



SEARS  
DESIGN  
GROUP

625 West Jones Street • Raleigh, North Carolina 27603 • (919) 832-7000 • Fax (919) 832-8140  
e-mail: searsdesign@bellsouth.net

September 11, 2006

Ms. Lynn Richardson  
Land Use Administrator  
Chatham County Planning Department  
P.O. Box 54  
Pittsboro, North Carolina 27312-0054

Re: Sketch Plan Submission, Section XIV, Phase II, Fearington P.U.D.: McDowell Place  
(formerly called Camden Park Phase II)

Dear Lynn:

This note is to clarify a few points on this submission.

1. There is currently an Approved Sketch Plan on this tract called Camden South Phase II. The Camden dwellings are single-family homes on a neo-traditional land plan with alleys and small lots. These require considerable grading in topography like that existing on this tract. So, Mr. Fitch has chosen to re-design this area to be large lot single-family homes. This will be more environmentally friendly, conserving the woodlands and grading is required only for the roadway....Much less impact.
2. The street will be public. Note that the cul de sac is larger than the minimum cul de sac with an open space landscape island in the center. Turning radii will exceed the 55' minimum radius requirement. These have been used in Fearington previously in Sections I, II, and III. In some cases D.O.T. maintains the center island, in some cases the Fearington Homeowners Association does. We will let D.O.T. make that call when we get to the Preliminary Plan Submission Phase.

Thank you for your assistance in this submission and please call if you have any questions.

Sincerely,

SEARS DESIGN GROUP, P.A.

Dan C.L. Sears, ASLA

cc: R.B. Fitch