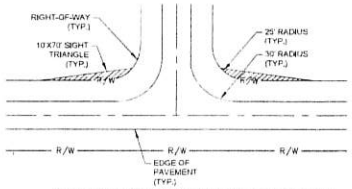
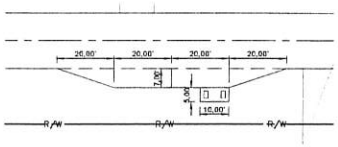
SITE DATA

PROPERTY OWNER	501 PRAIRIE VIEW, LLC 1861 SANTA BARBARA DRIVE LANCASTER, PA 17601
DEVELOPER	501 PRAIRIE VIEW, LLC 1861 SANTA BARBARA DRIVE LANCASTER, PA 17601
ZONING	R-1
GROSS TRACT AREA	32.675 ACRES
PROPERTY ADDRESS	647 LYSTRA ROAD
PARCEL PIN	9775-02-68-7665
AKPAR	18802
DEED REFERENCE	BOOK 02327, PAGE 0660
PLAT SLIDE	020023-0019
EXISTING USE	VACANT
PROPOSED USE	SINGLE FAMILY RESIDENTIAL



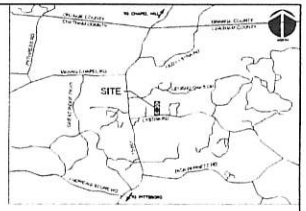
TYPICAL ROADWAY INTERSECTION

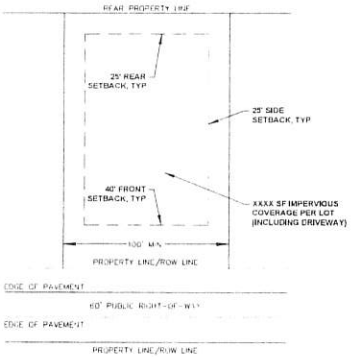
NOT TO SCALE



MAIL KIOSK AND PULL-OFF

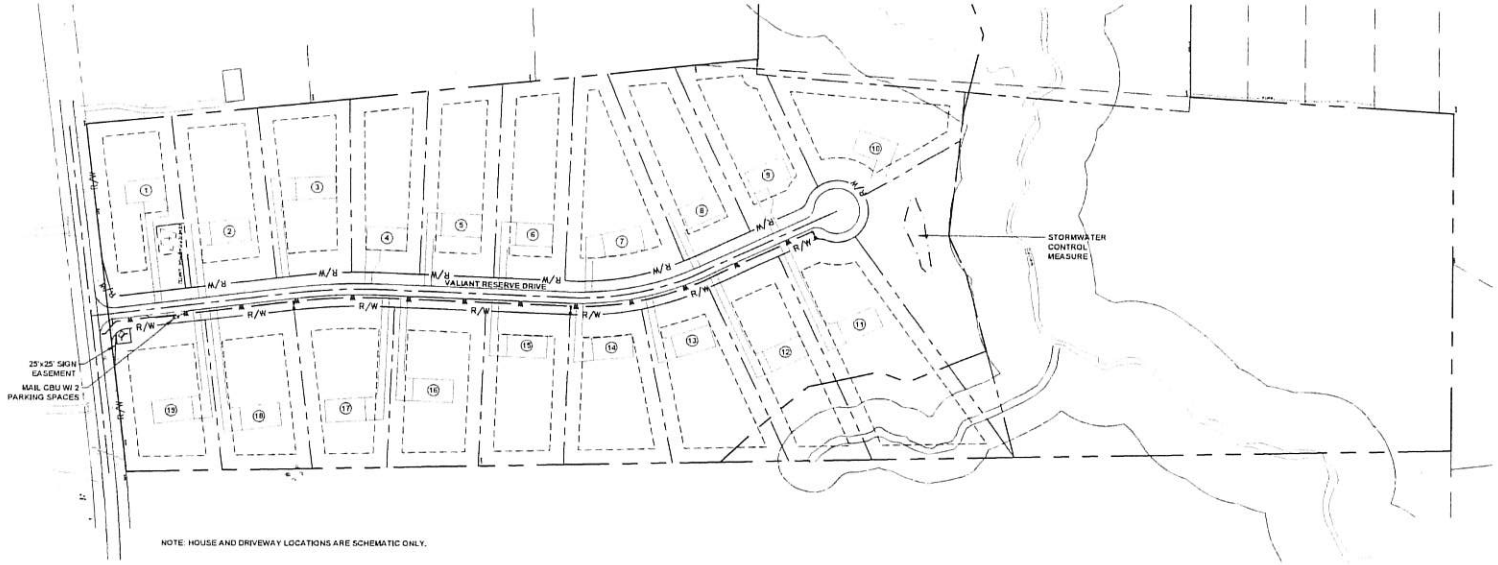
SCALE: 1"=20'

