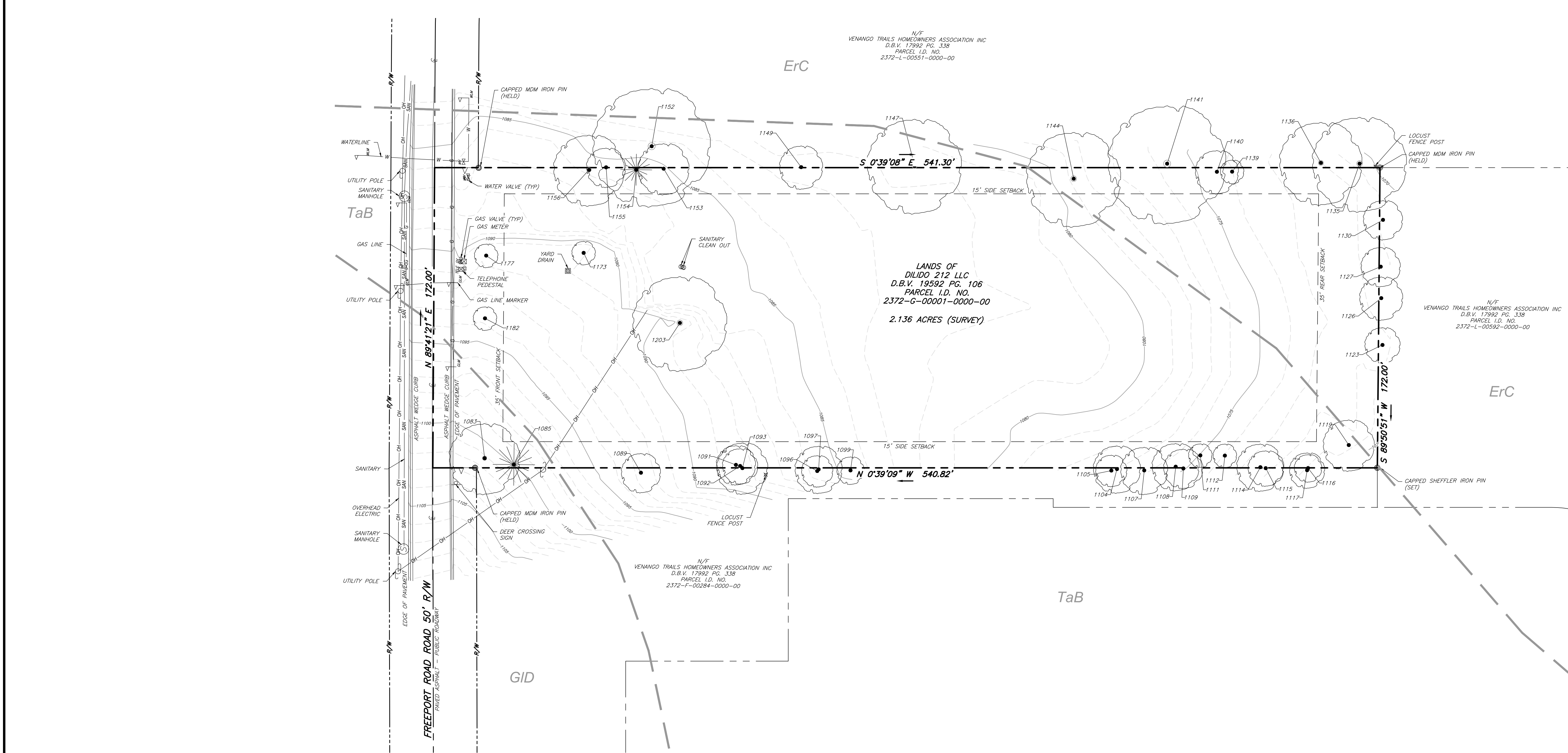
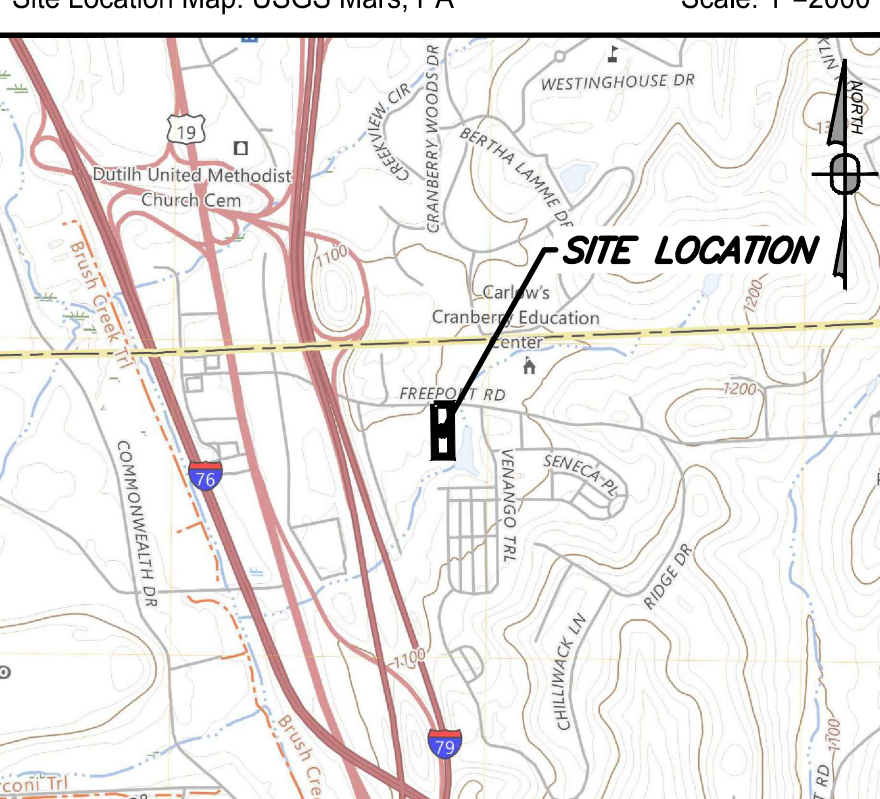




