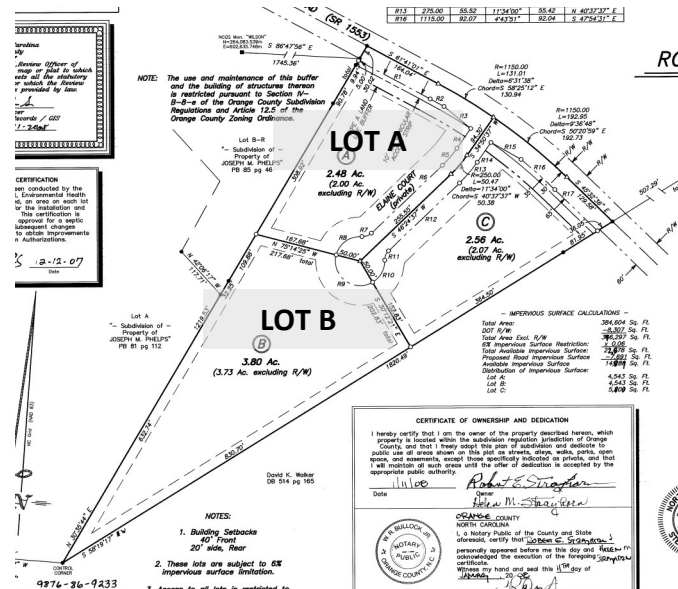
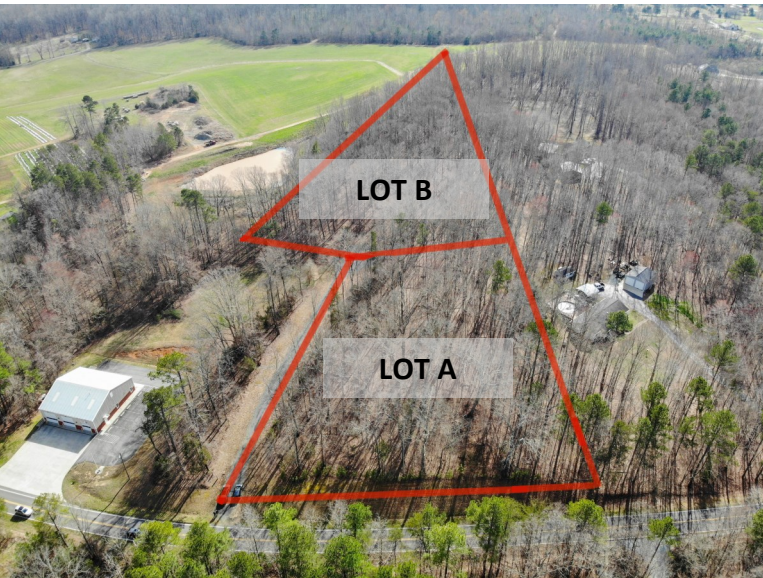


PICKETT SPROUSE

COMMERCIAL
REAL ESTATE



A WEST & WOODALL COMPANY



Description: Two beautiful wooded lots located off Walker Road in Hillsborough North Carolina. This is the perfect opportunity to build the home of your dreams nestled in the quiet woods of Orange County. Contact Mark or Graham to tour the properties.

Highlights for Both Lots A & B:

- 5 Bedroom Well & Septic Permit Approved
- Private Roads & Restrictive Covenants (Declaration Book/Page: 4439/131)
- A Maximum Impervious Surface Allowance of 4,543 SF, per lot (this includes all sidewalks, houses, outbuildings, garages, etc)
- Lots are Zoned Agricultural Residential (AR)
- **Legal:** Deed Book & Page: 4854/487, Plat Book & Page: 103/44, Records Book & Page for Declaration of Restrictions & Provisions for Private Road Maintenance: 4439/131

LOT A is 2.48 Acres listed for \$72,000
LOT B is 3.80 Acres listed for \$78,000

For more information, please contact:

Graham Storey | graham@westandwoodall.com | direct 919-698-8799
Mark O'Neal | mark.oneal@westandwoodall.com | direct 919-287-3048

919-493-0395 | visit us at pickett-sprouse.com



Site Assessment for PIN:9876-85-7803

Site Data:

Zoning: AR
Acreage: 3.8
Overlay Districts: Little River Protected Watershed

Plat/Legal Description: ORANGE COUNTY RURAL FIRE
DEPARTMENT 1 INC
Other: DECL Book 4439/ Page 127
RMA Book 4439/ Page 131
Plat Book 103/ Page 44

Zoning Requirements:

Max. Density: 1 dwelling unit per 2 acres
Min. Lot Size: 40,000 sq. ft.
Min. lot width: 150 ft.
Maximum height: 25 ft. (Article 6.2.2)

Building Setbacks:

Front (and Corner lots) = 40 ft.
Side Setbacks = 20 ft.
Rear Yard Setback = 20 ft.
Max. Impervious Surface: Per DECL 4,543 sq. ft.

