



FEARRINGTON
A COUNTRY VILLAGE

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

FOUNDER AND BUILDER:
FITCH CREATIONS, INC.
2000 FEARRINGTON VILLAGE CENTER
FEARRINGTON VILLAGE, NC 27512
(919) 242-4000

SEARS DESIGN GROUP, P.A.
LAND PLANNERS AND
LANDSCAPE ARCHITECTS
608 WEST JONES STREET
RALEIGH, NC 27603
(919) 882-7000

DIBL & PHILLIPS, P.A.
CONSULTING ENGINEERS
24 EAST CHATHAM STREET
SUITE 204
CARY, NC 27513
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VAN R. FINCH
LAND SURVEYS
2812 HILLBORO STREET
PITTSBORO, NC 27302
(919) 442-3808

POSSIBLE
FUTURE
PARKING

SD2-6 LEGEND

- PROPERTY LINE
- - - ROW/ADJACENT PROPERTY LINE
- - - EASEMENT LINE
- - - SETBACK LINE
- - - BUFFER LINE
- - - MINOR CONTOUR
- - - MAJOR CONTOUR
- ~ PERENNIAL STREAM
- - - INTERMITTENT STREAM
- - - EPHEMERAL STREAM
- ▨ PROTECTION ZONE

SD2-7 PROTECTION ZONES FOR OPEN SPACE, BUFFERS AND EASEMENTS

Type 1 - Perimeter Open Space and Buffer Easement:
This zone will have a trail system for pedestrian and mature trees will be maintained for buffering homes from surrounding uses. Utilities can be placed in this area. Additional ornamental and evergreen plantings can be placed. Invasive species of vegetation can be removed as can pines less than 6" Ø.

Type 2 - Open Space, Buffer and Utility Easement:
This zone is placed onto the property lot and is owned by the Property Owner. It is a no tree cut zone and a no build zone. Utilities can be placed through this on the property side lines. Individual lot storm water devices will be allowed in these areas. Invasive species of vegetation can be removed from this zone.

Type 3 - Water Hazard Setback/Vegetative Stream Buffer Open Space:
This is a no cut, no build zone of 50' width per 1994 Chatham County Subdivision and Watershed Protection Ordinance, Section 304.

Type 4 - Stream Protection Building Setback:
This is a Building Setback on the lot owned by the property owner extending 50' from the Water Hazard Setback buffer (Type 3 above) onto lots 7 through 12. The Declaration of Covenants will limit clearing and grading to that for storm water devices and utilities and mandate that it shall be maintained as a natural wooded protection per 1994 Ordinance 304 (B) and (C). It is a no cut area except for removal of invasive species of vegetation. Storm water devices and limited utilities may be placed.

Type 5 - Open Space, Buffer and Landscape Easement:
This zone is for establishing long term buffering between dwellings. It will preserve existing vegetation as possible while allowing grading, individual storm water devices, pathways, and utilities. This zone can have additional evergreen and ornamental plantings and is a no build zone.

SD2-1 SKETCH PLAN SECTION X PHASE 1 AND 2
DRAWN AT 1"=60'

SD2-2 PROPERTY INFORMATION

PIN NO.: 9774-03-1688.000
PARCEL NO.: 18998
ZONING: CUP RA-40
FLOOD MAP NUMBER: 5710971400J

	PHASE 1	PHASE 2	TOTAL
ACREAGE:	10.76 AC	12.81 AC	23.57 AC
OPEN SPACE:	3.3 AC	2.14 AC	5.46 AC
RIGHT OF WAY:	.86 AC	1.92 AC	2.77 AC
BUILDING LOT/FEE SIMPLE OWNERSHIP SINGLE FAMILY HOME:	6.61 AC	0.74 AC	7.35 AC

SD2-3 LOT SIZES AND DESCRIPTIONS

	PHASE 1	PHASE 2	TOTAL
NO. OF LOTS:	12	24	36
MAX LOT SIZE:	.77 AC	.39 AC	.38 AC
MIN LOT SIZE:	.40 AC	.28 AC	.28 AC
AVERAGE LOT SIZE:	.55 AC	.30 AC	.30 AC

SETBACKS (BOTH PHASES)
FRONT YARD: 10'
SIDE YARD: 4'
BACK YARD: 10'

SD2-4 STREET NOTES PLOT DATE: 9 JULY 2010

PHASE 1 STREETS:
STREET "BURKE PLACE" PUBLIC: 50' RIGHT OF WAY AND " " PAVEMENT. LENGTH: 657 LF

PHASE 2 STREETS:
STREET "MILLCREEK CIRCLE" PRIVATE: 50' RIGHT OF WAY AND " " PAVEMENT. LENGTH: 1545 LF

4 STREET "BURKE PLACE" IN THE PHASE 1 AREA WILL BE A STATE OF NORTH CAROLINA MAINTAINED ROAD

4 STREET "MILLCREEK CIRCLE" IN THE PHASE 2 AREA IS CURRENTLY SHOWN AS A PRIVATE STREET. HOWEVER, THIS IS BEING DISCUSSED WITH NCDOT AND IT MAY BECOME A STATE MAINTAINED ROAD. TO BE DETERMINED BEFORE PRELIMINARY PLAT IS SUBMITTED.

PARKING COUNT
SPACES PER DWELLING: 2 (IN GARAGES)
GUEST SPACES PER DWELLING: 2
TOTAL SPACES PHASE 1: 48
TOTAL SPACES PHASE 2: 84
TOTAL SPACES PHASES 1 AND 2: 132

SD2-5 GENERAL NOTES

- SURVEY INFORMATION FROM VAN R. FINCH - LAND SURVEYS, PA 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.
- SANITARY SEWER SHALL BE OWNED AND OPERATED BY FITCH CREATIONS, INC.
- MAINTENANCE OF PRIVATE ROAD "MILLCREEK CIRCLE" WILL BE THE RESPONSIBILITY OF FITCH CREATIONS, INC. UNTIL CONVEYED TO A HOMEOWNERS ASSOCIATION.
- THE PRIVATE ROAD "MILLCREEK CIRCLE" ALSO SERVES AS A PRIVATE UTILITY EASEMENT AND A PUBLIC WATER EASEMENT FOR THE CHATHAM COUNTY WATER SYSTEM. CHATHAM COUNTY WILL NOT BE RESPONSIBLE FOR RESTORING PRIVATE INFRASTRUCTURE (HAZARDOUS WATER SYSTEM COMPONENTS, STREETS, SIDEWALKS, CURBS AND GUTTER/ LANDSCAPING, ETC.) IN THE COURSE OF REPAIRING THE PUBLIC WATER SYSTEM.

SECTION X PHASE 1 AND 2
VILLAGE OF FEARRINGTON FEARRINGTON, P.U.D.
PITTSBORO, NORTH CAROLINA 27312

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Prof. Coord. DC15
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Sheet No. **SD2**
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