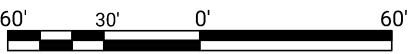


ADDRESS: 95 PINON DRIVE

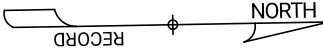
AREA: 82,807 S.F. ~ 1.901 ACRES

PLAT BOOK 2024, PG'S 506-510

PIN#: 0683-90-9601



GRAPHIC SCALE: 1" = 60'



IMPERVIOUS AREAS

IMPERVIOUS	3,494 SF
IMPERVIOUS	4.2 %
MAX IMP	10,000 SF

SITE DATA TABLE:

ZONING :	RA-30
ZONING CONDITIONS:	-
OVERLAY DISTRICT:	0
CURRENT USE:	VACANT
BUILDING SF:	2,405

REVISION CHART

03/21/25 DECK ADDED

FLOOD NOTE:

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

Line	Distance	Bearing
L1	30.00'	N 52°09'52" E
L2	70.51'	S 37°48'08" E
L3	76.86'	S 00°45'30" W
L4	45.00'	N 67°52'02" W

Curve	Radius	Length	Chord	Chord Bearing
C1	50.00'	59.89'	56.37'	S 56°26'44" W

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
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
FFE	Finished Floor Elevation
GFE	Garage Floor Elevation
P	Porch
PD	Proposed Drive
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
	2" CALIPER 6"-8" MIN. HEIGHT
	NUTTALL OAK
	QUERCUS NATTALLII

PINON DRIVE  
50' PUBLIC R/W

DEVELOPER:  
DRB Homes

1101 Slater Rd. Suite 300  
Durham, NC 27703  
984-204-137

FRONT YARD: 7,672 SF  
DRIVE: 1,118 SF  
DRIVE %: 14.6 %

**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: 23

Angier, Harnett County, North Carolina

SITE PLAN FOR:

DRB

DRB GROUP OF NORTH CAROLINA, LLC.

PLAT DATE: 03/21/2025  
20250308597 FC: N/A



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

Corporate Headquarters:  
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Lawrenceville, GA 30043  
866.637.1048  
FIRM LICENSE: F-1461

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