DEVELOPMENT NOTES:
1. ALL LOTS EXHIBIT FAVORABLE TOPOGRAPHY FOR RAINWATER MITIGATION.
2. R-VERY STANDARDS ARE FOLLOWED:
   - TYPICAL LOT SIZE: 8,511 SQ. FT.
   - TYPICAL LOT WIDTH: 54.82’
   - TYPICAL SIDE YARD: 0’ AND 10’
   - TYPICAL LOT SETBACK: 20’
   - TYPICAL REAR YARD: 25’
   - MAXIMUM 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 OR HOME.
5. EACH DRIVEWAY WILL BE ABLE TO PARK TWO (2) CARS BEHIND SIDEWALK.
6. A NEW PUBLIC SIDEWALK WILL BE CONSTRUCTED.
7. EXISTING CURB, ALONG MATTHEWS SCHOOL ROAD, WILL BE REMOVED.
8. EXISTING STORM WATER RECEPTACLE TO REMAIN.
9. EXISTING TREE CANOPY/GREEN SPACE WILL BE PRESERVED WITH AT LEAST 25% OF THE TREES RETAINED. A TREE EASEMENT WILL BE ESTABLISHED, PER MATTHEWS ZONING ORDINANCE.
10. RAINWATER BARRELS WILL BE INCORPORATED FOR EACH HOUSE.
11. STREET TREES WILL BE INCLUDED, PER MATTHEWS ZONING ORDNANCE, 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 DEDICATED TREE PRESERVATION EASEMENT. SUPPLEMENTAL TREES WILL BE ADDED AS NEEDED.
14. DISCREPANCY WITH LOT #7 WILL BE ADDRESSED BY HFM PRIOR TO THE CONSTRUCTION OF A HOME ON LOT #7.
15. UTILIZING THE INNOVATIVE DEVELOPMENT FOUND IN SECTION 153.207 OF MATTHEWS ZONING ORDINANCE. EACH LOT WILL HAVE A ZERO LOT LINE ON THE NORTH EAST SIDE YARD.
16. PER SECTION 104.053 (B):
   - TOTAL SQ. FT. OF BOTH PARCELS 63,949.19 SQ. FT.
   - MAXIMUM SQ. FT. OF ALL DRIVEWAYS 6,400 SQ. FT.
   - MAXIMUM SQ. FT. OF ALL HOUSES/1,086 SQ. FT.
   - NO ACCESSORY STRUCTURES ALLOWED IN TREE PRESERVATION EASEMENT.
17. UNDISTURBED TREE CANOPY AREA IS 14,425.25 SQ. FT.
18. ALL ACCESSORY STRUCTURES SHALL BE LOCATED IN THE REAR YARD, AT LEAST THREE (3) FEET FROM SIDE YARD PROPERTY LINE.
19. ADJACENT HOMES, AS WELL AS THE ENTIRE DEVELOPMENT, WILL ENSURE DIVERSITY OF DESIGN. HFM HAS ACCESS TO MULTIPLE HOUSE PLANS. DESIGN WILL SUPPORT THE CRESTDALE PLAN.
20. CAN NOT BUILD OR LOCATE ANY STRUCTURE IN THE TREE PRESERVATION EASEMENT.
21. THE TREE PRESERVATION EASEMENT SHALL NOT BE DISTURBED.
22. SUNRISE CROSSING 2 - ELEVATIONS APPROVED BY TOWN COUNCIL 07/29/13