

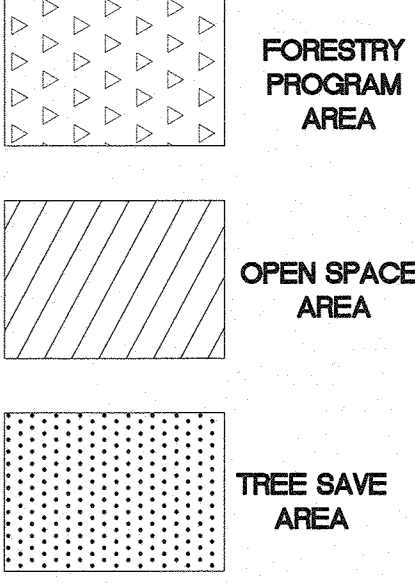
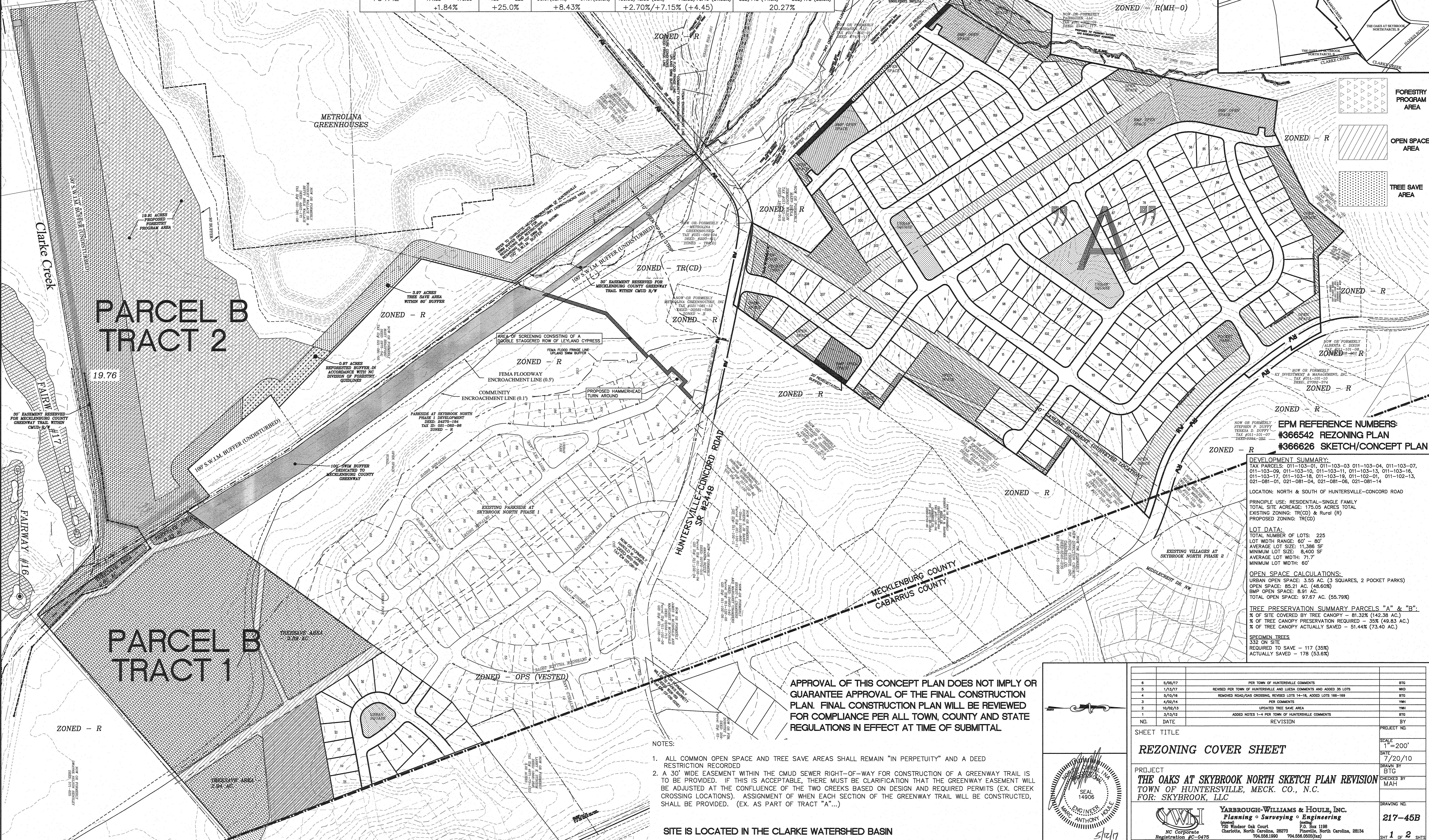
