

EXISTING PARKING COUNT
8 REGULAR SPACES W/IN BLDG'S GARAGE

PROPOSED PARKING COUNT
5 REGULAR SPACES
13 REGULAR SPACES
7 REGULAR SPACES
8 COMPACT SPACES
9 COMPACT SPACES
2 ADA SPACES
44 TOTAL PROPOSED PARKING SPACES

17 COMPACT / 52 TOTAL = 32.7%
(40% IS ALLOWED)

REGULAR SPACES = 8.5' X 19' MIN.
COMPACT SPACES = 7.75' X 16.5' MIN.
ADA SPACES = 8' X 19' MIN.

SITE DATA

PROPOSED PARKING SPACES = 13,422 SF PAVEMENT

EXISTING LOTS

27-H-227 = 9,161 SF
27-H-229 = 7,429 SF
TOTAL = 16,590 SF (0.38 AC)

ZONED: RM-VH
OWNER: STERLING LAND CO.

PARKING IS ACCESSORY USE FOR NEIGHBORING LOT
BAYARD MANOR APARTMENT (OWNER'S ASSIGNEES)

27-H-234 = 10,395 SF +/-
ZONED: OPR (OAKLAND PUBLIC REALM)
OWNER: STERLING LAND CO.

STREET TREES - 113 LF OF ROAD FRONTAGE
REQUIRED - 4 (1 PER 30 LF)
PROVIDED - 4
(TWO NEW AND TWO EXISTING)

PARKING LOT TREES - 44 PARKING SPACES
REQUIRED - 9 (1 PER 5 SPACES)
PROVIDED - 9

LANDSCAPING 25 SF PER PARKING SPACE
REQUIRED - 1,100 SF (44 SPACES X 25 SF)
PROVIDED - 1,750 SF

BIKE PARKING - 31 EXISTING APARTMENTS
REQUIRED 31 / 3 = 10
PROVIDED = BIKE PARKING SPACES PROVIDED
INTERNALLY WITHIN THE BUILDING'S GARAGE
EXCEEDS REQUIREMENT

