

PROPERTY AREA TABULATION

	GROSS AREAS	AREA IN R/W
TRACT 1	65.639 Ac. = 2,859,253 sf	17.740 Ac. = 772,767 sf (SR 50 R/W)
TRACT 2	1,577 Ac. = 68,708 sf	0.153 Ac. = 6672 sf (Hickory Grade R/W)
TRACT 3	1,344 Ac. = 58,590 sf	0.196 Ac. = 8,533 sf (Hickory Grade R/W)
TOTAL	68,561 Ac. = 2,986,511 sf	18.089 Ac. = 787,972 sf

PARCEL A
 50.472 Ac. Net
 68.561 Ac. Gross (3 Tracts)
 = 18.089 Ac. (Area in R/W)
 50.472 Acres = 2,198,539 sf

HICKORY GRADE ROAD REQUIRED R/W

LINE	BEARING	DISTANCE
L1	N 21°25'14" W	59.84'
L2	N 03°20'58" E	82.68'
L3	W 26°03'24" E	10.94'
L4	S 08°16'56" E	21.92'

CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CH. LENGTH
C1	384.01'	144.30'	N 14°42'01" E	143.36'
C2	268.32'	183.18'	W 53°52'20" E	176.04'

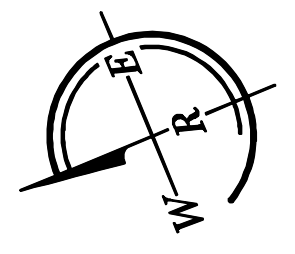
JANOCHA CONSOLIDATION PLAN

SITUATE
 SOUTH FAYETTE TOWNSHIP
 ALLEGHENY COUNTY - PENNSYLVANIA
 PREPARED FOR
 JOHN and LYNN A. JANOSHA

SCALE: 1"=100'
 DATE: Feb. 2022
 F.B.:
 DWG. BY: MPS
 CAD FILE: \JANOCHA\21-53.DWG
 JOB No.: 21-53
 REVISIONS:

SHEET

WIND RIDGE ENGINEERING CO.
 285 FINCH ROAD
 WIND RIDGE, PA 15380
 724-428-5268
 civil engineers • surveyors • landscape architects



*** ALL SIGNATURES/DATES MUST BE MADE WITH NAVY BLUE INK OR FELT TIP MARKER ***

WE, JOHN JANOCCHA and LYNN A. JANOCCHA, OWNERS OF THE LAND SHOWN ON THE JANOCCHA CONSOLIDATION 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 WE SET OUR HAND AND SEAL THIS ____ DAY OF _____, 2022.

NOTARY PUBLIC _____ JOHN JANOCCHA

LYNN A. JANOCCHA

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR THE COMMONWEALTH OF PENNSYLVANIA AND COUNTY OF ALLEGHENY, PERSONALLY APPEARED JOHN JANOCCHA and LYNN A. JANOCCHA WHO ACKNOWLEDGED THE FOREGOING ADOPTION AND DEDICATION TO BE THEIR ACT.

WITNESS MY HAND AND NOTARIAL SEAL THIS ____ DAY OF _____, 2022.
MY COMMISSION EXPIRES ON ____ DAY OF _____, 20__.

SEAL [] _____ NOTARY PUBLIC

WE, JOHN JANOCCHA and LYNN A. JANOCCHA, HEREBY CERTIFY THAT THE TITLE TO PROPERTY SHOWN AS TRACT 2 CONTAINED IN THE JANOCCHA CONSOLIDATION PLAN OF LOTS, IS IN THE NAME OF JOHN JANOCCHA and LYNN A. JANOCCHA AND IS RECORDED IN DEED BOOK VOLUME 8898, PAGE 156. WE FURTHER CERTIFY THAT THERE IS NO MORTGAGE, LIEN OR OTHER ENCUMBRANCE AGAINST THIS PROPERTY.

WITNESS _____ JOHN JANOCCHA

LYNN A. JANOCCHA

I CERTIFY THAT, TO THE BEST OF MY INFORMATION, KNOWLEDGE AND BELIEF THE SURVEY AND PLAN SHOWN HERE ON ARE CORRECT AND ACCURATE TO THE STANDARDS REQUIRED.

1-10-2022
DATE _____ MICHAEL P. SALAI, P.E., P.L.S.
No. 31857-E

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 _____ TOWNSHIP ENGINEER
Reg. No. _____
(SEAL)

THE BOARD OF COMMISSIONERS OF THE TOWNSHIP OF SOUTH FAYETTE GIVES NOTICE THAT, IN APPROVING THIS PLAN FOR RECORDING, THE TOWNSHIP OF SOUTH FAYETTE ASSUMES NO OBLIGATION TO ACCEPT THE DEDICATION OF ANY STREETS, LAND OR PUBLIC FACILITIES AND HAS NO OBLIGATION TO IMPROVE OR MAINTAIN SUCH STREETS, LAND OR FACILITIES.