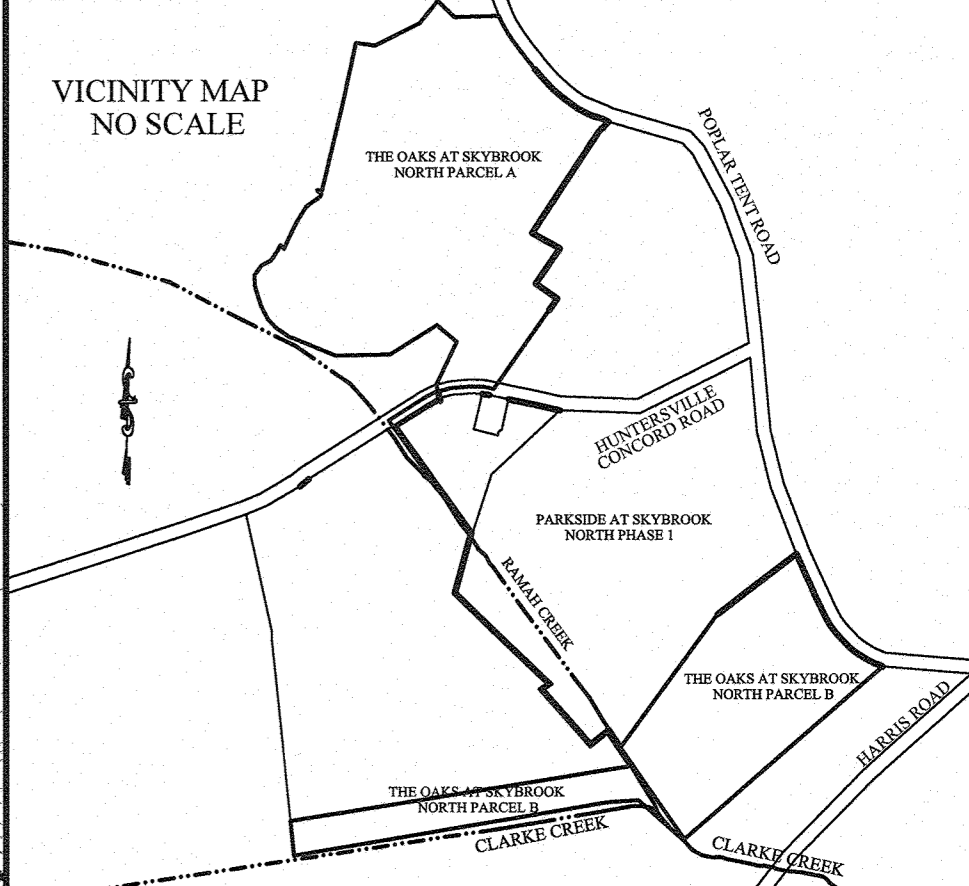
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PERCENTAGE OF CHANGE

