

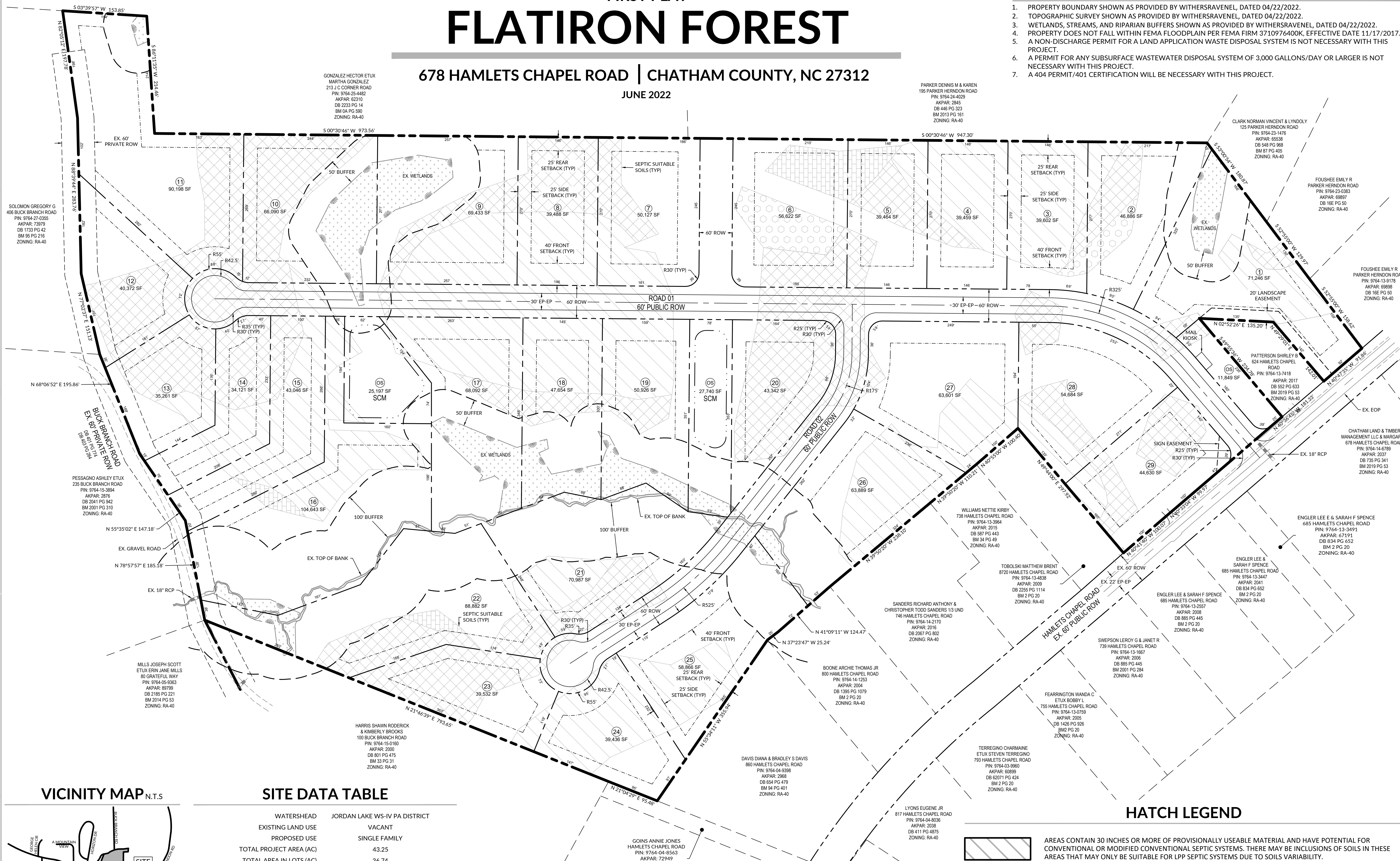
# FIRST PLAT FLATIRON FOREST

678 HAMLETS CHAPEL ROAD | CHATHAM COUNTY, NC 27312

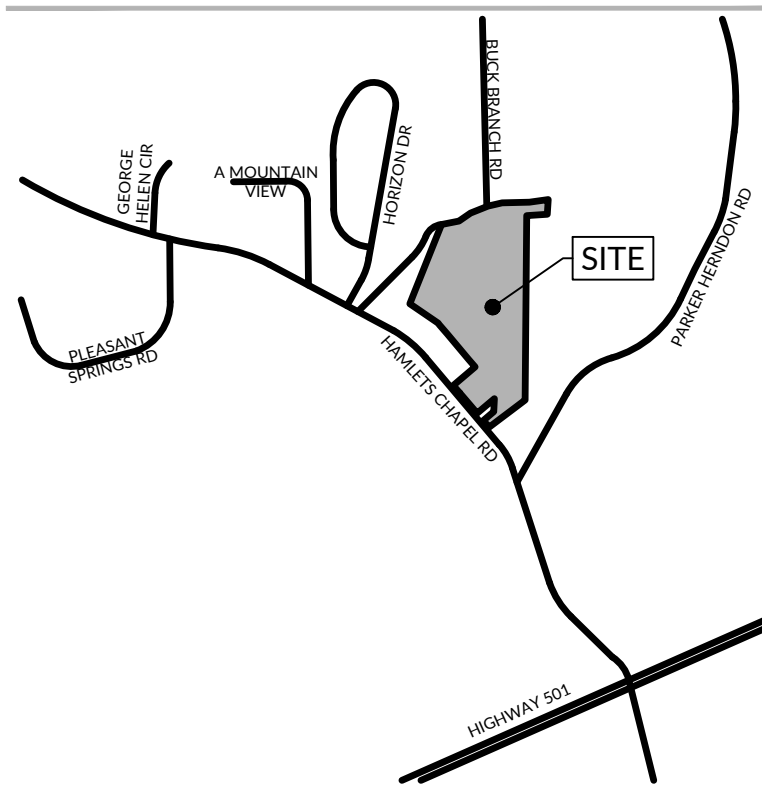
JUNE 2022

## GENERAL NOTES

- PROPERTY BOUNDARY SHOWN AS PROVIDED BY WITHERSRAVENEL, DATED 04/22/2022.
- TOPOGRAPHIC SURVEY SHOWN AS PROVIDED BY WITHERSRAVENEL, DATED 04/22/2022.
- WETLANDS, STREAMS, AND RIPARIAN BUFFERS SHOWN AS PROVIDED BY WITHERSRAVENEL, DATED 04/22/2022.
- PROPERTY DOES NOT FALL WITHIN FEMA FLOODPLAIN PER FEMA FIRM 3710976400K, EFFECTIVE DATE 11/17/2017.
- A NON-DISCHARGE PERMIT FOR A LAND APPLICATION SYSTEM IS NOT NECESSARY WITH THIS PROJECT.
- A PERMIT FOR ANY SUBSURFACE WASTEWATER DISPOSAL SYSTEM OF 3,000 GALLONS/DAY OR LARGER IS NOT NECESSARY WITH THIS PROJECT.
- A 404 PERMIT/401 CERTIFICATION WILL BE NECESSARY WITH THIS PROJECT.



### VICINITY MAP N.T.S.



### SITE DATA TABLE

WATERSHEAD	JORDAN LAKE WS-IV PA DISTRICT
EXISTING LAND USE	VACANT
PROPOSED USE	SINGLE FAMILY
TOTAL PROJECT AREA (AC)	43.25
TOTAL AREA IN LOTS (AC)	36.74
TOTAL OPENS SPACE (AC)	1.49
TOTAL AREA IN ROW (AC)	5.02
PROPOSED NUMBER OF LOTS	29
PROPOSED DENSITY (LOTS/ACRE)	0.67
MINIMUM LOT SIZE PROPOSED (SF)	34,121
AVERAGE LOT SIZE PROPOSED (SF)	55,192
SETBACKS:	
FRONT	40'
SIDE	25'
REAR	25'
CORNER	40'
STREETS (LF)	2880

### PARCEL DATA

OWNER:	CHATHAM LAND & TIMBER MANAGEMENT LLC & MARGARET
ADDRESS:	678 HAMLETS CHAPEL ROAD
PIN:	9764-14-6789
AKPAR:	2037
DEED BOOK:	DB 735 PG 341
MAP BOOK:	BM 2019 PG 53
ZONING:	R1
OWNER:	CHATHAM LAND & TIMBER MANAGEMENT LLC & MARGARET
ADDRESS:	678 HAMLETS CHAPEL ROAD
