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Attorneys at Law

Where Trust and Value Meet™

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Villas at Winter Park

Southside Slopes

Magdalena, Gregory, and Hackstown Streets

Site Aerial

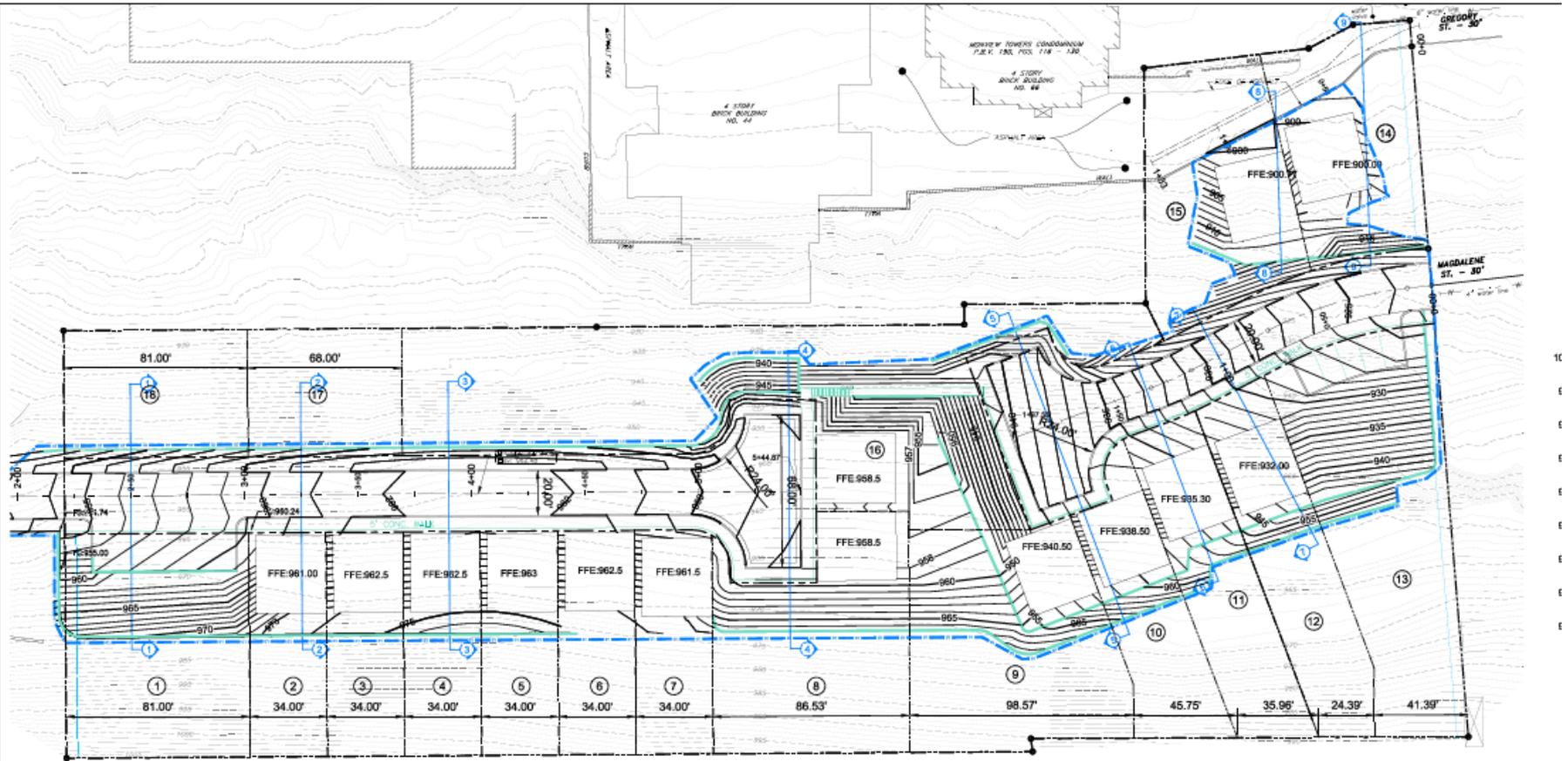


Natural Landforms

1. Natural landforms shall be maintained to the maximum extent possible.

Three existing streets (Hackstown St., Magdalena St., and Gregory St.) are being extended along the hillsides' natural benches in the proposed Winter Park master plan. These street extensions are single loaded with buildable parcels preserving 50% of the natural formations of the hillsides and tree canopies as undisturbed.