PARCEL	ACREAGE		# LOTS		OPEN SPACE		TREE PRESERVATION TOTAL / SAVED		SPECIMEN TREES TOTAL / SAVED	
	approved	revision	approved	revision	approved	revision	approved	revision	approved	revision
A	93.22	96.39	164	209	18.39	26.05	63.80/4.87 (7.6%)	66.5/6.41 (12.65%)	269/121 (44%)	269/151 (56%)
	+3.40%		+27.43%		+41.65%		+4.23% / +72.68%		24.79%	
B	78.66	78.66	16	16	71.66	71.83	75.88/44.11 (58.1%)	75.88/64.99 (85.64%)	63/27 (42.9%)	63/27 (42.9%)
	0.00%		0.00%		0.20%		0.00% / 47.33%		0.00%	
TOTAL	171.88	175.05	180	225	90.07(52.4%)	97.67(53.8%)	139.68/48.98 (35%)	142.38/73.40 (51.55%)	332/148 (44.6%)	332/178 (53.6%)
	+1.84%		+25.0%		+8.43%		+2.70%/+7.15% (+4.45)		20.27%	

THE OAKS AT SKYBROOK NORTH SKETCH/CONCEPT PLAN EPM #366626



EPM REFERENCE NUMBERS:
#366542 REZONING PLAN
#366626 SKETCH/CONCEPT PLAN

DEVELOPMENT SUMMARY:
TAX PARCELS: 011-103-01, 011-103-03, 011-103-04, 011-103-07, 011-103-08, 011-103-10, 011-103-11, 011-103-13, 011-103-16, 011-103-17, 011-103-18, 011-103-19, 011-102-01, 011-102-13, 021-081-01, 021-081-04, 021-081-06, 021-081-14

LOCATION: NORTH & SOUTH OF HUNTERSVILLE-CONCORD ROAD

PRINCIPLE USE: RESIDENTIAL-SINGLE FAMILY
TOTAL SITE ACREAGE: 175.05 ACRES TOTAL
EXISTING ZONING: TR(CD) & Rural (R)
PROPOSED ZONING: TR(CD)

LOT DATA:
TOTAL NUMBER OF LOTS: 225
LOT WIDTH RANGE: 60' - 80'
AVERAGE LOT SIZE: 11,386 SF
MINIMUM LOT SIZE: 8,400 SF
AVERAGE LOT WIDTH: 71.7'
MINIMUM LOT WIDTH: 60'

OPEN SPACE CALCULATIONS:
URBAN OPEN SPACE: 3.55 AC. (3 SQUARES, 2 POCKET PARKS)
OPEN SPACE: 85.21 AC. (48.60%)
BMP OPEN SPACE: 8.91 AC.
TOTAL OPEN SPACE: 97.67 AC. (55.79%)

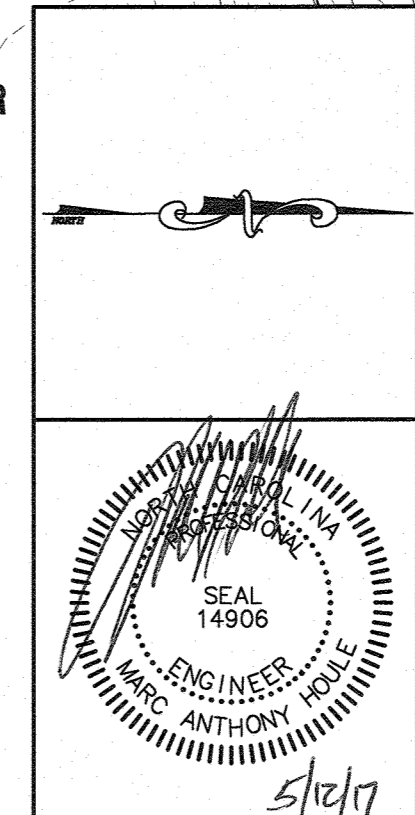
TREE PRESERVATION SUMMARY PARCELS "A" & "B":
% OF SITE COVERED BY TREE CANOPY - 81.32% (142.38 AC.)
% OF TREE CANOPY PRESERVATION REQUIRED - 35% (49.83 AC.)
% OF TREE CANOPY ACTUALLY SAVED - 51.44% (73.40 AC.)

