

THE BLUFFS RESIDENTIAL DEVELOPMENT  
A Chatham County Subdivision  
April 10, 2006

Roanoke Investments, LLC

The Bluffs subdivision is a residential subdivision of 112 lots on approximately 597 acres. The lots average 5.01 acres in size and none are less than 3 acres in size. The subdivision incorporates a roadway with its own access to Old Graham Road so as to minimize traffic impacts on Rock Rest Rd., a public road. The roadway will be private roads, designed to meet the N.C Division of Highways hilly standards and shall be constructed to said standards.

The property is located entirely within the RA-5 zoning district and conforms entirely to all of the requirements of that district. No zoning changes are requested. No planned unit development or planned residential development is requested. The Property is split between the River Corridor Watershed classification and the WS-IV Protected Area. The density minimums within the River Corridor match the minimums established by the zoning ordinance. The minimum standards for density established for the WS-IV PA are less restrictive than the RA-5 zoning designation. This subdivision meets all of the density restrictions of the RA-5 zoning district.

All requirements of the Subdivision Ordinance are also met by this sketch design approval request. Specific provision has been made in the sketch design to ensure that lots with frontage on the Haw River have a minimum land area of five acres of which three acres are outside the 100 year flood plain area and the water hazard setback area.

Water will be supplied by Heater Utilities, Inc. pursuant to a water agreement with the Town of Pittsboro. Wastewater treatment will be provided by Heater Utilities, Inc. through the wastewater treatment facilities at the Chapel Ridge subdivision.

The Spalt property is located within the project boundary but is not a part of this subdivision. The property is accessed by way of a private easement off of Rock Rest Road, which easement will be honored and, in some locations, improved.

Environmental, historical and archeological reviews have been performed as described in the attached reports by S&EC, P.A.

This site is not in any area designated as a natural area according to the "Inventory of the Natural Areas and Wildlife Habitats of Chatham County, North Carolina." The "Rock Rest Mafic Islands and Shore" lie just to the southeast of the site, off the site and along the Haw River.

A traffic impact analysis by Ramey Kemp & Associates, Inc. is attached. The report concludes that the Bluffs development, taking into account other approved

subdivisions along Old Graham Road, is not expected to have a significant impact on adjacent roadways or intersections.

The projected development schedule of The Bluffs is as follows:

1. Phase 1 (35 lots). Preliminary Plat: 2/28/07; Construction completion 7/31/07; Final Plat 8/31/07.
2. Phase 2 ((77 lots). Preliminary Plat: 10/31/08; Construction Completion 9/30/09; Final Plat 10/31/09