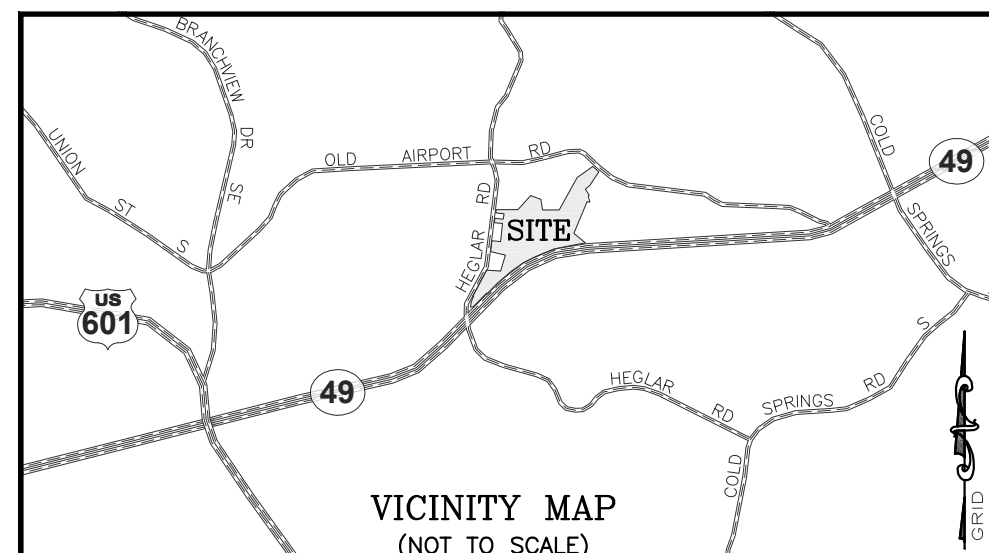


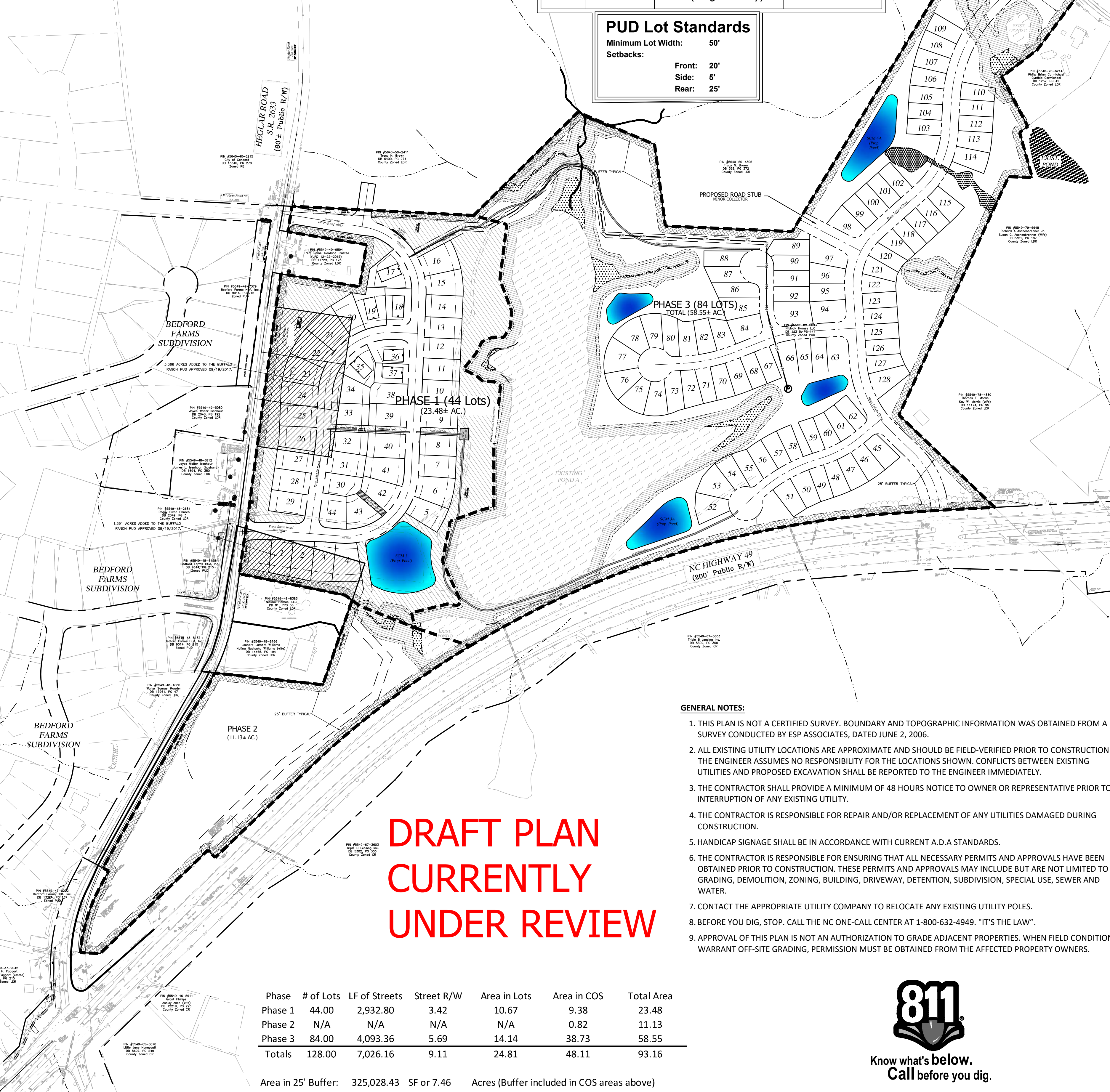
FIRE & LIFE SAFETY NOTES:

