

ADDRESS: 437 ADAMS POINTE COURT

MAP BOOK 2023, PG'S 248-249

30' 20' 10' 0' 30'

GRAPHIC SCALE: 1" = 30'

AREA: 28,960 S.F. ~ 0.665 ACRES

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'

IMPERVIOUS CALCULATIONS:

MAX IMP %	36 %
LOT AREA	28,960 SF
MAX IMP AREA	10,426 SF
PROPOSED AREAS:	
SLAB (HOUSE/POR)	2,418 SF
DECK/PAT/AC	- SF
DRIVE/WALK	971 SF
TOTAL IMP	3,369 SF

FRONT YARD COVERAGE:

YARD	4,180 SF
FLATWORK	1,117 SF
COVERAGE	26.7 %

BUILDER CALCULATIONS:

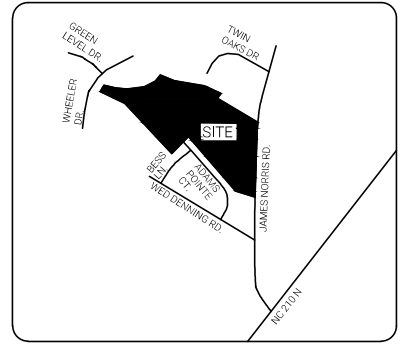
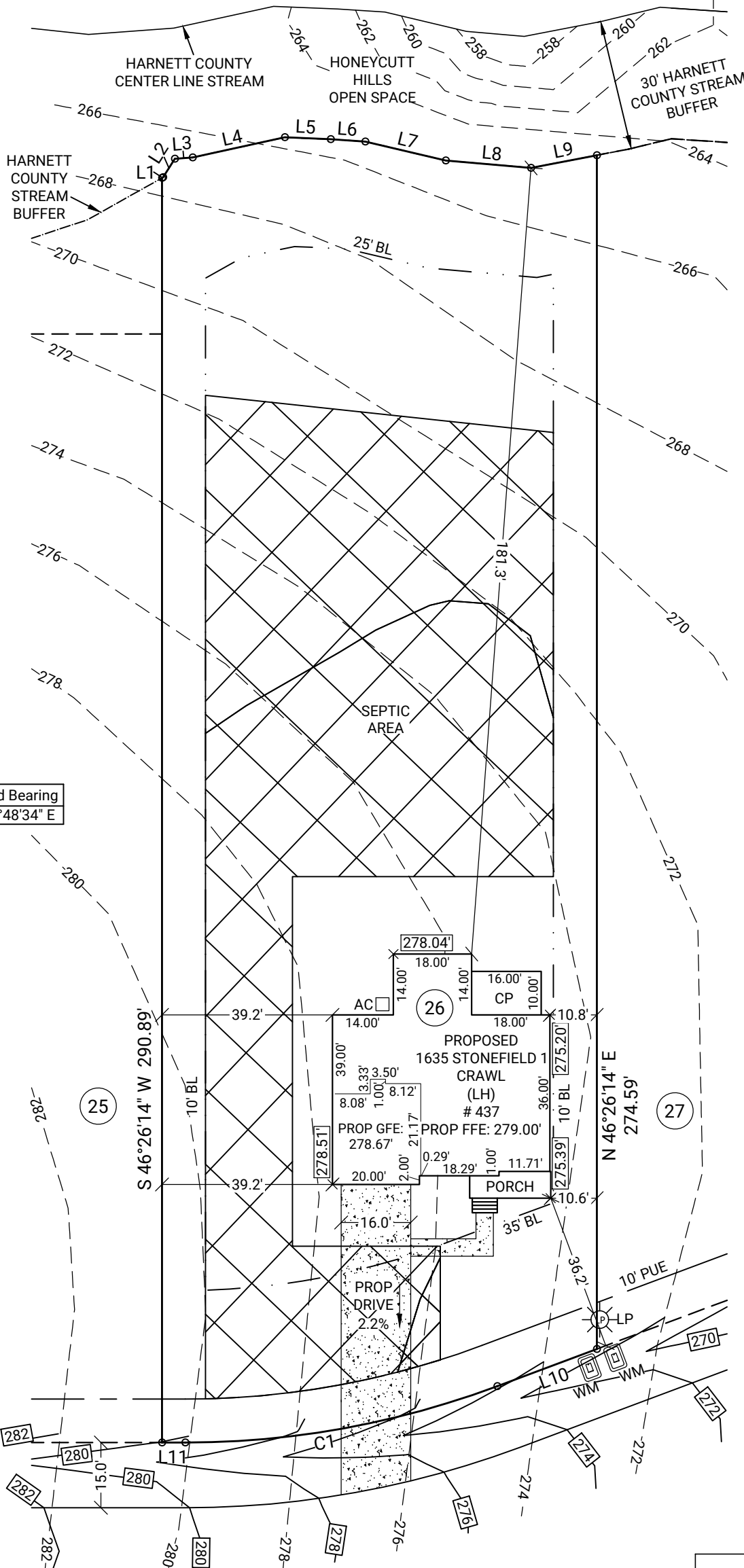
ON LOT FLATWORK	971 SF
R/W FLATWORK	246 SF
SOD ON LOT	25571 SF
SEED/STRAW	
ON LOT	28,191 SF
SOD OFF LOT	1,299 SF

