

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
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 26,948 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 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

Table with columns: LINE, BEARING, DISTANCE, and corresponding survey data for 41 lines.



SP2-1: QUANTITY SUMMARY

Table with 2 columns: Feature Name and Quantity. Includes: TOTAL SIZE AREA: 51.765 AC, ROAD LENGTH: 3,252 L.F. (0.616 MILES), RIGHT-OF-WAY: 4.10 AC (7.92%), etc.

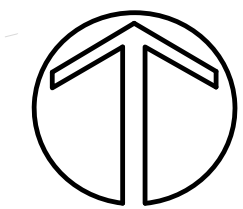
SP2-2: PROPOSED SETBACKS

Table with 2 columns: Category and Setback Requirements. Includes: PERIMETER LOTS (MATCH RI SETBACKS), MIN. FRONT SETBACK 40', INTERNAL LOTS (S.U.P.), MIN. FRONT SETBACK 20', etc.

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 DESCRIPTION: 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):
E - PROPOSED USE: 43 SINGLE-FAMILY RESIDENTIAL LOTS, 19.09 ACRES (831,697 S.F.) DEDICATED OPEN SPACE (36.88% OF SITE ACREAGE)
F - LANDSCAPE REQUIREMENTS / LANDSCAPE PROVIDED: REQUIRED: NONE FOR RESIDENTIAL USE.
G - SITE ACCESS: VIA ADJACENT FEARRINGTON VILLAGE (SEE TRAFFIC IMPACT ANALYSIS PROVIDED)
H - STREAM BUFFERS: REQUIRED STREAM BUFFERS ARE SHOWN.
I - PROPOSED PHASING: THREE (3) PHASES AS NOTES
J - TRAFFIC/CIRCULATION: ACCESS VIA FEARRINGTON VILLAGE (SEE TIA PROVIDED)
K - UTILITIES: WATER SERVICE BY CHATHAM COUNTY / SANITARY SEWER SERVICES FROM EXISTING ADJACENT PUBLIC UTILITY SERVING FEARRINGTON VILLAGE.
L - HISTORIC OR CULTURAL SIGNIFICANT SITES: NO SUCH SITES HAVE BEEN OBSERVED ON OR IMMEDIATELY ADJACENT TO THE SITE.

Vertical text on the right side: Fitch Creations, Inc., 2000 Fearrington Village Circle, Pitsboro, NC 27312. GRANVILLE PLANNED RESIDENTIAL DEVELOPMENT (S.U.P.), Chatham County, North Carolina. SEARS DESIGN GROUP, P.A., LANDSCAPE ARCHITECTS, 625 W. Jones Street, Raleigh, NC 27603. SP2



GRANVILLE - FIRST PLAT PLAN

SCALE: 1"=100'
0 50 100 200 FEET