







UPMC CHILDREN'S  
COMMUNITY PEDIATRICS

**LEGEND**

	EXISTING PROPERTY LINE
	EXISTING EASEMENT
	EXISTING RIGHT-OF-WAY
	EXISTING INDEX (MAJOR) CONTOUR
	EXISTING INTERMEDIATE (MINOR) CONTOUR
	EXISTING DRAINAGE DITCH
	EXISTING FENCE LINE
	EXISTING ROADWAY CENTERLINE
	EXISTING CURB
	EXISTING EDGE OF PAVEMENT
	EXISTING STRUCTURE
	PROPOSED CURB & GUTTER
	PROPOSED EDGE OF PAVED DRIVE
	PROPOSED EASEMENT
	PROPOSED FENCE
	PROPOSED CONCRETE
	PROPOSED STRIPING
	PROPOSED GUIDE RAIL
	PROPOSED BUILDING
	PROPOSED LIGHT POLE
	PROPOSED SIGN
	PROPOSED HEAVY DUTY ASPHALT PAVEMENT

**REVISION RECORD**

NO.	DATE	DESCRIPTION

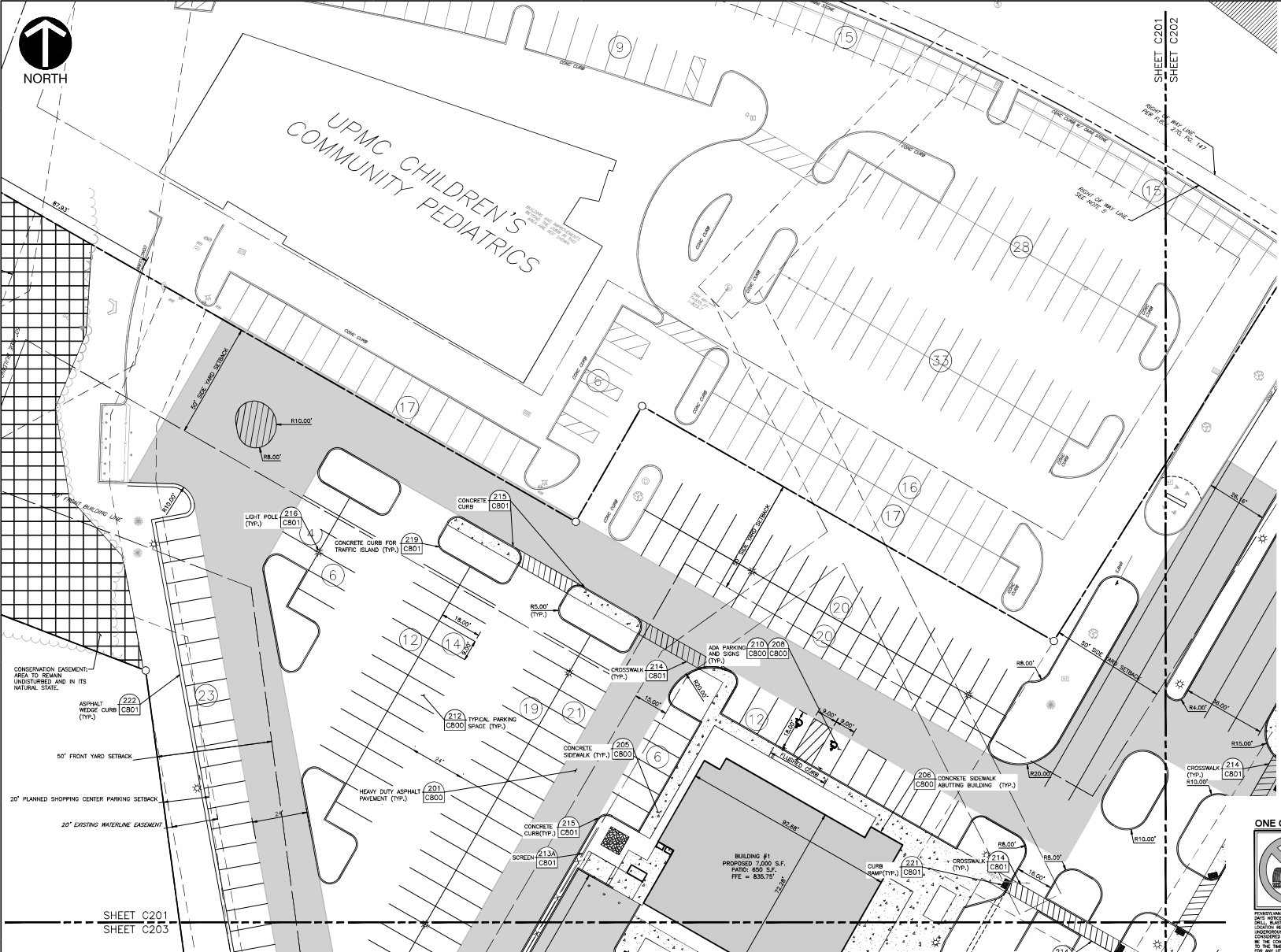
**CEC**  
**Civil & Environmental Consultants, Inc.**  
 333 Baldwin Road - Pittsburgh, PA 15205  
 412-262-6264  
 www.cec.com

**THE PIAZZA PROPERTIES, LLC.**  
**MILLERS RUN ROAD**  
**SOUTH FAYETTE TOWNSHIP**  
**ALLEGHENY CO, PA**

**LAYOUT PLAN**

DATE	APRIL 13, 2020	DRAWN BY	AJP
DESIGNED BY	AS SHOWN	CHECKED BY	DD
APPROVED BY			

DRAWING NO.  
**C201**



**ONE CALL SERIAL NO.: 20190932012**

**CALL BEFORE YOU DIG!**  
 PENNSYLVANIA LAW REQUIRES  
 3 WORKING DAYS NOTICE FOR  
 CONSTRUCTION PHASE AND 10 WORKING  
 DAYS IN DESIGN STAGE-STOP CALL  
 PENNSYLVANIA ONE CALL SYSTEM, INC.  
 1-800-242-1776

**FOR PERMITTING ONLY**  
 NOT FOR CONSTRUCTION  
 Date: 4/13/2020 By: AJP



- REFERENCE**
1. 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 42020C0451H, EFFECTIVE DATE SEPTEMBER 26, 2014, ALLEGHENY COUNTY, PENNSYLVANIA.
  2. PROPERTY BOUNDARY COORDINATES BASED ON THE REVISED SOUTH FAYETTE CIVIC CENTER PLAN OF LOTS RECORDED IN PLAN BOOK VOLUME 270, PAGE 142.
  3. VERTICAL DATUM IS BASED UPON NAVD83, AS DETERMINED BY CIVIL & ENVIRONMENTAL CONSULTANTS, INC., USING SURVEY GRADE GPS MEASUREMENTS AND GPS POST-PROCESSING.
  4. FIELD SURVEY BY CIVIL & ENVIRONMENTAL CONSULTANTS, INC. DATED 10-11-2019.
  5. SEE COMMONWEALTH OF PENNSYLVANIA DEPARTMENT OF TRANSPORTATION DRAWINGS ESTABLISHING AND RE-ESTABLISHING LIMITED ACCESS HIGHWAY AND AUTHORIZING AND RE-AUTHORIZING CONDEMNATION OF RIGHT OF WAY OF LEG. ROUTE 1138 SECTION 1 R/W DATED SEPTEMBER 1974.
  6. NO WETLANDS ARE PRESENT ON SITE.

ENLARGED PLAN VIEW  
 SCALE IN FEET  
 0 20 40







