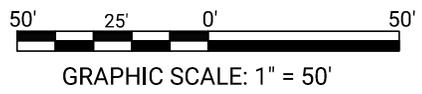


ADDRESS: 102 ALDEN WAY

AREA: 35,618 S.F. ~ 0.818 ACRES
 PLAT BOOK 2024, PG'S 506-510
 PIN#: 0692-09-3941.000

**DEVELOPER:
 DRB GROUP**

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



TREE LEGEND

- ZELKOVA SERRATA 2" CALIPER / 6'-8" HEIGHT
 Japanese Zelkova

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: _____

IMPERVIOUS AREAS

IMPERVIOUS 4,287 SF
 IMPERVIOUS 12.0 %
 MAX IMP 10,000 SF

FRONT YARD: 6,524 SF
 DRIVE: 1,568 SF
 DRIVE %: 24 %

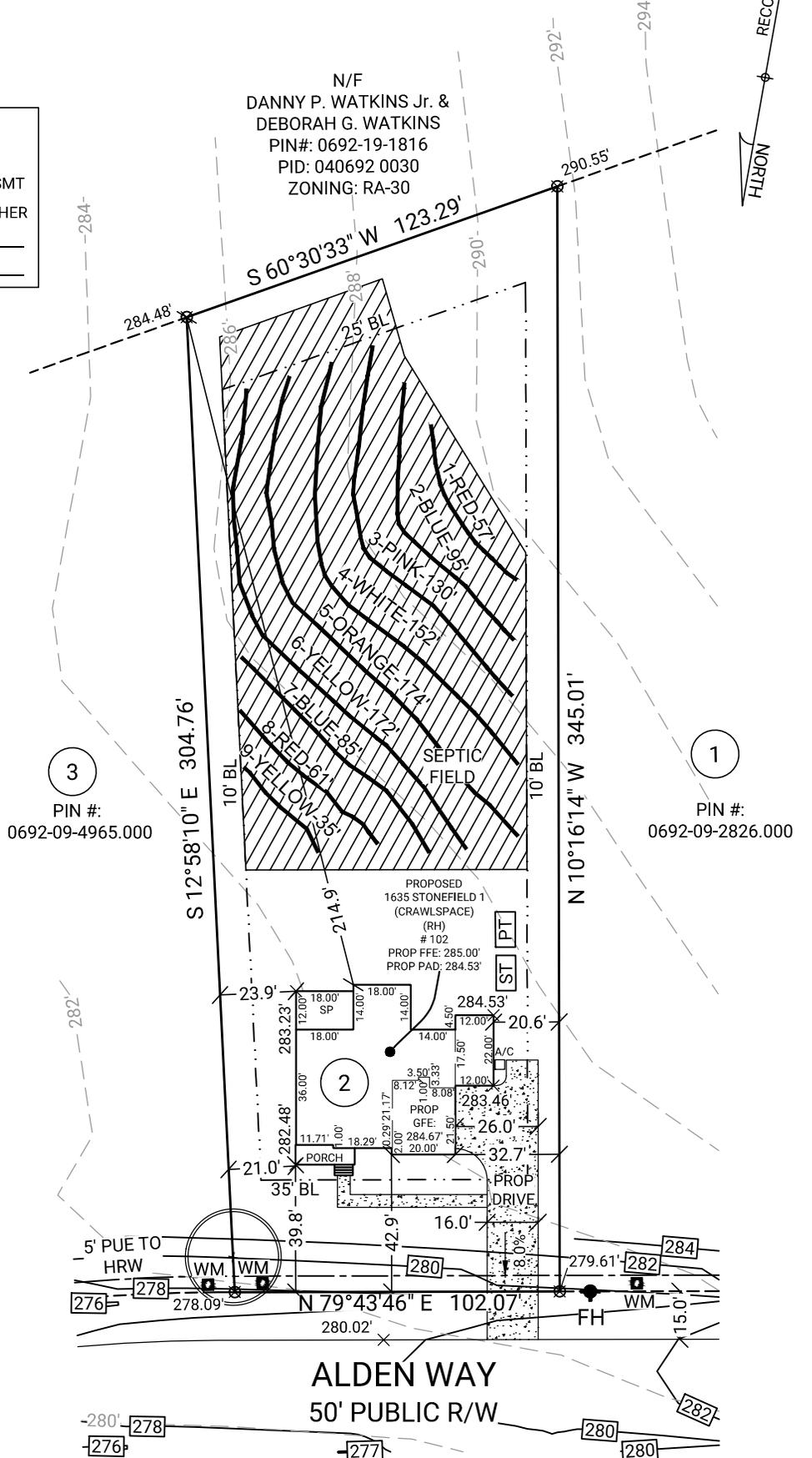
SITE DATA TABLE:

ZONING :	RA-30
ZONING CONDITIONS:	-
OVERLAY DISTRICT:	0
CURRENT USE:	VACANT
BUILDING SF:	2,738

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
- FH Fire Hydrant
- FFE Finished Floor Elevation
- DE Drainage Easement
- PRDE Private Drainage Easement
- PUE Permanent Utility Easement
- SP Screened 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
- 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
- Front Grassed Area



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: 2**
 Angier, Harnett County, North Carolina

SITE PLAN FOR:

DRB
DRB GROUP OF NORTH CAROLINA, LLC.

PLAT DATE: 04/19/2025
 20250408059 DRB_RAL 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

