

**SITE NOTE:**

1. THE CONTRACTOR SHALL INSTALL ALL PAVEMENT MARKINGS AS SHOWN ON THE PLANS.
2. NO WETLANDS EXIST WITHIN THE PROJECT BOUNDARY.
3. IF MINE SPOILS ARE ENCOUNTERED DURING CONSTRUCTION, THE CONTRACTOR SHALL EITHER REWORK THE MATERIAL PER GEOTECHNICAL ENGINEERS RECOMMENDATIONS OR REMOVE THE MATERIAL TO A PERMITTED AREA.
4. NO WATER RESOURCES EXIST WITHIN THE PROJECT BOUNDARY.

**ZONING INFORMATION**

LOCATION: FORWARD AVE		
ZONE: LOCAL NEIGHBORHOOD COMMERCIAL DISTRICT-LNC		
USE: RETAIL COMMERCIAL / APARTMENTS		
ITEM	REQUIREMENTS	PROPOSED
MINIMUM LOT AREA	0 SQ. FT.	24,809 SQ FT
MINIMUM FLOOR RATIO	2:1	3.5:1 *
MINIMUM FRONT SETBACK	0 FEET	0 FEET
MINIMUM SIDE SETBACK	0 FEET	0 FEET
MINIMUM REAR SETBACK	0 FEET	0 FEET
MAXIMUM BUILDING HEIGHT	45 FEET--NOT TO EXCEED 3 STORIES	98 FEET *
MAXIMUM COVERAGE	90 PERCENT	90 PERCENT

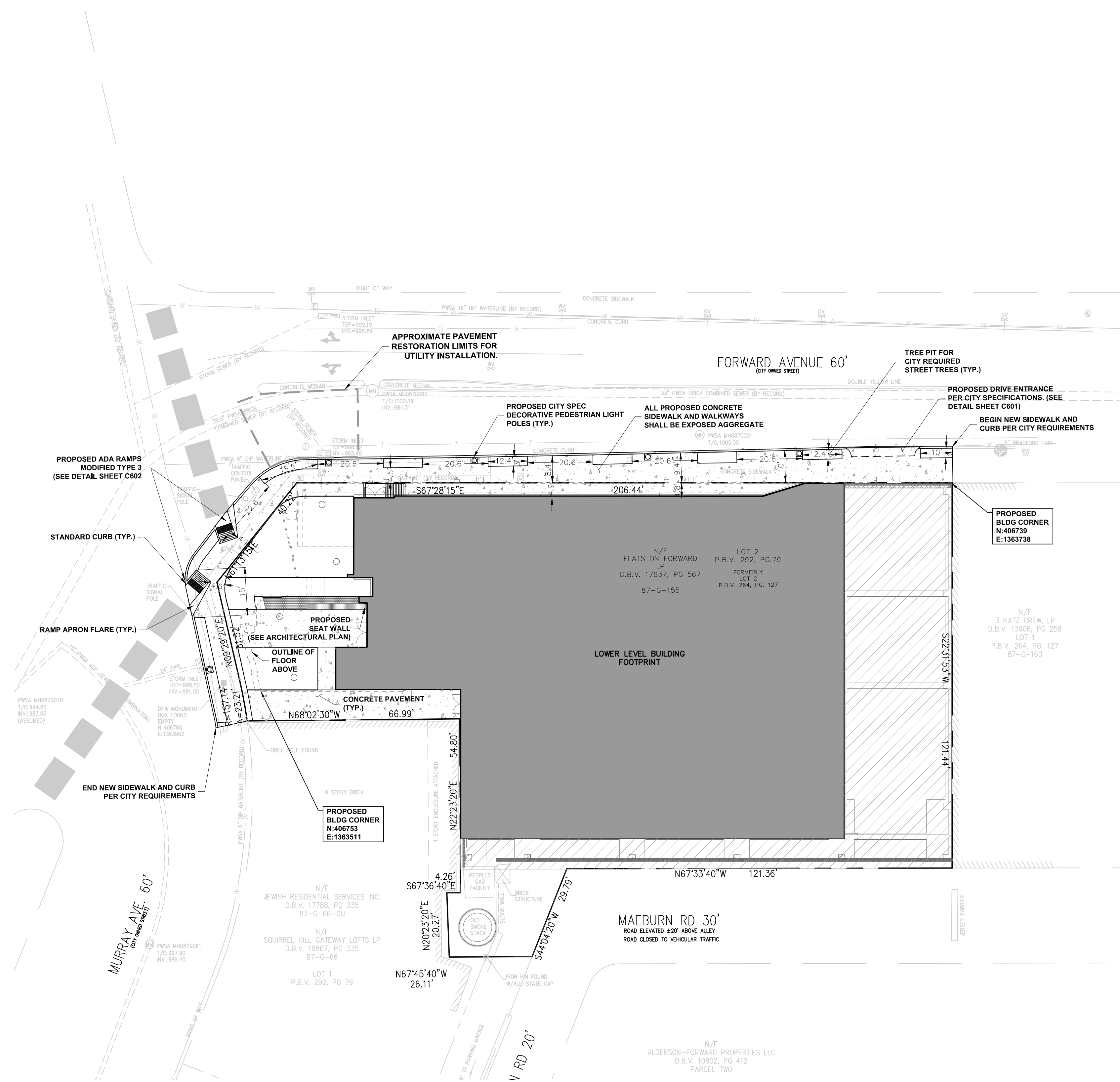
\* ZONING VARIANCE ADJUSTMENT UNDER REVIEW

