



F E A R R I N G T O N  
*village*

REQUEST FOR  
SKETCH PLAN REVISION

FEARRINGTON P.U.D.  
SECTION X, AREAS D - M

The Village of Fearrington  
Williams Township  
Chatham County, North Carolina 27312

May 12, 2017



625 West Jones Street • Raleigh, North Carolina 27603 • (919) 832-7000 • Fax (919) 832-8140  
www.searsdesigngroup.com • searsdesign@searsdesigngroup.com

May 12, 2017

Re: Ferrington PUD, Section X, Areas "D" through "M" Request for Revisions

Dear Planning Board Members, and  
Chatham County Planning Staff

## INTRODUCTION

Ferrington Village has just celebrated their 40th year as the first PUD in Chatham County, and is now one of the larger communities in the County with close to 3,000 residents and several hundred people employed in the services and businesses within the Village. Today we are pleased to present a request to modify the dwelling unit types and layouts in Section X, the last Section in the Ferrington PUD.

**This request does not change the overall number of dwellings in the PUD. It remains 1602.**

Section X Sketch Plan as currently configured was first reviewed in 2010. There have been several revisions since then. Seven years later our market has changed and we wish to alter our housing products to reflect buyers wishes. This plan features a significant reduction in attached dwellings. This requested plan calls for 83% single-family and 17% two-unit townhomes. It calls for updates of homes like those in other successful Ferrington neighborhoods such as Camden Park, Rutherford, and South Camden, which are more compact single lot neighborhoods.

This plan also has medium and larger lot single-family neighborhoods. Some of these medium lot neighborhoods have two-unit townhome units blended with the single-family. Again, this Revision is requested so that our product better meets the buyer choices today.

**Ferrington PUD is reviewed under the pre-2008 Subdivision Regulations** and the 1994 Watershed Protection Ordinances as based on previous approvals and on requirements of continued development of the overall project.

Drinking water, emergency and fire protection is public: Chatham County.

Wastewater treatment is public by the Ferrington Wastewater Plant regulated by the State of North Carolina.

Storm Water: Ferrington P.U.D. Section X follows Chatham County Watershed Ordinance adopted in the 1990's via vested rights granted through earlier Sketch Plan approvals. The streams were classified by consultants, then confirmed by Corps of Engineers and by Chatham County in 2010.

Required Storm Water Measures for the project:

1. A 50-foot stream buffer is required for streams that are classified as perennial and intermittent on USGS quad sheets. The stream buffers are measured from the top of bank of the stream. A 10-foot building setback accompanies the 50-foot buffer. Grading can take place in the building setback, but no structure can be placed in the building setback.
2. Any land disturbing project that exceeds 20,000 square feet of disturbed area must comply with the current Chatham County Erosion Control Ordinance.
3. Any impact to wetlands or streams that are within the jurisdiction of the U.S. Army Corps of Engineers must be submitted for review and permitted if required by the Corps.
4. Impacts to the above stream buffers must be submitted to Chatham County for permitting according to the Jordan Lake Water Supply Watershed Riparian Buffer Protection Rules.

Voluntary Storm Water Measures for Section X:

1. A sizeable percentage of the project area will remain as open space.
2. A buffer will be provided around wetland areas.
3. Buffers will be provided around well-defined ephemeral features.
4. Low impact development techniques will be employed where practical. These includes release of stormwater discharge from developed areas frequently with separation from stream buffers and ephemeral features to the extent possible. Sheet drainage will be employed where possible from developed areas.

Roadways All communities are connected by public streets. Some compact neighborhoods will have private streets constructed to NCDOT standards and engineer certified. Some streets on this plan are designated public or private yet, as they are being negotiated with NCDOT at the time of Preliminary Plan submissions.

Section X consists of 123 acres and 200 dwellings in eleven separate neighborhoods plus pastures, woods, wooded PUD perimeter buffers and stream buffers. Section X has 68 acres of open space, 55% of the land area.

Rutherford, Burke, and Millcreek, the other Section X neighborhoods are either built or under construction. Richmond is to begin construction in late spring this year. The development of the remainder of Section X will follow Millcroft Street to the west and then north on West Camden extension to Weathersfield.

These requested revisions to Section X will help insure the successful completion of Ferrington PUD. We feel that these modifications will continue the quality of product and quality of life in the Village. We trust you will find that this Request meets the Subdivision Regulations for Sketch Plan Review and that you Approve this Request. Thank you for your consideration.

Sincerely,

for FITCH CREATIONS



Dan C.L. Sears, ASLA, RLA

cc: R.B. Fitch

**CHATHAM COUNTY**  
**MAJOR SUBDIVISION**  
**REVIEW CHECKLIST**

Subdivision Name Fearrington – Section X, Areas "D" - "M"  
 Review For:  Sketch REVISION       Prelim       Final

Attach all supporting documentation regarding these approvals. If approvals are still pending, attach applications for approval.

