

U.S. ARMY CORPS OF ENGINEERS  
WILMINGTON DISTRICT

Action ID. SAW-2017-01236

County: Currituck County

NO DEPARTMENT OF THE ARMY AUTHORIZATION REQUIRED

Property Owner: Outer Banks Ventures, Inc.  
C/O Richard Willis  
Address: Post Office Box 549  
Corolla, North Carolina 27927

Telephone Number: 252-261-1760 A

Size and Location of Property (waterbody, road name/number, town, etc.): The project area is located at Parcel 10 Monterey Shores P.U.D., off Malia Drive and Ocean Trail Highway, adjacent to a man-made pond and the Currituck Sound, near Sanders Bay, in Corolla, Currituck County, North Carolina. NC Parcel: 9935-63-4485. Deed Book 1161. Page 734.

Description of Activity: Excavation of an approximate 100 ft wide by 600 ft long pond as depicted on the attached plat prepared by Bissell Professional Group, dated February 14, 2024. Project No: 4596. CAD File: 459600WL3R1. All spoil will be placed on uplands and the project will not involve the placement of fill material into any wetlands or other waters of the United States.

Your work as proposed does not require Department of the Army authorization for the following reason(s):

- The entire property is composed of high ground. Therefore, your proposed activity will not occur in any aquatic resources.
- The proposed activity will occur in non-jurisdictional waters and/or wetlands.
- The proposed activity is not regulated and/or does not include regulated discharges of dredged or fill material. There is a revised jurisdictional determination associated with the project site for the proposed pond. The remainder of the identified wetland line remains consistent with the previous July 8, 2021, wetland survey map.**
- The proposed activity is exempt from Department of the Army regulations. A jurisdictional determination was not completed with this request. This letter does not address nor include any consideration for jurisdiction on aquatic resources and shall not be interpreted as such. This is not an appealable action. However, you may request an approved JD, which is an appealable action, by contacting the Corps for further instruction.

This Department of the Army determination does not relieve the permittee of the responsibility to obtain any other required Federal, State, or local approvals/permits. The permittee may need to contact appropriate State and local agencies before beginning work.

For any activity within the twenty coastal counties, before beginning work, you must contact the N.C. Division of Coastal Management in Elizabeth City, North Carolina, at (252) 264-3901 to discuss any required State authorization.

Any changes in the above described work must be coordinated with the Corps of Engineers prior to commencement. If you have any questions regarding the Corps of Engineers regulatory program, please contact Raleigh Bland at telephone number (910) 251-4564 or Raleigh.W.Bland@usace.army.mil.

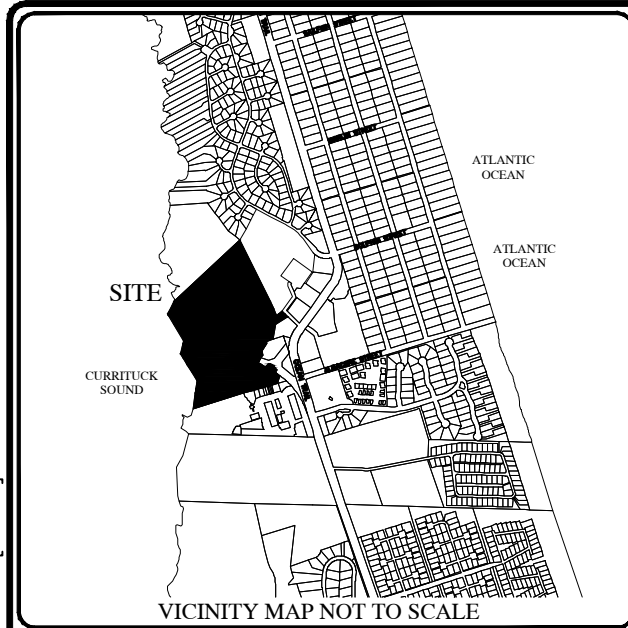
Regulatory Project Manager Signature Raleigh W. Bland, SPWS

Date: February 15, 2024

SAW-2017-01236

The Wilmington District is committed to providing the highest level of support to the public. To help us ensure we continue to do so, please complete our Customer Satisfaction Survey, located online at [http://corpsmapu.usace.army.mil/cm\\_apex/f?p=136:4:0](http://corpsmapu.usace.army.mil/cm_apex/f?p=136:4:0).

