FOR PLOT OF		SEE SHEET
FOR PLOT OF	3	SEE SHEET 15
FOR PLOT OF	11	SEE SHEET 18
FOR PLOT OF	12	SEE SHEET 19

ROW Status Update - As of 8/21/2017

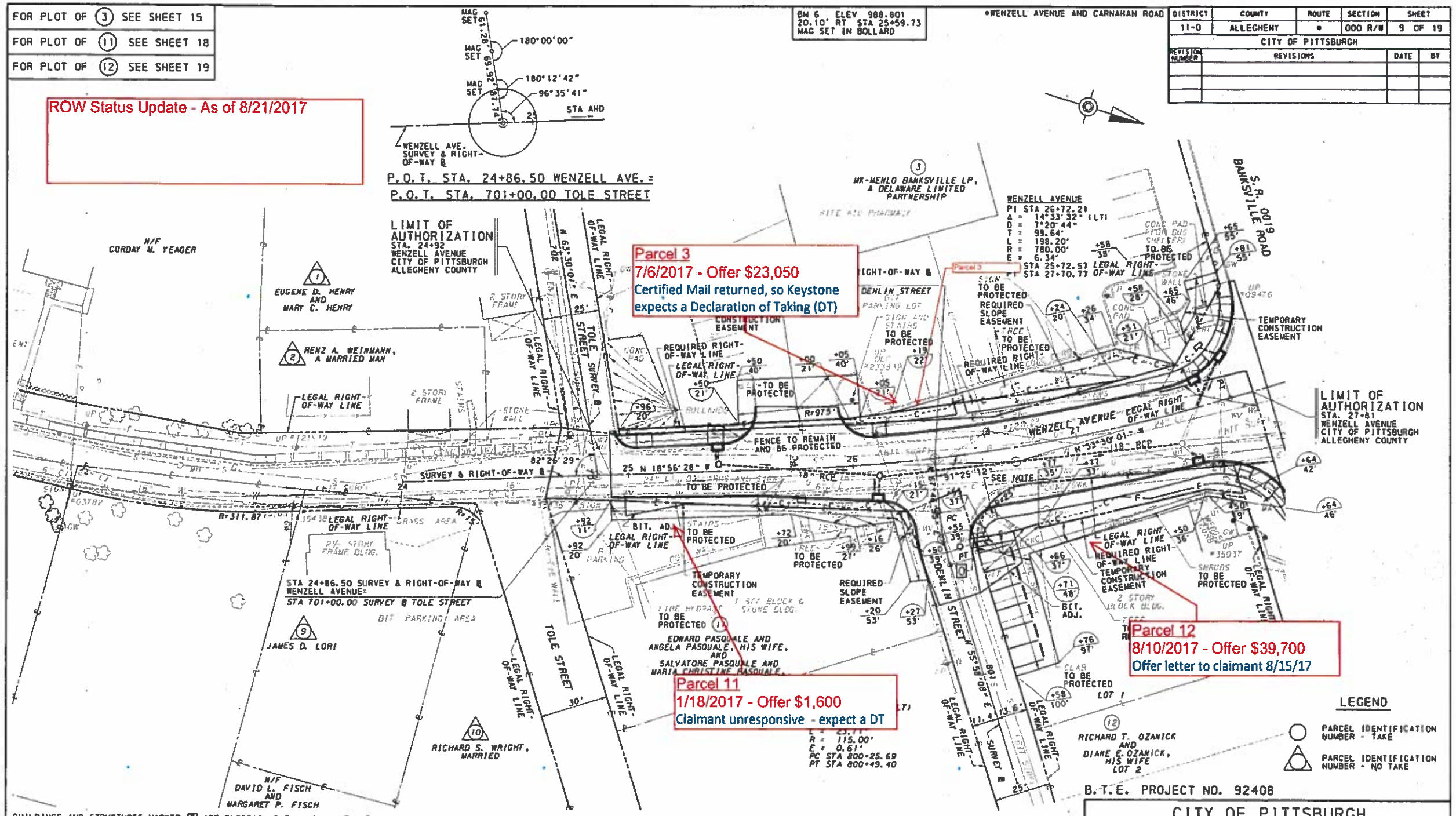
BM 6 ELEV 988.801
20.10' RT STA 25+59.73
MAG SET IN BOLLARD

