

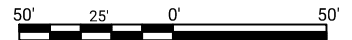
ADDRESS: 196 ALDEN WAY

PLAT BOOK 2024, PG'S 506-510

PIN #: TBD

AREA: 40,265 S.F. ~ 0.924 ACRES

Curve	Radius	Length	Chord	Chord Bearing
C1	525.00'	102.85'	102.68'	N 42°36'22" E



GRAPHIC SCALE: 1" = 50'

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

IMPERVIOUS AREAS

IMPERVIOUS 4,459 SF
 IMPERVIOUS 11.1 %
 MAX IMP 10,000 SF

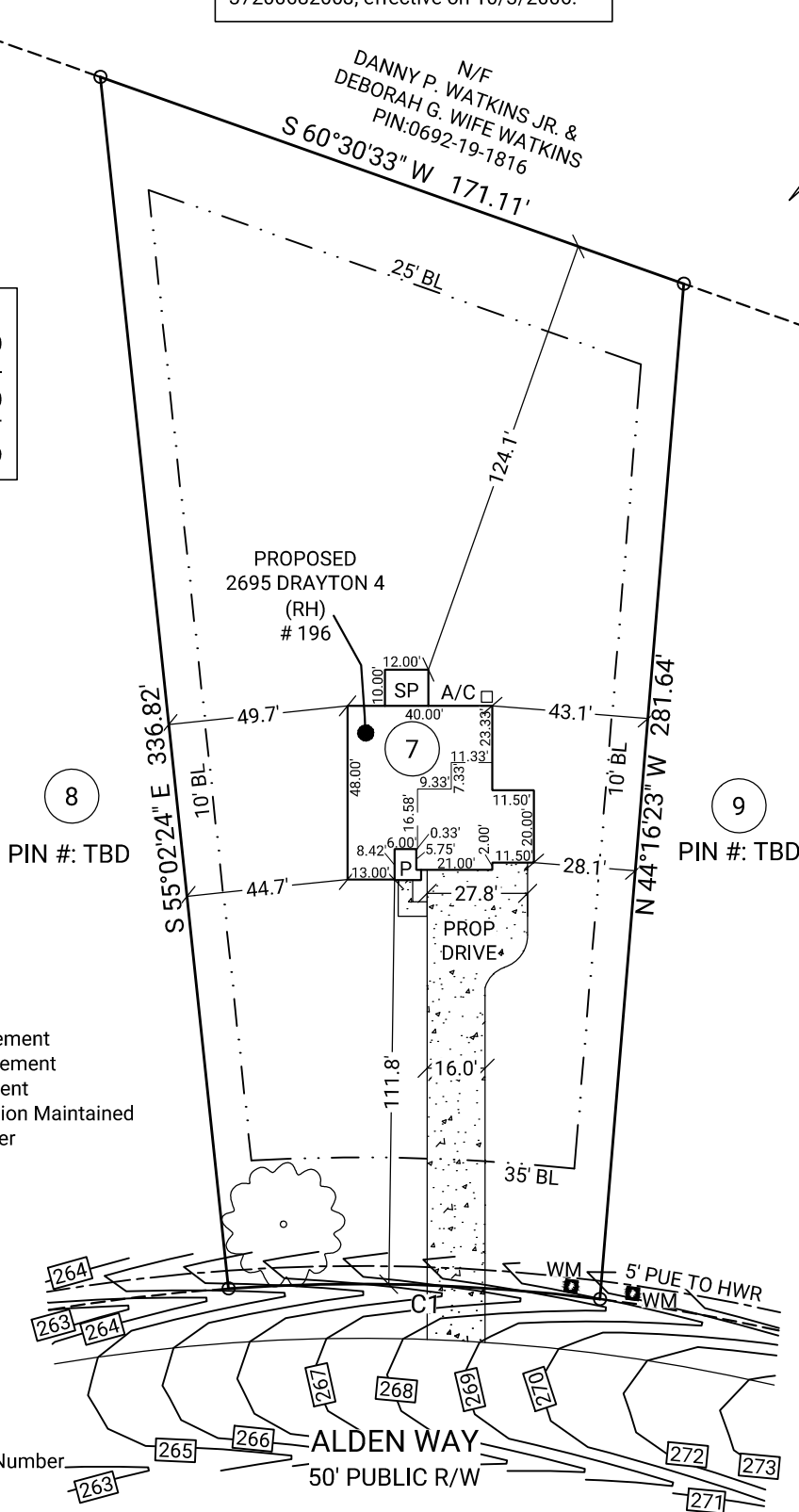
FRONT YARD: 12,107 SF
 DRIVE: 2,471 SF
 DRIVE %: 20.0 %

SITE DATA TABLE:

ZONING : RA-30
 ZONING CONDITIONS: -
 OVERLAY DISTRICT: 0
 CURRENT USE: VACANT
 BUILDING SF: 2,219

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
- CB Catch Basin
- POR Porch
- DK Deck
- PAT Patio
- FH Fire Hydrant
- WM Water Meter
- P Porch
- SP Screened Porch
- PROP Proposed
- N/F Now or Formerly
- A/C Air Conditioning
- R/W Right of Way
- PIN Parcel Identification Number
- TBD To Be Determined
- (P) Platted
- (M) Measured
- NTS Not to Scale
- P.999 Proposed Grade
- 999 Existing Grade
- Front Grassed Area
- 2" CALIPER 6'-8' MIN. HEIGHT NUTTALL OAK QUERCUS NATTALLII



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.

BUILDING SETBACKS:

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

SUB: Campbell Ridge

LOT: 7

Angier, Harnett County, North Carolina

SITE PLAN FOR:



PLAT DATE: 12/05/2024
 20241109477 FC: N/A



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

