



**DATE:** November 17, 2015

**SUBJECT:** Preliminary Plat for Hunton Forest

**CASE NUMBER:** # S-03-15

**OWNER/DEVELOPER:** Todd Terwilliger/TAC Niblock

**LOCATION:** North side of Poplar Tent Road, east of International Drive

**PARCEL IDENTIFICATION NUMBER:** 5601-91-7967

**AREA:** 120.27 Acres

**ZONING:** Residential Village – Conditional District (RV-CD)

**REPORT PREPARED BY:** Kevin E. Ashley AICP, Planning and Development Manager

This proposed subdivision lies on the north side of Poplar Tent Road, just east of International Drive. This property was the subject of a conditional district zoning request approved at the September, 2014 Planning and Zoning Commission Meeting (Case Z(CD)12-14). The Commission approved the request (and associated rezoning site plan) for the development of 378 lots on the subject property. The submitted preliminary plat proposes a slight reduction in the number of lots, down to 361.

The project includes the street connection to Republic as well as landscape buffers adjacent to the industrial property to the west, in accordance with the minimum requirements of the CDO.

The 2015 Land Use Plan designates the subject property as “residential.”

All respective City departments have reviewed the plat, and the proposed development meets the standards of the Concord Development Ordinance.

**SUGGESTED STATEMENT OF CONSISTENCY (Not required, but offered as information)**

The proposed preliminary plat is consistent with the standards outlined in the Concord Development Ordinance and 2015 Land Use Plan. The City of Concord Land Use Plan recommends residential uses for the subject property.

## **SUGGESTED RECOMMENDATION AND CONDITIONS**

The staff recommends approval of the revised subdivision plat. If the Commission concurs and chooses to approve the proposed preliminary plat, approval should be subject to the following conditions:

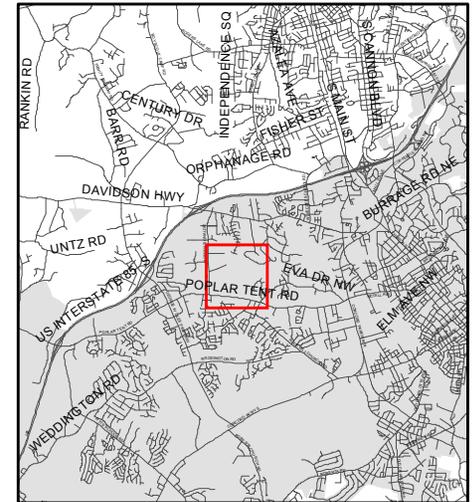
- The applicant must submit a mylar copy of the approved preliminary plat, after addressing any additional comments added by the Commission.
- The developer shall comply with NCDOT and City of Concord requirements for street connections, as well as NC Fire Code and applicable stormwater treatment requirements.
- The developer shall comply with the minimum buffer requirements' of Article 11 of the CDO.

