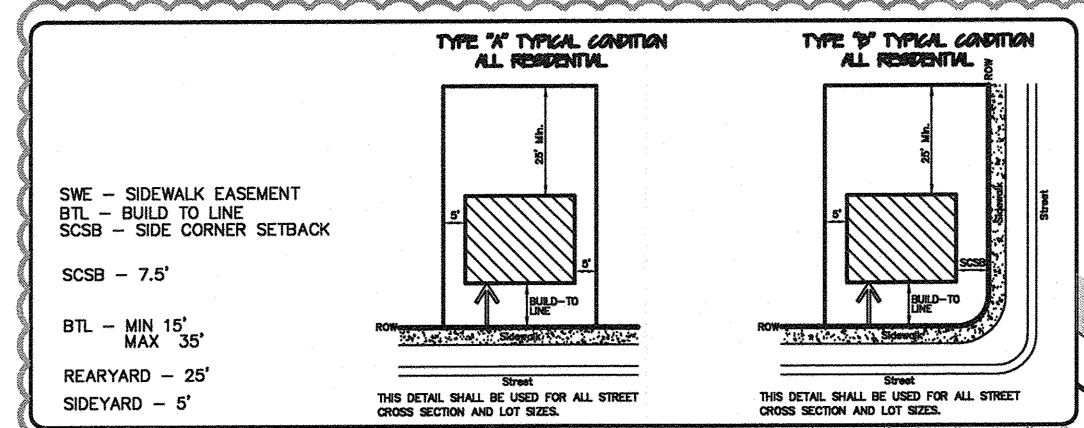
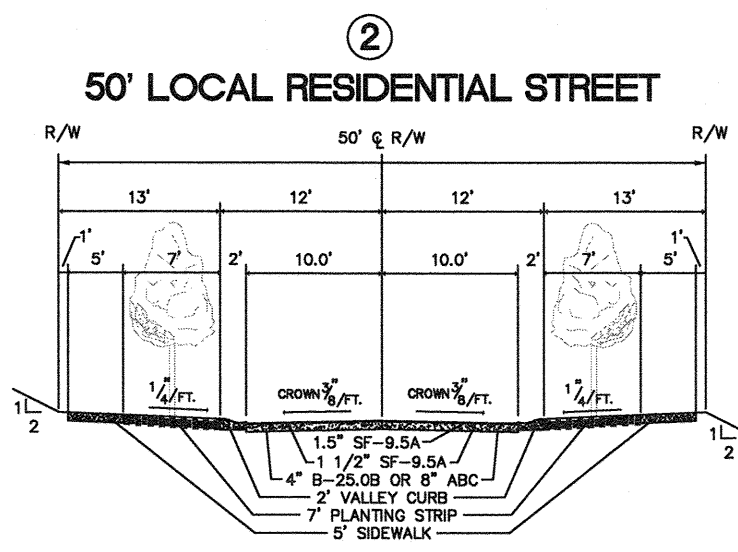
