

Site Data:
 PINs: 9884-32-3275; and 9884-31-9874
 Zoning: Rural Residential (R-1)
 Acreage: 31.6 acres (9884-32-3275); & 10.65 acres (9884-31-9874)
 41.97 acres total
 Overlay Districts: Lower Eno Protected Watershed
 Legal Reference: B ROGER L MARSHALL P71/24
 Plat: PB71 PG24

Flood depth at structure: N/A
 Land Disturbance Thresholds:
 1) Erosion Control Application/Permit required if disturbing more than 20,000 sq. ft.;
 2) Stormwater Management Application/Permit required if disturbing more than 21,780 sq. ft. for residential structures.

Call OC Erosion Control at (919) 245-2586 for more information

Zoning Requirements:
 Min. Lot Size: 43,560 sq. ft. (Traditional Development); or 10,000 sq.ft. (Flexible Development)
 Max. Density: One residential dwelling unit per acre
 Min. lot width: 150'
 Building Setbacks:
 Front (from right-of-way): 40' (30' with Flexible Development)
 Side and Rear Property lines: 20' (15' with Flexible Development)
 Subdivision Perimeter Setback: 100'

Notes:
 1) Private Road Justifications, Recorded Declarations, Restrictive Covenants, Bona Fide Farm status, use and building type (e.g. duplex units) will change subdivision and development requirements.
 2) Wetlands data is taken from Classification of Wetlands and Deepwater Habitats of the United States. U.S. Department of the Interior, Fish and Wildlife Service and does not constitute a formal delineation (i.e. survey) of the property. All wetland areas are approximate.
 3) Flood boundaries are subject to change based on periodic amendments to flood maps. Determination is based on current, best available, data; and
 4) This does not constitute a formal land survey.

Max. Impervious: 36% (658,156.75 sq. ft. based on 41.97 acres)
 Environmental Features:
 Streams/Water Bodies: Yes, 80' buffers
 SFHA (Floodplain in): No.
 Wetlands: None mapped.
 Flood Info:
 Panel #:9884
 Base Flood Elevation (BFE): N/A
 BFE with 2' County Freeboard: N/A

Scale 1"= 300.'

Date Site Assessment Completed: December 7, 2018 by PRM



PORTER BETH M ETAL
 BRADFORD THOMASIN M

Data shown on this map is obtained from Orange County GIS and is for reference only. Exact locations and boundaries should be verified. Map prepared by Orange County Planning & Inspections. 12/07/2018 - pmallet

