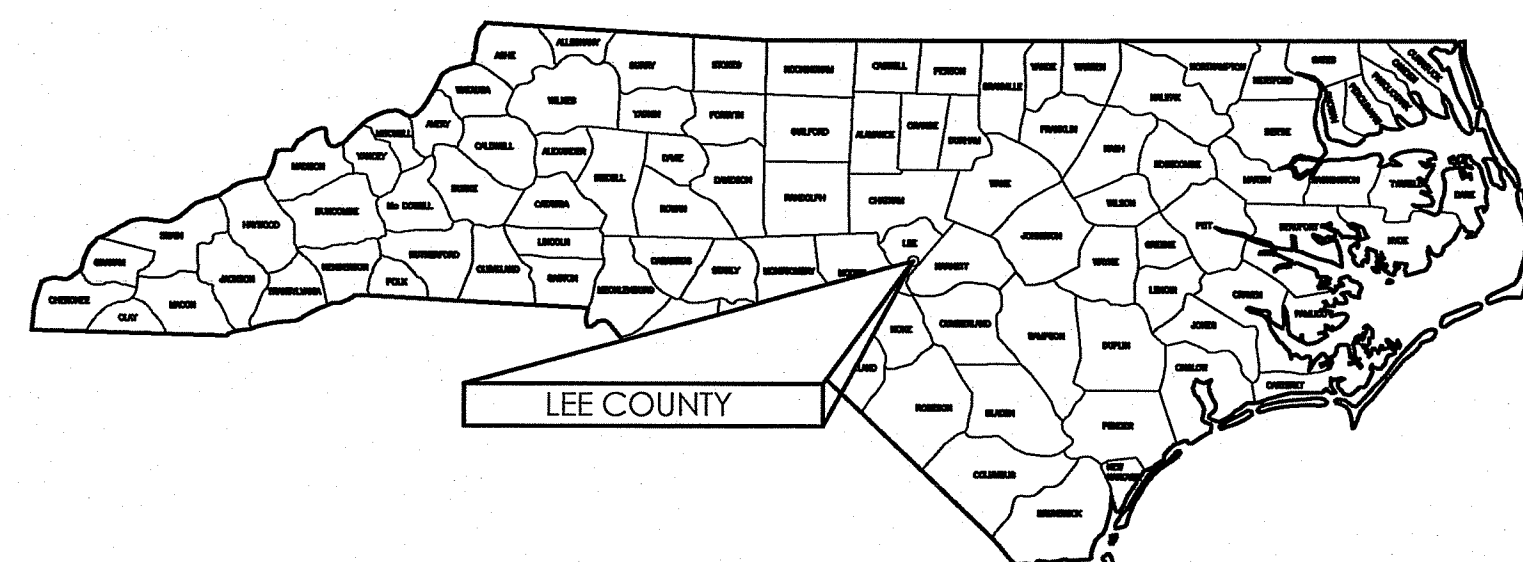


APPROVED
PRELIMINARY PLAT

TRC APPROVED 04/11/2025

ST. ANDREWS CHURCH ROAD TRACT PRELIMINARY PLAT LEE COUNTY, NORTH CAROLINA



SHEET INDEX

COVER SHEET
C-1 EXISTING CONDITIONS
C-2 SITE PLAN WITH SOILS
C-3 SITE PLAN
C-4 GRADING PLAN

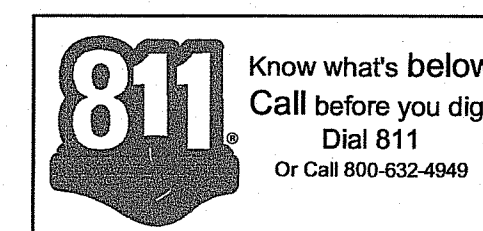
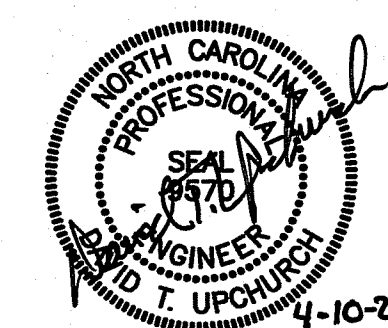


D&L Engineering, PLLC

150 S. Page Street - Southern Pines, NC 28387

Ph: (910) 684-8646

Cert No. P-2587



INFORMATION

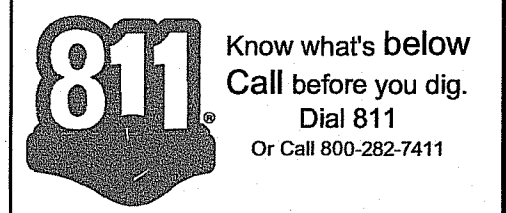
DEVELOPMENT NAME: ST. ANDREWS CHURCH ROAD TRACT
ADDRESS: ST. ANDREWS CHURCH ROAD, SANFORD NC 27330
LEE COUNTY PIN/PARCEL: 9651-31-0932
CONTACT PERSON: RUSTY AMMONS
PHONE NO.: (919) 270-2100

