



FEARRINGTON P.U.D., SECTION X
AREA M, “NORTH RICHMOND”
AND COMPLETION OF
MILLCROFT STREET

PHASE 1: SUBDIVISION LAYOUT SKETCH PLAN REVISION AND
PRELIMINARY PLAN APPROVAL REQUESTED FOR
“NORTH RICHMOND”

PHASE 2: SKETCH PLAN REVISION AND PRELIMINARY PLAN
APPROVAL REQUEST FOR
MILLCROFT STREET REVISION/RE-ALIGNMENT

The Village of Fearrington

April 8, 2022

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Re: Ferrington P.U.D., Section X, Area M, the “North Richmond” Neighborhood and Sketch Plan Revision and Preliminary Plan Approval for Millcroft Re-Alignment

Ferrington Village PUD was 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.

Ferrington P.U.D. is reviewed under the Pre-2008 rules.

There are several elements in this request:

PHASE 1

- Sketch Plan Revision to Area M, “North Richmond”.
- Preliminary Plan Approval Request for Area M. Approvals are attached.

PHASE 2

- Sketch Plan Street Revision Request for Re-alignment of Section X Millcroft continuance from existing Halifax to existing West Camden and Weathersfield.
- Preliminary Plan Approval Request for continuance of Millcroft to Weathersfield. Permits are in hand and attached.

PHASE 1

We are pleased to present a request to modify the dwelling lot layouts and lot count in Section X, Area M, called “North Richmond” of P.U.D. Section X. Sketch Plan for M is currently Approved for (8) single family lots. This request is for a (5) lot neighborhood.

PHASE 2

Existing Millcroft Street serving the “North Richmond” lots is constructed and has been in use for the last several years. It serves Montgomery, Forsyth, Halifax across the street, as well as homes in the Richmond neighborhood. Millcroft will continue west and north to tie into West Camden at Weathersfield.

Ferrington P.U.D., Section X, Area M, "North Richmond"
April 8, 2022

Chatham County water service is in place in Millcroft right-of-way for "North Richmond" lots. The wastewater outfall system master plan has a new sewer line running behind these (5) lots. That line will continue west and will serve future P.U.D. neighborhoods west of M to the Galloway Ridge community.

At this time Ferrington requests a Revision to the Approved Sketch Plan of Section X of the P.U.D. for Approval to Re-align/revise Millcroft west and northward from Halifax to Weathersfield at East Camden. This will complete the Millcroft roadway for this Section and will serve the residents of the remaining undeveloped neighborhoods in Section X as well as serving the seven Ferrington communities and Henderson Place, a neighborhood that is served by Ferrington, but not a part of Ferrington.

At this time Ferrington has County and State Approval for that sewer extension in Millcroft and has Erosion and Sediment Permit for construction of the sewer outfall line and these State and County permits. Since Roadway, Water Service, are in place and with the permits to construct the Sewer and Street, Ferrington requests Preliminary Plan Approval for Section X, Area M, "North Richmond" as submitted.

We feel that these modifications will continue the standard of homes and quality of life that has been established in Ferrington. We trust you will find that this Request meets the Subdivision Regulations for Sketch Plan Revision, and Preliminary Plat Approval and that you Approve this Request. Thank you.

Sincerely,

SEARS DESIGN GROUP, P.A.



Dan C.L. Sears, ASLA

cc: R.B. Fitch

**CHATHAM COUNTY
MAJOR SUBDIVISION
REVIEW CHECKLIST**

Subdivision Name Fearrington – Section X, Area M, “North Richmond”

Type of Review: Preliminary Plan X Final _____

Sketch Plan Revision X

Attach all supporting documentation regarding these approvals.

	APPROVAL DATE

[X] 18 Copies of Plat (folded)
[X] Application
[] Detailed Soils Map and Letter of explanation or D.E.M. approval	___/___/___
[] Chatham County Environmental Health approval of Soil Scientist report and map	___/___/___
[X] NCDOT Approval (if public roads) <i>See PERMITS ATTACHED</i>	___/___/___
[] DOT Comm. Driveway Permit	___/___/___
[X] Erosion Control Plan Approval <i>See PERMITS ATTACHED</i>	___/___/___
[] U.S. Army Corps of Engineers Permit (if applicable)	___/___/___
[] NC Division of Water Quality 401 Permit (if applicable)	___/___/___
[] County Public Water Approval (if applicable)	___/___/___
[] State Public Water Approval (if applicable)	___/___/___
[] Chatham Co. Schools' Road Comments (if new roads)	___/___/___
[] Stormwater Management Plan Approval	___/___/___
[] Economic & Environmental Impact Study (if applicable)	___/___/___
[] Water / Sewer Impact Statement	
[] Phasing Plan (if requested)	
[] Development Schedule (if applicable & requested)	
[X] Other permits or approval letters necessary to obtain Preliminary Plat approval <u>State and County Sewer Extension Approvals - See PERMITS ATTACHED</u>	
{ X } 1 electronic copy of all items above (see Digital Document Requirements)	
FINAL PLAT REVIEW	
[] 20 Copies of Plat (folded)	-----
[] Application
{ } 1 electronic copy of all items above (see Digital Document Requirements)	___/___/___
() Chatham County Environmental Health Division septic improvement permits or NCDWQ septic permits for each lot.	___/___/___
[] Road , Utilities, Erosion Control, and/or Stormwater Completion Certificates or engineers cost estimate and documentation for Financial Guarantee & Contract	___/___/___
[] 1 electronic copy of all items above	___/___/___

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 Plan Rev Sect. X
 Preliminary
 Final

MAJOR SUBDIVISION APPLICATION

Name of Subdivision: Fearrington - Section X Area M, "North Richmond" and Millcroft Street Realignment

Subdivision Applicant:
Name: Sears Design Group, P.A.

Subdivision Owner:
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: (919) 832-8140

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: 3.628

Total # of Lots: 5

Min. Lot Size: 0.537 ac

Ph. I Acreage: 3.628

Ph. I # of lots 5

Max. Lot Size: 0.939 ac

Ph. II Acreage: _____

Ph. II # of lots _____

Avg. Lot Size: 0.726 ac

Ph. III Acreage: _____

Ph. III # of lots _____

Name and date of contact with Chatham County Historical Association: _____ years ago - Bev Wiggins

Type of new roads: Private/ Length _____ Public/ Length none for M
Street serving Area M is Millcroft which exists now.

Road Surface:

paved Sketch Plan for Millcroft
 gravel completion and Preliminary
Preliminary Plan Approval for
1500'

Water System:

individual wells
 community wells
 public system
name Chatham County

Sewer System:

septic systems
 community system
 public system
name Fearrington Utilities, LLC

List other facilities: commercial, recreation, etc., and the approximate acreage or square footage: _____

Dan C. L. Sears
Signature of Applicant

Date 4/8/22

Roy Bean
Signature of Owner

Date 4/8/22

For Office Use Only:

Notes: _____

Approved by County Commissioners: Sketch _____
Preliminary _____
Final _____

Payment: Date _____ / _____ / _____ Amount: \$ _____

