**DEVELOPMENT NOTES:**

1. **ALL LOTS EXHIBIT FAVORABLE TOPOGRAPHY FOR RUNOFF MITIGATION***
2. **R-65 STANDARDS ARE FOLLOWED:**
   - Typical lot size = 7,447 sq. ft.
   - Typical lot width = 45'
   - Typical set back = 20'
   - Typical rear yard = 25'
   - Typical height of structure = 35'
3. **ALL LOTS WILL HAVE AT LEAST 10' WIDE DRIVEWAY***
4. **ALL LOTS WILL HAVE SIDEWALK CONNECTIVITY FROM DRIVEWAY TO FRONT ENTRANCE TO HOME***
5. **EACH DRIVEWAY WILL BE ABLE TO PARK TWO (2) CARS SIDE BY SIDEWALK***
6. **A NEW PUBLIC SIDEWALK WILL BE CONSTRUCTED***
7. **EXISTING CURB ALONG MATTHEWS SCHOOL ROAD TO REMAIN***
8. **EXISTING STORM WATER DRAINAGE TO REMAIN***
9. **EXISTING TREE CANOPY/GREEN SPACE WILL BE PRESERVED WITH AT LEAST 20% OF THE TREES RETAINED, A TREE EASEMENT WILL BE ESTABLISHED, PER MATTHEWS ZONING ORDINANCE***
10. **RUNOFF BARRELS WILL BE INCORPORATED FOR EACH HOUSE***
11. **STREET TREES WILL BE PLANTED, PER MATTHEWS ZONING ORDINANCE, ADJACENT TO THE NEW SIDEWALK***
12. **AN ADDITIONAL 10' WILL BE DEDICATED TO THE EXISTING RIGHT-OF-WAY FOR A PLANTING STRIP AND SIDEWALK***
13. **NORTHEASTERN PORTION OF LOT 1 WILL BE A DEDICATED TREE PRESERVATION EASEMENT, SUPPLEMENTAL TREES WILL BE ADDED AS NEEDED***
14. **DISREGARD WITH LOT 65 WILL BE ADDRESSED BY MPH TO THE CONSTRUCTION OF A HOME ON LOT 65***
15. **UTILIZING THE INNOVATIVE DEVELOPMENT FOUND IN SECTION 153.207 OF MPH TO THE CONSTRUCTION OF A HOME ON LOT 65***
16. **PER SECTION 154.023 (B):**
   - Total sq. ft. of both parcels 63,649.19 sq. ft.
   - Maximum sq. ft. of all driveways 6,200 sq. ft.
   - Minimum sq. ft. of all houses 1,096 sq. ft.
   - No accessory structures allowed in tree preservation easement.
17. **UNDISTURBED TREE CANOPY AREA 21,429.25 SQ. FT.***
18. **ALL ACCESSORY STRUCTURES SHALL BE LOCATED IN THE REAR YARD, AT LEAST THREE (3) FEET FROM THE SIDEYARD PROPERTY LINE***
19. **ADJACENT HOMES AS WELL AS THE ENTIRE DEVELOPMENT WILL ENJOY DIVERSITY DESIGN, MPH HAS ACCESS TO MULTIPLE HOUSE PLANS.**
20. **DESIGN WILL SUPPORT THE CRESCENT PLAN***
21. **CAN NOT BUILD OR LOCATE ANY STRUCTURE IN THE PRESERVED THE TREE PRESERVATION EASEMENT ALONG THE NORTHEASTERN SIDEYARD LINE***
22. **THE TREE PRESERVATION EASEMENT SHALL NOT BE DISTURBED NOR ANY STRUCTURE LOCATED IN IT.***

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**BOUNDARY SURVEY OF HABITAT FOR HUMILITY OF MATTHEWS**

1336 CHARLES STREET, MATTHEWS, N. C.
TAX ID # 315-032-14 & 15
TOWN OF MATTHEWS, MECKLENBURG COUNTY, N. C.
DEED BOOK 1414, PAGE 63 & 60, SHEET: PG. 695

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