

**DATE: July 12, 2019**

**SUBMITTAL LETTER**

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

Re: Ferrington P.U.D., Section X, Area "D", Phase 1, Final Plan Approval Request, and  
Ferrington P.U.D., Section X, Area "D", Phases 2 and 3, Preliminary Plan Approval  
Request

Dear Board Members and Planning Staff:

Ferrington P.U.D. was first approved in 1976. The Owner/Developer, Fitch Creations, Inc., has grown this village into a community of about 3,000 residents and several hundred people engaged in construction and Village Center workers workers. Today we bring for your approval two projects:

For **Final Plat Approval: Section X, Area "D", Phase 1, Montgomery**. It is the first (14) lots of this 3 subdivision community. This matter is under another item on your Agenda tonight. This phase has a reduction of one lot\* since Preliminary Plan Approval. Attached are drawings that show the subdivision of Montgomery at Preliminary Plan and showing the subdivision after the removal of one lot. The approvals for Phase 1 are intact. The street is the same; so is soil erosion control. Water is one less meter; sewer is one less "tap." Lot numbers drop one address number. The Final Plat has been drawn by Van Finch Land Surveyors and reviewed by the Planning Staff. We trust you will find that this Plan meets subdivision regulations for Final Plan Approval and that you will send it on to the Commissioners with your approval recommendation.

\* This does not change the overall approved total number of units in the total P.U.D., Section X.

For **Preliminary Plat Approval: Section X, Area "D", Phase 2** (11 lots), and  
**Section X, Area "D", Phase 3** (10 lots).

**Preliminary Plan Submission** for Phases 2 and 3 follow the requirements of Pre-2008 Subdivision Regulations and the 1994 Watershed Protection Ordinances as previously approved.

Drinking water, emergency services and fire protection are Public (Chatham County).

Waste Water Treatment is public: Ferrington Wastewater Treatment Plant which is regulated by the State of North Carolina.

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Storm Water: Fearrington P.U.D. Section X follows Chatham County Watershed Ordinance adopted in the 1990's via vested rights granted through earlier Sketch Plan approvals. There are **NO STREAMS** in Area "D", Phases 2 and 3.

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"). All home sites will have Sediment and Erosion Control plans filed with Chatham County and the State of North Carolina.
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. There are none in these two phases.
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. The lots carry tree protection conditions on the buffer areas.
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". Emergency Services have approved the consecutive 911 lot addresses.**

**Engineering Approvals and Plans for the Preliminary Plan have been obtained and these are included in this submission booklet.**

We trust you will find this submission in order. Thank you for your consideration of this Request and we ask for your approval recommendation to the Chatham County Board of Commissioners.

Sincerely,

SEARS DESIGN GROUP, P.A.



Dan C.L. Sears, ASLA

cc: R.B. Fitch

Attached or submitted to Staff:

- 1) Drawings PP1: Overall P.U.D.; Current Approved Area "D"
- 2) Drawings PP2: Overall Area "D", Enlarged Phase 2, Phase 3
- 3) Permit and Construction Drawings Site Plan, Phases 2 and 3, Area "D". Engineer's Cover Drawing and Site Plan