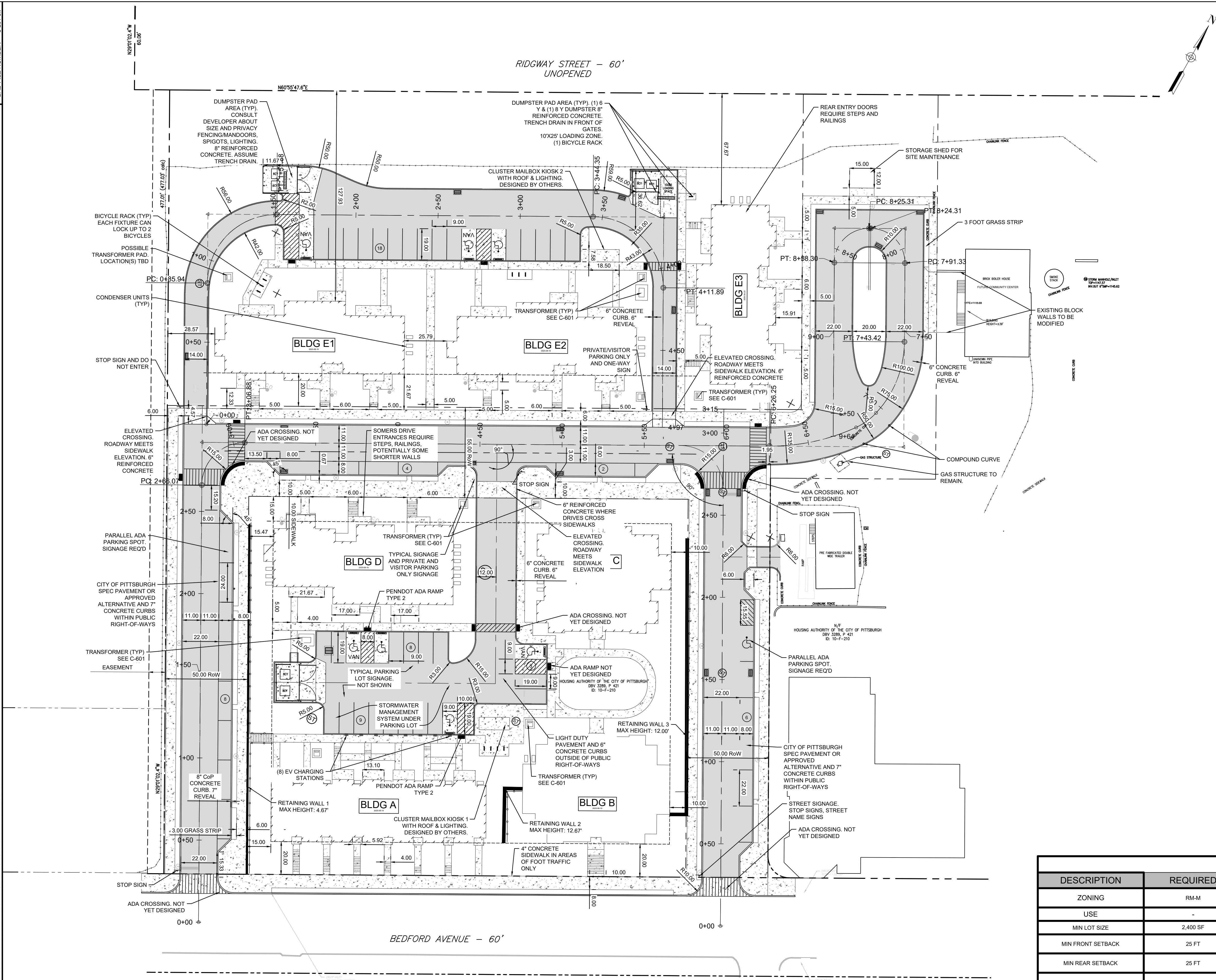


CAD FILE NUMBER: C-201.SN
K:\CLIENTS\TREK DEVELOPMENT GROUP\TDC24510BC3C - BEDFORD DWELLINGS PHASE III CIVIL\ENCAD\PRODUCT\TDC201 SITE PLAN.DWG-C-201.SN



- SUBJECT PROPERTY
- PROPOSED RIGHT OF WAY
- PROPOSED LOT LINE
- ADJOINING PROPERTY
- PROPOSED SETBACK
- PROPOSED EASEMENT
- PROPOSED BUFFER
- PROPOSED OPEN SPACE
- PROPOSED INDEX CONTOUR
- PROPOSED SANITARY LATERAL

- PROPOSED GUIDERAIL
- PROPOSED COMBINATION SEWER
- REVISION

- PROPOSED BUILDING
- EXISTING ROAD CENTERLINE
- EXISTING EASEMENT

- PROPOSED SANITARY MANHOLE
- PROPOSED STORM MANHOLE
- PROPOSED CATCH BASIN
- PROPOSED ENDWALL/HEADWALL
- PROPOSED WATER VALVE
- PROPOSED GAS VALVE
- PROPOSED FIRE HYDRANT
- PROPOSED SANITARY CLEANOUT
- PROPOSED STORM CLEANOUT
- PROPOSED SANITARY VENT
- PROPOSED SANITARY VIEWPORT
- PROPOSED ELECTRIC JUNCTION BOX
- PROPOSED EV CHARGING STATION
- PROPOSED ADA PARKING
- PROPOSED ADA DETECTABLE PAD
- PROPOSED TRAFFIC FLOW
- PROPOSED SIGN
- PROPOSED COMBINATION MANHOLE
- PROPOSED FORCE MAIN MANHOLE

