

PLAN PREPARATION

COUNTY PROJECT MANAGER: KENNETH URBANEC, P.E.  
 MBE PROJECT MANAGER: EDWARD R. THOMPSON, P.L.S.

DISTRICT	COUNTY	TOWNSHIP	CITY	ROUTE	TOTAL SHEETS
11-0	ALLEGHENY	RESERVE	PITTSBURGH	MOUNT TROY ROAD	3
	ALLEGHENY			MOUNT TROY ROAD	

# COUNTY OF ALLEGHENY



## DEPARTMENT OF PUBLIC WORKS

Doc Bk Vol Pg of Pgs  
 152 HWY 186 73 3  
 Apr 09, 2021

### DRAWINGS AUTHORIZING ACQUISITION

#### OF RIGHT-OF-WAY

#### FOR MOUNT TROY ROAD

#### (ALLEGHENY COUNTY ROUTE NO. 2312-02)

#### IN ALLEGHENY COUNTY

FROM STA. 104+30.89 TO STA. 109+75.00 LENGTH 414.79 FT. 0.079 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.



AND OTHER SCALES AS SHOWN ON THE DRAWINGS

#### DESIGN DESIGNATION (MOUNT TROY ROAD)

- FUNCTIONAL CLASSIFICATION - URBAN COLLECTOR
- ROADWAY TYPOLOGY - NEIGHBORHOOD COLLECTOR
- DESIGN SPEED - 35 MPH
- PAVEMENT WIDTH - 22'-0" (2) 11'-0" LANES
- SHOULDER WIDTH - VARIES 2'-0" - 4'-0"

#### TRAFFIC DATA

- CURRENT ADT - 3,439 (2020)
- DESIGN YEAR ADT - 4,127 (2040)
- DHV - 749
- D - 52%
- T - 20%

### ACKNOWLEDGEMENT

COMMONWEALTH OF PENNSYLVANIA  
 COUNTY OF ALLEGHENY

ON THIS 4th DAY OF April, 2021, BEFORE ME, A NOTARY PUBLIC, THE UNDERSIGNED OFFICER, PERSONALLY APPEARED, WILLIAM D. MCKAIN, KNOWN TO ME (OR SATISFACTORILY PROVEN) TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE ATTACHED PLAN, COMPRISED OF THREE SEPARATE SHEETS, DATED 1/21/21, AND ACKNOWLEDGED THAT HE 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.

Theresa A. White  
 My COMMISSION EXPIRES February 3, 2022



RECORDED IN THE OFFICE OF THE  
 DEPARTMENT OF REAL ESTATE IN

ALLEGHENY COUNTY, PA

IN PLANS-MISC. BOOK 186 PAGE 73

WITNESS MY HAND AND SEAL OF OFFICE

April 9, 2021  
Jerry Tyra  
 MANAGER

PREPARED BY:

**mbe**  
 MONALOH BASIN ENGINEERS  
 300 BUSINESS CENTER DR  
 SUITE 304  
 PITTSBURGH, PA 15205

COMMONWEALTH OF PENNSYLVANIA  
 REGISTERED PROFESSIONAL  
 LAND SURVEYOR



Edward R. Thompson 09/18/2020  
 SIGNATURE DATE  
 SU075547  
 REGISTRATION NO.

PREPARED BY:

**EARTH, INC.**  
 THE CRISTALL - SUITE 100  
 131 BELLEVUE ROAD  
 PITTSBURGH, PA 15229-2187

COMMONWEALTH OF PENNSYLVANIA  
 REGISTERED PROFESSIONAL  
 ENGINEER



Michael Stolik 9-18-20  
 SIGNATURE DATE  
 25526-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.

William D. McKain 4-9-21  
 SIGNATURE DATE  
 ON 12/16/2019 AGENDA NO. 33-19-02

### RECOMMENDED

DEPARTMENT OF PUBLIC WORKS

Stephen D. Corley 9/22/2020  
 DIRECTOR DATE  
James M. Stiles 9/22/2020  
 DEPUTY DIRECTOR DATE  
Michael D. Sexton 9/22/2020  
 ASSISTANT DEPUTY DIRECTOR DATE  
Keneth A. Urbanec 9/22/2020  
 ROADS MANAGER DATE  
 PROJECT MANAGER DATE

County of Allegheny



Pittsburgh, Pennsylvania  
 Department of Public Works  
 DRAWINGS AUTHORIZING ACQUISITION  
 OF  
 RIGHT-OF-WAY  
 FOR  
 RECONSTRUCTION  
 OF  
 MOUNT TROY ROAD  
 COUNTY ROAD NO. 2312-02  
 (2312-0206)

