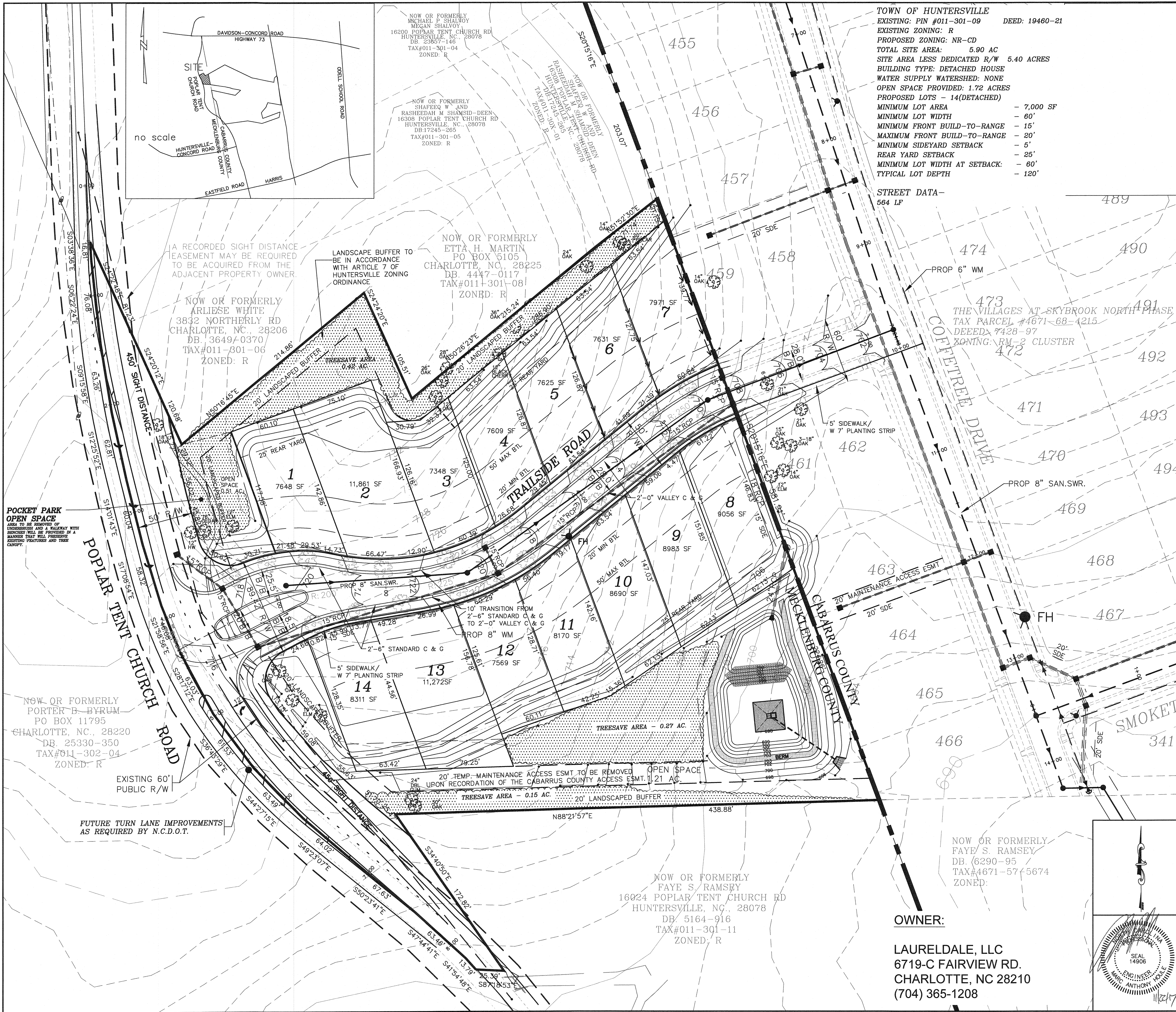
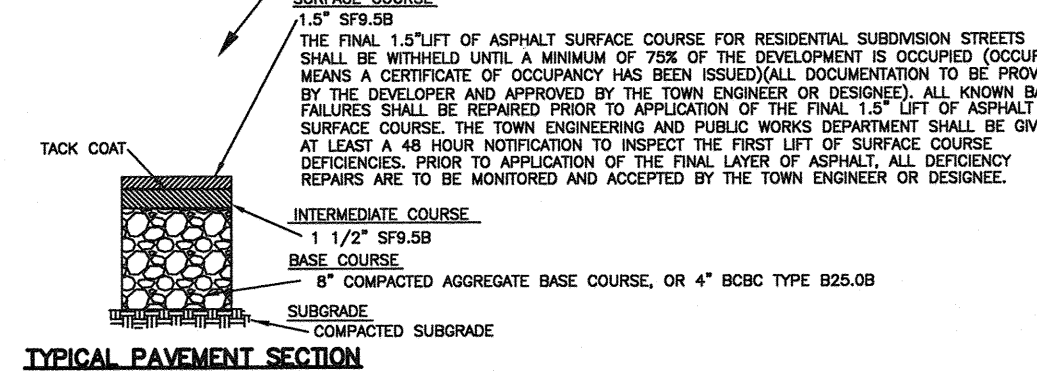
