

AN ORDINANCE

An Ordinance authorizing the County of Allegheny in conjunction with the Department of Public Works and the Law Department to acquire by condemnation, certain permanent rights-of-way and easements, including but not limited to, property in fee simple for permanent rights-of-way, drainage easements, and temporary construction easements from one (1) parcel required for the replacement of Beam Run Bridge No. 1 over Beam Run (BM01) located on Coal Valley Road (Chamberlain Road) County Road No. 5081-04 located in Jefferson Hills Borough, Allegheny County and to take such further action as may be necessary under applicable law, including but not limited to the Eminent Domain Code.

Whereas, the County Council of Allegheny County (the “Council”) deems it advisable to acquire by condemnation, certain permanent rights-of-way, and easements, including but not limited to, property in fee simple for permanent rights-of-way, drainage easements, and temporary construction easements (the “Property”) from one (1) parcel described hereinbelow for the purpose of replacing Beam Run Bridge No. 1 over Beam Run (BM01) located on Coal Valley Road (Chamberlain Road) County Road No. 5081-04 located in Jefferson Hills Borough, Allegheny County, Allegheny County (the “Project”); and

Whereas, the Project, has been depicted in the Right-of-Way Drawings identified as 26208-RW for the replacement of Beam Run Bridge No. 1 over Beam Run (BM01) located on Coal Valley Road (Chamberlain Road) County Road No. 5081-04 located in Jefferson Hills Borough, Allegheny County, County Project No. BM01-0403 approved August 2, 2023, recorded August 10, 2023 in the Allegheny County Department of Real Estate, Plans-HWY, Book 194, Page 52, and marked as “Exhibit A” attached hereto and made a part hereof;

Whereas, the Department of Public Works has determined the owners of Parcel 1, Robert F. Gibson and Marlene Gibson, husband & wife (25% undivided interest owner), Carol G. Przyborski, formerly Carol R. Gibson and Glen Przyborski, her husband (25% undivided interest owner), Charles G. Gibson, Jr. and Norma Gibson, husband and wife (19.44% undivided interest owner), and the Heirs of Ruth Gibson McMullin a/k/a Ruth L. Gibson, identified as Nancy J. Frame (6.11% undivided interest owner), Catherine L. Naugle (6.11% undivided interest owner), Jennifer A. Ferris (6.11% undivided interest owner), James A. Gibson (6.11% undivided interest owner), and David C. Gibson (6.11% undivided interest owner);

Whereas, due to the passage of time and exhaustion of reasonable, good faith efforts to reach an amicable resolution with the owners of all divided and undivided interests in the property, it became apparent that the required global amicable resolution would not be possible; therefore it is now necessary to authorize the acquisition of the Property through condemnation proceedings following exhaustion of reasonable, good faith efforts to amicably acquire said property.

Whereas, the Project constitutes a valid public purpose serving the interests of the residents of the County.

The Council of the County of Allegheny hereby enacts as follows:

SECTION 1. Incorporation of the Preamble.

The provisions set forth in the preamble to this Ordinance are incorporated by reference as set forth in their entirety herein.

SECTION 2. Authorization to Acquire Property by Condemnation.

That Council deems it advisable and necessary to acquire by condemnation, under the power of eminent domain, certain property necessary for the Project described more particularly as follows:

Parcel 1 – Robert F. Gibson and Marlene Gibson, husband & wife (25% undivided interest owner), Carol G. Przyborski, formerly Carol R. Gibson and Glen Przyborski, her husband (25% undivided interest owner), Charles G. Gibson, Jr. and Norma Gibson, husband and wife (19.44% undivided interest owner), and the Heirs of Ruth Gibson McMullin a/k/a Ruth L. Gibson, identified as Nancy J. Frame (6.11% undivided interest owner), Catherine L. Naugle (6.11% undivided interest owner), Jennifer A. Ferris (6.11% undivided interest owner), James A. Gibson (6.11% undivided interest owner), and David C. Gibson (6.11% undivided interest owner)

Lot/Block # 0768-C-00230-0000-00

Property: Right of Way in fee simple 0.080 acres (3,485 square feet); Drainage Easement 0.0015 acres (65 square feet); and temporary construction easement 0.0804 acres (3,502 square feet)

Estimated Just Compensation: \$2,000.00

SECTION 3. Notice to Interested Parties.

That Council directs the Department of Public Works in conjunction with the Law Department to notify interested parties as required by law of the adoption of this Ordinance with respect to property taken under the power of eminent domain.

SECTION 4. Application to Court.

That Council directs the Law Department to make immediate application to the Court of Common Pleas of Allegheny County for the purpose of having the value of said property legally ascertained.

SECTION 5. Severability.

If any provision of this Ordinance shall be determined to be unlawful, invalid, void, or unenforceable, then that provision shall be considered severable from the remaining provisions of this Ordinance, which shall be in full force and effect.

SECTION 6. Repealer.

Any Resolution or Ordinance or part thereof conflicting with the provisions of this Ordinance is hereby repealed so far as the some affects this Ordinance.

Enacted in Council, this _____ day of _____, 2024

Council Agenda No. _____

Patrick Catena
President of Council

Attest: _____
Jared Barker
Chief Clerk of Council

Chief Executive Office _____, 2024

Approved: _____
Sara Innamorato
Chief Executive

Attest: _____
Stephen E. Pilarski
Acting County Manager

Summary

Authorization to commence one (1) condemnation action (Parcel 1) in connection with the replacement of Beam Run Bridge No. 1 over Beam Run (BM01) located on Coal Valley Road (Chamberlain Road) County Road No. 5081-04 located in Jefferson Hills Borough, Allegheny County.

COUNTY OF ALLEGHENY



DEPARTMENT OF PUBLIC WORKS

DRAWINGS AUTHORIZING ACQUISITION OF RIGHT-OF-WAY

FOR
COAL VALLEY ROAD (CHAMBERLAIN ROAD)
(COUNTY ROAD NO. 5081-04)
IN JEFFERSON HILLS BOROUGH, ALLEGHENY COUNTY, PA

FROM STA 30+00.00 TO STA 32+25.00 LENGTH 225.00 FT. = 0.043 MI.



