

KNOW ALL MEN BY THESE PRESENTS: THAT URBAN IMPACT FOUNDATION A PENNSYLVANIA NON-PROFIT CORPORATION FORMED IN THE STATE OF PENNSYLVANIA, DOES HEREBY ADOPT THIS PLAN AS ITS PLAN OF LOTS OF ITS PROPERTY, SITUATED IN THE 26TH WARD, CITY OF PITTSBURGH, ALLEGHENY COUNTY, PENNSYLVANIA.

IN WITNESS WHERE OF THE SAID PENNSYLVANIA NON-PROFIT CORPORATION 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 URBAN IMPACT FOUNDATION, WHO STATED THAT HE IS AUTHORIZED TO EXECUTE THE ABOVE ADOPTION AND DEDICATION ON BEHALF OF THE NON-PROFIT 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 _____

N/F
PITTSBURGH LAND BANK
D.B.V. 19685 PG. 401
TAX PARCEL ID: 45-H-264

LOT 2
CRISPEN PLAN OF LOTS
P.B.V. 176, PG. 186

N/F
PITTSBURGH LAND BANK
D.B.V. 19685 PG. 401
TAX PARCEL ID: 46-A-323

LOT 221
JANE PUSEY'S PLAN
P.B.V. 12, PG. 150

N/F
WEST ALLEGHENY CONGREGATION
OF JEHOVAH'S WITNESS
D.B.V. 9116, PG. 264
TAX PARCEL ID: 46-E-14

LOT 1
CRISPEN PLAN OF LOTS
P.B.V. 176, PG. 186

N/F
URBAN IMPACT FOUNDATION
D.B.V. 19950 PG. 17
(TRACT ONE)
TAX PARCEL ID: 46-E-29

N/F
URBAN IMPACT FOUNDATION
D.B.V. 19950 PG. 17
(TRACT ONE)
TAX PARCEL ID: 46-E-28

TAX PARCEL ID: 46-E-34
N/F
WEST ALLEGHENY CONGREGATION
OF JEHOVAH'S WITNESS
D.B.V. 9116, PG. 264
FIRST DESCRIBED

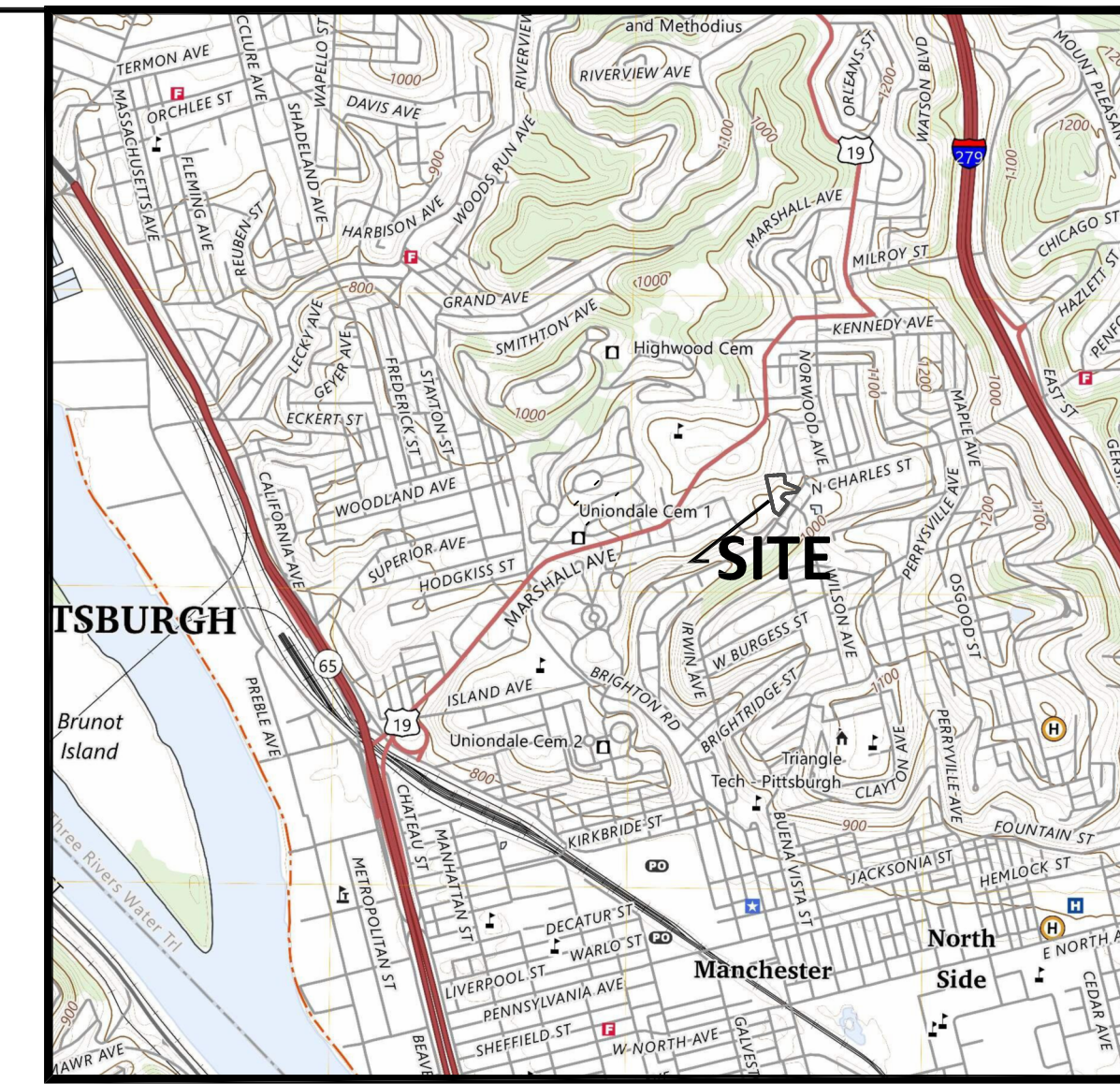
TAX PARCEL ID: 46-E-36
N/F
WEST ALLEGHENY CONGREGATION
OF JEHOVAH'S WITNESS
D.B.V. 9116, PG. 264
SECOND DESCRIBED

