

Site Assessment for PIN: 9897-10-9857

Site Data:
 Zoning: Agricultural Residential (AR)
 Acreage: 6.23 acres total
 Overlay Districts: Little River Protected Watershed Overlay
 Plat/Legal Description: W/S SR 1540 P119/179
 Deed: DB6589 PG84
 Zoning Requirements:
 Max. Density : 1 dwelling unit per 2 acres
 Min. Lot size: 40,000 sq. ft.
 Min. lot width: 150'
 Maximum height: 25' (See UDO Sec. 6.2.2 for height bonus)
 Building Setbacks:
 Front (from right-of-way line): 40'
 Sides/Rear (from lot lines): 20'
 Impervious Surface Limits: 135,689 sq. ft (50% ISR for Fire Stations based on 6.23 acres in Little River Protected Watershed and on-site infiltration for first inch of stormwater run-off per UDO 4.2.6).
 Max. Floor Area Ratio: .88
 Required Open Space Ratio: .84
 Environmental Features:
 Streams/Water Bodies: Yes, stream with 65' wide buffers (Method A with 4% side slopes).
 SFHA (Floodplain): None.
 Wetlands: None Mapped.
 Flood Info:
 Panel #: 9897
 Base Flood Elevation (BFE): N/A
 BFE with 2' County Freeboard: N/A

Land Disturbance Thresholds:

- 1) Erosion Control Application/Permit required if disturbing more than 20,000 sq. ft; and
 - 2) Stormwater Management Application/Permit required if disturbing more than 12,000 sq. ft. for non-residential structures.
- **Call OC Erosion Control at (919) 245-2586 for more information****
- 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 Deep water 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 wetlands 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.
 - 4) This does not constitute a formal land survey.

Date Site Assessment Completed: 14MAY2020 by PRM



PIN#: 9897109857
 CALDWELL FIRE DEPARTMENT INC
 7020 GUESS RD
 ROUGEMONT, NC 27572

- Utility Easement
- 2' Contours (NCDOT)
- ▣ FIRM
- ▨ Stream Buffer 65ft
- ▭ Parcels
- ▭ Watershed
- ▨ Soils
- Streets
- Soils Survey Stream
- ▭ Zoning

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. 05/14/2020 - pmallert