•WENZELL AVENUE AND CARNAHAN ROAD

DISTRICT	COUNTY	ROUTE	SECTION	SHEET
11-0	ALLEGHENY	•	000 R/W	9 OF 19

CITY OF PITTSBURGH

REVISION NUMBER	REVISIONS	DATE	BY



B.T.E. PROJECT NO. 92408

BUILDINGS AND STRUCTURES MARKED [0] ARE ENCROACHMENTS WHICH ARE THE RESPONSIBILITY OF THE PROPERTY OWNERS TO REMOVE.

PRIVATE PROPERTY LINES ARE PLOTTED FROM THE DEED OF RECORD, RECORDED SUBDIVISION OR LOT PLANS, EXISTING TOPOGRAPHICAL FEATURES AND LIMITED FIELD DATA. PRIVATE PROPERTY LINES WERE NOT SURVEYED BY THE PROFESSIONAL LAND SURVEYOR RESPONSIBLE FOR THE PROJECT.

TEMPORARY CONSTRUCTION EASEMENT. AN EASEMENT TO USE THE LAND AS NECESSARY DURING CONSTRUCTION OF THE PROJECT. THE EASEMENT IS REQUIRED ONLY UNTIL THE CONSTRUCTION OR WORK INDICATED BY THE PLAN IS COMPLETED, UNLESS SOONER RELINQUISHED IN WRITING BY THE CITY OF PITTSBURGH.

SLOPE EASEMENT. AN EASEMENT FOR THE SUPPORT AND PROTECTION OF THE HIGHWAY, INCLUDING THE RIGHT TO CONSTRUCT, INSPECT, MAINTAIN, REPAIR, RECONSTRUCT AND ALTER DRAINAGE FACILITIES AND THE CONTOUR OF THE LAND. THE EASEMENT SHALL NOT PREVENT THE PROPERTY OWNER FROM MAKING ANY LEGAL USE OF THE AREA WHICH IS NOT DETRIMENTAL TO THE NECESSARY SUPPORT AND PROTECTION OF THE HIGHWAY RIGHT-OF-WAY AND THE SAFETY OF THE TRAVELING PUBLIC.

NOTE:
SIDEWALK SHALL BE INCLUDED AS AN ITEM OF PROPERTY DAMAGE.

SCALE
20' 0 20'

FOR PROFILE SEE SHEET 11 & 12

CITY OF PITTSBURGH
DEPARTMENT OF PUBLIC WORKS
BUREAU OF TRANSPORTATION AND ENGINEERING

PLAN SHEET
RIGHT-OF-WAY PLANS FOR WENZELL AVENUE AND CARNAHAN ROAD

SCALE : 1"=20'
DATE: 07-20-16
ACCESSION NO.
CASE NO.

