



VICKERS VILLAGE

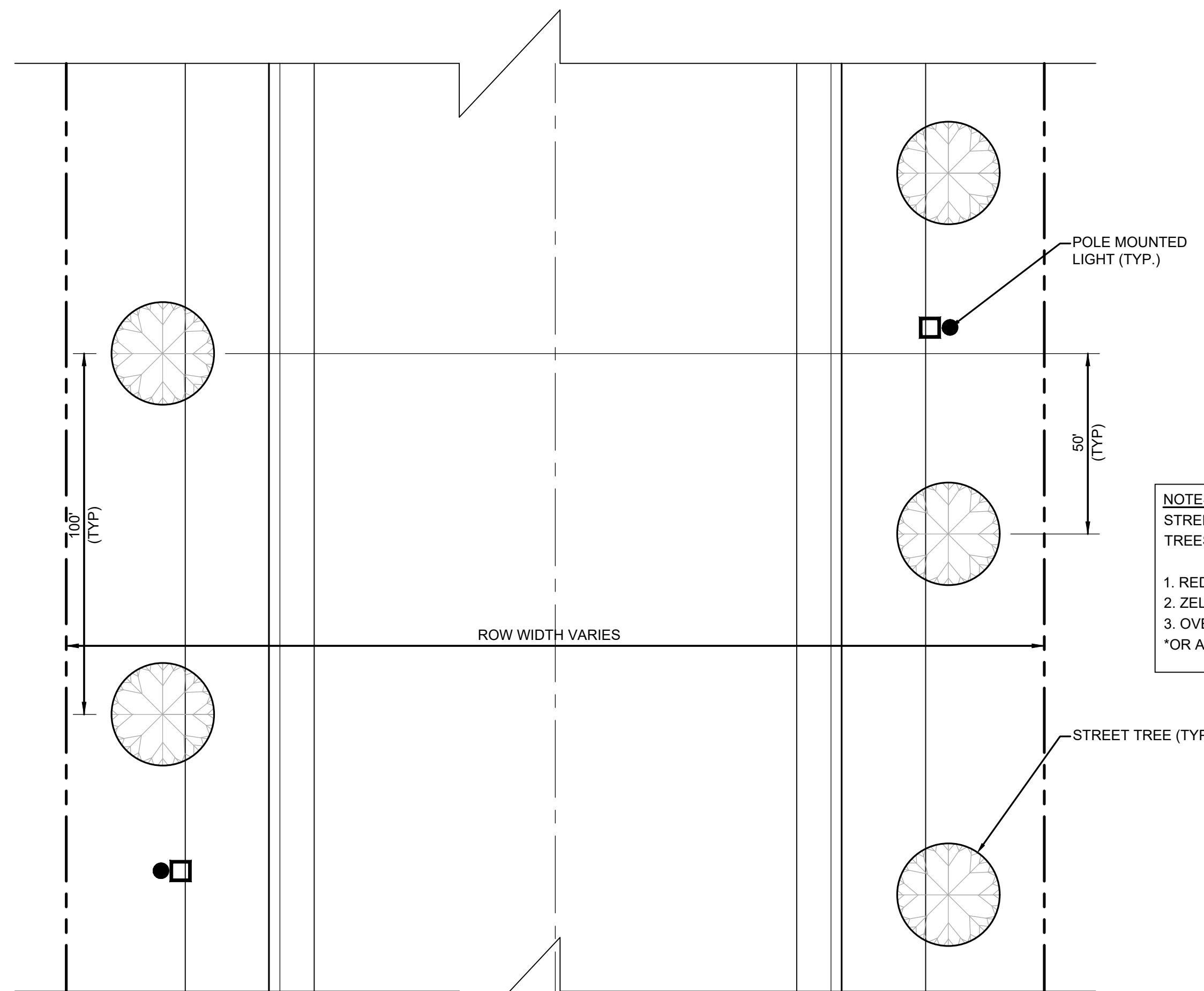
JULY 23, 2021

FIRST PLAT SUBMITTAL

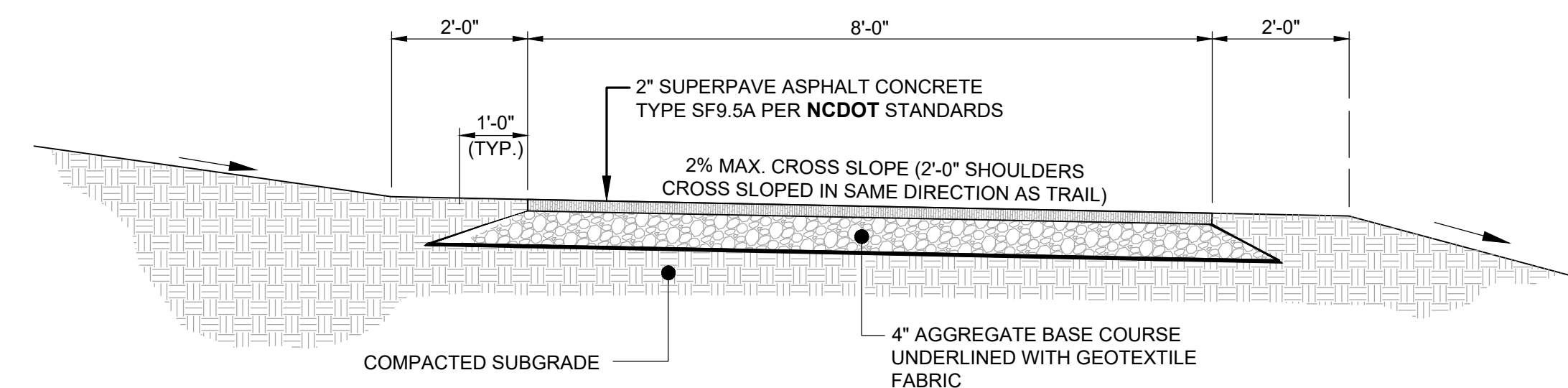
FIRST PLAT DETAILS

US 15-501

Chatham County, NC



**STREET TREE DETAIL
(PLAN VIEW)**
NOT TO SCALE



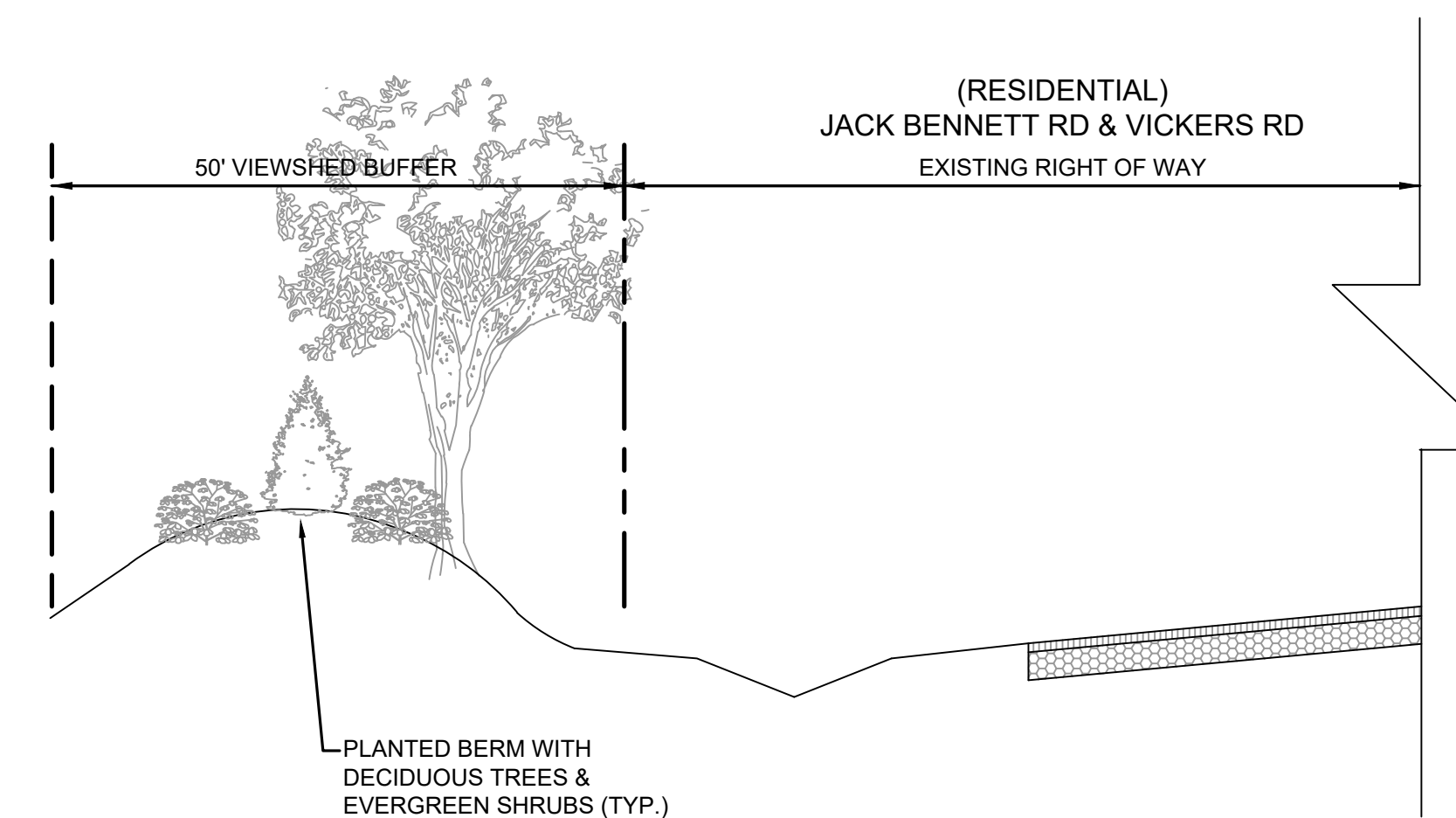
STANDARD 8-FT ASPHALT MULTI-USE TRAIL
NOT TO SCALE

- NOTES:**
- CONTRACTOR IS RESPONSIBLE FOR RE-ESTABLISHING ALL SLOPES DISTURBED BY CONSTRUCTION.
 - NO ABOVE GROUND UTILITIES OR UTILITY SURFACE COVERS/PLATES/MANHOLES SHALL BE LOCATED WITHIN TRAIL AND SHALL BE MINIMUM 2 FEET FROM THE EDGE OF TRAIL. RAISED MANHOLES SHALL BE MINIMUM 4 FEET FROM TRAIL EDGE.
 - ALL TRAILS SHALL BE LOCATED MINIMUM 5 FEET FROM THE BACK OF CURB OR EDGE OF PAVEMENT.
 - SIDE SLOPES SHALL NOT EXCEED 3:1. CUT & FILL SLOPES SHALL TIE INTO EXISTING SLOPES TO CREATE AN EVEN TRANSITION.
 - CROSS SLOPE TYPICALLY TO LOW SIDE BUT CROSS SLOPE TO INSIDE OF DOWNHILL CURVES, WITH GRADUAL TRANSITIONS BETWEEN ANY CROSS SLOPE DIRECTION CHANGES.
 - TRAIL TO BE LOCATED AWAY FROM ALL TREE ROOT ZONES.

