



REQUEST FOR
PRELIMINARY PLAN APPROVAL

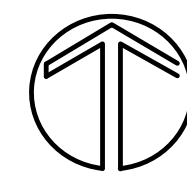
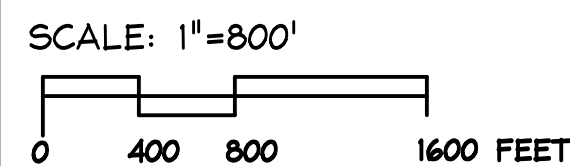
FEARRINGTON P.U.D.
SECTION X, AREA D
PHASES 2 & 3

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

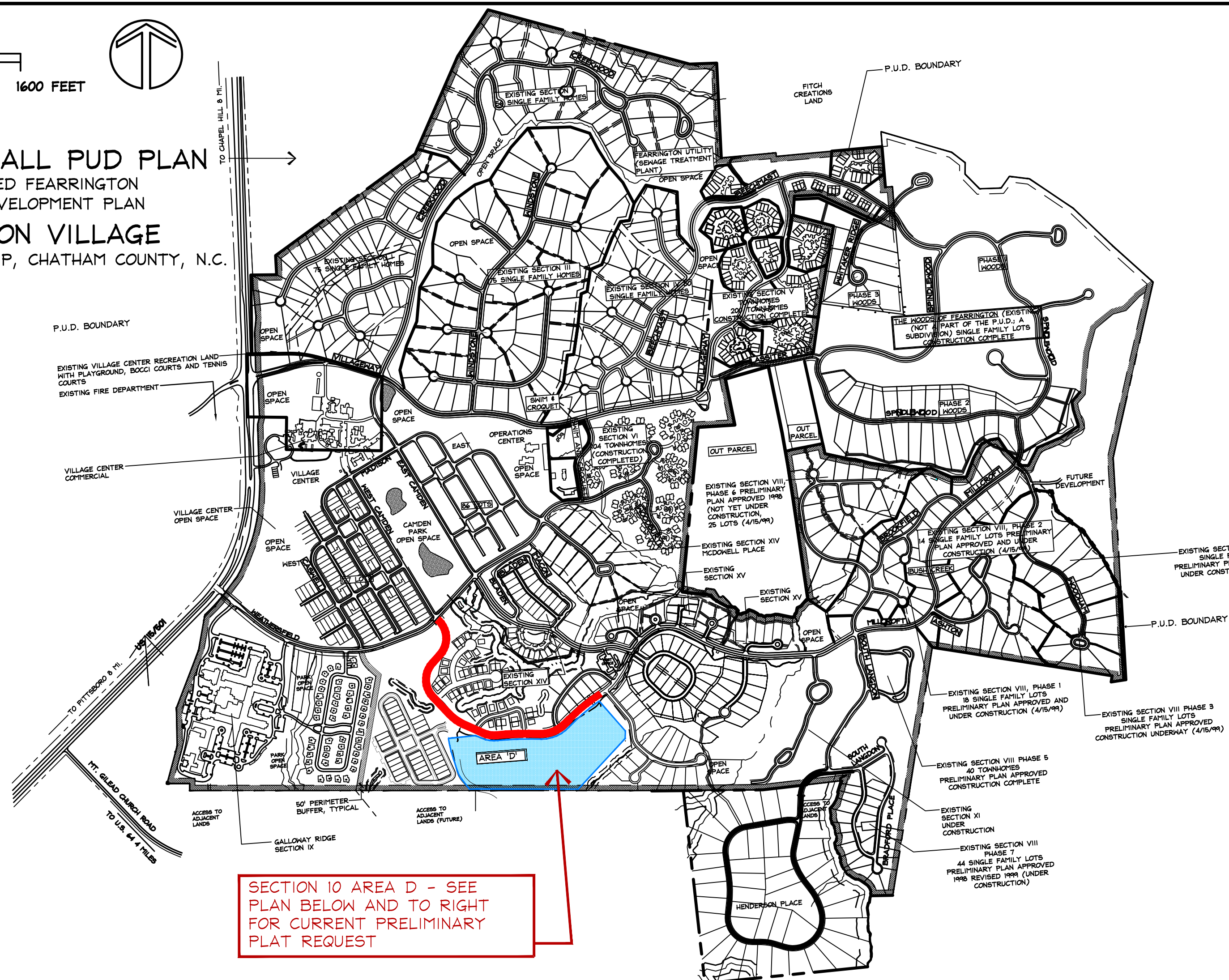
July 12, 2019