**S-03-15  
Zoning Map**

**Preliminary Plat**

**Hunton Forest**

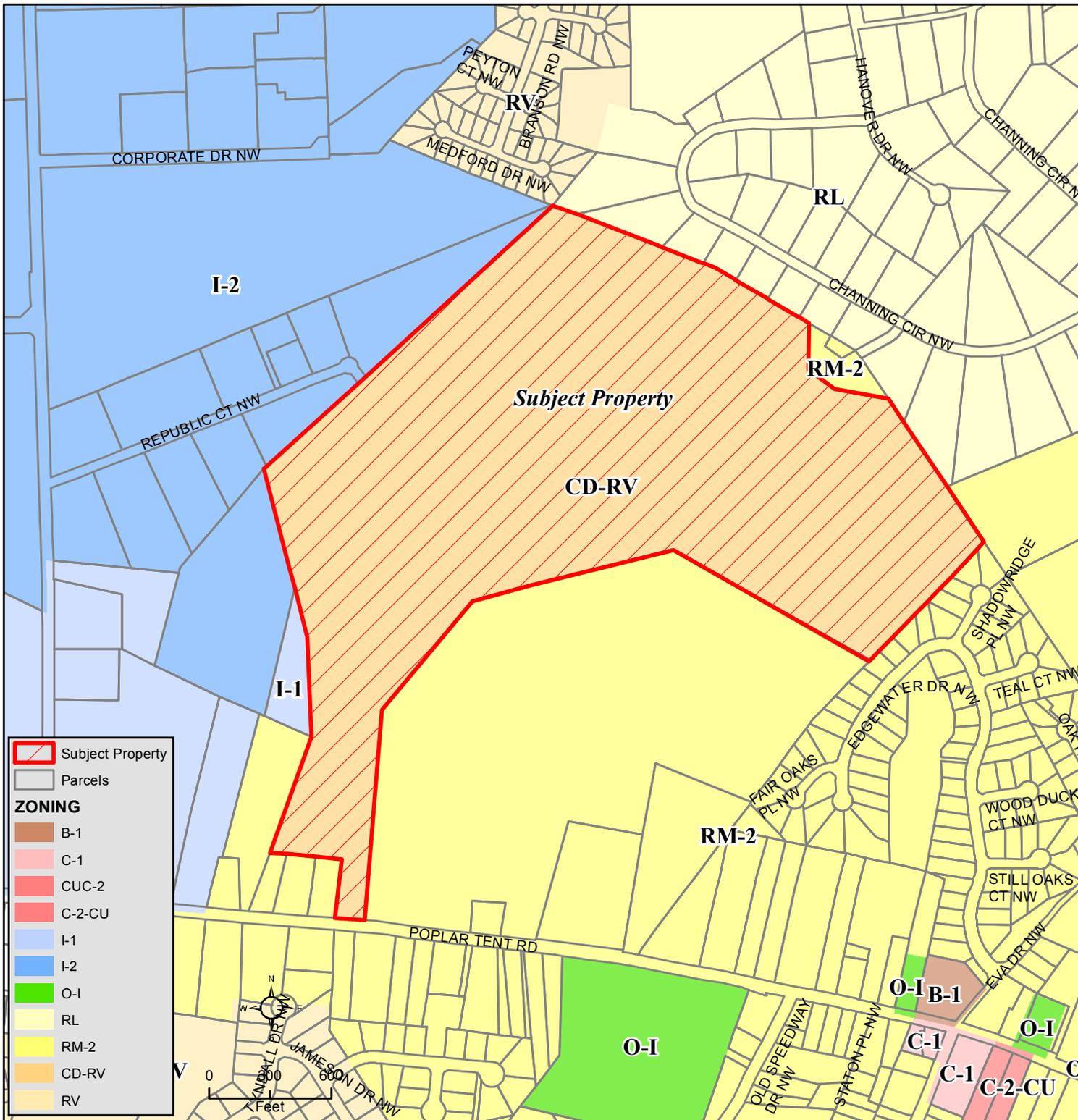
4160 Poplar Tent Rd  
PIN: 5601-91-7967



Source: City of Concord  
Planning Department

**Disclaimer**

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**DRAWING INDEX:**

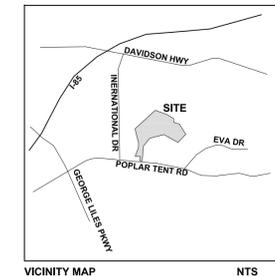
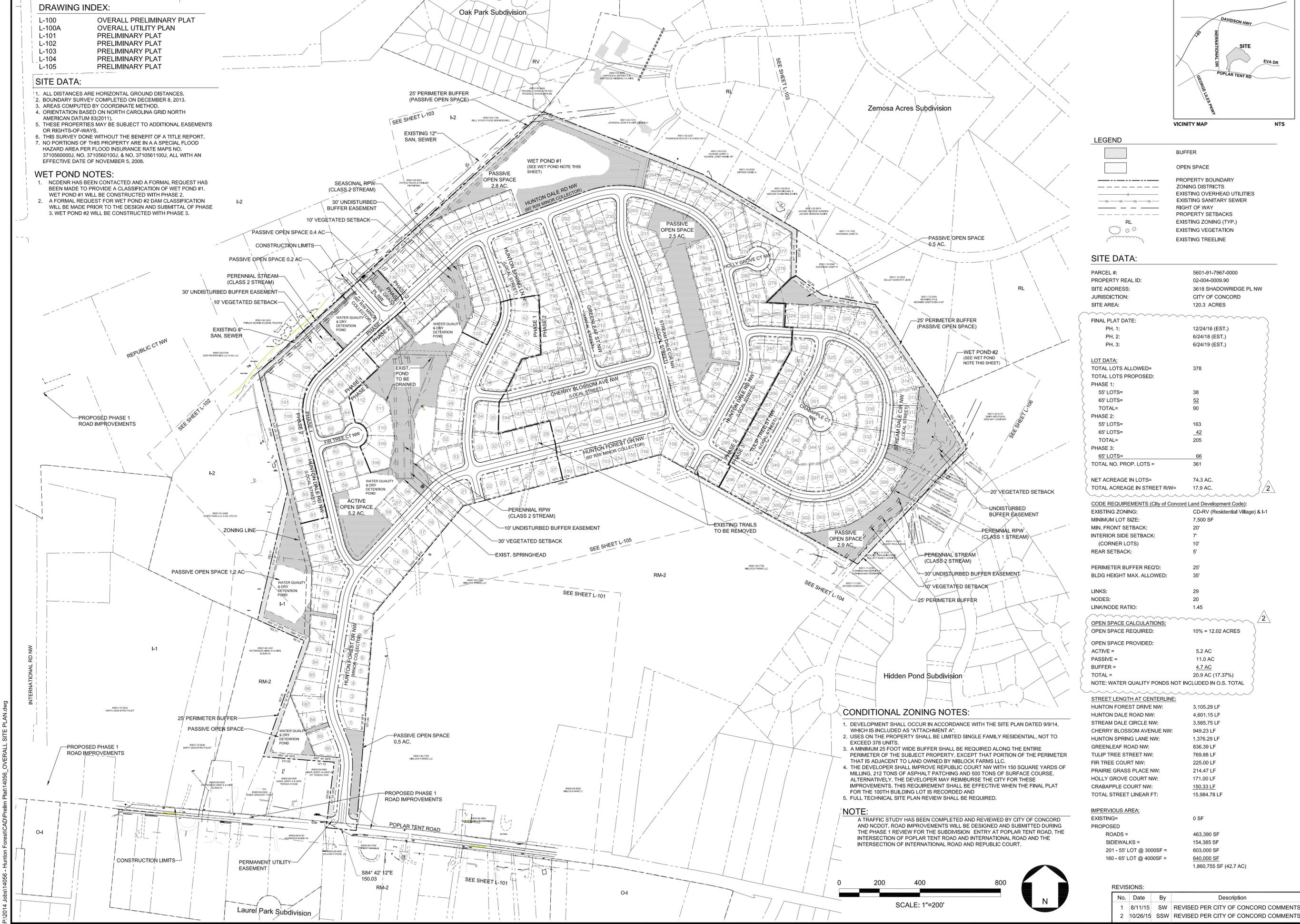
- L-100 OVERALL PRELIMINARY PLAT
- L-100A OVERALL UTILITY PLAN
- L-101 PRELIMINARY PLAT
- L-102 PRELIMINARY PLAT
- L-103 PRELIMINARY PLAT
- L-104 PRELIMINARY PLAT
- L-105 PRELIMINARY PLAT

**SITE DATA:**

1. ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES.
2. BOUNDARY SURVEY COMPLETED ON DECEMBER 8, 2013.
3. AREAS COMPUTED BY COORDINATE METHOD.
4. ORIENTATION BASED ON NORTH CAROLINA GRID NORTH AMERICAN DATUM 83(2011).
5. THESE PROPERTIES MAY BE SUBJECT TO ADDITIONAL EASEMENTS OR RIGHTS-OF-WAYS.
6. THIS SURVEY DONE WITHOUT THE BENEFIT OF A TITLE REPORT.
7. NO PORTIONS OF THIS PROPERTY ARE IN A SPECIAL FLOOD HAZARD AREA PER FLOOD INSURANCE RATE MAPS NO. 371056000J, NO. 3710560100J, & NO. 3710561100J, ALL WITH AN EFFECTIVE DATE OF NOVEMBER 5, 2008.

**WET POND NOTES:**

1. NCDENR HAS BEEN CONTACTED AND A FORMAL REQUEST HAS BEEN MADE TO PROVIDE A CLASSIFICATION OF WET POND #1. WET POND #1 WILL BE CONSTRUCTED WITH PHASE 2.
2. A FORMAL REQUEST FOR WET POND #2 DAM CLASSIFICATION WILL BE MADE PRIOR TO THE DESIGN AND SUBMITTAL OF PHASE 3. WET POND #2 WILL BE CONSTRUCTED WITH PHASE 3.



**LEGEND**

- [Hatched Box] BUFFER
- [White Box] OPEN SPACE
- [Dashed Line] PROPERTY BOUNDARY
- [Dotted Line] ZONING DISTRICTS
- [Solid Line] EXISTING OVERHEAD UTILITIES
- [Dashed Line with Cross-Ticks] EXISTING SANITARY SEWER
- [Dashed Line with Dots] RIGHT OF WAY
- [Dashed Line with Triangles] PROPERTY SETBACKS
- [Dashed Line with Squares] EXISTING ZONING (TYP.)
- [Dashed Line with Circles] EXISTING VEGETATION
- [Dashed Line with Stars] EXISTING TREELINE
- [Circle with 'R'] RL

**SITE DATA:**

PARCEL #: 5601-91-7967-0000  
 PROPERTY REAL ID: 02-004-0009.90  
 SITE ADDRESS: 3618 SHADOWRIDGE PL NW  
 JURISDICTION: CITY OF CONCORD  
 SITE AREA: 120.3 ACRES

**FINAL PLAT DATE:**

PH. 1: 12/24/16 (EST.)  
 PH. 2: 6/24/18 (EST.)  
 PH. 3: 6/24/19 (EST.)

**LOT DATA:**

TOTAL LOTS ALLOWED= 378  
 TOTAL LOTS PROPOSED:  
 PHASE 1:  
 55' LOTS= 38  
 65' LOTS= 52  
 TOTAL= 90  
 PHASE 2:  
 55' LOTS= 163  
 65' LOTS= 42  
 TOTAL= 205  
 PHASE 3:  
 65' LOTS= 66  
 TOTAL NO. PROP. LOTS = 361

**NET ACREAGE IN LOTS=** 74.3 AC.  
**TOTAL ACREAGE IN STREET RW=** 17.9 AC.

**CODE REQUIREMENTS (City of Concord Land Development Code):**

EXISTING ZONING: CD-RV (Residential Village) & I-1  
 MINIMUM LOT SIZE: 7,500 SF  
 MIN. FRONT SETBACK: 20'  
 INTERIOR SIDE SETBACK: 7'  
 (CORNER LOTS) 10'  
 REAR SETBACK: 5'  
 PERIMETER BUFFER REQ'D: 25'  
 BLDG HEIGHT MAX. ALLOWED: 35'  
 LINKS: 29  
 NODES: 20  
 LINK/NODE RATIO: 1.45

**OPEN SPACE CALCULATIONS:**

OPEN SPACE REQUIRED: 10% = 12.02 ACRES  
 OPEN SPACE PROVIDED:  
 ACTIVE = 5.2 AC  
 PASSIVE = 11.0 AC  
 BUFFER = 4.7 AC  
 TOTAL = 20.9 AC (17.37%)  
 NOTE: WATER QUALITY PONDS NOT INCLUDED IN O.S. TOTAL

