



# Flatiron Forest First Plat

**Planning Staff: Hunter Glenn, Kim Tyson**

**Applicants: Windjam Development (RBV 1525, LLC)**

Request by Ben Mayo, P.E. of Withers Ravenel on behalf of Windjam Development (RBV 1525, LLC) for Subdivision First Plat review and approval of Flatiron Forest, consisting of 29 lots on 42.124 acres, located off Hamlets Chapel Rd (S.R. 1525), Parcel 2037.

# Introduction and Background



Zoning: R-1 Residential



Water System: County Water is available. Served by an 10" water line.



Sewer System: Each lot will be served by individual septic.



Subject to 100 Year Flood: No



General Information:

# Discussion and Analysis

- The request is for First Plat review and recommendation of Flatiron Forest Subdivision consisting of 29 lots on 42.12 acres, located off of Hamlets Chapel Road (S.R. 1525).



# Discussion and Analysis



**Community Meeting:** A community meeting was held on May 10<sup>th</sup>, 2022, at 50 Windfall Creek Dr. Chapel Hill, NC. Approximately 12 people attended.



**Roadways:** The plat is showing Flatiron Forest Dr and Copley court to be used for the road names within the subdivision. 60' right-of-way with 20' paved road.



**Historical:** Sy Robbins informed the applicant that they would want to be informed if any old foundations or other significant structures are encountered during development.



**Schools:** Chris Blice Chatham County Schools Assistant Superintendent for operations said they had no concerns with the development as proposed.



**General Environmental Documentation:** Withers Ravenel completed the GED for this project on behalf of the applicant and that information was submitted to Watershed Protection for review.

# Discussion and Analysis



General Environmental Documentation: The site has three streams, one ephemeral subject to a 30' buffer; one perennial subject to 100' buffer; and one intermittent subject to a 50' buffer. There are six delineated wetlands on the property subject to 50' buffers. This site is comprised of undeveloped woodlands and has historically been timbered. The dominant vegetation across the site is pine forest. The canopy is comprised of predominantly loblolly pine, a sparse understory of red maple, sweet gum, and American holly.



Special Buffers:

# Discussion and Analysis



Technical Review Committee: TRC met on June 15<sup>th</sup> to discuss the project. Some of the lots needed to be adjusted to meet the 40,000 sq. ft. minimum. Soils were in the buffer that would need to be removed.



Septic: Env. Health still needs septic field layouts for several lots.



Water: The site is served by a 10" county waterline on Hamlets Chapel Rd.



Road Names: The plat is showing Flatiron Forest Dr and Copley court to be used for the road names within the subdivision.



Water Features: The site has three streams, one ephemeral subject to a 30' buffer; one perennial subject to 100' buffer; and one intermittent subject to a 50' buffer. There are six delineated wetlands on the property subject to 50' buffers.

# Discussion and Analysis



**Stormwater and Erosion Control:** There are two SCMs proposed for the site. One device is located between lots 15 and 17 and in front of lot 16. The other device is located between lots 19 and 20 right next to the road right-of-way.



Site Visit: Planning Staff (Jason Sullivan and Hunter Glenn), and Planning Board Members (Caroline Siverson) attended a site visit on June 24<sup>th</sup> at 9am and walked the site.



