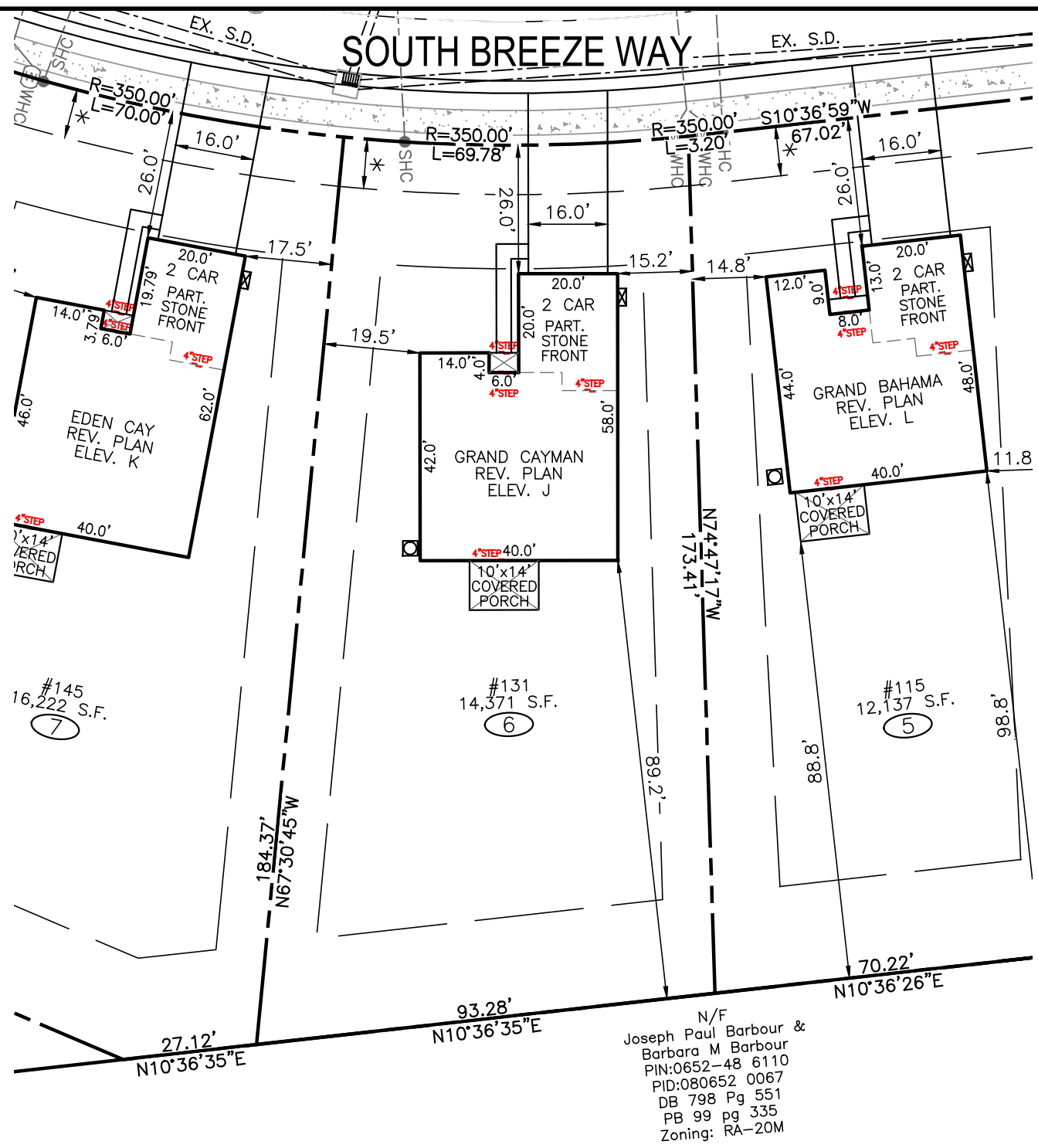


# SOUTH BREEZE WAY



\* 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	2,786 S.F.
MAX. IMPERVIOUS	3,534 S.F.



## 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 6  
#131  
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	589 SF
LEADWALK	77 SF
PUBLIC WALK	350 SF
SOD	11,585 SF
WHC	59 LF
SHC	51 LF
HSE FACING	WEST

Project No.: 21103  
Date: NOVEMBER 5, 2024  
Drawn By: Taylor T.  
Checked By: Mike H.  
Scale: 1" = 30'

PLAT REFERENCE BK: 2024 PG: 297

N/F  
Joseph Paul Barbour &  
Barbara M Barbour  
PIN:0652-48 6110  
PID:080652 0067  
DB 798 Pg 551  
PB 99 pg 335  
Zoning: RA-20M