

SEARS
DESIGN
GROUP

Attachments # 2-7

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

August 30, 2010

Re: Fearrington P.U.D.:
Clarifications for the Revised Sketch Plan Submission for
Section X Phases 1 and 2

Dear Lynn:

Following are notes, clarifications and answers to the County's questions regarding this submittal:

1. Note that page four says "Sketch Plan."
Response: Yes, that should have said Revised Sketch Plan. The 1991 P.U.D. Sketch Plan is in effect. (As you know the P.U.D. Plan carries Sketch Plan Approval.) This request is to modify these ±22 acres in Section X.
2. Street widths....45' or 50' right-of-way (Plan says 50'; notes say 45')
Response: The plan saying 50' is incorrect. The private and public streets will have 45' right-of-ways. This meets NCDOT standards.
3. Request stream classification information:
Response: Stream Identification Forms for the streams and features along the edges of Section X, Phases 1 and 2 have been forwarded to Fred Royal as requested. These are sent by our environmental consultant, Soil & Environmental Consultants, PA (S&EC). We have requested that S&EC speak directly with Fred Royal about the request and the classifications. That phone call has been placed and I'm certain they will speak, if not today, then tomorrow. S&EC will supply whatever Fred needs.

If any other comments or questions arise, please do not hesitate to call for clarifications.

Sincerely,

SEARS DESIGN GROUP, P.A.

cc: R.B. Fitch
Alan Keith, P.E.



Dan C.L. Sears, ASLA

Lynn Richardson

From: Sears Design Group, P.A. [searsdesign@bellsouth.net]
Sent: Friday, July 09, 2010 5:49 PM
To: Lynn Richardson
Subject: Ferrington Section X Phases 1 and 2

Lynn,

We are aware of no historical structures, chimneys, etc. on this property.

When Wade Barber was doing the plan in 2007-08 for his property, and Fitch Creations was doing the Knolls, we asked if there was anything of significance. No one noted anything. I've walked this land. It is mostly old farm land with pines. I've never seen anything at all of interest.

If anything should be found we will notify the Chatham County Historical Association.

Dan Sears

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Rachael Thorn

From: Rachael Thorn
Sent: Wednesday, July 14, 2010 11:11 AM
To: Lynn Richardson
Cc: Fred Royal; Jason Sullivan
Subject: Fearrington Section 10, Phases 1&2

Based on our discussion on the above referenced project the following conditions apply per Erosion and Sedimentation Control:

- 1) An Erosion Control Plan must be submitted as per Section 10 (a) of the revised Chatham County SESC Ordinance adopted December 2, 2008.
- 2) Approval of EC plan and subsequent issuance Land-Disturbing Permit is contingent upon compliance with revised SESC Ordinance and **all applicable standards within.**
- 3) This includes **accordance with design and performance standards in the Chatham County Storm Water Ordinance AND the riparian buffer requirements in Section 304 of the Chatham County Watershed Protection Ordinance.** These standards are included in Section 5(f) and Section 5(b) respectively in the SESC Ordinance.
- 4) Steep Slope requirements are exempt for this project under Section 6(a).

Lynn Richardson

From: Fred Royal
Sent: Wednesday, July 14, 2010 3:33 PM
To: Lynn Richardson
Cc: Rachael Thorn
Subject: Fearrington Sketch Plan revision request notes

Resent....edited for accuracy and such.....

From: Fred Royal
Sent: Wednesday, July 14, 2010 11:55 AM
To: Lynn Richardson
Cc: Rachael Thorn
Subject: Fearrington Sketch Plan revision request notes

Lynn, Below are my comments and opinions as it relates to the revised sketch plan submitted for approval. Please let me know if you have questions or comments. thanks.

1. SD2-1 note "Type 4": Delete the last sentence allowing stormwater and utilities in the outer 50' "no build zone" riparian buffer. Reference on the revised Sketch Plan that the 1994 Watershed Protection Ordinance specifically applies. A fully protected 100' riparian buffer should be provided for the indicated perennial stream and with very limited uses in accordance to Section 304 for the outer 50'. Stormwater and utility facilities and the required land disturbances within riparian buffers can cause more water quality problems then they are intended to resolve and otherwise counteracts the purpose of the riparian buffer in its natural state.
2. The ordinance appears to exempt the approved sketch design from meeting the revised (post-2008) Watershed Protection Ordinance, based on the definition of "Existing Development". Therefore, the 1994 ordinance applies as mentioned above.
3. The Chatham County Stormwater Ordinance applies and supersedes the required stormwater management described in the June 21,1991 letter from Mr. Megginson, Planning Director. Sketch plan was approved, however this is a modification to the sketch approval and the site hydrology and runoff characteristics from the approved sketch plan will differ. Additionally, the Erosion Control Ordinance applies, therefore the Stormwater Ordinance applies.

