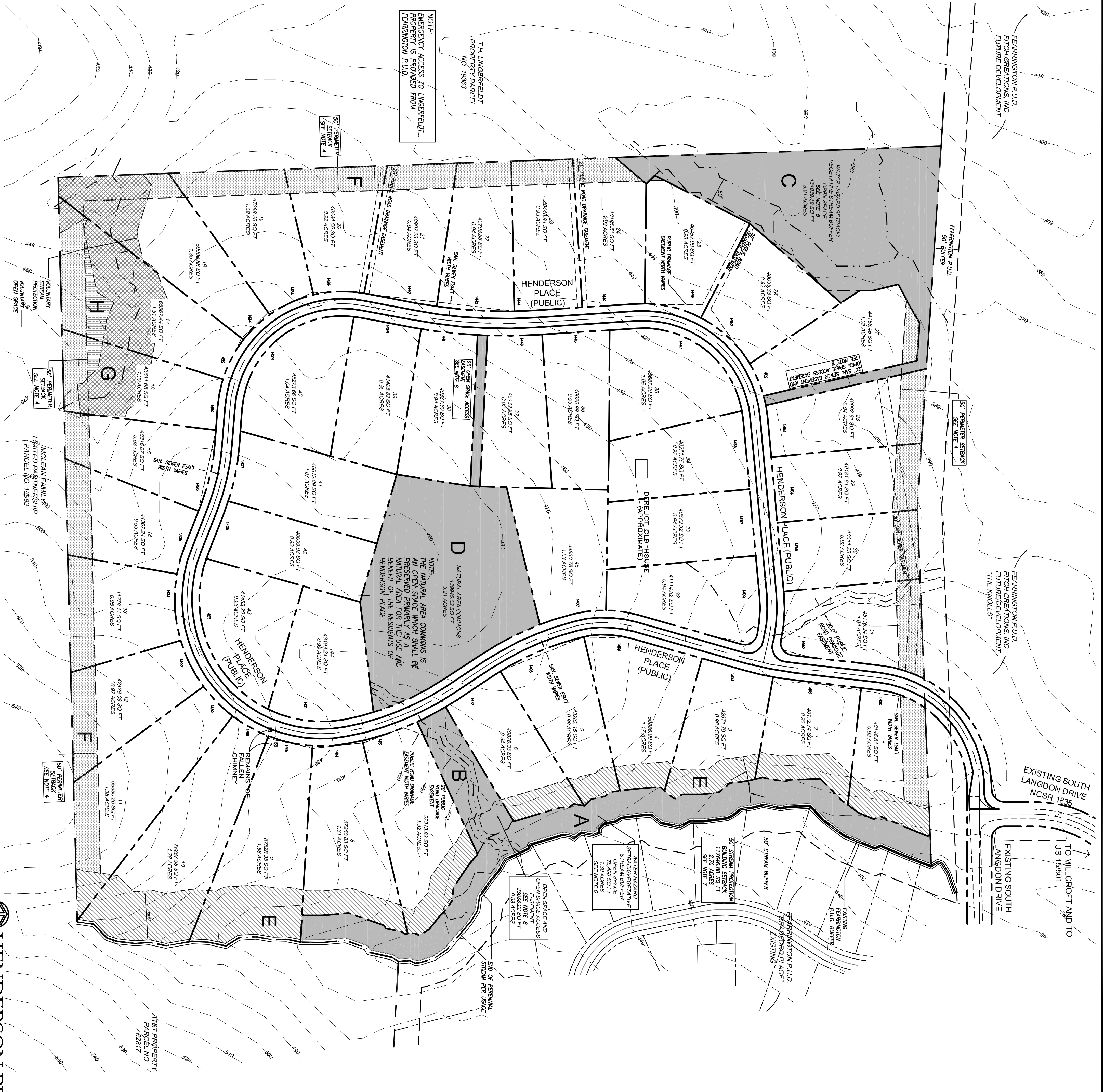
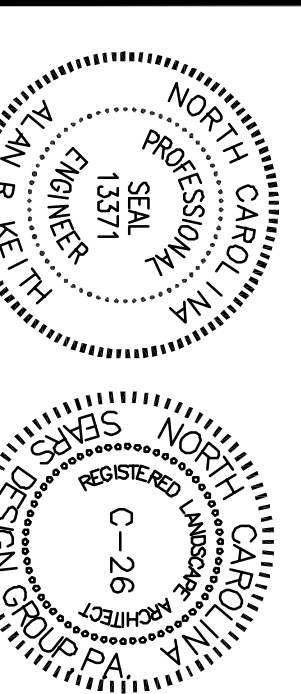