SKETCH DESIGN REVIEW	APPROVAL DATE
<input checked="" type="checkbox"/> 20 Copies of Plat with topo along with one (1) 8-1/2 x 11 copy	-----
<input checked="" type="checkbox"/> Application w/Complete Adjacent Owner Addresses	-----
<input type="checkbox"/> Soil Scientist Report and soil map	-----
<input checked="" type="checkbox"/> Confirmation from Chatham County Historical Association/Jane Pyle/542-3603	
<input checked="" type="checkbox"/> <b>1 electronic copy of all items above (see Digital Document Requirements)</b>	
PRELIMINARY PLAT REVIEW	
<input type="checkbox"/> 25 Copies of Plat along with one (1) 8-1/2 x 11 copy	.....
<input type="checkbox"/> Application w/ Complete Adjacent Owner Addresses	.....
<input type="checkbox"/> Detailed Soils Map and Letter of explanation or D.E.M. approval	____/____/____
{see Requirements for soil scientist report}	
<input type="checkbox"/> NCDOT Approval (if public roads)	
<input type="checkbox"/> DOT Comm. Driveway Permit	
<input type="checkbox"/> Erosion Control Plan Approval (if new roads or one acre disturbed)	
<input type="checkbox"/> U.S. Army Corps of Engineers Permit (if appl)	____/____/____
<input type="checkbox"/> Road Name Request Form	
<input type="checkbox"/> <del>County Public Water Approval (if applicable)</del> Engineer's Letter – Water Supply and Wastewater Treatment Capacity	
<input type="checkbox"/> State Public Water Approval (if applicable)	
<input type="checkbox"/> <del>Chatham Co. Schools' Road Comments (if new roads)</del> NCDOT Encroachment Agreem	
<input type="checkbox"/> Stormwater Management Plan Approval (if appl)	
<input type="checkbox"/> Economic & Environmental Impact Study (if appl)	____/____/____
<input type="checkbox"/> <del>Water / Sewer Impact Statement (if appl)</del> – Sewer Ext Approval from NC DWQ	
<input checked="" type="checkbox"/> <b>1 electronic copy of all items above (see Digital Document Requirements)</b>	
FINAL PLAT REVIEW	
<input type="checkbox"/> 25 Copies of Plat	-----
<input type="checkbox"/> Application	.....
<input checked="" type="checkbox"/> <b>1 electronic copy of all items above (see Digital Document Requirements)</b>	____/____/____
<input type="checkbox"/> <b>Chatham County Environmental Health Division</b> septic improvement permits or NCDWQ septic permits for each lot.	____/____/____
<input type="checkbox"/> Road Completion Certificate or Financial Guarantee	____/____/____
<input type="checkbox"/> Utilities Completion Cert. or Financial Guarantee	____/____/____

Comment \_\_\_\_\_  
 Date Complete Application Rec'd: \_\_\_\_/\_\_\_\_/\_\_\_\_ By: \_\_\_\_\_

**Chatham County Planning Department**

P.O. Box 54  
Pittsboro, NC 27312  
Tel: (919) 542-8204  
Fax: (919) 542-2698

**Type of Review**

- Sketch REVISION**
- Preliminary**
- Final**

**MAJOR SUBDIVISION APPLICATION**

**Name of Subdivision:** Fearrington - Section X **Requested Revision to Areas "D" - "M"**  
**Subdivision Applicant:** \_\_\_\_\_ **Subdivision Owner:** \_\_\_\_\_

Name: Sears Design Group, P.A.  
Address: 625 West Jones Street  
Raleigh, North Carolina 27603  
Phone: (W) (919) 832-7000  
Phone: (H) \_\_\_\_\_ Fax: (919) 832-8140  
E-Mail searsdesign@searsdesigngroup.com  
**Township:** Williams **Zoning:** CUP RA-40  
**Flood Map#** 3710977400J **Zoning:** X  
**Watershed:** WS-IV PA

Name: Fitch Creations, Inc.  
Address: 2000 Fearrington Village Center  
Pittsboro, North Carolina 27312  
Phone: (W) (919) 542-4000  
Phone: (H) \_\_\_\_\_ Fax: (919) 542-4020  
E-Mail rb@fearrington.com  
**P.I.N.#** 9774-43-1655.000  
**Parcel #** 18998  
**Existing Access Road: S.R. #** 1817, 1813, 1807  
**S.R. road name** Millcroft, E. Camden, Weathersfield

**Total Acreage:** 123      **Total # of Lots:** 200      **Min. Lot Size:** .2 ac  
**Ph. I Acreage:** see charts on dwgs      **Ph. I # of lots** \_\_\_\_\_      **Max. Lot Size:** .8 ac  
**Ph. II Acreage:** see charts on dwgs      **Ph. II # of lots** \_\_\_\_\_      **Avg. Lot Size:** .22 ac

**Name and date of contact with Chatham County Historical Association:** 2005; June 30, 2010 and  
Jan. 30, 2012 - Jane Pyle; Feb. 1, 2012 Bev Wiggins

**Type of new road:**  Private/ Length TBD see plans  Public/ Length TBD see plans

NOTE: Both public and private roads will be determined at Preliminary Plan Phase.

