

# GRANVILLE

A single-family neighborhood

Chatham County Appearance Commission Review

Special Use Permit / Planned Residential Development

*Application provided to address the*

***CHATHAM COUNTY DESIGN GUIDELINES***

*For Commercial, Industrial, and Conditional Use Projects and Developments*

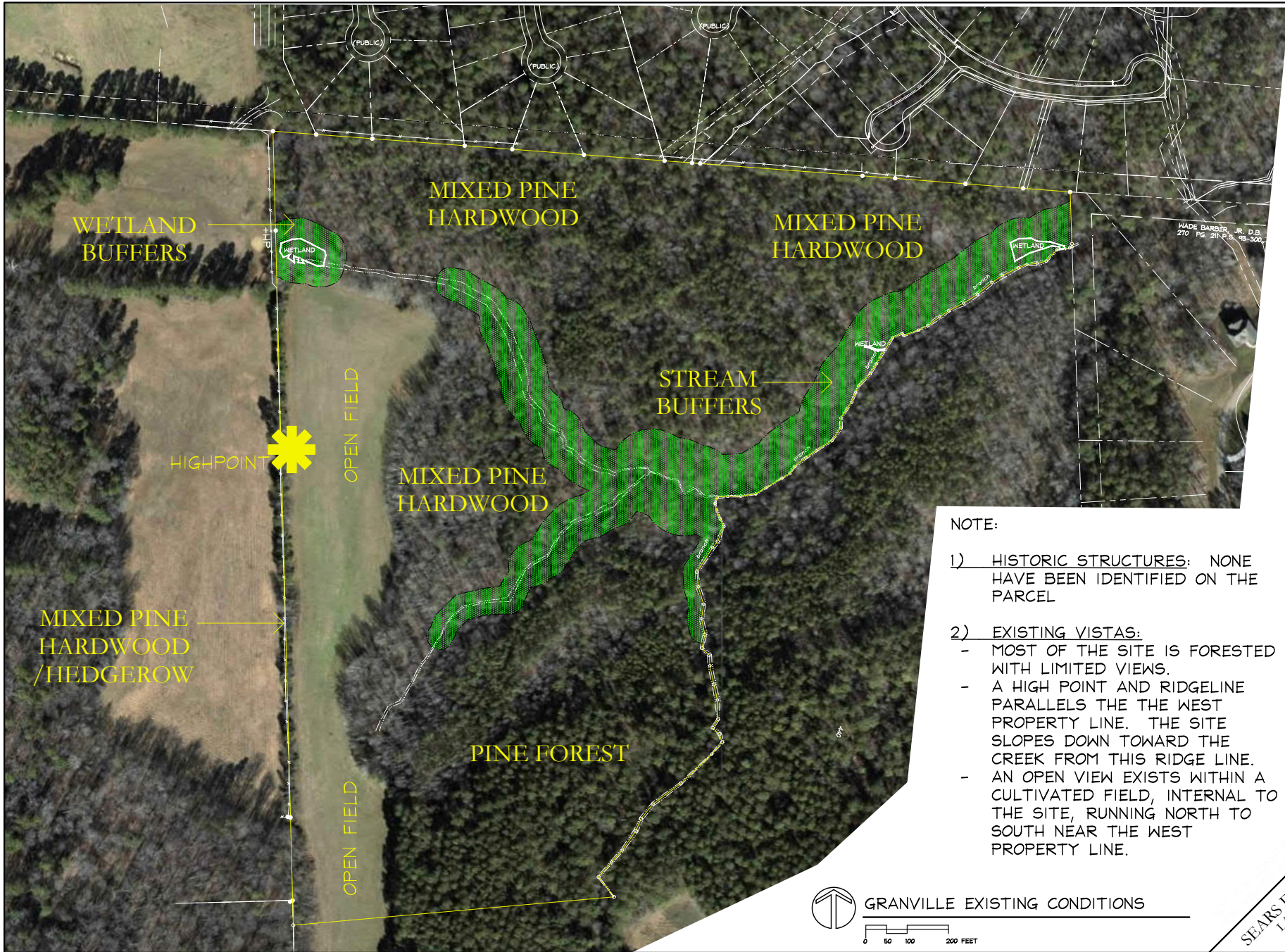
## GRANVILLE NEIGHBORHOOD – A Planned Residential Neighborhood (Special Use Permit)

Project Discription: Granville, a 51.8 acre subdivision of 43 single-family homes located adjacent to and south of Fearington Village, the planned residential community located on the east side of Chapel Hill Road (US 15-501) across from Morris Road and the North Chatham Fire Station. Granville will be a new neighborhood for Fearington Village. Single-family homes are planned on lots approximately 27% smaller than standard R-1 zoning, with reduced setbacks for closer spacing. Dedicated open spaces are provided totaling approximately 36.9% of the parcel.

