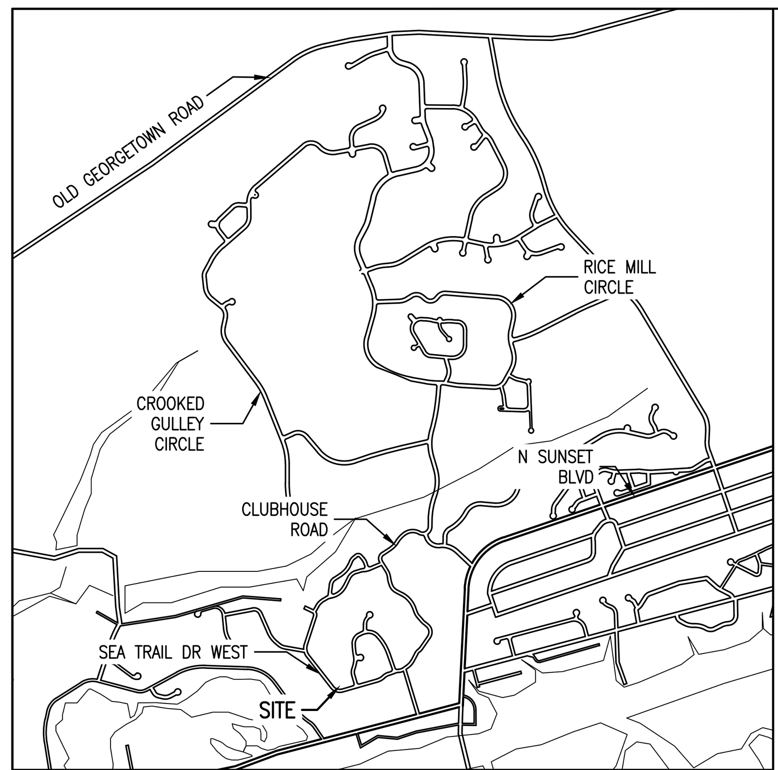


VICINITY MAP
NO SCALE

SURVEYOR'S CERTIFICATE

I CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN BOOK 5095, PAGE 900; THAT THE BOUNDARIES NOT SURVEYED ARE INDICATED AS DRAWN FROM INFORMATION IN BOOK _____, PAGE _____; THAT THE RATIO OF PRECISION IS 1:10,000; AND THAT THIS SURVEY IS OF AN EXISTING PARCEL OF LAND; AND THAT THIS MAP MEETS THE REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA (21 NCAC 56. 1600). THIS 7TH DAY OF AUGUST, 2025.

PROFESSIONAL LAND SURVEYOR NC L-3387

NORTH CAROLINA PROFESSIONAL SEAL L-3387 LAND SURVEYOR CHRISTOPHER D. STANLEY

IMPERVIOUS AREAS:

HOUSE WITH OVERHANGS	=	2,634 SQ.FT.	(2,398 SQ.FT. EXCLUDING OVERHANG)
CONCRETE DRIVEWAY	=	818 SQ.FT.	(842 SQ.FT. EXCLUDING OVERHANG)
CONCRETE PATIO	=	175 SQ.FT.	(192 SQ.FT. EXCLUDING OVERHANG)
CONCRETE WALKWAY	=	114	(120 SQ.FT. EXCLUDING OVERHANG)
HVAC PAD	=	8 SQ.FT.	

SITE IMPERVIOUS PERCENTAGE (WITH OVERHANGS)
(TOTAL IMPERVIOUS SQ.FT. / SITE AREA SQ.FT.) = 3,749 / 13,749 = 27.3%

SITE IMPERVIOUS PERCENTAGE PER TOWN OF SUNSET BEACH (WITHOUT OVERHANGS)
(TOTAL IMPERVIOUS SQ.FT. / SITE AREA SQ.FT.) = 3,552 / 13,749 = 25.8%
MAXIMUM ALLOWABLE BUILT UPON AREA PER TOWN OF SUNSET BEACH = 45% OF TOTAL LOT AREA = 6,187 SQ.FT.

TOWN OF SUNSET BEACH STORMWATER NOTES:

1. PROPOSED BUILDING OVERHANGS HAVE NOT BEEN INCLUDED AND ALL OTHER IMPERVIOUS AREAS SHOWN HAVE BEEN INCLUDED IN THE IMPERVIOUS AREA CALCULATIONS FOR THE TOWN OF SUNSET BEACH.