1. THIS JURISDICTION ABIDES BY AND ENFORCES THE REQUIREMENTS OF NFPA 241 FOR CONSTRUCTION PROJECTS. A DOCUMENT WE REFER TO AS AN NFPA 241 LETTER IS REQUIRED VERIFYING THAT ALL PARTIES INVOLVED IN THIS PROJECT KNOW OF AND AGREE, TO ABIDE BY THE PROVISION REQUIRING WATER, HYDRANTS, AND ACCESS ROADS BE IN OPERATION PRIOR TO VERTICAL COMBUSTIBLE CONSTRUCTION.
2. ACCESS AND WATER SUPPLY SHALL BE ESTABLISHED PRIOR TO AND MAINTAINED DURING VERTICAL COMBUSTIBLE CONSTRUCTION. (NFPA 241) (IFC 501.4 PAGE 49 TIMING OF INSTALLATION)
3. NEEDED FIRE FLOW FOR THE STRUCTURE MUST BE PROVIDED, MAINTAINED, AND TESTED BEFORE VERTICAL CONSTRUCTION. (BUILDING CODE COUNCIL 9-15-15)
4. THE SITE ADDRESS SHALL BE POSTED IN A TEMPORARY FORM AND UPON COMPLETION IN A PERMANENT FORM IN A VISIBLE LOCATION IN 6 INCH CHARACTERS IN A REFLECTIVE MATERIAL & CONTRASTING COLOR. (IFC 505.1)
5. APPROVED FIRE APPARATUS ACCESS ROADS SHALL BE PROVIDED FOR EVERY FACILITY OR BUILDING WITHIN THE JURISDICTION. THE FIRE APPARATUS ACCESS SHALL EXTEND TO WITHIN 150 FEET OF ALL PORTIONS OF THE FACILITY AS MEASURED BY AN APPROVED ROUTE AROUND THE EXTERIOR OF THE FACILITY. A GAP OF 300 FEET OF INACCESSIBLE PERIMETER IS ALLOWED. (IFC 503.1.1)
6. ACCESS ROADS TO BUILDING ARE REQUIRED TO BE 20 FEET IN WIDTH FOR BUILDINGS UP TO 30 FEET HIGH AND 26 FEET FOR THOSE OVER 30 FEET. (IFC 503.2.1)
7. FIRE ACCESS ROADS SHALL HAVE UNOBSTRUCTED CLEARANCE OF 13 FOOT 6 INCHES. (IFC 503.2.1)
8. FIRE APPARATUS ACCESS ROADS HEREAFTER CONSTRUCTED SHALL BE WITH ASPHALT, CONCRETE OR OTHER APPROVED DRIVING SURFACE CAPABLE OF SUPPORTING THE APPROVED LOAD OF FIRE APPARATUS WEIGHING AT LEAST 75,000 POUNDS. IFC APPENDIX D, D102.1 PAGE 417. (9-15-15 BUILDING CODE COUNCIL)
9. THE REQUIRED TURNING RADIUS OF FIRE ACCESS ROADS SHALL BE 42 FOOT RADIUS. (IFC 503.2.4)
10. BUILDINGS EXCEEDING THREE STORIES OR 30 FEET IN HEIGHT SHALL HAVE AT LEAST TWO MEANS OF FIRE APPARATUS ACCESS FOR EACH STRUCTURE.
11. DEAD END ACCESS ROADS IN EXCESS OF 150 FEET IN LENGTH SHALL BE PROVIDED WITH AN APPROVED AREA FOR TURNING AROUND FIRE APPARATUS. (IFC 503.2.5)
