



September 2, 2020

BY HAND DELIVERY

Mayor Philipps 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.

We were pleased to host Town staff for another project tour on August 17, 2020, to help visualize the work completed and in process. Staff reviewed a number of stormwater ponds constructed since the last visit, and we discussed the need to have modified one pond design to account for existing conditions on the ground, the challenges with finalizing designed pond slopes given so few days between rainfall, and necessary dewatering activity that has slowed production as it relates to pond work. We also discussed handling and management of the large amounts of excavated material from ponds. Wet conditions were evident, and, while on site, dewatering was occurring to enable excavation. During the tour we also viewed contractors installing pipe, along with areas where pipe had been installed (including extremely large 60” pipe) and pipe being stored awaiting delivery of the associated storm water boxes.

We anticipate that staff will provide more details and would report significant progress in development since the last visit, despite this year of uncertainty and “new normals”. 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