



\* 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	2,822 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**

**LOT 3 #79**  
**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	459 SF
LEADWALK	74 SF
PUBLIC WALK	385 SF
SOD	9,285 SF
WHC	57 LF
SHC	59 LF
HSE FACING	WEST

Project No.: 21103  
Date: MAY 29, 2024  
Drawn By: Taylor T.  
Checked By: Daryn A.  
Scale: 1" = 30'