

DOCKET/CASE/APPLICATION NUMBER
 ZFP23-000234

APPLICANT/PROPERTY OWNER
 SEAVIEW FISHING PIER LLC

PUBLIC HEARING DATE
 February 7, 2024, 11:00 a.m.

PROPERTY ADDRESS/LOCATION
 124 FISHING PIER LN (Tax Map # 774F-98)

BRIEF SUMMARY OF REQUEST

Commercial Plan Review: Applicant requests review and approval of plans for minor modifications of a restroom addition (15.5' x 28') and an uncovered deck (6' x 6') attached to the existing variety store and restaurant commercial building (51' x 34') at Seaview Fishing Pier located at 124 Fishing Pier Lane (Tax Map # 774F-98), zoned B-2 Business.



MAP SOURCE: Onslow County GIS 2022 Aerials with Zoning Layer

EXISTING ZONING	EXISTING LAND USE	SURROUNDING ZONING & LAND USE	SITE IMPROVEMENTS	SIZE OF PROPERTY
B-2	BUSINESS (fishing pier) The purpose of this district is to provide an area for fishing piers and fish houses.	North R-10 vacant East R-10 duplex South Atlantic Ocean West B-2 hotel	commercial 51' x 34' shed commercial pier	2.5 acres

<p>COMPATIBILITY with the COMPREHENSIVE PLAN (CAMA LAND USE PLAN) Future Land Use: Mixed Use Business</p> <p>COMPATIBILITY with the UNIFIED DEVELOPMENT ORDINANCE</p> <p>The proposed accessory uses (decks and enclosure or outside storage and service areas) and the principle uses (variety store and restaurant, served by the proposed restroom addition), are all permitted by right (ref: UDO Table 4-1 Use Table).</p> <p>Development plans involving new construction of commercial space must be approved by the Board of Aldermen before issuance of a zoning permit. The Planning Board shall review and make recommendations prior to recommending action by the Board of Aldermen (ref UDO § 2.23).</p> <p>Minor modifications shall follow the same development review and approval process required for issuance of the development approval in the review and approval of any major modification of that approval (ref UDO § 2.15 (D)).</p>	<p>PROPERTY HISTORY</p> <p>Retail building and fishing pier established prior to incorporation of Town.</p> <p>The Building Inspector has reviewed the preliminary engineered building plans for the proposed addition to the Seaview Pier. The plans appear to meet the requirements of the 2018 North Carolina State Building Code. There may be minor changes related to existing features of the structure that will be examined by the Fire Chief and myself once construction of this addition begins. These changes may include additional "Exist" signs or relocation of existing exit signs, width of open travel distance to exits and other life/safety issues to the existing structure that will be resolved at that time. None of these issues affect the proposed addition and are typical when adding to an existing commercial structure.</p> <p>The Fire Marshall recommends that the emergency light above the exit door be moved to the center of the wall across from the bathroom doors due to not knowing what was going to be stored or how it would be stored in the storage room. A fire extinguisher will need to be mounted in the hallway. Periodic walk throughs will transpire while construction progresses.</p> <p>The Police Chief has reviewed plans and has no objections to proposal.</p> <p>The Public Works Director recommends that asphalt connection to New River Inlet Road be repaired.</p>
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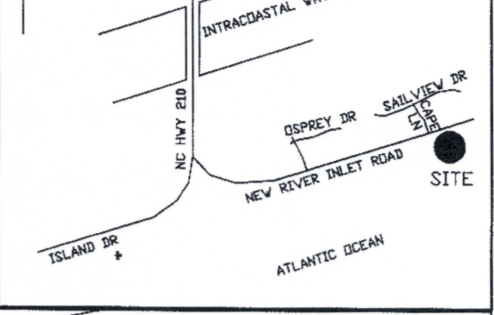
PLANNING BOARD RECOMMENDATION

On January 11, 2024, the Planning Board recommends that the Board of Aldermen conduct a public hearing on February 7, 2024, at 11:00 a.m. to review and approve the development plan as indicated in the attachments 1-7 with the condition that the applicant and staff coordinate with NCDOT to address the driveway entrance. Mr. Fontana seconded the motion. The motion passed unanimously, 4-0.

ATTACHMENTS

1. Preliminary Plot Plan
 2. Engineered Plans
 3. Elevation Certificate
 4. V-Zone Certificate
 5. DEQ Stormwater Permit #SW8971115MOD.SWU-103
 6. CAMA Minor Permit 108-23
 7. ONWASA Intention To Provide Sewer Service 11.17.2023
 8. Legal Notice - Jacksonville Daily News to be run Jan 20, 27, 2024
 9. Public Notice - website, message board, "sunshine list" on Jan 23, 2024
 10. Planning Director Hill email dated January 23, 2024 9:10 AM to Morgan Starling/Jacksonville Daily News
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ATTACHMENT 1



VICINITY MAP (NTS)
 L & R HAVEN, LLC
 DB 5446, PG 397
 ZONING R-10

LINE TABLE	
L1	N00°11'24"W 12.67'
L2	N73°40'39"E 4.43'
L3	S00°12'01"W 21.17'
L4	N06°49'44"E 25.50'
L5	N02°16'33"W 44.69'
L6	S80°32'18"W 8.02'
L7	N01°06'16"W 32.77'

CURVE TABLE	
C1	R=966.48' CB=N65°27'19"E 90.23'
C2	R=966.48' CB=N69°48'37"E 63.56'
C3	R=1354.00' CB=N74°03'48"E 4.43'
C4	R=1354.00' CB=N75°47'03"E 76.89'

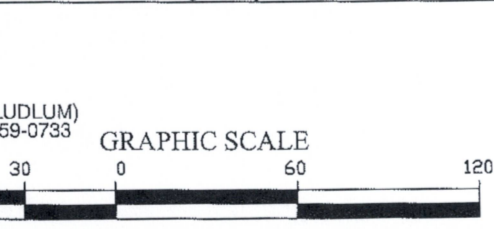
JOHN HALEAN & DAVID PRATT, et al
 DB 5561, PG 627
 ZONING R-10

EXISTING 6' TALL WOOD PRIVACY FENCE

- LEGEND:**
- 1/2" SET IRON ROD, SIR
 - EXISTING IRON ROD, EIR
 - EXISTING IRON PIPE, EIP
 - P - PINCHED PIPE
 - D - PIPE OR ROD DISTURBED
 - ⊗ NO POINT SET
 - EP - EDGE OF PAVEMENT
 - EPK - EXISTING PK NAIL
 - CC - CONTROL CORNER
 - SD - STORM DRAIN
 - WM - WATER METER
 - FH - FIRE HYDRANT
 - R/W - RIGHT OF WAY
 - RWM - RIGHT OF WAY MOMUMENT
 - PP - POWER/UTILITY POLE
 - CH - CHORD
 - GS - EXISTING GROUND ELEVATION
 - OVERHEAD UTILITY LINE
 - FENCE

I HEREBY CERTIFY THAT I HAVE REVIEWED THE PLAN AND THE PLAN MEETS OR EXCEEDS THE REGULATIONS AND ORDINANCES OF THE TOWN OF NORTH TOPSAIL BEACH.

PUBLIC WORKS DIRECTOR *[Signature]*
 FIRE MARSHAL *[Signature]*
 POLICE CHIEF *[Signature]*
 BUILDING INSPECTOR *[Signature]*
 PLANNING DIRECTOR *[Signature]*



PRELIMINARY PLOT PLAN
SEAVIEW FISHING PIER, LLC
 124 FISHING PIER LANE NORTH TOPSAIL BEACH, NC
 TRACT 1 AND 2 BEING RECORDED IN MAP BOOK 41 PAGE 30
 STUMP SOUND TOWNSHIP
 ONSLOW COUNTY
R1: DECEMBER 23, 2023
JUNE 5, 2023

SCALE: 1" = 60'
WESTON LYALL, PE, PLLC
 214 HIGHWAY 17 N. SUITE 1
 HOLLY RIDGE, NC 28445
 910-329-9961 FIRM #P-0937

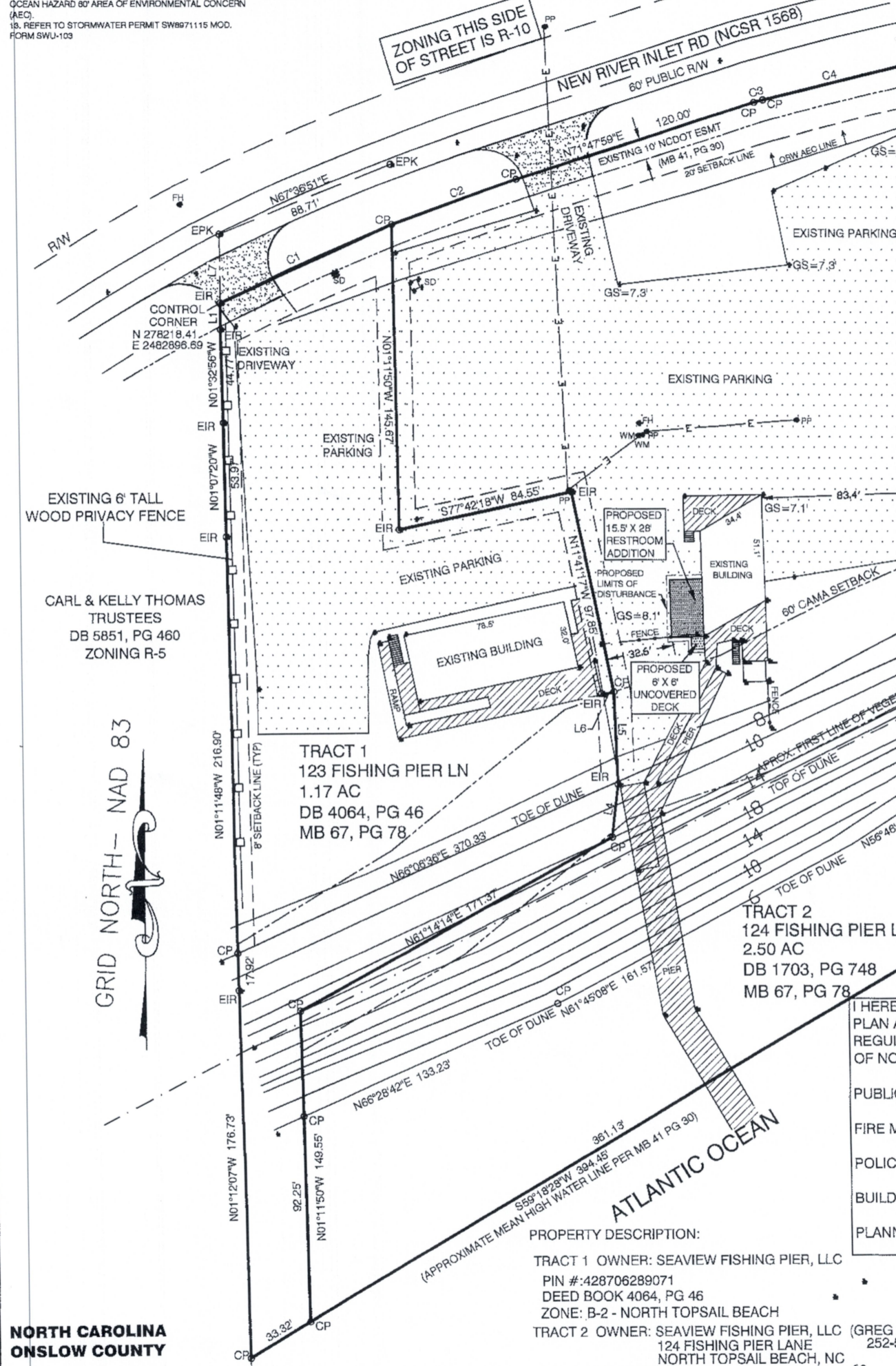
THE PROPOSED WORK FOR THE PROJECT IS TO INSTALL RESTROOMS AND ADDITIONAL STORAGE AREA FOR THE FISHING PIER. THE RESTROOMS AND STORAGE AREA WILL BE CONSTRUCTED ON THE WEST SIDE OF THE EXISTING BUILDING (AS SHOWN). THE EXISTING RESTROOMS ON THE INSIDE OF THE BUILDING ARE TO BE REMOVED AND REPLACED WITH THE NEW OUTSIDE RESTROOMS. NO ADDITIONAL RESTROOMS WILL BE ADDED. THE CONSTRUCTION TIME IS ESTIMATED TO BE 16 WEEKS.

IMPERVIOUS CALCULATIONS:

TRACT 1 (NO WORK BEING COMPLETED ON THIS PARCEL AT THIS TIME)
 DEEDED LOT AREA(TRACT 1 & 2) - 51,117 SF (1.17 AC)
 EXISTING IMPERVIOUS SURFACE = 28,992 SF
 TOTAL IMPERVIOUS COVERAGE (PER DEED) = 28,992 SF (52.8%)
 TOTAL ALLOWABLE IMPERVIOUS PER SW8971115 MOD. SWU-103 = 30,517 SF

TRACT 2
 DEEDED LOT AREA(TRACT 1 & 2) - 109,086 SF (2.50 AC)
 EXISTING IMPERVIOUS SURFACE = 18,185 SF
 PROPOSED RESTROOM EXPANSION/DECK = 434 SF
 TOTAL IMPERVIOUS COVERAGE (PER DEED) = 18,619 SF (17.1%)
 TOTAL ALLOWABLE IMPERVIOUS PER SW8971115 MOD. SWU-103 = 25,957 SF

- NOTES -**
- THIS SURVEY IS OF AN EXISTING PARCEL OF LAND.
 - SUBJECT TO RESTRICTIVE COVENANTS, EASEMENTS OF RECORD, ZONING ORDINANCE, & UNDERGROUND UTILITIES, IF ANY.
 - NO TITLE SEARCH BY SURVEYOR.
 - REFERENCES; MB 41, PG 30; MB 67, PG 78; DB 1703, PG 748; DB 4064, PG 46
 - THIS PROPERTY IS LOCATED IN A SPECIAL FLOOD HAZARD ZONE. FLOOD ZONE: AE-12' & VE-13 BASE FLOOD ELEVATION. COMMUNITY PANEL 3720-428700-K, EFFECTIVE DATE 8/19/20; FLOOD ZONES SCALED FROM FIRM MAPS
 - ZONE: NORTH TOPSAIL BEACH B-2
 - SETBACKS: FRONT-20', SIDE-8', REAR-10'
 - A SMALL PORTION OF THIS PROPERTY IS LOCATED IN AN ORW (OUTSTANDING RESOURCE WATERS) AEC
 - THE ENTIRE LOT IS LOCATED WITHIN A COASTAL BARRIER RESOURCE SYSTEM UNIT EFFECTIVE 10-01-1989.
 - NO KNOWN WETLANDS EXIST ON THIS PROPERTY
 - HEIGHT OF THE PROPOSED STRUCTURE IS 28.2'
 - AREA BY COORDINATE METHOD.
 - A PORTION OF THIS PROPERTY IS LOCATED WITHIN AN OCEAN HAZARD 80' AREA OF ENVIRONMENTAL CONCERN (AEC).
 - REFER TO STORMWATER PERMIT SW8971115 MOD. FORM SWU-103



NORTH CAROLINA ONSLOW COUNTY

I, WESTON LYALL, PROFESSIONAL LAND SURVEYOR NUMBER L-4438, CERTIFY THAT THIS PLOT PLAN WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL GPS SURVEY MADE UNDER MY SUPERVISION FROM (MAP BOOK 41 PAGE 30) AND THE FOLLOWING INFORMATION WAS USED TO PERFORM THE SURVEY: CLASS OF SURVEY: B; POSITIONAL ACCURACY: 500 RMS; TYPE OF GPS FIELD PROCEDURE: VRSRTKGPS; DATUM: NAD83 "2007", NAVD88; GEIOD MODEL: GEIOD 03; COMBINED GRID FACTOR: 0.9999606; UNITS: US SURVEY FEET



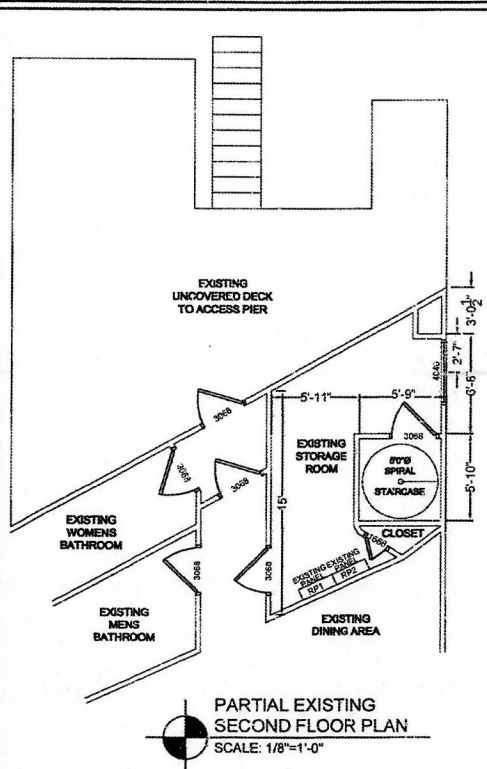
12/23/23
[Signature]
WESTON LYALL
 REGISTRATION NUMBER L-4438

