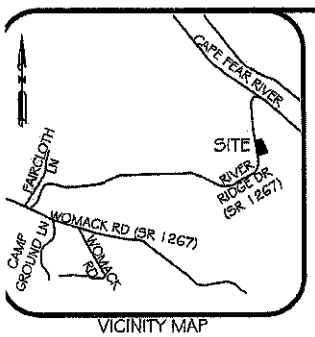


VICINITY MAP
NOT TO SCALE

ADOPTED FROM PC F SLIDE 656-A

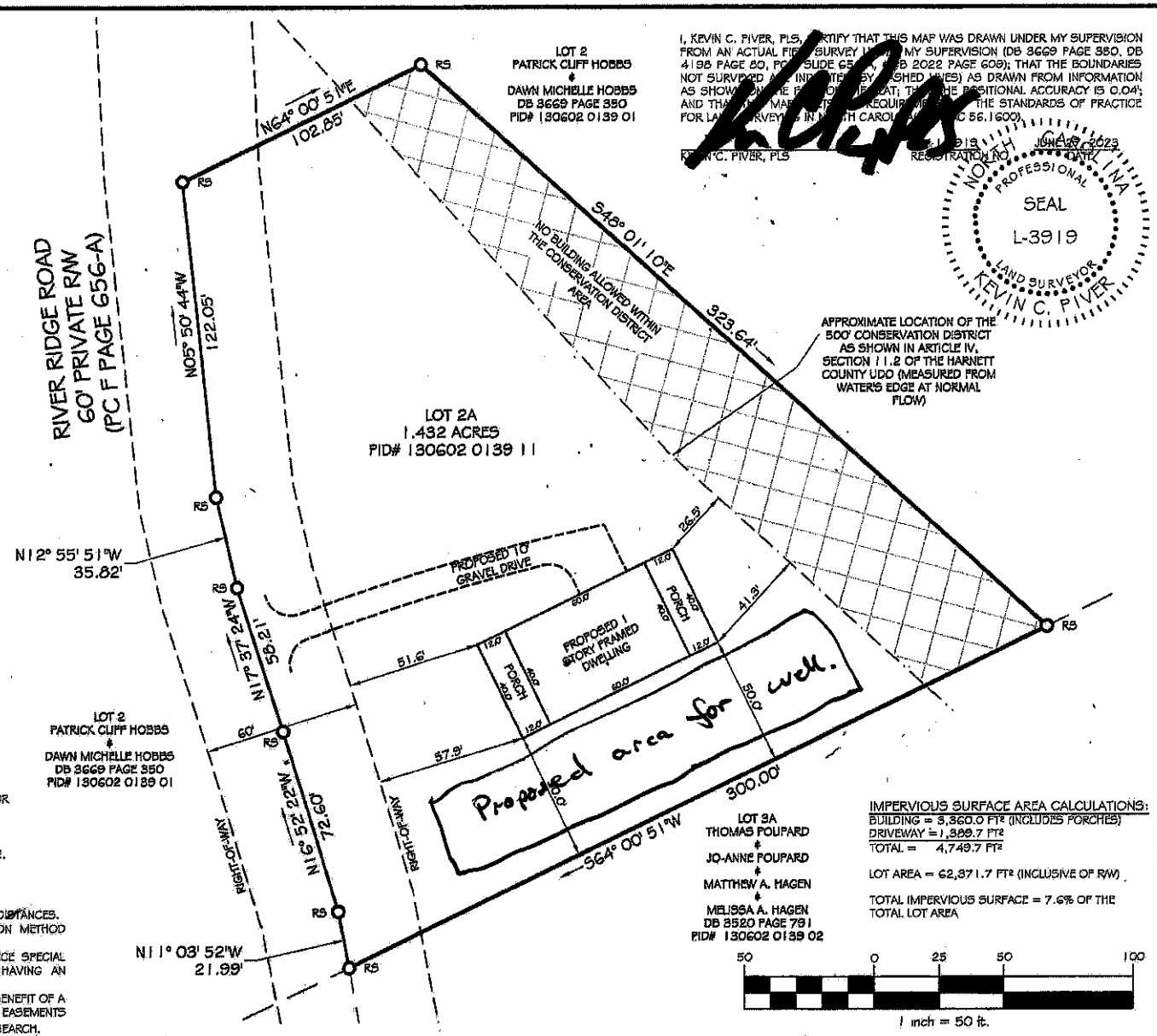
LEGEND:
IPF - IRON PIPE FOUND
NLF - NAIL FOUND
RF - REBAR FOUND
RS - #5 REBAR SET
DIST - DISTURBED
CP - COMPUTED POINT
R/W - RIGHT-OF-WAY
A/C - HVAC UNIT
LP - LIGHT POLE
PP - POWER/UTILITY POLE
-OW- - OVERHEAD UTILITY LINES
WM - WATER METER
CO - SEWER CLEANOUT
RCP - REINFORCED CONC. PIPE
SW - SIDEWALK
GP - GATE POST