Site Location Map: USGS Mars, PA Scale: 1"=2000'



ZONING INFORMATION:

THE SUBJECT PREMISES LIES WITHIN THE SR ZONING DISTRICT

ZONING DISTRICT: SR: SUBURBAN RESIDENTIAL (CONV SF-D)

MIN. LOT AREA: 40,000 SQ. FT. (LOTS W/O PUBLIC SEWER AND WATER)
20,000 SQ. FT

MIN. LOT WIDTH: 150 FEET (LOTS W/O PUBLIC SEWER AND WATER)
80 FEET

MIN. FRONT YARD: 40 FEET
MIN. SIDE YARD: 15 FEET
MIN. REAR YARD: 35 FEET (PRINCIPAL)
15 FEET (ACCESSORY)

MAX. BUILDING HEIGHT: 40 FEET - (4 STORIES)
MAX. IMPERVIOUS SURFACE: 18% (LOTS GREATER THAN 40,000 SQ. FT.)
26%

ZONING INFORMATION WAS OBTAINED FROM:
MARSHALL TOWNSHIP
<https://www.twp.marshall.pa.us/230/Code-of-Ordinances>
ZONING MAP: JUNE 6, 2022

SOIL INFORMATION:

SOIL INFORMATION SHOWN HERE ON IS TAKE FROM USDA WEB SOIL SURVEY (<https://websoilsurvey.sc.egov.usda.gov/App/WebSoilSurvey.aspx>)

ALLEGHENY COUNTY, PA003, Survey Area: Version 18, Sep 6, 2022; Tabular: Version 17, Sep 6, 2022; Spatial: Version 4, Sep 16, 2019

LEGEND:

SOIL LINES

SOIL MAP UNIT SYMBOL XxX

SOIL TYPES (SHOWN ON SURVEY):
ErC: Ernest silt loam, 8 to 15 percent slopes
GID: Gilpin silt loam, 15 to 25 percent slopes
TaB: Tilt silt loam, 3 to 8 percent slopes

OBSERVED TREE TABLE:

1083 - 18" MAPLE
1085 - 12" PINE
1089 - 10" CRAB APPLE
1091 - 10" + 8" BLACK CHERRY
1092 - 9" BLACK CHERRY
1093 - 11" HICKORY
1096 - 8" HAWTHORN
1097 - 12" HAWTHORN
1099 - 7" HAWTHORN
1104 - 12" BLACK CHERRY
1105 - 8" BLACK CHERRY
1107 - 12" BLACK CHERRY
1108 - 12" BLACK CHERRY
1109 - 10" BLACK CHERRY
1111 - 6" BLACK CHERRY
1112 - 6" BLACK CHERRY
1114 - 12" + 12" BLACK CHERRY
1115 - 9" BLACK CHERRY
1116 - 7" + 6" HICKORY
1117 - 9" BLACK CHERRY
1119 - 13" MAPLE
1123 - 9" BLACK CHERRY
1126 - 11" BLACK CHERRY
1127 - 10" BLACK CHERRY
1130 - 10" HICKORY
1136 - 24" BLACK CHERRY
1136 - 21" BLACK CHERRY
1139 - 6" OAK
1140 - 11" BLACK CHERRY
1141 - 30" SHINGLE OAK
1144 - 24" SHINGLE OAK
1147 - 24" BLACK CHERRY
1149 - 22" BLACK CHERRY
1152 - 30" SHINGLE OAK
1153 - 11" + 13" BLACK CHERRY
1154 - 9" PINE
1155 - 10" HICKORY
1156 - 18" HICKORY
1173 - 6" OAK
1177 - 6" OAK
1182 - 6" OAK
1203 - 24" MAPLE

LEGEND:

U/G ELECTRIC EUG
PROPERTY ADJOINER
SUBJECT PROPERTY
ROAD CENTERLINE
ROAD LEGAL R/W
MAJOR CONTOUR
MINOR CONTOUR
OVERHEAD LINES
GAS UTILITY
SANITARY UTILITY
WATER UTILITY
FENCE POST
FLAG POLE
GAS MARKER
GAS METER
GAS VALVE
IRON PIN-PIPE
SANITARY CLEAN OUT
SANITARY MANHOLE
SINGLE POST SIGN
TELEPHONE PEDESTAL
CONIFEROUS TREE
DECIDUOUS TREES
UTILITY POLE
WATER MARKER
WATER VALVE

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

POCS SER. #: DESIGN - 20241083792

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
0 30' 60'
1 inch = 30 ft.

Date:	Revision Description:	By:	Professional Seal	Prepared By:
				 1712 Mount Nebo Road Sewickley, PA 15143 Office Phone: 412-219-4509 Email: Info@ShefflerCo.com

Property Boundary and Topographic Survey		Being a Topographic Plan Block & Lot Nos. 2372-G-1		Attn: Ahmad Khamsi Phone: (305) 505-9455 Akhamsi1955@gmail.com	
Prepared For: Ahmad Khamsi		DRAWING SCALE: 1" = 30"	DESIGNED BY: JDS	Sheet No.	
		DATE ISSUED: May 6th 2024	REVIEWED BY: MWS	1 of 1	
Situat In: Marshall Township, Allegheny County, Pennsylvania		PROJECT JOB#: 5144	FIELD BOOK #: 5144		
		CADD#: 5144 BOUNDARY.DWG			