Landscape Rational: The landscaping within Granville will mirror the development of the adjacent Fearington Village by maintaining wooded home sites and a 50' wooded perimeter buffer around the subdivision perimeter. Additional plantings will supplement the buffer within the nine non-wooded lots along the western perimeter. Street trees will be provided fronting these nine lots as a continuation of the tree canopy along the streetscapes.

### PRESENTATION DRAWINGS FOLLOW:

1. Existing Conditions Plan
2. Site Plan (topography, structures, vegetation, buffers, views).
3. Vicinity Map (showing adjacent properties with structures and zoning)



NOTE:

- 1) HISTORIC STRUCTURES: NONE HAVE BEEN IDENTIFIED ON THE PARCEL
- 2) EXISTING VISTAS:
  - MOST OF THE SITE IS FORESTED WITH LIMITED VIEWS.
  - A HIGH POINT AND RIDGELINE PARALLELS THE THE WEST PROPERTY LINE. THE SITE SLOPES DOWN TOWARD THE CREEK FROM THIS RIDGE LINE.
  - AN OPEN VIEW EXISTS WITHIN A CULTIVATED FIELD, INTERNAL TO THE SITE, RUNNING NORTH TO SOUTH NEAR THE WEST PROPERTY LINE.



GRANVILLE EXISTING CONDITIONS



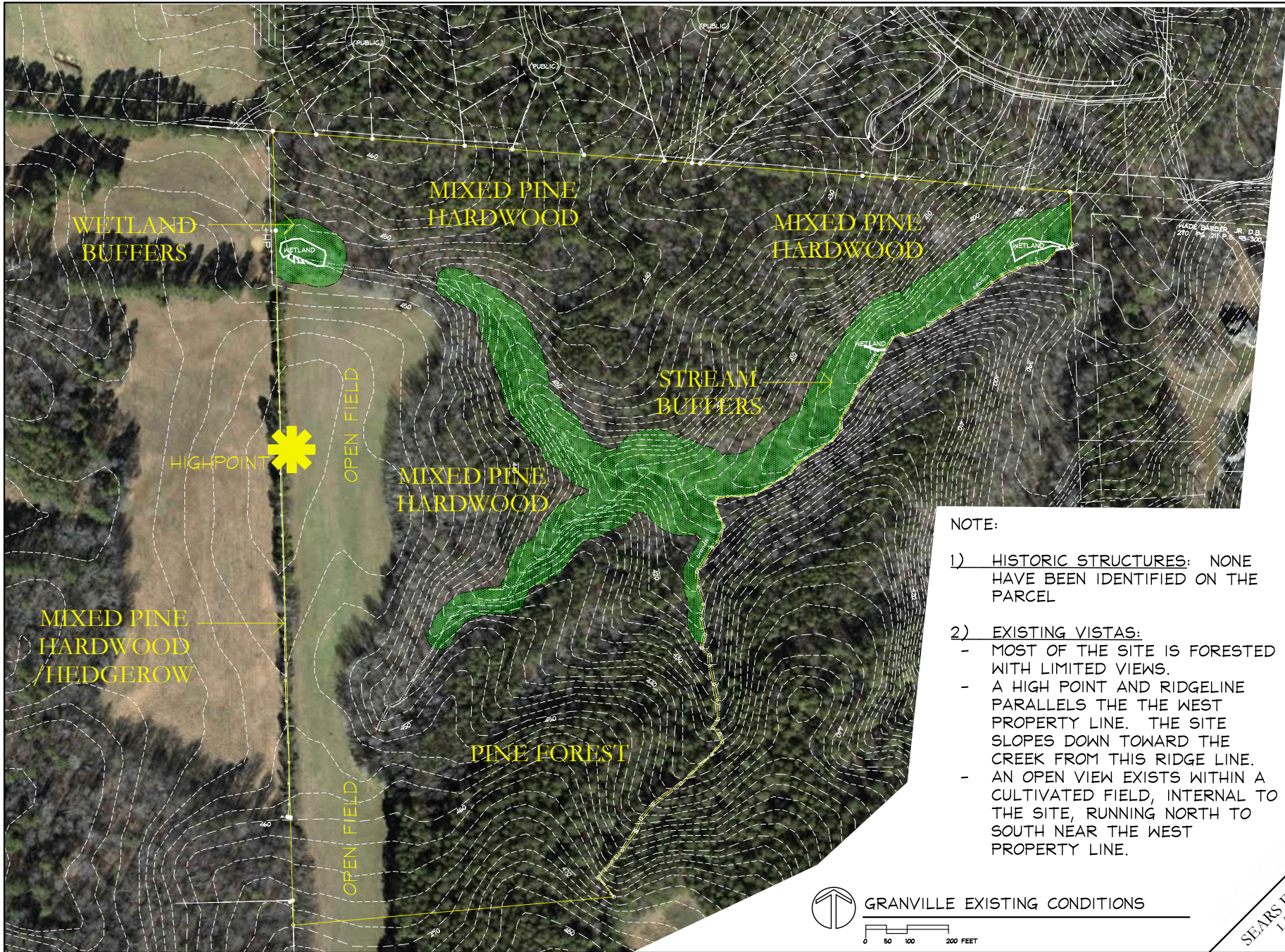
FIRST DRAFT CONCEPT PLAN  
**GRANVILLE**  
 Chatham County, North Carolina  
 FITCH CREATIONS, INC.

