

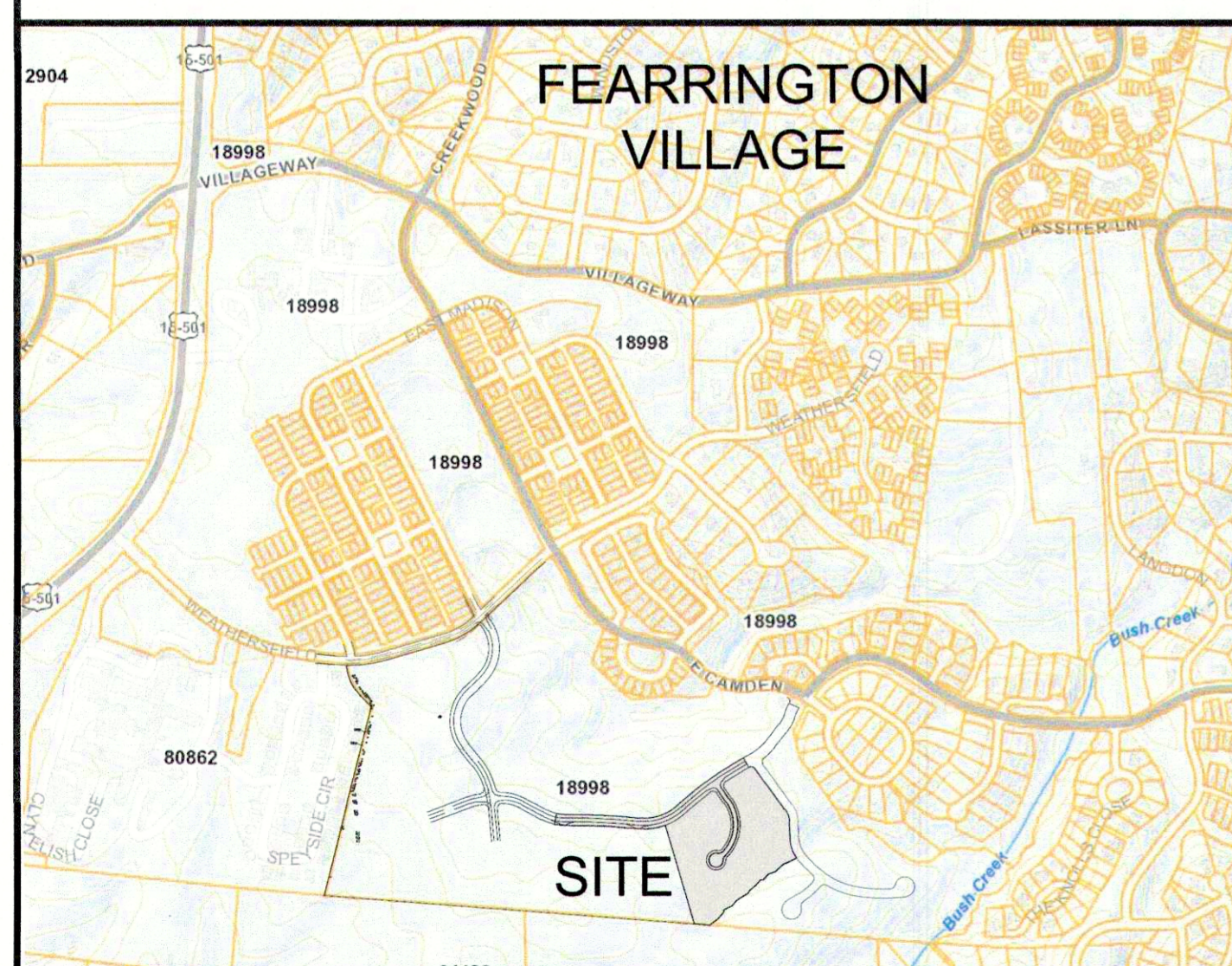
FEARRINGTON PLANNED UNIT DEVELOPMENT

SECTION X AREA D PHASE 1 MONTGOMERY



OWNER & DEVELOPER:
FITCH CREATIONS, INC.
2000 FEARRINGTON VILLAGE CENTER
PITTSBORO, N.C. 27312
(919) 542-2000
RB@FEARRINGTON.COM