PROPERTY DESCRIPTION:

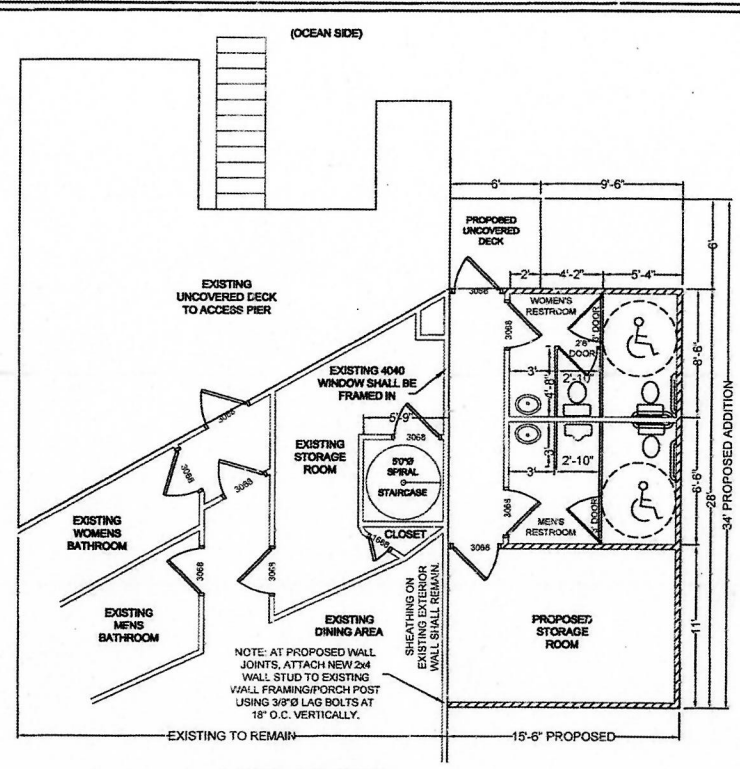
TRACT 1 OWNER: SEAVIEW FISHING PIER, LLC
 PIN #: 428706289071
 DEED BOOK 4064, PG 46
 ZONE: B-2 - NORTH TOPSAIL BEACH

TRACT 2 OWNER: SEAVIEW FISHING PIER, LLC (GREG LUDLUM)
 124 FISHING PIER LANE
 NORTH TOPSAIL BEACH, NC 252-559-0733
 PIN #428706381059
 DEED BOOK 1703, PG 748
 ZONE: B-2 - NORTH TOPSAIL BEACH

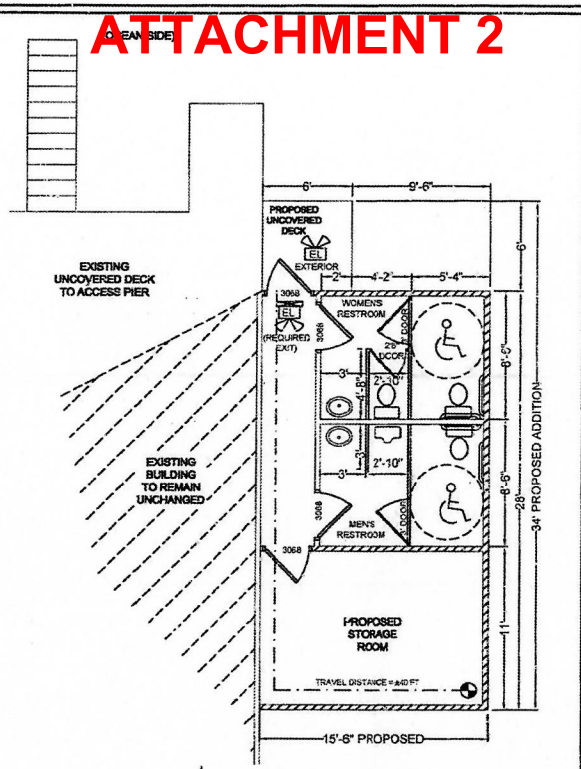
ATTACHMENT 2



PARTIAL EXISTING SECOND FLOOR PLAN
SCALE: 1/8"=1'-0"



PARTIAL PROPOSED SECOND FLOOR PLAN
SCALE: 1/8"=1'-0"
MATCH EXISTING CEILING



LIFE SAFETY PLAN
SCALE: 1/8"=1'-0"

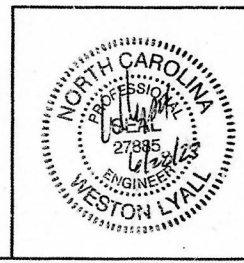
SINGLE PLY SHEARWALL
DOUBLE PLY SHEARWALL
SHEAR WALL SPECIFICATIONS:
1) PANELS MAY BE INSTALLED WITH FACE GRAIN EITHER PARALLEL OR PERPENDICULAR TO STUDS.
2) PANELS SHALL BE 7/8" MINIMUM THICKNESS.
3) NAIL SPACING SHALL BE 8d AT 3" ON CENTER ALONG VERTICAL EDGES OF PANEL AND 6" AT INTERMEDIATE VERTICAL FRAMING.
4) HORIZONTAL NAIL SPACING AT DOUBLE TOP PLATES, DOUBLE BOTTOM PLATES, BAND JOISTS, AND GIRDERS SHALL BE A DOUBLE ROW OF 8d COMMON NAILS (20-0 131") STAGGERED AT 3" ON CENTER.
5) PANELS SHALL EXTEND 12" BEYOND CONSTRUCTION JOINTS AND SHALL OVERLAP GIRDERS THEIR FULL DEPTH.
6) BLOCKING SHALL BE REQUIRED AT ALL JOINTS.
7) FLOOR TRUSS SHALL ALIGN WITH INTERIOR SHEARWALLS. TOP AND BOTTOM PLATES SHALL BE SECURED TO TRUSS USING 3-#10 SCREWS, 3" LONG, AT 4" ON CENTER TO SECURE PLATE TO WOOD TRUSS ANCHORAGE SHALL BE INSTALLED THE ENTIRE SHEARWALL LENGTH.
8) INTERIOR SHEARWALLS PERPENDICULAR TO FLOOR TRUSSES SHALL BE SECURED USING 6-#10 SCREWS, 3" LONG, AT EACH TRUSS/WALL INTERSECTION.
9) DOOR HEADERS AT INTERIOR WOOD SHEARWALL LOCATIONS SHALL BE A MIN. 2x10 WITH PLYWOOD LAPPING BEAM. SECURE PLYWOOD TO BEAM AS NOTED ABOVE.

EXIT LIGHT
EMERGENCY LIGHT WITH 90 MINUTE BATTERY BACKUP TO PROVIDE 1 FOOT-CANDLE AT WALKING SURFACE.

CONDITIONED SQUARE FOOTAGE (PER ONGLOW CO. GIS)
EXISTING FIRST FLOOR: 1,530 SF
EXISTING SECOND FLOOR: 1,530 SF
PROPOSED SECOND FLOOR: 434 SF
EXISTING THIRD FLOOR: 765 SF
TOTAL CONDITIONED: 4,259 SF (EXISTING & PROPOSED)
EXISTING SECOND FLOOR UNCOVERED DECK: 739 SF
PROPOSED SECOND FLOOR UNCOVERED DECK: 36 SF
TOTAL FOUNDATION FOOTPRINT: 3,070 SF

STANDARD WINDOW AND DOOR NOTATION
2844: 28" WIDE 4'4" TALL
2868: 28" WIDE 6'8" TALL

THIS IS A FINAL SET OF PLANS INTENDED FOR PERMITTING AND CONSTRUCTION. REVISIONS TO THESE PLANS (BY OWNER/CONTRACTOR/BUILDER, ETC) WILL BE SUBJECT TO ADDITIONAL CHARGES PER THE CURRENT HOURLY RATES AT THE DISCRETION OF WESTON LYALL, PE, PLS, PLLC.



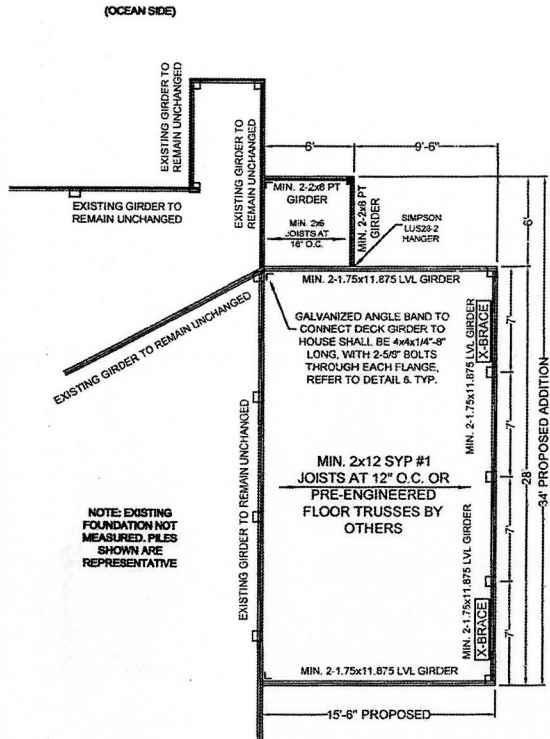
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THESE PLANS CANNOT BE REDRAWN OR REPRODUCED IN ANY WAY WITHOUT THE EXPRESS CONSENT OF WESTON LYALL, PE, PLS, PLLC. ANY PARTY THAT TAKES PART IN DOING SO IS IN VIOLATION OF COPYRIGHT LAWS.

WESTON LYALL, PE, PLS, PLLC
SEAVIEW PIER ADDITION
124 FISHING PIER LN.
NORTH TOPSAIL BEACH, NC
WESTON LYALL, PE, PLS, PLLC
214 US HIGHWAY 17N, SUITE 1
HOLLY RIDGE, NC, 28445
PHONE: 910.329-9961
FIRM #P-0937

EXISTING & PROPOSED FLOOR PLANS & LIFE SAFETY PLAN
STRUCTURAL, & CIVIL ENGINEERING & LAND SURVEYING
DATE: 6/28/2023
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SHEET: 5 OF 10

ATTACHMENT 2

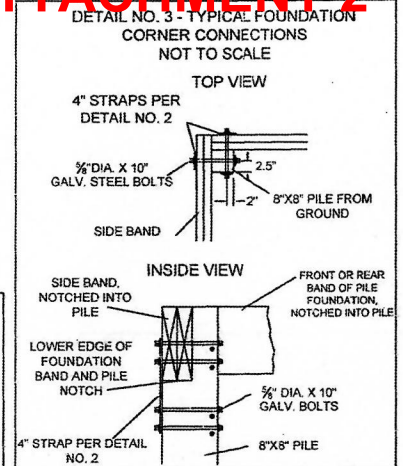
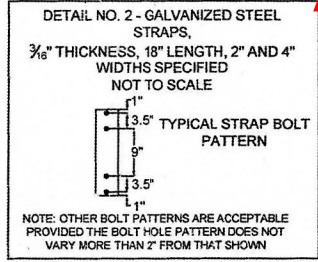
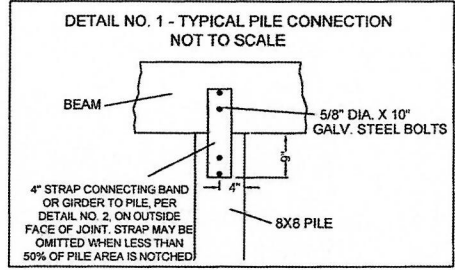


NOTE: EXISTING FOUNDATION NOT MEASURED. PILES SHOWN ARE REPRESENTATIVE

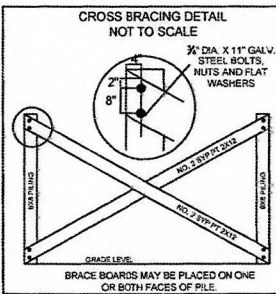
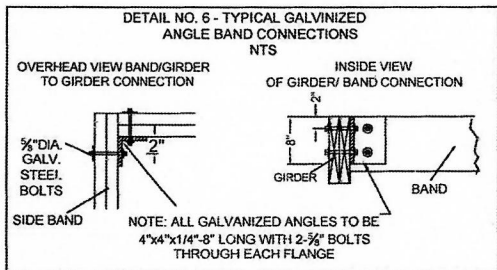
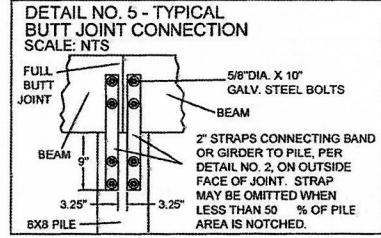
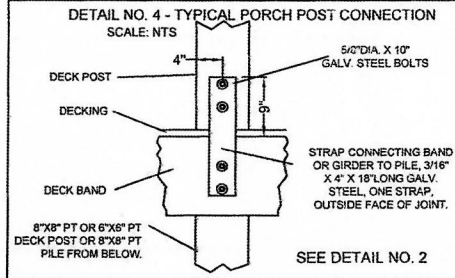
FOUNDATION PLAN
SCALE: 1/8"=1'-0"

PILE DEPTH AND CAPACITY LEGEND

(1)	6"x6" PT PILES 10' DEEP W/ 4,000# CAP.
(5)	8"x8" PT PILES 16' DEEP W/ 10,000# CAP.



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STRUCTURAL LOADS:

FLOOR DEAD LOAD	- 20 PSF
FLOOR LIVE LOAD	- 100 PSF
INT. WALL DEAD LOAD	- 8 PSF
EXT. WALL DEAD LOAD	- 10 PSF
ROOF LIVE LOAD	- 20 PSF
ROOF DEAD LOAD	- 20 PSF
WIND	- 150 MPH ASCE 7-10

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WESTON LYALL, PE, PLS, PLLC

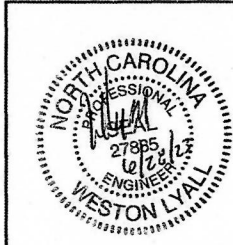
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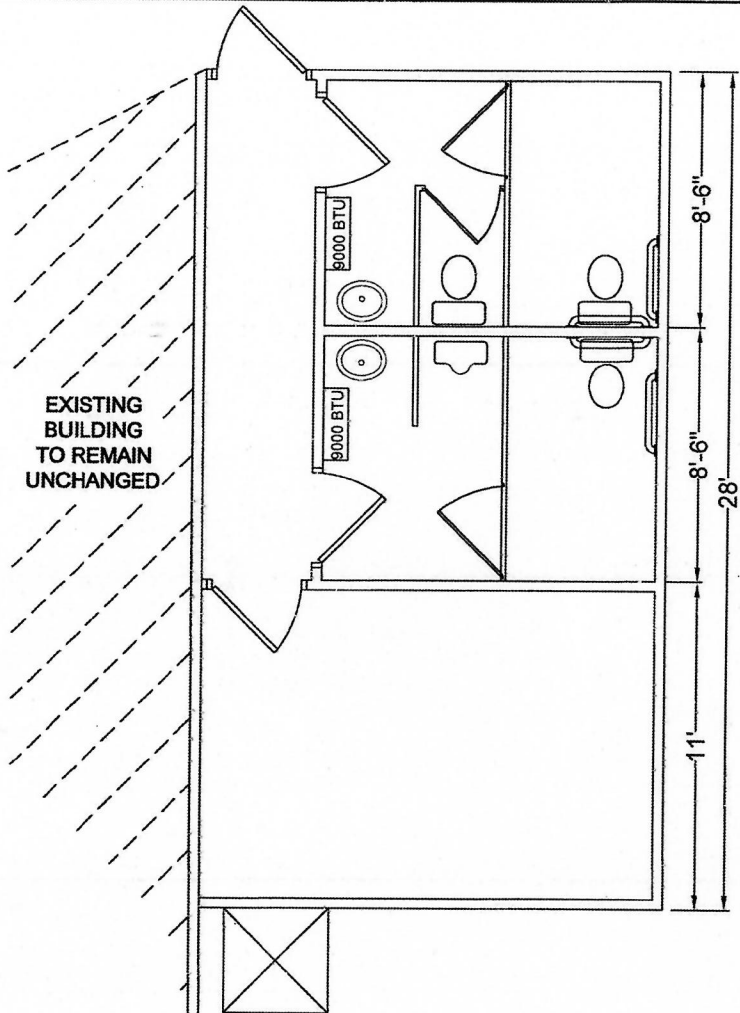
FOUNDATION PLAN & FRAMING
DETAILS

STRUCTURAL & CIVIL
ENGINEERING &
LAND SURVEYING

DATE: 6/28/2023	DRAWN BY: GP	FILENAME: SEAVIEW.dwg	SHEET: 6 OF 10
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ATTACHMENT 2



EXISTING BUILDING TO REMAIN UNCHANGED

PROPOSED MINI SPLIT HVAC

MECHANICAL PLAN
SCALE: 1/4"=1'-0"

- INSULATION**
- A. DUCT INSULATION: R-8 MINIMUM, 2" FIBERGLASS BLANKET INSULATION, ASTM C553, TYPE II, 0.75 PCF CLASS F-1, ASTM 84E FLAME SPREAD/SMOKE DEVELOPED RATING LESS THAN 25/50. PROVIDE WITH FACTORY APPLIED ALL-PURPOSE, LAMINATED GLASS-FIBER-REINFORCED, FLAME-RETARDANT KRAFT PAPER AND ALUMINUM FOIL JACKET. INSTALL ON ALL CONCEALED HVAC SUPPLY, RETURN, MAKE-UP AIR DUCTS AND PLENUMS.
 - B. REFRIGERANT PIPING INSULATION: ELASTOMERIC CLOSED CELL PIPE INSULATION, ARMAFLEX AP OR EQUAL, 1/2" THICK. PROTECT ALL EXTERIOR, EXPOSED PIPE INSULATION WITH ARMAFLEX WB FINISH.
 - C. CONDENSATE DRAIN PIPING INSULATION: ELASTOMERIC CLOSED CELL PIPE INSULATION, ARMAFLEX AP OR EQUAL, 1/2" THICK. PROTECT ALL EXTERIOR, EXPOSED PIPE INSULATION WITH ARMAFLEX WB FINISH.