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

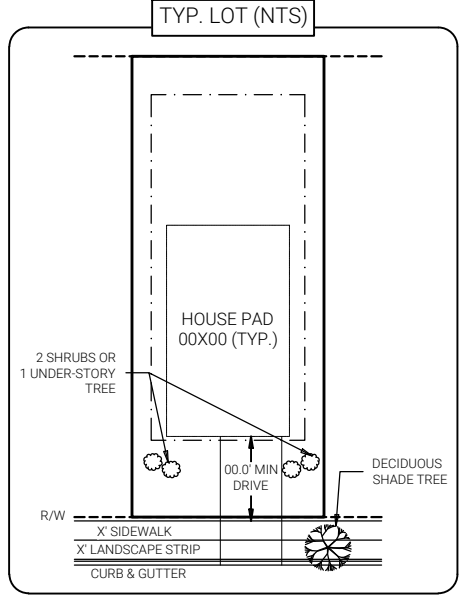
Curve	Radius	Length	Chord	Chord Bearing
C1	205.00'	73.32'	72.93'	S 53°48'34" E

Line	Bearing	Distance
L1	N 72°53'49" W	0.29'
L2	S 78°41'26" W	5.04'
L3	N 47°51'44" W	4.11'
L4	N 55°50'25" W	21.73'
L5	N 41°11'10" W	10.55'
L6	N 39°48'22" W	7.98'
L7	N 30°15'20" W	18.99'
L8	N 38°39'35" W	19.71'
L9	N 54°27'44" W	15.39'
L10	S 64°03'22" E	24.43'
L11	S 43°33'46" E	5.35'

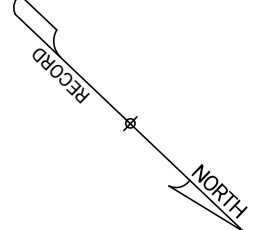
- LEGEND**
- BL Building Line
 - PDE Private Drainage Easement
 - FFE Finished Floor Elevation
 - A/C Air Conditioning
 - CI Curb Inlet
 - R/W Right of Way
 - TP Telephone Pedestal
 - TEL Telephone
 - P Porch
 - LP Light Pole
 - CO Clean Out
 - PD Proposed Drive
 - WM Water Meter
 - FH Fire Hydrant
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



VICINITY MAP - NTS



TYP. LOT (NTS)



ADAMS POINTE COURT
50' PUBLIC R/W
UTILITY

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

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: 26
Angier, Harnett County, North Carolina

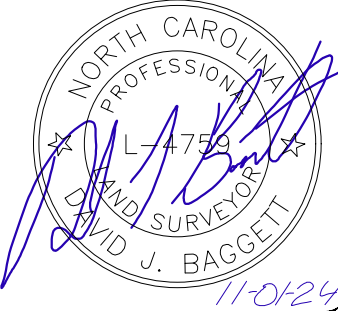
SITE PLAN FOR:

DRB
DRB GROUP OF NORTH CAROLINA, LLC.

PLAT DATE: 11/01/2024
20241010237 DRB_RAL FC: N/A



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



REVISION CHART

NO.	DATE	DESCRIPTION
1	10/31/24	SITE PLAN
2	11/01/24	HOUSE MOVE
3	00/00/24	---
4	00/00/24	---
5	00/00/24	---
6	00/00/24	---
7	00/00/24	---
8	00/00/24	---
9	00/00/24	---