



FEARRINGTON VILLAGE
HOMES·INN·RESTAURANT·SPA

REQUEST FOR
PRELIMINARY PLAN REVISION

FEARRINGTON P.U.D.
SECTION X, AREA D
PHASE 1

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

March 8, 2019



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

March 8, 2019

Re: Ferrington PUD, Section X, Area "D", Phase 1 Request for Preliminary Plan Revision

Dear Planning Board Members, and Chatham County Planning Staff

COVER LETTER

Ferrington Village PUD was first approved in 1976 as the first PUD in Chatham County, and is now one of the larger communities in the County with over 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 type and layouts in Section X, Area "D", Phase 1, for the P.U.D. per your Sketch Plan Revision Approval of February 18, 2019

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

These requested revisions to Section X Area "D" will reduce the environmental impact to this property compared to the existing approved neo-traditional neighborhood since less clearing and grading is required. It also has less pavements, and leaves more wooded land throughout. We feel that these modifications will continue the quality of homes and quality of life in the Village. We trust you will find that this Request meets the Subdivision Regulations for Preliminary Plan Review and that you Approve this Request. Thank you for your consideration.

Sincerely,

for FITCH CREATIONS

A handwritten signature in black ink that reads "Dan Sears".

Dan C.L. Sears, ASLA, RLA

cc: R.B. Fitch

DATE: March 8, 2019

SUBMITTAL LETTER

TO: Chatham County Planning Board Members
CC: Jason Sullivan, Director
Kimberly Tyson, Subdivision Administrator

Re: Requested Preliminary Plan Revision for
Farrington P.U.D., Section X, Area "D", Phase One

Dear Board Members and County Staff:

On behalf of Fitch Creations, Inc., founder and developer of Farrington Village, we make this Submission to request Preliminary Plan Revision to Section X, Area "D".

Farrington PUD is reviewed under the pre-2008 Subdivision Regulations and the 1994 Watershed Protection Ordinances as previously approved.

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

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

Storm Water: Farrington P.U.D. Section X follows Chatham County Watershed Ordinance adopted in the 1990's via vested rights granted through earlier Sketch Plan approvals. There are **NO STREAMS** in Area "D". There are two natural drainageways but no significant and no classified streams. A voluntary buffer was approved with Montgomery and will be maintained with the revision.

Required Storm Water Measures for Section X include that:

1. All land disturbing projects that exceeds 20,000 square feet of disturbed area must comply with the current Chatham County Erosion Control Ordinance (including "Area D").
2. 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 be permitted, if required, by the Corps of Engineers.
3. 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 measures:

1. A large percentage of the project will remain as open space both community-owned and on the lots and carry restrictive buffer restrictions.
2. Low impact development techniques will be employed where practicable. This includes release of stormwater discharge from developed areas frequently with separation from drainageways to the extent possible.

Preliminary Plan Revision for Section X, Area "D", Phase One

DATE: March 8, 2019

3. Sheet drainage will be employed where possible from developed areas.

Roadways will be public roads in "Area D".

Engineering Approval Plans or modifications to existing Permits for the "Area D" revision to the Preliminary Plan have been obtained. These are included in this submission.

We trust you will find this submission in order. Thank you for your consideration of this Request and we ask for your Approval.

Sincerely,

SEARS DESIGN GROUP, P.A.



Dan C.L. Sears, ASLA

cc: R.B. Fitch

Attached:

- 1) Drawings: PP1 Overall P.U.D.
Current Approved Section 10
Current Approved Area "D"
- 2) Drawings: PP2 Overall Area "D", Phase 1, Phase 2, Phase 3
- 3) Permit and Construction Drawings Site Plan, Phase 1, Area "D". Engineer's Cover Drawing and Site Plan
- 4) Note: The entire submission with Approval Letters has been given to Chatham County Planning Department

