



December 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:

I hope everyone had a safe and enjoyable Thanksgiving.

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.

Since our last report, we have made substantial progress with finalizing stormwater infrastructure. Four stormwater ponds have been surveyed by engineers to verify that pond depths, surface areas, volumes, elevations, outlets, etc. are in substantial compliance with all permits and ready for certification. The contractor completed the engineer’s certification punch lists and is in the process of establishing additional vegetative cover. Once grass has been more fully established on pond banks, the engineers inform us that they can certify these four ponds as being totally complete and constructed per permitted plans. We are awaiting the survey, for certification purposes, of a fifth completed stormwater pond. This leaves only one pond and outlet structure to finalize all stormwater pond construction.

Installation continues of the extensive stormwater piping, which runs between and behind homesites and along right of ways to the permitted ponds. In this process we utilize material from pond excavation to fill historical ditches that are not part of the permitted system. We must dewater soils when necessary (which has been frequent due to heavy rains). We also continue to do survey work as needed ahead of construction. Work associated with erosion control is ongoing, to include seeding of disturbed areas after pipe installation and any earth disturbing activity.

Of course, some site work critical to the road construction has already been completed. Roadways have been cleared and grubbed of extensive stumps and other organic materials. Roads were also staked for subgrade level, and the contractor has performed much of the cut and fill earthwork to achieve design grade of the roadway. This grading work is also part of utility installation, as design grade is the basis for utility installation depth. When less than desired soil conditions in the roadways are encountered, we transfer more suitable soils from excavated areas to serve as an appropriate sub base for road materials. As previously noted, this project is not a total "clear cut" site, as many trees have been left to enhance the community's ultimate aesthetics and environmental stewardship. That type of discriminatory clearing increases the total cost and increases the completion time, but should be beneficial to the overall development.

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. As the Town has expressed an increasing interest in project tours, we would be happy to host another staff visit and suggest we coordinate a date sometime after the holidays.

Sincerely,



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