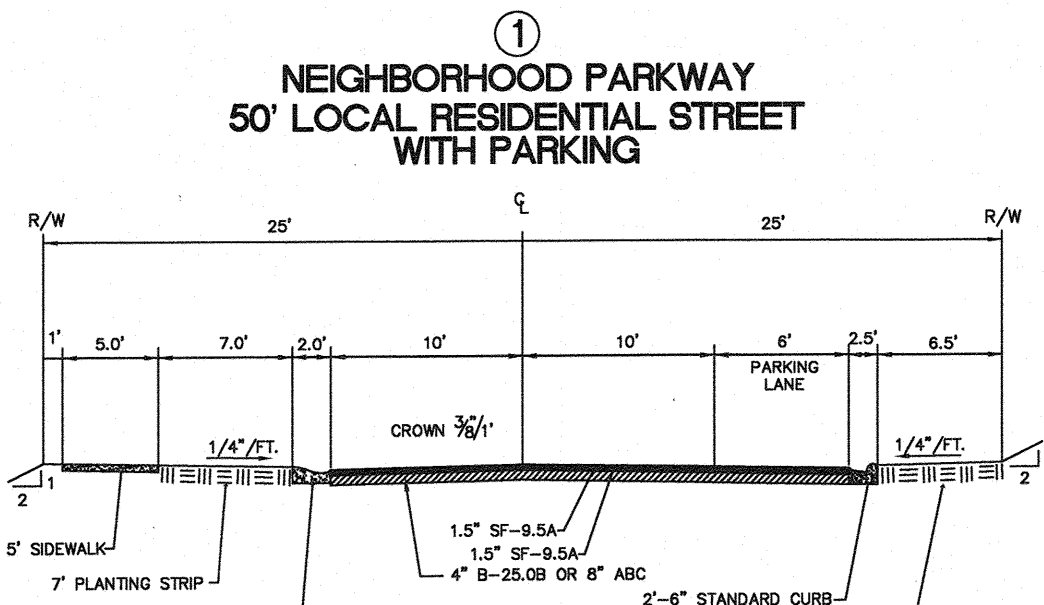
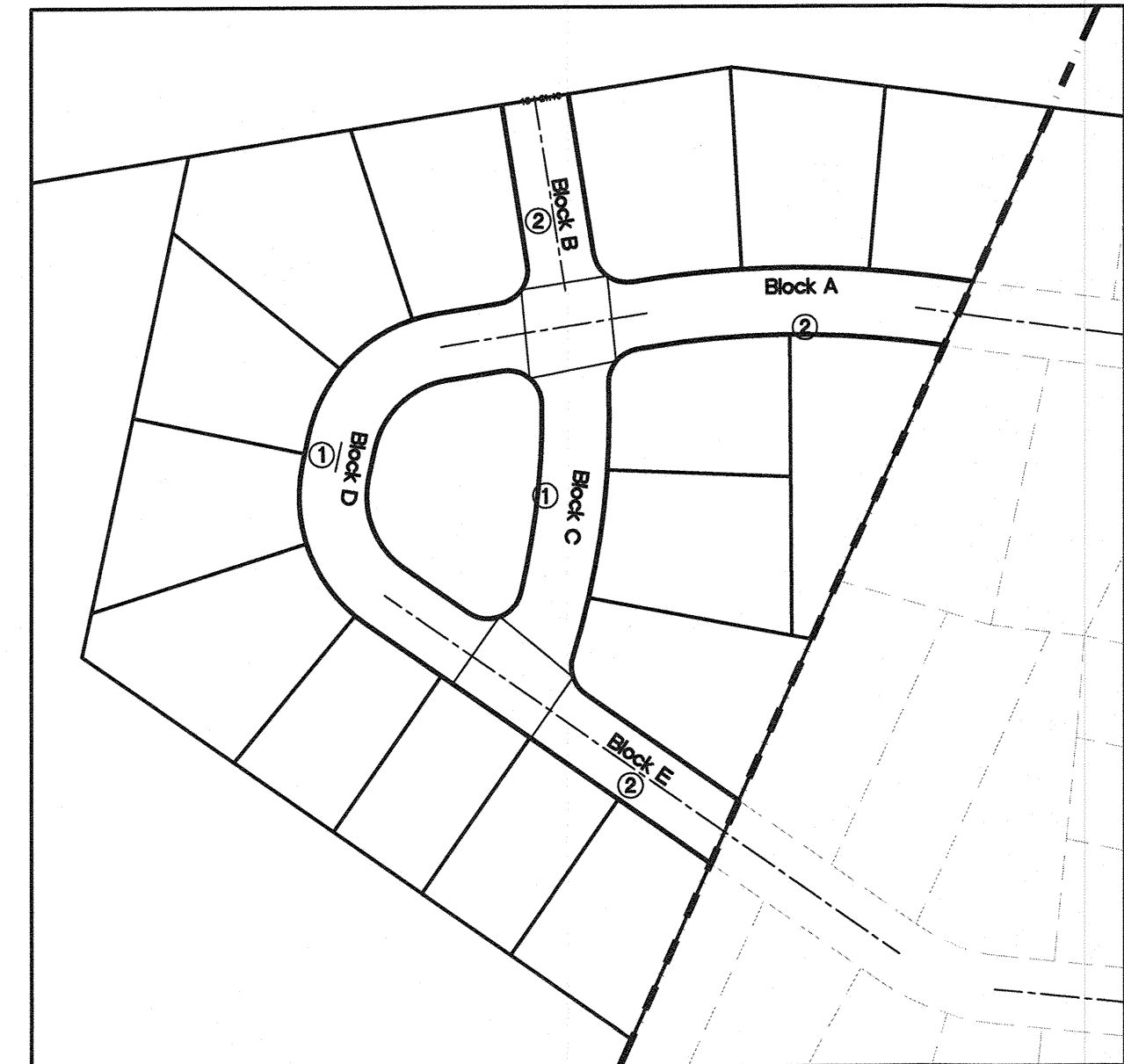


