

ADDRESS: 311 ALDEN WAY

PLAT BOOK 2024, PG'S 506-510

PIN #:0693-00-9995.000

AREA: 37,112 S.F. ~ 0.852 ACRES

DEVELOPER:

DRB Homes

3000 RDU Center Drive, Suite 202

Morrisville, NC 27560

Phone: 919-747-4970

HOUSE PLAN INFO (FOR CLIENT USE)

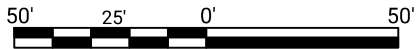
PLAN NAME: _____

STORIES: _____ FOUNDATION: SLAB CRAWL BSMT

FACADE: VINYL HARDY BRICK STONE OTHER

PLAN OPTIONS: _____

SLAB SF: _____ TOTAL SF: _____ MEAN HEIGHT: _____



GRAPHIC SCALE: 1" = 50'

SITE DATA TABLE:

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

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
SP	Screen Porch
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
ST	Septic Tank
SP	Screened Porch
PROP	Proposed
PD	Proposed Drive
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 Box]	Front Grassed Area



2" CALIPER 6'-8" MIN. HEIGHT
LACEBARK ELM
ULMUS PARVIFOLIA

IMPERVIOUS CALCULATIONS:

MAX IMP %	26.9 %
LOT AREA	37,112 SF
MAX IMP AREA	10,000 SF
PROPOSED AREAS:	
SLAB (HOUSE/POR)	2,424 SF
DECK/PAT/AC	109 SF
DRIVE/WALK	1,014 SF
TOTAL IMP	3,547 SF

FRONT YARD COVERAGE:

YARD	4,113 SF
FLATWORK	1,014 SF
COVERAGE	24.7 %

BUILDER CALCULATIONS:

ON LOT FLATWORK	1,123 SF
R/W FLATWORK	240 SF
SOD ON LOT	5,911 SF
SEED/STRAW ON LOT	27,655 SF
SOD OFF LOT	1,260 SF

BUILDING SETBACKS:

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

BUILDING SETBACKS:

FRONT	35'
SIDE	10'
CORNER	20'
REAR	25'
MIN LOT SIZE	25,000 S.F
MIN LOT WIDTH	100'

REVISION CHART

03/14/2025	ADD PROPOSED POOL AND ADD WATER METER
05/29/2025	ADD PATIO

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: 13

Angier, Harnett County, North Carolina

SITE PLAN FOR:



DAN RYAN
HOMES

PLAT DATE: 05/29/2025

20250512146 DRB_RAL FC: N/A



C+C BUILDING SOLUTIONS
A NORTH CAROLINA SUBSIDIARY OF CARTER + CLARK

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