**STREET LENGTH AT CENTERLINE:**

HUNTON FOREST DRIVE NW: 3,105.29 LF  
 HUNTON DALE ROAD NW: 4,601.15 LF  
 STREAM DALE CIRCLE NW: 3,585.75 LF  
 CHERRY BLOSSOM AVENUE NW: 949.23 LF  
 HUNTON SPRING LANE NW: 1,376.29 LF  
 GREENLEAF ROAD NW: 836.39 LF  
 TULIP TREE STREET NW: 769.88 LF  
 FIR TREE COURT NW: 225.00 LF  
 PRAIRIE GRASS PLACE NW: 214.47 LF  
 HOLLY GROVE COURT NW: 171.00 LF  
 CRABAPPLE COURT NW: 150.33 LF  
 TOTAL STREET LINEAR FT: 15,984.78 LF

**IMPERVIOUS AREA:**

EXISTING= 0 SF  
 PROPOSED:  
 ROADS = 463,390 SF  
 SIDEWALKS = 154,365 SF  
 201 - 55' LOT @ 3000SF = 603,000 SF  
 160 - 65' LOT @ 4000SF = 640,000 SF  
 1,860,755 SF (42.7 AC)

**REVISIONS:**

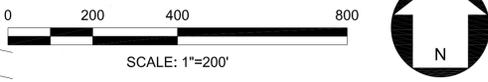
No.	Date	By	Description
1	8/11/15	SW	REVISED PER CITY OF CONCORD COMMENTS
2	10/26/15	SSW	REVISED PER CITY OF CONCORD COMMENTS

**CONDITIONAL ZONING NOTES:**

1. DEVELOPMENT SHALL OCCUR IN ACCORDANCE WITH THE SITE PLAN DATED 9/9/14, WHICH IS INCLUDED AS "ATTACHMENT A".
2. USES ON THE PROPERTY SHALL BE LIMITED SINGLE FAMILY RESIDENTIAL, NOT TO EXCEED 378 UNITS.
3. A MINIMUM 25 FOOT WIDE BUFFER SHALL BE REQUIRED ALONG THE ENTIRE PERIMETER OF THE SUBJECT PROPERTY, EXCEPT THAT PORTION OF THE PERIMETER THAT IS ADJACENT TO LAND OWNED BY NIBLOCK FARMS LLC.
4. THE DEVELOPER SHALL IMPROVE REPUBLIC COURT NW WITH 150 SQUARE YARDS OF MILLING, 212 TONS OF ASPHALT PATCHING AND 500 TONS OF SURFACE COURSE. ALTERNATIVELY, THE DEVELOPER MAY REIMBURSE THE CITY FOR THESE IMPROVEMENTS. THIS REQUIREMENT SHALL BE EFFECTIVE WHEN THE FINAL PLAT FOR THE 100TH BUILDING LOT IS RECORDED AND
5. FULL TECHNICAL SITE PLAN REVIEW SHALL BE REQUIRED.

**NOTE:**

A TRAFFIC STUDY HAS BEEN COMPLETED AND REVIEWED BY CITY OF CONCORD AND NCDOT. ROAD IMPROVEMENTS WILL BE DESIGNED AND SUBMITTED DURING THE PHASE 1 REVIEW FOR THE SUBDIVISION ENTRY AT POPLAR TENT ROAD, THE INTERSECTION OF POPLAR TENT ROAD AND INTERNATIONAL ROAD AND THE INTERSECTION OF INTERNATIONAL ROAD AND REPUBLIC COURT.



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**HUNTON FOREST**  
**CONCORD, NORTH CAROLINA**  
 TAC NIBLOCK, LLC  
 2100 POWERS FERRY RD, SUITE 350  
 ATLANTA, GA 30339

**OVERALL PRELIMINARY PLAT**



**CORPORATE CERTIFICATIONS**  
 NO PE: C-0090 NO LA: C-0053  
 SC ENG: NO. 3599 SC LA: NO. 211

Project Manager: SSW

Drawn By: SW

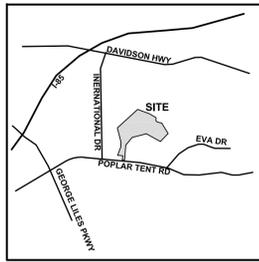
Checked By: SSW

Date: 6/25/2015

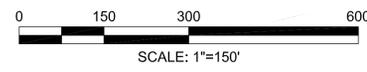
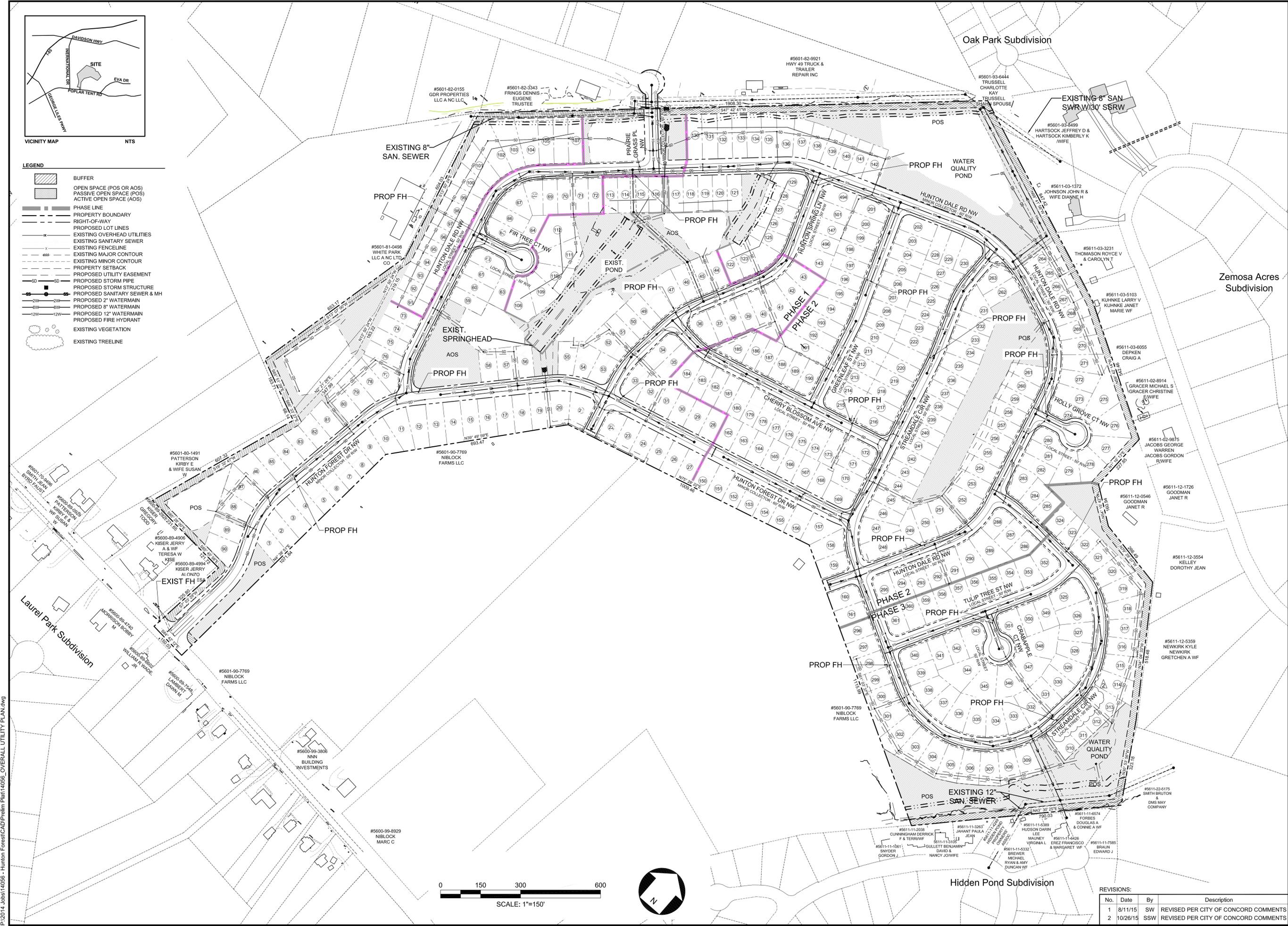
Project Number: 14056

