



\* 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	2,811 S.F.
MAX. IMPERVIOUS	3,534 S.F.

PLAT REFERENCE BK: 2024 PG: 445



MORRIS & RITCHIE  
ASSOCIATES  
OF NC, PC

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SURVEYORS & LANDSCAPE ARCHITECTS  
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FIRM LICENSES C-4182 & G-492  
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SITE PLAN  
FOR  
KIPLING VILLAGE  
PHASE 1B  
LOT 21  
#305  
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	594 SF
LEADWALK	77 SF
PUBLIC WALK	398 SF
SOD	9,601 SF
WHC	56 LF
SHC	54 LF
HSE FACING	WEST

Project No.: 21103  
Date: JULY 21, 2025  
Drawn By: Taylor T.  
Checked By: MIKE H.  
Scale: 1" = 30'