



\* 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       | 2,817 S.F. |
| MAX. IMPERVIOUS        | 3,534 S.F. |



**MORRIS & RITCHE 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 101  
#15  
**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          | 600 SF   |
| LEADWALK          | 77 SF    |
| PUBLIC WALK       | 318 SF   |
| SOD               | 9,233 SF |
| WHC               | 57 LF    |
| SHC               | 38 LF    |
| HSE FACING        | N.EAST   |

Project No.: 21103  
Date: JANUARY 22, 2025  
Drawn By: Taylor T.  
Checked By: Mike H.  
Scale: 1" = 30'