

PARAMOUNTE

E N G I N E E R I N G , I N C .

September 12, 2019

Mr. Todd Rademacher
Planning Director
700 Sunset Beach Blvd. North
Sunset Beach, NC 28468

**Re: The Sanctuary
Project Narrative**

Dear Todd:

The following information is for a proposed single-family residential subdivision with majority of land being in the Town of Sunset Beach ETJ and a small portion within the Town limits. The proposed development is being designed, developed, and constructed by Bill Clark Homes (BCH). They will develop the land and construct all the homes in the development.

ZONING:

The proposed development is approximately 138.25 acres with approximately 6.84 acres being wetlands. There are 363 lots proposed with an overall density of 2.76 dwelling units per acre. The current property is all zoned MR-3, Mainland Multi-Family Residential District, exclusively for residential development. All lots are a minimum of 7,500sf and setbacks meet the minimum required in the MR-3 zoning district. No structure shall exceed 35 feet in height unless setbacks are increased per Article 6. Zoning Districts.

CAMA LAND USE PLAN:

The following information is based on the Town of Sunset Beach CAMA Land Use Plan (CLUP) that was approved on 11-21-2017. According to the CLUP, the portion of land being developed is designated as medium density residential. We believe with a proposed density of 2.76 dwelling units per acre, we are consistent with the CLUP. According to the CLUP, Map 4.1 Areas of Environmental Concern (AEC), there is a portion of the Calabash River that runs along the southwestern property line that is subject to the 75' Estuarine Shoreline AEC. However, since we have not verified this line with CAMA to date, we are showing a 75' AEC along the entire Calabash River and Creek until field verified. The southwestern portion of this project is also subject to an AE flood zone as shown on the CLUP, Map 4.2 Special Flood Hazard Areas. Our plans also show the 100-year and 500-year flood plain lines. We are not proposing any structures within the 100-year flood plain.

WETLANDS:

The proposed 138.25 acres that is proposed for development was evaluated by Land Management Group for Section 404 and 401 wetlands and waters of the US. The attached map shows the preliminary features that will be confirmed by the USACOE on September 17, 2019. We anticipate that most of the internal ditches will be filled and perimeter ditches and wetlands will be preserved. Due to the minimal amount of wetlands on this site, we anticipate wetland impacts to be very minimal.

AMENITIES:

The proposed project will have a central amenity located at the end of the Coraline Boulevard entering the project from NC Hwy. 904. Some of the amenities include a clubhouse with common areas for relaxing, restrooms, changing areas, and large pool for all ages. The central amenity will also include a mail kiosk that serves the entire community. This location is preferred so there is ample parking for residents to get their mail and it keeps cars off the main roads.

ROADS:

All roads internal to the development will be designated as private right of ways but will be designed to meet NCDOT and the Town of Sunset Beach minimum design criteria for local residential subdivision roads. The existing Angels Trace Road is a public right of way and we will restore the portion of the road to its original design conditions from its intersection with Sunset Blvd. north to the project limits. All roads will be a minimum of 20-feet wide for two-way traffic and minimum one-way travel lanes will be a minimum of 12-feet wide from edge of pavement to edge of pavement. Coraline Boulevard will have sidewalks along both sides of the road, while all other roads, excluding alleys, will have sidewalk along one side of the road. The Developer is currently under contract with a Traffic Consultant and they are finalizing a traffic impact analysis (TIA) for submission to NCDOT and the Wilmington Metropolitan Planning Organization (WMPO) for review and approval of off-site improvements. The scoping limits of the study were already approved by NCDOT and the traffic counts were completed.

PUBLIC UTILITIES:

This project is proposing to have public water and sanitary sewer that will be serviced by Brunswick County Public Utilities. There is already existing water and sanitary sewer lines adjacent to the proposed development area. All utilities will be designed to their standards and will be dedicated to them once installed and certified by the engineer of record. Our design will include preparing a hydraulic model of the proposed water system to determine that it meets the minimum requirements for providing domestic water service and for firefighting requirements. Based on our preliminary assessment of the existing surrounding sanitary sewer system, we will be able to service 2/3rd of the project with gravity sewer and the remaining 1/3rd will likely be serviced with a low-pressure sewer system all designed to meet local and State requirements. Fire hydrants are proposed throughout the development with a typical spacing of approximately 300 feet between hydrants.

STORMWATER MANAGEMENT:

The proposed development will utilize multiple stormwater wet detention basins and vegetated filters to meet the State's water quality requirement and the County's quantity requirements. The site drains to Calabash Creek and is part of the Lumber River Basin. Calabash Creek has a surface water classification of SA; HQW. This project will be considered a high-density project with regards to stormwater and must treat and release the one-year, 24-hour storm event for the State and the 10-year peak attenuation for the County. All roads will have a piped stormwater collection system that conveys stormwater runoff to a wet detention basin for treatment and attenuation of all impervious runoff.

LIGHTING:

Neighborhood street lighting design will be provided by Brunswick County Electric Corporation based on input from the developer. We expect to provide 12' decorative Town & County fixtures with LED

bulbs spaced at approximately 250'. The fixtures will be semi- or full-cutoff in accordance with Dark Sky regulations.

LANDSCAPING & HERITAGE TREES:

The Sanctuary at Angels Trace will be a resort-type community with an abundance of both existing and planted trees, as well as neatly maintained lawn and shrub areas. We realize the value of preserving the Heritage Trees to the Town and its residents, while at the same time recognizing the impacts of site development and the need to enhance the aesthetic qualities of the site. A Heritage Tree survey has been performed and is included in the Landscape Plan that shows which trees have a high likelihood of removal, primarily due to road alignment and our expectations for grading of the site. The Landscape Plan also includes a proposed street tree layout that will supplement the existing trees in the creation of a rich streetscape with notable character and high quality appearance. Individual homesites will be landscaped in accordance with the Town of Sunset Beach UDO as they are developed.

OPEN SPACE:

The Sanctuary at Angels Trace will include ±40 acres of open space, exceeding the requirement of 21 acres by nearly double. Open space areas will include both active opportunities for residents as well as natural and landscaped areas to contribute to the overall beauty of the site and Town. This includes the neighborhood pool amenity as mentioned previously in this narrative.

Thank you for your attention to this matter. Please feel free to contact me if you have any questions or require additional information.

Sincerely,
Paramounte Engineering, Inc.



Robert P. Balland, PE