

SPI-1: SUBDIVISION SPECIFICATIONS

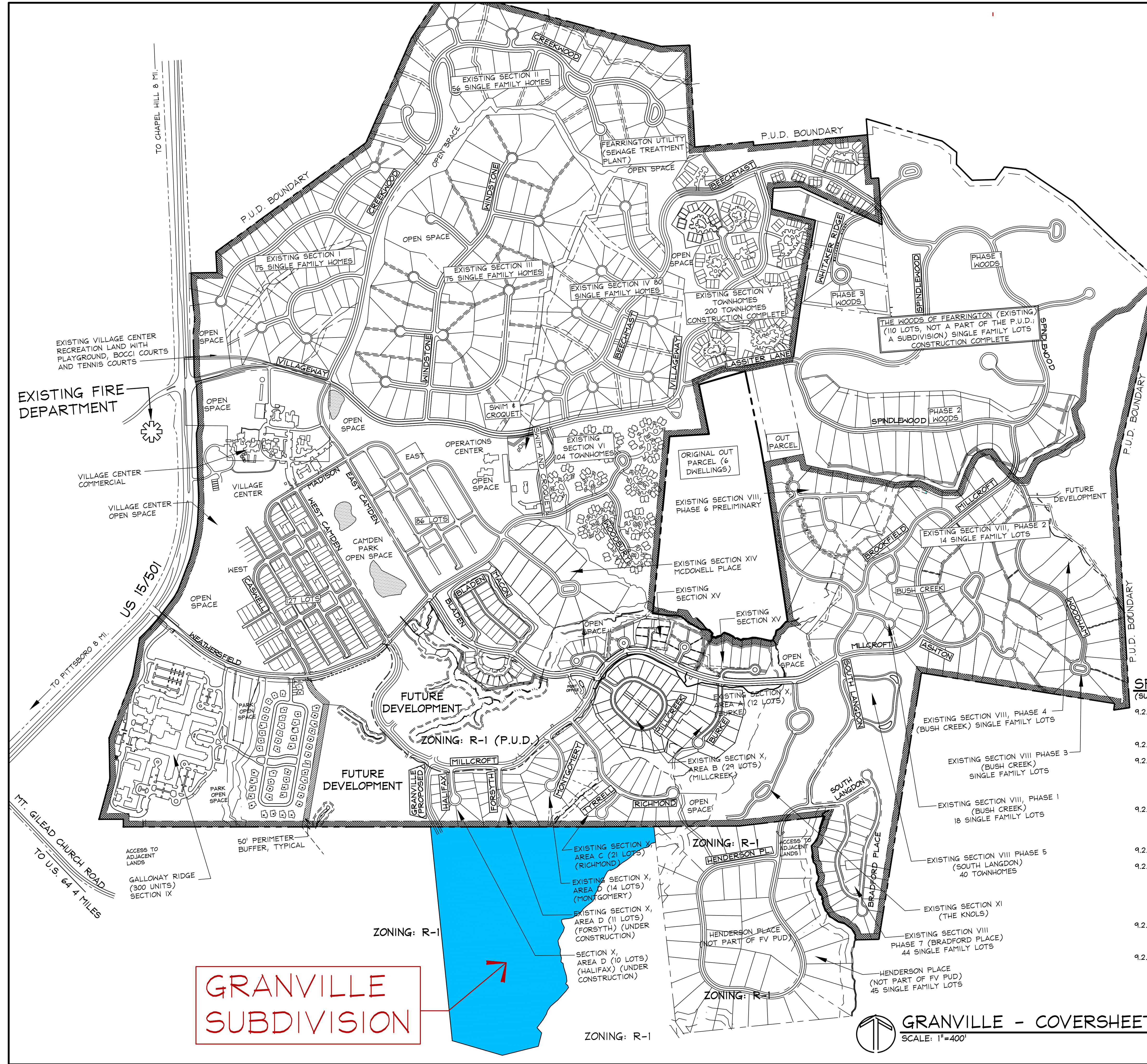
(SUBDIVISION REGULATIONS - SECTION 6.1 - GENERAL FIRST PLAT NOTES)

- 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: SENIOR 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: 98264
- 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: MS-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

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 ON OR AFTER: 4/1/2023
COMPLETION DATE BEFORE: 6/30/2027 (TRAIL/USABLE OPEN SPACE)
PHASE TWO: START DATE ON OR AFTER: 1/1/2025
COMPLETION DATE BEFORE: 12/31/2029
PHASE THREE: START DATE ON OR AFTER: 1/1/2026
COMPLETION DATE BEFORE: 12/31/2031
- 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 = 163,829 SF (3.76 AC)
- OPEN SPACE - NATURAL OPEN SPACE/STREAM BUFFERS: 16.47 AC (31.79%)
- OPEN SPACE - USABLE OPEN SPACE 0.51 AC (1%)
- OPEN SPACE - STORMWATER PONDS 2.12 AC (4.09%)



GRANVILLE SUBDIVISION

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

FIRST PLAT PLAN SUBMITTAL

GRANVILLE

PLANNED RESIDENTIAL DEVELOPMENT (S.U.P.)