PLAN VIEW - 1:30

Scale and Context

2. The scale of the structure shall be contextual with proximate structures of the same use.

The proposed structures are detached single-family homes with three levels, which are consistent with use and scale of structures on the streets where development will occur.

3. Attached single family residential units shall employ architectural, materials, or color variations to allow the units to read as individual units.

Not applicable as the proposed development is detached single-family homes. However, the homes will still employ variations on architecture, materials, and color to distinguish the units (see renderings).



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Impervious Surface and Vegetation

4. The proposed development shall minimize impervious surfaces.

Home footprints are minimal (31' x 35') and allow for 3' in between homes to allow for downhill flow. Road paving area is the minimum required at a 20' width, and guest parking and rear patios are to be pervious surfaces.

5. The proposed development shall employ foundations that include ground contours, embankments, vegetation or other such measures.

Contours and vegetation will be employed. See master landscaping plan and geotech report.

6. Development shall be set back fifty (50) feet in both directions from the edge of the SS-O boundary when it occurs at either the Ridgeline or Base.

Not applicable as the site is significantly more than 50' from the Ridgeline and Base.

Parking, Screening, and Lighting

7. Parking areas shall be internal to the primary structure or screened from view through vegetation or architectural features.

On-site parking is integral to proposed home design. Accessory parking area to be tastefully screened with vegetation and/or architectural features.

8. Utilities and mechanical equipment (including but not limited to HVAC equipment) and storage areas (refuse or otherwise) shall be screened from view.

HVAC equipment is located in the rear of proposed home design, and refuse will be screened if located in view.

9. All on-site lighting shall be shielded to prevent light spillover onto adjacent properties.

Standard exterior lights are recessed cans or cylinder (shielded) down lights (see cut sheet).



18" Exterior sconces
Progress Lighting
Coated Metal finishes
Dual bulb

Vegetation

10. Vegetation removal solely to create views is prohibited; views to the site shall be considered to be as important as views from the site.

Natural vegetation not to be disturbed outside of designated 50% max disturbance area. Non-invasive tree canopies to be preserved to the extent possible.

11. The proposed structure shall minimize the need for vegetation removal with the exception of invasive species.

Natural vegetation not to be disturbed outside of designated 50% max disturbance area, see also #1 and #10.

12. Vegetation with similar appearance and growing requirements as existing proximate vegetation (excepting invasive species) or native species shall be employed in revegetating the site.

The development will comply with this requirement (see master landscaping plan).