WILLIAMS TOWNSHIP
PIN 9774 43 1655 PART
PARCEL 18998
ZONE: CUP RA-40



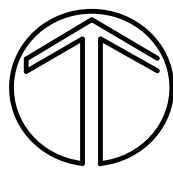
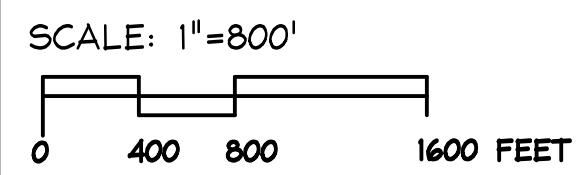
VICINITY MAP
NOT TO SCALE



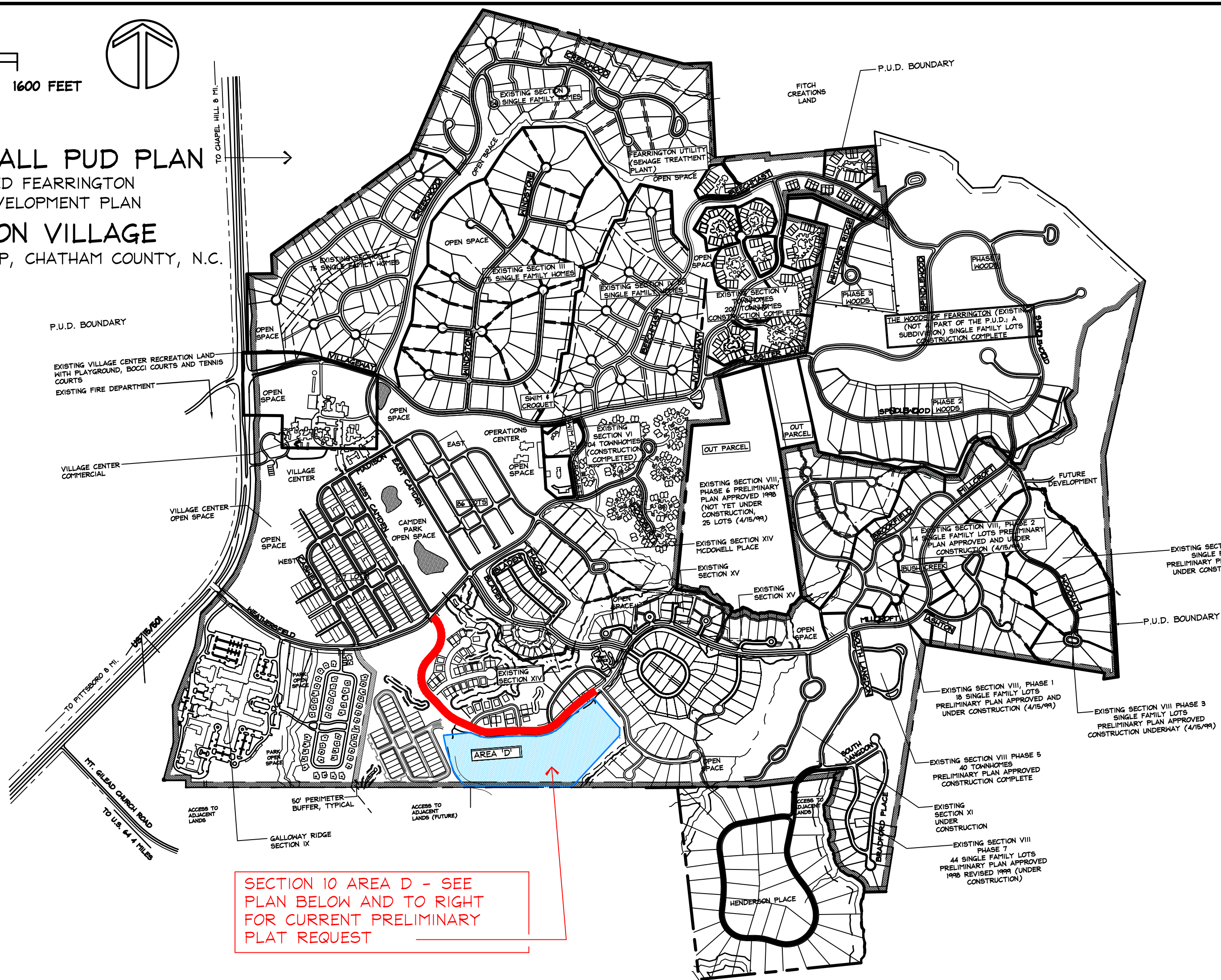
Digital Copy
Received by
NCDOT
District 1/Division
8 Office
February 21, 2019

PLANS PREPARED BY:
DIEHL & PHILLIPS, P.A.