DESIGN ENGINEER:
DAVID T. UPCHURCH, PE.
CONTACT PERSON: LEE HUMPHREY
PHONE NO: (910) 684-8646
DATE: 2-3-25

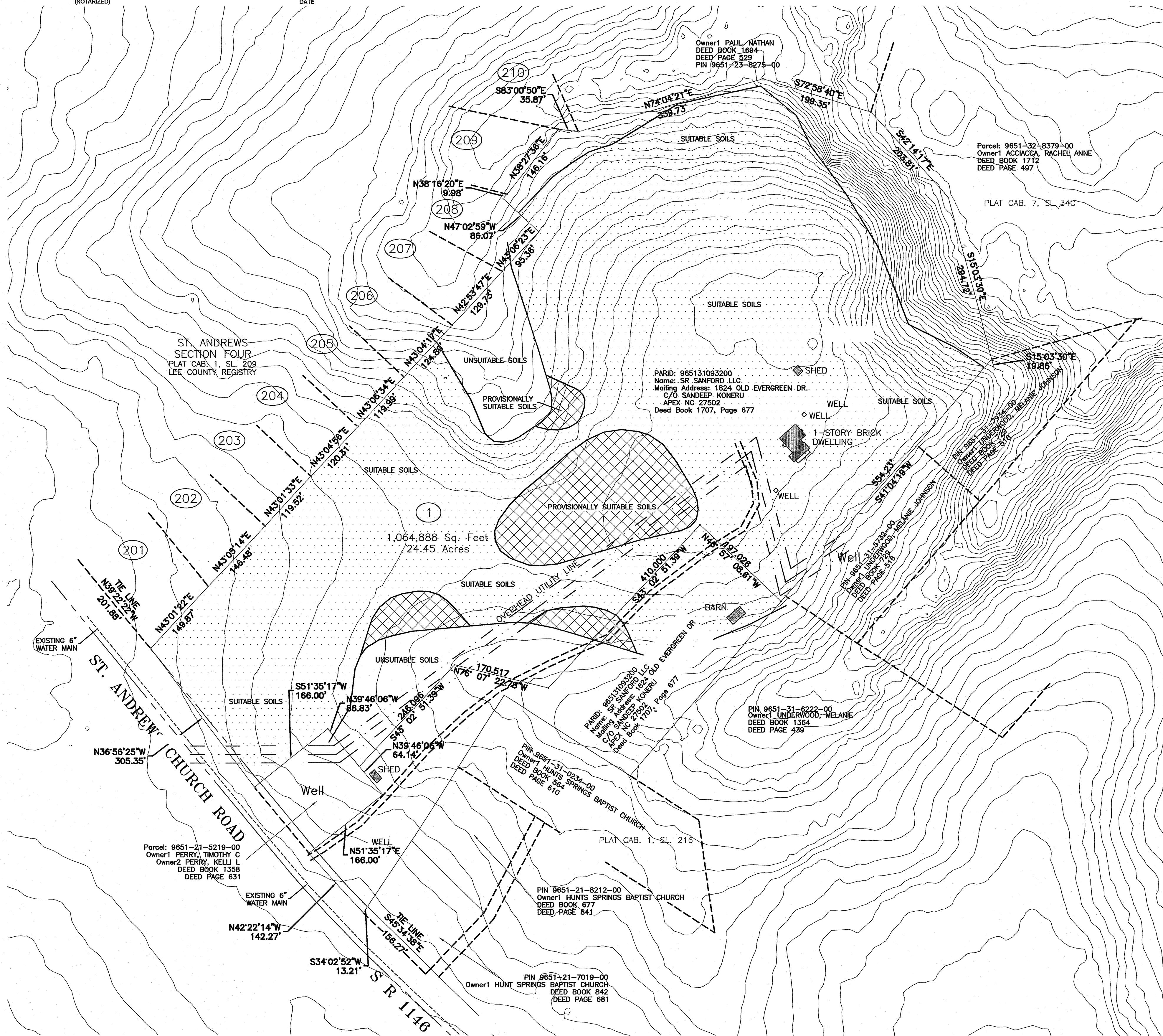
OWNER:
SR SANFORD LLC
SANDEEP KONERU
1824 EVERGREEN DR
APEX, NC 27502

CERTIFICATE OF OWNERSHIP AND DEDICATION
I HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREIN, THAT THE PROPERTY IS WITHIN THE SUBDIVISION JURISDICTION OF HARNETT AND LEE COUNTY, AND THAT I (WE) HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY (OUR) FREE CONSENT AND HEREBY ESTABLISH ALL LOTS AND DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS AND OTHER OPEN SPACE TO PUBLIC OR PRIVATE USE AS NOTED.

PUBLIC STREET MAINTENANCE DISCLOSURE STATEMENT
THE MAINTENANCE OF PUBLIC STREETS SHOWN ON THIS PLAN ARE INTENDED TO BE THE RESPONSIBILITY OF NORTH CAROLINA DEPARTMENT OF TRANSPORTATION, PROVIDED THAT ALL REQUIREMENTS FOR ACCEPTANCE ARE MET. UNTIL SUCH TIME AS THE NCDOT ACCEPTS THE STREETS, WE WILL PROVIDE FOR NECESSARY MAINTENANCE OF THE STREETS.



OWNER _____ DATE _____
(NOTARIZED) _____ DATE _____



ENGINEERS:
D&L ENGINEERING, PLLC
150 S. PAGE STREET
SOUTHERN PINES, NC 28387
(910) 684-8646

SURVEYOR:
STEPHEN R. SHEFFIELD & ASSOCIATES, PA
2333 PINHURST PLAZA
ABERDEEN, NC 28315-5687
910 255-0420

OWNER:
SR SANFORD LLC
SANDEEP KONERU
1824 OLD EVERGREEN DR.
APEX NC 27502
919-446-1639

PROPOSED USE:
SINGLE-FAMILY DETACHED DWELLINGS

SOIL DATA:
TAKE FROM NATIONAL COOPERATIVE SOIL SURVEY
SOIL CLASSIFICATION:
DoA DOTHAN LOAMY SAND, 0 TO 2 PERCENT SLOPES
DoB DOTHAN LOAMY SAND, 2 TO 8 PERCENT SLOPES
FUB FUYQUAY LOAMY SAND, 0 TO 6 PERCENT SLOPES

STREAM DATA:
GASTORS CREEK, 18-20-5
STREAM CLASS: C
RIVER BASIN: CAPE FEAR
SITE IS NOT IN A FEMA FLOOD PLAIN PER FIRM PANEL
MAP NO. 3710965100J - DATE: 9-6-2006

ZONING AREA:
ZONING: SN-9

IMPERVIOUS AREA:
TOTAL TRACT: 21.13 ACRES
EXISTING IMPERVIOUS AREA = 0.053 ACRES
EXISTING IMPERVIOUS AREA = 2333.65 SF

SITE DEVELOPMENT DATA: (LEE COUNTY)	
JURISDICTION:	LEE COUNTY
ZONING:	SN-9
DEED BOOK:	DB-1707, PG. 677
PLAT #:	9651-31-0822-00
RIVER BASIN:	CAPE FEAR
TOWNSHIP:	JONESBORO
PROPERTY OWNER:	JASON LYNN RIDDLE
PROPOSED USE:	RESIDENTIAL
TOTAL TRACT ACREAGE:	21.13 ACRES
MIN. LOT SIZE REQUIRED:	9,000 SF
MIN. LOT WIDTH:	60'
(AT BUILDING SETBACK)	
SETBACKS FOR SN-9	
FRONT SETBACK:	20'
SIDE SETBACK:	8'
REAR SETBACK:	10'
SIDE-CORNER SETBACK:	20'
MIN. LOT SIZE:	20,000 SF

LEGEND

- EIR EXISTING IRON ROD
- EIP EXISTING IRON PIPE OR PIN
- EIS EXISTING IRON STAKE
- ECM EXISTING CONCRETE MONUMENT
- COMPUTED POINT
- BOUNDARY LINE
- EXISTING ROADWAY
- EXISTING ROADWAY RIGHT OF WAY
- EXISTING WATER MAIN
- PROPOSED SETBACKS
- PROPERTY ADJONER
- PROPOSED WATER VALVES
- PROPOSED RIP RAP DISSIPATER
- PROPOSED WATER SERVICE
- PROPOSED EASEMENT

SCALE: 1" = 100'
100' 0 50' 100' 200'

REVISIONS		
SYM.	DESCRIPTION	DATE

D&L Engineering, PLLC
150 S. Page Street • Southern Pines, NC 28387 • (910) 684-8646 • Cert. No. P-2587



ST. ANDREWS CHURCH ROAD TRACT
SANFORD, NORTH CAROLINA

EXISTING CONDITIONS

FEBRUARY 2025
DATE

C-1
SHEET NO.

NOTES:
IT IS THE DEVELOPER'S RESPONSIBILITY TO PETITION THESE STREETS FOR
NCDOT MAINTENANCE/ACCEPTANCE AS SOON AS THEIR DENSITY THRESHOLD
IS MET.

CERTIFICATE OF OWNERSHIP AND DEDICATION
I HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREIN, THAT THE PROPERTY IS
WITHIN THE SUBDIVISION JURISDICTION OF HARNETT AND LEE COUNTY, AND THAT I (WE) HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH
MY (OUR) FREE CONSENT AND HEREBY ESTABLISH ALL LOTS AND DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS AND OTHER OPEN SPACE
TO PUBLIC OR PRIVATE USE AS NOTED.