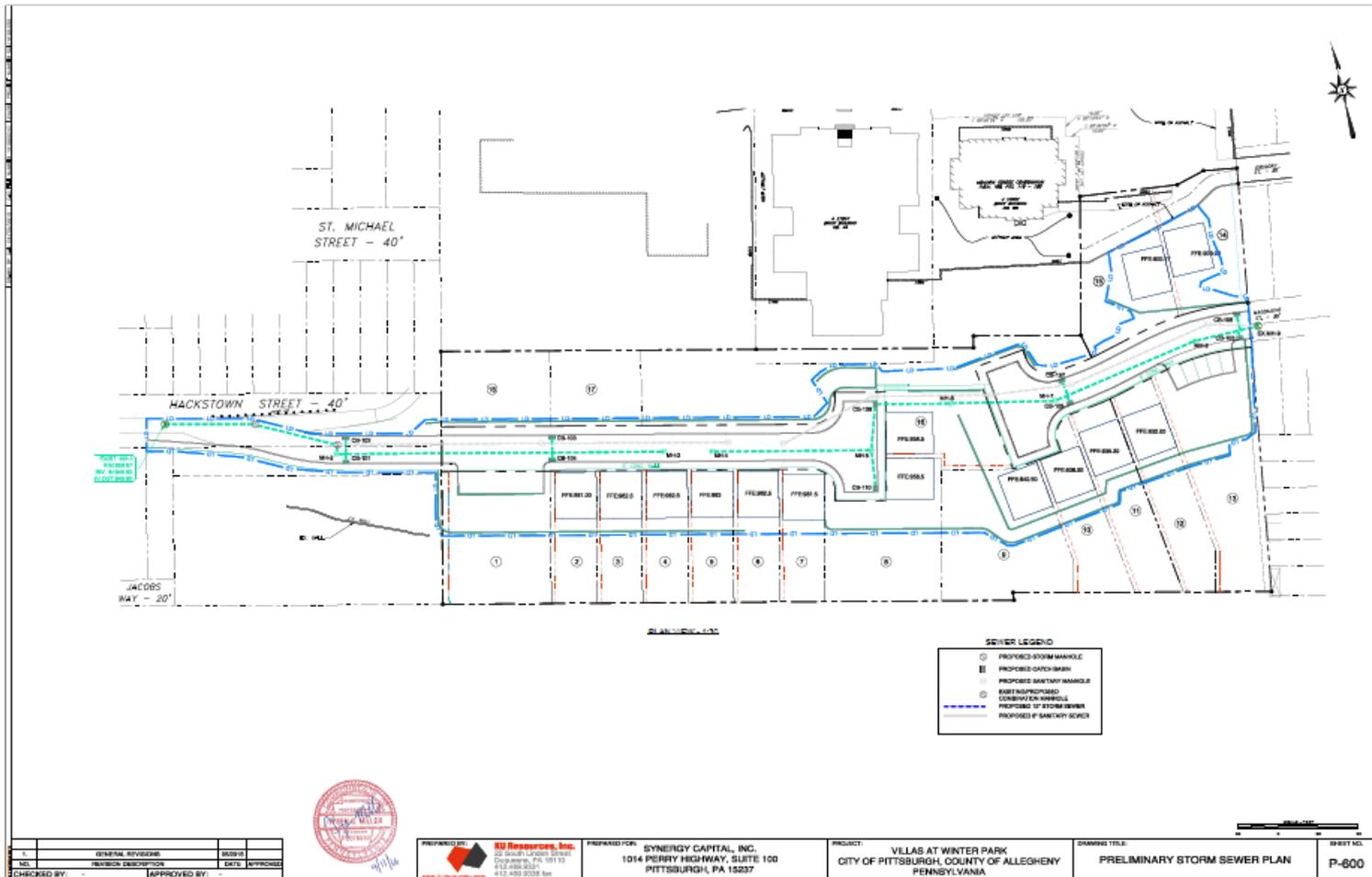
Stormwater Management

13. Natural drainage patterns shall be maintained to the extent physically possible.

Street extensions to be built along the hillside's natural benches while preserving 50% of the site's natural formations. Homes to be spaced 3' apart as to allow downhill flow.

14. Stormwater runoff from impervious surfaces shall be collected and transported from the site rather than directed or allowed to flow onto adjacent properties or rights-of-way.

Stormwater runoff resulting from the additional roadways and single-family dwellings shall be collected and conveyed to the existing storm water sewer systems located on Hackstown Street, Magdalene Street & Gregory Street.



NO.	REVISION	DATE
1	GENERAL REVISION	05/09/16
2	REVISION DESCRIPTION	DATE APPROVED
CHECKED BY:	APPROVED BY:	



