



* DENOTES 10' STREET TREE & HARNETT REGIONAL WATER ESM'T.

5' CONC. SIDEWALK

DENOTES PRIVATE DRAINAGE ESM'T.

SEWER CLEANOUT

WATER METER

ELEC. METER

A/C UNIT

BUILDING SETBACK CHART	
FRONT	25' MIN.
SIDE	10' MIN.
REAR	20' MIN.
PROP. IMPERVIOUS	2,640 S.F.
MAX. IMPERVIOUS	3,534 S.F.

PLAT REFERENCE BK: 2024 PG: 297



MORRIS & RITCHIE ASSOCIATES OF NC, PC

ENGINEERS, ARCHITECTS, PLANNERS, SURVEYORS & LANDSCAPE ARCHITECTS
 530 HINTON POND ROAD, SUITE 104
 KNIGHTDALE, NC 27545
 (984) 200-2103
 FIRM LICENSES C-4182 & G-492
 www.mragta.com

SITE PLAN FOR
KIPLING VILLAGE PHASE 1A
 LOTS 1 & 2
 #36 & #57
SOUTH BREEZE WAY
 FURQUAY-VARINA
 HARNETT COUNTY, NC

DATE	REVISION

BUILDER
 RYAN HOMES
 5734 TRINITY ROAD, SUITE 200
 RALEIGH, NC 27607
 PHONE: 919-233-0793

AREA CALCULATIONS	
DRIVEWAY	420 SF
LEADWALK	77 SF
PUBLIC WALK	360 SF
SOD	4,377 SF
WHC	57 LF
SHC	55 LF
HSE FACING	WEST

Project No.: 21103
 Date: July 2, 2024
 Drawn By: Daryn A.
 Checked By: Daryn A.
 Scale: 1" = 30'