

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

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

195  
23,821 S.F.  
0.547 AC

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 |
| PATIO               | 200   |
| TOTAL               | 4,320 |

| 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

1 ADDED DIMENSIONS TO DRIVE.

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

REV1: MAY 14, 2025(8)  
DATE: MAY 07, 2025

F.B. \_\_\_\_\_

**RWK, PA**  
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