N/F
URBAN IMPACT FOUNDATION
D.B.V. 18913 PG. 242
TAX PARCEL ID: 46-A-328

N/F
URBAN IMPACT FOUNDATION
D.B.V. 19950 PG. 17
(TRACT TWO)
TAX PARCEL ID: 46-E-41

EXISTING AREA SUMMARY		
PARCEL	SQ. FT.	ACRE(S)
PARCEL A	79,936.09	1.835

PROPOSED AREA SUMMARY		
TAX PARCEL	SQ. FT.	ACRE(S)
46-E-28	11,957.91	0.275
46-E-29	64,098.18	1.471
46-E-41	3,880.00	0.089
TOTAL AREA	79,936.09	1.835



LOCATION MAP
1"=200'

CITY OF PITTSBURGH
DEPARTMENT OF CITY PLANNING

APPROVED: _____
CITY PLANNING COMMISSION

CHAIRMAN

ATTEST: _____
SECRETARY

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, JOSEPH D. ANGLIM, 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. _____

ZONING
R1D-M
SINGLE-UNIT DETACHED RESIDENTIAL
MODERATE DENSITY

	REQUIRED
MINIMUM LOT SIZE	1,200 S.F.
MINIMUM FRONT SETBACK	30'
MINIMUM REAR SETBACK	30'
MINIMUM EXTERIOR SIDE SETBACK	30'
MINIMUM INTERIOR SIDE SETBACK	5'
MAXIMUM BUILDING HEIGHT	40' NOT TO EXCEED 3 STORIES

BEING A CONSOLIDATION PLAN OF TAX
PARCELS 46-E-28, 46-E-29 AND 46-E-41

2731 NORTH CHARLES STREET PLAN
SITUATE IN
26TH WARD
CITY OF PITTSBURGH
ALLEGHENY COUNTY, PENNSYLVANIA

Drawn By WTS	Scale 1"=20'	Drawing No. 25-282 CONSOL PLAN
Checked By JDA	Date MAY 21, 2026	Sheet No. 1 of 1
Approved By JDA		Filename: DRW26