Chatham County, North Carolina

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

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

Proj. No. DCLs
Coord. 12/01/2022
Date: 1/25/2023
Revisions: (Cons. Schedule)
(02.11, Totals)

Sheet No. **SPI**
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
- SC#
- STORMWATER POND
- GRIT TRAIL (APPROX)
- 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 29,948 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 (S.U.P. NOTES)

EXISTING LAND USE: 86% MATURE FORST, 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)

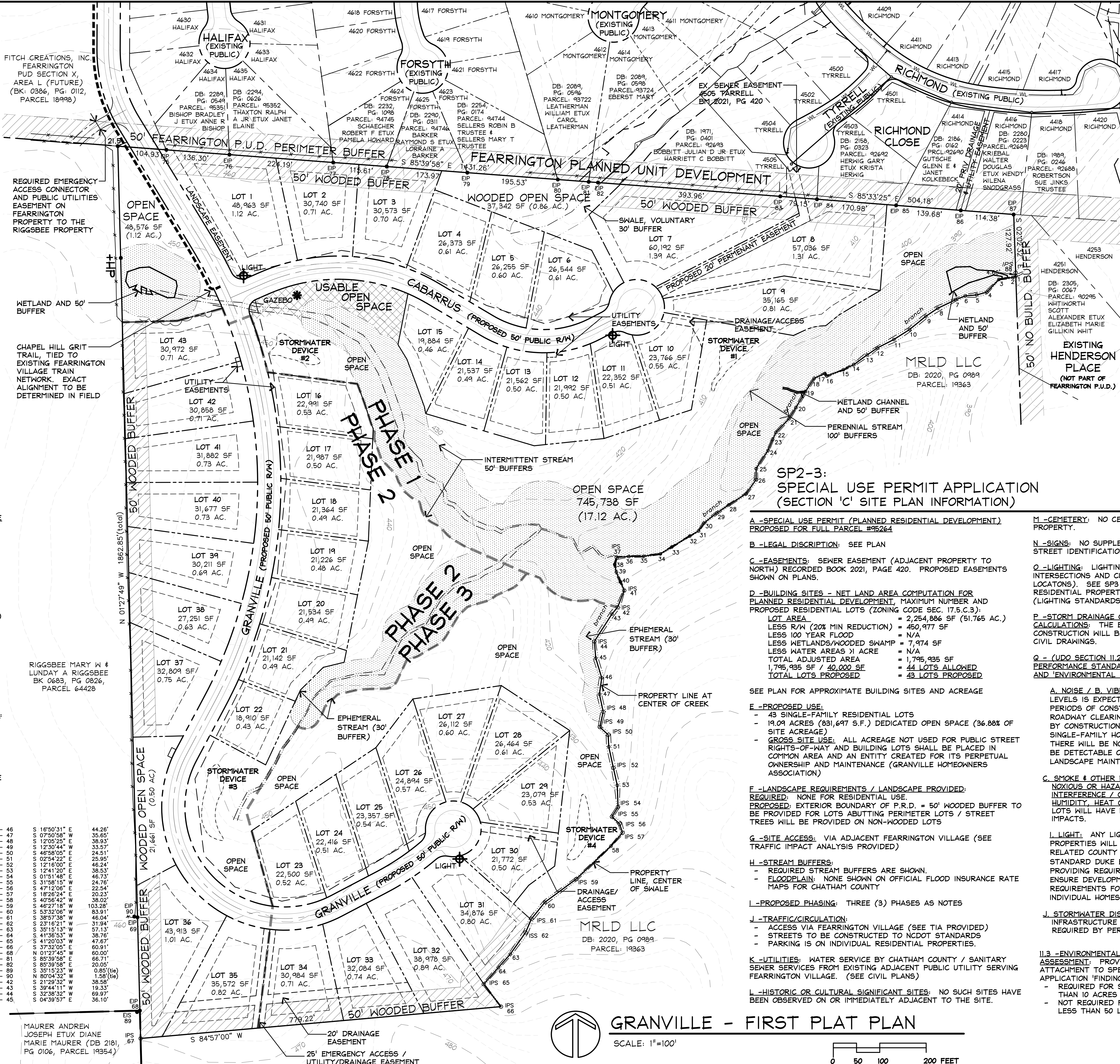
PROPOSED PUBLIC USES: NONE, PAYMENT IN LIEU: SEE SUMMARY SHEET SPI.

