

CERTIFICATION OF OWNER

I, LOUIS & MORGAN LITTLE owners of the land shown on the Little subdivision, 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 North Fayette. This adoption and release 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 _____ SIGNATURE OF OWNER _____ SIGNATURE OF OWNER _____

CERTIFICATION OF NOTARY

Before me, the undersigned notary public in and For the Commonwealth of Pennsylvania and County of Allegheny, personally appeared the above named Louis & Morgan Little, and acknowledged the foregoing adoption And dedication to be their act.

Witness my hand and seal this _____ day of _____, 2022.
My commission expires the _____ day of _____, 20____.

TITLE CLAUSE

I hereby certify that the title to the property contained in the Little Subdivision plan is in the name of Louis & Morgan Little and is recorded in Deed Book volume 18321 at page 318.

I further certify that there is no mortgage, lien, or other encumbrance against the property.

WITNESS _____ LOUIS & MORGAN LITTLE _____

NORTH FAYETTE TWP. PLANNING COMMISSION

Reviewed by the Planning Commission of the Township of North Fayette on this _____ day of _____, 2022.

SECRETARY _____ CHAIRPERSON _____

NORTH FAYETTE TWP. BOARD OF SUPERVISORS

The board of Supervisors of the Township of North Fayette gives notice that, in approving this plan for recording, the Township of North Fayette assumes no obligation to accept the dedication of an streets, as township streets, land or public facilities and has no obligation to improve or maintain such streets, land or facilities.

SECRETARY OR MANAGER _____ HEAD OF GOVERNING BODY _____

Approved by the board of supervisors of the Township of North Fayette, by resolution, this _____ day of _____, 2022.

Secretary _____ Chairperson of the Board _____

TOWNSHIP ENGINEER

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

Date _____ Reg. No. _____ Signature _____

COUNTY PLANNING

Reviewed by the Allegheny County Department Of Economic Development on this _____ day of _____, 2022.

Director: _____

CERTIFICATION OF RECORDING

Recorded in the Department of Real Estate Office of the county of Allegheny, Commonwealth of Pennsylvania, in Plan Book Volume _____ at page(s) _____

Given under my hand and seal this _____ day of _____, 2022.

Recorder of Deeds _____

CERTIFICATION OF LAND SURVEYOR

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

DATE _____ JOSEPH O. ELWELL, JR. REG. NO. 000563

ZONING INFORMATION:

Zoned: R-1, Single Family Residential
Proposed Land Use: Single Family Dwelling

Zoning Data:
Min. Lot Size: 25,000 Sq. Ft.
Min. Lot Width: 80' (At front Setback)
Min. Front Yard Setback: 40' Principal Structures
Min. Rear Yard Setback: 30' Principal Structures & 5' Accessory Structures
Min. Side Yard Setback: 20' Principal Structures & 5' Accessory Structures
Max. Density (Units/Acre): 1.1
Max. Lot Coverage: 30%
Max. Height: 40' Principal Structures & 20' Accessory Structures

NOTES:

1. Lot No 1 will have public sewage and water
2. No deed restrictions or protective covenants apply to this plan.
3. No site grading is proposed.
4. Buffer yard landscaping does not apply.
5. Based on the FEMA map of this area, the site is not located within the 100-year floodplain.

STATE HIGHWAY LAW

A Highway Occupancy Permit is required pursuant to section 420 of the act of June 1, 1945 (P.L. 1242, No. 428) known as the "State Highway Law", before driveway access to a state highway is permitted.

Allegheny County Dept. of Real Estate North Fayette Twp. Planning Commission North Fayette Board Of Supervisors North Fayette Township Engineer Surveyor

Five circular signature lines for the Allegheny County Dept. of Real Estate, North Fayette Twp. Planning Commission, North Fayette Board Of Supervisors, North Fayette Township Engineer, and Surveyor (Joseph O. Elwell, Jr.).

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE	TANGENT
C1	270.03'	63.15'	63.01'	S 20°43'39" W	13°24'00"	31.72'
C2	322.49'	227.86'	223.15'	S 06°12'51" E	40°29'00"	118.92'
C3	800.02'	155.45'	155.21'	N 37°44'21" W	11°08'00"	77.97'
C4	175.00'	84.15'	83.34'	N 29°31'51" W	27°33'00"	42.90'
C5	250.06'	40.10'	40.06'	N 20°21'01" W	09°11'20"	20.09'



Plat of the **LITTLE SUBDIVISION**

SCALE: 1" = 50' APPROVED BY: _____ DRAWN BY: JOE/JAA

DATE: August, 2022 REVISED: _____

ELWELL'S ENGINEERS & SURVEYORS
102 Indian Rock Drive 724-785-3682 Brownsville, Pa. 15417

North Fayette Township Allegheny County, Pennsylvania DRAWING NUMBER: 22-33

