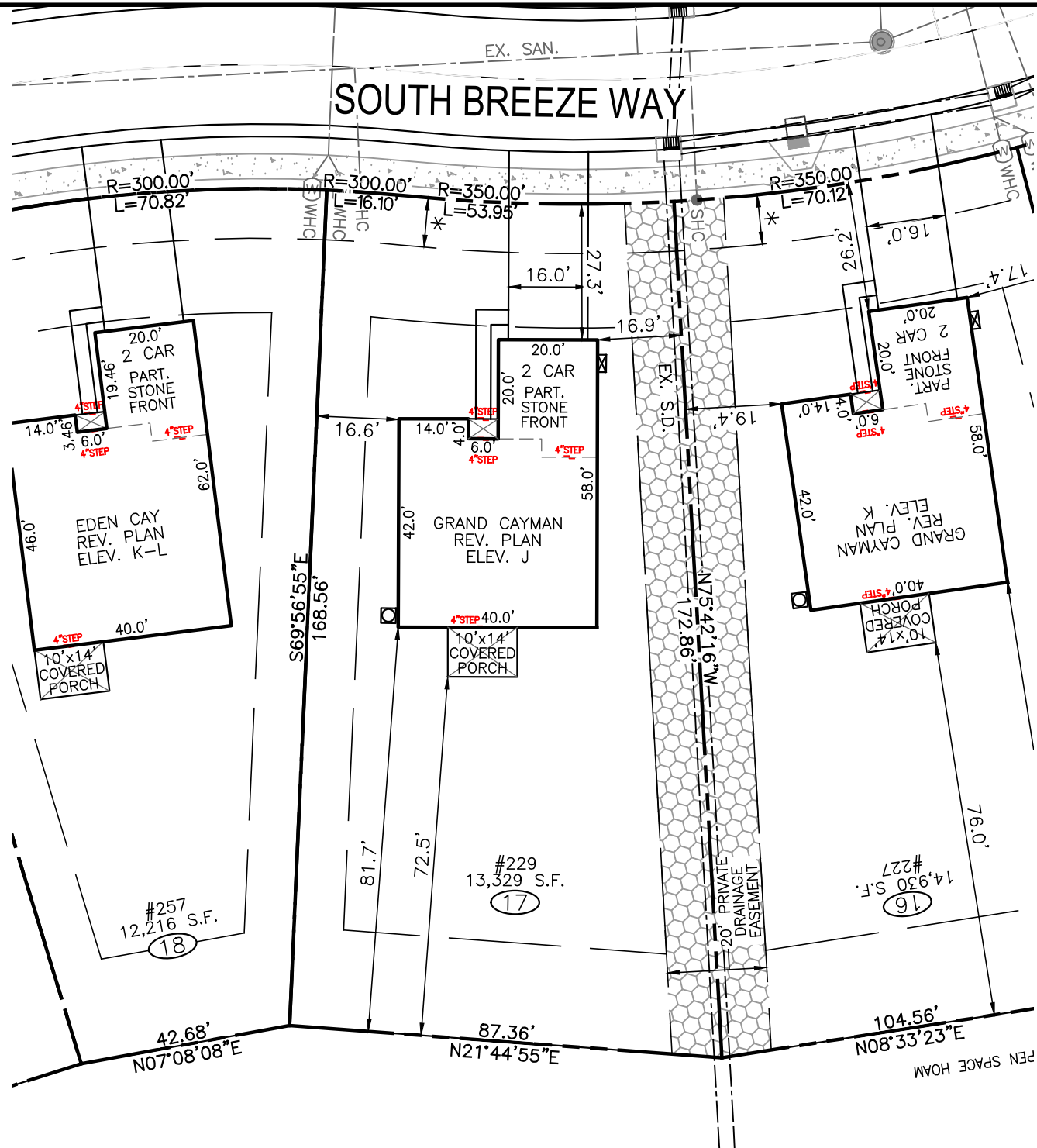




\* DENOTES 10' STREET TREE & HARNETT REGIONAL WATER ESM'T.

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       | 2,824 S.F. |
| MAX. IMPERVIOUS        | 3,534 S.F. |

PLAT REFERENCE BK: 2024 PG: 298



MORRIS & RITCHIE  
ASSOCIATES  
OF NC, PC

ENGINEERS, ARCHITECTS, PLANNERS,  
SURVEYORS & LANDSCAPE ARCHITECTS  
530 HINTON POND ROAD, SUITE 104  
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(984) 200-2103  
FIRM LICENSES C-4182 & G-492  
www.mragta.com

SITE PLAN  
FOR  
KIPLING VILLAGE  
PHASE 1A  
LOT 17  
#229  
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          | 607 SF    |
| LEADWALK          | 77 SF     |
| PUBLIC WALK       | 350 SF    |
| SOD               | 10,505 SF |
| WHC               | 58 LF     |
| SHC               | 56 LF     |
| HSE FACING        | WEST      |

Project No.: 21103  
Date: APRIL 30, 2025  
Drawn By: Taylor T.  
Checked By: Daryn A.  
Scale: 1" = 30'