PROPERTY TO BE REZONED				
TAX ID	DEED	OWNER	ADDRESS	ACREAGE
001-081-01	2502-086	SKYBROOK, LLC	879-C PARKWAY ROAD CHARLOTTE, NC 28203	57.34

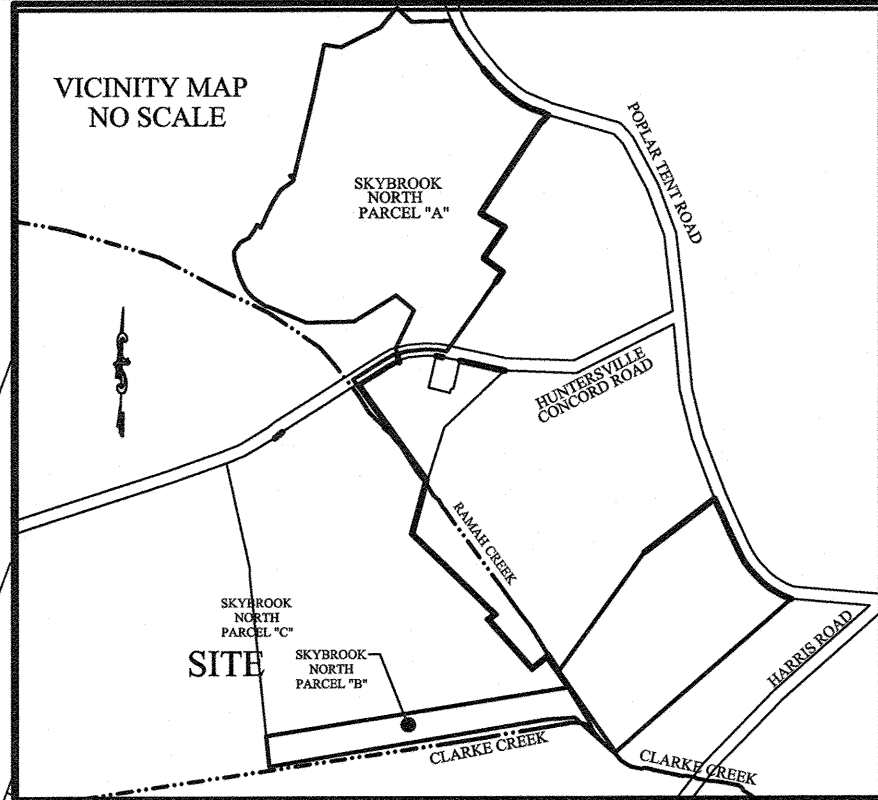
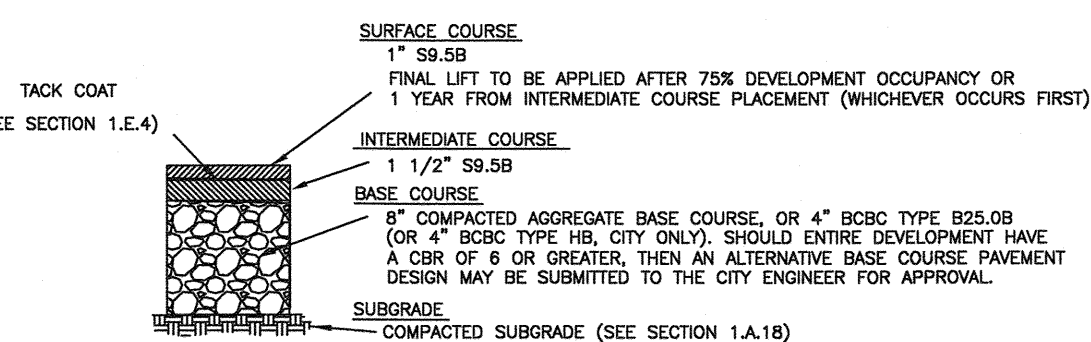
ADJOINING PROPERTIES				
TAX ID	DEED	OWNER	ADDRESS	ACREAGE
4671-84-2733	2830-255	DWAYNE NELSON HENSLEY AND MAMIE HEGLAR	8100 HAYES ROAD HUNTERSVILLE, NC 28078	25.41
001-081-01	4808-645	DWAYNE NELSON HENSLEY AND MAMIE HEGLAR	8100 HAYES ROAD HUNTERSVILLE, NC 28078	25.41
001-081-01	2284-086	SKYBROOK GOLD CLUB, LLC AND THE BFG GOLF GROUP, LLC	1816 EL CAMINO REAL, SUITE 100 SAN DIEGO, CA 92101	44.88
001-081-06	25472-182	METROLINA GREENHOUSES, INC.	16400 HUNTERSVILLE-CONCORD ROAD HUNTERSVILLE, NC 28078	538.24
001-081-06	24679-94	PARKSIDE AT SKYBROOK NORTH COMMUNITY ASSOC., INC.	879-C PARKWAY ROAD CHARLOTTE, NC 28203	28.888
001-081-17	22897-434	CORA BATTIES AND HERBERT BATTIES	16035 GRASSY CREEK DR. HUNTERSVILLE, NC 28078	0.482
001-081-18	22891-032	KENACHT HICKOK AND PATRICIA E. HICKSON	16035 GRASSY CREEK DR. HUNTERSVILLE, NC 28078	0.382
