

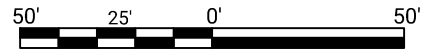
ADDRESS: 231 ALDEN WAY

PLAT BOOK 2024, PG'S 506-510

PIN:# TBD

AREA: 39,621 S.F. ~ 0.910 ACRES

N/F
PAULA RIOS & FORTINO RIOS
PIN: 0693-00-3769
PID: 040683 0048 05
DB: 4083, PG: 0422
PB: 98, PG: 272
ZONING: RA-30



GRAPHIC SCALE: 1" = 50'

IMPERVIOUS AREAS

IMPERVIOUS 4,113 SF
IMPERVIOUS 10.3 %
MAX IMP 10,000 SF

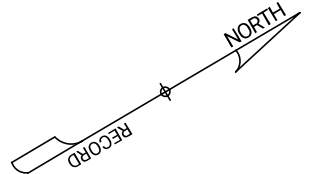
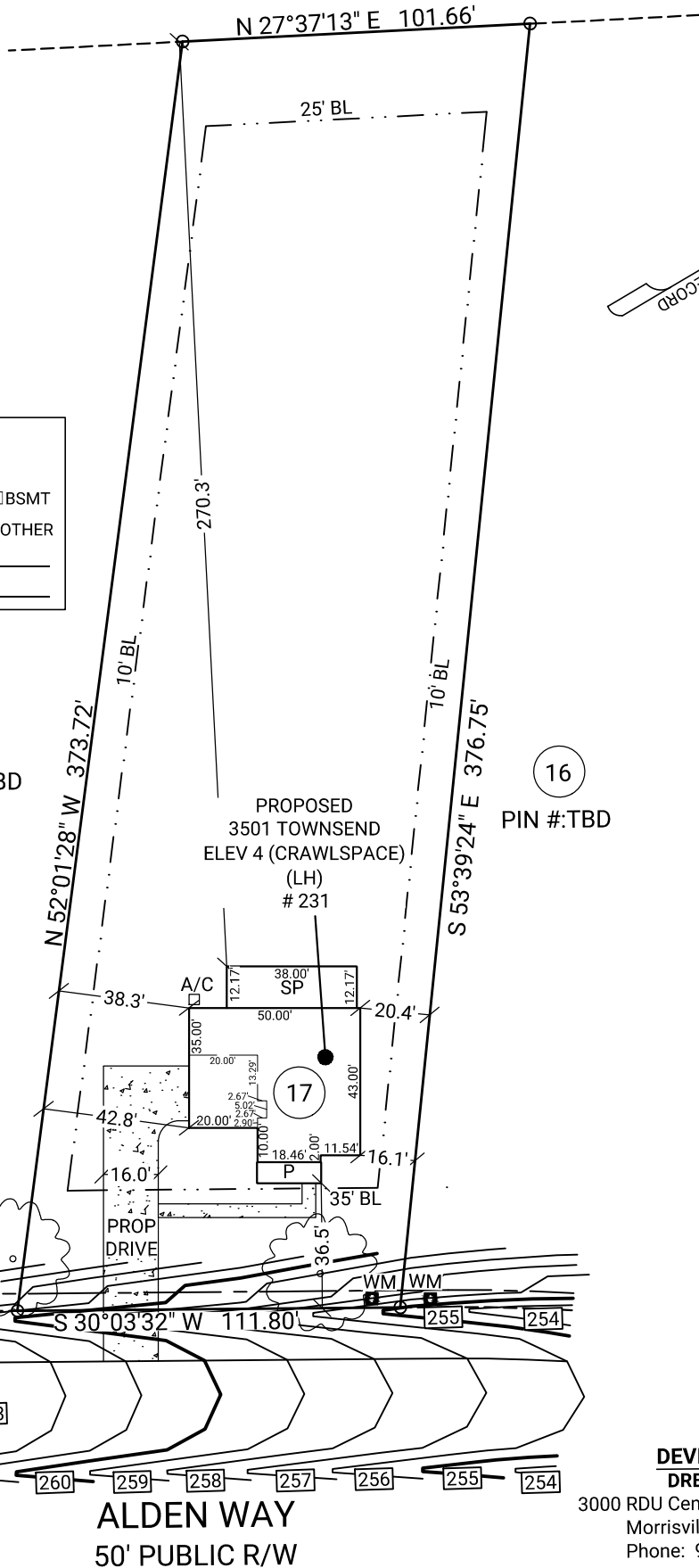
FRONT YARD: 5,729 SF
DRIVE: 1,531 SF
DRIVE %: 26.7 %

SITE DATA TABLE:

ZONING : RA-30
ZONING CONDITIONS: -
OVERLAY DISTRICT: 0
CURRENT USE: VACANT
BUILDING SF: 2,605

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: _____



LEGEND:

- BL Building Line
- DE Drainage Easement
- PRDE Private Drainage Easement
- PUE Permanent Utility Easement
- PAE Public Access Easement
- HOAM Homeowner Association Maintained
- HRW Harnett Regional Water
- PAT Patio
- WM Water Meter
- P Porch
- PROP Proposed
- N/F Now or Formerly
- A/C Air Conditioning
- SP Screened Porch
- R/W Right of Way
- PIN Parcel Identification Number
- TBD To Be Determined
- NTS Not to Scale
- P.999 Proposed Grade
- 999 Existing Grade
- Front Grassed Area
- 2" CALIPER 6'-8" MIN. HEIGHT
NUTTALL OAK
QUERCUS NATTALLII

DEVELOPER:

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

FLOOD NOTE: This property lies within flood zone "X" according to FEMA FIRM# 3720068200J, effective on 10/3/2006.

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.

BUILDING SETBACKS:

Front: 35'
Rear: 25'
Side: 10'
Corner: 20'

SUB: Campbell Ridge

LOT: 17
Angier, Harnett County, North Carolina

SITE PLAN FOR:



DRB GROUP OF NORTH CAROLINA, LLC.

PLAT DATE: 12/14/2024
20241203500 FC: N/A



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