CONSULTING ENGINEERS - LIC. NO. C-0465
1500 PINEY PLAINS ROAD, SUITE 200
CARY, N.C. 27518 • (919) 467-9972

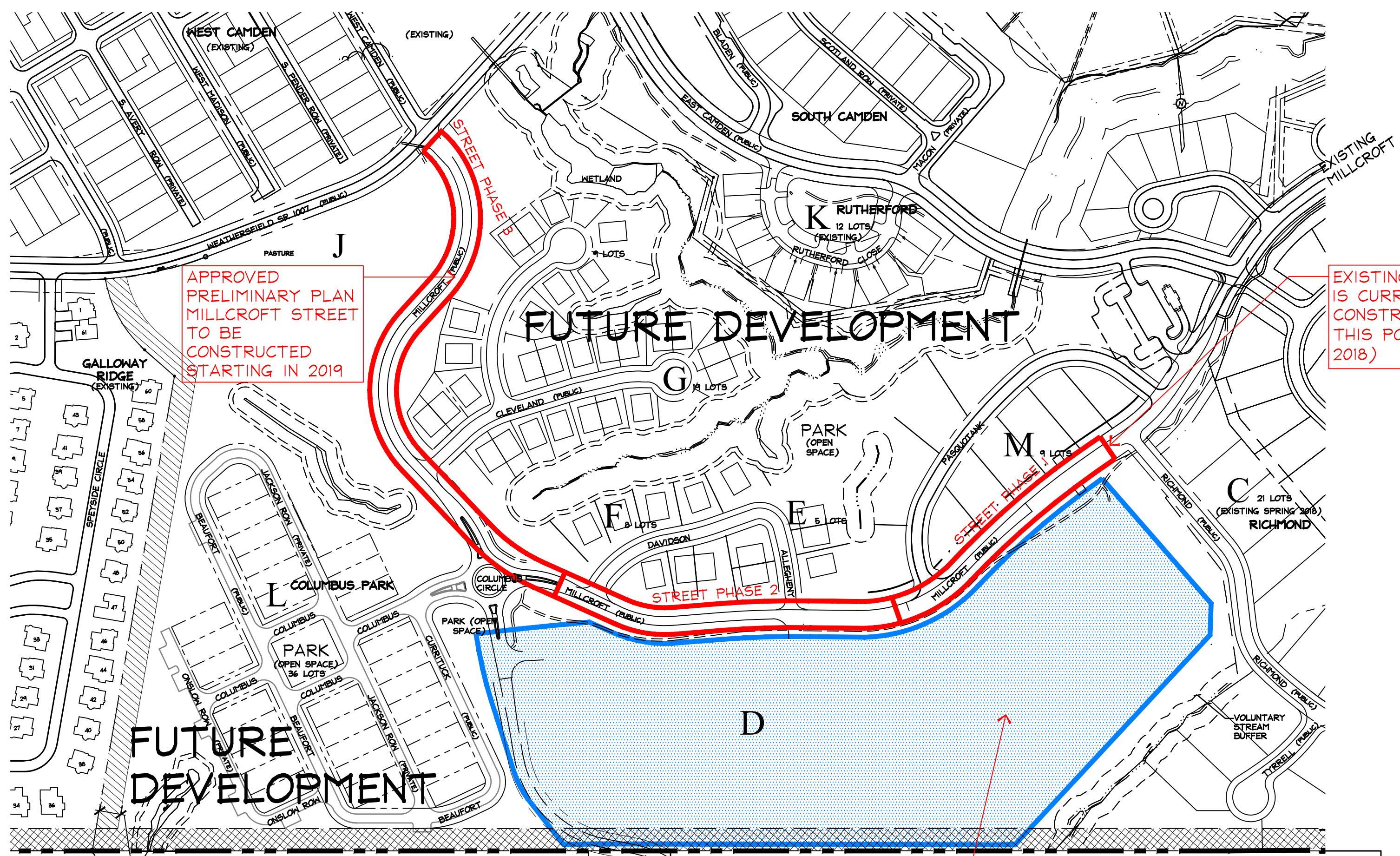


PPI-1 OVERALL PUD PLAN
 EXISTING APPROVED FEARRINGTON
 PLANNED UNIT DEVELOPMENT PLAN
FEARRINGTON VILLAGE
 WILLIAMS TOWNSHIP, CHATHAM COUNTY, N.C.



