

25 January 2023

Kimberly Tyson / Angela Plummer  
Chatham County Planning  
P O Box 54  
Pittsboro, NC 27312

RE: GRANVILLE: MODIFICATIONS TO FIRST PLAT / PLANNED RESIDENTIAL DEVELOPMENT

County Planning/Zoning/Board Members:

Please find attached an amended '*First Plat Plan*' for Granville Planned Residential Development. Based on comments received during the public hearing regarding the number of stormwater ponds, followed by guidance received after an on-site technical review with County Stormwater staff, the '*First Plat Plan*' has been updated to include the following minor modifications:

- Four (4) wetponds are now provided, reduced from seven (7) previously proposed.
- Rear yard diversions have been removed per Staff direction, thereby reducing grading impacts and tree removals.
- In response to the above changes, minor modifications are made to size and configuration of lots 1 – 6, 10 – 14, 17 – 21, and 38 – 43 (note: the sequence of lot numbering is modified from prior plan per Subdivision Staff comment.
- There have been no changes to the total proposed acreage of lots vs. open space.
- Within open space acreage, the area for stormwater ponds is reduced from 3.87 acres to 2.12 acres, thereby providing an additional 1.75 acres of wooded open space.

These modifications lessen site impacts while meeting requirements of the County Stormwater Ordinance.



Dan Sears  
Sears Design Group