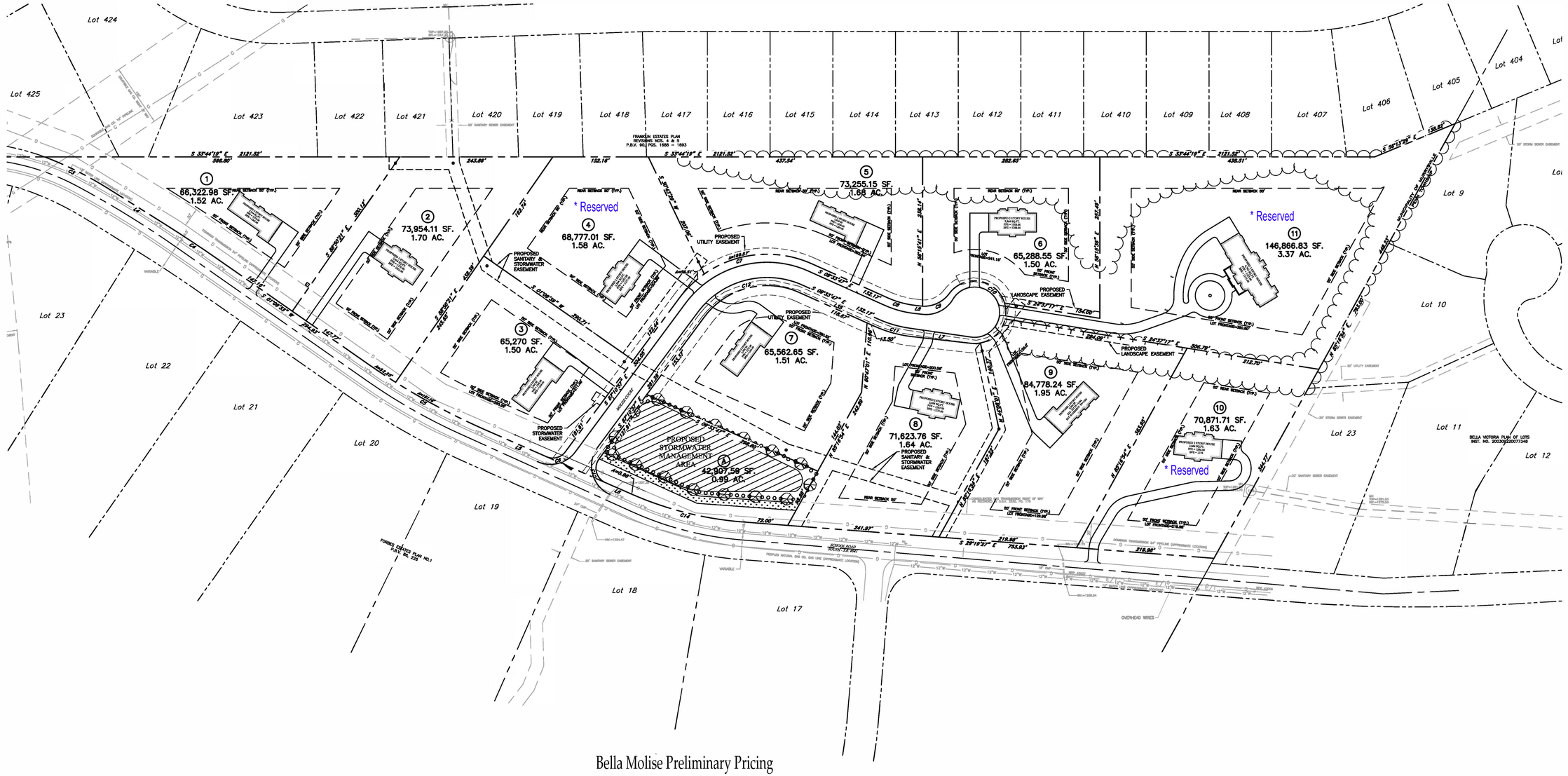

Bella Molise Preliminary Pricing

		Acres			Acres
Lot 1:	$139,500	1.52	Lot 6:	$198,500	1.50
Lot 2:	$154,500	1.70	Lot 7:	$198,500	1.51
Lot 3:	$178,500	1.50	Lot 8:	$198,500	1.64
Lot 4:	$198,500	1.58 * Reserved	Lot 9:	$198,500	1.94
Lot 5:	$198,500	1.68	Lot 10:	$299,500	1.63* Reserved
			Lot 11:	$299,500	3.38* Reserved

