

**Attachment 2  
Vicinity Map**



**7.7 acre area  
to be rezoned  
from EDE-1  
to EDE-2**

PIN#: 0803305174  
L R JACOBS LLC  
  
4915 HILLSBOROUGH RD  
DURHAM, NC 27705

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. 8/19/2015 - pmallett

- Streams**
- Soils Survey Stream
  - Stream Buffer 65ft
  - Watershed
  - Zonina
- TYPE**
- Parcels
  - County Boundary



1 Inch = 200 feet  
0 50 100 Feet

**Site Assessment for PIN:0803-30-5174**

**Site Data:**

**Zoning:**EDE-1; EDE-2  
**Acreage:** 9.87 acres  
**Watershed:**Lower Eno Protected Watershed  
**Overlay Districts:** Major Transportation Corridor Overlay (MTC)

**Development Requirements:**

**Front Building Setback (and Corner lots) :** 25' from public rights-of-way  
**Vehicle Use and Parking Setback:** 10' from public rights-of-way  
**Side Building Setbacks:** 25'  
**Floor Area Ratio (FAR):** EDE-1=.70 / EDE-2= .75  
**Required Pedestrian Landscape Ratio:** .05

**Environmental Features/Limits:**

-No stream buffers located on lot.

**Impervious Surface Limits:** 36% Max without BMP/stormwater device; 70% max. with BMP/stormwater device.  
 Refer to UDO table 4.2.6

**Land Disturbance Thresholds:** 1) Environmental Control Permit required if disturbing more than 20,000 sq.ft.; and 2) Stormwater Management Permit required if disturbing more than 12,000 sq. ft. for non-residential structures.

**Notes:**

(1) Performance standards and uses may cause additional building setbacks, landscape buffers and other development requirements.

Site Assessment prepared by PRM on 19AUG2015.



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