

BUNDORAN FARM

B-8

Derry Lane
Bundoran Farm



View South to Homesite

GENERAL INFORMATION

NEIGHBORHOOD OVERVIEW

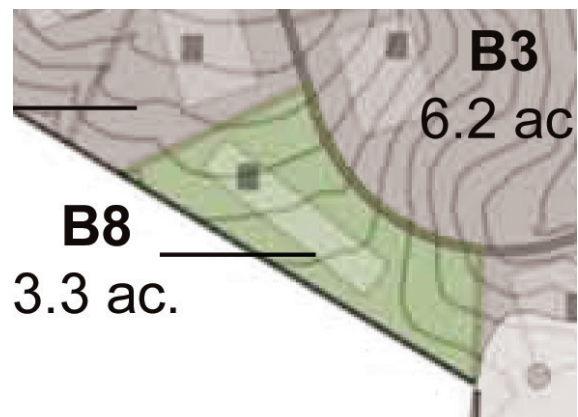
Located on the west side of Edge Valley Road, Derry Lane winds past the iconic Massey Barn and climbs through Bundoran Farm to a wooded plateau on the shoulder of Israel Mountain. Here, an upland landscape of poplar and oak-hickory forest overlooks an expansive valley of pasture crisscrossed by streams.



Key Plan

HOMESITE SUMMARY

The B-8 homesite is located on the gently-sloping southern side of this plateau, which has been managed to provide decades of healthy, mature hardwood forest. The grouping of homesites here offers both privacy and a sense of community, and proximity to both the center of the community, and to spectacular ridgetop riding and walking trails on Israel Mountain.

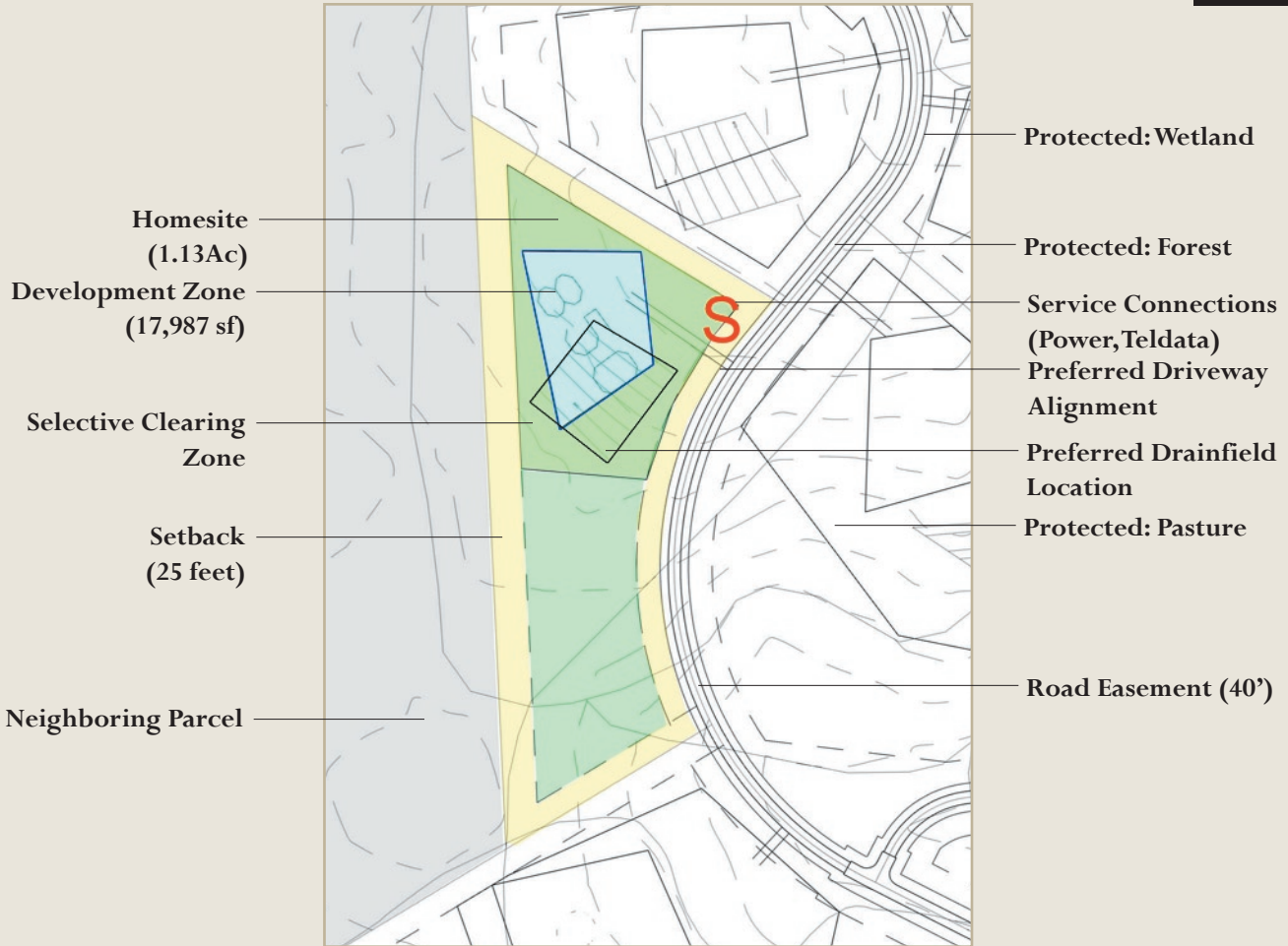


LOT DIAGRAM (NOT TO SCALE)

DESIGN CONSIDERATIONS

Designs must address the relative proximity of homesites in this area. Successful home siting will be respectful to neighbors, while maximizing the light and views available to this home.

NOTE: All information displayed on this sheet is preliminary and subject to change based upon actual site conditions and market costs, and should be reviewed with the Bundoran Farm Design Committee.



PARCEL DATA

Lot Size	3.3 Acres
Lot Type	Forest Preserve
Road Access	Derry Lane
Homesite Size	1.13 Acres
DZ Envelope	17,987 sf
Dependency	No
Elevation (homesite)	850'
Slope (homesite)	10-13%
Orientation	Multiple
Nearest Neighbor	260' (B-7)
Public Road	Edge Valley Road
Shared Amenities	Forest, Trail

DESIGN DATA

Forested	Yes (hardwood)
Farmed	No
Equestrian	No
Highly Visible	No
Add'l Design Stds	No
Shared Drive	No
Drive >250'	No
Drive Crossing	No
Septic	Conventional
Well	Required
Existing Structures	No
Notes	None

NOTE: All information displayed on this sheet is preliminary and subject to change based on actual site conditions and market costs, and should be reviewed with the Design Committee.