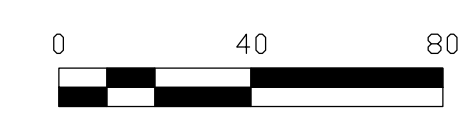
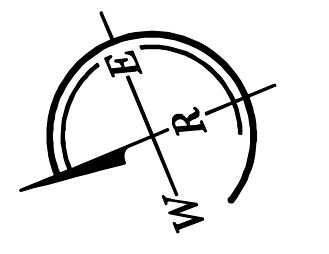


IPS = 5/8" CAPPED REBAR
BL = FRONT BUILDING SETBACK LINE
CIPF = Capped Iron Pin Found
IFF = Iron Pin Found
Pipe = Iron Pipe Found

THIS PLAN IS A CONSOLIDATION OF LOT 2 IN THE KERR PLAN of LOTS (P.B. 307 Pg. 118) WITH A PORTION OF LOT 2 IN THE TESSARO PLAN of LOTS (P.B. 133 Pg. 46).



WIND RIDGE ENGINEERING CO.
285 FINCH ROAD
WIND RIDGE, PA 15380
724-428-5268



KULENICH - KERR SUBDIVISION and CONSOLIDATION PLAN
SITUATE
SOUTH FAYETTE TOWNSHIP
ALLEGHENY COUNTY - PENNSYLVANIA
PREPARED FOR
MARITERESA KULENICH

SCALE: 1"=40'
DATE: Oct. 2024
F.B.:
DWG. BY: MPS
CAD FILE: \KULENICH\23-49.DWG
JOB No.: 23-49
REVISIONS:

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

I, MARITERESA KULENICH, OWNER OF THE LAND SHOWN ON THE KULENICH-KERR SUBDIVISION and CONSOLIDATION PLAN HEREBY ADOPTS THIS PLAN AS HER PLAN OF LOTS AND IRREVOCABLY DEDICATES 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 WE SET OUR HAND AND SEAL THIS _____ DAY OF _____, 20____.

NOTARY PUBLIC _____ MARITERESA KULENICH

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR THE COMMONWEALTH OF PENNSYLVANIA AND COUNTY OF ALLEGHENY, PERSONALLY APPEARED MARITERESA KULENICH WHO ACKNOWLEDGED THE FOREGOING ADOPTION AND DEDICATION TO BE HER ACT.

WITNESS MY HAND AND NOTARIAL SEAL THIS _____ DAY OF _____, 20____.

MY COMMISSION EXPIRES ON _____ DAY OF _____, 20____.

SEAL [] [] NOTARY PUBLIC

I, MARITERESA KULENICH, HEREBY CERTIFY THAT THE TITLE TO THE PROPERTY CONTAINED IN THE KULENICH-KERR SUBDIVISION and CONSOLIDATION PLAN IS IN THE NAME OF MARITERESA KULENICH AND IS RECORDED IN DEED BOOK VOLUME 13563, PAGE 68 AND DEED BOOK VOLUME _____ PAGE _____. I FURTHER CERTIFY THAT THERE IS NO MORTGAGE, LIEN OR OTHER ENCUMBRANCE AGAINST THIS PROPERTY.

WITNESS _____ MARITERESA KULENICH

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.

10-29-2020 _____ 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

(SEAL) _____ REGISTRATION NUMBER

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 _____, 202__.

SECRETARY _____ CHAIRMAN _____

APPROVED BY THE BOARD OF COMMISSIONERS OF THE TOWNSHIP OF SOUTH FAYETTE BY RESOLUTION, THIS _____ DAY OF _____, 202__.

SECRETARY _____ CHAIRMAN _____

REVIEWED BY THE ALLEGHENY COUNTY DEPARTMENT OF ECONOMIC DEVELOPMENT ON THIS _____ DAY OF _____, 202__.