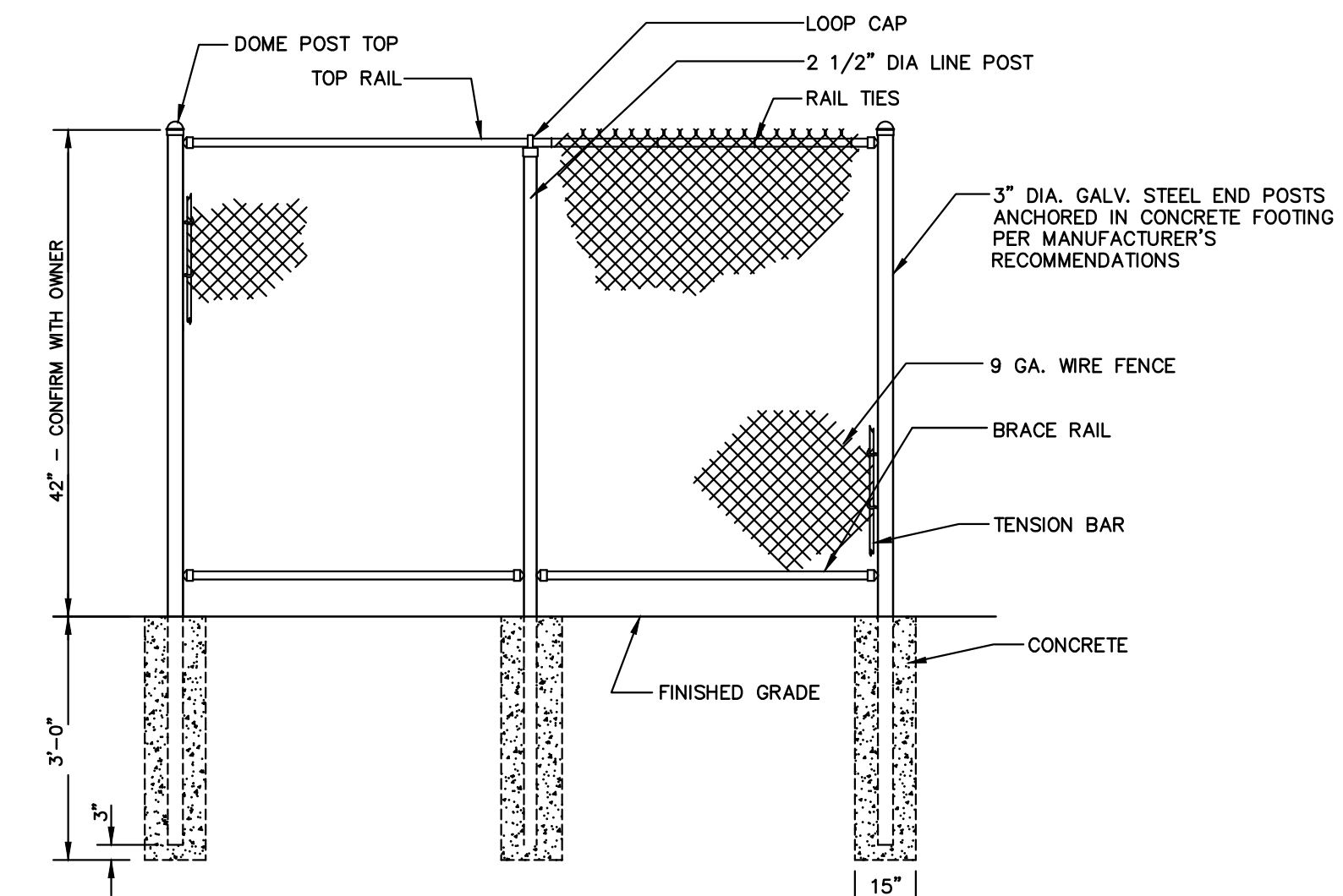
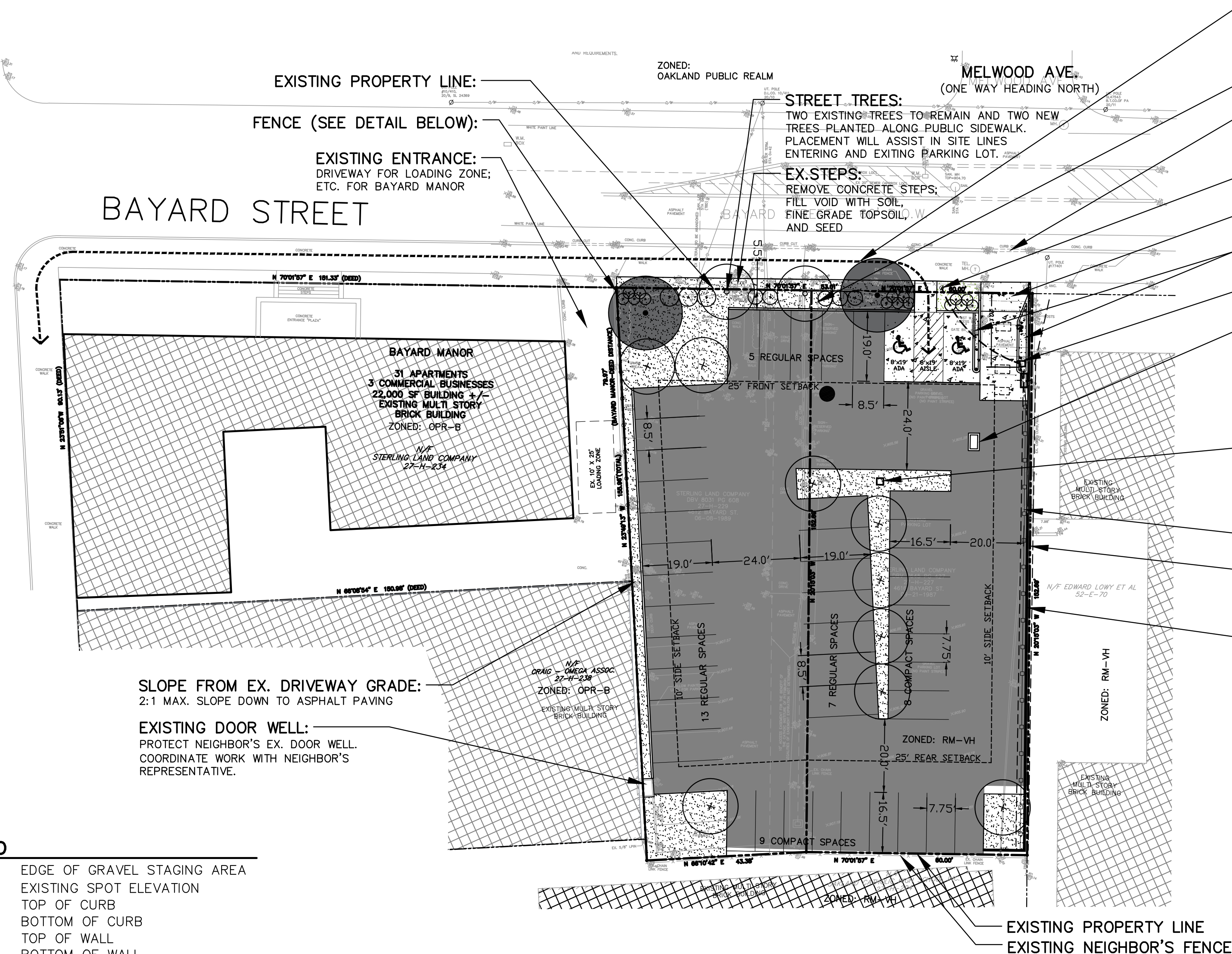
LOADING ZONE:
ONE EXISTING LOADING ZONE AT EXISTING
APARTMENT BUILDING