SPECIMEN TREES
332 ON SITE
REQUIRED TO SAVE - 117 (35%)
ACTUALLY SAVED - 178 (53.6%)

APPROVAL OF THIS CONCEPT PLAN DOES NOT IMPLY OR GUARANTEE APPROVAL OF THE FINAL CONSTRUCTION PLAN. FINAL CONSTRUCTION PLAN WILL BE REVIEWED FOR COMPLIANCE PER ALL TOWN, COUNTY AND STATE REGULATIONS IN EFFECT AT TIME OF SUBMITTAL

- NOTES:
1. ALL COMMON OPEN SPACE AND TREE SAVE AREAS SHALL REMAIN "IN PERPETUITY" AND A DEED RESTRICTION RECORDED
 2. A 30' WIDE EASEMENT WITHIN THE CMUD SEWER RIGHT-OF-WAY FOR CONSTRUCTION OF A GREENWAY EASEMENT WILL BE PROVIDED. IF THIS IS ACCEPTABLE, THERE MUST BE CLARIFICATION THAT THE GREENWAY EASEMENT WILL BE ADJUSTED AT THE CONFLUENCE OF THE TWO CREEKS BASED ON DESIGN AND REQUIRED PERMITS (EX. CREEK CROSSING LOCATIONS). ASSIGNMENT OF WHEN EACH SECTION OF THE GREENWAY TRAIL WILL BE CONSTRUCTED, SHALL BE PROVIDED. (EX. AS PART OF TRACT "A"...)

SITE IS LOCATED IN THE CLARKE WATERSHED BASIN



NO.	DATE	REVISION	BY
6	5/9/17	PER TOWN OF HUNTERSVILLE COMMENTS	BTG
5	1/13/17	REVISED PER TOWN OF HUNTERSVILLE AND LUESA COMMENTS AND ADDED 35 LOTS	WKO
4	5/10/16	REMOVED ROAD/GAS CROSSING, REVISED LOTS 14-18, ADDED LOTS 166-169	BTG
3	4/22/16	PER COMMENTS	YWH
2	10/22/15	UPDATED TREE SAVE AREA	YWH
1	3/13/12	ADDED LOTS 1-4 PER TOWN OF HUNTERSVILLE COMMENTS	BTG
ND.		REVISION	BY

SHEET TITLE
REZONING COVER SHEET

PROJECT
THE OAKS AT SKYBROOK NORTH SKETCH PLAN REVISION
TOWN OF HUNTERSVILLE, MECK. CO., N.C.
FOR: SKYBROOK, LLC

SCALE
1" = 200'

DATE
7/20/10

BRN BY
BTG

CHECKED BY
MAH

DRAWING NO.
217-45B

SHT 1 OF 2 SHTS

SLOPE ANALYSIS

Table with 3 columns: X-RANGE BEG, X-RANGE END, PERCENT. Rows show slope percentages for various ranges.

RESERVED CORRIDOR FOR FUTURE GREENWAY TRAIL

2.30 AC TO BE DEDICATED TO MECKLENBURG COUNTY FOR GREENWAY PARK

STREET RIGHT-OF-WAY EXTENDS TO THE PROPERTY LINE TO ALLOW FOR FUTURE ROAD EXTENSION

- SITE IS LOCATED IN THE CLARKE WATERSHED BASIN
- THERE ARE NO HERITAGE TREES LOCATED ON-SITE
- THERE ARE NO PERENNIAL STREAMS LOCATED ON-SITE

PROPERTY TO BE REZONED and ADJOINING PROPERTIES tables. Lists owner names, addresses, and acreages for surrounding parcels.

PARCEL "A" DEVELOPMENT SUMMARY. TAX PARCELS. TAX PARCELS. TAX PARCELS. TAX PARCELS. TAX PARCELS. TAX PARCELS.

LOCATION: NORTH OF HUNTERSVILLE-CONCORD ROAD. PRINCIPLE USE: RESIDENTIAL-SINGLE FAMILY (DETACHED HOUSE). EXISTING ZONING: TR(CD). PROPOSED ZONING: TR(CD).

LOT CALCULATIONS. PARCEL A 209 (57'-80', 56'-70' LOTS, 96'-60' LOTS). LOT WIDTH RANGES: 60'-80'. AVERAGE LOT SIZE: 11,143 SF.