REFERENCES:
DB 3669 PAGE 350
DB 4198 PAGE 80
PC F SLIDE 656-A
PB 2022 PAGE 609

SITE ZONING INFORMATION
ZONING RA-30 & CONSERVATION (HARNETT COUNTY)
MINIMUM DIMENSIONAL REQUIREMENTS FOR RA-30
- MINIMUM FRONT YARD SETBACK - 35'
- MINIMUM SIDE YARD SETBACK - 10'
- MINIMUM REAR YARD SETBACK - 25'
- MINIMUM REAR YARD SETBACK CORNER - 20' (35' ON MAJOR THOROUGHFARE)
- MAXIMUM BUILDING HEIGHT - 35'

ABOVE INFORMATION OBTAINED FROM ARTICLE IV, SECTION 14.2. OF THE HARNETT COUNTY UDO.

GENERAL NOTES:
1. ALL DISTANCES ARE US SURVEY FEET HORIZONTAL GROUND DISTANCES.
2. ALL AREAS ARE COMPUTED BY COORDINATE COMPUTATION METHOD UNLESS OTHERWISE NOTED.
3. THE SUBJECT PARCEL IS NOT LOCATED IN THE 1% CHANCE SPECIAL FLOOD HAZARD AREA PER FIRM MAP 3720060200J; HAVING AN EFFECTIVE DATE OF OCTOBER 3, 2006.
4. THIS SURVEY WAS PERFORMED AND MAPPED WITHOUT THE BENEFIT OF A TITLE REPORT. THIS SURVEY IS SUBJECT TO ANY FACTS AND EASEMENTS WHICH MAY BE DISCLOSED BY A FULL AND ACCURATE TITLE SEARCH.



I, KEVIN C. PIVER, PLS, CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL FIELD SURVEY MADE UNDER MY SUPERVISION (DB 3669 PAGE 350, DB 4198 PAGE 80, PC F SLIDE 656-A, PB 2022 PAGE 609); THAT THE BOUNDARIES NOT SURVEYED ARE INDICATED BY DASHED LINES) AS DRAWN FROM INFORMATION AS SHOWN HEREON; THE RATIO OF PRECISION AS CALCULATED IS 0.04'; AND THAT THIS MAP MEETS OR EXCEEDS THE REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA (21 NCAC 56.1600).

KCP

6/21/2022
KEVIN C. PIVER, PLS — DATE
REGISTRATION NO. L-3919

NORTH CAROLINA PROFESSIONAL SEAL L-3919 LAND SURVEYOR KEVIN C. PIVER

IMPERVIOUS SURFACE AREA CALCULATIONS:
BUILDING = 3,360.0 FT² (INCLUDES PORCHES)
DRIVEWAY = 1,389.7 FT²
TOTAL = 4,749.7 FT²

LOT AREA = 62,371.7 FT² (INCLUSIVE OF R/W)

TOTAL IMPERVIOUS SURFACE = 7.6% OF THE TOTAL LOT AREA

50 0 25 50 100
1 inch = 50 ft.

LICENSE # C-3548
CDK GEOMATICS, P.C.
1340 SE MAYNARD RD
SUITE 203
CARY, NC 27511
TEL: 919-535-3225
WWW.CDK-GEO.COM
INFO@CDK-GEO.COM

PLOT PLAN
FOR
SETH CARL SPRADLEY & KATHERINE CROWELL SPRADLEY

LOT 2A MINOR SUBDIVISION OF 1076 RIVER RIDGE DRIVE
O RIVER RIDGE DRIVE
UPPER LITTLE RIVER TOWNSHIP, HARNETT COUNTY, NC

CURRENT OWNER
SETH CARL SPRADLEY & KATHERINE CROWELL SPRADLEY
DB 4198 PAGE 80 - PB 2022 PAGE 609

JOB #: 2022.035
DATE: 6/21/2022
SCALE: 1" = 50'
DRAWN BY: KCP
SURVEYED BY: BB
REVIEWED BY: KCP