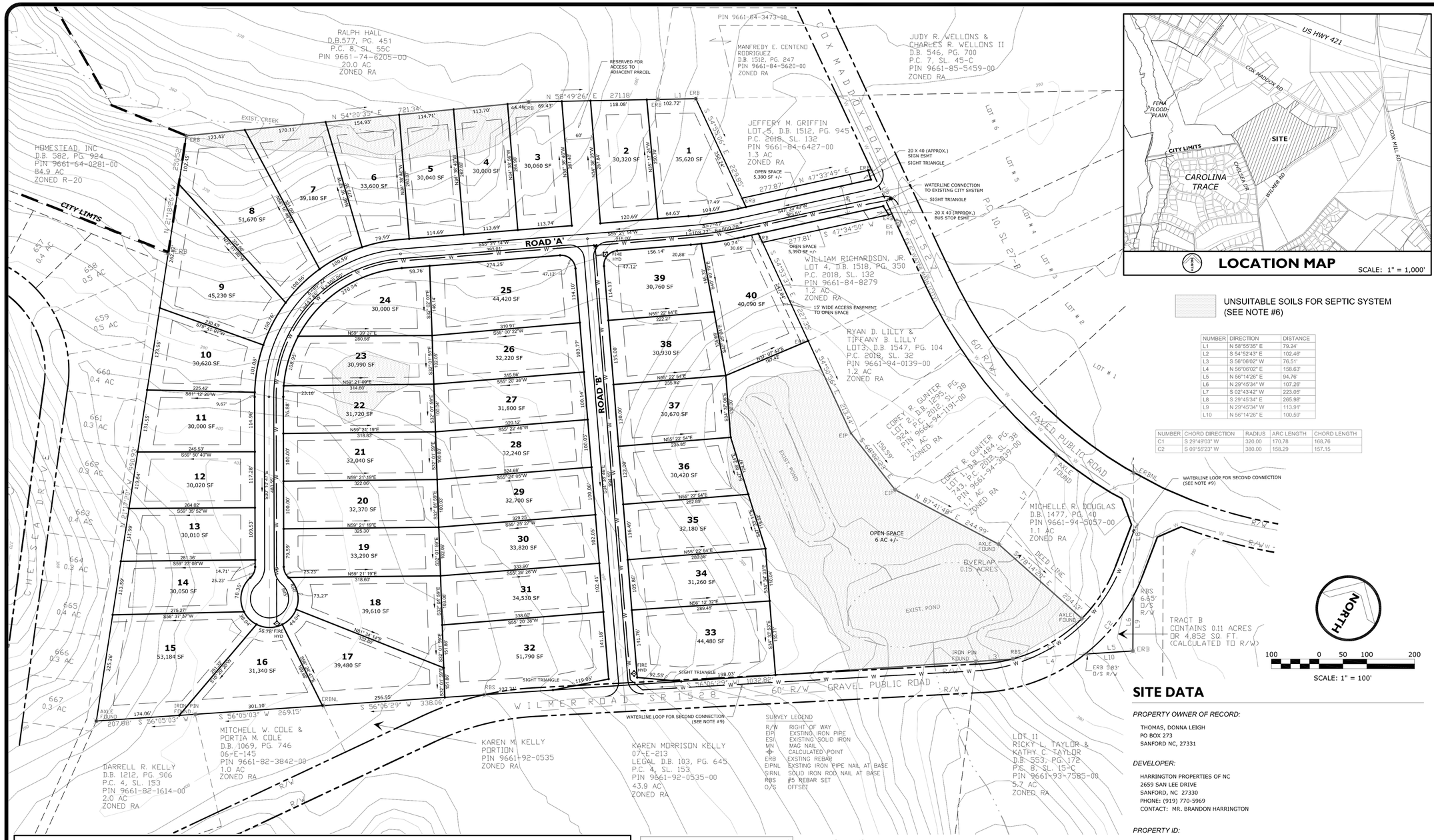
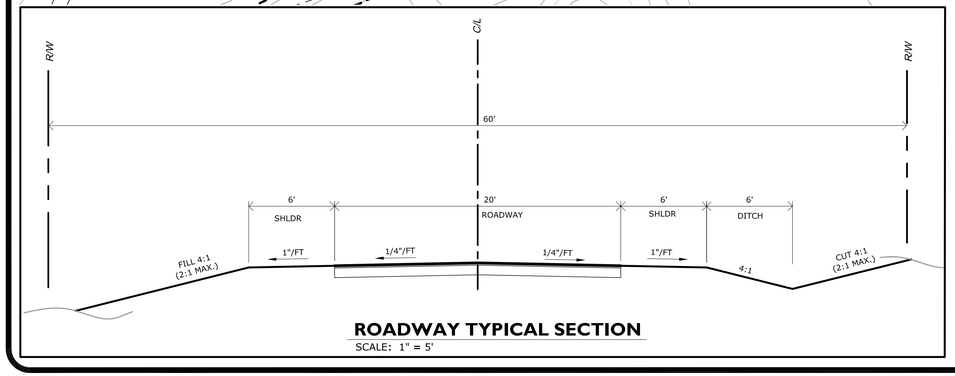


