

## EXISTING FEATURES

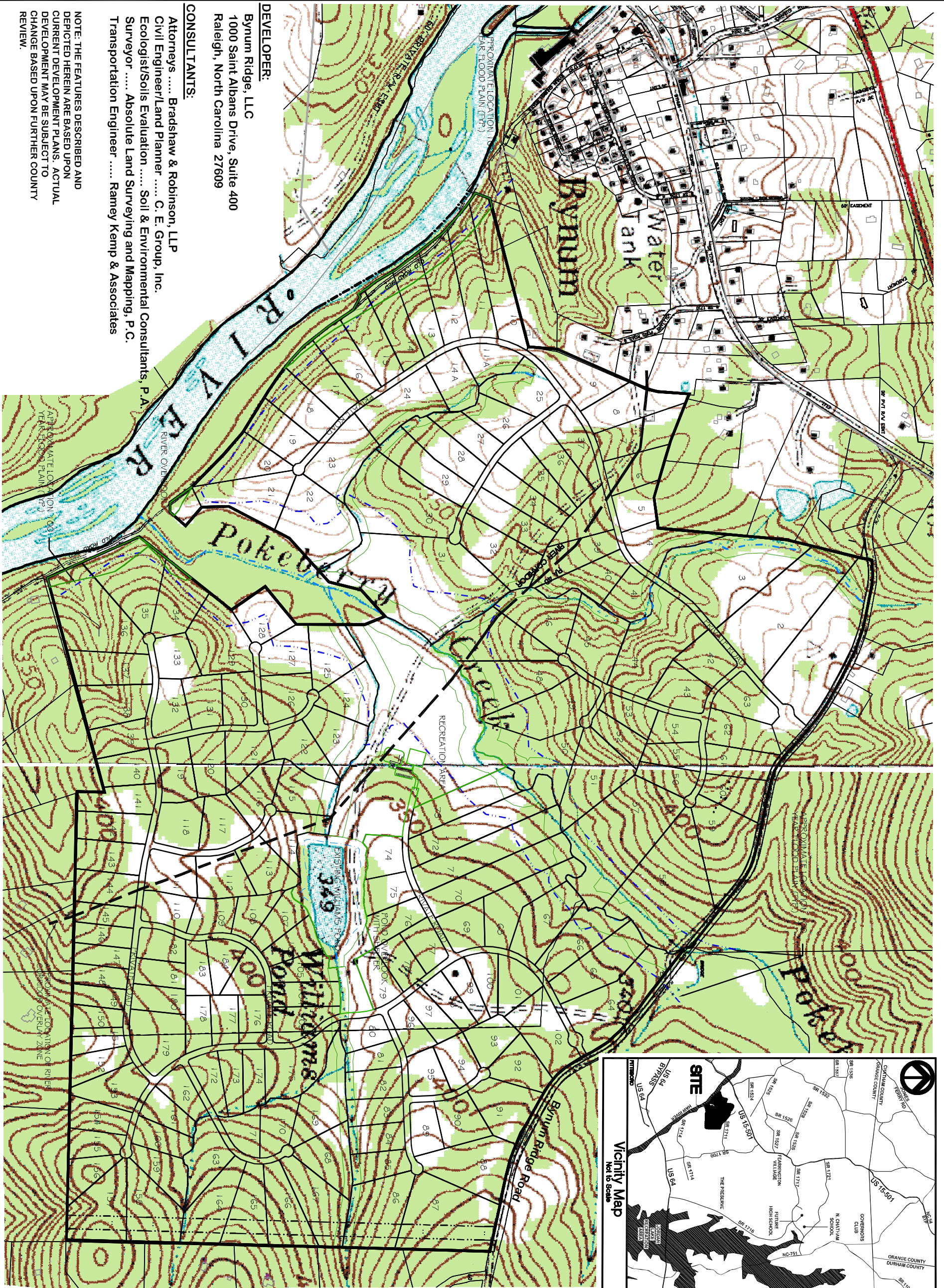
Portions of the project area have previously been managed for timber and agricultural production. The pine stands range from young to mature depending upon the location within the project. Mature hardwoods can typically be found within the buffered areas and scattered in the western and southern sections of the project. Elevation change within the project ranges from El. 280 to El. 520. The project has approximately 6000 feet of road frontage on Bynum Ridge road. Slopes within the project fall into the following categories:

