

Site 2208.0003

I hereby certify that I am the owner or agent of the property shown and described hereon and that I hereby adopt this plan of a (General Unit Development) with my free consent, establish the minimum building setback lines, and dedicate all streets, alleys, walks, parks, and other sites and easements to public or private use as noted, and all of the land shown hereon is within the subdivision jurisdiction of Harnett County.

9/30/22
 Tax Parcel # 01-05350-0100-89
 For Parcel ID Number
 D&L Hays
 (Owner)

ZONING: RA-20R
 TOTAL ACRES = 15.77 ac.
 TOTAL BUILDINGS = 19
 CONDOMINIUM UNITS = 126,816 S.F.
 PRIVATE STREETS/PARKING = 138,200 S.F.
 TOTAL IMPERVIOUS AREA = 265,016 S.F. = 6.08 ac.
 TOTAL BEDROOMS=368

- NOTES:**
1. BEARINGS AND DISTANCES NOT FROM ACTUAL FIELD SURVEY BUT SUBJECT TO FIELD STUDY. A RECORDED PLAT SHALL BE ON FILE WITH HARNETT COUNTY PRIOR TO CONSTRUCTION.
 2. CONTOURS BY OTHERS.
 3. 10' MIN. BUILDING SEPARATION
 4. EXTERIOR LIGHTING SHALL BE 250W AND 500W MERCURY VAPOR LAMPS W/PHOTOCELL MOUNTED ON BUILDINGS AT PARKING LOTS AND A SOUTH RIVER POLE SHALL BE PLACED AT EACH STREET INTERSECTION.
 5. BUILDING HEIGHT = 35'
 6. SITE IS COMPLETELY WOODED W/PINES. PINES WILL REMAIN UNDISTURBED IN NATIVE BUFFER AND SETBACK AREAS.
 7. PRIOR TO CONSTRUCTION, AN APPROVED EROSION CONTROL PLAN AND AN APPROVED STORM WATER MANAGEMENT PLAN MUST BE OBTAINED AND A COPY OF EACH PLACED ON FILE WITH THE HARNETT COUNTY ENGINEER.

DENSITY (184/15.77)
 11.67 UNITS PER ACRE

311 LF 8" WATER MAIN
 2,438 LF 8" WATER MAIN
 3,397 LF 8" SAN. SEWER TO OUTFALL

TITLE REFERENCE
 BEING A PORTION OF THAT TRACT DESCRIBED IN DEED BOOK 1346 PAGE 98 TAX PARCEL # 01-05350-0100-97 PIN # 0515-08-8978.0000

AREA INFORMATION
 15.77 ACRES

OWNER: FAIRWAY POINTE, LLC
 125 WHISPERING PINES DR.
 SPRING LAKE, N. C. 28390
 PHONE: 910-814-2633
 ANDERSON CREEK TOWNSHIP, HARNETT COUNTY, NC

SCALE: 1" = 50'
 50' 0' 25' 50' 100'

ORIGINAL PARKING

SPACES REQUIRED	
8 - 8 UNIT BLDGS. @ 1.5 SPACES PER UNIT	96
10 - 12 UNIT BLDGS. @ 1.5 SPACES PER UNIT	190
CLUBHOUSE	5
TOTAL PARKING SPACES REQUIRED	281
HANDICAP SPACES REQUIRED	
1 VAN PER EACH BUILDING	18
1 AT CLUBHOUSE	1
TOTAL HANDICAP SPACES	19
REGULAR PARKING SPACES PROVIDED	363
HANDICAP PARKING SPACES PROVIDED	32
TOTAL PARKING SPACES PROVIDED	395

REVISED PARKING

SPACES REQUIRED	
7 - 8 UNIT BLDGS. @ 1.5 SPACES PER UNIT	84
9 - 10 UNIT BLDGS. @ 1.5 SPACES PER UNIT	130
3 - 12 UNIT BLDGS. @ 1.5 SPACES PER UNIT	54
CLUBHOUSE	5
TOTAL PARKING SPACES REQUIRED	278
HANDICAP SPACES REQUIRED	
1 VAN PER EACH BUILDING	19
1 AT CLUBHOUSE	1
TOTAL HANDICAP SPACES	20
EXISTING REGULAR PARKING SPACES	356
EXISTING HANDICAP PARKING SPACES	27
EXISTING TOTAL PARKING SPACES	383

ALL EXIST. ANDERSON CREEK C.C. RECREATIONAL FACILITIES SHALL BE AVAILABLE FOR AREA USE BY ALL PHASES.
 STREETS SHALL BE CONSTRUCTED IN ACCORDANCE WITH NC D.O.T. DIV. OF HIGHWAYS' SUBDIVISION ROADS MINIMUM CONSTRUCTION STANDARDS.
 STREETS ARE PRIVATE AND SHALL BE MAINTAINED BY DEVELOPMENT AND/OR HOMEOWNER ASSOC.

job site trailer at X

SYM.	REVISIONS DESCRIPTION	DATE

D&L Engineering, PLLC
 150 S. Page Street • Southern Pines, NC 28387 • (910) 484-8644 • Cell No. P-2587



FAIRWAY POINTE
 AT ANDERSON CREEK
 HARNETT COUNTY, NORTH CAROLINA

PROPOSED PROJECT LAYOUT

AUGUST 2022
 SHEET NO.

1

SITE 2208-143