STATE OF NORTH CAROLINA, LEE COUNTY
THIS INSTRUMENT WAS PRESENTED FOR REGISTRATION
AND RECORDED IN MAP BOOK _____ PAGE _____
THIS DAY OF _____ 20____ AT _____ (AM) (PM)

STATE OF NORTH CAROLINA
REVIEW OFFICER
OF LEE COUNTY, CERTIFY THAT THE MAP OR PLAN TO
WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL
STATUTORY REQUIREMENTS FOR RECORDING.

CERTIFICATE OF APPROVAL
APPROVAL FOR RECORDING OF THIS "PRELIMINARY" PLAN BY THE PLANNING ADMINISTRATOR
OF LEE COUNTY, NORTH CAROLINA ON THE _____ DAY OF _____ 20____ PURSUANT TO THE LEE
UNIFIED DEVELOPMENT ORDINANCE. MUST BE RECORDED WITHIN FIFTEEN (15) DAYS OF
THIS DATE.

811 Know what's below
Call before you dig.
Dial 811
Or Call 800-282-7411

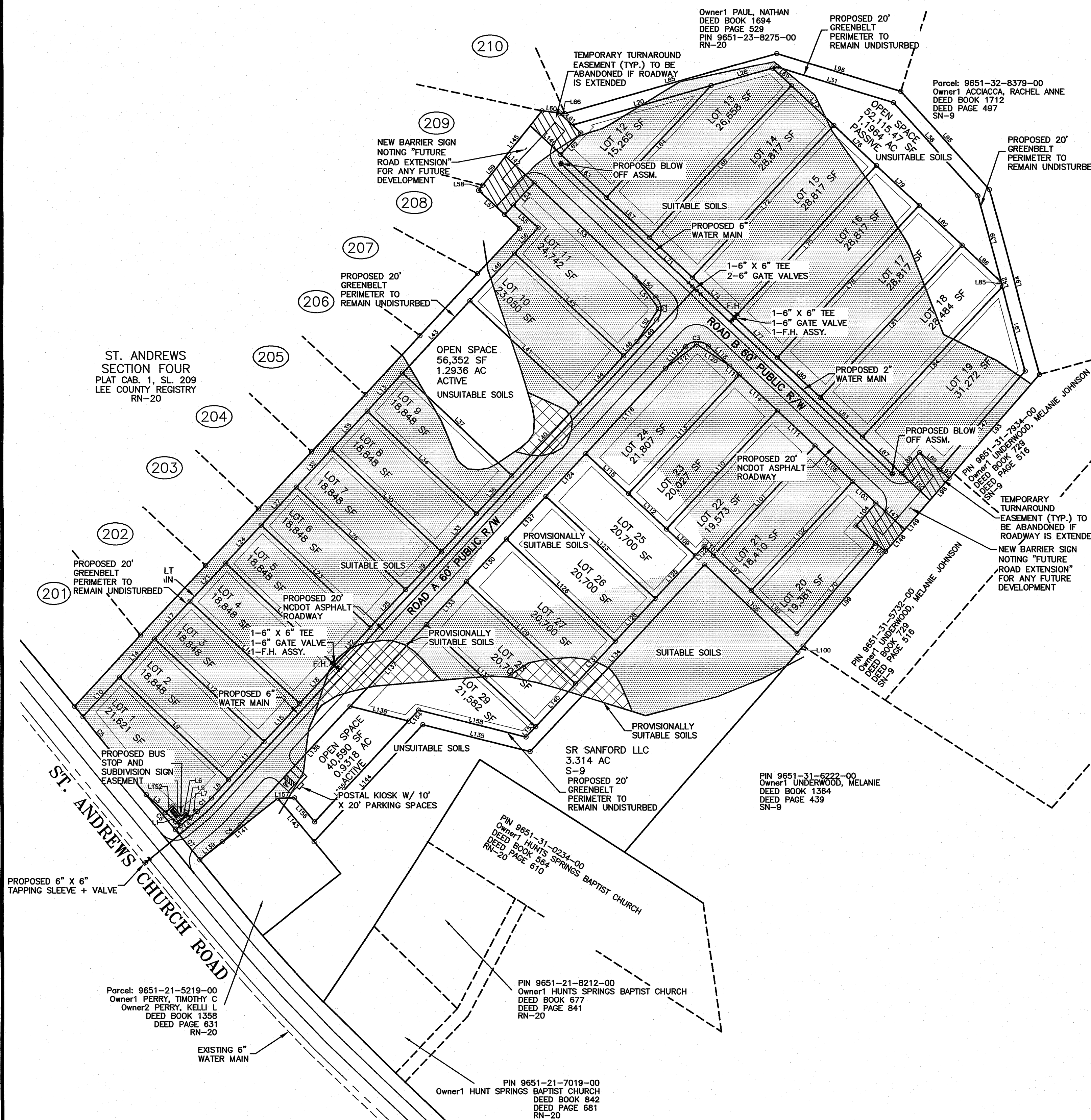
OWNER _____ DATE _____

REGISTER OF DEEDS _____ DATE _____

REVIEW OFFICER _____ DATE _____

SUBDIVISION ADMINISTRATOR _____

(NOTARIZED) _____ DATE _____



Line Table		
Line #	Length	Direction
L1	30.305	N47° 33' 25.78\"W
L2	10.067	N50° 34' 21.03\"E
L3	40.406	N47° 33' 25.78\"W
L4	20.000	N50° 34' 21.03\"E
L5	10.000	N39° 25' 38.97\"W
L6	9.400	N50° 34' 21.03\"E
L7	14.140	N50° 34' 21.03\"E
L8	38.868	S43° 02' 51.39\"W
L9	230.499	S46° 57' 08.61\"E
L10	82.846	N43° 02' 51.77\"E
L11	80.000	S43° 02' 51.39\"W
L12	230.499	S46° 57' 08.61\"E
L13	80.000	N43° 02' 51.77\"E
L14	80.000	N43° 02' 51.77\"E
L15	80.000	S43° 02' 51.39\"W
L16	230.498	S46° 57' 08.61\"E
L17	80.000	N43° 02' 51.77\"E
L18	80.000	S43° 02' 51.39\"W
L19	230.498	S46° 57' 08.61\"E
L20	222.301	N74° 04' 20.82\"E
L21	80.000	N43° 02' 51.77\"E
L22	80.000	S43° 02' 51.39\"W
L23	230.498	S46° 57' 08.61\"E
L24	80.000	N43° 02' 51.77\"E
L25	80.000	S43° 02' 51.39\"W
L26	230.498	S46° 57' 08.61\"E
L27	80.000	N43° 02' 51.77\"E
L28	98.607	N74° 04' 20.82\"E
L29	80.000	S43° 02' 51.39\"W
L30	230.498	S46° 57' 08.61\"E
L31	187.937	S72° 58' 39.72\"E
L32	80.000	N43° 02' 51.77\"E
L33	80.000	S43° 02' 51.39\"W
L34	230.498	S46° 57' 08.61\"E
L35	80.000	N43° 02' 51.77\"E
L36	80.000	S43° 02' 51.39\"W
L37	230.497	S46° 57' 08.61\"E
L38	193.478	S42° 14' 16.62\"E
L39	136.992	S15° 04' 02.14\"E
L40	152.641	N43° 02' 51.39\"E
L41	230.497	S46° 57' 08.61\"E
L42	8.007	S15° 03' 30.23\"E
L43	152.641	N43° 02' 51.77\"E
L44	100.000	N43° 02' 51.39\"E
L45	230.534	S46° 57' 17.27\"E
L46	99.989	N43° 01' 35.03\"E
L47	200.717	S41° 04' 18.73\"W
L48	30.000	N43° 02' 51.39\"E
L49	45.000	N43° 02' 51.39\"E
L50	45.000	S46° 57' 08.61\"E
L51	60.828	N37° 29' 24.25\"W
L52	60.828	N33° 35' 07.03\"E

