

ALL SIGNATURES MUST BE MADE WITH A BLUE INK PEN

KNOW ALL MEN BY THESE PRESENTS: THAT CREWS DEVELOPMENT, LLC, A LIMITED LIABILITY COMPANY FORMED IN THE STATE OF PENNSYLVANIA, DOES HEREBY ADOPT THIS PLAN AS ITS PLAN OF LOTS OF ITS PROPERTY, SITUATED IN THE 3RD WARD, CITY OF PITTSBURGH, ALLEGHENY COUNTY, PENNSYLVANIA.

IN WITNESS WHERE OF THE SAID LIMITED LIABILITY COMPANY HAS CAUSED ITS SEAL TO BE AFFIXED BY OUR HAND, THIS ____ DAY OF _____, 20__.

ATTEST:

NOTARY PUBLIC _____ MANAGING MEMBER: _____

COMMONWEALTH OF PENNSYLVANIA)
COUNTY OF ALLEGHENY) SS:

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR THE COMMONWEALTH OF PENNSYLVANIA AND COUNTY OF ALLEGHENY, PERSONALLY APPEARED THE ABOVE NAMED _____ OF CREWS DEVELOPMENT, LLC, WHO STATED THAT HE IS AUTHORIZED TO EXECUTE THE ABOVE ADOPTION AND DEDICATION ON BEHALF OF THE CORPORATION AND WAS PRESENT AT THE MEETING AT WHICH THE ACTION OF THE CORPORATION WAS TAKEN TO ADOPT THE PLAN AND DEDICATE PUBLIC PROPERTY CONTAINED THEREIN TO THE CITY OF PITTSBURGH.

WITNESS MY HAND AND NOTORIAL SEAL THIS ____ DAY OF _____, 20__.

MY COMMISSION EXPIRES THE ____ DAY OF _____, 20__.

NOTARY PUBLIC _____

COMMONWEALTH OF PENNSYLVANIA)
COUNTY OF ALLEGHENY) SS:

RECORDED IN THE OFFICE OF THE DEPARTMENT OF REAL ESTATE OF THE COUNTY OF ALLEGHENY, COMMONWEALTH OF PENNSYLVANIA, IN PLAN BOOK VOLUME _____, PAGE(S) _____.

GIVEN UNDER MY HAND AND SEAL THIS ____ DAY OF _____, 20__.

JERRY TYSKIEWICZ, MANAGER

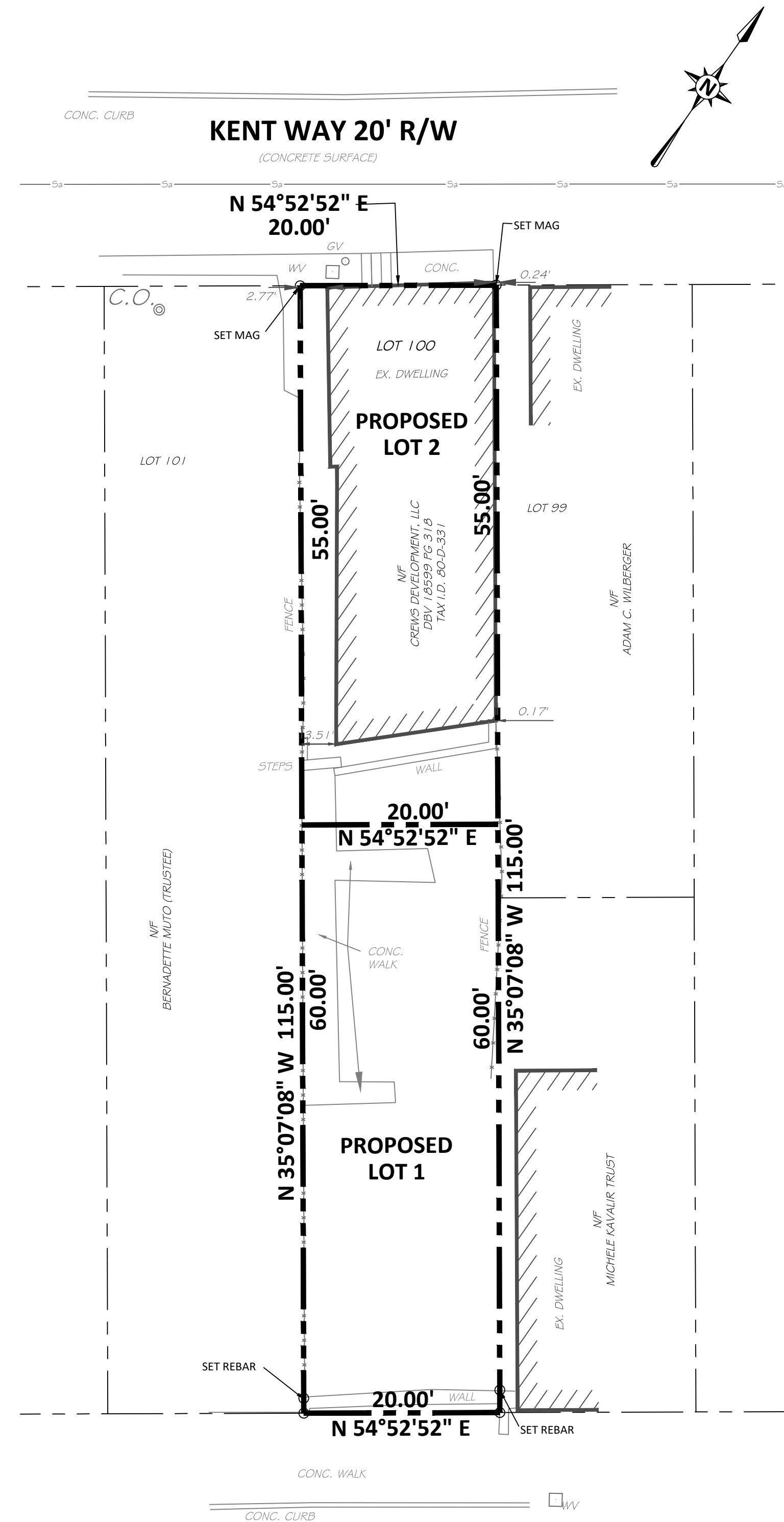
I, EDWARD R. THOMPSON, A PROFESSIONAL LAND SURVEYOR OF THE COMMONWEALTH OF PENNSYLVANIA, DO HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF THAT THIS PLAN CORRECTLY REPRESENTS THE LOTS, LANDS, STREETS AND HIGHWAYS AS SURVEYED AND PLOTTED BY ME FOR THE OWNERS OR AGENTS.

