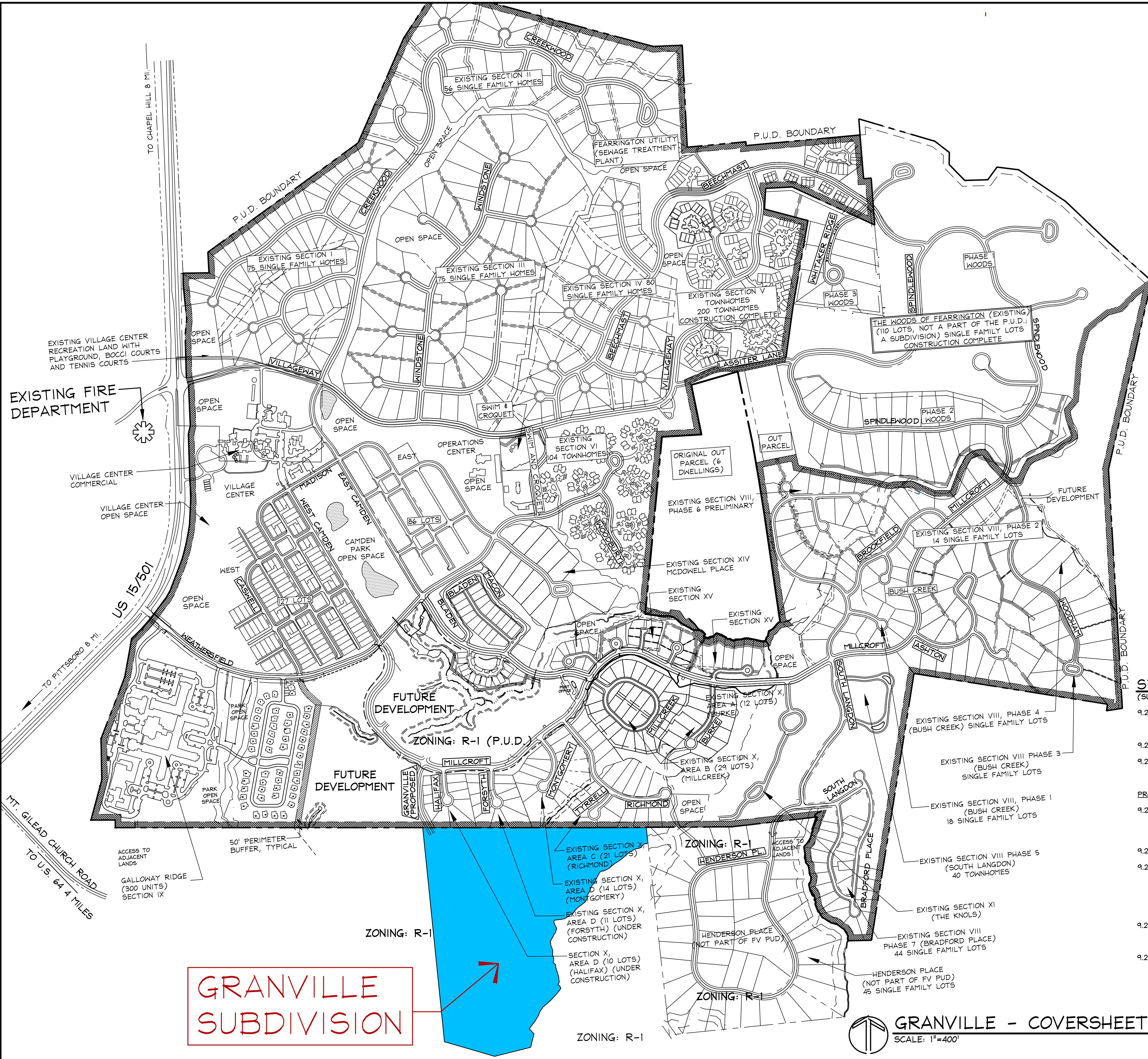


SPI-1: SUBDIVISION SPECIFICATIONS

- (SUBDIVISION REGULATIONS - SECTION 6.1 - GENERAL FIRST PLAT NOTES)
- A. NAME: GRANVILLE
 - B1: OWNERSHIP: FITCH CREATIONS, INC., 2000 FEARRINGTON VILLAGE CIR. PITTSBORO, NC 27312 / 919-545-5736 ATTN: GREG FITCH
 - B2: DESIGN TEAM:
 - APPLICANT / LAND PLANNING: DAN SEARS, PLA, SEARS DESIGN GROUP 625 W JONES STREET, RALEIGH, NC 27603; 919-832-7000
 - CIVIL ENGINEERING / MASTERPLAN & STORM WATER DESIGN: ALAN KEITH, DIEHL & PHILLIPS 219 EAST CHATHAM STREET, SUITE 204, CARY, NC 27511, 919-467-9972 EXT.25
 - ENVIRONMENTAL CONSULTANTS: SOIL & ENVIRONMENTAL CONSULTANTS, INC. / NORTH QUARTER OFFICE PARK 8412 FALLS OF NEUSE ROAD, SUITE 104, RALEIGH, NC 27615, 919-846-5900
 - SURVEY: VAN R. FINCH, VAN R. FINCH LAND SURVEYS PO BOX 973, PITTSBORO, NC 27312; 919-542-2503
 - TRAFFIC ENGINEERING: RAMEY KEIP ASSOCIATES 5808 FARINGDON PLACE, SUITE 100, RALEIGH, NC 27609, 919-987-1301
 - B3: EXISTING RIGHTS-OF-WAY/EASEMENTS: SEWER ACCESS EASEMENT ON ADJACENT PROPERTY, BOOK 2021, PAGE 420
 - B4: EXISTING COVENANTS: THERE ARE NO CURRENT COVENANTS ON PROPERTY; HOWEVER, A NEW GRANVILLE HOA WILL BE DEEDED FOR MAINTENANCE OF THE COMMON AREAS WITHIN GRANVILLE.
 - B5: AKPAR NUMBER: 95264
 - C. DESCRIPTION: TAX MAP 2021, PAGE 397 / DEED BOOK 2271, PAGE 0353
 - D. FEATURES:
 - 1-3: LOCATION MAP, ADJOINING PROPERTY INFO PROVIDED THIS SHEET
 - 4. PROPOSED ZONING CLASSIFICATION: R-1 S.U.P.
 - 5. BOUNDARY LINES: - SEE PLAN SHEET SP-2
 - 6. TOTAL ACREAGE TO BE SUBDIVIDED: 51.765 ACRES
 - 7. LINEAL FEET PROPOSED STREET: 3,252 LF, 0.616 MILES (TO CUL-DE-SAC CENTERLINES).
 - 8-9. SITE INFORMATION/STREETS - SEE SHEET SP-2 - FIRST PLAT. FOR ALL EXISTING SITE INFORMATION, AND, EXISTING AND PROPOSED STREETS
 - 10. STORMWATER - SCM LOCATIONS, TYPE, SIZES, AND EASEMENTS NOTED ON SP2. SEE CIVIL DRAWINGS FOR DETAILED DESIGN OF DEVICES.
