



\* 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  
KNIGHTDALE, NC 27545  
(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'