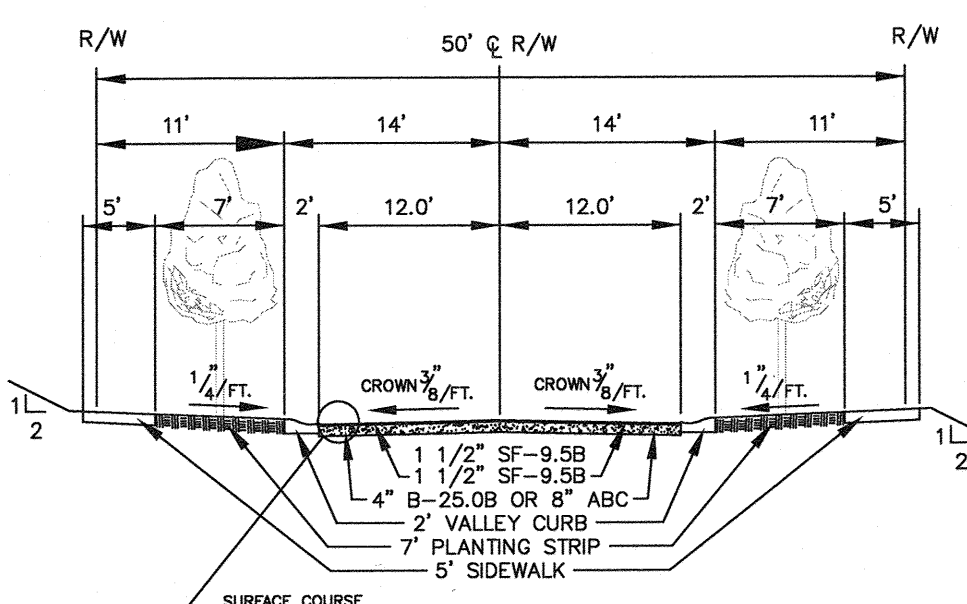




