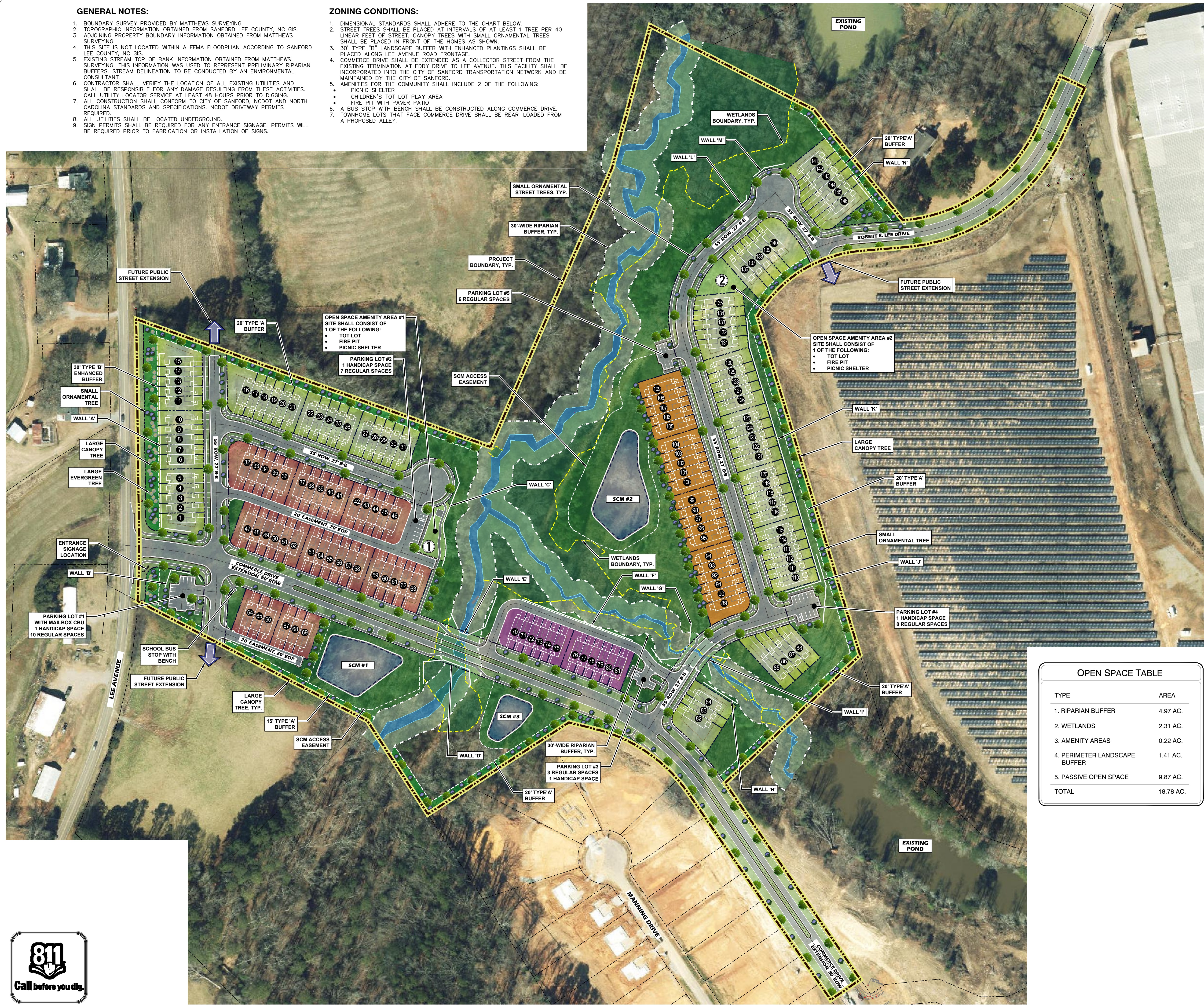


GENERAL NOTES:

- BOUNDARY SURVEY PROVIDED BY MATTHEWS SURVEYING
- TOPOGRAPHIC INFORMATION OBTAINED FROM SANFORD LEE COUNTY, NC GIS.
- ADJOINING PROPERTY BOUNDARY INFORMATION OBTAINED FROM MATTHEWS SURVEYING
- THIS SITE IS NOT LOCATED WITHIN A FEMA FLOODPLAIN ACCORDING TO SANFORD LEE COUNTY, NC GIS.
- EXISTING STREAM TOP OF BANK INFORMATION OBTAINED FROM MATTHEWS SURVEYING. THIS INFORMATION WAS USED TO REPRESENT PRELIMINARY RIPARIAN BUFFERS. STREAM DELINEATION TO BE CONDUCTED BY AN ENVIRONMENTAL CONSULTANT.
- CONTRACTOR SHALL VERIFY THE LOCATION OF ALL EXISTING UTILITIES AND SHALL BE RESPONSIBLE FOR ANY DAMAGE RESULTING FROM THESE ACTIVITIES. CALL UTILITY LOCATOR SERVICE AT LEAST 48 HOURS PRIOR TO DIGGING.
- ALL CONSTRUCTION SHALL CONFORM TO CITY OF SANFORD, NCDOT AND NORTH CAROLINA STANDARDS AND SPECIFICATIONS. NCDOT DRIVEWAY PERMITS REQUIRED.
- ALL UTILITIES SHALL BE LOCATED UNDERGROUND.
- SIGN PERMITS SHALL BE REQUIRED FOR ANY ENTRANCE SIGNAGE. PERMITS WILL BE REQUIRED PRIOR TO FABRICATION OR INSTALLATION OF SIGNS.