<u>SLOPE</u>	<u>ACREAGE</u>	<u>PERCENTAGE</u>
0 – 5 %	150 AC	23 %
5 – 10 %	225 AC	35 %
10 – 15 %	141 AC	22 %
15 – 20 %	74 AC	11 %
More than 20 %	9 AC	9 %

Pokeberry Creek divides the western project area from the eastern end of the project. No vehicular crossings are planned across this creek. All of the intermittent and perennial blueline streams extending into the project have a minimum of 100 foot natural buffer along each side of the channel (200 foot minimum total). A 200 foot natural buffer measured from the Haw River bank is provided within the project area. A portion of the project area (approx. 242 acres) is located in the River Corridor Area under the Watershed Ordinance. The balance of the project (approx. 408 acres) is located within the Jordan Lake WS IV Protected Area. Both the Haw River and Pokeberry Creek have regulated floodplain. No building structures other than pedestrian trails are planned within the floodplain areas.

No historical features were located on the portion of the property designated for development. A portion of the project is located within the Duke Forest / Haw River Levees and Slopes per “The Inventory of Natural Features and Wildlife Habitat for Chatham County”. Although it has no binding effect, the study suggests that, where possible, additional conservation easements should be obtained beyond the Duke Forest tract within this area. Given this suggestion, a 200 foot natural buffer measured from the Haw River bank is proposed. Furthermore, as an additional protection, the Applicant proposes to voluntarily impose an additional 200’ building setback limiting development of vertical structures to a minimum distance of 400’ from the river bank within the proposed project.

(USGS Overlay Map follows.)  
(County Soil Survey Map follows.)  
(Slope Analysis Plan follows.)  
(Elevation Banding Plan follows.)  
(Existing Vegetation Plan follows.)



**DEVELOPER:**  
 Bynum Ridge, LLC  
 1000 Saint Albans Drive, Suite 400  
 Raleigh, North Carolina 27609

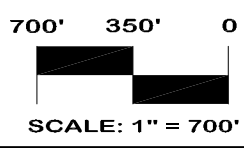
**CONSULTANTS:**  
 Attorneys ..... Bradshaw & Robinson, LLP  
 Civil Engineer/Land Planner ..... C. E. Group, Inc.  
 Ecologist/Soils Evaluation ..... Soil & Environmental Consultants, P.A.  
 Surveyor ..... Absolute Land Surveying and Mapping, P.C.  
 Transportation Engineer ..... Ramey Kemp & Associates

**NOTE:** THE FEATURES DESCRIBED AND DEPICTED HEREIN ARE BASED UPON CURRENT DEVELOPMENT PLANS. ACTUAL DEVELOPMENT MAY BE SUBJECT TO CHANGE BASED UPON FURTHER COUNTY REVIEW.

