





5/12/2026 9:20:22 AM



NOT FOR
CONSTRUCTION



603 Greenfield Ave Pittsburgh, PA 15207
www.hartarc.com p: 412.214.7350
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Zoning district: H (Hillside)

Min. Lot Size: 3200 SF (Total lot: 104,328 SF)
Front Setback: 0'
Side Setback: 0'
Rear Setback: 0'
Max Height: 40' (3 stories) (4 stories requested)
Max Area of Disturbance: 50%

Uses Allowed:
Residential Single Family Detached: Admin. Exception
Residential Single Family Attached: Special Exception

Use Proposed:
20 Residential Single Family Attached on single lot
(Land owned by a Condominium Association)

50% max lot disturbance

Bottom & Top of cut or filled slopes must be no closer
than 5' to property lines, streets and buildings.

Client: Costello Real Estate
Development, LLC

**Buena Vista
Townhomes**

Buena Vista St
Pittsburgh, PA 15212

Design Development

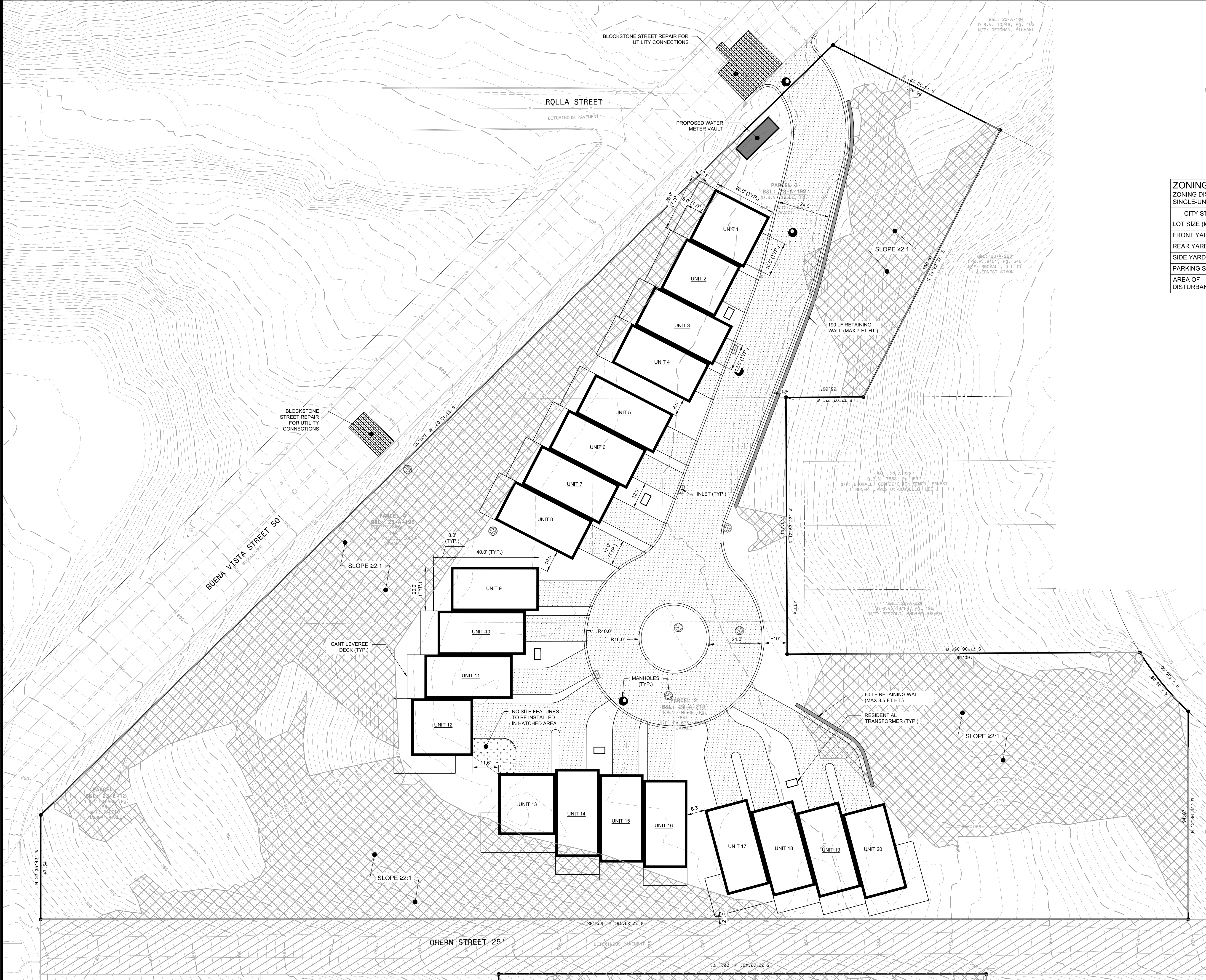
Description	No.	Date

Date 03.10.2026
Hart Arch Project No. 1502.123

Site Plan

SITE-1.1

Path & File: \\gateway\Projects\1702047187 Buena Vista Townhomes\003 civil\dwg\02-Sheet\C100 SITE PLAN.dwg