001-081-18	24009-000	PAUL J. CAPALDI AND TERRY A. CAPALDI	16035 GRASSY CREEK DR. HUNTERSVILLE, NC 28078	0.382
001-081-14	22897-782	DONNA M. GILMORE	16035 GRASSY CREEK DR. HUNTERSVILLE, NC 28078	0.382
001-081-18	22897-437	DEBBIE R. RAMAGAN AND SUSAN M. RAMAGAN	8028 SKYBARK DRIVE HUNTERSVILLE, NC 28078	0.479
001-081-18	22897-437	H. EDWIN GOSSETT AND MICHELLE R. GOSNEY	8028 SKYBARK DRIVE HUNTERSVILLE, NC 28078	0.483
001-081-18	25407-258	KAREN A. FORTNEY	8028 SKYBARK DRIVE HUNTERSVILLE, NC 28078	0.346
001-081-18	22899-001	ELISABETH HARRIS AND ROSELYNE SCOTT	8028 SKYBARK DRIVE HUNTERSVILLE, NC 28078	0.38
001-081-18	22897-437	BRYAN HEDGECOCK AND JANA HEDGECOCK	8028 SKYBARK DRIVE HUNTERSVILLE, NC 28078	0.408
001-081-18	25428-295	ROBERT A. DIORO AND DENA R. DIORO	8028 SKYBARK DRIVE HUNTERSVILLE, NC 28078	0.471
001-081-07	22893-440	JERILYN A. CORRETTI	8028 SKYBARK DRIVE HUNTERSVILLE, NC 28078	0.507
4671-75-187	1888-285	LARRY E. STINSON AND MARY STINSON	8100 HAYES ROAD HUNTERSVILLE, NC 28078	25.41



