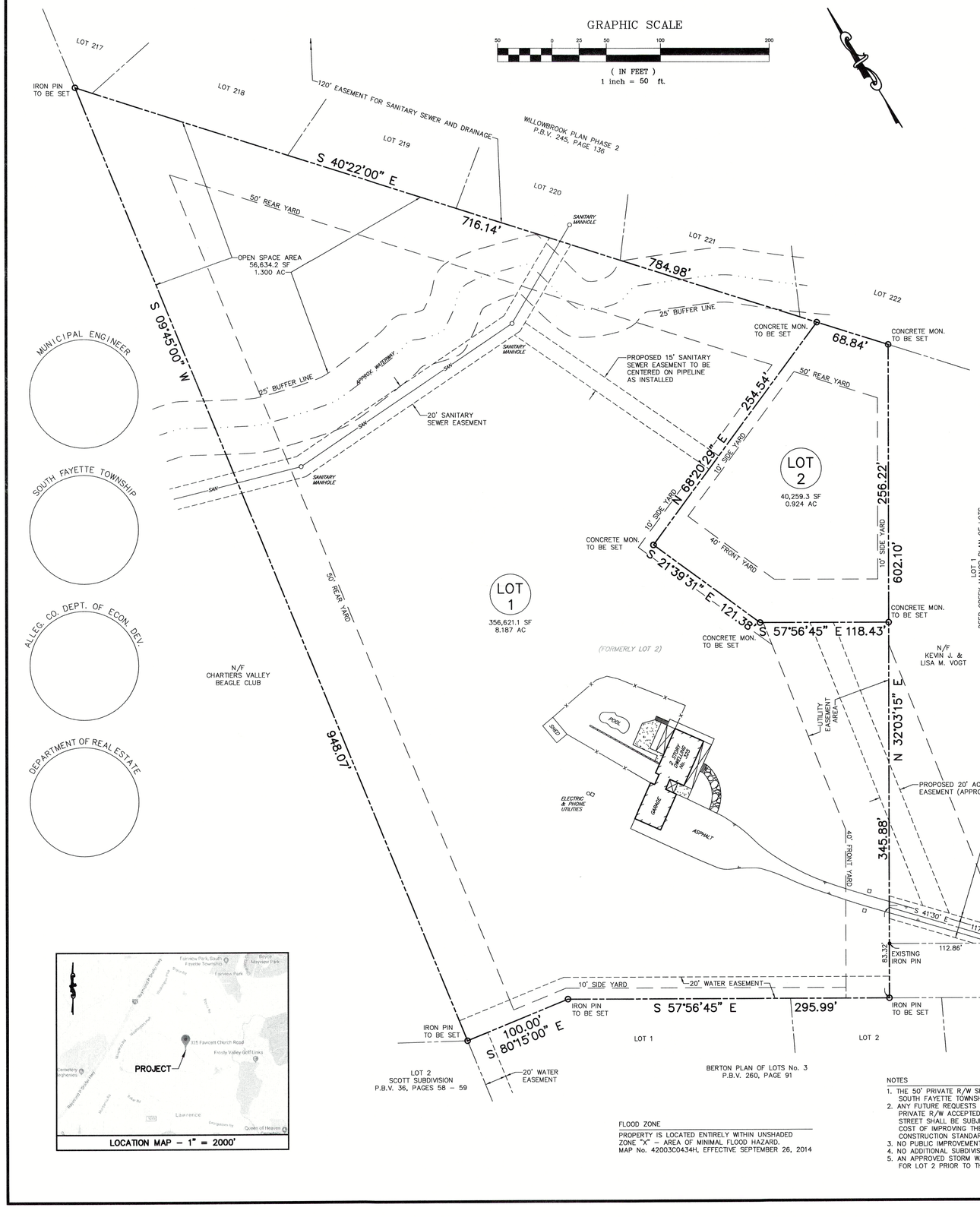

We, Kevin J. and Lisa M. Vogt, owners of the land adjoining the Badolato Plan of Lots, do hereby grant and consent to the 20' access easement shown on said plan and also to the zoning setback requirement, and all other matters that may affect our property.

IN WITNESS OF WHICH, to this I set my hand and seal this _____ day of _____, 20_____.

_____ Notary Public

_____ Kevin J. Vogt

_____ Notary Public

_____ Lisa M. Vogt

Before me, the undersigned Notary Public in and for the Commonwealth of Pennsylvania and County of Allegheny, personally appeared the above named Frank P. and Victoria M. Badolato, and acknowledged the foregoing adoption and dedication to be their act.

