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ANNSBOROUGH PARK SUBDIVISION

CONCEPT/SKETCH PLAN

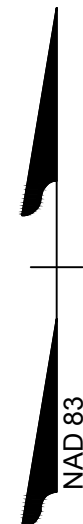
EPM #:368969

HUNTERSVILLE, NORTH CAROLINA



VICINITY MAP

SCALE: 1" = 200'

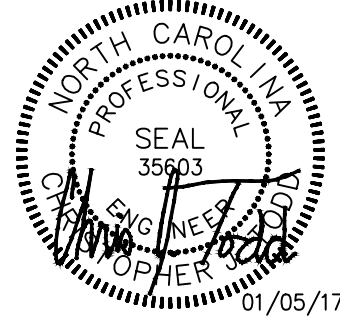


SHEET LIST TABLE	
SHEET NUMBER	SHEET TITLE
RZ000	COVER
RZ100	EXISTING CONDITIONS PLAN
RZ101	TREE SURVEY
RZ200	ADJACENT PROPERTY OWNERS
RZ300	EXISTING SLOPE ANALYSIS
RZ400	SKETCH PLAN
RZ401	FIRE ACCESS PLAN
RZ500	GRADING AND STORMWATER CONCEPT PLAN
RZ600	CONCEPTUAL PLANTING PLAN

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.

ALL RETAINING WALLS REQUIRING SPECIAL INSPECTIONS (>5' IN HEIGHT) SHALL MEET THE REQUIREMENTS OF THE MCSBC CHAPTER 17 - SPECIAL INSPECTIONS AS DETAILED PER THE MECKLENBURG COUNTY CODE ENFORCEMENT SPECIAL INSPECTIONS PROCESS. ADDITIONALLY, COPIES OF THE RETAINING WALL PLANS SHALL BE SUBMITTED TO THE HUNTERSVILLE ENGINEERING DEPARTMENT FOR REVIEW AND APPROVAL. THE TOWN OF HUNTERSVILLE SHALL BE COPIED ON ALL STATEMENTS OF SPECIAL INSPECTIONS, SPECIAL INSPECTIONS FINAL REPORTS, AND DESIGN PRINCIPAL IN RESPONSIBLE CHARGE (DPIRC) LETTERS.

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.



THIS DRAWING PREPARED AT THE
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2030 S. Tryon Street, Suite 3C | Charlotte, NC 28203
TEL 704.376.1073 FAX 704.376.1076 www.timmons.com

YOUR VISION ACHIEVED THROUGH OURS.

REVISION DESCRIPTION	
DATE	REVISION DESCRIPTION
11/01/16	REVISED PER TOWN COMMENTS
01/05/17	REVISED PER TOWN COMMENTS

DATE
09/01/2016
DRAWN BY
J. HORTON
DESIGNED BY
J. HORTON
CHECKED BY
C. TODD
SCALE
AS SHOWN

TIMMONS GROUP

NORTH CAROLINA LICENSE NO. C-1652
ANNSBOROUGH PARK SUBDIVISION
HUNTERSVILLE, NORTH CAROLINA

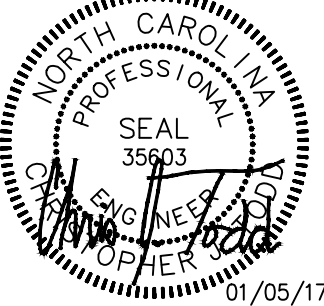
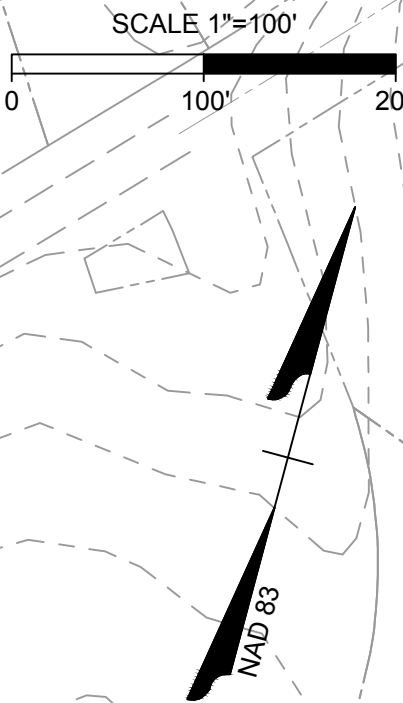
COVER

JOB NO.
38384

SHEET NO.
RZ000

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ANNSBOROUGH PARK SUBDIVISION