Prop. County: DCLIS  
 Date: 10/17/2022  
 Revisions:

**SEARS DESIGN GROUP, P.A.**  
 LANDSCAPE ARCHITECTS  
 623 W. Jones Street Raleigh, NC 27603  
 (919) 832-7000 Fax: (919) 832-2810  
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Sheet No. **L1**  
 Of 2



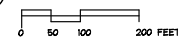


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- 2) EXISTING VISTAS:
  - MOST OF THE SITE IS FORESTED WITH LIMITED VIEWS.
  - A HIGH POINT AND RIDGELINE PARALLELS THE THE WEST PROPERTY LINE. THE SITE SLOPES DOWN TOWARD THE CREEK FROM THIS RIDGE LINE.
  - AN OPEN VIEW EXISTS WITHIN A CULTIVATED FIELD, INTERNAL TO THE SITE, RUNNING NORTH TO SOUTH NEAR THE WEST PROPERTY LINE.



GRANVILLE EXISTING CONDITIONS



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**LEGEND**

- PHASE BOUNDARY
- - - RIGHT OF WAY LINE
- - - EASEMENT
- - - LOT LINE
- - - BUFFER
- - - STREAM BUFFER
- - - STREAM BANK
- - - TREE
- - - PHASE LINE
- - - STREET LIGHTS
- - - OPEN SPACE FEATURE
- - - SCM#
- - - STORMWATER POND

**ILLUSTRATIVE ELEMENTS**

DISCLAIMER: PROPOSED SIZES, LIMITS OF LOT CLEARING, TRAILS AND FEATURES ARE SHOWN ON PLAN FOR ILLUSTRATIVE PURPOSES ONLY, AND MAY DIFFER AT CONSTRUCTION.

**SITE PLAN SUMMARY** THE NOTED SECTIONS BELOW REFERENCE THE CHATHAM COUNTY APPEARANCE COMMISSION GUIDELINES

**SCREENING OF STORAGE / LOADING AREAS (SEC. 4)**  
 - NOT APPLICABLE TO GRANVILLE SINGLE FAMILY RESIDENTIAL, THERE ARE NO COMMERCIAL USES.

**EXTERIOR LIGHTING (SECTION 5)**  
 - THREE (3) STREETLIGHTS TOTAL ARE PROPOSED, ONE AT EACH CUL-DE-SAC AND ONE AT THE INTERSECTION OF GRANVILLE AND CABARRUS, NO OTHER SITE LIGHTING IS PROPOSED.  
 - STREET LIGHTING SHALL BE STANDARD DUKE ENERGY OPEN TRADITIONAL LED FIXTURES PROVIDING REQUIRED CUTOFF.  
 - FIXTURE DESIGN WILL MATCH THE FIXTURES CURRENTLY USED WITHIN FEARRINGTON VILLAGE WITH BACK POLES AND BASES.  
 - ANY LIGHTING DURING FUTURE DEVELOPMENT OF RESIDENTIAL LOTS SHALL COMPLY WITH SECTION 13 (LIGHTING STANDARDS) OF CHATHAM COUNTY UDO.

**ON-SITE SIGNAGE (SECTION 6)**  
 - NOT APPLICABLE, THERE WILL BE NO NEIGHBORHOOD IDENTIFICATION SIGNAGE AS PART OF THE NEIGHBORHOOD.

