

## 4. Property Location

- The proposed development site is located approximately 11 miles north of Pittsboro and 4 miles south of Chapel Hill in Baldwin Township, on the corner of US 15-501 and Polks Landing Road.
- At present, the site is zoned RA-40 and encompasses approximately 40 acres of property. There is no current business or residential use of the property—the parcel remains vacant.
- Its watershed designation is WS-IV Protection Area, which allows for a 24% impervious surface area with a curb and gutter development. This project will meet NPDES Phase II guidelines for stormwater run off.
- 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, 1992*.
- There are no utility easements assigned to the site that will remain after construction.
- The development is directly across from the Williams Corner development and approximately one city block from Chatham Downs.