HUNTERSVILLE, NORTH CAROLINA

ADJACENT PROPERTY OWNERS

JOB NO.
38384

SHEET NO.
RZ200

ADJACENT PROPERTY OWNERS TABLE				
PARCEL	PARCEL NO.	OWNER	MAILING ADDRESS	ZONING
1	01116462	GEORGE SIDNEY NANCE	13007 RAMAH CHURCH ROAD HUNTERSVILLE, NORTH CAROLINA 28078	TR
2	01116119	CITY OF CHARLOTTE	600 EAST 4TH STREET CHARLOTTE, NORTH CAROLINA 28202	TR
3	01116101	WALTER WILSON EWART	13315 RAMAH CHURCH ROAD HUNTERSVILLE, NORTH CAROLINA 28078	TR
4	01116102	MARGARET A. EWART	13424 RAMAH CHURCH ROAD HUNTERSVILLE, NORTH CAROLINA 28078	TR
5	01116128	GEORGE S. NANCE	12911 RAMAH CHURCH ROAD HUNTERSVILLE, NORTH CAROLINA 28078	TR
6	01925214	GINA I. EWART	13500 RAMAH CHURCH ROAD HUNTERSVILLE, NORTH CAROLINA 28078	TR
7	01925203	FRANKLIN WILSON NANCE, GEORGE SIDNEY NANCE, MARY LOUISE NANCE, JUDY NANCE ROGERS	13733 RAMAH CHURCH ROAD HUNTERSVILLE, NORTH CAROLINA 28078	TR
8	01925109	GLENNIS A USSERY AND AMY HUMPHRIES	15700 EWART ROAD HUNTERSVILLE, NORTH CAROLINA 28078	TR
9	01925103	GLENNIS L. ATWELL	13625 RAMAH CHURCH ROAD HUNTERSVILLE, NORTH CAROLINA 28078	TR
10	01925113	BARRY C. AND GLENNIS A. USSERY	13625 RAMAH CHURCH ROAD HUNTERSVILLE, NORTH CAROLINA 28078	TR
11	01925104	STEVE D. AND CONNIE G. VAIL	15640 EWART ROAD HUNTERSVILLE, NORTH CAROLINA 28078	TR
12	01925121	KEVIN N. ATKINS	15616 EWART ROAD HUNTERSVILLE, NORTH CAROLINA 28078	TR
13	01925120	PATRICIA EWART ATKINS	1116 RAVENDALE DRIVE CHARLOTTE, NORTH CAROLINA 28216	TR
14	01925111	ARCHIE AND LAURE F. FAULK	15500 EWART ROAD HUNTERSVILLE, NORTH CAROLINA 28078	TR
15	01925105	DAVID F. AND NORMA I. GILL	15430 EWART ROAD HUNTERSVILLE, NORTH CAROLINA 28078	TR
16	01926209	ARCHIE DONALD FAULK	15500 EWART ROAD HUNTERSVILLE, NORTH CAROLINA 28078	TR
17	01925212	BRENT WILLIAM SHAWER	15501 EWART ROAD HUNTERSVILLE, NORTH CAROLINA 28078	TR
18	01925216	CARLOTTA ATKINS WILLIAMS	1116 RAVENDALE DRIVE CHARLOTTE, NORTH CAROLINA 28216	TR
19	01925215	JAMES F. AND CHARLOTTE P. PARKER	5501 CLOSEBURN ROAD CHARLOTTE, NORTH CAROLINA 28078	TR
20	01926208	CARLOTTA ATKINS WILLIAMS	1116 RAVENDALE DRIVE CHARLOTTE, NORTH CAROLINA 2821	TR
21	01944107	TIMOTHY RAYMOND KELLY	15315 EWART ROAD HUNTERSVILLE, NORTH CAROLINA 28078	TR
22	01944106	HERBERT T. AND LILLIAN SLOOP	15321 EWART ROAD HUNTERSVILLE, NORTH CAROLINA 28078	TR
23	01944112	BASSEM S. AND AMY T. LAMBERT	8331 COTTSBROOKE DRIVE HUNTERSVILLE, NORTH CAROLINA 28078	TR
24	01943117	FORESTAR REAL ESTATE GROUP INC.	6300 BEE CAVE ROAD BLDG. 2, SUITE 500 AUSTIN, TEXAS 78746	HR (CD)
25	01943101	GEORGE SIDNEY NANCE	12911 RAMAH CHURCH ROAD HUNTERSVILLE, NORTH CAROLINA 28078	TR
26	01944111	GARY LEE EWART AND DENNIS WAYNE EWART	2701 PENCROID LANE CHARLOTTE, NORTH CAROLINA 28210	TR

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