



2807 Borland Road, Hillsborough, NC 27278

Description	Sixty-six acre old family farm in need of TLC. Fields growing up, family home place and barns. New Hope Creek bisects the tract. County soil maps look promising for septic systems. Convenient to Hillsborough, Chapel Hill, I-40 and I-85.
Legal	PIN No. 9852-21-7261 Deed Book 4630, page 275 Plat Book 97, page 39 Zoned Rural Buffer Overlay Jordan Lake Unprotected
Directions	From I-40, take New Hope Church Road to four-way stop; continue on Arthur Minnis Road 1 mile to right on Borland. Go 2+ miles on right.
Sale Price	\$675,000



PLEASE CONTACT:

Mark N. O'Neal, CCIM

marko@pickett-sprouse.com

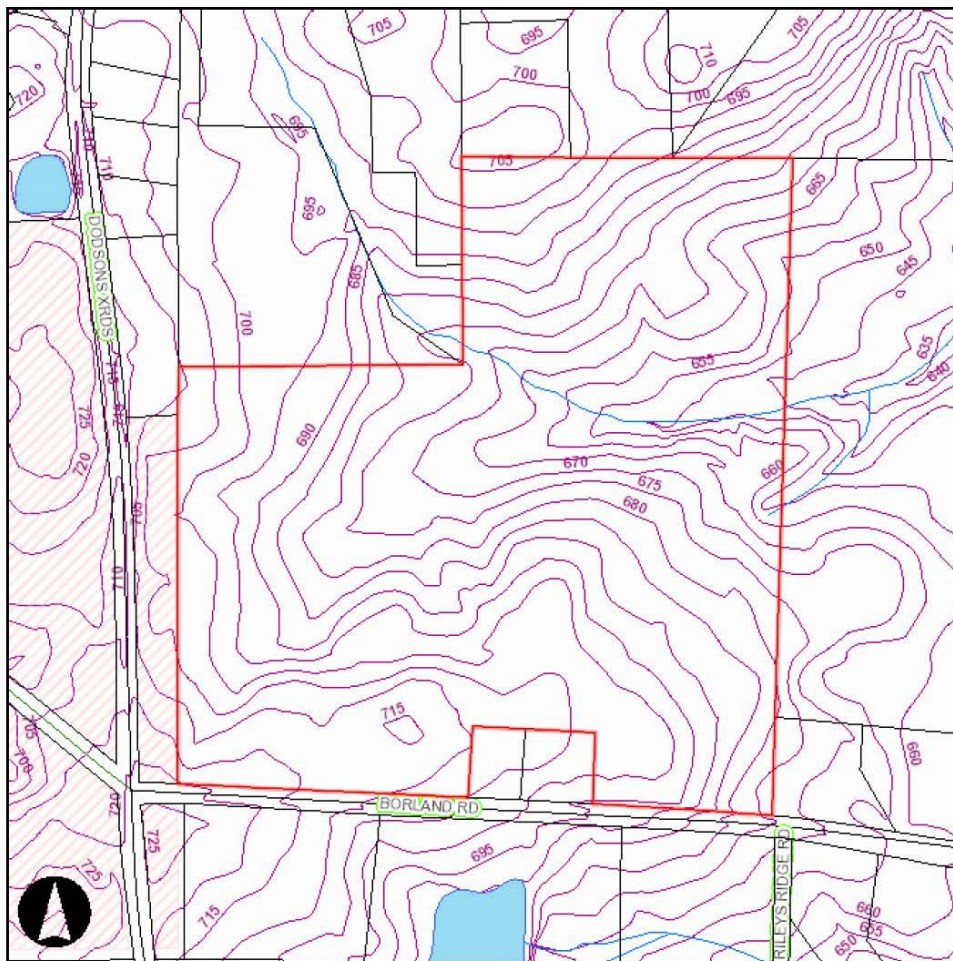
Direct 919-287-3051 | Cell 919-815-8303

TOPOGRAPHY MAP



Orange County, NC GIS

Thompson Matthews---Borland Road



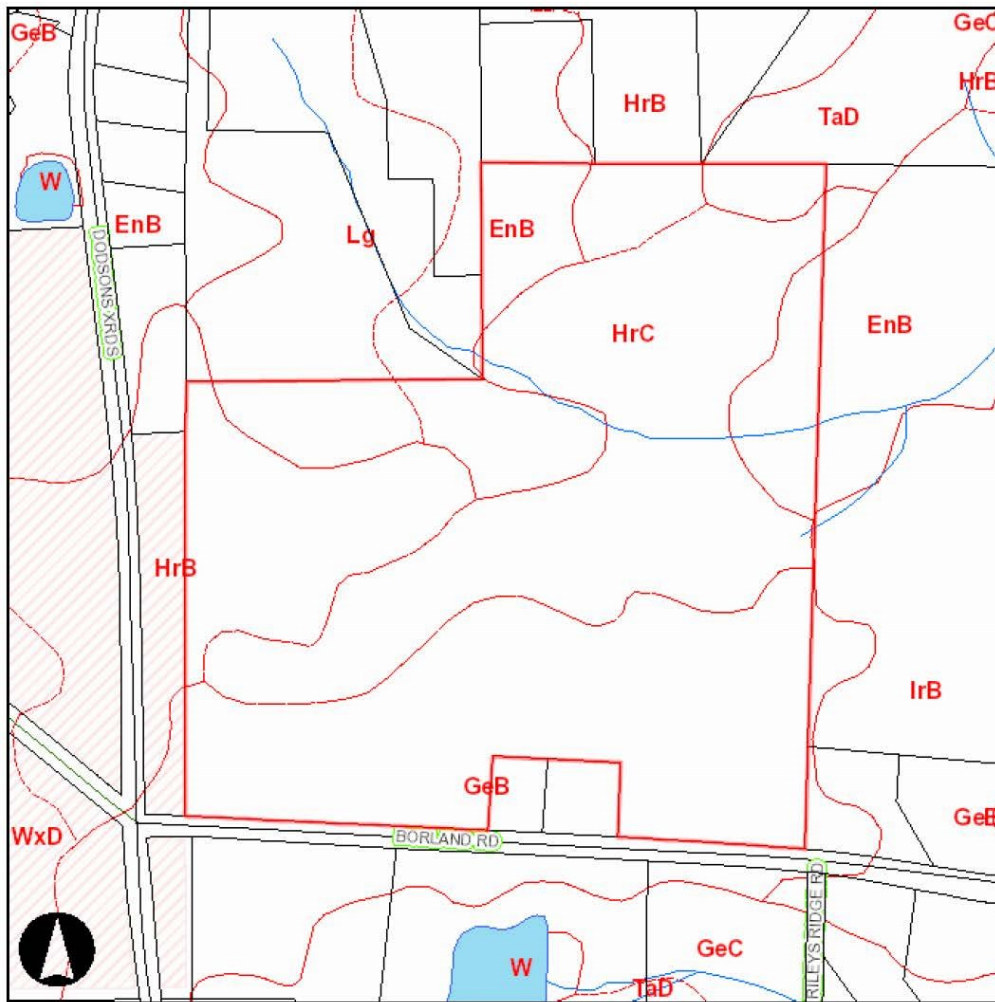
1 inch = 400 feet
Created on 3/7/2017. Orange County, North Carolina.

SOILS MAP



Orange County, NC GIS

Thompson Matthews---Borland Road



1 inch = 400 feet
Created on 3/7/2017. Orange County, North Carolina.

Site Assessment for PIN: 9852-21-7261 (66.08 acres);
9852-20-7366 (.75 acres); and 9852-20-8320 (1.01 acres).

Site Data:

Zoning: Rural Buffer (RB)

Acreage: 67.84 acres total

Overlay Districts: Jordan Lake Unprotected

Plat: PB97 PG39

Legal Description: #B WILLIAM C THOMPSON P97/39

Deed: Not Found

Zoning Requirements:

Max. Density: 1 dwelling unit per acre.

Min. Lot Size: 87,120 sq. ft.

Min. lot width: 130'

Maximum height: 25'

Building Setbacks:

Front (and Corner lots) = 40'

Side Setbacks = 20'

Rear Yard Setback = 20'

Max. Impervious Surface: N/A.

Environmental Features:

Streams/Water Bodies: Yes. Variable width stream buffers (65'-80').
80' buffers shown.

SFHA (Floodplain): No.

Wetlands: None mapped.

Flood Info:

Panel #: 9852

BFE: N/A.

Flood depth at structure: N/A.

Land Disturbance Thresholds:

1) Erosion Control Application/Permit required if disturbing more than 20,000 sq. ft. for residential structures.

2) Stormwater Management Application/Permit required if disturbing more than 43,560 sq. ft. for 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 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: 22FEB2017 by PRM.

2807 BORLAND ROAD SITE ASSESSMENT

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