 - 11-12. LOT LAYOUT AND USE - SEE SHEET SP-2 - FIRST PLAT FOR LOCATION, DIMENSIONS, AND ACREAGE OF ALL PROPOSED AND EXISTING LOTS; AND, PROPERTY PROPOSED TO BE SET ASIDE FOR ACTIVE OPEN SPACE.
 - 13. STREETS - SEE SHEET SP-2 - FIRST PLAT - ROAD NAMES PREVIOUSLY APPROVED FOR USE - ALL ROADS TO BE PUBLIC.
 - 14-15. LOT DESIGNATION - SEE SHEET SP-2 - FIRST PLAT: ALL SINGLE-FAMILY LOTS NUMBERED. OTHERS LANDS USED FOR OPEN SPACE UNDER HOA MANAGEMENT.
 - 16. PUBLIC WATER SYSTEM AVAILABLE: YES, ACCESSED FROM ADJACENT FEARRINGTON VILLAGE. ALL WATER MAINS SHALL BE OWNED AND OPERATED BY CHATHAM COUNTY PUBLIC UTILITIES. ALL CONSTRUCTION SHALL BE IN COMPLIANCE WITH CHATHAM COUNTY PUBLIC UTILITIES STANDARDS AND SPECIFICATIONS.
 - 17. N/A: (LESS THAN 50 LOTS PROPOSED)
 - 18. SIGNIFICANT CULTURAL AND/OR HISTORICAL SITES: NONE
 - 19. EX. BUILDINGS, CEMETERIES, HISTORICAL STRUCTURES: NONE
 - 20. CEMETERIES OR HISTORICAL STRUCTURES WITHIN 100 FEET OF DEVELOPMENT ON ANY ADJACENT PROPERTY: NONE
 - 21. NON-DISCHARGE PERMIT REQUIREMENT FOR A LAND APPLICATION WASTE DISPOSAL SYSTEM: N/A, TYING INTO EXISTING PUBLIC SYSTEM (FEARRINGTON UTILITIES, LLC.)
 - 22. PERMIT FOR ANY SUBSURFACE MASTER WATER DISPOSAL SYSTEM OR 3000 GALLONS/DAY OR LARGER: N/A, TYING INTO EXISTING PUBLIC SYSTEM (FEARRINGTON UTILITIES, LLC.)
 - 23. INDICATE WHETHER A 404 PERMIT/404 CERTIFICATION IS NECESSARY: N/A, NO WETLAND DISTURBANCE IS PROPOSED.
 - 24. WATERSHED DISTRICT: WS-IV PA
 - 25. STATE DESIGNATED WELL HEADS: NONE
 - 26. ELEMENT OCCURRENCES OF NATURAL DIVERSITY, RARE SPECIES: NONE IDENTIFIED IN SNHA REPORT PROVIDED
 - 27. DOES PROPERTY CONTAIN OR IS ADJACENT TO SNHA: NO, SEE PROVIDED SNHA REPORT DOCUMENTATION
 - 28. IS PROPERTY WITHIN 14-DIGIT HYDROLOGIC UNIT DRAINAGE BASIN THAT SUPPORTS AQUATIC SPECIES THAT ARE FEDERALLY LISTED OR LISTED AS FEDERAL SPECIES OF CONCERN: NO PER COUNTY GIS DOCUMENTATION

