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Engineering / Consulting / Design

Project Narrative for Oak Ridge Properties at Olde Point

General Information

Oak Ridge Properties at Olde Point

Address: Junction of Country Club Rd. and US Hwy 17
Hampstead, NC
Pender County

Property Area: 8.58 acres (1.75 acres discontinuous from project area)

Project Area: 6.83 acres

Acres Being Disturbed: 6.83 acres

Acres in Wetlands: There will be no impacts to USCOE delineated wetlands on this project. There are no USCOE wetlands on site.

Owner/Developer/Applicant Information:

Oak Ridge Properties at Olde Point, LLC
519 Market St.
Wilmington, NC 28401

Description of Development Proposal

The applicant proposes to construct a mixed use development on 8.58 acres of land fronting on US Hwy 17 between the Country Club Rd. and Ravenswood Rd. in Hampstead, NC.

Project Phasing

The owner proposes to develop Lot 4 of the project in the first phase along with this development the owner will construct the storm water best management practice to serve the entire site as well as a sanitary sewer gravity collection system, lift station and force main. The first phase of the project will be accessed by Ravenswood Road, a private road with direct access to US Highway 17 and Country Club Road.

Future Phases will include the development of lots 1-3 and the residential component of the project on lot 6. These future phases will be dependent on the sale or

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leasing of the lots. All future phases will be required to submit site plans to Pender County Planning and Zoning for approval at the time of development.

Utility Services

The first phase of the project will require a water service. Potable water service will be provided by the Scotts Hill Water and Sewer District. This phase will require a lift station and force main as well as a gravity sewer collection system. Sanitary sewer service will be provided by Pluris Hampstead, LLC.

List of Required Permits

Site Plan approval – Pender County

Sanitary Sewer Extension – NCDENR-DWR

Erosion and Sediment Control - NCDENR-DEMLR
(RECEIVED 12-16-2014, Permit No. PENDE 2015-16)

Storm Water - NCDENR-DEMLR
(RECEIVED 2-3-2015, Permit No. SW8 141108)

Driveway Access and Encroachment Permits – NCDOT

Project Impacts

The proposed improvements will increase traffic in the immediate area by providing services to area residents. This impact will be offset by removing traffic from the main area thoroughfares by providing services closer to the residents of Hampstead. The area is surrounded by commercial uses and is directly adjacent to US Highway 17, the main corridor for the area. The first phase of the project proposes the construction of medical offices. This use will not increase noise in the area and will operate during normal business hours.

Hampstead is growing rapidly. This project intends to provide an area for local residents to receive services and access commercial businesses that they may have previously had to travel to Wilmington for. The development will increase the tax base and encourage residents to spend money in Pender County as opposed to the surrounding counties.