

55 Deitrich Road, Fox Chapel, PA (Block/Lot: 525-D-300)

- 1-1/4 Acre Premium Homesite on Private Road.
- Quiet, Secluded, Wooded lot with wildlife
- "In the Borough"
- Fox Chapel Area School District
- Surveyed, Developed, Permitted, Ready to Build!
- All Utilities installed to house site.
- Most stormwater piping complete
- South-Facing Hillside (Solar)
- Firewood on site (Wood Stoves)
- House and drive design beautifully integrated into natural site
- Basic landscaping complete
- Attractive entrance, driveway, house site.
- Complete drawings available.

Information on 55 Dietrich Rd. Property

Utilities:

- •Gas to house (Service tie later)
- •Sewer to house
- •Water to house Capital assessment \$4,900 has been paid.
- •Underground electric, phone, cable conduits to house (Wiring later)
- •All road crossings & excavations are complete.

Permits: All permits in hand and fees paid (EAC, Bldg., Sewer, Water)

Driveway:

- Entrance complete with base.
- Post light, Ground lights complete (connecting conduits & wiring later)
- Fence complete
- 8" base ¾ partway up to house
- Curbs complete
- Catch Basins, Storm Drains & Subsurface drains complete.
- Island complete (landscaping/features later)
- Adjacent grading complete

Landscaping: Grading complete

- Shrubs & Trees Complete/Ongoing
- Topsoil in piles (Distribution Later)
- Shed (for construction purposes, maybe keep)

House:

- Design & Permitting Complete and Approved.
- Detailed House and Site Drawings Included.
- Grading around house basically complete (Basement excavation later)

Stormwater Detention:

- Road Catch Basins and Storm Drains complete.
- Design and Approvals complete.
- Branch line to the house roof drains is marked (orange flag surveyor tape) about 20' east of the sewer drain post, and can be seen in the one driveway catch basin picture.