**Road Surface:**  paved to State of N.C. construction  gravel standards  
**Water System:**  individual wells  community wells  public system  
name Chatham County  
**Sewer System:**  septic systems  community system  public system  
name Fearrington Utilities

**List other facilities:** commercial, recreation, etc., and the approximate acreage or square footage:  
Open spaces as shown on the plans

*Dan C. L. Sears* Date 5/12/17      *Roger...* Date 5/12/17  
Signature of Applicant      Signature of Owner

**For Office Use Only:**

Notes: \_\_\_\_\_

Approved by County Commissioners: Sketch \_\_\_\_\_  
Preliminary \_\_\_\_\_  
Final \_\_\_\_\_

Payment: Date \_\_\_\_\_ / \_\_\_\_\_ / \_\_\_\_\_ Amount: \$ \_\_\_\_\_

ADJACENT LAND OWNERS (Property owners across a road, easement, or waterway are considered adjacent land owners):

Legal notices are mailed to these owners, please **type or write neatly**, and include zip codes.

**FEARRINGTON P.U.D. SECTION X, AREAS D - M**

1. Fitch Creations, Inc.	11. Ms. Laura Morgan
2000 Fearington Village Center	2000 Fearington Village Center
Pittsboro, North Carolina 27312	Pittsboro, North Carolina 27312
2. Edgar, Jr. and Jacquelyn Batcheller	12. R.B. Fitch
1512 Clifton Road	2000 Fearington Village Center
Jacksonville, NC 28540	Pittsboro, North Carolina 27312
3. Mary S. Thompson Trustee	13. Sears Design Group, P.A.
1213 Fearington Post	625 West Jones Street
Pittsboro, NC 27312	Raleigh, North Carolina 27603
4. Robert and Jeanne McNeill	14. Galloway Ridge
1214 Fearington Post	3000 Galloway Ridge
Pittsboro, NC 27312	Pittsboro, NC 27312
5. Current Resident	15. Robert W. and Johnette C. Kievit
1215 Fearington Post	5512 Fearington Post
Pittsboro, NC 27312	Pittsboro, NC 27312
6. Harris and Elizabeth Cooper	16. John H. and Lorraine W. Gay
1195 Fearington Post	5511 Fearington Post
Pittsboro, NC 27312	Pittsboro, NC 27312
7. Arthur and Arleen DeLuca	17. FHA President: Maggie Tunstall
1194 Fearington Post	680 Fearington Post
Pittsboro, North Carolina 27312	Pittsboro, North Carolina 27312
8. Gloria V. Myers	18. Robert J. and Eleanor Corley
1176 Fearington Post	5510 Fearington Post
Pittsboro, North Carolina 27312	Pittsboro, NC 27312
9. David and Helene Marshall	19. Harry and Anneliese Roegner
1154 Fearington Post	5509 Fearington Post
Pittsboro, NC 27312	Pittsboro, NC 27312
10. Harold D. and Nancy K. Skurnick.	20. Brenda T. and Thomas J. Ungerland Trustees
1131 Fearington Post	5508 Fearington Post
Pittsboro, NC 27312	Pittsboro, NC 27312

ADJACENT LAND OWNERS (Property owners across a road, easement, or waterway are considered adjacent land owners):

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**FEARRINGTON P.U.D. SECTION X, AREAS D - M**