PARCEL "A" OPEN SPACE CALCULATIONS. URBAN OPEN SPACE: 3.13 AC (2 SQUARES, 2 POCKET PARKS). BMP OPEN SPACE: 5.27 AC.

PARCEL "A" IMPERVIOUS AREA CALCULATIONS. IMPERVIOUS AREAS ALLOWED: 48,195 AC(50%) ACTUAL: 33.76 AC(35.02%). SIDEWALK: 133,800 SQ.FT (3.07 AC).

TREE PRESERVATION SUMMARY PARCELS "A". % OF SITE COVERED BY TREE CANOPY - 68.95% (86.5 AC). % OF TREE CANOPY ACTUALLY SAVED - 12.64% (8.41 AC).

NOTES. 1. Access (Ingress/Egress) locations and design shown on this sketch plan are subject to achieving vertical and horizontal sight triangles...

2. Submittal. All drawings shall be submitted to the Planning and Zoning Commission... 3. For lots wider than 60 feet, driveways shall be no more than 20 feet wide...

4. Large mature street trees will be planted 40' on center within the required planting strip... 5. All signage will be reviewed and permitted with preliminary plans.

6. Sewer and water services will be provided by Charlotte Water. 7. All interferences shall comply with Sight Triangles (35X35) and Sight Distance (15x250)...

8. All applicable federal, state, and local environmental permits and approvals will be obtained by developer. 9. Street lighting plan shall be prepared by the power company in compliance with the Town of Huntersville Standards.

10. All open space to be dedicated to the HOA. All common open space and tree save areas shall remain "in perpetuity" and a deed restriction recorded. 11. All lots will have rear lot easements and be served by cluster mailboxes per USPS.

12. No mechanical, electrical, duct, units may encroach into any setbacks. 13. Lots with 10,000 - 15,000 sq ft require 1 front yard tree and 2 rear yard trees...

14. The property is subject to any assessment and/or right-of-way of record. 15. Property is being rezoned to TR-CO to match with adjacent Parcels at Skybrook North...

16. All development and construction shall comply with all zoning and subdivision standards of the Town of Huntersville. 17. Building Deviations will be reviewed and approved with permitting of the houses on each lot.

18. No mass grading will take place. Existing trees within the lots may be saved in addition to the tree save areas shown. 19. Any construction or use within the area delineated by floodway fringe district boundary lines and floodway district encroachment line is subject to all restrictions imposed by floodway regulations.

20. The property shall comply with Town of Huntersville and Mecklenburg County Bicycle and Greenway Master Plan. 21. Lots subject to flooding shall not be established in subdivisions except as provided in Section 7.200.

