

# SANFORD / LEE COUNTY / BROADWAY

## PRELIMINARY DEVELOPMENT VERIFICATION APPLICATION



115 Chatham Street, Sanford, NC 27330

919.718.46560

[zoning@sanfordnc.net](mailto:zoning@sanfordnc.net)

This application is intended for those who wish to verify whether a parcel is suitable for future septic-based development. If an applicant seeks to have Lee County Environmental Health verify whether a site contains suitable soils for a private on-site septic system, they must first complete this application and submit it to the Sanford/Lee County/Broadway along with a **site plan** showing the proposed location of their home.

**Please note that addresses cannot be assigned and building permits cannot be issued with the approval of this application.**

If the site is found to contain suitable soils for a private septic system, the applicant must then submit a full permit application packet through the Department of Community Development for Zoning & Design Review, Lee County Environmental Health, and Building Inspections approvals.

**Jurisdiction:**  Sanford, including ETJ  Lee County  Broadway, including ETJ

**Property Address/Location:** \_\_\_\_\_

**Parcel/Tax ID #:** \_\_\_\_\_ **Current Zoning:** \_\_\_\_\_ **Acreage:** \_\_\_\_\_

**Name of Subdivision or Mobile Home Park:** \_\_\_\_\_ **Lot #:** \_\_\_\_\_

### Proposed Minimum Building Setbacks

- Building setbacks are **the minimum required distance from the structure (home) to the property line.**
- If any structure proposed for construction/expansion is **within 5ft** of a minimum building setback, the property lines **must** be located by a licensed land surveyor before you submit your permit application packet.
  - **This is also required if the location of your proposed structure is shifted to within 5ft of a minimum building setback line by the Lee County Environmental Health Department as part of the septic system approval process.**

**Proposed Setbacks:** FRONT \_\_\_\_\_ ft. REAR \_\_\_\_\_ ft. LEFT SIDE \_\_\_\_\_ ft. RIGHT SIDE \_\_\_\_\_ ft.

**Water Source:** Is the source:  EXISTING  PROPOSED  PUBLIC  PRIVATE (well)

**Sewer Source:** Is the source:  EXISTING  PROPOSED  PUBLIC  PRIVATE (septic)

**Access:** Is the source:  EXISTING  PROPOSED  PUBLIC (street)  PRIVATE (easement)

*I hereby certify that the information provided on and attached to this application is accurate to the best of my knowledge as of the date of my signature. I understand that this application does not provide approval for the construction of any structure, but is intended only to allow Lee County Environmental Health perform a soil evaluation of the subject property and acquire any feedback from Community Development staff regarding permit approval requirements.*

**Applicant's Name:** \_\_\_\_\_

**Applicant Signature:** \_\_\_\_\_ **Date:** \_\_\_\_\_

**Mailing Address:** \_\_\_\_\_

**Email Address:** \_\_\_\_\_ **Phone:** \_\_\_\_\_

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## RESIDENTIAL SITE PLAN EXAMPLE



115 Chatham Street, Sanford, NC 27330

919.718.4656

[zoning@sanfordnc.net](mailto:zoning@sanfordnc.net)

This example site plan below is provided as a guide for the information that must be included on your submitted site plan for a complete review of your preliminary site plan. Please illustrate where you propose to construct your new project, whether it be a new home, an addition to an existing home, an accessory building, or a pool.

Provide the distance between your new structure and all property lines so that minimum building setbacks can be verified. **It is extremely important that your property lines are located prior to starting construction.** Building a structure within a minimum building setback will result in the failing of your inspection and you will be required to demolish and/or relocate the portion of the structure found to be within the minimum building setback.

If you are unaware of your property line locations, you will need to contact a **licensed professional land surveyor** to either mark your property corners or draft a to-scale site plan to submit. Your minimum building setbacks are determined by your property's zoning designation. If you do not know your property's zoning and/or minimum building setbacks, please contact the Department of Community Development at 919-718-4656 or [zoning@sanfordnc.net](mailto:zoning@sanfordnc.net).

### SITE PLAN EXAMPLE (NEW HOME, ACCESSORY STRUCTURE, AND HOME ADDITION)

