

County of Allegheny

Pittsburgh, Pennsylvania
Department of Public Works

DRAWING AUTHORIZING ACQUISITION OF RIGHT-OF-WAY & EASEMENTS FOR
MOUNT TROY ROAD LATERAL SUPPORT AT 3222 MOUNT TROY ROAD
 COUNTY ROAD NO. 2312-02
 TOWNSHIP OF RESERVE, PENNSYLVANIA
 COUNTY PROJECT NO. 2312-0204

APPROVED

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

WELDON D. HOSKIN, ALLEGHENY COUNTY MANAGER DATE _____

RECOMMENDED _____ DATE _____

DIRECTOR _____ DATE _____

RECOMMENDED _____ DATE _____

DEPUTY DIRECTOR _____ DATE _____

RECOMMENDED _____ DATE _____

ASSTANT DEPUTY DIRECTOR _____ DATE _____

RECOMMENDED _____ DATE _____

ROADS MANAGER _____ DATE _____

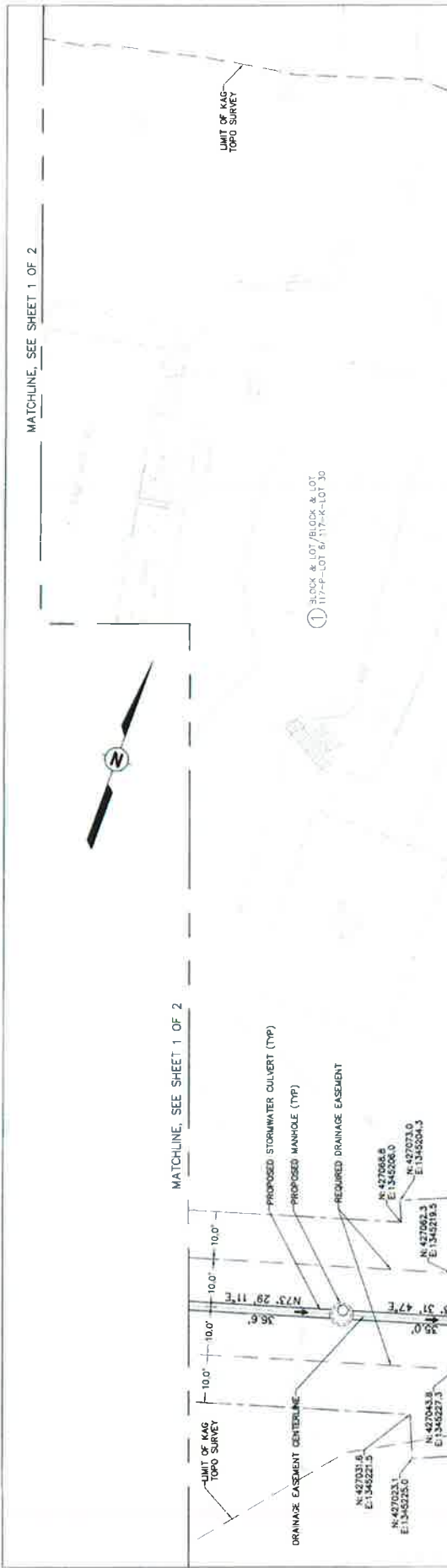
RECOMMENDED _____ DATE _____

PROJECT MANAGER _____ DATE _____

DES. BTP _____ **DRW. BY: RUM** _____ **CHK. BY: BTP** _____

DATE: 7/25/2022 SCALE: AS SHOWN SHEET: 1 OF 3 2809-RW

MATCHLINE, SEE SHEET 1 OF 2



LIST OF PUBLIC UTILITIES

UTILITY	ADDRESS	CONTACT
DUQUESNE LIGHT COMPANY (OVERHEAD)	411 SEVENTH AVENUE PITTSBURGH, PA 15219	KYLE TESSIER (412)393-7813 ktessier@duqlight.com
RESERVE TOWNSHIP SEWER (UNDERGROUND)	33 LONSDALE STREET PITTSBURGH, PA 15212	JIM ROEMER (412)322-1551 jroemer@reservetwp.com
VERICON (OVERHEAD)	15 E. MONTGOMERY PL., FL. 2 PITTSBURGH, PA 15212	GARY REDONDO (412)337-2283 gary.redondo@vericon.com
COMCAST CABLE COAXIALS (OVERHEAD)	1250 GREENBURG ROAD LOWER BURRELL, PA 15086	DAVID KEHLERT (412)669-8237 david.kehlert@comcast.com
DRUMI CASTLE FIBER OPTIC (OVERHEAD)	2000 CORPORATE DRIVE CAROLSBURG, PA 15317	DAVID J. COLE (724)418-8191 james.cole@towncable.com