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°05'25" E	38.93'
4	S 74°46'36" W	22.53'	48	S 12°30'44" W	33.57'
5	S 84°31'58" W	24.94'	49	S 46°58'05" E	24.51'
6	S 68°27'25" W	22.23'	50	S 02°54'22" E	25.95'
7	S 64°28'31" W	42.75'	51	S 12°16'00" E	46.24'
8	S 56°09'16" W	30.89'	52	S 12°41'20" E	38.53'
9	S 50°45'03" W	45.26'	53	S 01°51'48" E	46.73'
10	S 57°43'27" W	39.75'	54	S 31°58'15" W	24.76'
11	S 62°47'22" W	40.25'	55	S 47°12'06" E	22.54'
12	S 55°49'09" W	26.38'	56	S 18°26'24" E	20.23'
13	S 53°44'48" W	35.71'	57	S 07°29'45" 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	N 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 32°48'19" W	40.23'	63	S 41°38'53" W	36.76'
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 32°48'19" W	40.23'	66	N 03°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 35°15'23" W	20.05'
25	S 07°07'39" W	6.79'	69	S 39°44'11" W	19.33'
26	S 35°08'14" W	37.56'	70	N 80°04'32" W	1.58'(tie)
27	S 57°16'41" W	44.15'	71	S 21°29'32" W	38.58'
28	S 55°59'20" W	31.66'	72	S 32°38'32" W	69.97'
29	S 51°58'23" W	34.80'	73	S 04°39'57" E	36.10'
30	S 34°17'47" W	20.64'			
31	S 59°35'05" W	21.73'			
32	S 58°48'11" W	45.34'			
33	S 58°50'19" W	28.92'			
34	S 82°00'03" W	36.32'			
35	S 85°06'05" W	31.68'			
36	S 85°22'49" W	26.50'			
37	S 15°56'36" W	15.63'			
38	S 12°27'45" W	16.83'			
39	S 22°34'06" E	22.56'			
40	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. (55.21%)
AVERAGE LOT SIZE:	0.66 AC.
OPEN SPACE	
ENVIRONMENTAL BUFFERS:	7.43 AC. (14.35%)
STORMWATER PONDS:	2.12 AC. (4.10%)
SUP OPEN SPACE - USABLE:	0.51 AC. (0.98%)
SUP OPEN SPACE - NATURAL:	9.03 AC. (17.44%)

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 > 1 ACRE	= N/A
TOTAL ADJUSTED AREA	= 1,795,935 SF
1,795,935 SF / 40,000 SF	= 44 LOTS ALLOWED
TOTAL LOTS PROPOSED	= 43 LOTS PROPOSED
- E - PROPOSED PHASING: THREE (3) PHASES AS NOTES
- 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 - I): GENERAL ENVIRONMENTAL PERFORMANCE STANDARDS (ALSO 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 INFRASTRUCTURE AREAS WILL BE TREATED BY DEVICES REQUIRED BY PERMIT AND 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

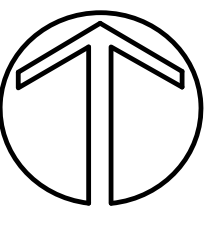
Fitch Creations, Inc.
 2000 Fearrington Village Circle
 Pittsboro, NC 27312

GRANVILLE
 PLANNED RESIDENTIAL DEVELOPMENT (S.U.P.)
 Chatham County, North Carolina

FIRST PLAT PLAN SUBMITTAL

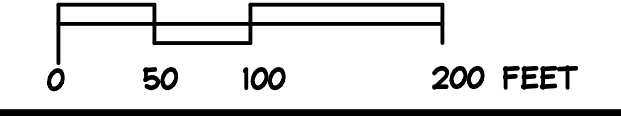
Prep: DCLS
 Coord: 01/09/2023
 Date: 01/25/2023
 Revisions: (1 of 10 points)
 (storm ponds)

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



GRANVILLE - FIRST PLAT PLAN

SCALE: 1"=100'



Sheet No. SP2
 Of 2