

WILLIAM PEDUTO
MAYOR



KARINA RICKS
DIRECTOR

MEMORANDUM

To: Acting Director Chris Hornstein - Public Works
Director Sarah Kinter - PLI
Director Douglas Anderson - Finance
Anthony Bilan - Law

From: Director Karina Ricks

CC: Jen Massacci

Date: September 18, 2021

Re: Encroachment Permit

We have a request for an encroachment permit at 2400 E Carson Street, in the 16th Ward, 3rd Council District, as shown on the attached plan. A copy of the request is also attached.

WAG4 LP, is proposing improvements to install (14) Type 1 Architectural Wall Scones, (5) Type 2 Architectural Wall Scones, (3) Architectural Fabric Awnings, and (2) Bollards, to protect the gas meter.

KR/JM

Attachments

WILLIAM PEDUTO
MAYOR



KARINA RICKS
DIRECTOR

September , 2021

President and Members
City Council
City of Pittsburgh

**RE: 2400 E. CARSON STREET
ENCROACHMENT**

Dear President and Members of City Council:

We have a request for an encroachment permit at 2400 E Carson Street, in the 16th Ward, 3rd Council District, as shown on the attached plan. A copy of the request is also attached.

WAG4 LP, is proposing improvements to install (14) Type 1 Architectural Wall Scones, (5) Type 2 Architectural Wall Scones, (3) Architectural Fabric Awnings, and (2) Bollards to protect the gas meter on an existing building.

Your favorable approval of this proposed Resolution is hereby recommended.

Sincerely,

Karina Ricks
Director

KR:JM
Attachments

WILLIAM PEDUTO
MAYOR



KARINA RICKS
DIRECTOR

CITY OF PITTSBURGH
DEPARTMENT OF MOBILITY & INFRASTRUCTURE
CITY-COUNTY BUILDING

Application for an Encroachment on City Dedicated Right-Of-Way

Date 08/26/2021

Applicant Name WAG 4 LP

Property Owner's Name (if different from Applicant) N/A

Address 1000 Integrity Drive, Suite 200, Pittsburgh, PA 15235

Phone Number: (XXX)-XXX-XXXX Alternate Phone Number: N/A

Location of Proposed Encroachment: See Provided Plans

Ward: 16th Council District: Unsure Lot and Block (12-L-263-0-2) & (12-L-246)

What is the properties zoning district code? (LNC) & (R1A-VH) (zoning office 255-2241)

Planning/Zoning Case OneStop Number (if applicable) (DCP-ZDR-04295)

Is the existing right-of-way, a street or a sidewalk? Sidewalk (Width Varies)

Width of Existing Right-of-Way (sidewalk or street): See Plan (Before encroachment)

Length of Existing Right-of-Way (sidewalk or street): See Plan (Before encroachment)

Width of Proposed Encroachment: (See Plan)

Length of Proposed Encroachment: (See Plan)

Number of feet the proposed object will encroach into the ROW: See Plan

Description of encroachment:

The proposed permanent improvements include: (14) Type 1 Architectural Wall Scones, (5) Type 2 Architectural Wall Scones, (3) Architectural Fabric Awnings, (1) Stop Sign, (2) Bollards, and (1) Gas Meter [at the request of utility provider]. The proposed improvements within the public ROW are outlined below for the project's multiple street frontages.

Reason for application:

- Installation of permanent site features that are located within the public ROW.



August 26th, 2021

Ms. Karina Ricks, *Director*
Department of Mobility and Infrastructure
611 Second Avenue
Pittsburgh, PA 15219

**RE: Encroachment Permit, Letter of Request
2400 East Carson Street**

Dear Ms. Ricks:

On behalf of the developer, WAG 4 LP, this letter is intended to formally request approval for construction of permanent improvements which are proposed to encroach into the public Right of Way. The permanent improvements include: (14) Type 1 Architectural Wall Scones, (5) Type 2 Architectural Wall Scones, (3) Architectural Fabric Awnings, (1) Stop Sign, (2) Bollards, and (1) Gas Meter [at the request of utility provider]. The proposed improvements within the public ROW are outlined below for the project's multiple street frontages.

East Carson Street:

Permanent Encroachments

- (5) Type 1 Architectural Wall Scones – (See Attached Sheets or Arch plans for more info)
Materials: Cold rolled steel w/ die cast zinc shade (Satin Black Finish)
- (2) Type 2 Architectural Wall Scones – (See Attached Sheets or Arch plans for more info)
Materials: Die-cast, marine grade, A360.0 aluminum alloy. Heavy pressed crystal glass, inside white. Stainless Steel fasteners w/ high-temp silicone gasket.
- (1) Architectural Awning – (See Attached Sheets or Arch plans for more info)
Materials: Aluminum frame, stainless steel hardware, with water & UV resistant fabric

South 24th Street:

Permanent Encroachments

- (4) Type 1 Architectural Wall Scones – (See Attached Sheets or Arch plans for more info)
Materials: Cold rolled steel w/ die cast zinc shade (Satin Black Finish)
- (2) Type 2 Architectural Wall Scones – (See Attached Sheets or Arch plans for more info)
Materials: Die-cast, marine grade, A360.0 aluminum alloy. Heavy pressed crystal glass, inside white. Stainless Steel fasteners w/ high-temp silicone gasket.
- (1) Architectural Awning – (See Attached Sheets or Arch plans for more info)
Materials: Aluminum frame, stainless steel hardware, with water & UV resistant fabric

Hudson Valley

48 Springside Avenue
Poughkeepsie, NY 12603
845.454.2544

NYC

108 West 39th Street
Suite 500
New York, NY 10018
646.602.4999

West Virginia

1700 MacCorkle Avenue, S.E.
Charleston, WV 25314
304.340.4821

Ohio

1156 E. State Street
Salem, OH 44460
330.332.5200

Texas

10550 Richmond Avenue
Suite 160
Houston, TX 77042
713.375.1400 ext. 456



Carey Way:

Permanent Encroachments

- (5) Type 1 Architectural Wall Sconces – (See Attached Sheets or Arch plans for more info)
Materials: Cold rolled steel w/ die cast zinc shade (Satin Black Finish)
- (1) Type 2 Architectural Wall Sconces – (See Attached Sheets or Arch plans for more info)
Materials: Die-cast, marine grade, A360.0 aluminum alloy. Heavy pressed crystal glass, inside white. Stainless Steel fasteners w/ high-temp silicone gasket.
- (1) Architectural Awning – (See Attached Sheets or Arch plans for more info)
Materials: Aluminum frame, stainless steel hardware, with water & UV resistant fabric
- (2) Bollards – (See Attached Sheets or Arch plans for more info)
Materials: 6" dia. Steel pipe (class 50) – filled with concrete. Painted w/ rust inhibiting paint (yellow)
- (1) Gas Meter – (At the request of utility provider)

Sarah Street:

Permanent Encroachments

- (1) Stop Sign – (See Attached Sheets or Arch plans for more info)
Materials: Assembly per detail type NO. R1-1 (PennDOT Manual)

A site plan exhibiting the above listed items, locations and dimensions has been attached (See attached). Should you have any questions or need any additional information, please let us know.

Sincerely,
PVE, LLC

A handwritten signature in blue ink that reads 'Alex J. Corapi'.