Sheet Number:

**L-100**



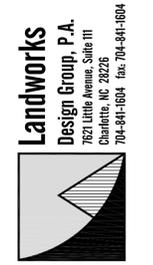
- LEGEND**
- BUFFER
  - OPEN SPACE (POS OR AOS)
  - PASSIVE OPEN SPACE (POS)
  - ACTIVE OPEN SPACE (AOS)
  - PHASE LINE
  - PROPERTY BOUNDARY
  - RIGHT-OF-WAY
  - PROPOSED LOT LINES
  - EXISTING OVERHEAD UTILITIES
  - EXISTING SANITARY SEWER
  - EXISTING FENCELINE
  - EXISTING MAJOR CONTOUR
  - EXISTING MINOR CONTOUR
  - PROPERTY SETBACK
  - PROPOSED UTILITY EASEMENT
  - PROPOSED STORM PIPE
  - PROPOSED STORM STRUCTURE
  - PROPOSED SANITARY SEWER & MH
  - PROPOSED 2" WATERMAIN
  - PROPOSED 8" WATERMAIN
  - PROPOSED 12" WATERMAIN
  - PROPOSED FIRE HYDRANT
  - EXISTING VEGETATION
  - EXISTING TREELINE



**REVISIONS:**

No.	Date	By	Description
1	8/11/15	SW	REVISED PER CITY OF CONCORD COMMENTS
2	10/26/15	SSW	REVISED PER CITY OF CONCORD COMMENTS

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**HUNTON FOREST**  
**CONCORD, NORTH CAROLINA**  
 TAC NIBLOCK, LLC  
 2100 POWERS FERRY RD, SUITE 350  
 ATLANTA, GA 30339

**PRELIMINARY**  
**PLAT OVERALL**  
**UTILITY PLAN**

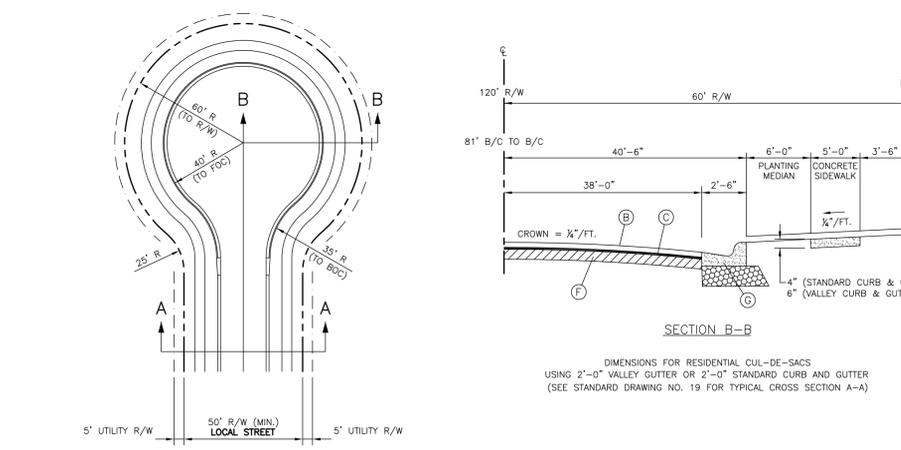
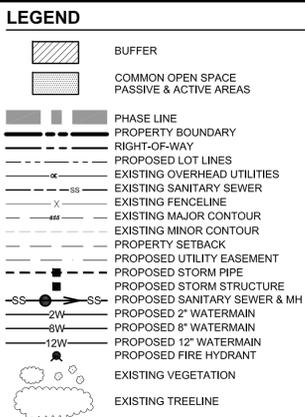
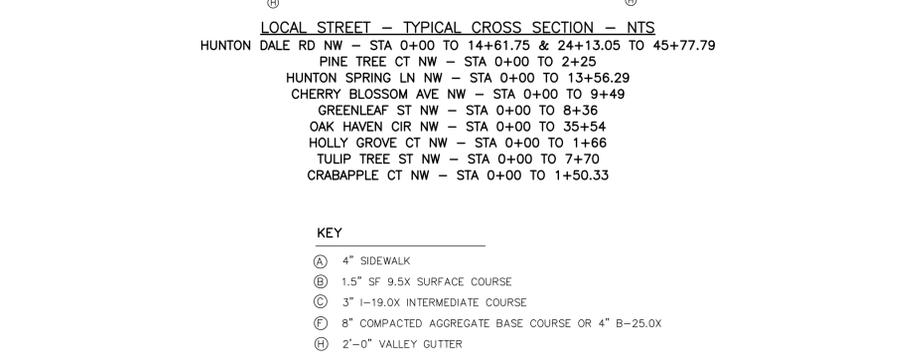
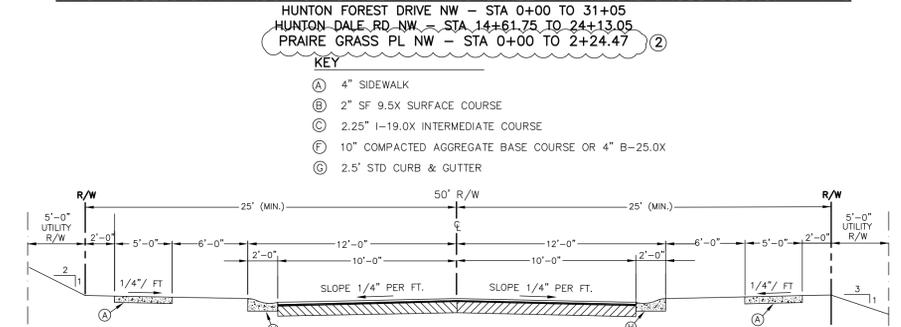
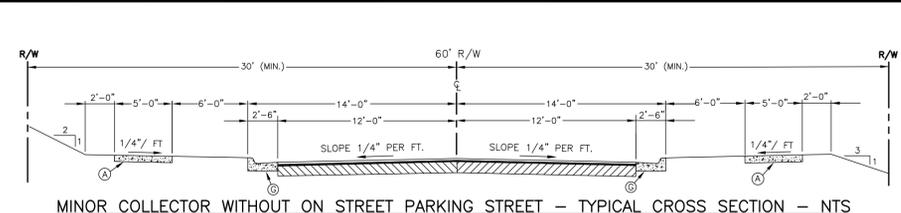
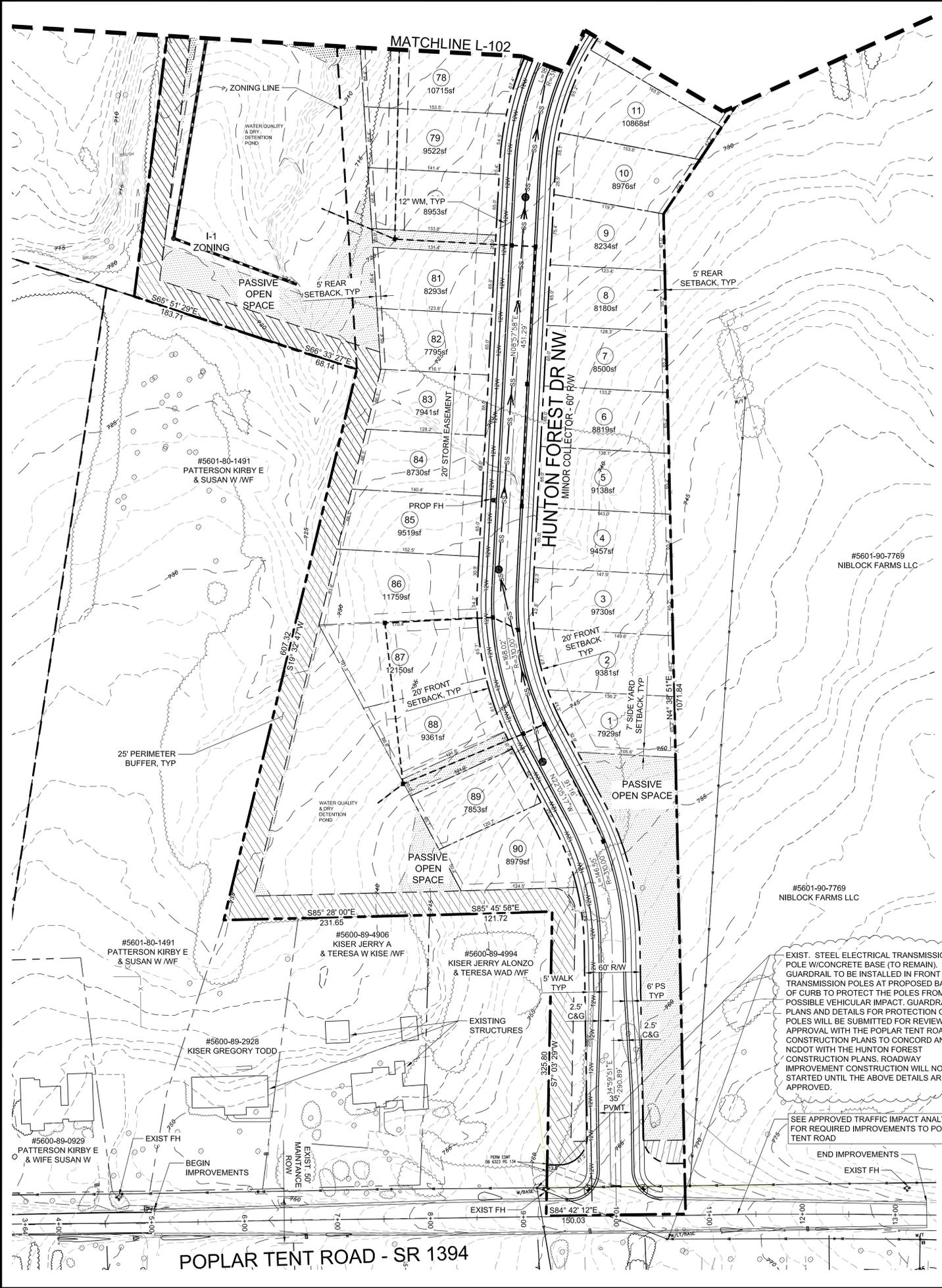