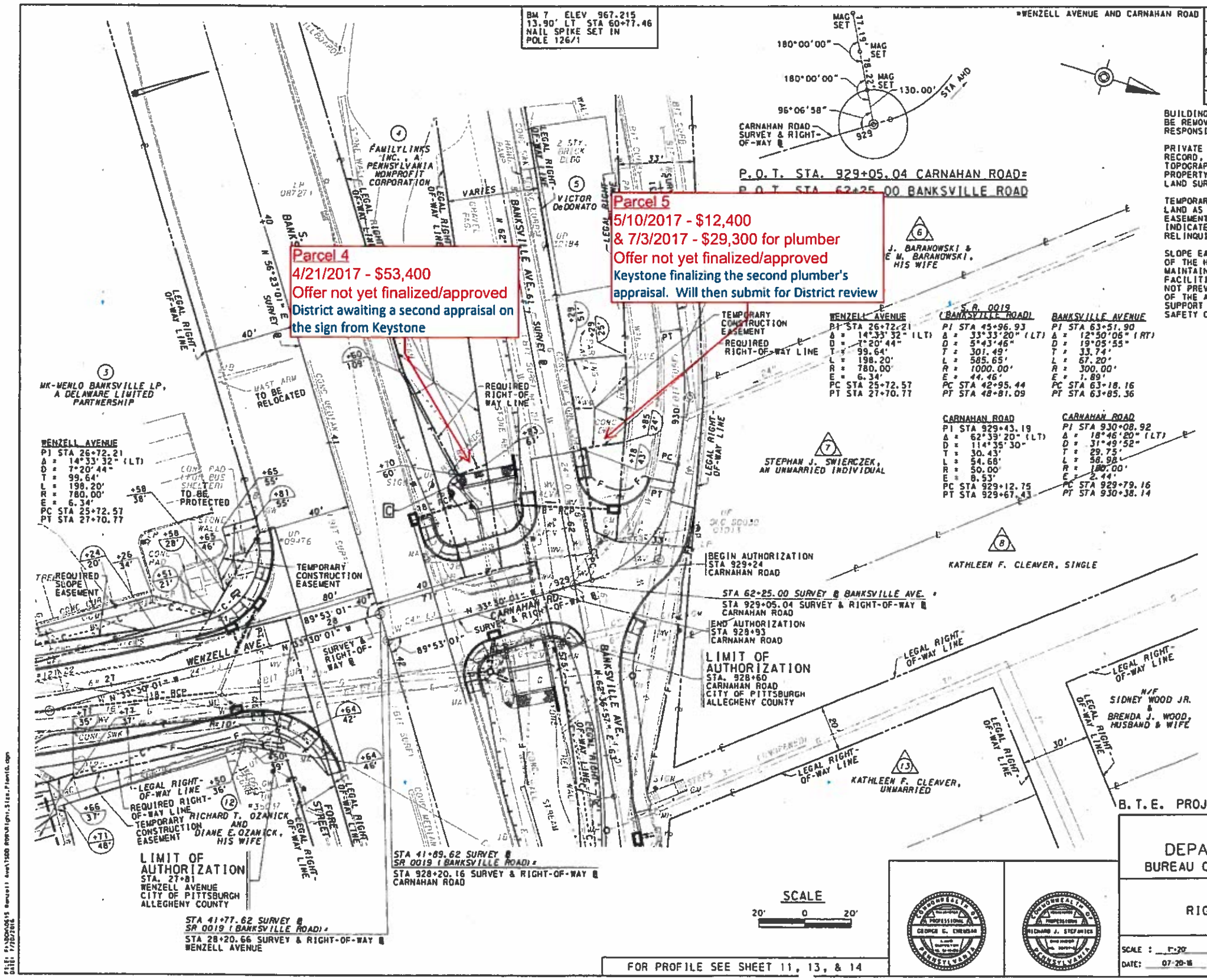
DISTRICT	COUNTY	ROUTE	SECTION	SHEET
11-0	ALLEGHENY	*	000 R/W	10 OF 19

CITY OF PITTSBURGH

REVISION NUMBER	REVISIONS	DATE	BY

*WENZELL AVENUE AND CARNAHAN ROAD

BM 7 ELEV 967.215
13.90' LT STA 60+77.46
NAIL SPIKE SET IN
POLE 126/1



FOR PROFILE SEE SHEET 11, 13, & 14

BUILDINGS AND STRUCTURES MARKED [C] HAVE BEEN OR ARE TO BE REMOVED OR ALTERED BY THE CITY OR OTHER AUTHORITY RESPONSIBLE FOR THE PAYMENT OF PROPERTY DAMAGE.