Witness my hand and notarial seal this _____ day of _____, 20____.

My commission expires the _____ day of _____, 20_____.

_____ Notary Public

OFFICIAL SEAL (STAMP MAY BE IN BLACK INK)

On this _____ day of _____, 20_____ a modification / waiver was granted by the South Fayette Township Board of Commissioners to:

Ordinance 215, Article 13, Section L, Subsection 5, to allow for the location of future utilities be contingent upon home design and approved by individual utilities.

Ordinance 215, Article 13, Section L, Subsection 8, to allow for a small project application of the SFT storm water ordinance be waived until submission of a building permit application.

Ordinance 215, Article 63, to allow the placement of iron pins in lieu of the required concrete monuments, around the perimeter of the property.

Ordinance 215, Article 65, Section A, to allow the proposed lot to be recorded fronting on a private street access easement.

Ordinance 215, Article 65, Section B, Subsection 4, to allow for the additional lot to be created on the extension of a private street access easement.

Ordinance 215, Article 65, Section B, Subsection 5, to allow for the additional lot to be created on the extension of a private street access easement.

Ordinance 215, Article 65, Section B, Subsection 6, to allow for the cartway to remain in it's current width.

Ordinance 215, Article 65, Section B, Subsection 7, to allow for the cartway to remain in it's current condition.

Ordinance 215, Article 74, to allow for the cartway to remain in it's current width and condition.

Ordinance 215, Article 76, to allow for the location of future utilities be contingent upon home design and approved by individual utilities.

Ordinance 215, Article 77, Section B, to allow for the location of future utilities be contingent upon home design and approved by individual utilities.

PROPERTY OWNERS

FRANK P. & VICTORIA M. BADOLATO
325 FAWCETT CHURCH ROAD
BRIDGEVILLE, PA 15017

CURRENT TAX PARCEL

572-N-1

CURRENT ZONING (REQUIREMENTS SHOWN ARE WITH PUBLIC SEWERS)

	REQUIRED	PROPOSED
R-1 RURAL RESIDENTIAL		
MINIMUM LOT AREA	22,000 SF	40,259.3 SF
MINIMUM LOT WIDTH	110 FT	214 FT (AT FRONT BLDG LINE)
MAXIMUM LOT COVERAGE	15%	N/A
MINIMUM FRONT YARD SETBACK	40 FT	40 FT
MINIMUM SIDE YARD SETBACK	10 FT	10 FT
MINIMUM SIDE YARDS COMBINED	40 FT	40 FT
MINIMUM REAR YARD SETBACK	50 FT	50 FT
MAXIMUM HEIGHT	35 FT	N/A

*NOTE: SPECIAL YARD REQUIREMENTS MAY ALSO APPLY UNDER TOWNSHIP ZONING SECTION 240-99

EXISTING AREAS

OLD LOT 2	396,880.4 SQ FT; 9.111 AC
TOTAL PLAN AREA	396,880.4 SQ FT; 9.111 AC

PROPOSED AREAS

LOT 1	356,621.1 SQ FT; 8.187 AC
LOT 2	40,259.3 SQ FT; 0.924 AC
TOTAL PLAN AREA	396,880.4 SQ FT; 9.111 AC

UTILITY PROVIDERS

SOUTH FAYETTE TWP MUNICIPAL AUTHORITY
PENNSYLVANIA AMERICAN WATER
VERIZON PENNSYLVANIA, INC
COLUMBIA GAS OF PA, INC
WEST PENN POWER

FLOOD ZONE

PROPERTY IS LOCATED ENTIRELY WITHIN UNSHADED ZONE "X" - AREA OF MINIMAL FLOOD HAZARD.
MAP No. 42003C0434H, EFFECTIVE SEPTEMBER 26, 2014

NOTES

1. THE 50' PRIVATE R/W SHOWN ON THIS PLAN IS A PRIVATE STREET. SOUTH FAYETTE TOWNSHIP HAS NO MAINTENANCE RESPOSIBILITES.
2. ANY FUTURE REQUESTS BY THE LOT OWNERS TO HAVE THE 50' PRIVATE R/W ACCEPTED BY SOUTH FAYETTE TOWNSHIP AS A PUBLIC STREET SHALL BE SUBJECT TO THE OWNERS ASSUMING THE TOTAL COST OF IMPROVING THE PRIVATE STREET TO THE CURRENT TOWNSHIP CONSTRUCTION STANDARDS FOR A PUBLIC STREET.
3. NO PUBLIC IMPROVEMENTS ARE PROPOSED.
4. NO ADDITIONAL SUBDIVISION OF THE PROPERTY IS PERMITTED.
5. AN APPROVED STORM WATER MANAGEMENT PLAN WILL BE REQUIRED FOR LOT 2 PRIOR TO THE ISSUANCE OF A BUILDING PERMIT.