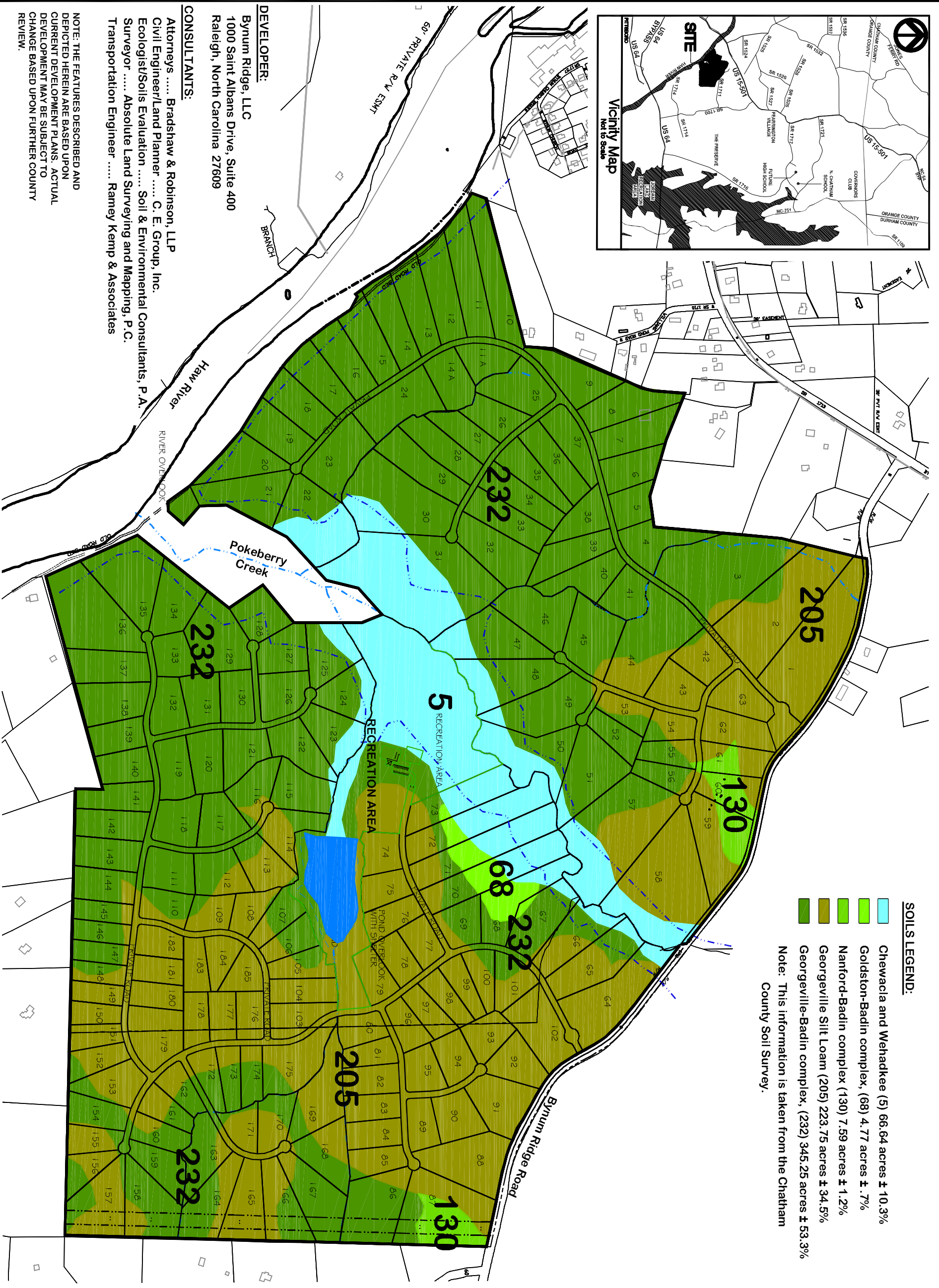
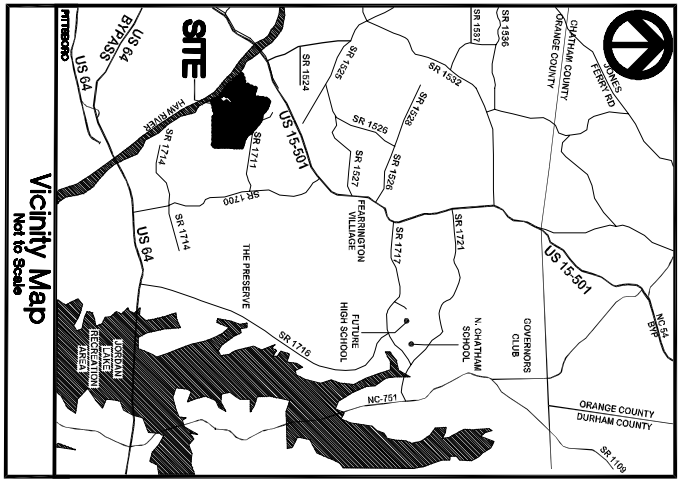
**WILLIAMS POND, CHATHAM COUNTY, NORTH CAROLINA**

Williams Pond  
 Residential Community  
**USGS OVERLAY  
 SUBDIVISION PLAN  
 EXHIBIT MAP**

October 2004



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 CONSTRUCTION MANAGEMENT  
 1051 Pemberton Hill Road, Suite 201, Apex, N.C. 27502  
 voice (919) 367-8790- fax (919) 367-8791



**SOILS LEGEND:**

	Chewacla and Wehadkee (5) 66.64 acres ± 10.3%
	Goldston-Badin complex, (68) 4.77 acres ± .7%
	Nantford-Badin complex (130) 7.59 acres ± 1.2%
	Georgeville Silt Loam (205) 223.75 acres ± 34.5%
	Georgeville-Badin complex, (232) 345.25 acres ± 53.3%

Note: This information is taken from the Chatham County Soil Survey.

