

ADDRESS: 63 PINON DRIVE

PLAT BOOK 2024, PG'S 506-510
PIN#: 0693-00-0490

AREA: 35,470 S.F. ~ 0.814 ACRES

IMPERVIOUS AREAS

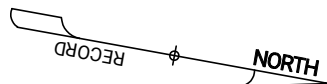
IMPERVIOUS 3,499 SF
IMPERVIOUS 9.9 %
MAX IMP 10,000 SF

FRONT YARD: 6,510 SF
DRIVE: 1,183 SF
DRIVE %: 18.2 %

SITE DATA TABLE:

ZONING : RA-30
ZONING CONDITIONS: -
OVERLAY DISTRICT: 0
CURRENT USE: VACANT
BUILDING SF: 2,491

Curve	Radius	Length	Chord	Chord Bearing
C1	20.00'	4.57'	4.56'	S 16°48'42" E



DEVELOPER:

DRB Homes

3000 RDU Center Drive, Suite 202
Morrisville, NC 27560
Phone: 919-747-4970

HOUSE PLAN INFO (FOR CLIENT USE)

PLAN NAME: _____

STORIES: _____ FOUNDATION: ☐ SLAB ☐ CRAWL ☐ BSMT

FACADE: ☐ VINYL ☐ HARDY ☐ BRICK ☐ STONE ☐ OTHER

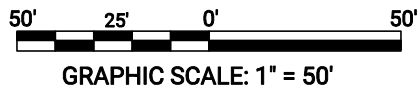
PLAN OPTIONS: _____

SLAB SF: _____ TOTAL SF: _____ MEAN HEIGHT: _____

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

LEGEND:

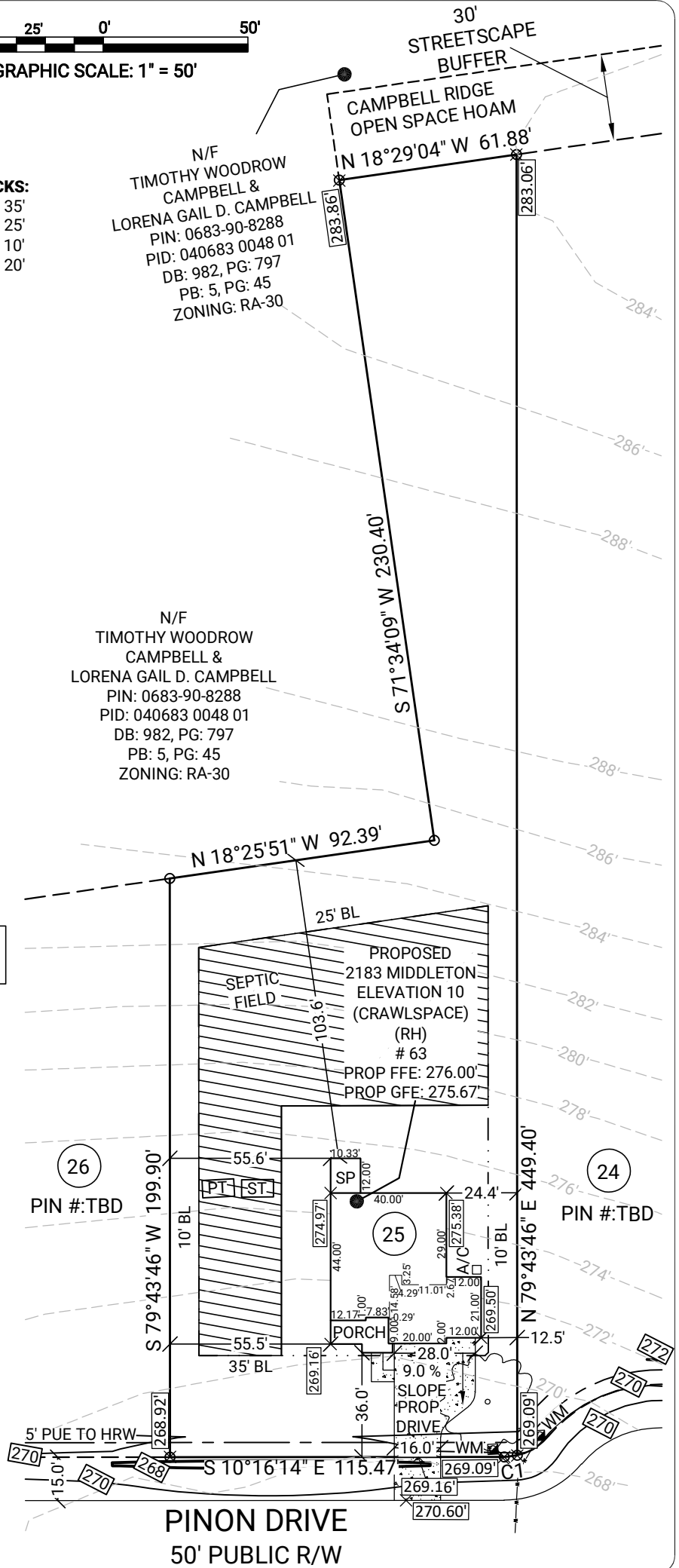
BL Building Line
DE Drainage Easement
PRDE Private Drainage Easement
PUE Permanent Utility Easement
PAE Public Access Easement
STE Sight Triangle Easement
HRW Harnett Regional Water
PAT Patio
WM Water Meter
P Porch
PROP Proposed
ST Septic Tank
N/F Now or Formerly
A/C Air Conditioning
SP Screened Porch
R/W Right of Way
PIN Parcel Identification Number
TBD To Be Determined
NTS Not to Scale
HOAM Homeowner Association Maintained
P.999 Proposed Grade
999 Existing Grade
 Front Grassed Area



GRAPHIC SCALE: 1" = 50'

BUILDING SETBACKS:

Front: 35'
Rear: 25'
Side: 10'
Corner: 20'



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: 25
Angier, Harnett County, North Carolina

SITE PLAN FOR:



DRB GROUP OF NORTH CAROLINA, LLC.



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

A

PLAT DATE: 02/27/2025
20250209196 FC: N/A