APPROVALS
AND
PERMIT DRAWINGS

FEARRINGTON VILLAGE
SECTION X
AREA D
PHASES 2 & 3

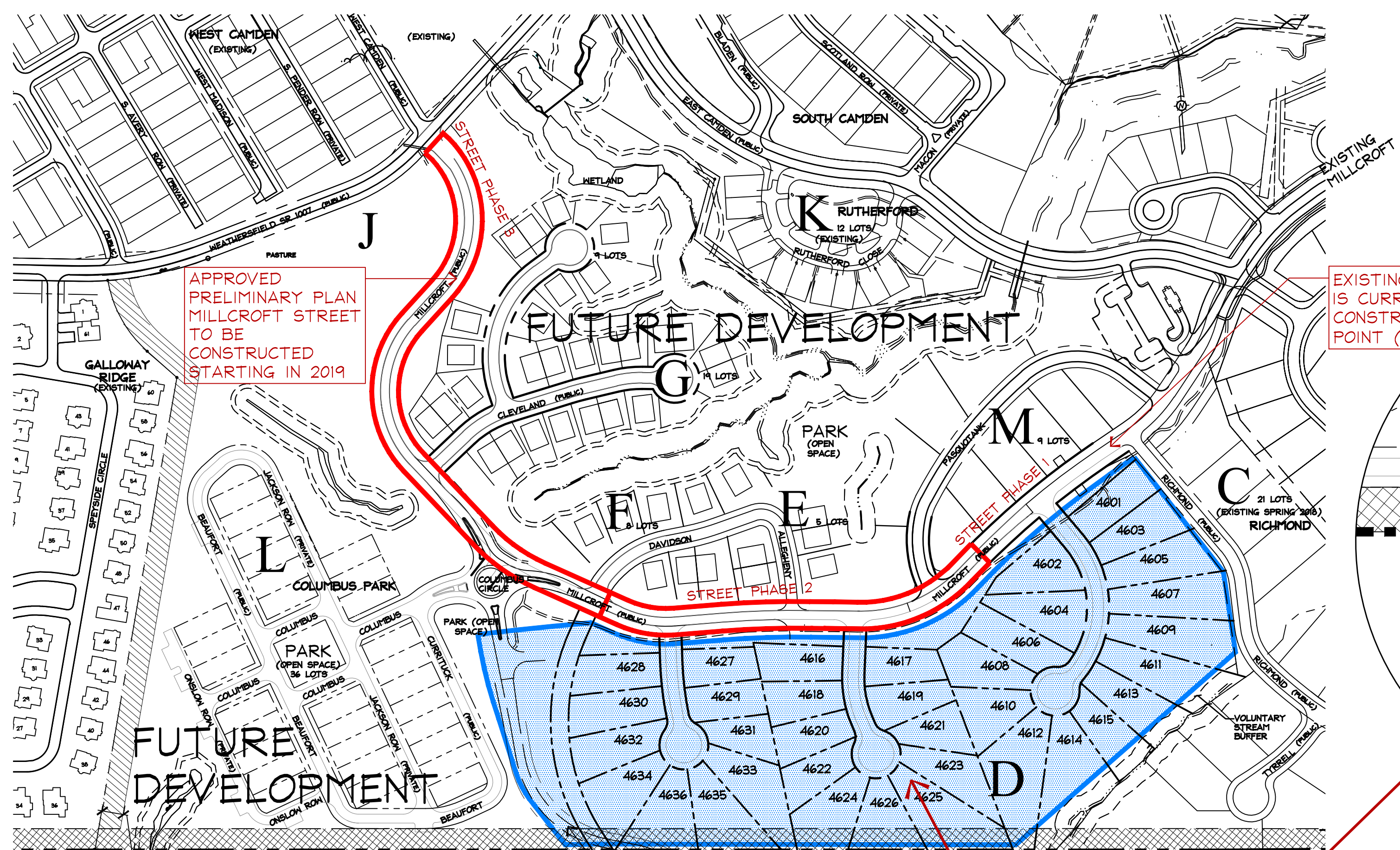


PPI-1 OVERALL PUD PLAN
 EXISTING APPROVED FEARRINGTON
 PLANNED UNIT DEVELOPMENT PLAN
FEARRINGTON VILLAGE
 WILLIAMS TOWNSHIP, CHATHAM COUNTY, N.C.



