



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

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

MAJOR SUBDIVISION – FIRST PLAT REVIEW APPLICATION

**Proposed Subdivision Name:** Vickers Village

**Property Owner/Applicant:**

Name: The Vickers Bennett Group LLC

Address: PO Box 935  
Pittsboro, NC 27312

Phone: (W) \_\_\_\_\_

(H) \_\_\_\_\_

(C) \_\_\_\_\_

Fax: \_\_\_\_\_

Email: Wattandmitchellpa@gmail.com

**Representative (Surveyor, Engineer, Etc.):**

Name: Mark Address

Company Name: CE Group Inc.

Address: 301 Glenwood Ave, #220  
Raleigh, NC 27603

Phone: (W) \_\_\_\_\_

(C) \_\_\_\_\_

Fax: \_\_\_\_\_

Email: mark@cegroupinc.com

Who should staff contact (circle one)?

Property Owner/Applicant

Consultant

**PROPOSAL**

Parcel # (AKPAR): see attached P.I.N. # see attached Zoning District: R-1

Flood Map # 3710977500K Zone: X Watershed District: US-IV PA

Existing Access Road (S. R. # and name): 15-501, Vickers Jack Bennett

Total Acreage +/- 10.8 AC Total # of Lots 183 Min. Lot Size (Acres) 1800 SF

Max. Lot Size 9617 SF Avg. Lot Size 3050 SF # Exempt Lots (over 10 ac.) 0

Phased Development/Development Schedule? YES  NO  How Many Phases? 3

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

Proposed Number of Lots: Residential 181 Commercial 1 Other 1

If Other, Specify (i.e. recreation) Utility Lot for WWTP

Wastewater Disposal: Individual Septic  Community Septic  Public System

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

Public Water System Name: North Chatham Water System

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

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

Type of Road: Private  Length (mi.): 0.20 MI Public  Length (mi.): 1.15 MI

Road Surface: Paved  Gravel  Width of Road Surface (feet) PUBLIC 25'  
PRIVATE 14'

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.):

OPEN SPACE +/- 10 AC  
COMMERCIAL +/- 4 AC

Date of Community Meeting: June 28, 2021

Location: LDK office of Bradshaw Vernon

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>
September 23, 2021	<u>9 AM</u>
September 21, 2021	<u>4 PM</u>

**Please See Attached for Submittal Requirements**

Signature of Property Owner/Applicant

August 19, 2021

Date

*For Staff Use Only*

PL \_\_\_\_\_

Date Received \_\_\_\_\_ By \_\_\_\_\_

Date Fee Paid \_\_\_\_\_ Received By \_\_\_\_\_

Date Review Completed \_\_\_\_\_ Date Applicant Contacted \_\_\_\_\_

## List of Parcels and PIN Numbers

<u>AKPAR</u>	<u>PIN</u>
18847	9775-71-1836
18848	9775-71-3862
60719	9775-71-5890
18636	9775-81-7260
60653	9775-52-1331
79965	9775-63-2169
89281	9775-61-7807
89395	9775-62-6348
80493	9775-62-7039
69057	9775-63-4165
89206	9775-62-0226
18857	9775-61-4937
87996	9775-62-4510
89272	9775-62-4293
18856	9775-62-4788
87093	9775-72-4406
93157	9775-83-0171
79288	9775-72-0902
93156	9775-72-9912
93155	9775-72-6956
93154	9775-73-4040
85875	9775-52-1422
18914	9775-52-1565
18636	9775-04-81-6166

## Project Schedule

**Phase 1:** +/- 66 Residential Lots Final Plat submitted by December 31, 2024

**Phase 2:** +/- 115 Residential Lots Final Plat submitted by December 31, 2026

**Phase 3:** Commercial Area submitted by December 31, 2027



**First Plat Submission Checklist**

**Subdivision Name:** Vickers Village

**Submit the following with this application:**

- 1 digital copy of all documents conforming to Digital Document Submission Guideline
- 1 Reduced copy of plat (8.5" x 11")
- List (1 copy) of all property owners names and mailing addresses **within 400 feet** of property boundaries. A Microsoft Excel spreadsheet listing the names and addresses shall be submitted with the digital submission. If more than 10 property owners, provide mailing labels.
- Completed Flood Plain Determination Application.

**Submit two (2) paper copies and one (1) digital copy of the following:**

- Utility Plan (proposed layouts for sewer and water where applicable, showing feasible connections to the existing utility system, or any proposed utility system).

**Submit 4 packets of the following information: The remaining 16 packets shall be submitted within one week after Staff Sufficiency review.**

- Folded Plat** showing proposed subdivision (minimum size 18" x 24") *See Section 6.1 of Subdivision Regulation for information required to be on Plat*
- Completed First Plat Review Application (2 Pages)
- Location Map (with Aerial Photo) from County GIS System (8.5" x 11")
- Topographic Map (contours at vertical intervals of not more than five [5] feet, at the same scale as the First Plat), if required by staff.
- Comments from Chatham County Historical Association from Concept Review (If any)
- Comments from Chatham County Schools from Concept Review (If any)
- Copy of Environmental Documentation or Environmental Impact Assessment and report from Environmental Quality Department.
- Community Meeting Report Form
- Recommendation(s) from Technical Review Committee Meeting at Concept (If any)
- Detailed Soil Scientist Report and Soils Map
- Road name submittal form from Chatham County Emergency Operations office
- Copy of Riparian Buffer Review
- Army Corps of Engineers Permit, if required
- NC Division of Water Quality Permit, if required

**If submitting a Conservation Subdivision, must also submit the following documentation along with 2 paper copies and 1 digital copy: The remaining 13 packets shall be submitted within one week after Staff Sufficiency review.**

- Documentation (i.e. deed, easement document) of Ownership of Conservation Space
- Conservation Space Management Plan (See Section 7.7 [G])
- Legal Instrument for Permanent Protection (See Section 7.7 [H])
- Fragmentation Map and On-Site Inventory Map
- Confirmation letter from Watershed Protection Department

Revised 7/01/2021

**For Questions, Contact Kimberly Tyson, Subdivision Administrator (Kimberly.Tyson@chathamcountync.gov) or (919) 542-8283**