



625 West Jones Street • Raleigh, North Carolina 27603 • (919) 832-7000
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December 14, 2018

Re: Fearington PUD, Section X, Area "D" Request for Sketch Plan Revision

Dear Planning Board Members, and Chatham County Planning Staff

COVER LETTER

Fearington Village PUD was first approved in 1976 as the first PUD in Chatham County, and is now one of the larger communities in the County with over 3,000 residents and several hundred people employed in the services and businesses within the Village. Today we are pleased to present a request to modify the dwelling unit type and layouts in Section X, Area "D" for the P.U.D. Section X Preliminary Plan as currently Approved is a Neo-Traditional Plan like Camden Park.

Over the past 10-12 years Area "D" has been designed for several different housing products. These have all changed before construction began due to changes in what buyers at Fearington were looking for. This requested revision is for the same reason. The Market has changed. Current Area "D" has Preliminary Plan Approval and construction could start...however demand for the Millcreek type neighborhoods has out-stripped all other products at Fearington for the last several years. This request is for Revised Sketch Plan Approval of the existing Residential portion of the Approved Preliminary Plan for "Area D".

This request does not change the overall number of dwellings in the PUD. It remains 1602. It does not change the overall number of dwellings in Section X. It only changes the count by minus 4 dwellings in Area "D". Those 4 homes will be added to other future neighborhood in Section X.

These requested revisions to Section X Area "D" will reduce the environmental impact to this property compared to the existing approved neo-traditional neighborhood since less clearing and grading is required. It also has less pavements, and leaves more wooded land throughout. We feel that these modifications will continue the quality of homes and quality of life in the Village. We trust you will find that this Request meets the Subdivision Regulations for Sketch Plan Review and that you Approve this Request. Thank you for your consideration.

Sincerely,

for FITCH CREATIONS

A handwritten signature in black ink that reads "Dan Sears".

Dan C.L. Sears, ASLA, RLA

cc: R.B. Fitch



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SUBMITTAL LETTER

TO: Chatham County Planning Board Members
CC: Jason Sullivan, Director
Kimberly Tyson, Subdivision Administrator

Re: Requested Sketch Plan Revision for
Farrington P.U.D., Section X, Area "D"

Dear Board Members and County Staff:

On behalf of Fitch Creations, Inc., founder and developer of Farrington Village, we make this Submission to request Sketch Design Revision to Section X, Area "D". The existing Area "D" plan has Preliminary Plan Approval for a neo-traditional neighborhood similar to Camden Park (Section 7). The existing Preliminary Plat Approval includes the extension of existing Millcroft Street from existing Millcroft at the east to West Camden at Weathersfield.

This requested Revision is for a new neighborhood plan of three short cul de sac streets, each cul de sac being a Phase of the subdivision. These streets lie side by side on the southern boundary line of the Farrington at the Lingerfeldt land. Area "D" is west of the new Richmond neighborhood and east of the pastures.

The reasons for this request to modify Area "D" includes: Farrington Village's buyers have shifted interest to the housing product in Area "B" Millcreek, with plans featuring larger lots in smaller community. This requested Revised Area "D" neighborhood will make significantly less impact on the environment than the current Approved Area "D" neo-traditional neighborhood, with less clearing, less grading, less street pavements, the need for less sediment and erosion control. This will preserve much more untouched native landscape. This is achieved in part by reduction of 4 lots and by removing alleys and on-street parking. (These lots will be placed into other future Section X neighborhoods.)

The overall dwelling count in Section X will remain at 200 dwellings. Farrington has 1602 approved allowable units. This remains unchanged.

This Area "D" plan maintains about an equal amount of open space, drainageway and privacy buffers offered in the existing approved plans for Area "D". These new neighborhoods leave 2/3 more undisturbed native forest than on the approved Area "D". Residents will have more green woodlands on their property.

Another benefit of the requested new plan is that there will be larger drainageway protection areas due to less grading required to achieve home siting and street construction particularly in the vicinity of the natural drainageways. The revised plan will not mass grade the site as was previously approved.

Requested Sketch Plan revision for Section X, Area "D"

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Amenities of the existing "Area D" plan will be included in this requested Revision:

- A Walking Trail will be extended along new Millcroft from the existing Post at Millcroft and East Camden all the way to West Camden at Weathersfield. These trails will be installed in conjunction with the street and subdivision completions. From West Camden and via Weathersfield's walks and trails, residents can connect to the Village Center, the Swim Croquet, Gathering Place, Fearington Cares, the Tennis Courts, and to the trails and walks to the Duke Health Care, Pool, and Fitness facilities at Galloway Ridge in 2019.
- NOTE: The extension of Millcroft Street to West Camden and Weathersfield has Preliminary Plat Approval. Construction can begin now and will be accomplished in phases as a part of Area "D". The roundabout proposed on the existing plan is replaced in this new plan. There will be T-intersections or crossroads instead.