Line Table		
Line #	Length	Direction
L53	211.957	S46° 57' 08.61\"E
L54	46.644	S43° 02' 51.39\"W
L55	51.477	N47° 02' 59.09\"W
L56	53.455	N43° 06' 22.68\"E
L57	54.633	N47° 02' 59.09\"W
L58	9.981	N38° 16' 20.24\"E
L59	56.973	N38° 27' 35.95\"E
L60	28.696	S83° 00' 49.78\"E
L61	27.206	S46° 57' 08.61\"E
L62	45.000	S43° 02' 51.39\"W
L63	96.763	S46° 57' 08.61\"E
L64	235.499	S43° 02' 51.39\"W
L65	339.725	N74° 04' 20.82\"E
L66	7.172	S83° 00' 49.78\"E
L67	90.000	S46° 57' 08.61\"E
L68	320.000	S43° 02' 51.39\"W
L69	39.177	S46° 57' 08.61\"E
L70	184.348	N41° 04' 18.73\"E
L71	90.000	S46° 57' 08.61\"E
L72	320.000	S43° 02' 51.39\"W
L73	90.000	S46° 57' 08.61\"E
L74	90.000	S46° 57' 08.61\"E
L75	320.000	S43° 02' 51.39\"W
L76	90.000	S46° 57' 08.61\"E
L77	90.000	S46° 57' 08.61\"E
L78	320.000	S43° 02' 51.39\"W
L79	90.000	S46° 57' 08.61\"E
L80	90.000	S46° 57' 08.61\"E
L81	320.000	S43° 02' 51.39\"W
L82	90.000	S46° 57' 08.61\"E
L83	89.000	S46° 57' 08.61\"E
L84	315.769	S43° 02' 51.39\"W
L85	8.007	S15° 03' 30.23\"E
L86	82.202	S46° 57' 08.61\"E
L87	82.477	S46° 57' 08.61\"E
L88	42.841	S41° 04' 18.73\"W
L89	40.000	N48° 55' 41.27\"W
L90	96.311	S46° 57' 08.61\"E
L91	134.338	S15° 03' 30.23\"E
L92	20.000	N48° 55' 41.27\"W
L93	211.381	S41° 04' 18.73\"W
L94	294.719	S15° 03' 30.23\"E
L95	203.810	S42° 14' 16.62\"E
L96	199.349	S72° 58' 39.72\"E
L97	80.000	S46° 57' 08.61\"E
L98	44.911	S41° 04' 18.73\"W
L99	192.805	S41° 04' 18.73\"W
L100	12.246	S41° 00' 45.02\"W
L101	230.000	N43° 02' 51.39\"E
L102	230.000	N43° 02' 51.39\"E
L103	48.353	S46° 57' 08.61\"E
L104	47.168	S41° 04' 18.73\"W

Line Table		
Line #	Length	Direction
L105	20.000	N48° 55' 41.27\"W
L106	197.026	S46° 57' 08.61\"E
L107	20.000	S46° 57' 08.61\"E
L108	80.000	S46° 57' 08.61\"E
L109	60.000	S46° 57' 08.61\"E
L110	250.000	N43° 02' 51.39\"E
L111	80.000	S46° 57' 08.61\"E
L112	80.000	S46° 57' 08.61\"E
L113	250.000	N43° 02' 51.39\"E
L114	80.000	S46° 57' 08.61\"E
L115	90.000	S46° 57' 08.61\"E
L116	180.000	N43° 02' 51.39\"E
L117	45.000	N43° 02' 51.39\"E
L118	45.000	S46° 57' 08.61\"E
L119	20.000	S46° 57' 08.61\"E
L120	60.828	S56° 24' 52.97\"E
L121	60.828	N52° 30' 35.75\"E
L122	20.000	N43° 02' 51.39\"E
L123	230.000	S46° 57' 08.61\"E
L124	90.000	N43° 02' 51.39\"E
L125	90.000	N43° 02' 51.39\"E
L126	230.000	S46° 57' 08.61\"E
L127	90.000	N43° 02' 51.39\"E
L128	90.000	N43° 02' 51.39\"E
L129	230.000	S46° 57' 08.61\"E
L130	90.000	N43° 02' 51.39\"E
L131	90.000	N43° 02' 51.39\"E
L132	230.000	S46° 57' 08.61\"E
L133	90.000	N43° 02' 51.39\"E
L134	393.254	N43° 02' 51.39\"E
L135	170.642	S76° 07' 22.78\"E
L136	92.765	S76° 07' 22.78\"E
L137	172.806	N43° 02' 51.39\"E
L138	248.703	N43° 02' 51.39\"E
L139	44.139	N50° 34' 21.03\"E
L140	90.000	N43° 02' 51.39\"E
L141	153.336	S51° 43' 17.78\"W
L142	60.000	S46° 57' 08.61\"E
L143	86.835	N39° 46' 05.51\"W
L144	246.096	N43° 02' 51.39\"E
L145	60.193	N38° 27' 35.95\"E
L146	64.814	S46° 57' 08.61\"E
L147	60.036	S46° 57' 08.61\"E
L148	0.118	N41° 04' 18.73\"E
L149	60.036	S41° 04' 18.73\"W
L150	60.036	S46° 57' 08.61\"E
L151	19.886	N39° 25' 38.97\"W
L152	14.885	N50° 34' 21.03\"E

Curve Table			
Curve #	Length	Radius	Delta
C1	30.207	230.000	007.5249
C2	39.270	25.000	090.0000
C3	39.270	25.000	090.0000
C4	38.087	290.000	007.5249
C5	154.736	41621.560	000.2130
C6	70.000	41621.560	000.0964
C7	60.000	31165.287	000.1103

ENGINEERS:
D&L ENGINEERING, PLLC
150 S. PAGE STREET
SOUTHERN PINES, NC 28387
(910) 684-8646

SURVEYOR:
STEPHEN R. SHEFFIELD & ASSOCIATES, PA
2333 PINHURST PLAZA
ASHEBORO, NC 28315-5697
910 255-0420

OWNER:
SR SANFORD LLC
SANDEEP KONEJU
1824 OLD EVERGREEN DR.
APEX, NC 27502
919-448-1939

PROPOSED USE:
SINGLE-FAMILY DETACHED DWELLINGS

SOIL DATA:
TAKE FROM NATIONAL COOPERATIVE SOIL SURVEY
SOIL CLASSIFICATION:
D&A DOTHAN LOAMY SAND, 0 TO 2 PERCENT SLOPES
D&B DOTHAN LOAMY SAND, 2 TO 8 PERCENT SLOPES
F&B FULFORD LOAMY SAND, 0 TO 6 PERCENT SLOPES