21. Ralph W. Jr. and Emilie A. Cummings	31. Dianna Lynne Smith Trustee
5507 Fearington Poat	4013 Fearington Post
Pittsboro, North Carolina 27312	Pittsboro, North Carolina 27312
22. Patrick R. and Rita C. Bergevin	32. Eric A. Kunsman and June Heil
5506 Fearington Post	4011 Fearington Post
Pittsboro, NC 27312	Pittsboro, North Carolina 27312
23. Stuart Kloos and Jamey L. Judge	33. John M. and Jeanette B. Collins
5505 Fearington Post	4009 Fearington Post
Pittsboro, NC 27312	Pittsboro, NC 27312
24. Rita L. Dunkin	34. Jeanne J. Jacer Trust
5504 Fearington Post	4007 Fearington Post
Pittsboro, NC 27312	Pittsboro, NC 27312
25. Florence V. Ruel Trustee	35. Thomas Maarten, J.J. Simon & Eliz. Simon
5503 Fearington Post	4005 Fearington Post
Pittsboro, NC 27312	Pittsboro, NC 27312
26. Current Resident	36. David Britt and Sue Cushman
5502 Fearington Post	4003 Fearington Post
Pittsboro, NC 27312	Pittsboro, NC 27312
27. Michael J. Novak	37. Hope and Barry D. Watts
5501 Fearington Post	4001 Fearington Post
Pittsboro, North Carolina 27312	Pittsboro, North Carolina 27312
28. Kenneth. Samuelson	38. Sharon Blessum
4019 Fearington Post	4053 Fearington Post
Pittsboro, NC 27312	Pittsboro, NC 27312
29. Orville G. and Joanne W. Pogue and Pogue	39. Anne Corrigan Trustee
Living Trust	4052 Fearington Poat
4017 Fearington Post Pittsboro, NC 27312	Pittsboro, NC 27312
30. David and Gilda Macksam	40. Michael C. and Judy D. Morrow
4015 Fearington Post	4051 Fearington Post
Pittsboro, NC 27312	Pittsboro, North Carolina 27312





FOR OFFICE USE ONLY

Date's Adjacent Owner Letters were mailed out

Sketch	/ /	/ /
Preliminary	/ /	/ /

Dates and Actions of Planning Board Meetings

Sketch	/ /	<input type="checkbox"/> Appv'd	<input type="checkbox"/> Denied	<input type="checkbox"/> Tabled
Preliminary	/ /	<input type="checkbox"/> Appv'd	<input type="checkbox"/> Denied	<input type="checkbox"/> Tabled
Final	/ /	<input type="checkbox"/> Appv'd	<input type="checkbox"/> Denied	<input type="checkbox"/> Tabled

Dates and Actions of Board of Commissioners Meetings

Sketch	/ /	<input type="checkbox"/> Appv'd	<input type="checkbox"/> Denied	<input type="checkbox"/> Tabled
Preliminary	/ /	<input type="checkbox"/> Appv'd	<input type="checkbox"/> Denied	<input type="checkbox"/> Tabled
Final	/ /	<input type="checkbox"/> Appv'd	<input type="checkbox"/> Denied	<input type="checkbox"/> Tabled

Conditions stipulated by Planning Board or Board of Commissioners (label as sketch, preliminary or final):

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Financial Guarantee (if applicable):

