



* 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.
CORNER SIDE	20' MIN.
PROP. IMPERVIOUS	2,259 S.F.
MAX. IMPERVIOUS	3,534 S.F.

PLAT REFERENCE BK: 2024 PG: 445



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 1B
LOT 112
#42
SAINTSBURY DRIVE
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	584 SF
LEADWALK	77 SF
PUBLIC WALK	--- SF
SOD	9,841 SF
WHC	61 LF
SHC	55 LF
HSE FACING	SOUTH

Project No.: 21103
Date: JUNE 5, 2025
Drawn By: Taylor T.
Checked By: Mike H.
Scale: 1" = 30'