

# VICKERS VILLAGE

## COMPACT

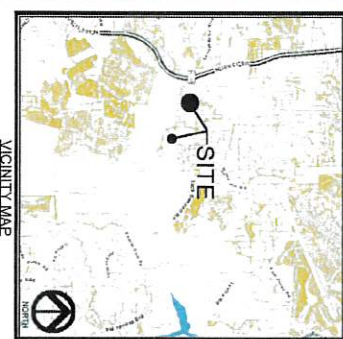
## COMMUNITY

## SITE PLAN

CHATHAM COUNTY, NC

JULY 2, 2021

ATTACHMENT "A"



VICINITY MAP

**CE GROUP**  
 306 OLIVANOVA AVE 200  
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 www.cegroupinc.com  
 License # B-C-11726



**LEGEND**

[Symbol]	496 OTS	[Symbol]	24' x 38' TOWNHOUSES (92 UNITS ARE FRONT LOAD)
[Symbol]	1151 LOTS	[Symbol]	18' x 24' (FRONT LOAD) TOWNHOUSES
[Symbol]	222 LOTS	[Symbol]	47' x 135' SINGLE FAMILY LOT
[Symbol]	448 LOTS	[Symbol]	47' x 120' SINGLE FAMILY LOT
[Symbol]	1181 LOTS	[Symbol]	15.9 AC (15.3%)
[Symbol]	TOTAL UNITS PLUS 15 CONDO UNITS OVER RETAIL (MAXIMUM RESIDENTIAL UNIT ENTH. ENHMT IS UP TO 200 RESIDENTIAL UNITS)	[Symbol]	2.32 AC (31.8%)
[Symbol]		[Symbol]	4.38 AC (37.3%)
[Symbol]		[Symbol]	± 79.4 AC (68.1%) TOTAL OPEN SPACE
[Symbol]		[Symbol]	± 32.4 AC (31.8%)
[Symbol]		[Symbol]	± 38.0 AC (37.3%)
[Symbol]		[Symbol]	± 79.4 AC (68.1%) TOTAL OPEN SPACE
[Symbol]		[Symbol]	± 32.4 AC (31.8%)
[Symbol]		[Symbol]	± 38.0 AC (37.3%)
[Symbol]		[Symbol]	± 79.4 AC (68.1%) TOTAL OPEN SPACE

**SITE DATA:**

CURRENT ZONING	B-1
PROPOSED ZONING	CC-C
TOTAL TRACT AREA	1,701.0 AC
PUBLIC ROADS	1,115.6 AC
PRIVATE ROADS	1,107.5 AC
MAX. IMPERVIOUS	24%

**MANAGED OPEN SPACE**

**NATURAL OPEN SPACE**

**PROPOSED IRRIGATION AREA (21.0 AC)**

**NORTH**

SCALE: 1" = 100'

**NATURAL OPEN SPACE (PERMANENTLY PROTECTED NATURAL FOREST) (111.5 AC)**

**1**

ATTACHMENT "B"