DESIGN DESIGNATION

HIGHWAY CLASSIFICATION = LOCAL ROAD
 ROAD WIDTH = 36'-0" (VARIES)
 PAVEMENT WIDTH = 36'-0" (VARIES)
 SHOULDER WIDTH = 2'-0" (VARIES)
 MEDIAN WIDTH = N/A

TRAFFIC DATA

CURRENT A. D. T. = 2,668 (2023)
 DESIGN YEAR A. D. T. = 2,919 (2043)

THIS PLAN PREPARED PURSUANT TO SECTION 20031(a) OF THE ADMINISTRATIVE CODE, AS AMENDED, 71 P. S. SECTION 5131(a), AND SECTION 3021(b) (3) OF THE EMINENT DOMAIN CODE, 26 PA. C. S. SECTION 3021(b)(3), AND PURSUANT TO THE 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.

COUNTY	COUNTY ROAD	TOTAL SHEETS
ALLEGHENY	COAL VALLEY ROAD (5081-04)	7

County of Allegheny
Pittsburgh, Pennsylvania

Department of Public Works

RIGHT-OF-WAY PLAN

FOR REPLACEMENT OF BEAM RUN BRIDGE NO. 1 (BM01) over BEAM RUN

BM01-0403
JEFFERSON HILLS BOROUGH, PA

DATE: 7/20/23
SCALE: AS SHOWN SHEET 1 OF 7
26208-RW

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

DATE: 8-2-23

ORDINANCE

RECOMMENDED BY ALLEGHENY COUNTY DEPARTMENT OF PUBLIC WORKS PROJECT MANAGER

DATE: 7/11/23

DATE: 7/12/23

DATE: 7/11/2023

DATE: 7/11/2023

DATE: 7/24/2023

W.D.C. ENGINEERS, INC.
300 ANDERSON DR.
JEFFERSON HILLS, PA 15103
REGISTERED PROFESSIONAL ENGINEER

John C. Wood, Jr.
SOVORUP
REGISTRATION NO. - G48724-R

7/21/2023

AC ENGINEERS, INC.
1000 W. 10TH AVE.
JEFFERSON HILLS, PA 15103
REGISTERED PROFESSIONAL ENGINEER

7/11/2023

COMMONWEALTH OF PENNSYLVANIA
COUNTY OF ALLEGHENY

ON THIS 21st DAY OF AUGUST 2023, BEFORE ME, A NOTARY PUBLIC, THE UNDERSIGNED OFFICER, PERSONALLY APPEARED JENNIFER M. LIPIAN, KNOWN TO ME OR SATISFACTORILY PROVEN TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO DATED, SIGNED, AND ACKNOWLEDGED THAT HE/SHE IS DULY AUTHORIZED TO ACT AS COUNTY MANAGER AND EXECUTED THE SIGNATURE FOR THE PURPOSE THEREIN CONTAINED.

IN WITNESS WHEREOF, I HERETO SET MY HAND AND OFFICIAL SEAL.

MANAGER

MANAGER

WT COMMISSION EXPIRES

RECORDED IN THE ALLEGHENY COUNTY DEPARTMENT OF REAL ESTATE IN ALLEGHENY COUNTY, PA. IN PLMS-BISC BOOK 194 PAGE 052

WITNESS MY HAND AND SEAL OF OFFICE

ALLEGHENY COUNTY DEPARTMENT OF REAL ESTATE

GENERAL NOTES

- THE LEGAL RIGHT-OF-WAY ON COAL VALLEY ROAD (CHAMBERLAIN ROAD) FROM STA. 28+00.00 TO STA. 32+25.00 IS BASED ON THE PLAN SHEET 26208-RW AS AMENDED. IT HAS BEEN OPENED AND MAINTAINED FOR TWENTY-ONE (21) YEARS OR MORE BY ALLEGHENY COUNTY. THERE IS NO PUBLIC RECORD OF ANY OTHER WIDTH.
- THE FIFTEEN (15) FOOT SANITARY SEWER SHOWN ON SHEET 5 IS BASED ON JEFFERSON BOROUGH ENGINEER J. A. GIBSON'S RECORD PLAN, CONTRACT L-5, C-11480, DATED JANUARY 1978, REVISED JUNE 21, 1978.
- ALL REQUIRED RIGHT-OF-WAY FOR THIS PROJECT SHALL BE ACQUIRED IN FEE SIMPLE UNLESS OTHERWISE NOTED. IF ANY PART OF THE PROJECT IS TO BE ACQUIRED IN FEE SIMPLE SHALL BE ACQUIRED IN THE LESSOR ESTATE ON INTEREST NOTED ON THE PLAN SHEET.
- THE HALF CIRCLE NUMBER INDICATES A SCALED DIMENSION.
- HORIZONTAL CONTROL IS TIED TO THE PENNSYLVANIA STATE PLANE SOUTH ZONE, BASED ON NAD 83 COORDS.
- VERTICAL CONTROL IS BASED ON NAVD DATUM OF 1988.
- ALL CURVE DATA IS BASED ON THE ARC DEFINITION UNLESS OTHERWISE INDICATED.
- THE FOLLOWING SYMBOLS SHALL BE USED TO DEPICT SLOPE LIMITS:
 - CUT
 - FILL
- THE FILING OF THIS PLAN IS NOT A CONDEMNATION OF THE PROPERTIES DESIGNATED THEREIN AND DOES NOT IN ANY MANNER WHATSOEVER RESTRICT THE USE OR DISPOSAL THEREOF.
- TEMPORARY CONSTRUCTION EASEMENT, AN EASEMENT TO USE THE LAND AS NECESSARY DURING CONSTRUCTION OF THE PROJECT OR THE EASEMENT IS REQUIRED ONLY UNTIL THE CONSTRUCTION BY THE COUNTY.
- DRAINAGE EASEMENT, AN EASEMENT FOR THE CONSTRUCTION, INSPECTION, MAINTENANCE, REPAIR, RECONSTRUCTION AND ALTERATION OF HIGHWAY DRAINAGE FACILITIES. THE EASEMENT SHALL BE LIMITED TO THE NECESSARY FLOW OF WATER AND SHALL NOT BE THE AREA WHICH MAY BE BREACHED 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.
- PRIVATE PROPERTY LINES ARE PLOTTED FROM THE DEED OF RECORD, RECORDED SUBDIVISION GROUP PLANS, EXISTING TOPOGRAPHICAL FEATURES AND LIMITED FIELD DATA. PRIVATE PROPERTY LINES WERE NOT SURVEYED BY THE PROFESSIONAL LAND SURVEYOR RESPONSIBLE FOR THE PROJECT.
- THIS PROPERTY PLOT IS NOT TO BE SUBSTITUTED FOR A BOUNDARY SURVEY.
- BEAM RUN IS A NON-NAVIGABLE STREAM.
- TOPOGRAPHIC SURVEY BASED ON THE SURVEY BY KAG ENGINEERING, INC. COMPLETED ON SEPTEMBER 14, 2022.

