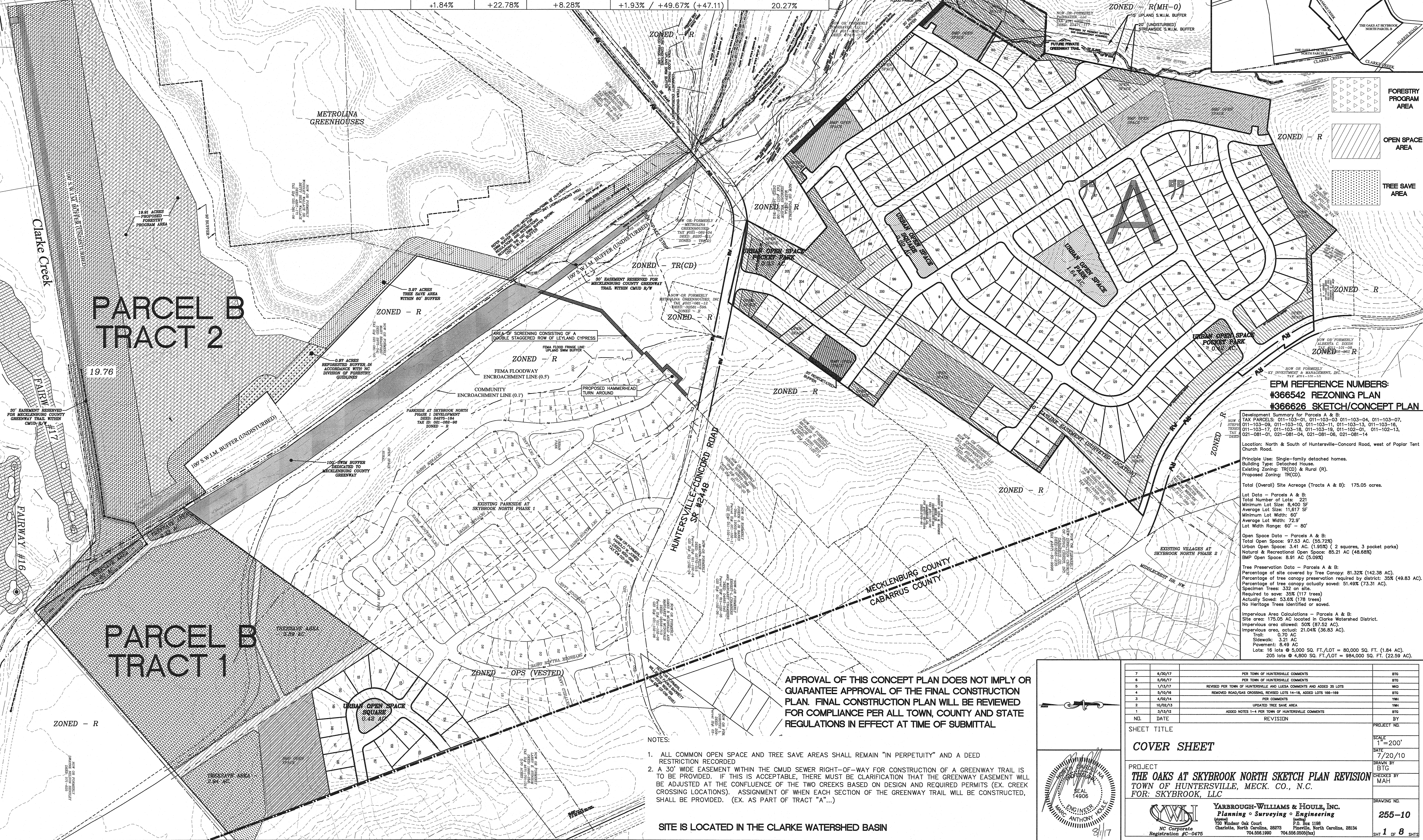
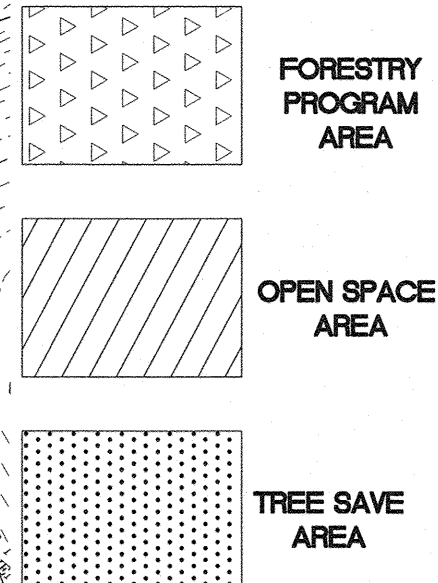
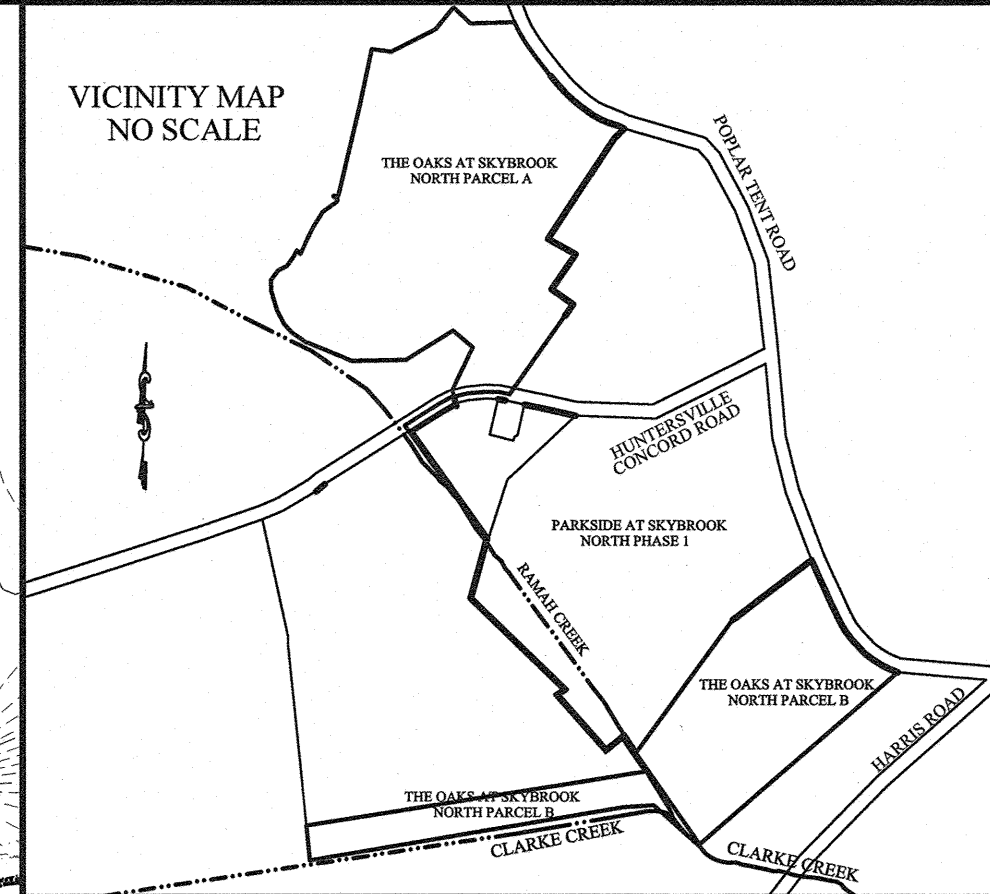


