



June 2, 2006

Neighborhood Meeting Attendees
Via Email and US Mail

Re: Chatham Land and Timber Project Concerns
Bynum Ridge Road

Dear Neighbor,

I am grateful for your input at the neighborhood meeting on May 31st. Here are the concepts I noted from our meeting, along with our initial feedback on those concepts. I trust this letter will serve as a record of your concerns and an indication your suggestions were well received.

1. Traffic: The primary concern was safety, with a secondary concern being what traffic improvements might do to natural areas along Bynum Ridge Road.

Concept: Avoid/eliminate blind entrances that may contribute to accidents

Feedback: We have asked our traffic engineer and will be asking NCDOT to personally visit the site to determine the suitability of all proposed entrances.

Concept: Connect to Mt Gilead Road through an additional route, to reduce traffic flow on Bynum Ridge Road.

Feedback: We have already shown a public right of way connection to the proposed "Hamptons" community, as suggested by the planning department. We will further investigate the engineering feasibility of constructing this connection on the slopes that exist nearby and the stream channel between the sites. We have also shown a connection to Red Coon Run, a private gravel driveway that connects to Mt Gilead Road. We will investigate whether or not this private drive could be converted into a public road, and also determine the benefit the additional access to Mt. Gilead would provide to the other proposed entrances at Bynum Ridge.

Concept: New turn lanes (if required/suggested by NCDOT) may result in the need for new right of way, or dictate existing natural areas be removed within the existing right of way.

Feedback: Once we understand what traffic improvements will be required by NCDOT, we will ask our planners and engineers to determine the width of those improvements including all construction/grading areas. We would hope, like you, that if any turn lane improvements were required for safety, they would have a minimal impact to the surrounding vegetation and properties.

2. Water Quality (Drinking Water): The primary concern was groundwater contamination of existing wells.

Concept: Determine the likelihood of well contamination via additional septic fields in the vicinity.

Feedback: We are in the process of checking with NCDENR (North Carolina Department of Environment and Natural Resources) to determine how the “well to septic field separation” standard of 100 feet was established, and the conditions under which this standard has resulted in well contamination (if ever), including in larger subdivisions.

Concept: If well contamination is a valid risk, periodic testing of nearby wells would be prudent to ensure no contamination develops.

Feedback: After reviewing the NCDENR information mentioned above, we will ask NCDENR for feedback as to which existing wells (if any) are at risk of septic contamination from our proposed development, then work with those property owners to execute periodic monitoring of pre-development and post-development well water quality.

3. Community Appearance: The primary concern was the community be a good fit with the surrounding properties along Bynum Ridge Road.

Concept: Low impact entrances would match the existing entrances at Bynum Ridge and Hudson Hills.

Feedback: While our entrance signs and accompaniments have not been designed, we envision our entrance to be “scaled” somewhere between the substantial, gated entrances envisioned by the developer of Williams Pond and the minimal, understated entrances to Bynum Ridge and Hudson Hills.

Concept: A wooded buffer along Bynum Ridge Road would screen the development visually as well as from traffic noise.

Feedback: A wooded buffer would benefit the proposed neighborhood and the existing neighborhoods. The density of vegetation along the road suggests a private landscape easement of a minimum average width of 50’ would be a sufficient screen. Our future homeowners will want to reserve the right to use this landscape easement as emergency septic fields (only if their primary septic fields fail in the future). We hope similar buffering concepts will be applied to other properties along Bynum Ridge Road.

Concept: Following low-impact lighting standards would enhance the rural character of Bynum Ridge area and prevent light pollution.

Feedback: I have reviewed the draft lighting ordinance, and based on my initial reading, the requirements seem reasonable for the type of low-density, high-end community we are proposing. We will send the document to Duke Power, who would likely install any street lighting, to ensure the low-impact lighting options available to them under this

document would not create a unique hardship in terms of installation, material availability, etc.

4. Water Quality (Environmental Protection): The primary concern was protecting the waters of Pokeberry Creek, the Haw River, and Jordan Lake.

Concept: Allow the continued monitoring of Pokeberry Creek.

Feedback: We would allow continued Pokeberry Creek sampling/testing, provided that the testers are trained and have experience in such monitoring, are limited in number to five persons per visit, and have signed personal injury releases. We ask to be notified of all testing results within a week of the tests.

Concept: Provide wooded buffers Pokeberry Creek, its tributaries, and wetlands on the site.

Feedback: We have provided or will provide all required buffers along all streams, wetlands, and creeks as required by Chatham County, state and federal regulations. Beyond the minimum requirements, the buffers will be supplemented with common open space as shown on the plan.

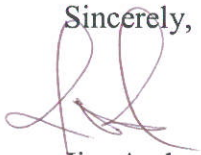
5. Historic Site Preservation: The primary concern was to avoid destruction of historic sites in the area.

Concept: Crosland should check with all relevant agencies to determine the likelihood or presence of old homes, cemeteries, etc.

Feedback: There are no sites on the property that are listed on the National Register of Historic Places. However, we are in the process of hiring an archeologist to perform a site reconnaissance of the property to verify that no important remains are on the site that have not previously been identified.

Since the suggestion/feedback loop is always work in progress, I hope we may continue this productive dialogue throughout the review, approval and construction process. If I have left anything off, please let me know. I can be reached at janderson@crosland.com, or (919) 754-8990 x112.

Sincerely,



Jim Anderson
Vice President – Land

CC: Chatham County Planning Dept.
Patrick Bradshaw