

A:\130-1001\130-1001-Survey\Draw\130-1001-SV02-SHEET 11.LS(1/11/2024 - JRM) - [P: 1/14/2024 10:26 AM



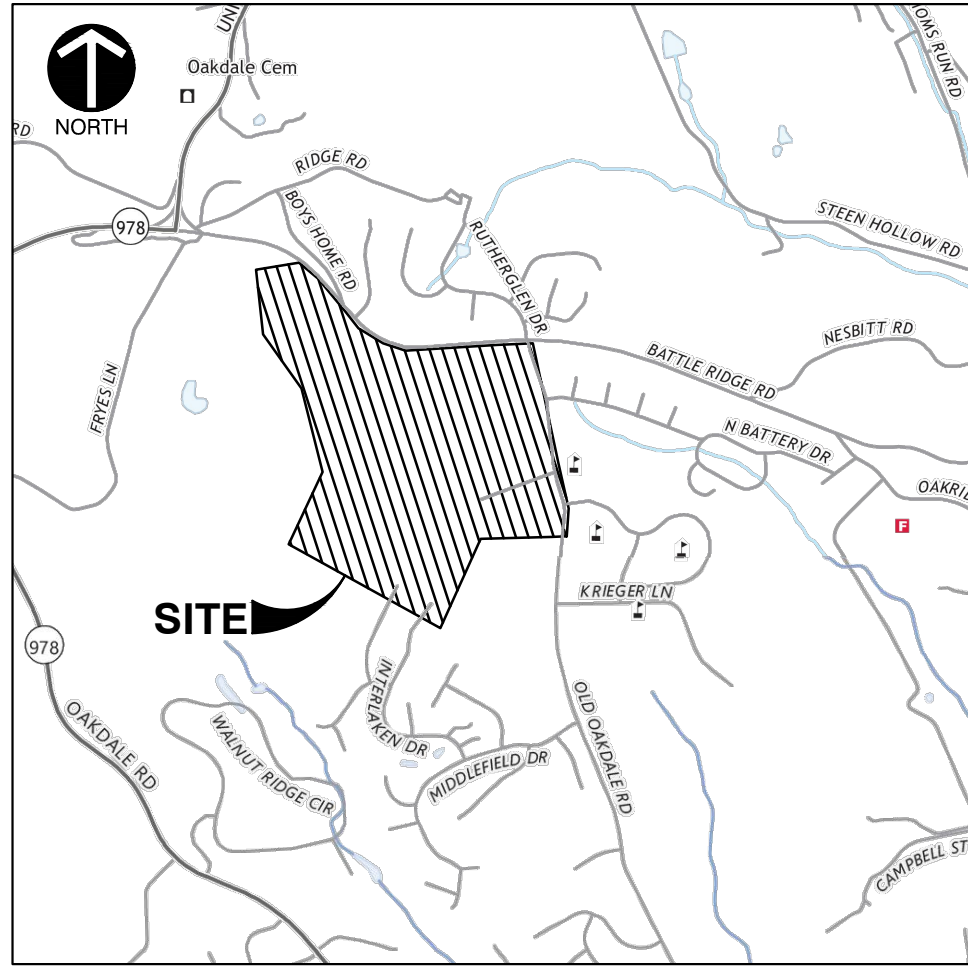
SHEET 2 OF 3

SHEET 3 OF 3

TAX PARCEL ID: 405-G-7  
IN THE  
SOUTH FAYETTE TOWNSHIP SCHOOL DISTRICT  
DIB V. 17294 PG. 359

BATTLE RIDGE ROAD-3024  
50' RIGHT OF WAY WIDTH

OLD OAKDALE ROAD  
30' RIGHT OF WAY WIDTH



VICINITY MAP

1" = 2,000'  
(VICINITY MAP SHOWN PRODUCED BY THE USGS - THE NATIONAL MAP US TOPO)

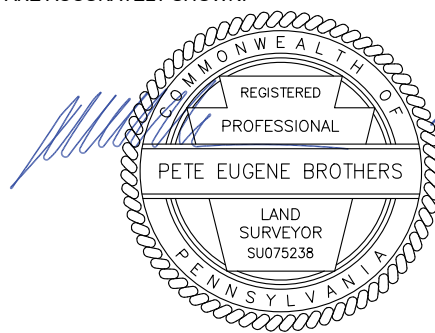
NOTES:

- 1.) THE BASIS OF BEARING IS GRID NORTH DERIVED FROM POST PROCESSING METHODS USING THE NORTH AMERICAN DATUM OF 1983 (2011) STATE PLANE COORDINATES, PA SOUTH ZONE 3702. THE VERTICAL DATUM IS THE NORTH AMERICAN VERTICAL DATUM OF 1988 ELEVATIONS BASED ON GEOID18.
- 2.) FIELD SURVEY BY CIVIL & ENVIRONMENTAL CONSULTANTS, INC., DATED NOVEMBER & DECEMBER 2023.
- 3.) THE UTILITIES SHOWN HEREON HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND/OR EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UTILITIES LOCATED HEREON COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. ALL UTILITIES SHOWN ON THE SURVEY ARE SHOWN BY PLAN. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UTILITIES LOCATED ARE IN THE EXACT LOCATION INDICATED. THE PA ONE CALL TICKET NO. IS 20180891253.
- 4.) AREAS OF MAPPING WHERE THE GROUND SURFACE IS OBSCURED BY TALL VEGETATION AND/OR TREES ARE IDENTIFIED ON THE PLAN. CONTOURS MAY BE SHOWN, HOWEVER, A FIELD CHECK FOR ACCURACY IS HIGHLY RECOMMENDED.
- 5.) AERIAL IMAGERY AND TOPOGRAPHY DERIVED FROM UNMANNED AERIAL PHOTOGRAMMETRY AND LIDAR DATA COLLECTED BY CEC, INC. ON 11/06/23. TOPOGRAPHIC CONTOURS MAPPED AT AN INTERVAL OF 1 FOOT.
- 6.) EASEMENTS SHOWN ON THE SURVEY ARE IN REFERENCE TO THE SURVEY PERFORMED BY CEC, INC. ON 4/13/2018 AND SURVEY DATED 4/19/2018.
- 7.) FOR BATTLE RIDGE ROAD RIGHT OF WAY PLANS, SEE COMMONWEALTH OF PENNSYLVANIA DEPARTMENT OF HIGHWAYS DRAWINGS FOR CONSTRUCTION AND CONDEMNATION OF RIGHT OF WAY APPLICATION 4624 IN ALLEGHENY COUNTY, DATED 1928.
- 8.) THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT. EASEMENTS AND/OR RIGHTS OF WAY MAY EXIST THAT ARE NOT SHOWN ON THE SURVEY.
- 9.) CEC RETAINS TITLE TO ALL DRAWINGS, SPECIFICATIONS OR OTHER DOCUMENTS ("WORK PRODUCT") FURNISHED TO THE CLIENT AND INTENDED FOR USE IN CONNECTION WITH PROJECTS UNDER OUR AGREEMENT WITH THE CLIENT. THE CLIENT IS GRANTED A LIMITED LICENSE TO USE AND REPRODUCE THE WORK PRODUCT PREPARED BY CEC FOR USE IN THE EXECUTION OF THE PROJECT(S) UNDER THE AGREEMENT. THE WORK PRODUCT IS NOT TO BE USED BY THE CLIENT OR OTHER CONSULTANTS, CONTRACTORS, SUBCONTRACTORS, MATERIAL SUPPLIERS, OR OTHER THIRD PARTIES ON OTHER PROJECTS WITHOUT THE EXPRESS WRITTEN CONSENT OF CEC.

SURVEYOR CERTIFICATION:

I, PETE E. BROTHERS, HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR IN COMPLIANCE WITH THE LAWS OF THE COMMONWEALTH OF PENNSYLVANIA, THAT THIS PLAT CORRECTLY REPRESENTS A SURVEY COMPLETED BY ME ON NOVEMBER & DECEMBER 2023, THAT ALL THE MONUMENTS SHOWN THEREON ACTUALLY EXIST, AND THAT THEIR LOCATION, SIZE, TYPE, AND MATERIAL ARE ACCURATELY SHOWN.

DATE: 1/14/2024



PETE E. BROTHERS  
REG NO. 5075258-E

SCALE IN FEET  
0 200 400

REVISION RECORD

DESCRIPTION

NO. DATE

**Civil & Environmental Consultants, Inc.**  
4350 Northern Pike - Suite 141 - Monroeville, PA 15146  
724-327-5200 - 800-899-3610  
www.cecinc.com

