

Preliminary Application  
Bingham Ridge Subdivision  
Environmental Impact Narrative  
Prepared by: Betty Cross, J&B Partners, LLC

Bingham Ridge will consist of 24 lots on 96.76 acres located off Lamont Norwood Rd. in Baldwin Township. Average lot size is 3.92 acres. A road built to D.O.T. standards and dedicated to the state will access the lots. The subdivision will be built in one phase. The owners, J&B Partners LLC, will design all the housing with an estimated build out time of 3 years. Most of the houses will occupy a small footprint very close to Bingham Ridge Drive which will enhance the sense of community and leave rear areas of the lots undisturbed.

Bingham Ridge will feature Energy Star housing built to super energy efficient standards. The homes will use 40% less energy to heat and cool than a standard built home. Additionally, each home will have a solar hot water system capable of providing 80% of the hot water needs of the household. As well, each home will have a 2KW photovoltaic system. The electricity produced will be sold into the grid, making each home an example of distributed generation. The homeowner will be reimbursed by NC Green Power. A battery back up system will operate critical functions in the home for 5-7 days in case of grid failure.

The target market for the homes in Bingham Ridge is families with children living at home as well as empty nesters and adults without children. Designs will range from 2200 – 2900 heated square feet plus attached garages. The houses will range in price from \$380,000 - \$450,000. Several one story designs should appeal to older adults who desire single level homes and who wish to live in a mixed age neighborhood.

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