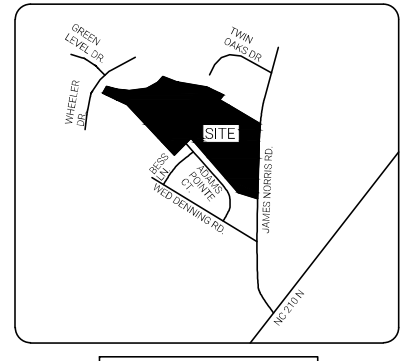
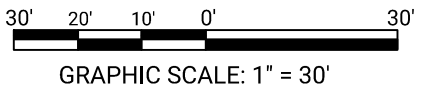


ADDRESS: 257 SHELBY MEADOW LANE

MAP BOOK 2023, PG'S 248-249

AREA: 31,363 S.F. ~ 0.720 ACRES



VICINITY MAP - NTS

SITE DATA TABLE:

ZONING:	RA-30
ZONING CONDITIONS:	RESIDENTIAL
OVERLAY DISTRICT:	SINGLE FAMILY
CURRENT USE:	VACANT

BUILDING SETBACKS:

FRONT	35'
SIDE	10'
CORNER	20'
REAR	25'
MAX BLDG HGT	35'

Line	Bearing	Distance
L1	S 36°09'52" E	31.33'
L2	N 32°15'53" W	15.22'

Curve	Radius	Length	Chord	Chord Bearing
C1	200.00'	249.69'	233.79'	S 71°55'49" E

IMPERVIOUS CALCULATIONS:

MAX IMP %	36 %
LOT AREA	31,363 SF
MAX IMP AREA	11,291 SF

PROPOSED AREAS:

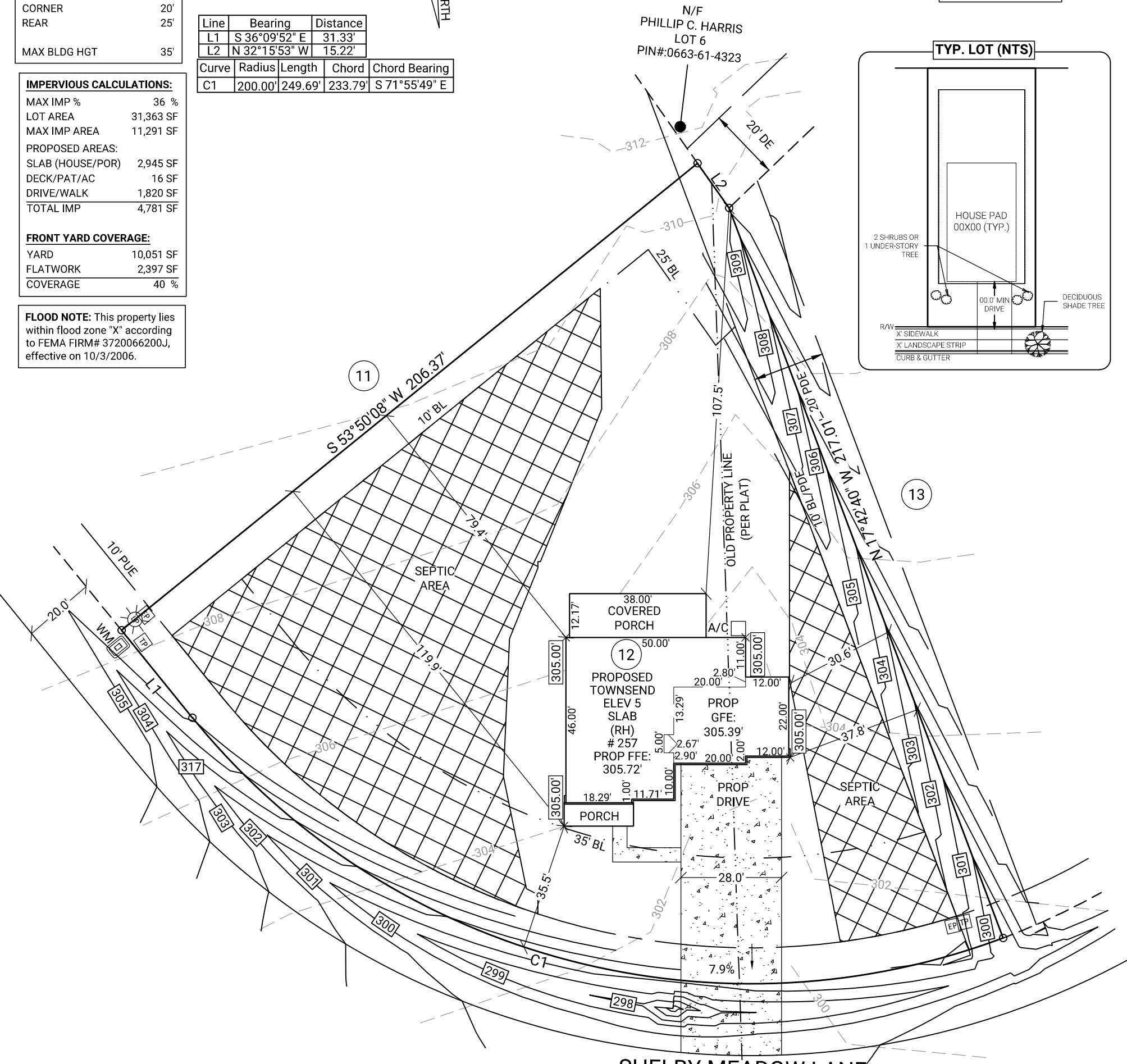
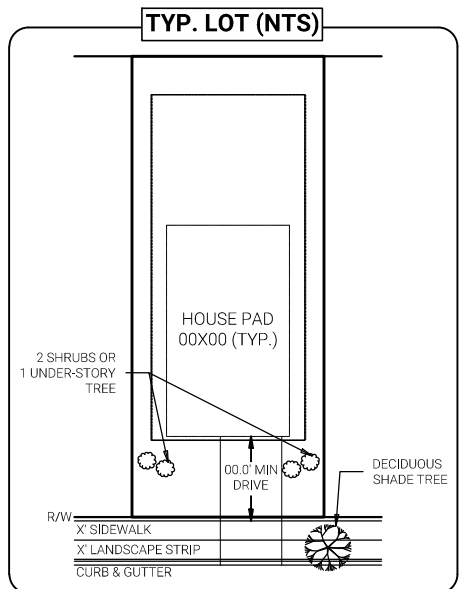
SLAB (HOUSE/POR)	2,945 SF
DECK/PAT/AC	16 SF
DRIVE/WALK	1,820 SF
TOTAL IMP	4,781 SF