TOWN OF HUNTERSVILLE
EXISTING: PIN #011-301-09 DEED: 19460-21
EXISTING ZONING: R
PROPOSED ZONING: NR-CD
TOTAL SITE AREA: 5.90 AC
SITE AREA LESS DEDICATED R/W 5.40 ACRES
BUILDING TYPE: DETACHED HOUSE
WATER SUPPLY WATERSHED: NONE
OPEN SPACE PROVIDED: 1.72 ACRES
PROPOSED LOTS - 14(DETACHED)
MINIMUM LOT AREA - 7,000 SF
MINIMUM LOT WIDTH - 60'
MINIMUM FRONT BUILD-TO-RANGE - 15'
MAXIMUM FRONT BUILD-TO-RANGE - 20'
MINIMUM SIDEYARD SETBACK - 5'
REAR YARD SETBACK - 25'
MINIMUM LOT WIDTH AT SETBACK - 60'
TYPICAL LOT DEPTH - 120'

STREET DATA -
564 LF

50' LOCAL RESIDENTIAL STREET



TYPE "A" TYPICAL CONDITION ALL RESIDENTIAL

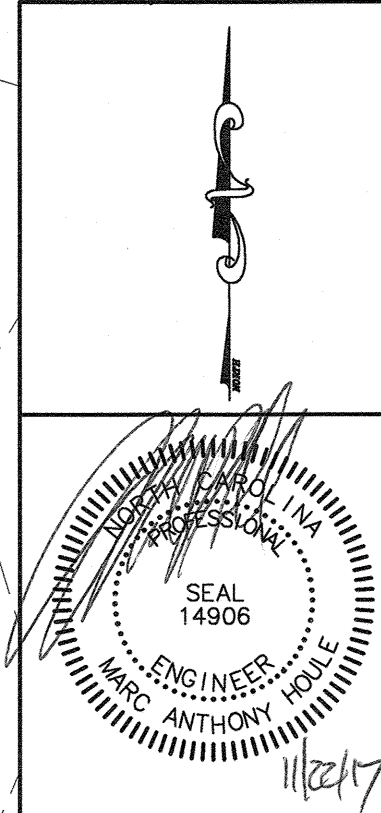
BUILD-TO-LINES MAY FLUCTUATE NO MORE THAN 5' TO 10' ON ADJACENT LOTS IN ORDER TO ENSURE THAT FRONTS OF BUILDINGS RESPECT NEIGHBORING PROPERTIES.

BTL - BUILD TO LINE
SCSB - SIDE CORNER SETBACK
BTL - MIN 20'
MAX 50'
SIDEYARD - 5'
SETBACK
REARYARD - 25'
SETBACK

THIS DETAIL SHALL BE USED FOR ALL STREET CROSS SECTION AND LOT SIZES.

- NOTES:
- All development and construction shall comply with all zoning and subdivision standards of the Town of Huntersville, Mecklenburg County, and NCDOT, as applicable.
 - This property may be subject to any easements and/or right-of-way of record.
 - All areas designed as common and/or urban open space shall be owned and maintained by the homeowners association and dedicated in perpetuity.
 - Access (ingress/egress) location and design shown on this sketch plan area subject to achieving vertical and horizontal sight distances, turn lane improvements (including right-of-way) and intersection with adjacent and opposing access points. Modifications to plan may result.
 - Large maturing trees will be planted 40' O/C within the required planting strip along all streets with the exception of rural parkways where existing trees can satisfy the street tree requirement. Small maturing trees are to be used where overhead power lines exist.
 - All lots will have roll out trash service and mail service to the street.
 - 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.
 - Direct access from lots to Poplar Tent Road is prohibited.
 - All signage will be reviewed and permitted with preliminary plans.
 - All intersections shall comply with Sight Triangles (35'x35') and Sight Distance (15'x250'), and must be approved by Mecklenburg County Engineering and Town of Huntersville.
 - 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.
 - No mechanical, electrical, ect. units may encroach into any setbacks.
 - Building Elevations will be provided with the Preliminary Plan Submittal.
 - Build-to-Range: 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.
 - 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. Review of street construction by the certifying Engineer is required throughout the construction process. Refer to the Town of Huntersville Engineering Standards and Procedures Manual for additional information including the required certification form.
 - No wetlands are located on the property.
 - Water and Sanitary Sewer services to be provided by the City of Concord.
 - Traffic calming is anticipated through the use of narrow lanes and short block lengths.
 - Residential lot trees for lots less than 10,000 s.f. will be required including one front yard tree and one rear yard tree

STREET TREES



2	11/21/17	REVISED NOTE & TYPE "A" TYPICAL CONDITIONAL ALL RESIDENTIAL DIAGRAM, REMOVED 10' ACCESS ESMT AND NOTE FOR LOTS 1,13,14	BTG
1	02/16/14	PER TOWN OF HUNTERSVILLE COMMENTS	YWH
NO.	DATE	REVISION	BY
SHEET TITLE			PROJECT NO.
SKETCH PLAN			SCALE 1"=40'
PROJECT			DATE 6/29/11
THE VILLAGES AT SKYBROOK NORTH PHASE 4			DRAWN BY BTG
HUNTERSVILLE TOWNSHIP, MECK. CO., N.C.			CHECKED BY MAH
FOR: LAURELDALE, LLC			DRAWING NO.
			220-25
			SHT 2 OF 5