ZONING CONDITIONS:

- DIMENSIONAL STANDARDS SHALL ADHERE TO THE CHART BELOW.
- STREET TREES SHALL BE PLACED AT INTERVALS OF AT LEAST 1 TREE PER 40 LINEAR FEET OF STREET. CANOPY TREES WITH SMALL ORNAMENTAL TREES SHALL BE PLACED IN FRONT OF THE HOMES AS SHOWN.
- 30' TYPE 'B' LANDSCAPE BUFFER WITH ENHANCED PLANTINGS SHALL BE PLACED ALONG LEE AVENUE ROAD FRONTAGE.
- EXISTING STREAM TOP OF BANK SHALL BE EXTENDED AS A COLLECTOR STREET FROM THE EXISTING TERMINATION AT EDDY DRIVE TO LEE AVENUE. THIS FACILITY SHALL BE INCORPORATED INTO THE CITY OF SANFORD TRANSPORTATION NETWORK AND BE MAINTAINED BY THE CITY OF SANFORD.
- AMENITIES FOR THE COMMUNITY SHALL INCLUDE 2 OF THE FOLLOWING:
 - PICNIC SHELTER
 - CHILDREN'S TOT LOT PLAY AREA
 - FIRE PIT WITH PAVEMENT PATIO
- A BUS STOP WITH BENCH SHALL BE CONSTRUCTED ALONG COMMERCE DRIVE.
- TOWNHOME LOTS THAT FACE COMMERCE DRIVE SHALL BE REAR-LOADED FROM A PROPOSED ALLEY.



MASTER PLAN LEGEND

SYMBOL	DESCRIPTION
[Light Green Box]	TOWNHOME LOT (FRONT-LOADED) 75 UNITS (22'-WIDE)
[Light Red Box]	TOWNHOME LOT (REAR-LOADED #1) 38 UNITS (22'-WIDE)
[Light Orange Box]	TOWNHOME BASEMENT LOT (FRONT-LOADED) 21 UNITS (22'-WIDE)
[Light Purple Box]	TOWNHOME LOT (REAR-LOADED #2) 12 UNITS (20'-WIDE)
[Light Green Box]	PASSIVE OPEN SPACE
[Light Green Box]	OPEN SPACE (BUFFERS)
[Light Green Box]	RIPARIAN BUFFER
[Light Green Box]	AMENITY AREA
[Yellow Dashed Line]	WETLANDS BOUNDARY

SITE DATA TABLE

OWNER:	AGA CORPORATION
OWNER ADDRESS:	1101 SOUTH HORNOR BLVD, SANFORD, NC 27330
PROPERTY ADDRESS:	0 COMMERCE DRIVE, SANFORD, NC
PIN:	9651-90-8705
REID:	965190870500
AREA:	36.38 AC.
JURISDICTION:	CITY OF SANFORD
WATERSHED:	NO
FLOODPLAIN:	NO
EXISTING USE:	VACANT
PROPOSED USE:	TOWNHOMES
EXISTING ZONING:	R-14
PROPOSED ZONING:	REGENTS CROSSING CONDITIONAL DISTRICT
PROPOSED LOTS:	146
PROPOSED DENSITY:	4.01 UNITS / ACRE
OPEN SPACE REQUIRED:	0 AC.
OPEN SPACE PROVIDED:	18.78 AC. / 50.63 %

Architectural conditions shall adhere to the following requirements:

- Incorporate a masonry component on at least 50% of the front elevations:
 - Stone veneer accents
 - Brick veneer accents
- Townhome Lot #62 shall incorporate a masonry component on at least 50% of the side elevation facing Commerce Drive:
 - Stone veneer accents
 - Brick veneer accents
- Variation in patterns: At least two different patterns on each front elevation:
 - Lap siding
 - Board and batten
 - Composite shake pattern
- Garage doors: (one of the following is required)
 - Glass in garage windows or 1x4 trim around garage doors to match trim color or;
 - Garage door treatments by adding faux hardware to the garage doors

OPEN SPACE TABLE

TYPE	AREA
1. RIPARIAN BUFFER	4.97 AC.
2. WETLANDS	2.31 AC.
3. AMENITY AREAS	0.22 AC.
4. PERIMETER LANDSCAPE BUFFER	1.41 AC.
5. PASSIVE OPEN SPACE	9.87 AC.
TOTAL	18.78 AC.

REGENTS CROSSING - CD DEV. STANDARDS:

A. BUILDING SETBACKS	
Front	20'
Side Interior/Exterior	0'6"
Rear Minimum	20'
Side Corner	20'
Building Separation	20'
B. MAXIMUM BUILDING HEIGHTS	
Maximum Height	35
Stories	3
C. MINIMUM LOT AREA	
Minimum Lot Area	1,800 sf
D. MINIMUM LOT WIDTH	
Townhome	20'
E. LANDSCAPE BUFFERS	
Lee Avenue	30' Type B Enhanced
Perimeter Buffers	
South of Commerce Drive	15' Type A
North of Commerce Drive and East of Creek	20' Type A
North of Commerce Drive and West of Creek	20' Type A
F. MAXIMUM DENSITY	
Townhomes	146

GRAPHIC SCALE: 1" = 100'

SEAL

NORTH ARROW

PRELIMINARY
NOT FOR CONSTRUCTION

04.06.26



NO.	DATE	REVISION

PROJECT NUMBER	10524
DATE	07/05/2026
HORIZ. SCALE	1" = 100'
VERTICAL SCALE	N/A
DESIGNER	JAW
REVIEWER	JAW

**CONDITIONAL ZONING
REZONING MASTER PLAN**

**REGENTS CROSSING
SUBDIVISION**
CITY OF SANFORD • NORTH CAROLINA