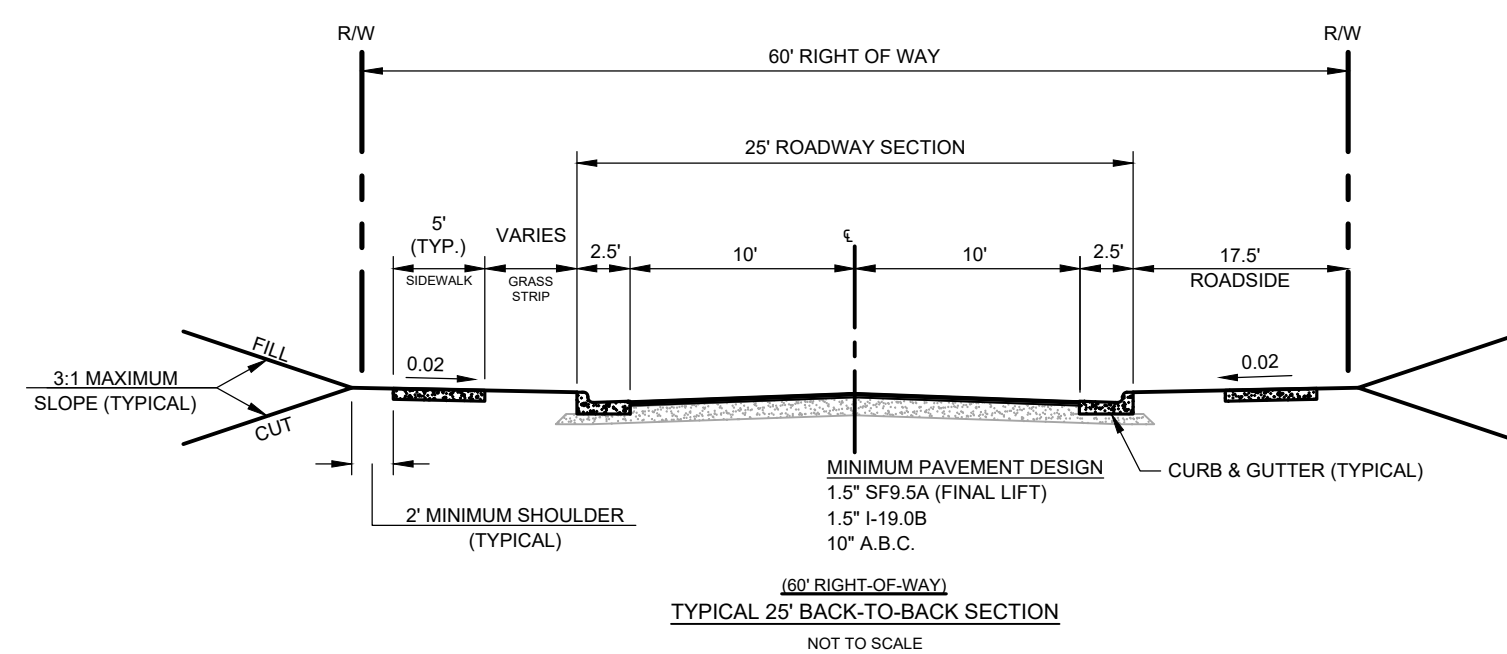
- NOTES:**
STREET TREES WILL CONSIST OF THE FOLLOWING TREES OR APPROVED EQUAL:
- RED MAPLE (ACER RUBRUM "OCTOBER GLORY")
 - ZELKOVA (ZELKOVA SERRATA)
 - OVERCUP OAK (QUERCUS LYRATA "OVERCUP")
- *OR APPROVED EQUAL

Tract Area		101.8 AC		
Impervious Areas				
	Acreage (AC.)	Units	Imp Allowed (AC)	Imp Allowed (SF)
ROW	9.7		80%	7.76
Alley	0.7		80%	0.56
WWTP	1		100%	0.8
Amenity	1.75		50%	0.875
Commercial	4		80%	3.2
47x135 Lots	22	3000 (47%)		6600
47x120 Lots	48	3000 (53%)		14400
21 x 87 TH Lots	15	1827 (90%)		27405
26 x 87 TH Lots	96	2262 (90%)		217152
5,000 LF of Trails	0.8	100%	1	34848
Projected Impervious				1064179 SF

