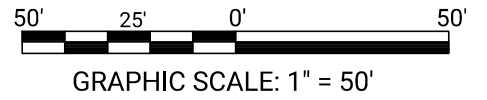


ADDRESS: 214 ALDEN WAY

PLAT BOOK 2024, PG'S 506-510

PIN#: 0693-00-7553

AREA: 44,560 S.F. ~ 1.023 ACRES



SITE DATA TABLE:

ZONING:	RA-30
ZONING CONDITIONS:	-
OVERLAY DISTRICT:	0
CURRENT USE:	VACANT

BUILDING SETBACKS:

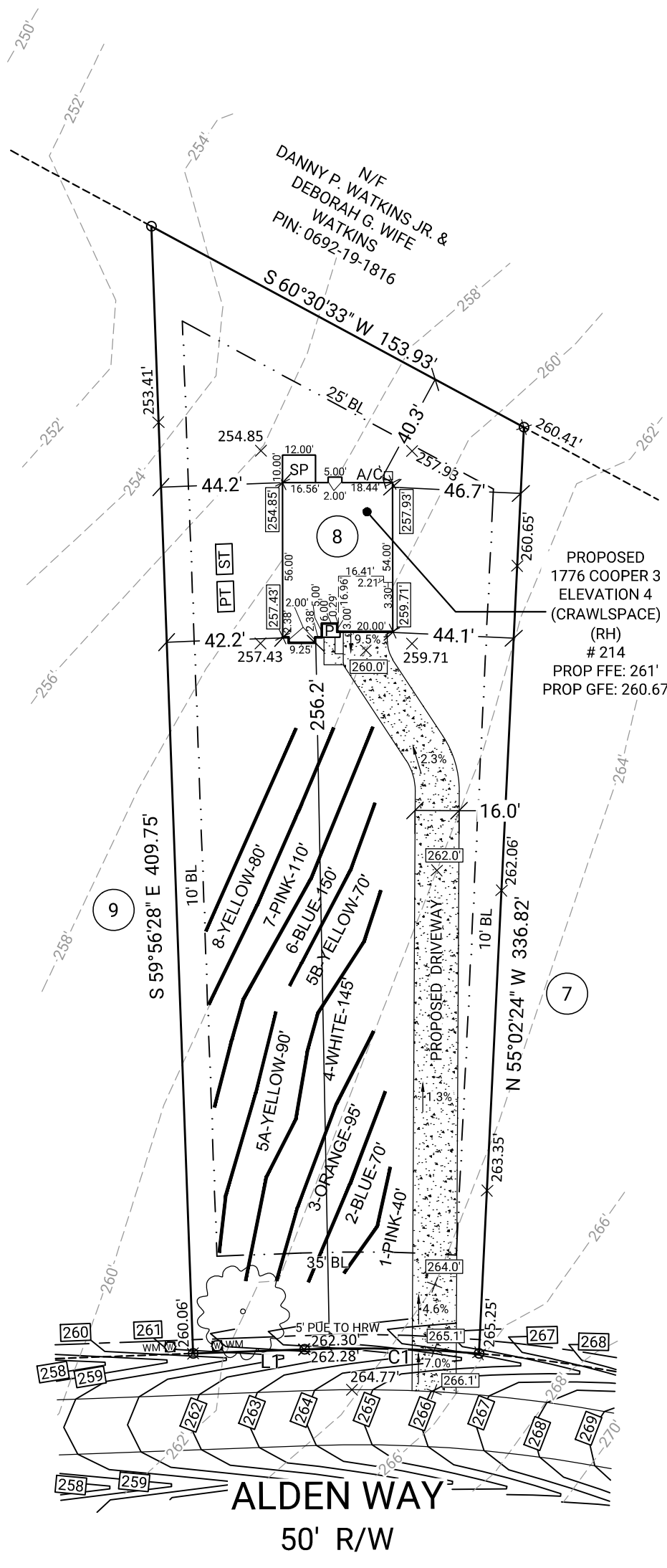
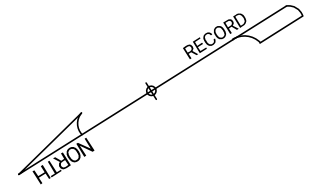
FRONT	35'
SIDE	10'
CORNER	20'
REAR	25'
MAX BLDG HGT	00'

FLOOD NOTE: This property lies within flood zone "X" according to FEMA FIRM# 3720068200J, effective on 10/03/2006.

FRONT YARD: 31,465 SF
DRIVE: 4,533 SF
DRIVE %: 14.4 %

IMPERVIOUS AREAS

IMPERVIOUS	6,721 SF
IMPERVIOUS	15.1 %
MAX IMP	10,000 SF



PROPOSED
 1776 COOPER 3
 ELEVATION 4
 (CRAWLSPACE)
 (RH)
 # 214
 PROP FFE: 261'
 PROP GFE: 260.67'

- LEGEND**
- BL Building Line
 - PDE Private Drainage Easement
 - HOAM Homeowner Association Maintained
 - HRW Harnett Regional Water
 - CB Catch Basin
 - R/W Right of Way
 - P Porch
 - CO Clean Out
 - PD Proposed Drive
 - WM Water Meter
 - DK Deck
 - PAT Patio
 - GBL Garage Building Line
 - BOC Back of Curb
 - ST Septic Tank
 - CP Covered Patio
 - PROP Proposed
 - N/F Now or Formerly
 - TBOX Telephone Box
 - CATV Cable TV
 - DI Drainage Inlet
 - PBX Power Box
 - HGT Height
 - AVG Average
 - FY Front Yard
 - IMP Impervious
 - NTS Not to Scale
 - P.999 Proposed Grade
 - 999 Existing Grade
 - Front Grassed Area
 - 2" CALIPER 6'-8" MIN. HEIGHT
 - NUTTALL OAK
 - QUERCUS NATTALLII

Curve	Radius	Length	Chord	Chord Bearing
C1	525.00'	63.54'	63.51'	N 33°31'35" E

Line	Length	Line Bearing
L1	40.53'	N 30°03'32" E

DEVELOPER:
DRB GROUP
 1101 Slater Rd. Suite 300
 Durham, NC 27703
 984-204-1379

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.

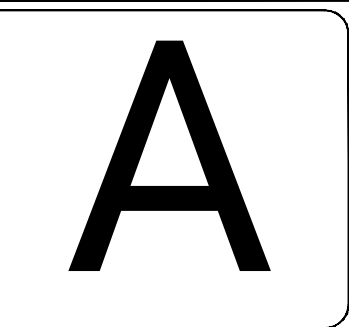
SUB: Campbell Ridge
LOT: 8
 Angier, Harnett County, North Carolina

SITE PLAN FOR:

DRB GROUP OF NORTH CAROLINA, LLC.
 PLAT DATE: 02/10/2025
 20250203053 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	01/20/25	SITE PLAN
2	02/04/25	DRIVEWAY UPDATED
3	02/10/25	DRIVEWAY TILT 1.0' TO RIGHT
4		
5		
6		
7		
8		
9		