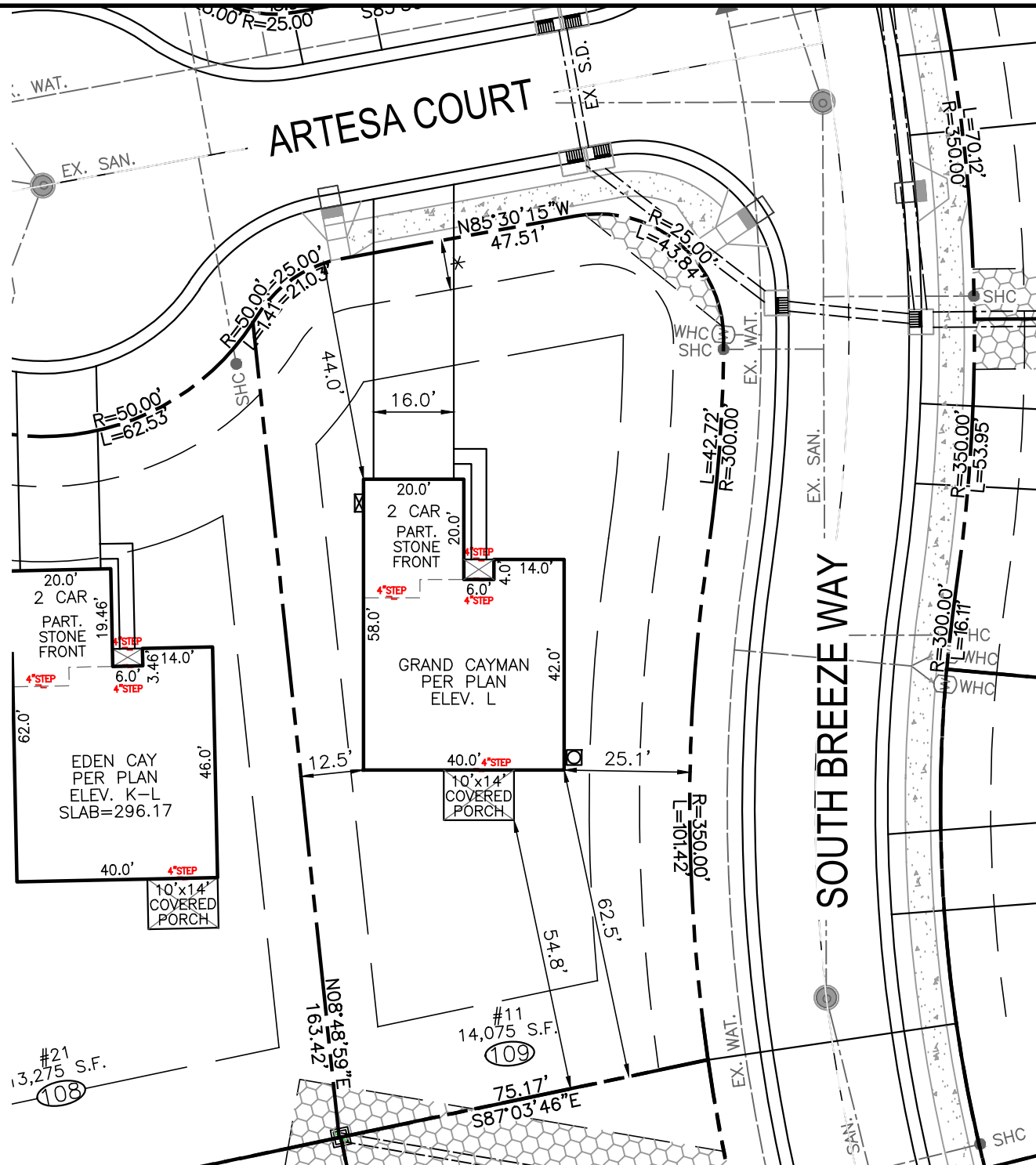




* DENOTES 10' STREET TREE & HARNETT REGIONAL WATER ESM'T.

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	3,052 S.F.
MAX. IMPERVIOUS	3,534 S.F.

PLAT REFERENCE BK: 2024 PG: 298



MORRIS & RITCHIE
ASSOCIATES
OF NC, PC

ENGINEERS, ARCHITECTS, PLANNERS,
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530 HINTON POND ROAD, SUITE 104
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FIRM LICENSES C-4182 & G-492
www.mragta.com

SITE PLAN
FOR
KIPLING VILLAGE
PHASE 1A
LOT 109
#11
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	836 SF
LEADWALK	77 SF
PUBLIC WALK	400 SF
SOD	11,023 SF
WHC	67 LF
SHC	64 LF
HSE FACING	NORTH

Project No.: 21103
Date: APRIL 26, 2025
Drawn By: Taylor T.
Checked By: Mike H.
Scale: 1" = 30'