



REQUEST FOR
SKETCH PLAN REVISION - SECTION X
AND
PRELIMINARY PLAN APPROVAL

FEARRINGTON P.U.D.
SECTION X, AREA "F"
CURRITUCK

The Village of Fearrington

APRIL 11, 2024

RGH Landscape Architecture, PLLC

April 11, 2024

TO: Kimberly Tyson, Subdivision Administrator
Jason Sullivan, Director

RE: Ferrington P.U.D., Section X, Area "F", "Currituck"
Request for Sketch Plan Revision and
Request for Preliminary Plat Approval

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. Today we are pleased to present a request to modify the dwelling layout and lot count in Section X, Area "F" of the P.U.D.

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

There are two elements included in this request:

- A. Sketch Plan Revision to Area "F", "Currituck"
- B. Preliminary Plat Approval Request for Area "F"

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1. Sketch Plan Revision: Section X current Sketch Plan for Area "F" shows twelve (12) single family lots. This request is for a six (6) lot neighborhood. Lots are approximately 0.57 acres in size. The proposed Currituck Street cul-de-sac is eliminated thereby reducing the environmental impacts from clearing, grading, and impervious increases associated with street construction. These lots will be served by the adjacent approved Millcroft Street, currently under construction.
 2. Ferrington also requests Preliminary Plat Approval for these (6) lots in Area "F".
 3. County water services will be extended from the adjacent Millcroft right-of-way for Area "F", "Currituck" lots.
 4. The wastewater outfall system provides a new sewer line crossing Area "F". This sewer line will continue north to serve future P.U.D. neighborhoods in Area "G".
 5. Documentation on sewer, erosion control, and water service are included in this package. Ferrington has County and State Approval for the sewer extension. Ferrington also has Erosion and Sediment Permit for construction of this outfall line. Since the Roadway and

11 April 2024

Ferrington Village P.U.D., Section X, Area "F", "Currituck"

Request for Sketch Plan Revision and Request for Preliminary Plat Approval

Water Service are in place and permits to construct the Sewer are acquired, the Owner Developer, Fitch Creations, requests Preliminary Plan Approval for Section X, Area "F" as submitted.

We feel that these modifications will continue the quality of homes and quality of life that has been established in the "Village." We trust you will find that this application meets the Subdivision Regulations for Sketch Plan Revisions and Preliminary Plat Approval, and that you will approve this request. Thank you.

Sincerely,



Robert G. Harrison, PLA, ASLA

Manager, RGH Landscape Architecture, PLLC

cc: R.B. Fitch
Greg Fitch