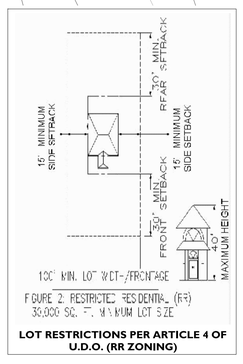
NUMBER	DIRECTION	DISTANCE
L1	N 58°55'35" E	79.24'
L2	S 54°52'43" E	102.46'
L3	S 56°06'02" W	76.51'
L4	N 56°06'02" E	158.63'
L5	N 56°14'26" E	94.76'
L6	N 29°45'34" W	107.26'
L7	S 02°43'42" W	223.05'
L8	S 29°45'34" E	265.98'
L9	N 29°45'34" W	113.91'
L10	N 56°14'26" E	100.59'

NUMBER	CHORD DIRECTION	RADIUS	ARC LENGTH	CHORD LENGTH
C1	S 29°49'03" W	320.00	170.78	168.76
C2	S 09°55'23" W	380.00	158.29	157.15

LOCATION MAP
SCALE: 1" = 1,000'



ROADWAY TYPICAL SECTION
SCALE: 1" = 5'



LOT RESTRICTIONS PER ARTICLE 4 OF U.D.O. (RR ZONING)

NOTES

1. REVIEW AND APPROVAL OF THE PLANS DOES NOT RELIEVE THE OWNER, CONTRACTOR, OR DEVELOPER FROM MEETING ALL THE REQUIREMENTS OF THE LEE COUNTY / CITY OF SANFORD UNIFIED DEVELOPMENT ORDINANCE, AND ANY OTHER LOCAL, STATE, AND FEDERAL REGULATIONS AND APPROVALS.
2. ALL IMPROVEMENTS OR EXTENSIONS OF PUBLIC INFRASTRUCTURE UNDER THE JURISDICTION OF THE CITY OF SANFORD SHALL BE IN STRICT ACCORDANCE WITH THE ORDINANCES, REGULATIONS, POLICIES, REQUIREMENTS, AND SPECIFICATIONS OF THE CITY OF SANFORD.
3. THIS SITE IS NOT WITHIN THE 100 YEAR FLOOD HAZARD BOUNDARY AREAS AS DELINEATED ON THE LEE COUNTY FLOOD INSURANCE MAP (FIRM) MAP NUMBER: 3710966100J, DATED SEPTEMBER 6, 2006.
4. THE PROPERTY BOUNDARY INFORMATION IS TAKEN FROM THE MAP PREPARED BY MITCHELL W. COLE, PLS, TITLED 'SURVEY FOR HARRINGTON PROPERTIES OF NC, INC.', DATED NOVEMBER 18, 2019.
5. THE EXISTING TOPOGRAPHY, ROADWAY, AND UTILITY FEATURES ARE TAKEN FROM THE CITY OF SANFORD GIS.
6. THE 'UNSUITABLE SOILS FOR SEPTIC INFORMATION' IS TAKEN FROM THE SITE SPECIFIC REPORT PREPARED AGRI-WASTE TECHNOLOGY, INC. TITLED 'SOIL SUITABILITY FOR DOMESTIC SEWAGE TREATMENT AND DISPOSAL SYSTEM' DATED SEPTEMBER 25, 2019.
7. THE OWNER IS RESPONSIBLE FOR IDENTIFYING ANY STREAMS OR WETLANDS THAT MAY EXIST ON THE PROPERTY THAT MAY BE JURISDICTIONAL TO THE US ACE.
8. 'OPEN SPACE' TO BE OWNED AND MAINTAINED BY THE HOMEOWNER'S POA CREATED FOR THIS PROJECT.
9. A SECOND CONNECTION TO THE EXISTING CITY WATER SYSTEM WILL BE MADE AS REQUIRED BY THE CITY OF SANFORD FOR REDUNDANCY AND ADEQUATE FLOW / PRESSURE.

SURVEY LEGEND

R/W	RIGHT OF WAY
EIP	EXSTING IRON PIPE
ESI	EXISTING SOLID IRON
MN	MAG NAIL
⊕	CALCULATED POINT
ERB	EXSTING REBAR
EIPNL	EXSTING IRON PIPE NAIL AT BASE
SIRNL	SOLID IRON ROD NAIL AT BASE
RBS	#5 REBAR SET
O/S	OFFSET

SITE DATA

PROPERTY OWNER OF RECORD:

THOMAS, DONNA LEIGH
PO BOX 273
SANFORD NC, 27331

DEVELOPER:

HARRINGTON PROPERTIES OF NC
2659 SAN LEE DRIVE
SANFORD, NC 27330
PHONE: (919) 770-5969
CONTACT: MR. BRANDON HARRINGTON

PROPERTY ID:

LEE COUNTY, NORTH CAROLINA
JONESBORO TOWNSHIP

LEE COUNTY PIN # 9661-83-4636
DEED REFERENCE: D.B. 72 PG. 559
ZONED RR
42.73 AC (42.67 AC +/- , NET AREA)
0 COX MADDOX ROAD; SANFORD, NC 27332

SITE INFO:

ZONING CLASSIFICATION:	RR
PARENT TRACT PROPERTY ACREAGE:	42.73 AC +/- (42.67 AC +/- , NET AREA)
PROPOSED NUMBER OF SINGLE FAMILY LOTS:	40 LOTS
LOT SIZE REQUIRED (MINIMUM):	30,000 SF
LOT WIDTH REQUIRED:	100 FT
FRONT SETBACK REQUIRED:	30 FT
REAR SETBACK REQUIRED:	30 FT
SIDE SETBACK REQUIRED:	15 FT
ROADWAY OWNERSHIP PROPOSED:	PUBLIC (NCDOT)
ROADWAY R/W WIDTH PROPOSED:	60 FT (60 FT RADIUS ON CUL-DE-SAC)
ROADWAY LENGTH PROPOSED:	2,880 FT +/-
ROADWAY R/W AREA PROPOSED:	4.7 AC +/-
WATERLINE OWNERSHIP PROPOSED:	PUBLIC (CITY OF SANFORD)
WATERLINE LENGTH PROPOSED:	2,850 FT (+/-) PLUS 1,210 FT (+/-) (POTENTIAL SECOND CONNECTION)
WATERLINE DIAMETER PROPOSED:	6-INCH
SANITARY SEWER OWNERSHIP PROPOSED:	PRIVATE (INDIVIDUAL SEPTIC SYSTEMS)

J THOMAS ENGINEERING, INC.
CIVIL ENGINEERING & PLANNING
143 Charlotte Avenue, Suite 104
Sanford, North Carolina 27330
(919) 777-6010 phone
www.jthomasengineering.com
license no. C-3389

PROFESSIONAL ENGINEER'S SEAL
NORTH CAROLINA PROFESSIONAL SEAL 027472 ENGINEER JEREMY R. THOMAS
2/5/2020

COX MADDOX ROAD RESIDENTIAL DEVELOPMENT

LEE COUNTY, NORTH CAROLINA

PRELIMINARY PLAT

REVISIONS

05 FEB 2020: REVISED PER TRC COMMENTS

PRELIMINARY PLAT
NOT FOR RECORDATION, CONVEYANCES, OR SALES

Scale: SEE SCALE BAR	Drawn by: JRT
Sheet: 1 of 1	Designed by: JRT
	Reviewed by: JRT
Project Number: 19-014B	Date: 31 DEC 2019

File: C:\PROJECTS\19-014 HARRINGTON RESIDENTIAL AT COX MADDOX RD\DRAWINGS\PREL PLAT - COX MADDOX ROAD RD.dwg Print Date: 2/3/2020