

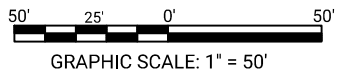
ADDRESS: 253 ALDEN WAY

PLAT BOOK 2024, PG'S 506-510

PIN #: TBD

AREA: 48,640 S.F. ~ 1.117 ACRES

N/F
PAULA RIOS & FORTINO RIOS
PIN: 0693-00-3769
PID: 040683 0048 05
DB: 4083, PG: 0422
ZONING: RA-30
N 27°37'13" E 149.68'



GRAPHIC SCALE: 1" = 50'

IMPERVIOUS AREAS

IMPERVIOUS 4,713 SF
IMPERVIOUS 9.7 %
MAX IMP 10,000 SF

FRONT YARD: 4,792 SF
DRIVE: 1,641 SF
DRIVE %: 3.4 %

SITE DATA TABLE:

ZONING : RA-30
ZONING CONDITIONS: -
OVERLAY DISTRICT: 0
CURRENT USE: VACANT
BUILDING SF: 3,087

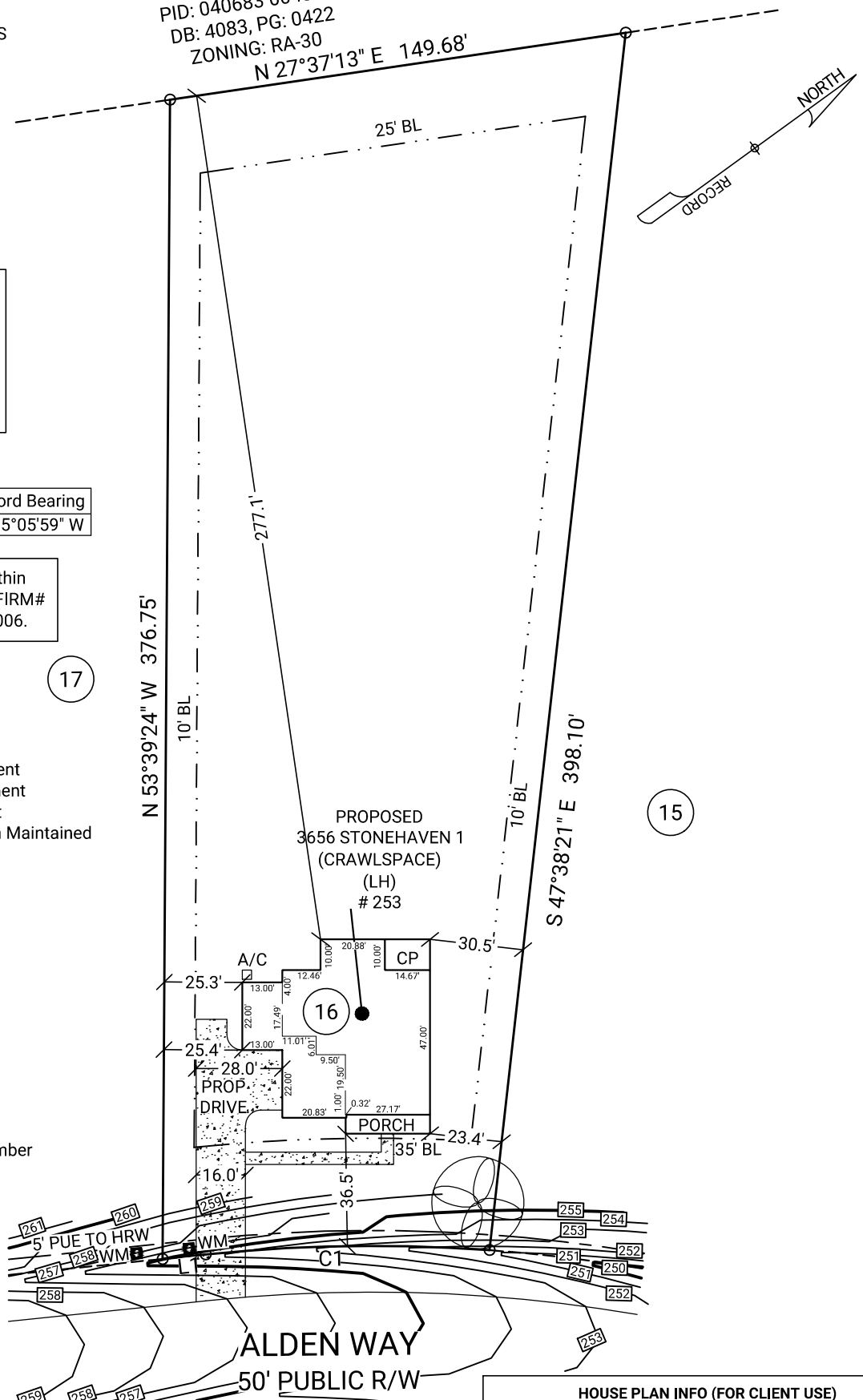
| Line | Bearing | Distance |
|------|---------------|----------|
| L1 | S 30°03'32" W | 14.06' |

| Curve | Radius | Length | Chord | Chord Bearing |
|-------|---------|--------|--------|---------------|
| C1 | 525.00' | 92.38' | 93.26' | S 35°05'59" W |

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

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
- LP Light Pole
- 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



17

15

16

ALDEN WAY
50' PUBLIC R/W

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: _____

REVISION CHART

| | |
|----------|-------------|
| 01/31/25 | SITE PLAN |
| 02/01/25 | HOUSE MOVED |
| | |
| | |
| | |

TREE LEGEND

- TULIP POPLAR 2" CALIPER / 6'-8' HEIGHT
- LACEBARK ELM ULMUS PARVIFOLIA

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.

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: 16
Angier, Harnett County, North Carolina

SITE PLAN FOR:

DRB

DRB GROUP OF NORTH CAROLINA, LLC.

PLAT DATE: 02/01/2025
20250112281 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

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