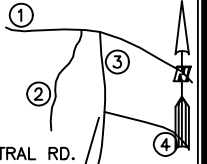


SITE PLAN FOR
NEW HOME, INC.
1949 BALLARD ROAD
LOT 195, PENNY ROAD DEVELOPERS, LLC
HECTOR'S CREEK TOWNSHIP, HARNETT COUNTY, NORTH CAROLINA

KIPLING VILLAGE
PHASE 1A
P.B. 2024, PG. 248-253

P.B. 2025, PG. 258

SITE



1 HARNETT CENTRAL RD.
2 SOUTH BREEZE WAY
3 BALLARD RD.
4 WINDSWEPT WAY

VICINITY MAP NO SCALE

LEGEND

- AIR CONDITIONER
- BACK of CURB
- BACK FLOW PREVENTER
- CLEANOUT
- CURB INLET
- DRILL HOLE SET
- EXISTING CONCRETE MONUMENT
- EXISTING DRILL HOLE
- EXISTING IRON STAKE
- EXISTING IRON PIPE
- ELECTRIC METER
- EXISTING PK NAIL
- ELECTRIC STUB
- FLARED END SECTION
- FIRE HYDRANT
- FIBER OPTIC PEDESTAL
- GAS METER
- GUY
- INVERT
- IRON PIPE SET
- IRON ROD SET
- LIGHT POLE
- MAGNETIC NAIL SET
- MANHOLE SANITARY SEWER
- MANHOLE STORM SEWER
- OVERHEAD WIRES
- PK NAIL SET
- POINT NOT SET
- RAIL ROAD SPIKE
- TELEPHONE PEDESTAL
- TRANSFORMER
- CABLE TV PEDESTAL
- UTILITY POLE
- WATER METER
- WATER VALVE
- YARD INLET
- FIELD MEASUREMENT
- REVISION TRIANGLE

194

S 89°18'11" W 141.62'

N 67°58'08" W 114.89'

SETBACK LINES

195

23,821 S.F.
0.547 AC

DECK

COVERED PORCH

EXISTING FOUNDATION

WALK & DRIVE

N/F
JOSEPH PAUL BARBOUR
BARBARA M. BARBOUR
D.B. 798, PG. 551
P.B. 99, PG. 335

IMPERVIOUS SURFACES	S.F.
HOUSE	2,130
WALK & DRIVE	1,990
COVERED PORCH	200
DECK	340
TOTAL	4,660

LINE	BEARING	DISTANCE
L1	N 18°53'59" W	5.39'
L2	N 00°39'24" W	36.76'
L3	N 35°07'13" E	34.36'
L4	N 14°22'25" E	21.30'
L5	N 49°15'59" W	3.40'
L6	S 08°58'16" E	5.08'
L7	S 04°22'10" E	8.38'

SETBACK INFO

FRONT: 35'
REAR: 25'
SIDES: 10'
CORNER SIDE: 20'

VARIABLE WIDTH
PUBLIC UTILITY
EASEMENT
(SCALED FROM PLAT)

BALLARD ROAD
60' PUBLIC R/W

REFERENCES:

P.B. 2025, PG. 258



SCALE: 1" = 30'

THIS IS A SITE PLAN AS DEFINED BY G.S. 160D-102 AND
IS NOT INTENDED TO BE ATTACHED TO ANY INSTRUMENT
RECORDED IN THE REGISTER OF DEEDS OFFICE

2 EXTENDED DECK

SITE PLAN
NOT FOR RECORDATION,
CONVEYANCE OR SALES

REV CODE: 1.FLIP, 2.PLAN, 3.ROTATE, 4.MOVE, 5.SS
6.SEVERAL OF ABOVE, 7.LAND FEATURE, 8. OTHER

REV2: AUG. 25, 2025(2)
REV1: MAY 14, 2025(8)
DATE: MAY 07, 2025

F.B. _____

RWK, PA
ENGINEERING ~ SURVEYING
CORPORATE LICENSE: C-1771
101 W. MAIN ST., SUITE 202
GARNER, NC 27529
PHONE (919) 779-4854
FAX (919) 779-4056

C:\BALLARD\BALD195\BALD195.DWG