SUMMARY OF PROJECT COORDINATES

ROUTE	POINT	STATION	NORTH LTY	EAST LTY	BEARING
COAL VALLEY ROAD	PC	30+33.00	16.5' LT *	361,239.4059	S 85° 57' 40" E
	PT	30+70.00	30.00' LT *	361,260.3935	N 53° 16' 32" E
CHAMBERLAIN ROAD	PC	29+80.22	36.1' LTY *	361,209.5256	N 55° 32' 30" E
	PT	29+87.14	36.1' LTY *	361,210.3144	N 55° 32' 30" E
CHAMBERLAIN ROAD	PC	30+62.21	16.5' RT *	361,209.5256	N 55° 32' 30" E
	PT	30+78.36	16.5' RT *	361,210.3144	N 55° 32' 30" E
COAL VALLEY ROAD	PC	32+25.00	16.5' RT *	361,234.2337	N 1° 51' 32" E
	PT	32+41.15	16.5' RT *	361,255.0499	N 1° 51' 32" E

NOTE: FOUR PLACE COORDINATES ARE FOR COMPUTATIONAL PURPOSES ONLY AND DO NOT IMPLY PRECISION BEYOND TWO DECIMAL PLACES.

SUMMARY OF RIGHT-OF-WAY COORDINATES

ROUTE	STATION	OFFSET SIDE	NORTH LTY	EAST LTY
COAL VALLEY ROAD	30+33.00	16.5' LT *	361,239.4059	1,353,372.3213
	30+70.00	30.00' LT *	361,260.3935	1,353,145.8175
CHAMBERLAIN ROAD	29+80.22	36.1' LTY *	361,209.5256	1,353,400.5269
	29+87.14	36.1' LTY *	361,210.3144	1,353,337.8997
CHAMBERLAIN ROAD	30+62.21	16.5' RT *	361,209.5256	1,353,384.0451
	30+78.36	16.5' RT *	361,210.3144	1,353,443.9072
COAL VALLEY ROAD	32+25.00	16.5' RT *	361,234.2337	1,353,452.5458
	32+41.15	16.5' RT *	361,255.0499	1,353,489.0499

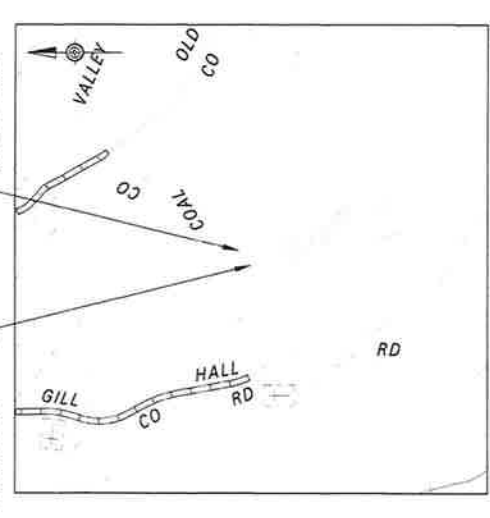
NOTE: FOUR PLACE COORDINATES ARE FOR COMPUTATIONAL PURPOSES ONLY AND DO NOT IMPLY PRECISION BEYOND TWO DECIMAL PLACES.

* INDICATES A SCALED STATION OR DIMENSION

SHEET INDEX

DESCRIPTION	SHEET
TITLE SHEET	1
GENERAL NOTES	2
TYPICAL SECTIONS	3-4
PLAN	5
PROFILE	6
CLAIM BLOCKS	7

LIMIT OF AUTHORIZATION STA. 30+00.00 TO STA. 32+25.00
 COAL VALLEY ROAD (CHAMBERLAIN ROAD) FROM STA. 28+00.00 TO STA. 32+25.00
 JEFFERSON HILLS BOROUGH ALLEGHENY COUNTY



LOCATION MAP

SCALE IN FEET
 0 1,000 2,000

LEGEND
 STATE ROAD AND IDENTIFIER
 TOWNSHIP ROAD (CITY OR BOROUGH STREET)
 INTERSTATE
 U.S. ROUTE
 STATE ROUTE
 MUNICIPAL BOUNDARY

County of Allegheny
 Pittsburgh, Pennsylvania
 Department of Public Works

RIGHT-OF-WAY DRAWING
 BM01
 GENERAL NOTES
 BEAM RUN BRIDGE NO. 1 (BM01)
 over BEAM RUN
 BM01-0403

DATE: 7/20/23
 SCALE AS SHOWN
 SHEET 2 OF 7
 26208-RW

WILEY ENGINEERING & SURVEYING, INC.
 1710 BROADWAY AVE.
 PITTSBURGH, PA 15222
 REGISTERED PROFESSIONAL ENGINEER

JENNIFER A. FEARNS, P.E.
 REGISTERED PROFESSIONAL ENGINEER

KIMBERLY A. HILCO DEAN, P.E.
 REGISTERED PROFESSIONAL LAND SURVEYOR

7/20/2023
 John C. Ward, Jr.

