



# Coastal Land Design, PLLC

Civil Engineering/Landscape Architecture

## Project Examples

### Mill Creek Cove - Residential Development and Recreation Area

**Client:**

Mill Creek Holdings, LLC  
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*Began: Nov. 2005 Completed: Dec. 2007*

Mill Creek Cove is a 389 lot waterfront community located on the southeastern coast of North Carolina. The land presented a unique landscape of deep rolling hills, hardwood forests, marsh grasses and coastal creeks of the Lockwood Folly River. The owner of this project wanted to utilize the natural features of the land and provide a unique recreation area that was unmatched in surrounding areas.

Coastal Land Design, PLLC was hired to develop a land plan, create a recreation area, provide landscape design, and design and permit all required infrastructure. The surrounding environmentally sensitive waters stipulated additional stormwater and erosion control measures that conflicted with the low-impact land plan. A concession was made to develop a large pond system to address local and state stormwater and erosion control requirements that was also visually appealing and could tie into the amenity center.



The recreation area of Mill Creek Cove consists of a main amenity facility that includes a clubhouse, fitness center, lap pool, hard surface lighted tennis courts and putting green. The highlight of the recreation area is a canoe and kayak facility with launching dock that gives residents access to vast and fertile Lockwood Folly River. This facility required extensive design and permitting due to the environmentally sensitive waters. Included in the design of the canoe and kayak facility was a nature conservation area and gazebo overlook for the less adventurous residents. A collection of pocket parks was also designed into the land plan to connect neighborhoods and provide easily accessible green areas.

Coastal Land Design also provided all engineering services for Mill Creek Cove and handled the design and permitting for stormwater, erosion control, and the water and sewer collection systems including a large municipal pump station. Regulatory agencies involved in the permitting include the Army Corps of Engineers, North Carolina Department of Coastal Management, North Carolina Department of Environment and Natural Resources, Division of Land Quality, Division of Water Quality, Department of Transportation and the local permitting agencies of Brunswick County, NC.

