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(a)(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.

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 2C WELL 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	5616 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

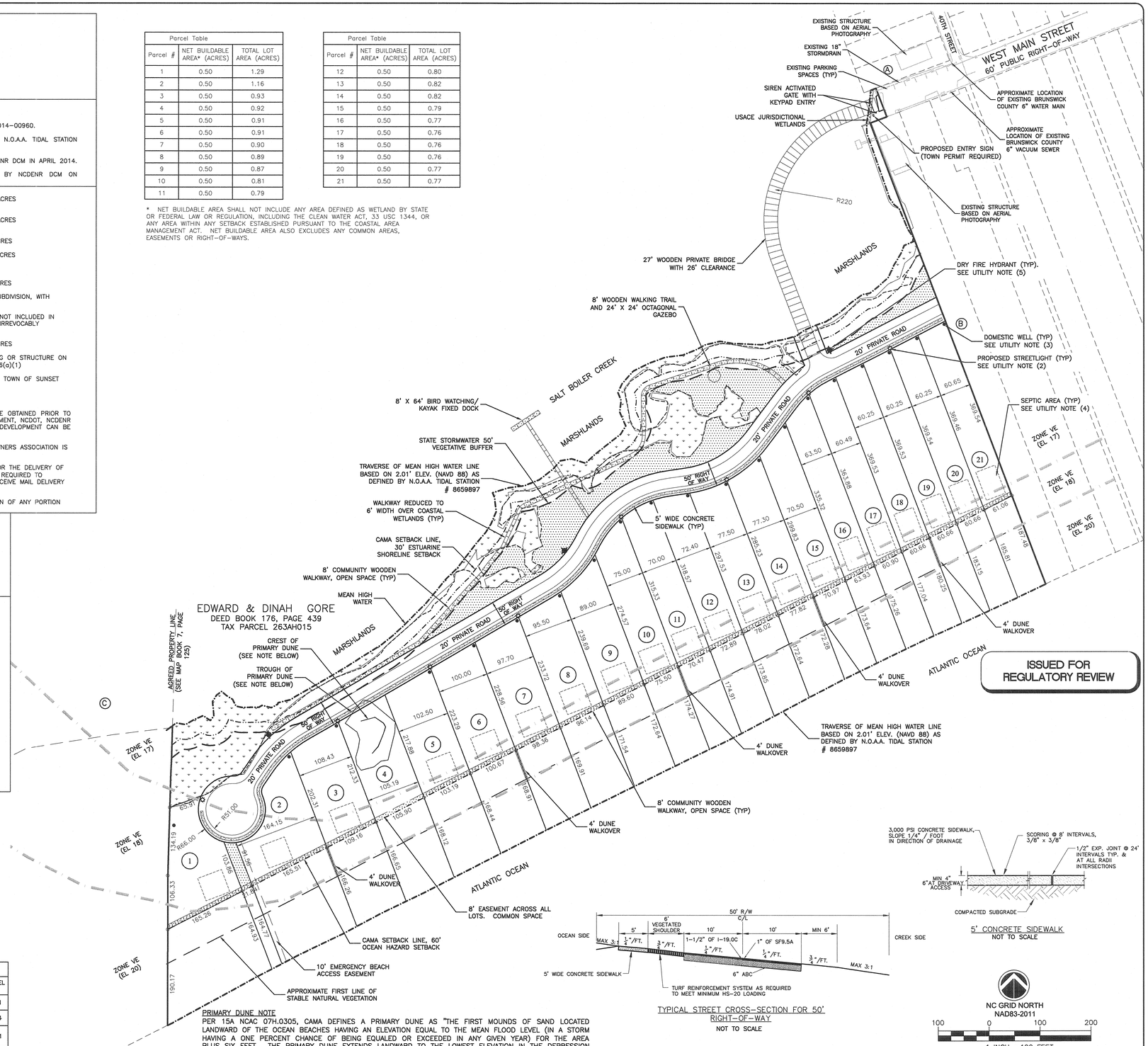
Parcel Table

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.



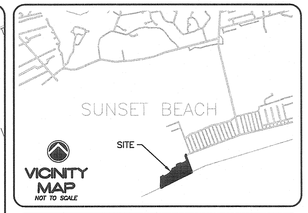
ISSUED FOR REGULATORY REVIEW

5' CONCRETE SIDEWALK
NOT TO SCALE

TYPICAL STREET CROSS-SECTION FOR 50' RIGHT-OF-WAY
NOT TO SCALE

NC GRID NORTH
NAD83-2011
100 0 100 200
1 INCH = 100 FEET

PRIMARY DUNE NOTE
PER 15A NCAC 07H.0305, CAMA DEFINES A PRIMARY DUNE AS "THE FIRST MOUNDS OF SAND LOCATED LANDWARD OF THE OCEAN BEACHES HAVING AN ELEVATION EQUAL TO THE MEAN FLOOD LEVEL (IN A STORM HAVING A ONE PERCENT CHANCE OF BEING EQUALED OR EXCEEDED IN ANY GIVEN YEAR) FOR THE AREA PLUS SIX FEET. THE PRIMARY DUNE EXTENDS LANDWARD TO THE LOWEST ELEVATION IN THE DEPRESSION BEHIND THAT SAME MOUND OF SAND (COMMONLY REFERRED TO AS THE DUNE TROUGH)."



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

REV. #	DESCRIPTION	REV.BY DATE
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 09/24/14

REVISIONS

NORTH CAROLINA PROFESSIONAL SEAL 030507 ENGINEER ELIZABETH M. NELSON 05/20/15

CAPE FEAR ENGINEERING
151 Poole Rd.,Suite 100; Belville, NC, 28451
TEL (910) 383-1044; FAX (910) 383-1045
www.capefearengineering.com
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