S:\projects\4596 - OBV Monterey Shores\dwg\Survey\459600WL3R1.dwg 2/14/2024 4:39 PM HP DesignJet T130 24-in Printer [40FE86]



LEGEND	
—	ROADWAY CENTERLINE
—	RIGHT-OF-WAY
—	PROPERTY BOUNDARY
—	ADJOINING PROPERTY LINE
●	SHORELINE
□	EXISTING CONCRETE MONUMENT
■	SET CONCRETE MONUMENT
○	SET IRON ROD
○	EXISTING IRON ROD
○	EXISTING IRON PIPE
○	PINCHED PIPE
△	TELEPHONE PEDESTAL
○	UTILITY POLE
—	OHE
—	GUY WIRE
○	EXISTING SPOT GROUND ELEVATION
○	WATER METER
100	STREET ADDRESS
N.T.S.	NOT TO SCALE
P.C.	PLAT CABINET
D.B.	DEED BOOK
SL	SLIDE
SF / SQ.FT.	SQUARE FEET
AC	ACRES

CURVE TABLE					
CURVE	LENGTH	RADIUS	CHORD	BEARING	DELTA
C1	39.53	50.00	38.51	N30° 45' 36"E	45°18'08"
C2	88.54	80.00	84.09	N53° 18' 48"E	63°24'31"
C3	90.87	100.00	87.77	N58° 59' 11"E	52°03'44"



NC NAD 83 (2011) GRID NORTH

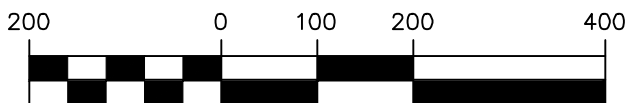
LINE TABLE			LINE TABLE		
LINE	LENGTH	BEARING	LINE	LENGTH	BEARING
L6	57.93'	N37° 34' 20"E	WL34	66.65'	N10° 41' 48"E
L7	106.34'	S60° 26' 58"E	WL35	51.15'	N14° 31' 52"E
L8	70.75'	S31° 08' 08"W	WL36	67.25'	N25° 12' 15"E
L9	32.69'	S31° 14' 41"W	WL37	80.94'	N28° 56' 39"E
L10	56.14'	S7° 52' 57"E	WL38	68.58'	N30° 47' 21"E
L11	101.58'	S30° 51' 08"W	WL39	23.70'	N74° 08' 40"E
L12	25.83'	S10° 18' 28"W	WL40	49.09'	N58° 21' 51"E
WL21	21.81'	N0° 38' 46"E	WL41	57.48'	N53° 24' 40"E
WL22	32.24'	S81° 25' 55"W	WL43	40.54'	N8° 06' 32"E
WL23	22.11'	N81° 48' 34"W	WL44	29.18'	N21° 36' 32"E
WL24	5.88'	N36° 32' 29"W	WL46	107.73'	N85° 01' 03"E
WL25	76.88'	N24° 51' 51"W	WL48	17.28'	N32° 57' 19"E
WL26	68.61'	S80° 51' 31"W	WL49	44.05'	S75° 26' 47"E
WL27	58.29'	N17° 30' 45"E			
WL28	57.15'	N11° 58' 17"E			
WL29	78.15'	N6° 08' 56"W			
WL30	80.75'	N1° 38' 04"W			
WL31	62.00'	N4° 57' 00"E			
WL32	43.95'	N0° 45' 52"W			
WL33	82.37'	N13° 37' 49"E			

LINE TABLE		
LINE	LENGTH	BEARING
L1	69.81'	S14° 36' 25"W
L2	71.75'	S32° 26' 53"E
L3	24.88'	S24° 21' 21"W
L4	72.84'	S36° 53' 44"E
L5	54.23'	S65° 23' 21"E
L6	57.93'	N37° 34' 20"E
L7	106.34'	S60° 26' 58"E
L8	70.75'	S31° 08' 08"W
L9	32.69'	S31° 14' 41"W
L10	56.14'	S7° 52' 57"E
L11	101.58'	S30° 51' 08"W
L12	25.83'	S10° 18' 28"W
L13	78.87'	S73° 11' 21"W
L14	145.59'	S4° 43' 46"W
L15	175.00'	S58° 09' 22"W
L16	30.17'	S45° 13' 47"E
L17	70.44'	S45° 13' 47"E
L18	76.92'	N51° 11' 37"E
L19	25.28'	S34° 57' 06"E
L20	67.05'	S15° 57' 18"E

