

**Pickett-Sprouse**

REAL ESTATE

919.493.0395

[pickett-sprouse.com](http://pickett-sprouse.com)



**RESIDENTIAL LAND FOR SALE**  
**Lot 12 Woodland Park Drive**  
Hillsborough, Orange County, NC

Quiet neighborhood of country estate home-sites. All wooded lot. Private, well maintained gravel road.

Covenants and architectural review

PIN 9896-89-9026

10.01 acres

Zoning: AR—Little River Protected

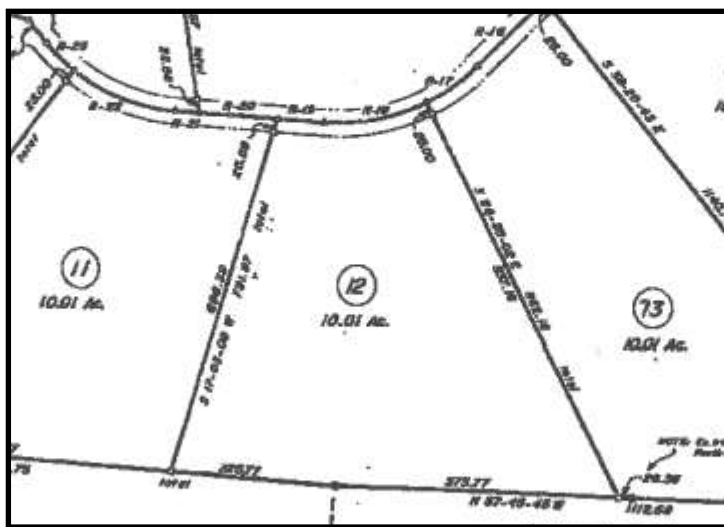
Needs new septic permit to match buyer's house plans.

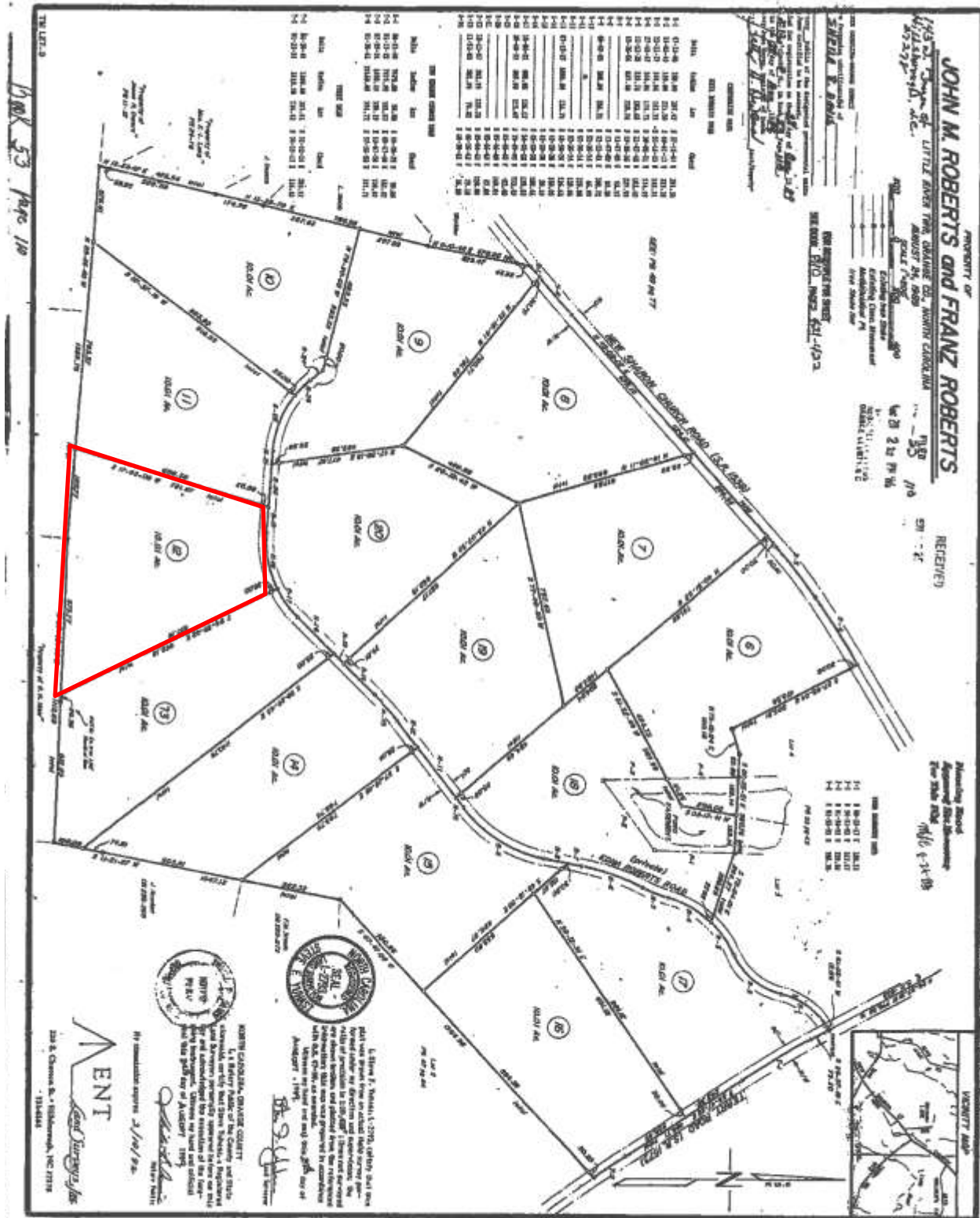
For more information, please contact:

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**Site Assessment for PIN:9896-89-9026**

**Site Data:**

Zoning: AR  
Acreage: 10.01  
Overlay Districts: Little River Protected Watershed

Plat/Legal Description: #12 JOHN M ROBERTS P53/110

**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.

**Building Setbacks:**

Front (and Corner lots) =40 ft.  
Side Setbacks = 20 ft.  
Rear Yard Setback = 20 ft.  
Max. Impervious Surface:6% of 10.01=26,162.13 sq. ft.

**Environmental Features:**

Streams/Water Bodies: NA  
SFHA(Floodplain): NA  
Wetlands: NA  
Buffers: SFHA\_\_\_ Stream\_\_\_

**Flood Info:**

Panel #:9896J  
BFC\_\_\_ with Freeboards \_\_\_

Flood depth at structure:

**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 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: 11/09/2017 by tsliger)



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