PEOPLES GAS COMPANY (UNDERGROUND)	1201 RITT STREET PITTSBURGH, PA 15221	GARY BAIRD (724)837-1057 gbaird@peoplesgas.com
ALLEGHENY COUNTY (DEPT. OF PUBLIC WORKS (UNDERGROUND))	542 FORBES AVENUE 301 COUNTY OFFICE BUILDING PITTSBURGH, PA 15219	ANDREW WOODSON (412)350-4606 andrew.woodson@alleghenycounty.us

LEGEND

- RIGHT-OF-WAY LINE
- PROPERTY LINE
- LEGAL RIGHT-OF-WAY (EXISTING)
- MT TROY ROAD CENTERLINE
- REQUIRED RIGHT-OF-WAY LINE
- REQUIRED SLOPE EASEMENT
- REQUIRED SLOPE EASEMENT AREA
- EXISTING SLOPE/DRAINAGE EASEMENT (SEE NOTE 7 ON SHEET 2)
- REQUIRED DRAINAGE EASEMENT
- TEMPORARY CONSTRUCTION EASEMENT
- PARCEL NUMBER

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DES: BTP DRW: BY: RLM CHK: BY: BTP 2809-RW
DATE: 7/25/2022 SCALE: AS SHOWN SHEET 2 OF 3

PREPARED BY:
DIAPOCONIA
701 BOLD ROAD, FLOOR 2
PITTSBURGH, PA 15225

REGISTERED PROFESSIONAL ENGINEER
DATE: 7/25/2022

VERIFIED BY:
KAG ENGINEERING, INC.
2764 BROWNVALE ROAD
PITTSBURGH, PA 15227

PROFESSIONAL LAND SURVEYOR
DATE: 7/25/2022

SCALE: EASEMENT, AN EASEMENT FOR THE SUPPORT AND PROTECTION OF THE HIGHWAY INCLUDING THE RIGHT TO CONSTRUCT, INSPECT, MAINTAIN, REPAIR, RECONSTRUCT AND ALTER THE HIGHWAY AND THE NECESSARY SUPPORT AND PROTECTION OF THE HIGHWAY RIGHT-OF-WAY AND SAFETY OF THE TRAVELING PUBLIC.

NOT PRESENT THE PROPERTY OWNER FROM MAKING ANY LEGAL USE OF THE AREA WHICH IS NOT DETRIMENTAL TO THE NECESSARY FLOW OF WATER, HOWEVER, NO STRUCTURE OF ANY KIND MAY BE ERRECTED IN THE AREA, NOR MAY ANY PIPE OR DITCH BE CONNECTED TO THE DEPARTMENT'S PIPE OR DITCH WITHOUT ADVANCED WRITTEN APPROVAL BY THE DEPARTMENT.

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

GENERAL NOTES:

- PLAN IS BASED ON SURVEY COMPLETED BY KAG ENGINEERING, INC. ON 11/15/16 AND 8/13/20. TOPOGRAPHY SHOWN OUTSIDE OF KAG'S SURVEY LIMITS WAS OBTAINED FROM THE PENNSYLVANIA SPATIAL DATA ACCESS PORTAL DATE OF SURVEY, 2006.
- HORIZONTAL DATUM: NAD83; PENNSYLVANIA STATE PLANE SOUTH, VERTICAL DATUM: NAVD 88.
- PRIVATE PROPERTY LINES ARE PLOTTED FROM DEED OF RECORD, RECORDED SUBDIVISION OR LOT PLANS. PRIVATE PROPERTY LINES WERE NOT SURVEYED BY THE PROFESSIONAL LAND SURVEYOR.
- THIS PLAN IS NOT TO BE SUBSTITUTED FOR A BOUNDARY SURVEY.
- MOUNT TROY ROAD LEGAL RIGHT-OF-WAY WITHIN THE PROJECT LIMITS IS 16.5' WIDE TO THE EAST SIDE OF THE CENTERLINE AND 16.5' WIDE TO THE WEST SIDE OF THE CENTERLINE EQUATING A TOTAL RIGHT-OF-WAY WIDTH OF 33' BASED ON THE COURT OF QUARTER SESSIONS OF ALLEGHENY COUNTY, NO. 4, JUNE SESSIONS, 1903 AND RECORDED IN ROAD DOCKET VOLUME 1, PAGE 213.
- THE STATIONING ON THIS PLAN IS BASED ON THE ALLEGHENY COUNTY STRAIGHT LINE DRAWINGS.
- SEE SIMPLE SLOPE AND DRAINAGE EASEMENT BASED ON COURT ORDER 6079-32450 OF NOVEMBER 21, 1979 IN THE COURT OF COMMON PLEAS OF ALLEGHENY COUNTY, PENNSYLVANIA, CIVIL DIVISION, IN RE-PURCHASE BY THE COUNTY OF ALLEGHENY OF CERTAIN REAL ESTATE LOCATED IN THE VICINITY OF GARDEN VIEW DRIVE ADJACENT TO TROY HILL ROAD AND OWNED BY OSCAR J. SCHNEIDER AND JOSEPH W. SCHNEIDER.

SUMMARY OF SURVEY AND CONSTRUCTION BASELINE COORDINATES

COORDINATES ARE REFERENCED TO NAD 83 PA STATE PLANE SOUTH ZONE

ROUTE	STATION	POINT	COORDINATES		BEARING
			NORTHING	EASTING	
SURVEY AND CONSTR. E	83+00.00	BP	427461.88	1344851.01	S05°33'02.24"E
	84+46.33	PC	427316.03	1344865.16	S05°33'02.24"E
	85+12.03	PI	427250.54	1344871.57	S14°41'32.41"E
	85+77.46	PT	427187.09	1344866.18	S14°41'32.41"E
	86+31.80	PC	427134.42	1345001.89	S14°41'32.41"E
	87+06.80	PI	427061.88	1345021.01	S27°11'28.85"E
	87+81.30	PT	426985.17	1345055.29	S27°11'28.85"E
	88+00.80	PC	426877.69	1345064.27	S27°11'28.85"E
	88+50.85	PI	426833.21	1345087.11	S30°14'46.34"E
	89+00.83	PT	426880.02	1345112.30	S30°14'46.34"E
89+50.00	EP	426847.83	1345137.02		

RIGHT-OF-WAY AND EASEMENT INFORMATION

TOWNSHIP OF RESERVE, PENNSYLVANIA

COUNTY ROAD 2312, SECT. NO. 02
 PARCEL NO. OWNERS) LEONARD R. & GRACE K. JESTADI
 GRANTOR(S) LEONARD R. & GRACE K. JESTADI

BLOCK & LOT	DEED	DEED BOOK	DEED PAGE(S)	DEED DATE OF RECORD	CONSIDERATION	AREAS	S.F.	REQUIRED AREA	TOTAL REQ. R/W	RESIDUE R/W	SLOPE EASEMENT	CHANNEL EASEMENT	DRAINAGE EASEMENT	TEMP. CONST. EASE.	SUB. UTILITY EASE.	VERIFICATION DATE
117-P-6	DEED	117-A-30	1818	9-24-2021	\$0	117-P-6	242,250	846	16,386	1,243,307	1,243,307	—	4,957,007	10,175	—	2/20/22

- (1) 1,243 S.F. TO BE ACQUIRED. SEE NOTE 7 (22 S.F. OF WHICH ARE WITHIN REQUIRED R/W) 6,803 S.F. TO BE ACQUIRED. SEE NOTE 7 (164 S.F. OF WHICH ARE WITHIN THE REQUIRED SLOPE EASEMENT)
- (2) 1,397 S.F. TO BE ACQUIRED. SEE NOTE 7 (102 S.F. AND 208 S.F. OF WHICH ARE WITHIN REQUIRED TCE AND SLOPE EASEMENT TO BE RECORDED, RESPECTIVELY)

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PREPARED BY:
D'AMICO & ASSOCIATES
 701 ROO ROAD, FLOOR 2
 PITTSBURGH, PA 15225