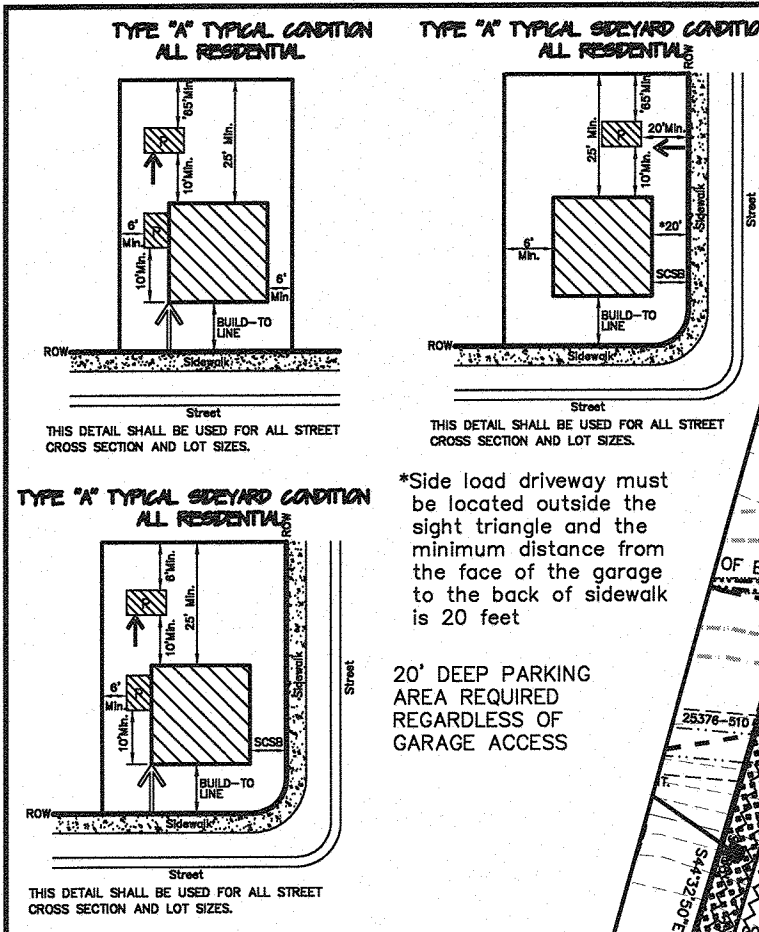
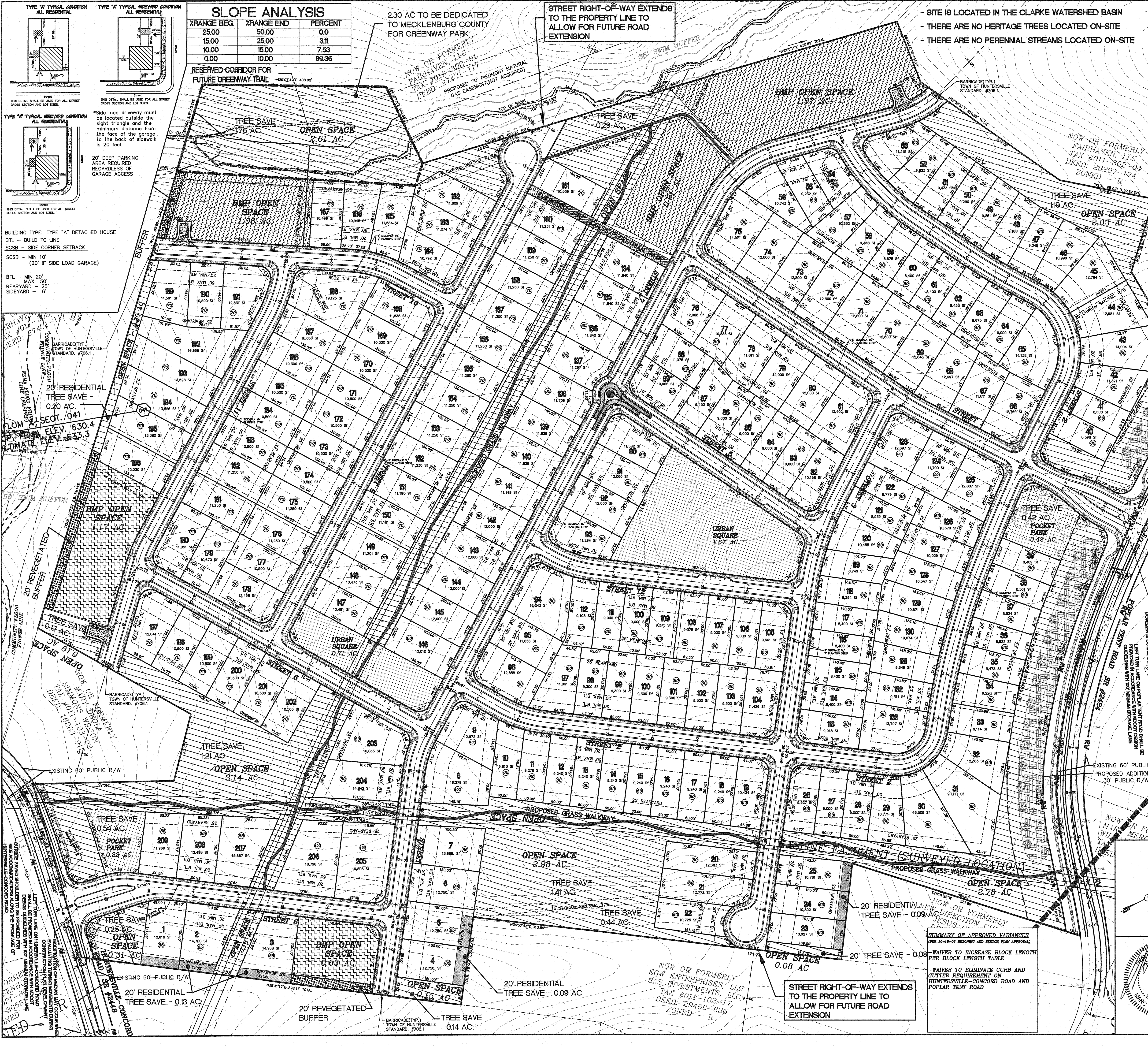
22. Direct access from lots to a thoroughfare is prohibited. 23. All retaining walls requiring special inspections (60" in height) shall meet the requirements of the MDCSC chapter...