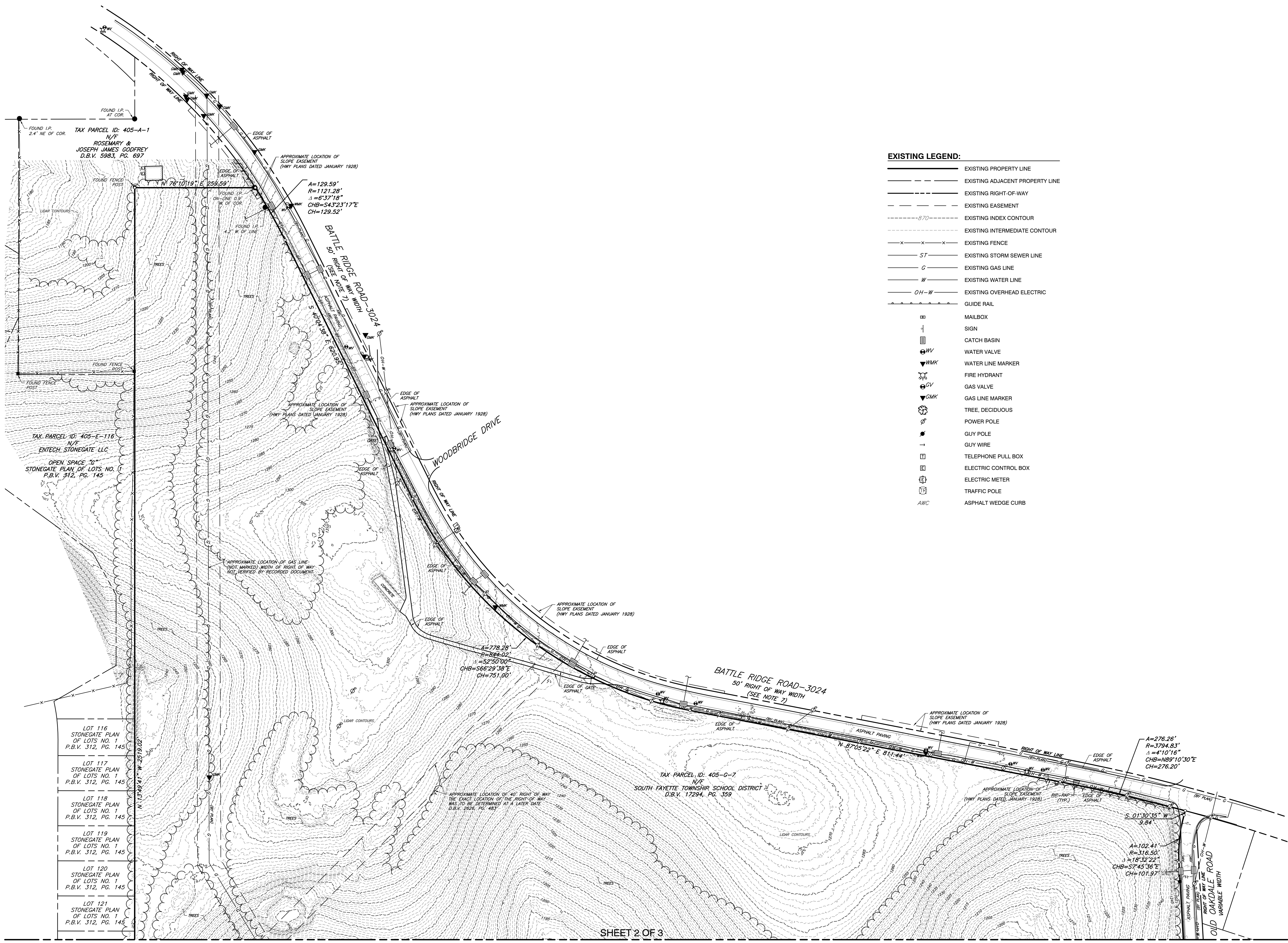
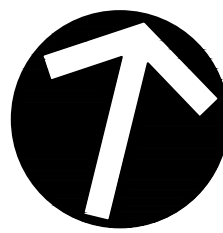
**SOUTH FAYETTE SCHOOL DISTRICT  
INTERMEDIATE SCHOOL & BUS DEPOT  
BATTLE RIDGE ROAD  
SOUTH FAYETTE TOWNSHIP  
ALLEGHENY COUNTY, PENNSYLVANIA**

**OVERALL  
PLAN OF BOUNDARY & TOPOGRAPHY  
TAX PARCEL ID: 405-G-7**

DATE: JANUARY 11, 2024 DRAWN BY: JWH  
DWG SCALE: 1"=200' PEB  
PROJECT NO: 336-102.3100  
APPROVED BY: PEB

DRAWING NO.: **SV-02**  
SHEET 1 OF 3





**EXISTING LEGEND:**

---	EXISTING PROPERTY LINE
---	EXISTING ADJACENT PROPERTY LINE
---	EXISTING RIGHT-OF-WAY
---	EXISTING EASEMENT
---	EXISTING INDEX CONTOUR
---	EXISTING INTERMEDIATE CONTOUR
-x-x-x-	EXISTING FENCE
-ST-	EXISTING STORM SEWER LINE
-G-	EXISTING GAS LINE
-W-	EXISTING WATER LINE
-OH-W-	EXISTING OVERHEAD ELECTRIC
- - - - -	GUIDE RAIL
MB	MAILBOX
+	SIGN
CB	CATCH BASIN
WV	WATER VALVE
WMK	WATER LINE MARKER
FH	FIRE HYDRANT
GV	GAS VALVE
GLM	GAS LINE MARKER
TD	TREE, DECIDUOUS
PP	POWER POLE
GP	GUY POLE
GW	GUY WIRE
TB	TELEPHONE PULL BOX
ECB	ELECTRIC CONTROL BOX
EM	ELECTRIC METER
TP	TRAFFIC POLE
AWC	ASPHALT WEDGE CURB