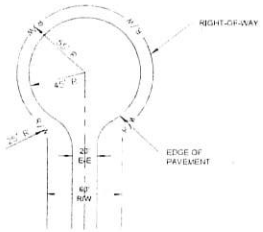




TYPICAL LOT DETAIL

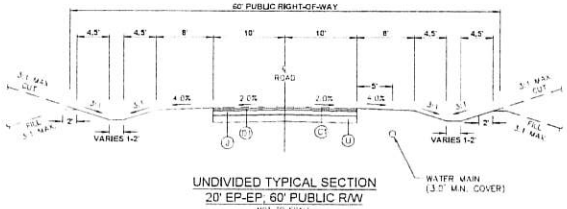
NOT TO SCALE





TYPICAL CUL-DE-SAC

NOT TO SCALE



UNDIVIDED TYPICAL SECTION

20' EP-EP, 60' PUBLIC R/W

NOT TO SCALE

PAVEMENT SCHEDULE**	
(S9)	1.0" SF9.5A ASPHALT SURFACE COURSE AT AN AVERAGE RATE OF 110 LBS. PER SQ. YARD
(S8)	2.0" S9.5B ASPHALT SURFACE COURSE AT AN AVERAGE RATE OF 224 LBS. PER SQ. YARD
(2)	8" COMPACTED ABC STONE BASE COURSE
(1)	COMPACTED SUBGRADE
(3)	GEOTEXTILE FABRIC (IF NECESSARY) COORDINATE WITH GEOTECHNICAL ENGINEER

**MINIMUM SECTION. TO BE VERIFIED BY THE PROJECT GEOTECHNICAL ENGINEER

Parcel Area Table

PARCEL #	AREA (AC)	AREA (SF)
1	0.97	42438.30
2	1.05	45841.50
3	1.02	44425.70
4	0.92	40005.79
5	0.98	42866.28
6	1.00	43755.40
7	1.12	48632.58
8	0.92	40287.40
9	0.92	40185.92
10	1.08	46871.53
11	1.75	76264.43
12	1.12	48856.71
13	1.10	47830.48
14	0.97	42415.82
15	0.92	40097.57
16	1.02	44436.39
17	1.00	43476.15
18	0.98	43062.53
19	0.98	42812.32

CALL N.C. ONE CALL CENTER BEFORE YOU DIG
STOP
1-800-632-4949
AVOID UTILITY DAMAGE

NORTH

100' 0 100' 200'

SCALE: 1"=100' (Horiz.)

REV NO	DESCRIPTIONS	DATE
1	INITIAL SUBMITTAL	2022.12.16

REVISIONS

SEAL

SEAL

McKIM&CREED
1730 Varsity Drive, Suite 500
Raleigh, North Carolina 27606
Phone: (919)233-5091, Fax: (919)233-8031
F-1222
www.mckimcreed.com

VALIANT RESERVE
CONCEPT PLAN
CHATHAM COUNTY, NORTH CAROLINA

CONCEPT PLAN

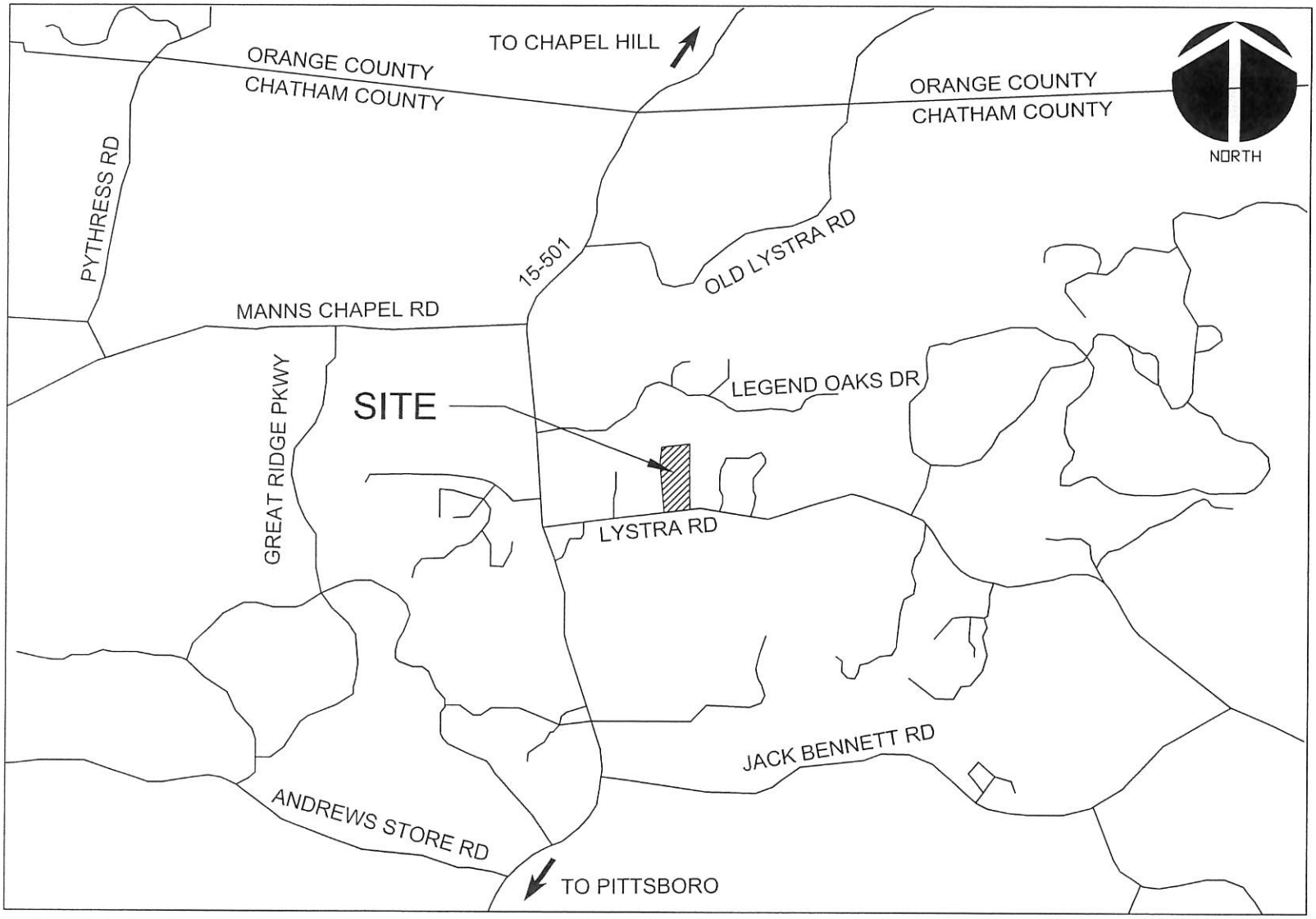
DATE	DECEMBER 16, 2022
MCE PROJ. #	09214-0001
DRAWN	AEF
DESIGNED	AEF
CHECKED	AEF
PROJ. MGR.	AEF

SCALE
HORIZONTAL: 1"=100'
VERTICAL: N/A

MCE FILE NUMBER
CONCEPTS
DRAWING NUMBER
C3.0

STATUS: PRELIMINARY DRAWINGS FOR REVIEW PURPOSES ONLY

REVISION 1



VICINITY MAP

1"=2000'