- DUCTWORK**
- A. DUCT CONSTRUCTION (SINGLE WALL): GALVANIZED STEEL CONSTRUCTED, BRACED, SUPPORTED AND INSTALLED ACCORDING TO SMACNA HVAC DUCT CONSTRUCTION STANDARDS, 1" PRESSURE CLASS, SEAL CLASS A. SEAL USING APPROVED TYPE DUCT SEALING MASTIC OR TAPE DIPPED IN OR BRUSHED WITH ADHESIVE ("HARDCAST" DT-TAPE W/FTA-20 ADHESIVE OR "UNITED MCGILL" MTD TAPE W/MTD-20 ADHESIVE). "DUCT TAPE" IS UNACCEPTABLE FOR DUCT SEALING.
 - B. DUCT SIZES INDICATED ARE INSIDE FREE AREA DIMENSIONS. DUCT DIMENSIONS SHALL BE ADJUSTED TO SUIT FIELD CONDITIONS USING EQUIVALENT SIZE PER ASHRAE STANDARD. RECTANGULAR OR ROUND DUCTWORK MAY BE USED AT CONTRACTOR OPTION PROVIDED EQUIVALENT SIZE PER ASHRAE STANDARD IS USED.
 - C. BRANCH DUCTS: PROVIDE MANUFACTURED TAKE-OFF FITTINGS (SPIN-IN FITTINGS) WITH EXTRACTOR AND VOLUME DAMPER WITH LOCKING QUADRANT OPERATOR AND INSULATION GUARD, GENERAL ENVIRONMENT CORPORATION OR EQUAL. FOR ALL BRANCH RUNOUTS TO SUPPLY REGISTERS AND DIFFUSERS, UNLESS OTHERWISE NOTED, MATCH SUPPLY BRANCH DUCT SIZE TO DIFFUSER SIZE.
 - D. ELBOWS: ALL SQUARE BENDS OR ELBOW FITTINGS SHALL BE FITTED WITH APPROVED TYPE DOUBLE THICKNESS TURNING VANES.
 - E. FLEXIBLE DUCT: FACTORY INSULATED, R-8, MINIMUM, UL 181 CLASS 1. MAXIMUM FLEX DUCT RUNOUT LENGTH NOT TO EXCEED 8' UNLESS OTHERWISE NOTED. INSTALL AND SUPPORT FLEXIBLE DUCTS IN STRICT ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS.
 - F. FLEXIBLE CONNECTIONS: PROVIDE FLEXIBLE CONNECTOR, VENTFABRICS OR EQUAL, AT ALL MECHANICAL EQUIPMENT CONNECTIONS TO DUCT SYSTEM.

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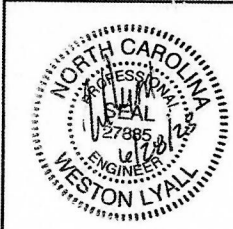
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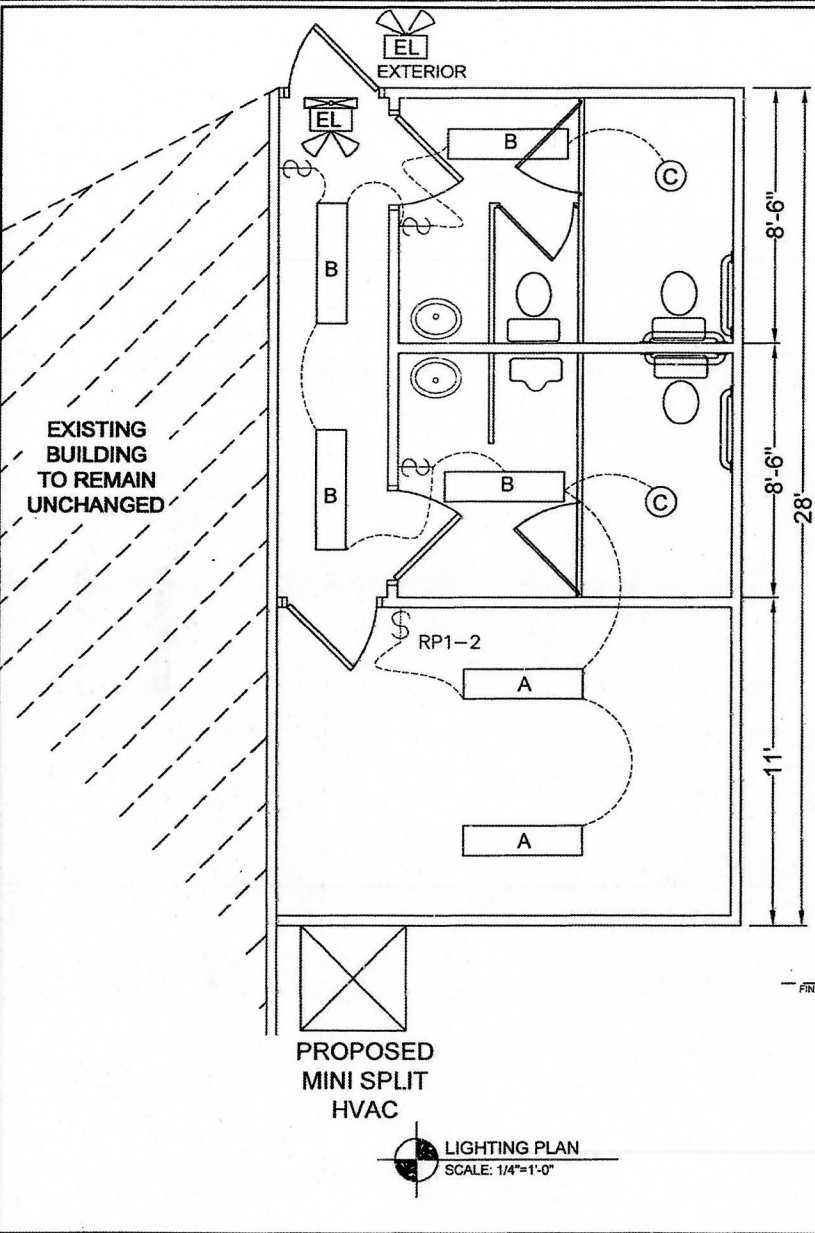
SEAVIEW PIER ADDITION 124 FISHING PIER LN. NORTH TOPSAIL BEACH, NC	WESTON LYALL, PE, PLS, PLLC 214 US HIGHWAY 17N, SUITE 1 HOLLY RIDGE, NC. 28445 PHONE: 910.329-9961 FIRM #P-0937
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MECHANICAL PLAN	STRUCTURAL & CIVIL ENGINEERING & LAND SURVEYING
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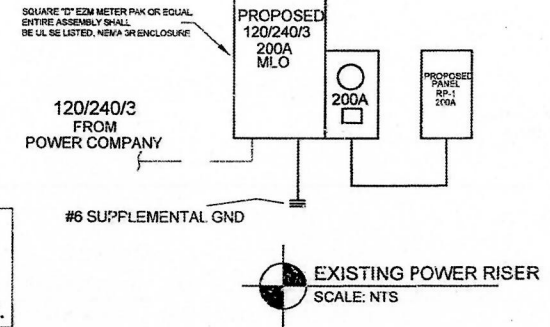
DATE: 6/28/2023	DRAWN BY: GP	FILENAME: SEAVIEW.dwg	SHEET: 8 OF 10
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ATTACHMENT 2



NOTE: ALL ELECTRICAL COMPONENTS (I.E. WIRING, CONNECTIONS, SIZES, MATERIAL, ETC. SHALL BE PER CURRENT NEC.

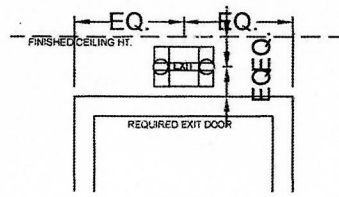


LIGHT FIXTURE SCHEDULE					
SYMBOL	MANUFACTURER	MODEL NO.	LAMP/ FIXTURE	VOLTS	WATTS/ FIXTURE
A	LITHONIA	CMNS L96 2LL 120V 840	2	120	90
B	LITHONIA	CMNS L48 2LL 120V 840	4	120	50
C	BROAN	LIGHT/FAN COMBO	1	120	180

OTHER OR DIFFERENT LIGHTING FIXTURES BY OWNER IS ACCEPTABLE AS LONG AS ALL WATTAGE AND LIGHTING MEETS DESIGN AND CODE

ELECTRICAL LEGEND	
Ⓢ	MOTOR RATED DISCONNECT SWITCH
ⓈⓈ	THREE-WAY POLE SWITCH
Ⓢ	SINGLE POLE SWITCH
ⓈⓈⓈ	GROUND FAULT CIRCUIT INTERRUPTER
ⓈⓈⓈ	110 OUTLET
ⓈⓈⓈ	EXIT LIGHT
ⓈⓈⓈ	EMERGENCY LIGHT WITH 90 MINUTE BATTERY BACKUP TO PROVIDE 1 FOOT-CANDLE AT WALKING SURFACE.

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TYPICAL EMERGENCY LIGHT PLACEMENT

PROPOSED MINI SPLIT HVAC

LIGHTING PLAN
SCALE: 1/4"=1'-0"

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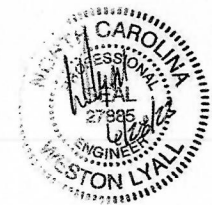
SEAVIEW PIER ADDITION
124 FISHING PIER LN.
NORTH TOPSAIL BEACH, NC

WESTON LYALL, PE, PLS, PLLC
214 US HIGHWAY 17N, SUITE 1
HOLLY RIDGE, NC, 28445
PHONE: 910.329.9951
FIRM #P-0537

LIGHTING PLAN

STRUCTURAL & CIVIL
ENGINEERING &
LAND SURVEYING

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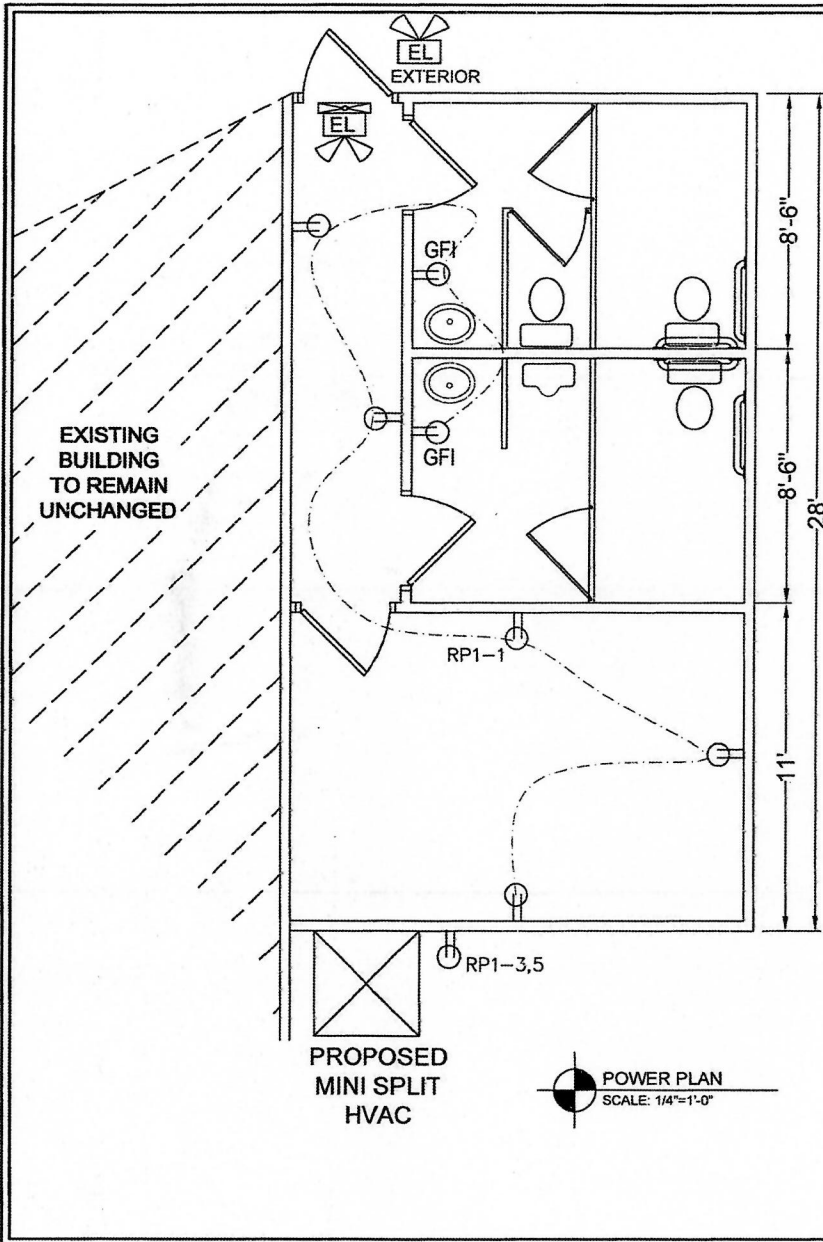
ATTACHMENT 2

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Panel: RP1 *** SEE NOTE BELOW***

TYPE: NEMA 1		240	230	V,	1	PH,	3	WIRE		
BOLT-IN		MOUNT: SURFACE		FEED: BOTTOM		DOOR-IN-DOOR WITH-IN HINGED TRIM FRONT COVER				
LOAD SERVED	LOAD VA	DKT BKR	DKT #	LOAD VA	DKT #	DKT BKR	LOAD VA	LOAD SERVED		
RECEPTACLES HALL/STORAGE/BATH	1,260	20/1	1	2,012	2	20/1	752	LIGHTING STORAGE/BATH		
HVAC MINI-SPLIT	1,440	30/2	3	1,440	4			EXISTING IN USE- SEE PANEL BOX		
EXTERIOR EMERGENCY LIGHTS	1,440	30/2	3	1,440	5					
EXISTING IN USE- SEE PANEL BOX	680	20/1	7	600	8					
			9		10					
			11		12					
			13		14					
			15		16					
			17		18					
			19		20					
			21		22					
			23		24					
			25		26					
			27		28					
			29		30					
			31		32					
			33		34					
			35		36					
			37		38					
			39		40					
EXISTING IN USE- SEE PANEL BOX								EXISTING IN USE- SEE PANEL BOX		
NOTES:				3,452	2,040	TOTAL VOLT AMPS				
				29	17	CONN. AMPS		200 AMP MAIN CIRCUIT BREAKER		

NOTE: EXISTING BATHROOMS ELECTRICAL SHALL BE RELOCATED TO NEW BATHROOM ADDITION UTILIZING THE SAME BREAKER. NEW HVAC SHALL BE LOCATED IN NEW BREAKER



