

**Chatham County Planning Department**

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

**Type of Review**

- Sketch
- Preliminary
- Final

**MAJOR SUBDIVISION APPLICATION**

**Name of Subdivision:** Fearrington - Section X Area "D" - Montgomery, Phase One

**Subdivision Applicant:**

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

**Subdivision Owner:**

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, 1814, 1812**  
S.R. road name Millcroft, W. Camden, Weathersfield

Total Acreage: 18.6

Total # of Lots: 40

Min. Lot Size: 6250 s.f.

Ph. I Acreage: 7.6

Ph. I # of lots 16

Max. Lot Size: 6250 s.f.

Ph. II Acreage: 5.1

Ph. II # of lots 12

Avg. Lot Size: 6250 s.f.

Ph. III Acreage: 5.9

Ph. III # of lots 12

**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 roads:**  Private/ Length 500 l.f.  Public/ Length 4085 l.f.

**Road Surface:**

- paved to State of N.C. construction
- gravel standards

**Water System:**

- individual wells
- community wells
- public system

**Sewer System:**

- septic systems
- community system
- public system

name Chatham County

name Fearrington Utilities

**List other facilities:** commercial, recreation, etc., and the approximate acreage or square footage:  
Picnic shelter in parkland or buffer

Dan C. L. Sears  
Signature of Applicant

Date 7/13/18

Roy Allen  
Signature of Owner

Date 7/13/18

**For Office Use Only:**

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

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

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

**CHATHAM COUNTY  
MAJOR SUBDIVISION  
REVIEW CHECKLIST**

Subdivision Name Fearrington –Section X Area "D" - Montgomery

Review For:  Sketch  Prelim  Final

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

SKETCH DESIGN REVIEW	APPROVAL DATE
<input type="checkbox"/> 25 Copies of Plat with topo along with one (1) 8-1/2 x 11 copy	-----
<input type="checkbox"/> Application w/Complete Adjacent Owner Addresses	-----
<input type="checkbox"/> Soil Scientist Report and soil map	-----
<input type="checkbox"/> Confirmation from Chatham County Historical Association/Jane Pyle/542-3603	See application
<input 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 checked="" 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 checked="" type="checkbox"/> NCDOT Approval (if public roads)	June 22, 2018
<input checked="" type="checkbox"/> DOT Comm. Driveway Permit [SR 1812; SR 1817]	June 20, 2018
<input checked="" type="checkbox"/> Erosion Control Plan Approval (if new roads or one acre disturbed)	May 21, 2018
<input type="checkbox"/> U.S. Army Corps of Engineers Permit (if appl)	____/____/____
<input checked="" type="checkbox"/> Road Name Request Form	May 19, 2017
<input checked="" type="checkbox"/> <del>County Public</del> Water Approval (if applicable) NCDOT Encroachment Agreement	May 8, 2018
<input checked="" type="checkbox"/> State Public Water Approval (if applicable)	May 30, 2018
<input type="checkbox"/> Chatham Co. Schools' Road Comments (if new roads)	____/____/____
<input checked="" type="checkbox"/> <del>Stormwater Management Plan Approval (if appl)</del> NCDWR Wastewater Collection	June 11, 2018
<input type="checkbox"/> Economic & Environmental Impact Study (if appl)	____/____/____
<input type="checkbox"/> Water / Sewer Impact Statement (if appl)	____/____/____
<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: \_\_\_\_\_



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

July 13, 2018

Dear Planning Board Members,  
Chatham County Planning Staff

Re: Fearington P.U.D., Section X, Area "D", Montgomery, Phase 1, Preliminary Plat Review

On behalf of Fearington Village and Fitch Creations, Inc., we are pleased to submit for Preliminary Plat Approval this new neighborhood in the Village. It is called MONTGOMERY and is known as Section X, Area D, of the P.U.D. It is a (40) lot single-family subdivision with public water, sewer, and streets. The average lot size is 6250 s.f. There are three phases. This submittal is for Phase 1: 16 lots.

Fearington P.U.D. is governed by the Pre-2008 Chatham County Subdivision Regulations: Sketch Plan (which is the Overall P.U.D. plan), Preliminary Plat, where all construction permits are granted by the various agencies, and Final Plat, which is required before dwelling sites can be sold.

There was an adjustment made to Area "D" during this process, an administrative approval of a minor re-organizing of the parklands in relation to the arrangement shown on the Sketch Plan. Additionally, a new wetlands classification/survey caused a minor adjustment of the main streets.

Dwelling Unit Count was not affected by this minor adjustment. The overall approved number of dwelling units for Fearington is set at 1602 total units.

This will be a beautiful neighborhood very similar to the existing East and West Camden, and Camden South, with neo-traditional land plan of public streets and private alleys. There are no lots adjacent to streamways in Phase One Montgomery. All Agency Approvals are in hand.

We ask that you approve this request for Preliminary Plat Approval of Phase One Montgomery. Thank you.

Sincerely,

SEARS DESIGN GROUP, P.A.

A handwritten signature in black ink that reads 'Dan Sears' in a cursive script.

Dan C.L. Sears, ASLA

cc: R.B. Fitch