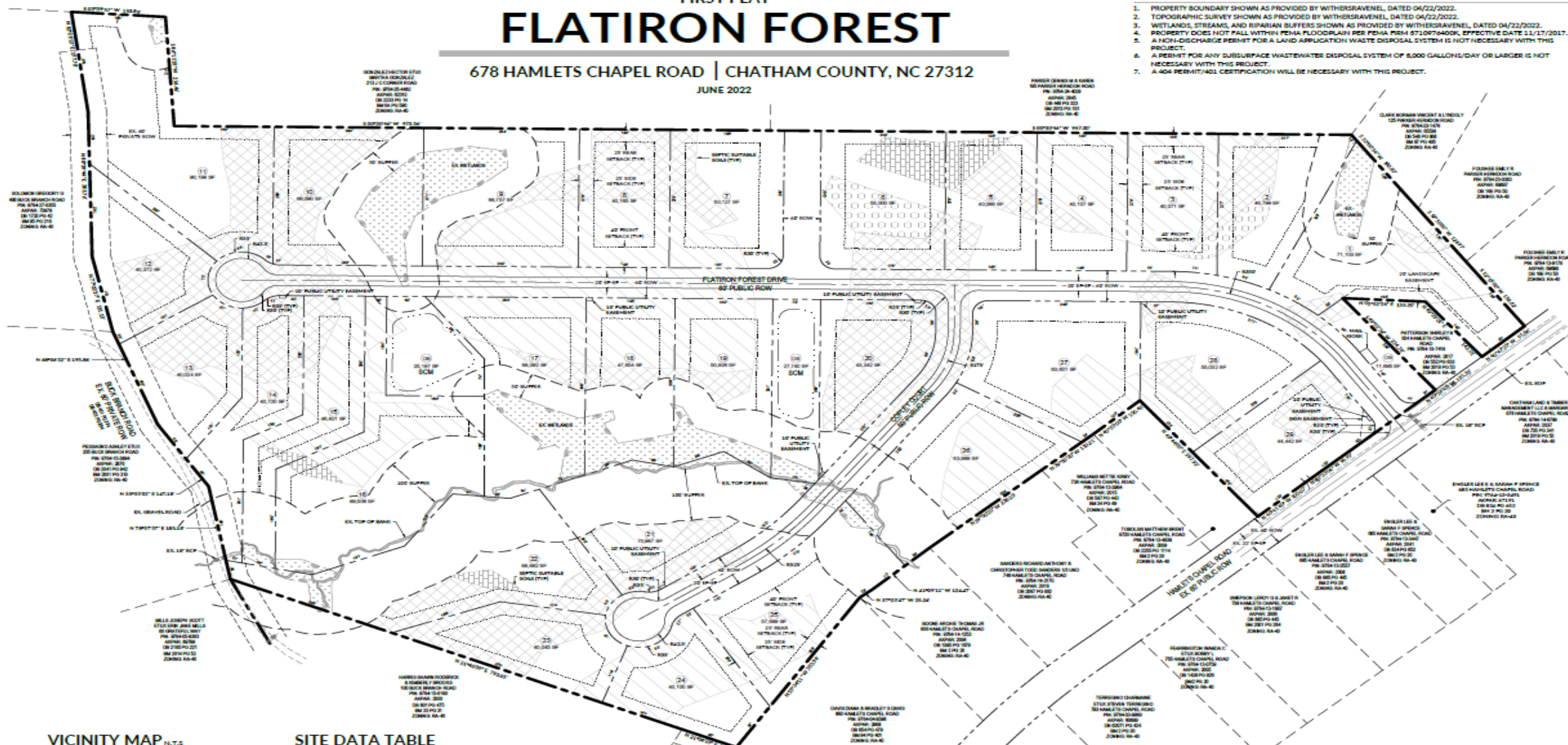
# FIRST PLAT FLATIRON FOREST

678 HAMLETS CHAPEL ROAD | CHATHAM COUNTY, NC 27312

JUNE 2022

## GENERAL NOTES

1. PROPERTY BOUNDARY SHOWN AS PROVIDED BY WITHERSRAVENEL, DATED 04/22/2022.
2. TOPOGRAPHIC SURVEY SHOWN AS PROVIDED BY WITHERSRAVENEL, DATED 04/22/2022.
3. WETLANDS, STREAMS, AND RIPARIAN BUFFERS SHOWN AS PROVIDED BY WITHERSRAVENEL, DATED 11/17/2021.
4. PROPERTY DOES NOT FALL WITHIN FEMA FLOODPLAIN PER FEMA FORM 571070400K, EFFECTIVE DATE 11/17/2021.
5. A NON-DISCHARGE PERMIT FOR A LAND APPLICATION WASTE DISPOSAL SYSTEM IS NOT NECESSARY WITH THIS PROJECT.
6. A PERMIT FOR ANY SUBSURFACE WASTEWATER DISPOSAL SYSTEM OF 5,000 GALLONS/DAY OR LARGER IS NOT NECESSARY WITH THIS PROJECT.
7. A 404 PERMIT/401 CERTIFICATION WILL BE NECESSARY WITH THIS PROJECT.