EXISTING TREES ON SITE TO REMAIN
7" TULIP
8" POPLAR

SETBACKS	REQUIRED	PROVIDED
FRONT	25'	5'
REAR	25'	0'
SIDE	10'	WEST=2' / EAST=0.5'

N. CRAIG STREET

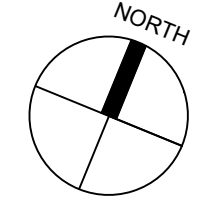
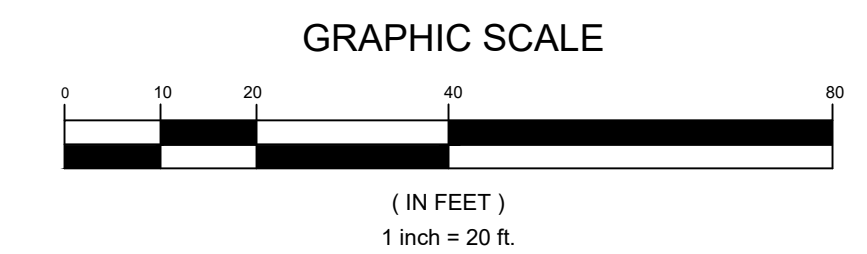
- LEGEND**
- EG EDGE OF GRAVEL STAGING AREA
 - EX EXISTING SPOT ELEVATION
 - TC TOP OF CURB
 - BC BOTTOM OF CURB
 - TW TOP OF WALL
 - BW BOTTOM OF WALL
 - DI TOP OF DRAIN INLET
 - HP HIGH POINT
 - PROPOSED LAWN SEEDING
 - PROPOSED ASPHALT PAVING
 - PROPOSED CONCRETE
 - PROPOSED FENCE
 - PROPOSED GUIDERAIL
 - REBUILD CONCRETE WALL
 - PROPOSED CONCRETE CURB
 - PROPOSED ASPHALT WEDGE CURB
 - PROPOSED TYPE 'M' INLET
 - EXISTING TREE TO REMAIN AS STREET TREE
 - PROPOSED STREET TREE - SEE LANDSCAPE PLAN
 - PROPOSED PARKING LOT TREES - SEE LANDSCAPE PLAN
 - PROPOSED SHRUBS FOR SCREENING - SEE LANDSCAPE PLAN



PLEASE NOTE: FENCE TYPE, SIZE, COLOR, MATERIALS AND LOCATION TO BE SELECTED BY AND COORDINATED WITH OWNER. INSTALLATION TO BE COMPLETED PER MANUFACTURER'S INSTRUCTIONS AND RECOMMENDATIONS.