Submitted by: \_\_\_\_\_

Guarantee Type: \_\_\_\_\_

Amount: \$ \_\_\_\_\_

Acceptance Date: \_\_\_/\_\_\_/\_\_\_

Expiration Date: \_\_\_/\_\_\_/\_\_\_

Release Date: \_\_\_/\_\_\_/\_\_\_

Release Payable to: \_\_\_\_\_

\_\_\_\_\_ / \_\_\_/\_\_\_  
*Planning Department*

*Date*

FEARRINGTON P.U.D. DWELLING UNITS

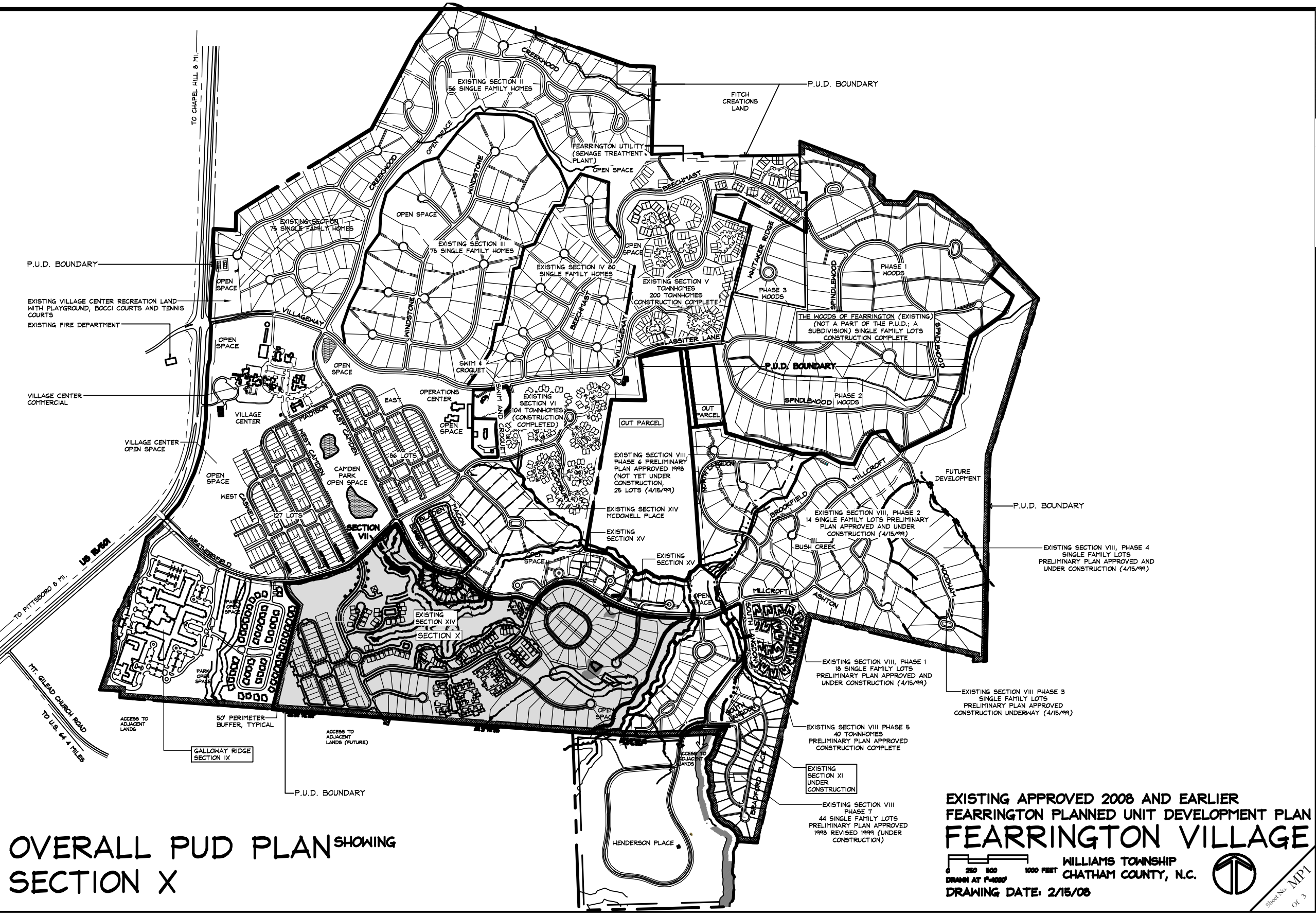
Section	Name	Allowed Dwellings
<b>P.U.D. LANDS (1602 units)</b>		
Parks/Open Space/ Commercial	Village Center	
Section I	Creekside	71
Section II	Creekside	57
Section III	Windstone	75
Section IV	Beechmast	78
Section V	Villageway Towns	203
Section VI	Weathersfield	111
Section VII	Camden Park East	86
Section VII	Camden Park West	127
Section VIII Ph 1,2,3,4,6	Bush Creek	118
Section VIII Ph 5	Bush Creek Towns	40
Section VIII Ph 7	Bradford Place	43
Section IX	Galloway Ridge	300
Section X	South (in development)	200
Section XI	Knoll	26
Section XII	(Reserved)	
Section XIII	(Reserved)	
Section XIV Ph 1	South Camden	20
Section XIV Ph 2	McDowell Place	15
Section XV Ph 1	Millcroft Ph 1	26
Section XV Ph 2	Millcroft Ph 2	6
Section XVI	(Reserved)	
<b>P.U.D. SUBTOTALS</b>		<b>1602</b>