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

SURVEYOR _____
SURVEYOR _____
ALLEGHENY COUNTY
DEPARTMENT OF REAL ESTATE

NORTH CHARLES STREET
50' RIGHT OF WAY WIDTH

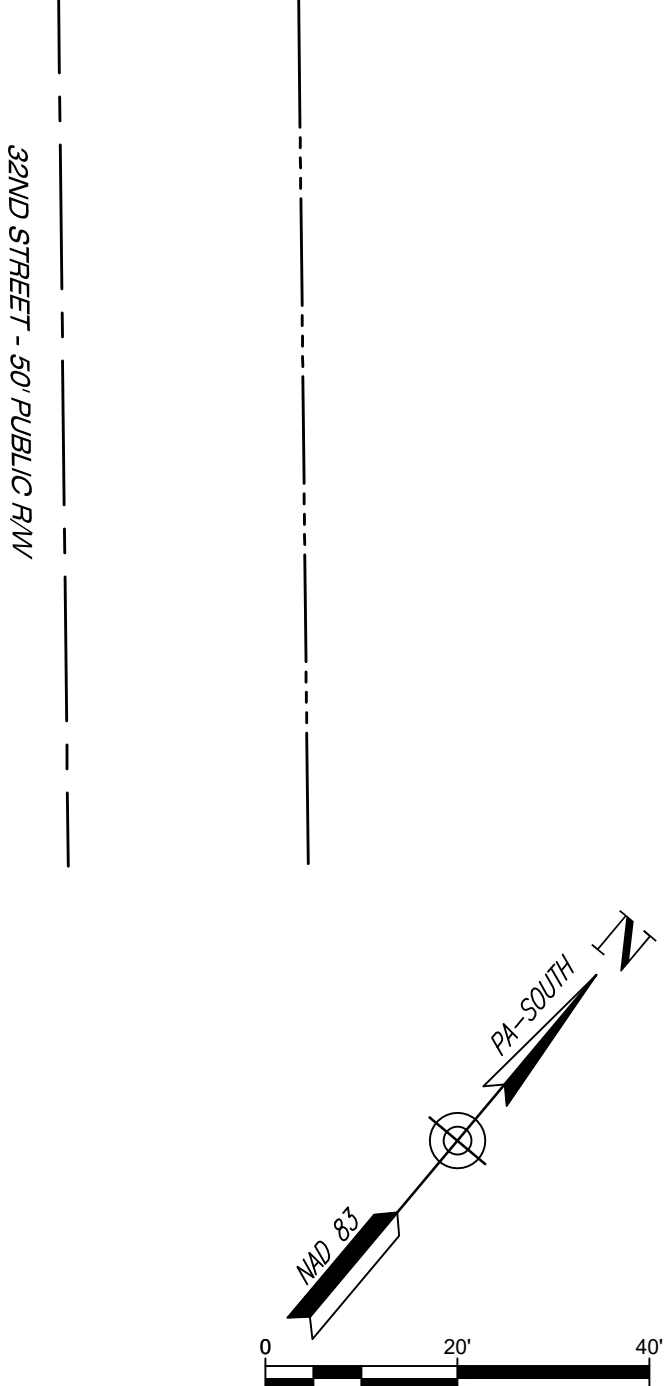
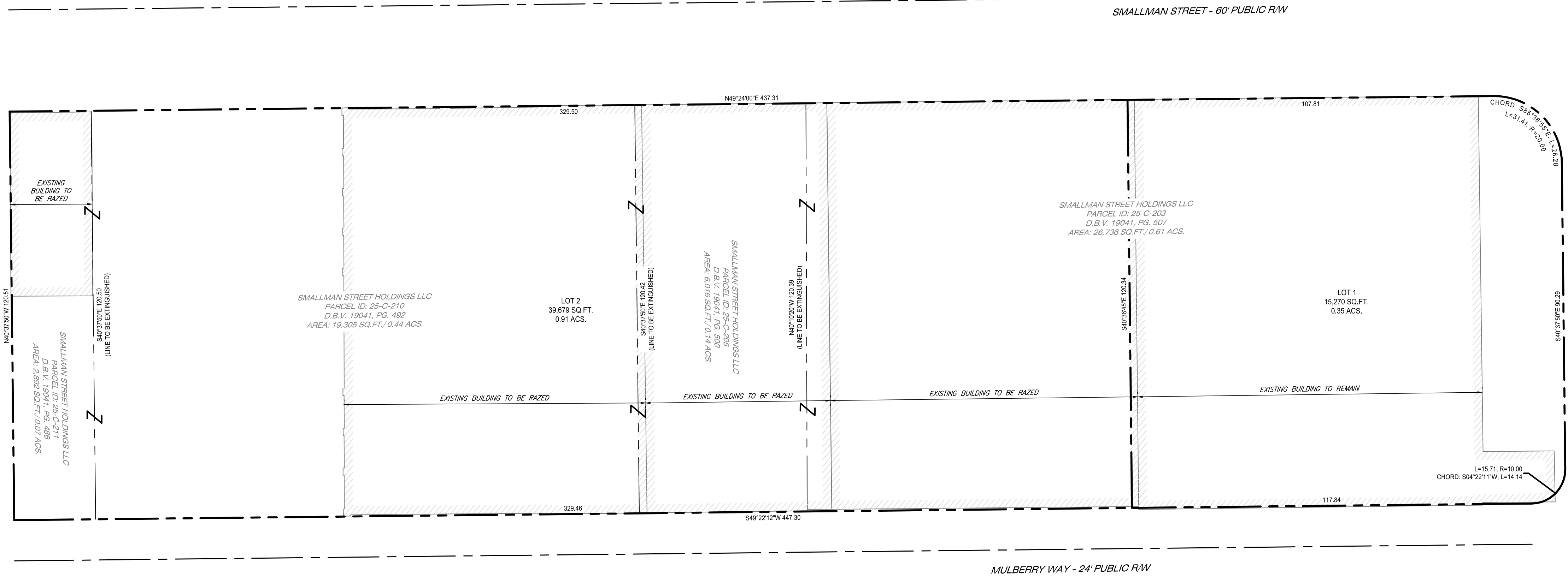
RECORD OWNER
URBAN IMPACT FOUNDATION
2801 NORTH CHARLES STREET
PITTSBURGH, PA 15214