Plot Date: 2/24/2025 2:42 PM
Save Date: 2/24/2025 2:42 PM



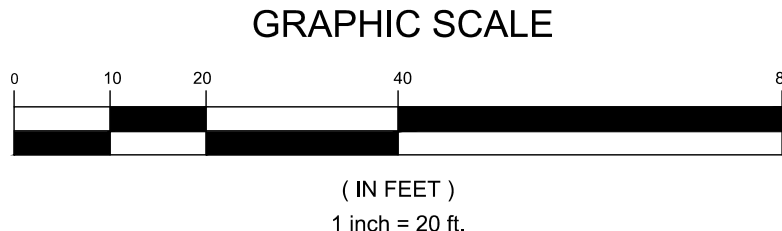
SITE LEGEND	
	PROPOSED STANDARD DUTY BITUMINOUS PAVEMENT
	EXISTING SLOPE GREATER OR EQUAL TO 2H:1V
	OHERN ST. - NOT RECOMMENDED FOR MEANS OF ACCESS

- NOTES:
- EXISTING CONDITIONS BASED OFF "PLAN OF PROPERTY WITH TOPOGRAPHY" BY TAIT ENGINEERING, INC DATED 09/24/2024.
 - ALL DEVELOPABLE PARCELS ARE WITHIN THE LANDSLIDE-PRONE AND STEEP SLOPE OVERLAY DISTRICTS. OHERN STREET HAS AN APPROXIMATE GRADE OF 25% TYPICAL CARTWAY WIDTH OF 10 FEET, AND IS IN POOR CONDITION. USING OHERN STREET IN ITS CURRENT CONDITION FOR ACCESS TO THE PROPOSED DEVELOPMENT IS NOT RECOMMENDED.

ZONING REQUIREMENTS		
ZONING DISTRICT: HILLSIDE (H)		
SINGLE-UNIT ATTACHED RESIDENTIAL (SPECIAL EXCEPTION)		
CITY STANDARD	REQUIRED	PROVIDED
LOT SIZE (MIN.)	3,200 SF	N/A
FRONT YARD SETBACK	NONE	2 FT MIN.
REAR YARD SETBACK	NONE	40 FT MIN.
SIDE YARD SETBACK	NONE	1 FT MIN.
PARKING SPACES	0 MIN./56 MAX.	0
AREA OF DISTURBANCE	50% MAX.	±48% (PARCEL 1, 2, 3, & 4)



