

ADDRESS: 76 ALDEN WAY

AREA: 54,280 S.F. ~ 1.246 ACRES

PIN#: 0692-09-2826.000

PLAT BOOK 2024, PG'S 506-510

TREE LEGEND

	ZELKOVA SERRATA Japanese Zelkova	2" CALIPER / 6 - 8' HEIGHT
	TRIDENT MAPLE ACER BUERGERIANU	2" CALIPER / 6 - 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: _____

FLOOD NOTE: This property lies within flood zone "X" according to FEMA FIRM# 3720068200J, effective on 10/03/2006.

SITE DATA TABLE:

ZONING : RA-30
ZONING CONDITIONS: -
OVERLAY DISTRICT: 0
CURRENT USE: VACANT
BUILDING SF: 3,110

IMPERVIOUS AREAS

IMPERVIOUS 6,668 SF
IMPERVIOUS 12.3 %
MAX IMP 10,000 SF

FRONT YARD: 22,142 SF
DRIVE: 3,355 SF
DRIVE %: 15 %

PIN #: 0692-09-3941.000

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
CP	Covered 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

REVISION CHART	
06/10/25	HOUSE MOVE 10' TO LEFT

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: 1
Angier, Harnett County, North Carolina

SITE PLAN FOR:

DRB

DRB GROUP OF NORTH CAROLINA, LLC.

PLAT DATE: 06/10/2025
20250603957 DRB_RAL FC: N/A



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

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