

ADDRESS: 49 ALDEN WAY  
AREA: 25,498 S.F. ~ 0.585 ACRES  
PLAT BOOK 2024, PG'S 506-510  
PIN#: 0693-00-0136

IMPERVIOUS AREAS

IMPERVIOUS 4,175 SF  
IMPERVIOUS 16.4 %  
MAX IMP 10,000 SF

SITE DATA TABLE:

ZONING : RA-30  
ZONING CONDITIONS: -  
OVERLAY DISTRICT: 0  
CURRENT USE: VACANT  
BUILDING SF: 2,869

FRONT YARD: 8,678 SF  
DRIVE: 1,437 SF  
DRIVE %: 16.6 %

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

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: \_\_\_\_\_

DEVELOPER:  
DRB GROUP

1101 Slater Rd. Suite 300  
Durham, NC 27703  
984-204-1379

LEGEND:

- BL Building Line  
DE Drainage Easement  
PRDE Private Drainage Easement  
PUE Permanent Utility Easement  
PAE Public Access Easement  
STE Sight Triangle Easement  
HRW Harnett Regional Water  
PAT Patio  
WM Water Meter  
P Porch  
PD Proposed Driveway  
PROP Proposed  
ST Septic Tank  
N/F Now or Formerly  
A/C Air Conditioning  
SP Screened Porch  
R/W Right of Way  
PIN Parcel Identification Number  
TBD To Be Determined  
NTS Not to Scale  
HOAM Homeowner Association Maintained  
P.999 Proposed Grade  
999 Existing Grade  
Front Grassed Area



2" CALIPER 6'-8" MIN. HEIGHT  
NUTTALL OAK  
QUERCUS NATTALLII



2" CALIPER 6'-8" MIN. HEIGHT  
TRIDENT MAPLE  
ACER BUERGERIANUM

Curve	Radius	Length	Chord	Chord Bearing
C1	525.00'	83.05'	82.96'	S 75°11'52" W

Line	Distance	Bearing
L1	19.62'	S 70°39'57" W
L2	42.31'	S 79°43'46" W
L3	70.68'	S 10°30'00" E

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: 27  
Angier, Harnett County, North Carolina

SITE PLAN FOR:

DRB

DRB GROUP OF NORTH CAROLINA, LLC.

PLAT DATE: 03/18/2025  
20250305875 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

A

50' 25' 0' 50'

GRAPHIC SCALE: 1" = 50'

