



**DATE:** April 19, 2016

**SUBJECT:** Preliminary Plat for Buffalo Ranch

**CASE NUMBER:** # S-02-16

**OWNER/DEVELOPER:** REO Funding Solutions III, LLC

**LOCATION:** Northeast quadrant of NC 49 and Heglar Road

**PARCEL IDENTIFICATION NUMBER:** 5549-69-0093, 59-2272, 5640-70-5379

**AREA:** 88.3 +/- Acres

**ZONING:** PUD Planned Unit Development

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

This proposed subdivision lies on the north side of NC 49 generally at the east side of Heglar Road. The property was zoned PUD in June, 2006 to allow a mixture of single family homes (a maximum of 190 units) and a commercial area. The Planning and Zoning Commission approved a preliminary plat (S-04-07) for the development of 188 lots. Construction plans were never approved, construction never commenced and the subdivision plat subsequently expired. A copy of the overall plan for the original plat is included in the staff report.

The current owners are now proposing to obtain re-approval of a somewhat similar subdivision plat. The major difference between this plat and the approved version is the reduction of the number of lots to 126 (which equates to a reduction of approximately 33% in density) and the elimination of one street stub to the west (note that the project still maintains the required connectivity ratio.)

The plat proposes a blend of 50 and 60 foot wide lots and complies with the approved PUD zoning. Additionally, the subdivision proposes a pedestrian trail encircling the existing lake in the center of the property. Jurisdictional wetlands are also present on the property and are proposed to be retained.

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

The applicant has submitted a technical traffic memorandum, which is under review by both the City Transportation Department and NCDOT. The memo identifies some traffic improvements which are necessary to mitigate the impacts of the development. The improvements preliminarily include construction of a three lane section on a portion of Heglar Road to accommodate a three lane section. The memorandum is still undergoing final review and the Transportation Department has no objections to the

plat proceeding to the Commission pending final acceptance. The developer is also working with the City Engineer to finalize minor adjustments to the “level terrain criteria” to be used for construction of the streets. Similar adjustments were made with approval of the original subdivision in 2007.

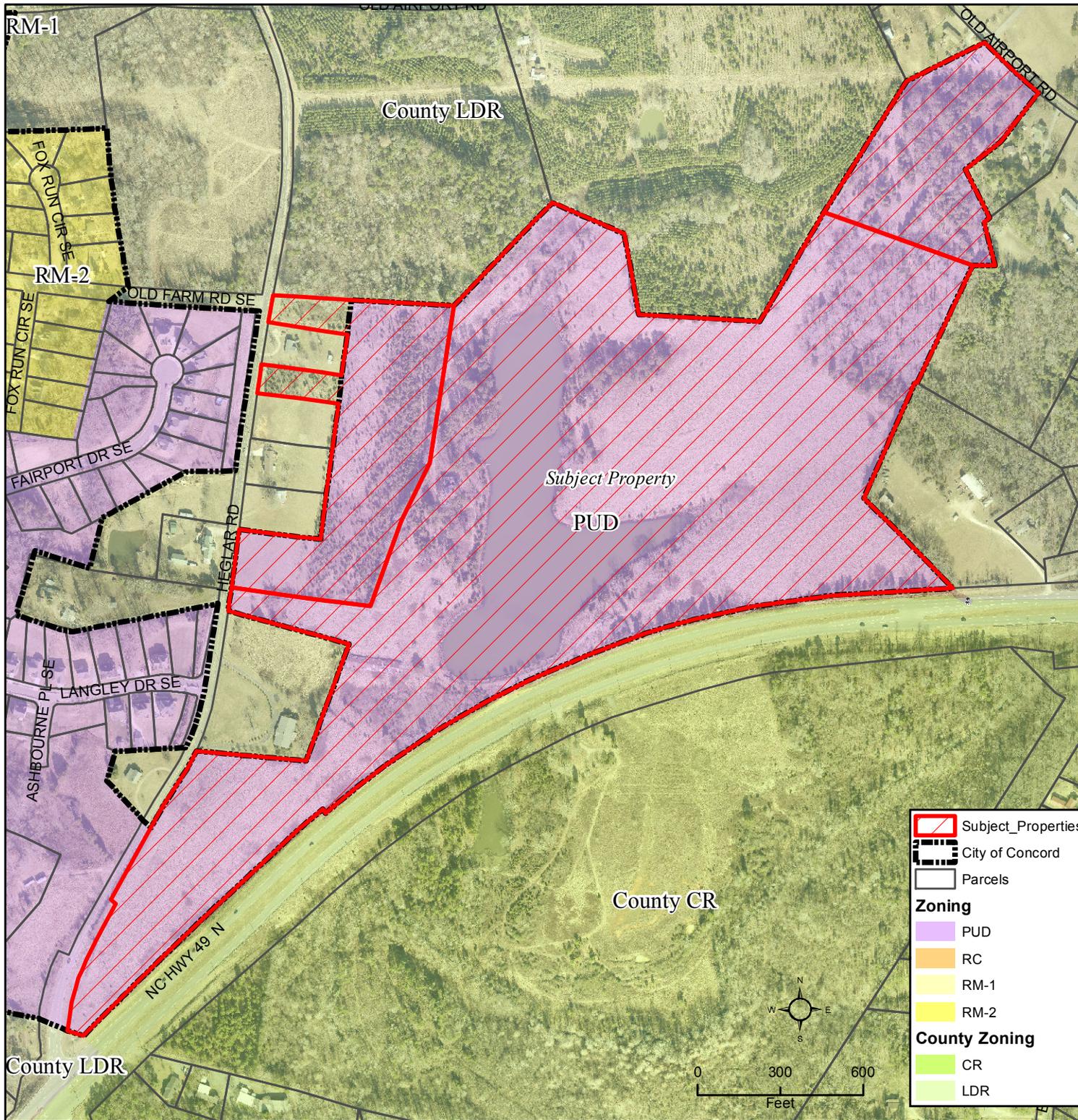
All respective City departments have reviewed the plat, and the proposed development meets the standards of the Concord Development Ordinance. Fire has requested flow tests to be conducted during the construction plan approval process.

During review of the plat, it was discovered that two of the areas on Heglar Road were not annexed during the initial annexation of the overall property in 2006. These areas were actually indicated as “open space” on the original approved plat, but it was not discovered that they were not annexed. It will be necessary for the developer to file a voluntary annexation petition for the property. The City would then rezone the properties to PUD as it necessary to incorporate these lots into the development to meet the minimum open space requirements agreed to in the original PUD.

### **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.
- Final approval of the Technical Traffic Memorandum and Level Terrain Criteria adjustment is required prior to submission of construction plan documents.
- Annexation petitions for the two northernmost “fingers” on Heglar Road shall be submitted prior to the submission of construction plan documents.

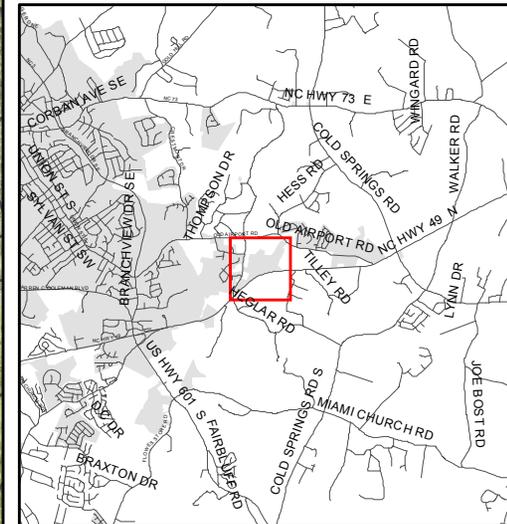


**S-02-16  
ZONING MAP**

**Preliminary Plat  
Re-approval Request**

**Buffalo Ranch**

Heglar Rd  
PIN's: 5549-59-2272, 5549-69-0093,  
5640-70-5379



	Subject_Properties
	City of Concord
	Parcels
<b>Zoning</b>	
	PUD
	RC
	RM-1
	RM-2
<b>County Zoning</b>	
	CR
	LDR