Fitch Creations, Inc.
2000 Fearrington Village Circle
Pittsboro, NC 27312

FIRST PLAT PLAN SUBMITTAL
GRANVILLE
PLANNED RESIDENTIAL DEVELOPMENT (S.U.P.)
Chatham County, North Carolina



SPI-2: PLANNED UNIT DEVELOPMENT

- (SUBDIVISION REGULATIONS - SECTION 9 P.U.D. - FIRST PLAT NOTES)
- 9.2.A: EXISTING LAND USE: 86% MATURE FORST, 14% FARM FIELD
PROPOSED LAND USE: SINGLE-FAMILY HOMES / OPEN SPACE
DENSITY OF THE PROPOSED DWELLINGS: (1) DWELLING PER 1.20 AC.
 - 9.2.B NEAREST MAJOR THOROUGHFARE: 15-501 (SEE MAP THIS SHEET)
 - 9.2.C: PUBLIC USES - RECREATION SITES - 7.5(2):
- REQUIRED: 1/35 ACRE x 43 LOTS = 1.23 ACRES
- PROVIDED: NO ACREAGE IS PROPOSED TO BE DEDICATED OR CONVEYED TO COUNTY FOR RECREATION (FEE IN LIEU PROPOSED)
 - 9.2.D: AREAS PROPOSED TO BE CONVEYED FOR PARKS: NO PUBLIC PARKS TO BE DEDICATED (FEE IN LIEU PROPOSED). PRIVATE USABLE OPEN SPACE IS PROVIDED FOR RESIDENTS WITHIN DEVELOPMENT AND WALKING TRAILS TO FEARRINGTON VILLAGE AMENITIES.
 - 9.2.E: COMMON OPEN SPACE = 19.09 AC. (36.88% TOTAL) - SEE SITE PLAN SHEET SP-2
 - 9.2.F: CONSTRUCTION SCHEDULE TABLE (APPROXIMATE)

PHASE ONE:	START DATE:	2023
	COMPLETION DATE	2025 (INC. TRAIL AND USABLE OPEN SPACE)
PHASE TWO:	START DATE	2025
	COMPLETION DATE	2027
PHASE THREE:	START DATE	2026
	COMPLETION DATE	2028
 - 9.2.G: ESTIMATE OF POPULATION = 86 (ASSUMING 2 PER HOUSEHOLD) / ESTIMATE OF DENSITY = 51.765 ACRES / RESIDENTS PER ACRE = 1.66 POP. DENSITY
 - 9.2.H: TABULATION OF LAND AREA DEVOTED TO VARIOUS USES & ACTIVITIES:
 - RESIDENTIAL LOTS & ROADS = 32.68 AC (63.12%)
 - WOODED PERIMETER BUFFERS ON LOTS = 162,031 SF (3.72 AC)
 - OPEN SPACE - NATURAL OPEN SPACE/STREAM BUFFERS 14.72 AC (28.44%)
 - OPEN SPACE - USABLE OPEN SPACE 0.51 AC (1%)
 - OPEN SPACE - STORMWATER PONDS 3.87 AC (7.47%)

Proj. Coord. DCIs
Date: 12/01/2022
Revisions:

GRANVILLE SUBDIVISION

GRANVILLE - COVERSHEET/LOCATION MAP
SCALE: 1"=400'

SEARS DESIGN GROUP, P.A.
LANDSCAPE ARCHITECTS, P.A.
625 W. Jones Street Raleigh, NC 27603
(919)832-7000 Fax: (919)832-8140
email: searsdesign@bellsouth.net

Sheet No. **SP1**
Of 3

LEGEND

- PHASE BOUNDARY
- - - RIGHT OF WAY LINE
- - - EASEMENT
- - - LOT LINE
- - - STREAM BUFFER
- - - STREAM BANK
- - - TREE LINE
- - - PHASE LINE
- ⊕ STREET LIGHTS
- ⊙ OPEN SPACE FEATURE
- SCM# STORMWATER POND
- ▨ STREAM/WETLAND BUFFERS
- ▨ USABLE OPEN SPACE
- ▨ 50' WOODED BUFFER ON LOT

SP2-4: SPECIAL USE PERMIT PLAN
NOTES: ZONING SECTION 17.5.C - PLANNED RESIDENTIAL DEVELOPMENT ("PRD")

PURPOSE: PERMIT MAXIMUM FLEXIBILITY IN LOT CREATION AND RESIDENTIAL UNIT PLACEMENT WITHIN LARGER PLANNED RESIDENTIAL PROJECTS WHILE AT THE SAME TIME PRESERVING OPEN SPACE IN A MORE USABLE AND ENVIRONMENTALLY SENSITIVE UNITS.