PIN:	9764-13-5773
AKPAR:	2014
DEED BOOK:	DB 942 PG 697
MAP BOOK:	BM 2 PG 20
ZONING:	RA-40

### HATCH LEGEND

- AREAS CONTAIN 30 INCHES OR MORE OF PROVISIONALLY USEABLE MATERIAL AND HAVE POTENTIAL FOR CONVENTIONAL OR MODIFIED CONVENTIONAL SEPTIC SYSTEMS. THERE MAY BE INCLUSIONS OF SOILS IN THESE AREAS THAT MAY ONLY BE SUITABLE FOR LPP SEPTIC SYSTEMS DUE TO SOILS VARIABILITY.
- AREAS CONTAIN SOILS WITH 24 TO 29 INCHES OR MORE OF PROVISIONALLY USEABLE MATERIAL AND HAVE POTENTIAL LPP OF ULTRA-SHALLOW CONVENTIONAL SEPTIC SYSTEMS. THERE MAY BE INCLUSIONS OF SOILS 18-23" WITH ARE PROVISIONALLY SUITABLE FOR LOW PROFILE CHAMBERS WITH COVER OR SUBSURFACE DRIP.
- AREAS CONTAIN SOILS WITH 20 TO 23 INCHES OR MORE OF PROVISIONALLY USEABLE MATERIAL AND HAVE POTENTIAL LOW PROFILE CHAMBER SYSTEMS. THESE SYSTEMS REQUIRE COVER AND DO NOT ALLOW FOR ANY REDUCTION IN AREA.
- AREAS CONTAIN SOILS WITH 18 INCHES OR MORE OF PROVISIONALLY USEABLE MATERIAL AND HAVE POTENTIAL SUBSURFACE DRIP SEPTIC SYSTEMS. THESE SYSTEMS ARE EXPENSIVE AND CON COST GREATER THAT \$35,000 FOR INSTALLATION.
- UNSUITABLE AREAS SURFACE SEPTIC SYSTEMS.

**WithersRavenel**  
Engineers | Planners | Surveyors

our people • your success

**RBV 1525, LLC**  
3434 HILDARE FARM ROAD,  
SUITE 105  
CARY, NC 27518

FIRST PLAT  
**FLATIRON FOREST**  
678 HAMLETS CHAPEL ROAD | CHATHAM COUNTY, NC 27312

**PRELIMINARY**  
NOT APPROVED FOR  
CONSTRUCTION  
WILLIAM D. MANN

0 40 80  
SCALE: 1 inch = 80 ft.

INITIAL PLAN DATE: JUNE 2022  
REVISIONS:

WR Job No.	DATE
02220132	JUNE 2022
DRN: TDW	DGN: TDW
CKD: BDM	

FIRST PLAT