

Site Assessment for PIN: 9829-93-4847

Site Data:

Zoning: Agricultural Residential (AR)
 Acreage: 68.78 acres
 Overlay Districts: Back Creek Protected Watershed Overlay District

Plat/Legal Description: N/S NC Hwy 49; no plat
 Other: Deed DB 6579/ PG 89

Zoning Requirements:

Max. Density: 1 unit per 40,000 sq. ft.
 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 (and Corner lots) = 40'
 Side Setbacks = 20'
 Rear Yard Setback = 20'
 Outdoor Athletic Fields = 50' (UDO Sec. 5.7.2)

Ratios:

Floor Area Ratio = 0.100 (non-residential conditional use)
 Max. Impervious Surface: 12% of 68.78 acres = 359,526.81 sq. ft. (approx. 8.25 acres)
 Open Space: 0.84 (non-residential conditional use)

Environmental Features:

Streams/Water Bodies: Streams on lot
 SFHA (Floodplain): N/A
 Wetlands: None shown
 Buffers: Stream Buffers = 65 ft. (Method A; Slopes = 6.4% - 7.2%)

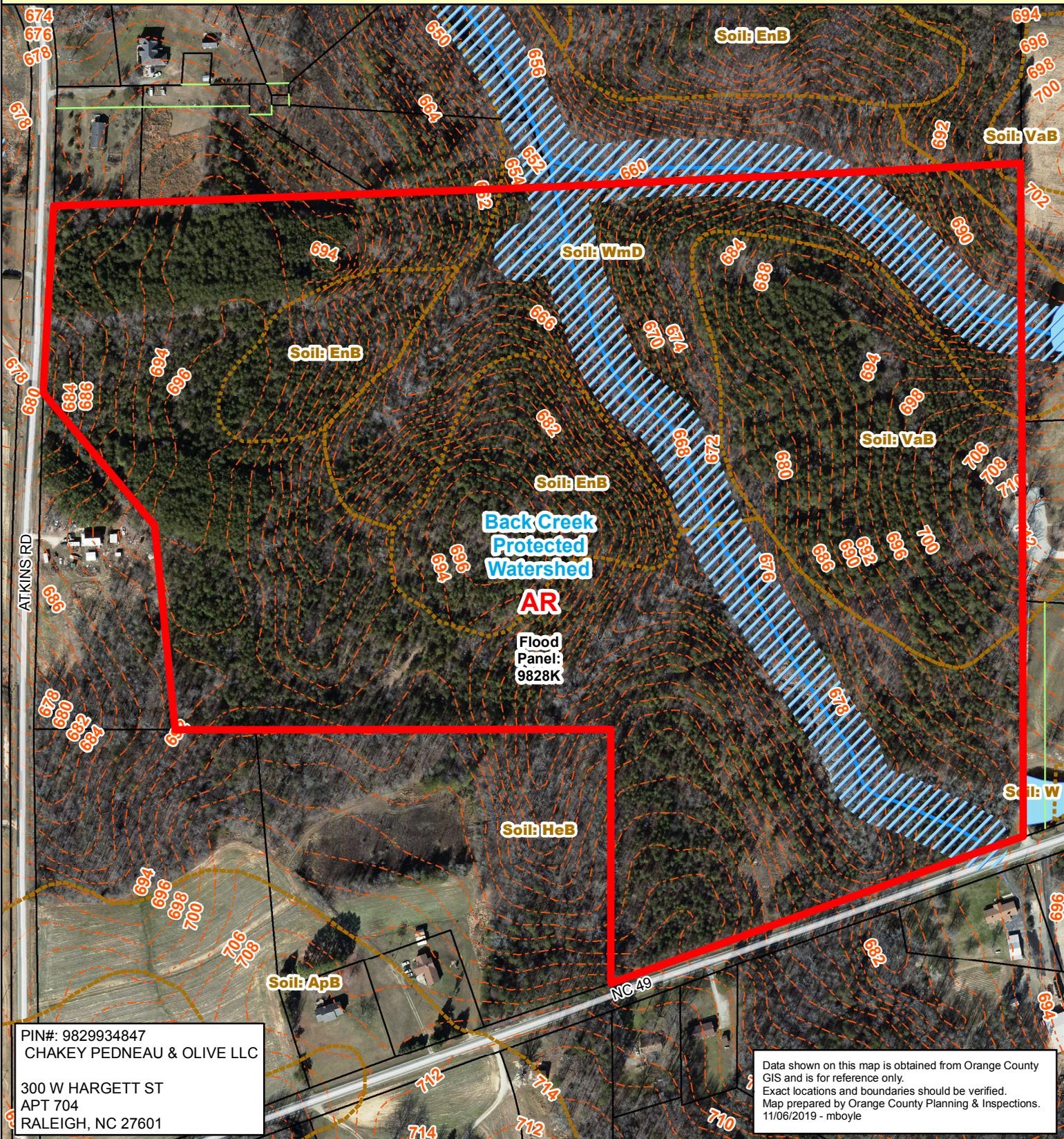
Land Disturbance Thresholds:

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. (1/2 an acre) for non-residential structures.

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.
- 4) This does not constitute a formal land survey.

(Date Site Assessment Completed: 11/06/2019 by mboyle)



PIN#: 9829934847
 CHAKEY PEDNEAU & OLIVE LLC
 300 W HARGETT ST
 APT 704
 RALEIGH, NC 27601

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. 11/06/2019 - mboyle

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|--------------------|---------------------|------------|-----------|
| Easements | Soils | Parcels | FIRM |
| LINE_CODE | USGS Stream | Streets | Watershed |
| Road Easement | Soils Survey Stream | Zoning | |
| Stream Buffer 65ft | 2' Contours (NCDOT) | Water Body | |