SECRETARY _____ CHAIRMAN _____

REVIEWED BY THE SOUTH FAYETTE TOWNSHIP PLANNING COMMISSION THIS ____ DAY OF _____, 2022.

SECRETARY _____ CHAIRMAN _____

APPROVED BY THE BOARD OF COMMISSIONERS OF THE TOWNSHIP OF SOUTH FAYETTE BY RESOLUTION AND ALL CONDITIONS OF APPROVAL HAVE BEEN REVIEWED, AND THE PLAN SIGNED AND NOTED AS APPROVED, THIS ____ DAY OF _____, 2022.

SECRETARY _____ CHAIRMAN _____

REVIEWED BY THE ALLEGHENY COUNTY DEPARTMENT OF ECONOMIC DEVELOPMENT ON THIS ____ DAY OF _____, 2022.

DIRECTOR

THIS PLAT WAS DELIVERED TO JOHN JANOCCHA, BY THE TOWNSHIP OF SOUTH FAYETTE THIS ____ DAY OF _____, 2022.

TOWNSHIP MANAGER

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

I, LYNN JANOCCHA, A.K.A. LYNN ANN JANOCCHA OWNER OF THE LAND SHOWN ON THE JANOCCHA CONSOLIDATION PLAN OF LOTS HEREBY ADOPT THIS PLAN AS MY 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 MY HEIRS, EXECUTORS, AND ASSIGNS.

IN WITNESS OF WHICH, TO THIS I SET MY HAND AND SEAL THIS ____ DAY OF _____, 2022.

NOTARY PUBLIC _____ LYNN JANOCCHA

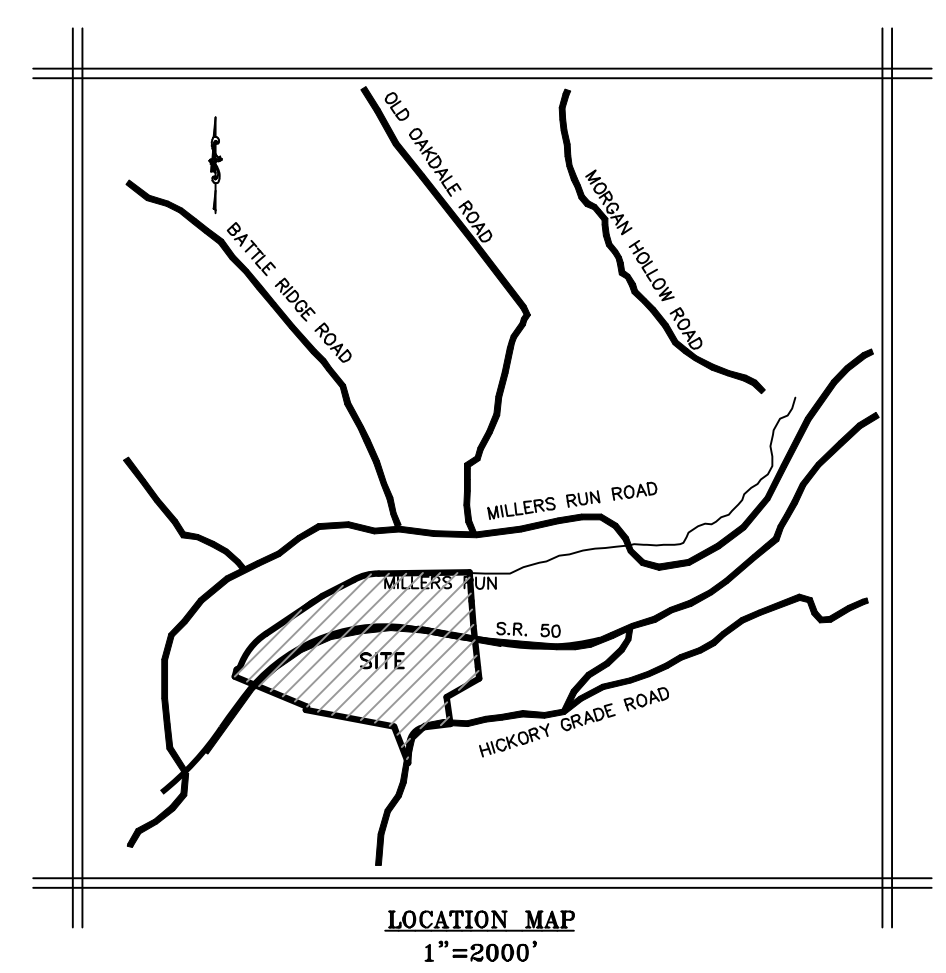
BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR THE COMMONWEALTH OF PENNSYLVANIA AND COUNTY OF ALLEGHENY, PERSONALLY APPEARED LYNN JANOCCHA, A.K.A. LYNN ANN JANOCCHA WHO ACKNOWLEDGED THE FOREGOING ADOPTION AND DEDICATION TO BE HER ACT.

WITNESS MY HAND AND NOTARIAL SEAL THIS ____ DAY OF _____, 2022.
MY COMMISSION EXPIRES ON ____ DAY OF _____, 20__.

