

ADDRESS: 161 ALDEN WAY

AREA: 32,570 S.F. ~ 0.748 ACRES  
PLAT BOOK 2024, PG'S 506-510  
PIN#: 0693-00-6541.000

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 CALCULATIONS:

MAX IMP % 30.7 %  
LOT AREA 32,570 SF  
MAX IMP AREA 10,000 SF  
PROPOSED AREAS:  
SLAB (HOUSE/POR) 2,713 SF  
DECK/PAT/AC 9 SF  
DRIVE/WALK 1,455 SF  
TOTAL IMP 4,177 SF

FRONT YARD COVERAGE:

YARD 6,424 SF  
FLATWORK 1,695 SF  
COVERAGE 25.7 %

BUILDER CALCULATIONS:

ON LOT FLATWORK 1,464 SF  
R/W FLATWORK 240 SF  
SOD ON LOT 28,394 SF  
SEED/STRAW ON LOT 31,699 SF  
SOD OFF LOT 1,362 SF

SITE DATA TABLE:

ZONING : RA-30  
ZONING CONDITIONS: -  
OVERLAY DISTRICT: 0  
CURRENT USE: VACANT  
BUILDING SF: 2,713

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  
PAT Patio  
FH Fire Hydrant  
LP Light Pole  
WM Water Meter  
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

DEVELOPER:  
DRB GROUP

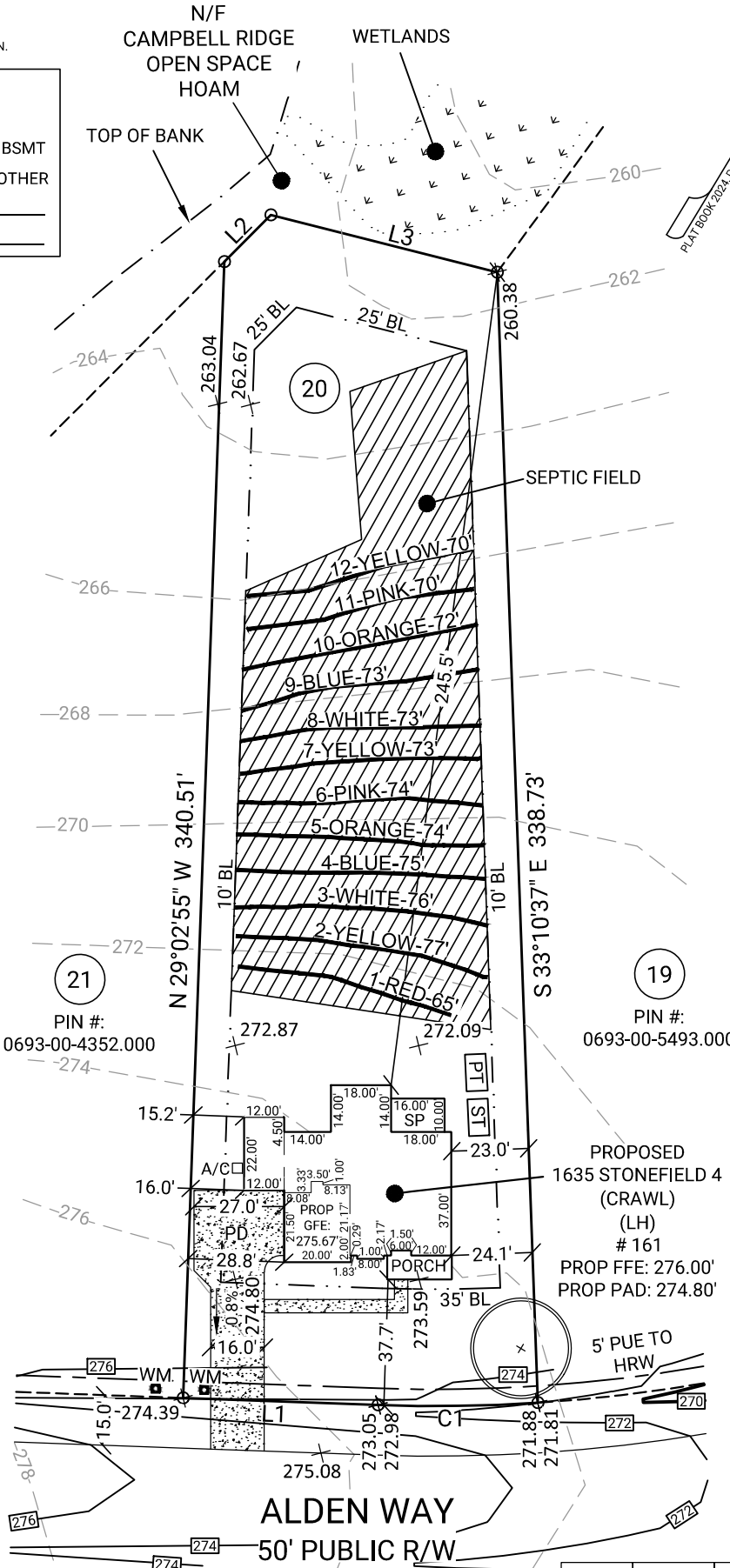
1101 Slater Rd. Suite 300  
Durham, NC 27703  
984-204-1379

TREE LEGEND

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

50' 25' 0' 50'

GRAPHIC SCALE: 1" = 50'



Curve	Radius	Length	Chord	Chord Bearing
C1	475.00'	47.84'	47.82'	S 58°03'58" W

Line	Distance	Bearing
L1	58.41'	S 60°57'05" W
L2	19.75'	N 13°45'49" E
L3	69.92'	N 73°07'06" 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: 20  
Angier, Harnett County, North Carolina

SITE PLAN FOR:

DRB  
DRB GROUP OF NORTH CAROLINA, LLC.

PLAT DATE: 05/29/2025  
20250511684 DRB\_RAL FC: N/A



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

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