



* 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	2,577 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 19
#273
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	583 SF
LEADWALK	62 SF
PUBLIC WALK	350 SF
SOD	9,440 SF
WHC	48 LF
SHC	46 LF
HSE FACING	WEST

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