DATE _____ NAME: _____
REG. NO. SU075547

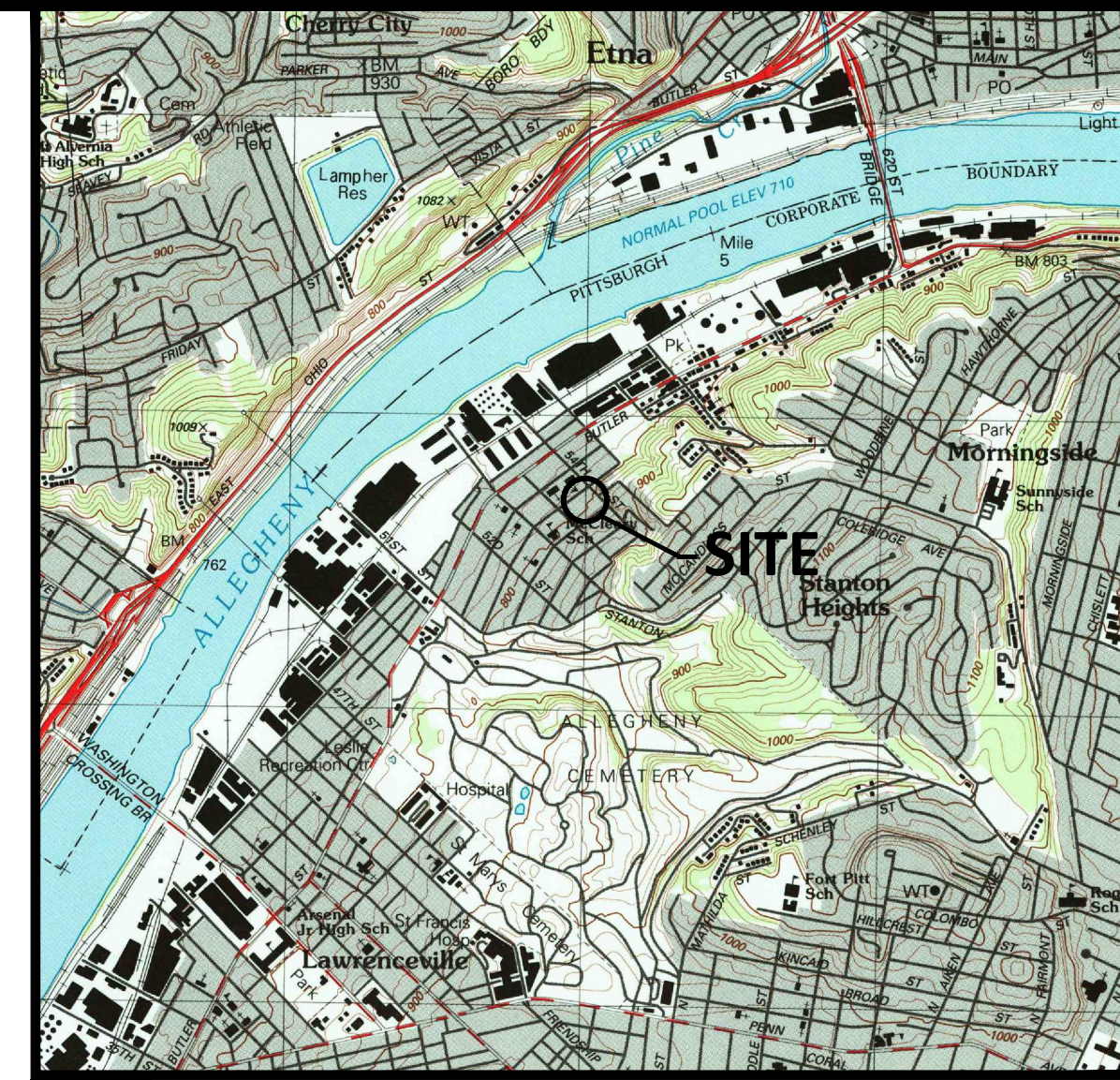
SURVEYOR

SURVEYOR

ALLEGHENY COUNTY
DEPARTMENT OF REAL ESTATE



HOLMES STREET 50' R/W



LOCATION MAP
1"=2000'

EXISTING AREA SUMMARY		
PARCEL	SQ. FT.	ACRE(S)
80-D-331	2,300.00	0.053

PROPOSED AREA SUMMARY		
PARCEL	SQ. FT.	ACRE(S)
LOT 1	1,200.00	0.028
LOT 2	1,100.00	0.025
TOTAL AREA	2,300.00	0.053

ZONING
R1A-VH
SINGLE-UNIT ATTACHED RESIDENTIAL
VERY HIGH DENSITY

	REQUIRED	PROPOSED
MINIMUM LOT SIZE	1,200 S.F.	1,100 S.F.
MINIMUM LOT SIZE PER UNIT	400 S.F.	3,748.08 S.F.
MINIMUM FRONT SETBACK	5'	0'
MINIMUM REAR SETBACK	15'	15'
MINIMUM EXTERIOR SIDE SETBACK	5'	0'
MINIMUM INTERIOR SIDE SETBACK	5'	0'
MAXIMUM BUILDING HEIGHT	40' NOT TO EXCEED 3 STORIES	38' 3 STORIES

BEING A RE-SUBDIVISION OF LOT 100 IN THE A.M. BISSELL AND E.C. SPEER PLAN OF LOTS AS RECORDED IN PBV 8 PG 178

5321 HOLMES STREET PLAN
SITUATE IN
10TH WARD
CITY OF PITTSBURGH
ALLEGHENY COUNTY, PENNSYLVANIA

Drawn By: WTS Scale: 1"=10'
Checked By: ERT Date: APRIL 19, 2022 Drawing No.: 22-326 SUBDIVISION
Sheet No.: 1 of 1
Approved By: ERT Filename: CREW22326KWS

KU Resources, Inc.
117 SAGAMORE HILL ROAD PITTSBURGH, PA 15239