Know what's below.
Call before you dig.
1-800-242-1776
Serial No. 20251170120



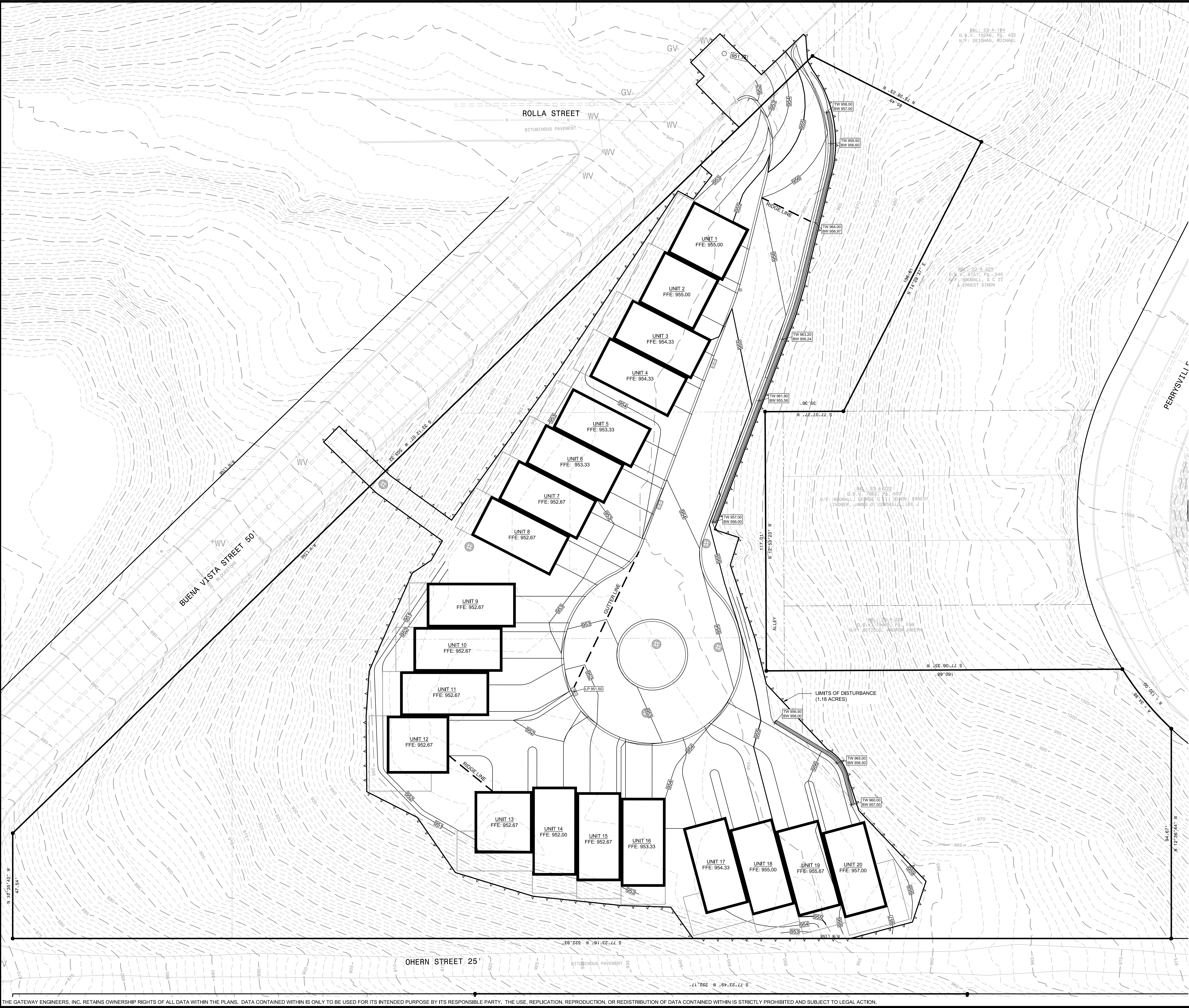
2026-03-24
PROGRESS PRINT
NOT FOR CONSTRUCTION

REVISION RECORD	
No	Date
01	.
02	.
03	.
04	.
05	.
06	.
07	.
08	.

BUENA VISTA TOWNHOMES
BUENA VISTA DRIVE & OHERN STREET
PITTSBURGH, PA
PREPARED FOR:
COSTELLO REAL ESTATE DEVELOPMENT, LLC
P.O. BOX 27046
PITTSBURGH, PA 15235

SITE PLAN
Project Number: 47187-0003
Drawing Scale: 1" = 20'
Date Issued: MAR 2026
Index Number: -
Drawn By: ARG/MAB
Checked By: KRH/PTC
Project Manager: KRH
C100

Pin & File: \\gateway\Projects\1700047187\buena_vista_townhomes\003\civil\dwg\02-Sheet\C200 GRADING PLAN.dwg
Plot Date: 2/24/2026 3:21 PM Region: A, Bureau: E.L.I.
Save Date: 2/24/2026 2:42 PM