VICKERS VILLAGE COMPACT COMMUNITY DEVELOPMENT PARCELS EXHIBIT

BY: CE GROUP

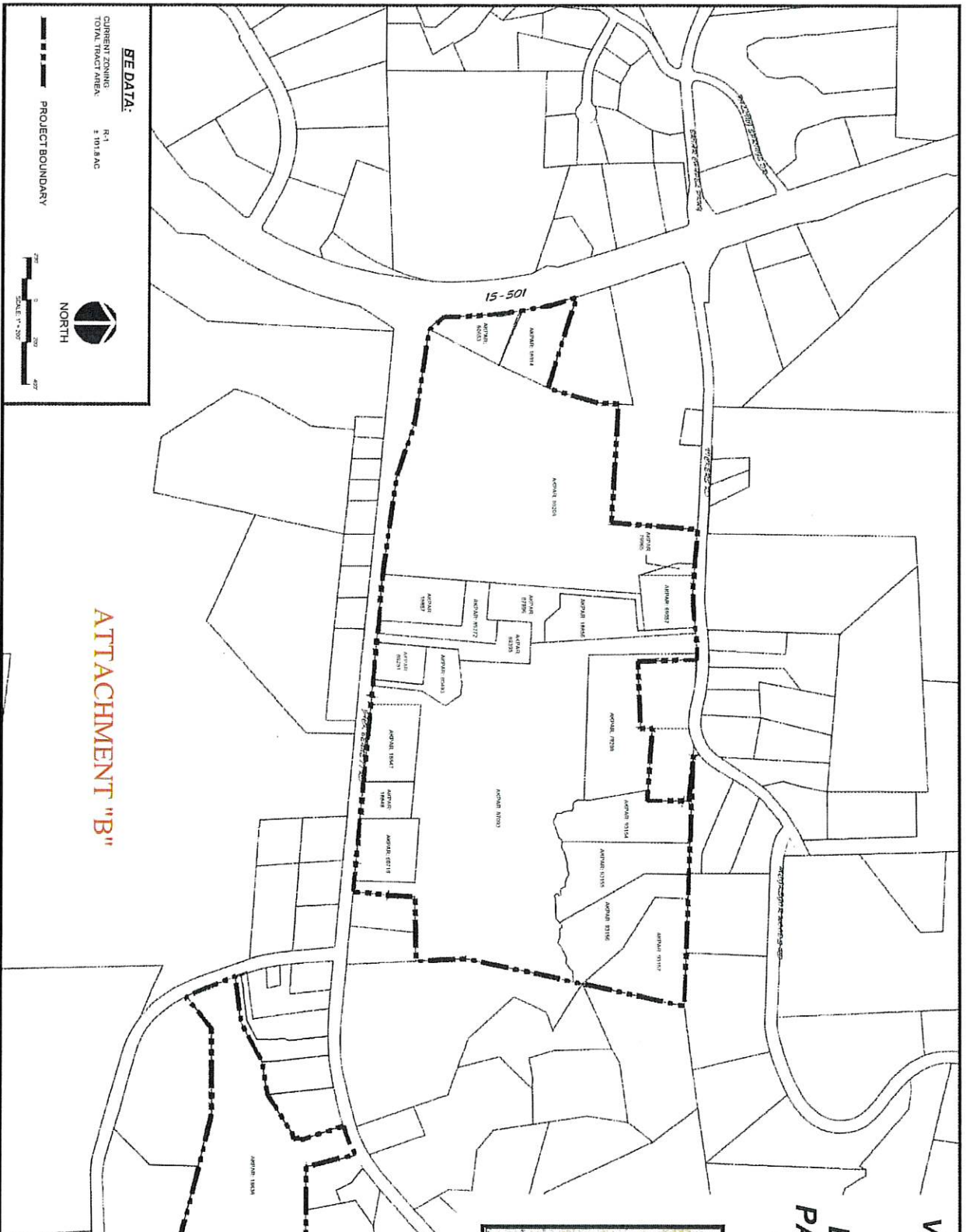
DATED: JULY 2, 2021

**VICKERS VILLAGE  
COMPACT  
COMMUNITY  
DEVELOPMENT  
PARCELS EXHIBIT  
CHATHAM COUNTY, NC  
JULY 2, 2021**



VICINITY MAP

**CE GROUP**  
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Lizette R. C. 11/20



**ATTACHMENT "B"**

**BE DATA:**  
CURRENT ZONING: R-1  
TOTAL TRACT AREA: 3.1913 AC

**PROJECT BOUNDARY**

**NORTH**

SCALE: 1" = 200'





**VICKERS VILLAGE**  
**JUNE 20, 2024**  
**FIRST PLAT SUBMITTAL**  
**PHASING PLAN**  
 US 15-501  
 CHATHAM COUNTY, NC

2024 Data	2023 Data	2022 Data	2021 Data
Owner/County	City/County	County	County
Total Area	Total Area	Total Area	Total Area
Phase 1	Phase 2	Phase 3	Phase 4
Phase 1	Phase 2	Phase 3	Phase 4
Phase 1	Phase 2	Phase 3	Phase 4
Phase 1	Phase 2	Phase 3	Phase 4
Phase 1	Phase 2	Phase 3	Phase 4
Phase 1	Phase 2	Phase 3	Phase 4
Phase 1	Phase 2	Phase 3	Phase 4
Phase 1	Phase 2	Phase 3	Phase 4
Phase 1	Phase 2	Phase 3	Phase 4

**PRELIMINARY DESIGN**  
 NOT RELEASED  
 FOR CONSTRUCTION

**NORTH**

0 50' 100' 150' 200'  
 SCALE: 1" = 120'

**CE GROUP**  
 CHATHAM COUNTY, NC