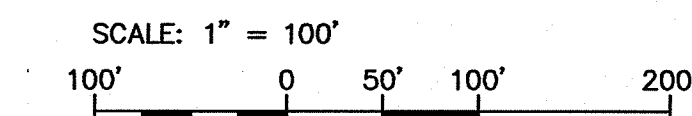
STREAM DATA:
GASTORS CREEK, 18-20-5
STREAM CLASS: C
RIVER BASIN: CAPE FEAR
SITE IS NOT IN A FEMA FLOOD PLAIN PER FIRM PANEL
MAP NO. 37109510J - DATE: 9-6-2006

ZONING AREA:
ZONING: SN-9

IMPERVIOUS AREA:
TOTAL TRACT: 21.13 ACRES
EXISTING IMPERVIOUS AREA = 0.063 ACRES
EXISTING IMPERVIOUS AREA = 233.65 SF
ROADWAY IMPERVIOUS AREA = 45109.23 SF / 1,059 ACRES
MAXIMUM IMPERVIOUS AREA PER LOT = 5500 SF/LOT
28 LOTS X 5500 SF/LOT = 154,000 SF
TOTAL PROJECT IMPERVIOUS AREA = 205,609.23 SF
TOTAL PROJECT IMPERVIOUS AREA = 22.34%

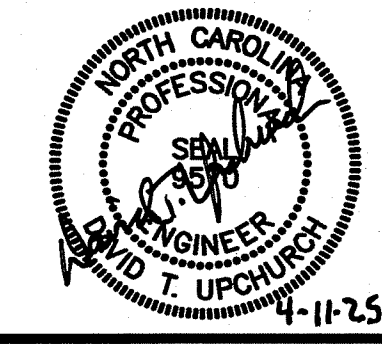
SITE DEVELOPMENT DATA: (LEE COUNTY)
JURISDICTION: LEE COUNTY
ZONING: SN-9
DEED BOOK: DB, 1707, PG. 677
P.L.N. #: 9851-31-0932-000
RIVER BASIN: CAPE FEAR
TOWNSHIP: JONESBORO
PROPERTY OWNER: JASON LYNN RIDDLE
PROPOSED USE: RESIDENTIAL
TOTAL TRACT ACREAGE: 21.13 ACRES
MIN. LOT SIZE REQUIRED: 9,000 SF
MIN. LOT WIDTH: 60'
(AT BUILDING SETBACK)
SETBACKS FOR SN-9
FRONT SETBACK: 20'
SIDE SETBACK: 8'
REAR SETBACK: 10'
SIDE-CORNER SETBACK: 20'
MIN. LOT SIZE: 20,000 SF
STREET R/W WIDTH: 60'
PROJECT AREAS
AREA IN R/W: 3.03 Ac
AREA IN LOTS: 15.89 Ac
AREA IN OPEN SPACE: 2.41 Ac
DISTURBED AREA: 3.08 Ac
LF OF STREETS:
ROAD A: 1,144.54 LF
ROAD B: 799.29 LF
LF OF PUBLIC WATERLINE: 1,779 LF
SEWER SHALL BE INDIVIDUAL SEPTIC SYSTEMS
5000 SF MAX. IMPERVIOUS PER LOT ALLOWED

LEGEND
○ EIR EXISTING IRON ROD
○ EIP EXISTING IRON PIPE OR PIN
○ EIS EXISTING IRON STAKE
□ ECM EXISTING CONCRETE MONUMENT
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REVISIONS		
SYM.	DESCRIPTION	DATE

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150 S. Page Street • Southern Pines, NC 28387 • (910) 684-8646 • Cert. No. P-2587

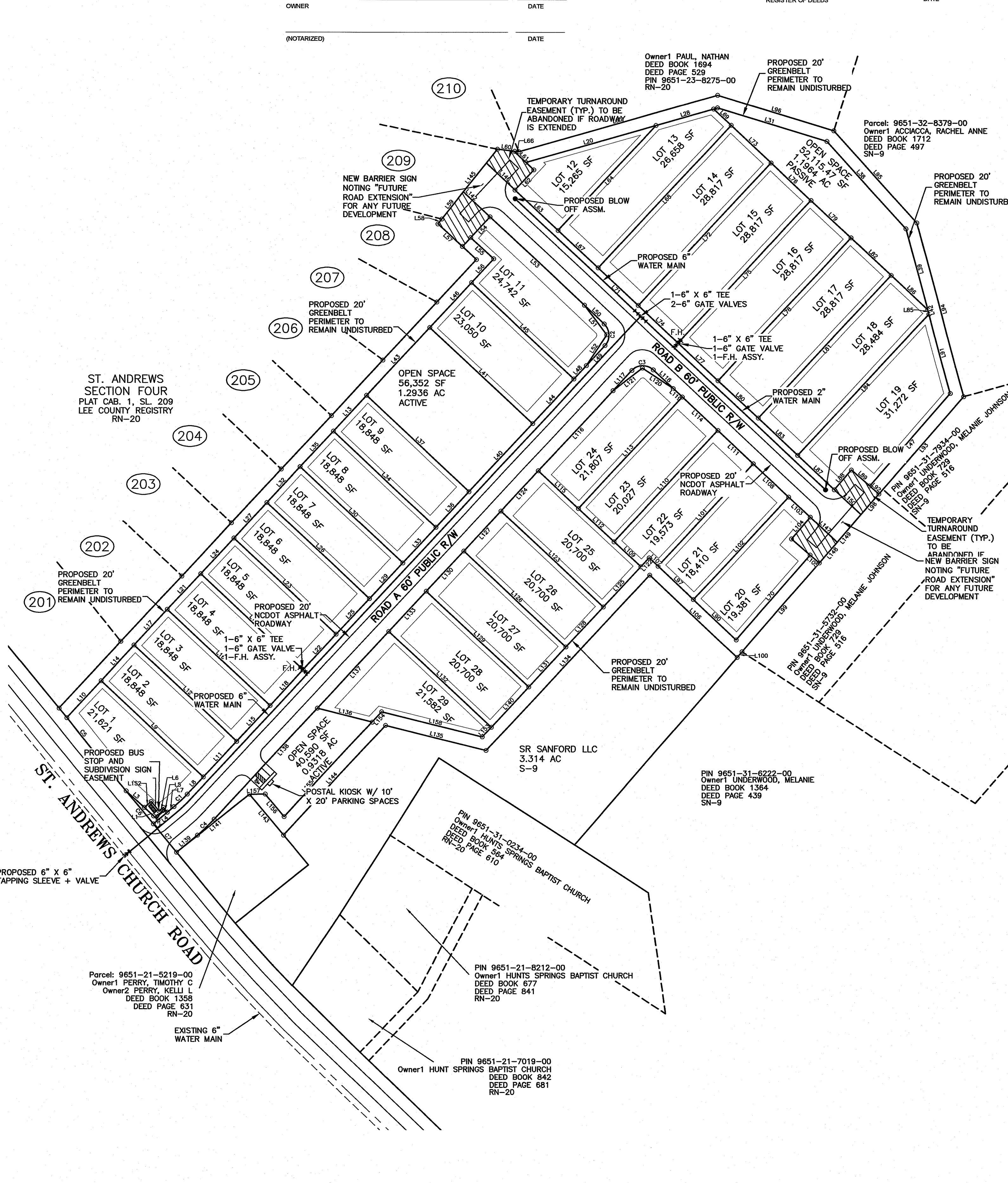


ST. ANDREWS CHURCH ROAD TRACT
SANFORD, NORTH CAROLINA

SITE PLAN

FEBRUARY 2025
DATE

C-2
SHEET NO.



