



* 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 | 2,958 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 94
#16
BRAZAN COURT
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 | 584 SF |
| LEADWALK | 74 SF |
| PUBLIC WALK | -- SF |
| SOD | 11,534 SF |
| WHC | 58 LF |
| SHC | 49 LF |
| HSE FACING | S.WEST |

Project No.: 21103
Date: OCTOBER 16, 2024
Drawn By: Taylor T.
Checked By: MIKE H.
Scale: 1" = 30'