**PARKING INFORMATION**

ITEM	REQUIREMENTS	PROPOSED
PARKING SPACES: RESIDENTIAL	30	31**
NON RESIDENTIAL	39	
TOTAL	69	
LOADING SPACE: RESIDENTIAL	1	2
RETAIL	1	
TOTAL	2	
BICYCLE: RESIDENTIAL	15	20
RETAIL	4	
TOTAL	19	

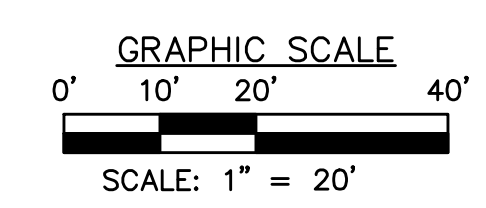
\* ZONING VARIANCE ADJUSTMENT UNDER REVIEW  
 \*\* INCLUDES MAXIMUM BICYCLE REDUCTION

- LOWER LEVEL
- AREA BELOW MEZZANINE LEVEL



**LEGEND**

- |                                |                                 |
|--------------------------------|---------------------------------|
| SAN - SANITARY                 | - G - GAS LINE                  |
| ST - STORM                     | - W - WATER LINE                |
| MH - MANHOLE                   | - T - SUBSURFACE TELEPHONE LINE |
| TOP - TOP OF CASTING           | - E - SUBSURFACE ELECTRIC LINE  |
| INV - INVERT / FLOW LINE       | - OH - OVERHEAD WIRES           |
| WV - WATER VALVE               | - 908 - EXISTING CONTOURS       |
| GV - GAS VALVE                 | - - - - EXISTING INLET          |
| GM - GAS METER                 | - O - EXISTING MANHOLE          |
| EM - ELECTRIC METER            | - = = = = EXISTING SEWER        |
| S.R. - STATE ROUTE             | - X - X - FENCE                 |
| TELE - TELEPHONE               |                                 |
| RCP - REINFORCED CONCRETE PIPE |                                 |
| CPP - CORRUGATED PLASTIC PIPE  |                                 |

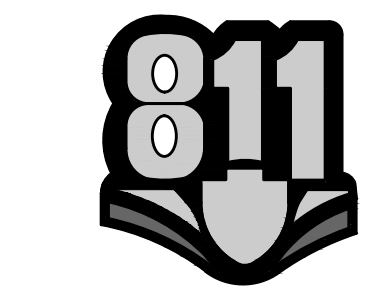


THE ENGINEER ASSUMES NO RESPONSIBILITY FOR ANY CHANGES IN DESIGN PLANS UNLESS WRITTEN CONSENT IS GIVEN BY THE ENGINEER. THE CONTRACTOR AND/OR THE OWNER WILL BE HELD RESPONSIBLE FOR ANY FIELD MODIFICATIONS MADE WITHOUT THE WRITTEN CONSENT OF THE ENGINEER AND NECESSARY APPROVALS BY PERMITTING AGENCIES.

THE LOCATION OF EXISTING UTILITIES WERE TAKEN FROM RECORDS AND MARKING PROVIDED BY OTHERS AND OBSERVED EVIDENCE. THE LOCATIONS SHOWN MAY BE APPROXIMATE. THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE EXACT LOCATIONS, SIZES AND DEPTH OF ALL UTILITIES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL EXERCISE CARE TO AVOID DAMAGE TO ALL EXISTING UTILITIES.

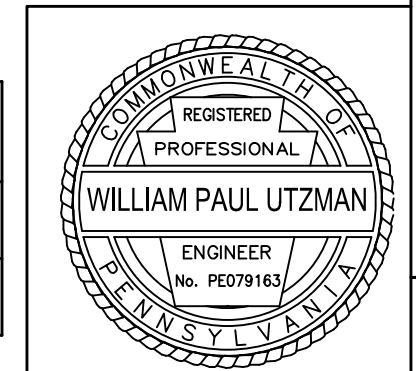
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 IN PENNSYLVANIA  
 1-800-242-1776  
 DESIGN SN: 20192973491



THE GENERAL CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES INVOLVED IN THE SITE NO MORE TEN DAYS AND NO LESS THAN THREE DAYS IN ADVANCE OF EXCAVATION (PA ACT 287 OF 1974 AMENDED BY ACT 50 OF 2018). PA STATE LAW REQUIRES 3 WORKING DAYS NOTICE

DEPARTMENT OF PUBLIC WORKS	
REVIEWED BY:	
DATE:	



**SITE PLAN - LOWER LEVEL**  
**FLATS ON FORWARD**  
 prepared for  
 FLATS ON FORWARD LP  
 situated in

CITY OF PITTSBURGH, ALLEGHENY COUNTY, PENNSYLVANIA

**Morris Knowles & Associates, Inc.**  
 (A Hammontree Company)  
 Consulting Engineers and Land Surveyors  
 443 Athena Drive  
 Pittsburgh, PA 15206  
 Telephone: (724) 468-4622  
 Fax: (724) 468-8640  
 info@morrisknowles.com www.morrisknowles.com

SCALE:  
 1" = 20'

DESIGNED BY: DCC  
 REVIEWED BY: WPU  
 DRAWN BY: JJS  
 DATE: SEPT. 18, 2020  
 PROJ. NO.: 1857.06

REVISION BY:	DATE:	DESCRIPTION:
