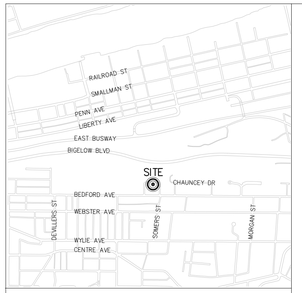


VICINITY SKETCH
NOT TO SCALE

OWNER'S ADOPTION

KNOW ALL MEN BY THESE PRESENTS, THAT THE HOUSING AUTHORITY OF THE CITY OF PITTSBURGH, DOES HEREBY ADOPT THIS PLAN AS ITS PLAN OF LOTS OF ITS PROPERTY, SITUATE IN THE 5TH WARD, CITY OF PITTSBURGH, ALLEGHENY COUNTY, PENNSYLVANIA.

IN WITNESS WHEREOF, THE SAID OWNER HAS CAUSED ITS CORPORATE SEAL TO BE AFFIXED BY THE HAND OF ITS PRESIDENT AND THE SAME TO BE ATTESTED BY ITS SECRETARY, THIS _____ DAY OF _____, 20___.

ATTEST:

_____ _____

SECRETARY MANAGING MEMBER

TITLE & MORTGAGE CLAUSE

WE, THE HOUSING AUTHORITY OF THE CITY OF PITTSBURGH, OWNER OF THE _____ PLAN OF LOTS, DO HEREBY CERTIFY THAT THERE IS NO MORTGAGE, LIEN, OR ENCUMBRANCE AGAINST THE PROPERTY, AND THAT THE TITLE OF THIS PROPERTY IS IN THE NAME OF HOUSING AUTHORITY OF THE CITY OF PITTSBURGH AS RECORDED IN DEED BOOK VOLUME 3289, PAGE 421, IN THE OFFICE OF THE DEPARTMENT OF REAL ESTATE.

_____ _____

WITNESS MANAGING MEMBER

ACKNOWLEDGMENT OF NOTARY PUBLIC

COMMONWEALTH OF PENNSYLVANIA :
: SS:
COUNTY OF ALLEGHENY :

ON THIS _____ DAY OF _____, 20 ____, BEFORE A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED _____, OF THE HOUSING AUTHORITY OF THE CITY OF PITTSBURGH, WHO BEING DULY SWORN, DEPOSETH AND SAITH THAT HE WAS PERSONALLY PRESENT AT THE EXECUTION OF THE ADOPTION, RELEASE, AND DEDICATION AND SAW THE COMMON AND CORPORATE SEAL OF THE SAID CORPOATION DULY AFFIXED AND THAT THE ABOVE RELEASE AND DEDICATION WAS DULY SIGNED AND SEALED BY AND AS FOR THE ACT AND DEED OF THE SAID _____, FOR THE USES AND PURPOSES THEREIN MENTIONED, AND THAT THE NAME OF THIS DEPONENT SUBSCRIBED TO THE SAID RELEASE AND DEDICATION AS PRESIDENT OF SAID CORPORATION, IN ATTESTATION OF THE DUE EXECUTION AN DELIVER OF SAID RELEASE AND DEDICATION IS THIS DEPONENTS OWN AND PROPERTY AND PERSPECTIVE HANDWRITING.

_____

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

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

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

_____

NOTARY PUBLIC

SURVEYOR'S CERTIFICATION

I HEREBY STATE THAT THIS SURVEY WAS PREPARED BY URBAN TERRAIN, LLC UNDER MY DIRECT SUPERVISION AND THAT I, TERRY R. SIEFERS, A REGISTERED PROFESSIONAL LAND SURVEYOR OF THE COMMONWEALTH OF PENNSYLVANIA, DO HEREBY CERTIFY THAT THIS PLAN CORRECTLY REPRESENTS THE LOTS, LANDS, STREETS, WAYS, AND HIGHWAYS, AS SURVEYED AND PLOTTED BY ME FOR THE OWNERS OR AGENTS.