SEAL [] _____ NOTARY PUBLIC

I, LYNN JANOCCHA, A.K.A. LYNN ANN JANOCCHA, HEREBY CERTIFY THAT THE TITLE TO PROPERTIES SHOWN AS TRACTS 1 and 3 CONTAINED IN THE JANOCCHA CONSOLIDATION PLAN OF LOTS, ARE IN THE NAMES OF LYNN JANOCCHA, RECORDED IN DEED BOOK 14146, PAGE 330, AND LYNN ANN JANOCCHA, RECORDED IN DEED BOOK VOLUME 18204, PAGE 285. I FURTHER CERTIFY THAT THERE IS NO MORTGAGE, LIEN OR OTHER ENCUMBRANCE AGAINST THESE PROPERTIES.

WITNESS _____ LYNN JANOCCHA (aka LYNN ANN JANOCCHA)



EXISTING UTILITIES

WATER: PA-AMERICAN WATER CO.
ELECTRIC: WEST PENN POWER CO.
SANITARY: MUNICIPAL AUTHORITY TOWNSHIP OF SOUTH FAYETTE
TELEPHONE: VERIZON

NOTES:

THE EXISTING DWELLING AT 740 HICKORY GRADE ROAD IS SERVED BY PUBLIC WATER AND AN ON LOT SANITARY SEWER SYSTEM.

A PORTION OF THIS PROPERTY IS AFFECTED BY FLOOD ZONE AE AS SHOWN ON FIRM 42003C0431H (Eff 9/26/2014)

ZONING TABLE (I-P INDUSTRIAL PARK)-NORTH OF SR 50

Table with 3 columns: MIN. LOT SIZE, MIN. LOT WIDTH, FRONT YARD SETBACK, REAR YARD SETBACK, SIDE YARD SETBACK, MAX. BUILDING HEIGHT, MAX. IMPERVIOUS SURFACE COVERAGE. Rows for REQUIRED and PROPOSED values.

ZONING TABLE (R-1)-SOUTH OF SR 50 (RURAL RESIDENTIAL W/O SEWERS)

Table with 3 columns: LOT SIZE, LOT WIDTH, LOT COVERAGE, FRONT YARD, SIDE YARD, REAR YARD, MAX. BLDG HT. Rows for REQUIRED and PROVIDED values.

Accessory structure setbacks shall comply with South Fayette Township Zoning Section 240-99C.

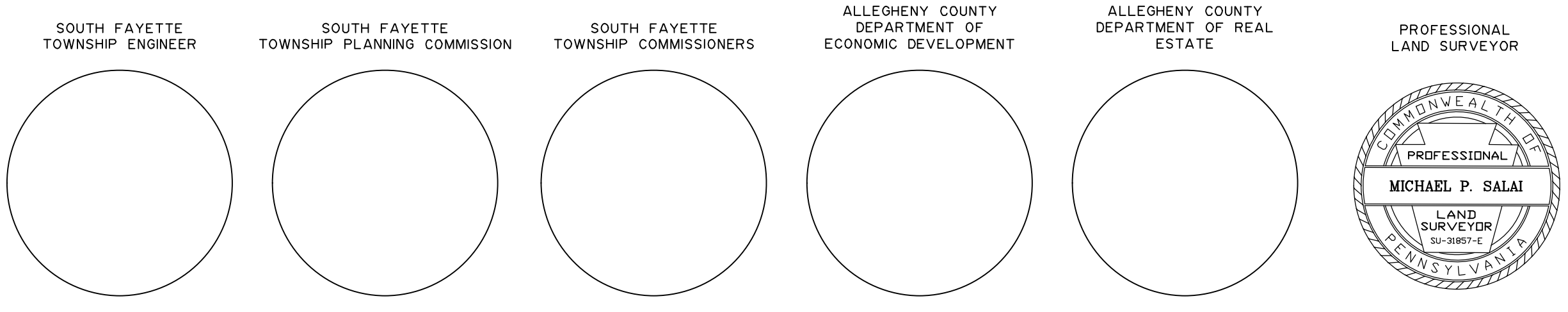
OWNERS:

JOHN JANOCCHA
LYNN A. JANOCCHA
740 HICKORY GRADE ROAD
BRIDGEVILLE PA 15017
412-605-2888

TAX ID: 400-E-5, 400-F-10, 325-L-16

TITLE REFERENCE: DB 14146 Pg.330
DB 8898 Pg. 156
DB 18204 pG. 285

TOTAL PLAN AREA: 2,986,511 sf = 68.561 Ac.
AREA IN R/W: 787,972 sf = 18.089 Ac.



WIND RIDGE ENGINEERING CO. 285 FINCH ROAD WIND RIDGE, PA 15380 724-428-5268 civil engineers • surveyors • landscape architects

JANOCCHA CONSOLIDATION PLAN SITUATE SOUTH FAYETTE TOWNSHIP ALLEGHENY COUNTY - PENNSYLVANIA PREPARED FOR JOHN and LYNN A. JANOCCHA

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SHEET 2 / 2