LIST OF PUBLIC UTILITIES

LEGEND	UTILITY COMPANY	TELEPHONE	MAILING ADDRESS	COMPANY REPRESENTATIVE
1	ALLEGHENY COUNTY DEPARTMENT OF PUBLIC WORKS	(412) 350-5343	901 COUNTY OFFICE BLDG PITTSBURGH AVE PITTSBURGH PA 15219 2304	MATTHEW SAMITICH
2	ALLEGHENY COUNTY DEPARTMENT OF PUBLIC WORKS	(412) 330-5827	901 COUNTY OFFICE BLDG PITTSBURGH AVE PITTSBURGH PA 15219 2304	JEAN STAHLER
3	BOROUGH OF JEFFERSON HILLS	(412) 384-0097	805 OLD CLAIRTON RD JEFFERSON HILLS, PA 15025	MIKE VOLPE

PENNSYLVANIA ONE CALL TOLL FREE TELEPHONE NO: (800) 242-1778 DESIGNER SERIAL NO: 20221432059

PROPERTY OWNERS

- 1 NANCY A. FRANK, GUYERDALE L. WARD, L. JENNIFFER A. FEARNS, JAMES A. GIBSON AND DAVID C. GIBSON, IN HIS OWN RIGHT C-2304

LEGEND

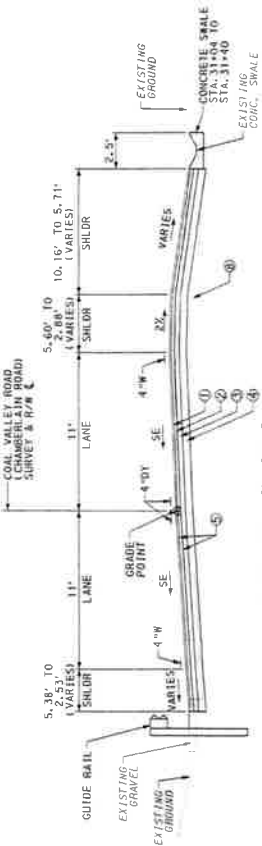
- PARCEL IDENTIFICATION NUMBER - TAKE
- △ PARCEL IDENTIFICATION NUMBER - NO TAKE

TABULATION OF OVERALL LENGTH AND AUTHORIZATION LENGTH

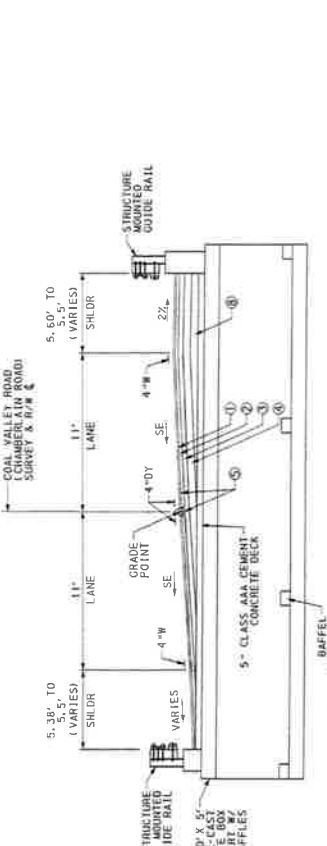
- OVERALL COAL VALLEY ROAD (CHAMBERLAIN ROAD) STA. 28+00.00 TO STA. 33+00.00 = 425.00 FT. = 0.080 MI.
- AUTHORIZATION COAL VALLEY ROAD (CHAMBERLAIN ROAD) STA. 30+00.00 TO STA. 32+25.00 = 225.00 FT. = 0.043 MI.

EQUALITIES

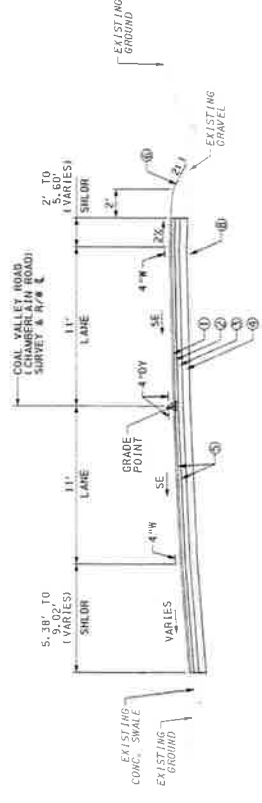
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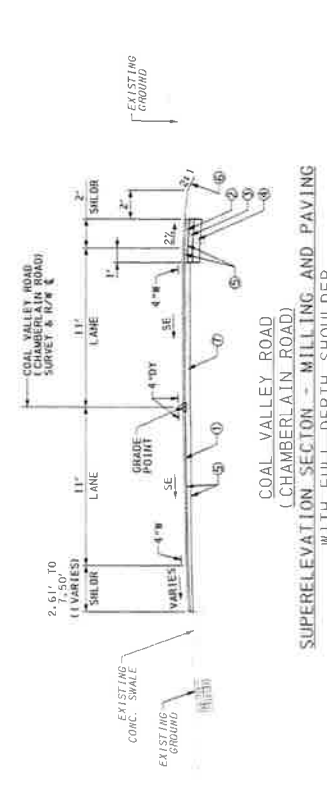
**COAL VALLEY ROAD
(CHAMBERLAIN ROAD)
SUPERELEVATION SECTION - FULL DEPTH RECONSTRUCTION**
STA. 30+96.00 TO STA. 31+40.00



**COAL VALLEY ROAD
(CHAMBERLAIN ROAD)
SUPERELEVATION SECTION - FULL DEPTH RECONSTRUCTION**
STA. 30+84.00 TO STA. 30+96.00



**COAL VALLEY ROAD
(CHAMBERLAIN ROAD)
SUPERELEVATION SECTION - FULL DEPTH RECONSTRUCTION**
STA. 30+50.00 TO STA. 30+84.00



**COAL VALLEY ROAD
(CHAMBERLAIN ROAD)
SUPERELEVATION SECTION - MILLING AND PAVING
WITH FULL DEPTH SHOULDER**
STA. 29+40.00 TO STA. 30+50.00