No.	Date	Description	By



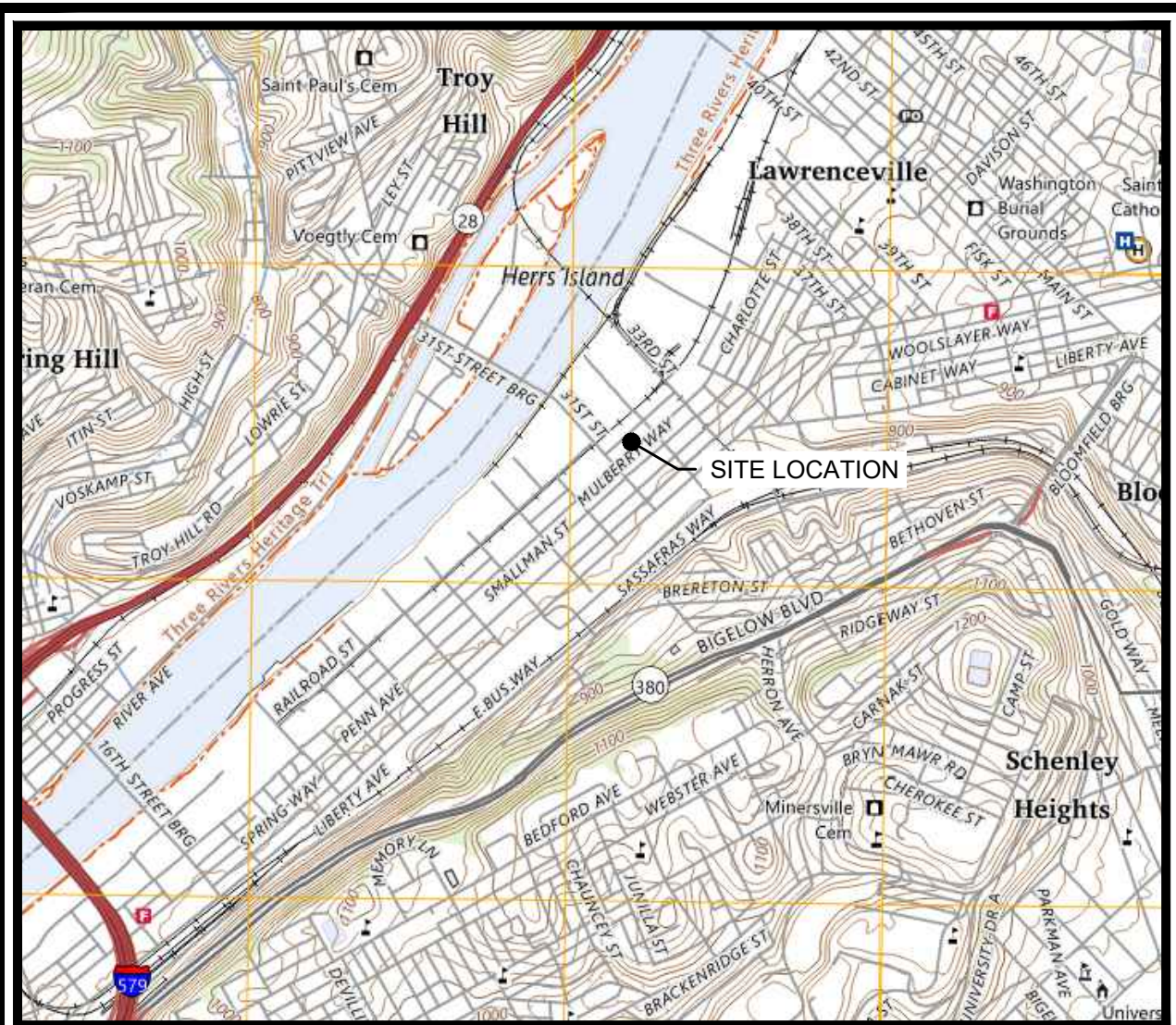
NOTE: DO NOT FOLD ORIGINALS. NOTE: ALL SIGNATURES, DATES & SEALS ON THE ORIGINAL OF THE PLAN PRESENTED TO ADDRESS FOR RECORDING MUST BE MADE WITH PERMANENT NAVY BLUE INK OR FELT TIP PEN.