FRONT YARD COVERAGE:

YARD	10,051 SF
FLATWORK	2,397 SF
COVERAGE	40 %

FLOOD NOTE: This property lies within flood zone "X" according to FEMA FIRM# 3720066200J, effective on 10/3/2006.

DEVELOPER:
DRB Homes
 3000 RDU Center Drive, Suite 202
 Morrisville, NC 27560
 Phone: 919-747-4970



SHELBY MEADOW LANE
 60' PUBLIC R/W
 UTILITY

LEGEND

BL	Building Line	PD	Proposed Drive	GFE	Garage Floor Elevation
PDE	Private Drainage Easement	WM	Water Meter	DE	Drainage Easement
FFE	Finished Floor Elevation	FH	Fire Hydrant	MH	Manhole
A/C	Air Conditioning	PAT	Patio	PIN	Parcel Identification Number
EP	Electrical Pedestal	PUE	Public Utility Easement	HGT	Height
TP	Telephone Pedestal	GBL	Garage Building Line	AVG	Average
CI	Curb Inlet	SSMH	Sanitary Sewer Manhole	FY	Front Yard
LP	Light Pole	CP	Covered Patio	IMP	Impervious
R/W	Right of Way	PROP	Proposed	NTS	Not to Scale
P	Porch	N/F	Now or Formerly	P.999	Proposed Grade
CO	Clean Out	TBOX	Telephone Box	999	Existing Grade
		CATV	Cable TV		Front Grassed Area

HOUSE PLAN INFO (FOR CLIENT USE)

PLAN NAME: _____

STORIES: _____ FOUNDATION: SLAB CRAWL BSMT

FACADE: VINYL HARDY BRICK STONE OTHER

PLAN OPTIONS: _____

SLAB SF: _____ TOTAL SF: _____ MEAN HEIGHT: _____

GENERAL NOTES: No field work has been performed. This Map or Plat is subject to any additional easements or restrictions of record. Contact utility contractor for location prior to construction (if applicable). This plat is for exclusive use by client. Use by third parties is at their own risk. Dimensions from house to property lines should not be used to establish fences. City sidewalks, driveway approaches, and other improvements inside the city's right of way are provided for demonstration purposes only. consult the development plans for actual construction. This plat has been calculated for closure and is found to be accurate within one foot in 10,000+ feet.

SUB: Honeycutt Hills
LOT: 12
 Angier, Harnett County, North Carolina

SITE PLAN FOR:

DRB GROUP OF NORTH CAROLINA, LLC.

PLAT DATE: 08/23/2024
 20240808679 FC: N/A

C+C BUILDING SOLUTIONS
 A NORTH CAROLINA SUBSIDIARY OF CARTER + CLARK

Corporate Headquarters:
 1735 North Brown Road, Suite 400
 Lawrenceville, GA 30043
 866.637.1048
 FIRM LICENSE: F-1461

REVISION CHART

1	08/06/24	SITE PLAN
2	08/16/24	REVISE SITE PLAN
3	08/23/24	HOUSE MOVE
4		
5		
6		
7		
8		
9		