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SEAVIEW PIER ADDITION
124 FISHING PIER LN.
NORTH TOPSAIL BEACH, NC

WESTON LYALL, PE, PLS, PLLC
214 US HIGHWAY 17N, SUITE 1
HOLLY RIDGE, NC, 28445
PHONE: 910 329-9961
FIRM #P-0937

POWER PLAN

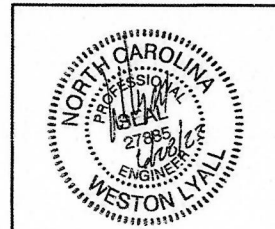
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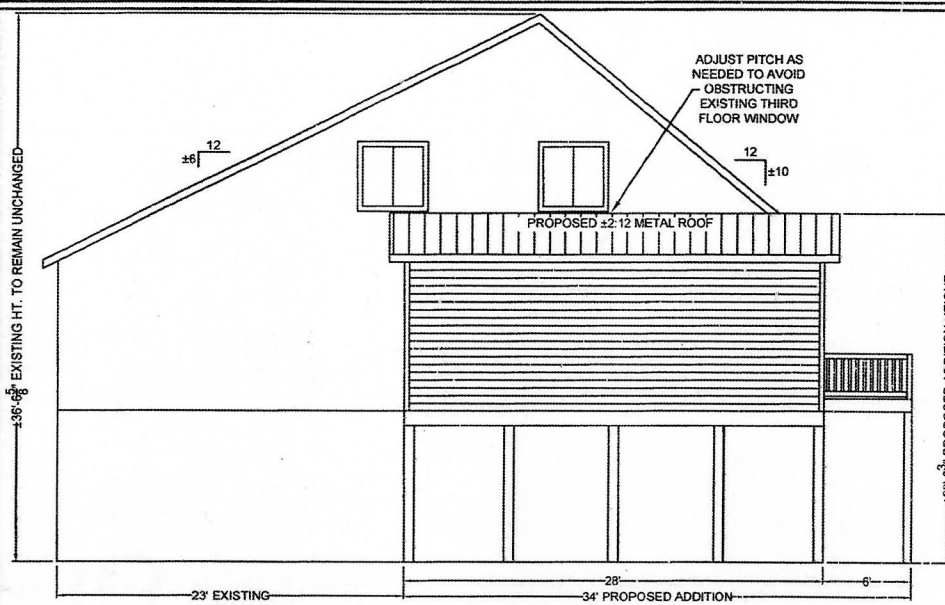
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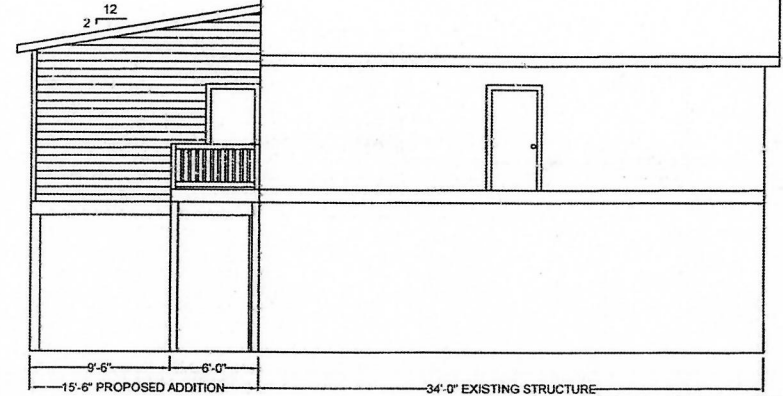
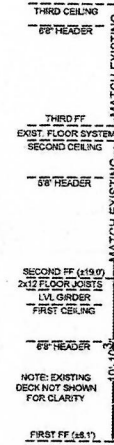
SHEET: 10 OF 10



ATTACHMENT 2

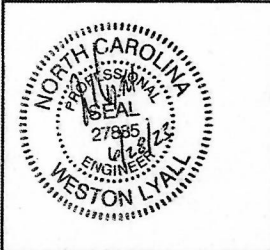


RIGHT ELEVATION
SCALE: 1/8"=1'-0"

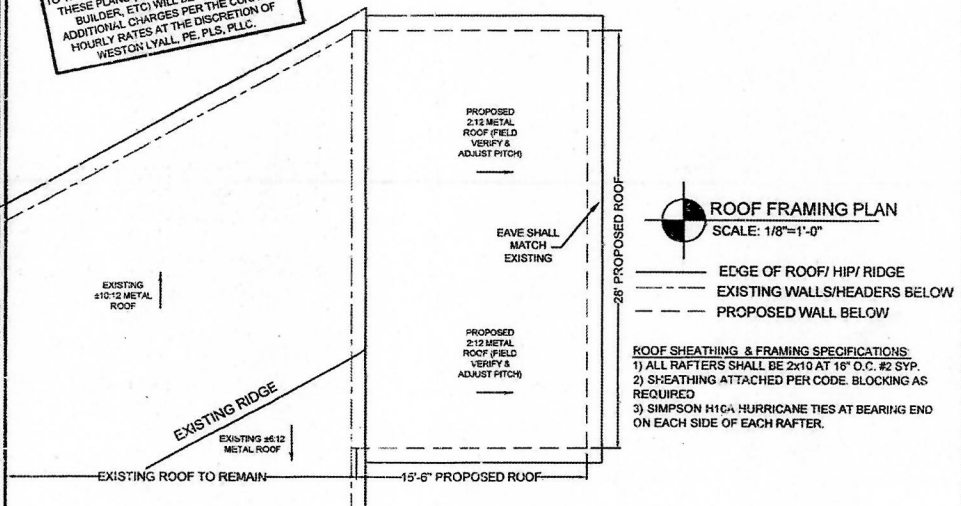


REAR ELEVATION
SCALE: 1/8"=1'-0"
OCEAN SIDE

- GENERAL NOTES:**
- 1- ALL DIMENSIONS ARE TO BE VERIFIED BY OWNER/CONTRACTOR PRIOR TO CONSTRUCTION. ADJUST HEIGHTS AND WIDTHS AS REQUIRED.
 - 2- THIS DESIGN IS SITE SPECIFIC AND INTENDED TO SHOW AN ADDITION TO AN EXISTING STRUCTURE. NO STRUCTURAL ELEMENTS OF EXISTING BUILDINGS HAVE BEEN EXAMINED BY THIS OFFICE.
 - 3- ONLY USE MATERIALS BELOW FLOOD BFE THAT ARE EITHER TREATED OR MOISTURE RESISTANT.
 - 4- VERIFY WINDOW SIZES AND LOCATION BY OWNER/CONTRACTOR PRIOR TO CONSTRUCTION.
 - 5- IT IS THE RESPONSIBILITY OF THE CONTRACTOR AND/OR BUILDER TO CONFORM TO ALL STANDARDS OF THE NC BUILDING CODE. VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION.
 - 6- FIELD VERIFY ALL STEPS/STAIRS.
 - 7- TIE DOWNS BY SIMPSON
 - 8- LUMBER IS SPECIFIED AS #2 SPF, AT 19% MOISTURE UNLESS NOTED OTHERWISE. LVL'S ARE DESIGNED WITH F_b=2950 PSI AND E=2.0x10¹⁰ % UNLESS NOTED OTHERWISE. ALL BEAMS SHALL HAVE A MINIMUM OF (2) STUDS BELOW EACH END UNLESS NOTED OTHERWISE. CONTRACTOR SHALL ENSURE CONTINUOUS LOAD PATH TO FOUNDATION.
 - 9- CONCRETE DROPS ARE SELECTIVELY SHOWN ON FOUNDATION PLAN AND SHALL BE VERIFIED BY CONTRACTOR/OWNER.
 - 10- ALL CAST-IN-PLACE CONCRETE SHALL BE MINIMUM 3,000 PSI AT 28 DAYS. CONCRETE CLEAR COVER FOR REBAR IN CONCRETE FOOTINGS SHALL BE 3" UNLESS NOTED OTHERWISE.
 - 11- ALL PROPOSED WALLS SHALL BE 2x4 #2 SPF (16" O.C.) UNLESS NOTED OTHERWISE. ALL HEADERS SHALL BE 2x2x10 IN 4" WALLS AND HEADER HEIGHTS SHALL BE 6'-8" UNLESS NOTED OTHERWISE.
 - 12- INSULATION SHALL MEET OR EXCEED CURRENT CODE.
 - 13- ROOF FRAMING SHALL BE DESIGNED TO BEAR ON EXTERIOR WALLS ONLY UNLESS NOTED OTHERWISE. CONTACT ENGINEER IF ADDITIONAL INTERIOR BEARING/SUPPORT NEEDED.
 - 14- PILE FOUNDATION DESIGN IS BASED ON AN OPEN GROUND FLOOR WITH NO ENCLOSURES.
 - 15- RECEIPT OF THESE PLANS BY OWNER/CONTRACTOR AND ALL OTHERS ACKNOWLEDGE THEY ACCEPT THIS PLAN IN EVERY WAY TO BE CORRECT. ANY DISPUTE OR CORRECTION MUST BE ADDRESSED PRIOR TO CONSTRUCTION.
 - 16- NOTIFY ENGINEER IMMEDIATELY IF STRUCTURAL COMPONENTS OR LAYOUT OF THE ADDITION CHANGES AFTER RECEIPT OF THESE STRUCTURAL PLANS.
 - 17- OSHA REGULATIONS WERE NOT TAKEN INTO CONSIDERATION FOR THIS DESIGN. CONTRACTOR SHALL VERIFY ALL REGULATIONS AND CONFIRM ANY POTENTIAL HAZARDS PRIOR TO CONSTRUCTION.



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ROOF FRAMING PLAN
SCALE: 1/8"=1'-0"

- ROOF SHEATHING & FRAMING SPECIFICATIONS:**
- 1) ALL RAFTERS SHALL BE 2x10 AT 16" O.C. #2 SYP.
 - 2) SHEATHING ATTACHED PER CODE. BLOCKING AS REQUIRED.
 - 3) SIMPSON H1CA HURRICANE TIES AT BEARING END ON EACH SIDE OF EACH RAFTER.

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WESTON LYALL, PE, PLS, PLLC	
SEAVIEW PIER ADDITION 124 FISHING PIER LN. NORTH TOPSAIL BEACH, NC	WESTON LYALL, PE, PLS, PLLC 214 US HIGHWAY 17N, SUITE 1 HOLLY RIDGE, NC 28445 PHONE: 910 329-9961 FIRM #P-0837
ELEVATIONS & ROOF FRAMING PLAN	STRUCTURAL & CIVIL ENGINEERING & LAND SURVEYING
DATE: 6/28/2023	CHEET: 4 OF 10

**2018 APPENDIX B
BUILDING CODE SUMMARY
FOR ALL COMMERCIAL PROJECTS
(EXCEPT 1 AND 2-FAMILY DWELLINGS AND TOWNHOUSES)**
(Reproduce the following data on the building plans sheet 1 or 2)

Name of Project: SEAVIEW PIER
 Address: 124 FISHING PIER LN. NORTH TOPSAIL BEACH, NC Zip Code: 28460
 Proposed Use: ASSEMBLY (A-2) **THIS DESIGN IS FOR THE BATHROOM RE-LOCATION ONLY**
 Owner/Authorized Agent: GREG LUDLUM Phone # (252) 599 - 0733 E-Mail: FISHINGPIERMAN@YAHOO.COM
 Owned By: City/County Private State
 Code Enforcement Jurisdiction: City NORTH TOPSAIL County ONSLOW State NC

LEAD DESIGN PROFESSIONAL: WESTON LYALL, P.E.

DESIGNER FIRM	NAME	LICENSE #	TELEPHONE #	E-MAIL
Architectural	<u>N/A</u>			
Civil	<u>N/A</u>			
Electrical	<u>WESTON LYALL, P.E.</u>		<u>(910) 829-9961</u>	
Fire Alarm	<u>N/A</u>			
Plumbing	<u>WESTON LYALL, P.E.</u>		<u>(910) 829-9961</u>	
Mechanical	<u>WESTON LYALL, P.E.</u>		<u>(910) 829-9961</u>	
Sprinkler-Standpipe	<u>N/A</u>			
Structural	<u>WESTON LYALL, P.E.</u>		<u>(910) 829-9961</u>	
Retaining Walls > 5' High	<u>N/A</u>			
Other	<u>FLOORPLAN</u>	<u>WESTON LYALL, P.E.</u>	<u>(910) 829-9961</u>	

2018 EDITION OF NC CODE FOR: New Construction Addition Uplift
EXISTING: Reconstruction Alteration Repair Renovation
CONSTRUCTED: (date) _____ ORIGINAL USE(S) (Ch. 3): A-2 (RESTAURANT) A-3 (PIER), (B)SHOP
RENOVATED: (date) _____ CURRENT USE(S) (Ch. 3): A-2 (RESTAURANT) A-3 (PIER), (B)SHOP
 PROPOSED USE(S) (Ch. 3): A-2 (RESTAURANT) A-3 (PIER), (B)SHOP

BASIC BUILDING DATA

Construction Type: I-A II-A III-A IV V-A
 (check all that apply) I-B II-B III-B

Sprinklers: No Partial Yes NFPA 13 NFPA 13R NFPA 13D

Standpipes: No Yes Class I II III Wet Dry

Fire District: No Yes (Primary) Flood Hazard Area: No Yes

Building Height: (feet) ±23'-3" (ADDITION ONLY)

Gross Building Area:

FLOOR	EXISTING (SQ FT)	NEW (SQ FT)	SUB-TOTAL
6 th Floor	<u>N/A</u>	<u>N/A</u>	
5 th Floor			
4 th Floor			
3 rd Floor	<u>765 SF</u>	<u>N/A</u>	<u>765 SF</u>
2 nd Floor	<u>1,530 SF</u>	<u>434 SF</u>	<u>1,964 SF</u>
Mezzanine	<u>N/A</u>	<u>N/A</u>	<u>N/A</u>
1 st Floor	<u>1,530 SF</u>	<u>N/A</u>	<u>1,530 SF</u>
Basement	<u>N/A</u>	<u>N/A</u>	<u>N/A</u>
TOTAL			<u>4,259 SF</u>

2012 NC Administrative Code and Policies

ALLOWABLE AREA

Occupancy:

Assembly A-1 A-2 A-3 A-4 A-5
 Business
 Educational
 Factory F-1 Moderate F-2 Low
 Hazardous H-1 Detonate H-2 Deflagrate H-3 Combust H-4 Health H-5 HPM
 Institutional I-1 I-2 I-3 I-4
 I-5 Condition 1 2 3 4 5
 Mercantile
 Residential R-1 R-2 R-3 R-4
 Storage S-1 Moderate S-2 Low High-piled
 Parking Garage Open Enclosed Repair Garage
 Utility and Miscellaneous

Accessory Occupancies:

Assembly A-1 A-2 A-3 A-4 A-5
 Business
 Educational
 Factory F-1 Moderate F-2 Low
 Hazardous H-1 Detonate H-2 Deflagrate H-3 Combust H-4 Health H-5 HPM
 Institutional I-1 I-2 I-3 I-4
 I-5 Condition 1 2 3 4 5
 Mercantile
 Residential R-1 R-2 R-3 R-4
 Storage S-1 Moderate S-2 Low High-piled
 Parking Garage Open Enclosed Repair Garage
 Utility and Miscellaneous

Incidental Uses (Table 508.2.5):

Furnace room where any piece of equipment is over 400,000 Btu per hour input
 Rooms with boilers where the largest piece of equipment is over 15 psi and 10 horsepower
 Refrigerant machine room
 Hydrogen cutoff rooms, not classified as Group H
 Incinerator rooms
 Paint shops, not classified as Group H, located in occupancies other than Group F
 Laboratories and vocational shops, not classified as Group H, located in a Group E or I-2 occupancy
 Laundry rooms over 100 square feet
 Group I-3 cells equipped with padded surfaces
 Group I-2 waste and linen collection rooms
 Waste and linen collection rooms over 100 square feet
 Stationary storage battery systems having a liquid electrolyte capacity of more than 50 gallons, or a lithium-ion capacity of 1,000 pounds used for facility standby power, emergency power or uninterrupted power supplies
 Rooms containing fire pumps
 Group I-2 storage rooms over 100 square feet
 Group I-2 commercial kitchens
 Group I-2 laundries equal to or less than 100 square feet
 Group I-2 rooms or spaces that contain fuel-fired heating equipment

Special Uses: 402 403 404 405 406 407 408 409 410 411 412
 413 414 415 416 417 418 419 420 421 422 423 424
 425 426 427

Special Provisions: 509.2 509.3 509.4 509.5 509.6 509.7 509.8 509.9

Mixed Occupancy: No Yes Separation: _____ Hr. Exception: _____
 Incidental Use Separation (508.2.5) EXISTING

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This separation is not exempt as a Non-Separated Use (see exception).
 Non-Separated Use (508.2.5)
 The required fire-resistance rating for building exterior walls, applying the height and area limitations for each of the applicable occupancies to the entire building. The most restrictive type of construction, so determined, shall apply to the entire building.
 Separated Use (508.4) - See below for area calculations.
 For each story, the area of the occupancy shall be such that the sum of the ratios of the actual floor area of each area divided by the allowable floor area for each use shall not exceed 1.