12. FIRE LANES REQUIRED FOR ACCESS TO THE STRUCTURE ARE REQUIRED TO BE STRIPPED AND MARKED BY SIGNS PROHIBITING PARKING IN AREAS WHERE ACCESS MAY BE BLOCKED. BLOCKAGE TO ACCESS AFTER CONSTRUCTION MAY RESULT IN FUTURE REQUIREMENTS FOR STRIPPING AND SIGNAGE. (IFC APPENDIX D D103.6 SIGNS PAGE 418) CONTACT CONCORD FIRE MARSHAL'S OFFICE PRIOR TO LANE STRIPPING FOR DETAILS. ALL LANES SHALL BE MARKED IN ACCORDANCE WITH DEPARTMENT SPECIFICATIONS AND APPROVED PRIOR TO INSTALLATION.
13. FIRE HYDRANTS ARE REQUIRED WITHIN 400 FEET OF ANY AREA OF THE PERIMETER OF THE BUILDING AS MEASURED BY AN APPROVED ROUTE AROUND THE EXTERIOR OF THE BUILDING. (C-1)
14. FIRE HYDRANTS - PUBLIC HYDRANTS SHALL BE PAINTED YELLOW AND PRIVATE HYDRANTS SHALL BE PAINTED RED. ALL NEW HYDRANTS SHALL BE EQUIPPED WITH A 5 1/4" STORZ FITTING.
15. FIRE DEPARTMENT CONNECTIONS (FDC) SHALL BE PROVIDED FOR SPRINKLER SYSTEMS AND BE REMOTE FROM THE BUILDING WITH SIGNAGE. (IFC 912.1)
16. FIRE HYDRANTS ARE REQUIRED WITHIN 200 FEET OF THE LOCATION OF THE FDC.
17. STRUCTURES UNDER CONSTRUCTION ARE REQUIRED TO HAVE TEMPORARY FIRE EXTINGUISHERS ON SITE DURING CONSTRUCTION.
18. BUILDINGS EXCEEDING THREE STORIES OR 30 FEET IN HEIGHT SHALL HAVE AT LEAST TWO MEANS OF FIRE APPARATUS ACCESS FOR EACH STRUCTURE. (IFC D105.1 Sc D105.2)
19. BUILDINGS EXCEEDING 62,000 S.F. WITHOUT SPRINKLERS OR 124,000 S.F. WITH SPRINKLERS SHALL HAVE TWO ACCESS ROADS PLACED A DISTANCE APART EQUAL TO NOT LESS THAN ONE HALF OF THE LENGTH OF THE MAXIMUM OVERALL DIAGONAL DIMENSION OF THE PROPERTY OR AREA TO BE SERVED, MEASURED IN A STRAIGHT LINE BETWEEN ACCESSES. (IFC D104.2 & D104.3)
20. MULTI-FAMILY RESIDENTIAL DEVELOPMENTS HAVING MORE THAN 100 DWELLING UNITS MUST HAVE TWO SEPARATE AND APPROVED FIRE APPARATUS ACCESS ROADS. (IFC D106.1)
21. SINGLE FAMILY DEVELOPMENTS EXCEEDING 30 UNITS SHALL BE PROVIDED WITH SEPARATE AND APPROVED REMOTE FIRE APPARATUS ACCESS ROADS. (IFC D107.1)
22. PLEASE SEE CONCORD FIRE & LIFE SAFETY WEB PAGE FOR DETAILS AND SPECIFICATIONS (<http://www.concordnc.gov/departments/fire/fire-prevention-division/FIRE-PREVENTION-DIVISION-DOWNLOADS>).
23. APPROVAL OF THESE DOCUMENTS IN NO WAY RELIEVES THE OWNER, ARCHITECT, OR ENGINEER FROM RESPONSIBILITY RELATED TO VIOLATIONS OF THE GOVERNING CODES AND REGULATIONS NOT FOUND BY OUR OFFICE OR OTHER REVIEWING AGENCIES. WHEN SUCH VIOLATIONS ARE FOUND THEY MUST BE CORRECTED.
24. THE OCCUPANCY OF THE BUILDING/UPFIT AREA SHALL NOT BE CONDUCTED PRIOR TO A CERTIFICATE OF COMPLIANCE & OCCUPANCY BEING OBTAINED FROM THE CABARRUS COUNTY BUILDING INSPECTOR.