Line Table		
Line #	Length	Direction
L1	30.305	N47° 33' 25.78\"W
L2	10.067	N50° 34' 21.03\"E
L3	40.406	N47° 33' 25.78\"W
L4	20.000	N50° 34' 21.03\"E
L5	10.000	N39° 25' 38.97\"W
L6	9.400	N50° 34' 21.03\"E
L7	14.140	N50° 34' 21.03\"E
L8	38.868	S43° 02' 51.39\"W
L9	230.499	S46° 57' 08.61\"E
L10	82.846	N43° 02' 51.77\"E
L11	80.000	S43° 02' 51.39\"W
L12	230.499	S46° 57' 08.61\"E
L13	80.000	N43° 02' 51.77\"E
L14	80.000	N43° 02' 51.77\"E
L15	80.000	S43° 02' 51.39\"W
L16	230.498	S46° 57' 08.61\"E
L17	80.000	N43° 02' 51.77\"E
L18	80.000	S43° 02' 51.39\"W
L19	230.498	S46° 57' 08.61\"E
L20	222.301	N74° 04' 20.82\"E
L21	80.000	N43° 02' 51.77\"E
L22	80.000	S43° 02' 51.39\"W
L23	230.498	S46° 57' 08.61\"E
L24	80.000	N43° 02' 51.77\"E
L25	80.000	S43° 02' 51.39\"W
L26	230.498	S46° 57' 08.61\"E
L27	80.000	N43° 02' 51.77\"E
L28	98.607	N74° 04' 20.82\"E
L29	80.000	S43° 02' 51.39\"W
L30	230.498	S46° 57' 08.61\"E
L31	187.937	S72° 58' 39.72\"E
L32	80.000	N43° 02' 51.77\"E
L33	80.000	S43° 02' 51.39\"W
L34	230.498	S46° 57' 08.61\"E
L35	80.000	N43° 02' 51.77\"E
L36	80.000	S43° 02' 51.39\"W
L37	230.497	S46° 57' 08.61\"E
L38	193.478	S42° 14' 16.62\"E
L39	136.992	S15° 03' 30.23\"E
L40	152.641	N43° 02' 51.39\"E
L41	230.497	S46° 57' 08.61\"E
L42	8.007	S15° 03' 30.23\"E
L43	152.641	N43° 02' 51.77\"E
L44	100.000	N43° 02' 51.39\"E
L45	230.534	S46° 57' 17.27\"E
L46	99.989	N43° 01' 35.03\"E
L47	200.717	S41° 04' 18.73\"W
L48	30.000	N43° 02' 51.39\"E
L49	45.000	N43° 02' 51.39\"E
L50	45.000	S46° 57' 08.61\"E
L51	60.828	N37° 29' 24.25\"W
L52	60.828	N33° 35' 07.03\"E

Line Table		
Line #	Length	Direction
L53	211.957	S46° 57' 08.61\"E
L54	46.644	S43° 02' 51.39\"W
L55	51.477	N47° 02' 59.09\"W
L56	53.455	N43° 06' 22.68\"E
L57	54.633	N39° 02' 59.09\"W
L58	9.981	N38° 16' 20.24\"E
L59	56.973	N38° 27' 35.95\"E
L60	28.696	S83° 00' 49.78\"E
L61	27.206	S46° 57' 08.61\"E
L62	45.000	S43° 02' 51.39\"W
L63	96.763	S46° 57' 08.61\"E
L64	235.499	S43° 02' 51.39\"W
L65	339.725	N74° 04' 20.82\"E
L66	7.172	S83° 00' 49.78\"E
L67	90.000	S46° 57' 08.61\"E
L68	320.000	S43° 02' 51.39\"W
L69	39.177	S46° 57' 08.61\"E
L70	184.348	N41° 04' 18.73\"E
L71	90.000	S46° 57' 08.61\"E
L72	320.000	S43° 02' 51.39\"W
L73	90.000	S46° 57' 08.61\"E
L74	90.000	S46° 57' 08.61\"E
L75	320.000	S43° 02' 51.39\"W
L76	90.000	S46° 57' 08.61\"E
L77	90.000	S46° 57' 08.61\"E
L78	320.000	S43° 02' 51.39\"W
L79	90.000	S46° 57' 08.61\"E
L80	90.000	S46° 57' 08.61\"E
L81	320.000	S43° 02' 51.39\"W
L82	90.000	S46° 57' 08.61\"E
L83	89.000	S46° 57' 08.61\"E
L84	315.769	S43° 02' 51.39\"W
L85	8.007	S15° 03' 30.23\"E
L86	82.202	S46° 57' 08.61\"E
L87	82.477	S46° 57' 08.61\"E
L88	42.841	S41° 04' 18.73\"W
L89	40.000	N48° 55' 41.27\"W
L90	96.311	S46° 57' 08.61\"E
L91	134.338	S15° 03' 30.23\"E
L92	20.000	N48° 55' 41.27\"W
L93	211.381	S41° 04' 18.73\"W
L94	294.719	S15° 03' 30.23\"E
L95	203.810	S42° 14' 16.62\"E
L96	199.349	S72° 58' 39.72\"E
L97	80.000	S46° 57' 08.61\"E
L98	44.911	S41° 04' 18.73\"W
L99	192.805	S41° 04' 18.73\"W
L100	12.246	S41° 00' 45.02\"W
L101	230.000	N43° 02' 51.39\"E
L102	230.000	N43° 02' 51.39\"E
L103	48.353	S46° 57' 08.61\"E
L104	47.168	S41° 04' 18.73\"W

