

STORMWATER MANAGEMENT

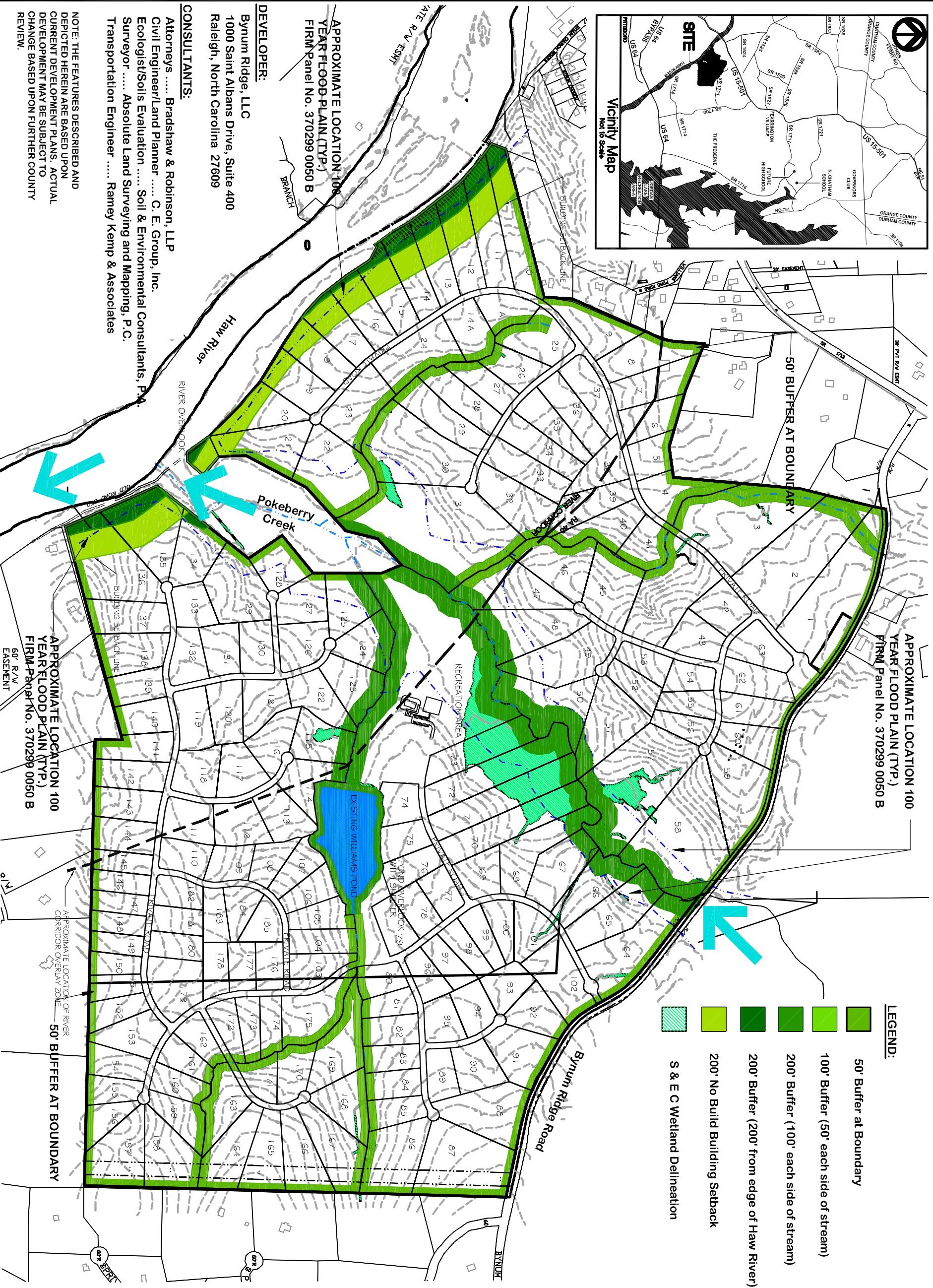
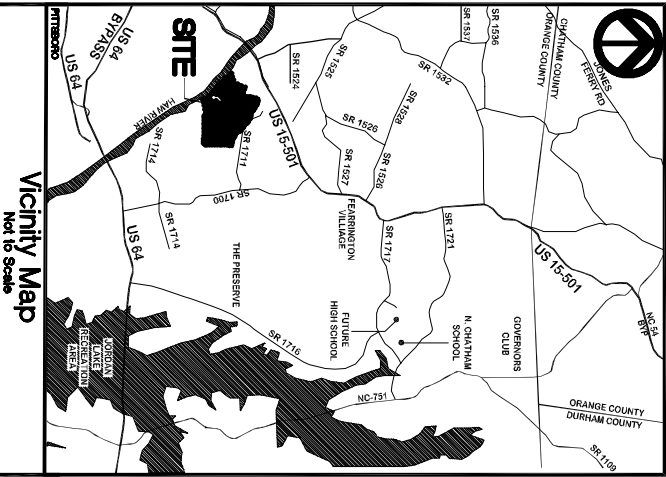
All stormwater runoff from the project drains into grassed swales prior to entering tributaries of Pokeberry Creek. A Portion of the project (approx. 242 acres) is located within the River Corridor Area (RC). The balance of the project (approx. 408 acres) is located within the Water Supply Watershed Protected Area (WSIV) for Jordan Lake.