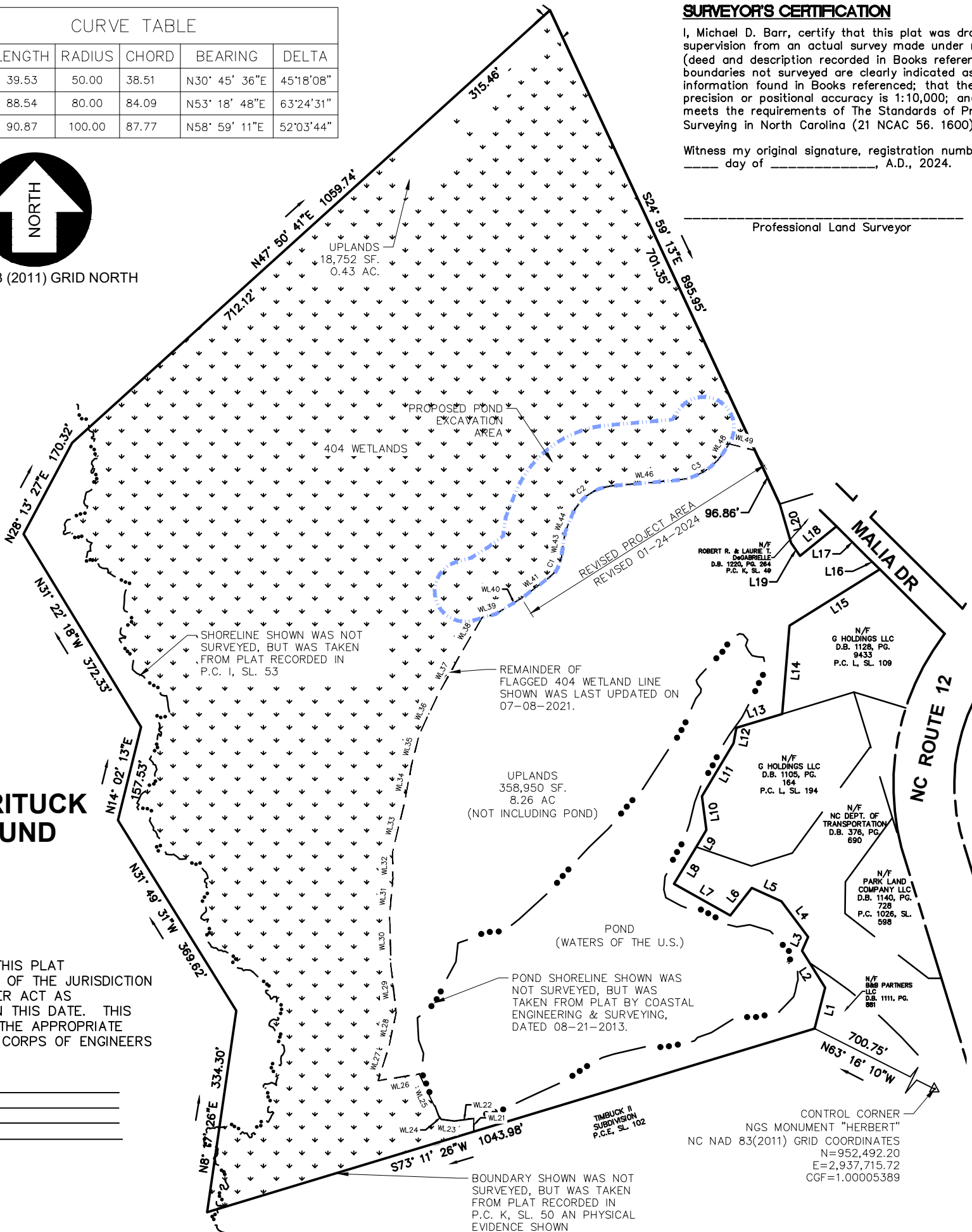
**CURRITUCK SOUND**

THIS CERTIFIES THAT THIS COPY OF THIS PLAT ACCURATELY DEPICTS THE BOUNDARY OF THE JURISDICTION OF SECTION 404 OF THE CLEAN WATER ACT AS DETERMINED BY THE UNDERSIGNED ON THIS DATE. THIS DETERMINATION WAS MADE UTILIZING THE APPROPRIATE REGIONAL SUPPLEMENT TO THE 1987 CORPS OF ENGINEERS WETLANDS DELINEATION MANUAL.

REGULATORY OFFICIAL \_\_\_\_\_  
 TITLE \_\_\_\_\_  
 DATE \_\_\_\_\_  
 USACE ACTION ID \_\_\_\_\_



1"=200'  
**GRAPHIC SCALE**



**SURVEYOR'S CERTIFICATION**

I, Michael D. Barr, certify that this plat was drawn under my supervision from an actual survey made under my supervision (deed and description recorded in Books referenced); that the boundaries not surveyed are clearly indicated as drawn from information found in Books referenced; that the ratio of precision or positional accuracy is 1:10,000; and that this map meets the requirements of the Standards of Practice for Land Surveying in North Carolina (21 NCAC 56. 1600)."

Witness my original signature, registration number and seal this \_\_\_\_\_ day of \_\_\_\_\_, A.D., 2024.

