

Rec'd
8/27/18
LHA



August 22, 2018

Mayor pro tem Benton 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 pro tem Benton 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, we are pleased to provide an interim report to the Town regarding the progress on the above referenced project since the last report submitted on May 22, 2018. As reported previously, the Developer's engineers completed required modifications and design of the Section 2 plans, which were timely submitted to the State and County agencies on or before October 30, 2017, and the Erosion Control Permit and the Water Permit from NCDEQ were received, along with the NCDEQ storm water permit. An update on other relevant items are:

1. The Developer received the NCDEQ sewer permit May 30, 2018. Receipt of this final permit, which was needed to proceed with the development process, came 93 days beyond the 120 days contemplated in the Subdivision Improvements Agreement, despite the Developer's engineers' timely submission of all required plan modifications per the agreement.
2. As previously noted, the Subdivision Improvements Agreement envisioned construction plans (the issued-for-construction set) be finalized February 27, 2018, but also specifically provides that issuance of such plans is dependent upon receipt of the necessary permits. (See paragraph 1(b)). Because the time required by permitting authorities to issue permits was significantly greater than that targeted in the Subdivision Improvements Agreement, the deadlines and schedule of work have been affected. The revised date for completion of storm water installation is May 1, 2019, subject to other provisions of the Subdivision Improvements Agreement.

351 Ocean Ridge Parkway SW
Ocean Isle Beach, NC 28469

3. Since receipt of the sewer permit, the construction bid package was finalized in detail and provided to multiple contractors for bids. Bids were received. The Developer timely undertook and completed the bid review process and contractor selection process, and the storm water contract has been finalized with the selected contractor.
4. Initial storm water staking has occurred, and we await contractor mobilization to the site. The protracted period of rain, which shattered more than a hundred years of historical records, has understandably resulted in delays for contractors of all horizontal infrastructure disciplines.

Please let me know if you have any questions or need additional information on any of the above referenced matters. 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