**PARKING LOT GUIDELINES (SECTION 7)**  
 - NOT APPLICABLE, THERE ARE NO PARKING LOTS PROPOSED.

**GENERAL PLANTING RECOMMENDATIONS & REFERENCES (SECTION 8)**

- THE LANDSCAPING WITHIN GRANVILLE WILL MIRROR THE DEVELOPMENT OF THE ADJACENT FEARRINGTON VILLAGE.
- SPECIFICATIONS AND CONSTRUCTION DETAILS WILL BE DEVELOPED TO ENSURE ESTABLISHMENT OF NEW PLANT ADDITIONS.
- WOODED LOTS: EXISTING WOODLANDS WILL BE PRESERVED WHEREVER FEASIBLE DURING CONSTRUCTION OF HOMES.
- OPEN LOTS: FOR LOTS THAT ARE CURRENTLY WITHIN THE OPEN FIELD ON THE WESTERN EDGE OF THE NEIGHBORHOOD, NEW PLANTINGS WILL BE PROVIDED CONCURRENT WITH THE LOT'S DEVELOPMENT.
- STREET TREES WILL BE PROVIDED ON THESE SPECIFIC OPEN LOTS NEAR THE RIGHT-OF-WAY OF GRANVILLE, SPACED AT 40' ON CENTER (SEE PLANT LIST BELOW).
- ALONG THE WESTERN PROPERTY LINE, MATURE PINES AND HARDWOODS WILL BE MAINTAINED WITHIN A 50' WOODED BUFFER TO PHYSICALLY SEPARATE THE GRANVILLE NEIGHBORHOOD FROM THE ADJACENT PROPERTIES. SUPPLEMENTAL PLANTINGS WILL BE PROVIDED WITHIN AREAS OF BUFFER WHERE THERE ARE NO EXISTING TREES (SEE PLANT LIST BELOW).

**WATER CONSERVATION GUIDELINES (SECTION 9)**

- PLANTINGS UTILIZED FOR SUPPLEMENTAL BUFFERING AND STREET TREE PLANTING SHALL BE NATIVE OR ADAPTIVE SPECIES, HEAT AND DROUGHT TOLERANT.
- NO IRRIGATION IS PROPOSED; GATOR BAGS MAY BE UTILIZED FOR IRRIGATION DURING ESTABLISHMENT PERIOD.

**LANDSCAPE BUFFERING REQUIREMENTS AND SCREEN TYPES (SECTION 10)**

- NOT APPLICABLE TO GRANVILLE SINGLE FAMILY RESIDENTIAL, THERE ARE NO COMMERCIAL USES.
- HOWEVER, A 50' WOODED BUFFER IS PROPOSED ON ALL LOTS ABUTTING THE PERIMETER EDGES OF THE PROJECT.
- THE BUFFER REQUIREMENTS WILL INCLUDE:
  1. NO RESIDENTIAL STRUCTURE OR AUXILIARY STRUCTURE SHALL BE BUILT IN THE BUFFER.
  2. TREES IN THE BUFFER SHALL BE CONSERVED. NO TREE LARGER THAN 6 INCHES DIAMETER AS MEASURED AT 4' HEIGHT CAN BE REMOVED FROM THE BUFFER UNLESS IT IS DEAD, DISEASED, LEANING, OR BROKEN.
  3. SUPPLEMENTAL PLANTINGS FOR INCREASED PRIVACY OR FOR AESTHETIC REASONS MAY BE PLANTED AS LONG AS IT IS NOT AN INVASIVE SPECIES OF PLANT MATERIAL.
  4. OWNERS OF LOTS MAY REMOVE INVASIVE SPECIES OF PLANTS IN THE BUFFERS.
  5. EMERGENCY ACCESS AND/OR COUNTY UTILITIES EXTENSIONS MAY BE PROVIDED THROUGH THE BUFFER WITHIN THE PROVIDED 20' WIDE EASEMENT AFTER CHATHAM COUNTY PLANNING BOARD APPROVAL AND GRANVILLE HOA APPROVAL.

