

Preliminary Application
Bingham Ridge Phase II
Environmental Impact Narrative
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Bingham Ridge Phase II will consist of 15 lots on 26.2 acres located adjacent to Bingham Ridge in Baldwin Township. Bingham Ridge consists of 24 lots on 96.76 acres on Lamont Norwood Rd. Average lot size in Phase II is 1.6 acres. Roads built to D.O.T. standards and dedicated to the state will access the lots. All residents of Bingham Ridge will have access to the neighborhood walking trail.

Bingham Ridge features Energy Star housing built to super energy efficient standards. The homes in Phase II will continue with these standards. The homes are designed and constructed to use 40% less energy to heat and cool than houses that are merely code compliant. J&B Partners will design and site all the homes in the subdivision. In addition to energy efficient features, each home will have a solar hot water system capable of supplying 80-100% of the hot water needs of the household. As well, a 2 kWh photovoltaic array on each rooftop will produce electricity that will be sold into the grid, making each home an example of distributed generation. Homeowners will be reimbursed for power sold 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 adults without children at home. Currently, eight homes are sold or under contract in Bingham Ridge. Three of these homes will have school age children living in them; five will not. The two retired couples, several active adults and three young families have come together to create a mixed age community. Designs range from 2800 – 3200 square feet plus garage and are priced in the \$500K - \$600K range. Public support for Bingham Ridge has been outstanding. Build out is expected in 3 years.