- LEGEND**
- ① SUPERPAVE ASPHALT MIXTURE DESIGN - WEARING COURSE, PG 645-22, 0.3 TO 3 MILLION ESALS, 5.5 MM MIX, 1 1/2" DEPTH, SRL-H
 - ② SUPERPAVE ASPHALT MIXTURE DESIGN, BINDER COURSE, PG 645-22, 0.3 TO 3 MILLION ESALS, 15.0 MM MIX, 2 1/2" DEPTH
 - ③ SUPERPAVE ASPHALT MIXTURE DESIGN, BASE COURSE, PG 645-22, 0.3 TO 3 MILLION ESALS, 25.0 MM MIX, 4" DEPTH
 - ④ SUBBASE 6" DEPTH (NO. 2A)
 - ⑤ ASPHALT TACK COAT (INT/GNTT)
 - ⑥ SEEDING AND SOIL SUPPLEMENTS - FORMULA N, INCLUDING MULCH
 - ⑦ SUPERPAVE ASPHALT MIXTURE DESIGN, BINDER COURSE (LEVELING), 2.5" MIN DEPTH
 - ⑧ SUBBASE (NO. 2A)
 - 4" W 4" WHITE WATERBORNE PAVEMENT MARKINGS MODIFIED
 - 4" W 4" DOUBLE YELLOW WATERBORNE PAVEMENT MARKINGS MODIFIED

STA.	LEFT LANE	RIGHT LANE
STA. 29+40.00	-2.65% (EXIST.)	-2.23% (EXIST.)
STA. 29+50.00	-2.33%	-1.60%
STA. 29+75.00	-2.00%	-0.73%
STA. 29+82.00	-2.00%	0.00% (LEVEL)
STA. 30+00.00	-2.00%	0.35%
STA. 30+45.00	-6.00%	4.00%
STA. 31+00.00	-8.92% (EXIST.)	1.62% (EXIST.)
STA. 32+25.00	-8.92% (EXIST.)	1.62% (EXIST.)

NOTE:
ROTATION IS ALONG THE CENTERLINE & NEGATIVE SLOPE INDICATES A FORWARD SLOPE FROM CENTERLINE.

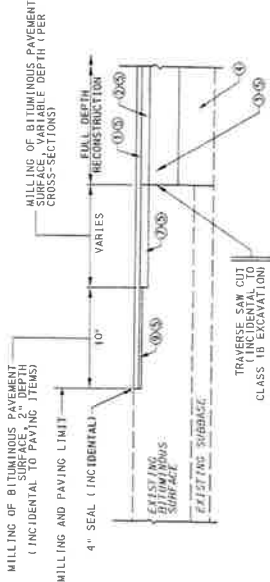
DESIGNED BY
W. C. L. S. ENGINEERS, INC.
1300 WASHINGTON BLVD.
CHAMBERSBURG, PENNSYLVANIA
HARRISBURG OFFICE: 717-263-1111

John C. Vroman, P.E.
721-0023

DATE: 7/20/23
SCALE: AS SHOWN
SHEET: 3 OF 7
26208-RW

County of Allegheny
Pittsburgh, Pennsylvania
Department of Public Works

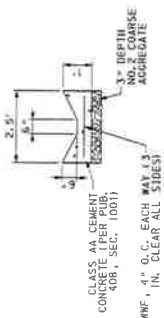
RIGHT-OF-WAY DRAWING
BM01
TYPICAL SECTIONS
BEAM RUN BRIDGE NO. 1 (BM01)
over BEAM RUN
BM01-0403



NOTES:
 1. PAINT VERTICAL SURFACES WITH PG 645-22 FOR NOTCHES.
 2. INCIDENTAL TO BINDER COURSE.

OVERLAY TRANSITION WITH PAVING NOTCH
 N.T.S.

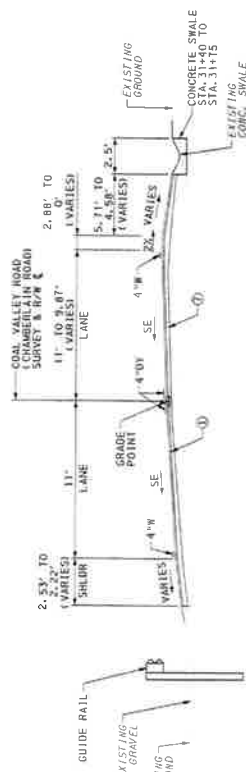
STA. 29+40.00
 STA. 32+25.00



CONCRETE SWALE
 N.T.S.

STA. 31+04.00, RT. TO STA. 31+75.00, RT.
 N.T.S.

NOTE:
 1. SPACE CONSTRUCTION JOINTS AT 10' O.C.
 2. CONSTRUCT PER PUB. 408, SEC. 640 AND PUB. 72-, RC-6M.



**COAL VALLEY ROAD (CHAMBERLAIN ROAD)
 SUPERELEVATION SECTION - MILLING AND PAVING**
 STA. 31+40.00 TO STA. 32+25.00

**COAL VALLEY ROAD (CHAMBERLAIN ROAD)
 SUPERELEVATION SECTION**

STA.	LEFT LANE	RIGHT LANE
29+40.00	-2.66Z (EXIST.)	-2.23Z (EXIST.)
29+50.00	-2.33Z	-1.80Z
29+75.00	-2.00Z	-0.73Z
29+92.00	-2.00Z	0.00Z (LEVEL)
30+00.00	-2.00Z	0.35Z
30+85.00	-6.00Z	4.00Z
31+70.00	-6.00Z	4.00Z
32+25.00	-8.92Z (EXIST.)	1.62Z (EXIST.)

NOTE:
 ROTATION IS ALONG THE CENTERLINE, A NEGATIVE SLOPE INDICATES A DOWNWARD SLOPE FROM CENTERLINE.

LEGEND

- ① SUPERPAVE ASPHALT MIXTURE DESIGN, WEARING COURSE, PG 645-22, 0.3 TO < 3 MILLION ESALS, 9.5 MM MIX, 1 1/2" DEPTH, SRL-H
- ② SUPERPAVE ASPHALT MIXTURE DESIGN, BINDER COURSE, PG 645-22, 0.3 TO < 3 MILLION ESALS, 19.0 MM MIX, 2 1/2" DEPTH
- ③ SUPERPAVE ASPHALT MIXTURE DESIGN, BASE COURSE, PG 645-22, 0.3 TO < 3 MILLION ESALS, 25.0 MM MIX, 4" DEPTH
- ④ SUBBASE 6" DEPTH (NO.2A)
- ⑤ ASPHALT TACK COAT (NTY/CHT)
- ⑥ SEEDING AND SOIL SUPPLEMENTS - FORMULA N, INCLUDING MULCH
- ⑦ SUPERPAVE ASPHALT MIXTURE DESIGN, BINDER COURSE (LEVEL IND.), PG 645-22, 0.3 TO < 3 MILLION ESALS, 19.0 MM MIX, 2 1/2" DEPTH
- ⑧ SUBBASE (NO. 2A)
- ⑨ SUPERPAVE ASPHALT MIXTURE DESIGN, WEARING COURSE (SCRATCH), PG 645-22, 0.3 TO < 3 MILLION ESALS, 9.5 MM MIX, SRL-H (0.5" DEPTH)
- ⑩ 4" WHITE WATERBORNE PAVEMENT MARKINGS MODIFIED
- ⑪ 4" DOUBLE YELLOW WATERBORNE PAVEMENT MARKINGS MODIFIED