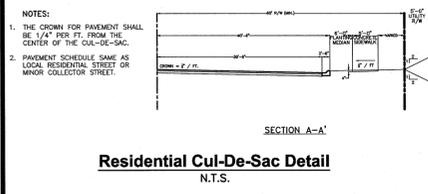
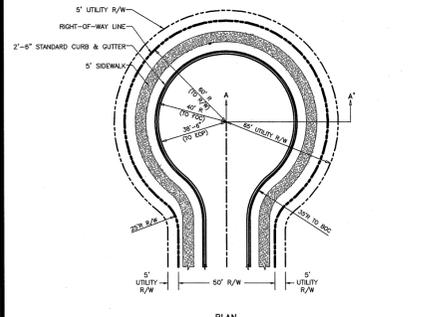
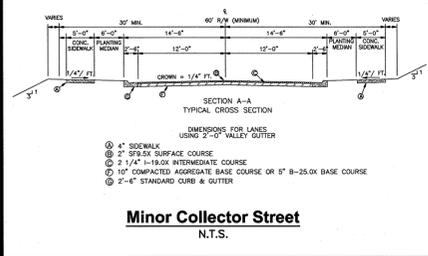
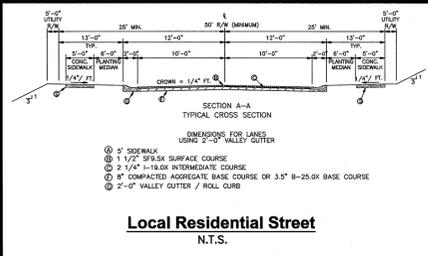
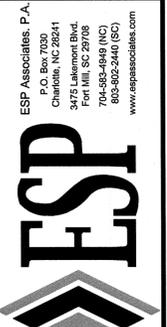
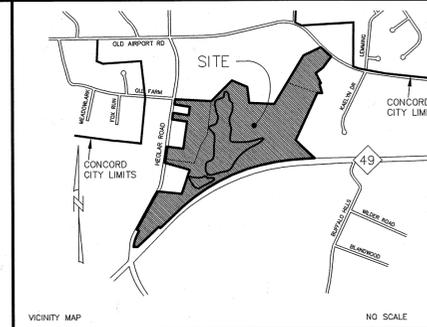
Source: City of Concord  
Planning Department

**Disclaimer**

These maps and products are designed for general reference only and data contained herein is subject to change. The City Of Concord, it's employees or agents make no warranty of merchantability or fitness for any purpose, expressed or implied, and assume no legal responsibility for the information contained therein. Data used is from multiple sources with various scales and accuracy. Additional research such as field surveys may be necessary to determine actual conditions.

# Buffalo Ranch

## LOCATED IN CITY OF CONCORD, CABARRUS COUNTY NORTH CAROLINA



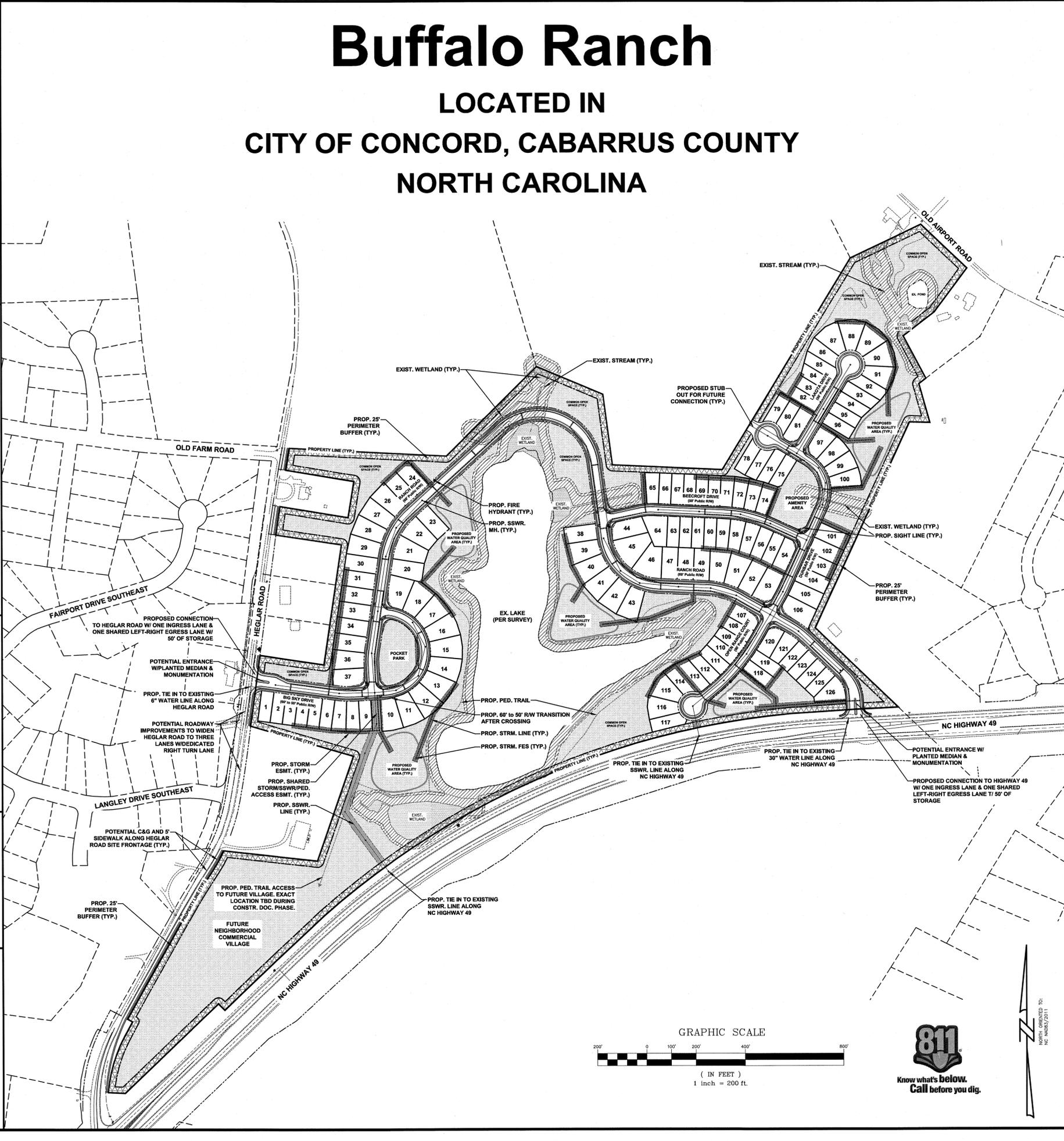
**Road Names & Lengths:**

ROAD NAMES:	CLASSIFICATION:	LENGTH:
BIG SKY DRIVE	MINOR COLLECTOR	± 476.88 LF
BIG SKY DRIVE	LOCAL STREET	± 554.78 LF
RANCH ROAD	MINOR COLLECTOR	± 3,457.27 LF
OPEN RANGE COURT	LOCAL STREET	± 494.66 LF
DUNBAR DRIVE	LOCAL STREET	± 980.46 LF
BEECROFT DRIVE	LOCAL STREET	± 855.42 LF
LAKOTA DRIVE	LOCAL STREET	± 421.47 LF
Total Length of Proposed Roads:		± 7,270.94 LF

**ENGINEERING FIRM:** ESP ASSOCIATES, P.A.  
**ADDRESS:** 3475 LAKEMONT BLVD. FORT MILL, SC 29708  
**PHONE:** (803) 802-2440  
**FAX:** (802) 802-2515  
**CONTACT:** MATT LEVESQUE, RLA

**DEVELOPER:** REO FUNDING SOLUTIONS  
**ADDRESS:** 210 SANDY SPRINGS PLACE ATLANTA, GA 30328  
**PHONE:** (404) 416-0716  
**CONTACT:** BEN HAUSE

**REVIEW AGENCY:** CITY OF CONCORD - PLANNING & COMMUNITY DEVELOPMENT  
**ADDRESS:** 35 CABARRUS AVE. W CONCORD, NC 28025  
**PHONE:** (704) 920-5152



**Development Data:**

Zoning:	PUD (Planned Unit Development)
Total Site Area:	89.86 Acres
Tax Map Numbers:	56407053790000, 55496900930000, & 55495922720000
Property Owner:	REO Solutions III
Location:	City of Concord, NC
Proposed Use:	Single-Family Residential
Total Lots:	126 Lots
Proposed Lot Size:	50' x 125' Lots (6,250 sf) 76 Lots (60%) 65' x 130' Lots (8,450 sf) 50 Lots (40%)
Proposed Density:	2.5 Du/Ac 1.4 Du/Ac
Links & Nodes Required:	1.4 (14 Links / 10 Nodes)
Links & Nodes Provided:	17.97 Acres (20%) 17.97 Acres (20%)
Total Open Space Provided:	± 16.33 Acres
Passive Open Space:	± 1.64 Acres
Active Space:	± 9.67 Acres
Total R.O.W. Acreage Provided:	± 23.2 Acres