CHAINLINK FENCE ELEVATION - WEST SIDE OF PROPERTY

SCALE: 1/2"=1'-0"



- GENERAL EXISTING CONDITIONS NOTES:**
- THE LOCATION OF THE PROPERTY LINES ARE BASED ON FIELD SURVEY BY THIS OFFICE.
 - THE LOCATION OF THE VISIBLE SITE IMPROVEMENTS ARE BASED ON FIELD SURVEY BY THIS OFFICE IN JUNE 2020 PRIOR TO DEMOLITION.
 - THE LOCATIONS OF THE UNDERGROUND UTILITIES ARE BASED ON PLANS PREPARED BY OTHERS AND ARE APPROXIMATE.
 - A TITLE COMMITMENT WAS NOT PROVIDED TO THIS OFFICE AT THIS TIME.

- ADA ROUTE ALONG EXISTING PUBLIC SIDEWALKS: PROTECT SIDEWALKS DURING CONSTRUCTION
- PROPOSED SCREENING: EVERGREEN SHRUBS, 42" TALL AT PLANTING W/ FENCE
- EXISTING CURB CUT AND DRIVEWAY: ESTABLISHED PRE 1967, AS SEEN IN HISTORIC AERIAL PHOTO INCLUDED WITHIN PACKET; TO REMAIN FOR USE WITH PROPOSED LOT
- UTILITY POLE: COMPLETED UNDER SEPARATE ZDR REVIEW
- ENTRANCE/EXIT: 10'-0" WIDE HEAVY DUTY CONCRETE PAVING COMPLETED UNDER SEPARATE ZDR REVIEW
- CONCRETE ISLANDS: COMPLETED UNDER SEPARATE ZDR REVIEW
- ACCESS GATE EQUIPMENT: COMPLETED UNDER SEPARATE ZDR REVIEW
- PROPOSED DRAIN INLET: INSTALL TYPE 'M' INLET TO CAPTURE RUNOFF. INVERT OF OUTFLOW PIPE TO BE DETERMINED AFTER EXPLORATION OF EXISTING INVERT OUT. INVERT TO BE SET AT AN ELEVATION TO ATTAIN A MINIMUM OF 1% SLOPE TOWARD 'STORM TANK.' COORDINATE FINAL LOCATION (HORIZONTAL AND VERTICAL) WITH OWNER.
- PROPOSED DRAIN INLET: INSTALL STORM INLET AND CONNECT TO STORM SYSTEM
- PROPOSED GUARDRAIL: INSTALL GUIDERAIL PER PENNDOT STANDARDS
- EXISTING PROPERTY LINE
- REMOVE AND REBUILD EXISTING CONCRETE CURB/WALL: REMOVE AND REPLACE CONCRETE WALL IN CURRENT LOCATION HORIZONTALLY WITH TOP OF CURB/WALL +6" HIGHER THAN ADJACENT PAVED AREA. CURB/WALL TO BE UP TO 30" IN HEIGHT MAX. INSTALL A VEHICULAR GUIDERAIL ALONG TOP OF CURB.

FARRINGER, MCCARTY, GREY, INC.
LANDSCAPE ARCHITECTS AND CIVIL ENGINEERS
1410 GARDENVILLE HIGHWAY
WWW.FMGINC.US | (724) 327-0899



NO.	DATE	BY	REVISIONS
1	2021/1/19	TJS	CHANGES TO DATE PER ZDR COMMENTS

4612 & 4616 BAYARD STREET CONTRACTOR COORD.
TAX PARCEL ID: 27-H-229 AND 27-H-227
4TH WARD - PITTSBURGH | ALLEGHENY COUNTY
4612 & 4616 BAYARD STREET | PITTSBURGH, PENNSYLVANIA 15213
PREPARED FOR
STERLING LAND COMPANY
4609 BAYARD STREET | PITTSBURGH, PENNSYLVANIA 15213

LAND DEVELOPMENT SITE PLAN

JOB NO: 5188 DRAWN: BJA/TJS DATE: 12/14/22
SCALE: 1"=20'

PREPARED FOR
LD-I.0