Alex Corapi, Land Planner, ASLA



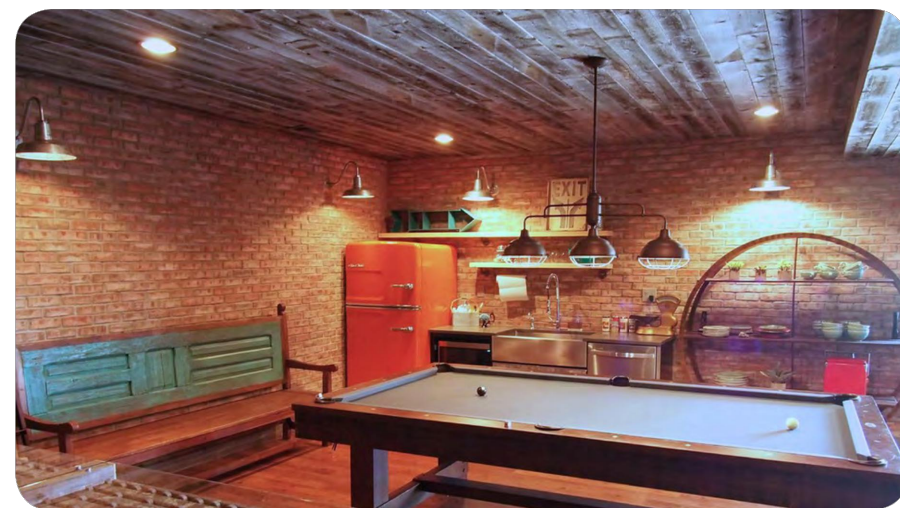
TECHNICAL DATA SHEET

Project Name Catalog #
 Comments Date

Eco-RLM Line - 14" & 17" Warehouse Shade

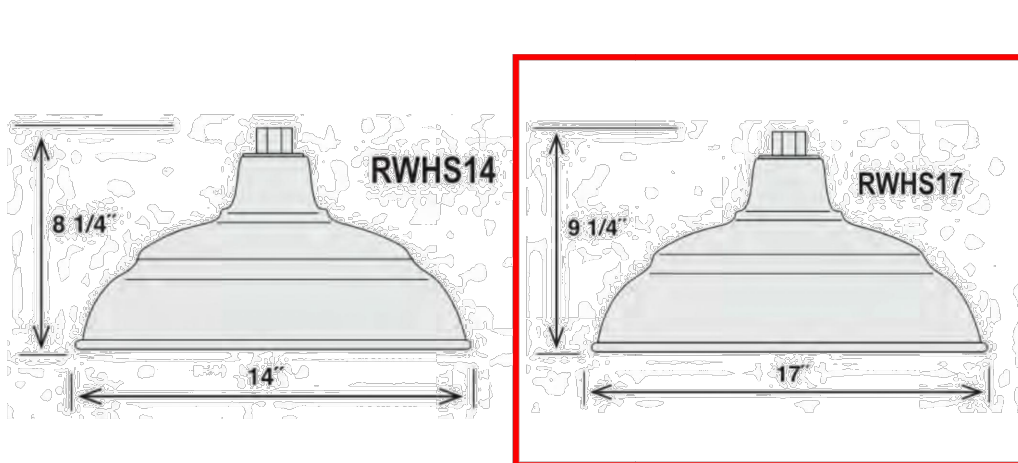
Features

- UL Listed for Wet Locations
- Every Gooseneck Arm comes with round mounting plate to fit onto standard round junction box
- 100" Wire Length Included With Every Shades
- Up to 200W Incandescent or LED Compatible



Specifications

Base Type	Medium (E26)
Bulb Type	LED / Incandescent
Voltage	120 Volts
Max Wattage	200W A21
Material	Cold Rolled Steel, and Die Cast Zinc Shade w/ Glass and Guard Options



Finishes Available:

Architectural Bronze	ABR
Black Porcelain	BP
Galvanized	GA
Satin Black	SB
Satin Green	SG
Satin Red	SR
White	WH
White Porcelain	WP
Sea Foam Porcelain	SFP

Tel: +1 (813) 649-8899
 Fax: +1 (813) 425-9007

sales@htm-lighting.com
 Rev: V0916

HTM Lighting Solutions
 6420 Benjamin Road,
 Tampa, FL 33634

ARCHITECTURAL WALL SCONE - TYPE 1

NOT TO SCALE

Impact-resistant ceiling and wall luminaires - unshielded with guard

BEGA

Application
 LED impact-resistant ceiling and wall luminaires with unshielded light distribution and safety guard. Arranged individually or in groups, they are great design elements for a host of lighting applications.

Materials
 Luminaire housing and guard constructed of die-cast marine grade, copper free (≤0.3% copper content) A360.0 aluminum alloy
 Heavy pressed crystal glass, inside white
 High temperature silicone gasket
 Mechanically captive stainless steel fasteners

NRTL listed to North American Standards, suitable for wet locations
 Protection class IP65
 Weight: 5.7lbs

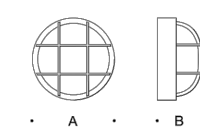
Electrical
 Operating voltage 120-277VAC
 Minimum start temperature -30° C
 LED module wattage 19.5 W
 System wattage 23.5 W
 Controllability 0-10V dimmable
 Color rendering index Ra > 80
 Luminaire lumens 793 lumens (3000K)
 LED service life (L70) 60,000 hours

- LED color temperature**
- 4000K - Product number + **K4**
 - 3500K - Product number + **K35**
 - 3000K - Product number + **K3**
 - 2700K - Product number + **K27**

BEGA can supply you with suitable LED replacement modules for up to 20 years after the purchase of LED luminaires - see website for details

Finish
 All BEGA standard finishes are matte, textured polyester powder coat with minimum 3 mil thickness.

- Available colors Black (BLK) White (WHT) RAL:
 Bronze (BRZ) Silver (SLV) CUS:

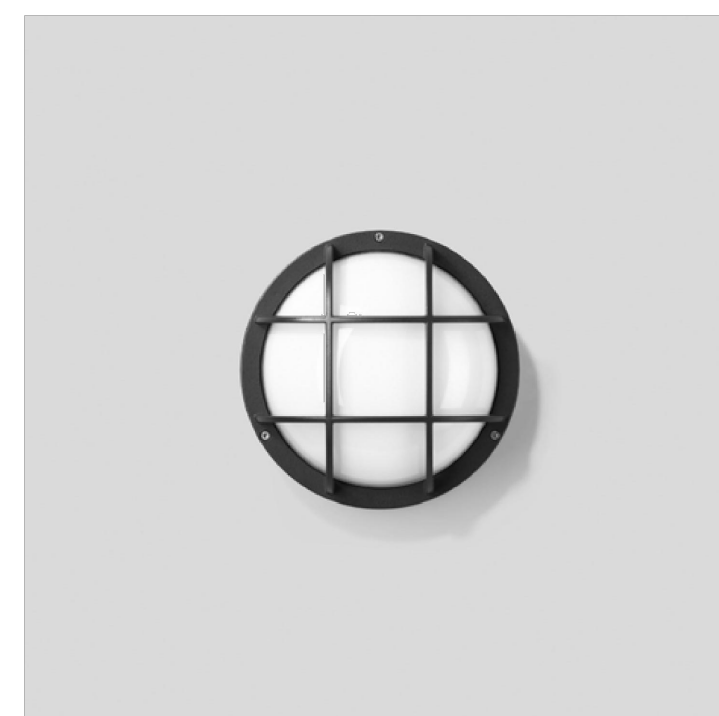


Impact-resistance ceiling and wall luminaires - unshielded with guard

LED	A	B
22448	19.5W	10 1/4 5 1/4

BEGA 1000 BEGA Way, Carpinteria, CA 93013 (805) 684-0533 info@bega-us.com

Due to the dynamic nature of lighting products and the associated technologies, luminaire data on this sheet is subject to change at the discretion of BEGA North America. For the most current technical data, please refer to bega-us.com Updated 03/2019

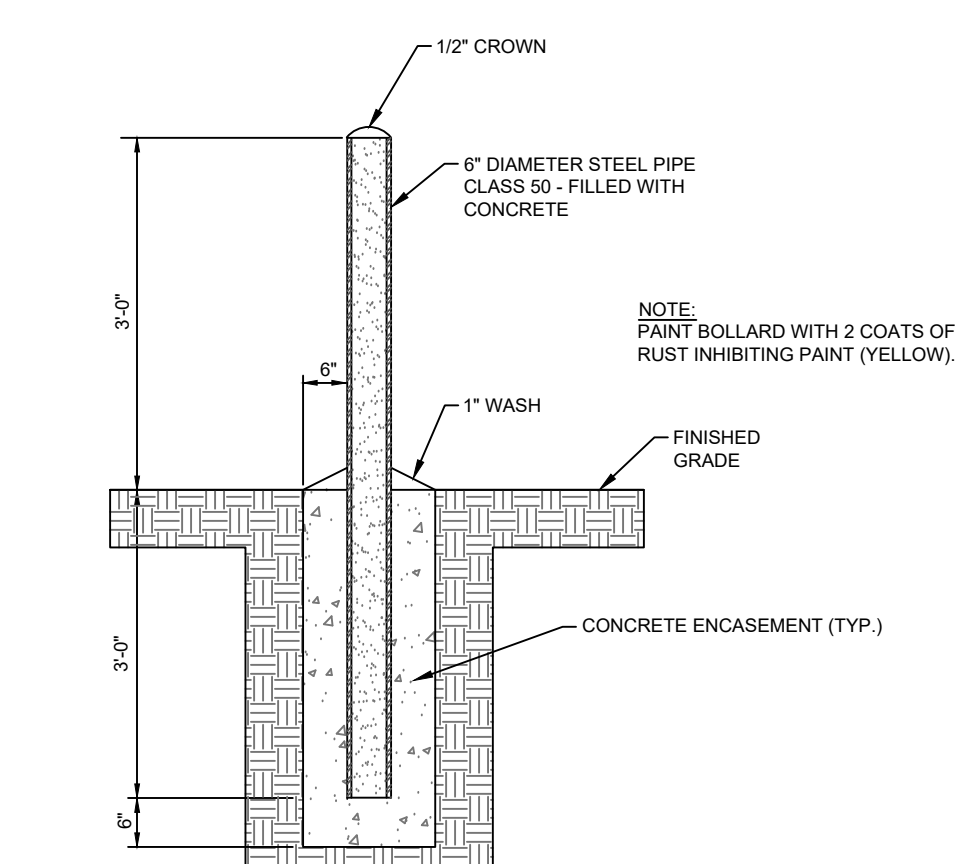
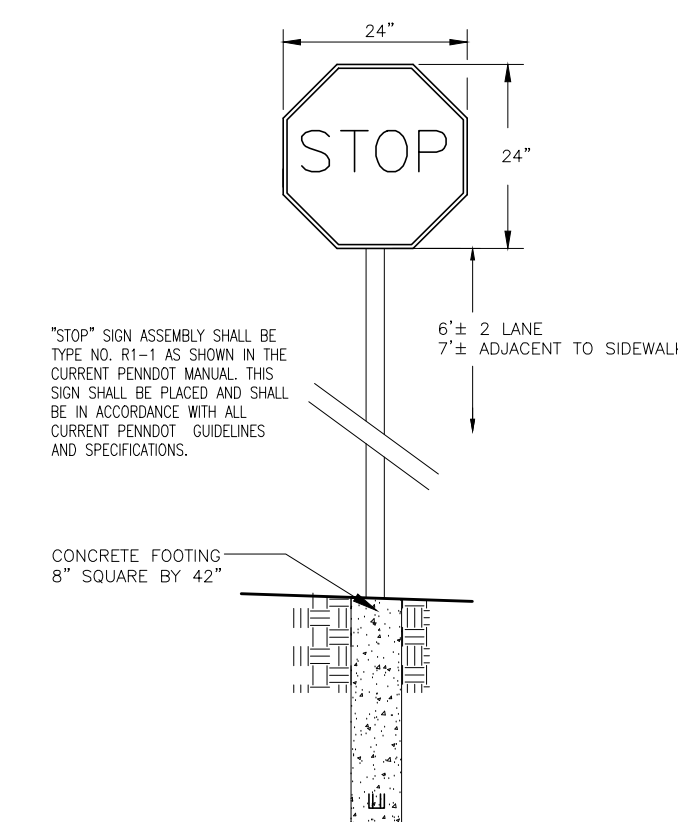