BUFFALO RANCH			
Phase	Area (Ac.)	Number of Lots	Typical Lot Sizes
1	23.48 Ac.	44 (Single Family)	70' x 125'
2	11.13 Ac.	Future Neighborhood Commercial Village	N/A
3	58.55 Ac.	84 (Single Family)	52' x 125'

PUD Lot Standards	
Minimum Lot Width:	50'
Setbacks:	
Front:	20'
Side:	5'
Rear:	25'



PROJECT DEVELOPMENT NOTES:

1. PROPOSED LOTS WILL MEET MINIMUM LOT REQUIREMENTS SET FORTH BY THE "BUFFALO RANCH PLANNED UNIT DEVELOPMENT (PUD) CONDITIONAL NOTES," DATED JUNE 9, 2006.
2. DESIGN STANDARDS AND SPECIFICATIONS FOR WATER AND SEWER IMPROVEMENTS SHALL CONFORM TO THE MOST CURRENT ADOPTED VERSION OF THE CITY OF CONCORD WATER AND SEWER POLICY.
3. DEVELOPER WILL SECURE ALL APPROVAL PERMITS FROM LOCAL, STATE, AND FEDERAL AGENCIES PRIOR TO STREAM OR WETLAND IMPACTS.
4. ALL BUILDING PADS SHALL BE ABOVE THE 100 YR. FLOODPLAIN ELEVATION.
5. THE APPLICANT MUST APPLY FOR AND OBTAIN A NCDOT AND/OR CITY OF CONCORD DRIVEWAY PERMIT AND INSTALL ANY IMPROVEMENTS THAT MAY BE REQUIRED AS PART OF A TRAFFIC IMPACT STUDY (TIS).
6. DEVELOPER SHALL PROVIDE A LANDSCAPE EASEMENT AROUND ALL PROPOSED MONUMENT WALLS/SIGNS. PROPOSED MONUMENTS SHALL BE LOCATED OUTSIDE OF ALL SIGHT DISTANCE EASEMENTS.
7. ALL PROPOSED STREETS WILL BE PUBLIC RIGHTS-OF-WAY.
8. A STREET PLAN SHALL BE PROVIDED AT CONSTRUCTION DOCUMENT PHASE IN ACCORDANCE WITH THE CITY OF CONCORD TECHNICAL STANDARDS MANUAL, ARTICLE VII.
9. IRON PINS SHALL BE PROVIDED AT ALL CORNERS, UNLESS OTHERWISE NOTED.
10. PROJECT WILL BE SERVED BY CITY OF CONCORD WATER, SEWER AND ELECTRICITY.
11. PROPOSED AMENITY AREA SHOWN ON PRELIMINARY PLAT IS APPROXIMATE. DEVELOPER RESERVES THE RIGHT TO ALTER SITE PLAN AT CONSTRUCTION DOCUMENT PHASE.
12. STORMWATER MANAGEMENT PLAN TO BE PROVIDED DURING CONSTRUCTION DOCUMENT PHASE PER ARTICLE 4 AND 6.1.
13. OPEN SPACE PROVISION & MAINTENANCE PLAN TO BE PROVIDED DURING CONSTRUCTION DOCUMENT PHASE.
14. PROPOSED LOCATIONS OF WATER, SEWER, AND STORM DRAINAGE SYSTEMS DEPICTED ON PRELIMINARY PLAT ARE PRELIMINARY AND HAVE NOT BEEN DESIGNED. DESIGN DETAILS TO BE PROVIDED DURING CONSTRUCTION DOCUMENT PHASE.
15. ROAD GRADING & ROAD PROFILES TO BE PROVIDED DURING CONSTRUCTION DOCUMENT PHASE.
16. SITE GRADING AND CUT/FILL TO BE DETERMINED DURING CONSTRUCTION DOCUMENT PHASE.
17. LOCATION OF PROPOSED WATER QUALITY AREAS ARE CONCEPTUAL & PRELIMINARY. THE EXACT LOCATION, SIZE, AND DESIGN OF THESE FEATURES TO BE DETERMINED DURING THE CONSTRUCTION DOCUMENT PHASE.