Line Table		
Line #	Length	Direction
L105	20.000	N48° 55' 41.27\"W
L106	197.026	S46° 57' 08.61\"E
L107	20.000	S46° 57' 08.61\"E
L108	80.000	S46° 57' 08.61\"E
L109	60.000	S46° 57' 08.61\"E
L110	250.000	N43° 02' 51.39\"E
L111	80.000	S46° 57' 08.61\"E
L112	80.000	S46° 57' 08.61\"E
L113	250.000	N43° 02' 51.39\"E
L114	80.000	S46° 57' 08.61\"E
L115	90.000	S46° 57' 08.61\"E
L116	180.000	N43° 02' 51.39\"E
L117	45.000	N43° 02' 51.39\"E
L118	45.000	S46° 57' 08.61\"E
L119	20.000	S46° 57' 08.61\"E
L120	60.828	S56° 24' 52.97\"E
L121	60.828	N52° 30' 35.75\"E
L122	20.000	N43° 02' 51.39\"E
L123	230.000	S46° 57' 08.61\"E
L124	90.000	N43° 02' 51.39\"E
L125	90.000	N43° 02' 51.39\"E
L126	230.000	S46° 57' 08.61\"E
L127	90.000	N43° 02' 51.39\"E
L128	90.000	N43° 02' 51.39\"E
L129	230.000	S46° 57' 08.61\"E
L130	90.000	N43° 02' 51.39\"E
L131	90.000	N43° 02' 51.39\"E
L132	230.000	S46° 57' 08.61\"E
L133	90.000	N43° 02' 51.39\"E
L134	393.254	N43° 02' 51.39\"E
L135	170.642	S76° 07' 22.78\"E
L136	92.765	S76° 07' 22.78\"E
L137	172.806	N43° 02' 51.39\"E
L138	248.703	N43° 02' 51.39\"E
L139	44.139	N50° 34' 21.03\"E
L140	90.000	N43° 02' 51.39\"E
L141	153.336	S51° 43' 17.78\"W
L142	60.000	S46° 57' 08.61\"E
L143	86.835	N39° 46' 05.51\"W
L144	246.096	N43° 02' 51.39\"E
L145	60.193	N38° 27' 35.95\"E
L146	64.814	S46° 57' 08.61\"E
L147	60.036	S46° 57' 08.61\"E
L148	0.118	N41° 04' 18.73\"E
L149	60.036	S41° 04' 18.73\"W
L150	60.036	S46° 57' 08.61\"E
L151	19.886	N39° 25' 38.97\"W
L152	14.885	N50° 34' 21.03\"E
L153	21.513	N43° 02' 51.39\"E
L154	22.905	N43° 02' 51.39\"E

Curve Table			
Curve #	Length	Radius	Delta
C1	30.207	230.000	007.5249
C2	39.270	25.000	090.0000
C3	39.270	25.000	090.0000
C4	38.087	290.000	007.5249
C5	154.736	41621.560	000.2130

ENGINEERS:
D&L ENGINEERING, PLLC
150 S. PAGE STREET
SOUTHERN PINES, NC 28387
(910) 684-8646

SURVEYOR:
STEPHEN R. SHEFFIELD & ASSOCIATES, PA
2333 PINHURST PLAZA
ASHEBORO, NC 28315-5697
910 255-0420

OWNER:
SR SANFORD LLC
SANDPEP KONEBU
1624 OLD EVERGREEN DR.
APEX, NC 27502
919-446-1939

PROPOSED USE:
SINGLE-FAMILY DETACHED DWELLINGS

SOIL DATA:
TAKE FROM NATIONAL COOPERATIVE SOIL SURVEY
SOIL CLASSIFICATION:
D&A DOTHAN LOAMY SAND, 0 TO 2 PERCENT SLOPES
D&B DOTHAN LOAMY SAND, 2 TO 8 PERCENT SLOPES
F&B F&B LOAMY SAND, 0 TO 6 PERCENT SLOPES

STREAM DATA:
GASTORS CREEK, 18-20-5
STREAM CLASS: C
RIVER BASIN: CAPE FEAR
SITE IS NOT IN A FEMA FLOOD PLAIN PER FIRM PLAN
MAP NO. 3710951001 - DATE: 9-6-2006

ZONING AREA:
ZONING: SN-9

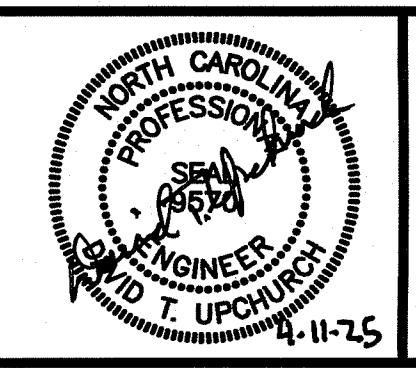
IMPERVIOUS AREA:
TOTAL TRACT: 21.13 ACRES
EXISTING IMPERVIOUS AREA = 0.063 ACRES
EXISTING IMPERVIOUS AREA = 233.65 SF
ROADWAY IMPERVIOUS AREA = 46109.23 SF / 1.059 ACRES
MAXIMUM IMPERVIOUS AREA PER LOT = 5500 SF/LOT
29 LOTS X 5500 SF/LOT = 159,500 SF
TOTAL PROJECT IMPERVIOUS AREA = 205,609.23 SF
TOTAL PROJECT IMPERVIOUS AREA = 22.34%

SITE DEVELOPMENT DATA: (LEE COUNTY)
JURISDICTION: LEE COUNTY
ZONING: SN-9
DEED BOOK: DB, 1707, PG. 677
P.L.N. #: 9651-31-0032-00
RIVER BASIN: CAPE FEAR
TOWNSHIP: JONESBORO
PROPERTY OWNER: JASON LYNN RIDDLE
PROPOSED USE: RESIDENTIAL
TOTAL TRACT ACREAGE: 21.13 ACRES
MIN. LOT SIZE REQUIRED: 9,000 SF
MIN. LOT WIDTH: 60'
(AT BUILDING SETBACK)
SETBACKS FOR SN-9
FRONT SETBACK: 20'
SIDE SETBACK: 10'
REAR SETBACK: 10'
SIDE-CORNER SETBACK: 20'
MIN. LOT SIZE: 20,000 SF
STREET R/W WIDTH: 60'
PROJECT AREAS
AREA IN R/W: 3.03 AC
AREA IN LOTS: 15.89 AC
AREA IN OPEN SPACE: 2.41 AC
DISTURBED AREA: 3.08 AC
LF OF STREETS:
ROAD A: 1,144.54 LF
ROAD B: 799.28 LF
LF OF PUBLIC WATERLINE: 1,779 LF
SEWER SHALL BE INDIVIDUAL SEPTIC SYSTEMS
5200 SF MAX. IMPERVIOUS PER LOT ALLOWED

