0′ 30′ 60′ 90′

SCALE: 1"= 30′

GENERAL NOTES:

PROPERTY ADDRESS:
708 STATE ROUTE 130
TRAFFORD, PA 15085

PROPERTY OWNER:
BALDIS, LLC
PO BOX 985
MOON TOWNSHIP, PA 15108

STATISTICS:
ZONING DISTRICT: NEIGHBORHOOD COMMERCIAL (NC)
DEVELOPMENT INFILL OVERLAY DISTRICT
MIN. LOT AREA = 7,500 SF†. (W/PUBLIC WATER & SEWAGE)
MIN. FRONTAGE = 60′
REQUIRED SETBACKS
MIN. FRONT YARD: 25′
MIN. SIDE YARD: 10′
MIN. REAR YARD: 15′
ACCESS. STRUCTURES: 10′

TITLE INFORMATION:
BALDIS, LLC
55-02-15-0-102
INSTRU.# 201707120022988
NOTE: THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT

AVAILABLE EXISTING PUBLIC UTILITIES:
WATER – PUBLIC (NWMC)
SANITARY – PUBLIC (PENN TWP.)
POWER – WEST PENN POWER
GAS – PNG CO.

LAND AREAS:
AREA = 3.0613 acres

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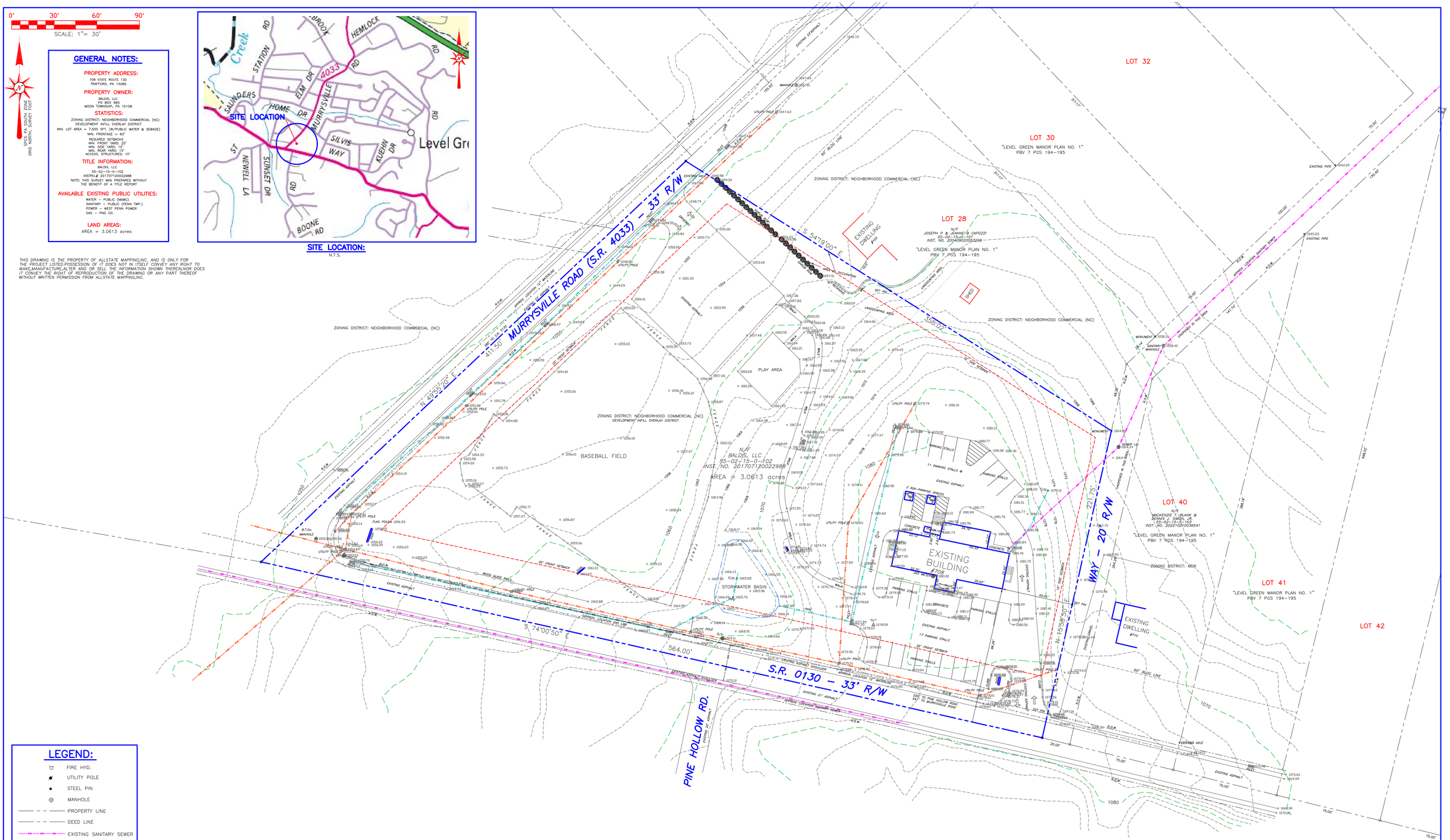
SITE LOCATION:
N.T.S.