**PUD Lot Standards:**

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

- DEVELOPMENT NOTES:**
- PROPOSED LOTS WILL MEET MINIMUM LOT REQUIREMENTS SET FORTH BY THE "BUFFALO RANCH PLANNED UNIT DEVELOPMENT (PUD) CONDITIONAL NOTES", DATED JUNE 9, 2008.
  - 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.
  - DEVELOPER WILL SECURE ALL APPROVAL PERMITS FROM LOCAL, STATE, AND FEDERAL AGENCIES PRIOR TO STREAM OR WETLAND IMPACTS.
  - ALL BUILDING PADS SHALL BE ABOVE THE 100 YR. FLOOD ELEVATION.
  - THE APPLICANT MUST APPLY FOR AND OBTAIN A NC DOT AND/OR CITY OF CONCORD DRIVEWAY PERMIT AND INSTALL ANY IMPROVEMENTS THAT MAY BE REQUIRED AS PART OF A TRAFFIC IMPACT STUDY (TIS).
  - DEVELOPER SHALL PROVIDE A LANDSCAPE EASEMENT AROUND ALL PROPOSED MONUMENT WALLS/SIGNS. PROPOSED MONUMENTS SHALL BE LOCATED OUTSIDE OF ALL SIGHT DISTANCE EASEMENTS.
  - ALL PROPOSED STREETS WILL BE PUBLIC RIGHTS-OF-WAY.
  - A STREET TREE PLAN SHALL BE PROVIDED AT CONSTRUCTION DOCUMENT PHASE IN ACCORDANCE WITH THE CITY OF CONCORD TECHNICAL STANDARDS MANUAL, ARTICLE VII.
  - IRON PINS SHALL BE PROVIDED AT ALL CORNERS, UNLESS OTHERWISE NOTED.
  - THIS PROJECT WILL BE SERVED BY CITY OF CONCORD WATER, SEWER AND ELECTRICITY.
  - PROPOSED AMENITY AREA SHOWN ON PRELIMINARY PLAN IS APPROXIMATE. DEVELOPER RESERVES THE RIGHT TO ALTER SITE PLAN AT CONSTRUCTION DOCUMENT PHASE.
  - STORMWATER MANAGEMENT PLAN TO BE PROVIDED DURING CONSTRUCTION DOCUMENT PHASE PER ARTICLE 4 AND 6.1.
  - OPEN SPACE PROVISION & MAINTENANCE PLAN TO BE PROVIDED DURING CONSTRUCTION DOCUMENT PHASE.
  - SEE SHEETS 1-4 FOR DETAILED LOT DIMENSIONS.
  - PROPOSED LOCATIONS OF WATER, SEWER, AND STORM DRAINAGE SYSTEMS DEPICTED ON PRELIMINARY PLAN ARE PRELIMINARY AND HAVE NOT BEEN DESIGNED. DESIGN DETAILS TO BE PROVIDED DURING CONSTRUCTION DOCUMENT PHASE.
  - ROAD GRADING & ROAD PROFILES TO BE PROVIDED DURING CONSTRUCTION DOCUMENT PHASE.
  - SITE GRADING AND CUT/FILL TO BE DETERMINED DURING CONSTRUCTION DOCUMENT PHASE.
  - 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.
  - PROPOSED BUILT UPON & IMPERVIOUS AREA TO BE DETERMINED DURING CONSTRUCTION DOCUMENT PHASE.
  - SEE SHEET INDEX FOR ROAD CENTERLINE TABLES AND CURVE TABLES.
  - SIGNS SHALL BE POSTED AT THE END OF FUTURE STREET CONNECTIONS THAT STATE THE POTENTIAL FOR CONNECTION. DETAILS TO BE SHOWN IN CONSTRUCTION PLANS.
  - ADA RAMPS TO CONFORM TO NC DOT STANDARD DETAIL #848.05.

**BOUNDARY INFORMATION**  
 BOUNDARY INFORMATION OBTAINED FROM: SURVEY BY ESP ASSOCIATES, P.A., ENTITLED "ALTA/ACSM LAND TITLE SURVEY OF 89.86 ACRES (TOTAL) FOR PROVIDENT DEVELOPMENT GROUP" DATED JUNE 2, 2008.

**TOPOGRAPHIC INFORMATION**  
 TOPOGRAPHIC INFORMATION BASED ON INFORMATION OBTAINED FROM PUBLIC LIDAR PROVIDED BY CABARRUS COUNTY, NC AND SURVEY BY ESP ASSOCIATES, P.A., ENTITLED "ALTA/ACSM LAND TITLE SURVEY OF 89.86 ACRES (TOTAL) FOR PROVIDENT DEVELOPMENT GROUP" DATED JUNE 2, 2008.

**FLOODPLAIN, STREAM, AND WETLAND INFORMATION**  
 WETLANDS SHOWN HEREON ARE BASED ON PRELIMINARY FIELD REVIEW OF DELINEATIONS BY CAROLINA WETLAND SERVICES INC., DATED FEBRUARY 5, 2016.

**ROAD IMPROVEMENT**  
 ROAD IMPROVEMENTS ARE SUBJECT TO AVAILABLE RIGHT OF WAY AND COORDINATION WITH NC DOT. PROPOSED BIG SKY DRIVE AND RANCH ROAD SHALL HAVE ONE INGRESS LANE AND ONE SHARED LEFT-RIGHT EGRESS LANE. TRAFFIC IMPACT ANALYSIS TO BE PROVIDED BY DEVELOPER FOR APPROVAL BY THE CITY OF CONCORD.

**OFF SITE UTILITY IMPROVEMENTS**  
 FINAL ALIGNMENT OF ALL OFF SITE UTILITY IMPROVEMENTS TO BE DETERMINED DURING CONSTRUCTION DOCUMENT DESIGN PHASE IN COORDINATION WITH THE CITY OF CONCORD.

**TOTAL OPEN SPACE PROVIDED**  
 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.



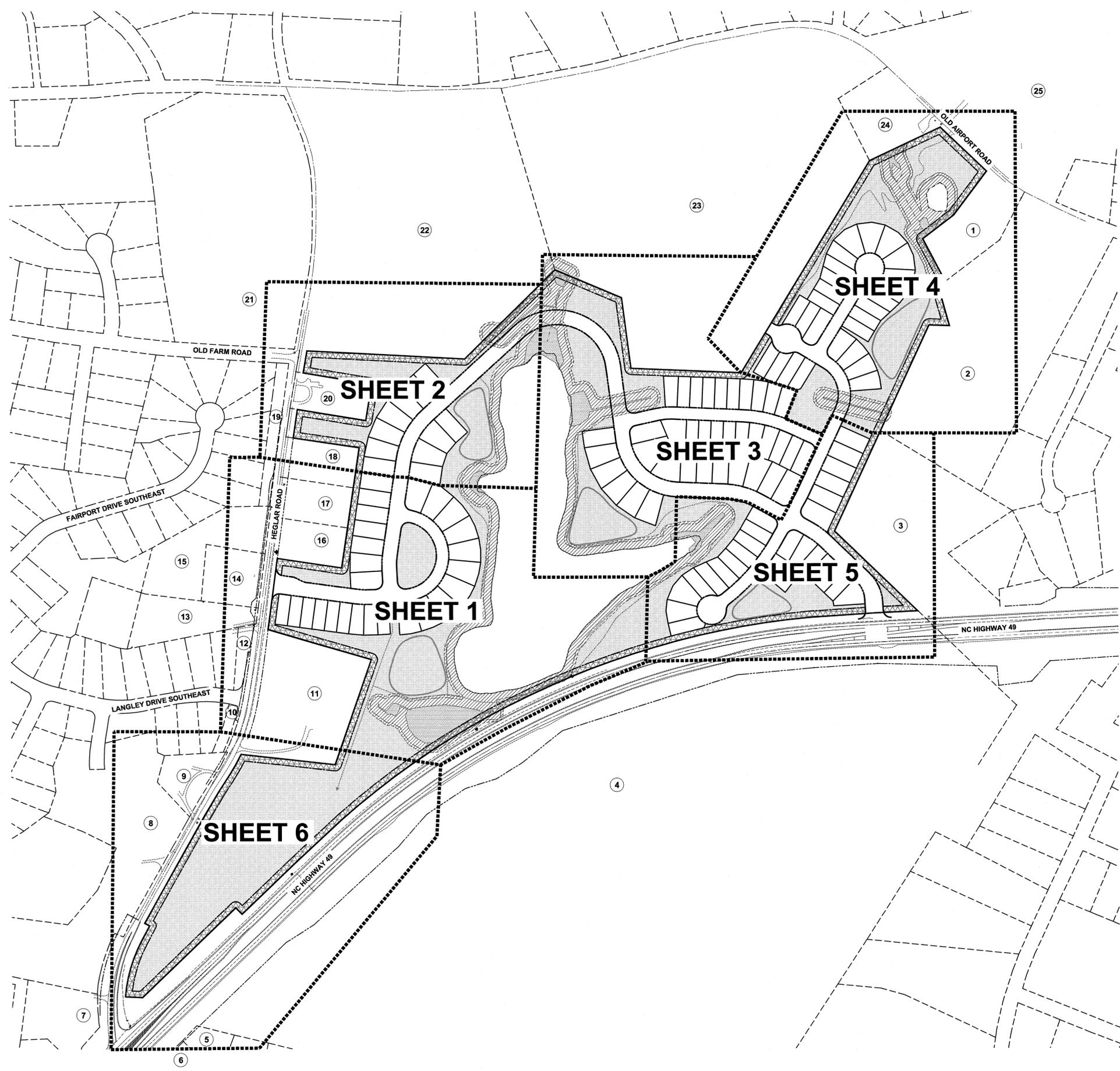
NO.	DATE	REVISION	REVISION BY	COMMENTS BY STAFF
1	4/8/2016		AB	

