SITE DATA CHART	
ZONING DISTRICT CLASSIFICATION	NEIGHBORHOOD COMMERCIAL-C1
PROPERTY AREA	7.58 AC.
PROPERTY LAND USE	PLANNED RESIDENTIAL DEVELOPMENT
MINIMUM PROPOSED DUPLEX LOT AREA	5,445 S.F.
MINIMUM PROPOSED DUPLEX LOT WIDTH	65 FT.
PROPOSED FRONT YARD SETBACK	35 FT.
PROPOSED SIDE YARD SETBACK	10 FT.
PROPOSED REAR YARD SETBACK	30 FT.
PROPOSED DUPLEX LOTS	20 LOTS
PROPOSED TH DENSITY	8.0 DU./AC.
PROPOSED TOTAL STREET LENGTH	689 FT.
PRELIMINARY EARTHWORK QUANTITY	16,640 C.Y. (CUT)

811 Know what's **below.** **Call** before you dig.

POCS SER. #: 2017

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

NORTH

Horizontal Scale

30 0 30 60

(Feet)

1 inch = 30 ft.

Date:	Revision Description:	By:
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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
40'x50' Duplex

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

Aloe Brothers
Attn: Mark & David Aloe
320 Fort Duquesne Blvd, Suite 20
Pittsburgh, PA 15222
412-956-3206

Sheet No.

P1

File: J:\Sheffler Project Files\Jobs 5500-5599\5507 - Aloe Property, Beaver Grade Road, Moon Twp\Drawings\Civil\5507 - Aloe Property - Moon Township - Duplex 40x50.dwg 1/21/2026