RESERVE TOWNSHIP AND CITY OF PITTSBURGH  
 DRAWN BY: RSH TRACED BY: RSH DATE: 08/27/2020  
 CHECKED BY: ERT SCALE: AS NOTED SHEET 1 OF 3 2801-RW

File Name: I:\1070107-0706 Right-Of-Way\Cadd Files\Production Plans\107-07 Title Sheet.dwg Sep 02, 2020 2:39pm

BM#1 ELEV 1072.43'  
MOUNT TROY RD SURVEY & R/W BASELINE  
14' LT STA 104+38  
MAG SPIKE IN EP#178

**MOUNT TROY ROAD  
SURVEY & R/W BASELINE**  
PI STA 105+06.03  
 $\Delta = 38^{\circ}31'48''$  LT  
D = 26'38'57"  
T = 75.14'  
L = 144.58'  
R = 215.00'  
E = 12.75'  
PC STA 104+30.89  
PT STA 105+75.47

THE LEGAL RIGHT-OF-WAY ON MOUNT TROY ROAD, COUNTY ROAD NO. 2312-02, FROM STATION 104+30.89 TO STATION 109+75.00 IS 33 FEET, BASED ON THE JACOB BOEMER PLAN, RECORDED OCTOBER 30, 1909, IN THE ALLEGHENY COUNTY RECORDER OF DEEDS OFFICE IN PLAN BOOK VOLUME 24 PAGE 186.

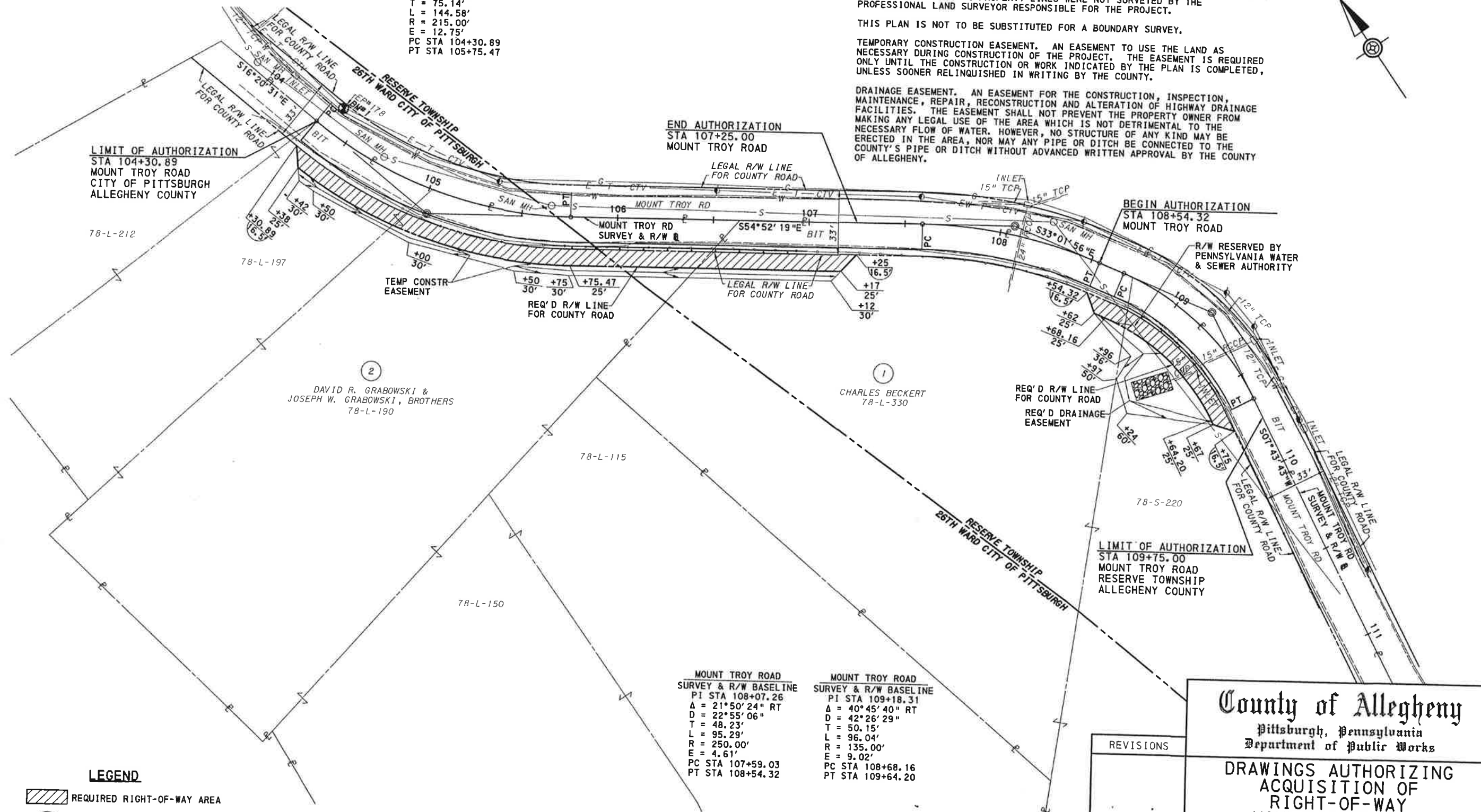
BM#2 ELEV 1053.57'  
MOUNT TROY RD SURVEY & R/W BASELINE  
13' RT STA 113+82  
MAG SPIKE IN EP#88299

