



GENERAL NOTES:

- PENDER COUNTY PIN: 4203-35-3583-0000 & 4203-35-3108-0000
- OWNERSHIP REFERENCE: DB: 3523/295 & 4641/2073
- TOTAL TRACT AREA: 310,081 SF = 7.12 AC ±
DEVELOPMENT AREA:
LIFESTYLE CENTER = 2.27 AC ±
RESIDENTIAL/STORM POND AREA* = 4.85 AC.
*STORM POND AREA TO BE USED BY PIN-4203-25-5746-0000 AND/OR 4203-35-3583-0000 TO BE BUILT WITH CAROLINA CREEK EXT. SITE IMPROVEMENTS
- ZONING DISTRICT: PD
- FLOOD NOTE: AS DETERMINED BY GRAPHIC PLOTTING, THIS PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD ZONE PER FEMA FLOOD INSURANCE RATE MAP #370344 4203 J, EFFECTIVE DATE FEBRUARY 16, 2007.
- THIS PROJECT DOES NOT CONTAIN WETLANDS.
- SEWER PROVIDED BY EXISTING ONSITE 1,500 GAL SYSTEM AND/OR PLURIS.
- WATER IS PROVIDED VIA A SERVICE EXTENSION FROM A PUBLIC MAIN WITHIN COUNTRY CLUB ROAD AND/OR SOUTHWATER VILLAGE OWNED AND OPERATED BY PENDER COUNTY UTILITIES.
- PREVIOUSLY APPROVED PLANS:
MLUP 09-08-04-03 - 09/01/2009 MASTER PLAN APPROVAL (3,500 SF PHASE 1 & 20,000 SF PHASE 2 LIFESTYLE CENTER & 10,000 SF BARN/LIFESTYLE CENTER USES/STORAGE/OFFICE)
MLUP 09-08-04-03 (R) - APPROVED 08/03/2010
PRELIMINARY PLAN #10017 - APPROVED 09/13/2011
MDP/PRELIMINARY PLAN - APPROVED 07/31/2020
- SPEED LIMIT ON COUNTRY CLUB ROAD IS 45 MPH
- ALL SURROUNDING USES ARE RESIDENTIAL AND/OR LIFESTYLE CENTER APPROVED USES. LIFESTYLE CENTER PROPERTY TO BE FENCED AS NEEDED.
- ALL TRASH/RECYCLING FACILITIES TO BE SCREENED.
- POWER IS PROVIDED VIA DUKE ENERGY, PO BOX 1003, CHARLOTTE, NC 28201 1-866-582-6345, WATER SERVICE IS PROVIDED BY PENDER COUNTY UTILITIES (PCU) 910-259-1570 & SEWER SERVICE IS PROVIDED BY PLURIS, INC. 910-852-0630.
- ALL LAND WITHIN 2.27 ACRE PARCEL TO BE USED FOR LIFESTYLE CENTER USES/PARKING/STORAGE/AMENITIES/MAIL KIOSK AND BUILT INCREMENTALLY PER ORIGINAL APPROVAL.
- ORIGINAL LIFESTYLE CENTER USES TO BE AMENDED TO INCLUDE CARETAKER HOUSING/APARTMENT/OVERNIGHT SECURITY & ASSISTED/SENIOR LIVING.
- ANY COMMON PROPERTY LINE CAN BE COMBINED TO CREATE LARGER LOT.
- ALL LOTS UNTIL BUILT UPON TO CONTINUE TO BE USED AS LIFESTYLE USE AREA AND/OR BUILDING STORAGE/STAGING AREA.
- A HOME OWNERS ASSOCIATION WILL BE FORMED PRIOR TO THE SALE OF ANY LOTS AND MEMBERSHIP WILL BE AUTOMATIC UPON PURCHASE AND TO PROVIDE CONTINUAL MAINTENANCE OF THE COMMON AREAS, INTERIOR PRIVATE STREETS AND OPEN SPACE.
- ALL INTERIOR ROADWAYS ARE TO BE BUILT TO NCDOT SUBDIVISION ROADS MINIMUM CONSTRUCTION STANDARDS.
- ROADS TO HAVE MIN UNOBSTRUCTED WIDTH OF 20 FEET AND VERTICAL CLEARANCE OF 13' 6".