PREPARED FOR: **RD Resources, Inc.**
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 15th Floor, P.O. Box 10193
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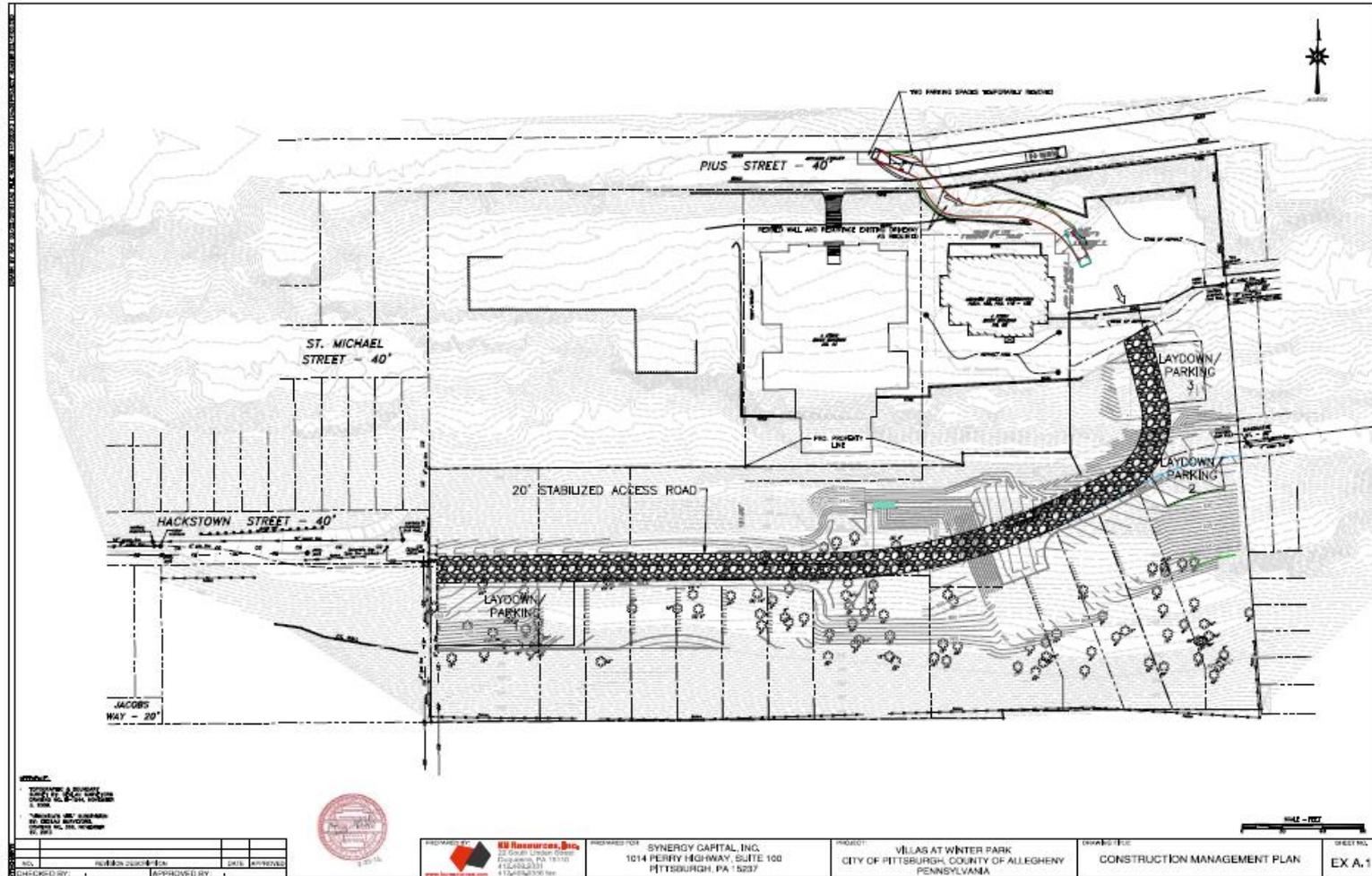
PREPARED FOR: **SYNERGY CAPITAL, INC.**
 1014 PERRY HIGHWAY, SUITE 100
 PITTSBURGH, PA 15237

PROJECT: **VILLAS AT WINTER PARK**
 CITY OF PITTSBURGH, COUNTY OF ALLEGHENY
 PENNSYLVANIA

DRAWING TITLE: **PRELIMINARY STORM SEWER PLAN**

PROJECT NO.: **P-600**

Construction Management



Community Process

- July 9, 2015 meeting with Councilman Kraus
- September 23, 2015 meeting with neighbors, their attorney, and Councilman Kraus
- January 26, 2016 meeting with neighbors, their attorney, and Councilman Kraus
- March 8, 2016 meeting with Southside Slopes Neighborhood Association
- Numerous emails and phone calls with interested parties

Community Process

- Many property owners in support of project (see letters of support)
 - J.Francis Restoration owns more than a dozen properties on Magdalena and Gregory Streets
 - Nicki Zevola Benvenuti
 - PPM Realty
 - Coozak General Contractors
 - M&M RE Holdings, LLC
 - Riva Ridge Real Estate Services
 - Eyeflow Internet Marketing
 - Southside Rental Properties
 - Holzer Kalakos & Yates
 - South Side Investors Group



Thank You

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