The Land Use Breakdown for all lands in Section X is shown on the charts on the Site Plan D-1 and D-2 attached and in the Exhibits in this Application Booklet. One Chart specifically addresses the land quantities of open space, recreation, parks, regulated stream buffer and volunteer stream buffers made over the years.

Lastly, **the public utilities, and emergency access connection easement** required by P.U.D. commitment to the Lingerfeldt Property is slightly realigned between Area "D" and future Area "L".

Fearington PUD is reviewed under the pre-2008 Subdivision Regulations and the 1994 Watershed Protection Ordinances as previously approved.

Drinking water, emergency and fire protection is public: Chatham County.

Wastewater treatment is public: Fearington Wastewater Plant regulated by the State of North Carolina.

Storm Water: Fearington P.U.D. Section X follows Chatham County Watershed Ordinance adopted in the 1990's via vested rights granted through earlier Sketch Plan approvals. The Section X streams were re-classified in 2018. The County normally provides its own verification of this classification. A copy of the mapping is attached to the exhibits in this submittal. The streams were classified by consultants, then confirmed by Corps of Engineers and by Chatham County. A 50-foot stream buffer is provided for streams that are classified as perennial and intermittent on USGS quad sheets. In addition, Fitch Creations has offered 30' voluntary "no-tree-cut" buffers on the ephemeral streams. The stream buffers are measured from the top of bank of the stream. A 10-foot building setback accompanies the 50-foot stream buffer per pre-2008 regulations. Grading can take place within that building setback, but no structure can be placed in the building setback.

NOTE: There are **NO STREAMS** in Area "D". There are two natural drainageways but no significant and no classified streams. A voluntary buffer was approved with Montgomery and will be maintained with the revision.

Required Storm Water Measures for Section X include that:

1. All land disturbing projects that exceeds 20,000 square feet of disturbed area must comply with the current Chatham County Erosion Control Ordinance (including "Area D").

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2. Any impact to wetlands or streams that are within the jurisdiction of the U.S. Army Corps of Engineers must be submitted for review and be permitted, if required, by the Corps of Engineers.
3. Impacts to the above stream buffers must be submitted to Chatham County for permitting according to the Jordan Lake Water Supply Watershed Riparian Buffer Protection Rules.

Voluntary measures:

1. A large percentage of the project will remain as open space both community-owned and on the lots and carry restrictive buffer restrictions.
2. Low impact development techniques will be employed where practicable. This includes release of stormwater discharge from developed areas frequently with separation from drainageways to the extent possible.
3. Sheet drainage will be employed where possible from developed areas.

Roadways will be public roads in "Area D".

Section X consists of 123 acres and 200 dwellings in eleven separate neighborhoods plus pastures, woods, wooded PUD perimeter buffers and stream buffers. Section X has 68 acres of open space, about one-half of the land area.

The calendar of events toward completion of the work Approved currently and the work of obtaining Approval of the **Sketch Plan**, Preliminary Plat, and Final Plan begins with Approval of Sketch Plan Revision for the new "Area D" Residential Area. That will hopefully occur at the January 8th Planning Board Meeting and the following Board of Commissioners Approval February 18, 2019.

Engineering Approval Plans or modifications to existing Permits for the "Area D" revision to the Preliminary Plan will be submitted to agencies by late January 2019, all approvals should be in hand by late June. If that goes well, construction on the Residential element can begin in July. Final Plan Approval could then be applied for in late October 2019 with **Final Plan Approval** in late November, so Final Plan Approval could take place in November or December 2019.

Paralleling the Residential element calendar, the Street construction will have a 30-40 day period of obtaining minor modifications of the existing Preliminary Permits: Sewer at 30-45 days; Erosion Control at 30 days; DOT (for deletion of the round about) at 30-45 days. Clearing could begin March-April 2019 and grading in May-June, about the time the Residential work begins. Final Plan Application will occur in October-November. **Final Plan Approval will be for both the Residential and Street portions of the work.**

We trust you will find this Revision to be a reasonable request, one that is in tune with environmental concerns of Fearington Village, of this Board's Members, and County Staff, and the Regulating Agencies.

Thank you for your consideration of this Request and we ask for your Approval.

Requested Sketch Plan revision for Section X, Area "D"

DATE: December 14, 2018

Sincerely,

SEARS DESIGN GROUP, P.A.



Dan C.L. Sears, ASLA

cc: R.B. Fitch

Attached:

- 1) Overall Existing Approved Section X Sketch Plan showing Approved Preliminary Plan of Area "D" on Sheet D-1 (dated 7/13/18 and Approved 9/24/18 (in the booklet). It also shows Phase 1 of the requested Revision.
- 2) Plan Sheet D-2 shows the new requested Revision to Area "D" for Sketch Plan Approval and phasing of the new three cul de sac Area "D" subdivisions (in booklet).
- 3) Exhibit 3: Neighborhood Tabulation by Sections Overall P.U.D
- 4) Exhibit 4: Section X - Neighborhood Tabulation
- 5) Exhibit 5: Open Space Tabulation - Section X
- 6) Wetlands Survey(s) Section X Ferrington