SECTION 10 AREA D - SEE PLAN BELOW AND TO RIGHT FOR CURRENT PRELIMINARY PLAT REQUEST

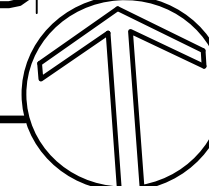
PPI-4 Section	Name	Allowed Dwellings
P.U.D. LANDS (1602 units)		
Parks/Open Space/ Commercial	Village Center	
Section I	Creekside	71
Section II	Creekside	57
Section III	Windstone	75
Section IV	Beechmast	78
Section V	Villageway Towns	203
Section VI	Weathersfield	111
Section VII	Camden Park East	86
Section 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 (undev)	200
Section XI	Knoll (undev)	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)	
P.U.D. SUBTOTALS		1602



APPROVED PRELIMINARY PLAN MILLCROFT STREET TO BE CONSTRUCTED STARTING IN 2019

EXISTING MILLCROFT IS CURRENTLY CONSTRUCTED TO THIS POINT (DEC. 14, 2018)

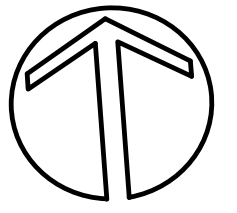
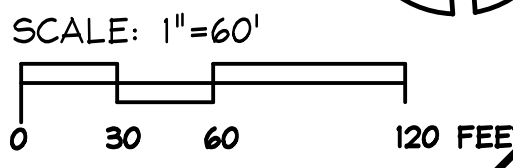
PPI-2 CURRENT APPROVED SECTION X



