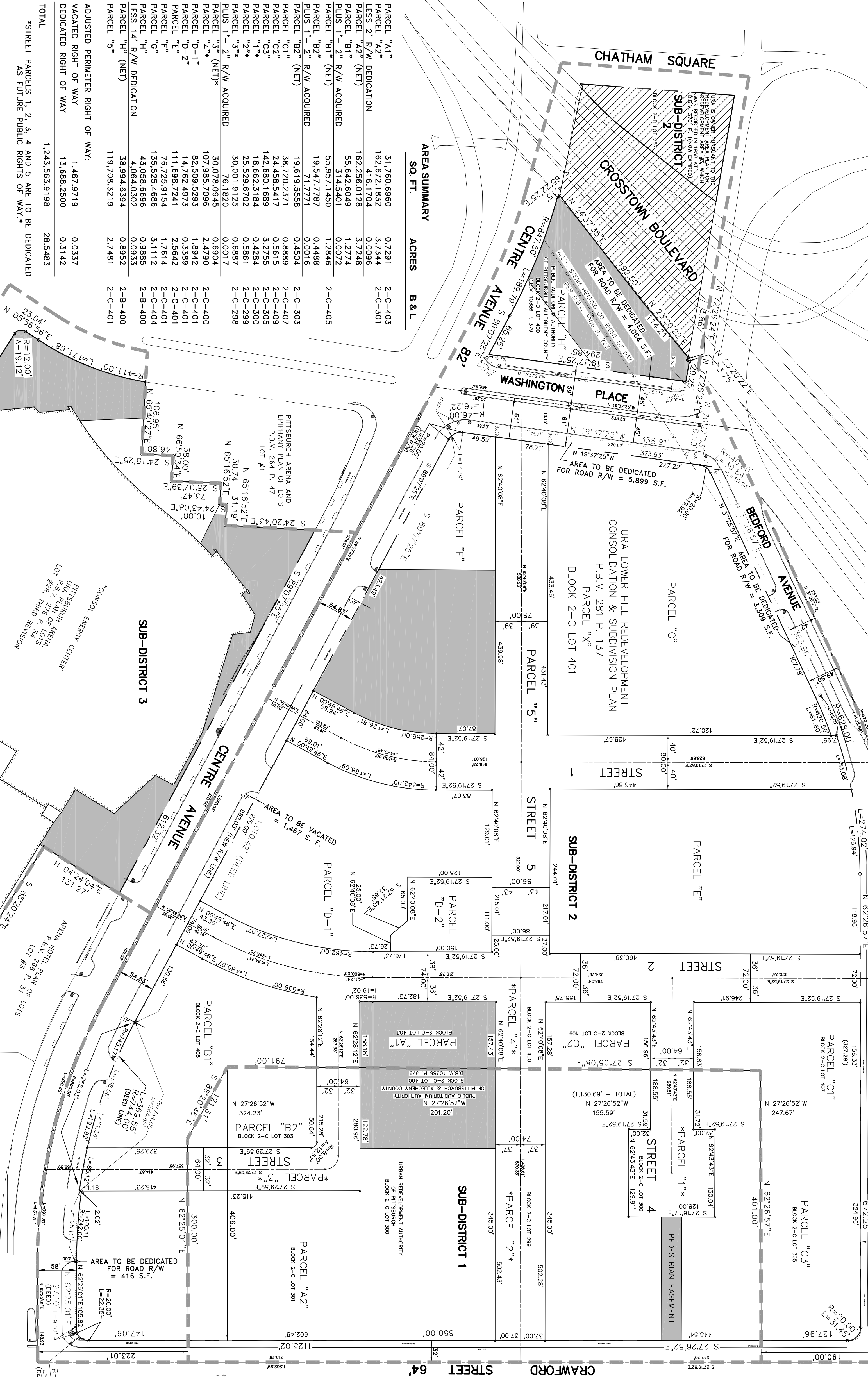


NOTE: THE METES AND BOUNDS FOR THE CAP WERE NOT AVAILABLE AT THE TIME OF THE SURVEY.



AREA SUMMARY

PARCEL	SQ. FT.	ACRES	B & L
PARCEL "A1"	31,760,696	0.7291	2-C-403
PARCEL "A2"	162,672,183	3.7344	2-C-301
LESS 2' R/W DEDICATION	416,1704	0.0096	
PARCEL "A2" (NET)	162,256,018	3.7248	
PARCEL "B1"	55,642,604	1.2774	
PLUS 1'-2" R/W ACQUIRED	314,5401	0.0072	
PARCEL "B1" (NET)	55,957,145	1.2846	2-C-405
PARCEL "B2"	19,547,777	0.4488	
PLUS 1'-2" R/W ACQUIRED	71,7771	0.0016	
PARCEL "B2" (NET)	19,619,556	0.4504	2-C-303
PARCEL "C1"	38,720,237	0.8889	2-C-407
PARCEL "C2"	24,458,547	0.5615	2-C-409
PARCEL "C3"	142,680,168	3.2755	2-C-305
PARCEL "1"	18,662,318	0.4284	2-C-299
PARCEL "2"	25,529,672	0.5861	2-C-299
PARCEL "3"	30,001,912	0.6887	2-C-288
PLUS 1'-2" R/W ACQUIRED	76,1820	0.0017	
PARCEL "3" (NET)*	30,078,094	0.6904	2-C-400
PARCEL "4"	107,985,706	2.4790	2-C-401
PARCEL "D-1"	82,509,593	1.8942	2-C-401
PARCEL "D-2"	14,762,497	0.3389	2-C-401
PARCEL "E"	111,698,724	2.5642	2-C-401
PARCEL "F"	76,725,914	1.7614	2-C-401
PARCEL "G"	155,525,486	3.1112	2-C-404
PARCEL "H"	43,058,486	0.9886	2-B-400
LESS 4' R/W DEDICATION	43,000,802	0.9852	
PARCEL "H" (NET)	38,994,639	0.8952	2-B-400
PARCEL "S"	119,708,321	2.7481	2-C-401

