



December 2, 2021

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:

I hope everyone had a wonderful Thanksgiving holiday.

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 the last quarterly report, the Developer continued installation of the stormwater system, and has now put in all piping, curb inlets and junction boxes for Section 2 of Phase VI. The only exception to the material installation completion is curb inlet frames and grates located within the roadway, which we are intentionally waiting to install to avoid potential theft of the metal tops that unfortunately occurred in Section 1. These tops will be placed on the boxes at the time of curbing installation.

Excavation of the last required stormwater pond was finalized and pond banks seeded, so 100% of stormwater pond excavation in Section 2 is complete. As-built survey work was done last week for certification purposes. Engineers advise certifications of the last two stormwater ponds should be complete in about a month, and we will provide the Town certifications of all stormwater ponds in Section 2 shortly thereafter.

The contractor has been working on moving excess material resulting from pipe installation, some of which is being utilized in berm construction as well as staged along the roadways where we anticipate needing material to backfill behind curbing after installation. Additionally, the contractor is doing road grading work in preparation for utility installation. Installation of erosion control measures necessary after ground disturbance are also being done as well as clean-up activities needed after construction. We hope to begin installation of the required sewer system next month and will begin survey staking for sewer installation as soon as is practicable.

In our September site visit with the Town, we discussed the various supply chain and labor shortage issues that have been affecting material deliveries and impacting construction, as well as all industries. Nevertheless, we trust that you are pleased with the progress achieved this quarter. 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