Actual Divided by Allowable Area of OccupancyA + Actual Area of OccupancyB Allowable Area of OccupancyB < 1

STORY NO.	DESCRIPTION AND USE	(A) BLDG AREA PER STORY (ACTUAL)	(B) TABLE 503 ¹ AREA	(C) AREA FOR FRONTAGE INCREASE	(D) AREA FOR SPRINKLER INCREASE ²	(E) ALLOWABLE AREA OR UNLIMITED ³	(F) MAXIMUM BUILDING AREA ⁴
1	ASSEMBLY	4259 SF	6000 SF	N/A	N/A	N/A	N/A

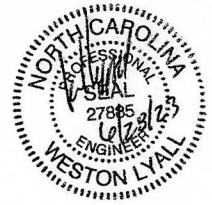
¹ Frontage area increases from Section 506.2 are computed thus:
 a. Perimeter which fronts a public way or open space having 20 feet minimum width = $N/A \times (F)$
 b. Total Building Perimeter = $N/A \times (P)$
 c. Ratio (F/P) = $N/A \times (F/P)$
 d. $W =$ Minimum width of public way = $N/A \times (W)$
 e. Percent of frontage increase $I_1 = 100 [(F/P) - 0.25] \times W/30 = N/A \times (\%)$
² The sprinkler increase per Section 506.3 is as follows:
 a. Multi-story building $I_1 = 200$ percent
 b. Single story building $I_1 = 300$ percent
³ Unlimited area applicable under conditions of Section 507.
⁴ Maximum Building Area = total number of stories in the building $\times E$ (506.4)
⁵ The maximum area of open parking garages must comply with Table 405.3.5. The maximum area of air traffic control towers must comply with Table 412.1.2.

ALLOWABLE HEIGHT

Type of Construction	ALLOWABLE (TABLE 503)	INCREASE FOR SPRINKLERS	SHOWN ON PLANS	CODE REFERENCE
Building Height in Feet	<u>±23'-3" (ADDITION)</u>	Feet = $H + 20' = N/A$	Type <u>V-B</u>	
Building Height in Stories		Stories = $1 = N/A$	Type <u>V-B</u>	

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APPENDIX B "CODE SUMMARY"	STRUCTURAL & CIVIL ENGINEERING & LAND SURVEYING
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DATE: 6/28/2023	DRAWN BY: GP	FILENAME: SEAVIEW.dwg	SHEET: 1 OF 10
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FIRE PROTECTION REQUIREMENTS

BUILDING ELEMENT	FIRE SEPARATION DISTANCE (FEET)	REQ'D	RATING PROVIDED (W/REDUCTION)	DETAIL # AND SHEET #	DESIGN # FOR RATED ASSEMBLY	DESIGN # FOR RATED PENETRATION	DESIGN # FOR RATED JOINTS
Structural Frame, including columns, girders, trusses		0	N/A	SEE MARK & CALL OUT FOR PENETRATION			
Bearing Walls			0				
Exterior					TABLE 602		
North	>30	0	0				
East	>30	0	0				
West	>30	0	0				
South	>30	0	0				
Interior	N/A						
Nonbearing Walls and Partitions							
Exterior walls							
North	N/A				N/A	N/A	N/A
East	N/A				N/A	N/A	N/A
West	N/A				N/A	N/A	N/A
South	N/A				N/A	N/A	N/A
Floor Construction							
Including supporting beams and joists	SEE MARKS	0	0				
Roof Construction							
Including supporting beams and joists	SEE MARKS/NOTES						
Shaft Enclosures - Exit	N/A						
Shaft Enclosures - Other	N/A						
Corridor Separation	N/A						
Occupancy Separation	N/A						
Party/Fire Wall Separation	N/A						
Smoke Barrier Separation	N/A						
Tenant Separation	N/A						
Incidental Use Separation	N/A						

* Indicate section number permitting reduction

LIFE SAFETY SYSTEM REQUIREMENTS

- Emergency Lighting: No Yes
 Exit Signs: No Yes
 Fire Alarm: No Yes
 Smoke Detection Systems: No Yes Partial _____
 Panic Hardware: No Yes

LIFE SAFETY PLAN REQUIREMENTS

- Life Safety Plan Sheet #: 5
 Fire and/or smoke rated wall locations (Chapter 7)
 Assumed and real property line locations

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- Exterior wall opening area with respect to distance to assumed property lines (705.8)
 Existing structures within 30' of the proposed building
 N/A
 Occupancy types for each area as it relates to occupant load calculation (Table 1004.1.2)
STORAGE=300 SQ.FT/OCCUPANT

Occupant loads for each area
STORAGE, BATHROOMS=434 SF/300= 2 OCCUPANTS

TOTAL OF 2 OCCUPANTS FOR ADDITION ONLY
 Exit access travel distances (101.7)
200' (ASSEMBLY PER TABLE 1017.2 NCSBC)
 Common path of travel distances (101.4.3 & 1028.5)
STORAGE AREA= ±40'

- Dead end lengths (101.8.4)
 Clear exit width for each exit door
36" DOOR MINIMUM
 Maximum calculated occupant load capacity each exit door can accommodate based on egress width (1005.1)
ADDITION: 2 OCCUP * 0.2= 0.4" REQUIRED: (1) 36" DOOR PROVIDED

Actual occupant load for each exit door
(1 REQUIRED EXITS)

ADDITION (1 EXIT): 2 OCCUP. PER DOOR

- A separate schematic plan indicating where fire rated floor/ceiling and/or roof structure is provided for purposes of occupancy separation
 Location of doors with panic hardware (1008.1.10)

- Location of doors with delayed egress locks and the amount of delay (1008.1.9.7)
 Location of doors with electromagnetic egress locks (1008.1.9.8)
 Location of doors equipped with hold-open devices
 Location of emergency escape windows (1029)
 The square footage of each fire area (902)
 The square footage of each smoke compartment (407.4)
 Note any code exceptions or table notes that may have been utilized regarding the items above

ACCESSIBLE DWELLING UNITS (SECTION 1107)

TOTAL UNITS	ACCESSIBLE UNITS REQUIRED	ACCESSIBLE UNITS PROVIDED	TYPE A UNITS REQUIRED	TYPE A UNITS PROVIDED	TYPE B UNITS REQUIRED	TYPE B UNITS PROVIDED	TOTAL ACCESSIBLE UNITS PROVIDED
N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A

ACCESSIBLE PARKING (SECTION 1106)

LOT OR PARKING AREA	TOTAL # OF PARKING SPACES		# OF ACCESSIBLE SPACES PROVIDED			TOTAL # ACCESSIBLE PROVIDED
	REQUIRED	PROVIDED	REGULAR WITH 5' ACCESSIBLE	132 ACCESSIBLE	5' ACCESSIBLE	
		EXISTING				
TOTAL						

2012 NC Administrative Code and Policies

DESIGN LOADS: STRUCTURAL DESIGN (SECTION 1101)

Importance factors: Wind (Iw) 1
 Snow (Is) 1
 Seismic (Ie) 1

Live Loads: Roof 20 psf
 Mezzanine N/A psf
 Floor 100 psf

Ground Snow Load: 15 psf

Wind Load: Basic Wind Speed 150 mph (ASCE-7-10)
 Exposure Category D
 Importance Factor 1.00
 Wind Base Shears (for MWFRS) $V_x = 16.8 K$ $V_y = 9.9 K$

SEISMIC DESIGN CATEGORY: A B C D
 Provide the following Seismic Design Parameters:
 Occupancy Category (Table 1604.5) I II III IV
 Spectral Response Acceleration S_s 20.1 %g S_1 7.6 %g
 Site Classification (Table 161.3.5.2) A B C D E F
 Data Source: Field Test Presumptive Historical Data

Basic structural system (check one):
 Bearing Wall Dual w/Special Moment Frame
 Building Frame Dual w/Intermediate R/C or Special Steel
 Moment Frame Inverted Pendulum

Seismic base shear: $V_x = 11.2 K$ $V_y = 11.2 K$
Analysis Procedure: Simplified Equivalent Lateral Force Dynamic
Architectural, Mechanical, Components anchored? Yes No

LATERAL DESIGN CONTROL: Earthquake Wind

SOIL BEARING CAPACITIES:
 Field Test (provide copy of test report) _____ psf
 Presumptive Bearing capacity 2000 (ASSUMED) psf
 Pile size, type, and capacity _____

SPECIAL INSPECTIONS REQUIRED: Yes No

PLUMBING FIXTURE REQUIREMENTS (TABLE 2502.1)

USE	WATER CLOSETS		URINALS	LAVATORIES		SHOWERS/TUBS	DRINKING FOUNTAIN	
	MALE	FEMALE		MALE	FEMALE		REGULAR	ACCESSIBLE
SPACE	TO BE LOCATED TO ADDITION							
EXISTING	1	2	1	1	1	N/A	N/A	N/A
NEW	1	1	1	1	1	N/A	N/A	N/A
REQUIRED	1	1	1	1	1	0	N/A	N/A

SPECIAL APPROVALS

Special approval: (Local Jurisdiction, Department of Insurance, OSC, DPI, DHS, ICC, etc., describe below)

2012 NC Administrative Code and Policies

IT IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR AND/OR BUILDER TO CONFORM TO ALL STANDARDS, PROVISIONS, REQUIREMENTS, METHODS OF CONSTRUCTION AND USES OF MATERIALS PROVIDED IN BUILDINGS AND/OR STRUCTURES AS REQUIRED BY N.C. UNIFORM BUILDING CODE, LOCAL AGENCIES AND IN ACCORDANCE WITH GOOD BUILDING PRACTICES. VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION.

THESE PLANS CANNOT BE REDRAWN OR REPRODUCED IN ANY WAY WITHOUT THE EXPRESS CONSENT OF WESTON LYALL, PE, PLS, PLLC. ANY PARTY THAT TAKES PART IN DOING SO IS IN VIOLATION OF COPYRIGHT LAWS.

WESTON LYALL, PE, PLS, PLLC

SEAVIEW PIER ADDITION
 124 FISHING PIER LN.
 NORTH TOPSAIL BEACH, NC

WESTON LYALL, PE, PLS, PLLC
 214 US HIGHWAY 17N, SUITE 1
 HOLLY RIDGE, NC, 28445
 PHONE: 910.329.8961
 FIRM #P-0837

APPENDIX B "CODE SUMMARY"

STRUCTURAL & CIVIL ENGINEERING & LAND SURVEYING

DATE: 6/28/2023 DRAWN BY: GP FILENAME: SEAVIEW.dwg SHEET: 2 OF 10



THIS IS A FINAL SET OF PLANS INTENDED FOR PERMITTING AND CONSTRUCTION. REVISIONS TO THESE PLANS BY OWNER, CONTRACTOR, BUILDER, ETC WILL BE SUBJECT TO ADDITIONAL CHARGES PER THE CURRENT HOURLY RATES AT THE DISCRETION OF WESTON LYALL, PE, PLS, PLLC.

ATTACHMENT 2

ENERGY SUMMARY (ADDITION ONLY)

ENERGY REQUIREMENTS:

The following data shall be considered minimum and any special attribute required to meet the energy code shall also be provided. Each Designer shall furnish the required portions of the project information for the plan data sheet. If performance method, state the annual energy cost for the standard reference design vs annual energy cost for the proposed design.

Climate Zone: 3 4 5

Method of Compliance:

- Prescriptive (Energy Code)
 Performance (Energy Code)
 Prescriptive (ASHRAE 90.1)
 Performance (ASHRAE 90.1)

THERMAL ENVELOPE

Roof/ceiling Assembly (each assembly)

Description of assembly: 2x10 RAFTERS AT 16" O.C.
 U-Value of total assembly: 0.0863
 R-Value of insulation: R-38
 Skylights in each assembly: N/A
 U-Value of skylight: N/A
 total square footage of skylights in each assembly: N/A

Exterior Walls (each assembly)

Description of assembly: WOOD 2x4 FRAMED WALLS
 U-Value of total assembly: 0.0526
 R-Value of insulation: R-19
 Openings (windows or doors with glazing):
 U-Value of assembly: _____
 Solar heat gain coefficient: _____
 projection factor: _____
 Door R-Values: _____

Walls below grade (each assembly)

Description of assembly: N/A
 U-Value of total assembly: N/A
 R-Value of insulation: N/A

Floors over unconditioned space (each assembly)

Description of assembly: N/A
 U-Value of total assembly: _____
 R-Value of insulation: _____

Floors slab on grade

Description of assembly: N/A
 U-Value of total assembly: 0
 R-Value of insulation: 0
 Horizontal/vertical requirement:
 slab heated: _____

2012 NC Administrative Code and Policies

MECHANICAL SUMMARY (ADDITION ONLY)

MECHANICAL SYSTEMS, SERVICE SYSTEMS AND EQUIPMENT

Thermal Zone

winter dry bulb: 27
 summer dry bulb: 91

Interior design conditions

winter dry bulb: 70
 summer dry bulb: 75
 relative humidity: 55

Building heating load: 10,000 BTU

Building cooling load: 10,000 BTU

Mechanical Spacing Conditioning System

Unitary
 description of unit: COOPER & HUNTER MINI-SPLIT
 heating efficiency: 231 SEER
 cooling efficiency: 231 SEER
 size category of unit: 18,000 BTU

Boiler

Size category, if oversized, state reason: N/A

Chiller

Size category, if oversized, state reason: N/A

List equipment efficiencies: SEE MECHANICAL PLAN

ELECTRICAL SUMMARY

ELECTRICAL SYSTEM AND EQUIPMENT

Method of Compliance:

Energy Code: Prescriptive Performance
 ASHRAE 90.1: Prescriptive Performance

Lighting schedule (each fixture type)

lamp type required in fixture: SEE FIXTURE SCHEDULE
 number of lamps in fixture: SEE FIXTURE SCHEDULE
 ballast type used in the fixture: SEE FIXTURE SCHEDULE
 number of ballasts in fixture: SEE FIXTURE SCHEDULE
 total wattage per fixture: SEE FIXTURE SCHEDULE
 total interior wattage specified vs. allowed (whole building or space by space):
 total exterior wattage specified vs. allowed:
NO EXTERIOR WATTAGE SHOWN

Additional Prescriptive Compliance

- 506.2.1 More Efficient Mechanical Equipment
 506.2.2 Reduced Lighting Power Density
 506.2.3 Energy Recovery Ventilation Systems
 506.2.4 Higher Efficiency Service Water Heating
 506.2.5 On-Site Supply of Renewable Energy
 506.2.6 Automatic Daylighting Control Systems

2012 NC Administrative Code and Policies

IT IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR AND/OR BUILDER TO CONFORM TO ALL STANDARDS, PROVISIONS, REQUIREMENTS, METHODS OF CONSTRUCTION AND USES OF MATERIALS PROVIDED IN BUILDINGS AND/OR STRUCTURES AS REQUIRED BY N.C. UNIFORM BUILDING CODE, LOCAL AGENCIES AND IN ACCORDANCE WITH GOOD BUILDING PRACTICES. VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION.

THESE PLANS CANNOT BE REDRAWN OR REPRODUCED IN ANY WAY WITHOUT THE EXPRESS CONSENT OF WESTON LYALL, PE, PLS, PLLC. ANY PARTY THAT TAKES PART IN DOING SO IS IN VIOLATION OF COPYRIGHT LAWS.

WESTON LYALL, PE, PLS, PLLC

SEAVIEW PIER ADDITION
 124 FISHING PIER LN.
 NORTH TOPSAIL BEACH, NC

WESTON LYALL, PE, PLS, PLLC
 214 US HIGHWAY 17N, SUITE 1
 HOLLY RIDGE, NC. 28445
 PHONE: 910.329-9961
 FIRM #1-0337

APPENDIX B "CODE SUMMARY"

STRUCTURAL & CIVIL
 ENGINEERING &
 LAND SURVEYING

DATE: 6/28/2023 DRAWN BY: GP FILENAME: SEAVIEW.dwg SHEET: 3 OF 10

THIS IS A FINAL SET OF PLANS INTENDED FOR PERMITTING AND CONSTRUCTION. REVISIONS TO THESE PLANS OR QUESTIONS REGARDING BUILDING, ETC WILL BE SUBJECT TO ADDITIONAL CHARGES PER THE CURRENT HOURLY RATES AT THE DISCRETION OF WESTON LYALL, PE, PLS, PLLC.



ELEVATION CERTIFICATE

IMPORTANT: MUST FOLLOW THE INSTRUCTIONS ON PAGES 9-19

Copy all pages of this Elevation Certificate and all attachments for (1) community official, (2) insurance agent/company, and (3) building owner.

