

SITE INFORMATION:
 DEVELOPMENT NAME: SUNSET BEACH WEST
 APPLICANT: SUNSET BEACH WEST, LLC
 1574 MONSTER BUCK ESTATES
 SUPPLY, NC 28462
 TAX PARCEL NUMBER: 263AH01502
 SUNSET BEACH ZONING: CR-1 (CONSERVATION RESERVE DISTRICT)
 PROPOSED DEVELOPMENT: 21 SINGLE FAMILY RESIDENTIAL LOTS

BASE MAP INFORMATION:
 BASE SURVEY PROVIDED BY EAST COAST ENGINEERING AND SURVEYING, PC
 JURISDICTIONAL DETERMINATION APPROVED BY USACE AUGUST 7, 2014; SAW-2014-00960.
 MEAN HIGH WATER BASED ON 2.01' ELEVATION (NAVD 88) AS DEFINED BY N.O.A.A. TIDAL STATION #8659897.
 APPROXIMATE LANDWARD LIMIT OF COASTAL VEGETATION AS APPROVED BY NCDENR DCM IN APRIL 2014.
 APPROXIMATE FIRST LINE OF STABLE NATURAL VEGETATION AS APPROVED BY NCDENR DCM ON 04-02-2014.

PRELIMINARY PLAT DATA:
 TOTAL TRACT AREA (TO MEAN HIGH WATER) 1,086,979 SF OR 24.95 ACRES
 TOTAL UPLAND AREA (EXCLUDING JURISDICTIONAL WETLANDS) 1,014,939 SF OR 23.30 ACRES
 RIGHT-OF-WAY AREA 101,074 SF OR 2.32 ACRES
 TOTAL NET AREA (EXCLUDING RIGHT-OF-WAYS, COASTAL VEGETATION, WETLANDS, BUFFERS AND CAMA SETBACKS) 528,323 SF OR 12.13 ACRES
 OPEN SPACE PROVIDED 79,254 SF OR 1.82 ACRES

OPEN SPACE WILL BE IRREVOCABLY DEDICATED TO ALL LOT OWNERS IN THE SUBDIVISION, WITH LEGAL ACCESS FOR ALL LOT OWNERS TO THE OPEN SPACE AREAS.

COMMON AREAS DEFINED AS WETLANDS, OR WITHIN ANY CAMA SETBACKS, ARE NOT INCLUDED IN OPEN SPACE CALCULATIONS. HOWEVER THESE COMMON AREAS WILL ALSO BE IRREVOCABLY DEDICATED TO ALL LOT OWNERS IN THE SUBDIVISION.

ADDITIONAL COMMON SPACE PROVIDED 133,085 SF OR 2.86 ACRES

BASED ON THE OCEAN HAZARD SETBACK LINE OF 60' AS SHOWN, THE BUILDING OR STRUCTURE ON EACH LOT MUST BE LESS THAN 5,000 SF, AS DEFINED BY 15A NCAC 07H.0306(g)(1)

ALL CONSTRUCTION SHALL CONFORM TO ALL DEVELOPMENT STANDARDS OF THE TOWN OF SUNSET BEACH.

PROPERTY IS LOCATED IN A COASTAL BARRIER RESOURCE ACT (CBRA) AREA

ALL APPLICABLE LOCAL, FEDERAL AND STATE DEVELOPMENT PERMITS SHALL BE OBTAINED PRIOR TO FINAL PLAT APPROVAL. PERMITS FROM THE NC DIVISION OF COASTAL MANAGEMENT, NCDOT, NCDENR AND SUNSET BEACH WILL BE REQUIRED PRIOR TO ANY CONSTRUCTION. NO DEVELOPMENT CAN BE DONE UNTIL A FLOOD STUDY IS APPROVED BY FEMA.

IMPROVEMENTS WILL BE MAINTAINED BY THE DEVELOPER UNTIL A PROPERTY OWNERS ASSOCIATION IS ESTABLISHED AND OPERATIONAL.

NO CURB SIDE MAIL BOXES OR CENTRALIZED BOX UNITS WILL BE PROVIDED FOR THE DELIVERY OF MAIL FROM THE UNITED STATES POSTAL SERVICE (USPS). RESIDENTS WILL BE REQUIRED TO PROVIDE A POST OFFICE BOX AT THEIR OWN EXPENSE IF THEY CHOOSE TO RECEIVE MAIL DELIVERY FOR THEIR RESIDENCE FROM THE USPS.

