



* 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	2,965 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.mragfa.com

SITE PLAN
FOR
KIPLING VILLAGE
PHASE 1A
LOT 15
#223
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	592 SF
LEADWALK	73 SF
PUBLIC WALK	350 SF
SOD	11,993 SF
WHC	56 LF
SHC	54 LF
HSE FACING	WEST

Project No.: 21103
Date: MARCH 10, 2025
Drawn By: Taylor T.
Checked By: MIKE H.
Scale: 1" = 30'

PLAT REFERENCE BK: 2024 PG: 248