



FEARRINGTON P.U.D., SECTION X,
REMAINING UNDEVELOPED LAND
AREAS

REQUEST FOR
SKETCH PLAN REVISION OF
UTILITIES AND EMERGENCY ACCESS
EASEMENT(S) TO
LANDS SOUTH OF THE P.U.D. AND ALLOW
FUTURE ROAD TO
ADJACENT SOUTHERN PROPERTIES

The Village of Fearrington

April 8, 2022

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Re: Fearington P.U.D., Section X, Sketch Plan Revision Request for
New Street serving Properties South of Fearington P.U.D.

Fearington 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.

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

There are several reasons for this request:

Sketch Plan Approval is required for Re-alignment of proposed future street (Granville) that will provide P.U.D. required emergency access and utilities extensions easement to Riggsbee and Fitch Creations, Inc. properties south of the P.U.D. property line.

Fearington requests that the existing 20' easement to the (2) properties south of Fearington P.U.D. be increased to 50' wide to allow a future street south to Fitch Creations' owned land and emergency access and utilities extension easement(s) to Riggsbee if and when requested.

We feel that this new street right-of-way will improve emergency access and utilities opportunities for both the Fitch Creations property and for the Riggsbees' property. It will allow the Village to grow by one neighborhood.

Thank you for considering this update.

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, Future Granville Roadway R.O.W.

Type of Review: Preliminary Plan _____ Final _____

Sketch Plan Revision X

Attach all supporting documentation regarding these approvals.

	APPROVAL DATE

<input checked="" type="checkbox"/> 18 Copies of Plat (folded) SKETCH PLAN APPROVAL	04/08/2022
<input checked="" type="checkbox"/> Application
<input type="checkbox"/> Detailed Soils Map and Letter of explanation or D.E.M. approval	NA
<input type="checkbox"/> Chatham County Environmental Health approval of Soil Scientist report and map	NA
<input type="checkbox"/> NCDOT Approval (if public roads)	NA
<input type="checkbox"/> DOT Comm. Driveway Permit	NA
<input type="checkbox"/> Erosion Control Plan Approval	NA
<input type="checkbox"/> U.S. Army Corps of Engineers Permit (if applicable)	NA
<input type="checkbox"/> NC Division of Water Quality 401 Permit (if applicable)	NA
<input type="checkbox"/> County Public Water Approval (if applicable)	NA
<input type="checkbox"/> State Public Water Approval (if applicable)	NA
<input type="checkbox"/> Chatham Co. Schools' Road Comments (if new roads)	NA
<input type="checkbox"/> Stormwater Management Plan Approval	NA
<input type="checkbox"/> Economic & Environmental Impact Study (if applicable)	NA
<input type="checkbox"/> Water / Sewer Impact Statement <input type="checkbox"/> Phasing Plan (if requested) <input type="checkbox"/> Development Schedule (if applicable & requested) <input type="checkbox"/> Other permits or approval letters necessary to obtain Preliminary Plat approval <u>State and County Sewer Extension Approvals</u>	
{ X } 1 electronic copy of all items above (see Digital Document Requirements)	
FINAL PLAT REVIEW	
<input type="checkbox"/> 20 Copies of Plat (folded)	-----
<input type="checkbox"/> Application
{ } 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 , 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, Roadway with Access and Utilities in Undeveloped P.U.D. Land

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, 1813, 1807
S.R. road name Millcroft, E. Camden, Weathersfield

Total Acreage: 0.64 acre

Total # of Lots: 0

Min. Lot Size: 0

Ph. I Acreage: _____

Ph. I # of lots _____

Max. Lot Size: 0

Ph. II Acreage: _____

Ph. II # of lots _____

Avg. Lot Size: 0

Ph. III Acreage: _____

Ph. III # of lots _____

Name and date of contact with Chatham County Historical Association: a number of years ago
Bev Wiggins

Type of new roads: Private/ Length none Future Public/ Length 650'
Street serving Area M is Millcroft which exists now.

Road Surface:
 paved Future
 gravel

Water System:
 individual wells
 community wells
 public system
name Chatham County

Sewer System:
 septic systems
 community system
 public system

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

Don C. L. Sears
Signature of Applicant

Date 4/8/22

Roger Stein
Signature of Owner

Date 4/8/22

For Office Use Only:

Notes: _____

Approved by County Commissioners: Sketch _____
Preliminary _____
Final _____

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