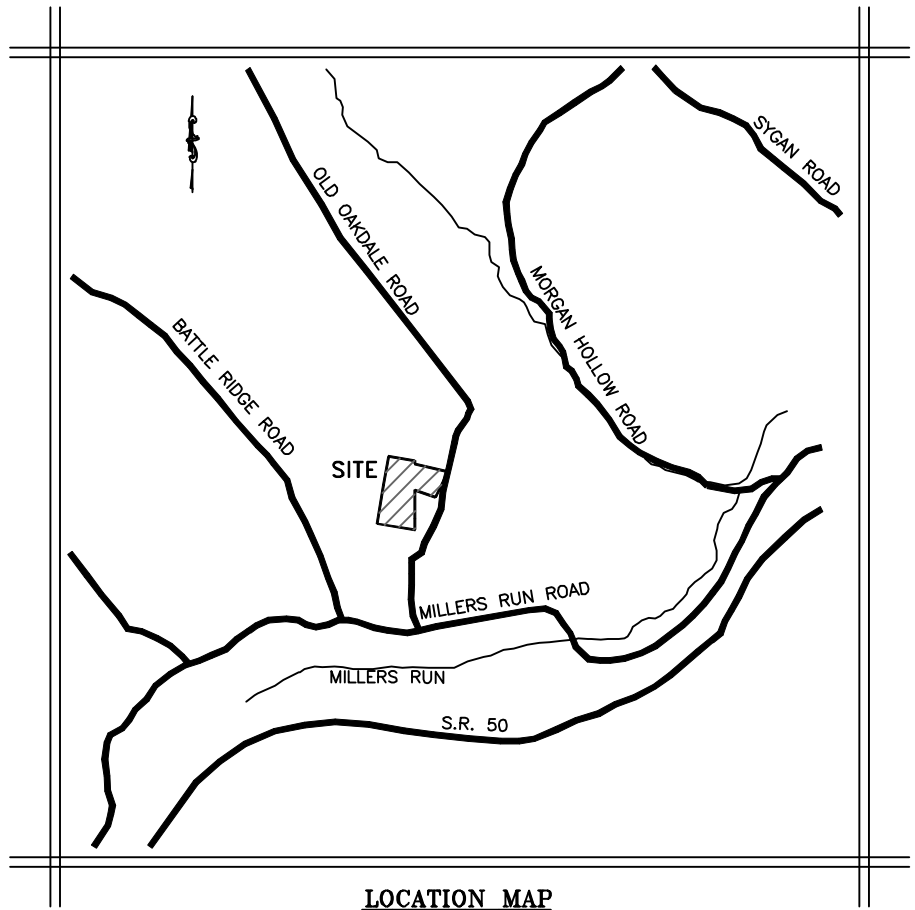
DIRECTOR _____

THIS PLAT WAS DELIVERED TO MARITERESA KULENICH, BY THE TOWNSHIP OF SOUTH FAYETTE THIS _____ DAY OF _____, 202__.

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 _____, 202__.

Manager, Department of Real Estate



EXISTING UTILITIES

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

NOTES:

AN APPROVED STORMWATER MANAGEMENT PLAN WILL (MAY) BE REQUIRED FOR ANY PROPOSED IMPROVEMENTS TO LOT 2R OR LOT 3 IN ACCORDANCE WITH THE SOUTH FAYETTE TOWNSHIP STORMWATER ORDINANCE PRIOR TO ISSUANCE OF A BUILDING PERMIT.

NO PORTION OF THIS PROPERTY IS AFFECTED BY FLOOD PLAINS AS SHOWN ON FIRM 42003C0431H (Eff 9/26/2014)

A ROAD CROSSING PERMIT SHALL BE OBTAINED FROM THE TOWNSHIP BY THE DEVELOPER OF ANY LOT PRIOR TO CONNECTING TO EXISTING UTILITIES, STORM SEWER OR SANITARY SEWER LYING WITHIN THE TOWNSHIP ROAD RIGHT OF WAY.

ON _____ MODIFICATIONS ARE GRANTED BY THE SOUTH FAYETTE TOWNSHIP BOARD OF COMMISSIONERS TO THE FOLLOWING SECTIONS OF THE SUBDIVISION AND LAND DEVELOPMENT ORDINANCE #215, AS FOLLOWS:

ARTICLE VII, SECTION 63 SUBSECTION A

TO ALLOW IRON PINS MARKING PROPERTY CORNERS TO BE SET IN LIEU OF CONCRETE MONUMENTS.

THE TOWNSHIP OF SOUTH FAYETTE WILL NOT ISSUE BUILDING PERMITS UNTIL SUCH TIME AS THE "PLANNING MODULE FOR LAND DEVELOPMENT" HAS BEEN REVIEWED AND APPROVED IN ACCORDANCE WITH THE PROVISIONS OF THE RULES AND REGULATIONS OF THE PENNSYLVANIA DEPARTMENT OF ENVIRONMENTAL PROTECTION. PRIOR APPROVAL FROM PA DEP WAS OBTAINED FOR THE PRESENT LOT 2. LOT 3 IS CURRENTLY CONNECTED TO THE MATSF SEWER SYSTEM.

Official seals and stamps for: SOUTH FAYETTE TOWNSHIP ENGINEER, SOUTH FAYETTE TOWNSHIP PLANNING COMMISSION, SOUTH FAYETTE TOWNSHIP COMMISSIONERS, ALLEGHENY COUNTY DEPARTMENT OF ECONOMIC DEVELOPMENT, ALLEGHENY COUNTY DEPARTMENT OF REAL ESTATE, PROFESSIONAL LAND SURVEYOR MICHAEL P. SALAI.

PRESENT ZONING - R-3 (MEDIUM DENSITY RESIDENTIAL WITH SEWERS)

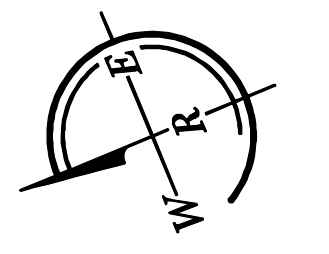
Table with 3 columns: REQUIREMENT, REQUIRED, PROVIDED. Rows include LOT SIZE, LOT WIDTH, LOT COVERAGE, FRONT YARD, SIDE YARD, REAR YARD, MAX. BLDG HT.

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

OWNER: MARITERESA KULENICH 117 BOWMAN STREET CUDDY PA 15031 727-505-6092

TAX ID: 325-K-33, 325-F-50 TITLE REFERENCE: DB 13563 Pg 68 TOTAL PLAN AREA: 321,586 sf = 7.382 Ac.

WIND RIDGE ENGINEERING CO. 285 FINCH ROAD WIND RIDGE, PA 15380 724-428-5268



KULENICH - KERR SUBDIVISION and CONSOLIDATION PLAN SITUATE SOUTH FAYETTE TOWNSHIP ALLEGHENY COUNTY - PENNSYLVANIA PREPARED FOR MARITERESA KULENICH

SCALE: 1"=50' DATE: Oct. 2024 F.B.: DWG. BY: MPS CAD FILE: \KULENICH\ 23-49.DWG JOB No.: 23-49 REVISIONS: