

**Pickett-Sprouse**

REAL ESTATE

**919.493.0395**

**PICKETT-SPROUSE.COM**



## **FOR SALE**

### **RESIDENTIAL LAND ON SCHLEY ROAD, NORTHERN ORANGE COUNTY, NC**



**10.14 Acres**

**Open pasture ridge line home site  
with small creek paralleling the  
Schley Road frontage. Great for  
horses.**

**Plat Book 112 page 51 lot 3 in  
Orange County, NC**

**PIN No. 9896-85-2137**

**See plat on reverse**

**Price: \$180,000**



**MARK O'NEAL**

**marko@pickett-sprouse.com**

**(919)493-0395**

**Visit us at pickett-sprouse.com**





Site Assessment 2/11/2014 MDH  
PIN: 9896-85-2137

**MARK O'NEAL, CCIM**  
marko@pickett-sprouse.com  
(919)493-0395

Zoning/Watershed: AR / Lower Eno Protected  
Setbacks per UDO: FY = 40 ; SY = 20 ; RY = 20  
Impervious surface area: 36% Impervious or 156,813 sq. ft.  
Plat: PB 112 PG 51

EC Thresholds - 20,000 sq. ft. for EC Permit & 21,780 sq. ft. for Stormwater Management Permit for Residential Structures, if disturbing more than the sq. ft. noted above, EC Permits will be required.

80 ft. stream buffer

**Pickett-Sprouse**  
REAL ESTATE

Lower Eno  
Protected Watershed

PIN#: 9896852137  
TED H MARTIN  
RUBY Y MARTIN  
7205 SCHLEY RD  
HILLSBOROUGH, NC 272786819

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.

- |                            |                        |                        |  |
|----------------------------|------------------------|------------------------|--|
| USGS Water Feature         | Parcels                | Zoning                 | 100 YR Floodplain (Effective 02/02/07) |
| Soils Survey Water Feature | Township               | City Limits            | Floodway (Effective 02/02/07)          |
| OC Updated Water Feature   | School System Boundary | ETJ                    | 500 YR Floodplain (Effective 02/02/07) |
| Water Body                 | Contours               | Conservation Easements | Buildings                              |
| River Basins               | County Boundary        | Held by Others         | Water and Sewer Boundary               |
| Watershed                  | Soils                  | Orange County          |  |



1 inch = 130 feet

0 50 100 200