FEARRINGTON P.U.D. OPEN SPACE

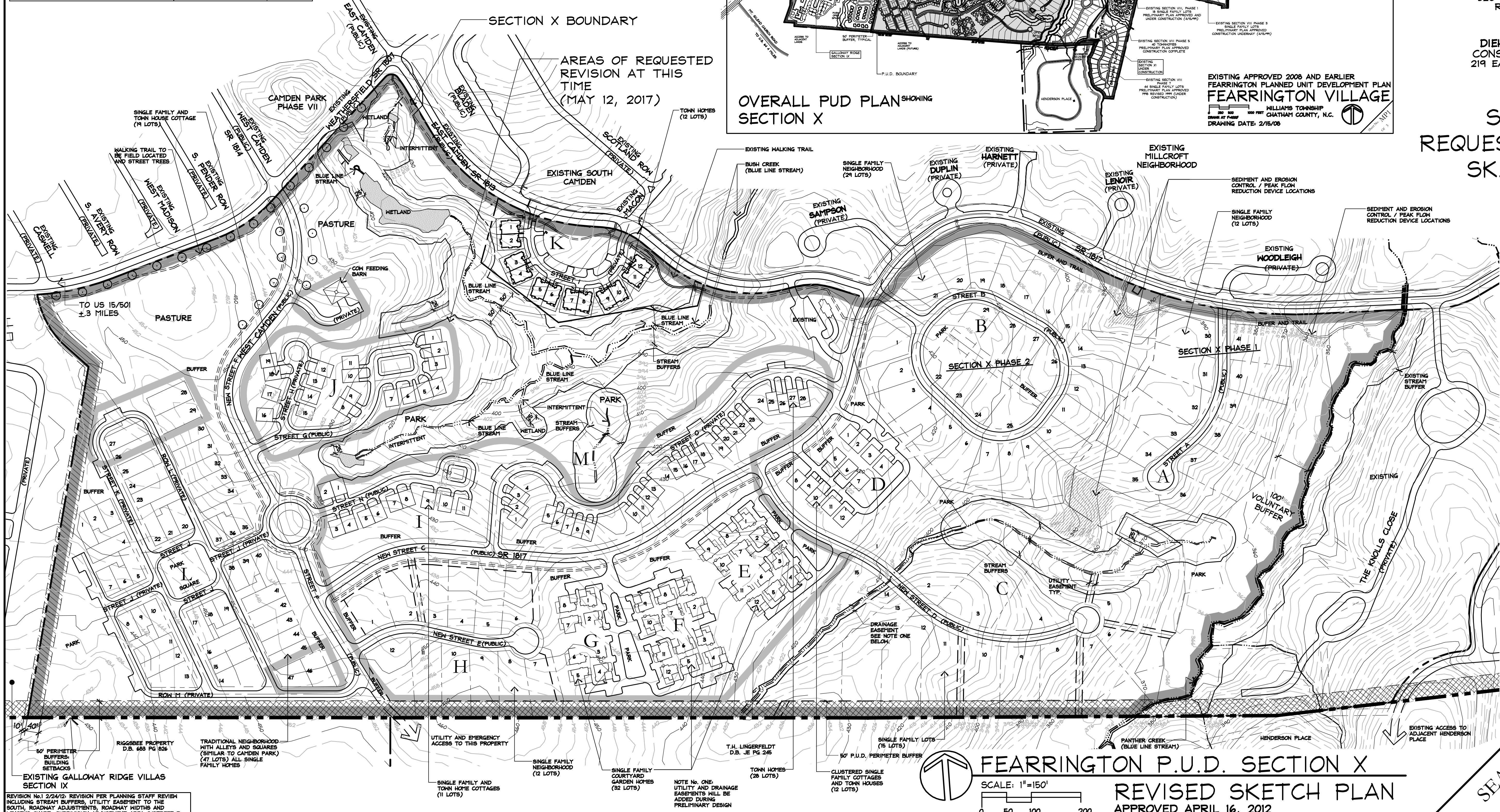
FEARRINGTON P.U.D. OVERALL OPEN SPACE TABULATION	RIGHT-OF-WAYS	PARKS & OPEN SPACE	CREEK BUFFER OPEN SPACES	ROUNDABOUTS, DRIVES AND PARKS & UTILITIES	EASEMENTS & BUFFERS	FARM PASTURE	P.U.D. PERIMETER BUFFER AT GALLOWAY RIDGE	ACRES
VILLAGE CENTER		35.71				19.97		55.68
SWIM & CROQUET		2.42						2.42
VILLAGEWAY POST OFFICE		1.78						1.78
SECTION I - CREEKWOOD		8.43	3.04		2.16			13.63
SECTION II		8.48	5.92	0.41	5.96			20.74
SECTION III - WINDSTONE		8.50	4.56	6.90	5.96			25.82
SECTION IV - BEECHMAST		6.80			9.19			15.99
SECTION V - COUNTRY TOWN HOMES		3.79	28.85	0.57	0.71			33.72
SECTION VI - WEATHERSFIELD		0.65	9.43	1.03				11.11
SECTION VII - CAMDEN PARK		12.23	16.38	1.88				30.49
SECTION VIII - BUSH CREEK AND LANGDON								0.00
PHASE 1 - HATFIELD		0.13	1.22		1.08			2.41
PHASE 2 - BUSH CREEK		2.73	2.00		0.30			5.03
PHASE 3 - BUSH CREEK		2.22	1.17	0.26	1.15			4.90
PHASE 4 - BUSH CREEK		2.14		0.07	1.07	1.87		5.15
PHASE 5 - LANGDON PLACE		1.33	0.44	0.12	0.02	0.86		2.77
PHASE 6 - BRADFORD PLACE		2.94	1.57	1.06	1.40	3.37		10.34
PHASE 7 - NORTH LANGDON		2.57	4.02	1.35				7.94
SECTION IX - GALLOWAY RIDGE		38.98	10.63	6.18	0.40		4.14	59.93
SECTION X - UNDEVELOPED SOUTH PUD LANDS		28.38	8.91	15.3	0.11	6.2	5.70	68.90
SECTION XI - THE KNOLLS		2.12	8.50	0.41	0.50			12.03
SECTION XIV - PHASE I - CAMDEN SOUTH		4.74	4.40		0.50			9.64
SECTION XIV - PHASE II - McDOWELL PLACE		1.20	2.31	1.21	0.59			5.31
SECTION XV - MILLCROFT CLUSTERED HOMES		1.86	3.99	4.38	0.10	1.87		12.00
<b>TOTAL ACRES</b>		<b>137.60</b>	<b>144.16</b>	<b>48.80</b>	<b>5.45</b>	<b>41.28</b>	<b>25.67</b>	<b>414.14</b>
<b>TOTAL P.U.D. ACRES</b>								<b>918.37</b>
<b>PERCENTAGE OF OPEN SPACE IN P.U.D.</b>								<b>45.8%</b>
<b>DENSITY</b>								<b>1.74 LOTS PER ACRE</b>
<b>AVG. LOT SIZE</b>								<b>57 AC</b>