EXECUTION: 'PRD' WITH 43 PROPOSED LOTS AVERAGING 28,948 SF (72% SMALLER THAN 40,000 SF MIN. LOT SIZE OF RI ZONING). 36.88% OF SITE IS DEDICATED AS OPEN SPACE AREAS, INCLUDING ENVIRONMENTALLY SENSITIVE BUFFERS AND WILDLIFE CORRIDORS ACROSS THE SITE, STORMWATER TREATMENT FACILITIES, USABLE OPEN SPACE GATHERING AREA WITH GAZEBO, AND TRAIL CONNECTION TO THE FEARRINGTON VILLAGE TRAIL NETWORK AND VILLAGE AMENITIES.

EXISTING ZONING: - RI (1 DWELLING UNIT FOR EACH 40,000 SF OF NET LAND AREA) - SEE CALCULATIONS IN 'SPECIAL USE PERMIT APPLICATION NOTES: ITEM 'D' (BELOW, RIGHT)

SITE ACREAGE:
 - 51.765 ACRES (2,254,886 SF) (MINIMUM REQUIRED FOR 'PRD' = 50 ACRES)
NET LAND AREA COMPUTATION
 - SEE 'D' BELOW RIGHT (S.U.P. NOTES)
EXISTING LAND USE:
 - 86% MATURE FOREST, 14% FARM FIELD
PROPOSED LAND USE:
 - PLANNED RESIDENTIAL DEVELOPMENT ('PRD') / SPECIAL USE PERMIT ('SUP')
LOCATION OF NEAREST MAJOR THOROUGHFARE:
 US-501 (SEE SHEET SPI - COVERSHEET)

PROPOSED PUBLIC USES: NONE, PAYMENT IN LIEU. SEE SUMMARY SHEET SP1.

PLANNED UNIT DEVELOPMENTS
 SUBDIVISION REGULATIONS - SECTION 9 - SEE COVERSHEET NOTES (SHEET SP-1)

LEGAL DESCRIPTION

LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
1	S 64°00'59" W	6.65'	45	S 16°50'31" E	44.26'
2	S 81°48'48" W	30.86'	46	S 07°50'58" W	35.65'
3	S 43°41'10" W	37.98'	47	S 12°30'44" W	33.57'
4	S 74°46'36" W	22.53'	48	S 46°58'05" E	24.51'
5	S 84°31'58" W	24.24'	49	S 02°54'22" E	25.95'
6	S 68°27'25" W	22.23'	50	S 12°16'00" E	46.24'
7	S 57°43'27" W	39.75'	51	S 12°41'20" E	38.53'
8	S 56°09'16" W	30.89'	52	S 01°51'48" E	46.73'
9	S 50°45'03" W	45.26'	53	S 41°58'15" W	24.76'
10	S 47°43'27" W	42.75'	54	S 47°12'06" E	22.54'
11	S 62°47'22" W	40.25'	55	S 18°26'24" E	20.23'
12	S 55°49'09" W	26.38'	56	S 35°71'44" W	35.71'
13	S 53°44'44" W	35.71'	57	S 40°56'42" W	38.02'
14	S 64°20'07" W	25.02'	58	S 46°27'18" W	103.28'
15	S 69°15'43" W	38.02'	59	S 53°32'06" W	85.91'
16	S 37°28'12" W	6.79'	60	S 36°57'38" W	46.04'
17	S 65°41'10" W	25.05'	61	S 23°16'21" W	31.94'
18	S 33°24'06" W	34.67'	62	S 35°15'13" W	57.13'
19	S 30°48'19" W	40.23'	63	S 41°58'15" W	60.01'
20	S 31°59'23" W	27.99'	64	S 41°20'03" W	47.67'
21	S 43°19'07" W	40.76'	65	S 37°32'05" E	60.91'
22	S 25°33'43" W	16.63'	66	S 01°27'45" W	60.00'
23	S 22°33'03" W	25.46'	67	S 85°39'58" E	66.71'
24	S 33°21'26" W	46.81'	68	S 85°39'58" E	20.05'
25	S 37°46'36" W	37.53'	69	S 35°15'23" W	0.85'(tie)
26	S 35°08'05" W	31.68'	70	S 39°44'11" W	19.33'
27	S 35°08'05" W	31.68'	71	N 80°04'32" W	1.58'(tie)
28	S 57°16'41" W	44.15'	72	S 85°39'58" E	20.05'
29	S 55°59'20" W	31.66'	73	S 21°29'32" W	38.58'
30	S 51°58'23" W	34.80'	74	S 32°38'32" W	69.97'
31	S 34°17'47" W	20.64'	75	S 04°39'57" E	36.10'
32	S 59°59'05" W	21.73'			
33	S 58°48'11" W	45.34'			
34	S 58°50'19" W	28.92'			
35	S 82°00'03" W	36.32'			
36	S 89°06'05" W	31.68'			
37	S 85°22'49" W	26.50'			
38	S 15°56'36" W	15.63'			
39	S 12°27'45" W	16.83'			
40	S 22°34'06" E	22.56'			
41	S 23°43'32" E	20.62'			