CORPORATE CERTIFICATIONS  
 NC PE: C-2930 NC LA: C-253  
 SC ENG: NO. 3599 SC LA: NO. 211

Project Manager: SSW  
 Drawn By: SW  
 Checked By: SSW  
 Date: 6/25/2015  
 Project Number: 14056  
 Sheet Number:

**L-100A**  
 SHEET # 2 OF 7

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- PRELIMINARY PLAT NOTES:**
1. ALL STREAM BUFFERS ARE TO BE RECORDED AS EASEMENTS PER CONCORD DEVELOPMENT ORDINANCE.
  2. PROPERTY OWNER MUST EXECUTE A STORMWATER BMP MAINTENANCE AGREEMENT FOR STORMWATER BMPS TO BE INSTALLED AND PROVIDE AN ACCESS EASEMENT IN AND AROUND THE BMP SUFFICIENT TO ALLOW MAINTENANCE AND EXTEND TO A PUBLIC ROAD. RESPONSIBILITY OF MAINTENANCE OF BMP LIES WITH PROPERTY OWNER BUT IF OWNER SHOULD NOT PROPERLY MAINTAIN THE BMP, THEN THE CITY WILL PERFORM MAINTENANCE AND BILL COST TO PROPERTY OWNER PER AGREEMENT. PLAT CANNOT BE RECORDED UNTIL THE AGREEMENT HAS BEEN EXECUTED, EASEMENTS ACCEPTED BY COUNCIL AND THE DOCUMENT HAS BEEN RECORDED.
  3. ALL DRAINAGE FROM ANY AREA WITH IMPERVIOUS SURFACE MUST DRAIN TO THE PONDS INCLUDING ALL ROOF LEADERS.
- ELECTRIC NOTES:**
1. APPROVAL OF THE PRELIMINARY PLAT IS NOT AN APPROVAL FOR THE ELECTRIC SYSTEM TO SERVE THE SITE.
  2. THE CITY OF CONCORD WILL REQUIRE APPROVAL OF CONSTRUCTION PLANS BEFORE ELECTRIC SYSTEM IS APPROVED.
  3. THE SITE CONSTRUCTION PLANS MUST INCLUDE AN ENGINEER SEALED SET OF PLANS FOR THE PROPOSED GUARDRAIL NEEDED TO PROTECT THE EXISTING STEEL POLES IN POPLAR TENT ROAD AS IMPACTED BY THE REQUIRED ROADWAY IMPROVEMENTS. THESE PLANS MUST SHOW THAT EACH POLE AND CONCRETE FOUNDATION WILL REMAIN CLEAR OF THE MAXIMUM DEFLECTION DISTANCE FOR THE PROPOSED GUARDRAILS. GUARDRAILS MUST COMPLETELY PROTECT THE POLES FROM ALL POTENTIAL IMPACT DIRECTIONS WITH THE INTENT OF DEFLECTING VEHICULAR TRAFFIC BACK TO THE ROADWAY. A DETAILED DRAWING OF THE PROPOSED GUARDRAIL MUST BE INCLUDED WITH THE PROPOSED ROAD IMPROVEMENTS.
- FIRE NOTES:**
1. ACCESS AND WATER SUPPLY SHALL BE ESTABLISHED & MAINTAINED PER NFPA 241 PRIOR TO ANY VERTICAL CONSTRUCTION.
  2. FIRE FLOW SHALL BE 1,000 GPM @ 20PSI. IF HOMES ARE TO EXCEED 3,600 S.F. THEN FIRE FLOW WILL BE 1500 GPM AT 20 PSI. NEEDED FIRE FLOW ARE TO BE BASED ON TABLE B105.1 (IFC APPENDIX B)
  3. APPROVED FIRE APPARATUS ACCESS SHALL BE PROVIDED FOR EVERY FACILITY OR BUILDING WITHIN THE JURISDICTION. ACCESS SHALL BE PROVIDED TO WITHIN 150 FEET OF ALL PORTIONS OF THE EXTERIOR OF THE BUILDING AS MEASURED BY AN APPROVED ROUTE AROUND THE EXTERIOR OF THE BUILDING. (IFC 503.1.1)
  4. ACCESS ROADS ARE REQUIRED TO BE 20 FEET WIDE MEASURED PAVEMENT TO EDGE OF PAVEMENT AND 26 FEET WIDE IF THE BUILDINGS HEIGHT IS GREATER THAN 30 FEET TO ROOF PEAK. (IFC D103.6.1) NOTE: ALL ROADS WITH HYDRANTS INSTALLED ARE REQUIRED TO BE 26 FEET IN WIDTH. (IFC D103.1)
  5. WATER MAINS AND HYDRANTS INSTALLED SHALL BE DESIGNED FOR FLOW AND DURATION AS REQUIRED IN APPENDIX B TABLE 105.1 OF INTERNATIONAL FIRE CODE.
  6. RESIDENTIAL PROJECTS HAVING MORE THAN 100 DWELLING SHALL BE EQUIPPED WITH 2 SEPARATE AND REMOTE FIRE ACCESS (IFC D106.1)
  7. THE REQUIRED TURNING RADIUS OF THE FIRE APPARATUS ACCESS ROAD SHALL BE 42 FEET. (IFC D103.3)
  8. RESIDENTIAL PROJECTS MAY ONLY HAVE 29 HOMES ON EACH CUL DE SAC. A GREATER NUMBER REQUIRES A SECOND ACCESS CONNECTION.
  9. THE SECONDARY ENTRANCE TO REPUBLIC COURT MUST BE INSTALLED BEFORE THE 30TH HOUSE IS CONSTRUCTED.
  10. FIRE HYDRANTS SHALL BE PROVIDED WITH A TRAVEL DISTANCE AS DETERMINED BY APPENDIX C TABLE C105.1 (IFC TABLE C105.1). DISTANCE WILL VARY BASED ON NEEDED FIRE FLOW.
  11. FIRE HYDRANTS SHALL BE PLACED NO GREATER THAN 200' FROM THE END OF EACH CUL-DE-SAC (IFC TABLE C105.1)
  12. CUL-DE-SAC RADIUS FOR RESIDENTIAL INSTALLATION SHALL BE 38'-6" (IFC)

