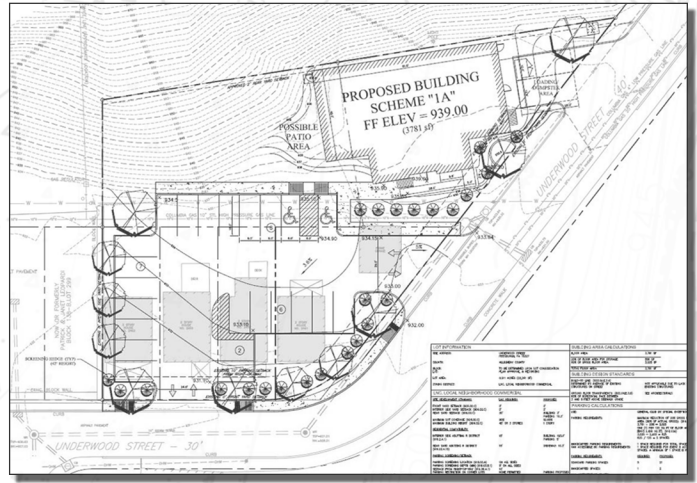


DUETSCHER SPORT VEREIN VON 1924 OF PITTSBURGH NEW PITTSBURGH GERMAN SOCIAL CLUB SITE PITTSBURGH, PENNSYLVANIA



FORCED OUT OF ITS HOME VIA EMINENT DOMAIN AS A RESULT OF PENNDOT'S ROUTES 51 AND 88 INTERCHANGE IMPROVEMENTS PROJECT, THE GERMAN CLUB OF PITTSBURGH RETAINED RED SWING GROUP TO DESIGN ITS NEW MEETING PLACE ALONG SAW MILL RUN BOULEVARD. SPECIFIC SCOPE ITEMS INCLUDED:

- MEETING FACILITY AND PARKING AREAS DESIGN PLANS.
- REVISIONS FOR PREVIOUSLY UNIDENTIFIED UNDERGROUND UTILITIES.
- DEMOLITION SPECIFICATIONS FOR FOUR EXISTING STRUCTURES.
- MANAGING/OVERSEEING SUBDIVISION AND CONSOLIDATION OF ACQUIRED PROPERTIES TO ACCOMMODATE FINAL CLUB/PARKING LOT SITE PLANS.
- DESIGNING AN UNDERGROUND STORMWATER DETENTION SYSTEM WITHIN THE TIGHT PROPERTY FOOTPRINT.
- COORDINATING WITH CITY OF PITTSBURGH ZONING – AND OBTAINING – VARIANCE APPROVALS ON SETBACKS AND PARKING RESTRICTIONS.
- COORDINATING WITH PENNSYLVANIA AMERICAN WATER AND PITTSBURGH WATER AND SEWER AUTHORITY.
- COORDINATING WITH REGULATORY AGENCIES REGARDING POTENTIAL IMPACTS TO 100-YEAR FLOODPLAIN.
- SUBMITTING A STREAM ENCROACHMENT/JOINT PERMIT APPLICATION TO THE PENNSYLVANIA DEPARTMENT OF ENVIRONMENTAL PROTECTION (PADEP).



SITE CHALLENGES:

- **IRREGULARLY SHAPED LAND PARCEL:** BECAUSE THE NEW PARCEL IS ODDLY SHAPED AND LOCATED ON A CORNER, PLACEMENT OF THE NEW BUILDING AND PARKING AREA WAS CHALLENGING. RED SWING COORDINATED WITH THE CITY OF PITTSBURGH ZONING TO SECURE VARIANCES FOR PARKING AND PROPERTY LINE SETBACKS. RED SWING ALSO SUCCESSFULLY SATISFIED ALL UTILITY, ZONING CODE REQUIREMENTS AND FLOODPLAIN CONSTRAINTS.
- **FLOODPLAIN CONCERNS:** BECAUSE THE PROPERTY IS LOCATED WITHIN THE FLOODWAY OF A 100-YEAR FLOODPLAIN ALONG SAW MILL RUN, RED SWING SUBMITTED TO PADEP A STREAM ENCROACHMENT/JOINT PERMIT APPLICATION, AS WELL PERFORMED A HEC-RAS ANALYSIS TO DETERMINE THE IMPACTS OF BUILDING WITHIN THIS POTENTIAL FLOOD AREA. THE NEW SITE LAYOUT ACCOMMODATES AN ELEVATED FLOOR ELEVATION AS DETERMINED BY THE HEC-RAS MODEL'S BASE FLOOD ELEVATION CALCULATION.
- **UTILITY LAYOUT:** RED SWING'S DESIGN ACCOUNTED FOR RIGHTS-OF-WAY FOR BOTH A HIGH-PRESSURE GAS LINE AND AN EXISTING CIRCA-1950, 50-INCH CONCRETE WATER LINE.



- **STORMWATER MANAGEMENT:** THE SMALL SITE REQUIRED RED SWING TO DESIGN AN EXTREMELY FLAT, INVERTED UNDERGROUND SYSTEM THAT TIES INTO EXISTING SHALLOW STORM PIPES UNDER UNDERWOOD STREET.
- **TOPOGRAPHICAL CONSTRAINTS:** RED SWING INVESTIGATED A RETAINING WALL SYSTEM FOR THE HILLSIDE BEHIND THE PROPERTY. HOWEVER, FURTHER INVESTIGATION DETERMINED IT TO BE COST PROHIBITIVE.

PROJECT STAFF:

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PROJECT DATES:

JANUARY 2012 - PRESENT

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