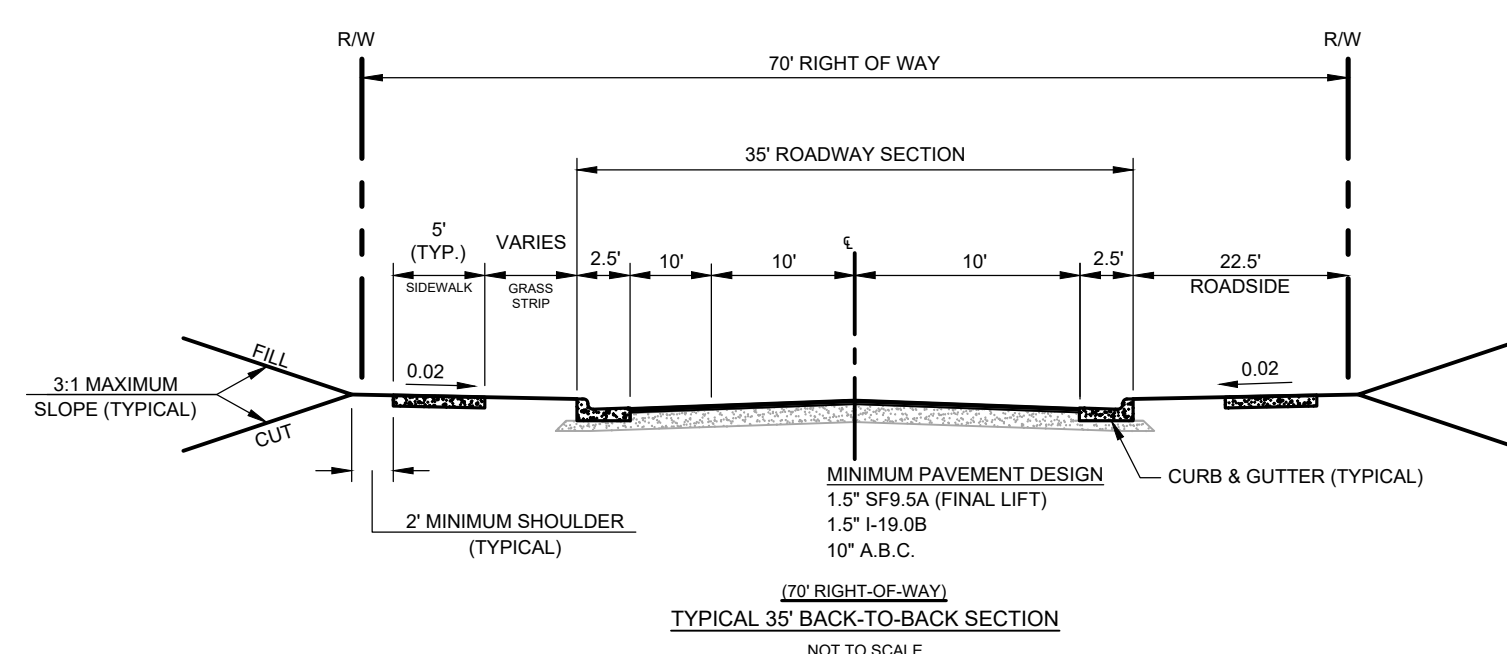
PROJECT IMPERVIOUS SUMMARY