Kennedy A. H. De...
 7-21-2023

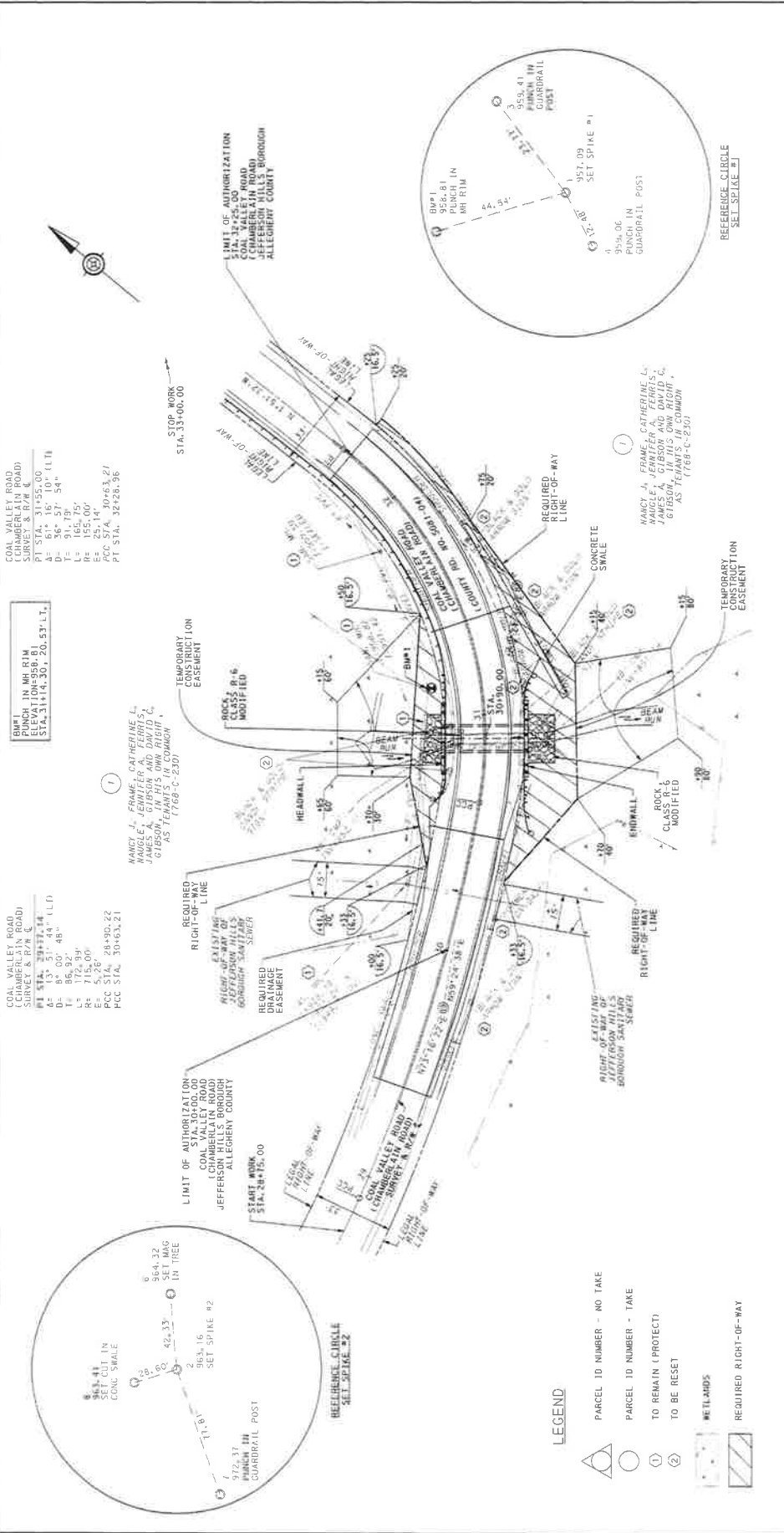


7/21/2023
 John C. ...

County of Allegheny
 Pittsburgh, Pennsylvania
 Department of Public Works

RIGHT-OF-WAY DRAWING
 BM01
 TYPICAL SECTIONS
 BEAM RUN BRIDGE NO. 1 (BM01)
 over BEAM RUN
 BM01-0403

DATE: 7/20/23
 SCALE: AS SHOWN
 SHEET: 4 OF 7
 26208-RW



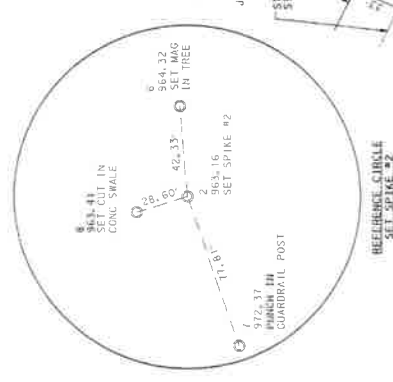
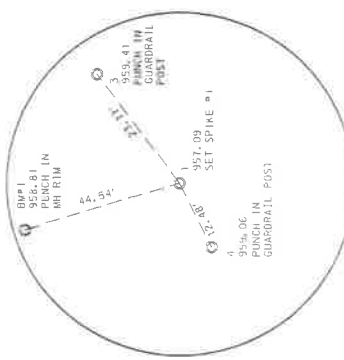
COAL VALLEY ROAD
SURVEY & R/W (L)
PT STA. 31+55.00
A= 61° 16' 10" (LH)
B= 91° 17' 54"
C= 91° 17' 54"
L= 165.75'
R= 155.00'
PCC STA. 30+63.21
PT STA. 32+28.96