LEGEND:

- FIRE HYD.
- UTILITY POLE
- STEEL PIN
- MANHOLE
- PROPERTY LINE
- DEED LINE
- EXISTING SANITARY SEWER
- O/H/B PWR.LINE
- U/G PWR.LINE
- WATER LINE
- EXISTING GAS LINE
- EXISTING STORMWATER
- STORM EASEMENT
- SETBACK LINE
- EDGE OF ROAD
- RIGHT-OF-WAY/EASEMENT
- MIN. CONTOUR (2′)
- MAJ. CONTOUR (10′)

Act 287 General Assembly

CALL BEFORE YOU DIG!
PENNSYLVANIA LAW REQUIRES
3 WORKING DAYS NOTICE FOR
CONSTRUCTION PHASE AND 10 WORKING
DAYS IN DESIGN STAGE–STOP CALL
Pennsylvania One Call System, Inc.

1–800–242–1776

Requires owner/contractor insure utility companies are notified to verify exact locations of all utilities, right of ways before any excavation/fill on this site.
PA ONE CALL SERIAL No. 20230380340

GENERAL NOTES:
1. THIS MAP REPRESENTS EXISTING CONDITIONS OF THE SITE BY FIELD DATA COLLECTED BY ALLSTATE SURVEYING AND MAPPING ON FEBRUARY 3, 2023.
2. MEASUREMENTS WERE COLLECTED BY ESTABLISHING SITE CONTROL USING TRIMBLE RTK VRS NETWORK OBSERVATION AT (T1). A TRIMBLE R10 GNSS RECEIVER WAS USED FOR SITE CONTROL OBSERVATIONS, AND TRIMBLE R10 AND R12 GNSS RECEIVERS AND A S3 ROBOTIC TOTAL STATION WERE USED FOR TOPOGRAPHIC MEASUREMENTS.
3. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT.
4. BY DESKTOP MAP ANALYSIS ONLY, THE SUBJECT PROPERTY IS LOCATED IN ZONE X AREAS DETERMINED TO BE AREAS OF MINIMAL FLOOD HAZARD OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOOD HAZARD AS SHOWN ON THE NATIONAL FLOOD INSURANCE RATE MAP PANEL NUMBER 42129C0138F, EFFECTIVE 03/17/2011.
5. PROPERTY OWNER IS ADVISED TO REVIEW MUNICIPAL LEGISLATION FOR ZONING, PARKING AND LAND USE REQUIREMENTS REGARDING THE SUBJECT PROPERTY AND POTENTIAL FUTURE DEVELOPMENT.
6. TOPOGRAPHY CONTOURS DISPLAYED ON THIS MAP ARE A COMBINATION OF FIELD SURVEY DERIVED CONTOURS AND 2′ LIDAR DERIVED CONTOURS FROM THE PENNSYLVANIA SPATIAL DATA ACCESS DATABASE.
7. ANY UTILITIES SHOWN ON THIS MAP HAVE BEEN LOCATED FROM FIELD SURVEY DATA AND EXISTING DRAWINGS PROVIDED TO THE SURVEYOR. THE SURVEYOR MAKES NO GUARANTEE THAT THE UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE ARE, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UTILITIES SHOWN ON THIS MAP ARE IN THE EXACT LOCATION INDICATED ALTHOUGH THE SURVEYOR DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE INFORMATION AVAILABLE.

HORIZONTAL DATUM BASED ON GPS (NAD83)
VERTICAL DATUM BASED ON GPS (NAVD88)

NOTICE TO ALL PURCHASERS:
There are certain existing easements crossing this Parcel which were apparent from a surface inspection of the premises.The utility and any other easements shall remain as they appear in prior instruments of record, physical location and recorded plat. Owners of lots in this Parcel/Plan take title subject to these easements.

ALL DIGITAL INFORMATION CONTAINED HEREON IS OWNED BY ALLSTATE MAPPING INC.

DO NOT COPY THIS DOCUMENT

SEAL
COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL LAND SURVEYOR
NOTE: THIS IS NOT A VALID SURVEY WITHOUT THE ORIGINAL OR A COPY OF THE ORIGINAL WITH AN EMBOSSED RAISED SEAL.
SU-042317-R
ROBERT R. DeGLAU, PLS
PROFESSIONAL LAND SURVEYOR

DATE:	01/31/2023
SCALE:	1"= 30′
DRAWN BY:	RRD
DWG. FILE:	23–0004
SHEET No.	1 OF 1
REVISED:	
1	
2	

ALL DIGITAL INFORMATION CONTAINED HEREON IS OWNED BY ALLSTATE MAPPING INC.

ALTA/NSPS LAND TITLE SURVEY

PREPARED FOR

Baldis, LLC

SITUATE IN

"Level Green Manor Plan No. 1"

Penn Twp. – Westmoreland Co.

PENNSYLVANIA

ALLSTATEMAPPING@VERIZON.NET

APPROVED BY: ROBERT R. DEGLAU, PLS — Robert DeGlau PLS

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JOB No. 23-0004