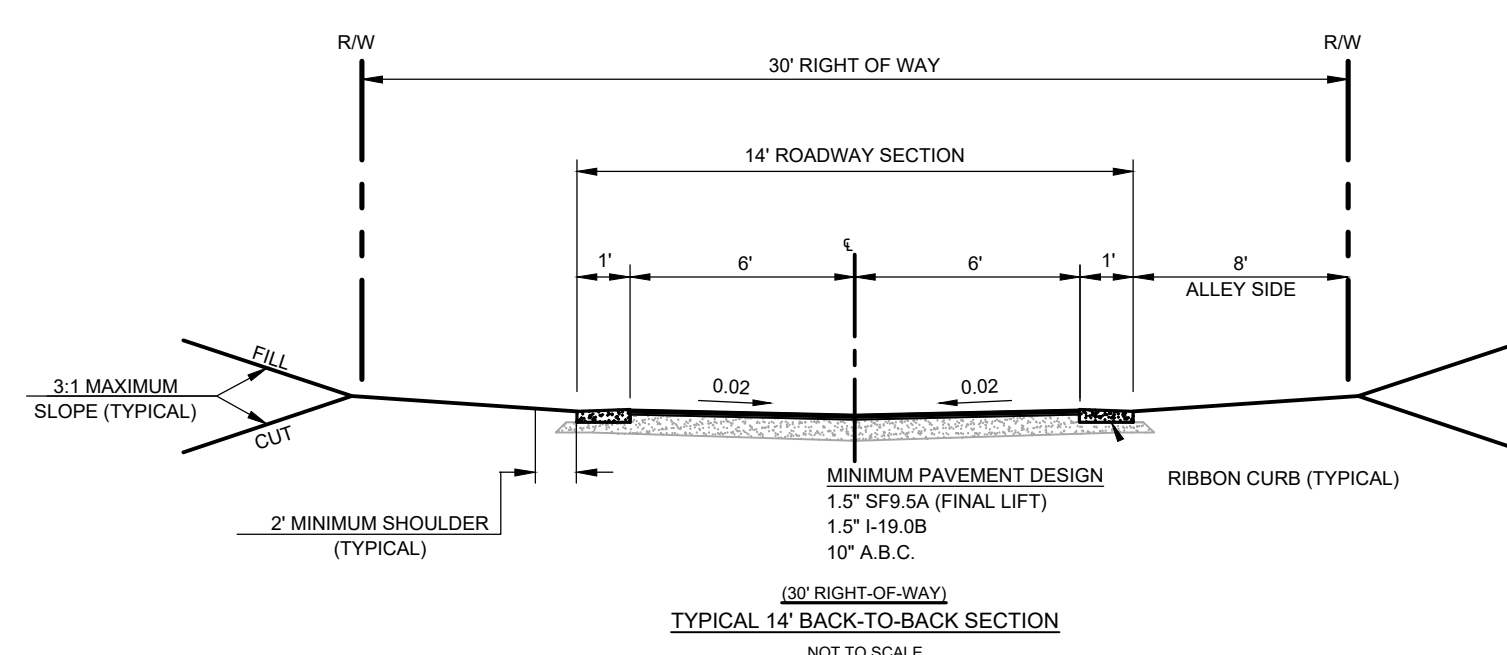
**RESIDENTIAL VIEWSHED DETAIL
(PROFILE VIEW)**
NOT TO SCALE