GRADING LEGEND

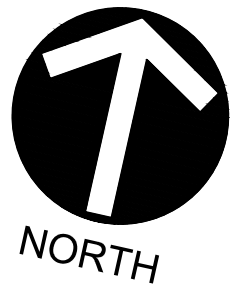
X=1000.00	PROPOSED SPOT GRADE
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SPOT GRADE ABBREVIATIONS

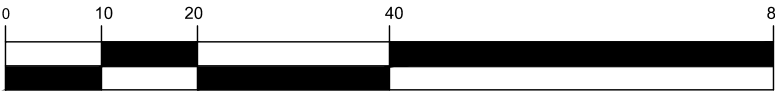
TW	TOP WALL
BW	BOTTOM WALL
LP	LOW POINT



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GRAPHIC SCALE



(IN FEET)
1 inch = 20 ft.



2026-03-24

PROGRESS
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No	Date
01	.
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BUENA VISTA TOWNHOMES

BUENA VISTA DRIVE & OHEREN STREET

PITTSBURGH, PA

PREPARED FOR: COSTELLO REAL ESTATE DEVELOPMENT, LLC

P.O. BOX 27046

PITTSBURGH, PA 15235

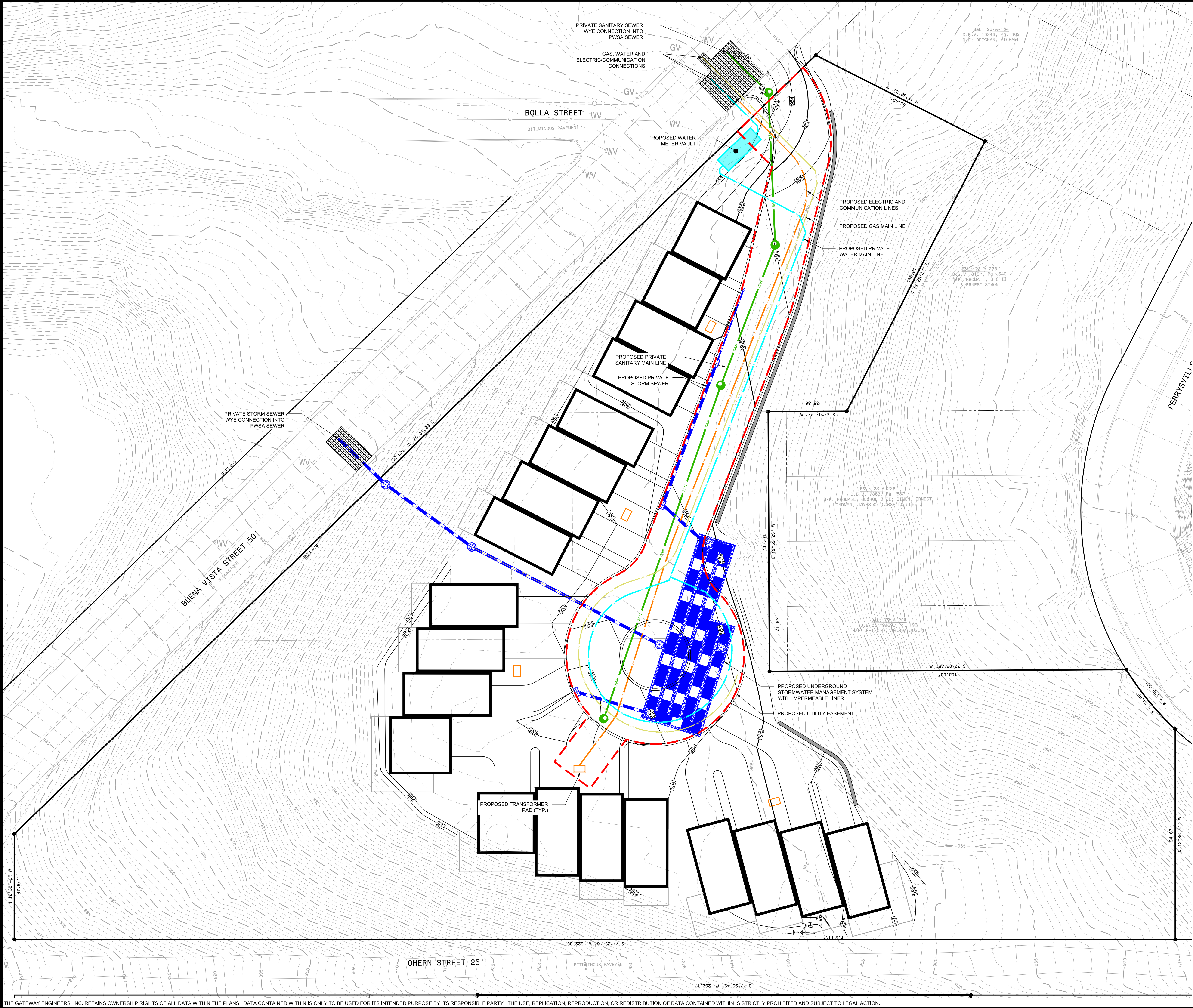
GRADING PLAN

Project Number: 47187-0003
Drawing Scale: 1" = 20'
Date Issued: MAR 2026
Index Number:
Drawn By: ARG/MAB
Checked By: KRH/PTC
Project Manager: KRH

C200

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Plot & File Name: Project: 1700047187 Buena Vista townhomes-0003 civilDwg02-SheetC300 UTILITY PLANDwg
Plot Date: 2/24/2025 2:22 PM Region: A, Buena Vista, PA
Save Date: 2/24/2025 2:01 PM

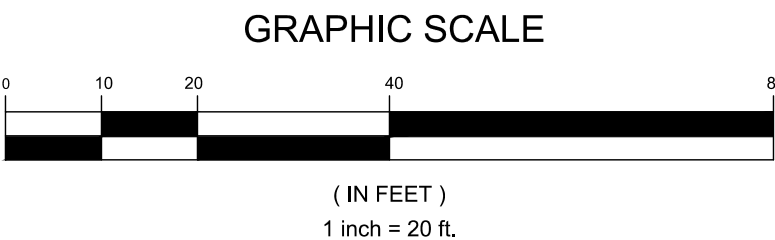


UTILITY LEGEND	
	PROPOSED SANITARY LINE
	PROPOSED WATER LINE
	PROPOSED ELECTRIC AND COMMUNICATION LINE
	PROPOSED GAS LINE
	PROPOSED STORM SEWER
	PROPOSED UNDERGROUND STORMWATER MANAGEMENT FACILITY
	PROPOSED STORM INLET
	PROPOSED STORM MANHOLE
	PROPOSED CLEANOUT
	PROPOSED SANITARY SEWER MANHOLE
	PROPOSED RESIDENTIAL TRANSFORMER
	PROPOSED WATER METER VAULT
	PROPOSED UTILITY EASEMENT FOR PUBLIC UTILITIES

NOTE: UTILITY SIZING, TRENCH REQUIREMENTS, AND FINAL LOCATIONS MUST BE COORDINATED AND APPROVED BY UTILITY PROVIDERS AND ALLEGHENY COUNTY HEALTH DEPARTMENT, AS APPLICABLE.