\*SECTIONS XII and XIII were combined into other sections and the numbers XII and XIII are not now used

Update: May 12, 2017



OVERALL PUD PLAN SHOWING SECTION X



FEARRINGTON village

THE VILLAGE OF FEARRINGTON  
PLANNED UNIT DEVELOPMENT PLAN  
WILLIAMS TOWNSHIP  
CHATHAM COUNTY, N.C.

FOUNDER AND BUILDER:  
FITZ CREATIONS, INC.  
2000 FEARRINGTON VILLAGE CENTER  
FEARRINGTON VILLAGE, NC 27312  
(919)542-4000

SEARS DESIGN GROUP, P.A.  
LAND PLANNERS AND  
LANDSCAPE ARCHITECTS  
625 WEST JONES STREET  
RALEIGH, NC 27603  
(919)832-7000

DIEHL & PHILLIPS, P.A.  
CONSULTING ENGINEERS  
219 EAST CHATHAM STREET  
SUITE 204  
CARY, NC 27511  
(919)467-9972

SECTION X  
REQUESTED REVISION  
SKETCH PLAN

MAY 12, 2017

LEGEND  
SECTION X BOUNDARY  
AREAS OF REQUESTED REVISION AT THIS TIME (MAY 12, 2017)

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  
P.U.D. 2012  
Sheet No. SD1  
Of 2

REVISION 161/2/24/17: REVISION PER PLANNING STAFF REVIEW INCLUDING STREAM BUFFERS, UTILITY EASEMENT TO THE SOUTH, ROADWAY ADJUSTMENTS, ROADWAY WIDTHS AND LENGTHS CHART, SUBDIVISION ADJUSTMENT AREA, C STREET D

NOTE NO. ONE: UTILITY AND DRAINAGE EASEMENTS WILL BE ADDED DURING PRELIMINARY DESIGN

PLOT DATE: 12 MAY 2017

**LEGEND**

- PUD PERIMETER BOUNDARY
- SECTION X PERIMETER
- ROW/ADJACENT PROPERTY LINE
- LOT LINE
- EASEMENT LINE
- STREAM BUFFER LINE
- SETBACK LINE
- BLUE LINE STREAM BANK
- INTERMITTENT STREAM BANK
- WETLANDS - JURISDICTIONAL DETERMINATION BY USAC
- SEDIMENT AND EROSION CONTROL / PEAK FLOW REDUCTION DEVICE LOCATIONS
- TREELINE
- STREET
- 2' CONTOUR
- 10' CONTOUR
- 50' BUFFER AT GALLOWAY RIDGE
- 50' P.U.D. PERIMETER BUFFER
- AREA KEY LETTER

**FEARRINGTON P.U.D. SECTION X OPEN SPACE TABULATION**

	BUILDING SPACE	RIGHT-OF-WAYS	PARKS & OPEN SPACE	CREAK BUFFER OPEN SPACES	PERENNIAL STREAMS IN ROUNDABOUTS AND PARKS	SQUARES & EASEMENTS & BUFFERS	FARM PASTURE	P.U.D. PERIMETER BUFFER	GALLOWAY RIDGE	ACRES
A	BURKE PLACE SF LOTS EXISTING	5.00	0.75	2.25	2.70		0.70			11.40
B	MILLCREEK SF LOTS EXISTING	8.00	1.00	1.00	1.20		1.40			14.00
C	RICHMOND SF LOTS (IN CONSTRUCTION)	10.70	2.00	0.30	3.70			1.50		18.20
D	MONTGOMERY PLACE NEO-TRADITIONAL SINGLE FAMILY	7.10	9.50	3.00	0.30		1.10	1.30		22.30
E	COTTAGES FUTURE SF & TOWNHOUSES	1.67	0.53		1.00		0.20			3.40
F	COTTAGES FUTURE SF & TOWNHOUSES	1.50	1.20		0.80		0.40			3.90
G	COTTAGES FUTURE SF & TOWNHOUSES	3.40	0.90		1.50					5.80
H	COTTAGES FUTURE SF & TOWNHOUSES	3.50	0.90		0.80					5.20
I	PASTURE (EXISTING)				1.10			2.20		3.30
J	PASTURE (EXISTING)		0.80				0.40	3.50	0.30	5.00
K	RUTHERFORD SEMI-DETACHED	2.50	0.70	0.50	1.20					4.90
L	NEO-TRADITIONAL FUTURE SF LOTS	7.10	6.00	0.90			1.50	1.10	1.20	17.80
M	SINGLE FAMILY LOTS	3.20	1.50	0.80	1.00		0.50			7.00
	MAIL POSTGATHERING	0.52	0.28			0.11				0.89
<b>TOTALS</b>		<b>54.19</b>	<b>26.38</b>	<b>9.81</b>	<b>15.3</b>	<b>0.11</b>	<b>6.2</b>	<b>5.7</b>	<b>3.9</b>	<b>123.09</b>