P:\2025\25-282-2825282025-2731 N. Charles-United Bus Dispersal Survey Dept. Only\CA\25-282-41 Charles E. Corp-Consolidation Plan.dwg User:William Spangour PlotDate:6/15/2026 1:32 PM



EXISTING AREA TABULATION			
OWNER	PARCEL NUMBER	DEED REFERENCE	AREA
Smallman Street Holdings LLC	25-C-203	D.B.V. 19041, PG. 507	26,736 SQ.FT / 0.61 ACS.
Smallman Street Holdings LLC	25-C-205	D.B.V. 19041, PG. 500	6,016 SQ.FT / 0.14 ACS.
Smallman Street Holdings LLC	25-C-210	D.B.V. 19041, PG. 492	19,305 SQ.FT / 0.44 ACS.
Smallman Street Holdings LLC	25-C-211	D.B.V. 19041, PG. 486	2,892 SQ.FT / 0.07 ACS.

PROPOSED PARCEL TABLE	
LOT ID	AREA
1	15,270 SQ.FT / 0.35 ACS.
2	39,679 SQ.FT / 0.91 ACS.
TOTAL AREA	54,949 SQ.FT / 1.26 ACS.



Site Location Map
USGS Mapping
Not to Scale
For Reference Only

ACKNOWLEDGEMENT

KNOW ALL MEN BY THESE PRESENTS, _____ OF SMALLMAN STREET HOLDINGS LLC, OF THE CITY OF PITTSBURGH, ALLEGHENY COUNTY, PENNSYLVANIA, FOR US, OUR HEIRS, EXECUTORS, ADMINISTRATORS AND ASSIGNS, DO HEREBY ADOPT THIS PLAN AS OUR PLAN OF LOTS OF OUR PROPERTY, SITUATE IN THE 6TH WARD, CITY OF PITTSBURGH, ALLEGHENY COUNTY, PENNSYLVANIA.

IN WITNESS WHEREOF I HEREUNTO SET MY HAND AND SEAL THIS _____ DAY OF _____ 20____.

ATTEST: _____
Witness

Signature & Title of Smallman Street Holdings LLC

NOTARY PUBLIC

COMMONWEALTH OF PENNSYLVANIA)
COUNTY OF ALLEGHENY)

BEFORE ME, THE SUBSCRIBER, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED THE ABOVE NAMED _____, OF SMALLMAN STREET HOLDINGS LLC, AND ACKNOWLEDGED THE FOREGOING RELEASE AND DEDICATION AND PLAN TO BE HIS ACT AND DEED, AND DESIRED THE SAME TO BE RECORDED AS SUCH.

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

THE _____ DAY OF _____, 20____, MY COMMISSION EXPIRES:

SEAL _____
NOTARY PUBLIC

MORTGAGE STATEMENT

I, HEREBY CERTIFY THAT THE TITLE TO THE PROPERTY CONTAINED IN THE "DISTRICT 31 TOWNHOME DEVELOPMENT-SUBDIVISION PLAN" IS IN THE NAME OF SMALLMAN STREET HOLDINGS LLC AND IS RECORDED IN DEED BOOK VOLUME 19041, PAGE 486, DEED BOOK VOLUME 19041, PAGE 492, DEED BOOK VOLUME 19041, PAGE 500 AND DEED BOOK VOLUME 19041, PAGE 507.

