



First Plat Review Fee: \$250.00 + \$50.00 per Lot

MAJOR SUBDIVISION - FIRST PLAT REVIEW APPLICATION

Proposed Subdivision Name: Valiant Reserve

Property Owner/Applicant:

Name: 501 Prairie View, LLC
Address: 1861 Santa Barbara Drive
Lancaster, PA 17601
Phone: (W)
(H)
(C) (919) 260-1005
Fax:
Email: chris@boldnc.com (Chris Ehrenfeld)

Representative (Surveyor, Engineer, Etc.):

Name: Adam Freeman
Company Name: McKim & Creed
Address: 1730 Varsity Drive, Suite 500
Raleigh, NC 27606
Phone: (W) (919) 233 - 8091
(C)
Fax: (919) 233 - 8031
Email: afreeman@mckimcreed.com

Who should staff contact (circle one)?

Property Owner/Applicant

Consultant

PROPOSAL

Parcel # (AKPAR): 18892 & 65382 P.I.N. # 9775-00-59-6844 Zoning District: R-1

Flood Map # 3710977500K Zone: None Watershed District: WS-IV PA

Existing Access Road (S. R. # and name): Lystra Road SR 1721

Total Acreage 23.064 Total # of Lots 19 Min. Lot Size (Acres) 0.92

Max. Lot Size 1.75 Avg. Lot Size 1.04 # Exempt Lots (over 10 ac.) 0

Phased Development/Development Schedule? YES NO X How Many Phases? 1

If Subdivision will be Phased or Developed under a Development Schedule, Please attached a DETAILED Phasing Schedule or Development Schedule (for subdivisions consisting of 50 Lots or More).

Mixed-Use YES NO X Multi-Family (Townhomes, Apts., etc.) YES NO X

Proposed Number of Lots: Residential 19 Commercial Other

If Other, Specify (i.e. recreation)

Wastewater Disposal: Individual Septic X Community Septic Public System

Water System: Individual Well Community Well(s) Public System X

Public Water System Name: Chatham County Water

Public Wastewater System Name (ex. Aqua NC): Individual Septic

Will New Road(s) be constructed? YES NO Internal External/Access

Type of Road: Private Length (mi.): _____ Public Length (mi.): 0.25

Road Surface: Paved Gravel Width of Road Surface (feet) 20

Will this be a Conservation Subdivision (See Section 7.7 of Subdivision Ordinance) YES NO


Type and Acreage of Other Facilities (ex. Recreation, Mixed-Use, Commercial, etc.):

Date of Community Meeting: February 1, 2023 Location: 128 Hillsboro St, Pittsboro

Once the Planning Department has determined sufficiency, the applicant shall provide time(s) during at least two (2) separate days for site visits by county staff, advisory board, and elected officials.

<u>DATE</u>	<u>TIME(S)</u>
_____	_____
_____	_____

Please See Attached for Submittal Requirements


2/16/23

Signature of Property Owner/Applicant Date

For Staff Use Only		PL _____
Date Received _____	By _____	
Date Fee Paid _____	Received By _____	
Date Review Completed _____	Date Applicant Contacted _____	