ADDRESS: 81 PINON DRIVE

AREA: 43,456 S.F. ~ 0.998 ACRES
PLAT BOOK 2024, PG'S 506-510
PIN#: 0693-90-9448

Line	Distance	Bearing
L1	45.00'	S 67°52'02" E

Curve	Radius	Length	Chord	Chord Bearing
C1	50.00'	71.91'	65.87'	S 22°40'43" E
C2	20.00'	12.88'	12.66'	S 41°48'33" E

60' 30' 0' 60'
GRAPHIC SCALE: 1" = 60'

TREE LEGEND

ZELKOVA SERRATA *Japanese Zelkova* — 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.

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 AREAS

IMPERVIOUS	3,110	SF
IMPERVIOUS	7.2	%
MAX IMP	10,000	SF

FRONT YARD:	5,246 SF
DRIVE:	1,161 SF
DRIVE %:	33.6 %

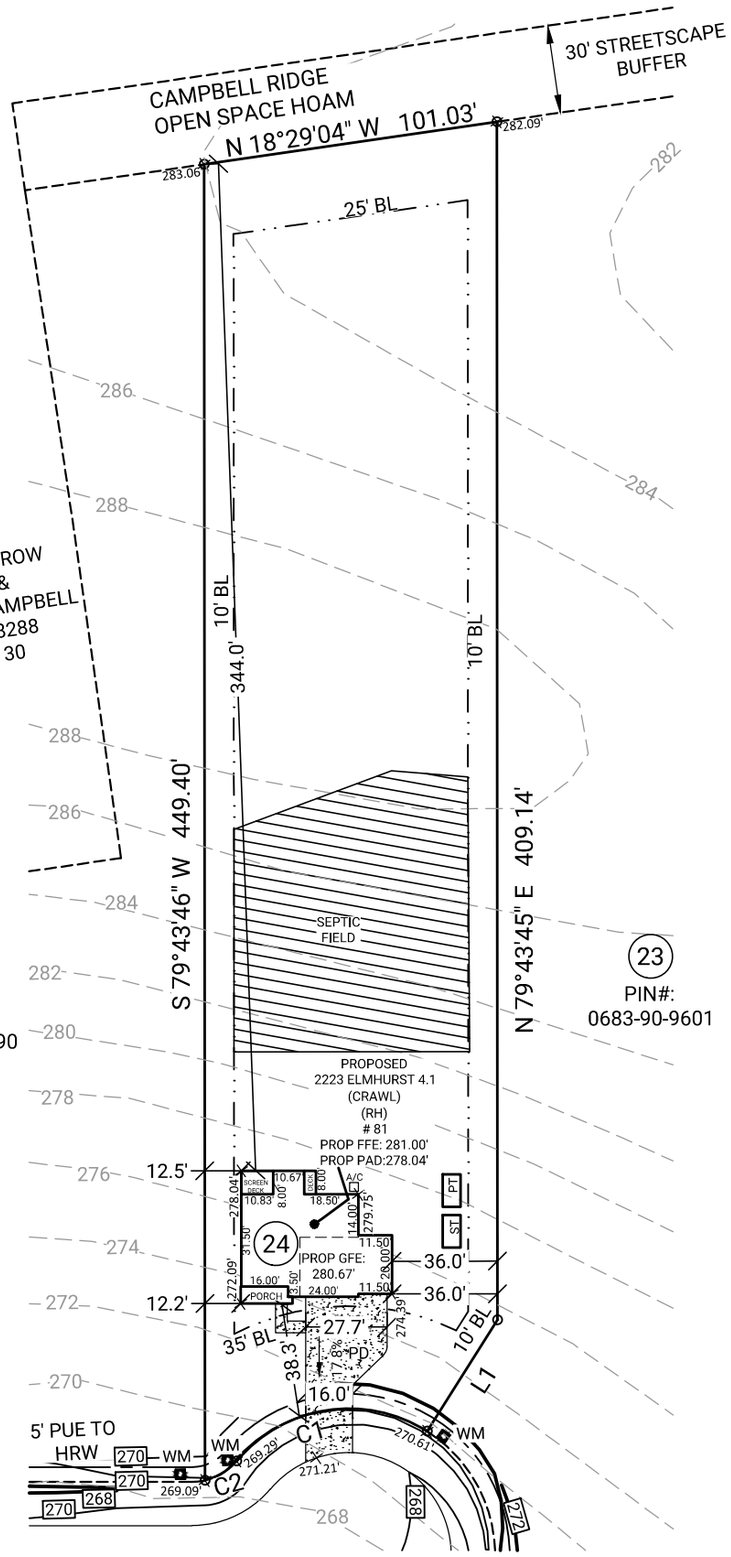
SITE DATA TABLE:

ZONING :	RA-30
ZONING CONDITIONS:	-
OVERLAY DISTRICT:	0
CURRENT USE:	VACANT
BUILDING SF:	2,738

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

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
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
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



2"CALIPER 6'-8' MIN. HEIGHT
NUTTALL OAK
QUERCUS NATTALLII

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

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: 24
Angier, Harnett County, North Carolina

SITE PLAN FOR:

DRB GROUP OF NORTH CAROLINA, LLC.

PLAT DATE: 04/24/2025
20250409864 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

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