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 27312
(919)542-4000

SEARS DESIGN GROUP, P.A.
LAND PLANNERS AND
LANDSCAPE ARCHITECTS
625 WEST JONES STREET
RALEIGH, NC 27603
(919)832-7000

DIEHL & PHILLIPS, P.A.
CONSULTING ENGINEERS
219 EAST CHATHAM STREET
SUITE 204
CARY, NC 27511
(919)467-9972

VAN R. FINCH
LAND SURVEYS
201 1/2 HILLSBORO STREET
PITTSBORO, NC 27312
(919)542-2505

SD2-6 LEGEND

- PROPERTY LINE AND PHASE LINE
- RIGHT-OF-WAY LINE
- LOT PROPERTY LINE
- EASEMENT LINE
- SETBACK LINE
- BUFFER LINE
- 376 MINOR CONTOUR
- 395 MAJOR CONTOUR
- PERENNIAL STREAM*
- INTERMITTENT STREAM*
- EPHEMERAL STREAM*
- PROTECTION ZONE SEE NOTES BELOW

*STREAM CLASSIFICATIONS SHOWN ARE THOSE DETERMINED BY S&EC (environmental consultants)

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

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

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 - Existing Off Site Water Hazard Setback/Vegetative Stream Buffer Open Space:
This is an existing no cut, no build zone of 50' width per 1994 Chatham County Subdivision and Watershed Protection Ordinance, Section 304. This is on the existing Knolls Community project area, not in this section.

Type 4 -Perennial Streamway Buffer:
100' wide from top of stream bank, Riparian Buffer. This a no cut, no build zone. Invasive species of vegetation can be removed by hand only. No utilities nor storm water devices can be placed in this zone.

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

Type 6 -Utility and Storm Water Devices:
This zone is for utilities and storm water devices and is to be owned by the H.O.A.

SD2-1 SKETCH PLAN SECTION X, PHASE 1 AND 2

DRAWN AT 1"=60'

0 30 60 120 240

*STREAM CLASSIFICATIONS SHOWN ARE THOSE DETERMINED BY S&EC (environmental consultants)

EXISTING MILLCROFT CLUSTER HOMES
EXISTING HARNETT
EXISTING DUPLIN
EXISTING SAMPSON
EXISTING LENOIR
EXISTING TRAIL (TO BE ADJUSTED AS NEEDED)
EXISTING EAST CAMDEN
EXISTING POST OFFICE AND DRIVEWAY
FUTURE STREET
EXISTING MILLCROFT
EXISTING WOODLEIGH
MILLCREEK CIRCLE 50' PRIVATE R.O.W.*
TYPE 1 PROTECTION ZONE
TYPE 2 PROTECTION ZONE
TYPE 5 PROTECTION ZONE
TYPE 6 PROTECTION ZONE, UTILITY AND STORM WATER TREATMENT EASEMENT 20' MINIMUM WIDTH
PHASE 1
PHASE 2
PHASE LIMIT LINE
PHASE 1 LIMIT LINE
BUFFER LINE PHASE 1 LIMIT LINE
BUFFER LINE IS PHASE LIMIT LINE
SEE SD2-4
PATH TO BE FIELD DETERMINED
EXISTING TRAIL, TO BE ADJUST, AS NEEDED AT INTERSECTION
AREA FOR GRADING, UTILITIES AND PLACEMENT OF STORM WATER DEVICES, MAXIMUM FOOTPRINT SHOWN
RELOCATE EXISTING TRAIL AS NEEDED TO ACCOMMODATE NEW STORM WATER DEVICES, SUBJECT TO CHANGE DURING DESIGN AND PERMITTING
AREA FOR GRADING, UTILITIES, AND PLACEMENT OF STORM WATER DEVICES, MAXIMUM FOOTPRINT SHOWN, SUBJECT TO CHANGE DURING DESIGN AND PERMITTING
RELOCATE EXISTING TRAIL AS NEEDED TO ACCOMMODATE NEW STORM WATER DEVICES
EPHEMERAL STREAM*
INTERMITTENT STREAM*
PERENNIAL STREAM* (BANKS SHOWN)
EXISTING TYPE 5 STREAM PROTECTION ZONE
TYPE 4 PROPOSED 100' WIDE FROM TOP OF BANK RIPARIAN BUFFER
PROPOSED 100' RIPARIAN BUFFER
EXISTING BUFFER AT VARIES
OPEN SPACE AREA FOR GRADING, UTILITIES AND PLACEMENT OF STORM WATER DEVICES, MAXIMUM FOOTPRINT IS SHOWN, SUBJECT TO CHANGE DURING DESIGN AND PERMITTING
THE KNOLLS COMMUNITY (EXISTING)
BURKE PLACE 50' PUBLIC R.O.W.
10' SETBACK
50' BUFFER 10' SETBACK