PRIVATE PROPERTY LINES ARE PLOTTED FROM THE DEED OF RECORD, RECORDED SUBDIVISION OR LOT PLANS, EXISTING TOPOGRAPHICAL FEATURES AND LIMITED FIELD DATA. PRIVATE PROPERTY LINES WERE NOT SURVEYED BY THE PROFESSIONAL LAND SURVEYOR RESPONSIBLE FOR THE PROJECT.

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WENZELL AVENUE
PI STA 26+72.21
Δ = 14°33'32" (LT)
D = 7°20'44"
T = 99.64'
L = 198.20'
R = 780.00'
E = 6.34'
PC STA 25+72.57
PT STA 27+70.77

S.R. 0019 (BANKSVILLE ROAD)
PI STA 45+96.93
Δ = 33°33'20" (LT)
D = 5°43'46"
T = 301.49'
L = 585.65'
R = 1000.00'
E = 44.46'
PC STA 42+95.44
PT STA 48+81.09

BANKSVILLE AVENUE
PI STA 63+51.90
Δ = 12°50'06" (RT)
D = 19°05'55"
T = 33.74'
L = 67.20'
R = 300.00'
E = 1.89'
PC STA 63+18.16
PT STA 63+85.36

CARNAHAN ROAD
PI STA 929+43.19
Δ = 62°39'20" (LT)
D = 114°35'30"
T = 30.43'
L = 54.68'
R = 50.00'
E = 8.53'
PC STA 929+12.75
PT STA 929+67.43

CARNAHAN ROAD
PI STA 930+08.92
Δ = 18°46'20" (LT)
D = 31°49'52"
T = 29.75'
L = 58.98'
R = 180.00'
E = 2.44'
PC STA 929+79.16
PT STA 930+38.14

EXISTING STRUCTURE DATA
STATION 928+78.80 CARNAHAN ROAD
TYPE OF STRUCTURE - REINFORCED CONCRETE BEAM BRIDGE
SPAN - 15.75'
CLEARANCE - 6.2' (MIN.)
SKEW - N/A
ROADWAY WIDTH CURB TO CURB 24'-0"
STRUCTURE NUMBER S-XXXXX
RECOMMENDED

PROPOSED STRUCTURE DATA
STATION 928+78.32 CARNAHAN ROAD
TYPE OF STRUCTURE - PRECAST CONCRETE BOX CULVERT
SPAN - 16'-0"
CLEARANCE - 6.0'
SKEW - 85°07'22"
ROADWAY WIDTH CURB TO CURB 36'-0"
STRUCTURE NUMBER S-XXXXX
RECOMMENDED

HYDRAULIC DATA		
FLOOD FREQUENCY	25 YR.	100 YR.
DRAINAGE AREA	1.25 SQUARE MILES	
DISCHARGE (Q)	830 CFS	1180 CFS
VELOCITY	8.8 FPS	11.0 FPS
FLOOD ELEV.	961.87	964.82

FOR PLOT OF (3)	SEE SHEET 15
FOR PLOT OF (4)	SEE SHEET 16
FOR PLOT OF (5)	SEE SHEET 17
FOR PLOT OF (12)	SEE SHEET 19

LEGEND

○ PARCEL IDENTIFICATION NUMBER - TAKE

△ PARCEL IDENTIFICATION NUMBER - NO TAKE

B.T.E. PROJECT NO. 92408

CITY OF PITTSBURGH
DEPARTMENT OF PUBLIC WORKS
BUREAU OF TRANSPORTATION AND ENGINEERING

PLAN SHEET
RIGHT-OF-WAY PLANS FOR WENZELL AVENUE AND CARNAHAN ROAD

SCALE : 1"=20'
DATE: 07-20-16
ACCESSION NO.
C-SE NO.