**PROJECT INFORMATION**

PROJECT MANAGER:	ML
DESIGNED BY:	MK
DRAWN BY:	AB
PROJECT NUMBER:	DS38.100
ORIGINAL DATE:	02/22/2016
SHEET:	OVERALL

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BUFFALO RANCH  
 REO FUNDING SOLUTIONS III LLC  
 CITY OF CONCORD, NC

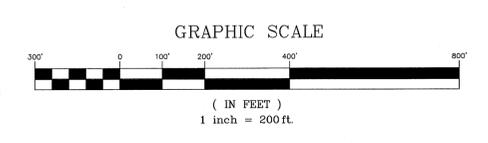


**ADJOINING PARCEL INFORMATION:**

- |  |  |
|--|--|
| 1. PIN#: 5640-70-6214-0000<br>OWNER: CARMICHAEL PHILLIP BRIAN<br>CARMICHAEL CYNTHIA<br>ZONING: LDR (CABARRUS COUNTY)           | 14. PIN#: 5549-48-6812-0000<br>OWNER: ISENHOUR JOYCE WALTER<br>ISENHOUR JAMES L/HUSBAND<br>ZONING: LDR |
| 2. PIN#: 5549-79-6648-0000<br>OWNER: ASCHENBRENNER RICHARD A JR<br>ASCHENBRENNER SUSAN C/WIFE<br>ZONING: LDR (CABARRUS COUNTY) | 15. 5549-49-5080-0000<br>OWNER: ISENHOUR JOYCE WALTER<br>ZONING: LDR                                   |
| 3. PIN#: 5549-78-4880-0000<br>MORRIS THOMAS E<br>MORRIS K W WF<br>ZONING: LDR  | 16. PIN#: 5549-48-9906-0000<br>OWNER: WALTER RANDY GENE & WIFE<br>WALTER SHERRY Y<br>ZONING: LDR       |
| 4. PIN#: 5549-67-3603-0000<br>OWNER: TRIPLE B LEASING INC<br>ZONING: CR  | 17. PIN#: 5549-49-9134-0000<br>OWNER: WALTER RANDY & WIFE<br>WALTER SHERRY Y<br>ZONING: LDR            |
| 5. PIN#: 5549-46-5911-0000<br>OWNER: ABREU GABRIEL<br>ABREU ENEIDA/WIFE<br>ZONING: CR  | 18. PIN#: 5549-49-9229-0000<br>OWNER: WALTER RANDY & WIFE<br>WALTER SHERRY Y<br>ZONING: LDR            |
| 6. PIN#: 5549-46-5607-0000<br>OWNER: LITTLE JANE HUNEYCUTT<br>ZONING: CR   | 19. PIN#: 5549-49-7379-0000<br>OWNER: BEDFORD FARMS HOMEOWNER'S<br>ASSOCIATION INC<br>ZONING: PUD      |
| 7. PIN#: 5549-37-9042-0000<br>OWNER: FAGGART ELIZABETH H<br>FAGGART ELIZABETH H ESTATE OF<br>ZONING: LDR                       | 20. PIN#: 5549-49-9594-0000<br>OWNER: ROWLAND TRENT DANIEL TRUSTEE<br>UAD 12-22-2015<br>ZONING: LDR    |
| 8. PIN#: 5549-37-9517-0000<br>OWNER: GLP2 PARTNERS LLC<br>ZONING: PUD  | 21. PIN#: 5640-40-6090-0000<br>OWNER: CORZINE BILLY JACKSON<br>ZONING: LDR                             |
| 9. PIN#: 5549-48-4080-0000<br>OWNER: CARROLL ARCE L<br>ZONING: LDR   | 22. PIN#: 5640-50-2411-0000<br>OWNER: TRACY BROWN N<br>ZONING: LDR                                     |
| 10. PIN#: 5549-48-5187-0000<br>OWNER: BEDFORD FARMS HOMEOWNER'S<br>ASSOCIATION INC<br>ZONING: PUD                              | 23. PIN#: 5640-60-4306-0000<br>OWNER: TRACY BROWN<br>ZONING: LDR                                       |
| 11. PIN#: 5549-48-8278-0000<br>OWNER: WESTON ANNA K - TRUSTEE<br>KLUTTZ WILLIAM & MARGIE LIVING TRUST DTD<br>ZONING: LDR       | 24. PIN#: 5640-70-2731-0000<br>OWNER: JORDAN JEFFERY BENNETT<br>ZONING: LDR                            |
| 12. PIN#: 5549-48-6458-0000<br>OWNER: BEDFORD FARMS HOMEOWNER'S<br>ASSOCIATION INC<br>ZONING: PUD                              | 25. PIN#: 5640-70-8864-0000<br>OWNER: MINISTERIO MANANTIAL AGUA VIVA<br>ZONING: LDR                    |
| 13. PIN#: 5549-48-2684-0000<br>OWNER: CHURCH PEGGY DIXON<br>ZONING: LDR  |  |

**LINE & CURVE INFORMATION:**

Line Table			Curve Table			
Line #	Length	Direction	Curve #	Length	Radius	Delta
L1	342.955	S82° 29' 49.45"E	C1	58.113	310.000	010.7407
L2	137.995	N86° 45' 44.11"E	C2	475.953	162.000	168.3339
L3	51.667	N81° 34' 17.77"W	C3	63.120	310.000	011.6661
L4	108.994	N03° 14' 15.89"W	C4	211.385	310.000	039.0693
L5	384.927	N08° 25' 42.23"E	C5	501.611	230.000	124.9575
L6	463.391	N47° 29' 51.55"E	C6	320.873	230.000	079.9333
L7	37.766	N47° 29' 51.55"E	C7	146.501	310.000	027.0770
L8	230.561	S07° 32' 41.54"E	C8	77.927	310.000	014.4028
L9	74.225	S07° 32' 41.54"E	C9	112.458	150.000	042.9557
L10	86.779	S87° 28' 41.58"E	C10	314.153	800.000	022.4996
L11	106.397	S87° 28' 41.58"E	C11	25.664	300.000	004.9014
L12	233.808	S60° 24' 04.40"E	C12	218.518	150.000	083.4678
L13	212.879	S45° 59' 54.31"E	C13	193.518	500.000	022.1755
L14	82.653	S03° 02' 33.64"E	C14	59.644	230.000	014.8580
L15	74.223	N52° 05' 53.98"E				
L16	106.288	N29° 35' 55.60"E				
L17	94.174	N29° 35' 55.60"E				
L18	308.036	N24° 41' 50.39"E				
L19	60.776	N24° 42' 15.77"E				
L20	188.299	N58° 46' 10.13"W				
L21	421.467	N31° 13' 46.41"E				
L22	161.076	S65° 18' 09.61"E				
L23	287.295	S87° 28' 41.58"E				
L24	153.770	N77° 39' 49.61"E				





ESP Associates, P.A.  
P.O. Box 7030  
Charlotte, NC 28241  
3475 Lakemont Blvd.  
Fort Mill, SC 29708  
704-965-4949 (NC)  
803-965-2940 (SC)  
www.espsolutions.com



C-66



No. 1432  
W. J. LEVISOE

BY	AB	REVISION	DATE	NO.	REVIEW PLAT PER COMMENTS BY STAFF
			4/22/16	1	

PRELIMINARY PLAT (INDEX)