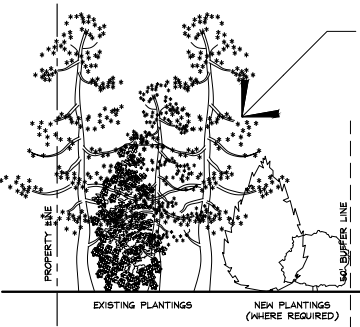
**PLANT LIST (SECTION 11)**

**BUFFERS:** SUPPLEMENTAL PLANTS WILL BE PROVIDED WITHIN AREAS OF BUFFER WITHOUT EXISTING VEGETATION AS LOT IS DEVELOPED. BUFFER PLANTS WILL HAVE AVERAGE SPACING OF 20' ON CENTER (1 PLANT PER 400 S.F.), NATIVE VARIETIES INCLUDING:  
 - MAX MYRTLE, 3 GALLON  
 - RED CEDAR, 7 GALLON  
 - LOBLOLLY PINE, 7 GALLON

**STREET TREES:** SHALL BE NATIVE OAK VARIETIES, AVERAGING 40' ON CENTER, MINIMUM 2.5" CALIPER, WHICH MAY INCLUDE:  
 - OVERCUP OAK  
 - PIN OAK  
 - NORTHERN RED OAK  
 - NUTTALL OAK



DUKE ENERGY LIGHT FIXTURES AT CUL-DE-SACS & INTERSECTION



**50-FOOT PERIMETER WOODED BUFFER:**  
 PERIMETER BUFFER AREAS WITHOUT EXISTING TREES WILL BE PLANTED WITH NATIVE MATERIALS CONCURRENT WITH DEVELOPMENT OF EACH LOT.  
 PLANTINGS WILL INCLUDE A MIX OF LOBLOLLY PINE, RED CEDAR, AND MAX MYRTLE, AVERAGE SPACING 20' ON CENTER (1 PER 400 S.F.).

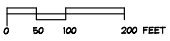
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 FITCH CREATIONS, INC.

ANDREW JOSEPH MAURER, DIANE MARIE MAURER (PARCEL 19364)

**GRANVILLE SITE / PLANTING / LIGHTING PLAN**





**LEGEND**

- PHASE BOUNDARY
- - - RIGHT OF WAY LINE
- - - EASEMENT
- - - LOT LINE
- - - BUFFER
- - - STREAM BUFFER
- - - STREAM BANK
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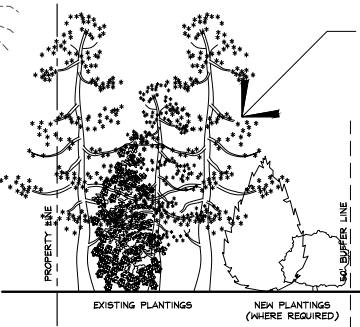


**LANDSCAPE RATIONAL**

THE LANDSCAPING WITHIN GRANVILLE WILL MIRROR THE DEVELOPMENT OF THE ADJACENT FEARRINGTON VILLAGE BY MAINTAINING WOODED HOME SITES AND A 50' WOODED PERIMETER BUFFER AROUND THE SUBDIVISION PERIMETER. ADDITIONAL PLANTINGS WILL SUPPLEMENT THE BUFFER WITHIN THE NINE NON-WOODED LOTS ALONG THE WESTERN PERIMETER. STREET TREES WILL BE PROVIDED FRONTING THESE NINE LOTS AS A CONTINUATION OF THE TREE CANOPY ALONG THE STREETSACES.