WITNESS _____ OWNER _____

_____, MORTGAGEE OF THE PROPERTY CONTAINED IN THE "DISTRICT 31 TOWNHOME DEVELOPMENT-SUBDIVISION PLAN" CONSENTS TO THE RECORDING OF SAID PLAN AND TO THE DEDICATIONS AND ALL OTHER MATTERS APPEARING ON THE PLAN.

WITNESS _____ NAME, TITLE, AND MORTGAGEE _____

SURVEYORS CERTIFICATION

I CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE, THAT THE SURVEY AND PLAN SHOWN HEREON CORRECTLY REPRESENTS THE LOTS, LANDS, STREETS AND HIGHWAYS AS SURVEYED AND PLOTTED BY ME.

Date _____ Gregory B. Jones, PLS Reg. No. - SUD52331-E

COMMONWEALTH OF PENNSYLVANIA)
COUNTY OF ALLEGHENY)

RECORDED IN THE DEPARTMENT OF REAL ESTATE OF THE COUNTY OF ALLEGHENY, COMMONWEALTH OF PENNSYLVANIA, IN PLAN BOOK VOLUME _____, PAGE _____, GIVEN UNDER MY HAND AND SEAL THIS _____ DAY OF _____ 202____.

RECORDER OF DEEDS

LEGEND

---	SUBJECT PROPERTY
---	ROADWAY CENTERLINE
---	ROAD RIGHT-OF-WAY

ZONING INFORMATION

ZONING DISTRICT: Riverfront Industrial Mixed Use

NOTES:

1. MERIDIAN SHOWN HEREON IS BASED ON GRID NORTH PER GPS OBSERVATIONS CONDUCTED IN PENNSYLVANIA SOUTH STATE PLANE MAD 83. INTERIOR ANGLES FOR THE EXISTING PROPERTIES SHOWN HEREON ARE BASED UPON DEEDS OF RECORD.

District 31 Townhome Development Subdivision Plan

SITUATE IN
**the Sixth Ward of
the City of Pittsburgh**

Prepared For
Smallman Holdings I LLC

Date: May 21, 2026 Drawn By: Survey
Scale: 1"= 20' Field Book#: n/a
CADD#: 20260122

Waterfront Corporate Park III, Suite 101 P: 724-444-1100
2000 Georgetown Drive F: 724-444-1104
Sewickley, PA 15143 www.pved-i.com