THE BOARDWALK AND DUNE CROSSOVERS WILL BE PRIVATE WITH THE EXCEPTION OF ANY PORTION OF THE DUNE WALKOVER IN PUBLIC TRUST AREAS WILL BE PUBLIC.

THE PLANNING BOARD WAIVED THE SIDEWALK REQUIREMENT AT THE JUNE 4, 2015 PLANNING BOARD MEETING.

BRIDGE NOTES:
 THE BRIDGE WILL BE INSPECTED AT THE DISCRETION AND DIRECTION OF THE TOWN WITH THE FULL COST ASSOCIATED WITH SUCH INSPECTION(S) OR REPAIR BEING THE RESPONSIBILITY OF THE DEVELOPER OR HOMEOWNERS IN THE INCIDENCE THE HOMEOWNERS ASSOCIATION DOES NOT MAINTAIN THE BRIDGE TO STANDARDS ACCEPTABLE TO THE TOWN.

THE BRIDGE SHALL BE DESIGNED FOR A LIVE LOAD OF 150,000 POUNDS.

THE BRIDGE AND ELEVATED SURFACES SHALL BE CONSTRUCTED AND MAINTAINED PER AASHTO HB-17.

UTILITY NOTES:
 (1) UNDER THE CURRENT CBRA ZONE DESIGNATION AND POLICIES, UTILITIES ARE NOT AVAILABLE AND WILL NOT BE EXTENDED WHILE UNDER THIS DESIGNATION. ALL LOTS SHALL BE SELF-SERVED WITH WELLS, ON-SITE ELECTRIC SERVICE AND UTILITIES.
 (2) PLACEMENT OF LIGHTING IS CONCEPTUAL. STREET LIGHTS SHALL BE DUSK TO DAWN SOLAR LIGHTS.
 (3) WATER WELL PLACEMENT IS CONCEPTUAL. CONSTRUCTION AND LOCATION SHALL COMPLY WITH 15A NCAC 20 WE CONSTRUCTION STANDARDS, AND WILL BE DETERMINED BY HOUSE FOOTPRINT, HOUSE LOCATION, PROPOSED DECKS, PROPOSED DRIVEWAYS, ETC.
 (4) SEPTIC AREAS ARE CONCEPTUAL. FINAL DESIGN WILL BE DETERMINED BY HOUSE FOOTPRINT, HOUSE LOCATION, PROPOSED DECKS, PROPOSED DRIVEWAYS, ETC.
 (5) DRY HYDRANTS SHALL BE INSTALLED AND DESIGNED IN ACCORDANCE WITH NFPA 1142. PRIOR APPROVAL TO INSTALL DRY HYDRANTS SHALL BE OBTAINED BY ALL APPLICABLE PARTIES, WHICH INCLUDE LOCAL, STATE AND FEDERAL AGENCIES CHARGED WITH FIRE PROTECTION, ZONING, WATER, ENVIRONMENTAL PROTECTION, AGRICULTURE, AND RESOURCE CONSERVATION, AMONG OTHERS. THE REQUIRED MINIMUM WATER SUPPLY THAT THE DRY HYDRANTS WILL BE ABLE TO PRODUCE MUST COMPLY WITH THE MINIMUM REQUIRED FIRE FLOW OF THE STRUCTURES PLANNED TO BE BUILT.
 (6) PROPOSED HOUSES WILL BE SERVED BY ON-SITE ELECTRICAL GENERATION.

ABBREVIATIONS:
 USACE UNITED STATES ARMY CORPS OF ENGINEERS
 NCDENR NORTH CAROLINA DEPARTMENT OF ENVIRONMENT AND NATURAL RESOURCES
 DCM DIVISION OF COASTAL MANAGEMENT
 NCDOT NORTH CAROLINA DEPARTMENT OF TRANSPORTATION
 FEMA FEDERAL EMERGENCY MANAGEMENT AGENCY