Environmental Features:

Streams/Water Bodies: NA
SFHA(Floodplain): NA

Wetlands: NA
Buffers: SFHA___ Stream___

Land Disturbance Thresholds:

- 1) Erosion Control Application/Permit required if disturbing more than 10,000 sq. ft.
- 2) Stormwater Management Application/Permit required if disturbing more than 21,780 sq. ft. (1/2 an acre) for residential structures.

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

Notes:

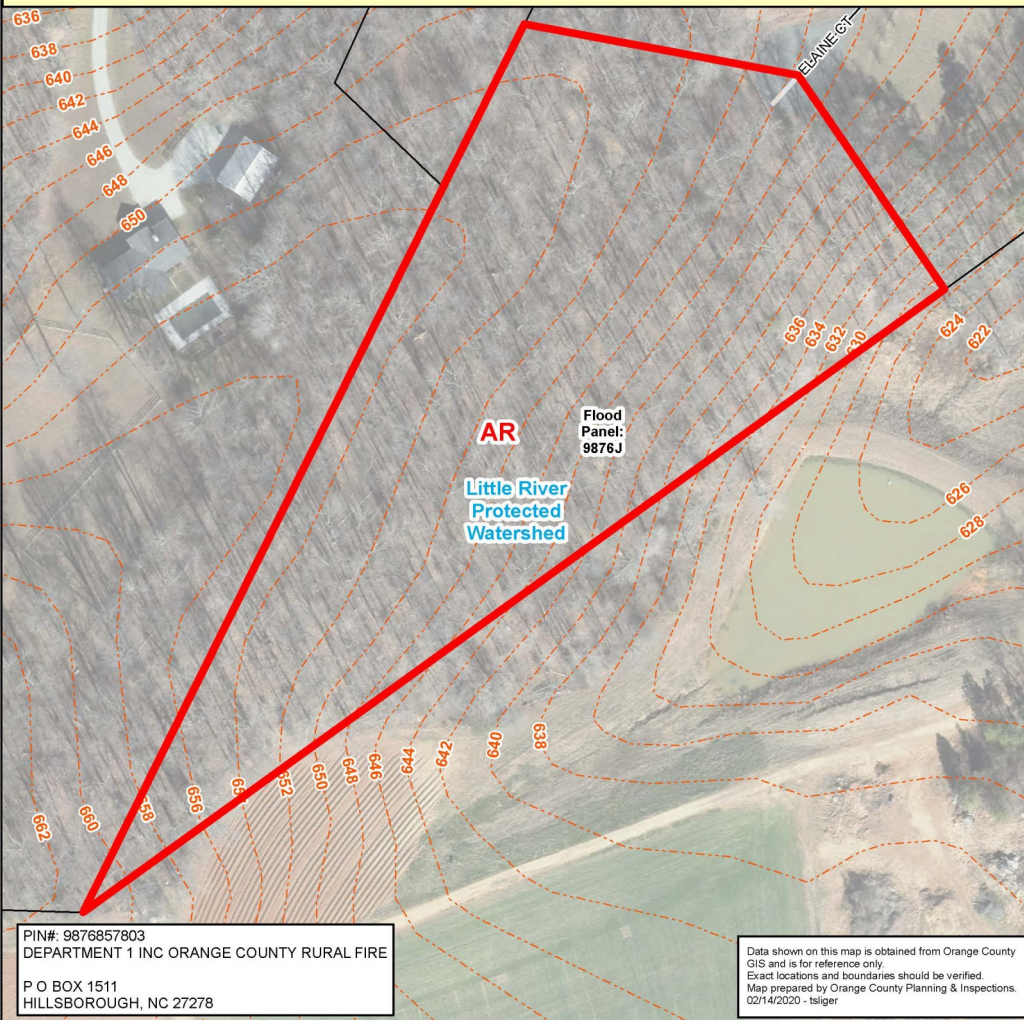
1) Private Road Justifications, Recorded Declarations, Restrictive Covenants, Bona Fide Farm status, use and building type (e.g. duplex units) will change subdivision and development requirements.

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: 02/14/2020 by tsliger)





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