18. PROPOSED BUILT-UPON SC IMPERVIOUS AREA TO BE DETERMINED DURING CONSTRUCTION DOCUMENT PHASE.
19. SIGNS SHALL BE POSTED AT THE END OF FUTURE STREET CONNECTIONS THAT STATE THE POTENTIAL FOR CONNECTION. DETAILS TO BE SHOWN IN CONSTRUCTION PLANS.
20. DA RAMPS TO CONFORM TO NCDOT STANDARD DETAIL #848.05.
21. ATER LINE TAPS, METERS, AND BACKFLOW PREVENTERS WILL BE PROVIDED PER THE CITY OF CONCORD REGULATIONS AND REQUIREMENTS.
22. WATER DISTRIBUTION SYSTEM GEOMETRY WILL BE DETERMINED DURING THE FINAL, DETAILED DESIGN.
23. FIRE HYDRANT LOCATIONS SHALL COMPLY WITH THE CITY OF CONCORD AND SHALL BE DETERMINED DURING THE FINAL, DETAILED DESIGN.
24. NITARY SEWER COLLECTION SYSTEM SHALL BE DETERMINED DURING THE FINAL, DETAILED DESIGN. IF NECESSARY, THE DEVELOPER SHALL EXTEND AN OFFSITE SEWER LINE TO SERVE THIS PROPERTY.
25. ENCROACHMENT PERMITS WILL BE REQUIRED FOR IRRIGATION LINES WITHIN THE RIGHT-OF-WAY.
26. STREET SIGNS IN THE RIGHT-OF-WAY WILL REQUIRE ENCROACHMENT PERMITS.
27. CERTIFICATES OF OCCUPANCY SHALL NOT BE ISSUED, FOR EACH PHASE, UNTIL ROADS AND UTILITIES HAVE BEEN ADEQUATELY INSPECTED, TESTED, AND ACCEPTED BY THE CITY OF CONCORD.
28. THE FUTURE COMMERCIAL AREA SHALL PROVIDE APPLICABLE BUFFERS AT THE TIME OF CONSTRUCTION ON THAT SECTION OF THE PROPERTY.
29. ROAD NAMES ARE SUBJECT TO CHANGE AND SHALL BE PROVIDED BY THE DEVELOPER. SUCH NAMES WILL BE FORWARDED TO THE CITY OF CONCORD FOR REVIEW, ACCEPTANCE, AND ADDRESSING.
30. BOUNDARY INFORMATION OBTAINED FROM A SURVEY BY ESP ASSOCIATES, P.A., ENTITLED "ALTA/ACSM LAND TITLE SURVEY OF 89.86 ACRES (TOTAL) FOR PROVIDENT DEVELOPMENT GROUP," DATED JUNE 2, 2006.
31. TOPOGRAPHIC INFORMATION IS BASED ON AN AERIAL SURVEY PREPARED BY NORSTAR LAND SURVEYING, INC. DATED AUGUST 17, 2020.
32. WETLANDS SHOWN HEREIN ARE BASED ON JURISDICTIONAL DETERMINATION BY US ARMY CORPS OF ENGINEERS DATED JUNE 10, 2019.
33. ROAD IMPROVEMENTS ARE SUBJECT TO AVAILABLE RIGHT-OF-WAY AND COORDINATION WITH NCDOT. PROPOSED ACCESS POINTS TO HEGLAR RD AND OLD AIRPORT RD SHALL HAVE ONE INGRESS LANE AND ONE SHARED LEFT-RIGHT EGRESS LANE WITH IMPROVEMENTS RECOMMENDED IN THE APPROVED TIA PREPARED BY RAMEY KEMP & ASSOCIATES DATED NOVEMBER 6, 2017.
34. FINAL ALIGNMENT OF ALL OFF-SITE UTILITY IMPROVEMENTS TO BE DETERMINED DURING CONSTRUCTION DOCUMENT DESIGN PHASE IN COORDINATION WITH THE CITY OF CONCORD AND NCDOT.