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



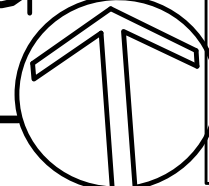
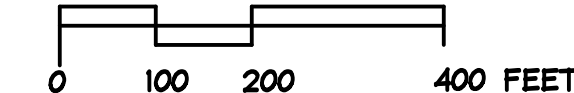
APPROVED PRELIMINARY PLAN MILLCROFT STREET TO BE CONSTRUCTED STARTING IN 2019

EXISTING MILLCROFT IS CURRENTLY CONSTRUCTED TO THIS POINT (JUNE 2019)

SEE PLAN TO RIGHT FOR SECTION X, AREA 'D', PH 2 AND 3 LIMITS

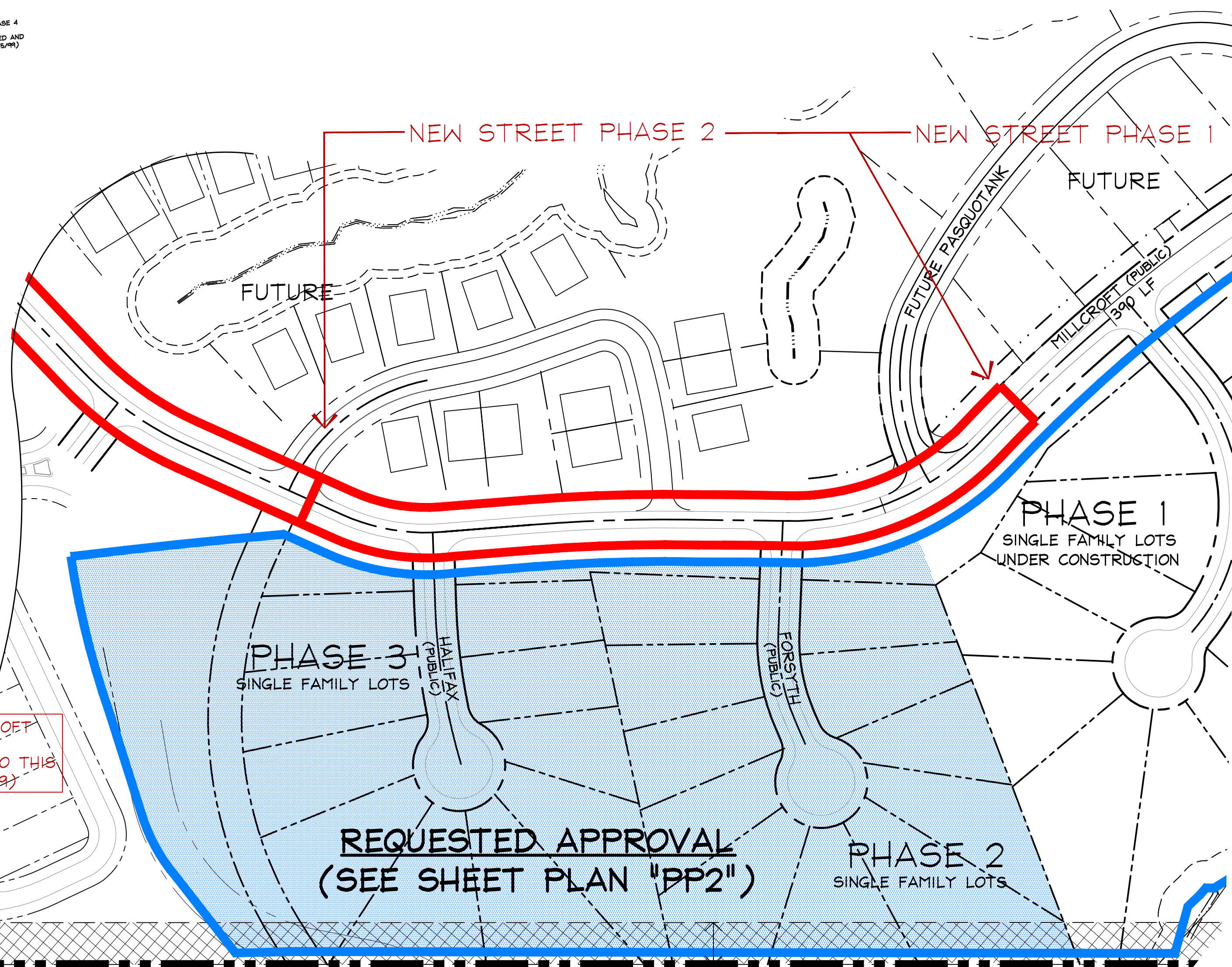
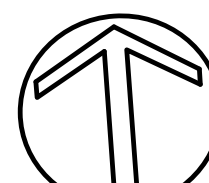
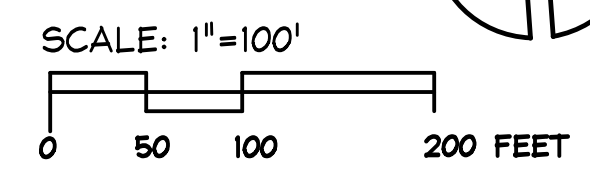
PPI-2 CURRENT APPROVED SECTION X

