



\* 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	2,835 S.F.
MAX. IMPERVIOUS	3,534 S.F.

PLAT REFERENCE BK: 2024 PG: 298



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 1A  
LOT 104  
#26  
ARTESA COURT  
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	636 SF
LEADWALK	77 SF
PUBLIC WALK	-- SF
SOD	9,928 SF
WHC	67 LF
SHC	63 LF
HSE FACING	SOUTH

Project No.: 21103  
Date: APRIL 10, 2025  
Drawn By: Taylor T.  
Checked By: MIKE H.  
Scale: 1" = 30'