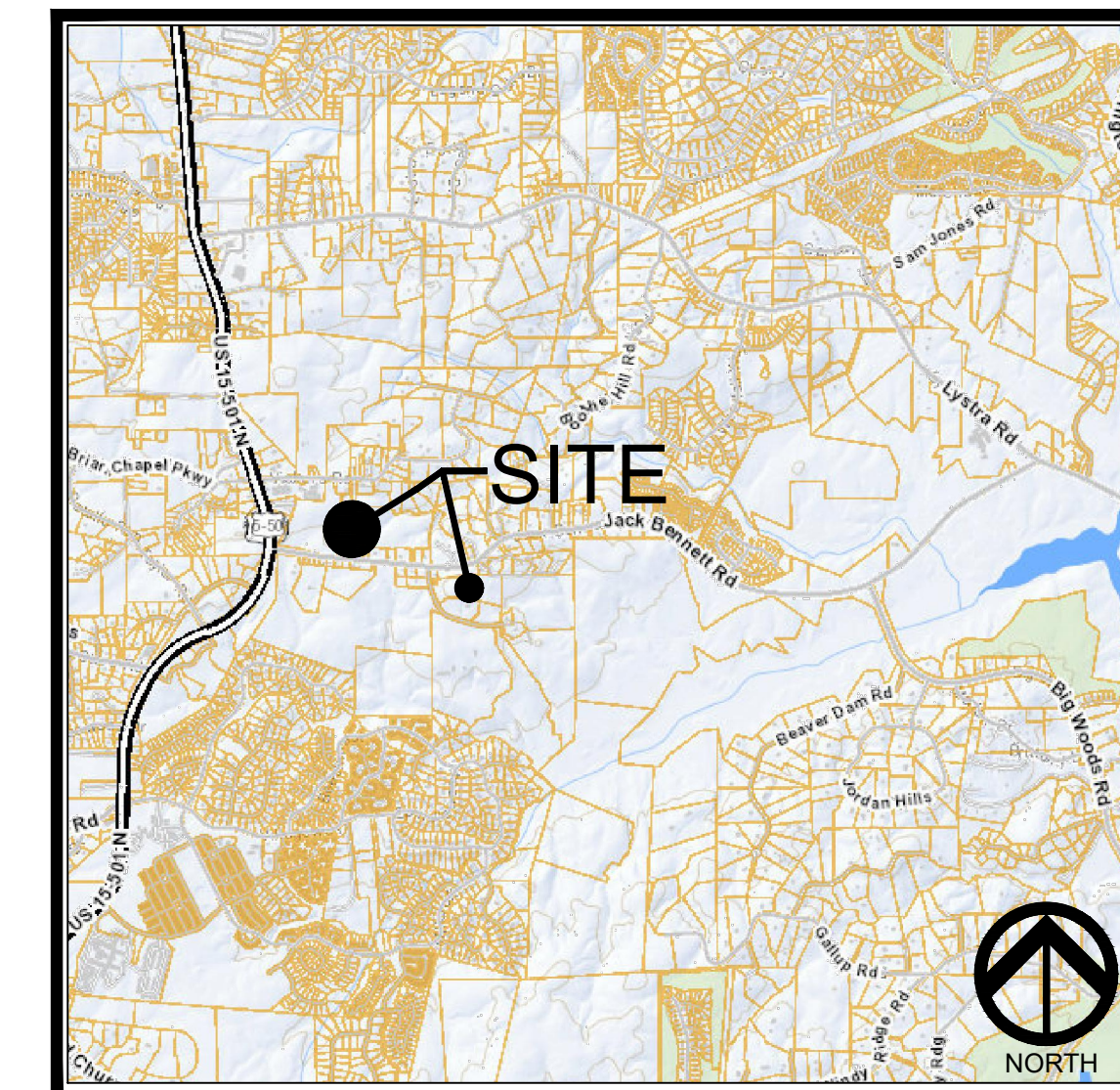


VICKERS VILLAGE

AUGUST 20, 2021
FIRST PLAT SUBMITTAL
SITE PLAN
US 15-501
Chatham County, NC

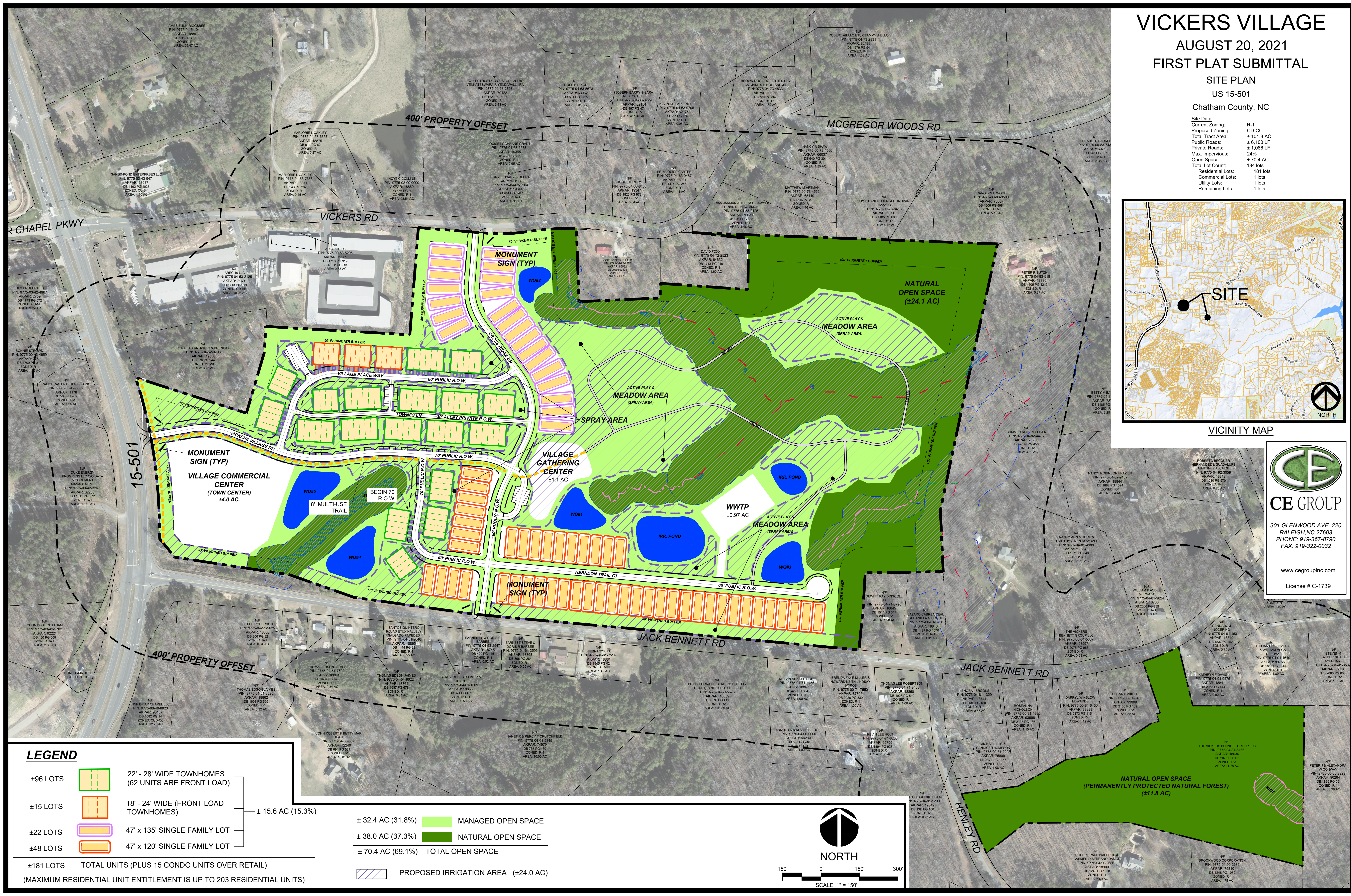
Site Data

Current Zoning:	R-1
Proposed Zoning:	CD-CG
Total Tract Area:	± 101.8 AC
Public Roads:	± 6,100 LF
Private Roads:	± 1,086 LF
Max. Impervious:	24%
Open Space:	± 70.4 AC
Total Lot Count:	184 lots
Residential Lots:	181 lots
Commercial Lots:	1 lots
Utility Lots:	1 lots
Remaining Lots:	1 lots



VICINITY MAP

CE GROUP
301 GLENWOOD AVE. 220
RALEIGH, NC 27603
PHONE: 919-367-8790
FAX: 919-322-0032
www.cegroupinc.com
License # C-1739



LEGEND

±96 LOTS		22' - 28' WIDE TOWNHOMES (62 UNITS ARE FRONT LOAD)	± 15.6 AC (15.3%)
±15 LOTS		18' - 24' WIDE (FRONT LOAD TOWNHOMES)	
±22 LOTS		47' x 135' SINGLE FAMILY LOT	± 70.4 AC (69.1%) TOTAL OPEN SPACE
±48 LOTS		47' x 120' SINGLE FAMILY LOT	
±181 LOTS	TOTAL UNITS (PLUS 15 CONDO UNITS OVER RETAIL) (MAXIMUM RESIDENTIAL UNIT ENTITLEMENT IS UP TO 203 RESIDENTIAL UNITS)		
		± 32.4 AC (31.8%) MANAGED OPEN SPACE	
		± 38.0 AC (37.3%) NATURAL OPEN SPACE	
		± 15.6 AC (15.3%) TOTAL OPEN SPACE	
		PROPOSED IRRIGATION AREA (±24.0 AC)	