SECTION A – PROPERTY INFORMATION		FOR INSURANCE COMPANY USE	
A1. Building Owner's Name: <u>SEAVIEW FISHING PIER LLC</u>		Policy Number: _____	
A2. Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.: <u>124 FISHING PIER LANE</u>		Company NAIC Number: _____	
City: <u>NORTH TOPSAIL BEACH</u> State: <u>NC</u> ZIP Code: <u>28460</u>			
A3. Property Description (e.g., Lot and Block Numbers or Legal Description) and/or Tax Parcel Number: <u>PIN#428706381059</u>			
A4. Building Use (e.g., Residential, Non-Residential, Addition, Accessory, etc.): <u>ADDITION</u>			
A5. Latitude/Longitude: Lat. <u>34-30-11.44</u> Long. <u>-77-23-47.47</u> Horizontal Datum: <input type="checkbox"/> NAD 1927 <input checked="" type="checkbox"/> NAD 1983 <input type="checkbox"/> WGS 84			
A6. Attach at least two and when possible four clear photographs (one for each side) of the building (see Form pages 7 and 8).			
A7. Building Diagram Number: <u>5</u>			
A8. For a building with a crawlspace or enclosure(s):			
a) Square footage of crawlspace or enclosure(s): <u>0.00</u> sq. ft.			
b) Is there at least one permanent flood opening on two different sides of each enclosed area? <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A			
c) Enter number of permanent flood openings in the crawlspace or enclosure(s) within 1.0 foot above adjacent grade: Non-engineered flood openings: <u>0</u> Engineered flood openings: <u>0</u>			
d) Total net open area of non-engineered flood openings in A8.c: <u>0.00</u> sq. in.			
e) Total rated area of engineered flood openings in A8.c (attach documentation – see Instructions): _____ sq. ft.			
f) Sum of A8.d and A8.e rated area (if applicable – see Instructions): <u>0.00</u> sq. ft.			
A9. For a building with an attached garage:			
a) Square footage of attached garage: <u>0.00</u> sq. ft.			
b) Is there at least one permanent flood opening on two different sides of the attached garage? <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A			
c) Enter number of permanent flood openings in the attached garage within 1.0 foot above adjacent grade: Non-engineered flood openings: <u>0</u> Engineered flood openings: _____			
d) Total net open area of non-engineered flood openings in A9.c: <u>0.00</u> sq. in.			
e) Total rated area of engineered flood openings in A9.c (attach documentation – see Instructions): <u>0.00</u> sq. ft.			
f) Sum of A9.d and A9.e rated area (if applicable – see Instructions): _____ sq. ft.			
SECTION B – FLOOD INSURANCE RATE MAP (FIRM) INFORMATION			
B1.a. NFIP Community Name: <u>Town of North Topsail Beach</u>		B1.b. NFIP Community Identification Number: <u>370466</u>	
B2. County Name: <u>ONSLow</u>		B3. State: <u>NC</u>	
B4. Map/Panel No.: <u>3720428700</u>		B5. Suffix: <u>K</u>	
B6. FIRM Index Date: <u>06/02/2021</u>		B7. FIRM Panel Effective/Revised Date: <u>06/19/2020</u>	
B8. Flood Zone(s): <u>AE</u>		B9. Base Flood Elevation(s) (BFE) (Zone AO, use Base Flood Depth): <u>12</u>	
B10. Indicate the source of the BFE data or Base Flood Depth entered in Item B9: <input type="checkbox"/> FIS <input checked="" type="checkbox"/> FIRM <input type="checkbox"/> Community Determined <input type="checkbox"/> Other: _____			
B11. Indicate elevation datum used for BFE in Item B9: <input type="checkbox"/> NGVD 1929 <input checked="" type="checkbox"/> NAVD 1988 <input type="checkbox"/> Other/Source: _____			
B12. Is the building located in a Coastal Barrier Resources System (CBRS) area or Otherwise Protected Area (OPA)? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Designation Date: <u>10/01/1983</u> <input checked="" type="checkbox"/> CBRS <input type="checkbox"/> OPA			
B13. Is the building located seaward of the Limit of Moderate Wave Action (LiMWA)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			

ELEVATION CERTIFICATE

IMPORTANT: MUST FOLLOW THE INSTRUCTIONS ON PAGES 9-19

Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.:
124 FISHING PIER LANE

City: NORTH TOPSAIL BEACH State: NC ZIP Code: 28460

FOR INSURANCE COMPANY USE

Policy Number: _____

Company NAIC Number: _____

ATTACHMENT 3

SECTION C – BUILDING ELEVATION INFORMATION (SURVEY REQUIRED)

C1. Building elevations are based on: Construction Drawings* Building Under Construction* Finished Construction
*A new Elevation Certificate will be required when construction of the building is complete.

C2. Elevations – Zones A1–A30, AE, AH, AO, A (with BFE), VE, V1–V30, V (with BFE), AR, AR/A, AR/AE, AR/A1–A30, AR/AH, AR/AO, A99. Complete Items C2.a–h below according to the Building Diagram specified in Item A7. In Puerto Rico only, enter meters.
Benchmark Utilized: N/A Vertical Datum: NC EAST 2012A

Indicate elevation datum used for the elevations in items a) through h) below.

NGVD 1929 NAVD 1988 Other: _____

Datum used for building elevations must be the same as that used for the BFE. Conversion factor used? Yes No

If Yes, describe the source of the conversion factor in the Section D Comments area.

Check the measurement used:

- | | | | |
|---|--------------|--|---------------------------------|
| a) Top of bottom floor (including basement, crawlspace, or enclosure floor): | <u>19.00</u> | <input checked="" type="checkbox"/> feet | <input type="checkbox"/> meters |
| b) Top of the next higher floor (see Instructions): | <u>31.00</u> | <input checked="" type="checkbox"/> feet | <input type="checkbox"/> meters |
| c) Bottom of the lowest horizontal structural member (see Instructions): | <u>17.00</u> | <input type="checkbox"/> feet | <input type="checkbox"/> meters |
| d) Attached garage (top of slab): | _____ | <input type="checkbox"/> feet | <input type="checkbox"/> meters |
| e) Lowest elevation of Machinery and Equipment (M&E) servicing the building (describe type of M&E and location in Section D Comments area): | <u>17.00</u> | <input checked="" type="checkbox"/> feet | <input type="checkbox"/> meters |
| f) Lowest Adjacent Grade (LAG) next to building: <input checked="" type="checkbox"/> Natural <input type="checkbox"/> Finished | <u>7.90</u> | <input checked="" type="checkbox"/> feet | <input type="checkbox"/> meters |
| g) Highest Adjacent Grade (HAG) next to building: <input type="checkbox"/> Natural <input type="checkbox"/> Finished | <u>8.00</u> | <input checked="" type="checkbox"/> feet | <input type="checkbox"/> meters |
| h) Finished LAG at lowest elevation of attached deck or stairs, including structural support: | _____ | <input type="checkbox"/> feet | <input type="checkbox"/> meters |

SECTION D – SURVEYOR, ENGINEER, OR ARCHITECT CERTIFICATION

This certification is to be signed and sealed by a land surveyor, engineer, or architect authorized by state law to certify elevation information. I certify that the information on this Certificate represents my best efforts to interpret the data available. I understand that any false statement may be punishable by fine or imprisonment under 18 U.S. Code, Section 1001.

Were latitude and longitude in Section A provided by a licensed land surveyor? Yes No

Check here if attachments and describe in the Comments area.

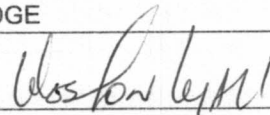
Certifier's Name: WESTON LYALL, PE, PLS License Number: L-4438

Title: OWNER

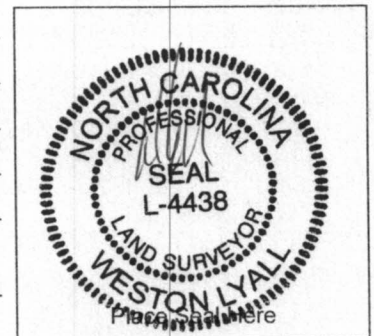
Company Name: WESTON LYALL, PE, PLS, PLLC

Address: 214 HIGHWAY 17N

City: HOLLY RIDGE State: NC ZIP Code: 28445

Signature:  Date: 12/23/2023

Telephone: (910) 329-9961 Ext.: _____ Email: westonlyall@westonlyall.com



Copy all pages of this Elevation Certificate and all attachments for (1) community official, (2) insurance agent/company, and (3) building owner.

Comments (including source of conversion factor in C2; type of equipment and location per C2.e; and description of any attachments):

THIS ELEVATION CERTIFICATE HAS BEEN REVISED FROM PREVIOUS DATE 6-28-23
C2e: IS THE PROPOSED PLATFORM FOR THE A/C STAND
THIS ELEVATION CERTIFICATE IS FOR THE RESTROOM/STORAGE ROOM ADDITION ONLY.

ELEVATION CERTIFICATE

IMPORTANT: MUST FOLLOW THE INSTRUCTIONS ON PAGES 9-19

Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.: 124 FISHING PIER LANE	FOR INSURANCE COMPANY USE
	Policy Number: _____ Company NAIC Number: _____
City: NORTH TOPSAIL BEACH State: NC ZIP Code: 28460	

ATTACHMENT 3

SECTION E – BUILDING MEASUREMENT INFORMATION (SURVEY NOT REQUIRED) FOR ZONE AO, ZONE AR/AO, AND ZONE A (WITHOUT BFE)

For Zones AO, AR/AO, and A (without BFE), complete Items E1–E5. For Items E1–E4, use natural grade, if available. If the Certificate is intended to support a Letter of Map Change request, complete Sections A, B, and C. Check the measurement used. In Puerto Rico only, enter meters.

Building measurements are based on: Construction Drawings* Building Under Construction* Finished Construction
*A new Elevation Certificate will be required when construction of the building is complete.

E1. Provide measurements (C.2.a in applicable Building Diagram) for the following and check the appropriate boxes to show whether the measurement is above or below the natural HAG and the LAG.

a) Top of bottom floor (including basement, crawlspace, or enclosure) is: _____ feet meters above or below the HAG.

b) Top of bottom floor (including basement, crawlspace, or enclosure) is: _____ feet meters above or below the LAG.

E2. For Building Diagrams 6–9 with permanent flood openings provided in Section A Items 8 and/or 9 (see pages 1–2 of Instructions), the next higher floor (C2.b in applicable Building Diagram) of the building is: _____ feet meters above or below the HAG.

E3. Attached garage (top of slab) is: _____ feet meters above or below the HAG.

E4. Top of platform of machinery and/or equipment servicing the building is: _____ feet meters above or below the HAG.

E5. Zone AO only: If no flood depth number is available, is the top of the bottom floor elevated in accordance with the community's floodplain management ordinance? Yes No Unknown The local official must certify this information in Section G.

SECTION F – PROPERTY OWNER (OR OWNER'S AUTHORIZED REPRESENTATIVE) CERTIFICATION

The property owner or owner's authorized representative who completes Sections A, B, and E for Zone A (without BFE) or Zone AO must sign here. *The statements in Sections A, B, and E are correct to the best of my knowledge*

Check here if attachments and describe in the Comments area.

Property Owner or Owner's Authorized Representative Name: _____

Address: _____

City: _____ State: _____ ZIP Code: _____

Signature: _____ Date: _____

Telephone: _____ Ext.: _____ Email: _____

Comments:

ELEVATION CERTIFICATE

IMPORTANT: MUST FOLLOW THE INSTRUCTIONS ON PAGES 9-19

Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.:

124 FISHING PIER LANE

City: NORTH TOPSAIL BEACH State: NC ZIP Code: 28460

FOR INSURANCE COMPANY USE

Policy Number: _____

Company NAIC Number: _____

ATTACHMENT 3

SECTION G – COMMUNITY INFORMATION (RECOMMENDED FOR COMMUNITY OFFICIAL COMPLETION)

The local official who is authorized by law or ordinance to administer the community's floodplain management ordinance can complete Section A, B, C, E, G, or H of this Elevation Certificate. Complete the applicable item(s) and sign below when:

- G1. The information in Section C was taken from other documentation that has been signed and sealed by a licensed surveyor, engineer, or architect who is authorized by state law to certify elevation information. (Indicate the source and date of the elevation data in the Comments area below.)
- G2.a. A local official completed Section E for a building located in Zone A (without a BFE), Zone AO, or Zone AR/AO, or when item E5 is completed for a building located in Zone AO.
- G2.b. A local official completed Section H for insurance purposes.
- G3. In the Comments area of Section G, the local official describes specific corrections to the information in Sections A, B, E and H.
- G4. The following information (Items G5–G11) is provided for community floodplain management purposes.
- G5. Permit Number: _____ G6. Date Permit Issued: _____
- G7. Date Certificate of Compliance/Occupancy Issued: _____
- G8. This permit has been issued for: New Construction Substantial Improvement
- G9.a. Elevation of as-built lowest floor (including basement) of the building: _____ feet meters Datum: _____
- G9.b. Elevation of bottom of as-built lowest horizontal structural member: _____ feet meters Datum: _____
- G10.a. BFE (or depth in Zone AO) of flooding at the building site: _____ feet meters Datum: _____
- G10.b. Community's minimum elevation (or depth in Zone AO) requirement for the lowest floor or lowest horizontal structural member: _____ feet meters Datum: _____
- G11. Variance issued? Yes No If yes, attach documentation and describe in the Comments area.

The local official who provides information in Section G must sign here. *I have completed the information in Section G and certify that it is correct to the best of my knowledge. If applicable, I have also provided specific corrections in the Comments area of this section.*

Local Official's Name: _____ Title: _____

NFIP Community Name: _____

Telephone: _____ Ext.: _____ Email: _____

Address: _____

City: _____ State: _____ ZIP Code: _____

Signature: _____ Date: _____

Comments (including type of equipment and location, per C2.e; description of any attachments; and corrections to specific information in Sections A, B, D, E, or H):

ELEVATION CERTIFICATE

IMPORTANT: MUST FOLLOW THE INSTRUCTIONS ON PAGES 9-19

Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.:

124 FISHING PIER LANE

City: NORTH TOPSAIL BEACH State: NC ZIP Code: 28460

FOR INSURANCE COMPANY USE

Policy Number: _____

Company NAIC Number: _____

ATTACHMENT 3

SECTION H – BUILDING'S FIRST FLOOR HEIGHT INFORMATION FOR ALL ZONES (SURVEY NOT REQUIRED) (FOR INSURANCE PURPOSES ONLY)

The property owner, owner's authorized representative, or local floodplain management official may complete Section H for all flood zones to determine the building's first floor height for insurance purposes. Sections A, B, and I must also be completed. Enter heights to the nearest tenth of a foot (nearest tenth of a meter in Puerto Rico). **Reference the Foundation Type Diagrams (at the end of Section H Instructions) and the appropriate Building Diagrams (at the end of Section I Instructions) to complete this section.**

H1. Provide the height of the top of the floor (as indicated in Foundation Type Diagrams) above the Lowest Adjacent Grade (LAG):

a) For Building Diagrams 1A, 1B, 3, and 5–9. Top of bottom _____ feet meters above the LAG floor (include above-grade floors only for buildings with subgrade crawlspaces or enclosure floors) is:

b) For Building Diagrams 2A, 2B, 4, and 6–9. Top of next higher floor (i.e., the floor above basement, crawlspace, or enclosure floor) is: _____ feet meters above the LAG

H2. Is all Machinery and Equipment servicing the building (as listed in Item H2 instructions) elevated to or above the floor indicated by the H2 arrow (shown in the Foundation Type Diagrams at end of Section H instructions) for the appropriate Building Diagram?

Yes No

SECTION I – PROPERTY OWNER (OR OWNER'S AUTHORIZED REPRESENTATIVE) CERTIFICATION

The property owner or owner's authorized representative who completes Sections A, B, and H must sign here. *The statements in Sections A, B, and H are correct to the best of my knowledge.* **Note:** If the local floodplain management official completed Section H, they should indicate in Item G2.b and sign Section G.

Check here if attachments are provided (including required photos) and describe each attachment in the Comments area.

Property Owner or Owner's Authorized Representative Name: _____

Address: _____

City: _____ State: _____ ZIP Code: _____

Signature: _____ Date: _____

Telephone: _____ Ext.: _____ Email: _____

Comments: _____

ELEVATION CERTIFICATE
IMPORTANT: MUST FOLLOW THE INSTRUCTIONS ON PAGES 9-19
BUILDING PHOTOGRAPHS

See Instructions for Item A6.

ATTACHMENT 3

Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.:
124 FISHING PIER LANE

FOR INSURANCE COMPANY USE

City: **NORTH TOPSAIL BEACH** State: **NC** ZIP Code: **28460**

Policy Number: _____

Company NAIC Number: _____

Instructions: Insert below at least two and when possible four photographs showing each side of the building (for example, may only be able to take front and back pictures of townhouses/rowhouses). Identify all photographs with the date taken and "Front View," "Rear View," "Right Side View," or "Left Side View." Photographs must show the foundation. When flood openings are present, include at least one close-up photograph of representative flood openings or vents, as indicated in Sections A8 and A9.



Photo One

Photo One Caption:

Clear Photo One



Photo Two

Photo Two Caption:

Clear Photo Two

ELEVATION CERTIFICATE
IMPORTANT: MUST FOLLOW THE INSTRUCTIONS ON PAGES 9-19
BUILDING PHOTOGRAPHS

Continuation Page

ATTACHMENT 3

Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.:
124 FISHING PIER LANE

City: NORTH TOPSAIL BEACH State: NC ZIP Code: 28460

FOR INSURANCE COMPANY USE

Policy Number: _____

Company NAIC Number: _____

Insert the third and fourth photographs below. Identify all photographs with the date taken and "Front View," "Rear View," "Right Side View," or "Left Side View." When flood openings are present, include at least one close-up photograph of representative flood openings or vents, as indicated in Sections A8 and A9.



