

LOT AREAS		
UNIT	SQUARE FEET	ACRES
105-A	4,147,216	0.095
105-B	2,878,986	0.066
105-C	2,880,450	0.066
105-D	2,880,418	0.066
105-E	2,878,145	0.066
105-F	5,833,581	0.134
TOTAL	21,630,808	0.488

#### GENERAL PLAN NOTES

THIS PLAN IS A RE-SUBDIVISION OF LOT 105 OF THE RESERVE AT EAGLE HILL PRO AS RECORDED IN PLAN BOOK 369, PAGES 38-40

- THIS PLAN IS SUBJECT TO ANY AND ALL CONDITIONS OF THE PREVIOUSLY APPROVED AND RECORDED PLANS.
- IF APPLICABLE, BEARINGS LABELED AS (NO) ARE NON-RADIAL TO THE INTERSECTING RIGHT OF WAY LINE.
- REFER TO ABOVE RECORDED PLAN FOR DIMENSIONS AND YES TO ALL EASEMENTS SHOWN.
- SANITARY SEWER EASEMENTS SHALL BE FOR THE BENEFIT OF THE MUNICIPAL SEWER & WATER AUTHORITY OF CRANBERRY TOWNSHIP.

#### ZONING INFORMATION

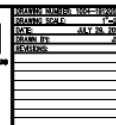
AFFECTED ZONING CLASSIFICATION: R-3  
PROPOSED USE: PLANNED RESIDENTIAL DEVELOPMENT (TOWNHOMES)

- TYPICAL LOT SIZE: 0.438 ACRES
- MINIMUM LOT WIDTH: PER PATTERN BOOK
- MINIMUM FRONT SETBACK: 5.00 FEET
- MINIMUM REAR SETBACK: 5.00 FEET
- MINIMUM SIDE SETBACK: 5.00 FEET AT END UNITS
- MINIMUM PDR SETBACK: 50.00 FEET

#### CONVEYANCE REFERENCES

PROPERTY OWNER: NVR, INC.  
ONE PENN CENTER WEST, SUITE 220  
PITTSBURGH, PA 15276

TAX PARCEL: LOT 105  
TAX PARCELS 130-01-4105  
INST. # 20180705002467



PLANNED NUMBER	RECORDING DATE
130-01-4105	JULY 26, 2018
130-01-4106	JULY 26, 2018
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