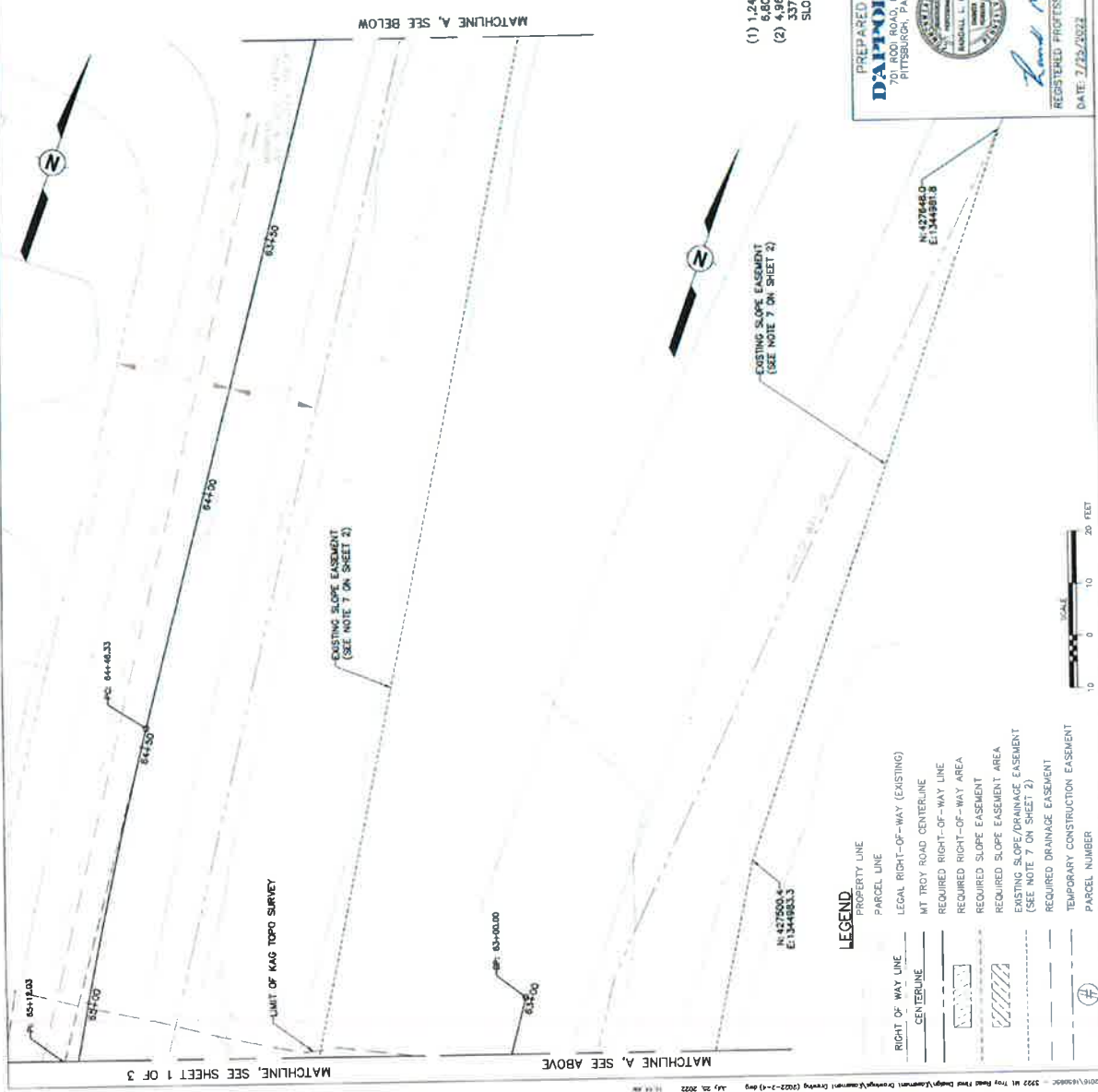


REGISTERED PROFESSIONAL ENGINEER
 DATE: 7/25/2022

VERIFIED BY:
KAG ENGINEERING, INC.
 2704 BROWNSVILLE ROAD
 PITTSBURGH, PA 15227



PROFESSIONAL LAND SURVEYOR
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