LOT INFORMATION

SITE ADDRESS:	SCHOOL ROAD SOUTH MURRYSVILLE, PA 15668
TOWNSHIP:	MUNICIPALITY OF MURRYSVILLE
COUNTY:	WESTMORELAND COUNTY
PARCEL/TAX ID:	49-20-00-0-23
TOTAL LOT AREA:	1,023,029.2 S.F. OR 23.486 ACRES
ZONING DISTRICT:	"R-R", RURAL RESIDENTIAL DISTRICT

"R-R" RURAL RESIDENTIAL DISTRICT

SITE DEVELOPMENT STANDARD	ZONING REQUIREMENT	PROPOSED
MINIMUM LOT AREA:	21,780	SEE LOT SUMMARY
CORNER LOT:	23,780	SEE LOT SUMMARY
MAX GROSS DU/ACRE	1.2 DU	21 DU (17.661x1.2=21)
LOT FRONTAGE	120	SEE LOT SUMMARY
FRONT YARD SETBACK:	50'	35'
REAR YARD SETBACK:	50'	40'
SIDE YARD SETBACK:	TWO SIDES TOTAL 100' NEITHER LESS THAN 40'	SEE LOT SUMMARY
MAX BUILDING/STRUCTURE HEIGHT:	40'	N/A

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

GRAPHIC SCALE
0 40 80 160
(IN FEET)
1 inch = 80 ft.

CALL BEFORE YOU DIG!
PENNSYLVANIA LAW REQUIRES 3 WORKING DAYS NOTICE FOR CONSTRUCTION PHASE AND 10 WORKING DAYS NOTICE IN DESIGN STAGE.
STOP CALL
PENNSYLVANIA ONE CALL SYSTEM, INC.

IF THIS DRAWING IS LESS THAN 24" X 36" IT IS A REDUCED SIZE DRAWING

R-1549 - DeCesare - School Rd South\00_Design (DWG)\1549 - DeCesare - School Road South - Base.dwg, Plotted: Mar 14, 2018 - 4:36pm

RED SWING GROUP
ONE MONROEVILLE CENTER
3824 NORTHERN PIKE, SUITE 800
MONROEVILLE, PA 15146
OFFICE: 724.325.1215

A&E SEAL: COMMONWEALTH OF PENNSYLVANIA Robert James McGann PE-063586

ACKNOWLEDGEMENT OR "SIGN-OFF" BY PARTIES TO THE CONSTRUCTION DRAWINGS DOES NOT CONSTITUTE ALTERATION OF LEASE TERMS. THE ARCHITECT'S PROFESSIONAL SET OF DOCUMENTS IS PROPRIETARY BY NATURE. ANY USE OR DISCLOSURE OTHER THAN THAT WHICH RELATES TO CLIENT' NAME IS STRICTLY PROHIBITED. PLANS, VISUALS, SPECIFICATIONS, AND PERSON WORKING THEREON ARE WORKING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, TO ALTER THIS DOCUMENT.

DECESARE
BELLA MOLISE

SCHOOL ROAD SOUTH,
MUNICIPALITY OF MURRYSVILLE
WESTMORELAND COUNTY, PENNSYLVANIA

REVISIONS: MARK	DATE	DESCRIPTION
8	2/7/2018	REVISED PER MAWC REVIEW
4	10/31/2017	MUNICIPAL & WCD COMMENT REVISIONS
3	9/8/2017	REVISED PER MUNICIPAL COMMENTS
2	6/20/2017	PLAN REVISION RESUBMISSION
1	12/2/2016	DRAFT REVISION PER PENNDOT COMMENTS
0	10/24/2016	MURRYSVILLE SUBMISSION

PROJ NO: 1549
SCALE: AS SHOWN
DATE: 3/9/2016
DESIGNED BY: CKM
DRAWN BY: MJN
CHECKED BY: RJM

SHEET TITLE:
SITE PLAN
SHEET 1 OF 3

SHEET NO.
C2.1