SUNSET POINT @ LAKE JAMES
NEBO, NC 28761

DEVELOPMENT CHECKLIST FOR PROPERTY OWNERS
(Revised 06/12/2023)

The Sunset Point Architectural Review Board is charged with monitoring improvement activity to ensure compliance with the Restrictions and Declarations and ultimately ensure the property values for homeowners within Sunset Point. All applicable governmental agencies must be contacted and approvals must be received before beginning any improvement activity.

This checklist may be a helpful reference as you strive to develop your lot at Sunset Point. Included are resource contacts that may be useful in your process.

As you begin to plan and consider improving your lot review the following documents:

1. **Sunset Point** – Deed, Declaration of Restrictive CCR's and Amendments http://www.sunsetpointhoa.com/

2. **McDowell County** – Lake James Protection Ordinance http://www.mcdowellgov.com/vertical/sites/%7B2D9A4CFF-B077-4D35-8C47-FDF52593850E%7D/uploads/Lake_James_2003(1).pdf

3. **Duke Energy** – contact Lake Services team at 704-382-8086 800-443-5193 or LakeServices@duke-energy.com https://www.duke-energy.com/community/lakes/services/permits-shoreline-activities

To clear brush or cut trees on your lot either in or out of the 65 lake buffer zone:

1. Complete Sunset Point Application for Property Improvement

2. Contact McDowell County Planning Department, Ron Harmon, 828-652-7121 to conduct a tree count or gain approval to brush your lot. (If any trees over 6 inches in diameter are to be removed it will be determined if they are diseased or dying or will need to be replaced). http://www.mcdowellgov.com/

To stabilize your shoreline or install a dock or pier (1000SF total area) or build a structure (not to exceed 150SF) on your property in the buffer zone:

1. Contact Duke Energy Shoreline Manager 704-382-8577 office to conduct an on-site survey of your property, *and*

2. McDowell County Shoreline Protection Permit https://www.pdffiller.com/209706749-McDowell_County_Shoreline_Protection_Permit1pdf-McDowell-County-Shoreline-Protection-Permitdocx-Various-Fillable-Forms and

3. Duke Energy Dock Permit, https://www.duke-energy.com/community/lakes/services/permits-shoreline-activities

4. NC Division of Water Quality 401 Permit, https://deq.nc.gov/about/divisions/water-resources/water-resources-permits/wastewater-branch/401-wetlands-buffer-permits/401-contacts *and*

5. Army Corp of Engineers 404 Permit, http://www.usace.army.mil/Missions/Civil-Works/Regulatory-Program-and-Permits/ *and*

6. Contact the Sunset Point ARB when you have all permits to begin work.

To plan for construction of a residence or ancillary structure on your lot:

1. Complete Sunset Point Application for Home Design Approval and send to the Sunset Point ARB with required submittals *and r*eceive Sunset Point ARB approval **before** you finalize your house plan or acquire building permits. Include a preliminary landscape plan with the submission. *then:*

2. Contact **McDowell County Planning Department, Ron Harmon, (828-652-7121)** for approval to commence before you start grading, *and*

3. Contact **McDowell County Health Department (828-652-2921)** to acquire a septic permit, *and*

4. Contact **McDowell County Building Inspections (828-652-7121)** to acquire a building permit.

To begin construction of a residence:

1. Rough stake your house footprint on the ground and

2. Contact the **Sunset Point ARB** for site plan approval.

3. (The ARB reviews your house site before excavation to ensure setbacks are met and your project is not sited to impair your neighbor's view or access)

4. Remind your builder to enact **required erosion control** measures to prevent sediment from leaving your lot.

As you complete construction:

Be sure all inspections are complete and you receive a **Certificate of Occupancy** from the **McDowell County Inspections Department** before occupying your home. **Reminder!** A final inspection of shoreline improvements is required before the Building Inspections Department will issue a CO.
Optional: Submit a Final Site Plan and set of "As Built" blueprints to be kept on file by **Sunset Point Homeowner's Association.**