FORMER SUBDIVISION WITH PRELIMINARY PLAN APPROVAL

SEE PLAN TO RIGHT FOR PHASE 1, SECTION X, AREA 'D' REVISION

PPI-3 SECTION X - AREA D - PHASE 1 PRELIMINARY PLAN REVISION REQUEST

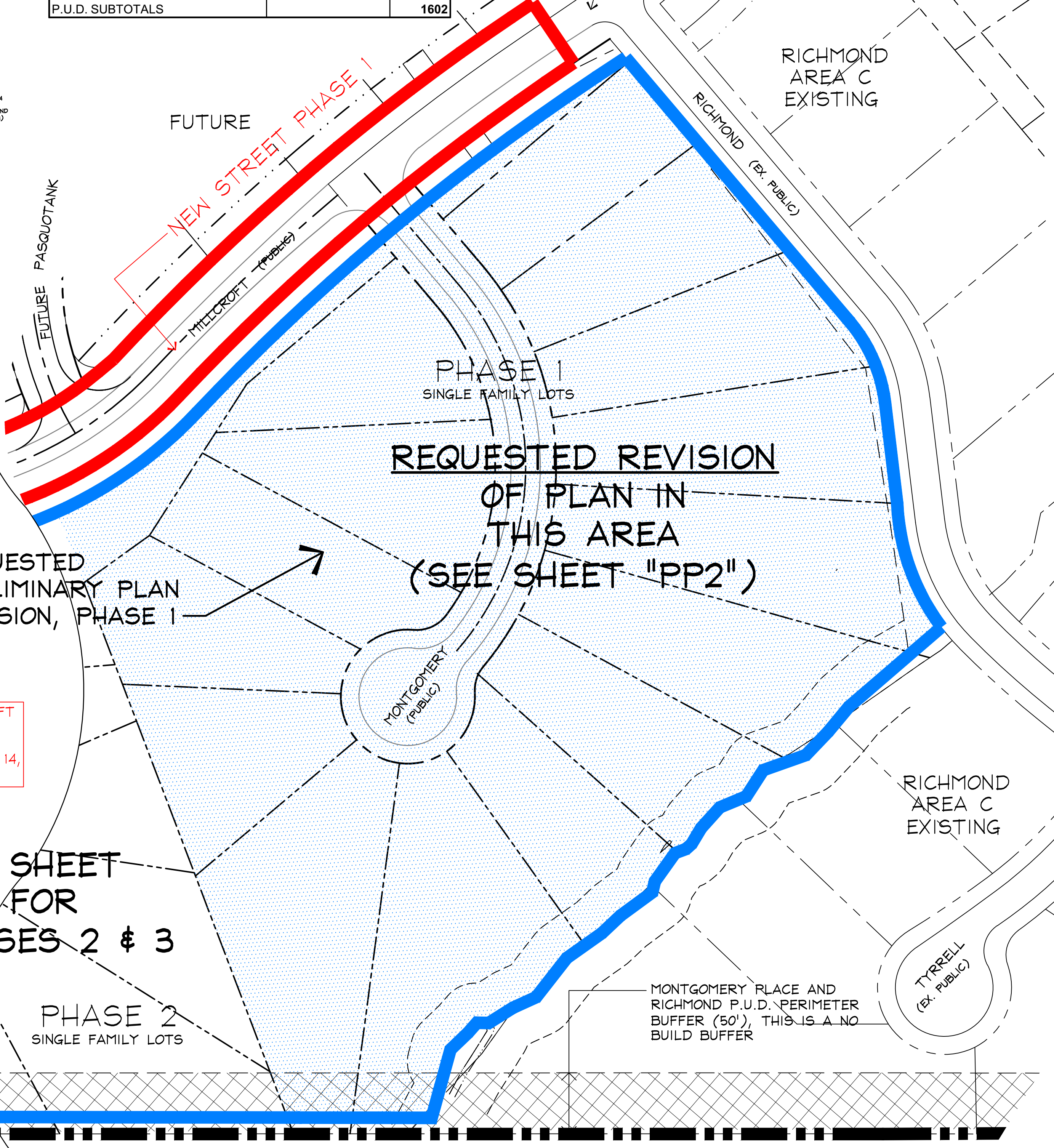


(NOTE: SEE SHEET PP2 FOR REQUESTED SECTION X AREA D PHASE 1, 2 AND 3 REVISION)

REQUESTED PRELIMINARY PLAN REVISION, PHASE 1

SEE SHEET PP2 FOR PHASES 2 & 3

REQUESTED REVISION OF PLAN IN THIS AREA (SEE SHEET "PP2")



FEARRINGTON P.U.D. PRELIMINARY PLAN

SECTION X - AREA "D" PHASE 1 REQUESTED REVISION

VILLAGE OF FEARRINGTON FEARRINGTON P.U.D.

Proj. Coord. DCLs
 Date: 3/18/2019
 Revisions:

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

Sheet No. **PP1**
 Of 2

PP2-2 LEGEND

- PHASE BOUNDARY
- RIGHT OF WAY LINE
- EASEMENT
- LOT LINE
- BUFFER
- SETBACK
- STREAM BANK
- EXISTING TREELINE

PP2-3

OPEN SPACE TABULATION										
	BUILDING SPACE	RIGHT-OF-WAYS	PARKS AND OPEN SPACE	CREEK BUFFER OPEN SPACES	ISLANDS IN CIRCLE, DRIVES AND STREET PARK SQUARES	STORM WATER UTILITY, PRIVACY BUFFERS AND EASEMENTS	PASTURE (FARM) OPEN SPACE	P.U.D. PERIMETER BUFFER OPEN SPACE	PERIMETER BUFFER ALLOWAY OPEN SPACE	TOTAL ACRES
A BURKE PLACE	5.00	0.75	0.17	2.41		1.43				12.38
B MILL CREEK	8.00	1.59	1.85			1.43				12.87
C LARGE SF LOTS	11.26	1.06	0.61	1.66		0.58		1.51		16.68
D MEDIUM SF LOTS	1.66	0.42	0.55			0.63				3.26
E COURTYARD HOMES	2.29		0.20			0.63				3.12
F COURTYARD HOMES	2.35					0.75		0.22		3.32
G COURTYARD HOMES	1.66		0.22			0.53		0.33		2.74
H SF LOTS	4.10	0.68				0.70		0.68		6.16
I COTTAGES	1.21	0.66			0.03	0.75				2.65
J COTTAGES	2.58	1.21			0.07					3.86
K TOWNHOUSES	1.65	0.52	0.68							2.85
L NEO-TRADITIONAL	8.38	2.89	1.24	0.33		1.12		1.17	0.81	15.94
M TOWNHOUSES	2.52	1.47	2.60	0.41						7.00
POST	0.52		0.26						0.39	24.45
OVERALL SECTION X			7.08	7.61	0.11		9.26		0.39	29.66
WEST CAMDEN STREET		2.96								2.96
MILLCROFT STREET		2.77								2.77
TOTAL	53.18	16.98	15.46	12.42	0.21	11.17	9.26	3.91	1.20	123.79