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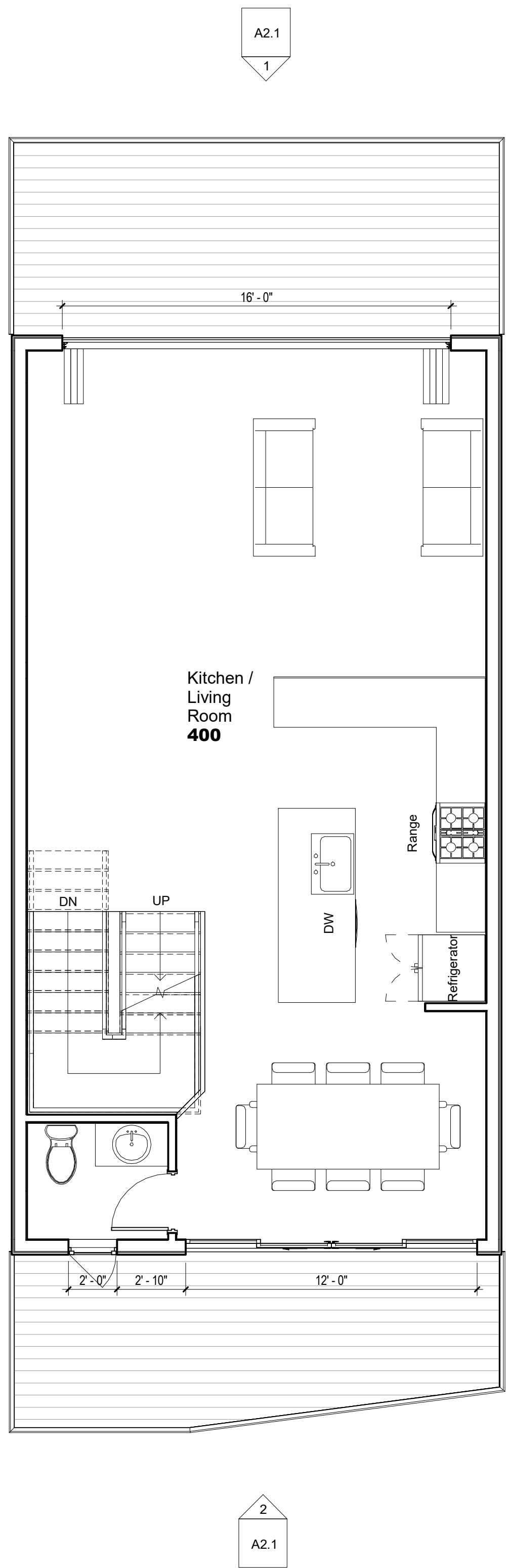
BUENA VISTA TOWNHOMES
BUENA VISTA DRIVE & OHEREN STREET
PITTSBURGH, PA

