



Chatham County Planning Department
80-A East Street
P.O. Box 54, Pittsboro, NC 27312-0054
Phone: 919-542-8204

MAJOR SUBDIVISION - CONSTRUCTION PLAN

Subdivision Name: Flatiron Forest - Phase 1

Property Owner/Applicant: Rex Vick - RBV 1525, LLC
Surveyor / Engineer: Craig Nursey, PE
Address: 3434 Kildaire Farm Road, Suite 135
Company Name: WithersRavenel
Cary, NC 27518
Address: 115 MacKenan Drive
Cary, NC 27511
Phone: (W) 919-868-4924
Phone: (W) 919-469-3340
(H)
(C)
Fax:
Email: rvick@windjamdevelopment.com
Email: cnursey@withersravenel.com

Parcel # (AKPAR): 2037; 2014 P.I.N. # 9764-14-6789; 9764-13-3695 Zoning District: R-1
Flood Map # 3710976400K Zone: X Watershed District: Jordan Lake WS-IV PA
Existing Access Road (S. R. # and name): Hamlets Chapel Road (SR 1525)

Phased Development/Development Schedule? YES [] NO [X] Phases # 1
Total Acreage 42.82 Ac Total Site 33.45 Ac - Phase 1 Area Total # of Lots 23 (Phase 1) Min. Lot Size (Acres) 0.92
Max. Lot Size 2.05 Avg. Lot Size 1.22 # Exempt Lots (over 10 ac.) 0

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 23 (Phase 1) Commercial 0 Other 0
If Other, Specify (i.e. recreation)

Are there historical structures located on the property that may be 50 years or older, i.e. cemetery, fences, chimneys, structures. Yes [] No [X] If yes, type of structure(s) and date and type of contact, i.e. on-site visit, telephone, letter, with Chatham County Historical Association:

Type of Wastewater Disposal: Individual Septic [X] Community Septic [] Public System []
Type of Water System: Individual Well [] Community Well(s) [] Public System [X]

Public Water System Name: Chatham County Water System

Public Wastewater System Name (ex. Aqua NC): N/A; Septic Sewer Site

Type of Road: Private Length (mi.): _____ Public Length (mi.): 0.47

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

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

PERMITS/APPROVALS REQUIRED: (copies of all required permits shall be included with Construction Plan submittal)

- NCDOT ROAD PLAN APPROVAL YES DATE 11/03/2023 N/A
- NCDOT COMMERCIAL DRIVEWAY PERMIT YES DATE _____ N/A
- EROSION CONTROL PLAN APPROVAL YES DATE 03/21/2024 N/A
- STORMWATER PLAN APPROVAL YES DATE 03/22/2024 N/A
- NCDENR (401 WATER QUALITY CERT) YES DATE 03/20/2024 N/A
- U.S. ARMY CORPS OF ENGINEERS (404 STREAM IMPACT) YES DATE 03/04/2024 N/A
- ROAD NAME REQUEST FORM YES DATE 06/17/2023 N/A
- COUNTY PUBLIC WATER APPROVAL YES DATE 03/10/2023 N/A
- STATE PUBLIC WATER APPROVAL (NCDENR) YES DATE 07/03/2023 N/A
- NCDENR DWQ (WASTE WATER TREATMENT PLANT) YES DATE _____ N/A
- SOIL SCIENTIST REPORT YES DATE 04/25/2022 N/A

OTHER:

Include one (1) paper copy and (1) electronic copy of all items above (see Digital Document Requirements) and 2 paper copies of Construction Plan (scale not to be more than 200 feet to 1 inch)

Ray Wj 2/26/2024
Signature of Property Owner/Applicant Date

For Staff Use Only	PL _____
Date Received _____	By _____
Date Review Completed _____	Date Applicant Contacted _____
TRC Meeting Date: _____	Construction Plan Approval Date: _____