- NOTES:
- Access (Ingress/Egress) locations and design shown on this sketch plan are subject to achieving vertical and horizontal sight distance(s), turn lane improvements (including right-of-way) and interaction with adjacent and opposing access points. Modifications to plan may result.
 - Build-to-line: A line extending through a lot, which is generally parallel to the front property line and marks the location from which the principle vertical plane of the front building elevation must be erected, intended to create an even building facade line on a street. A build-to-range is established for each residential lot type.
 - For lots wider than 60 feet, driveways shall be no more than 20 feet wide as measured along the public street right-of-way for a detached house and two-unit attached house type. For three or more unit attached house types, driveway width shall not occupy more than 50% of the public street front of a lot as measured along the public street right-of-way. Driveways shall extend at least twenty (20) feet from a public right-of-way and public sidewalk easement to prevent on-site residential parking from encroaching into the public right-of-way or easement for a public sidewalk.
 - Large maturing street trees will be planted 40' on center within the required planting strip along both sides of all streets with the exception of rural parkways where existing trees can satisfy the street tree requirement. Small maturing street trees are to be used where overhead power lines exist.
 - All signage will be reviewed and permitted with preliminary plans.
 - Sewer and water services will be provided by Charlotte-Mecklenburg Utility.
 - Sight triangles will be 35'x35' or 15'x250' at every street intersection.
 - All applicable federal, state, and local environmental permits and approvals will be obtained by developer.
 - Street lighting plan shall be prepared by the power company in compliance with the Town of Huntersville Standards.
 - All open space to be dedicated to the HOA and remain as open space in perpetuity.
 - All lots will have roll out trash service and mail service to the street.
 - No mechanical, electrical, ect. units may encroach into any setbacks.
 - Lots with 15,001sf - 20,000sf require 2 front yard trees and 2 rear yard trees (Article 7.7.3) Lots greater than 20,000sf require 3 front yard trees and 3 rear yard trees (Article 7.7.3)
 - The property is subject to any easement and/or right-of-way of record.
 - Property is being rezoned to TR-CD to match adjacent Skybrook Village Development.
 - All development and construction shall comply with all zoning and subdivision standards of the Town of Huntersville, Mecklenburg County and NCDOT, as applicable.
 - Building Elevations will be provided with the Preliminary Plan Submittal.
 - No mass grading will take place. Existing trees within the lots may be saved in addition to the tree save areas shown.
 - This development within both counties will be constructed as one phase and will commence upon receipt of all approvals.
 - Common Open Space areas will be dedicated to the Homeowners Association.
 - Any construction or use within the area delineated by floodway fringe district boundary line and floodway district encroachment line is subject to all restrictions imposed by floodway regulations.
 - The property shall comply with Mecklenburg County Bicycle and Greenway Master Plan.
 - Lots subject to flooding shall not be established in subdivisions except as provided in Section 7.280.
 - If adjacent to a thoroughfare, direct access from lots to a thoroughfare is prohibited.