ARCHITECTURAL WALL SCONE - TYPE 2

NOT TO SCALE

STOP SIGN DETAIL

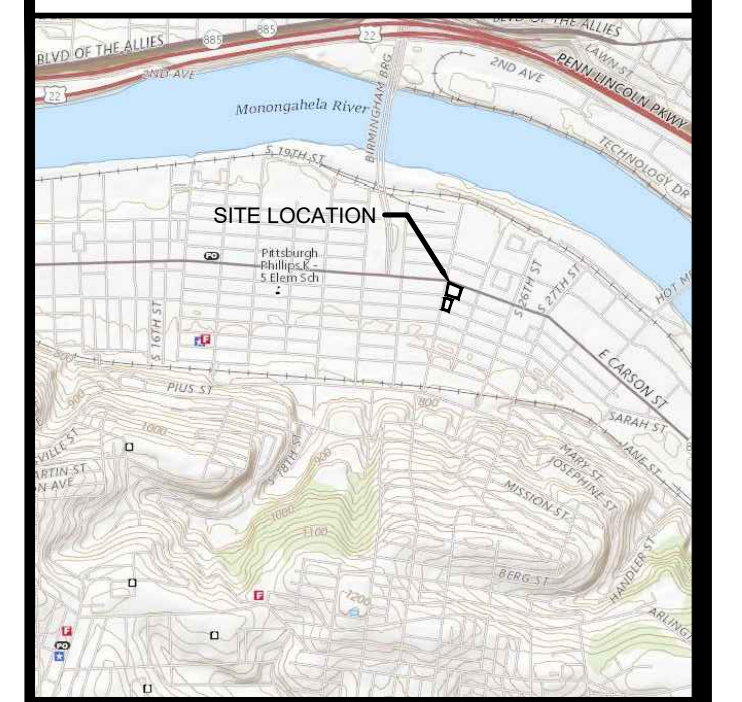
NOT TO SCALE



CONCRETE BOLLARD DETAIL

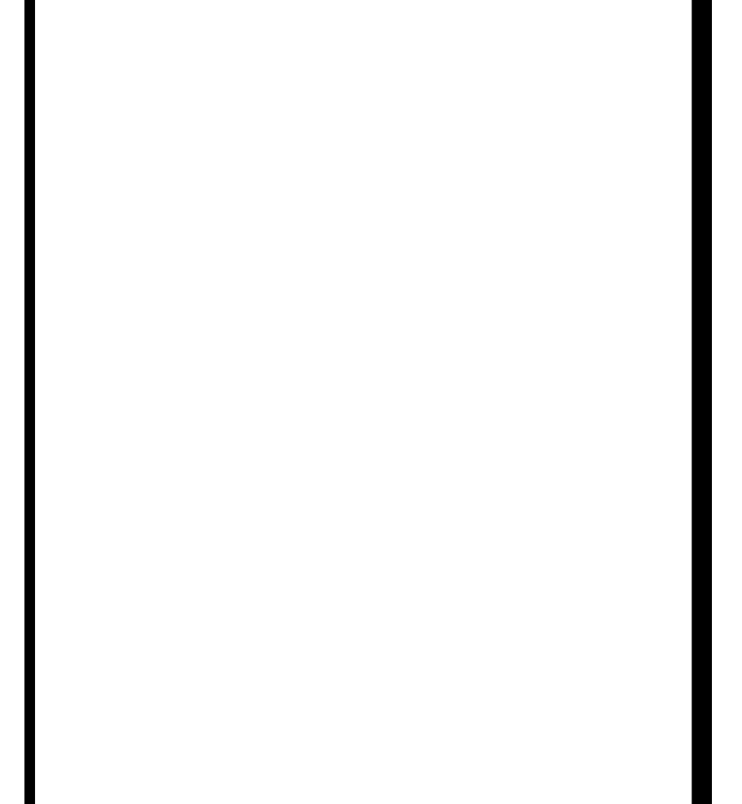
NOT TO SCALE

Location Map: Pittsburgh 3.75 MIN. E.S.W. Quad

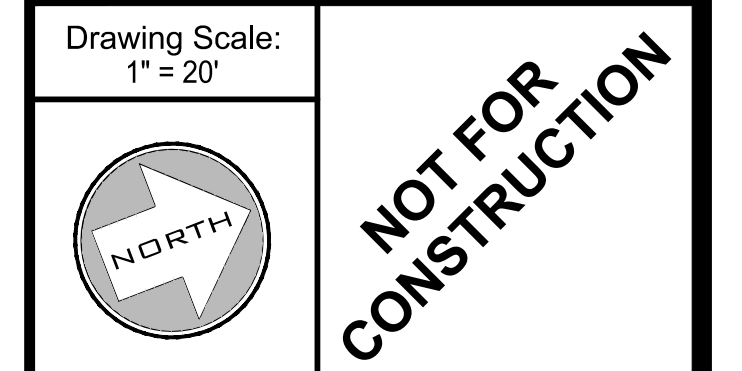


General Notes:

- PROPOSED GAS METER SHOWN IN ROW HAS BEEN PROVIDED PER GAS PROVIDER REQUEST. (2) BOLLARDS TO BE PROVIDED FOR PROTECTION AGAINST VEHICLES.



Drawing Scale: 1" = 20'



ISSUED FOR DOMI REVIEW

Waterford Corporate Park III, Suite 101
 2020 Georgetown Drive
 Sewickley, PA 15143



Civil Engineering | Land Development | Structure Design
 Land Planning | Landscape Architecture | Environmental

Prepared For:
PWCambell
 109 Zeta Drive
 Pittsburgh, PA 15238

THIS PLAN HAS BEEN PREPARED SOLELY FOR THE BENEFIT OF THE PERSON(S) NAMED ABOVE AND FOR THE PROJECT NOTED ON THE DRAWING. THE USE OF THIS PLAN BY ANY THIRD PARTY, OR FOR ANY OTHER PURPOSE OTHER THAN SPECIFIED, IS PROHIBITED WITHOUT WRITTEN CONSENT FROM PVE ENGINEERING.



THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

DATE ISSUED: AUGUST 26, 2021

PLAN REVISIONS	
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Situate In:
 City of Pittsburgh, Allegheny County, PA

Project Name:
2400 EAST CARSON ST
 LAND DEVELOPMENT PROJECT

Drawing Name:
ENCROACHMENT DETAILS

Project No: **202100135** Drawing No: **2 OF 2**

Home > Window Awnings > Fabric Window Awnings > New Yorker Window / Door Awning

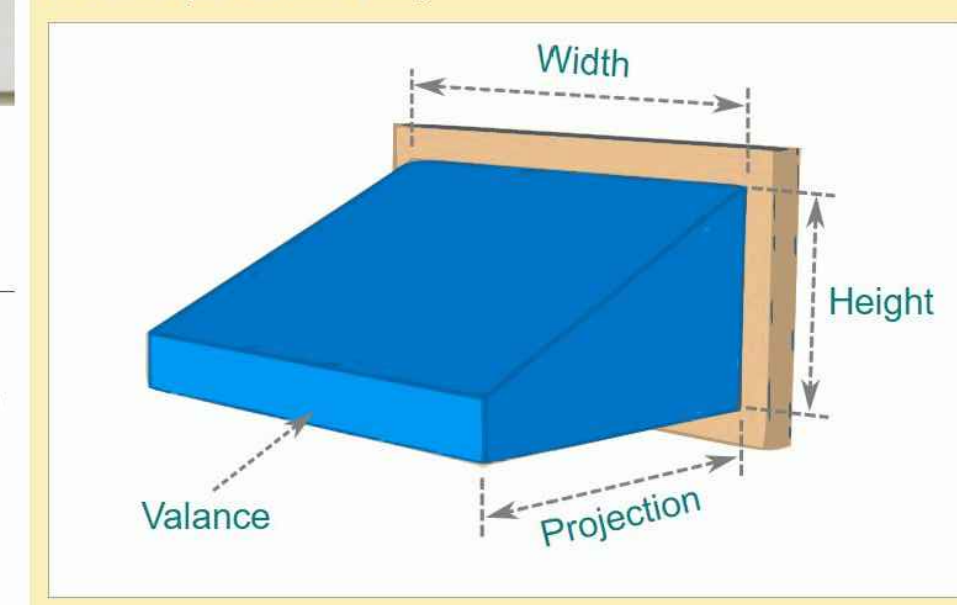
New Yorker Window / Door Awning

Base price: \$439.00

- Strict and elegant, this awning with closed sides and straight fixed valance is suitable for both windows and entries
- Residential or commercial
- Sunbrella® solution-dyed acrylic designer fabrics**
- Water, UV and mildew resistant high quality fabrics, threads and trims
- Sturdy aluminum frame made of 1" square tubing, guaranteed never to rust
- Stainless steel hardware
- Engineered and tested to withstand severe wind and snow conditions
- Easy to assemble and install
- Easy to clean and maintain
- 5-year manufacturer's warranty

Choose your Sunbrella® fabric here

How to select your New Yorker awning



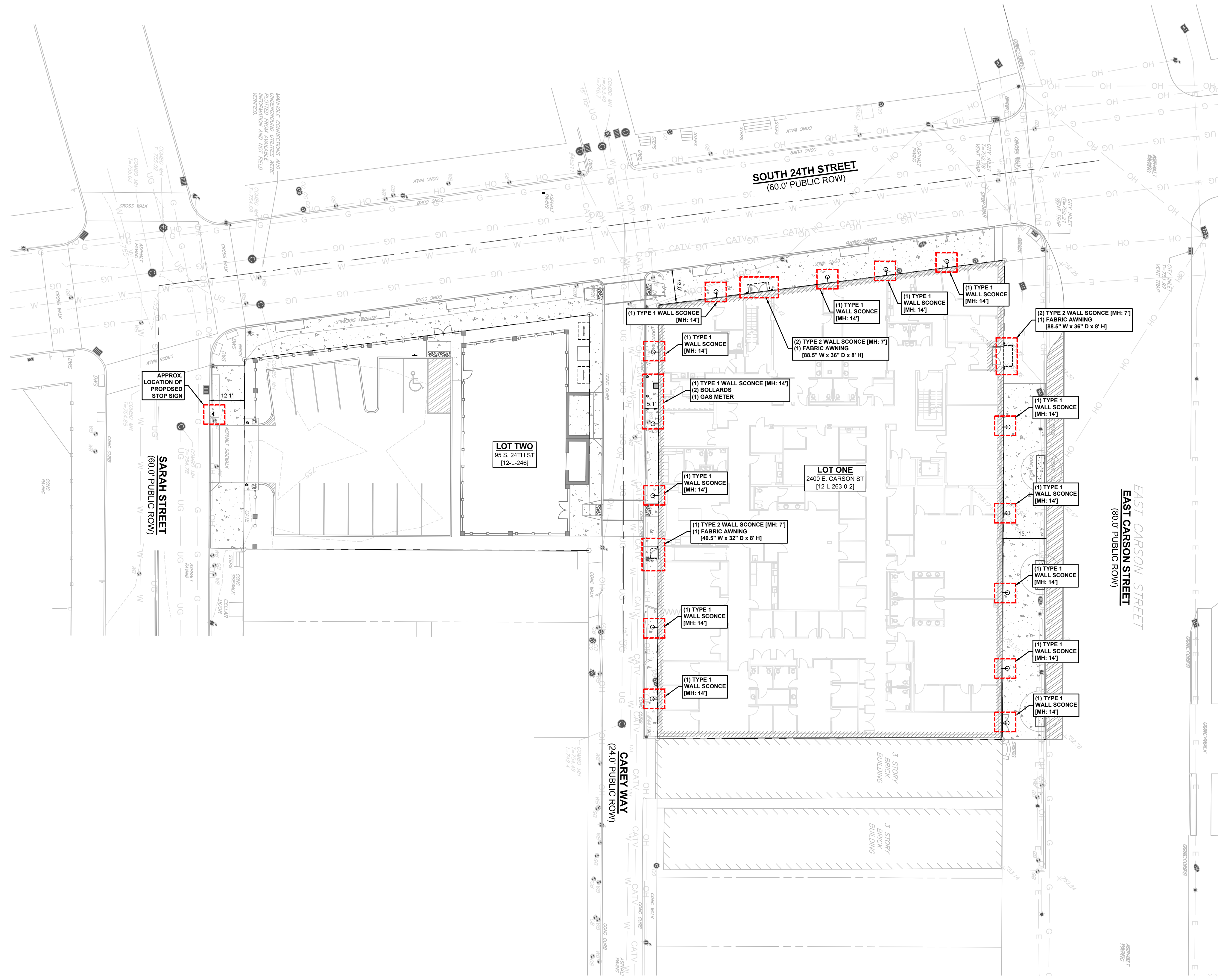
Customer Comments

Loved our Awning we purchased from you! Easy install, very attractive! put 2 of these on our business doors. We own a door and window company. I have had numerous requests since they have been up to quote these installed for my customers! We may have to add these in our line-up! Thanks so much.
 R.V., Texas

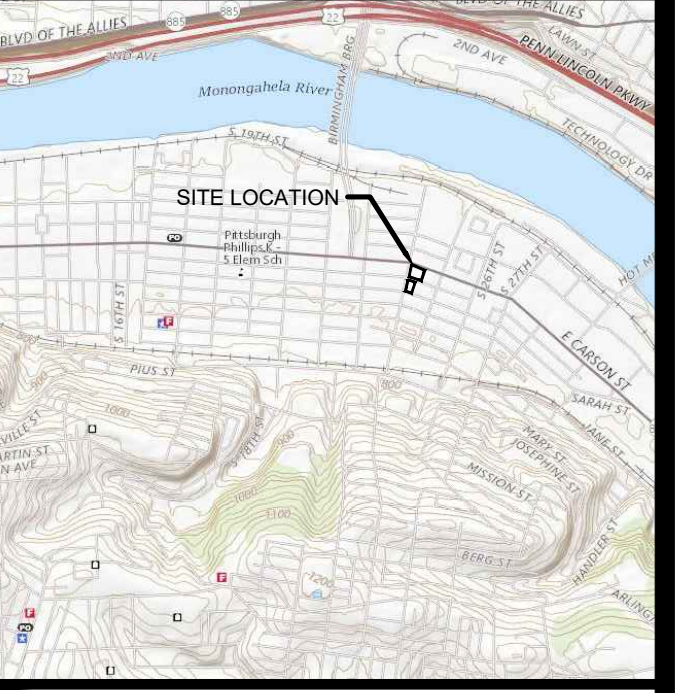
I performed the installation myself and found it to be very simple. The reason for installing the awning was twofold. First, we wanted to protect the door casing from the elements. Without such protection you will experience a slow decay of the wood casing at the bottom of the door. Second, we needed a covering to keep us out of the rain when entering through this door of our home. Very happy with the product.

