

PLAN PREPARATION

COUNTY PROJECT MANAGER: JEAN STATLER, P.E.
 MBE PROJECT MANAGER: BRODY M. TUWNO, P.L.S.

DISTRICT	COUNTY	TOWNSHIP	BOROUGH	ROUTE	TOTAL SHEETS
11-0	ALLEGHENY	EAST DEER		BAILEY'S RUN ROAD	2



Pittsburgh, Pennsylvania

DEPARTMENT OF PUBLIC WORKS

DRAWINGS AUTHORIZING ACQUISITION

OF

RIGHT-OF-WAY

FOR

BAILEY'S RUN ROAD

(ALLEGHENY COUNTY ROUTE NO. 3093-00)

IN ALLEGHENY COUNTY

FROM STA. 166+23.00 TO STA. 167+35.00 LENGTH 112.00 FT. 0.021 MI.

THIS PLAN PREPARED PURSUANT TO SECTION 2003(e) OF THE ADMINISTRATIVE CODE, AS AMENDED, 71 P.S. SECTION 513(e), AND SECTION 302(b)(3) OF THE EMINENT DOMAIN CODE, 26 Pa.C.S., SECTION 302(b)(3), AND PURSUANT TO SECOND CLASS COUNTY CODE, ACT OF JULY 28, 1953, P.L. 723, AS AMENDED AND PURSUANT TO THE ALLEGHENY COUNTY HOME RULE CHARTER LAW AND ALLEGHENY COUNTY ADMINISTRATIVE CODE.

DATE: 08/14/23
 SHEET: 194
 OF: 2
 DRAWING NO: 166-2023

Exhibit "A"



Plan Name: 132729-000-1-2023 Capital Roads Program - Right-Of-Way Acquisition - Bailey's Run Road - East Deer Township, Aug 11, 2023 - 10:30am

ACKNOWLEDGEMENT

COMMONWEALTH OF PENNSYLVANIA
 COUNTY OF ALLEGHENY

ON THIS 14 DAY OF August, 2023, BEFORE ME, A NOTARY PUBLIC, THE UNDERSIGNED OF FILEA, PERSONALLY APPEARED, JENNIFER M. LIPTAK, KNOWN TO SHE (OR SATISFACTORILY PROVEN) TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE ATTACHED PLAN, COMPRISED OF TWO SEPARATE SHEETS, DATED 7 AND ACKNOWLEDGED THAT SHE IS DULY AUTHORIZED TO ACT AS COUNTY MANAGER AND EXECUTED THE SAME FOR THE PURPOSES THEREIN CONTAINED. IN WITNESS WHEREOF, I HERETO SET MY HAND AND OFFICIAL SEAL.

Jessica A. White

MY COMMISSION EXPIRES _____



RECORDED IN THE OFFICE OF THE
 DEPARTMENT OF REAL ESTATE

ALLEGHENY COUNTY, PA

IN PLANS-MISC BOOK 194 PAGE 59

WITNESS MY HAND AND SEAL OF OFFICE

Aug. 10, 2023 DATE

Jessica A. White MANAGER



PREPARED BY:
mbe
 MONALOH BASIN ENGINEERS
 300 BUSINESS CENTER DR
 SUITE 304
 PITTSBURGH, PA 15205

COMMONWEALTH OF PENNSYLVANIA
 REGISTERED PROFESSIONAL
 LAND SURVEYOR



Brody M. Tuwno SIGNATURE
08/10/2023 DATE
 50072452 REGISTRATION NO.

PREPARED BY:

 rms consultants, inc.
 300 CORPORATE CENTER DRIVE
 SUITE 200
 MOON TOWNSHIP, PA 15108

COMMONWEALTH OF PENNSYLVANIA
 REGISTERED PROFESSIONAL
 ENGINEER



Charles W. Rader SIGNATURE
 08/14/2023 DATE
 PE-055651-E REGISTRATION NO.

APPROVED

BY THE COUNTY EXECUTIVE, THROUGH THE MANAGER OF ALLEGHENY COUNTY, THIS PROJECT WAS AUTHORIZED FOR PROPERTY ACQUISITION BY THE ALLEGHENY COUNTY MANAGER.

