

4. Property Location

- The proposed development site is located approximately 11 miles north of Pittsboro and 4 miles south of Chapel Hill in Williams Township, on the northeast corner of US 15-501 and Lystra Road (SR 1721). It is also serviced by Sneed Road, a private road accessible from both US 15-501 and SR 1721.
- At present, the site is zoned RA-40 and encompasses approximately 100 acres of property.
- Its watershed designation is WS-IV Protection Area, which allows for a 24% impervious surface area with a curb and gutter development.
- The property does not abut any major wildlife areas as identified in the *Inventory of the Natural Areas and Wildlife Habitats of Chatham County, North Carolina*.
- There are no utility easements assigned to the site.
- Parts of the property are currently being used as residential housing, while the northern-most plat is occupied by NCDOT as a staging area for highway construction. The NCDOT is not operating under any county permits for this staging area, so there are no other Conditional Use Permits issued for this site.
- At the moment, the site encompasses ten lots on which there are eight residential buildings, a pond, and Cub Creek.
- The site formerly held Cole Cemetery was moved to the back of the property by the State in order to use the area for the US 15-501 construction project. The site will be protected and a footpath from an accessible road will be constructed for use by family members. Location of the grave site is indicated on the site plan drawings.