Fred Royal, PE, CFM
Director
Environmental Resources Division
Chatham County, NC
PO Box 54
Pittsboro, NC 27312
(919) 542-8268



CHATHAM COUNTY, NC

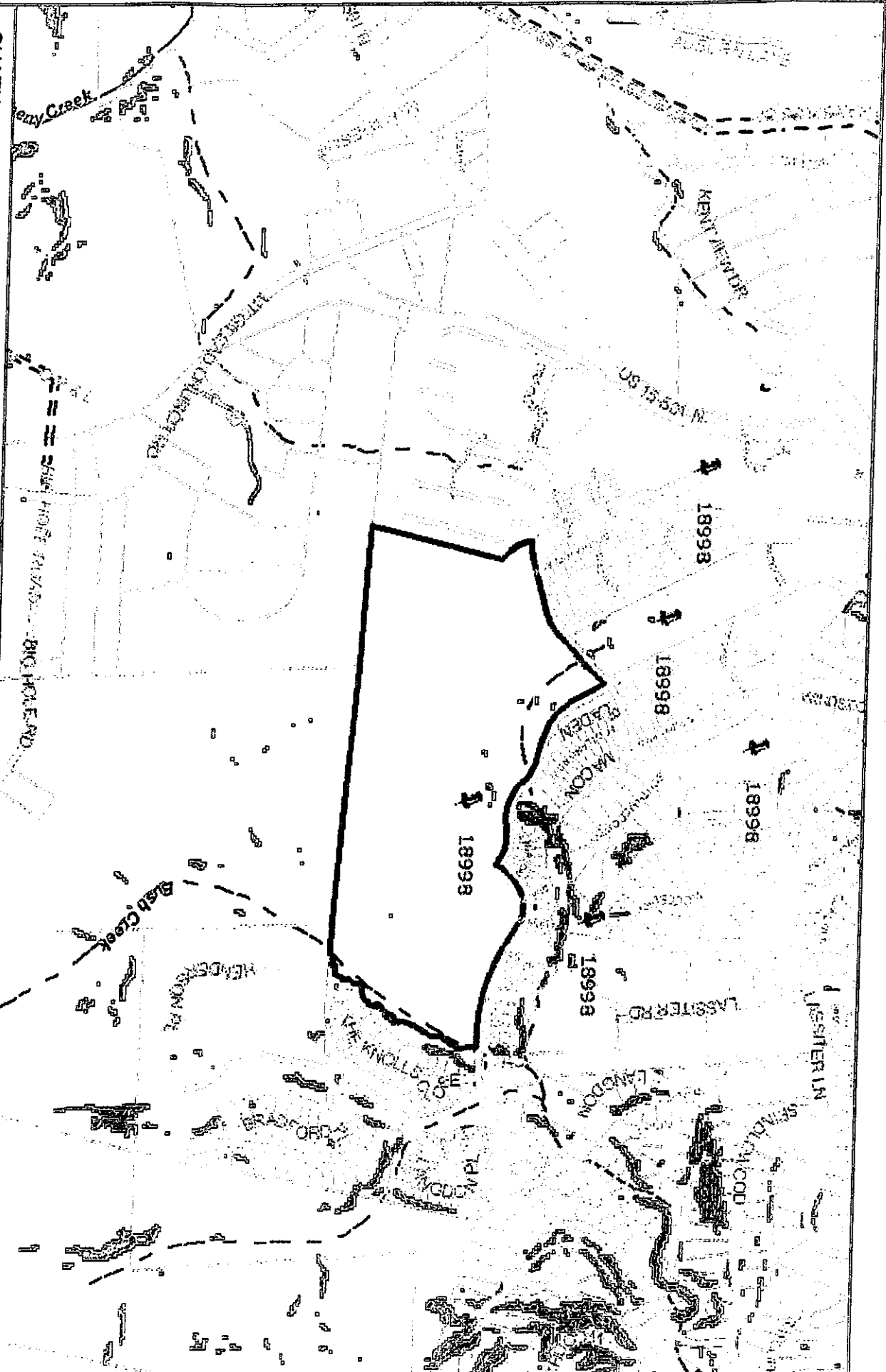
Property Map

Disclaimer: The data provided on this map was prepared for the inventory of real property found within Chatham County, NC and are compiled from recorded plats, deeds, and other public records and data. This data is for informational purposes only and should not be substituted for a true title search, property appraisal, survey, or for zoning verification.

Parcel Number: 18998
Map Number: 9774-43-1655.000
Owner Name: FITCH CREATIONS INC
Owner Address: 2000 FARRINGTON POST
Owner City: PITTSBORO
Owner Address: No Data
Owner State: NC
Owner Zip: 27312
Description: NC-18

Deed Book: 646
Deed Page: 0233
Plat Book: 2006
Plat Page: 0235
Deed Acres: 226.827
Physical Address: 309 PARKVIEW LN
Improvement Value: 6659541
Land Value: 5135337
Fire District: No Data
Township Code: 13

One Inch = 1024 Feet



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PART B - con't

Re: Village of Fearrington - con't

RECOMMENDATIONS: The Planning Department and Planning Board recommend the five findings be made and the revision to the PUD are approved with the following conditions:

- 1) The maximum building height allowed shall be as requested of 57 feet contingent on approval of the North Carolina Department of Insurance and the Chatham County Fire Marshall.
- 2) Public utility (water) access shall be reserved to the properties of Lingerfeldt, Riggsbee, and Barber and are to be specifically located during the subdivision preliminary review or prior to the issuance of building permits whichever is sooner.
- 3) Public road access shall be provided to the Barber property in the location that is most logical from a topographical and development standpoint.
- 4) Private road access shall be reserved to the properties of Lingerfeldt and Riggsbee with the disposition of said access left to the private parties involved.

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