YARBROUGH-WILLIAMS & HOULE, INC.
Planning • Surveying • Engineering
704 Windsor Oak Court Charlotte, NC 28273
704.556.1990 704.556.0505(ax)

OWNER:
LAURELDALE, LLC
6719-C FAIRVIEW RD.
CHARLOTTE, NC 28210
(704) 365-1208

NOW OR FORMERLY
FAYE S. RAMSEY
16024 POPLAR TENT CHURCH RD
HUNTERSVILLE, NC., 28078
DB: 5164-916
TAX#011-301-11
ZONED: R

NOW OR FORMERLY
FAYE S. RAMSEY
DB: 6290-95
TAX#4671-577-5674
ZONED:

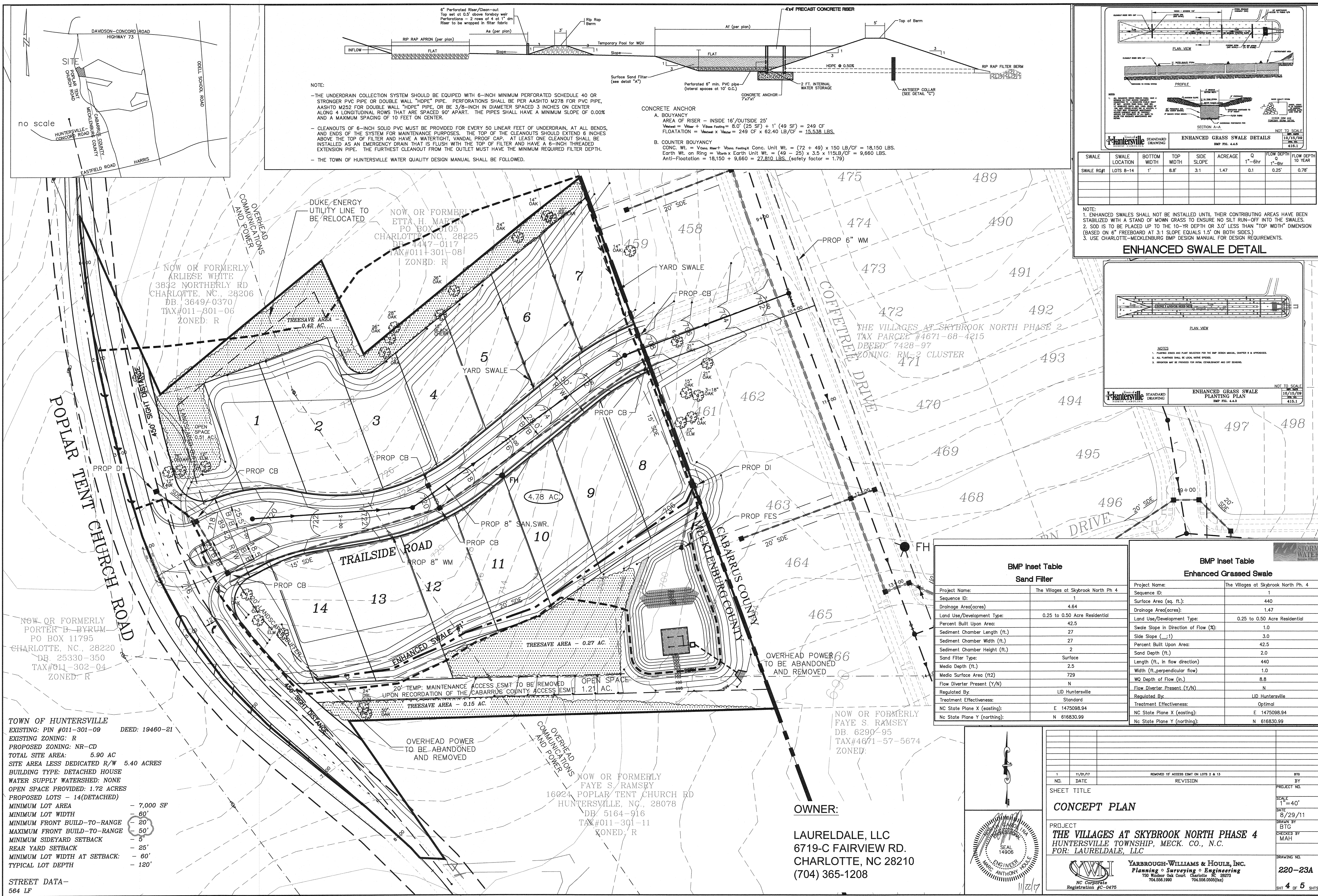
NOW OR FORMERLY
PORTER B. BYRUM
PO BOX 11795
CHARLOTTE, NC., 28220
DB: 25330-350
TAX#011-302-04
ZONED: R

