

# OVERLOOK AT WEST END POINTE, LLC

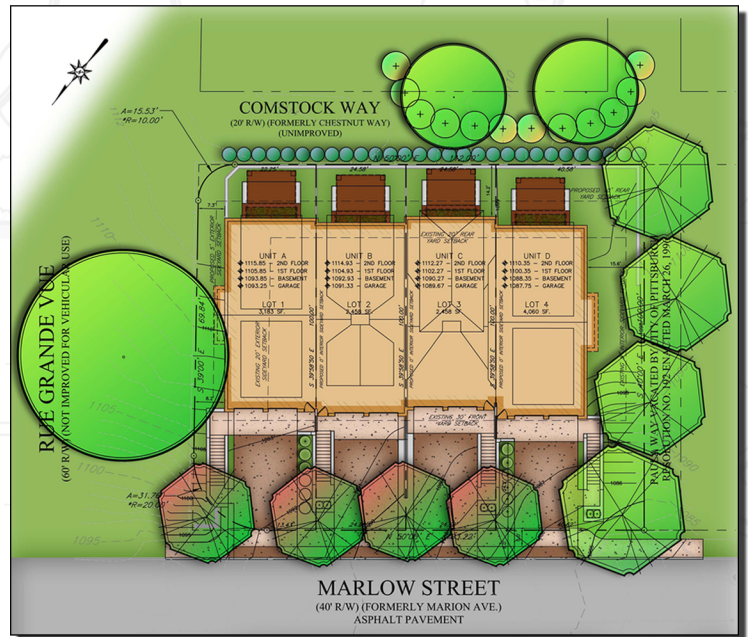
## WEST END NEIGHBORHOOD

### PITTSBURGH, PENNSYLVANIA



THE OVERLOOK AT WEST END POINTE, LLC ENGAGED RED SWING GROUP TO LEAD ZONING, CONSTRUCTION, SITE PLAN APPROVAL, UTILITY DESIGN AND TO SUPPORT THE PROJECT TEAM'S COMMUNITY OUTREACH SESSIONS FOR THE OVERLOOK'S SINGLE-FAMILY, FOUR-STORY PLANNED UNIT DEVELOPMENT PROJECT ADJACENT TO THE CITY'S WEST END OVERLOOK PARK IN THE WEST END / ELLIOTT COMMUNITY OF THE CITY OF PITTSBURGH. RED SWING'S MAIN SCOPE INCLUDES:

- **COORDINATION OF ZONING/MUNICIPAL ENTITY APPROVALS:** BECAUSE THE DEVELOPMENT IS SITUATED IN AN ESTABLISHED, SINGLE-FAMILY HOME COMMUNITY, RED SWING PETITIONED THE CITY OF PITTSBURGH FOR A ZONING CHANGE AND FOUR VARIANCES THAT WILL ADDRESS SETBACKS FOR REAR, EXTERIOR AND INTERIOR SIDES OF THE PROPERTY, AS WELL AS AN EXCEPTION TO THE MAXIMUM PERMITTED HEIGHT OF THE TOWNHOMES.
- **FACILITATING COMMUNITY MEETINGS:** RED SWING HAS PARTICIPATED IN MULTIPLE PROJECT -RELATED MEETINGS, INCLUDING SEVERAL COMMUNITY-BASED ENGAGEMENT MEETINGS TO EDUCATE RESIDENTS, ANSWER QUESTIONS AND ULTIMATELY ACHIEVE COMMUNITY BUY-IN ON THE PROPOSED DEVELOPMENT, WHICH WILL EMBRACE THE EXISTING NEIGHBORHOOD'S CRAFTSMAN-STYLE ARCHITECTURE.
- **APPROVING CONSTRUCTION SITE DOCUMENTS:** INCLUDES SITE GRADING, STORMWATER, LANDSCAPING, AND SITE UTILITY DESIGN.



#### CLIENT:

**THE OVERLOOK AT  
WEST END POINTE, LLC**

#### ARCHITECT:

**PIEPER O'BRIEN HERR ARCHITECTS**

#### PROJECT STAFF:

**MATTHEW SMITH, ROBERT SMITH,  
C.K. MITCHELL**

#### PROJECT DATES:

**2011-PRESENT**

- **TREE IMPACTS:** RED SWING ENGAGED AN ARBORIST TO WORK WITH THE CITY FORESTER TO DETERMINE THE HEALTH AND IMPACT FATE OF SEVERAL TREES ON OR NEAR THE PROPERTY/PROPERTY LINE - INCLUDING TWO 100-YEAR OLD OAK TREES. AFTER DETERMINING THAT ONE OF THE TREES WOULD BE NEGATIVELY IMPACTED BY THE DEVELOPMENT'S FOUNDATION CONSTRUCTION, IT WAS RECOMMENDED THAT IT SHOULD BE REMOVED. AFTER IN-DEPTH COORDINATION WITH THE COMMUNITY GROUP AND THE CITY FORESTER, IT WAS DETERMINED THAT THE SECOND OAK TREE WAS SIMPLY TO BE PRUNED AND SHAPED. FUTURE EFFORT FOR RED SWING WILL BE TO DEVELOP A TREE MITIGATION PLAN THAT WILL CALL FOR THE PLANTING OF MULTIPLE YOUNGER TREES THROUGHOUT THE OVERLOOK SITE AND THE SURROUNDING COMMUNITY FOR REPLACEMENT VALUE PER THE CITY TREE PRESERVATION ORDINANCE.
- **ON-SITE COAL SEAM:** BECAUSE OF A 10-FOOT THICK COAL SEAM RUNNING UNDERNEATH THE PROPERTY THAT MUST BE REMOVED PRIOR TO CONSTRUCTION, RED SWING IS COORDINATING WITH THE DEPARTMENT OF ENVIRONMENTAL PROTECTION TO SECURE A COAL EXTRACTION PERMIT.
- **SANITARY LATERAL EXTENSION:** COORDINATION WITH THE PITTSBURGH WATER AND SEWER AUTHORITY WAS NECESSARY TO EXTEND A SANITARY SEWER TRUNK LINE 100 FEET TO REACH THE FRONT OF THE DEVELOPMENT.

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