REVISIONS:

No.	Date	By	Description
1	8/11/15	SW	REVISED PER CITY OF CONCORD COMMENTS
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**HUNTON FOREST**  
**CONCORD, NORTH CAROLINA**  
 TAC NIBLOCK, LLC  
 2100 POWERS FERRY RD, SUITE 350  
 ATLANTA, GA 30339

**PRELIMINARY PLAT**

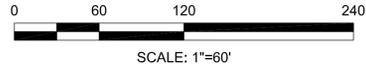
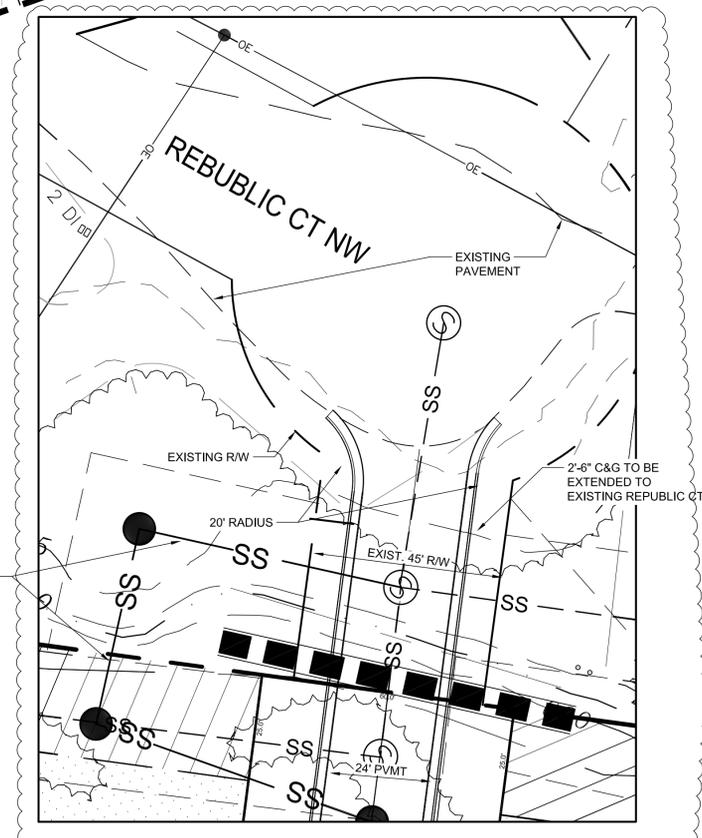
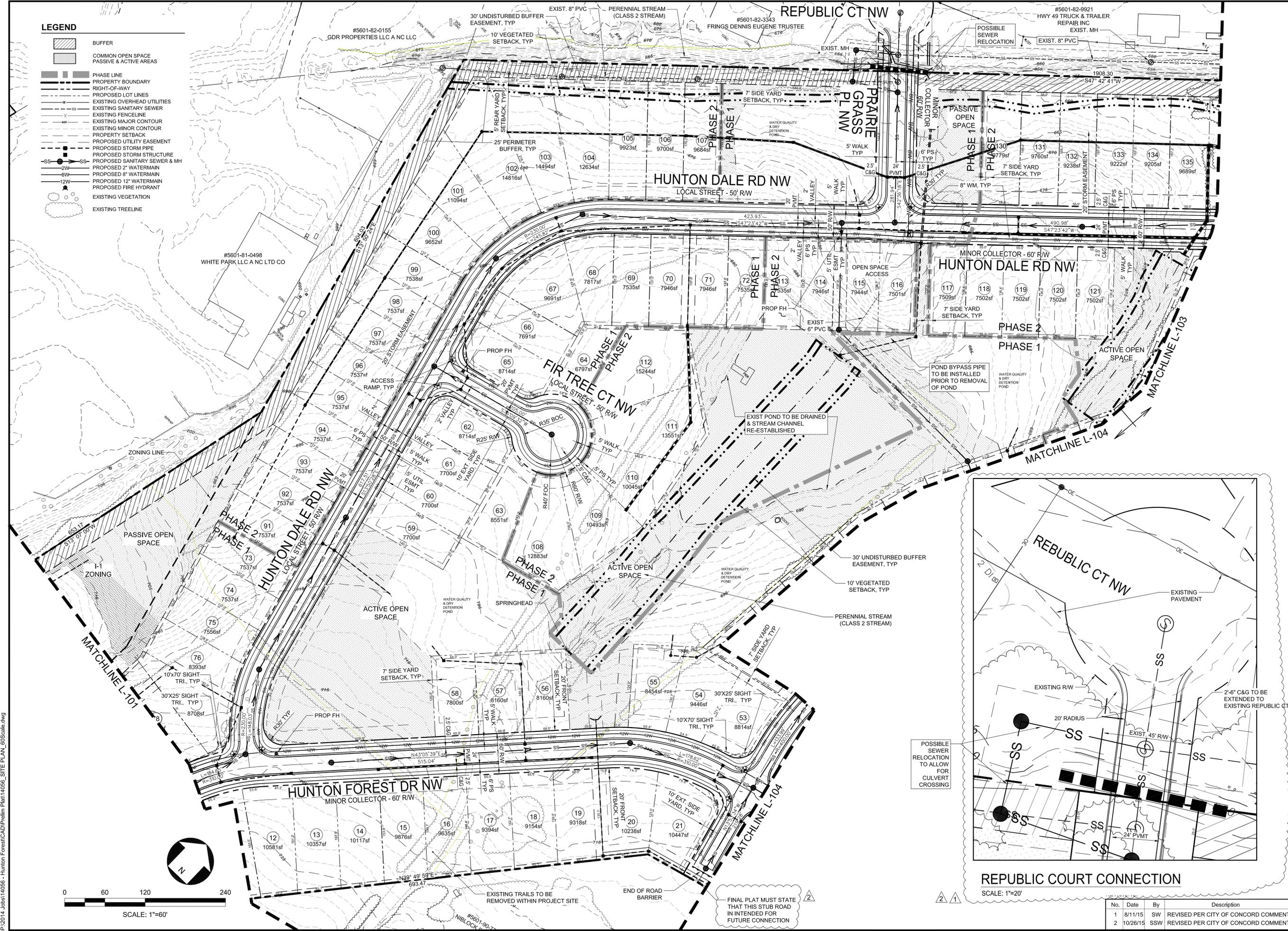