SD2-2 PROPERTY INFORMATION

PIN NO. : 9774-43-1655.000
PARCEL NO. : 18993
ZONING: CUP RA-40
FLOOD MAP NUMBER: 3710977400J

	PHASE 1	PHASE 2	TOTAL
ACREAGE:	9.06 AC	12.81 AC	21.87 AC
OPEN SPACE:	2.97 AC	2.14 AC	5.5.11 AC
RIGHT OF WAY:	.82 AC	1.92 AC	2.74 AC
BUILDING LOT (FEE SIMPLE OWNERSHIP SINGLE FAMILY HOME.)	5.27 AC	8.74 AC	14.01 AC

SD2-3 LOT SIZES AND DESCRIPTIONS

	PHASE 1	PHASE 2	TOTAL
NO. OF LOTS:	12	29	41
MAX LOT SIZE:	.52 AC	.39 AC	
MIN LOT SIZE:	.40 AC	.28 AC	
AVERAGE LOT SIZE:	.56 AC	.30 AC	

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

SD2-4 STREET NOTES

PHASE 1 STREET:
STREET "BURKE PLACE", PUBLIC: 45' RIGHT OF WAY AND 18' PAVEMENT WITH 24" ROLLED CURB EACH SIDE= 22' OVERALL WIDTH. LENGTH: ±612 LF

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

PHASE 2 STREET:
STREET "MILLCREEK CIRCLE", PRIVATE: 45' RIGHT OF WAY AND 18' PAVEMENT WITH 24" ROLLED CURB EACH SIDE = 22' OVERALL WIDTH. LENGTH: ±1545 LF

* STREET "MILLCREEK CIRCLE" IN THE PHASE 2 AREA IS CURRENTLY SHOWN AS A PRIVATE STREET. HOWEVER, THIS IS BEING DISCUSSED WITH NCDOT AND IT MY BECOME A STATE MAINTAINED ROAD. THIS WILL 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

1. SURVEY INFORMATION FROM VAN R. FINCH - LAND SURVEYS, PA PITTSBORO, NC.
2. 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.
3. SANITARY SEWER SHALL BE OWNED AND OPERATED BY FITCH CREATIONS, INC.
4. MAINTENANCE OF PRIVATE ROAD "MILLCREEK CIRCLE" WILL BE THE RESPONSIBILITY OF FITCH CREATIONS, INC. UNTIL CONVEYED TO THE HOMEOWNERS ASSOCIATION OR TO N.C.D.O.T.
5. 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 (WASTEWATER SYSTEM COMPONENTS, STREETS, SIDEWALKS, CURB AND GUTTER LANDSCAPING, ETC.) IN THE COURSE OF REPAIRING THE PUBLIC WATER SYSTEM.
6. AN EROSION CONTROL PLAN WILL BE SUBMITTED PER SECTION 10(2) OF THE CHATHAM ORDINANCES OF 2008.
7. CHATHAM STORMWATER ORDINANCE WILL BE FOLLOWED.

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

PLOT DATE: 20 AUGUST 2010

Proj: DGLS
Coord.
Date: 20 AUGUST 2010
Revisions:

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