RIGHT-OF-WAY
PUNCH IN MH RIM
ELEVATION=596.8
STA. 31+11.301, 20.53, 31.1
A= 13° 51' 44" (LD)
B= 96° 32' 48"
C= 172° 39'
L= 172.99'
R= 215.00'
PCC STA. 28+90.22
PT STA. 30+63.21

COAL VALLEY ROAD
SURVEY & R/W (L)
PT STA. 29+37.14
A= 13° 51' 44" (LD)
B= 96° 32' 48"
C= 172° 39'
L= 172.99'
R= 215.00'
PCC STA. 28+90.22
PT STA. 30+63.21

MARCY J. FRAME, CATHERINE L. MAUGLE, JENNIFER M. DENNIS, JAMES W. GIBSON, IN HIS OWN RIGHT & AS TENANTS IN COMMON (1768-C-250)

MARCY J. FRAME, CATHERINE L. MAUGLE, JENNIFER M. DENNIS, JAMES W. GIBSON, IN HIS OWN RIGHT & AS TENANTS IN COMMON (1768-C-250)



LEGEND

- △ PARCEL ID NUMBER - NO TAKE
- PARCEL ID NUMBER - TAKE
- ① TO REMAIN (PROTECT)
- ② TO BE RESET
- ▨ METLANDS
- ▨ REQUIRED RIGHT-OF-WAY

PRIVATE PROPERTY LINES ARE DOTTED FROM THE DEED OR RECORD MAPS. THE ENGINEER HAS CONDUCTED VISUAL SURVEY TO VERIFY THE LOCATION OF THE PROPERTY LINES AND TO IDENTIFY ANY ENCROACHMENTS. THE ENGINEER IS NOT RESPONSIBLE FOR THE ACCURACY OF THE SURVEY DATA. THE ENGINEER'S RESPONSIBILITY IS LIMITED TO THE PROFESSIONAL LAND SURVEYING SERVICES PROVIDED FOR 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 RECONSTRUCTION IS COMPLETED, UNLESS SOONER INDICATED IN WRITING BY THE COUNTY. DRAINAGE EASEMENT - AN EASEMENT FOR THE CONSTRUCTION, INSPECTION, MAINTENANCE, REPAIR, RECONSTRUCTION AND REMOVAL OF DRAINAGE STRUCTURES. THE EASEMENT SHALL NOT PREVENT THE PROPERTY OWNER FROM MAKING ANY LEGAL USE OF THE AREA WHICH IS NOT DETRIMENTAL TO THE DRAINAGE SYSTEM. THE EASEMENT SHALL NOT BE USED FOR ANY OTHER PURPOSES. THE EASEMENT SHALL BE CONNECTED TO THE COUNTY'S PIPE OR DITCH WITHOUT ADVANCED WRITTEN APPROVAL BY THE COUNTY.

County of Allegheny
Pittsburgh, Pennsylvania
Department of Public Works

RIGHT-OF-WAY DRAWING
BM01
PLAN
BEAM RUN BRIDGE NO. 1 (BM01)
over BEAM RUN
BM01-0403

DR. BY: A.D.P. CH. BY: J.C.W. SCL. BY: [Signature]
DATE: 7/20/23 SCALE: AS SHOWN SHEET 5 OF 7

W.P.C. ENGINEERS, P.A.
1000 BRIDGEWAY, SUITE 100
PITTSBURGH, PA 15201
REGISTERED PROFESSIONAL ENGINEERS

W.P.C. ENGINEERS, P.A.
1000 BRIDGEWAY, SUITE 100
PITTSBURGH, PA 15201
REGISTERED PROFESSIONAL ENGINEERS

7/21/2023
7/21/2023

SCALE
0 20 40 FEET

FOR PROFILE, SEE SHEET 6 OF 7
SURVEY BOOK NO. 156, PGS. 19-24

PVI STA. 31+30.00
 ELEV. 959.17
 VC = 80.00
 K = 14.0
 M.O. = 0.30'
 H.LSD = 140'
 DESIGN SPEED = 15 MPH

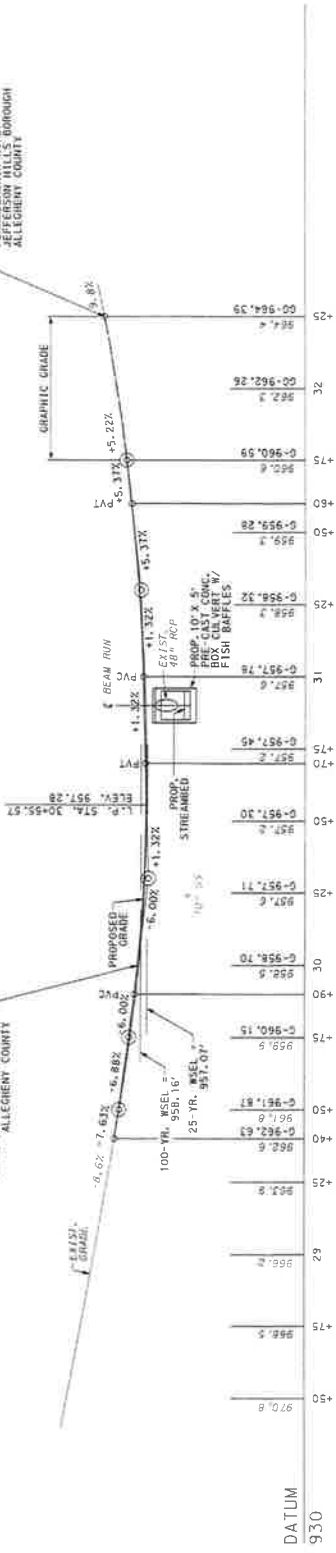
PVI STA. 30+30.00
 ELEV. 956.85
 VC = 80.00
 K = 14.0
 M.O. = 0.73'
 H.LSD = 89'
 DESIGN SPEED = 15 MPH

PVI STA. 29+75.00
 ELEV. 960.15
 NO CURVE

PVI STA. 31+75.00
 ELEV. 960.59
 NO CURVE

LIMIT OF AUTHORIZATION
 COAL VALLEY ROAD
 CHAMBERLAIN ROAD
 JEFFERSON TOWNSHIP BOROUGH
 ALLEGHENY COUNTY

LIMIT OF AUTHORIZATION
 COAL VALLEY ROAD
 CHAMBERLAIN ROAD
 JEFFERSON TOWNSHIP BOROUGH
 ALLEGHENY COUNTY



HYDRAULIC DATA

DRAINAGE AREA = 0.54 SQ. MI.
 DESIGN FLOOD MAGNITUDE = 24.3 CFS
 VELOCITY = 6.08 FPS
 W.S. ELEV. = 957.01 FT
 MAGNITUDE = 372 CFS
 VELOCITY = 7.61 FPS
 FLOOD OF RECORD = 398.16 FT
 UNKNOWN OPENINGS
 EXISTING = 12.6 SQ. FT.
 PROPOSED = 40.0 SQ. FT.