DEVELOPMENT DATA:

TOTAL TRACT AREA =	7.12 AC
NON-RESIDENTIAL ACREAGE =	2.27 AC
WETLAND ACREAGE =	0.00 AC
RIGHT OF WAY ACREAGE =	0.43 AC
OPEN SPACE ACREAGE =	0.00 AC
TOTAL UNITS =	10*
DEVELOPABLE LAND =	4.42 AC
NET DENSITY =	2.26 UNITS/AC
*RESIDENTIAL UNITS TO NOT EXCEED 10 UNITS	

LANDSCAPING NOTES:

- ALL REQUIRED BUFFERS TO ADHERE TO SECTION 8.2.6 OF THE PENDER COUNTY UDO. ANY REQUIRED CANOPY OR UNDERSTORY TREES TO BE SPREAD UNIFORMLY ALONG THE BUFFER.
- ANY ADDITIONAL PLANTINGS SHALL ADHERE TO APPENDIX B OF THE PENDER COUNTY UDO.

STORMWATER NOTES:

- ALL IMPERVIOUS SURFACES INCLUDING ROOF AREAS TO DRAIN TO STORMWATER POND.

USE NOTES:

THE LIFESTYLE COMMUNITY CENTER CURRENTLY OFFERS A 3 HOUR MORNING CHILD DEVELOPMENT PRESCHOOL PROGRAM AND A 3 HOUR AFTERNOON CHILD OR ADULT DEVELOPMENT PROGRAM AND OTHER SERVICES THAT ARE CONSISTENT WITH THE APPLICANTS MASTER PLAN APPROVAL AND LISTED AS COMMUNITY AQUATIC LIFESTYLE CENTER SERVICES

THE PROPOSED LIFESTYLE COMMUNITY CENTER BUILDING/EXPANSION WILL BE UTILIZED FOR AN AFTERNOON CHILD AND/OR ADULT CULTURAL/EDUCATIONAL DEVELOPMENT PROGRAM AS WELL AS OTHER SERVICES THAT ARE CONSISTENT WITH APPLICANTS MASTER PLAN APPROVAL AND LISTED AS COMMUNITY AQUATIC LIFESTYLE CENTER SERVICES.

THE LIFESTYLE CENTER CURRENTLY OFFERS A PRESCHOOL AND AFTER SCHOOL PROGRAM WHICH FALLS WITHIN THE PREVIOUSLY APPROVED NAICS USE CODE GROUPS OF: 111, 112, 115, 311, 312, 321, 3398, 445, 711, 71394, 8129, 493, 23, 512, 515, 517, 531, 5323, 54 & 56, 61, 6216, 624, 7224, 7225, 8132, 8133, 8134, 8139 AND 926. ADDING OVERNIGHT SECURITY, CARETAKER HOUSING, AND ASSISTED/SENIOR LIVING (NAICS GROUPING 6238624)

LIGHTING NOTES:

- ALL SITE LIGHTING PER SECTIONS 7.11.1 & 7.11.2 OF THE PENDER COUNTY UNIFIED DEVELOPMENT ORDINANCE (UDO)

SITE NOTES:

- ALL DRIVE/PARKING AREAS FOR LIFESTYLE USES TO BE 6" ABC AS PREVIOUSLY APPROVED.

TRIP GENERATION:

PHASE 1 - 3,500 SF*	277 - TOTAL DAILY TRIPS	RESIDENTIAL - 10 UNITS**
80 - TOTAL DAILY TRIPS	20 - AM PEAK HOUR	58 - TOTAL DAILY TRIPS
6 - AM PEAK HOUR	5 - PM PEAK HOUR	4 - AM PEAK HOUR
5 - PM PEAK HOUR	**PER ITE TRIP GENERATION MANUAL 8TH EDITION, ITE CODE 495	5 - PM PEAK HOUR
	**PER ITE TRIP GENERATION MANUAL 8TH EDITION, ITE CODE 230	
	CONNECTION TO SOUTHWATER VILLAGE TO BE COORDINATED WITH NCDOT	

MINIMUM COMMERCIAL LOT SIZE - 0.20 AC.

