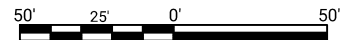


ADDRESS: 138 ALDEN WAY

PLAT BOOK 2024, PG'S 506-510

PIN #: TBD

AREA: 30,586 S.F. ~ 0.702 ACRES



GRAPHIC SCALE: 1" = 50'

IMPERVIOUS AREAS

IMPERVIOUS 4,474 SF
IMPERVIOUS 14.6 %
MAX IMP 10,000 SF

FRONT YARD: 4,608 SF
DRIVE: 1,648 SF
DRIVE %: 36 %

SITE DATA TABLE:

ZONING: RA-30
ZONING CONDITIONS: -
OVERLAY DISTRICT: 0
CURRENT USE: VACANT
BUILDING SF: 2,841

Line	Bearing	Distance
L1	N 60°57'05" E	29.28'

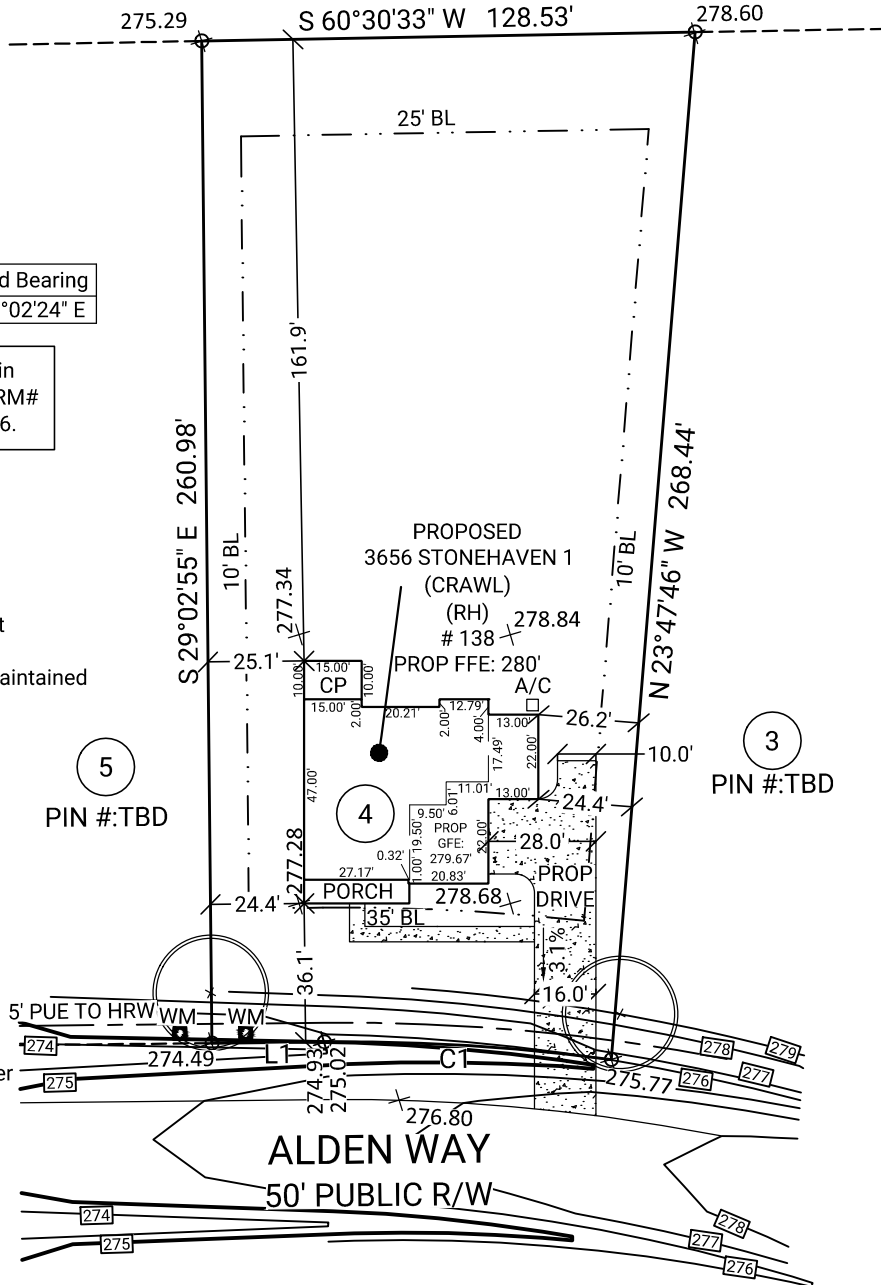
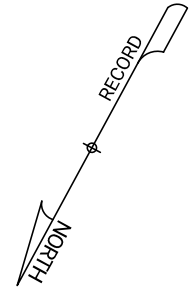
Curve	Radius	Length	Chord	Chord Bearing
C1	525.00'	74.93'	74.87'	N 65°02'24" E

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

LEGEND:

- BL Building Line
- GFE Garage Floor Elevation
- FFE Finished Floor Elevation
- 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
- LP Light Pole
- 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
- [Hatched] Front Grassed Area

N/F
DANNY P. WATKINS Jr. &
DEBORAH G. WATKINS
PIN: 0692-19-1816
PID: 040692 0030
DB: 3204, PG: 765
ZONING: RA-30



REVISION CHART

01/31/25	SITE PLAN
02/01/25	REMOVED MORNING ROOM
02/04/25	HOUSE PLAN UPDATED

TREE LEGEND



TULIP POPLAR
Liriodendron tulipifera

2" CALIPER / 8' HEIGHT

NOTE: TREES ARE TO BE INSTALLED IN ACCORDANCE WITH THE DEVELOPMENT LANDSCAPE PLANS. STREET TREE LOCATIONS MAY BE ADJUSTED FOR DRIVEWAYS BUT SHOULD NOT POSE A SIGHT OBSTRUCTION.

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: 4
Angier, Harnett County, North Carolina

SITE PLAN FOR:



DRB GROUP OF NORTH CAROLINA, LLC.

PLAT DATE: 02/04/2025
20250200681 FC: N/A



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