24. The Town of Huntersville requires that all streets proposed to be taken over by the Town for maintenance be reviewed, inspected, and certified by a licensed professional engineer registered in the state of North Carolina for adequate construction...

25. This property may be subject to any assessments and/or right-of-way of record. 26. All areas designated as common area and/or urban open space shall be owned and maintained by the homeowners association and dedicated for perpetuity.

REVISIONS table with columns for NO., DATE, REVISION, and BY.

REZONING PARCEL "A" SKETCH PLAN. PROJECT: THE OAKS AT SKYBROOK NORTH. TOWN OF HUNTERSVILLE, MECK. CO., N.C. FOR: SKYBROOK LLC. Includes YARBROUGH-WILLIAMS & HOULE, INC. logo and contact information.



BUILDING TYPE: TYPE "A" DETACHED HOUSE. SBL - BUILD TO LINE. SCSS - SIDE CORNER SETBACK. SCSS - MIN 10' (20' IF SIDE GARAGE).

BT - MIN 20' MAX 50'. REAR YARD - 25'. SIDE YARD - 25'.

20' RESIDENTIAL TREE SAVE - 0.20 AC.

20' REVEGETATED BUFFER.

20' RESIDENTIAL TREE SAVE - 0.13 AC.

20' REVEGETATED BUFFER.

20' RESIDENTIAL TREE SAVE - 0.13 AC.

20' REVEGETATED BUFFER.

TREE SAVE 1.76 AC. OPEN SPACE 2.61 AC.

BMP OPEN SPACE 0.8 AC.

TREE SAVE 1.0 AC.

URBAN SQUARE 0.71 AC.

TREE SAVE 1.21 AC. OPEN SPACE 3.14 AC.

TREE SAVE 0.54 AC. POCKET PARK 0.53 AC.

TREE SAVE 0.25 AC. OPEN SPACE 0.31 AC.

20' RESIDENTIAL TREE SAVE - 0.09 AC.

TREE SAVE 0.29 AC.

TREE SAVE 1.0 AC.

TREE SAVE 0.42 AC. POCKET PARK 0.42 AC.

URBAN SQUARE 1.87 AC.

TREE SAVE 1.21 AC. OPEN SPACE 3.14 AC.

TREE SAVE 0.54 AC. POCKET PARK 0.53 AC.

TREE SAVE 0.25 AC. OPEN SPACE 0.31 AC.

20' RESIDENTIAL TREE SAVE - 0.09 AC.

TREE SAVE 0.42 AC. POCKET PARK 0.42 AC.

URBAN SQUARE 1.87 AC.

TREE SAVE 1.21 AC. OPEN SPACE 3.14 AC.

TREE SAVE 0.54 AC. POCKET PARK 0.53 AC.

TREE SAVE 0.25 AC. OPEN SPACE 0.31 AC.

20' RESIDENTIAL TREE SAVE - 0.09 AC.

TREE SAVE 0.44 AC.

20' RESIDENTIAL TREE SAVE - 0.09 AC.

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