

PROJECT INFORMATION - BLOCK E

PARCEL ID = 0002-C-00406-0000-00
 LOT AREA = 2.56 ACRES
 ZONING = SP-11 SPECIALLY PLANNED DISTRICT

RIGHT-OF-WAYS

FULLERTON STREET = 72/74 FEET
 WYLIE AVENUE = 86 FEET
 LOGAN STREET = 80 FEET
 BEDFORD AVENUE = 6 FOOT SIDEWALK + 4 FOOT PLANTER

FRONTAGES

FULLERTON STREET = RESIDENTIAL FORECOURT / STOOP (C & D)
 COMMERCIAL TERRACE / FORECOURT (E & F)
 WYLIE AVENUE = PRIMARY FRONTAGE - COMMERCIAL TERRACE / FORECOURT (E & F)
 LOGAN STREET = COMMERCIAL TERRACE / FORECOURT (E & F)
 BEDFORD AVENUE = RESIDENTIAL FORECOURT (C)
 COMMERCIAL TERRACE / FORECOURT (E & F)

BUILDING HEIGHT

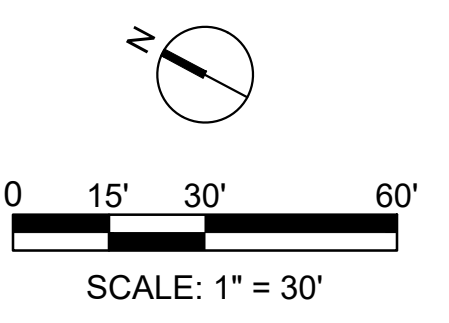
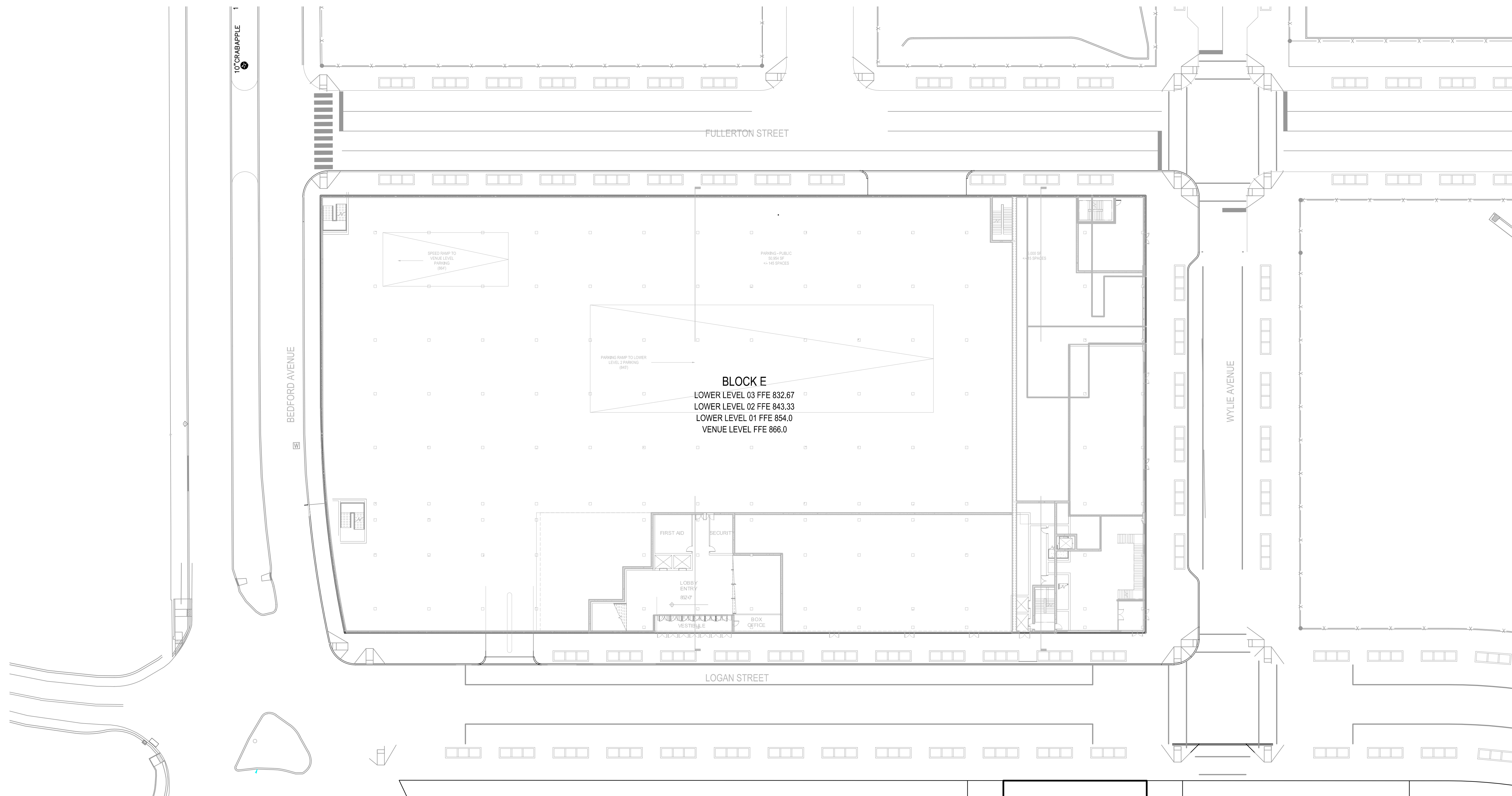
ZONE h = 50 FOOT MINIMUM, 110-130 FEET MAXIMUM
 ZONE l = 80 FOOT MINIMUM, 300-700 FEET MAXIMUM