**BUFFALO RANCH**

REO FUNDING SOLUTIONS III LLC

CITY OF CONCORD, NC

PROJECT INFORMATION	
PROJECT MANAGER:	ML
DESIGNED BY:	MK
DRAWN BY:	AB
PROJECT NUMBER:	DS38.100
ORIGINAL DATE:	02/22/2016

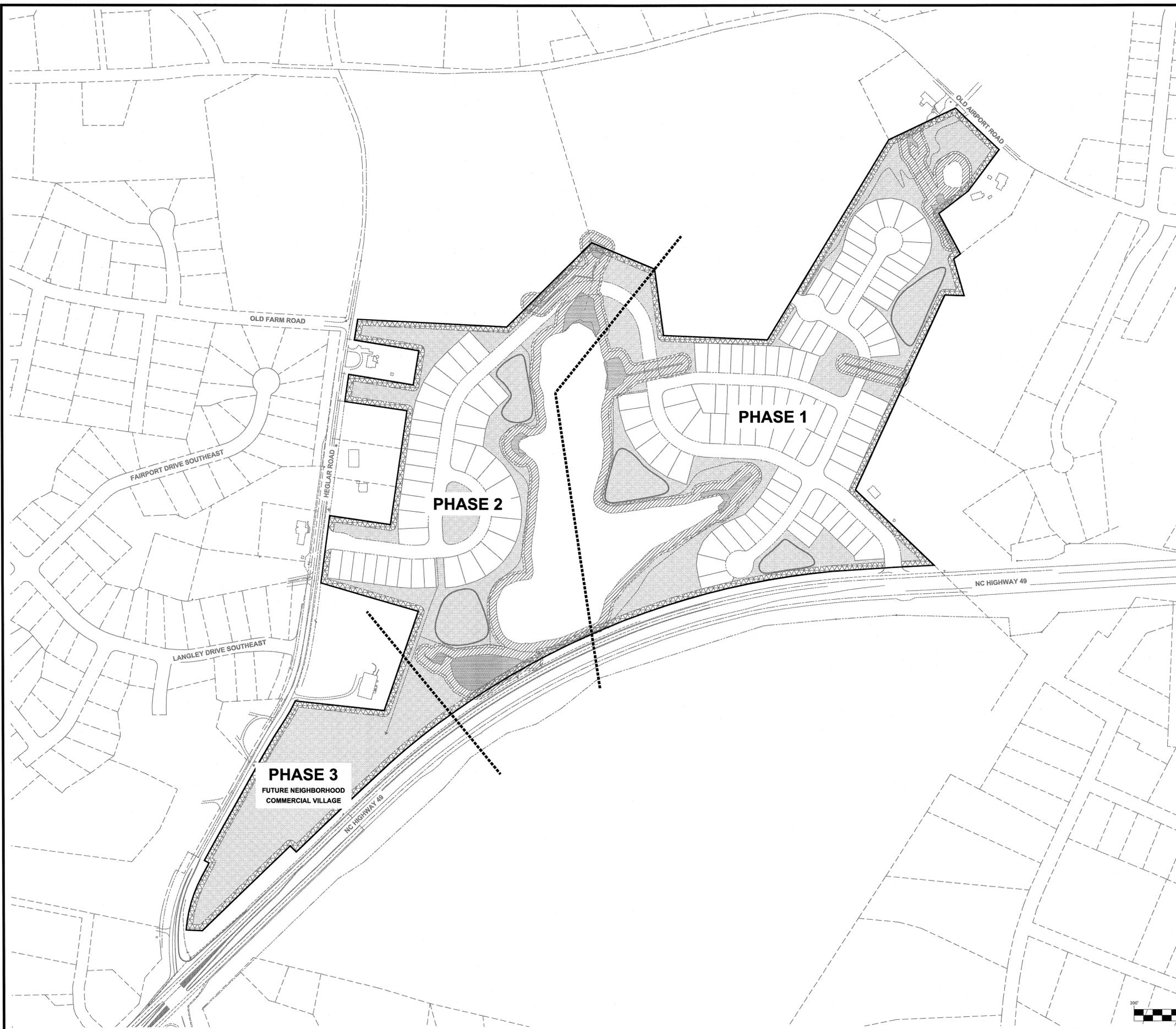
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Know what's below.  
Call before you dig.

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**DEVELOPMENT PHASING:**

**PHASE 1:**  
 50' LOTS = 67  
 65' LOTS = 22  
**TOTAL LOTS = 89**

**PHASE 2:**  
 50' LOTS = 9  
 65' LOTS = 28  
**TOTAL LOTS = 37**

**PHASE 3:**  
 FUTURE NEIGHBORHOOD COMMERCIAL VILLAGE

**NOTE:**  
 PHASING IS SUBJECT TO MODIFICATION(S) DURING  
 CONSTRUCTION DOCUMENT PREPARATION & BASED ON  
 DETAILED DESIGN.

**PHASE 1 & 2 RESIDENTIAL  
 DEVELOPMENT SUMMARY:**

50' LOTS = 76 LOTS (60%)  
 65' LOTS = 50 LOTS (40%)  
**TOTAL LOTS = 126 LOTS (100%)**

ESP Associates, P.A.  
 P.O. Box 7030  
 Charlotte, NC 28241  
 3475 Lakemont Blvd.  
 Fort Mill, SC 29708  
 704-982-4949 (NC)  
 803-552-2440 (SC)  
 www.espsolutions.com

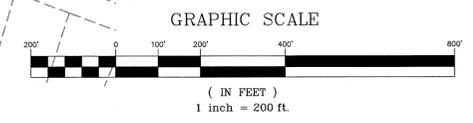
NORTH CAROLINA  
 REGISTERED PROFESSIONAL ENGINEER  
 No. 1432  
 JAMES J. LEVINSKI  
 4-4-16

NO.	DATE	REVISION	BY
1	4/4/2016	REVISED PLAN PER COMMENTS BY STAFF	AB

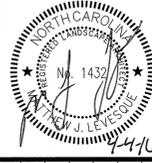
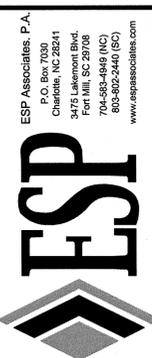
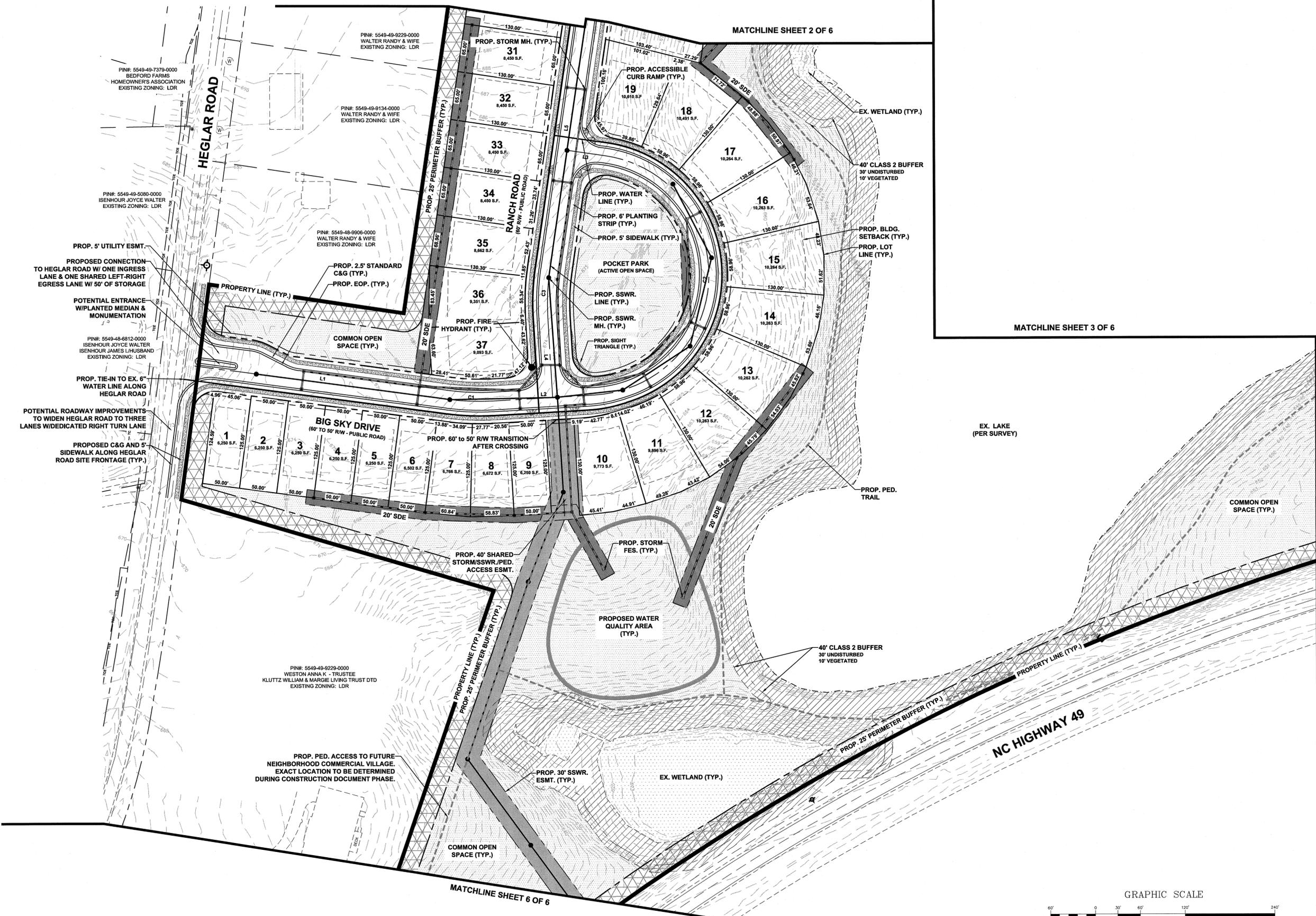
**PRELIMINARY PLAT (PHASING PLAN)**  
**BUFFALO RANCH**  
 REO FUNDING SOLUTIONS III LLC  
 CITY OF CONCORD, NC