09/11/2025

TERRY R. SIEFERS, PLS DATE
LICENSE NO.: SU-043962E

DEPARTMENT OF REAL ESTATE

COMMONWEALTH OF PENNSYLVANIA :
: SS:
COUNTY OF ALLEGHENY :

RECORDED IN THE OFFICE OF 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

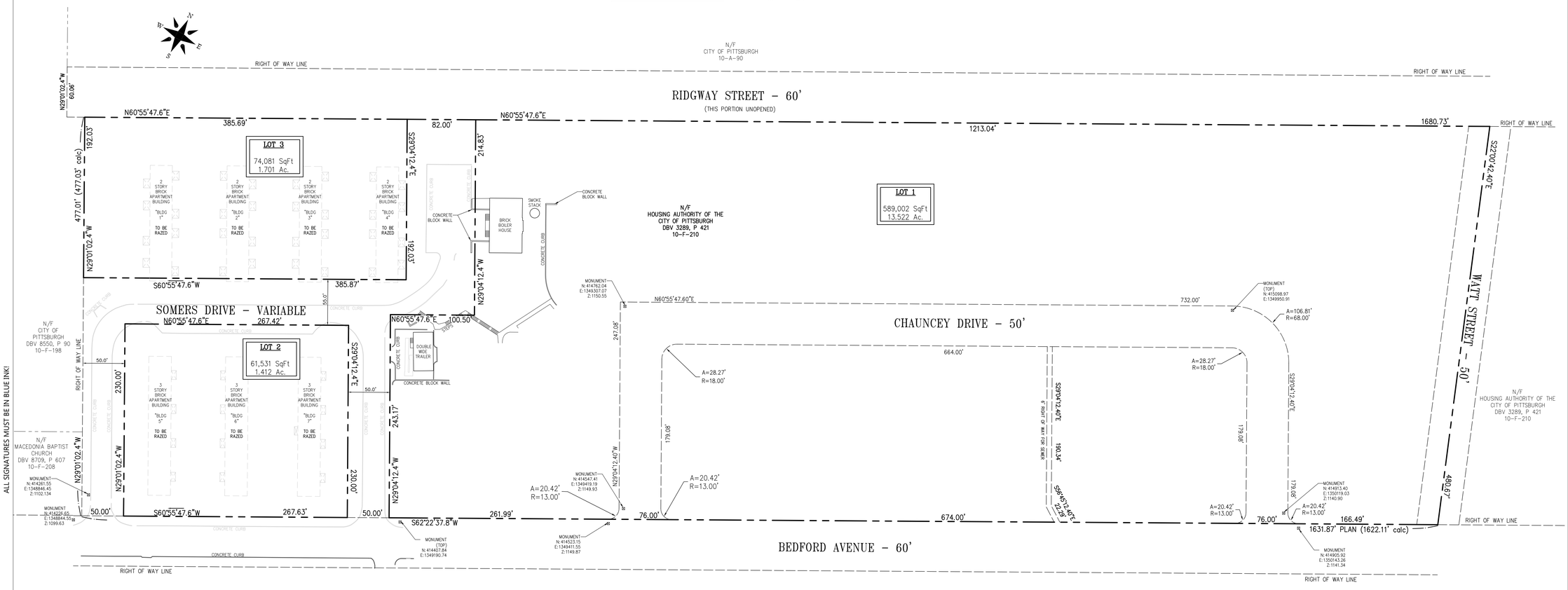
CITY OF PITTSBURGH
DEPARTMENT OF CITY PLANNING

APPROVED: _____
CITY PLANNING COMMISSION

_____
CHAIRMAN

ATTEST:

_____
SECRETARY



ALL SIGNATURES MUST BE IN BLUE INK!