NOW OR FORMERLY
ARLISE WHITE
3832 NORTHERLY RD
CHARLOTTE, NC., 28206
DB: 3649/0370
TAX#011-301-06
ZONED: R

NOW OR FORMERLY
ETTA H. MARTIN
PO BOX 5105
CHARLOTTE, NC., 28225
DB: 4447-0117
TAX#011-301-08
ZONED: R

NOW OR FORMERLY
MICHAEL P. SHALVOY
MEGAN SHALVOY
16200 POPLAR TENT CHURCH RD
HUNTERSVILLE, NC., 28078
DB: 22857-146
TAX#011-301-04
ZONED: R

NOW OR FORMERLY
SHAFEEQ W. AND
RASHEEDAH M. SHAMSID-DEEN
16308 POPLAR TENT CHURCH RD
HUNTERSVILLE, NC., 28078
DB: 17245-265
TAX#011-301-05
ZONED: R

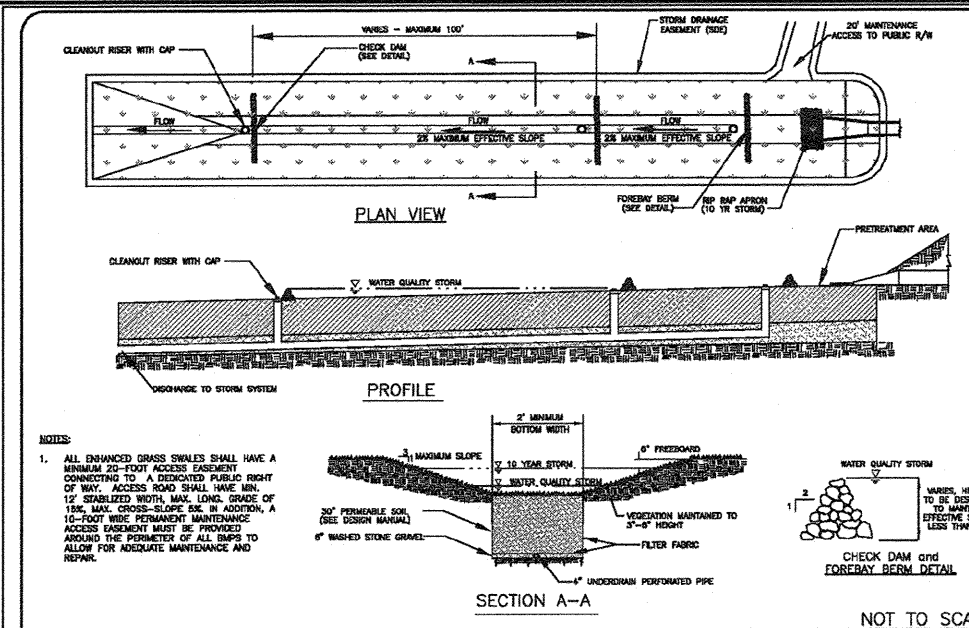


NOTE:

- THE UNDERDRAIN COLLECTION SYSTEM SHOULD BE EQUIPPED WITH 6-INCH MINIMUM PERFORATED SCHEDULE 40 OR STRONGER PVC PIPE OR DOUBLE WALL "HOPE" PIPE. PERFORATIONS SHALL BE PER AASHTO M278 FOR PVC PIPE, AASHTO M252 FOR DOUBLE WALL "HOPE" PIPE, OR 3/8-INCH IN DIAMETER SPACED 3 INCHES ON CENTER ALONG 4 LONGITUDINAL ROWS THAT ARE SPACED 90° APART. THE PIPES SHALL HAVE A MINIMUM SLOPE OF 0.00% AND A MAXIMUM SPACING OF 10 FEET ON CENTER.
- CLEANOUTS OF 6-INCH SOLID PVC MUST BE PROVIDED FOR EVERY 50 LINEAR FEET OF UNDERDRAIN, AT ALL BENDS, AND ENDS OF THE SYSTEM FOR MAINTENANCE PURPOSES. THE TOP OF THE CLEANOUTS SHOULD EXTEND 6 INCHES ABOVE THE TOP OF FILTER AND HAVE A WATER-TIGHT, VANDAL PROOF CAP. AT LEAST ONE CLEANOUT SHALL BE INSTALLED AS AN EMERGENCY DRAIN THAT IS FLUSH WITH THE TOP OF FILTER AND HAVE A 6-INCH THREADED EXTENSION PIPE. THE FURTHEST CLEANOUT FROM THE OUTLET MUST HAVE THE MINIMUM REQUIRED FILTER DEPTH.
- THE TOWN OF HUNTERSVILLE WATER QUALITY DESIGN MANUAL SHALL BE FOLLOWED.

CONCRETE ANCHOR

- A. BOUYANCY
AREA OF RISER - INSIDE 16'/OUTSIDE 25'
VOLUME = Volume + Volume Facing = 8.0' (25 SF) + 1' (49 SF) = 249 CF
FLOATION = Volume x Weight = 249 CF x 62.4 LB/CF = 15,538 LBS.
- B. COUNTER BOUYANCY
CONC. Wt. = Volume Riser + Volume Facing x Conc. Unit Wt. = (72 + 49) x 150 LB/CF = 18,150 LBS.
Earth Wt. on Ring = Volume x Earth Unit Wt. = (49 - 25) x 3.5 x 115 LB/CF = 9,660 LBS.
Anti-Floation = 18,150 + 9,660 = 27,810 LBS. (safety factor = 1.79)

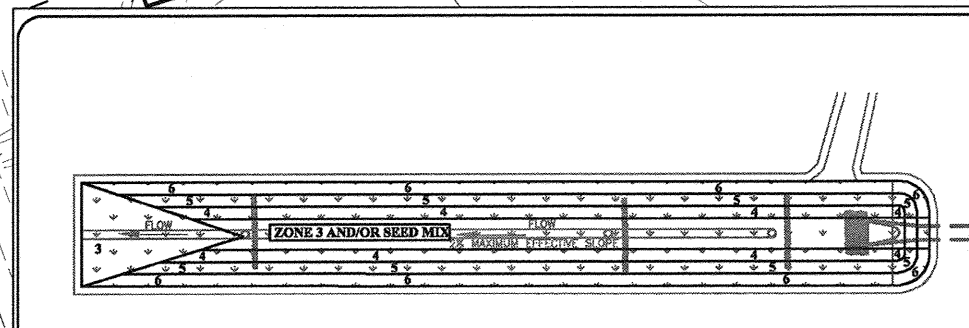


ENHANCED GRASS SWALE DETAILS
BMP FIG. 4.4.5
10/15/09
410.1

SWALE	SWALE LOCATION	BOTTOM WIDTH	TOP WIDTH	SIDE SLOPE	ACREAGE	Q 1"-6hr	FLOW DEPTH 1"-6hr	FLOW DEPTH 10 YEAR
SWALE RG#1	LOTS 8-14	1'	8.8'	3:1	1.47	0.1	0.25'	0.78'

- NOTE:
1. ENHANCED SWALES SHALL NOT BE INSTALLED UNTIL THEIR CONTRIBUTING AREAS HAVE BEEN STABILIZED WITH A STAND OF MOWN GRASS TO ENSURE NO SILT RUN-OFF INTO THE SWALES.
 2. SOO IS TO BE PLACED UP TO THE 10-YR DEPTH OR 3.0' LESS THAN 'TOP WIDTH' DIMENSION (BASED ON 6" FREEBOARD AT 3:1 SLOPE EQUALS 1.5' ON BOTH SIDES.)
 3. USE CHARLOTTE-MECKLENBURG BMP DESIGN MANUAL FOR DESIGN REQUIREMENTS.