• PAVEMENT DETAIL



NOW OR FORMERLY
LARRY E. STINSON
DEED: 1868-258
TAX ID: 4671-73-1211
ZONED - R

NOW OR FORMERLY
SKYBROOK VILLAGE
SKYBROOK LLC
DEED: 1868-258
ZONED - OPS (VESTED)

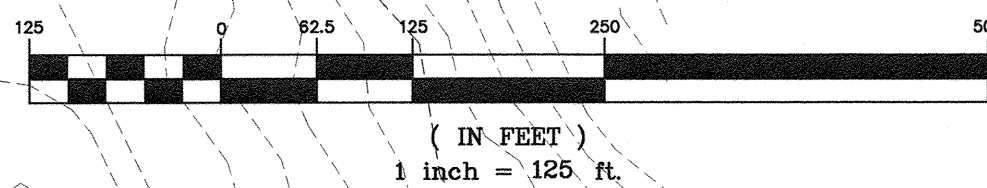
30' EASEMENT RESERVED
FOR MECKLENBURG COUNTY
GREENWAY TRAIL

NOW OR FORMERLY
METROLINA GREENHOUSES
DEED: 25472-182
TAX ID: #021-081-06
ZONED - TR(CD)

NOW OR FORMERLY
SKYBROOK, LLC
DEED: 7039-115
TAX ID: #4671-72-3595
ZONED - CU-RV

NOW OR FORMERLY
PARK ROAD SHOPPING
CENTER, INC.
DEED: 782-421
TAX ID: #4671-94-5080
ZONED - LDR

GRAPHIC SCALE



PARCEL "B" TRACT 1 DEVELOPMENT SUMMARY:
TAX PARCELS: 021-081-01, 021-081-06, 021-081-04, 021-081-14
LOCATION: SOUTH OF HUNTERSVILLE-CONCORD ROAD
PRINCIPLE USE: RESIDENTIAL-SINGLE FAMILY/UNDEVELOPED TREE PRESERVATION
TOTAL SITE ACREAGE: 37.24 ACRES
EXISTING ZONING: TR-CD
PROPOSED ZONING: TR-CD

LOT CALCULATIONS:
PROPOSED NUMBER OF LOTS:
PARCEL B - 16
AVERAGE LOT SIZE: 12,750 SF
MINIMUM LOT SIZE: 85'x150'
AVERAGE LOT WIDTH: 87.5'
MINIMUM LOT WIDTH: 85'

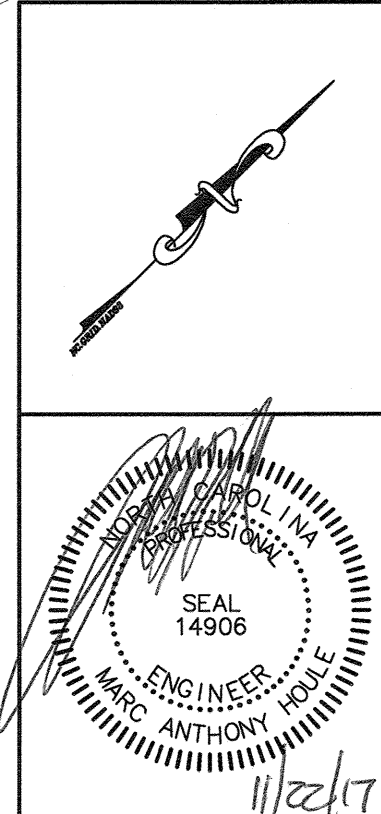
PARCEL "B" TRACT 1 OPEN SPACE CALCULATIONS:
URBAN OPEN SPACE: 0.42 AC (SQUARE)
OPEN SPACE: 29.99 AC (HUNTERSVILLE)
TOTAL OPEN SPACE: 30.41 AC

PARCEL "B" TRACT 1 IMPERVIOUS AREA CALCULATIONS:
SITE AREA: 37.24 AC
IMPERVIOUS AREAS:
SIDEWALK: 6,219 SQ.FT (0.14 AC)
PAVEMENT: 36,136 SQ.FT (0.83 AC)
LOTS: 16 LOTS @ 5,000 SQ. FT./LOT - 80,000 SQ. FT (1.84 AC)
GREENWAY TRAIL: 0.7 AC (LOCATED WITHIN SANITARY SEWER R/W)
TOTAL IMPERVIOUS AREAS: 3.51 AC

PARCEL "B" TRACT 1 TREE PRESERVATION SUMMARY
% OF SITE COVERED BY TREE CANOPY - 94.76% (35.28 AC)
% OF TREE CANOPY ACTUALLY SAVED - 69.13% (24.39 AC)

PARCEL "B" SPECIMEN TREES
63 ON SITE
27 SAVED

1	11/21/17	REVISED LOT A TYPICAL CONDITION DIAGRAM, REVISED NOTE 3	BY
ND.	DATE	REVISION	PROJECT NO.
SHEET TITLE			SCALE
REZONING PLAN PARCEL "B" TRACT 1			1"=125'
PROJECT			DATE
SKYBROOK NORTH			7/26/10
TOWN OF HUNTERSVILLE, MECK. CO., N.C.			DRAWN BY
FOR: SKYBROOK, LLC			CHECKED BY
			MAH
			DRAWING NO.
			5 OF 5



LLC
Planning • Surveying • Engineering
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Charlotte, North Carolina 28279
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Pineville, North Carolina, 28134
704.566.0500/(fax)