35. TOTAL COMMON OPEN SPACE PROVIDED INCLUDES PROPERTY BUFFERS, NATURAL AREAS, EASEMENTS, POCKET PARKS, AMENITY AREAS, AND WATER QUALITY AREAS. THE PROPERTY CONTAINING THE LAKE MAY BE COUNTED TOWARDS SATISFYING THE 20% REQUIREMENT, PROVIDED THAT RECREATIONAL FEATURES ARE ADDED TO EMPHASIZE THIS AMENITY. THESE FEATURES MAY INCLUDE, BUT ARE NOT LIMITED TO PICNIC AREAS, WALKING TRAILS, AND/OR A PEDESTRIAN BRIDGE.
36. ANY NECESSARY RELOCATION OF EXISTING ELECTRIC UTILITIES MUST BE COORDINATED AND WILL BE AT THE COST OF THE OWNER/DEVELOPER.
37. ALL ELECTRICAL INSTALLATIONS MUST COMPLY WITH THE CITY OF CONCORD TECHNICAL STANDARDS MANUAL.
38. ELECTRIC DEPARTMENT IS WORKING TO PURCHASE LAND FOR NEW SUBSTATION TO BE ABLE TO HANDLE CAPACITY OF THIS DEVELOPMENT.
39. DEVELOPER WILL BE REQUIRED TO PROVIDE STORMWATER TREATMENT FOR THE RUNOFF FROM FIRST INCH OF RAIN PER NEW STATE MINIMUM DESIGN CRITERIA AND CONTROL RUNOFF FROM 1 AND 10 YEAR 24 HOUR STORM EVENTS TO PREDEVELOPMENT LEVELS. THERE WILL ALSO NEED TO BE A STORMWATER AGREEMENT BETWEEN CITY AND DEVELOPER PRIOR TO ANY LOTS BEING PLATTED FOR THE PROPER MAINTENANCE AND INSPECTION OF THE MEASURES.
40. WHERE TRAILS ARE PROPOSED INSIDE THE LAKE/WETLAND BUFFER(S), THEY SHALL BE AT-GRADE, PERVIOUS TRAILS SUCH AS: MULCH, VEGETATION, OR STABILIZED DIRT.
41. IF AN AMENITY CENTER IS PROPOSED FOR THE DEVELOPMENT, A GREASE INTERCEPTOR (1,000 GALLONS MINIMUM) WILL BE REQUIRED IF THERE IS FOOD PREPARATION AND/OR COOKING INCLUDED IN THE CENTER.
42. THE MAXIMUM GRADES FOR ALL PROPOSED SEWER LINE EASEMENT AREAS OWNED BY THE CITY (INCLUDING ACCESSSES) ARE 1% ALONG THE CENTERLINE AND 2% SIDE SLOPES.
43. COPIES OF ALL CORRESPONDING SEWER EASEMENT AGREEMENTS AND PLAT MAPS WILL BE SUBMITTED TO THE CITY PLANNING DEPARTMENT FOR REVIEW AND COMMENTS; FINAL ERSIONS OF THESE DOCUMENTS WILL BE RECORDED AT THE REGISTER OF DEEDS AND THEN SENT TO THE WATER RESOURCES DEPARTMENT FOR FILING.
44. APPLICABLE, ALL PROPOSED GREASE LINES AND SANITARY SEWER LINES WITHIN THE AMENITY CENTER BUILDING FOOTPRINT AND EXTENDING OUT TO THE GREASE INTERCEPTOR SHALL BE SHOWN WITHIN THE PLUMBING SECTION OF THE ARCHITECTURAL DRAWINGS. IN ADDITION, ALL GREASE INTERCEPTOR DESIGN CALCULATIONS FOR THE SIZING OF THE INTERCEPTOR SHALL BE SHOWN WITHIN THESE ARCHITECTURAL DRAWINGS; THIS INCLUDES ANY REFERENCING TO THE LATEST VERSION OF THE PLUMBING CODE.

