

ADDRESS: 21 ALDEN WAY

PLAT BOOK 2024, PG'S 506-510

PIN#: 0683-90-9103

AREA: 22,342 S.F. ~ 0.513 ACRES

SITE DATA TABLE:

ZONING :	RA-30
ZONING CONDITIONS:	-
OVERLAY DISTRICT:	0
CURRENT USE:	VACANT
BUILDING SF:	2,332

BUILDING SETBACKS:

FRONT	35'
SIDE	10'
CORNER	20'
REAR	25'

IMPERVIOUS CALCULATIONS:

MAX IMP %	44.8 %
LOT AREA	22,342 SF
MAX IMP AREA	10,000 SF
PROPOSED AREAS:	
SLAB (HOUSE/POR)	2,663 SF
DECK/PAT/AC	9 SF
DRIVE/WALK	758 SF
TOTAL IMP	3,430 SF

FRONT YARD COVERAGE:

YARD	4,745 SF
FLATWORK	758 SF
COVERAGE	16.0 %

BUILDER CALCULATIONS:

ON LOT FLATWORK	767 SF
R/W FLATWORK	240 SF
SOD ON LOT	3,628 SF
SEED/STRAW ON LOT	11,436 SF
SOD OFF LOT	1,612 SF

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

DEVELOPER:

DRB GROUP

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

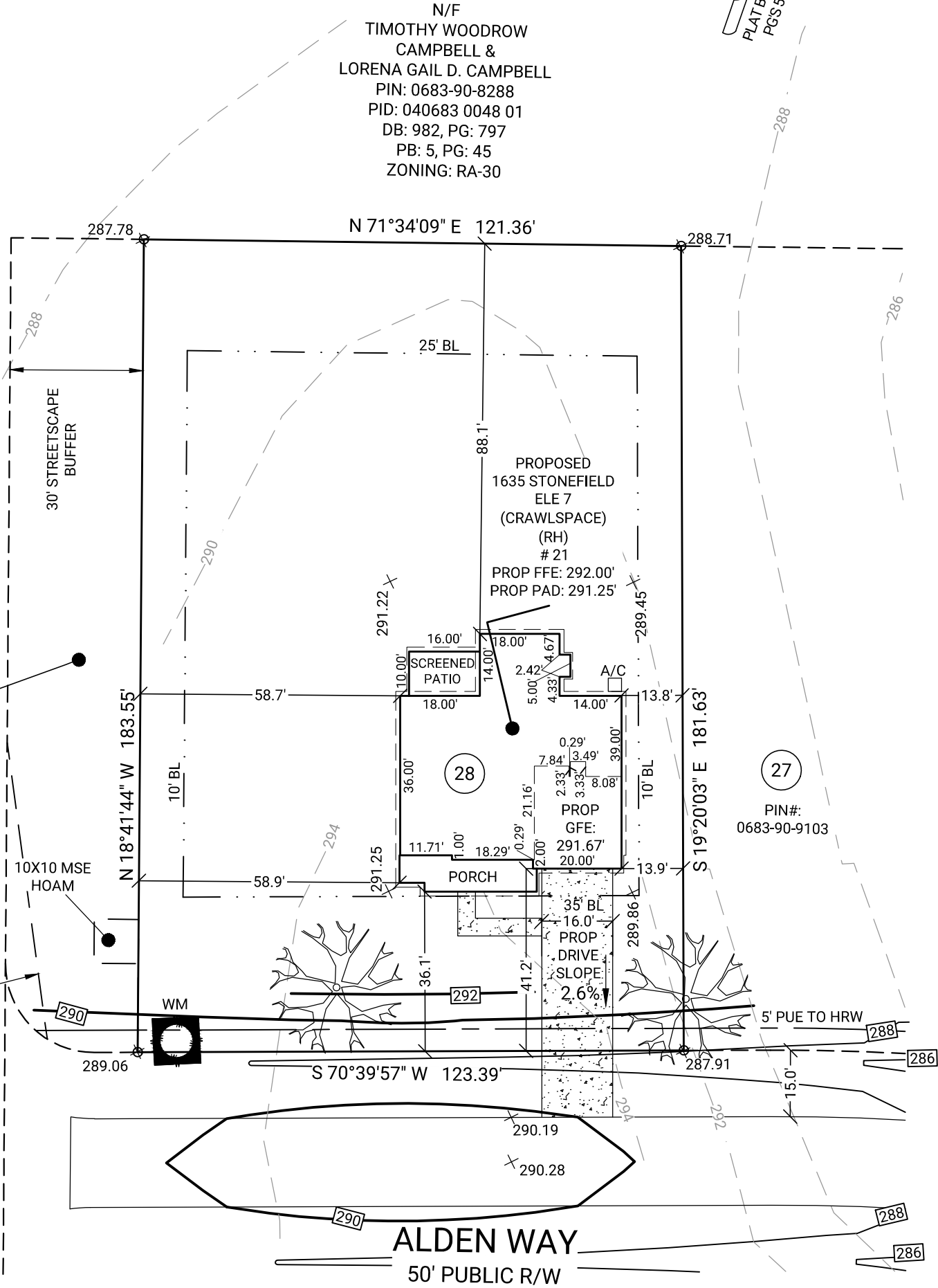
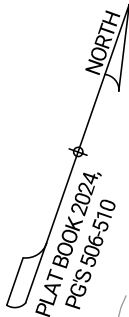


TRIDENT MAPLE  
ACER BUERGERIANUM 2" CALIPER / 6'-8" HEIGHT

**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.

30' 20' 10' 0' 30'

GRAPHIC SCALE: 1" = 30'



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: \_\_\_\_\_

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
MSE	Monument Sign Easement
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.

SUB: Campbell Ridge  
LOT: 28  
Angier, Harnett County, North Carolina

SITE PLAN FOR:



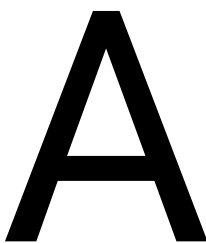
DRB GROUP OF NORTH CAROLINA, LLC.

PLAT DATE: 07/30/2025  
20250711926 DRB\_RAL FC: N/A



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

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Lawrenceville, GA 30043  
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FIRM LICENSE: F-1461



REVISION CHART

1 07/30/25 SITE PLAN