



November 2, 2022

BY HAND DELIVERY

Mayor Phillips and Members of Council
Town of Sunset Beach
700 Sunset Beach Blvd.
Sunset Beach, NC 28468

Re: Interim Project Report Ocean Ridge Phase VI

Dear Mayor Phillips and Members of Council:

In accordance with the Subdivision Improvements Agreement between Coastal Communities at Ocean Ridge Plantation, LLC (the “Developer”) and the Town of Sunset Beach, following is an interim report to the Town regarding the progress on the subject project. Town representatives performed an on-site visit on September 28, 2022, and we appreciated the opportunity to discuss construction progress at that time also.

In our last written report, we noted that all sewer lines and services had been installed and prepping for pressure testing the system had begun. The pressure testing has since been completed, and the sewer system passed testing. As previously reported, the sewer system will be dedicated to the County contemporaneously with the water system.

We have also finalized installation of all primary water pipe and fire hydrants. Supply chain issues continue to cause significant delays in material delivery, and we still do not have all the materials needed to install water services/meters. Water system testing is different than sewer testing, however, in that meter boxes do not have to be installed before testing. We are prepping for water system pressure testing now while we await delivery of the meter box materials, which hopefully will arrive in the next several days and allow us to install this final part of the water system. Chlorination testing is a separate test that will be done after the pressure test passes.

Brunswick Electric finalized the electric layout design, and the pre-construction conference has been completed. The installation process has changed, as BEMC no longer does staking, and the developer is now responsible to have a surveyor stake the locations of road crossings and equipment based on the plan provided by the utility. We have paid for electric conduit crossings to be installed and have finalized staking for BEMC to begin work on the road crossings. Typically, both water and sewer must be installed, to include services, for Brunswick Electric to begin work; however, as the wait for service material became more protracted, BEMC agreed to install the crossings even if water services were not yet in place. BEMC has started mobilizing to begin the electric installation.

We will continue to keep you advised about construction progress, and we sincerely appreciate the cooperation of the Town as we continue to move forward with the development of Ocean Ridge Phase VI.

Sincerely,



Becky K. Noble
Coastal Communities at Ocean Ridge Plantation, LLC