TOTALS										
SECTION X AREA										123.79
OPEN SPACE										70.61
PERCENT OPEN SPACE WITHOUT R.O.W.										43.30%
PERCENTAGE OPEN SPACE INCLUDING R.O.W.										57.00%

Chart Revision Date: December 11, 2018

PP2-4 SECTION X AREA "D" EXISTING APPROVED

KEY	DESCRIPTION	UNITS	ACRES
A	LARGE SINGLE FAMILY LOTS	12	11.40
B	SINGLE FAMILY LOTS	29	14.00
C	LARGE SINGLE FAMILY LOTS	21	18.20
D	NEO-TRADITIONAL SINGLE FAMILY	40-36	22.30
E	COTTAGES	5	3.40
F	COTTAGES	8	3.90
G	COTTAGES	19	5.80
H	COTTAGES	9	5.20
I	PASTURE	0	3.30
J	PASTURE	0	5.0
K	TOWNHOUSES	12	4.90
L	NEO-TRADITIONAL SINGLE FAMILY	36	17.80
M	SINGLE FAMILY LOTS	9	7.00
	MAIL POST		
	TOTAL DWELLINGS APPROVED SECTION X:	196	123.09
	LOTS TO BE PLACED ELSEWHERE IN FUTURE SECTION X NEIGHBORHOODS	4	
	TOTAL APPROVED DWELLINGS SECTION X:	200	