ARCHITECTURAL AWNING - SIZE VARIES

NOT TO SCALE

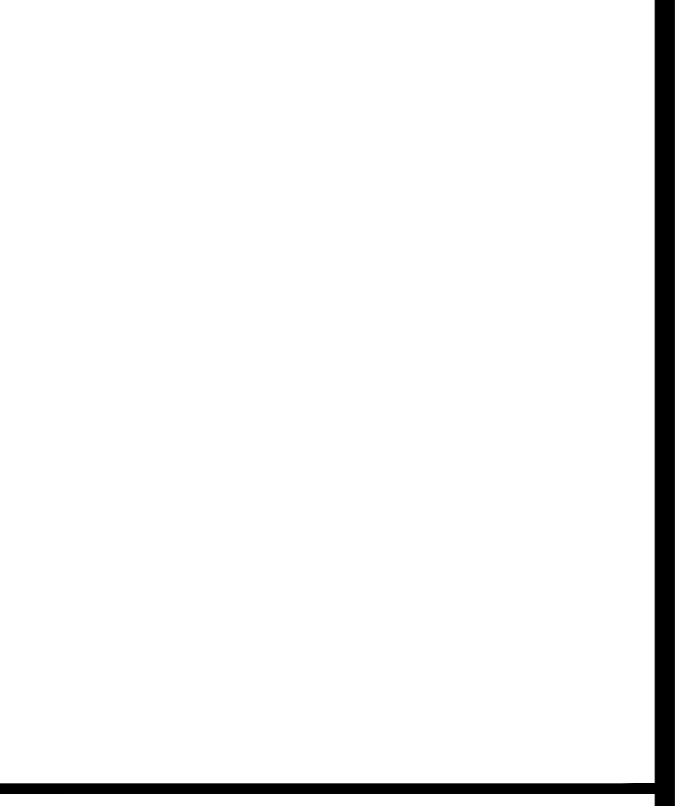


Location Map: Pittsburgh 3.75 MIN. E.S.W. Quad



General Notes:

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Drawing Scale:
1" = 20'

NOT FOR CONSTRUCTION

ISSUED FOR DOMI REVIEW

Waterfront Corporate Park III, Suite 101
2000 Georgetown Drive
Sewickley, PA 15143
P: 724-444-1100
F: 724-444-1104
www.pve-nc.com



Civil Engineering | Land Development | Structure Design
Land Planning | Landscape Architecture | Environmental

Prepared For:
PWCambell
109 Zeta Drive
Pittsburgh, PA 15238

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DATE ISSUED:		AUGUST 26, 2021	
PLAN REVISIONS			
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Situate In:
City of Pittsburgh, Allegheny County, PA

Project Name:
**2400 EAST CARSON ST
LAND DEVELOPMENT PROJECT**

Drawing Name:
SITE PLAN

Project No: **202100135** Drawing No: **1 OF 2**

- EXISTING CONDITIONS SYMBOL LEGEND:**
- 75.3--- EXISTING CONTOUR
 - X-X- FENCE
 - O-O- IRON FENCE
 - CS- COMBINED SAN. SEWER LINE
 - G- GAS LINE
 - W- WATER LINE
 - CATV- TELEPHONE LINE
 - OH-E- OVERHEAD ELECTRIC
 - UG-E- UNDERGROUND ELECTRIC
 - ↑ SIGN
 - BOLLARD
 - PARKING METER
 - LIGHT STANDARD
 - MAILBOX
 - CURB INLET
 - CATCH BASIN
 - STORM MANHOLE
 - COMBINATION MANHOLE
 - CLEAN OUT (CO)
 - WATER BOX (WB)
 - FIRE HYDRANT
 - WATER METER
 - GAS BOX (GB)
 - GAS METER
 - TREE, DECIDUOUS
 - POWER POLE
 - GUY WIRE
 - TELEPHONE MANHOLE
 - ELECTRIC CONTROL BOX
 - ELECTRIC METER
 - TRAFFIC POLE
 - VAULT
 - DS DOOR SILL
 - DWS DETECTABLE WARNING STRIP



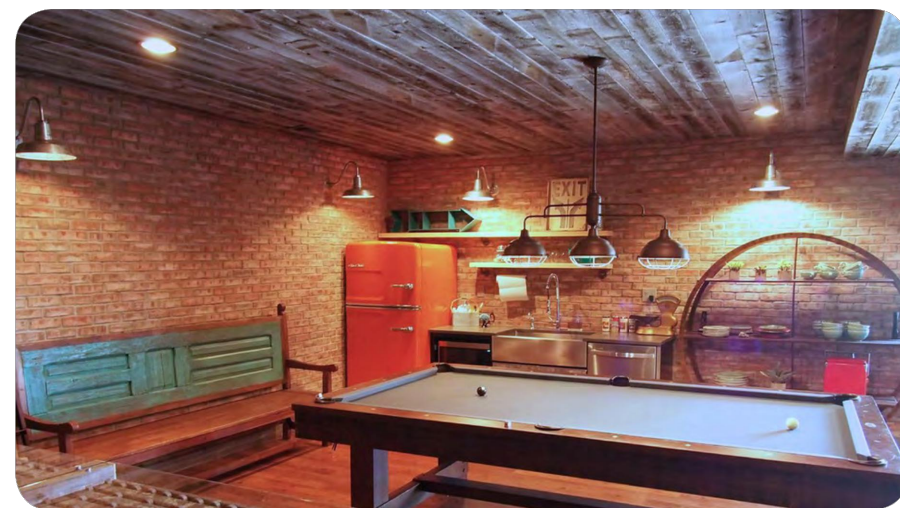
TECHNICAL DATA SHEET

Project Name Catalog #
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Eco-RLM Line - 14" & 17" Warehouse Shade

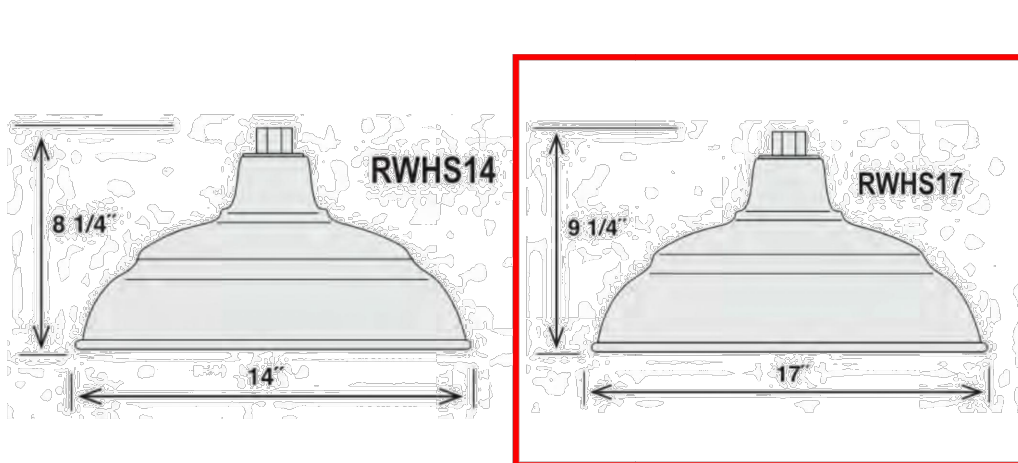
Features

- UL Listed for Wet Locations
- Every Gooseneck Arm comes with round mounting plate to fit onto standard round junction box
- 100" Wire Length Included With Every Shades
- Up to 200W Incandescent or LED Compatible



Specifications

Base Type	Medium (E26)
Bulb Type	LED / Incandescent
Voltage	120 Volts
Max Wattage	200W A21
Material	Cold Rolled Steel, and Die Cast Zinc Shade w/ Glass and Guard Options



Finishes Available:

Architectural Bronze	ABR
Black Porcelain	BP
Galvanized	GA
Satin Black	SB
Satin Green	SG
Satin Red	SR
White	WH
White Porcelain	WP
Sea Foam Porcelain	SFP

Tel: +1 (813) 649-8899
 Fax: +1 (813) 425-9007

sales@htm-lighting.com
 Rev: V0916

HTM Lighting Solutions
 6420 Benjamin Road,
 Tampa, FL 33634

ARCHITECTURAL WALL SCONE - TYPE 1

NOT TO SCALE

Impact-resistant ceiling and wall luminaires - unshielded with guard

BEGA

Application
 LED impact-resistant ceiling and wall luminaires with unshielded light distribution and safety guard. Arranged individually or in groups, they are great design elements for a host of lighting applications.

Materials
 Luminaire housing and guard constructed of die-cast marine grade, copper free (≤0.3% copper content) A360.0 aluminum alloy
 Heavy pressed crystal glass, inside white
 High temperature silicone gasket
 Mechanically captive stainless steel fasteners

NRTL listed to North American Standards, suitable for wet locations
 Protection class IP65
 Weight: 5.7lbs

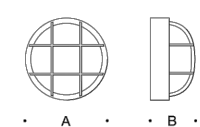
Electrical
 Operating voltage 120-277VAC
 Minimum start temperature -30° C
 LED module wattage 19.5 W
 System wattage 23.5 W
 Controllability 0-10V dimmable
 Color rendering index Ra > 80
 Luminaire lumens 793 lumens (3000K)
 LED service life (L70) 60,000 hours

- LED color temperature**
- 4000K - Product number + **K4**
 - 3500K - Product number + **K35**
 - 3000K - Product number + **K3**
 - 2700K - Product number + **K27**

BEGA can supply you with suitable LED replacement modules for up to 20 years after the purchase of LED luminaires - see website for details

Finish
 All BEGA standard finishes are matte, textured polyester powder coat with minimum 3 mil thickness.

