

Hello,

ACED has reviewed the Janocha Consolidation Plan in South Fayette Township. The plan as submitted for review needs some work. Comments are provided below:

- The following areas must be provided in the plan in both acres and square feet: (1) all existing lots, parcels, and units of land in the subdivision; (2) any area proposed to be dedicated for road right of way purposes; (3) the total existing and proposed plan areas. The plan is missing areas in acres and square feet for the existing lots in the consolidation. The areas to be dedicated to SR 50 and Hickory Grade Road must also be in acres and square feet. **An area table is highly recommended.**
- Public right of way located on the property in the subdivision must be completely and legibly described. Distances, bearings, and/or curve data must be provided for any public right of way.
- Since the property abuts a state road, the PennDOT HOP clause must be on the plan.
- The “Plat was delivered” clause references William Kerr. Is this a mistake?
- A clause is missing for the Allegheny County Department of Real Estate and it must be added.

Per ACDRE records, title to the property in the consolidation plan is as follows:

- 325-L-16 (DBV 18204, Pg. 285) – LYNN ANN JANOCHA
- 400-F-10 (DBV 8898, Pg. 156) – JOHN JANOCHA & LYNN A. JANOCHA
- 400-E-5 (DBV 14146, Pg. 330) – LYNN JANOCHA

As you can see the names of the owner of record is slightly different for each parcel in the consolidation. **The owner adoption / notary / and title clauses must be corrected to reflect the exact spelling of the names of the owners of record. Landowner names must be referenced in the clauses in the exact same way as they are in the deeds.**

Please let me know if you have any questions.

Thanks,
Will

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