ADJUSTED PERIMETER RIGHT OF WAY: 1,467,9719
 VACATED RIGHT OF WAY: 13,688,2500
 DEDICATED RIGHT OF WAY: 1,243,563,9198
 TOTAL: 1,243,563,9198

STREET PARCELS 1, 2, 3, 4 AND 5 ARE TO BE DEDICATED AS FUTURE PUBLIC RIGHTS OF WAY.

NOTE: THIS LOWER HILL PLANNED DEVELOPMENT DISTRICT IMPROVEMENT SUBDIVISION SITE PLAN No. 1 IS RECORDED PURSUANT TO SECTION 909.01 OF THE CITY OF PITTSBURGH ZONING ORDINANCE. THE SP DISTRICT WILL BE BOUNDED AS OUTLINED IN THE THIS PLAN AND WILL CONTAIN THREE SUB DISTRICTS IDENTIFIED ON THIS PLAN AS SUB DISTRICT 1, SUB DISTRICT 2 AND SUB DISTRICT 3.

RIGHT OF WAY NOTE:

Street right of way area vacated/dedicated pursuant to that certain Resolution No. _____ passed by City Council on _____, 2015.

SUB - DISTRICT BOUNDARY - - - - -
INDICATES "URBAN OPEN SPACE" - - - - -
"POTENTIAL ADDITIONAL URBAN OPEN SPACE" - - - - -
 (CAP OPEN SPACE)

DATE	REVISION
2/27/15	REVIEW COMMENTS
3/3/15	ADD R/W NOTE
3/17/15	CITY REVIEW & "D-1 & D-2"
3/18/15	URBAN OPEN SPACE
3/19/15	CAP OPEN SPACE
3/20/15	OPEN SPACE
3/30/15	PARCEL "S"

LOWER HILL PLANNED DEVELOPMENT DISTRICT IMPROVEMENT SUBDIVISION SITE PLAN No. 1
 SITUATE IN
 2ND & 3RD WARD
 CITY OF PITTSBURGH
 ALLEGHENY COUNTY, PA
 MADE FOR
 PITTSBURGH ARENA REAL ESTATE DEVELOPMENT

SCALE: 1" = 80'
 DATE: FEBRUARY 25, 2015
 PREPARED BY:
 KAG ENGINEERING, INC.
 2 PITTSBURGH, PA 15227
 PHONE (412) 885-8888 FAX (412) 885-5146
 SHEET 1 OF 2

ALL CONSTRUCTION AND USE IS REQUIRED TO BE IN ACCORDANCE WITH ZONING LAW AND THE PRELIMINARY LAND DEVELOPMENT PLAN APPROVED BY PLANNING COMMISSION ON DECEMBER 2, 2014 AND FINAL LAND DEVELOPMENT PLAN APPROVED ON _____ AND ON FILE WITH THE CITY OF PITTSBURGH. IT IS UNDERSTOOD AND AGREED THAT SUCH DEVELOPMENT PLAN ON FILE EXISTS FOR THE PURPOSE OF PUBLIC REGULATION AND DOES NOT ESTABLISH ANY PRIVATE RIGHTS, DUTIES, EASEMENTS, SERVITUDES OR COVENANT.

THIS LOWER HILL PLANNED DEVELOPMENT DISTRICT IMPROVEMENT SUBDIVISION SITE PLAN No. 1 (i) AMENDS THE URA LOWER HILL CONSOLIDATION AND SUBDIVISION PLAN RECORDED AT PLAN BOOK VOLUME 281, PAGE 137 AND INCORPORATES ALL OF THE PROPERTY SUBJECT TO SUCH PLAN (ii) AMENDS THE PITTSBURGH ARENA URA PLAN OF LOTS RECORDED AT PLAN BOOK VOLUME 276, PAGE 34, BY INCORPORATING INTO THIS PLAN, PARCEL 2R THIRD REVISION THEREOF AND (iii) INCLUDES PROPERTY KNOWN AS TAX PARCEL 2-B LOT 257.

CITY OF PITTSBURGH
 DEPARTMENT OF CITY PLANNING
 APPROVED _____
 CITY PLANNING COMMISSION
 ATTEST: _____
 Chairman
 Secretary