We, Frank P. and Victoria M. Badolato, owners of the land shown on the Badolato Plan of Lots, hereby adopt this plan, as our plan of lots and irrevocably dedicate all streets and other property identified for dedication on the plan to the Township of South Fayette. This adoption and dedication shall be binding upon our heirs, executors, and assigns.

IN WITNESS OF WHICH, to this I set my hand and seal this _____ day of _____, 20_____.

_____ Notary Public

_____ Frank P. Badolato

_____ Notary Public

_____ Victoria M. Badolato

Before me, the undersigned Notary Public in and for the Commonwealth of Pennsylvania and County of Allegheny, personally appeared the above named Frank P. and Victoria M. Badolato, and acknowledged the foregoing adoption and dedication to be their act.

Witness my hand and notarial seal this _____ day of _____, 20____.

My commission expires the _____ day of _____, 20_____.

_____ Notary Public

OFFICIAL SEAL (STAMP MAY BE IN BLACK INK)

We hereby certify that the title to the property contained in the Badolato Plan of Lots is in the names of Frank P. and Victoria M. Badolato and is recorded in Deed Book Volume 15606, Page 129.

_____ Notary Public

_____ Frank P. Badolato

_____ Notary Public

_____ Victoria M. Badolato

_____, mortgagee of the property contained in the Badolato Plan of Lots consents to the recording of said plan and to the dedications and all other matters appearing on the plan.

_____ Notary Public

_____ Name, title, and mortgagee

I certify that, to the best of my information, knowledge and belief the survey and plan shown hereon are correct and accurate to the standards required.

_____ Date

_____ Steve A. Liadis
Registration Number SU-511-A

I certify that this plan meets all engineering and design requirements of the applicable ordinances of the Township of South Fayette, except as departures have been authorized by the appropriate officials of the municipality.

_____ Date

_____ Municipal Engineer
Registration Number _____

The Township of South Fayette agrees not to issue building permits until the "Planning Module for Land Development" has been approved in accordance with the regulations of the Pennsylvania Department of Environmental Protection.

_____ Date

_____ Authorized Municipal Official

Reviewed by the Planning Commission of the Township of South Fayette, this _____ day of _____, 20_____.

_____ Secretary

_____ Chairperson

Approved by the Board of Commissioners of the Township of South Fayette, by resolution, this _____ day of _____, 20_____.

_____ Secretary

_____ President

All conditions of approval have been reviewed, and the plan signed and noted as approved, this _____ day of _____, 20_____.

Reviewed by the Allegheny County Department of Economic Development on this _____ day of _____, 20_____.

_____ Director

Recorded in the Office of the Department of Real Estate of the County of Allegheny, Commonwealth of Pennsylvania, in Plan Book Volume _____, Page(s) _____. Given under my hand and seal this _____ day of _____, 20_____.

_____ Manager, Department of Real Estate

ALL SIGNATURES MUST BE MADE WITH PERMANENT BLUE INK

BADOLATO PLAN OF LOTS

BEING A RESUBDIVISION OF LOT 2 IN THE DEER CREEK MANOR PLAN OF LOTS AS RECORDED IN P.B.V. 226, PAGES 7- 8.

REVISIONS
1/15/20 TOWNSHIP COMMENTS
6/8/20 TOWNSHIP COMMENTS

PLAN MADE FOR	FRANK P. & VICTORIA M. BADOLATO
SITUATE IN	SOUTH FAYETTE TOWNSHIP ALLEGHENY COUNTY, PA

LIADIS ENGINEERING & SURVEYING, INC.
3100 BANKSVILLE ROAD - PITTSBURGH, PA 15216

COMMONWEALTH OF PENNSYLVANIA REGISTERED PROFESSIONAL STEVE A. LIADIS LAND SURVEYOR SU 511-A

SCALE: 1" = 50' | JULY 15, 2019 | DRAWING No. 25727-C-SD