SP2-1: QUANTITY SUMMARY

TOTAL SIZE AREA:	51.765 AC.
ROAD LENGTH: (*TO CUL-DE-SAC CENTERLINES)	3,252 L.F. (0.616 MILES)
RIGHT-OF-WAY:	4.10 AC. (7.92%)
NUMBER OF SINGLE-FAMILY LOTS:	43
DENSITY:	1.20 UNITS/ACRE
TOTAL LOT AREA:	28.58 AC. (55.2%)
AVERAGE LOT SIZE:	0.66 AC.

OPEN SPACE

ENVIRONMENTAL BUFFERS:	7.43 AC. (14.35%)
STORMWATER PONDS:	3.87 AC. (7.47%)
SUP OPEN SPACE - USABLE:	0.51 AC. (0.98%)
SUP OPEN SPACE - NATURAL:	7.29 AC. (14.08%)

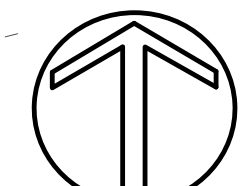
SP2-2: PROPOSED SETBACKS

- PERIMETER LOTS (MATCH RI SETBACKS)**
 MIN. FRONT SETBACK 40'
 MINIMUM SIDE 25'
 MINIMUM REAR 25'
- INTERNAL LOTS (S.U.P.)**
 MIN. FRONT SETBACK 20'
 MINIMUM SIDE 7'
 MINIMUM REAR 25'

SP2-3: SPECIAL USE PERMIT APPLICATION (SECTION 'C' SITE PLAN INFORMATION)

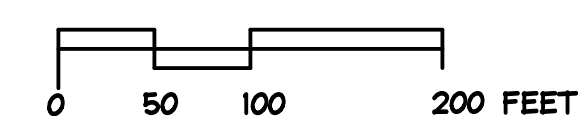
- A - SPECIAL USE PERMIT (PLANNED RESIDENTIAL DEVELOPMENT) PROPOSED FOR FULL PARCEL #95264**
- B - LEGAL DISCRIPTION:** SEE PLAN
- C - EASEMENTS:** SEWER EASEMENT (ADJACENT PROPERTY TO NORTH) RECORDED BOOK 2021, PAGE 420. PROPOSED EASEMENTS SHOWN ON PLANS.
- D - BUILDING SITES - NET LAND AREA COMPUTATION FOR PLANNED RESIDENTIAL DEVELOPMENT, MAXIMUM NUMBER AND PROPOSED RESIDENTIAL LOTS (ZONING CODE SEC. 17.5.C.3):**

