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# Project Narrative
# The Knolls at Turkey Creek, Phase 2

## Project Summary

The purpose of this project is to construct residential homes on approximately 10.86 acres of land located just south of Rocky Point, NC off NC133 at Carver Road. Sixteen (16) lots are planned in phase two of this development. This parcel is on record and is most recently conveyed by Deed Book 4458, Page 183 of the Pender County Registry. The parcel number is 3223-46-7092-0000. The site is afforded public water. Sewer will be served by on-site drainfields.

## Site Description

The topography of the site varies, with slopes of 0% to 5% on upland sections and slopes to 10% around wetlands. The site is presently wooded. On the southern boundary there is a small pond. The northerly boundary includes a large wetland area along the run of Turkey Creek. Most of the site drains into Turkey Creek except for a small amount that drains into the existing pond. Turkey Creek is immediately tributary to the Northeast Cape Fear River.

## Adjoining Property

Adjoining property is residential. The property to the east is subdivided into single family residential lots. The property to the west is undeveloped and wooded. Across Carver road to the south is another single family subdivision. The flood plain of Turkey Creek is to the north.

## Soils

Soils in the project area are mapped in the Pender County Soil Survey as predominantly Autryville Fine Sand with Marvyn on the slope into the floodplain and Dorovan throughout the wetland floodplain area. Autryville Fine Sand is characterized as a well drained soil with rapid infiltration and slow surface runoff. Marvyn is a loamy fine sand typically found along slopes. Dorovan is characterized as poorly drained and lying in flood prone areas. There is also an insignificant amount of Pt (Pit) soil on the western boundary. It is known for areas that have been excavated. Preliminary analysis by a soil scientist indicates that there is adequate space for onsite septic systems on all of the lots.

## Planned Erosion and Sedimentation Control Practices

Silt fencing will be utilized where ground disturbance is in close proximity to wetlands, around the existing pond and around drainage inlets to control sedimentation. A construction entrance will be located at the entrance of phase two on Tom's Creek Road. A number of sediment traps will be located at the locations of proposed swales, adjacent to existing swales, and in the roadside ditches during construction where channelized flow will be adjacent to construction traffic.

## Planned Stormwater Management Practices

This project is to be low density. Stormwater from lots will flow to swales or overland to adjacent wetlands. Stormwater from the roadway will be collected in road side swales and conveyed to vegetated swales and outlet to Turkey Creek.