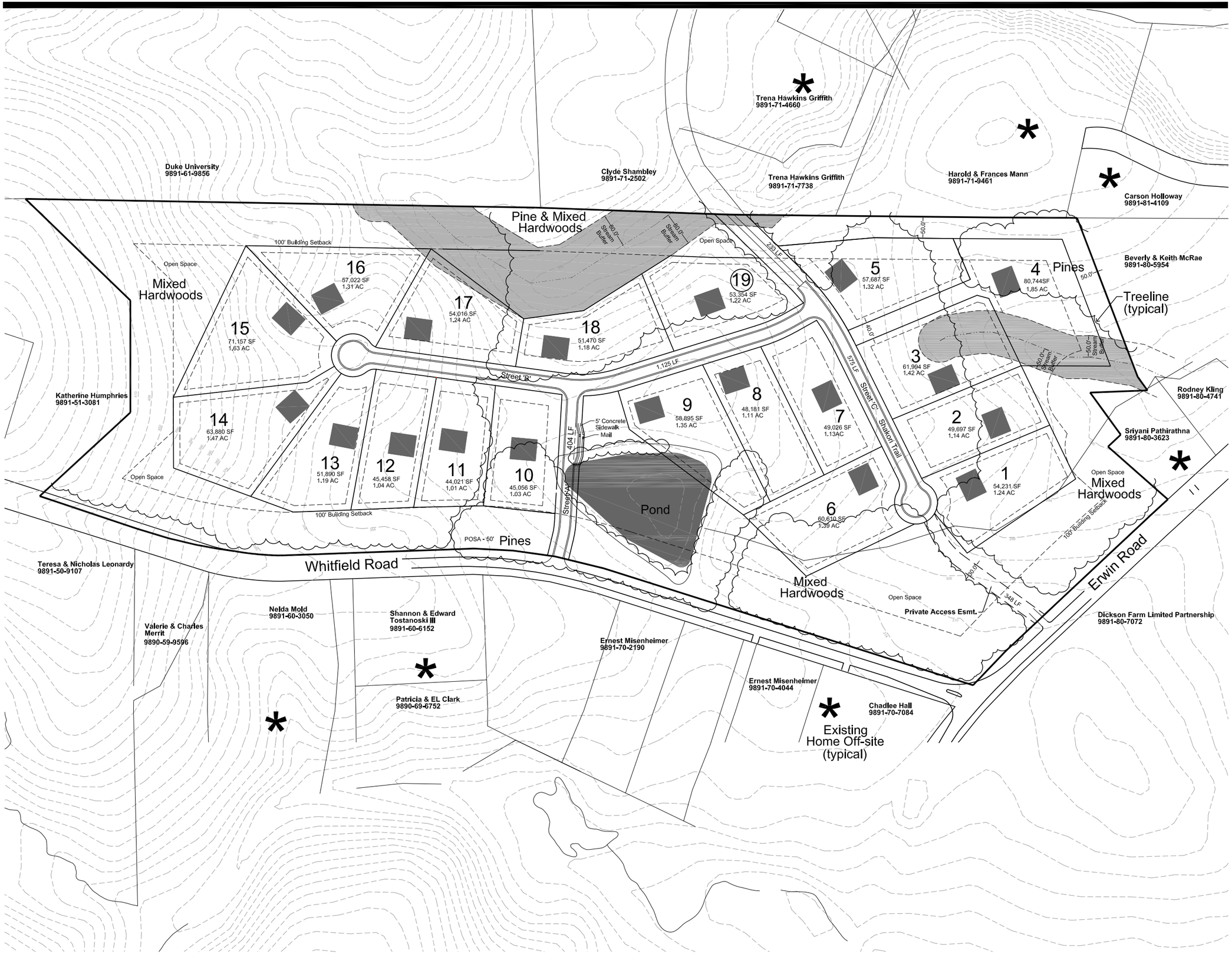


# Henderson Woods

Orange County, North Carolina

## Flexible Development Plan

LEGEND

Site Information

Pin Number- 9891-80-0707 & 9891-60-4884
Acreage- 48.0 AC / 2,090,880 SF
Zoning- RB - Rural Buffer
Jordan Lake Unprotected - Watershed Overlay Zoning

Site Data

Number of Lots: 19 Lots
Lot Size: Min 1.0 AC
Front Setback 30' min., Side & Rear Setbacks 15' min.
Linear feet of existing roads to remain: 581 LF
Linear feet of new roads: 2,104 LF

Land Use Buffer: NA but 100' buffer provided at St. Frontage (Existing Vegetation to Remain in Buffers)

Proposed Roads: Proposed roads will be 27' wide B-B w/ curb & gutter placed within a 50' Public R/W and will be constructed per NCDOT and Orange County standards

Open Space: 886,292 SF, 20.35 AC - 42%

Stream Buffer - Primary Conservation Area

Henderson Woods
Orange County, North Carolina
Flexible Development Plan

THE DESIGN RESPONSE
214 E. Chatham St. / P.O. Box 3585
Cary, NC 27519-3585
(919) 469-2080

NORTH

50' 0 100'

| | |
|---|---|
| 4/1/15 | Lot Layout / Access |
| DATE: | REVISION: |

| | |
|---|---|
| DATE: | 2/12/15 |
| SCALE: | 1"=100' |
| DRAWN BY: | EJK |
| JOB NO.: | 007-017 |
| SHEET NO. | 5 |
| OF | 6 SHEETS |