GENERAL NOTES:

1. THIS PLAN IS NOT A CERTIFIED SURVEY. BOUNDARY AND TOPOGRAPHIC INFORMATION WAS OBTAINED FROM A SURVEY CONDUCTED BY ESP ASSOCIATES, DATED JUNE 2, 2006.
2. ALL EXISTING UTILITY LOCATIONS ARE APPROXIMATE AND SHOULD BE FIELD-VERIFIED PRIOR TO CONSTRUCTION. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE LOCATIONS SHOWN. CONFLICTS BETWEEN EXISTING UTILITIES AND PROPOSED EXCAVATION SHALL BE REPORTED TO THE ENGINEER IMMEDIATELY.
3. THE CONTRACTOR SHALL PROVIDE A MINIMUM OF 48 HOURS NOTICE TO OWNER OR REPRESENTATIVE PRIOR TO INTERRUPTION OF ANY EXISTING UTILITY.
4. THE CONTRACTOR IS RESPONSIBLE FOR REPAIR AND/OR REPLACEMENT OF ANY UTILITIES DAMAGED DURING CONSTRUCTION.
5. HANDICAP SIGNAGE SHALL BE IN ACCORDANCE WITH CURRENT A.D.A STANDARDS.
6. THE CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT ALL NECESSARY PERMITS AND APPROVALS HAVE BEEN OBTAINED PRIOR TO CONSTRUCTION. THESE PERMITS AND APPROVALS MAY INCLUDE BUT ARE NOT LIMITED TO GRADING, DEMOLITION, ZONING, BUILDING, DRIVEWAY, DETENTION, SUBDIVISION, SPECIAL USE, SEWER AND WATER.
7. CONTACT THE APPROPRIATE UTILITY COMPANY TO RELOCATE ANY EXISTING UTILITY POLES.
8. BEFORE YOU DIG, STOP. CALL THE NC ONE-CALL CENTER AT 1-800-632-4949. "IT'S THE LAW".
9. APPROVAL OF THIS PLAN IS NOT AN AUTHORIZATION TO GRADE ADJACENT PROPERTIES. WHEN FIELD CONDITIONS WARRANT OFF-SITE GRADING, PERMISSION MUST BE OBTAINED FROM THE AFFECTED PROPERTY OWNERS.

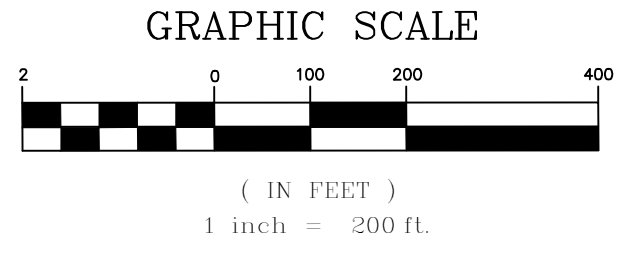
DRAFT PLAN CURRENTLY UNDER REVIEW

Phase	# of Lots	LF of Streets	Street R/W	Area in Lots	Area in COS	Total Area
Phase 1	44.00	2,932.80	3.42	10.67	9.38	23.48
Phase 2	N/A	N/A	N/A	N/A	0.82	11.13
Phase 3	84.00	4,093.36	5.69	14.14	38.73	58.55
Totals	128.00	7,026.16	9.11	24.81	48.11	93.16

Area in 25' Buffer: 325,028.43 SF or 7.46 Acres (Buffer included in COS areas above)



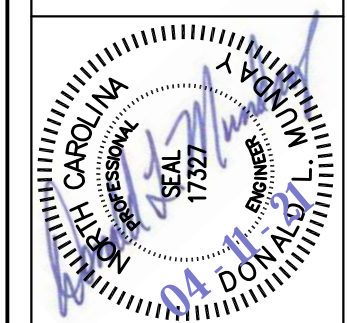
Know what's below. Call before you dig.



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PREPARED FOR:
NIBLOCK HOMES
759 CONCORD PKWY N, STE 20
CONCORD, NC 28027
704-788-4818

OVERALL MASTER PLAN
BUFFALO RANCH
CONCORD, CABARRUS Co., NORTH CAROLINA



REVISIONS	BY

Date: 04/09/2021
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Checked: DLM
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