REVISION RECORD

NO.	DATE	DESCRIPTION

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**SOUTH FAYETTE SCHOOL DISTRICT  
INTERMEDIATE SCHOOL & BUS DEPOT**

**BATTLE RIDGE ROAD  
SOUTH FAYETTE TOWNSHIP  
ALLEGHENY COUNTY, PENNSYLVANIA**

PLAN OF BOUNDARY & TOPOGRAPHY  
TAX PARCEL ID: 405-G-7

DATE: JANUARY 11, 2024  
DWG SCALE: 1"=100'  
PROJECT NO: 336-102.3100

JWH  
PEB

DRAWN BY:  
CHECKED BY:  
APPROVED BY:

A:\300-1001\336-1021-Survey\Draw\336102-3100-SW.dwg(SW02 SHEET 2) LSC(1/11/2024 - Jhromada) - LP: 1/14/2024 10:26 AM



A:\30-000\336-101-Survey\Draw\336101-5101-SV-02.dwg(SV02 SHEET 3) LS(1/11/2024 - Jhromada) - LP: 1/14/2024 10:26 AM



SHEET 2 OF 3  
SHEET 3 OF 3

LOT 122  
STONEGATE PLAN  
OF LOTS NO. 1  
P.B.V. 312, PG. 145

LOT 123  
STONEGATE PLAN  
OF LOTS NO. 1  
P.B.V. 312, PG. 145

LOT 124  
STONEGATE PLAN  
OF LOTS NO. 1  
P.B.V. 312, PG. 145

LOT 125  
STONEGATE PLAN  
OF LOTS NO. 1  
P.B.V. 312, PG. 145

LOT 126  
STONEGATE PLAN  
OF LOTS NO. 1  
P.B.V. 312, PG. 145

TAX PARCEL ID: 490-S-226  
N/F  
ENTECH STONEGATE LLC

PARCEL F  
STONEGATE PLAN OF LOTS NO. 1  
P.B.V. 312, PG. 145

TAX PARCEL ID: 490-S-226  
N/F  
ENTECH STONEGATE LLC

PARCEL F  
STONEGATE PLAN OF LOTS NO. 1  
P.B.V. 312, PG. 145

TAX PARCEL ID: 404-F-100  
N/F  
BERKSHIRES COMMUNITY  
SERVICES ASSOCIATION  
D.B.V. 19079, PG. 234

PARCEL 1-2-R-REVISED  
THE BERKSHIRES PHASE 8  
P.B.V. 274, PG. 62

TAX PARCEL ID: 405-G-7  
N/F  
SOUTH FAYETTE TOWNSHIP SCHOOL DISTRICT  
D.B.V. 17294, PG. 359

TAX PARCEL ID: 405-R-5  
N/F  
WILLIAM A SRAY  
D.B.V. 19506, PG. 468

LOT #2  
SRAY PLAN OF LOTS #2  
P.B.V. 234, PG. 138

TAX PARCEL ID: 405-R-2  
N/F  
BRUCE GILFORD JR.  
D.B.V. 116408, PG. 20

#### EXISTING LEGEND:

	EXISTING PROPERTY LINE
	EXISTING ADJACENT PROPERTY LINE
	EXISTING RIGHT-OF-WAY
	EXISTING EASEMENT
	EXISTING INDEX CONTOUR
	EXISTING INTERMEDIATE CONTOUR
	EXISTING FENCE
	EXISTING STORM SEWER LINE
	EXISTING GAS LINE
	EXISTING WATER LINE
	EXISTING OVERHEAD ELECTRIC
	GUIDE RAIL
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	WATER LINE MARKER
	FIRE HYDRANT
	GAS VALVE
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	GUY WIRE
	TELEPHONE PULL BOX
	ELECTRIC CONTROL BOX
	ELECTRIC METER
	TRAFFIC POLE
	ASPHALT WEDGE CURB

SCALE IN FEET  
0 100 200

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NO.	DATE	DESCRIPTION



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TAX PARCEL ID: 405-G-7**

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DWG SCALE:	1"=100'	CHECKED BY:	PEB
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DRAWING NO.:  
**SV-02**

SHEET 3 OF 3