REVISIONS		
SYM.	DESCRIPTION	DATE

D&L Engineering, PLLC

150 S. Page Street • Southern Pines, NC 28387 • (910) 684-8646 • Cert. No. P-2587



ST. ANDREWS CHURCH ROAD TRACT
SANFORD, NORTH CAROLINA

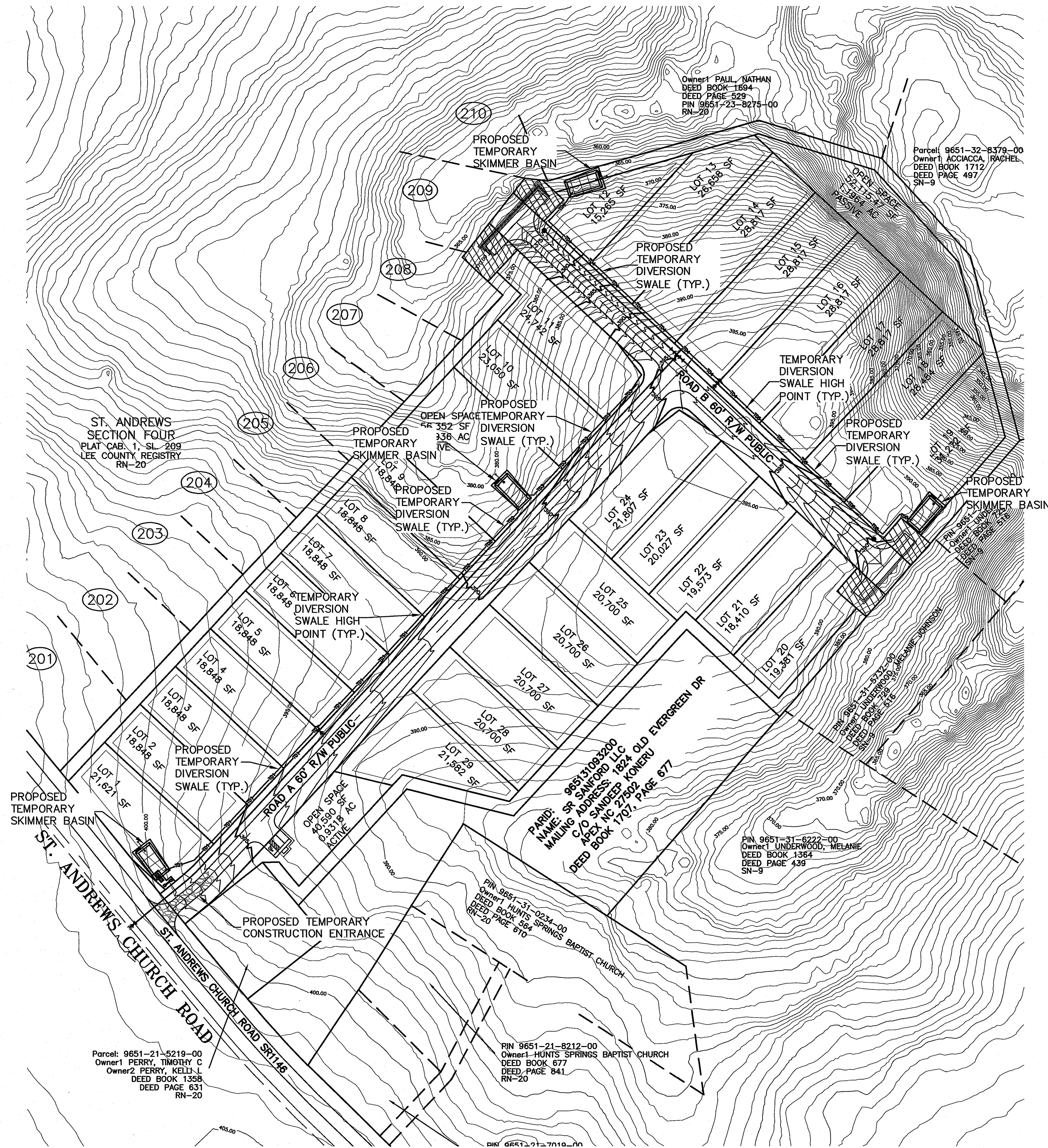
SITE PLAN

FEBRUARY 2025

C-3

SHEET NO.

NOTE:
ALL UTILITIES SHALL BE ELECTRONICALLY LOCATABLE USING A
LOCATING METHOD THAT IS GENERALLY ACCEPTED BY
OPERATORS IN THE PARTICULAR INDUSTRY OR TRADE IN WHICH
THE OPERATOR IS ENGAGED.



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SINGLE-FAMILY DETACHED DWELLINGS

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TAKE FROM NATIONAL COOPERATIVE SOIL SURVEY
SOIL CLASSIFICATION:

D&L DOTHAN LOAMY SAND, 0 TO 2 PERCENT SLOPES
D&L DOTHAN LOAMY SAND, 2 TO 8 PERCENT SLOPES
F&B FUGUAY LOAMY SAND, 0 TO 6 PERCENT SLOPES

STREAM DATA:

GASTORS CREEK, 18-20-5
STREAM CLASS: C
RIVER BASIN: CAPE FEAR
SITE IS NOT IN A FEMA FLOOD PLAIN PER FIRM PANEL
MAP NO. 3710965100J - DATE: 9-8-2008

ZONING AREA:

ZONING: SN-9

IMPERVIOUS AREA:

TOTAL TRACT: 21.13 ACRES

EXISTING IMPERVIOUS AREA = 0.053 ACRES

EXISTING IMPERVIOUS AREA = 2333.65 SF

ROADWAY IMPERVIOUS AREA = 46109.23 SF / 1.059 ACRES

MAXIMUM IMPERVIOUS AREA PER LOT = 5500 SF/LOT

29 LOTS X 5500 SF/LOT = 159,500 SF

TOTAL PROJECT IMPERVIOUS AREA = 205,609.23 SF

TOTAL PROJECT IMPERVIOUS AREA = 22.34%

SITE DEVELOPMENT DATA: (LEE COUNTY)	
JURISDICTION:	LEE COUNTY
ZONING:	SN-9
DEED BOOK:	DE. 1707, PG. 677
P.L.N. #:	9651-31-0932-00
RIVER BASIN:	CAPE FEAR
TOWNSHIP:	JONESBORO
PROPERTY OWNER:	JASON LYNN RIDDLE
PROPOSED USE:	RESIDENTIAL
TOTAL TRACT ACRES:	21.13 ACRES
MIN. LOT SIZE REQUIRED:	9,000 SF
MIN. LOT WIDTH:	60'
(AT BUILDING SETBACK)	
SETBACKS FOR SN-9	
FRONT SETBACK:	20'
SIDE SETBACK:	8'
REAR SETBACK:	10'
SIDE-CORNER SETBACK:	20'
MIN. LOT SIZE:	20,000 SF
STREET R/W WIDTH:	60'
PROJECT AREAS:	
AREA IN R/W:	3.03 Ac
AREA IN LOTS:	15.69 Ac
AREA IN OPEN SPACE:	2.41 Ac
DISTURBED AREA:	3.08 Ac
LF OF STREETS:	
ROAD A	1,144.54 LF
ROAD B	799.29 LF
LF OF PUBLIC WATERLINE:	1,779 LF
SEWER SHALL BE INDIVIDUAL SEPTIC SYSTEMS	
5500 SF MAX. IMPERVIOUS PER LOT ALLOWED	

LEGEND

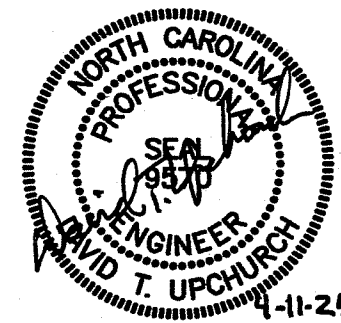
- EIR EXISTING IRON ROD
- EIP EXISTING IRON PIPE OR PIN
- EIS EXISTING IRON STAKE
- ECM EXISTING CONCRETE MONUMENT
- COMPUTED POINT
- BOUNDARY LINE
- EXISTING ROADWAY
- EXISTING ROADWAY RIGHT OF WAY
- EXISTING WATER MAIN
- PROPOSED SETBACKS
- PROPERTY ADJOINER
- PROPOSED WATER VALVES
- PROPOSED WATER VALVES
- PROPOSED RIP RAP DISSIPATOR
- PROPOSED WATER SERVICE
- PROPOSED EASEMENT

SCALE: 1" = 100'
100' 0 50' 100' 200'



REVISIONS		
SYM.	DESCRIPTION	DATE

D&L Engineering, PLLC
150 S. Page Street • Southern Pines, NC 28387 • (910) 684-8646 • Cert. No. P-2587



ST. ANDREWS CHURCH ROAD TRACT
SANFORD, NORTH CAROLINA

GRADING PLAN

FEBRUARY 2025

DATE

C-4

SHEET NO.