SCALE: 1"=200'



FORMER SUBDIVISION WITH PRELIMINARY PLAN APPROVAL

PPI-3 SECTION X - AREA D - PHASE 2 & 3
 PRELIMINARY PLAN REQUEST FOR APPROVAL



(NOTE: SEE SHEET PP2 FOR REQUESTED SECTION X AREA D PHASE 2 AND 3, AND PLAN SHOWING A REDUCTION OF ONE LOT IN PHASE 1

MONTGOMERY PLACE AND RICHMOND P.U.D. PERIMETER BUFFER (50'), THIS IS A NO BUILD BUFFER

FEARRINGTON P.U.D.
 SECTION X, AREA D, PHASE 2 & 3

REQUEST FOR PRELIMINARY PLAN APPROVAL PHASES 2 & 3

Proj. Coord. DC/LS
 Date: 7/12/2019
 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										TOTAL ACRES
	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 AT FINAL LOT OPEN SPACE	
A BURKE PLACE	5.00	0.75	0.17	2.41		4.05				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			0.63	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 OVERALL SECTION X	0.52		0.26					0.39		24.45
WEST CAMDEN STREET		2.96		7.61	0.11					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, 2016

PP2-4 SECTION X AREA "D" EXISTING APPROVED

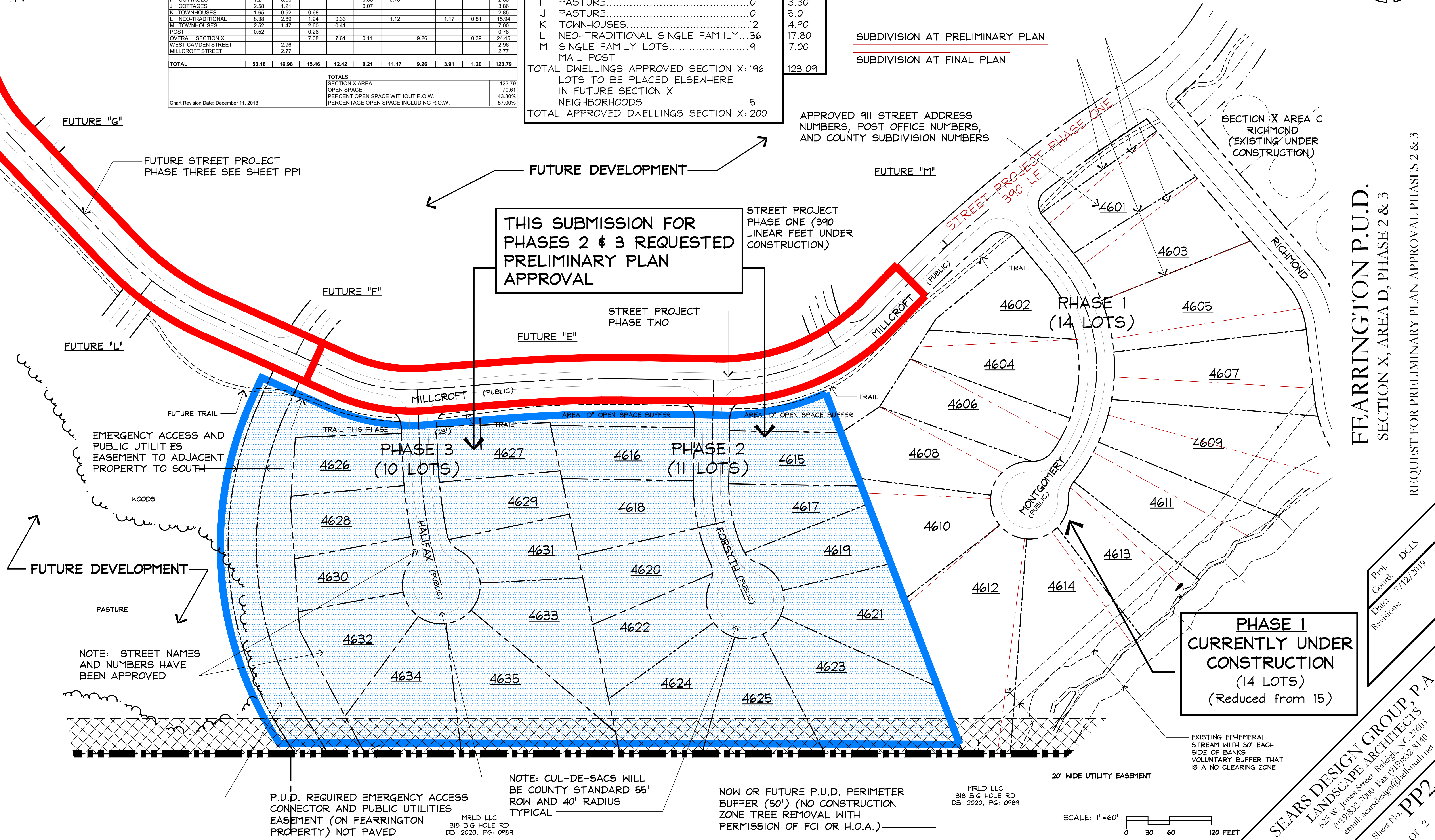
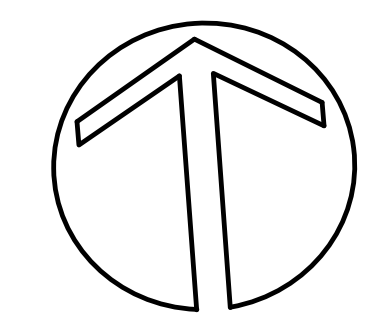
KEY DESCRIPTION	UNITS	ACRES
A LARGE SINGLE FAMILY LOTS	12	11.40
B SINGLE FAMILY LOTS	29	14.00
C LARGE SINGLE FAMILY LOTS	21	18.20