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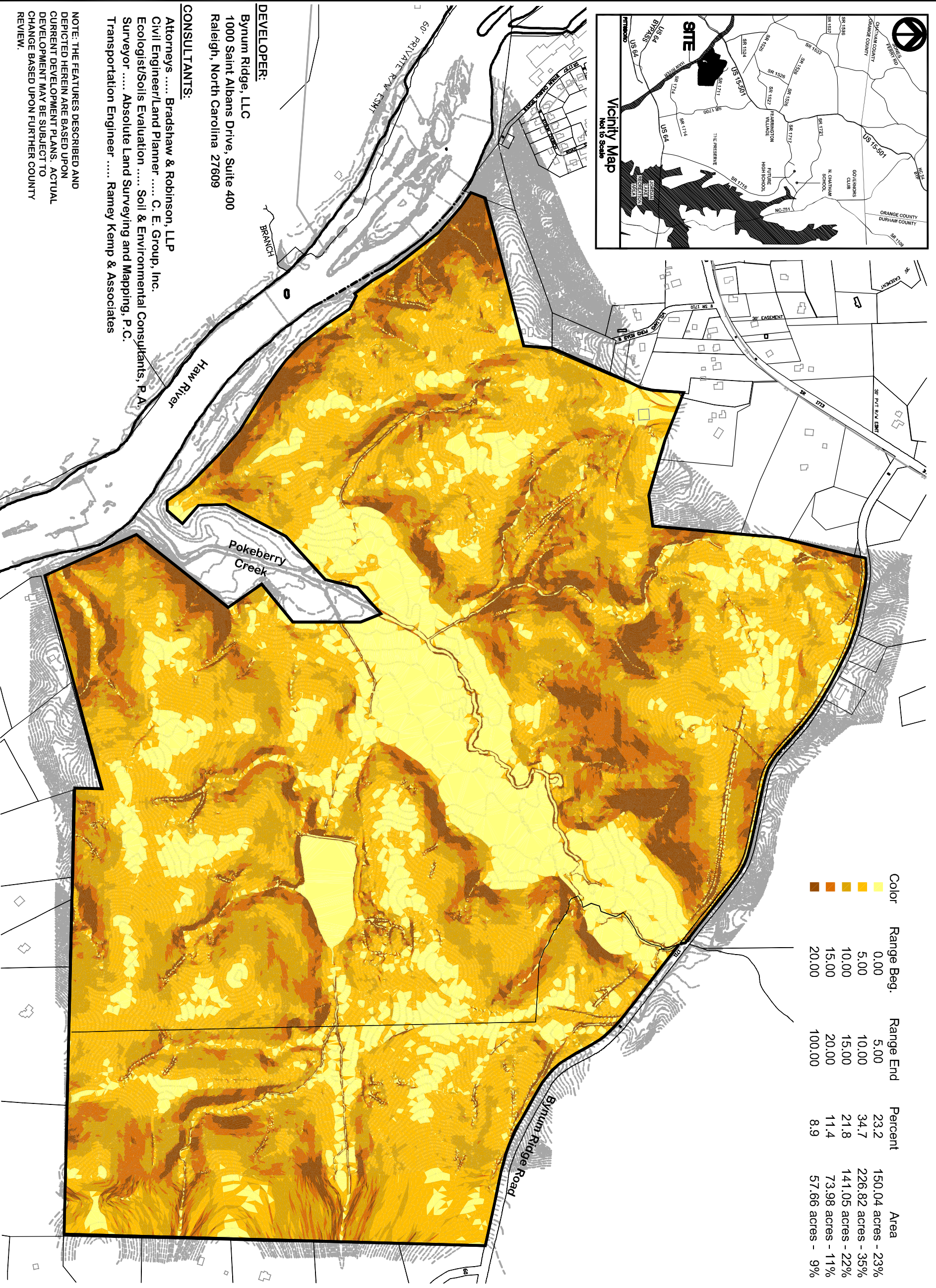
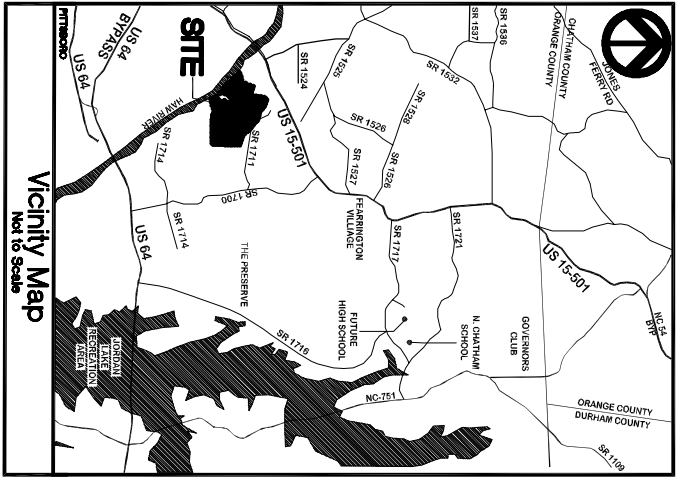
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**WILLIAMS POND, CHATHAM COUNTY, NORTH CAROLINA**