TEL: (724) 327-7474 FAX: (724) 325-2734

No.	Date	Description	By

RECORD OWNER
CREWS DEVELOPMENT, LLC
2101 WOODWARD AVENUE
PITTSBURGH, PA 15226

P:\2021\1-1-22 - CREW22326KWS - Crews Contracting - 5321 Kent Way Boundary & Topographic Survey\Survey Dept_01\1-21-22_Kent_Way_Subdivision.dwg - Layout-Subdivision User:William Spombauer PlotDate:7/19/2022 11:31 AM












DCP-LOT-2022-00361

Final Audit Report

2022-09-20

Created:	2022-09-19
By:	Daniel Scheppke (daniel.scheppke@pittsburghpa.gov)
Status:	Signed
Transaction ID:	CBJCHBCAABAAHVyTB3GGSNvib6seanytjZH1d5rzqTFb

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-  Document created by Daniel Scheppke (daniel.scheppke@pittsburghpa.gov)
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-  Daniel Scheppke (daniel.scheppke@pittsburghpa.gov) replaced signer hollyleaf4601@gmail.com with scheppke.daniel@gmail.com
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-  Signer scheppke.daniel@gmail.com entered name at signing as Daniel Scheppke
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-  Document e-signed by Daniel Scheppke (scheppke.daniel@gmail.com)
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