

ADDRESS: 113 ALDEN WAY

PLAT BOOK 2024, PG'S 506-510

AREA: 32,900 S.F. ~ 0.755 ACRES

PIN#: 0693-00-3255

SITE DATA TABLE:

ZONING :	RA-30
ZONING CONDITIONS:	-
OVERLAY DISTRICT:	0
CURRENT USE:	VACANT
BUILDING SF:	2,495

BUILDING SETBACKS:

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

IMPERVIOUS CALCULATIONS:

MAX IMP %	30.4 %
LOT AREA	32,900 SF
MAX IMP AREA	10,000 SF
PROPOSED AREAS:	
SLAB (HOUSE/POR)	2,495 SF
DECK/PAT/AC	9 SF
DRIVE/WALK	783 SF
TOTAL IMP	3,287 SF

FRONT YARD COVERAGE:

YARD	6,095 SF
FLATWORK	783 SF
COVERAGE	12.8 %

BUILDER CALCULATIONS:

ON LOT FLATWORK	792 SF
R/W FLATWORK	241 SF
SOD ON LOT	11,932 SF
SEED/STRAW	
ON LOT	17,683 SF
SOD OFF LOT	5,632 SF

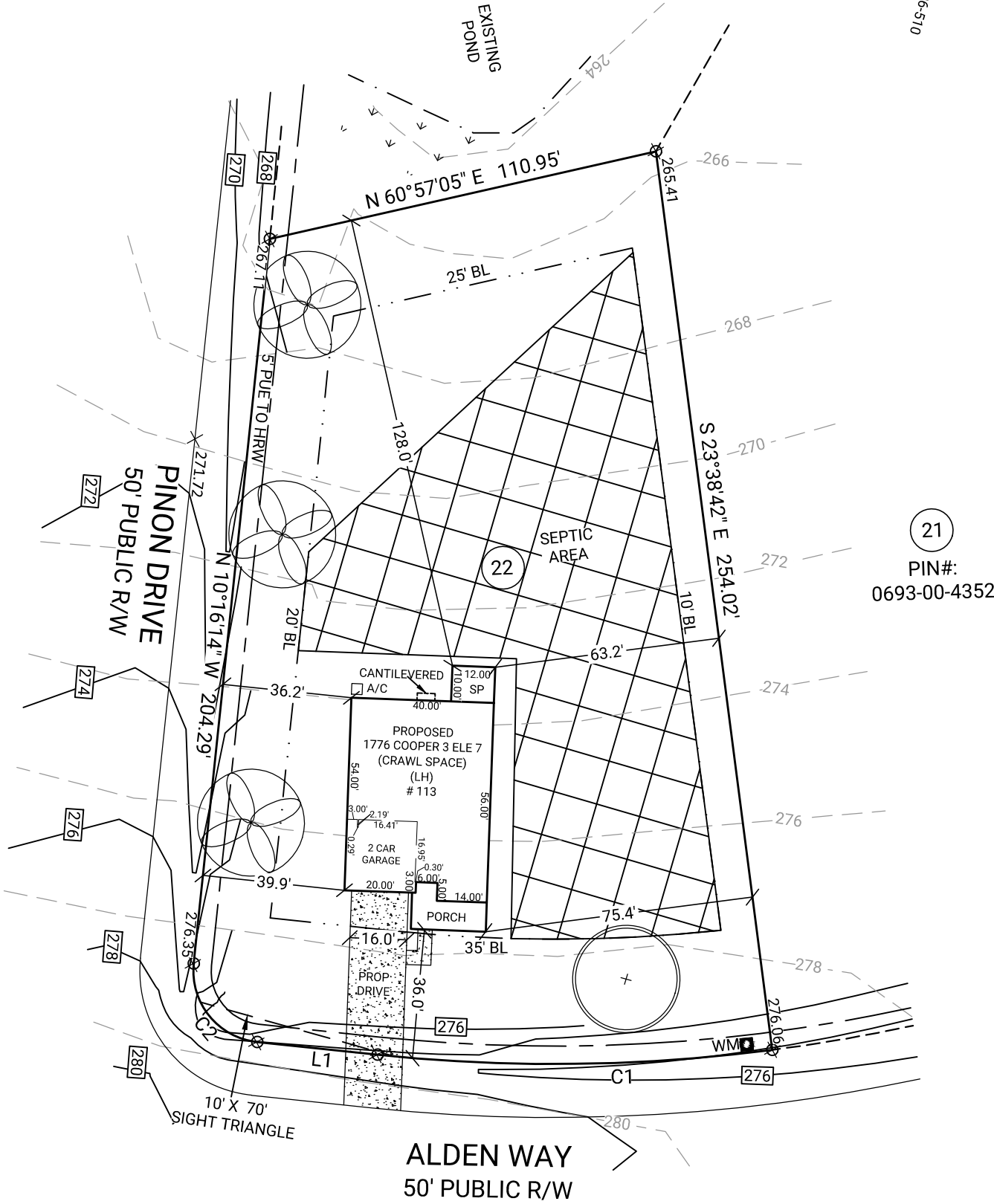
**FLOOD NOTE:** This property lies within flood zone "X" according to FEMA FIRM#: 3720068200J, effective on 10/03/2006.

TREE LEGEND

	TULIP POPLAR <i>Liriodendron tulipifera</i>	2" CALIPER / 8' HEIGHT
	LACEBARK ELM <i>ULMUS PARVIFOLIA</i>	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.



Line	Distance	Bearing
L1	33.93'	S 79°43'46" W

Curve	Radius	Length	Chord	Chord Bearing
C1	475.00'	110.88'	110.63'	S 73°02'32" W
C2	20.00'	31.42'	28.28'	N 55°16'14" W

LEGEND:

BL	Building Line	HRW	Harnett Regional Water
GFE	Garage Floor Elevation	CB	Catch Basin
FH	Fire Hydrant	POR	Porch
FFE	Finished Floor Elevation	DK	Deck
DE	Drainage Easement	PAT	Patio
PRDE	Private Drainage Easement	FH	Fire Hydrant
PUE	Permanent Utility Easement	LP	Light Pole
SP	Screened Porch	WM	Water Meter
PAE	Public Access Easement	P	Porch
HOAM	Homeowner Association Maintained	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 Graded Area

DEVELOPER:

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

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: \_\_\_\_

**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: 22  
Angier, Harnett County, North Carolina

SITE PLAN FOR:

**DRB**

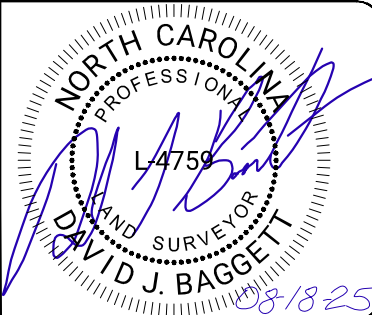
DRB GROUP OF NORTH CAROLINA, LLC.

PLAT DATE: 08/18/2025  
20250807384 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



REVISION CHART

1	07/23/25	SITE PLAN
2	07/30/25	ADJUST THE DRIVEWAY
3	08/01/25	HOME FACING ALDEN WAY WITH UPDATED SEPTIC AREA
4	08/06/25	STREET ADDRESS UPDATED, PAD CORNERS & FFE INFORMATION REMOVED
5	08/07/25	LOT ORIENTATION FIXED
6	08/18/25	UPDATE HOUSE PLAN