Williams Pond  
Residential Community  
**SOILS MAP  
SUBDIVISION PLAN  
EXHIBIT MAP**  
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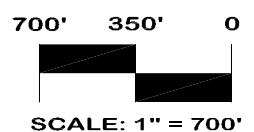
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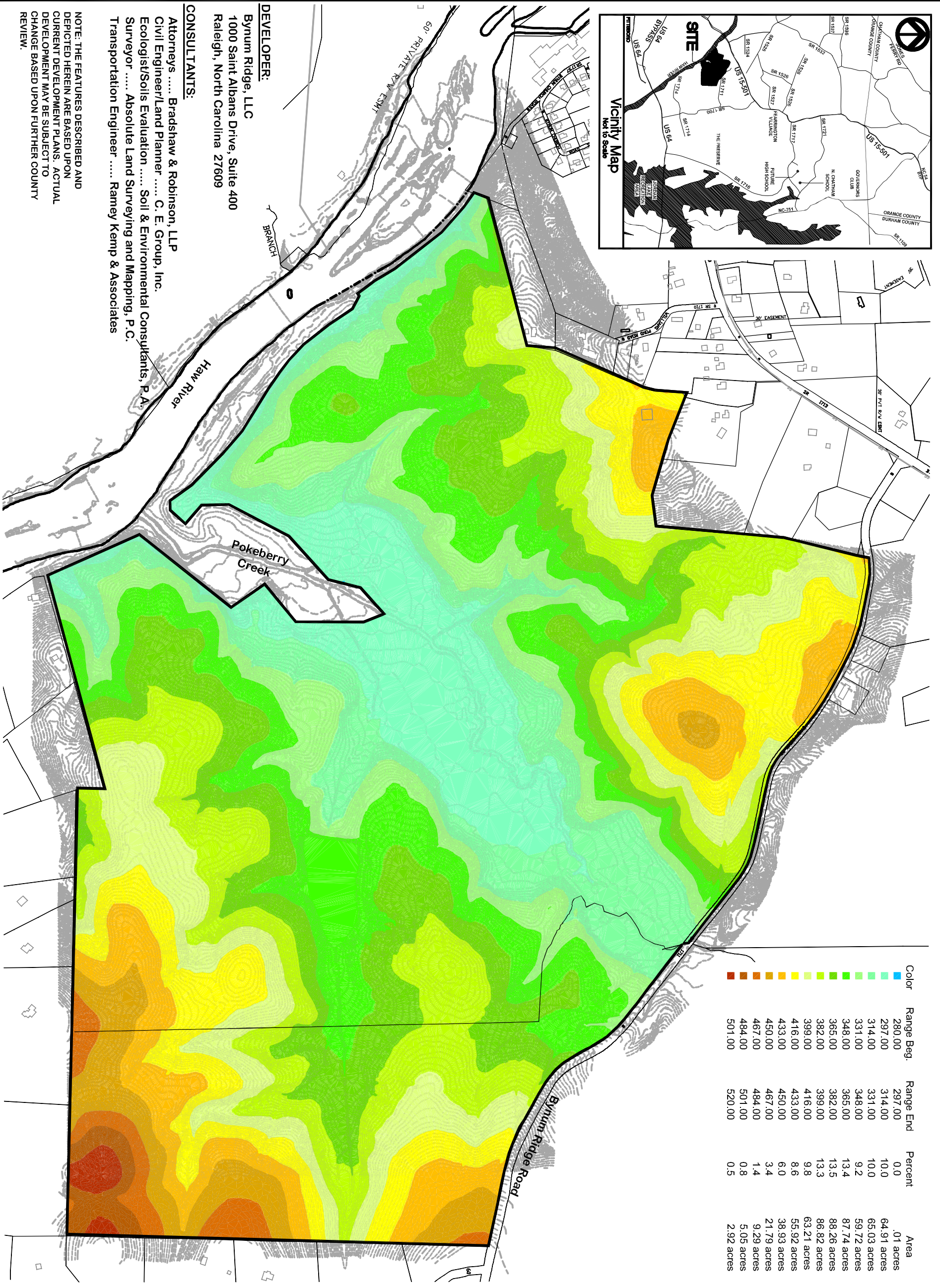
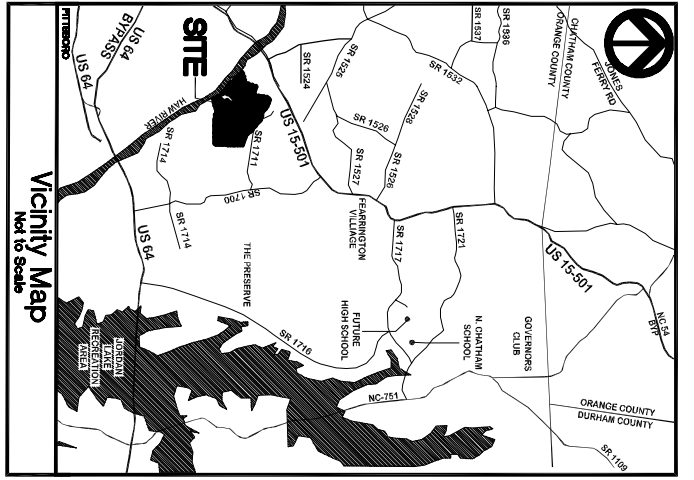
**WILLIAMS POND, CHATHAM COUNTY, NORTH CAROLINA**