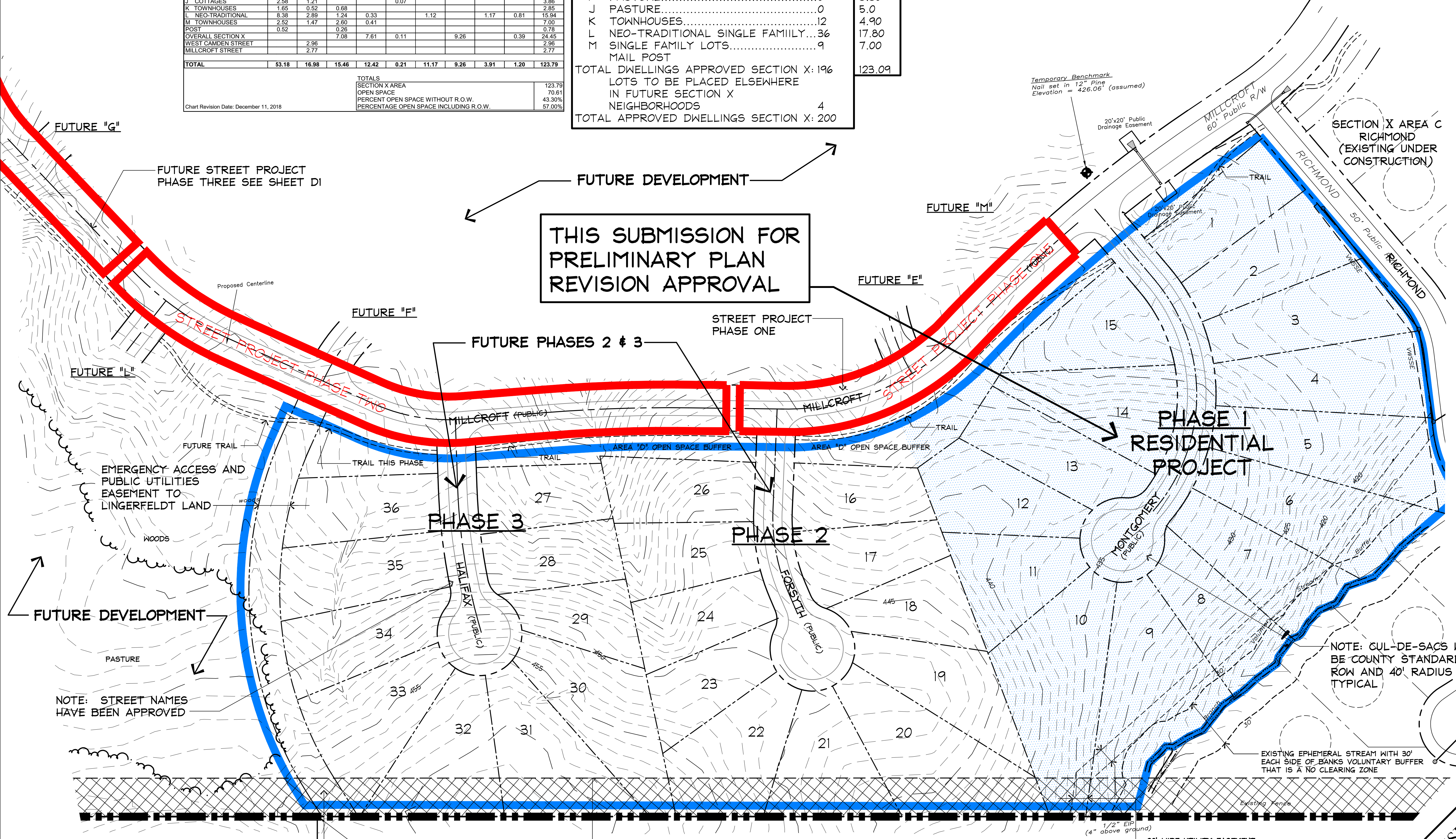
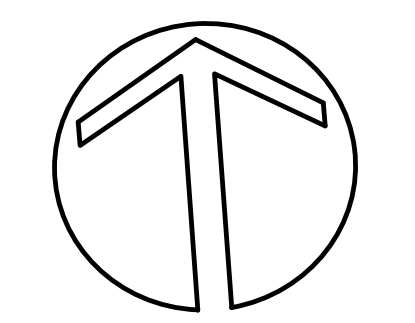
PROPOSED REVISED AREA "D"

SEE SHEET BELOW
36 DWELLINGS - (CONSISTING OF (3) CUL-DE-SAC STREETS)

FEARRINGTON VILLAGE

REQUEST FOR REVISION OF PRELIMINARY PLAN APPROVAL

PP2-1 SECTION X-AREA D PLAN



THIS SUBMISSION FOR PRELIMINARY PLAN REVISION APPROVAL

PHASE 1 RESIDENTIAL PROJECT

PHASE 3

PHASE 2

NOTE: CUL-DE-SACS WILL BE COUNTY STANDARD 55' ROW AND 40' RADIUS TYPICAL

EXISTING EPHEMERAL STREAM WITH 30' EACH SIDE OF BANKS VOLUNTARY BUFFER THAT IS A NO CLEARING ZONE

NOTE: STREET NAMES HAVE BEEN APPROVED

LUNDAY A. RIGGSBEE
MARY W. RIGGSBEE
D.B. 683 PG. 826

P.U.D. REQUIRED EMERGENCY ACCESS CONNECTOR AND PUBLIC UTILITIES EASEMENT (ON FEARRINGTON PROPERTY) NOT PAVED

T.H. LINGERFELDT
D.B. JE PG. 245

T.H. LINGERFELDT
D.B. JE P6 245

NOW OR FUTURE P.U.D. PERIMETER BUFFER (50') (NO CONSTRUCTION ZONE TREE REMOVAL WITH PERMISSION OF FCI OR H.O.A.)

SCALE: 1"=60'
0 30 60 120 FEET

FEARRINGTON P.U.D. PRELIMINARY PLAN
 SECTION X - AREA "D" PHASE 1 REQUESTED REVISION
 VILLAGE OF FEARRINGTON FEARRINGTON P.U.D.

Proj. DCIS
 Coord. 3/7/8/2019
 Date:
 Revisions:

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 LANDSCAPE ARCHITECTS
 625 W. Jones Street Raleigh, NC 27603
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 email: searsdesign@bellsouth.net
 Sheet No. **PP2**
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