SHEET INDEX	
SHEET 1	COVER SHEET
SHEET 2	PARCEL 'A' EXISTING FEATURES / TREE SURVEY PLAN
SHEET 3	PARCEL 'A' SKETCH PLAN
SHEET 4	PARCEL 'A' GRADING/DRAINAGE/ STORMWATER PLAN
SHEET 5	PARCEL 'A' LANDSCAPE PLAN AND BLOCK LENGTH / DETAIL SHEET
SHEET 6	OPEN SPACE DETAIL SHEET
SHEET 7	PARCEL 'B' SKETCH PLAN
SHEET 8	PARCEL 'B' SKETCH PLAN

PERCENTAGE OF CHANGE										
PARCEL	ACREAGE		#LOTS		OPEN SPACE		TREE PRESERVATION TOTAL / SAVED		SPECIMEN TREES TOTAL / SAVED	
A	approved	revision	approved	revision	approved	revision	approved	revision	approved	revision
	93.22	96.39	164	205	18.39	25.91	63.80/4.87 (7.6%)	66.5/8.32 (12.51%)	269/121 (45%)	269/151 (56%)
	+3.40%		+25.00%		+40.89%		+4.23% / +70.84%		24.79%	
B	approved	revision	approved	revision	approved	revision	approved	revision	approved	revision
	78.66	78.66	16	16	71.68	71.62	75.88/44.11 (58.1%)	75.88/64.99 (85.64%)	63/27 (42.9%)	63/27 (42.9%)
	0.00%		0.00%		-0.08%		0.00% / 47.33%		0.00%	
TOTAL	approved	revision	approved	revision	approved	revision	approved	revision	approved	revision
	171.88	175.05	180	221	90.07(52.4%)	97.53(55.72%)	139.68/48.98 (35%)	142.38/73.31 (51.49%)	332/148 (44.6%)	332/178 (53.6%)
	+1.84%		+22.78%		+8.28%		+1.93% / +49.67% (+47.11)		20.27%	