D NEO-TRADITIONAL SINGLE FAMILY	40-36	22.30
E COTTAGES	5	3.40
F COTTAGES	8	3.90
G COTTAGES	19	5.80
H COTTAGES	9	5.20
I PASTURE	0	3.30
J PASTURE	0	5.0
K TOWNHOUSES	12	4.90
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	5	
TOTAL APPROVED DWELLINGS SECTION X:	200	

PROPOSED REVISED AREA "D"
SEE SHEET BELOW
35 DWELLINGS - (CONSISTING OF (3) CUL-DE-SAC STREETS)

FEARRINGTON VILLAGE

REQUEST FOR PHASE 2 & 3 PRELIMINARY PLAN APPROVAL

PP2-1 SECTION X-AREA D PLAN



THIS SUBMISSION FOR PHASES 2 & 3 REQUESTED PRELIMINARY PLAN APPROVAL

PHASE 1 CURRENTLY UNDER CONSTRUCTION (14 LOTS) (Reduced from 15)

FEARRINGTON P.U.D.
SECTION X, AREA D, PHASE 2 & 3

REQUEST FOR PRELIMINARY PLAN APPROVAL PHASES 2 & 3

NOTE: STREET NAMES AND NUMBERS HAVE BEEN APPROVED

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

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

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

MRLD LLC
318 BIG HOLE RD
DB: 2020, PG: 0989

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

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

Proj. Coord. DCLs
Date: 7/12/2019
Revisions:

SEARS DESIGN GROUP, P.A.
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Sheet No. **PP2**
Of 2