LOT AREA	= 2,254,886 SF (51.765 AC.)
LESS R/W (20% MIN REDUCTION)	= 450,977 SF
LESS 100 YEAR FLOOD	= N/A
LESS WETLANDS/WOODED SWAMP	= 7,974 SF
LESS WATER AREAS & ACRE	= N/A
TOTAL ADJUSTED AREA	= 1,796,935 SF
1,796,935 SF / 40,000 SF	= 44 LOTS ALLOWED
TOTAL LOTS PROPOSED	= 43 LOTS PROPOSED
- E - PROPOSED USE:**
 - 43 SINGLE-FAMILY RESIDENTIAL LOTS
 - 19.09 ACRES (831,697 S.F.) DEDICATED OPEN SPACE (36.88% OF SITE ACREAGE)
 - GROSS SITE USE: ALL ACREAGE NOT USED FOR PUBLIC STREET RIGHTS-OF-WAY AND BUILDING LOTS SHALL BE PLACED IN COMMON AREA AND AN ENTITY CREATED FOR ITS PERPETUAL OWNERSHIP AND MAINTENANCE (GRANVILLE HOMEOWNERS ASSOCIATION)
- F - LANDSCAPE REQUIREMENTS / LANDSCAPE PROVIDED:**
 REQUIRED: NONE FOR RESIDENTIAL USE.
 PROPOSED: EXTERIOR BOUNDARY OF P.R.D. = 50' WOODED BUFFER TO BE PROVIDED FOR LOTS ABUTTING PERIMETER LOTS / STREET TREES WILL BE PROVIDED ON NON-WOODED LOTS
- G - SITE ACCESS:** VIA ADJACENT FEARRINGTON VILLAGE (SEE TRAFFIC IMPACT ANALYSIS PROVIDED)
- H - STREAM BUFFERS:**
 - REQUIRED STREAM BUFFERS ARE SHOWN.
 - FLOODPLAIN: NONE SHOWN ON OFFICIAL FLOOD INSURANCE RATE MAPS FOR CHATHAM COUNTY
- I - PROPOSED PHASING:** THREE (3) PHASES AS NOTES
- J - TRAFFIC/CIRCULATION:**
 - ACCESS VIA FEARRINGTON VILLAGE (SEE TIA PROVIDED)
 - STREETS TO BE CONSTRUCTED TO NCDOT STANDARDS
 - PARKING IS ON INDIVIDUAL RESIDENTIAL PROPERTIES.
- K - UTILITIES:** WATER SERVICE BY CHATHAM COUNTY / SANITARY SEWER SERVICES FROM EXISTING ADJACENT PUBLIC UTILITY SERVING FEARRINGTON VILLAGE. (SEE CIVIL PLANS)
- L - HISTORIC OR CULTURAL SIGNIFICANT SITES:** NO SUCH SITES HAVE BEEN OBSERVED ON OR IMMEDIATELY ADJACENT TO THE SITE.
- M - CEMETERY:** NO CEMETERIES ARE KNOWN TO EXIST ON THE PROPERTY.
- N - SIGNS:** NO SUPPLEMENTAL SIGNAGE IS PROPOSED BEYOND STREET IDENTIFICATION SIGNS.
- O - LIGHTING:** LIGHTING TO BE PROVIDED BY DUKE ENERGY AT INTERSECTIONS AND CUL-DE-SACS ONLY (SEE PLAN FOR 3 LOCATIONS). SEE SP3 FOR PHOTO OF FIXTURE. ANY LIGHTING ON RESIDENTIAL PROPERTIES SHALL COMPLY WITH SECTION 13 (LIGHTING STANDARDS) OF CHATHAM COUNTY UDO.
- P - STORM DRAINAGE CONTROLS/IMPERVIOUS SURFACE CALCULATIONS:** THE ESTIMATED IMPERVIOUS SURFACE POST CONSTRUCTION WILL BE +/- 7.72 ACRES (14.91% OF SITE). SEE CIVIL DRAWINGS.
- Q - (UDO SECTION 11.2.A - 1): GENERAL ENVIRONMENTAL PERFORMANCE STANDARDS(SEE DETAILED 'FINDINGS OF FACT' AND 'ENVIRONMENTAL IMPACT ASSESSMENT').**
 A. NOISE / B. VIBRATION: THE ONLY TIMES ELEVATED NOISE LEVELS IS EXPECTED WILL BE DURING THE TEMPORARY PERIODS OF CONSTRUCTION OF STORMWATER PONDS AND ROADWAY CLEARING/PAVING TO PREPARE THE SITE, FOLLOWED BY CONSTRUCTION OF THE PROPOSED INDIVIDUAL SINGLE-FAMILY HOMES. ONCE CONSTRUCTION IS COMPLETED, THERE WILL BE NO NOISE-GENERATING ACTIVITY THAT WOULD BE DETECTABLE OFFSITE OTHER THAN STANDARD RESIDENTIAL LANDSCAPE MAINTENANCE.
 C. SMOKE & OTHER PARTICULATE MATTER / D. ODORS / E. TOXIC, NOXIOUS OR HAZARDOUS MATTER / F. ELECTROMAGNETIC INTERFERENCE / G. FIRE AND EXPLOSION HAZARDS/ H. HUMIDITY, HEAT OR GLARE: THE PROPOSED SINGLE FAMILY LOTS WILL HAVE NONE OF THESE STATED ENVIRONMENTAL IMPACTS.
 I. LIGHT: ANY LIGHTING OF SINGLE-FAMILY RESIDENTIAL PROPERTIES WILL BE RESTRICTED BY COVENANTS AND RELATED COUNTY ORDINANCES. STREET LIGHTING SHALL BE STANDARD DUKE ENERGY "OPEN TRADITIONAL LED" FIXTURES PROVIDING REQUIRED CUTOFF. FITCH CREATIONS, INC. WILL ENSURE DEVELOPMENT MEETS THE ZONING ORDINANCE REQUIREMENTS FOR EXTERIOR LIGHTING INSTALLATION ON INDIVIDUAL HOMES.
 J. STORMWATER DISCHARGE: COMMUNITY ROADWAYS AND IMPERVIOUS AREAS WILL BE TREATED BY STORMWATER DEVICES REQUIRED BY PERMIT. NO OTHER DISCHARGES WILL BE ALLOWED PER COMMUNITY COVENANTS.
 11.3 - ENVIRONMENTAL IMPACT ASSESSMENT: PROVIDED AS ATTACHMENT TO SPECIAL USE PERMIT APPLICATION 'FINDING OF FACTS'
 - REQUIRED FOR S.U.P. WITH GREATER THAN 10 ACRES DISTURBANCE
 - NOT REQUIRED FOR SUBDIVISION LESS THAN 50 LOTS



GRANVILLE - FIRST PLAT PLAN

SCALE: 1"=100'



ANDREW JOSEPH MAURER DIANE MARIE MAURER (PARCEL 19354)

Fitch Creations, Inc.
 2000 Fearrington Village Circle
 Pittsboro, NC 27312

FIRST PLAT PLAN SUBMITTAL
GRANVILLE
 PLANNED RESIDENTIAL DEVELOPMENT (S.U.P.)
 Chatham County, North Carolina

Prof: DCLs
 Coord: DCLs
 Date: 12/01/2022
 Revisions:

SEARS DESIGN GROUP, P.A.
 LANDSCAPE ARCHITECTS
 625 W. Jones Street Raleigh, NC 27603
 (919) 832-7000 Fax (919) 832-8140
 email: searsdesign@bellsouth.net
 Sheet No. **SP2**
 Of 3

LEGEND

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

ILLUSTRATIVE ELEMENTS

DISCLAIMER: PROPOSED HOMES, 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.