PREPARED FOR:
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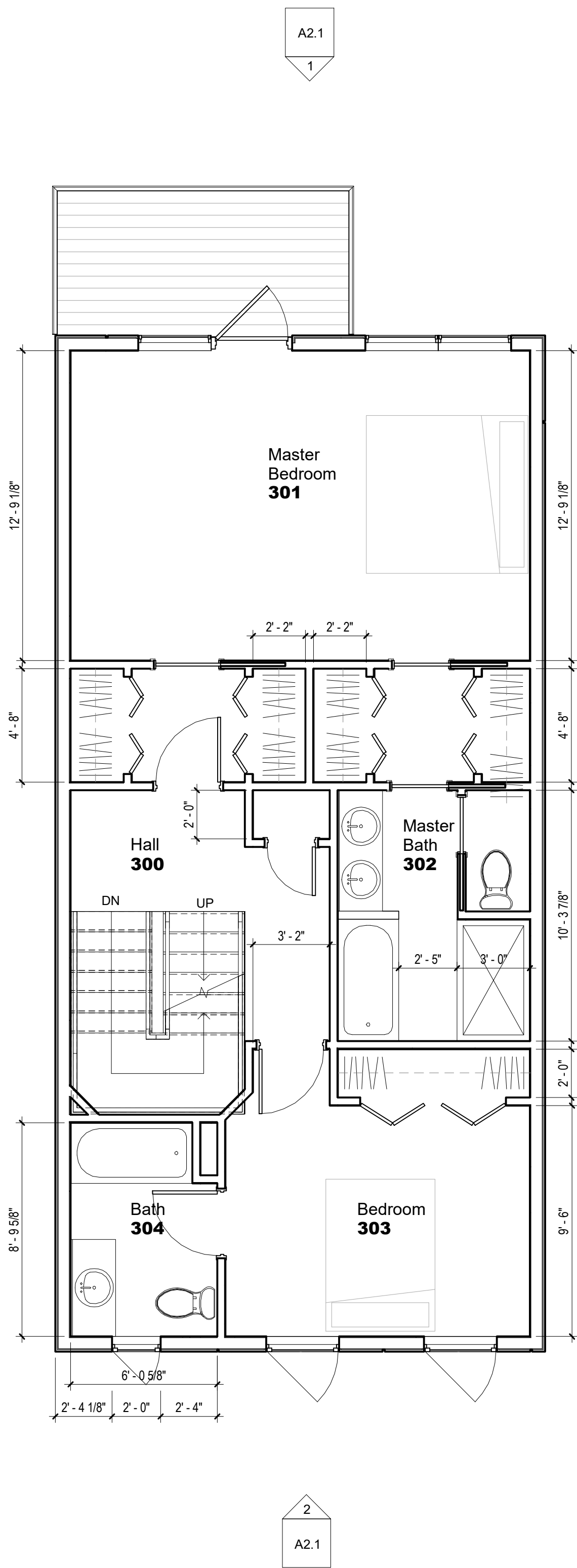
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