*NOTE- CURRENT TOTAL SITE IMPERVIOUS noted 3,749 SQ FT w/overhangs; and 3,552 SQ FT per Town of SSB IS THE MAX ALLOWABLE PER STATE STORMWATER PERMIT FOR THIS PROPERTY

BUILDING SETBACKS PER THE TOWN OF SUNSET BEACH

FRONT	=	25 FT.
REAR	=	25 FT.
LEFT SIDE	=	7.5 FT.
RIGHT SIDE	=	7.5 FT.

BUILDING SETBACKS LINES SHOWN ARE BASED ON THE TOWN OF SUNSET BEACH UNIFIED DEVELOPMENT ORDINANCE, ARTICLE 3, SECTION 3.10 AND ARE FOR REFERENCE ONLY. ALL SETBACKS SHALL BE VERIFIED BY THE APPROPRIATE GOVERNMENTAL ENTITY BY THE OWNER OR CONTRACTOR PRIOR TO CONSTRUCTION.

ZONING:

CURRENT ZONING PER TOWN OF SUNSET BEACH: MR-3

FLOOD ZONE:

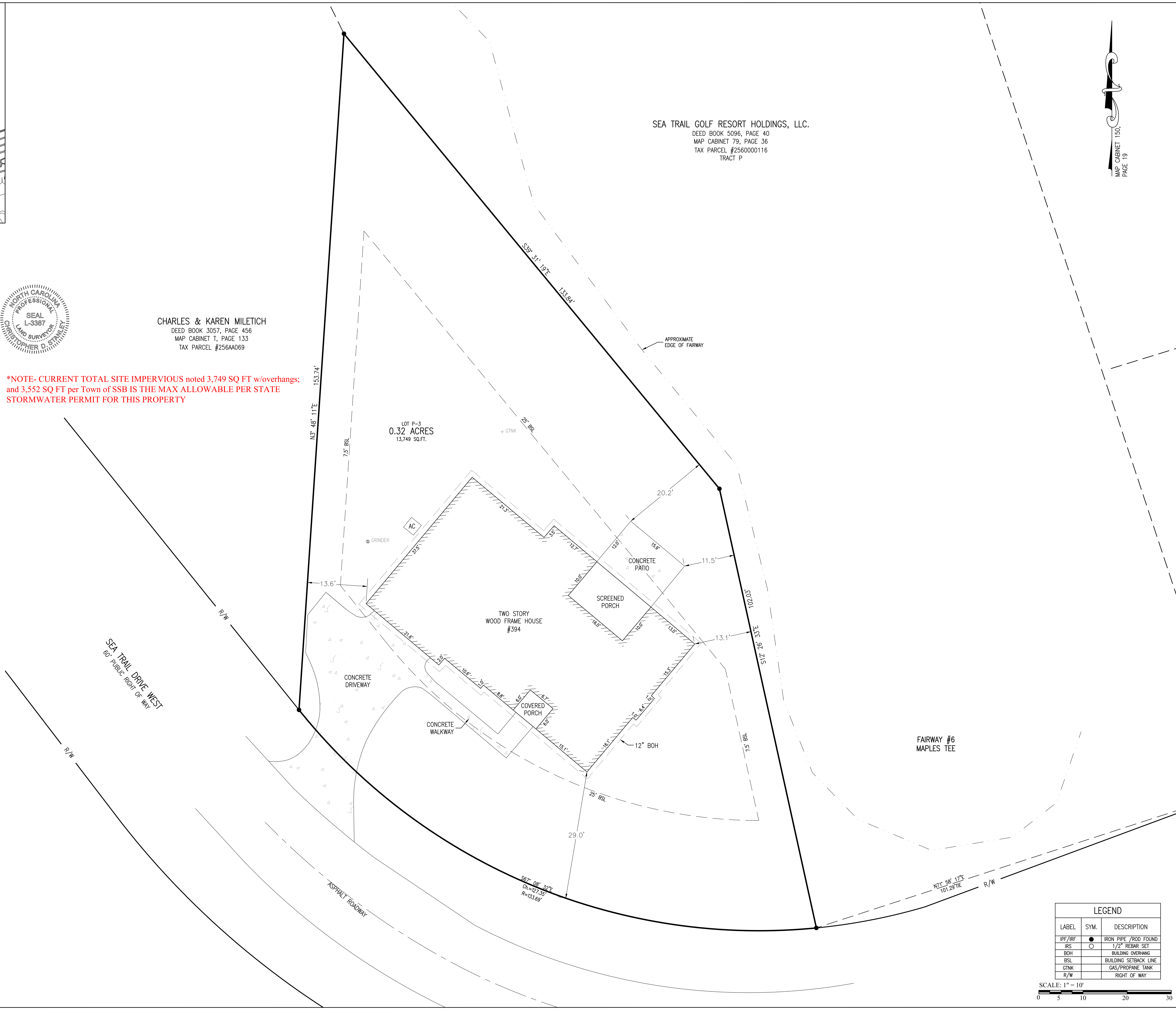
THIS PROPERTY IS LOCATED IN FLOOD HAZARD ZONE: "X", MINIMAL FLOOD RISK.
FLOOD MAP NUMBER: 3720104400K
EFFECTIVE DATE : 08/28/2018

