

The Reserve on Island Creek Project Narrative

Location and Access:

The proposed project is located on the North side of Island Creek Road (N.C.S.R. 1002) at the Pender County/New Hanover County line, approximately 2.5 miles South of the intersection with N.C. Hwy. 210.

The proposed project is bordered to the North and West by undeveloped property and Island Creek, zoned RA; on the East by Wood Cliff Estates, zoned RA; on the South by undeveloped property, zoned PD.

The proposed project has two street connections onto Island Creek Road as well as a connection to the adjoining Wood Cliff Estates subdivision.

All the streets in the proposed project will be public and designed to N.C.D.O.T. standards. The rights-of-way are 50' and the pavement widths are 20' strip pavement with roadside swales.

Description of Activities on Site:

The proposed project consists of Seventy-three (73) Single Family Dwelling – Detached Conventional lots, with five (5) Open Spaces on approximately 70.82 acres. One (1) open space is planned as an active amenity site with parking, an open air pavilion, kayak racks, and walking trails. Two (2) open spaces will be more passive and will consist of areas for off-site septic systems and/or repair areas to serve approximately fourteen (14) lots. Two (2) open spaces are planned for community mail box locations. All open spaces will be conveyed to and maintained by the Homeowners Association.

Description of Construction Activities:

The proposed project will be constructed with 20' wide paved streets and roadside swales, to meet N.C.D.O.T. minimum roadway and drainage requirements.

A public water main will be constructed to meet the Pender County utility requirements to serve all lots within this subdivision.

Individual septic systems will be provided for each lot as either on-site or off-site and as approved by the Pender County Health Department.

Stormwater management is proposed as low density with roadside swales and outlet swales.

A right turn lane will be installed on Island Creek Road at the intersection with Mississippi Drive.

Type of Utilities to Serve Site:

The proposed water system will tie into an existing 8" Pender County water main that runs along Island Creek Road. A minimum six inch (6") water main will be extended into the project for water and fire flow demands.

Power, telephone, and cable television will be underground and installed by the local providers.

Required State and Federal Permits:

NC Department of Transportation – driveway permit/roadway & drainage approval
NCDENR – erosion and sedimentation control permit
NCDENR – state stormwater permit
ACOE – wetland impact permit
NCDENR – public water system permit

Potential Impacts:

The estimated average daily trips for this project is 695, with am peak hour trips at 55 and pm peak hour trips at 73. The estimated average daily trips were calculated according to the Institute of Transportation Engineers Trip Generation Manual 9th Edition.

Changes from Master Development Plan:

Second entrance off Island Creek Road was shifted.

An Archeological survey was completed and a recommended that this project be granted cultural resources clearance to proceed with the development of this tract.