- Available colors Black (BLK) White (WHT) RAL:
 Bronze (BRZ) Silver (SLV) CUS:

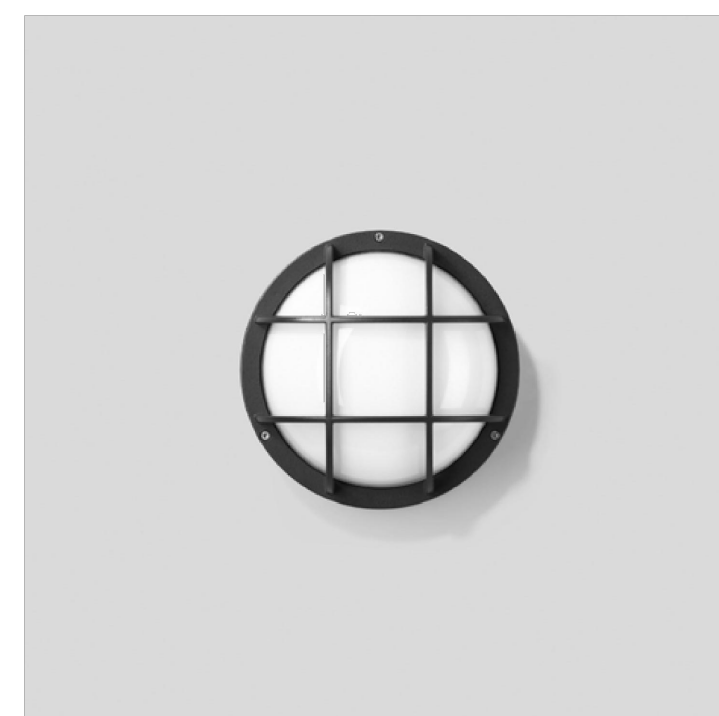


Impact-resistance ceiling and wall luminaires - unshielded with guard

LED	A	B
22448	19.5 W	10 1/4" 5 1/4"

BEGA 1000 BEGA Way, Carpinteria, CA 93013 (805) 684-0533 info@bega-us.com

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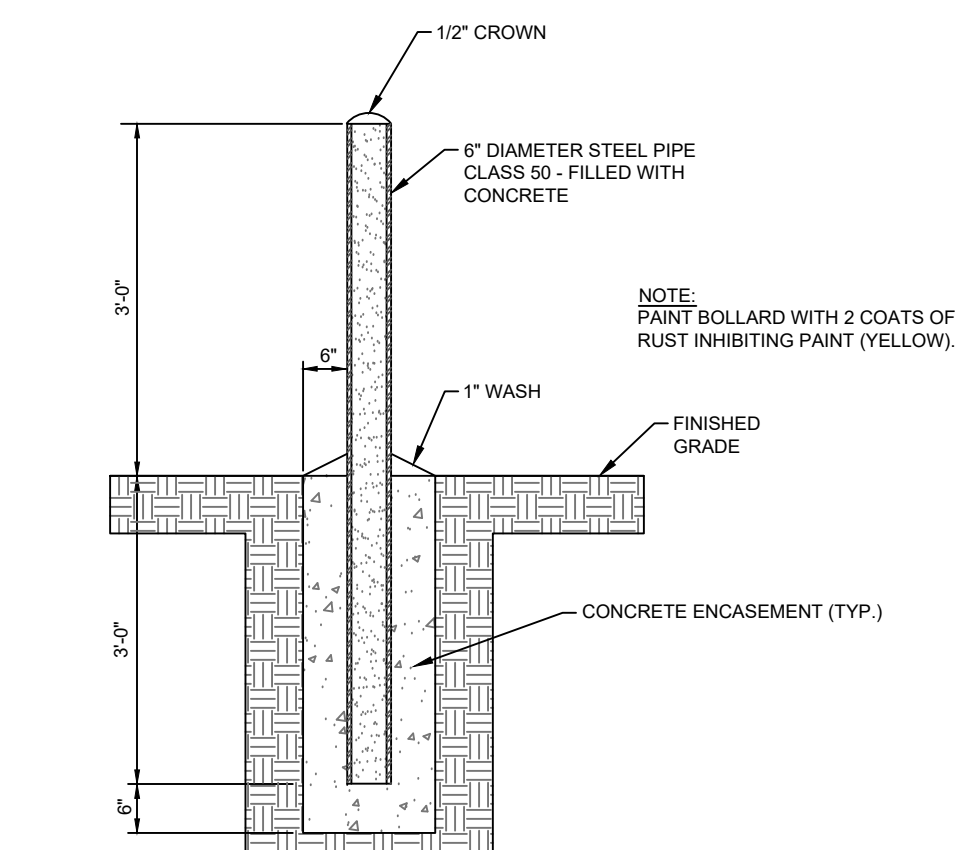
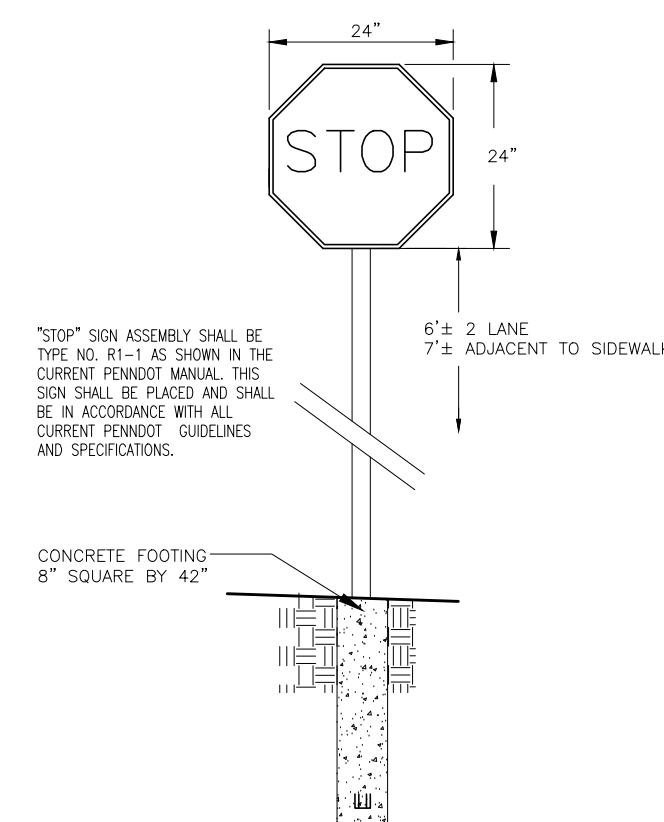