Williams Pond  
Residential Community  
**SLOPE ANALYSIS MAP  
SUBDIVISION PLAN  
EXHIBIT MAP**

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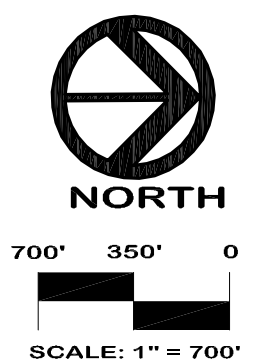
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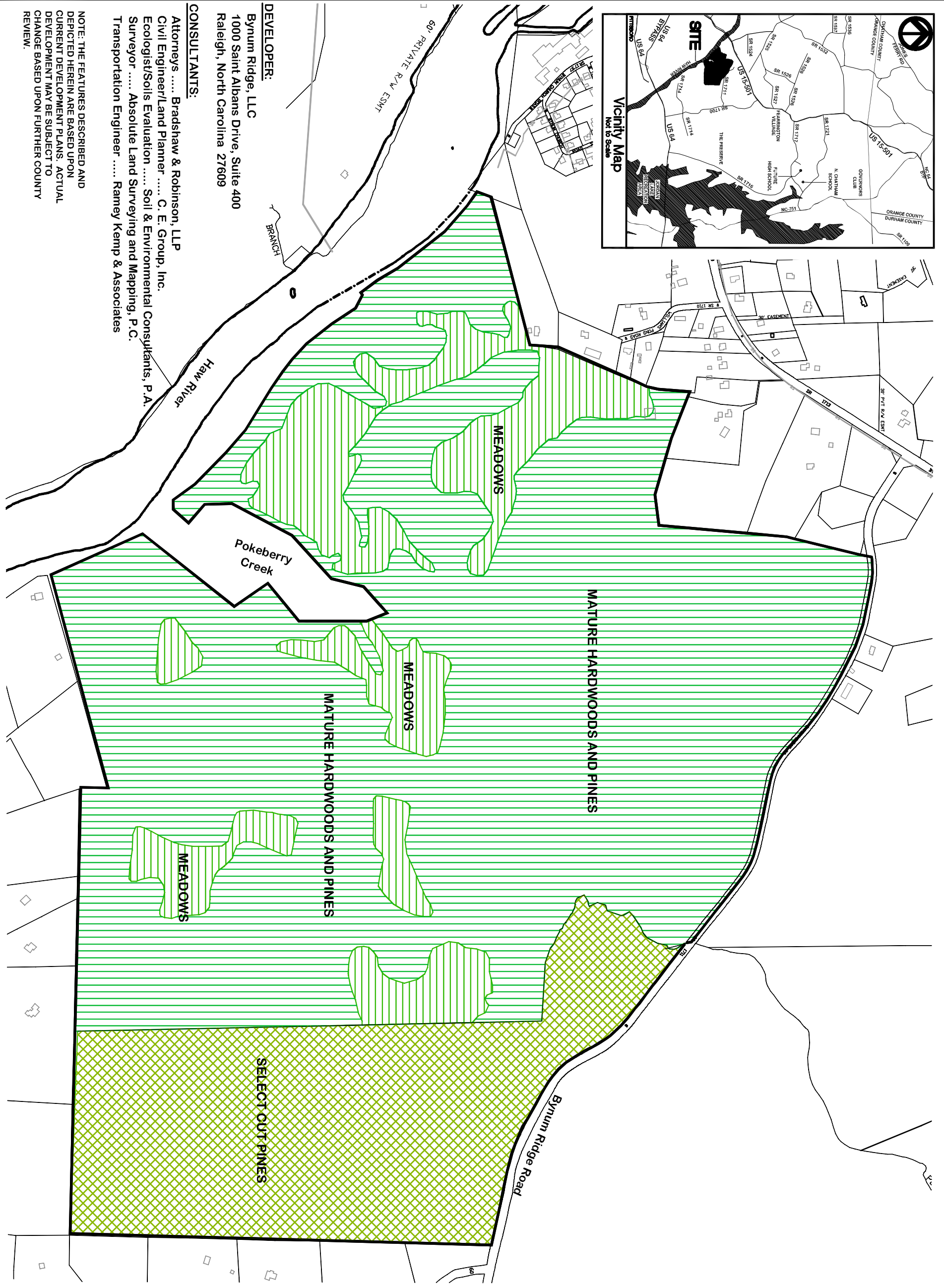
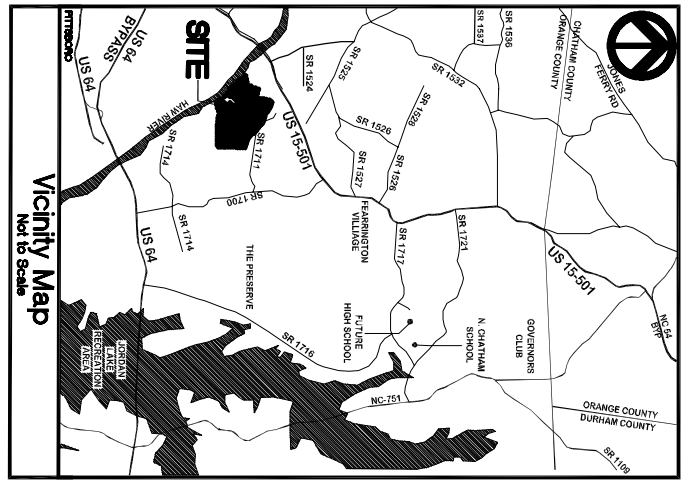
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**WILLIAMS POND, CHATHAM COUNTY, NORTH CAROLINA**

Williams Pond  
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**ELEVATION BANDING MAP**  
**SUBDIVISION PLAN**  
**EXHIBIT MAP**  
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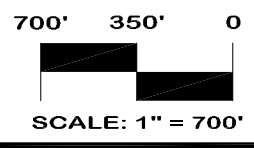
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Williams Pond  
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**EXISTING VEGETATION PLAN  
 SUBDIVISION PLAN  
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