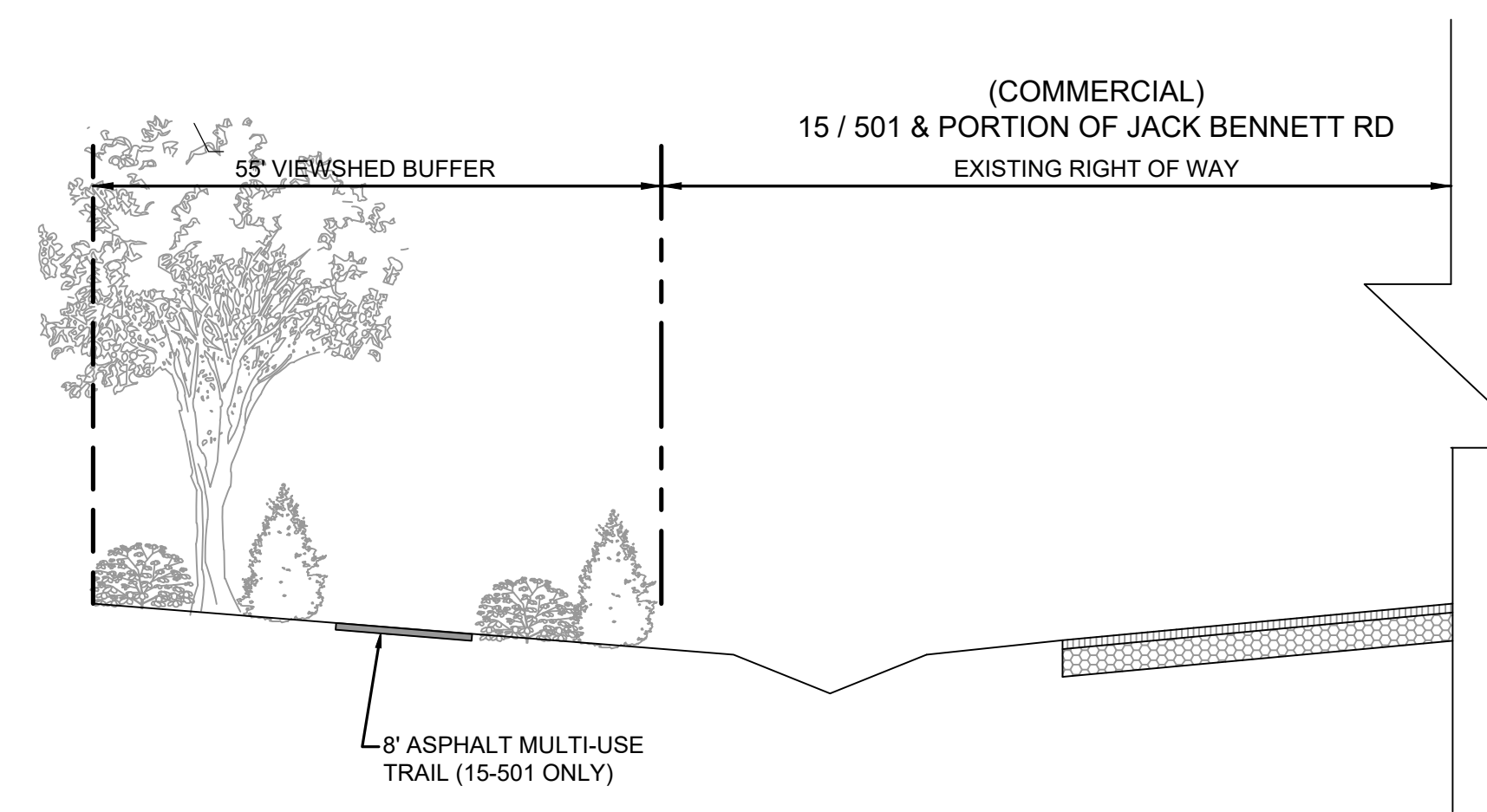
TYPICAL 25' BACK-TO-BACK SECTION
NOT TO SCALE