LANDSCAPING NOTES:

- ALL REQUIRED BUFFERS TO ADHERE TO SECTION 8.2.6 OF THE PENDER COUNTY UDO. ANY REQUIRED CANOPY OR UNDERSTORY TREES TO BE SPREAD UNIFORMLY ALONG THE BUFFER.
- ANY ADDITIONAL PLANTINGS SHALL ADHERE TO APPENDIX B OF THE PENDER COUNTY UDO.

STORMWATER NOTES:

- ALL IMPERVIOUS SURFACES INCLUDING ROOF AREAS TO DRAIN TO STORMWATER POND.

USE NOTES:

THE LIFESTYLE COMMUNITY CENTER CURRENTLY OFFERS A 3 HOUR MORNING CHILD DEVELOPMENT PRESCHOOL PROGRAM AND A 3 HOUR AFTERNOON CHILD OR ADULT DEVELOPMENT PROGRAM AND OTHER SERVICES THAT ARE CONSISTENT WITH THE APPLICANTS MASTER PLAN APPROVAL AND LISTED AS COMMUNITY AQUATIC LIFESTYLE CENTER SERVICES

THE PROPOSED LIFESTYLE COMMUNITY CENTER BUILDING/EXPANSION WILL BE UTILIZED FOR AN AFTERNOON CHILD AND/OR ADULT CULTURAL/EDUCATIONAL DEVELOPMENT PROGRAM AS WELL AS OTHER SERVICES THAT ARE CONSISTENT WITH APPLICANTS MASTER PLAN APPROVAL AND LISTED AS COMMUNITY AQUATIC LIFESTYLE CENTER SERVICES.

THE LIFESTYLE CENTER CURRENTLY OFFERS A PRESCHOOL AND AFTER SCHOOL PROGRAM WHICH FALLS WITHIN THE PREVIOUSLY APPROVED NAICS USE CODE GROUPS OF: 111, 112, 115, 311, 312, 321, 3398, 445, 711, 71394, 8129, 493, 23, 512, 515, 517, 531, 5323, 54 & 56, 61, 6216, 624, 7224, 7225, 8132, 8133, 8134, 8139 AND 926. ADDING OVERNIGHT SECURITY, CARETAKER HOUSING, AND ASSISTED/SENIOR LIVING (NAICS GROUPING 6238624)

LIGHTING NOTES:

- ALL SITE LIGHTING PER SECTIONS 7.11.1 & 7.11.2 OF THE PENDER COUNTY UNIFIED DEVELOPMENT ORDINANCE (UDO)

SITE NOTES:

- ALL DRIVE/PARKING AREAS FOR LIFESTYLE USES TO BE 6" ABC AS PREVIOUSLY APPROVED.

TRIP GENERATION:

PHASE 1 - 3,500 SF*	277 - TOTAL DAILY TRIPS	RESIDENTIAL - 10 UNITS**
80 - TOTAL DAILY TRIPS	20 - AM PEAK HOUR	58 - TOTAL DAILY TRIPS
6 - AM PEAK HOUR	5 - PM PEAK HOUR	4 - AM PEAK HOUR
5 - PM PEAK HOUR	**PER ITE TRIP GENERATION MANUAL 8TH EDITION, ITE CODE 495	5 - PM PEAK HOUR
	**PER ITE TRIP GENERATION MANUAL 8TH EDITION, ITE CODE 230	
	CONNECTION TO SOUTHWATER VILLAGE TO BE COORDINATED WITH NCDOT	

MINIMUM COMMERCIAL LOT SIZE - 0.20 AC.

No.	Revision	Date	By

Designer	GSP	Scale	1" = 50'
Drawn By	GSP	Date	July 2019
License #	P-0718	Job No.	2010-0009

COMMUNITY AQUATIC LIFESTYLE CENTER

Topsail Township Pender County North Carolina

MDP/PRELIMINARY PLAN

PREPARED FOR:
Jeff Beaudoin
PO Box 538
Hampstead, NC 28443
910-547-3781

GSP CONSULTING, PLLC
ENGINEERING

6626 Gordon Road Unit C Wilmington, North Carolina 28411 tel: 910-442-7870 fax: 910-799-6659

Sheet No.
C-1