Photo Three

Photo Three Caption:

Clear Photo Three

Photo Four

Photo Four Caption:

Clear Photo Four

National Flood Insurance Program V-Zone Certification

Property Information	For Insurance Company Use	
SEAVIEW FISHING PIER, LLC	Policy Number	
Structure Address or Other Description 124 FISHING PIER LANE		
City	State	Zip Code
NORTH TOPSAIL BEACH	NC	28460

ATTACHMENT 4

SECTION I: FLOOD INSURANCE RATE MAP (FIRM) INFORMATION

Note: To be obtained from FIRMs in effect at the time of the certification

1. Community Number 370466	2. Panel Number 4287	3. Suffix K	4. Date of FIRM Index 06/02/2021	5. FIRM Zone AE 12
-------------------------------	-------------------------	----------------	-------------------------------------	-----------------------

SECTION II: ELEVATION INFORMATION

Note: This form is not a substitute for an Elevation Certificate. Elevations should be rounded to nearest tenth of a foot.

1. Elevation of the Bottom of Lowest Horizontal Structure Member	17.0	feet (NAVD 88)
2. Regulatory Flood Protection Elevation (RFPE)	14.0	feet (NAVD 88)
3. Elevation of Lowest Adjacent Grade	7.9	feet (NAVD 88)
4. Approximate Depth of Anticipated Scour/Erosion Used for Foundation Design.....	1.0	feet (NAVD 88)
5. Embedment Depth of Pilings or Foundation Below Lowest Adjacent Grade.....	8.0	feet (NAVD 88)

SECTION III: V-ZONE CERTIFICATION STATEMENT

Note: This section must be certified by a registered professional engineer or architect. Initial all that apply.

- WL I certify that I have developed or reviewed the structural design, plans and specifications for construction and that the methods of construction to be used are in accordance with accepted standards of practice for meeting the following provisions:
- WL a) The bottom of the lowest horizontal structure member of the lowest floor (excluding the pilings or columns) is elevated to or above the Regulatory Flood Protection Elevation; and,
- WL b) The pile or column foundation and structure attached thereto is anchored to resist flotation, collapse and lateral movement due to the effects of the wind and water loads acting simultaneously on all building components, including grade beams and bracing, if applicable. Water loading values used are those associated with the base flood including wave action. Wind loading values used are those required by the applicable State or local building code. The potential for scour and erosion at the foundation has been anticipated for conditions associated with the flood, including wave action.

SECTION IV: AREAS BELOW THE LOWEST FLOOR

Note: This section must be certified by a registered professional engineer or architect. Initial all that apply.

- WL I certify that I have developed or reviewed the structural design, plans and specifications for construction and that the design and methods of construction to be used for the breakaway walls are in accordance with accepted standards of practice for meeting the following provisions:
- WL a) All areas below the lowest floor are free of obstruction (including open lattice work, insect screening, bracing and grade beams as allowed in accordance with FEMA Technical Bulletin 5 and ASCE 24); or
- b) Breakaway walls are constructed in accordance with prescriptive design in FEMA Technical Bulletin 9: Breakaway Walls; or
- c) Breakaway walls shall collapse from water load less than that which would occur during the base flood without causing collapse, displacement, or other structural damage to the elevated portion of the building or supporting foundation system.

SECTION V: SAND DUNES AND MANGROVE STANDS

Note: This section must be certified by a registered professional engineer or architect. Initial all that apply.

In accordance with 44 CFR 60.3(e)(7) and Paragraph G103.7 of the North Carolina Building Code, the construction:

- WL a) Does not alter sand dunes or mangrove stands; or
- b) Alters sand dunes or mangrove stands but does not increase potential flood damage.

SECTION VI: SEPTIC TANKS

Note: This section must be certified by a registered professional engineer or architect. Initial all that apply.

- WL a) There is not a septic tank serving the building; or
- In accordance with 44 CFR 60.3(a)(3) and (6), Section G701.1 of the North Carolina Building Code, and ASCE 24-14 7.3 and 9.7, the sanitary sewer system:
- b) Is designed and adequately anchored to prevent flotation, collapse, or lateral movement resulting from hydrostatic and hydrodynamic loads, including 150% of the effect of buoyancy and is designed to minimize or eliminate infiltration of flood waters into the systems and discharges from the systems into flood waters; or
- c) Is located to avoid impairment to them or contamination from them during flooding.

SECTION VII: UNDERGROUND FUEL TANKS

Note: This section must be certified by a registered professional engineer or architect. Initial all that apply.

WL a) There is not an underground fuel tank serving the building; or

In accordance with 44 CFR 60.3(a)(3)(iv) and ASCE 24-14 Section 9.7, the fuel tank(s) servicing the structure:

b) Is designed and adequately anchored to prevent flotation, collapse, or lateral movement resulting from hydrostatic and hydrodynamic loads, including 150% of the effect of buoyancy, is designed to minimize or eliminate infiltration of flood waters into the systems and discharges from the systems into flood waters, and calculated flood-related loads take into account the eroded ground elevation.

ATTACHMENT 4

SECTION VIII: ABOVE GROUND FUEL TANKS

Note: This section must be certified by a registered professional engineer or architect. Initial all that apply.

WL a) There is not an above ground fuel tank serving the building; or

In accordance with 44 CFR 60.3(a)(3)(iv) and ASCE 24-14 Section 9.7, the fuel tank(s) servicing the structure:

b) Is elevated to or above the Regulatory Flood Protection Elevation on a detached platform with a foundation that meets the requirements of Section III, or

c) Is underneath or attached to a building and is elevated in accordance with ASCE 24-14 Table 4-1.

SECTION IX: SWIMMING POOLS

Note: This section must be certified by a registered professional engineer or architect. Initial all that apply.

WL a) There is not a swimming pool or hot tub located on the subject property; or

In accordance with the North Carolina State Building Code Section G801.5, the North Carolina Residential Building Code Section AV103.3, and ASCE 24 9.6.2, the swimming pool / hot tub is:

b) Located and designed to be structurally independent of buildings and structures; or

c) Located in or on elevated floors or roofs that are at or above the Regulatory Flood Protection Elevation;

and

d) Is elevated so that the lowest horizontal structural member is at or above the Regulatory Flood Protection Elevation; or

e) Is designed and constructed to break away during design flood conditions without producing debris capable of causing significant damage to any structure; or

f) Is designed and constructed to remain in the ground during design flood conditions without obstructing flow that results in damage to any structure.

SECTION X: FILL

Note: This section must be certified by a registered professional engineer or architect. Initial all that apply.

WL a) No fill has been placed on the site; or

b) Any fill placed on the site is at less than a 5:1 (20%) slope and is similar to natural soils in the area; or

a) Is at a greater than 5:1 (20%) slope but will not cause or worsen wave runoff or wave reflection capable of damaging adjacent buildings.

SECTION XI: EROSION CONTROL STRUCTURES

Note: This section must be certified by a registered professional engineer or architect. Initial all that apply.

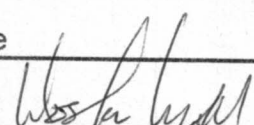
Bulkheads, seawalls, retaining walls, revetments, and similar structures are considered erosion control structures.

WL a) No erosion control structures have been placed on the site; or

b) Erosion control structures are located at least 30' from any structures; or

c) Erosion control structures are not located beneath any structures and will not cause or worsen wave runoff or wave reflection capable of damaging adjacent buildings.

SECTION V: CERTIFICATION

Name of Certifier Weston Lyall		Title PE/ PLS/ OWNER
Firm Name Weston Lyall, PE, PLS, PLLC		License Number 27885
Street Address 214 Hwy 17 N. Suite 1		Phone Number and Email (910) 329-9961 WESTONLYALL@WESTONLYALL.COM
City Holly Ridge	State NC	Zip Code 28445
Signature 		R1: 12-23-23 Date 6-28-23





PAT MCCRORY

Governor

DONALD R. VAN DER VAART

Secretary

ATTACHMENT 5

TRACY DAVIS

Director

December 31, 2015

Mr. T. Gregory, Ludlum, Manager
Sea View Fishing Pier, LLC
PO Box 413
Sneads Ferry, NC 28460

**Subject: State Stormwater Management Permit No. SW8 971115
Sea View Fishing Pier
High Density Commercial Infiltration Trench / Chamber Project
Onslow County**

Dear Mr. Ludlum:

The Wilmington Regional Office received a complete State Stormwater Management Permit Application for Sea View Fishing Pier on November 12, 2015. Staff review of the plans and specifications has determined that the project, as proposed, will comply with the Stormwater Regulations set forth in Session Law 2008-211 and Title 15A NCAC 2H.1000, as applicable. We are forwarding Permit No. SW8 971115 dated December 31, 2015, for the construction, operation, and maintenance of the BMP's and built-upon area associated with the subject project.

This permit shall be effective from the date of issuance until October 18, 2016, and shall be subject to the conditions and limitations as specified therein. Please pay special attention to the conditions listed in this permit regarding the Operation and Maintenance of the BMP(s), recordation of deed restrictions, certification of the BMP's, procedures for changing ownership, transferring the permit, and renewing the permit. Failure to establish an adequate system for operation and maintenance of the stormwater management system, to record deed restrictions, to certify the BMP's, to transfer the permit, or to renew the permit, will result in future compliance problems.

The following modifications are included and covered by this permit:

1. The expansion of the approved built-upon area for additional parking.
2. Replacing the previously approved infiltration basins with infiltration trenches.

If any parts, requirements, or limitations contained in this permit are unacceptable, you have the right to request an adjudicatory hearing by filing a written petition with the Office of Administrative Hearings (OAH). The written petition must conform to Chapter 150B of the North Carolina General Statutes, and must be filed with the OAH within thirty (30) days of receipt of this permit. You should contact the OAH with all questions regarding the filing fee (if a filing fee is required) and/or the details of the filing process at 6714 Mail Service Center, Raleigh, NC 27699-6714, or via telephone at 919-431-3000, or visit their website at www.NCOAH.com. Unless such demands are made this permit shall be final and binding.

If you have any questions, or need additional information concerning this matter, please contact Christine Hall in the Wilmington Regional Office at (910) 796-7215.

Sincerely,

For Tracy Davis, P.E., Director
Division of Energy, Mineral and Land Resources

GDS/canh: \\Stormwater\Permits & Projects\1997\971115 HD\2015 12 permit 971115

cc: Weston Lyall, PE, PLS, PLLC
Onslow County Building Inspections
Wilmington Regional Office Stormwater File

STATE OF NORTH CAROLINA
DEPARTMENT OF ENVIRONMENTAL QUALITY
DIVISION OF ENERGY, MINERAL AND LAND RESOURCES

ATTACHMENT 5

STATE STORMWATER MANAGEMENT PERMIT

HIGH DENSITY COMMERCIAL DEVELOPMENT

In accordance with the provisions of Article 21 of Chapter 143, General Statutes of North Carolina as amended, and other applicable Laws, Rules, and Regulations

PERMISSION IS HEREBY GRANTED TO

Sea View Fishing Pier, LLC

Sea View Fishing Pier

123 & 124 Fishing Pier Lane, North Topsail Beach, Onslow County

FOR THE

construction, operation and maintenance of two (2) infiltration trenches in compliance with the provisions of Session Law 2008-211 and 15A NCAC 2H .1000, as applicable (hereafter the "stormwater rules") and the approved stormwater management plans and specifications and other supporting data as attached and on file with and approved by the Division of Energy, Mineral and Land Resources (hereafter referred to as the Division or DEMLR) and considered a part of this permit.

This permit shall be effective from the date of issuance until October 18, 2016, and shall be subject to the following specified conditions and limitations:

I. DESIGN STANDARDS

1. This permit is effective only with respect to the nature and volume of stormwater described in the application and other supporting data.
2. This infiltration trench or chamber stormwater system has been approved for the management of stormwater runoff as described in Section I.7 of this permit. The stormwater controls labeled Drainage Area 1 and 2 have been designed to handle the runoff from 30,517 and 25,957 square feet of built-upon area, respectively
3. The infiltration system is permitted per the Alternative Design Criteria under Section .1008 (h). The proposed system provides equal or better control, equal or better protection of surface waters and results in no increased potential for nuisance conditions. The infiltration system can store at least 2.5 times the minimum design storm, therefore neither an LS/VFS nor an offline bypass are required.
4. The tract will be limited to the amount of built-upon area indicated in Sections I.2 and I.7 of this permit, and as shown on the approved plans. The built-upon area for the future development within Drainage Area 1 is limited to 1,800 square feet.

ATTACHMENT 5

5. The runoff from all built-upon area within the permitted drainage area of this project must be directed into the permitted stormwater control system.
6. The project shall provide a minimum 50' wide vegetated buffer adjacent surface waters, measured horizontally from and perpendicular to the normal pool of impounded structures, the top of bank of streams and rivers, and the mean high water line of tidal waters.
7. The following design criteria have been permitted for the infiltration trenches and must be provided and maintained at design condition:

	Drainage Area 1	Drainage Area 2
a. Drainage Area, acres:	1.30	1.11
Onsite, subject to 1995 rules, ft ² :	53,133	40,659
Onsite, subject to SL 2008-211, ft ² :	3,525	7,772
Offsite, ft ² :	0	0
b. Total Impervious Surfaces, ft ² :	30,517	25,957
Onsite, subject to 1995 rules, ft ² :	26,992	18,185
Onsite, subject to SL 2008-211, ft ² :	3,525	7,772
Offsite, ft ² :	0	0
c. Design Storm		
subject to 1995 rules, inches:	1.5	1.5
subject to SL 2008-211, inches:	3.68	3.68
d. (Approx.) Trench Length, feet:	165.0	122.0
e. (Approx.) Trench Width, feet:	150.4	68.0
f. Trench Depth, feet:	1.2	1.2
g. Bottom Elevation, FMSL	5.8	5.8
h. Bottom Surface Area, ft ² :	24,900	24,838
i. Bypass Weir Elevation, FMSL:	7.0	7.0
j. Perforated Pipe Diameter, inches:	6	6
k. Perforated Pipe Length, ft:	5 x 150'	5 x 150'
l. Permitted Storage Volume, ft ³ :	11,952	11,920
m. Type of Soil:	Sand	Sand
n. Expected Infiltration Rate, in/hr:	6.0	6.0
o. Seasonal High Water Table, FMSL:	3.8	3.8
p. Time to Draw Down, hours:	0.02	0.02
q. Receiving Stream/River Basin:	Intercoastal Waterway	
r. Stream Index Number:	19-39-(0.5)	
s. Classification of Water Body:	SA	

II. SCHEDULE OF COMPLIANCE

1. The stormwater management system shall be constructed in its entirety, vegetated and operational for its intended use prior to the construction of any built-upon surface.
2. During construction, erosion shall be kept to a minimum and any eroded areas of the system will be repaired immediately. If the stormwater system is used as an Erosion Control device, it must be restored to design condition prior to operation as a stormwater treatment device, and prior to occupancy of the facility.
3. The permittee shall follow the approved Operation and Maintenance Agreement in its entirety, and shall provide and perform the listed operation and maintenance procedures at the specified intervals to assure the permitted stormwater system functions at optimum efficiency.
4. Records of maintenance activities must be kept for each permitted BMP. The reports will indicate the date, activity, name of person performing the work and what actions were taken.

ATTACHMENT 5

5. The facilities shall be constructed in accordance with the conditions of this permit, the approved plans and specifications, and other supporting data.
6. All stormwater collection and treatment systems must be located in public rights-of-way, common areas or recorded easements. The final plats for the project will be recorded showing all such required rights-of-way, common areas and easements, in accordance with the approved plans. Access to the stormwater facilities shall be maintained via appropriate easements at all times.
7. Upon completion of construction, prior to issuance of a Certificate of Occupancy, and prior to operation of this permitted facility, a certification must be received from an appropriate designer for the system installed certifying that the permitted facility has been installed in accordance with this permit, the approved plans and specifications, and other supporting documentation. Any deviations from the approved plans and specifications must be noted on the Certification. A modification may be required for those deviations.
8. The permittee shall submit to the Director and shall have received approval for revised plans, specifications, and calculations prior to construction, for any modification to the approved plans, including, but not limited to, those listed below:
 - a. Any revision to any item shown on the approved plans, including the stormwater management measures, built-upon area, details, etc.
 - b. Redesign or addition to the approved amount of built-upon area or to the drainage area.
 - c. Further development, subdivision, acquisition, lease or sale of any, all or part of the project area.
 - d. Filling in, altering, or piping of any vegetative conveyance shown on the approved plan.
 - e. The construction of any future BUA listed on the application.
9. The Director may notify the permittee when the permitted site does not meet one or more of the minimum requirements of the permit. Within the time frame specified in the notice, the permittee shall submit a written time schedule to the Director for modifying the site to meet minimum requirements. The permittee shall provide copies of revised plans and certification in writing to the Director that the changes have been made.