Although this parcel does not directly adjoin the Haw River, the project includes approximately 59 lots within in the river corridor (within 2,500 feet of the river's edge) (RC), such lots ranging in size from 2.02 acres to 14.61 acres. The Chatham County Watershed Protection Ordinance (the "Watershed Ordinance") calls for an average of one dwelling unit per five acres in the River Corridor. Requiring an average of five acre lots in the River Corridor in this case will have the unfortunate effect of forcing the Applicant to increase density in the RA-40 section and, thereby, increase the overall density of the project. This is an unintended consequence of the current Watershed Ordinance because the ordinance does not address projects that fall within two different watershed/density zones such as this one.

Concurrently with this conditional use district/permit request, Applicant has requested that the Watershed Ordinance be amended to allow for density averaging under certain circumstances. The request for the conditional use district/permit that will allow this significant **down-zoning** of the overall parcel in furtherance of the goals of the Watershed Protection Ordinance is contingent upon adoption of the proposed amendment. Without this amendment, the Applicant would submit a subdivision request that will include as many as 240 total lots rather than 185. Decreasing the overall density will have protective effects that benefit the Haw River and Pokeberry Creek. This is because of the lay of the land and the natural flow of surface waters. Decreasing the overall density will have protective effects that benefit the Haw River and Pokeberry Creek.

Notwithstanding the proposed amendment, the project will comply with the current water supply watershed buffers required by the County. Further, based upon an estimated maximum impervious footprint of 12,000 square feet per lot (walks, drive, home, etc.) the total impervious area for the project at final build out will be less than 12 % of the entire site. The project will qualify as a **low density project** per the adopted Chatham County Water Supply Watershed Protection Ordinance .

(Stormwater Master Plan.)
(Impervious Calculations.)



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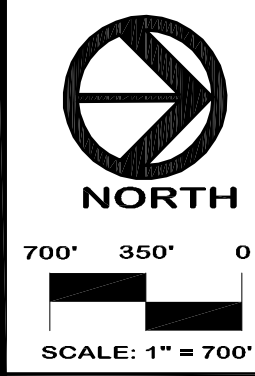
CONSULTANTS:
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Surveyor Absolute Land Surveying and Mapping, P.C.
Transportation Engineer Ramney Kemp & Associates

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
STORMWATER MASTER PLAN
SUBDIVISION PLAN
EXHIBIT MAP**

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