ARCHITECTURAL WALL SCONE - TYPE 2

NOT TO SCALE

STOP SIGN DETAIL

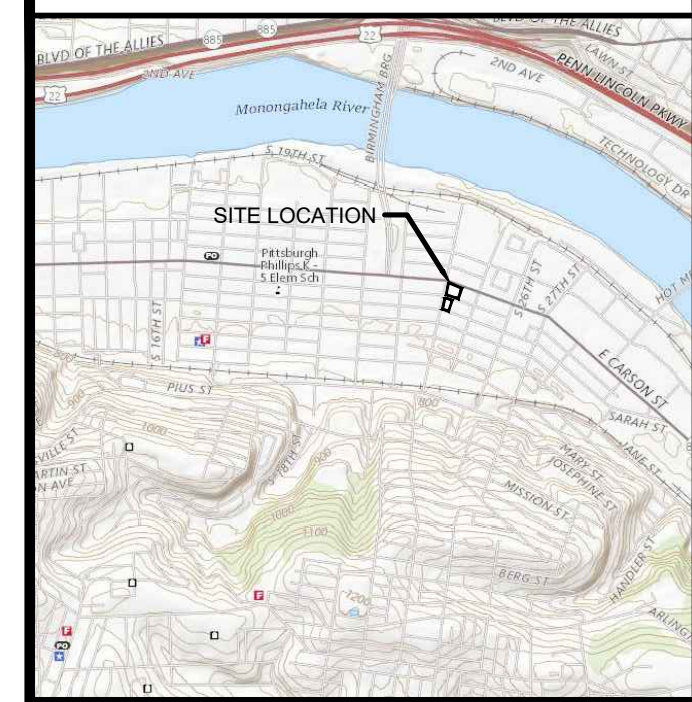
NOT TO SCALE



CONCRETE BOLLARD DETAIL

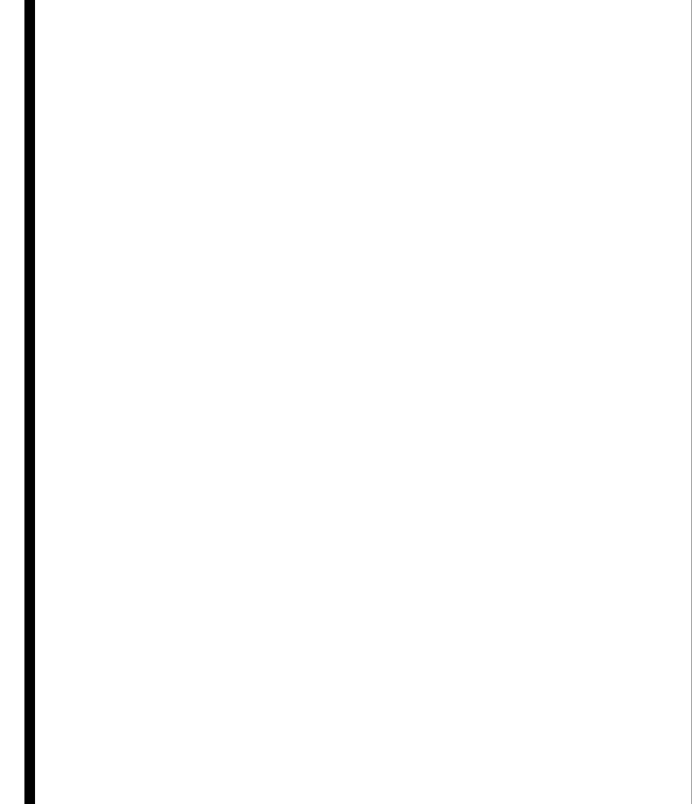
NOT TO SCALE

Location Map: Pittsburgh 3.75 MIN. E.S.W. Quad

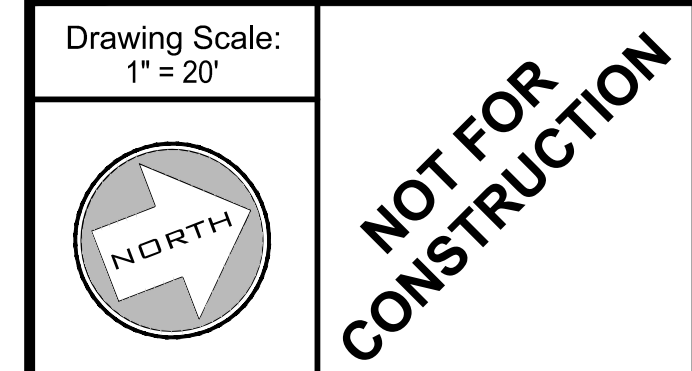


General Notes:

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Drawing Scale: 1" = 20'



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 City of Pittsburgh, Allegheny County, PA

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2400 EAST CARSON ST
 LAND DEVELOPMENT PROJECT

Drawing Name:
ENCROACHMENT DETAILS

Project No: **202100135** Drawing No: **2 OF 2**

Home > Window Awnings > Fabric Window Awnings > New Yorker Window / Door Awning

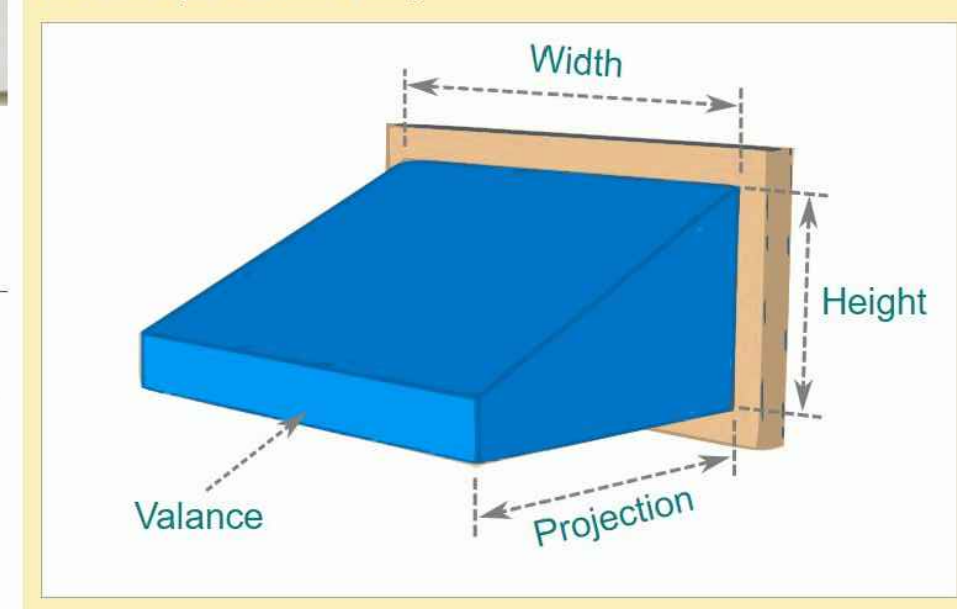
New Yorker Window / Door Awning

Base price: \$439.00

- Strict and elegant, this awning with closed sides and straight fixed valance is suitable for both windows and entries
- Residential or commercial
- Sunbrella® solution-dyed acrylic designer fabrics**
- Water, UV and mildew resistant high quality fabrics, threads and trims
- Sturdy aluminum frame made of 1" square tubing, guaranteed never to rust
- Stainless steel hardware
- Engineered and tested to withstand severe wind and snow conditions
- Easy to assemble and install
- Easy to clean and maintain
- 5-year manufacturer's warranty

Choose your Sunbrella® fabric here

How to select your New Yorker awning



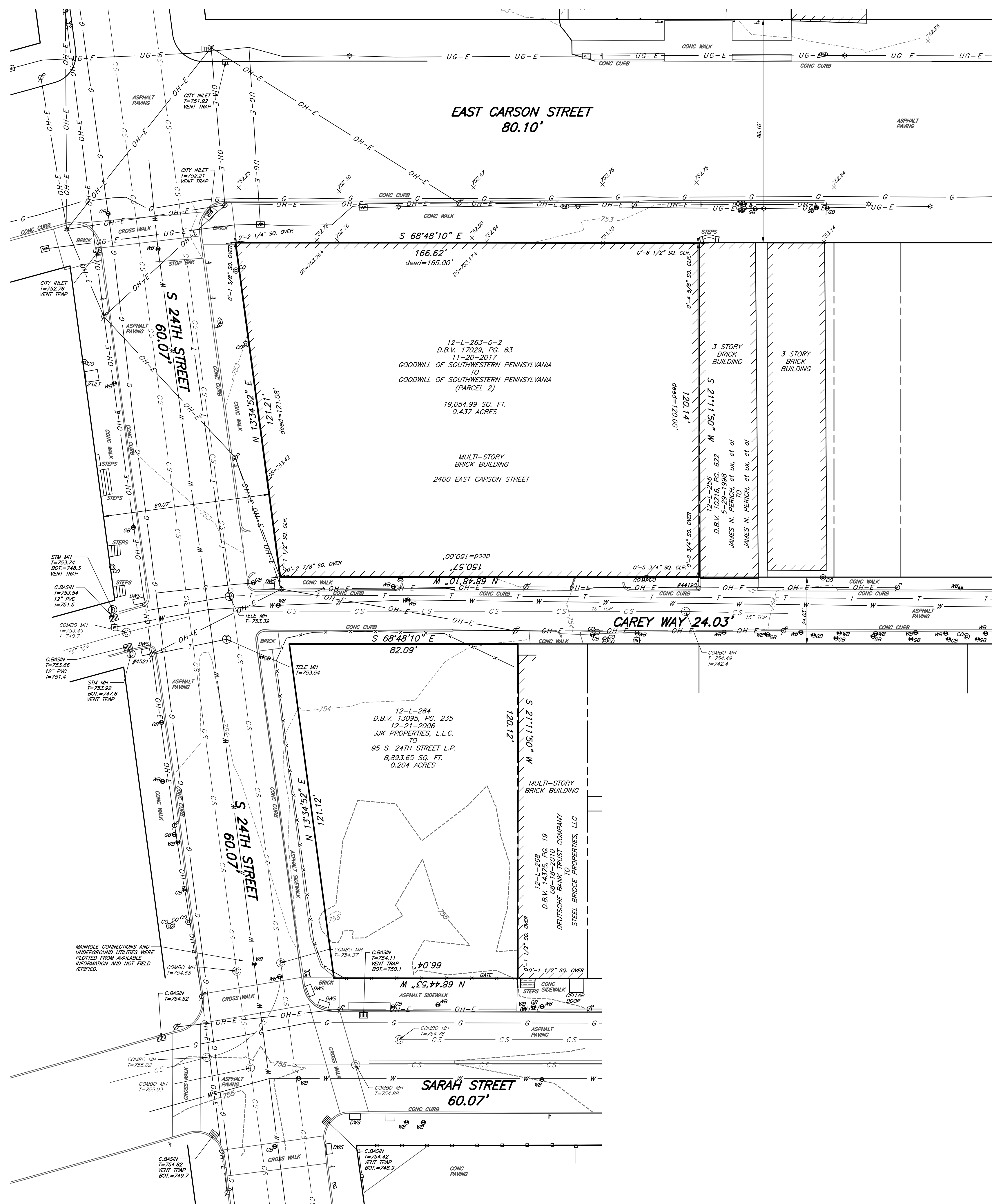
Customer Comments

Loved our Awning we purchased from you! Easy install, very attractive! put 2 of these on our business doors. We own a door and window company. I have had numerous requests since they have been up to quote these installed for my customers! We may have to add these in our line-up! Thanks so much.
 R.V., Texas