CITY OF PITTSBURGH
DEPARTMENT OF CITY PLANNING

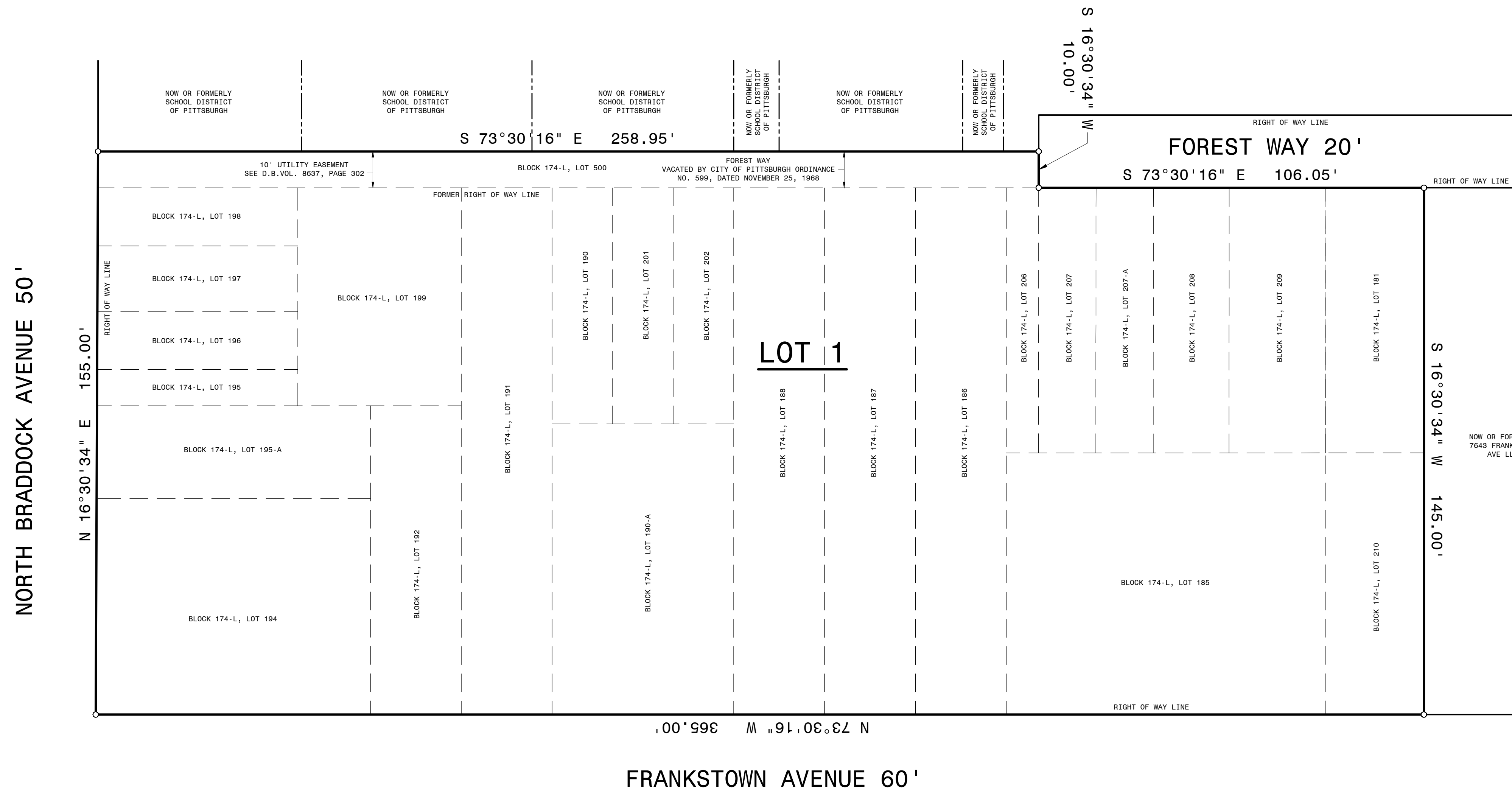
APPROVED:
CITY PLANNING COMMISSION

CHAIRMAN

ATTEST

SECRETARY

NOTE: ALL SIGNATURES MUST BE MADE WITH A NAVY BLUE INK FELT TIP PEN.



KNOW ALL MEN BY THESE PRESENTS: THAT THE CITY OF PITTSBURGH, DOES HEREBY ADOPT THIS PLAN AS ITS PLAN OF LOTS OF ITS PROPERTY, SITUATE IN THE 13TH WARD, CITY OF PITTSBURGH, ALLEGHENY COUNTY, PENNSYLVANIA.

IN WITNESS WHEREOF THE SAID CITY OF PITTSBURGH HAS CAUSED ITS SEAL TO BE AFFIXED BY THE HAND OF ITS _____ AND THE SAME TO BE ATTESTED BY ITS ASSISTANT SECRETARY, THIS ____ DAY OF _____, 20__.

ATTEST:

ASSISTANT SECRETARY _____ SIGNATURE _____

COMMONWEALTH OF PENNSYLVANIA)
COUNTY OF ALLEGHENY) SS

ON THIS, THE _____ DAY OF _____, 20__, BEFORE ME A NOTARY PUBLIC, THE UNDERSIGNED OFFICER PERSONALLY APPEARED _____, WHO ACKNOWLEDGED FROM TO BE THE CITY OF PITTSBURGH, AND THAT HE/SHE, BEING AUTHORIZED TO DO SO, EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED BY SIGNING THE NAME OF HIMSELF/HERSELF FOR THE CITY OF PITTSBURGH.

IN WITNESS WHEREOF, I HERETO SET MY HAND AND OFFICIAL SEAL.

SWORN TO AND SUBSCRIBED BEFORE ME THE DAY AND DATE ABOVE WRITTEN.

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

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

NOTARY PUBLIC

THE CITY OF PITTSBURGH, OWNER OF THE PROPERTY CONTAINED IN THE BAXTER PARK CONSOLIDATION PLAN SHOWN HEREON, DOES HEREBY CERTIFY THAT THE TITLE OF THIS PROPERTY IS IN THE NAME OF THE CITY OF PITTSBURGH, AS RECORDED IN DEED BOOK VOLUME 8637, PAGE 302, IN THE ALLEGHENY COUNTY DEPARTMENT OF REAL ESTATE, COMMONWEALTH OF PENNSYLVANIA. WE FURTHER CERTIFY THAT THERE IS NO MORTGAGE, LIEN, OR ENCUMBRANCE AGAINST THE SUBJECT PROPERTY.