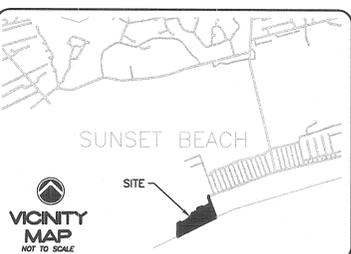
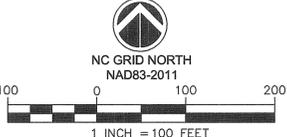
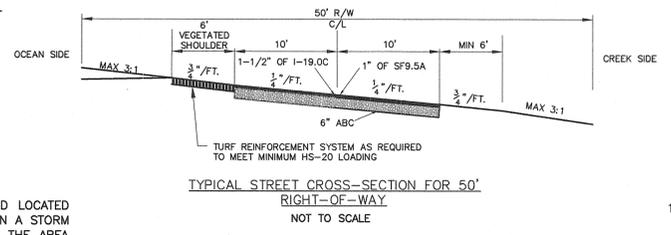
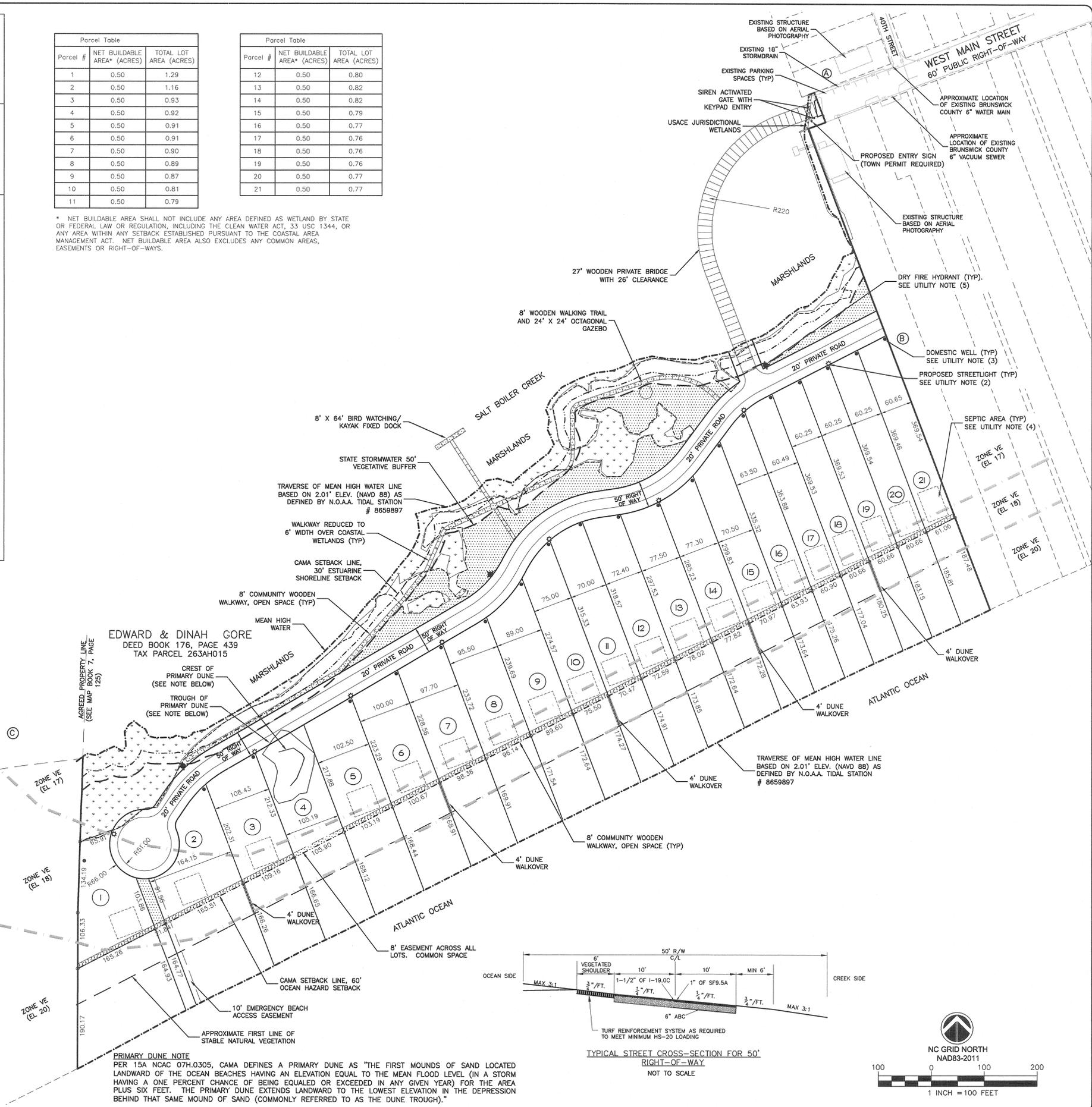
NOTE:
 THIS DRAWING IS BASED ON EXISTING CONDITIONS SURVEY PROVIDED BY OTHERS. SEE SHEET C-1 FOR ADDITIONAL INFORMATION AND EXISTING CONDITIONS NOTES.