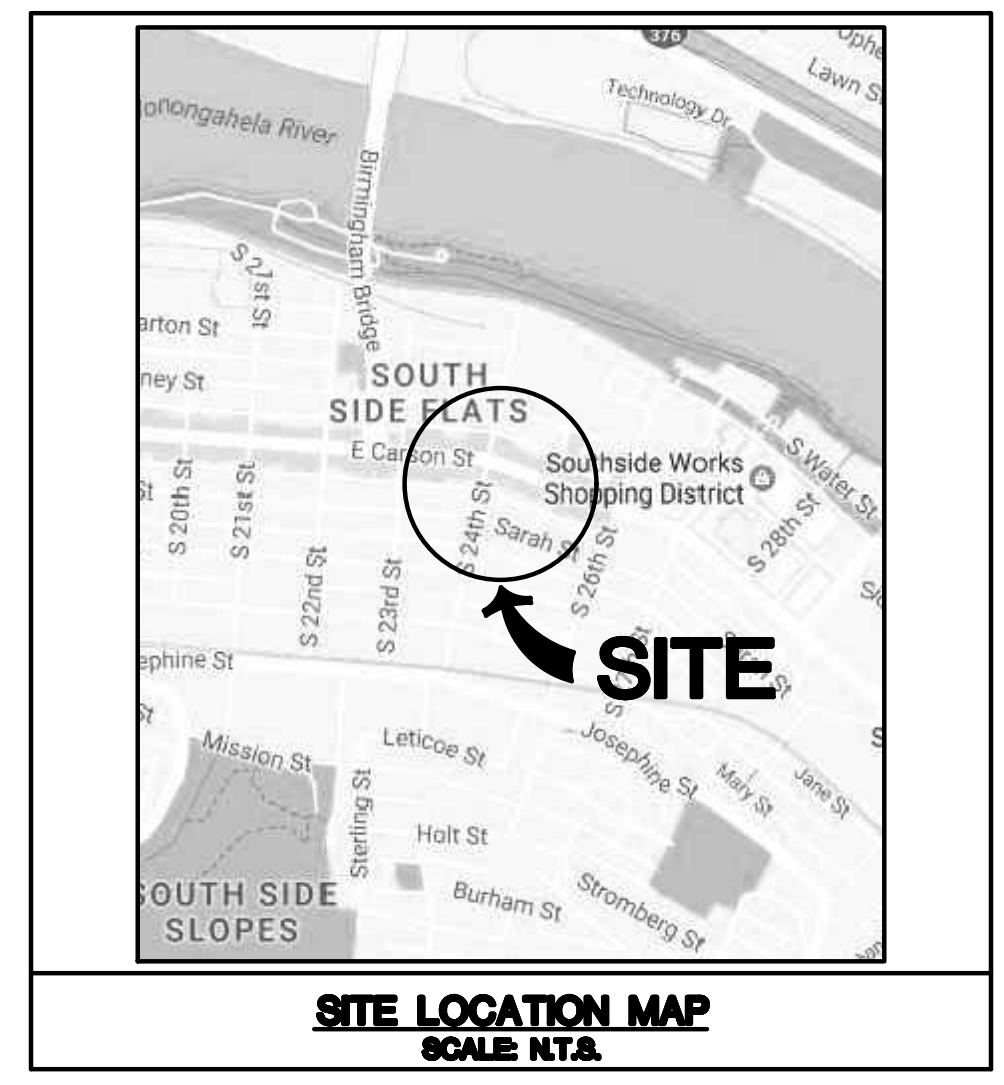
I performed the installation myself and found it to be very simple. The reason for installing the awning was twofold. First, we wanted to protect the door casing from the elements. Without such protection you will experience a slow decay of the wood casing at the bottom of the door. Second, we needed a covering to keep us out of the rain when entering through this door of our home. Very happy with the product.

ARCHITECTURAL AWNING - SIZE VARIES

NOT TO SCALE



REVISION RECORD		
NO	DATE	DESCRIPTION
1	01-13-2021	ADDED TOPOGRAPHY FOR TAX PARCEL 12-L-264



LEGEND:

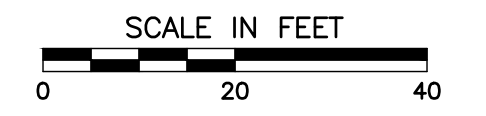
-----75.3-----	EXISTING CONTOUR
-x-x-x-	FENCE
-o-o-o-	IRON FENCE
-C-S-	COMBINED SEWER LINE
-G-	GAS LINE
-W-	WATER LINE
-T-	TELEPHONE LINE
-OH-E-	OVERHEAD ELECTRIC
-UG-E-	UNDERGROUND ELECTRIC
+	SIGN
•	BOLLARD
⊙	PARKING METER
☆	LIGHT STANDARD
⊞	MAILBOX
⊞	CURB INLET
⊞	CATCH BASIN
⊞	STORM MANHOLE
⊞	COMBINATION MANHOLE
⊞	CLEAN OUT (CO)
⊞	WATER BOX (WB)
⊞	FIRE HYDRANT
⊞	WATER METER
⊞	GAS METER
⊞	GAS BOX (GB)
⊞	GAS METER
⊞	TREE, DECIDUOUS
⊞	POWER POLE
⊞	GUY WIRE
⊞	TELEPHONE MANHOLE
⊞	ELECTRIC CONTROL BOX
⊞	ELECTRIC METER
⊞	TRAFFIC POLE
⊞	VAULT
⊞	DOOR SILL
⊞	DETECTABLE WARNING STRIP

AREA CHART

	SQ. FT.	ACRES
12-L-263-0-2	19,054.99	0.437
12-L-264	8,893.65	0.204
TOTAL	27,948.64	0.641

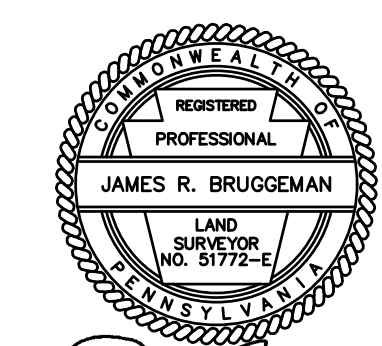
- NOTES:**
- PROPERTY IS LOCATED IN FLOOD ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AS DEPICTED ON FLOOD INSURANCE RATE MAP 420030381H, EFFECTIVE DATE SEPTEMBER 26, 2017, ALLEGHENY COUNTY, PENNSYLVANIA.
 - PLAN NORTH IS BASED UPON PENNSYLVANIA STATE PLANE NAD83, SOUTH ZONE, AS DETERMINED BY CIVIL & ENVIRONMENTAL CONSULTANTS, INC., USING SURVEY GRADE GPS MEASUREMENTS AND OPUS POST-PROCESSING.
 - VERTICAL DATUM IS BASED UPON NAVD83, AS DETERMINED BY CIVIL & ENVIRONMENTAL CONSULTANTS, INC., USING SURVEY GRADE GPS MEASUREMENTS AND OPUS POST-PROCESSING.
 - FIELD SURVEY BY CIVIL & ENVIRONMENTAL CONSULTANTS, INC. DATED 6-7-2017 AND UPDATED 12-21-2020.
 - ALL MEASUREMENTS ARE US STANDARD.

PA ONE CALL SERIAL NO. 20203490812
 PENNSYLVANIA ACT 38 (1981) REQUIRES NO LESS THAN 3 WORKING DAYS NOTICE NOR MORE THAN 10 WORKING DAYS NOTICE FROM EXCAVATORS WHO ARE ABOUT TO DIG, DRILL, BLAST, AUGER, BORE, GRADE, TRENCH, OR DEMOLISH WHEN IN THE CONSTRUCTION PHASE. FOR LOCATION REQUESTS IN THE STATE OF PENNSYLVANIA, CALL TOLL FREE 1-800-242-1776. UNDERGROUND UTILITIES HAVE BEEN PLOTTED FROM PLANS AND MARKINGS AND WILL BE COMBINED WITH OBSERVED EVIDENCE OF UTILITIES TO DEVELOP A VIEW OF THOSE UNDERGROUND UTILITIES. OTHER UNDERGROUND UTILITIES MAY EXIST WHICH ARE NOT SHOWN AS A RESULT OF INFORMATION NOT BEING PROVIDED BY THE UTILITY OWNER. HOWEVER, LACKING EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY AND RELIABLY DEPICTED. WHERE ADDITIONAL OR MORE DETAILED INFORMATION IS REQUIRED, THE CLIENT OR CONTRACTOR IS ADVISED THAT EXCAVATION MAY BE NECESSARY.



Civil & Environmental Consultants, Inc.
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 www.cecinc.com

**PLAN OF PROPERTY
 PLAN OF TOPOGRAPHY**
 Situate In
**16TH WARD, CITY OF PITTSBURGH
 ALLEGHENY COUNTY, PENNSYLVANIA**
 Made For
WAYNE GREGG DEVELOPMENT, WAG4 LP



JAMES R. BRUGGEMAN
 PROFESSIONAL LAND SURVEYOR
 (REG. NO. SU-051772-E)

DATE:	12-21-2020	SCALE:	1"=20'	DRAWING NO.:	
DRAWN BY:	RWO	CHECKED BY:	CMM	SRV	
PROJECT NO.:	307-231	APPROVED BY:	JRB		SHEET 1 OF 1

P:\300-0001-307-231-Survey\Draw\307231-307-ALM.dwg(5/11/2021 - 12:32 PM) - User: jrb - 1/13/2021 2:32 PM