GENERAL NOTES:

1. ADJOINING DEED REFERENCES BASED ON CURRENT INFORMATION FOUND IN THE BRUNSWICK COUNTY TAX OFFICE.
2. THIS PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS, COVENANTS, RESTRICTIONS, RIGHT-OF-WAYS OF RECORD, GOVERNMENTAL ORDINANCES AND/OR REQUIREMENTS WHICH MAY LIMIT THE USE OF THIS PROPERTY; WHETHER SHOWN OR NOT SHOWN ON THIS SURVEY MAP.
3. THIS SURVEY PERFORMED AND MAP PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND IS THEREBY SUBJECT TO ANY FACTS WHICH MAY BE DISCLOSED BY A FULL AND ACCURATE TITLE SEARCH. USERS OF THIS PLAT SHOULD OBTAIN AN ACCURATE LEGAL OPINION AS TO OWNERSHIP WITHIN THE BOUNDARIES OF THIS PLAT.
4. ALL BEARINGS ARE BASED ON MAP CABINET 150, PAGE 19; ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES. US SURVEY FEET.
5. AREA BY COORDINATE METHOD.

SUB-SURFACE UTILITY DISCLAIMER:

THERE HAS BEEN NO ATTEMPT BY THE CERTIFYING SURVEYOR TO LOCATE, MARK OR IDENTIFY ANY SUB-SURFACE UTILITY LINES ON THE PROPERTIES SHOWN ON THIS MAP. THE EXISTENCE OF SUB-SURFACE UTILITIES, IF ANY, MAY AFFECT THE USE OF THESE PROPERTIES BEYOND THE CONTROL OF THE SURVEYOR. USERS OF THIS MAP, AND THEIR ASSIGNS, ARE HEREBY NOTIFIED AND ACKNOWLEDGE THAT ANY DAMAGE RESULTING FROM ANY UTILITY SHOWN OR NOT SHOWN ON THIS MAP IS NOT THE RESPONSIBILITY OF THE SURVEYOR OR COASTAL GEOMATICS, PLLC.



LABEL	SYM.	DESCRIPTION
IPF/IRF	●	IRON PIPE /ROD FOUND
IRS	○	1/2" REBAR SET
BOH		BUILDING OVERHANG
BSL		BUILDING SETBACK LINE
GTNK		GAS/PROPANE TANK
R/W		RIGHT OF WAY

SCALE: 1" = 10'
0 5 10 20 30

Revisions
08-15-2025
REVISED DRIVEWAY AND AREA CALCULATIONS
08-27-2025
REVISED DRIVEWAY AND AREA CALCULATIONS

COASTALGEOMATICS
LAND SURVEYING · MAPPING · PLANNING
Physical Address: 5041-3 Main Street, Shallotte, NC 28470
Mailing Address: Post Office Box 1560, Shallotte, NC 28459
Telephone: 910-356-1800 ~ www.coastalgeomatics.com
Firm License # P-2248

DEVELOPER NAME
RIPTIDE BUILDERS CUSTOM HOME MODEL

FINAL AS-BUILT SURVEY

394 SEA TRAIL DRIVE WEST, SUNSET BEACH
LOT P-3, SEA TRAIL PLANTATION
SHALLOTTE TOWNSHIP, BRUNSWICK COUNTY, NC
TAX PARCEL #256IA002, DEED BOOK 5095, PAGE 900

Date: 08-07-2025
Scale: 1" = 10'
Drawn By: ITS/CAS
Checked By: CDS

PROJECT NO. 1000.77

© 2025 This drawing shall not be reproduced in whole or in part without written permission of Coastal Geomatics, PLLC