PROJECT INFORMATION	
PROJECT MANAGER:	ML
DESIGNED BY:	MK
DRAWN BY:	AB
PROJECT NUMBER:	DS38.100
ORIGINAL DATE:	02/22/2016
SHEET:	

**PHASING**



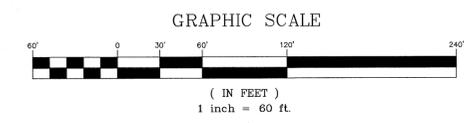
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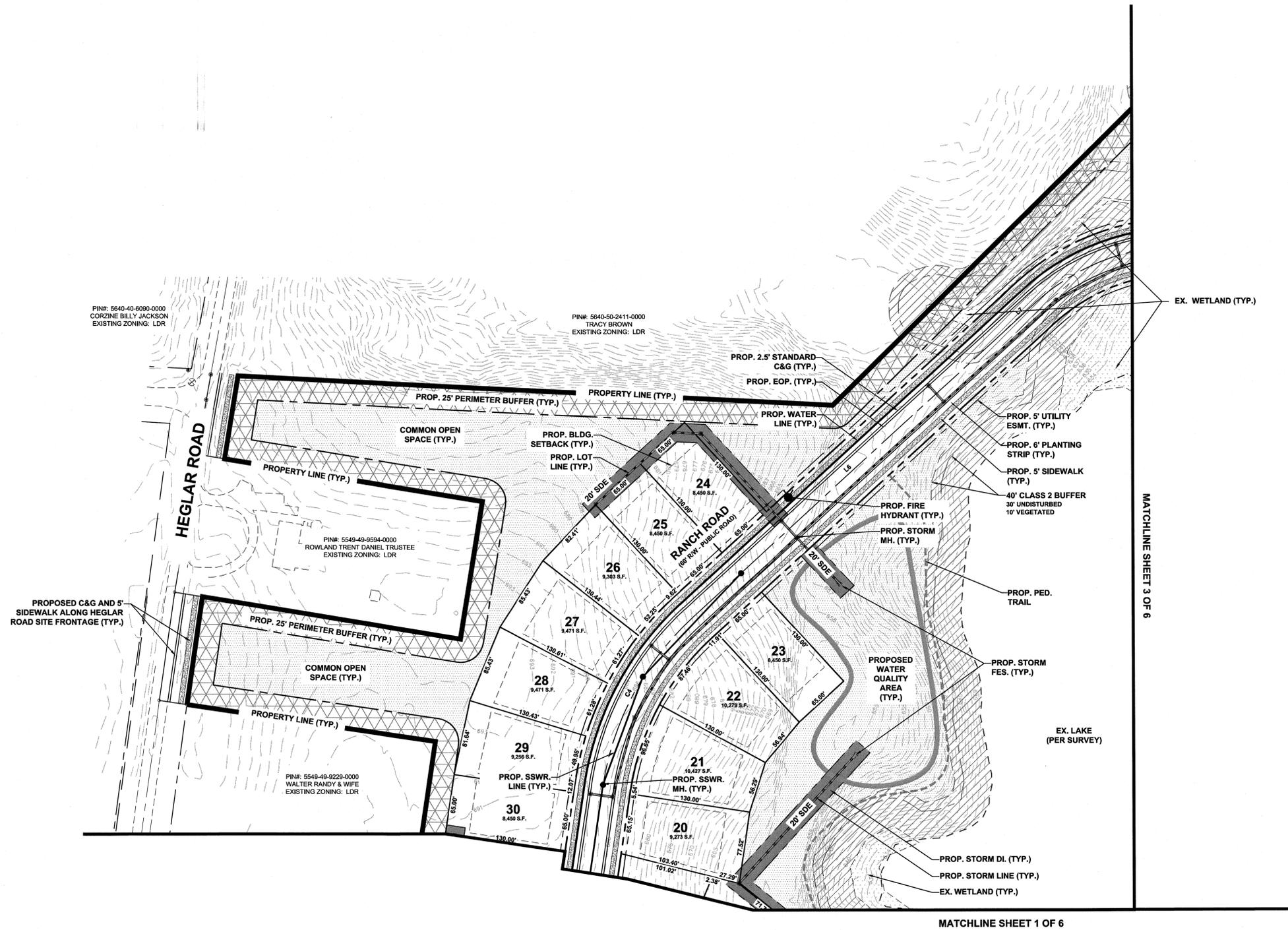
NO.	DATE	REVISION	REVISION PLATER COMMENTS BY STAFF
1	4/8/2016		

PRELIMINARY PLAT (SHEET 1)  
**BUFFALO RANCH**  
 REO FUNDING SOLUTIONS III LLC  
 CITY OF CONCORD, NC

PROJECT INFORMATION	
PROJECT MANAGER:	ML
DESIGNED BY:	MK
DRAWN BY:	AB
PROJECT NUMBER:	DS38-100
ORIGINAL DATE:	02/22/2016
SHEET:	1 of 6



U:\2015 Projects (0) DS38 - Buffalo Ranch (REG. Solutions) (Submittal Working Drawings) 2016\4-04\_Preliminary Plat\_01a\_Submittal\DWG\Sheet\DS38-PP2.dwg, 2, aecadd

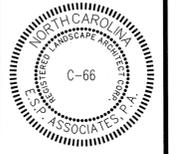
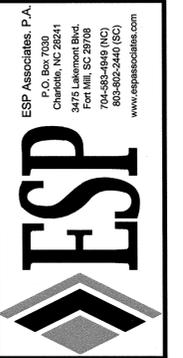


PIN#: 5640-40-6090-0000  
CORZINE BILLY JACKSON  
EXISTING ZONING: LDR

PIN#: 5640-50-2411-0000  
TRACY BROWN  
EXISTING ZONING: LDR

PIN#: 5549-49-9594-0000  
ROWLAND TRENT DANIEL TRUSTEE  
EXISTING ZONING: LDR

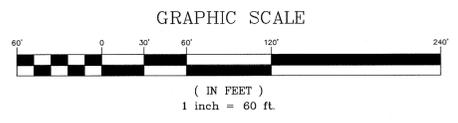
PIN#: 5549-49-9220-0000  
WALTER RANDY & WIFE  
EXISTING ZONING: LDR