PARKING

INTERGRAL, PODIUM, AND PARKING GARAGE PARKING PERMITTED
 PARKING PROVIDED = APPROX. 850 SPACES

BUILDING SIZES

LIVE ENTERTAINMENT VENUE = +/- 95,000 SF
 GROUND FLOOR COMMERCIAL SPACE = +/- 17,758 SF
 PARKING = +/- 285,460 SF
 ENTERTAINMENT / RETAIL on FLOORS 2 and 3 = +/- 34,000 SF



REVISIONS		NOTES
REV	DATE	

DESIGNED	JPW
DRAWN	RJD
CHECKED	SAS
REVIEWED	SAS
S.O.	170342

BPGS
 322 A STREET, SUITE 300
 WILMINGTON, DELEWARE 19801

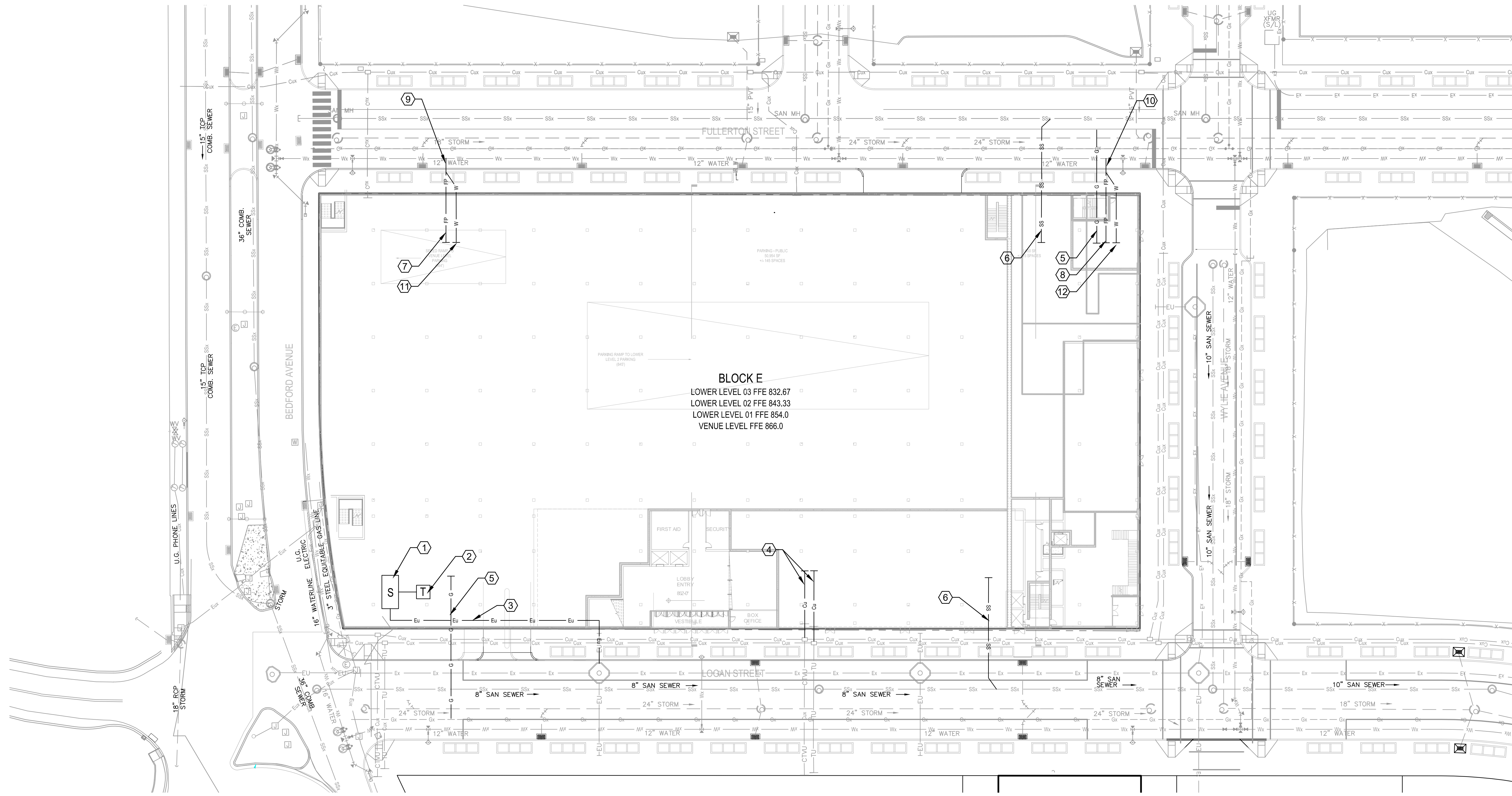
MICHAEL BAKER INTERNATIONAL
 CONSULTING ENGINEERS
 (724) 495-7711

100 AIRSIDE DRIVE
 PITTSBURGH (MOON TOWNSHIP), PENNSYLVANIA 15108

LOWER HILL COMMERCIAL DEVELOPMENT
 PITTSBURGH, PENNSYLVANIA
BLOCK E
PRELIMINARY SITE PLAN

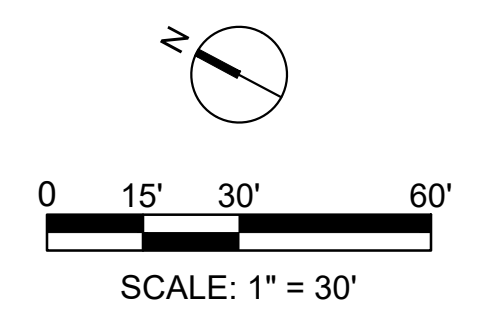
SCALE: AS NOTED DATE: OCTOBER 4, 2019

SHEET NO.
CS101



- ### UTILITY PLAN LEGEND
- x — EXISTING FENCE LINE
 - — EXISTING WATERMAIN
 - ⊕ EXISTING FIRE HYDRANT
 - ⊕ EXISTING TEE
 - EXISTING WATER VALVE
 - IR W — EXISTING IRRIGATION WATER LINE
 - — EXISTING SANITARY SEWER