**SITE AREA ALLOCATION**

- A. WATER HAZARD SETBACK/VEGETATIVE STREAM BUFFER OPEN SPACE 78400 SQ. FT. 180 ACRES
- B. OPEN SPACE AND OPEN SPACE ACCESS EASEMENT 230882 SQ. FT. 533 ACRES
- C. WATER HAZARD SETBACK/VEGETATIVE STREAM BUFFER OPEN SPACE 1303919 SQ. FT. 301 ACRES
- D. NATURAL AREA COMMONS 13994502 SQ. FT. 321 ACRES
- E. 50' VOLUNTARY STREAM PROTECTION BUILDING SETBACK 1164688 SQ. FT. 270 ACRES
- SUBTOTAL A-F 1125 ACRES
- F. 50' VOLUNTARY PERIMETER SETBACK 159819 SQ. FT. 36 ACRES
- G. VOLUNTARY STREAM PROTECTION (ND-BUILD) 63361 SQ. FT. 15 ACRES
- H. VOLUNTARY OPEN SPACE (ND-BUILD) 7533 SQ. FT. 173 ACRES
- SUBTOTAL F-H 5273 ACRES
- SUBTOTAL OPEN SPACE A-H 16523 ACRES
- RIGHT OF WAY 19600 SQ. FT.
- LOT AREA 38,477 ACRES
- TOTAL SITE AREA 4393 ACRES

NOTE:  
EMERGENCY ACCESS TO LINGERFELDT PROPERTY IS PROVIDED FROM FEDERATION P.U.D.



THE VILLAGE OF FERRINGTON  
PLANNED UNIT DEVELOPMENT  
WILLIAMS TOWNSHIP  
CHAHLANT COUNTY, N.C.

OWNER/DEVELOPER  
WADE BARBER, JR ET. AL.  
803 GREENWOOD ROAD  
CHAPEL HILL, NC  
919-967-5322

BUILDER/MARKETING  
FITZ CREATIONS, INC.  
2000 FERRINGTON VILLAGE CENTER  
FERRINGTON VILLAGE, NC 27312  
(919)542-4000

SEARS DESIGN GROUP, P.A.  
LAND PLANNERS AND  
LANDSCAPE ARCHITECTS  
625 WEST JONES STREET  
RTE 100 BOX 2009  
CHAPEL HILL, NC 27514  
(919)962-7000

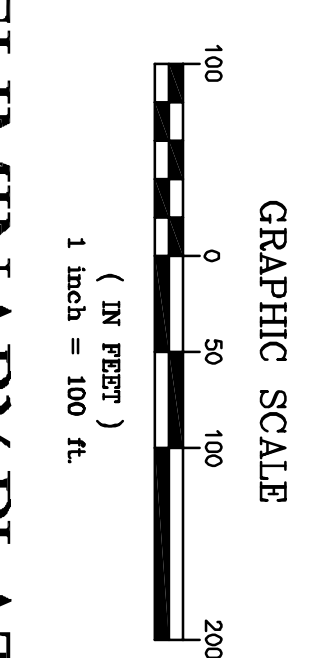
DIHEL & PHILLIPS, P.A.  
CONSULTING ENGINEERS  
219 EAST CHAHLANT STREET  
CARY, NC 27511  
(919)467-9472