ADJACENT PROPERTY OWNERS				
DESIGNATION	OWNERS NAME	ADDRESS	DEED BOOK/PAGE	TAX PARCEL NUMBER
A	AT MY TABLE, LLC	144 SARDIS VIEW LANE CHARLOTTE, NC 28270	3360-50	263AA001
B	SUN'S SET LP	5816 INVERNESS DRIVE DURHAM, NC 27712	1123-627	263AH014
C	STATE OF NORTH CAROLINA COASTAL MANAGEMENT	1638 MAIL SERVICE CENTER RALEIGH, NC 27699	1537-375	26200001

Parcel Table		
Parcel #	NET BUILDABLE AREA* (ACRES)	TOTAL LOT AREA (ACRES)
1	0.50	1.29
2	0.50	1.16
3	0.50	0.93
4	0.50	0.92
5	0.50	0.91
6	0.50	0.91
7	0.50	0.90
8	0.50	0.89
9	0.50	0.87
10	0.50	0.81
11	0.50	0.79

Parcel Table		
Parcel #	NET BUILDABLE AREA* (ACRES)	TOTAL LOT AREA (ACRES)
12	0.50	0.80
13	0.50	0.82
14	0.50	0.82
15	0.50	0.79
16	0.50	0.77
17	0.50	0.76
18	0.50	0.76
19	0.50	0.76
20	0.50	0.77
21	0.50	0.77

* NET BUILDABLE AREA SHALL NOT INCLUDE ANY AREA DEFINED AS WETLAND BY STATE OR FEDERAL LAW OR REGULATION, INCLUDING THE CLEAN WATER ACT, 33 USC 1344, OR ANY AREA WITHIN ANY SETBACK ESTABLISHED PURSUANT TO THE COASTAL AREA MANAGEMENT ACT. NET BUILDABLE AREA ALSO EXCLUDES ANY COMMON AREAS, EASEMENTS OR RIGHT-OF-WAYS.



LEGEND:

USACE JURISDICTIONAL WETLANDS, SAW-2014-00960	[Symbol]
PROPERTY BOUNDARY	[Symbol]
ADJACENT PROPERTY LINE	[Symbol]
MEAN HIGH WATER/PROPERTY BOUNDARY	[Symbol]
APPROXIMATE LANDWARD LIMIT OF COASTAL VEGETATION	[Symbol]
APPROXIMATE FIRST LINE OF STABLE NATURAL VEGETATION	[Symbol]
CAMA SETBACK LINE	[Symbol]
100 YEAR FLOOD ZONE	[Symbol]
OPEN SPACE	[Symbol]
EXISTING STORMDRAIN	[Symbol]
EXISTING SANITARY SEWERLINE	[Symbol]
EXISTING WATERLINE	[Symbol]

REV.#	DESCRIPTION	REV.BY	DATE
K	REVISED PER PLANNING BOARD, SIDEWALK REQUIREMENT WAIVED	EMN	08/18/15
J	REV. PER SUNSET BEACH TRC COMMENTS DATED 05/14/15	EMN	05/20/15
I	REV. PER SUNSET BEACH COMMENTS DATED 05/08/15	EMN	05/08/15
H	REV. PER SUNSET BEACH COMMENTS DATED 03/13/15	EMN	04/07/15
G	REV. PER SUNSET BEACH COMMENTS DATED 02/18/15	EMN	03/06/15
F	REV. PER SB PRELIMINARY PLAT REVIEW COMMENTS DATED 01/30/15	EMN	02/05/15
E	REVISED PER SUNSET BEACH COMMENTS, REDUCE DUNE WALKOVER TO 4'	EMN	01/20/15
D	REVISED PER 01/15/15 SUNSET BEACH TRC MEETING COMMENTS	EMN	01/15/15
C	REVISED FOR STATE STORMWATER VEGETATIVE BUFFER SETBACK	EMN	01/14/15
B	REVISED PER SUNSET BEACH TRC COMMENTS	EMN	11/20/14
A	ISSUED TO TOWN OF SUNSET BEACH	EMN	08/24/14



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 N.C. LICENSE # C-1621

PROJECT NUMBER:	875-167
SCALE:	1" = 100'
DATE:	24 SEPT 2014
TRACKING:	EMN

**SUNSET BEACH WEST
 SUNSET BEACH, NC
 BRUNSWICK COUNTY**

PRELIMINARY PLAT

PROJECT NUMBER	875-167	SHEET NUMBER	C-2
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