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

VICINITY MAP
NO SCALE



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

Development Summary for Parcels A & B:
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, west of Poplar Tent Church Road.
Principle Use: Single-family detached homes.
Building Type: Detached House.
Existing Zoning: TR(CD) & Rural (R).
Proposed Zoning: TR(CD).
Total (Overall) Site Acreage (Tracts A & B): 175.05 acres.
Lot Data - Parcels A & B:
Total Number of Lots: 221
Minimum Lot Size: 8,400 SF
Average Lot Size: 11,617 SF
Minimum Lot Width: 60'
Average Lot Width: 72.9'
Lot Width Range: 60' - 80'
Open Space Data - Parcels A & B:
Total Open Space: 97.53 AC. (55.72%)
Urban Open Space: 3.41 AC. (1.95%) (2 squares, 3 pocket parks)
Natural & Recreational Open Space: 85.21 AC. (48.68%)
BMP Open Space: 8.91 AC. (5.09%)
Tree Preservation Data - Parcels A & B:
Percentage of site covered by Tree Canopy: 81.32% (142.38 AC).
Percentage of tree canopy preservation required by district: 35% (49.83 AC).
Percentage of tree canopy actually saved: 51.49% (73.31 AC).
Specimen Trees: 332 on site.
Required to save: 35% (117 trees)
Actually Saved: 53.6% (178 trees)
No Heritage Trees identified or saved.
Impervious Area Calculations - Parcels A & B:
Site area: 175.05 AC located in Clarke Watershed District.
Impervious area allowed: 50% (87.52 AC).
Impervious area, actual: 21.04% (36.83 AC).
Trail: 0.70 AC
Sidewalk: 3.21 AC
Pavement: 8.49 AC
Lots: 16 lots @ 5,000 SQ. FT./LOT = 80,000 SQ. FT. (1.84 AC).
205 lots @ 4,800 SQ. FT./LOT = 984,000 SQ. FT. (22.59 AC).

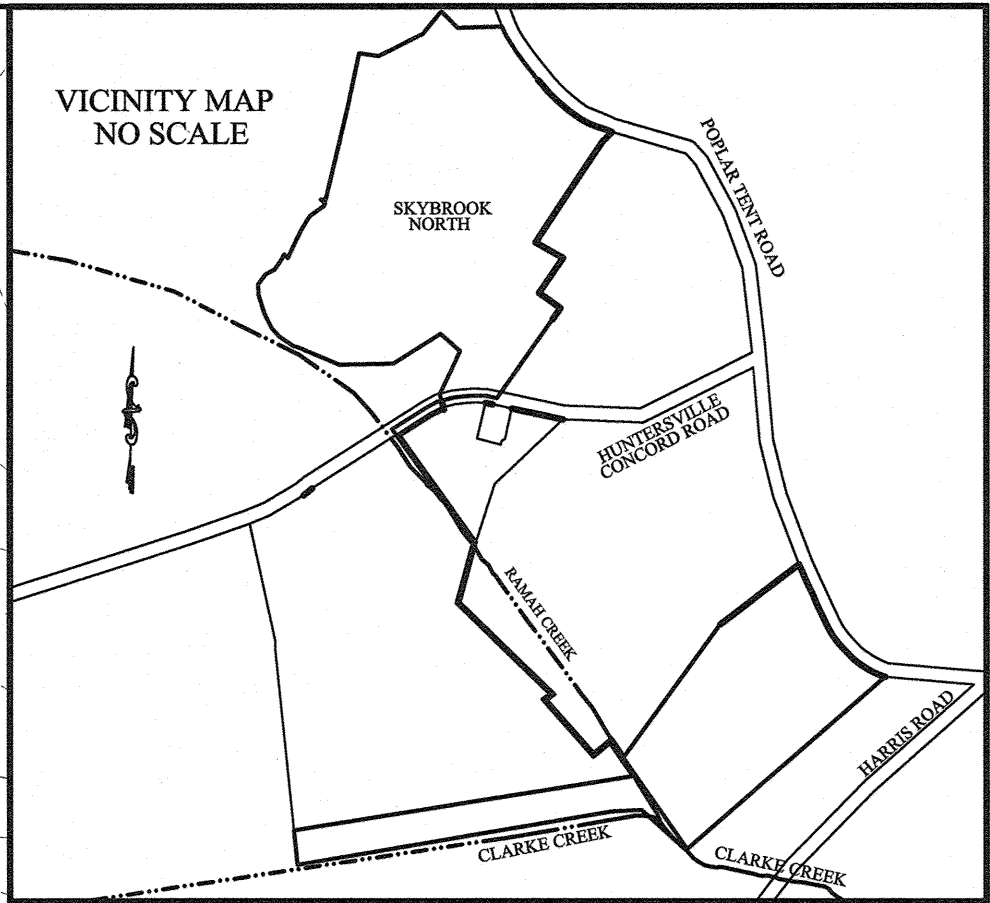
APPROVAL OF THIS CONCEPT PLAN DOES NOT IMPLY OR GUARANTEE APPROVAL OF THE FINAL CONSTRUCTION PLAN. FINAL CONSTRUCTION PLAN WILL BE REVIEWED FOR COMPLIANCE PER ALL TOWN, COUNTY AND STATE REGULATIONS IN EFFECT AT TIME OF SUBMITTAL.

