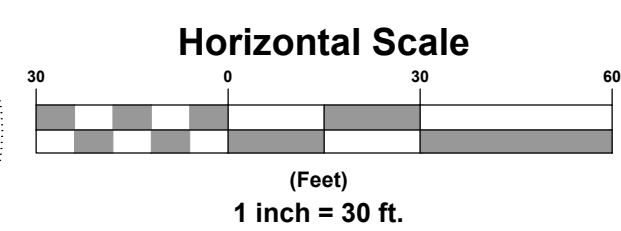
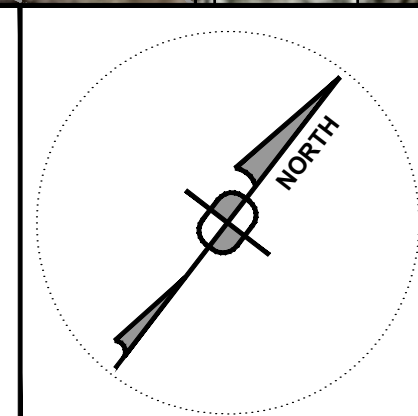
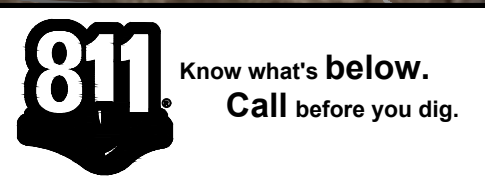


SITE DATA CHART	
ZONING DISTRICT CLASSIFICATION	NEIGHBORHOOD COMMERCIAL-C1
PROPERTY AREA	7.58 AC.
PROPERTY LAND USE	PLANNED RESIDENTIAL DEVELOPMENT
MINIMUM PROPOSED TH LOT AREA	5,445 S.F.
MINIMUM PROPOSED TH LOT WIDTH	65 FT.
PROPOSED FRONT YARD SETBACK	35 FT.
PROPOSED SIDE YARD SETBACK	10 FT.
PROPOSED REAR YARD SETBACK	30 FT.
PROPOSED TH LOTS	36 LOTS
PROPOSED TH DENSITY	8.0 DU/AC.
PROPOSED TOTAL STREET LENGTH	689 FT.
PRELIMINARY EARTHWORK QUANTITY	16,640 C.Y. (CUT)



File: \\sheffler.com\Projects\596-F-217\Drawings\Civil\5507 - Alo Property - Moon Township - 24x50.dwg / 1/12/2025
 Plot: \\sheffler.com\Projects\596-F-217\Drawings\Civil\5507 - Alo Property - Moon Township - 24x50.dwg / 1/12/2025



Date:	Revision Description:	By:	Professional Seal	Prepared By:

Sheffler & Company, Inc.
 ENGINEERING • SURVEYING
 1712 Mount Nebo Road, Sewickley, PA 15143
 Office Phone: 412-219-4509
 Email: Info@ShefflerCo.com

Proposed Multifamily Development
Parcel 596-F-217 - Beaver Grade Road
 Prepared For:
Aloe Brothers
 Situate In:
Moon Township, Allegheny County, Pennsylvania

Preliminary Site Grading Plan
24'x50' Town homes
 DRAWING SCALE: 1" = 30'
 DATE ISSUED: 2025.10.09
 PROJECT JOB#: 5507
 CADD#: Aloe Property - Moon Township - Bud Working 5.dwg
 DESIGNED BY: BUD
 REVIEWED BY: XXX
 FIELD BOOK #: ---

Aloe Brothers
 Attn: Mark & David Aloe
 320 Fort Duquesne Blvd., Suite 20
 Pittsburgh, PA 15222
 412-966-3206
 Sheet No.
P1