

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.
 LANDWARD LIMIT OF COASTAL VEGETATION AS DELINEATED BY NCDENR DCM IN APRIL 2014.
 FIRST LINE OF STABLE NATURAL VEGETATION AS DELINEATED 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
DENSITY ALLOWED PER CR-1 1 DETACHED SINGLE-FAMILY RESIDENTIAL DWELLING PER ACRE.	24		
DENSITY PROPOSED	21 SINGLE FAMILY RESIDENCES		
TOTAL UPLAND AREA (EXCLUDING JURISDICTIONAL WETLANDS)	1,014,939 SF	OR	23.30 ACRES
RIGHT-OF-WAY AREA	83,814 SF	OR	1.92 ACRES
TOTAL NET AREA (EXCLUDING RIGHT-OF-WAYS, COASTAL VEGETATION, WETLANDS AND CAMA SETBACKS)	569,381 SF	OR	13.07 ACRES
OPEN SPACE REQUIRED (15% OF TOTAL NET AREA)	85,407 SF	OR	1.96 ACRES
OPEN SPACE PROVIDED	96,514 SF	OR	2.22 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 102,890 SF OR 2.36 ACRES

BUILDING SETBACKS:
 OCEAN FRONT YARD: 25' FROM ESTABLISHED CAMA LINE
 REAR YARD: 20% OF MEAN LOT DEPTH, NOT TO EXCEED 25'
 SIDE YARD: 10'
 MAXIMUM LOT COVERAGE: NOT MORE THAN 20% OF THE TOTAL LOT AREA MAY BE COVERED BY BUILDINGS OR ANY IMPERVIOUS SURFACES.

WATER AND SEWER AVAILABLE FROM BRUNSWICK COUNTY

ALL APPLICABLE PERMITS FROM THE NC DIVISION OF COASTAL MANAGEMENT, NCDOT, NCDENR AND SUNSET BEACH WILL BE REQUIRED PRIOR TO ANY CONSTRUCTION.

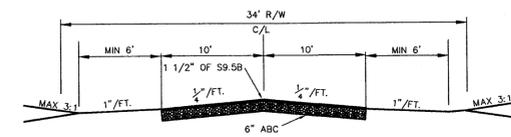
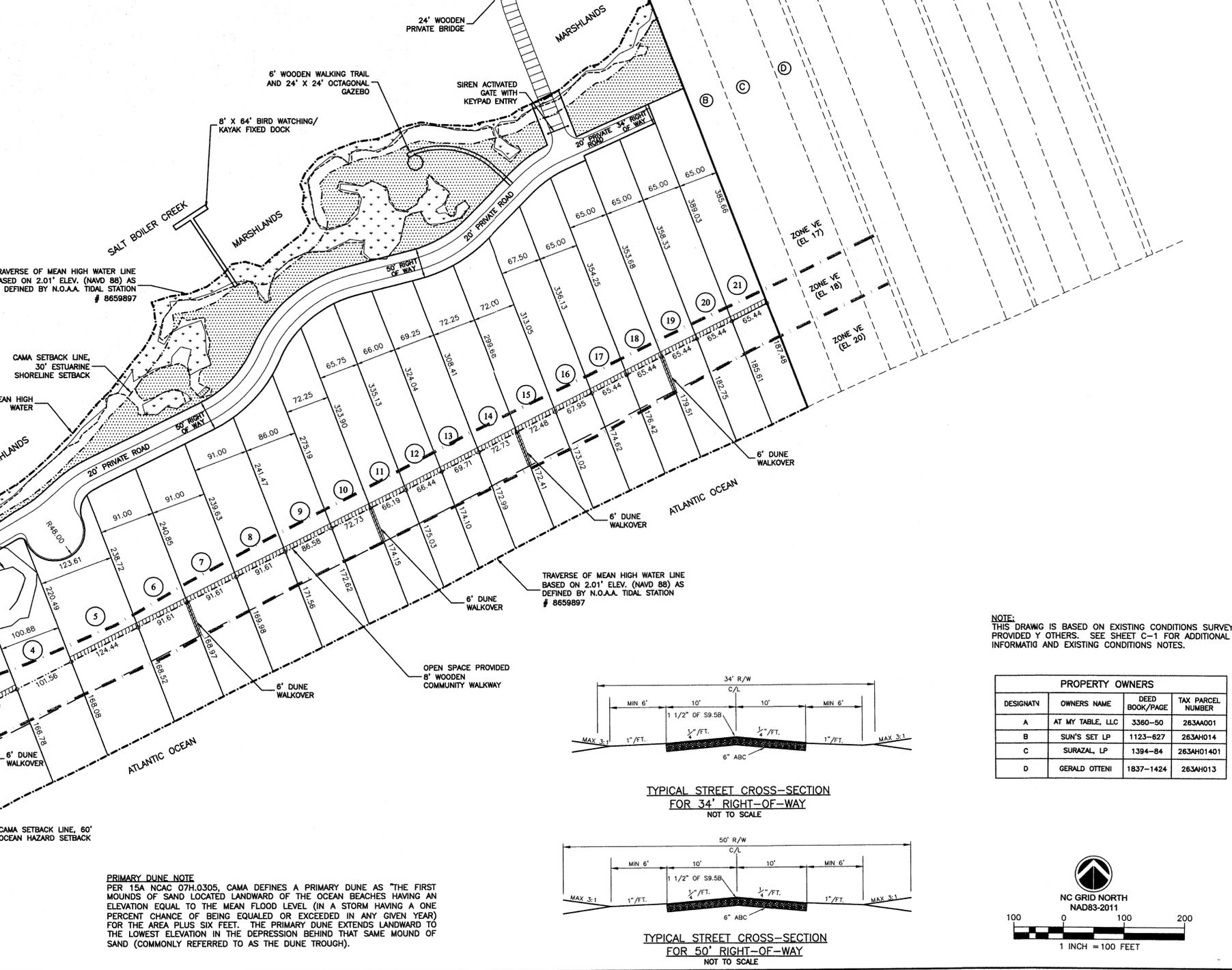
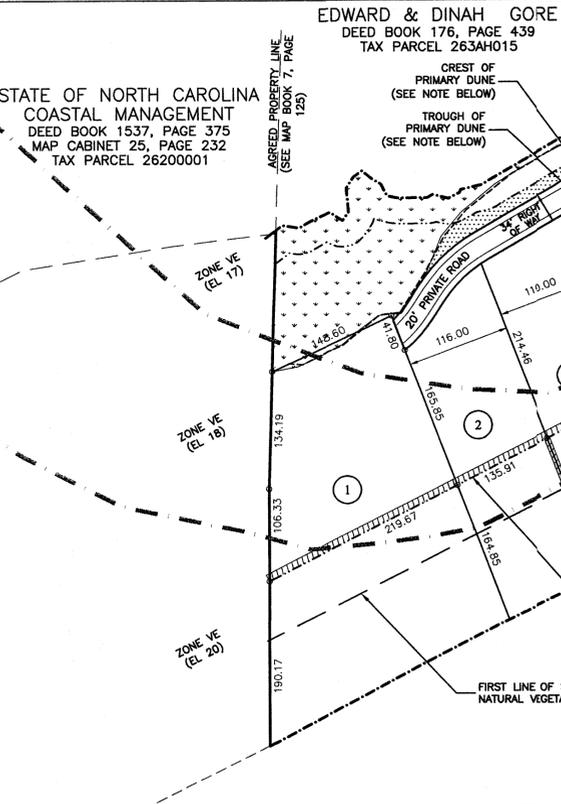
ABBREVIATIONS:

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

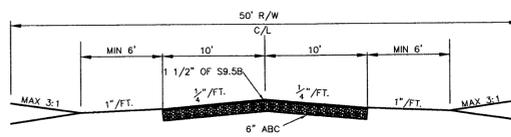
Parcel #	NET BUILDABLE AREA* (SF)	NET BUILDABLE AREA* (ACRES)
1	40929	0.94
2	22233	0.51
3	23954	0.55
4	22514	0.52
5	22383	0.51
6	21947	0.50
7	21862	0.50
8	21789	0.50
9	21894	0.50
10	21841	0.50
11	21811	0.50

Parcel #	NET BUILDABLE AREA* (SF)	NET BUILDABLE AREA* (ACRES)
12	21831	0.50
13	21898	0.50
14	21847	0.50
15	21914	0.50
16	21910	0.50
17	22521	0.52
18	23068	0.53
19	23376	0.54
20	23182	0.53
21	25177	0.58

* 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.



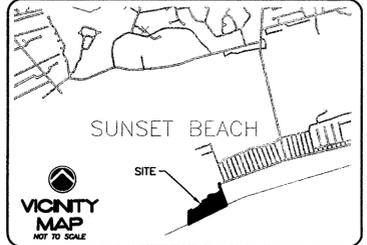
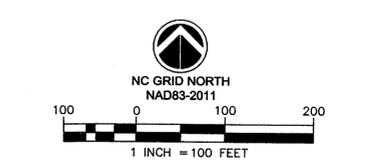
TYPICAL STREET CROSS-SECTION FOR 34' RIGHT-OF-WAY NOT TO SCALE



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

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

DESIGNATION	OWNERS NAME	DEED BOOK/PAGE	TAX PARCEL NUMBER
A	AT MY TABLE, LLC	3360-50	263A001
B	SUN'S SET LP	1123-627	263AH014
C	SURAZAL, LP	1394-84	263AH01401
D	GERALD OTTENI	1837-1424	263AH013



LEGEND:

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

ISSUED FOR REGULATORY REVIEW

REV. #	DESCRIPTION	REV. BY	DATE
A	ISSUED TO TOWN OF SUNSET BEACH	EMN	09/24/14
REVISIONS			



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
----------------	---------	--------------	-----