CORPORATE CERTIFICATIONS  
 NC PE: C-2530 NC LA: C-253  
 SC ENG: NO. 3599 SC LA: NO. 211

Project Manager: SSW  
 Drawn By: SW  
 Checked By: SSW  
 Date: 6/25/2015  
 Project Number: 14056  
 Sheet Number:

**L-101**  
 SHEET # 3 OF 7

- LEGEND**
- BUFFER
  - COMMON OPEN SPACE PASSIVE & ACTIVE AREAS
  - PHASE LINE
  - PROPERTY BOUNDARY
  - RIGHT-OF-WAY
  - PROPOSED LOT LINES
  - EXISTING OVERHEAD UTILITIES
  - EXISTING SANITARY SEWER
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  - PROPOSED 2" WATERMAIN
  - PROPOSED 8" WATERMAIN
  - PROPOSED 12" WATERMAIN
  - PROPOSED FIRE HYDRANT
  - EXISTING VEGETATION
  - EXISTING TREELINE



FINAL PLAT MUST STATE THAT THIS STUB ROAD IS INTENDED FOR FUTURE CONNECTION

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**HUNTON FOREST**  
CONCORD, NORTH CAROLINA  
TAC NIBLOCK, LLC  
2100 POWERS FERRY RD, SUITE 350  
ATLANTA, GA 30339

PRELIMINARY  
PLAT



CORPORATE CERTIFICATIONS  
NC PE: C-2530 NC LA: C-253  
SC ENG: NO. 3599 SC LA: NO. 211

Project Manager: SSW

Drawn By: SW

Checked By: SSW

Date: 6/25/2015

Project Number: 14056

Sheet Number:

**L-102**

SHEET # 4 OF 7

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**LEGEND**

-  BUFFER
-  COMMON OPEN SPACE  
PASSIVE & ACTIVE AREAS
-  PHASE LINE
-  PROPERTY BOUNDARY
-  RIGHT-OF-WAY
-  PROPOSED LOT LINES
-  EXISTING OVERHEAD UTILITIES
-  EXISTING SANITARY SEWER
-  EXISTING FENCELINE
-  EXISTING MAJOR CONTOUR
-  EXISTING MINOR CONTOUR
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-  PROPOSED 8" WATERMAIN
-  PROPOSED 12" WATERMAIN
-  PROPOSED FIRE HYDRANT
-  EXISTING VEGETATION
-  EXISTING TREELINE

Oak Park Subdivision

Zemosa Acres Subdivision

HOLLY GROVE CT NW

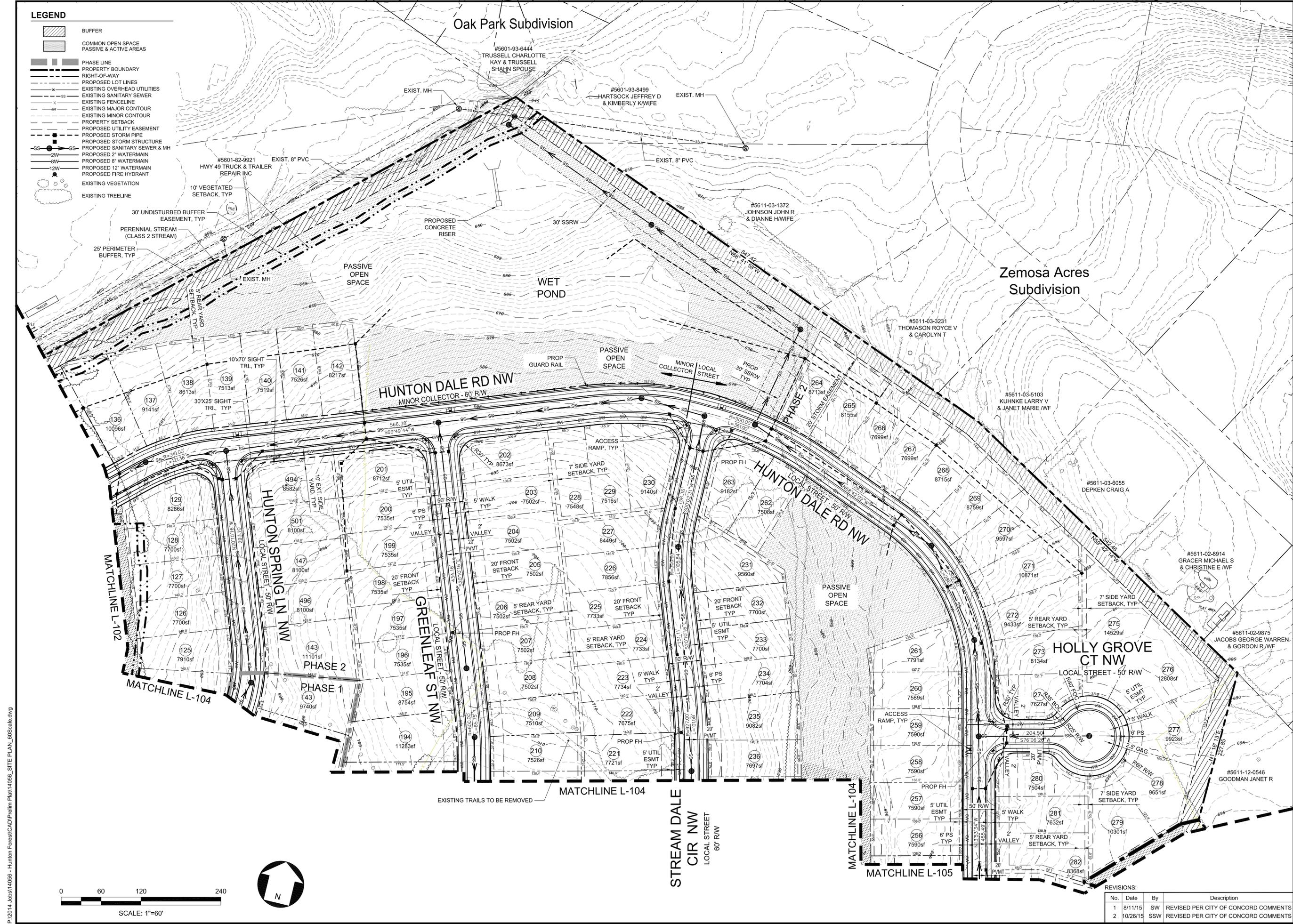
HUNTON DALE RD NW  
MINOR COLLECTOR - 60' R/W

HUNTON DALE RD NW  
LOCAL STREET - 50' R/W

HUNTON SPRING LN NW  
LOCAL STREET - 50' R/W

GREENLEAF ST NW  
LOCAL STREET - 50' R/W

STREAM DALE CIR NW  
LOCAL STREET - 60' R/W



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**HUNTON FOREST**  
**CONCORD, NORTH CAROLINA**  
 TAC NIBLOCK, LLC  
 2100 POWERS FERRY RD, SUITE 350  
 ATLANTA, GA 30339

PRELIMINARY  
 PLAT



CORPORATE CERTIFICATIONS  
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 SC ENG: NO. 3599 SC LA: NO. 211

Project Manager: SSW  
 Drawn By: SW  
 Checked By: SSW  
 Date: 6/25/2015  
 Project Number: 14056  
 Sheet Number:

**L-103**

SHEET # 5 OF 7

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**LEGEND**

[Symbol]	BUFFER
[Symbol]	COMMON OPEN SPACE PASSIVE & ACTIVE AREAS
[Symbol]	PHASE LINE
[Symbol]	PROPERTY BOUNDARY
[Symbol]	RIGHT-OF-WAY
[Symbol]	PROPOSED LOT LINES
[Symbol]	EXISTING OVERHEAD UTILITIES
[Symbol]	EXISTING SANITARY SEWER
[Symbol]	EXISTING FENCELINE
[Symbol]	EXISTING MAJOR CONTOUR
[Symbol]	EXISTING MINOR CONTOUR
[Symbol]	PROPERTY SETBACK
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[Symbol]	PROPOSED STORM PIPE
[Symbol]	PROPOSED STORM STRUCTURE
[Symbol]	PROPOSED SANITARY SEWER & MH
[Symbol]	PROPOSED 2" WATERMAIN
[Symbol]	PROPOSED 8" WATERMAIN
[Symbol]	PROPOSED 12" WATERMAIN
[Symbol]	PROPOSED FIRE HYDRANT
[Symbol]	EXISTING VEGETATION
[Symbol]	EXISTING TREELINE

**HUNTON FOREST**  
**CONCORD, NORTH CAROLINA**  
 TAC NIBLOCK, LLC  
 2100 POWERS FERRY RD, SUITE 350  
 ATLANTA, GA 30339

**PRELIMINARY  
 PLAT**



CORPORATE CERTIFICATIONS  
 NC PE: C-2530 NC LA: C-253  
 SC ENG: NO. 3599 SC LA: NO. 211

Project Manager: SSW

Drawn By: SW

Checked By: SSW

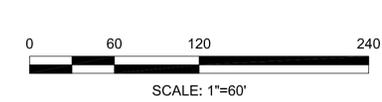
Date: 6/25/2015

Project Number: 14056

Sheet Number:

**L-104**

SHEET # 6 OF 7



REVISIONS:

No.	Date	By	Description
1	8/11/15	SW	REVISED PER CITY OF CONCORD COMMENTS
2	10/26/15	SSW	REVISED PER CITY OF CONCORD COMMENTS

FINAL PLAT MUST STATE THAT THIS STUB ROAD IS INTENDED FOR FUTURE CONNECTION

EXISTING TRAILS TO BE REMOVED WITHIN PROJECT SITE

END OF ROAD BARRIER

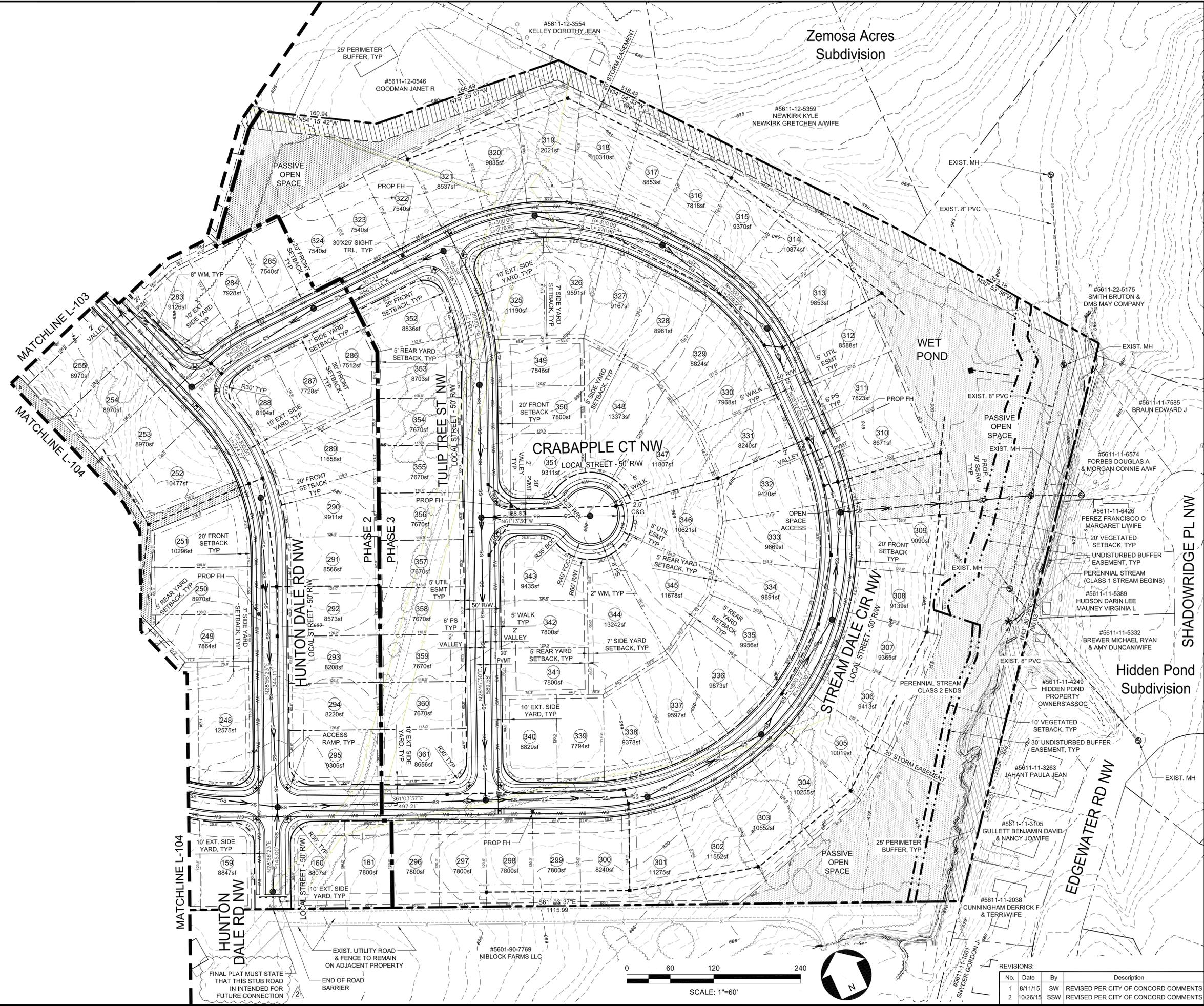
EXIST. FENCE ALONG THE PROPERTY LINE TO REMAIN

#5601-90-7789 NIBLOCK FARMS LLC

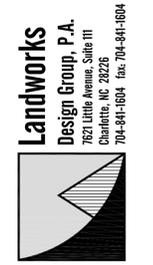
EXIST. STRUCTURE TO REMAIN

**LEGEND**

	BUFFER
	COMMON OPEN SPACE PASSIVE & ACTIVE AREAS
	PHASE LINE
	PROPERTY BOUNDARY
	RIGHT-OF-WAY
	PROPOSED LOT LINES
	EXISTING OVERHEAD UTILITIES
	EXISTING SANITARY SEWER
	EXISTING FENCELINE
	EXISTING MAJOR CONTOUR
	EXISTING MINOR CONTOUR
	PROPERTY SETBACK
	PROPOSED UTILITY EASEMENT
	PROPOSED STORM PIPE
	PROPOSED STORM STRUCTURE
	PROPOSED SANITARY SEWER & MH
	PROPOSED 2" WATERMAIN
	PROPOSED 6" WATERMAIN
	PROPOSED 12" WATERMAIN
	PROPOSED FIRE HYDRANT
	EXISTING VEGETATION
	EXISTING TREELINE



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**HUNTON FOREST**  
CONCORD, NORTH CAROLINA  
TAC NIBLOCK, LLC  
2100 POWERS FERRY RD, SUITE 350  
ATLANTA, GA 30339

PRELIMINARY  
PLAT



CORPORATE CERTIFICATIONS  
NC PE: C-2530 NC LA: C-253  
SC ENG: NO. 3599 SC LA: NO. 211

Project Manager: SSW  
Drawn By: SW  
Checked By: SSW  
Date: 6/25/2015  
Project Number: 14056  
Sheet Number:

**L-105**

SHEET # 7 OF 7

REVISIONS:

No.	Date	By	Description
1	8/11/15	SW	REVISED PER CITY OF CONCORD COMMENTS
2	10/26/15	SSW	REVISED PER CITY OF CONCORD COMMENTS