NO.	DATE	REVISION
1	4/04/2016	REVISED PLAT PER COMMENTS BY STAFF

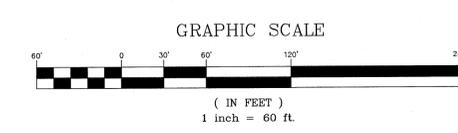
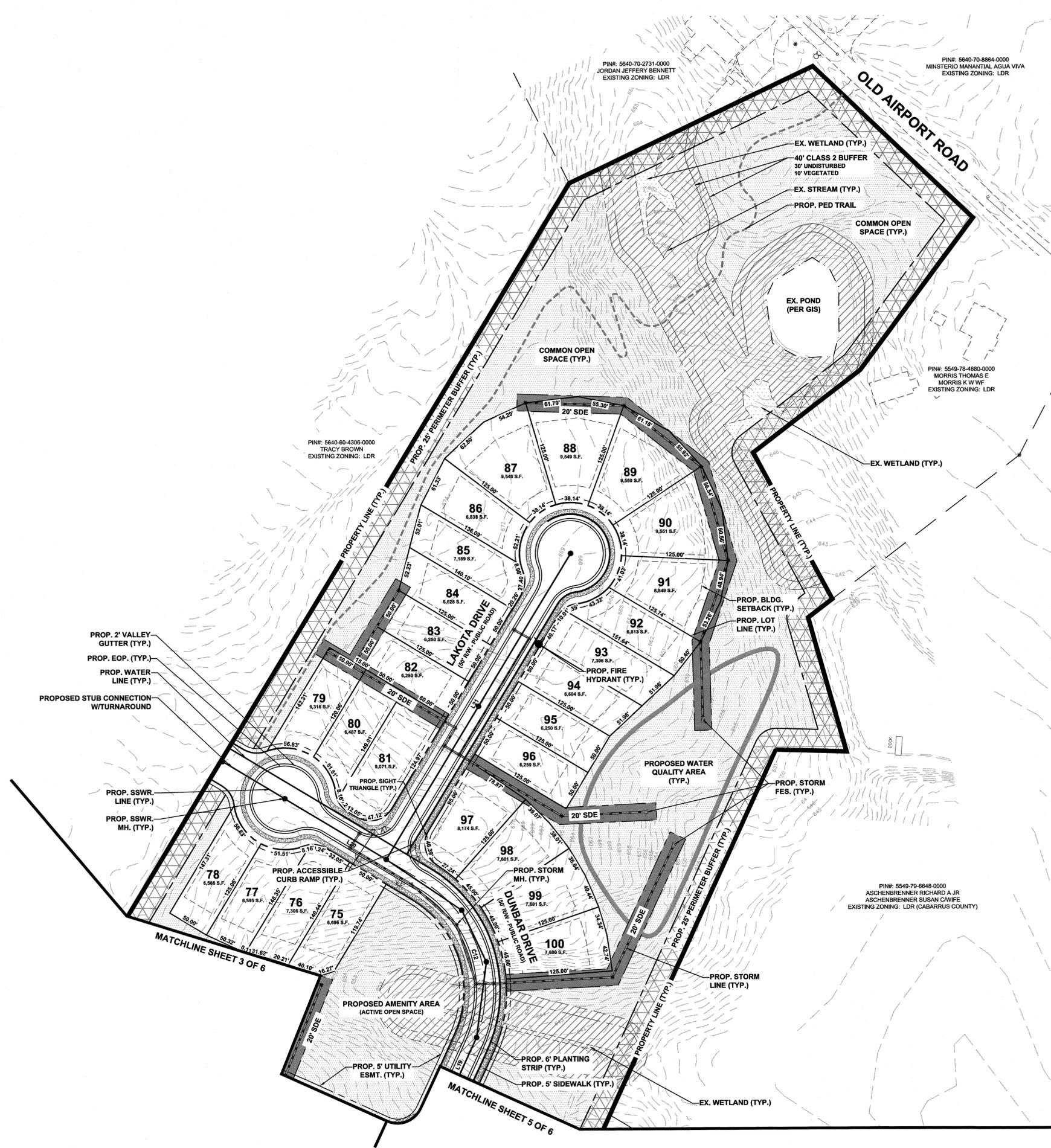
PRELIMINARY PLAT (SHEET 2)  
**BUFFALO RANCH**  
REG FUNDING SOLUTIONS III LLC  
CITY OF CONCORD, NC

PROJECT INFORMATION	
PROJECT MANAGER:	ML
DESIGNED BY:	MK
DRAWN BY:	AB
PROJECT NUMBER:	DS38.100
ORIGINAL DATE:	02/22/2016
SHEET:	2 of 6





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ESP Associates, P.A.  
 P.O. Box 7030  
 Charlotte, NC 28211  
 3475 Latham Blvd.  
 Fort Mill, SC 29708  
 704-982-9949 (NC)  
 803-682-2944 (SC)  
 www.espassociates.com

NO.	DATE	REVISION	REVISION PLAT PER COMMENTS BY STAFF
1	4/14/2016		

PRELIMINARY PLAT (SHEET 4)

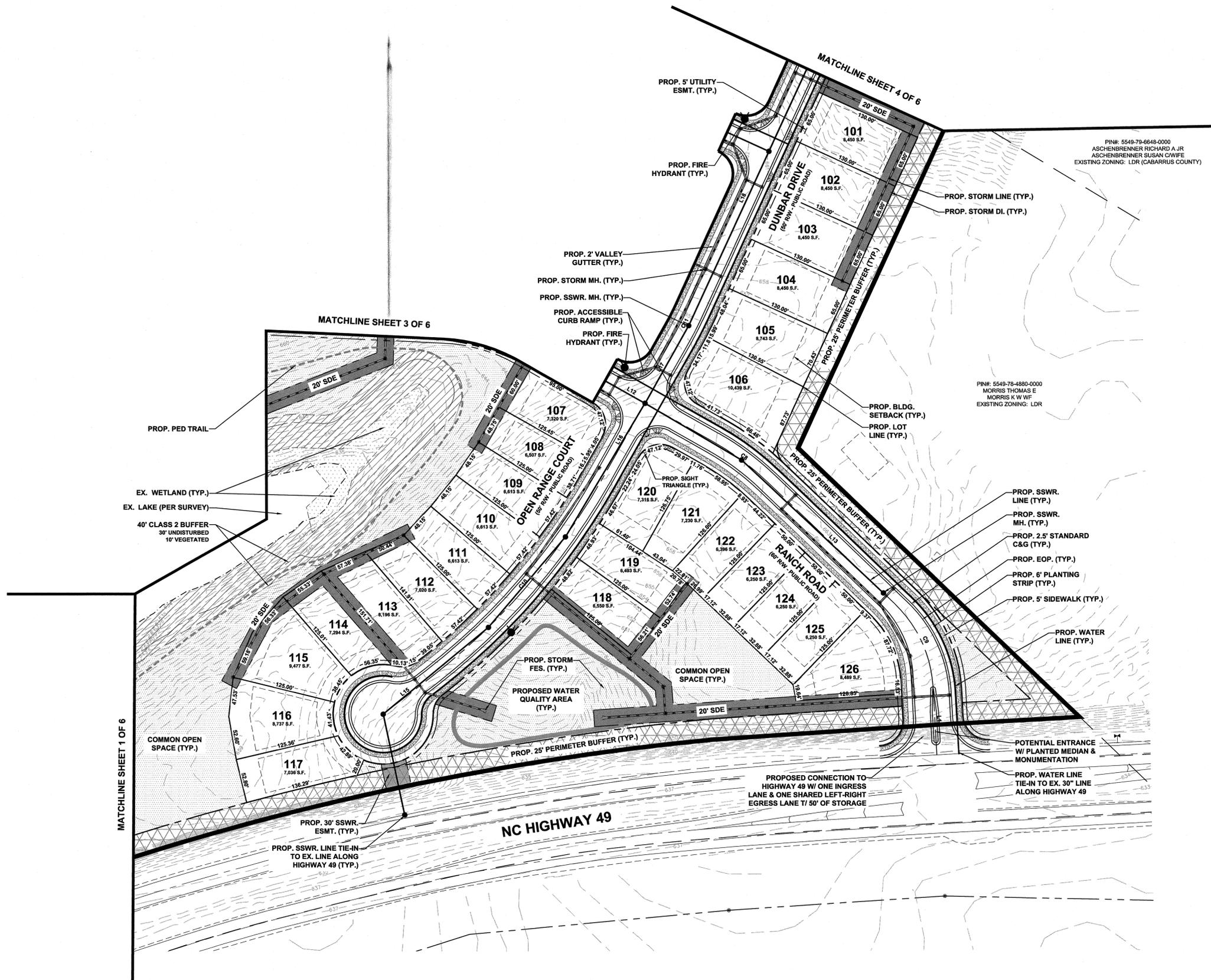
**BUFFALO RANCH**

REG FUNDING SOLUTIONS III LLC

CITY OF CONCORD, NC

PROJECT INFORMATION	
PROJECT MANAGER:	ML
DESIGNED BY:	MK
DRAWN BY:	AB
PROJECT NUMBER:	DS38-100
ORIGINAL DATE:	02/22/2016
SHEET:	<b>4 of 6</b>

U:\2016 Projects\10\10338 - Buffalo Ranch (REC Solutions)\Submittal Working Drawings\2016-4-04\_Preliminary Plat\_2nd Submittal\DWG\06040338\_PPL.dwg, 5, abovna



PIN#: 5549-79-6648-0000  
 ASCHENBRENNER RICHARD A JR  
 ASCHENBRENNER SUSAN C WIFE  
 EXISTING ZONING: LDR (CABARRUS COUNTY)

PIN#: 5549-75-4880-0000  
 MORRIS THOMAS E  
 MORRIS K W WIFE  
 EXISTING ZONING: LDR

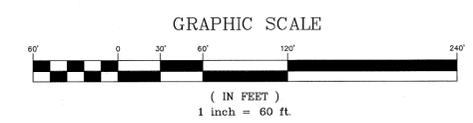
PROP. SSWR. LINE (TYP.)  
 PROP. SSWR. MH. (TYP.)  
 PROP. 2.5' STANDARD C&G (TYP.)  
 PROP. EOP. (TYP.)  
 PROP. 6' PLANTING STRIP (TYP.)  
 PROP. 5' SIDEWALK (TYP.)

PROP. WATER LINE (TYP.)