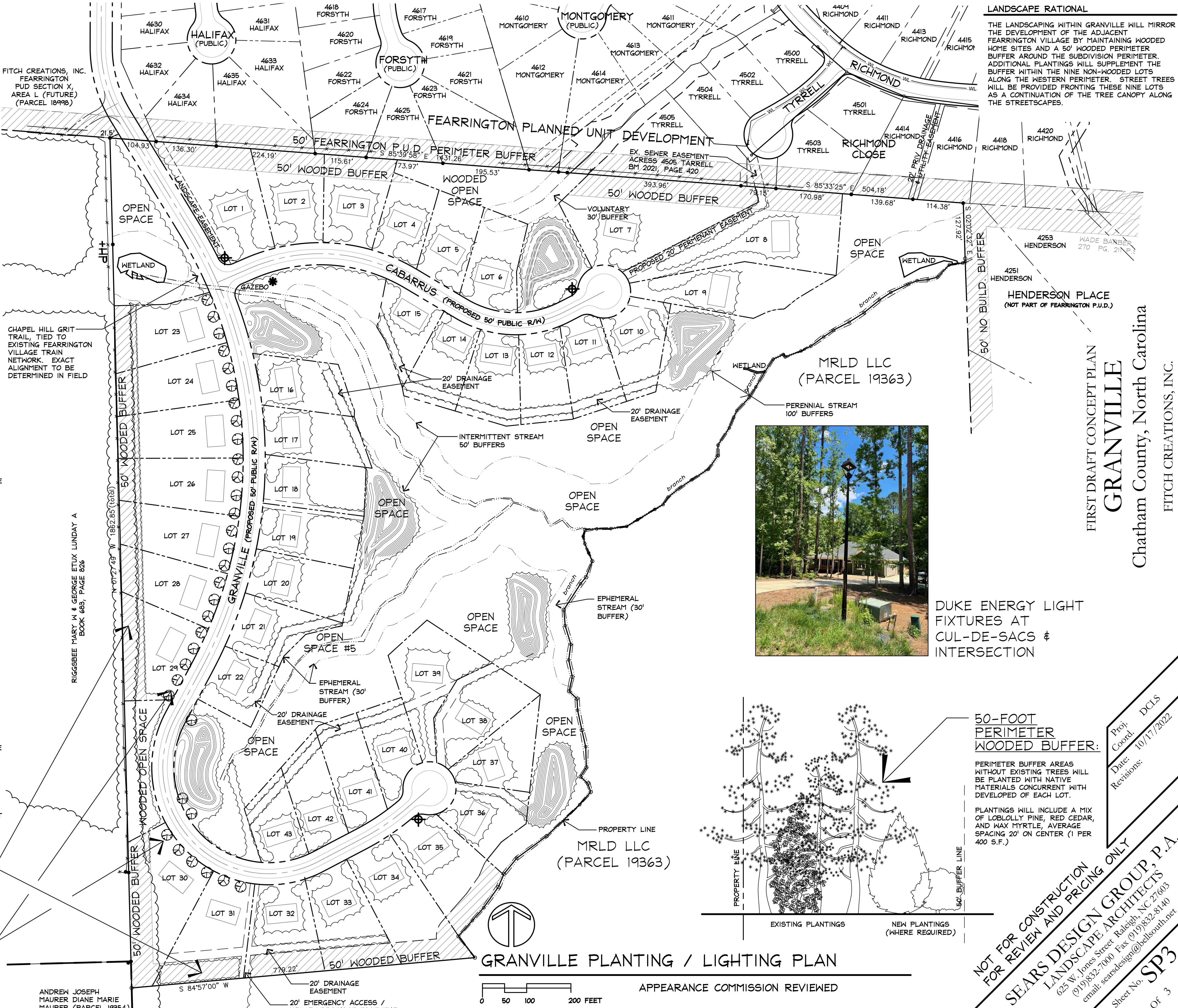
LANDSCAPE BUFFERING REQUIREMENTS AND SCREEN TYPES (SECTION 10)

- 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 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" CALIFER, WHICH MAY INCLUDE:
 - OVERCUP OAK
 - PIN OAK
 - NORTHERN RED OAK
 - NUTTALL OAK

