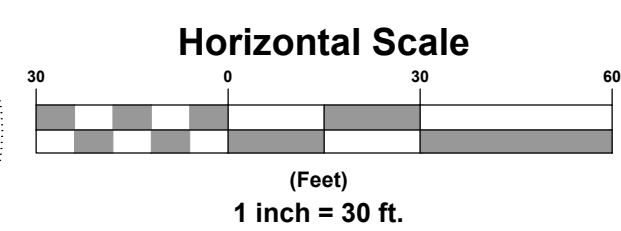
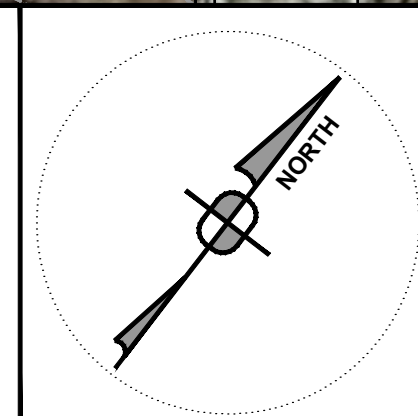
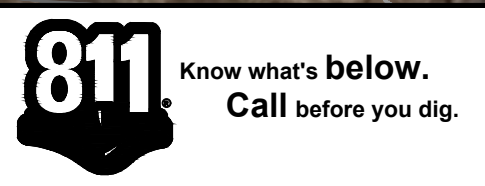


SITE DATA CHART	
ZONING DISTRICT CLASSIFICATION	NEIGHBORHOOD COMMERCIAL-C1
PROPERTY AREA	7.58 AC.
PROPERTY LAND USE	PLANNED RESIDENTIAL DEVELOPMENT
MINIMUM PROPOSED TH LOT AREA	5,445 S.F.
MINIMUM PROPOSED TH LOT WIDTH	65 FT.
PROPOSED FRONT YARD SETBACK	35 FT.
PROPOSED SIDE YARD SETBACK	10 FT.
PROPOSED REAR YARD SETBACK	30 FT.
PROPOSED TH LOTS	43 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 - Alo Property - Moon Township - 22x45' Townhomes - 1/15/2025
 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.



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		22'x45' Town homes	
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
 412-966-3206
 Sheet No.
P1