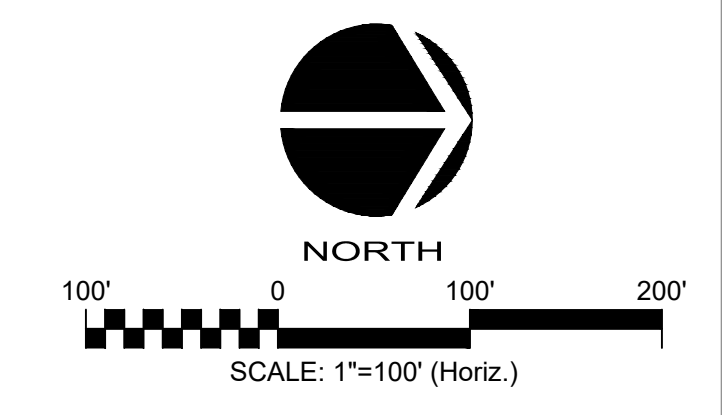


NOTES:

1. INFORMATION ON THIS DRAWING HAS BEEN SHOWN BASED ON A FIELD SURVEY COMPLETED BY RILEY SURVEYING, P.A.
2. EXISTING BOUNDARY LINE INFORMATION SHOWN PER DEED BOOK 2022, PAGE 0019.
3. WETLAND AND STREAM DELINEATION WAS PROVIDED BY WETLANDS AND WATERS, INC.
4. THE SUBJECT PROPERTY IS NOT WITHIN A FLOOD HAZARD AREA, AS SHOWN ON FIRM MAPS 3710977600K & 3710977500K, DATED NOVEMBER 17, 2017.
5. LATITUDE AND LONGITUDE COORDINATES OF EXISTING CEMETERY SITES ARE APPROXIMATE AND SHOULD BE FIELD VERIFIED IF GREATER ACCURACY IS REQUIRED.



REV. NO.	DESCRIPTIONS	DATE
2	REVISE PER COUNTY COMMENTS	2023.03.17
1	INITIAL SUBMITTAL	2023.02.17

SEAL

SEAL

1730 Varsity Drive, Suite 500
Raleigh, North Carolina 27606
Phone: (919)233-8091, Fax: (919)233-8031
F-1222
www.mckimcreed.com

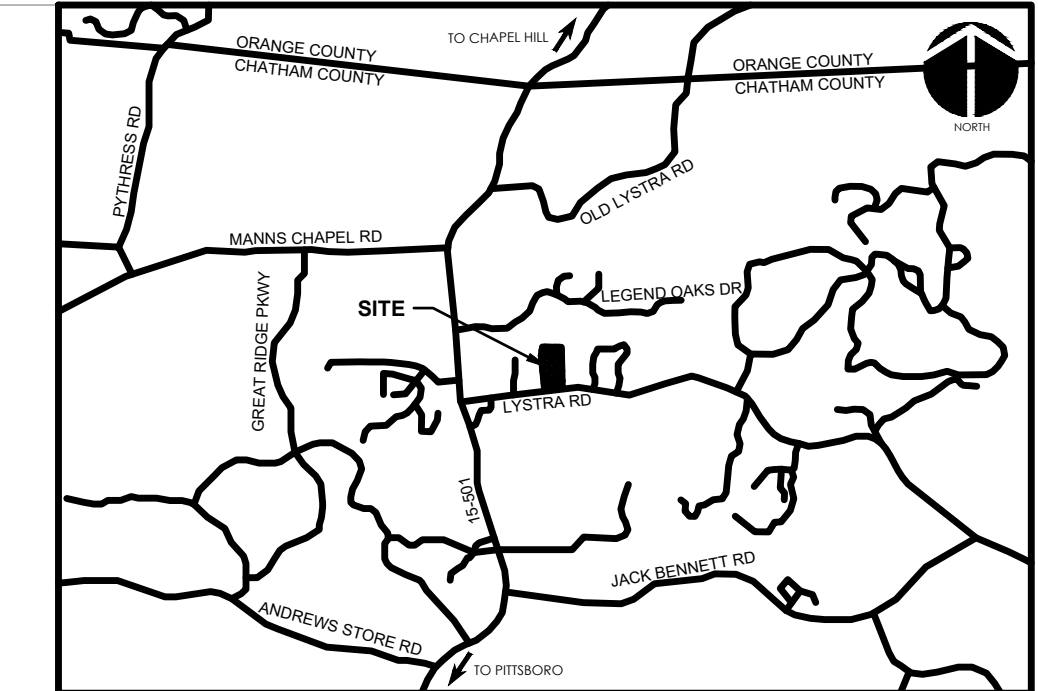
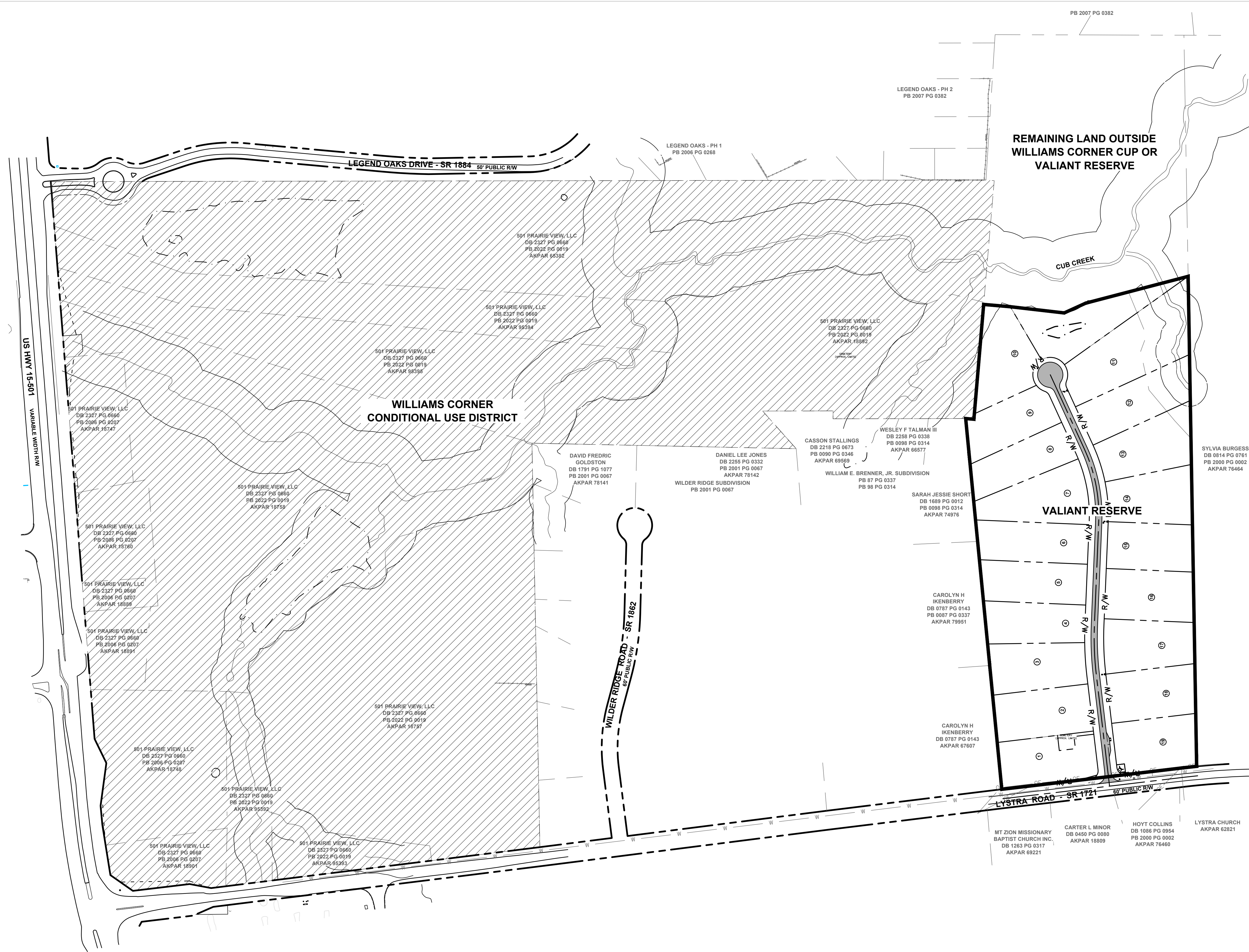
PROJECT SURVEYOR:
RILEY SURVEYING, P.A.
3326 DURHAM CHAPEL HILL BLVD. STE B-100
DURHAM, N.C. 27707
919-667-0742 C-1281 philr@rileysurveyingpa.com

VALIANT RESERVE
FIRST PLAT
CHATHAM COUNTY, NORTH CAROLINA

EXISTING CONDITIONS

DATE: FEBRUARY 17, 2023	SCALE	MAC FILE NUMBER
MCE PROJ. # 09214-0001	HORIZONTAL: 1"=100'	C2.0 EXISTING CONDITIONS.dwg
DRAWN: AEF	VERTICAL: N/A	DRAWING NUMBER
DESIGNED: AEF		C2.0
CHECKED: AEF		
PROJ. MGR.: AEF		

STATUS: **PRELIMINARY DRAWINGS FOR REVIEW PURPOSES ONLY** REVISION: 2



SITE DATA

OWNER/DEVELOPER: 501 PRAIRIE VIEW, LLC
 1861 SANTA BARBARA DRIVE
 LANCASTER, PA 17601
 (919) 260-1005

ENGINEER: MCKIM & CREED
 1730 VARSITY DRIVE, STE 500
 RALEIGH, NC 27606
 (919) 233-8091
 ADAM E. FREEMAN, PE
 AFREEMAN@MCKIMCREED.COM

ZONING: R-1

DEVELOPMENT AREA: 23.064 ACRES

PROPERTY ADDRESS: 647 LYSTRA ROAD

PARCEL PIN: 9775-02-68-7665 (PART)
 9775-00-59-6844 (PART)

AKPAR: 18892 (PART)
 65382 (PART)

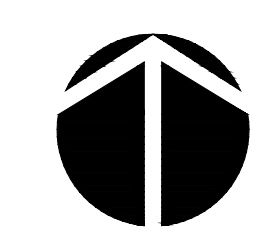
DEED REFERENCE: BOOK 02327, PAGE 0660

PLAT SLIDE: 02022-0019

EXISTING USE: VACANT

PROPOSED USE: SINGLE FAMILY RESIDENTIAL

STREET LENGTH: 1332 FT



SCALE: 1"=150' (Horiz.)

REV. NO.	DESCRIPTIONS	DATE
2	REVISE PER COUNTY COMMENTS	2023.03.17
1	INITIAL SUBMITTAL	2023.02.17

SEAL



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VALIANT RESERVE
 FIRST PLAT
 CHATHAM COUNTY, NORTH CAROLINA

SITE PLAN - OVERALL

DATE:	FEBRUARY 17, 2023	SCALE	C3.0
MCE PROJ. #	09214-0001	HORIZONTAL:	1"=150'
DRAWN	AEF	VERTICAL:	N/A
DESIGNED	AEF	PROJ. MGR.	AEF
CHECKED	AEF	STATUS:	PRELIMINARY DRAWINGS FOR REVIEW PURPOSES ONLY
REVISION	2	MAC FILE NUMBER	C3.0 SITE.dwg
		DRAWING NUMBER	C3.0

SITE DATA

OWNER/DEVELOPER: 501 PRAIRIE VIEW, LLC
1861 SANTA BARBARA DRIVE
LANCASTER, PA 17601
(919) 260-1005

ENGINEER: MCKIM & CREED
1730 VARSITY DRIVE, STE 500
RALEIGH, NC 27606
(919) 233-8091
ADAM E. FREEMAN, PE
AFREEMAN@MCKIMCREED.COM

ZONING: R-1

DEVELOPMENT AREA: 23.064 ACRES

PROPERTY ADDRESS: 647 LYSTRA ROAD

PARCEL PIN: 9775-02-68-7665 (PART)
9775-00-59-6844 (PART)

AKPAR: 18892 (PART)
65382 (PART)

DEED REFERENCE: BOOK 02327, PAGE 0660

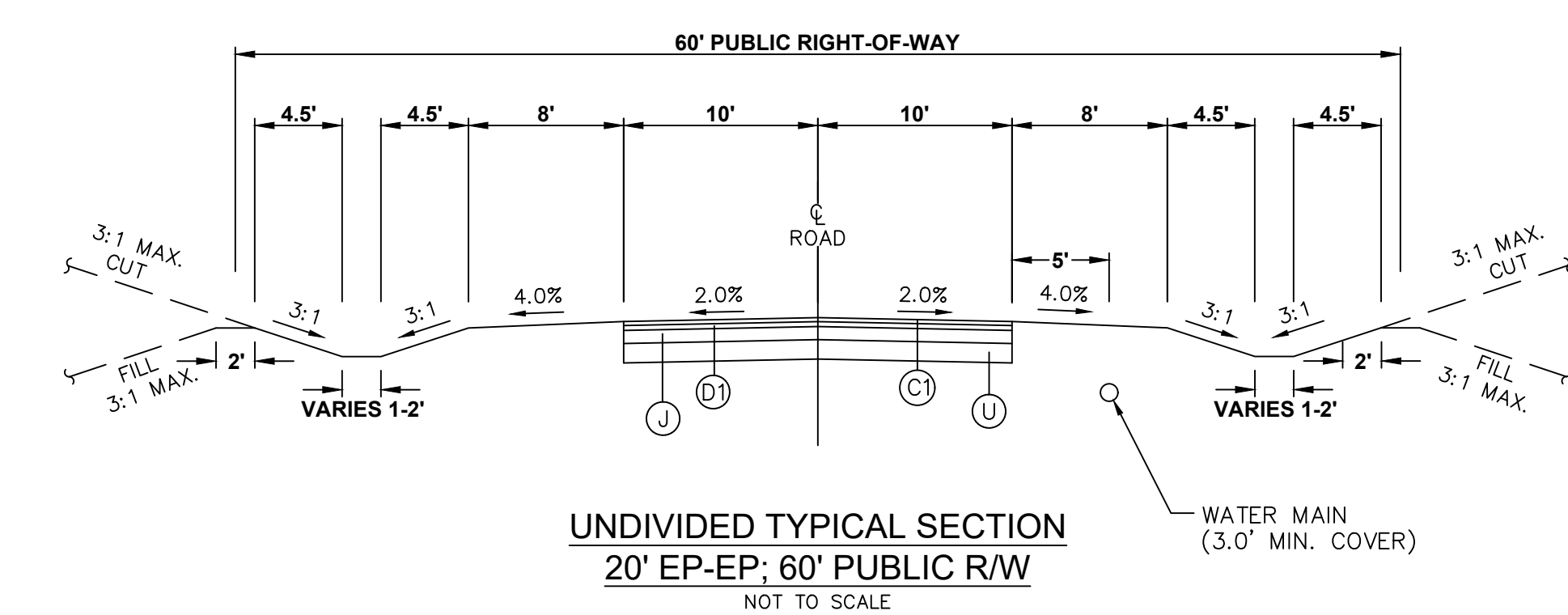
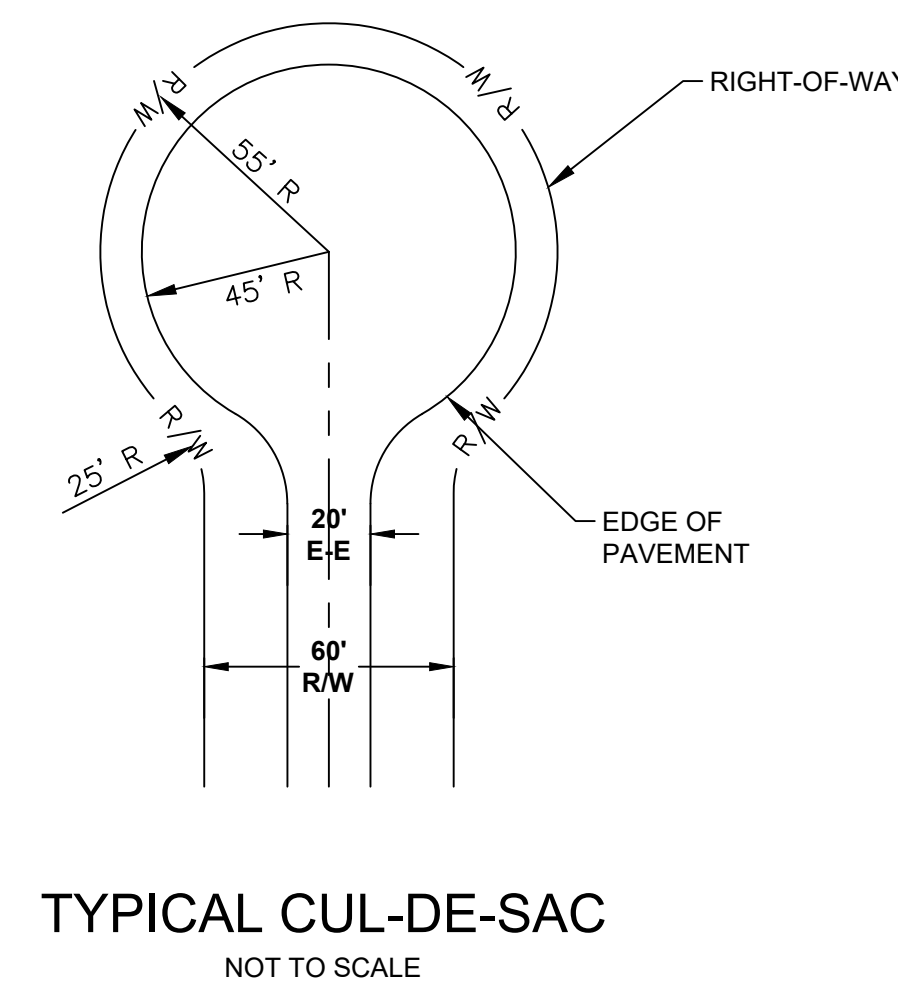
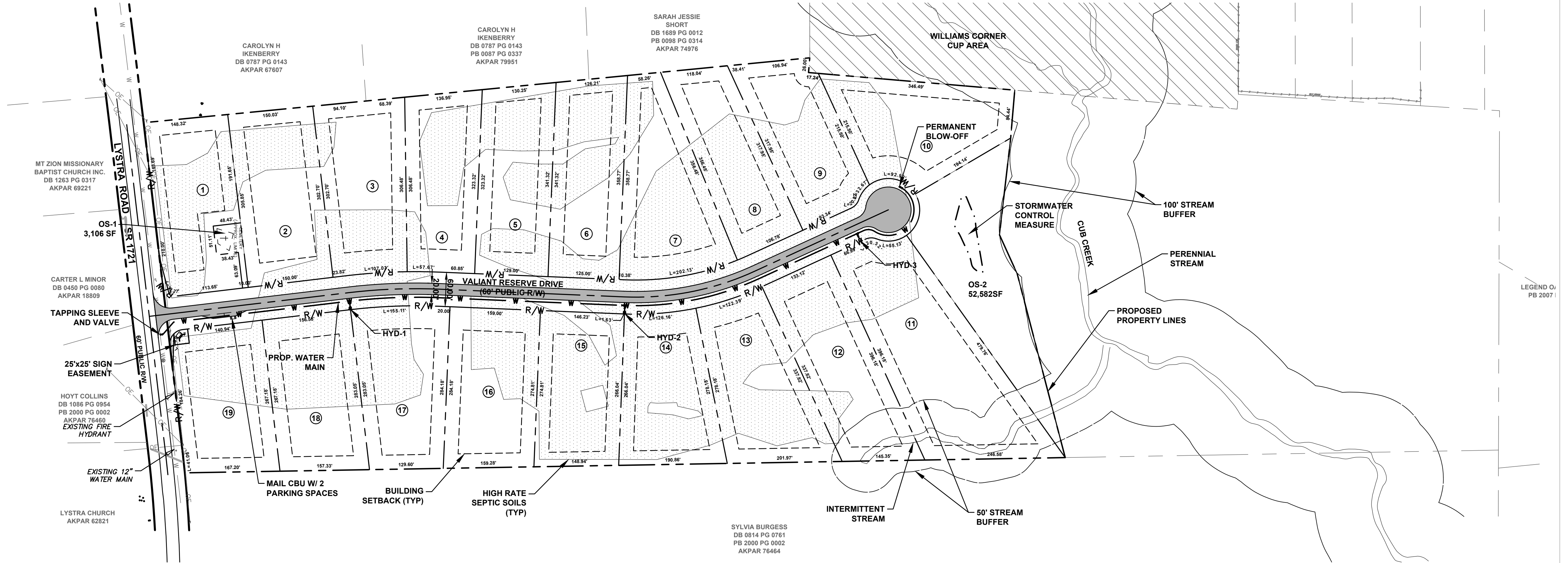
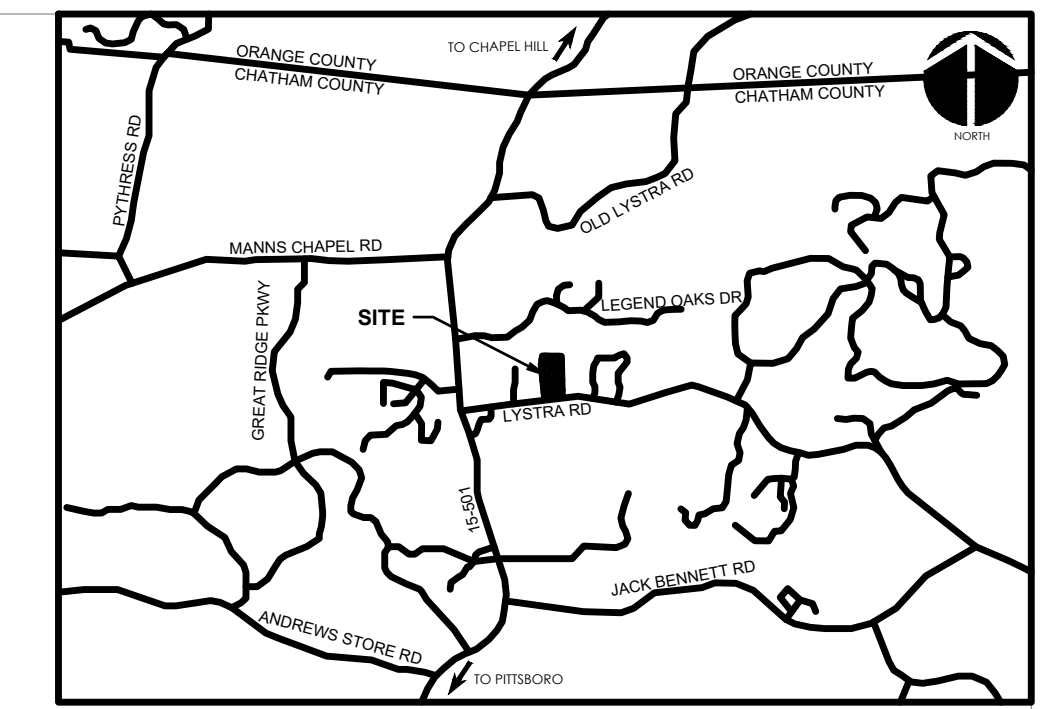
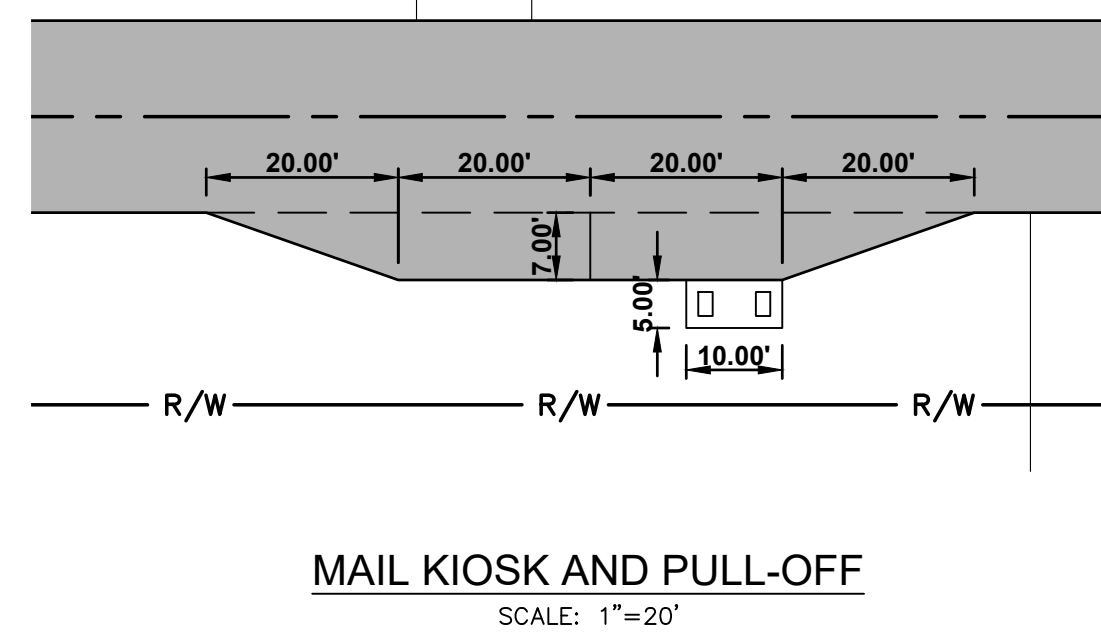
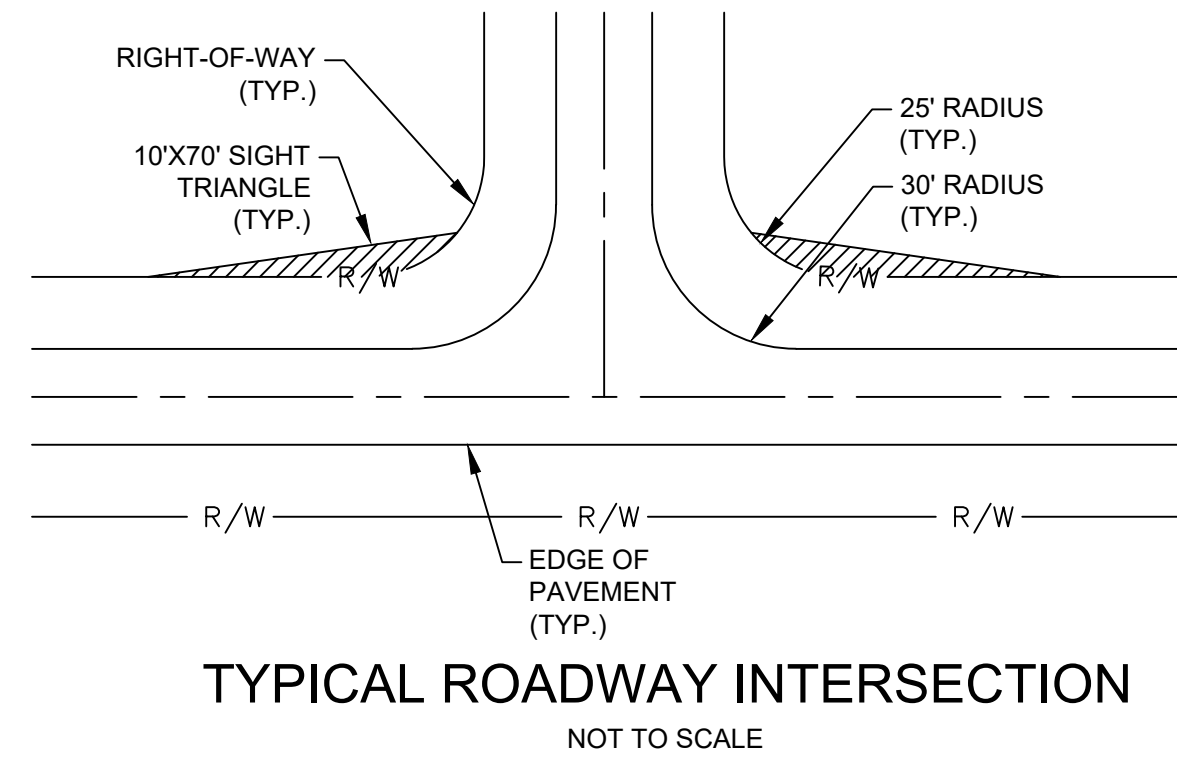
PLAT SLIDE: 02022-0019

EXISTING USE: VACANT

PROPOSED USE: SINGLE FAMILY RESIDENTIAL

STREET LENGTH: 1332 FT

WATERSHED DISTRICT: WS-IV PA



PAVEMENT SCHEDULE**

(C)	1.0" SF9.5A ASPHALT SURFACE COURSE AT AN AVERAGE RATE OF 110 LBS. PER SQ. YARD.
(D)	2.0" S9.5B ASPHALT SURFACE COURSE AT AN AVERAGE RATE OF 224 LBS. PER SQ. YARD.
(J)	8" COMPACTED ABC STONE BASE COURSE
(U)	COMPACTED SUBGRADE
(G)	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	42430.90
2	1.05	45641.50
3	1.02	44425.70
4	0.92	40005.79
5	0.98	42869.20
6	1.00	43755.40
7	1.12	48632.58
8	0.92	40286.40
9	0.92	40185.92
10	1.08	46871.53
11	1.75	76099.43
12	1.12	48856.71
13	1.10	47830.48
14	0.97	42415.82
15	0.92	40097.57
16	1.02	44439.39
17	1.00	43479.15
18	0.99	43062.53
19	0.98	42812.12

STREAM AREAS

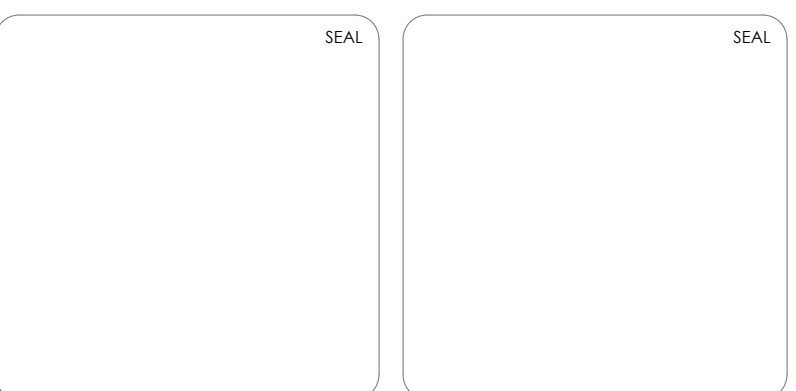
STREAM AREA (SF)	NET AREA (SF)
3064.13	73035.30
1340.47	47516.24

CALL N.C. ONE CALL CENTER BEFORE YOU DIG STOP 1-800-832-4949 AVOID UTILITY DAMAGE

NORTH

SCALE: 1"=100' (Horiz.)

REV. NO.	DESCRIPTION	DATE
2	REVISE PER COUNTY COMMENTS	2023.03.17
1	INITIAL SUBMITTAL	2023.02.17



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VALIANT RESERVE
FIRST PLAT
CHATHAM COUNTY, NORTH CAROLINA

FIRST PLAT

DATE: FEBRUARY 17, 2023
MCE PROJ. #: 09214-0001
DRAWN: AEF
DESIGNED: AEF
CHECKED: AEF
PROJ. MGR.: AEF

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

MAC FILE NUMBER: C33RTE.dwg
DRAWING NUMBER: C3.1

STATUS: PRELIMINARY DRAWINGS FOR REVIEW PURPOSES ONLY
REVISION: 2