### VICINITY MAP



### SITE DATA TABLE

WATERSHED	JORDAN LAKE WS-IV RA DISTRICT
EXISTING LAND USE	VACANT
PROPOSED USE	SINGLE FAMILY
TOTAL PROJECT AREA (AC)	43.25
TOTAL AREA IN LOTS (AC)	36.74
TOTAL OPEN SPACE (AC)	1.49
TOTAL AREA IN ROW (AC)	5.02
PROPOSED NUMBER OF LOTS	30
PROPOSED DENSITY (LOTS/ACRS)	6.67
MINIMUM LOT SIZE PROPOSED (SF)	40,004
AVERAGE LOT SIZE PROPOSED (SF)	55,194
SETBACKS:	
FRONT	40'
SIDE	25'
REAR	25'
CORNER	40'
STREETS (L.F.)	2680

### PARCEL DATA

OWNER:	CHATHAM LAND & TIMBER MANAGEMENT LLC & MARGARET
ADDRESS:	678 HAMLETS CHAPEL ROAD
ZIP:	27312
APFAC:	07-24-24-8759
DEED BOOK:	06 725 PG 45
MAP BOOK:	04 2013 PG 13
ZONING:	R1
OWNER:	CHATHAM LAND & TIMBER MANAGEMENT LLC & MARGARET
ADDRESS:	678 HAMLETS CHAPEL ROAD
ZIP:	27312
APFAC:	07-24-23-5773
DEED BOOK:	06 742 PG 687
MAP BOOK:	04 2 PG 20
ZONING:	SA-40

### HATCH LEGEND

	AREAS CONTAIN 30 INCHES OR MORE OF PROVISIONALLY USABLE 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 USABLE MATERIAL AND HAVE POTENTIAL LPP OF ULTRA-SHALLOW CONVENTIONAL SEPTIC SYSTEMS. THERE MAY BE INCLUSIONS OF SOILS 18-23" WHICH ARE PROVISIONALLY SUITABLE FOR LOW PROFILE CHAMBERS WITH COVER OR SUBSURFACE DISP.
	AREAS CONTAIN SOILS WITH 20 TO 23 INCHES OR MORE OF PROVISIONALLY USABLE 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 USABLE MATERIAL AND HAVE POTENTIAL SUBSURFACE DRIP SEPTIC SYSTEMS. THESE SYSTEMS ARE EXPENSIVE AND CON COST GREATER THAN \$35,000 FOR INSTALLATION.
	UNSUITABLE AREAS SURFACE SEPTIC SYSTEMS.

**WithersRavenel**  
Engineers | Planners | Surveyors

RBV195, LLC  
100 MARKET STREET  
CARY, NC 27513

FIRST PLAT  
**FLATIRON FOREST**



678 HAMLETS CHAPEL ROAD | CHATHAM COUNTY, NC 27312

DATE: JUNE 2022  
DRAWN BY: [Name]  
CHECKED BY: [Name]

FIRST PLAT



## PLAN ELEMENTS



Economic Development



Land Use



Housing



Health



Agriculture



Natural Resources



Resiliency



Parks and Recreation



Transportation



Utilities and Public  
Services



# PLAN CHATHAM

working together to preserve & progress

## Comprehensive Plan Evaluation

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# Plan Chatham Evaluation

The entirety of this project is located within the rural designation on the future land use and conservation map. The description for rural includes single family homes on large lots, low density development, mix use of agriculture, home-based and small-scale businesses, open space, greenway trails, protected lands, and conservation easements.

The proposed subdivision meets the adopted riparian buffer and stormwater control standards of the county. It should be noted that Plan Chatham is not intended to be used as a regulatory tool but is a policy document. When reviewing subdivision applications, the boards can use the plan as a tool to identify future regulatory changes.

# Planning Staff Recommendation

The Planning Department recommends granting approval of the road names Flatiron Forest Dr and Copley Court and granting approval of subdivision First Plat for Flatiron Forest Subdivision with the following conditions:

1. Approval of the First Plat shall be valid for a period of twelve (12) months following the date of approval by the Board of Commissioners and the Construction Plan approval shall be valid for a period of twenty-four (24) months from the date of approval by the Technical Review Committee or Board of Commissioners.
2. The county attorney shall review and approve the contract and performance guarantee prior to final plat recordation.