Appraisal Activities (Wenzell Ave)

Date of Report: 11/9/17

Parcel No.	Claimant	Block and Lot	Need	Type of Taking (TT/PT - LO/D)	A.P.A. Submitted to GAI	A.P.A. Approved Date	Requested Appraisal Bids	Bid Opening Date	Appraiser	Contract Awarded or Assigned	Appraisal Due	Appraisal Received Date	Appraisal/Waiver Approved Date
3	MK-Menlo Banksville LP	36 S 155	Widening	PT-LO	11/17/2016	2/13/2017	3/1/2017	3/7/2017	Cestra	3/13/2017	4/13/2017	4/19/2017	6/30/2017
4	FamilyLinks, Inc.	36 S 25	Widening & Stream Stabilization	PT-D	12/27/2016	2/13/2017	3/1/2017	3/7/2017	Cestra	3/13/2017	4/28/2017	4/26/2017	8/29/2017
5	Victor DeDonato	36 M 270	Drainage Improvements	PT-LO	11/17/2016	2/13/2017	3/1/2017	3/7/2017	Cestra	3/13/2017	4/28/2017	5/18/2017	11/9/2017
11	E & A Pasquale & S & M.C. Pasquale	36 S 316	Widening	PT-LO	N/A	N/A	N/A	N/A	Qualters	N/A	N/A	12/14/2016	1/3/2017
12	Richard T. & Diane E. Ozanick	36 M 233	Widening	PT-LO	12/27/2016	2/13/2017	3/1/2017	3/7/2017	Cestra	3/13/2017	4/13/2017	4/19/2017	7/13/2017

Negotiation Activities (Wenzell Ave)

Date of Report: 1/18/18

Parcel No.	Claimant	Pre-Negotiation Contact	Title Cert	W-9 Received	Approval Amount	add Transfer Tax and Closing Costs	Date of Offer	Counter Offer Amount	Date of Settlement	Submit for Payment	Request for Dec. of Taking	Dec. of Taking Filed	EJC App Submitted	EJC Deposit Request	Date of Payment	Negotiator ID	Clearance Date	Remarks
3	MK-Menlo Banksville LP	11/30/2016	10/25/2016		$14,250.00	$17,100.00	8/1/2017				11/7/2017					DW		Notice of Intent to File DT sent
					$7,400.00	$8,880.00												
					$1,400.00	$1,680.00												
4	FamilyLinks, Inc.	11/29/2016	10/25/2016		$13,300.00	$15,960.00	9/14/2017				11/7/2017					DW		Notice of Intent to File DT sent, settlement has still not been approved by the Board or settlement documents signed
					$2,100.00	$2,520.00												
	Lamar Advertising		N/A		$40,700.00	$48,840.00	9/20/2017				1/3/2018					DW		Message left for Attorney Kamin regarding sign to be removed by 3/31. We have not received a response in order to process the move payment we need to confirm the sign will be removed. Waiting for signed notice of intent to file DT notice from City.
5	Victor DeDonato	11/30/2016	10/25/2016		$7,200.00	$8,640.00	11/22/2017				1/3/2018					DW		Waiting for signed notice of intent to file DT notice from City. Email sent to Rosalba 1/17 clarifying claim and counter offer requirements.
					$300.00	$360.00												
	grinder pump				$29,300.00	$35,160.00												
11	S & M.C. Pasquale	11/30/2016	10/25/2016		$1,100.00	$1,320.00	1/26/2017				11/7/2017					DW		Notice of Intent to File DT sent. Claimant has asked some questions related to access during construction which are being addressed.
					$500.00	$600.00												
12	Richard T. & Diane E. Ozanick	11/29/2016	10/25/2016		$37,200.00	$44,640.00	8/15/2017				11/7/2017					DW		Claimant retained an attorney, notice of intent to file DT sent.
					$2,500.00	$3,000.00												
	PROJECTED TOTALS				$2,500.00	$188,700.00												