



**MORRIS & RITCHIE
ASSOCIATES
OF NC, PC**

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SITE PLAN
FOR
**KIPLING VILLAGE
PHASE 1A
LOT 102
#188
SOUTH BREEZE WAY**
FURQUAY-VARINA
HARNETT COUNTY, NC

DATE WATER METER ORDERED _____
DATE TEMP POLE ORDERED _____
DATE STEEL ORDERED _____
DATE E&S MEASURES ORDERED _____

* 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

DATE	REVISION

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

AREA CALCULATIONS	
DRIVEWAY	585 SF
LEADWALK	62 SF
PUBLIC WALK	-- SF
SOD	9,583 SF
WHC	52 LF
SHC	51 LF
HSE FACING	EAST

BUILDING SETBACK CHART	
FRONT	25' MIN.
SIDE	10' MIN.
REAR	20' MIN.
PROP. IMPERVIOUS	2,579 S.F.
MAX. IMPERVIOUS	3,534 S.F.

PLAT REFERENCE BK: 2024 PG: 298

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