ATTEST:

WITNESS _____ SIGNATURE _____

I HEREBY CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE, THAT THE SURVEY AND PLAN SHOWN HEREON CORRECTLY REPRESENT THE LOTS, LANDS, STREETS AND HIGHWAYS AS SURVEYED AND PLOTTED BY ME.

DATE _____ JAMES A. BRETHAUER, P.L.S.
REG. NO. SU-054763-E

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

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

MANAGER, DEPARTMENT OF REAL ESTATE

NOTES:

- ALL DISTANCES SHOWN ON THIS PLAN ARE U.S. STANDARD MEASURE.
- ALL EXISTING INTERNAL LOT LINES, DEED LINES, AND RIGHT OF WAY LINES ARE TO BE EXTINGUISHED BY THE RECORDING OF THIS PLAN.

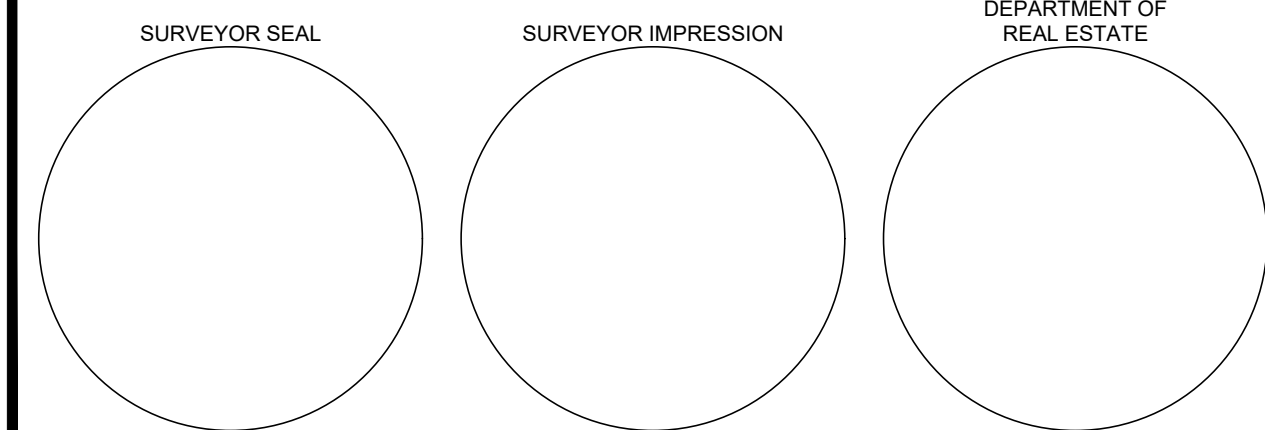
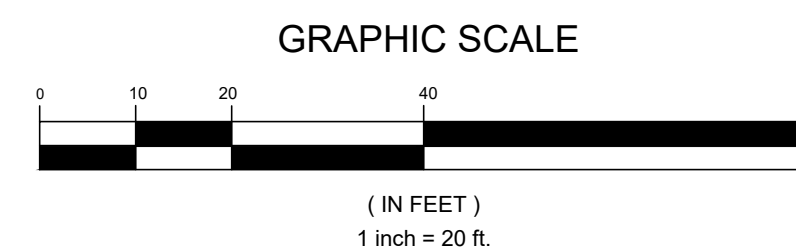
AREA = 55,561 SQUARE FEET OR 1.276 ACRES

GATEWAY ENGINEERS
The Gateway Engineers, Inc.
Full-Service Civil Engineering & Surveying
100 McMorris Road, Pittsburgh, PA 15205
www.GatewayEngineers.com 855-634-9284

BAXTER PARK CONSOLIDATION PLAN

SITUATE IN
13TH WARD, CITY OF PITTSBURGH
ALLEGHENY COUNTY, PA

MADE FOR
CITY OF PITTSBURGH



CITY OF PITTSBURGH
DEPARTMENT OF CITY PLANNING

APPROVED:
CITY PLANNING COMMISSION

CHAIRMAN

ATTEST:

SECRETARY