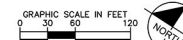




TREE SAVE CALCULATIONS (PER SECTION 21-94 & 21-95)	
TOTAL BOUNDARY ACREAGE:	±20.74 AC
AREA TO BE SUBTRACTED FROM TREE SAVE	
EXISTING SANITARY SEWER EASEMENT	0.10 AC
TREE SAVE CALCULATIONS:	
MULTIFAMILY AREA (15% OF 4.82 ACRES)	0.74 AC
SINGLE FAMILY AREA (10% OF 15.62 AC-0.10 AC)	1.57 AC
TOTAL TREE SAVE REQUIRED:	2.31 AC
TOTAL TREE SAVE PROVIDED:	2.35 AC
COMMON OPEN SPACE	
COMMON OPEN SPACE REQUIRED (10% OF 21.54 AC):	2.15 AC
COMMON OPEN SPACE PROVIDED:	7.49 AC

1. SITE IMPROVEMENTS TO INCLUDE DEDICATION OF 33' OF NCDOT RIGHT OF WAY FROM CENTERLINE OF EASTFIELD ROAD. DEDICATION AND FEE SIMPLE CONVEYANCE OF ALL RIGHTS OF WAY LOCATED WITHIN THE SITE SHALL OCCUR PRIOR TO THE ISSUANCE OF THE FIRST CERTIFICATE OF OCCUPANCY FOR A BUILDING TO BE CONSTRUCTED ON THE SITE.
2. ALL TRANSPORTATION IMPROVEMENTS WILL BE APPROVED AND CONSTRUCTED BEFORE THE SITE'S FIRST BUILDING CERTIFICATE OF OCCUPANCY IS ISSUED. THE PETCHENOFF MAY PHASE TRANSPORTATION IMPROVEMENTS IN ACCORDANCE IF SITE IMPROVEMENTS AND PHASING ARE EXPLICITLY DESCRIBED IN SITE PLAN NOTES.
3. DEVELOPER SHALL CONSTRUCT A LEFT TURN LANE ON EASTFIELD ROAD INTO ROAD "A".
4. DEVELOPER SHALL CONSTRUCT A LEFT TURN LANE ON BROWNIE ROAD INTO ROAD "B".
5. RIGHT OF WAY SET 2' BEHIND BACK OF SIDEWALK WHERE FEASIBLE. IF UNFEASIBLE, A SIDEWALK EASEMENT SHALL BE PROVIDED TO MAINTAIN THE 2' BEHIND BACK OF SIDEWALK SETBACK.



SHEET NUMBER
RZ-1