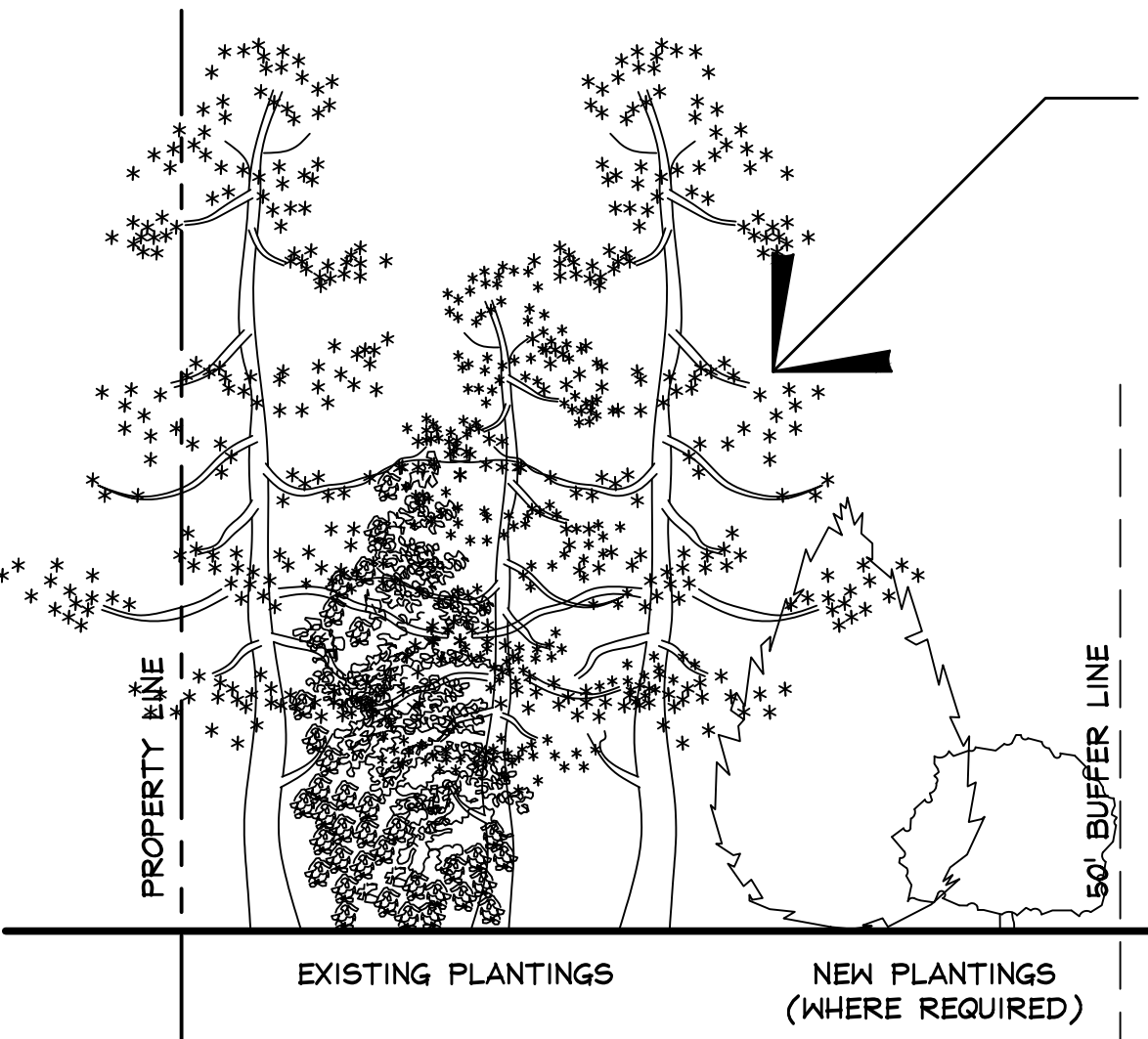


LANDSCAPE RATIONAL

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 STREETS CAPES.



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



50-FOOT PERIMETER WOODED BUFFER:

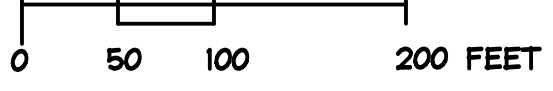
PERIMETER BUFFER AREAS WITHOUT EXISTING TREES WILL BE PLANTED WITH NATIVE MATERIALS CONCURRENT WITH DEVELOPMENT OF EACH LOT.

PLANTINGS WILL INCLUDE A MIX OF LOBLOLLY PINE, RED CEDAR, AND WAX MYRTLE, AVERAGE SPACING 20' ON CENTER (1 PER 400 S.F.)

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

GRANVILLE PLANTING / LIGHTING PLAN

APPEARANCE COMMISSION REVIEWED



ANDREW JOSEPH MAURER DIANE MARIE MAURER (PARCEL 19354)

NOT FOR CONSTRUCTION FOR REVIEW AND PRICING ONLY
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 Date: Revisions:
 Sheet No. **SP3**
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