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.

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.

DRAINAGE EASEMENT. AN EASEMENT FOR THE CONSTRUCTION, INSPECTION, MAINTENANCE, REPAIR, RECONSTRUCTION AND ALTERATION OF HIGHWAY DRAINAGE FACILITIES. THE EASEMENT SHALL NOT PREVENT 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 ERECTED IN THE AREA, NOR MAY ANY PIPE OR DITCH BE CONNECTED TO THE COUNTY'S PIPE OR DITCH WITHOUT ADVANCED WRITTEN APPROVAL BY THE COUNTY OF ALLEGHENY.



**LIMIT OF AUTHORIZATION**  
STA 104+30.89  
MOUNT TROY ROAD  
CITY OF PITTSBURGH  
ALLEGHENY COUNTY

**END AUTHORIZATION**  
STA 107+25.00  
MOUNT TROY ROAD

**BEGIN AUTHORIZATION**  
STA 108+54.32  
MOUNT TROY ROAD

R/W RESERVED BY  
PENNSYLVANIA WATER  
& SEWER AUTHORITY

**LIMIT OF AUTHORIZATION**  
STA 109+75.00  
MOUNT TROY ROAD  
RESERVE TOWNSHIP  
ALLEGHENY COUNTY

2  
DAVID R. GRABOWSKI &  
JOSEPH W. GRABOWSKI, BROTHERS  
78-L-190

1  
CHARLES BECKERT  
78-L-330

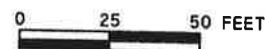
**MOUNT TROY ROAD  
SURVEY & R/W BASELINE**  
PI STA 108+07.26  
 $\Delta = 21^{\circ}50'24''$  RT  
D = 22'55'06"  
T = 48.23'  
L = 95.29'  
R = 250.00'  
E = 4.61'  
PC STA 107+59.03  
PT STA 108+54.32

**MOUNT TROY ROAD  
SURVEY & R/W BASELINE**  
PI STA 109+18.31  
 $\Delta = 40^{\circ}45'40''$  RT  
D = 42'26'29"  
T = 50.15'  
L = 96.04'  
R = 135.00'  
E = 9.02'  
PC STA 108+68.16  
PT STA 109+64.20

**LEGEND**

- REQUIRED RIGHT-OF-WAY AREA
- PARCEL IDENTIFICATION NUMBER
- R-7 ROCK APRON

**SCALE**

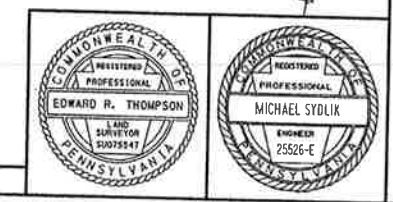


**REVISIONS**

**County of Allegheny**  
Pittsburgh, Pennsylvania  
Department of Public Works

**DRAWINGS AUTHORIZING  
ACQUISITION OF  
RIGHT-OF-WAY  
MOUNT TROY ROAD  
COUNTY ROAD NO. 2312-02**

**DETAIL PLAN SHEET**  
(2312-0206)



File name: I:\3107\107-07\06 Right-Of-Way\Cadd Files\Production Plans\3107-07 Plan Sheet.dwg Sep 02, 2020 2:40pm