TYPICAL 35' BACK-TO-BACK SECTION
NOT TO SCALE



TYPICAL 14' BACK-TO-BACK SECTION
NOT TO SCALE



**COMMERCIAL VIEWSHED DETAIL
(PROFILE VIEW)**
NOT TO SCALE

Parcel Table		Parcel Table		Parcel Table		Parcel Table		Parcel Table		Parcel Table	
Parcel #	Area	Parcel #	Area	Parcel #	Area	Parcel #	Area	Parcel #	Area	Parcel #	Area
1	6345.00 SF	21	7324.24 SF	41	5640.06 SF	61	5640.06 SF	81	1755.39 SF	101	2436.00 SF
2	6345.00 SF	22	7318.97 SF	42	5640.06 SF	62	5640.00 SF	82	1675.21 SF	102	1914.00 SF
3	6348.05 SF	23	8058.61 SF	43	8839.99 SF	63	5640.00 SF	83	1614.22 SF	103	1914.00 SF
4	7300.50 SF	24	6580.00 SF	44	7492.55 SF	64	5640.00 SF	84	2099.45 SF	104	1914.00 SF
5	7392.37 SF	25	6274.29 SF	45	5640.00 SF	65	5640.00 SF	85	2088.00 SF	105	2436.00 SF
6	7392.37 SF	26	6169.64 SF	46	5640.00 SF	66	5640.00 SF	86	1566.00 SF	106	2471.51 SF
7	7392.37 SF	27	6207.86 SF	47	5640.00 SF	67	5640.00 SF	87	1566.00 SF	107	1948.36 SF
8	6345.00 SF	28	6263.71 SF	48	5640.00 SF	68	5640.00 SF	88	1566.00 SF	108	1935.98 SF
9	6345.00 SF	29	6713.40 SF	49	5640.00 SF	69	5640.00 SF	89	2088.00 SF	109	2446.04 SF
10	6855.39 SF	30	8276.48 SF	50	5640.00 SF	70	5687.31 SF	90	2088.00 SF	110	2491.21 SF
11	9617.34 SF	31	5640.00 SF	51	5640.00 SF	71	2435.77 SF	91	1566.00 SF	111	1944.36 SF
12	7184.22 SF	32	5640.00 SF	52	5640.00 SF	72	1914.00 SF	92	1566.00 SF	112	1932.90 SF
13	6345.00 SF	33	5640.00 SF	53	5640.00 SF	73	1914.00 SF	93	1566.00 SF	113	1921.45 SF
14	6345.00 SF	34	5640.00 SF	54	5640.00 SF	74	1914.00 SF	94	2088.00 SF	114	1913.51 SF
15	6345.00 SF	35	5640.00 SF	55	5640.00 SF	75	2436.00 SF	95	2436.92 SF	115	2473.29 SF
16	6345.00 SF	36	5640.00 SF	56	5640.00 SF	76	2443.09 SF	96	1914.59 SF	116	2436.60 SF
17	7007.48 SF	37	5640.00 SF	57	5640.00 SF	77	1972.54 SF	97	1914.47 SF	117	1914.29 SF
18	7324.24 SF	38	5640.00 SF	58	5640.00 SF	78	2067.33 SF	98	1914.35 SF	118	1914.13 SF
19	7324.24 SF	39	5640.00 SF	59	5640.00 SF	79	2818.43 SF	99	1914.24 SF	119	1913.96 SF
20	7324.24 SF	40	5674.55 SF	60	5640.00 SF	80	2487.84 SF	100	2436.13 SF	120	1913.80 SF

Parcel Table		Parcel Table		Parcel Table		Parcel Table	
Parcel #	Area	Parcel #	Area	Parcel #	Area	Parcel #	Area
121	2435.52 SF	141	1930.27 SF	161	1913.99 SF	181	2427.23 SF
122	2435.50 SF	142	1936.14 SF	162	2435.99 SF		
123	1913.56 SF	143	1942.01 SF	163	2436.00 SF		
124	1913.52 SF	144	2464.65 SF	164	1914.00 SF		
125	1913.48 SF	145	2435.90 SF	165	1914.00 SF		
126	1913.44 SF	146	1913.92 SF	166	1923.34 SF		
127	2435.24 SF	147	1913.93 SF	167	2577.02 SF		
128	2435.12 SF	148	1913.93 SF	168	2951.45 SF		
129	1913.27 SF	149	1913.93 SF	169	2315.20 SF		
130	1913.23 SF	150	2435.92 SF	170	2347.21 SF		
131	1913.19 SF	151	2435.93 SF	171	2993.03 SF		
132	2434.91 SF	152	1913.95 SF	172	2711.31 SF		
133	2542.68 SF	153	1913.95 SF	173	2057.33 SF		
134	1961.62 SF	154	1913.96 SF	174	1994.88 SF		
135	1918.78 SF	155	1913.96 SF	175	1948.08 SF		
136	1925.76 SF	156	2435.95 SF	176	2443.65 SF		
137	1973.65 SF	157	2435.97 SF	177	2436.00 SF		
138	2592.39 SF	158	1913.98 SF	178	1914.00 SF		
139	2440.75 SF	159	1913.98 SF	179	1914.00 SF		
140	1924.40 SF	160	1913.98 SF	180	1914.00 SF		

PRELIMINARY DESIGN
NOT RELEASED
FOR CONSTRUCTION