DUKE ENERGY LIGHT FIXTURES AT CUL-DE-SACS & INTERSECTION



**50-FOOT PERIMETER WOODED BUFFER:**  
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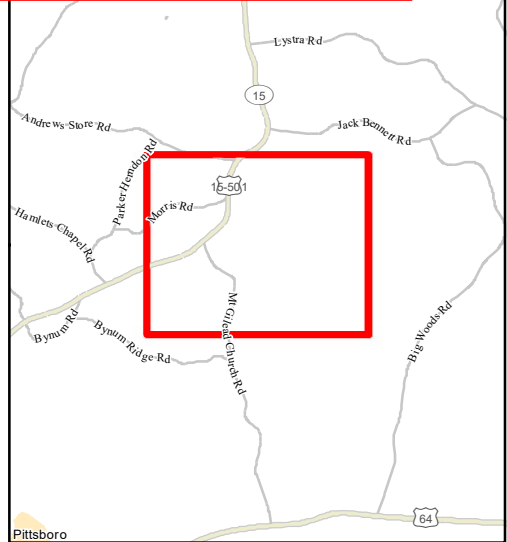
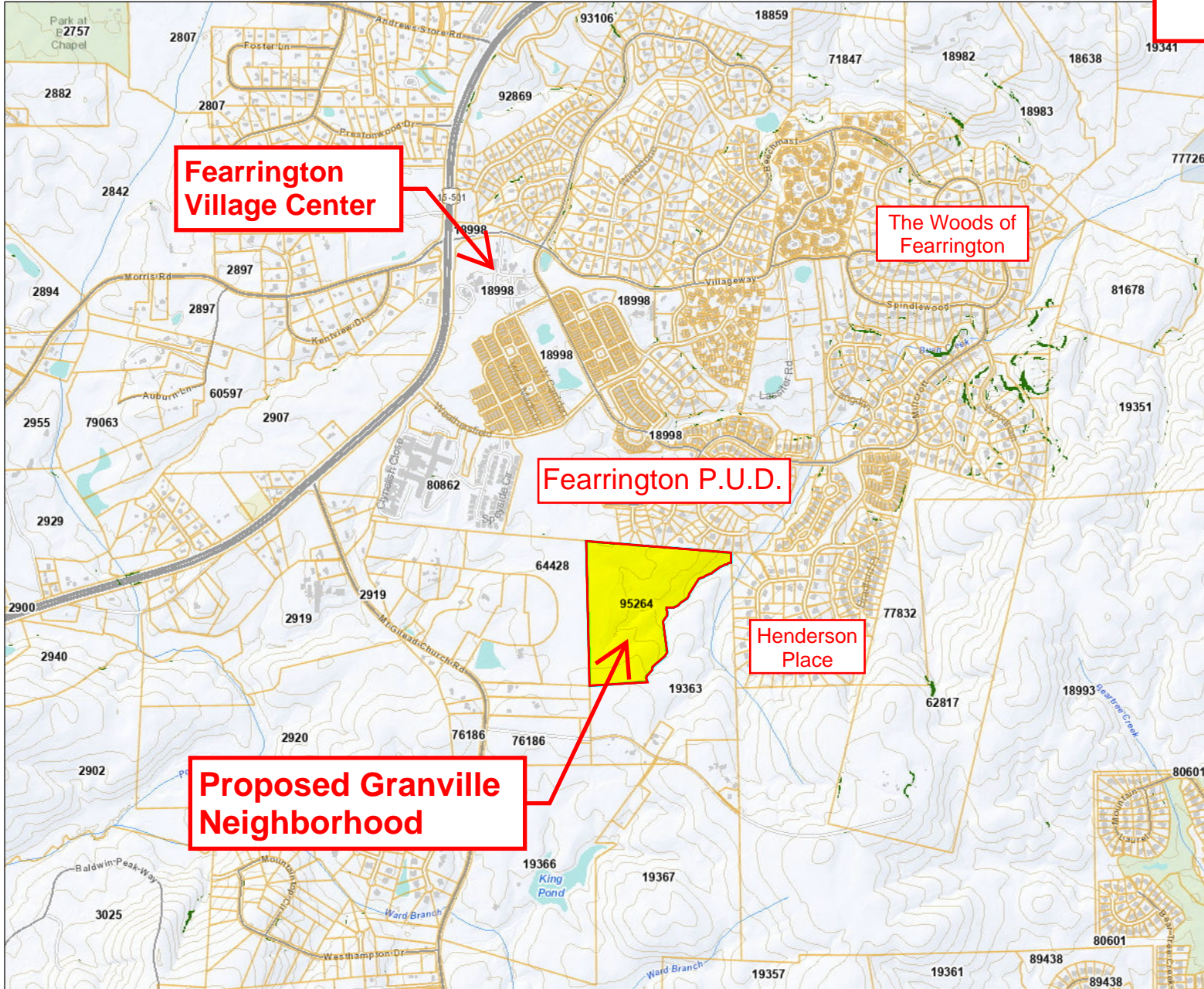
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**GRANVILLE SITE / PLANTING / LIGHTING PLAN**



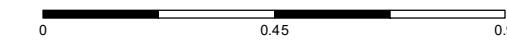
**Chatham County Tax Map**

**VICINITY MAP -  
PROPOSED GRANVILLE  
NEIGHBORHOOD**



**Legend**

Parcel Pop-Up	Local
RoadCenterlines_9K	Voluntary Ag Parcels
Freeway	Army Corps Land
Highway	<b>Slope</b>
Major Arterial	>25%
Minor Arterial	Parcels
Collector	



Service Layer Credits: Esri., Inc.,  
City of Naperville, Illinois  
Chatham County, Chatham County  
GIS