- EXISTING SANITARY MANHOLE
- EXISTING STORM MANHOLE
- EXISTING CATCH BASIN
- EXISTING COMBINATION MANHOLE
- EXISTING WATER VALVE
- EXISTING GAS VALVE
- EXISTING GAS CURB BOX
- EXISTING GAS METER
- EXISTING FIRE HYDRANT
- EXISTING WATER CURB BOX
- EXISTING WATER METER
- EXISTING SANITARY CLEANOUT
- EXISTING STORM CLEANOUT
- EXISTING UTILITY POLE
- EXISTING GUY WIRE

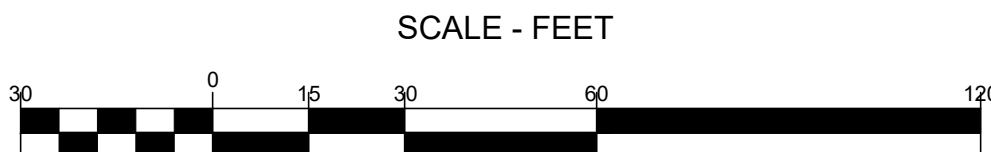
SITE DATA TABLE			
DESCRIPTION	REQUIRED	EXISTING	PROPOSED
ZONING	RM-M	MULTI-FAMILY DEVELOPMENT	MULTI-FAMILY DEVELOPMENT
USE	-	RESIDENTIAL	RESIDENTIAL
MIN LOT SIZE	2,400 SF	18.08 AC	1.41 AC
MIN FRONT SETBACK	25 FT	25 FT	15.91 FT *
MIN REAR SETBACK	25 FT	57.10 FT	127.93 FT
MIN EXTERIOR SIDEYARD SETBACK	25 FT	78.80 FT	28.57 FT
MIN INTERIOR SIDEYARD SETBACK	10 FT	NA	NA
MAXIMUM BUILDING HEIGHT	55 FT (4 STORIES)	30 FT	~ 42 FT
MAXIMUM IMPERVIOUS	-	2.07 AC	2.84 AC

*VARIANCES REQUESTED

CALL BEFORE YOU DIG! KU DESIGN TICKET# 20242682746

PENNSYLVANIA LAW REQUIRES 3 WORKING NOTICE CONSTRUCTION PHASE AND 10 WORKING DAYS IN DESIGN STAGE - STOP CALL Pennsylvania One Call Systems, Inc.

PENNSYLVANIA ACT 187 (1996) NOTIFICATION OF EXCAVATORS, DESIGNERS, OR ANY PERSON PREPARING TO DISTURB THE EARTH'S SURFACE ANYWHERE IN THE COMMONWEALTH, CALL PENNSYLVANIA ONE CALL SYSTEM, INC. AT 1-800-242-1776 BEFORE ANY DISTURBANCE.



SCALE - FEET

NOTE: ALL FURNISHINGS, SITE IMPROVEMENTS, LANDSCAPING, AND OTHER ITEMS NOT INCLUDED.

1:30

PROJECT NUMBER: TDC24510BC3C	NO.	1	2	3	4	5	6	7	8	9
SCALE: 1"=30'	NO.	1	2	3	4	5	6	7	8	9
DATE: 2025/05/13	NO.	1	2	3	4	5	6	7	8	9
DRAWN: DDW	NO.	1	2	3	4	5	6	7	8	9
CHECKED: TOM	NO.	1	2	3	4	5	6	7	8	9
APPROVED: TOM	NO.	1	2	3	4	5	6	7	8	9
REFERENCE: BOUNDARY AND TOPOGRAPHIC SURVEY BY: URBAN TERRAIN, LLC 1616 McCURE ROAD, SUITE A MONROEVILLE, PA 15146	NO.	1	2	3	4	5	6	7	8	9
REGISTERED PROFESSIONAL	NO.	1	2	3	4	5	6	7	8	9
PREPARED BY: KU Resources, Inc. 22 South Linden Street Duquesne, PA 15110 412.469.9331 412.469.9336 fax www.kuresources.com	NO.	1	2	3	4	5	6	7	8	9
PREPARED FOR: TREK DEVELOPMENT GROUP 130 7TH ST, SUITE 300 PITTSBURGH, PA 15222	NO.	1	2	3	4	5	6	7	8	9
PROJECT: BEDFORD DWELLINGS PHASE III SOMERS DR. PITTSBURGH, PA 15219	NO.	1	2	3	4	5	6	7	8	9
DRAWING TITLE: SITE PLAN	NO.	1	2	3	4	5	6	7	8	9
SHEET NO. C-201	NO.	1	2	3	4	5	6	7	8	9