[Signature] SIGNATURE
08/14/23 DATE

ON _____ ORDINANCE NO. 23-21-06

RECOMMENDED

DEPARTMENT OF PUBLIC WORKS

[Signature] DIRECTOR
9/15/2023 DATE

[Signature] DEPUTY DIRECTOR
8/16/2023 DATE

[Signature] ASSISTANT DEPUTY DIRECTOR
8-15-2023 DATE

[Signature] ROADS MANAGER
8-14-2023 DATE

[Signature] PROJECT MANAGER
8-14-2023 DATE



Pittsburgh, Pennsylvania

Department of Public Works

2023 CAPITAL ROADS PROGRAM

DRAWINGS AUTHORIZING ACQUISITION

OF

RIGHT-OF-WAY

FOR

BAILEY'S RUN ROAD

COUNTY ROAD NO. 3093-00

(7A01-2301)

EAST DEER TOWNSHIP

DRAWN BY: BSH FRACED BY: BSH DATE: 08/13/2023
 CHECKED BY: BMT SCALE: AS SHOWN SHEET: 1 OF 2 2821-RW

TABULATION OF OVERALL LENGTH

BAILEY'S RUN ROAD STA 166+23.00 TO STA 167+35.00 = 112.00 FT = 0.021 MILE

SUMMARY OF PROJECT COORDINATES

BASED ON PENNSYLVANIA STATE PLANE COORDINATE SYSTEM (SPCS 83)(SOUTH ZONE)

RTE	STATION	POINT	COORDINATES		BEARING
			NORTH	EAST	
BAILEY'S RUN ROAD SURVEY & RW BASELINE	164+00.65	PRC	464,381.3206	1,405,710.7845	S15°02'28"E
	165+63.75	PI	464,223.6051	1,405,753.1117	
	167+19.40	PT	464,066.1847	1,405,711.1771	S14°53'54"W
	168+00.00	POB	463,988.2950	1,405,690.4547	

NOTE: FOUR (4) PLACE COORDINATES ARE USED FOR COMPUTATIONAL PURPOSES ONLY AND DO NOT IMPLY A PRECISION BEYOND TWO (2) PLACES.

AVERAGE COMBINED SCALE FACTOR 0.99992970.

RIGHT-OF-WAY CLAIM INFORMATION		
COUNTY OF ALLEGHENY - DEPARTMENT OF PUBLIC WORKS		
STREET NAME	BAILEY'S RUN ROAD	EAST DEER TOWNSHIP - ALLEGHENY COUNTY
PARCEL NO.	1	SHEET NO. 2 CLAIM NO.
PROPERTY OWNER(S)	ORRIS FUEL, INC.	
GRANTOR(S)	WEST PENN POWER COMPANY	
DEED BOOK	10739	AREAS ACQ/RI/ST
PAGE	118	DEED CALCULATED
DATE OF DEED	04/14/2000	ADVERSE
DATE OF RECORD	04/14/2000	LEGAL RW
CONSIDERATION	\$12,500.00	EFFECTIVE AREA
TAX STAMPS	112.00	TOTAL RESIDUE
TAX ID	1087-P-280	RESIDUE LT
		RESIDUE RT
		REQUIRED AREA ACQ/RI/ST
		RIGHT-OF-WAY
		CHANNEL
		SLOPE
		DRAINAGE
		TEMP CONSTR.
		VERIFICATION DATE
		DRAWN BY
		SCALE

GENERAL NOTES

CREIGHTON RUSSELLTON ROAD, LOCALLY KNOWN AS BAILEY'S RUN ROAD (COUNTY ROAD NO. 3036-00) WAS APPROVED BY THE GRAND JURY IN MARCH 1912, VOLUME 3, PAGE 261.

THE LEGAL RIGHT-OF-WAY ON BAILEY'S RUN ROAD (COUNTY ROAD NO. 3093-00) FROM STATION 166+23.00 TO STATION 167+35.00 IS THIRTY-THREE (33) FEET IN WIDTH, BASED ON THE ACT OF MAY 1, 1933, P.L. 103, SECTION 1103, AS AMENDED.

ALL REQUIRED RIGHT-OF-WAY FOR THIS PROJECT SHALL BE ACQUIRED IN FEE SIMPLE UNLESS OTHERWISE NOTED. AREAS, IF ANY, NOT TO BE ACQUIRED IN FEE SIMPLE SHALL BE ACQUIRED IN THE LESSER ESTATE OR INTEREST NOTED ON THE PLAN SHEET.

PRIVATE PROPERTY LINES ARE PLOTTED FROM THE DEED OF RECORD, RECORDED SUBDIVISION OR LOT PLANS, EXISTING TOPOGRAPHICAL FEATURES AND LIMITED FIELD DATA. PRIVATE PROPERTY LINES WERE NOT SURVEYED BY THE PROFESSIONAL LAND SURVEYOR RESPONSIBLE FOR THE PROJECT.

THIS PLAN IS NOT TO BE SUBSTITUTED FOR A BOUNDARY SURVEY.

THE HALF CIRCLED NUMBER INDICATES A SCALED DIMENSION.



HORIZONTAL CONTROL IS BASED ON THE PENNSYLVANIA STATE PLANE COORDINATE SYSTEM (SPCS 83) (SOUTH ZONE).

THE AVERAGE COMBINED SCALE FACTOR IS 0.99992970.

