

Master/Preliminary Plan Narrative

The Knolls at Turkey Creek

Project Summary

The purpose of this project is to construct residential homes on approximately 72.8 acres of land located just south of Rocky Point, NC off NC133 at Carver Road. One hundred and twenty seven (127) lots are planned in the remaining phases of this development. Phases one and two have been previously approved and are mostly built out. The two parcels on which this project is proposed were recently acquired and are on record at Deed Book 4461, Page 294 of the Pender County Registry. The parcel numbers are 3223-35-4303-0000 and 3223-35-4303-0000. The site is afforded public water. Sewer will be served by on-site drainfields. The existing ponds and immediately adjacent shores will be dedicated to common area. There is an existing boat ramp that is planned to be improved and also dedicated as common area.

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. The Knolls at Turkey Creek Phase Two is on the eastern boundary which includes a small pond. There is also a small pond in the property's interior. The northern boundary includes a large wetland area along the run of Turkey Creek. Bellhammond subdivision forms the southern boundary. Most of the site drains into Turkey Creek except for a small amount that drains into the existing ponds. Turkey Creek is immediately tributary to the Northeast Cape Fear River.

Adjoining Property

Adjoining property is residential. Properties to the east and south are subdivided into single family residential lots. Across Carver road to the southeast 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 are also a couple Pt (Pit) soils within the boundary. These are 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 ponds and around drainage inlets to control sedimentation. A construction entrance will be located at the entrance of each proceeding phase. 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.