 - ⊙ EXISTING SANITARY MANHOLE
 - — EXISTING STORM SEWER
 - ⊕ EXISTING STORM MANHOLE
 - ⊙ EXISTING STORM INLET
 - — EXISTING UNDERGROUND POWER
 - ⊕ EXISTING ELECTRIC VAULT
 - ⊕ EXISTING ELECTRIC JUNCTION BOX
 - ⊕ EXISTING ELECTRIC MANHOLE
 - ⊕ EXISTING LIGHT POLE
 - ⊕ EXISTING DOUBLE LIGHT POLE
 - Cux — EXISTING GENERAL COMMUNICATIONS
 - EXISTING HANDHOLE
 - CTVU — EXISTING UNDERGROUND TV
 - TU — EXISTING UNDERGROUND PHONE
 - Gx — EXISTING NATURAL GAS LINE
 - ⊕ Gv EXISTING NATURAL GAS VALVE
 - W — PROPOSED WATERMAIN
 - FP — PROPOSED FIRE PROTECTION LINE
 - SS — PROPOSED SANITARY SEWER
 - Eu — PROPOSED UNDERGROUND ELECTRIC
 - Cu — PROPOSED UNDERGROUND COMMUNICATIONS
 - G — PROPOSED NATURAL GAS SERVICE

- ### UTILITY PLAN KEYNOTES
- ① ELECTRICAL SWITCH
 - ② ELECTRICAL TRANSFORMER
 - ③ UNDERGROUND ELECTRICAL LINE
 - ④ UNDERGROUND COMMUNICATIONS (PHONE/TV/CABLE)
 - ⑤ GAS LINE
 - ⑥ 6" SANITARY LINE
 - ⑦ 10" FIRE PROTECTION LINE
 - ⑧ 6" FIRE PROTECTION LINE
 - ⑨ 10" WATER LINE
 - ⑩ 8" WATER LINE
 - ⑪ 6" WATER LINE
 - ⑫ 4" WATER LINE