VERTICAL CONTROL IS BASED ON THE NORTH AMERICAN VERTICAL DATUM 1988 (NAVD 88).

ALL CURVE DATA IS BASED ON THE ARC DEFINITION UNLESS OTHERWISE NOTED.

THERE ARE NO NAVIGABLE STREAMS WITHIN THE PROJECT.

TEMPORARY CONSTRUCTION EASEMENT. AN EASEMENT TO USE THE LAND AS NECESSARY DURING CONSTRUCTION OF THE PROJECT. THE EASEMENT IS REQUIRED ONLY UNTIL THE CONSTRUCTION OR WORK INDICATED BY THE PLAN IS COMPLETED, UNLESS SOONER RELINQUISHED IN WRITING BY THE COUNTY.

NO TREES WERE REMOVED DURING CONSTRUCTION.

LOCATION MAP

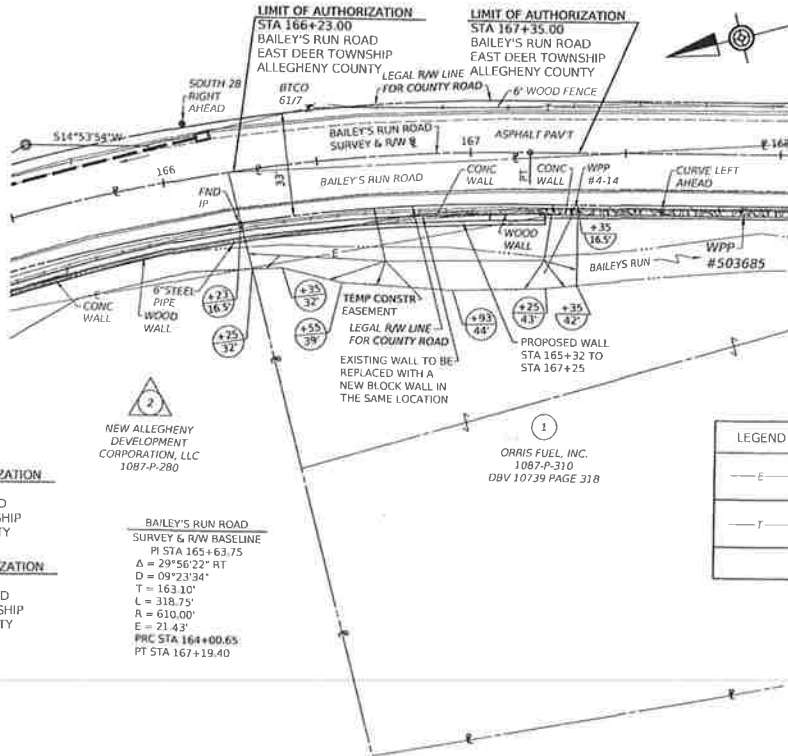


0 0.5 1 MILE

LEGEND

- STATE ROUTE
- TOWNSHIP OR LOCAL ROAD
- MUNICIPAL BOUNDARY
- PROJECT LOCATION

PROJECT WILL BE CONSTRUCTED BY PHASED CONSTRUCTION. NO DETOUR ROUTE IS REQUIRED.



LIST OF PUBLIC UTILITIES

LEGEND	UTILITY COMPANY	CONTACT	MAILING ADDRESS/EMAIL	TELEPHONE
— E —	DUQUESNE LIGHT COMPANY	KYLE PARISON	2645 NEW BEAVER AVE PITTSBURGH, PA 15233 KPARISON@DUQLIGHT.COM	412-393-2915
— T —	VERIZON PENNSYLVANIA LLC	CRAIG DAWSON	508 OLD FRENCH TOWN RD MONROEVILLE, PA 15146 CRAIG.DAWSON@VERIZON.COM	412-529-9272

PENNSYLVANIA ONE CALL TOLL FREE TELEPHONE NO. 1-800-742-1776
DESIGNER SERIAL NO. 20221652246 (EAST DEER TOWNSHIP)

County of Allegheny

Pittsburgh, Pennsylvania
Department of Public Works

2023 CAPITAL ROADS PROGRAM
DRAWINGS AUTHORIZING
ACQUISITION OF RIGHT-OF-WAY
BAILEY'S RUN ROAD
COUNTY ROAD NO. 3093-00

DETAIL PLAN SHEET
7A01-2301

DRAWN BY: RSH	TRACED BY: RSH	DATE: 08/14/2023	2821-RW
CHECKED BY: BME	SCALE: AS NOTED	SHEET: 2 OF 2	

File Name: 1312616402 12023 Capital Roads Program - County of Allegheny - East Deer Township - Bailey's Run Road - Detail Plan Sheet - Aug 11, 2023 10:41 AM