ENHANCED SWALE DETAIL



ENHANCED GRASS SWALE PLANTING PLAN
BMP FIG. 4.4.3
10/15/09
410.1

BMP Inset Table Sand Filter	
Project Name:	The Villages at Skybrook North Ph 4
Sequence ID:	1
Drainage Area (acres):	4.64
Land Use/Development Type:	0.25 to 0.50 Acre Residential
Percent Built Upon Area:	42.5
Sediment Chamber Length (ft.):	27
Sediment Chamber Width (ft.):	27
Sediment Chamber Height (ft.):	2
Sand Filter Type:	Surface
Media Depth (ft.):	2.5
Media Surface Area (ft ²):	729
Flow Diverter Present (Y/N):	N
Regulated By:	LID Huntersville
Treatment Effectiveness:	Standard
NC State Plane X (easting):	E 1475098.94
NC State Plane Y (northing):	N 616830.99

BMP Inset Table Enhanced Grassed Swale	
Project Name:	The Villages at Skybrook North Ph. 4
Sequence ID:	1
Surface Area (sq. ft.):	440
Drainage Area (acres):	1.47
Land Use/Development Type:	0.25 to 0.50 Acre Residential
Swale Slope in Direction of Flow (%):	1.0
Side Slope (L:1):	3.0
Percent Built Upon Area:	42.5
Swale Depth (ft.):	2.0
Length (ft., in flow direction):	440
Width (ft., perpendicular flow):	1.0
WQ Depth of Flow (in.):	8.8
Flow Diverter Present (Y/N):	N
Regulated By:	LID Huntersville
Treatment Effectiveness:	Optimal
NC State Plane X (easting):	E 1475098.94
NC State Plane Y (northing):	N 616830.99

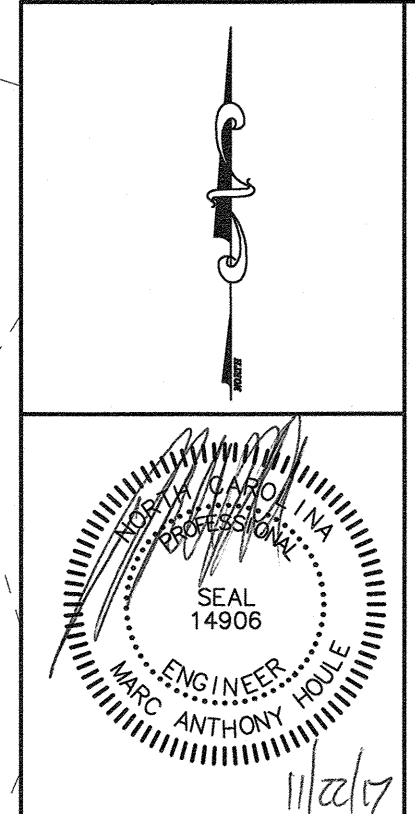
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OPEN SPACE PROVIDED: 1.72 ACRES
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ZONED: R

OWNER:

LAURELDALE, LLC
6719-C FAIRVIEW RD.
CHARLOTTE, NC 28210
(704) 365-1208



1 11/21/17 REMOVED 15' ACCESS ESMT ON LOTS 2 & 13 BTG

NO.	DATE	REVISION	BY

SHEET TITLE

CONCEPT PLAN

PROJECT

THE VILLAGES AT SKYBROOK NORTH PHASE 4
HUNTERSVILLE TOWNSHIP, MECK. CO., N.C.
FOR: LAURELDALE, LLC

SCALE 1"=40'

DATE 8/29/11

DRAWN BY BTG

CHECKED BY MAH

DRAWING NO.

220-23A

SHT 4 OF 5

YARBROUGH-WILLIAMS & HOULE, INC.
Planning • Surveying • Engineering
704 Windsor Oak Court Charlotte, NC 28273
704.556.1900 704.556.0500 (fax)