0 60 120 180

LEGEND

———	PROPERTY LINE
- - - - - -	ADJOINING PROPERTY LINE
— — — —	RIGHT OF WAY LINE
N/F	NOW OR FORMERLY
D.B.V.	DEED BOOK VOLUME
P.B.V.	PLAN BOOK VOLUME
PG.	PAGE
N29°01'02.4"W	PLAN BEARING

SURVEYOR

COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
TERRY R. SIEFERS
LAND SURVEYOR
SU 043962-E

RECORDER

CORPORATION

SURVEYOR'S NOTES:

1. THE PURPOSE OF THIS PLAN IS TO SUBDIVIDE TAX PARCEL 10-F-210 INTO THREE LOTS AND REALIGN THE RIGHTS OF WAY OF SOMERS DRIVE.
2. BEARINGS AND COORDINATES ARE REFERENCE TO P.B.V. 37 PG. 43
3. BUILDINGS AND FEATURES NOT SHOWN IN LOT 1 HAVE NOT BEEN PHYSICALLY LOCATED

EXISTING AREA TABULATION

LOT	SQFT	AC.
10-F-210	787,771 SqFt*	18.085 Ac.
TOTAL	787,771 SqFt	18.085 Ac.

*=including Right of way

PROPOSED AREA TABULATION

LOT	*SQFT*	*AC.*
LOT 1	589,002 SqFt*	13.522 Ac.
LOT 2	61,531 SqFt	1.412 Ac.
LOT 3	74,081 SqFt	1.701 Ac.
SOMERS DR.	63,157 SqFt	1.450 Ac.
TOTAL	787,771 SqFt	18.085 Ac.

*=including Right of way

OWNER INFORMATION:

HOUSING AUTHORITY OF THE CITY OF PITTSBURGH
412 BOULDEVARD OF THE ALLIES
FLOOR 7
PITTSBURGH, PA 15219
PROPERTY ADDRESS: 2305 BEDFORD AVENUE

ZONING INFORMATION:

PER CITY OF PITTSBURGH CODE OF ORDINANCES TITLE 9 "ZONING CODE" SECTION 903.03.C PROPERTY IS ZONED RM-M "MULTI-UNIT RESIDENTIAL MODERATE-DENSITY"

RM SUBDISTRICT M ZONING REQUIREMENTS

SETBACK REQUIREMENTS
- MINIMUM LOT SIZE = 3,200 SqFt
- MINIMUM LOT SIZE PER UNIT = 1,800 SqFt
- MINIMUM FRONT SETBACK = 25'
- MINIMUM REAR SETBACK = 25'
- MINIMUM EXTERIOR SIDEYARD SETBACK = 25'
- MINIMUM INTERIOR SIDEYARD SETBACK = 10'
- MAXIMUM BUILDING HEIGHT = 55' (NOT TO EXCEED 4 STORIES)

PARKING REQUIREMENTS FOR MULTI-UNIT RESIDENTIAL PER CITY OF PITTSBURGH CODE OF ORDINANCES TITLE 9 "ZONING CODE" SECTION 914.02.A:

MINIMUM OFF STREET AUTOMOBILE SPACES REQUIRED = 1 PER UNIT
MAXIMUM OFF STREET AUTOMOBILE SPACES ALLOWED = 2 PER UNIT

BEDFORD DWELLINGS PHASE III PLAN OF LOTS

BEING A SUBDIVISION OF
TAX PARCEL 10-F-210

SITUATE IN
5TH WARD, CITY OF PITTSBURGH
ALLEGHENY COUNTY, PA

MADE FOR
KU RESOURCES

DATE: 9/4/2025
DRAWN BY: RSM
REVIEWED BY: TRS
REVISED:
SCALE: 1" = 60'
PROJECT NO: 2024-104
PAGE 1 of 1

URBAN TERRAIN
a land surveying company - LLC
1616 McCLURE RD, SUITE A, MONROEVILLE, PA 15146 * 412-744-4520