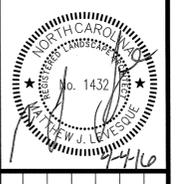
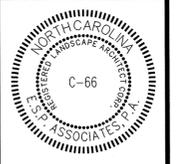
POTENTIAL ENTRANCE W/ PLANTED MEDIAN & MONUMENTATION

PROP. WATER LINE TIE-IN TO EX. 30" LINE ALONG HIGHWAY 49

PROPOSED CONNECTION TO HIGHWAY 49 W/ ONE INGRESS LANE & ONE SHARED LEFT-RIGHT EGRESS LANE T/ 50' OF STORAGE



ESP Associates, P.A.  
 P.O. Box 7030  
 Charlotte, NC 28241  
 3475 Lakemont Blvd.  
 Fort Mill, SC 29708  
 704-983-4949 (NC)  
 803-502-2440 (SC)  
 www.espassociates.com



NO.	DATE	REVISION
1	04/22/16	REVISED PLAT PER COMMENTS BY STAFF

PRELIMINARY PLAT (SHEET 5)  
**BUFFALO RANCH**  
 REO FUNDING SOLUTIONS III LLC  
 CITY OF CONCORD, NC

PROJECT INFORMATION	
PROJECT MANAGER:	ML
DESIGNED BY:	MK
DRAWN BY:	AB
PROJECT NUMBER:	DS38.100
ORIGINAL DATE:	02/22/2016
SHEET:	5 of 6

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PIN# 5549-37-9042-0000  
FAGGART ELIZABETH H  
EXISTING ZONING: LDR

PIN# 5549-37-8517-0000  
CLP2 PARTNERS LLC  
EXISTING ZONING: PUD

PROPOSED C&G AND 5'  
SIDEWALK ALONG HEGLAR  
ROAD SITE FRONTAGE (TYP.)

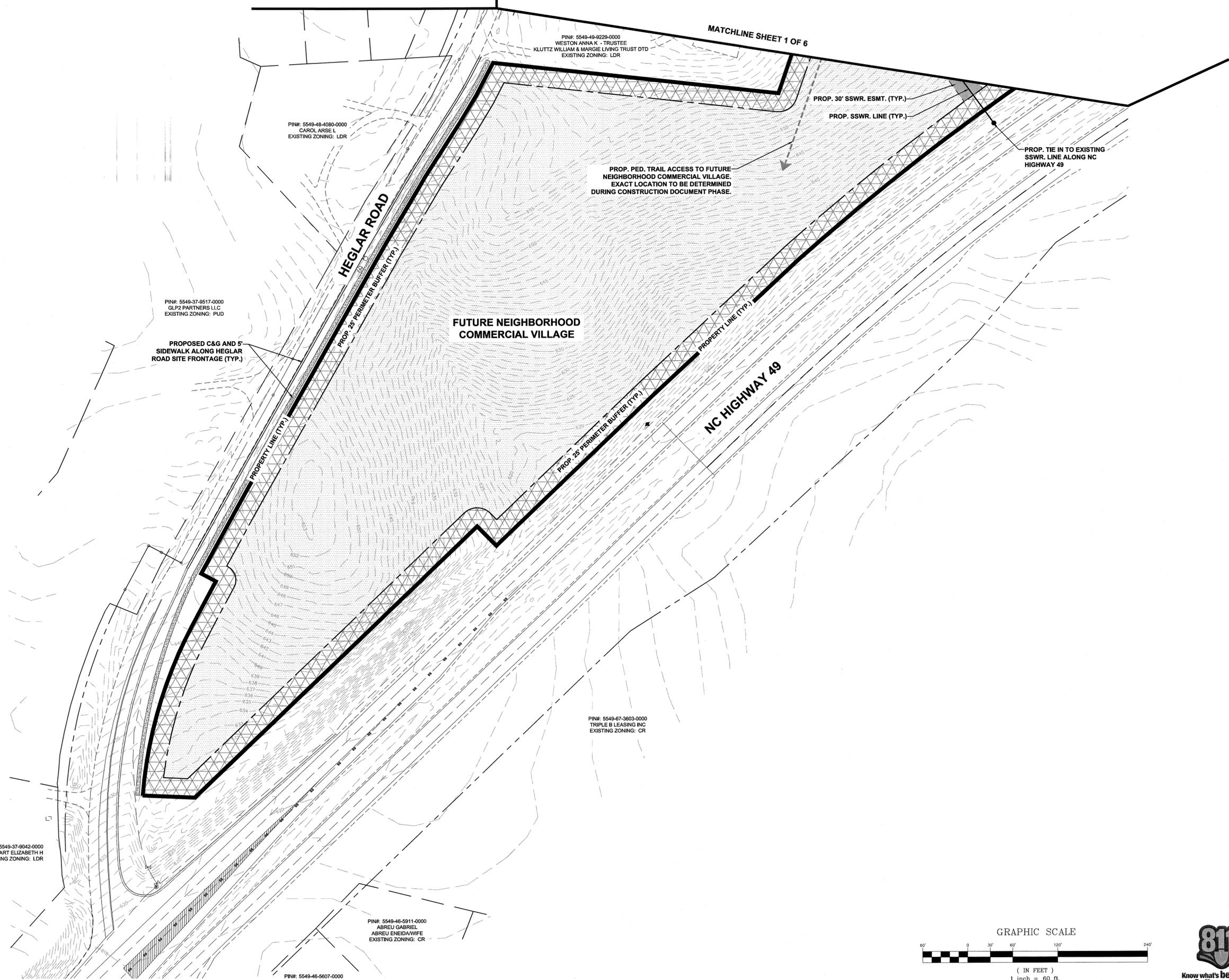
PIN# 5549-48-4080-0000  
CAROL ARSE L  
EXISTING ZONING: LDR

PIN# 5549-49-8229-0000  
WESTON ANNA K - TRUSTEE  
KLUTTZ WILLIAM & MARGIE LIVING TRUST DTD  
EXISTING ZONING: LDR

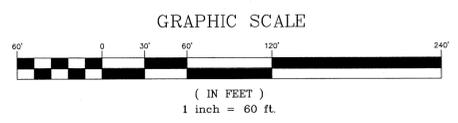
PIN# 5549-67-3603-0000  
TRIPLE B LEASING INC  
EXISTING ZONING: CR

PIN# 5549-46-5911-0000  
ABREU GABRIEL  
ABREU ENEIDA WIFE  
EXISTING ZONING: CR

PIN# 5549-46-5607-0000  
LITTLE JANE HONEYCUTT  
EXISTING ZONING: CR



MATCHLINE SHEET 1 OF 6



ESP Associates, P.A.  
P.O. Box 7030  
Charlotte, NC 28211  
3475 Latham Blvd.  
Fort Mill, SC 29708  
704-962-9949 (NC)  
803-662-2944 (SC)  
www.espsolutions.com

# ESP



NO.	DATE	REVISION	BY	REVISION COMMENTS BY STAFF
1	4/8/2016		AB	

PRELIMINARY PLAT (SHEET 6)  
**BUFFALO RANCH**  
REO FUNDING SOLUTIONS III LLC  
CITY OF CONCORD, NC

PROJECT INFORMATION	
PROJECT MANAGER:	ML
DESIGNED BY:	MK
DRAWN BY:	AB
PROJECT NUMBER:	DS38.100
ORIGINAL DATE:	02/19/2016
SHEET:	6 of 6





Application for Preliminary Plat Approval – Major Subdivision (Please type or print)

- 1. Name of subdivision: Buffalo Ranch
2. Name, address, telephone number, and fax number of owner(s)/developer(s): REO Funding Solutions III LLC, 210 Shady Springs Place Atlanta, GA 30328
3. Name, address, telephone number, and fax number of surveyor/engineer: ESP Associates P.A. P.O Box 7030 Charlotte, NC 28241, 803-802-2440, 803-802-2515
4. Name, address and e-mail address of person to whom comments should be sent: Peter Tatge, 3475 Lakemont Blvd, Fort Mill, SC 29708, ptatge@espassociates.com
5. Telephone number of person to whom comments should be sent: 980-721-0186 Fax: 803-802-2515
6. Location of subdivision: City of Concord, NC
7. Cabarrus County P.I.N.#: 56407053790000, 55496900930000, & a portion of 55495922720000
8. Current zoning classification: PUD
9. Total acres: +/- 88.3 Total lots: +/- 141

REQUIRED ATTACHMENTS/SUBMITTALS
1. A fee of \$100.00 for land less than 2 acres, \$200.00 2-10 acres, \$300.00 10-25 acres, \$ 400.00 for more than 25 acres shall accompany the preliminary plat.
2. Legal deed description of the property.
3. Six (6) FOLDED black/blue line copies of the plat are required at the time of submission.
4. One (1) Mylar should be submitted after approval has been granted by the Planning and Zoning Commission and any conditions placed on the plat by the Commission have been met.
5. Completed "Street Name Review and Confirmation" sheet.

1/8/2016 Date

Signature of Owner/Agent Judd Gilats Vice President

NOTE: By affixing his or her signature hereto, the sub divider acknowledges understanding of and agreement to comply with all provisions of the Concord Subdivision Regulations which include, but are not limited to, the requirement to pay costs of construction inspections of improvements to be owned and maintained by the City of Concord as conditions precedent to approval of the final plat for recording.

Staff Use Only:

Fee: Received by: Date: