

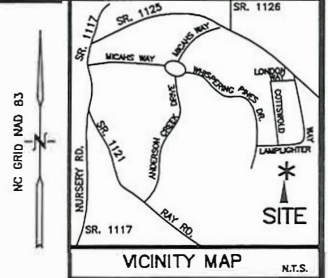
I (we) hereby certify that I (we) (we are) the owner(s) of agent of the property shown and described herein and that I (we) hereby advise the public of a proposed development and any (we) have consent, establish the minimum building setbacks and locations of streets, utility lines, easements, and other items and easements to public or private use as noted, and of the land shown herein is within the jurisdiction of Harnett County, North Carolina.

DATE: 05/15/2024
 (Date) 05/15/2024
 Fee Parcel ID Number

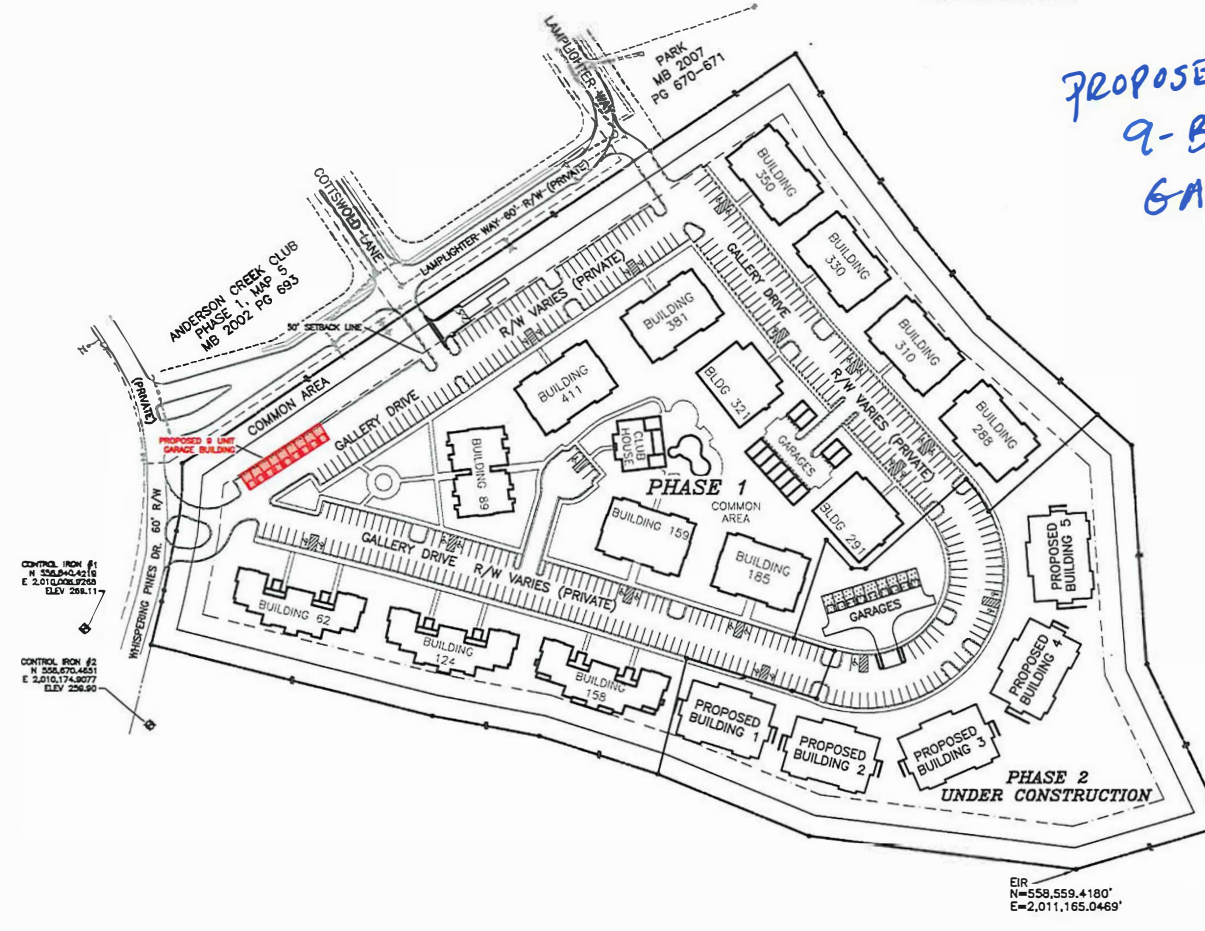
(Owner)

NOTES:
 1. SPACES AND DISTANCES NOT FROM ACTUAL FIELD SURVEY BUT SUBJECT TO FIELD STUDY. A REVISION PLAN SHALL BE ON FILE WITH HARNETT COUNTY PRIOR TO CONSTRUCTION.
 2. CONTIGUOUS BY OTHERS.
 3. 10' MIN. BUILDING SEPARATION.
 4. EXTERIOR LIGHTING SHALL BE 250W AND 300W MERCURY VAPOR LAMPS W/ PHOTOCELL MOUNTED ON BUILDINGS AT PARALLEL LOTS AND A SOUTH RIVER POLE SHALL BE PLACED AT EACH STREET INTERSECTION.
 5. BUILDING HEIGHT = 30'
 6. SITE IS COMPLETELY WOODED W/ PINES. PINES WILL REMAIN UNDISBURSED 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.

AREA INFORMATION
 PHASE 1 - 11.21 AC.
 PHASE 2 - 4.56 AC.
 TOTAL AREA - 15.77 AC.
 ZONING RA-20R



TITLE REFERENCE
 BEING ALL OF THAT TRACT DESCRIBED IN DB 2345 PG 657 AND BEING A PORTION OF THAT TRACT DESCRIBED IN DEED BOOK 2207 PAGE 921 DEED BOOK 1346 PAGE 98 MAP BOOK 2005 PAGE 759 MAP BOOK 2007 PAGE 168 MAP BOOK 2008 PAGE 35 MAP BOOK 2008 PAGE 319 MAP BOOK 2008 PAGE 552 MAP BOOK 2010 PAGE 437 BUILDING PLANS IN MAP BK 2007 PG 132 DECLARATIONS IN DB 2340 PG 778



*PROPOSED
 9-BAY
 GARAGE*

BUILDING	ADDRESS	STATUS
89	89 GALLERY DRIVE	PREV. ANNEXED
159	159 GALLERY DRIVE	PREV. ANNEXED
185	185 GALLERY DRIVE	PREV. ANNEXED
411	411 GALLERY DRIVE	PREV. ANNEXED
62	62 GALLERY DRIVE	PREV. ANNEXED
381	381 GALLERY DRIVE	PREV. ANNEXED
124	124 GALLERY DRIVE	PREV. ANNEXED
321	321 GALLERY DRIVE	PREV. ANNEXED
158	158 GALLERY DRIVE	PREV. ANNEXED
291	291 GALLERY DRIVE	PREV. ANNEXED
330	330 GALLERY DRIVE	PREV. ANNEXED
310	310 GALLERY DRIVE	PREV. ANNEXED
288	310 GALLERY DRIVE	PREV. ANNEXED

SITE DATA:
 ZONING: RA-20R
 TOTAL ACRES = 15.77 ac.
 TOTAL BUILDINGS = 19
 CONDOMINIUM UNITS = 136,818 S.F.
 PRIVATE STREETS/PARKING = 136,000 S.F.
 TOTAL IMPROVED AREA = 263,016 S.F. = 6.08 ac.
 TOTAL IMPROVED = 368

AREA INFORMATION
 15.77 ACRES

TITLE REFERENCE
 BEING A PORTION OF THAT TRACT DESCRIBED IN DEED BOOK 1346 PAGE 98 TAX PARCELS # 01-05300-0100-87 P.M. # 0515-08-8876.0000 TAX PARCELS # 01-05300-0100-89 P.M. # 0515-08-7997.0000

SURVEYOR:
 JEFFREY L. GREEN
 5322 BIG OAK CHURCH ROAD
 EAGLE SPRINGS, N.C. 27242
 (910) 673-2055

REMOVED PARKING

SPACES REQUIRED	86
8 - 8 UNIT BLDGS @ 1.5 SPACES PER UNIT	86
10 - 12 UNIT BLDGS @ 1.5 SPACES PER UNIT	180
CLUBHOUSE	5
TOTAL PARKING SPACES REQUIRED	281
HANDICAP SPACES REQUIRED	18
1 VAN PER EACH BUILDING	1
AT CLUBHOUSE	1
TOTAL HANDICAP SPACES	19
REGULAR PARKING SPACES PROVIDED	330
HANDICAP PARKING SPACES PROVIDED	22
TOTAL PARKING SPACES PROVIDED	352

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 DESIGNATION STANDARDS.
 STREETS ARE PRIVATE AND SHALL BE MAINTAINED BY DEVELOPMENT AND/OR HOMEOWNERS ASSOC.

OWNER: ANDERSON CREEK PARTNERS, LP
 153 WINDING PINES DR.
 SPRING LAKE, N.C. 28380
 PHONE: 810-641-2533
 ANDERSON CREEK TOWNSHIP, HARNETT COUNTY, NC

LEGEND

- COMPUTED POINT
- EXISTING IRON ROD
- PROPERTY BOUNDARY
- ROAD RIGHT-OF-WAY
- EXISTING PAVEMENT
- 25' NATIVE BUFFER
- 35' SETBACK
- 50' GOLF BUFFER
- TIE LINES

