

THE VILLAGE OF FEARRINGTON  
 PLANNED UNIT DEVELOPMENT  
 WILLIAMS TOWNSHIP  
 CHATHAM COUNTY, N.C.

OWNER/DEVELOPER  
 WADE BARBER, JR ET AL.  
 803 GREENWOOD ROAD  
 CHAPEL HILL, NC  
 919-967-5522

BUILDER/MARKETING  
 FITCH CREATIONS, INC.  
 2000 FEARRINGTON VILLAGE CENTER  
 FEARRINGTON VILLAGE, NC 27512  
 (919)542-4000

SEARS DESIGN GROUP, P.A.  
 LANDSCAPE ARCHITECTS  
 625 WEST JONES STREET  
 RALEIGH, NC 27603  
 (919)352-7000

DIEHL & PHILLIPS, P.A.  
 CONSULTING ENGINEERS  
 214 EAST CHATHAM STREET  
 SUITE 204  
 CARY, NC 27511  
 (919)467-9712

VAN R FINCH  
 LAND SURVEYOR  
 201 1/2 HILLSBORO STREET  
 PITTSBORO, NC 27312  
 (919)542-2503

**SITE DATA:**

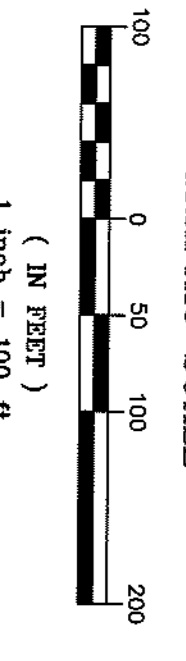
Parcel No. 193333  
 Pin: 9774-61-7949  
 Zone: RA-40  
 Total Area: 59.5 ±  
 Area in Open Space including Stream Protection Building Setback: 11.25 AC.  
 Total No. Lots: 45  
 Average Lot Size: 45,153 SQ. FT.  
 Minimum Lot Size: 40,000 SQ. FT.  
 Front 40 Feet  
 Side 25 Feet  
 Rear 25 Feet\*  
 \* 100 Foot Rear Set Back  
 Lots 1-10

Flood Map Reference: 3710977400/02.02.07

**GENERAL NOTES:**

- BOUNDARY SURVEY INFORMATION FROM FREEHOLD LAND SURVEYS, INC., CHARLOTTE, NC, ROADWAY TOPOGRAPHIC SURVEY BY VAN R. FINCH, PITTSBORO, NC.
- ALL WATER MAINS SHALL BE OWNED AND OPERATED BY CHATHAM COUNTY PUBLIC UTILITIES. ALL CONSTRUCTION SHALL BE IN COMPLIANCE WITH CHATHAM COUNTY PUBLIC UTILITIES STANDARDS AND SPECIFICATIONS.
- SEWERS SHALL BE OWNED AND OPERATED BY FEARRINGTON UTILITIES, INC.
- THE 50' PERMETER SETBACK INCLUDES THE 25' BACK SETBACK REQUIRED BY THE CHATHAM COUNTY SUBDIVISION SURVEY. THE DECLARATION OF COVENANTS WILL REQUIRE THIS AREA TO REMAIN NATURALLY WOODED. THIS SETBACK IS NOT SHOWN WHERE IT OVERLAPS STREAM BUFFER BUILDING SETBACKS ALONG EASTERN PROPERTY LINE AND THE NORTHEAST 50' WATER HAZARD SETBACK VEGETATIVE STREAM BUFFERS.
- THE OPEN SPACE AREA IN THE NORTHWEST CORNER OR THE PROPERTY INCLUDES THE 50' WATER HAZARD SETBACK VEGETATIVE STREAM BUFFERS AS REQUIRED BY SECTION 304, 1994 (ORDINANCE IN EFFECT WHEN SKETCH PLAN WAS APPROVED IN JULY 2007). THIS OPEN SPACE WILL BE RESTRICTED IN USE AS PROVIDED IN SECTION 304(D) (1) OF THE 1994 CHATHAM COUNTY WATERSHED PROTECTION ORDINANCE.
- THE OPEN SPACE ON THE EASTERN SIDE OF THE PROPERTY (ALONG THE BRADFORD PLACE BORDER) INCLUDES ALL OF THE WATER HAZARD SETBACK/VEGETATIVE STREAM BUFFER REQUIRED BY THE CHATHAM COUNTY SUBDIVISION AND WATERSHED PROTECTION ORDINANCE SECTION 304, 1994.
- THE 50' STREAM PROTECTION BUILDING SETBACK EXTENDS 50' FROM THE EASTERN OPEN SPACE ONTO THE LOTS NUMBERED 1-10. THE DECLARATION OF COVENANTS SHALL PROHIBIT GRADING IN THIS AREA. MAINTENANCE ONLY SHALL BE MAINTAINED AS A NATURAL WOODED AREA. MAINTENANCE SHALL BE LIMITED TO COUNTY WATERSHED PROTECTION ORDINANCE 304(D) AND (3) 1994 VERSION.
- THE OPEN SPACE AREAS SHALL BE CONVEYED TO AND OWNED BY THE PROPERTY OWNERS ASSOCIATION. THESE MAY BE USED BY THE RESIDENTS FOR ACCESS TO THE VARIOUS OPEN SPACES PURSUANT TO CONDITIONS SET FORTH IN THE DECLARATIONS AND AS MAY BE ESTABLISHED BY THE PROPERTY OWNERS ASSOCIATION.
- NOTE: THE 20' PUBLIC ROAD DRAINAGE EASEMENT MAY BE DETACHED TO THE PUBLIC ROAD DRAINAGE ALONG WITH THE OTHER ROAD EASEMENTS FOR HENDERSON PLACE.
- DIMENSIONS CALLED OUT ON PLAN AT STREAMS ARE MEASURED FROM THE TOP OF STREAM BANK.

**GRAPHIC SCALE**



**HENDERSON PLACE PRELIMINARY PLAT**