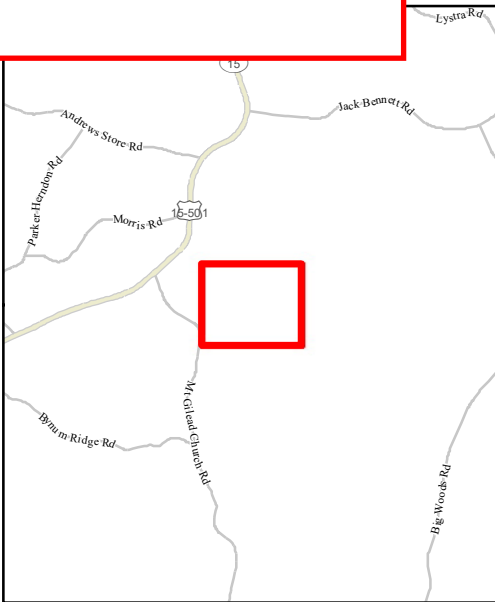
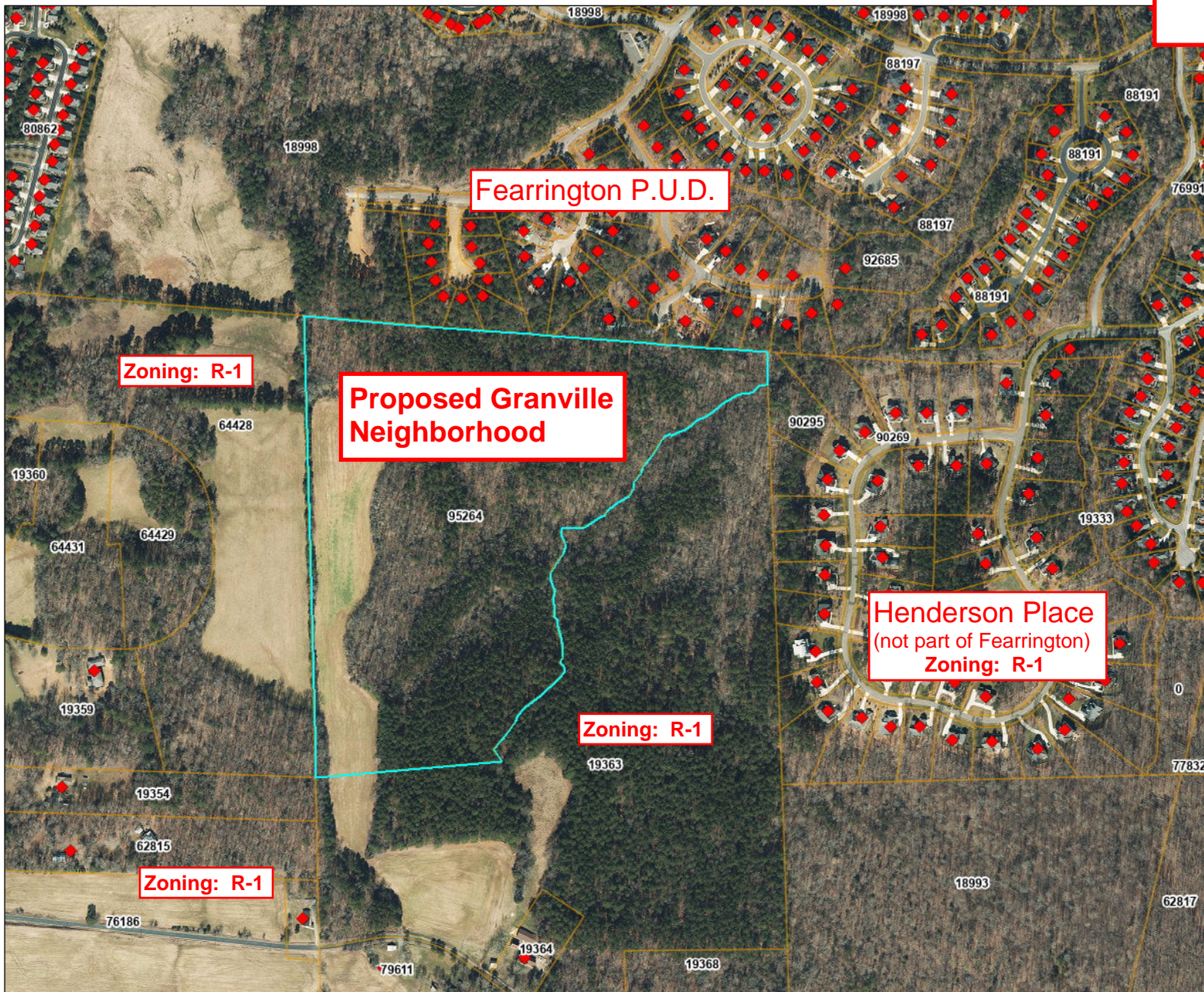