III. GENERAL CONDITIONS

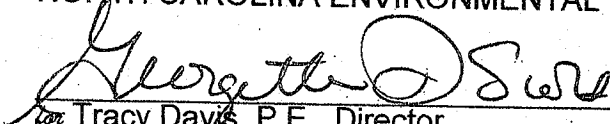
1. This permit is not transferable to any person or entity except after notice to and approval by the Director. The permittee shall submit a completed and signed Name/Ownership Change Form, accompanied by the supporting documentation as listed on the form, to the Division at least 60 days prior to any one or more of the following events:
 - a. An ownership change including the sale or conveyance of the project area in whole or in part;
 - b. The sale or conveyance of the common areas to a Homeowner's or Property Owner's Association, subject to the requirements of Session Law 2011-256;
 - c. Bankruptcy;
 - d. Foreclosure;
 - e. Dissolution of the partnership or corporate entity;
 - f. A name change of the current permittee;
 - g. A name change of the project;
 - h. A mailing address change of the permittee;

ATTACHMENT 5

2. Approved plans, application, supplement forms, Operation and Maintenance agreements, design calculations and specifications for this project are incorporated by reference and are enforceable parts of the permit. A copy of the approved plans and specifications shall be maintained on file by the Permittee at all times.
3. Any individual or entity found to be in noncompliance with the provisions of a stormwater management permit or the stormwater rules is subject to enforcement action as set forth in NCGS 143, Article 21.
4. The issuance of this permit does not preclude the Permittee from complying with any and all statutes, rules, regulations, or ordinances, which may be imposed by other government agencies (local, state, and federal) having jurisdiction.
5. The permittee is responsible for compliance with all permit conditions until such time as the Division approves the transfer request.
6. In the event that the facilities fail to perform satisfactorily, the Permittee shall take immediate corrective action, including those as may be required by this Division, such as the construction of additional or replacement stormwater management systems.
7. The permittee grants Division Staff permission to enter the property during normal business hours for the purpose of inspecting all components of the permitted stormwater management facility.
8. The permit issued shall continue in force and effect until revoked or terminated. The permit may be modified, revoked and reissued or terminated for cause. The filing of a request for a permit modification, revocation and reissuance or termination does not stay any permit condition.
9. Unless specified elsewhere, permanent seeding requirements for the stormwater controls must follow the guidelines established in the North Carolina Erosion and Sediment Control Planning and Design Manual.
10. The issuance of this permit does not prohibit the Director from reopening and modifying the permit, revoking and reissuing the permit, or terminating the permit as allowed by the laws, rules and regulations contained in Session Law 2008-211, Title 15A NCAC 2H.1000, and NCGS 143-215.1 et. al.
11. The permittee shall submit a permit renewal application at least 180 days prior to the expiration date of this permit. The renewal request must include the appropriate documentation and the processing fee.

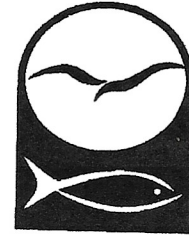
Permit modified and reissued this the 31st day of December 2015.

NORTH CAROLINA ENVIRONMENTAL MANAGEMENT COMMISSION



for Tracy Davis, P.E., Director
Division of Energy, Mineral and Land Resources
By Authority of the Environmental Management Commission

CAMA MINOR DEVELOPMENT PERMIT



as authorized by the State of North Carolina, Department of Environmental Quality and the Coastal Resources Commission for development in an area of environment concern pursuant to Section 113A-118 of the General Statutes, "Coastal Area Management"

Issued to Seaview Fishing Pier LLC (Greg Ludlum) c/o Gladiator Construction LLC, authorizing development in the Ocean Hazard AEC at 124 Fishing Pier Lane, in North Topsail Beach, Onslow County, as requested in the permittee's application, dated October 5, 2023, received by DCM as complete on November 13, 2023. This permit, issued on **November 14, 2023**, is subject to compliance with the application and site drawing (where consistent with the permit), all applicable regulations and special conditions and notes set forth below. Any violation of these terms may subject permittee to a fine, imprisonment or civil action, or may cause the permit to be null and void.

This permit authorizes: **Construction of a 15.5' x 28' (434 sf) restroom addition and a 6' x 6' uncovered deck.**

- (1) All proposed development and associated construction must be done in accordance with the permitted work plat drawings(s) drafted by Weston Lyall, PE, PLS, PLLC with mapping date of 6/28/2023. (GS 113A-120)
- (1) Any change or changes in the plans for development, construction, and/or land use activities will require re-evaluation and modification of this permit. All construction shall conform to the N.C. Building Code requirements and all other local, State and Federal regulations, applicable local ordinances, and FEMA Flood Regulations. (GS 113A-120)
- (2) Any change or changes in the plans for development, construction, or land use activities will require a re-evaluation and modification of this permit. (GS 113A-120)
- (3) A copy of this permit shall be posted or available on site. Contact this office at 252-515-5400 for a final inspection at completion of work. (GS 113A-120)

(Additional Permit Conditions on Page 2)

This permit action may be appealed by the permittee or other qualified persons within twenty (20) days of the issuing date. From the date of an appeal, any work conducted under this permit must cease until the appeal is resolved. This permit must be on the project site and accessible to the permit officer when the project is inspected for compliance. Any maintenance work or project modification not covered under this permit, require further written permit approval. All work must cease when **this permit expires on:**

DECEMBER 31, 2026

In issuing this permit it is agreed that this project is consistent with the local Land Use Plan and all applicable ordinances. This permit may not be transferred to another party without the written approval of the Division of Coastal Management.

Heather M. Styron

Heather M Styron
NC Division of Coastal Management
400 Commerce Ave
Morehead City, NC 28557

PERMITTEE or Authorized Agent

(Signature required if conditions above apply to permit)

Name: Seaview Fishing Pier LLC (Greg Ludlum)

Minor Permit # 108-23

Date: November 14, 2023

Page 2

ATTACHMENT 6

- (5) The existing building (tract 2 restaurant) and proposed bathroom addition shall not exceed 5,000 square feet of conditioned space and located a minimum distance of **60 feet** from the First Line of Stable Natural Vegetation (FLSNV). (07H .0306(a)(1))
- (6) The permittee is required to contact the Division of Coastal Management shortly before beginning construction to arrange a setback measurement that will be effective for sixty (60) days barring a major shoreline change. Substantial progress on construction must begin within sixty (60) days of the determination or the measurement is void and must be redone. (07H.0306)
- (7) All unconsolidated material resulting from associated grading and landscaping shall be retained on site by effective sedimentation and erosion control measures. Disturbed areas shall be vegetated and stabilized (planted and mulched) within 14 days of construction completion. (GS 113A-120)
- (8) Any oceanfront uncovered decks within the 60' setback area shall not exceed a footprint of 500 square feet. (7H .0309 (a)(3), (07H .0306 (a) (6))
- (9) Any structure authorized by this permit shall be relocated or dismantled when it becomes imminently threatened by changes in shoreline configuration. The structure(s) shall be relocated or dismantled within two years of the time when it becomes imminently threatened, and in any case upon its collapse or subsidence. However, if natural shoreline recovery or beach renourishment takes place within two years of the time the structure becomes imminently threatened, so that the structure is no longer imminently threatened, then it need not be relocated or dismantled at that time. This condition shall not affect the permit holder's right to seek authorization of temporary protective measures allowed under CRC rules. (07H.0306(g))
- (10) All buildings constructed within the ocean hazard area shall comply with the NC Building Code and the Local Flood Damage Prevention Ordinance as required by the National Flood Insurance Program. If any provisions of the building code or a flood damage prevention ordinance are inconsistent with any of the following AEC standards, the more restrictive provision shall control. (GS 113A-120)
- (11) All unconsolidated material resulting from associated grading and landscaping shall be retained on site by effective sedimentation and erosion control measures. Prior to any land-disturbing activities, a barrier line of filter cloth must be installed between the land disturbing activity and the adjacent marsh or water areas, until such time as the area has been properly stabilized with a vegetative cover. (GS 113A-120)
- (12) All graded and filled slopes shall be of a sufficient angle to retain a vegetative cover or other erosion control device or structure. (GS 113A-120)
- (13) Pursuant to 15A NCAC, Subchapter 7J.0406(b), this permit may not be assigned, transferred, sold, or otherwise disposed of to a third-party. (GS 113A-120)
- (14) **The Permittee and/or the Permittee's Authorized Agent shall be responsible for obtaining any and all necessary authorizations, approvals, or zoning and building permits from the local government having jurisdiction (Town of North Topsail Beach and/or Onslow County) prior to commencing work.**

SIGNATURE:

PERMITTEE or AUTHORIZED AGENT

DATE:

11/14/2023



MEMORANDUM

TO: Whom It May Concern
FROM: David M. Mohr, PE
Chief Operating Officer
DATE: July 1, 2022
RE: County of Onslow Intention to Provide Sewer Service Form

O: 910.455-0722

onwasa.com

228 Georgetown Rd
Jacksonville, NC 28540

This memo is offered in response to concerns raised over information contained on the County of Onslow form labeled Intention to Provide Sewer Service which is completed for new home construction projects.

Please be advised that the value shown on the referenced form for number of bedrooms is based on information provided to ONWASA at the time the form is completed and may not reflect the final configuration of the building constructed on the listed property. ONWASA does not independently verify this data, regulate the number of bedrooms a building may contain, or utilize this information to determine System Development Fees or monthly charges for water or sewer services.

If you have any additional questions or concerns, please feel free to contact ONWASA Customer Service at (910) 455-0722.

TOWN OF NORTH TOPSAIL
BEACH
BOARD OF ALDERMEN
WEDNESDAY, FEBRUARY 7,
2024, 11:00 A.M.
2008 LOGGERHEAD COURT,
NORTH TOPSAIL BEACH NC
28460

Pursuant to the Town's Unified Development Ordinance §2.06 Summary Procedures and §2.23 Commercial Plan Review, notice is hereby given that during the Board of Aldermen regular meeting to be held on Wednesday, February 7, 2024, at 11:00 a.m. at 2008 Loggerhead Court, North Topsail Beach NC, a public hearing will be conducted to receive input on a commercial plan review of a proposed 15.5' x 28' (434 sf) restroom addition and a 6' x 6' uncovered deck at Seaview Fishing Pier, 124 Fishing Pier Lane, North Topsail Beach, NC 28460. All information pertaining to this public hearing may be viewed at the Town Hall, Monday through Friday between the hours of 8:00 a.m. and 5:00 p.m. For more information, please contact: Deborah J. Hill MPA AICP CFM CZO, Planning Director dhill@northtopsailbeachnc.gov 910-328-1349

January 20, 27, 2024

ATTACHMENT 8

Joann M. McDermon, Mayor
Mike Benson, Mayor Pro Tem

Aldermen:
Richard Grant
Tom Leonard
Laura Olszewski
Connie Pletl



ATTACHMENT 9

Alice Derian, ICMA-CM
Town Manager

Nancy Avery
Interim Town Clerk

PUBLIC NOTICE
Board of Aldermen
Wednesday, February 7, 2024, 11:00 a.m.

Pursuant to the Town's Unified Development Ordinance (UDO) §2.06 Summary Procedures, §2.15 Administrative Development Approvals and Determinations and §2.23 Commercial Plan Review, notice is hereby given that a public hearing will be held during the North Topsail Beach Board of Aldermen regular meeting on Wednesday, February 7, 2024, 11:00 a.m. at 2008 Loggerhead Court, North Topsail Beach NC.

The purpose of this legislative hearing will be to hear and decide a Commercial Plan Review application for minor modifications by Seaview Fishing Pier LLC for plans of a restroom addition (15.5' x 28') and an uncovered deck (6' x 6') attached to the existing variety store and restaurant commercial building (51' x 34') at Seaview Fishing Pier located at 124 Fishing Pier Lane (Tax Map # 774F-98), zoned B-2 Business.

All information pertaining to this public hearing may be viewed at Town Hall, 2008 Loggerhead Court, North Topsail Beach NC, Monday through Friday between the hours of 8:00 a.m. and 5:00 p.m. All interested citizens are encouraged to attend.

Deborah J. Hill MPA AICP CFM CZO
Planning Director

From: [Morgan Starling](#)
To: [Deb Hill](#)
Subject: Re: Proposed addition of restroom and deck at Seaview Fishing Pier
Date: Tuesday, January 23, 2024 2:45:52 PM



Thank you for getting back to me with this information!

From: Deb Hill <dhill@northtopsailbeachnc.gov>
Sent: Tuesday, January 23, 2024 9:10 AM
To: Morgan Starling <mstarling@jdnews.com>
Subject: RE: Proposed addition of restroom and deck at Seaview Fishing Pier

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

1. What exactly is this proposed project, what all would the addition of a restroom and deck involve and why is it being brought before the board?
 - A. The purpose of this legislative hearing will be to hear and decide a Commercial Plan Review application for minor modifications by Seaview Fishing Pier LLC for plans of a restroom addition (15.5' x 28') and an uncovered deck (6' x 6') attached to the existing variety store and restaurant commercial building (51' x 34') at Seaview Fishing Pier located at 124 Fishing Pier Lane (Tax Map # 774F-98), zoned B-2 Business.
 - B. The restroom addition and uncovered deck require the submittal of Zoning, Addition, Plumbing, Electrical and Mechanical permit applications, along with required documentation: CAMA Permit; Site Plan; Elevation Certificate; V-Zone Certification; Engineered Plans; Affidavit of Workers' Compensation Coverage; Septic/Sewer Permit Upgrade (ONWASA Authorization to Connect to Sewer Service).
Permit requirements for additions is available online at:
<https://www.northtopsailbeachnc.gov/buildinginspections/page/addition-application>
Permit requirements for decks is available online at:
<https://www.northtopsailbeachnc.gov/buildinginspections/page/deckstairsramp-application>
 - C. **Development plans involving new construction of commercial space must be approved by the Board of Aldermen before issuance of a zoning permit.** The Planning Board shall review and make recommendations prior to recommending action by the Board of Aldermen (ref UDO § 2.23). **Minor modifications shall follow the same development review and approval process** required for issuance of the development approval in the review and approval of any major modification of that approval (ref UDO § 2.15 (D)). (NOTE: The requirement for minor modifications is a recent change as a result of NCGS 160D).
2. Can you provide some history on Seaview Fishing Pier, and what renovations or additions have been done to it in the past?

You could submit a public records request for any permits that have been issued by completing and submitting the form available online at
https://www.northtopsailbeachnc.gov/sites/default/files/fileattachments/administration/page/2299/lfd_public_records_request_perm.pdf

3. How would the addition of a restroom and uncovered deck benefit the community and those who use the pier, whether locals or tourists?

4. Why is it important that residents participate in the public hearing and what is the town hoping to learn from it?

The purpose of public hearings is to provide an opportunity for citizens to provide input on land use development and decisions under consideration by the North Topsail Beach Board of Aldermen.

5. If approved/passed by the board, what is the projected timeline and cost for this project, as well as next steps?

A. The timeline is up to the owner and his contractor once the permits are issued.

B. For cost of project, you could submit a public records request by completing and submitting the form available online at

https://www.norhtopsailbeachnc.gov/sites/default/files/fileattachments/administration/page/2299/lfid_public_records_request_perm.pdf

C. If the Board of Aldermen approve the plans, the Building Inspector and Zoning Administrator will complete their reviews and approve Zoning, Addition, Plumbing, Electrical and Mechanical permits. The Permit Specialist will process the permits and notify the applicant that the permits are ready for payment. Once the payment has been made and permits have been issued, the applicant may begin construction. Various inspections are conducted throughout. Once all work is complete, the Fire Chief, Building Inspector and Zoning Administrator will conduct final inspections.

Deborah J. Hill MPA AICP CFM CZO
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From: Morgan Starling <mstarling@jdnews.com>
Sent: Monday, January 22, 2024 12:18 PM
To: Deb Hill <dhill@norhtopsailbeachnc.gov>
Subject: Proposed addition of restroom and deck at Seaview Fishing Pier

Good afternoon, Deborah,

I don't believe we've spoken before, but I'm a reporter with The Jacksonville Daily News and I was looking at doing a story on the public hearing that's scheduled to occur on Feb. 7 to receive input on a proposed restroom addition and uncovered deck at Seaview Fishing Pier. However, I can no longer find this notice on the town's Facebook page where I initially saw it. Is this public hearing still on schedule and if so, could you please answer some questions about the project that I will leave below? I am available for a call if that is better, just let me know.

1. What exactly is this proposed project, what all would the addition of a restroom and deck involve and why is it being brought before the board?
2. Can you provide some history on Seaview Fishing Pier, and what renovations or additions have been done to it in the past?
3. How would the addition of a restroom and uncovered deck benefit the community and those who use the pier, whether locals or tourists?
4. Why is it important that residents participate in the public hearing and what is the town hoping to learn from it?
5. If approved/passed by the board, what is the projected timeline and cost for this project, as well as next steps?
6. If there's anything to add, feel free!

Thank you for your time and let me know if you have any questions.

Morgan Starling

The Daily News

910-546-5548

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