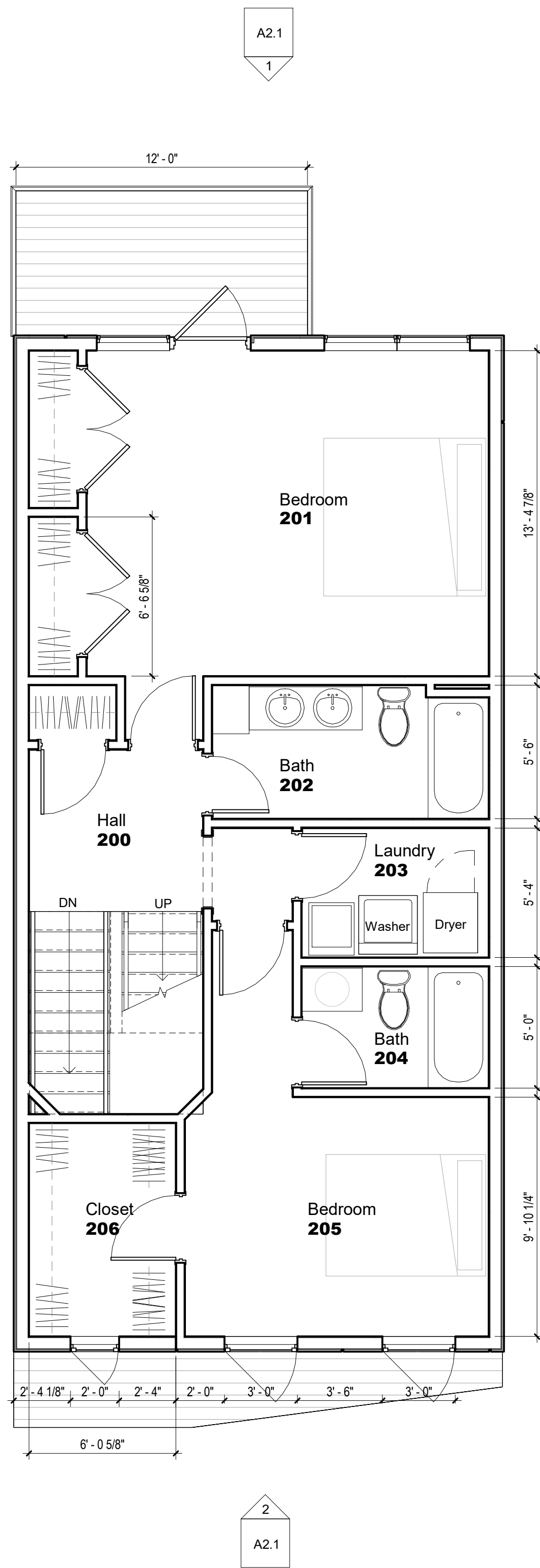
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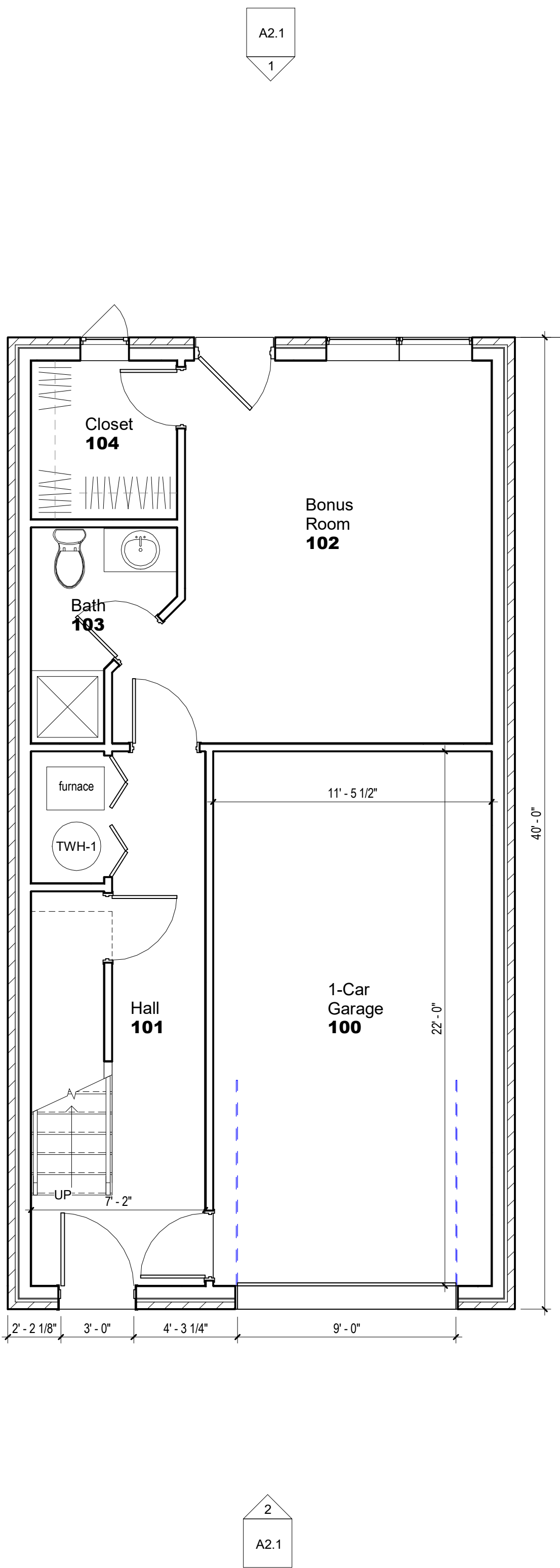
4 Level 4 Floor Plan
1/4" = 1'-0"