DES BY: MS DRAWN BY: RSH CHK'D BY: ERT

REFERENCE DRAWINGS	SHEET	
CLAIM BLOCK INFORMATION	3	SURVEY BOOK NO 1

DRAWN BY: RSH TRACED BY: RSH DATE: 08/27/2020  
CHECKED BY: ERT SCALE: AS NOTED SHEET 2 OF 3 **2801-RW**

\* RESERVE TOWNSHIP & CITY OF PITTSBURGH, ALLEGHENY COUNTY

RIGHT-OF-WAY CLAIM INFORMATION			
COMMONWEALTH OF PENNSYLVANIA - DEPARTMENT OF TRANSPORTATION			
STREET NAME <u>MOUNT TROY ROAD</u>			
PARCEL NO. <u>1</u>	SHEET NO. <u>2</u>	CLAIM NO. <u>-</u>	
PROPERTY OWNER(S) <u>CHARLES BECKERT</u>			
GRANTOR(S) <u>MICHAEL SCHMIDT &amp; SOPHIA, HIS WIFE</u>			
DEED BOOK <u>593</u>	AREAS	ACRE/±	REQUIRED AREA ACRE/±
PAGE <u>210</u>	DEED	<u>5.275</u>	RIGHT-OF-WAY <u>0.034</u>
DATE OF DEED <u>01/09/1888</u>	CALCULATED	-	CHANNEL -
DATE OF RECORD <u>01/09/1888</u>	ADVERSES	<u>3.358</u>	SLOPE -
CONSIDERATION <u>\$12,000.00</u>	LEGAL R/W	<u>0.241</u>	DRAINAGE <u>0.032</u>
TAX STAMPS -	EFFECTIVE AREA	<u>1.676</u>	TEMP. CONSTR. <u>0.009</u>
TAX ID <u>78-L-330</u>	TOTAL REQ'D R/W	<u>0.034</u>	VERIFICATION DATE <u>08/27/20</u>
<u>78-S-220</u>	TOTAL RESIDUE	<u>1.642</u>	DRAWN BY <u>MBE</u>
	RESIDUE LT	-	SCALE <u>AS SHOWN</u>
	RESIDUE RT	<u>1.642</u>	

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\*\* PAUL F. MICELLI A/K/A PAUL MICELLI & GERALDINE A. MICELLI A/K/A GERALDINE MICELLI, HIS WIFE

\*\*\* 78-L-115, 78-L-150, 78-L-190, 78-L-197, 78-L-212, 78-R-34

RIGHT-OF-WAY CLAIM INFORMATION			
COMMONWEALTH OF PENNSYLVANIA - DEPARTMENT OF TRANSPORTATION			
STREET NAME <u>MOUNT TROY ROAD</u>			
PARCEL NO. <u>2</u>	SHEET NO. <u>2</u>	CLAIM NO. <u>-</u>	
PROPERTY OWNER(S) <u>DAVID R. GRABOWSKI &amp; JOSEPH W. GRABOWSKI, BROTHERS</u>			
GRANTOR(S) <u>**</u>			
DEED BOOK <u>6264</u>	AREAS	ACRE/±	REQUIRED AREA ACRE/±
PAGE <u>403</u>	DEED	-	RIGHT-OF-WAY <u>0.044</u>
DATE OF DEED <u>06/14/1980</u>	CALCULATED	<u>5.765</u>	CHANNEL -
DATE OF RECORD <u>06/17/1980</u>	ADVERSES	-	SLOPE -
CONSIDERATION <u>\$3,500.00</u>	LEGAL R/W	<u>0.163</u>	DRAINAGE -
TAX STAMPS <u>\$35.00</u>	EFFECTIVE AREA	<u>5.602</u>	TEMP. CONSTR. <u>0.022</u>
TAX ID <u>***</u>	TOTAL REQ'D R/W	<u>0.044</u>	VERIFICATION DATE <u>08/27/20</u>
	TOTAL RESIDUE	<u>5.558</u>	DRAWN BY <u>MBE</u>
	RESIDUE LT	-	SCALE <u>AS SHOWN</u>
	RESIDUE RT	<u>5.558</u>	

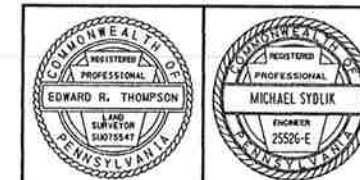
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File name: I:\3107\3107-07\06 Right-Of-Way\Cadd Files\Production Plans\3107-07 Claim Block Information.dwg Sep 02, 2020 2:41pm

DES BY: MS DRAWN BY: RSH CHK'D BY: ERT



REVISIONS

**County of Allegheny**  
Pittsburgh, Pennsylvania  
Department of Public Works

**DRAWINGS AUTHORIZING ACQUISITION OF RIGHT-OF-WAY MOUNT TROY ROAD COUNTY ROAD NO. 2312-02 RIGHT-OF-WAY CLAIM INFORMATION (2312-0206)**

DRAWN BY: RSH TRACED BY: RSH DATE: 08/27/2020  
CHECKED BY: ERT SCALE: AS NOTED SHEET 3 OF 3 **2801-RW**