TOTALS  
SECTION X AREA: 123.09 ACRES  
OPEN SPACE: 88.50 ACRES  
PERCENT OPEN SPACE NOT INCLUDING R.C.: 34.5%  
PERCENTAGE OPEN SPACE INCLUDING R.C.: 66.0%

Update: May 12, 2017

**KEY DESCRIPTION**

KEY DESCRIPTION	UNITS	ACRES	
A	SINGLE FAMILY LOTS (EXISTING)	12	11.40
B	SINGLE FAMILY LOTS (EXISTING)	29	14.00
C	SINGLE FAMILY LOTS (IN CONSTRUCTION)	21	18.20
D	NEO-TRADITIONAL SINGLE FAMILY	32	22.30
E	COTTAGES FUTURE SF & TOWNHOUSES	5	3.40
F	COTTAGES FUTURE SF & TOWNHOUSES	8	3.90
G	COTTAGES FUTURE SF & TOWNHOUSES	18	5.80
H	COTTAGES FUTURE SF & TOWNHOUSES	13	5.20
I	PASTURE (EXISTING)	0	3.30
J	PASTURE (EXISTING)	0	5.00
K	RUTHERFORD SEMI-DETACHED	0	4.90
L	NEO-TRADITIONAL FUTURE SF LOTS	41	17.80
M	SINGLE FAMILY LOTS	9	7.00
	MAIL POST		0.89
<b>TOTAL DWELLINGS:</b>	<b>200</b>	<b>123.09</b>	

**FEARRINGTON**  
village

THE VILLAGE OF FEARRINGTON  
PLANNED UNIT DEVELOPMENT PLAN  
WILLIAMS TOWNSHIP  
CHATHAM COUNTY, N.C.

FOUNDER AND BUILDER:  
FITCH CREATIONS, INC.  
2000 FEARRINGTON VILLAGE CENTER  
FEARRINGTON VILLAGE, NC 27812  
(919)542-4000

SEARS DESIGN GROUP, P.A.  
LAND PLANNERS AND  
LANDSCAPE ARCHITECTS  
408 WEST JONES STREET  
RALEIGH, NC 27603  
(919)862-7000

DIBL & PHILLIPS, P.A.  
CONSULTING ENGINEERS  
24 EAST GATHAM STREET  
SUITE 204  
CARY, NC 27511  
(919)467-9972

YAN R. FINCH  
LAND SURVEYOR  
20 1/2 WILBORD STREET  
PITTSBORO, NC 27702  
(919)442-2508

**SECTION X  
REQUESTED REVISION  
SKETCH PLAN  
MAY 12, 2017**



REVISION No.1 2/24/12: REVISION PER PLANNING STAFF REVIEW INCLUDING STREAM BUFFERS, UTILITY EASEMENT TO THE SOUTH, ROADWAY ADJUSTMENTS, ROADWAY WIDTHS AND LENGTHS CHART, SUBDIVISION ADJUSTMENT AREA C/STREET D

NOTE:  
UTILITY AND DRAINAGE EASEMENTS WILL BE ADDED DURING PRELIMINARY DESIGN

**FEARRINGTON P.U.D. SECTION X**  
REVISED SKETCH PLAN REQUEST  
MAY 12, 2017

SCALE: 1"=150'  
0 50 100 200

**SEARS DESIGN GROUP, P.A.**  
LANDSCAPE ARCHITECTS  
632 W. Jones Street Raleigh, NC 27603  
(919)862-7000 Fax (919)862-8140  
Email: searsdesign@searsdesign.net

Sheet No. **SD2**  
Of 2

**FEARRINGTON P.U.D.**  
SECTION X SKETCH PLAN  
WILLIAMS TOWNSHIP, CHATHAM COUNTY

PLOT DATE: 12 MAY 2017