

NOTES:

- SITE IS LOCATED IN THE CLARKE WATERSHED BASIN**

Professional Engineer Seal for North Carolina, Marc Anthony Houle, License No. 14906, dated 8/2/15.

6	1/13/17	REVISED PER TOWN OF HUNTERSVILLE AND LUESA COMMENTS AND ADDED 35 LOTS					WCD		
4	8/10/16	REMOVED ROAD/GAS CROSSING, REVISED LOTS 14-16, ADDED LOTS 186-189					BTC		
2	4/02/14	PER COMMENTS					YMH		
		UPDATED TRAIL SAVE AREA					YMH		
1	3/13/12	ADDED NOTES 1-4 PER TOWN OF HUNTERSVILLE COMMENTS					BTC		
N/D.	DATE	REVISION					BY		
SHEET TITLE							PLOTTED NO.		
REZONING COVER SHEET							"SCALE" 1" = 200'		
							DATE: 7/20/10		
PROJECT							DRAWN BY: BTC		
TOWNSHIP NORTH SKETCH PLAN REVISION							CHECKED BY: MAH		
TOWN OF HUNTERSVILLE, MECK. CO., N.C.									
FOR: SKYROOK, LLC							DRAWING NEL		
 YARBROUGH-WILLIAMS & HOULE, INC. Planning • Surveying • Engineering (phone) (fax) 750 Windsor Court Charlotte, North Carolina, 28273 704.556.1980 704.556.005(fax)									
NC Corporate Registration #C-0475									
P.O. Box 1198 Plainsville, North Carolina, 28134									
							SHT 1 OF 2 SHTS		

VICINITY MAP
NO SCALE

SKYBROOK NORTH

HUNTERVILLE CONCORD ROAD

AN MULICK

PARKSIDE AT SKYBROOK NORTH PHASE 1

PARKSIDE AT SKYBROOK NORTH PHASE 3

PARKSIDE AT SKYBROOK NORTH PHASE 5

CLARK CREEK

HUNTER ROAD

CLARK CREEK

**TREE SAVE
AREA**

DEVELOPMENT SUMMARY:
TAX PARCELS: 011-103-01, 011-103-03 011-103-04, 011-103-07, 011-103-09, 011-103-10, 011-103-11, 011-103-13, 011-103-16, 011-103-17, 011-103-18, 011-103-19, 011-103-20, 011-102-01, 011-102-13, 011-081-01, 011-021-084, 011-021-086, 011-021-081-4

LOCATION: NORTH & SOUTH OF HUNTERSVILLE-CONCORD ROAD
NORTH OF EASTFIELD ROAD

PRINCIPLE USE: RESIDENTIAL-SINGLE FAMILY
TOTAL SITE ACRAGE: 175.03 ACRES TOTAL
EXISTING ZONING: TR(CD)
PROPOSED ZONING: TR(CD)

LOT DATA:
AVERAGE LOT SIZE: 12,000 SF
MINIMUM LOT SIZE: 10,000 SF
AVERAGE LOT WIDTH: 77'
MINIMUM LOT WIDTH: 70'

OPEN SPACE CALCULATIONS:
URBAN OPEN SPACE: 1.93 AC. (SQUARE)
OPEN SPACE: 83.48 AC. (47.82%)
BMP OPEN SPACE: 8.87 AC.
TOTAL OPEN SPACE: 94.29 AC. (53.86%)

TREE PRESERVATION SUMMARY PARCELS "A" & "B":
% OF SITE COVERED BY TREE CANOPY = 81.32% (142.38 AC.)
% OF TREE CANOPY PRESERVATION REQUIRED = 35% (49.83 AC.)
% OF TREE CANOPY ACTUALLY SAVED = 40.24% (57.29 AC.)

SPECIMEN TREES
332 ON SITE
REQUIRED TO SAVE = 117 (35%)
ACTUALLY SAVED = 148 (44.6%)