EXISTING STRUCTURE DATA

TYPE: REINFORCED CONCRETE PIPE
 STA. 30+90.00
 WIDTH = 33'-0"
 SKEN = 88'54"29"
 UNDERCLEARANCE: 4'-0"
 CLEAR ROADWAY WIDTH: 23'-6"

PROPOSED STRUCTURE DATA

TYPE: PRE-CAST CONCRETE BOX CULVERT
 STA. 30+90.00
 WIDTH = 33'-0"
 SKEN = 88'54"29"
 UNDERCLEARANCE: 4'-0"
 CLEAR ROADWAY WIDTH: 33'-0"



County of Allegheny
 Pittsburgh, Pennsylvania
 Department of Public Works

CONSTRUCTION DRAWING
 BM01
 PROFILE
 BEAM RUN BRIDGE NO. 1 (BM01)
 over BEAM RUN
 BM01-0403

DR. BY: A.D.P. DATE: 7/20/23
 G.M. BY: J.C.W. DATE: 7/21/2023
 SCALE: AS SHOWN SHEET 8 OF 7

W.F.C. ENGINEERS, INC.
 1200 W. 10TH AVE., SUITE 100
 PITTSBURGH, PA 15222
 CONSULTANTS OF PROFESSIONAL REGISTERED PROFESSIONAL ENGINEERS

W.F.C. ENGINEERS, INC.
 1200 W. 10TH AVE., SUITE 100
 PITTSBURGH, PA 15222
 CONSULTANTS OF PROFESSIONAL REGISTERED PROFESSIONAL ENGINEERS

John C. Stead, Jr.
 7/21/2023

FOR PLAN, SEE SHEET 5 OF 7

768-C-230

RIGHT-OF-WAY CLAIM INFORMATION

COUNTY OF ALLEGHENY

PLAN SHIT. 5
 PARCEL NO. 1
 PROPERTY OWNER(S) **DAVID J. FRAME, SAULER LIE L. BAIGLE, JENNI FER A. FERRIS, JAMES A. GIBSON AND DAVID C. GIBSON, IN HIS OWN RIGHT, AS TENANTS IN COMMON**
 GRANTOR(S) **DAVID C. GIBSON, EXECUTOR OF THE ESTATE OF RUTH L. GIBSON AKA RUTH GIBSON MCMULLEN, DECEASED**

DEED BOOK	1331	AREAS CALCULATED	11.3623	REQUIRED AREA	AGRES
DATE OF DEED	7/26/2008	ADVERSES		RIGHT OF WAY	0.0800
DATE OF RECORD	8/22/2010	LEGAL R/W	1.6450	DRAINAGE CONSTRUCTION EASEMENT	0.0015
LOT	230	EFFECTIVE	99.9175	CONSTRUCTION EASEMENT	0.0004
BLOCK	768-C	TOTAL REQ'D R/W	0.0800	VERIFICATION DATE	7/20/23
		RESIDUE	11.2873	DRAWN BY	AJP
		RESIDUE RT	52.7369		

PRIVATE PROPERTY LINES ARE OBTAINED FROM THE DEED RECORDS, RECORDED SUBDIVISION OR LOT PLANS, EXISTING TOPOGRAPHICAL FEATURES, AND LIMITED FIELD DATA. PRIVATE PROPERTY LINES ARE RESPONSIBLE TO THE SUBMITTER. A PROFESSIONAL SURVEYOR IS RESPONSIBLE FOR THE PROJECT. TEMPORARY CONSTRUCTION EASEMENT OR EASEMENT TO USE THE LAND AS NECESSARY DURING CONSTRUCTION OF THE PROJECT, THE EASEMENT IS REQUIRED ONLY UNTIL THE CONSTRUCTION OR NECESSARY MAINTENANCE OF THE PROJECT IS COMPLETED AND THE EASEMENT IS REMOVED BY THE DEPARTMENT. DRAINAGE EASEMENT - AN EASEMENT FOR THE CONSTRUCTION AND MAINTENANCE, REPAIR, RECONSTRUCTION AND ALTERATION OF HIGHWAY DRAINAGE FACILITIES. THE EASEMENT IS FOR THE AREA WHICH IS NOT DETRIMENTAL TO THE NECESSARY FLOW OF WATER. HOWEVER, NO STRUCTURE OF ANY KIND SHALL BE CONSTRUCTED ON THE EASEMENT OR THE EASEMENT SHALL BE CONNECTED TO THE COUNTY STORM PIPE OR DITCH WITHOUT ADVANCED WRITTEN APPROVAL BY THE COUNTY. THIS RIGHT-OF-WAY CLAIM INFORMATION IS NOT TO BE SUBSTITUTED FOR A BOUNDARY SURVEY.

County of Allegheny
 Pittsburgh, Pennsylvania
 Department of Public Works

RIGHT-OF-WAY DRAWING
 BM01
 CLAIM BLOCKS
 BEAM RUN BRIDGE NO. 1 (BM01)
 over BEAM RUN
 BM01-0403

DR: BY A.D.P. DATE: 7/20/23 SCALE AS SHOWN SHEET 7 OF 7

26208-RW

REVISIONS



David C. Gibson
7-20-2023



John C. Standa, Jr.
021 2023

W.P.C. ENGINEERS, P.C.
 430 BRANFORD ROAD
 PITTSBURGH, PA 15201
 ENGINEERS OF PENNSYLVANIA
 REGISTERED PROFESSIONAL ENGINEERS