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**Chatham County Tax Map**

**VICINITY MAP -  
PROPOSED GRANVILLE  
NEIGHBORHOOD**



**Proposed Granville  
Neighborhood**

**Zoning: R-1**

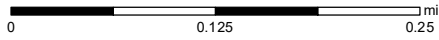
**Henderson Place  
(not part of Fearington)  
Zoning: R-1**

**Zoning: R-1**

**Zoning: R-1**

**Legend**

- Parcel Pop-Up
- Address Points
- Parcels



Service Layer Credits: NC CGIA,  
NC DOT Photogrammetry Unit, NC  
Geodetic Survey, NC911 Board,  
NC GICC Ortho Working Group,



Date: 3/4/2022  
Time: 5:18:14 PM



## SITE PLAN SUMMARY (topography, structures, vegetation, buffers, views)

NOTE: THE NOTED 'SECTIONS' BELOW REFERENCE THE CHATHAM COUNTY APPEARANCE COMMISSION GUIDELINES:

### SCREENING OF STORAGE / LOADING AREAS (Section 4)

- *Not applicable* to Granville single family residential, there are no commercial uses.

### EXTERIOR LIGHTING (Section 5)

- Three (3) streetlights total are proposed; one at each cul-de-sac and one at the intersection of Granville and Cabarrus, no other site lighting is proposed.
- Street lighting shall be standard Duke Energy "Open Traditional LED" fixtures providing required cutoff.
- Fixture design will match the fixtures currently used within Fearington village with back poles and bases.
- Any lighting during future development of residential lots shall comply with section 13 (lighting standards) of Chatham County udo.



## ON-SITE SIGNAGE (Section 6)

- *Not applicable*, there will be no neighborhood identification signage as part of the neighborhood.

## PARKING LOT GUIDELINES (Section 7)

- *Not applicable*, there are no parking lots proposed.

## GENERAL PLANTING RECOMMENDATIONS & REFERENCES (Section 8)

- The landscaping within Granville will mirror the development of the adjacent Fearington Village.
- Specifications and construction details will be developed to ensure establishment of new plant additions.
- Wooded Lots: Existing woodlands will be preserved wherever feasible during construction of homes.
- Open Lots: For lots that are currently within the open field on the western edge of the neighborhood, new plantings will be provided concurrent with the lot's development.
  - o Street trees will be provided on these specific open lots near the right-of-way of Granville, spaced at 40' on center (see plant list below).



- Along the western property line, mature pines and hardwoods will be maintained within a 50' wooded buffer to physically separate the Granville neighborhood from the adjacent properties. Supplemental plantings will be provided within areas of buffer where there are no existing trees (see plant list below)

### WATER CONSERVATION GUIDELINES (Section 9)

- Plantings utilized for supplemental buffering and street tree planting shall be native or adaptive species, heat and drought tolerant.
- No irrigation is proposed; Gator Bags may be utilized for irrigation during establishment period.

### LANDSCAPE BUFFERING REQUIREMENTS AND SCREEN TYPES (Section 10)

- *Not applicable* to Granville single family residential, there are no commercial uses.
- However, a 50' wooded buffer is proposed on all lots abutting the perimeter edges of the project.
- The buffers requirements will include:
  1. No residential structure or auxiliary structure shall be built in the buffer.
  2. Trees in the buffer shall be conserved. No tree larger than 6 inches diameter as measured at 4' height can be removed from the buffer unless it is dead, diseased, leaning, or broken.



3. Supplemental plantings for increased privacy or for aesthetic reasons may be planted as long as it is not an invasive species of plant material.
4. Owners of lots may remove invasive species of plants in the buffers.
5. Emergency access and/or county utilities extensions may be provided through the buffer within the provided 20' wide easement after Chatham County planning board approval and Granville HOA approval.

### PLANT LIST (Section 11)

Buffers: Supplemental plants will be provided within areas of buffer without existing vegetation as lot is developed. Buffer plants will have average spacing of 20' on center (1 plant per 400 s.f.), native varieties including:

- Wax Myrtle, 3 gallon / Red Cedar, 7 gallon / Loblolly Pine, 7 gallon

Street Trees: Shall be native Oak varieties, averaging 40' on center, minimum 2.5" caliper, which may include:

- Overcup Oak
- Pin Oak
- Northern Red Oak
- Nuttall Oak