



TOWN OF SOUTHERN SHORES
Code Enforcement & Inspections Dept.
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Date: _____

LOT DISTURBANCE APPLICATION REQUIREMENTS

You are strongly urged to obtain approval from the appropriate homeowner association before you apply for a permit and begin construction. Failure to do so could result in legal action by the association to enforce their covenants.

LOCATION: Street Address _____

Lot _____ Block _____ Section _____ PIN# _____

FLOOD ZONE (circle) X AE VE CAMA AEC (circle) Estuarine – 30' / 75' Ocean Hazard - _____

Zoning Ordinance, Chapter 36 Zoning, Article VI, Section 36-171 – Subject to the requirements of G.S. 160A-417(b), if applicable, in all town zoning districts, including all areas within the extraterritorial jurisdiction, no grading, filling, or other alteration of the topography or elevation of any unimproved lot, or demolition and clearing of improved property, shall be undertaken prior to the issuance of a permit by the building inspector.

- (1) All applications for lot disturbance shall be accompanied by a survey and site plan of the proposed improvements prepared by a state licensed professional surveyor, engineer, architect or other person duly authorized by the state to prepare such plans showing the actual dimensions and shape of the lot, and showing the surveyed pre-disturbance ground elevation at the corners of the proposed structure referenced to mean sea level. The application shall also describe the disturbance activity which is proposed for the lot.
- (2) Upon inspection, the building inspector shall confirm that the survey detail submitted conforms generally to the pre-disturbance condition of the lot with respect to its elevations, and that the proposed disturbance activity will not create any hazards or disturb land or lots other than that owned by the applicant or his agent. The building inspector shall make such notation or comments on the permit as needed to further establish the pre-disturbance topography and elevation of the lot for later use in determining the permitted height of any structures subsequently constructed on said lot.
- (3) The building inspector is hereby authorized to include requirements in the permit which minimize the disturbance or damage of any adjacent lots or land.

1. Signature accepting above conditions _____ (required)

2. Attach Site Plan or Survey with:

- ❖ Proposed 4 corners of the structure with the natural grade (pre-disturbance) elevations. (Note: additional spot elevations may be required if proposed building location changes for 35' height limit)
- ❖ Proposed fill, excavation and finished grades with storm water management features such as drainage swales, or dry / wet detention area. (Building Inspector may require professional design with appropriate contour intervals)
- ❖ Zoning setbacks of: (Front and Rear yard is 25'. Side yard is 15' [20' feet on corner lot side])
- ❖ CAMA lines—(FLSNV, Ocean Hazard AEC, Public Trust 30' / Estuarine 75' and any 404 Wetlands)
- ❖ Proposed septic system location, including tank and lines
- ❖ Proposed driveways, walkways and culverts if necessary
- ❖ Flood Zone(s)
- ❖ Proposed erosion control devices (i.e. silt fence) to retain sand, soil and sediment on site.

3. Description of disturbance activity: _____

4. Area _____ sf (_____ %) of disturbed land.

5. Proposed site work sub-contractor _____

Owner	Contractor
Address	Address
	NC License #
Telephone	Telephone
	Mobile FAX