VAN R FINCH  
LAND SURVEYOR  
201 WITTENBERG STREET  
PITTSBORO, NC 27312  
(919)542-2803

**SITE DATA:**

Parcel No.	19133
Pin:	9774-61-7949
Zone:	RA-40
Total Area:	59.5 ±
Area in Open Space Including Stream Protection	11.25 AC.
Building Setback:	45, 153 SQ. FT.
Average Lot Size:	40,000 SQ. FT.
Minimum Lot Size:	Front 40 Feet
Building Setbacks:	Side 25 Feet
	Rear 25 Feet*
	* 100 Foot Rear Set Back
	Lots 1-10
	3710977400/02.02.07

- GENERAL NOTES:**
- BOUNDARY SURVEY INFORMATION FROM GREENHOLD LAND SURVEYS, INC. CARBORO, NC, ROANWAY TOPOGRAPHIC SURVEY BY VAN R. FINCH, PITTSBORO, NC.
  - ALL WATER MAINS SHALL BE OWNED AND OPERATED BY CHATHAM COUNTY PUBLIC UTILITIES. ALL CONSTRUCTION SHALL BE IN COMPLIANCE WITH CHATHAM COUNTY PUBLIC UTILITIES STANDARDS AND SPECIFICATIONS.
  - SEWER MAINS SHALL BE OWNED AND OPERATED BY FERRINGTON UTILITIES, INC.
  - THE 50' PERIMETER SETBACK INCLUDES THE 25' BACK SETBACK REQUIRED BY THE CHATHAM COUNTY SUBDIVISION ORDINANCE. THE DECLARATION OF COVENANTS WILL REQUIRE THIS AREA TO REMAIN UNDEVELOPED. THIS SETBACK IS NOT SHOWN WHERE IT OVERLAPS STREAM BUFFER BUILDING SETBACKS ALONG EASTERN PROPERTY LINE AND THE NORTHWEST 50' WATER HAZARD SETBACK VEGETATIVE STREAM BUFFERS.
  - THE OPEN SPACE AREA IN THE NORTHWEST CORNER OR THE PROPERTY INCLUDES THE 50' WATER HAZARD SETBACK VEGETATIVE STREAM BUFFERS AS REQUIRED BY SECTION 304, 1994 ORDINANCE IN EFFECT WHEN SKETCH PLAN WAS APPROVED. IN JULY 2007, THIS OPEN SPACE WILL BE RESTRICTED IN USE AS PROVIDED IN SECTION 304(B) AND (C) OF THE 1994 CHATHAM COUNTY WATERSHED PROTECTION ORDINANCE.
  - THE OPEN SPACE ON THE EASTERN SIDE OF THE PROPERTY (ALONG THE BRADFORD PLACE BORDER) INCLUDES ALL OF THE WATER HAZARD SETBACK/VEGETATIVE STREAM BUFFER REQUIRED BY THE CHATHAM COUNTY SUBDIVISION AND WATERSHED PROTECTION ORDINANCE SECTION 304, 1994.
  - THE 50' STREAM PROTECTION BUILDING SETBACK EXTENDS 50' FROM THE EASTERN OPEN SPACE ONLY. THE OPEN SPACE IN THIS AREA AND MANDATE THAT IT SHALL BE MAINTAINED AS A NATURAL WOODED AREA ALLOWING ONLY USES PERMITTED IN COUNTY WATERSHED PROTECTION ORDINANCE 304(B) AND (C) 1994 VERSION.
  - THE OPEN SPACE AREAS SHALL BE CONVEYED TO AND OWNED BY THE PROPERTY OWNERS ASSOCIATION. THESE MAY BE USED BY THE RESIDENTS FOR ACCESS TO THE WOODS OPEN SPACES PURSUANT TO COVENANTS SET FORTH IN THE DECLARATIONS AND AS MAY BE ESTABLISHED BY THE PROPERTY OWNERS ASSOCIATION.
  - NOTE: THE 20' PUBLIC ROAD DRAINAGE EASEMENT MAY BE DEDICATED TO THE DEPARTMENT OF TRANSPORTATION ALONG WITH THE OTHER ROAD EASEMENTS FOR HENDERSON PLACE.
  - DIMENSIONS CALLED OUT ON PLAN AT STREAMS ARE MEASURED FROM THE TOP OF STREAM BANK.



**HENDERSON PLACE PRELIMINARY PLAT**