3 Level 3 Floor Plan
1/4" = 1'-0"



2 Level 2 Floor Plan
1/4" = 1'-0"



1 Level 1 Floor Plan
1/4" = 1'-0"

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Client: Costello Real Estate
Development, LLC

**Buena Vista
Homes**

Buena Vista St
Pittsburgh, PA 15213

Schematic Design

Revision	No.	Date

Date 02.22.2026
Hart Arch Project No. 2502.123

Floor Plans

A1.1



3 Side Elevation
1/4" = 1'-0"



2 Front Elevation
1/4" = 1'-0"



1 Rear Elevation
1/4" = 1'-0"

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Development, LLC

Buena Vista Townshomes

Buena Vista St
Pittsburgh, PA 15213

Permit Drawings

Revision	No.	Date

Date 05.12.2026
Hart Arch Project No. 2502.123

Exterior Elevations

A2.1



TITLE View from the West



603 Greenfield Ave
Pittsburgh, PA 15207
v: 412.214.7550
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Hart Project No.
Client Project No.

RFI Reference
Submittal Reference
Detail Reference
Date Issued
Scale

1502.123

11.15.2025

Client: Costello Real Estate Development,
LLC
Buena Vista St
Pittsburgh, PA 15212
NUMBER

P1.5



TITLE View from Site Entrance



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Pittsburgh, PA 15207
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Hart Project No.
Client Project No.

RFI Reference
Submittal Reference
Detail Reference
Date Issued
Scale

1502.123

02.22.2025

Client: Costello Real Estate Development,
LLC
Buena Vista St
Pittsburgh, PA 15212
NUMBER

P1.1



TITLE View from Culdesac



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Hart Project No.
Client Project No.

RFI Reference
Submittal Reference
Detail Reference
Date Issued
Scale

1502.123

11.15.2025

Client: Costello Real Estate Development,
LLC
Buena Vista St
Pittsburgh, PA 15212
NUMBER

P1.2



The Andy Warhol Museum

PNC Park

1912

1908

16

1831

1827

1825