NOTES:

- ALL COMMON OPEN SPACE AND TREE SAVE AREAS SHALL REMAIN "IN PERPETUITY" AND A DEED RESTRICTION RECORDED.
- A 30' WIDE EASEMENT WITHIN THE CMUD SEWER RIGHT-OF-WAY FOR CONSTRUCTION OF A GREENWAY TRAIL IS TO 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

7	6/26/17	PER TOWN OF HUNTERVILLE COMMENTS	BTG
8	6/26/17	PER TOWN OF HUNTERVILLE COMMENTS	BTG
9	1/15/17	REVISED PER TOWN OF HUNTERVILLE AND LUESA COMMENTS AND ADDED 35 LOTS	WMD
5	5/10/16	REMOVED ROAD/CAS CROSSING, REVISED LOTS 14-18, ADDED LOTS 168-169	BTG
3	4/02/14	PER COMMENTS	YMH
2	10/02/13	UPDATED TREE SAVE AREA	YMH
1	3/13/12	ADDED NOTES 1-4 PER TOWN OF HUNTERVILLE COMMENTS	BTG
NEL	DATE	REVISION	BY
SHEET TITLE			
COVER SHEET			
PROJECT			
THE OAKS AT SKYBROOK NORTH SKETCH PLAN REVISION			
TOWN OF HUNTERVILLE, MECK. CO., N.C.			
FOR: SKYBROOK, LLC			
YARBROUGH-WILLIAMS & HOULE, INC.			
Planning • Surveying • Engineering			
150 Windsor Oak Court			
Charlotte, North Carolina, 28273			
P.O. Box 1198			
Pineville, North Carolina, 28134			
704.556.1990			
704.556.0505(fax)			
NC Corporate Registration #C-0476			
PROJECT NO.			
SCALE			
1" = 200'			
DATE			
7/20/10			
DRAWN BY			
BTG			
CHECKED BY			
MAH			
DRAWING NO.			
255-10			
SHT 1 OF 8 SHTS			



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

Existing Features (Site Analysis) Plan
Contours not less than 4 feet - shown
Wetlands - shown
Watercourses, streams, floodways & buffers - shown
Right of ways & Easements (current) - shown
Right of ways & Easements (future) - shown
Slopes over 25% - shown
Woodlands - shown
Open fields, scenic views - shown
Watershed divides - shown
Existing structures, roads, trails, etc. - shown
Wildlife habitat & farmland - none
Historic features - none
Aquifers and recharge areas - none
Existing Structures - shown

All future utilities will be within the proposed street right of way

SLOPE ANALYSIS		
XRANGE BEG.	XRANGE END	PERCENT
25.00	50.00	0.0
15.00	25.00	16
10.00	15.00	8.5
0.00	10.00	99.9

TREE PRESERVATION SUMMARY
% OF SITE COVERED BY TREE CANOPY - 68.99% (66.5 AC)
% OF TREE CANOPY ACTUALLY SAVED - 12.51% (8.32 AC)
SPECIMEN TREES
269 ON SITE
151 (56.1%) SAVED

TREES LOCATED
- 12" OR GREATER AT DBH

2	5/25/17	PER TOWN OF HUNTERVILLE COMMENTS	BTG
1	1/25/17	REVISED PER TOWN OF HUNTERVILLE AND LUNA COMMENTS AND ADDED 35 LOTS	WJD
ND	DATE	REVISION	BY
SHEET TITLE			PROJECT NO.
PARCEL "A" EXISTING FEATURES/TREE SURVEY PLAN			SCALE: 1"=100'
PROJECT			DATE: 7/13/06
THE OAKS AT SKYBROOK NORTH "A"			DRAWN BY YWH
TOWN OF HUNTERVILLE, MECK. CO., N.C.			CHECKED BY MAH
FOR: SKYBROOK, LLC			DRAWING NO.
YARBROUGH-WILLIAMS & HOULE, INC.			255-09
Planning & Surveying & Engineering			SHT 2 OF 8
730 Windsor Oak Court, Charlotte, North Carolina, 28273			
704.558.1990 704.558.0505(fax)			

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