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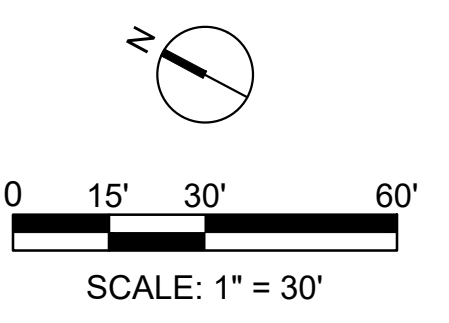
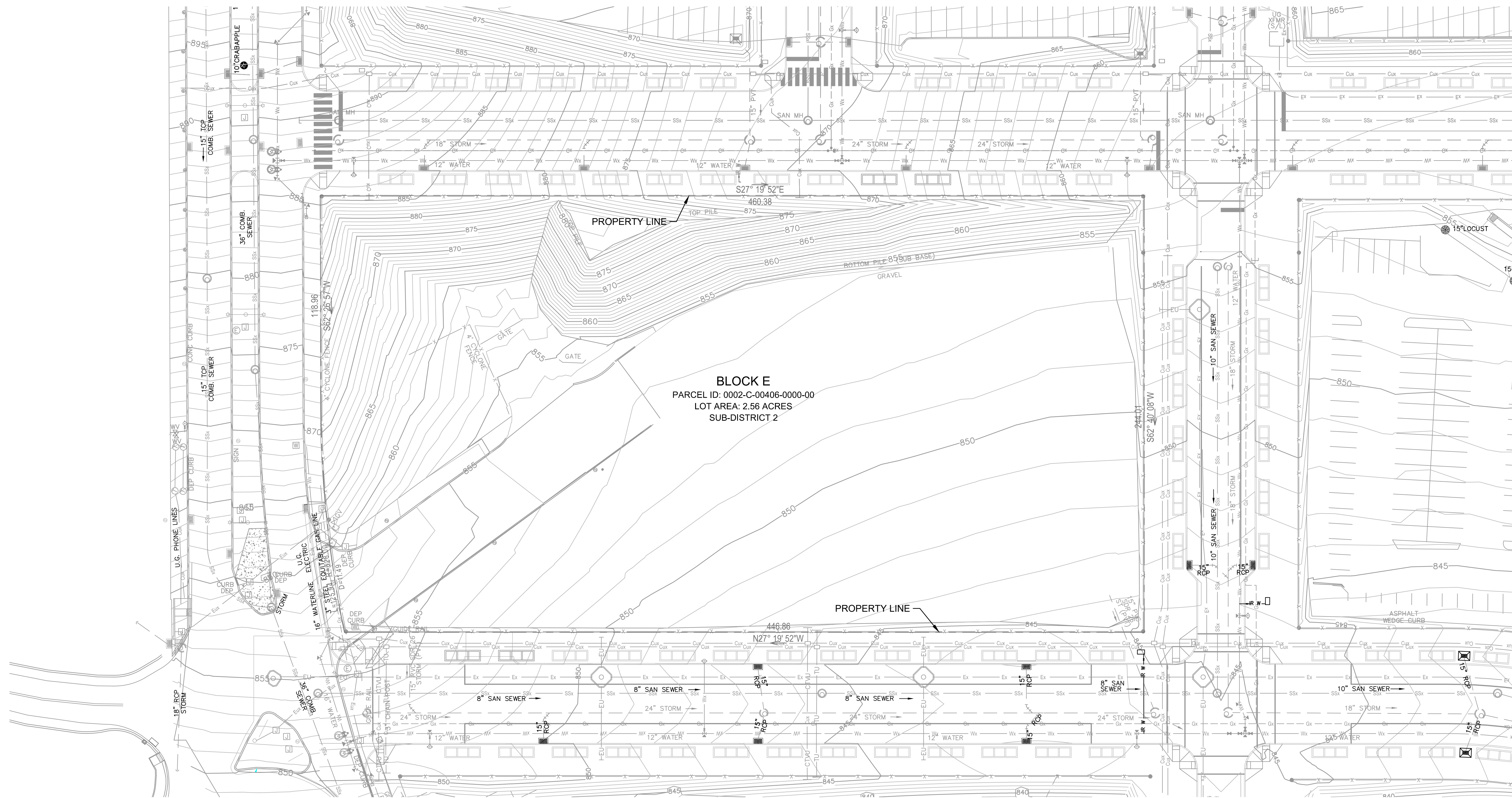
LOWER HILL COMMERCIAL DEVELOPMENT
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TOPOGRAPHIC SURVEY LEGEND

- X— EXISTING FENCE LINE
- EXISTING WATERMAIN
- ⊕ EXISTING FIRE HYDRANT
- ⊕ EXISTING TEE
- +— EXISTING WATER VALVE
- IR W— EXISTING IRRIGATION WATER LINE
- EXISTING SANITARY SEWER
- ⊙ EXISTING SANITARY MANHOLE
- EXISTING STORM SEWER
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- GK— EXISTING GENERAL COMMUNICATIONS
- ⊕ EXISTING HANDHOLE
- CTV— EXISTING UNDERGROUND TV
- TU— EXISTING UNDERGROUND PHONE
- GK— EXISTING NATURAL GAS LINE
- ⊕GV EXISTING NATURAL GAS VALVE



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LOWER HILL COMMERCIAL DEVELOPMENT
PITTSBURGH, PENNSYLVANIA
BLOCK E
EXISTING CONDITIONS PLAN

SCALE: AS NOTED DATE: OCTOBER 4, 2019

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V-101