CHATHAM COUNTY
MAJOR SUBDIVISION
REVIEW CHECKLIST

Subdivision Name Fearrington – Section X, Area "D", Phase 1
 Review For: Sketch Prelim REVISION 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"/> 20 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	
<input type="checkbox"/> 1 electronic copy of all items above (see Digital Document Requirements)	
PRELIMINARY PLAT REVIEW	
<input checked="" type="checkbox"/> 20 Copies of Plat along with two (2) full size (24 x 36) sets of drawings
<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)	2/21/2019
<input checked="" type="checkbox"/> DOT Comm. Driveway Permit	6/20/2018
<input checked="" type="checkbox"/> Erosion Control Plan Approval (if new roads or one acre disturbed)	1/22/2019
<input type="checkbox"/> U.S. Army Corps of Engineers Permit (if appl)	____/____/____
<input type="checkbox"/> Road Name Request Form Road names previously approved by Denise Suits	5/19/2017
<input type="checkbox"/> County Public Water Approval (if applicable) Engineer's Letter – Water Supply and Wastewater Treatment Capacity	
<input checked="" type="checkbox"/> State Public Water Approval (if applicable)	1/15/2019
<input type="checkbox"/> Chatham Co. Schools' Road Comments (if new roads) NCDOT Encroachment Agreeem	
<input type="checkbox"/> Stormwater Management Plan Approval (if appl)	
<input type="checkbox"/> Economic & Environmental Impact Study (if appl)	____/____/____
<input checked="" type="checkbox"/> Water / Sewer Impact Statement (if appl) Sewer Ext Approval from NC DWQ	2/6/2019
<input checked="" type="checkbox"/> 1 electronic copy of all items above (see Digital Document Requirements)	
FINAL PLAT REVIEW	
<input type="checkbox"/> 25 Copies of Plat	-----
<input type="checkbox"/> Application
<input type="checkbox"/> 1 electronic copy of all items above (see Digital Document Requirements)	____/____/____
<input type="checkbox"/> Chatham County Environmental Health Division 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
- Preliminary REVISION
- Final

MAJOR SUBDIVISION APPLICATION

Name of Subdivision: Fearrington - Section X Requested Revision to Area "D", Phase 1

Subdivision Applicant: _____ **Subdivision Owner:** _____

Name: Sears Design Group, P.A.

Name: Fitch Creations, Inc.

Address: 625 West Jones Street
Raleigh, North Carolina 27603

Address: 2000 Fearrington Village Center
Pittsboro, North Carolina 27312

Phone: (W) (919) 832-7000

Phone: (W) (919) 542-4000

Phone: (H) _____ Fax: _____

Phone: (H) _____ Fax: (919) 542-4020

E-Mail searsdesign@searsdesigngroup.com

E-Mail rb@fearrington.com

Township: Williams **Zoning:** CUP RA-40

P.I.N.# 9774-43-1655.000

Flood Map# 3710977400J **Zoning:** X

Parcel # 18998

Watershed: WS-IV PA

Existing Access Road: S.R. # 1817, 1813, 1807
S.R. road name Millcroft, E. Camden, Weathersfield

Total Acreage: 22.3

Total # of Lots: 36

Min. Lot Size: .3 acre.

Ph. I Acreage: 10.2

Ph. I # of lots 15

Max. Lot Size: 1.0 acre

Ph. II Acreage: _____

Ph. II # of lots 11

Avg. Lot Size: .5 acre

Ph. III # of lots 10

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 0 Public/ Length Montgomery 510 l.f., Halifax 300 l.f., Millcroft 210 l.f. = 1020 l.f. total

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:
Open spaces as shown on the plans

Dan C. L. Sears
Signature of Applicant

Date 3/8/19

Roger...
Signature of Owner

Date 3/8/19

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, AREA "D", PHASE 1

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. Marty and Barbara Lougheed	12. R.B. Fitch
3879 S. Ridge Circle	2000 Fearington Village Center
Titusville, Florida 32796	Pittsboro, North Carolina 27312
3. Sue Robertson	13. Sears Design Group, P.A.
108 Brooktree Court	625 West Jones Street
Morrisville, North Carolina 27560	Raleigh, North Carolina 27603
4. Jim and Mary Jones	14. Mr. Alan Keith, Diehl & Phillips, PA
107 Hillside Drive	1500 Piney Plains Road Suite 200
Abingdon, VA 24210	Cary North Carolina 27518
5. Mike and Ann Grimmer	15. FHA President: Judith Anderson
4409 Fearington Post	236 Fearington Post
Pittsboro, North Carolina 27312	Pittsboro, North Carolina 27312
6. Harriet and Julian Bobbitt	16. Mary W. and Lundy A. Riggsbee
4505 Fearington Post	P.O. Box 218
Pittsboro, North Carolina 27312	Pittsboro, North Carolina 27312
7. Bucky and Christine Cox	17. Mr. Van R. Finch
268 Davis Love Drive	P.O. Box 973
Chapel Hill, North Carolina 27517	Pittsboro, North Carolina 27312
8. Susan Tisdale	18.
119 Pelican Circle	
Edenton, North Carolina 27909	
9. Theodore H. Lingerfeldt, Jr.. Christin L	19.
Cummings, Theodore H. Lingerfeldt III	
106 Windrock Lane, Cary, NC 27518	
10..Adam Garfinkle and Allison Gold	
444 E. 84th Street, Apt. 5F	
New York, New York 10028	