Bissell Professional Group  
 Firm License # C-956  
 10668 North Carolina Highway  
 P.O. Box 10668  
 Kitty Hawk, North Carolina 27949  
 (252) 261-3266  
 FAX (252) 261-1760

**BISSELL**  
 PROFESSIONAL GROUP  
 Engineers, Planners, Surveyors  
 and Environmental Specialists

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**OUTER BANKS VENTURES, INC**  
**PARCEL 10 MONTERAY SHORES P.U.D.**  
 PROJECT: POPULAR BRANCH BCH CURRITUCK COUNTY NORTH CAROLINA  
**404 WETLAND PLAT**

REVISIONS		BY	DATE	DESCRIPTION	SCALE
1	1/24/24	KW	1/24/24	GENERAL REVISIONS	1"=200'
2	2/9/24	KW	2/9/24	404 LABEL	
2	2/14-24	MDB	2/14-24	POND AREA	

DATE: 07-19-2021  
 DESIGNED: \_\_\_\_\_  
 DRAWN: MDB  
 SHEET: 1 of 1

CAD FILE: 459600WL3R1  
 PROJECT NO: 4596

# LETTER OF TRANSMITTAL

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Date: 3-28-24

To: Currituck Development Services  
Department

Project #: 4596

ADDRESS: 153 Courthouse Road, Ste. 110  
Currituck, NC 27929

Project Name: Corolla Boat Club  
Major Site Plan

<input checked="" type="checkbox"/>	HAND DELIVERED	<input type="checkbox"/>	OVER-NITE MAIL	<input type="checkbox"/>	MAILED	<input type="checkbox"/>	FAXED
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We are sending  Enclosed  Attached  Under separate cover via \_\_\_\_\_ the following items:

- |   |  |   |  |
|---|--|---|--|
| <input type="checkbox"/> As Requested         | <input type="checkbox"/> For Client Approval     | <input type="checkbox"/> For Bid Submission | <input type="checkbox"/> For Construction  |
| <input type="checkbox"/> For Your Signature   | <input checked="" type="checkbox"/> For Approval | <input type="checkbox"/> For Distribution   | <input type="checkbox"/> For Const. Record |
| <input type="checkbox"/> For Review & Comment | <input type="checkbox"/> For Your Records        | <input type="checkbox"/> For Release        | <input type="checkbox"/> Confidential      |

COPIES	DESCRIPTION	DATE
1	APPLICATION FOR APPROVAL	3-28-24
1	COE APPROVAL FOR POND	3-28-24
1	CERTIFICATE OF COVERAGE	3-28-24
1	404 WETLAND PLAT	3-28-24
1	E & S APPROVAL LETTER	3-28-24
1	SITE PLAN DRAWINGS	3-28-24
1	UPDATED PRELIMINARY SITE PLAN FOR FUTURE DEVELOPMENT (FOR INFORMATIONAL PURPOSES)	3-28-24
1	APPLICATION FEE IN THE AMOUNT OF \$400.00	

**\*\*\*ALL DOCUMENTS AS .PDF ON CD**

Per the following ordinance, it appears that pre-development earthwork, with no impervious surfaces, is exempt from needing a stormwater plan or review.

7.3.2.E.(2) – Outer Banks Stormwater Management Zone Exemptions

(b) Development or expansion on a nonresidential, multi-family, or mixed use lot by less than 5,000 square feet of impervious surface or resulting in less than 10 percent total lot coverage.

THEREFORE, A STORMWATER REVIEW FEE DEPOSIT IS NOT INCLUDED. LET US KNOW IF THIS INTERPRETATION IS INCORRECT.

THANK YOU.

Sincerely,  
BISSELL PROFESSIONAL GROUP

*Marcie Respass*

Marcie Respass  
Engineer Coordinator

## Certificate of Coverage

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

GENERAL PERMIT NO. NCG010000

**NC Reference No.** NCG01-2024-0429  
**Certificate of Coverage No.** NCC240429

STORMWATER DISCHARGES

### **NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM**

In compliance with the provision of North Carolina General Statute 143-215.1, other lawful standards and regulations promulgated and adopted by the North Carolina Environmental Management Commission, and the Federal Water Pollution Control Act, as amended,

#### **Corolla Boat Club, LLC**

is hereby authorized to discharge stormwater associated with CONSTRUCTION ACTIVITIES to surface waters of North Carolina from a site located at:

Corolla Boat Club - Phase 1  
Malia Drive  
Corolla  
Currituck County

in accordance with the effluent limitations, monitoring requirements, and other conditions set forth in N.C. General Permit No. NCG010000.

This Certificate of Coverage is affiliated with **E&SC Plan Project No.** Curri-2023-021

This Certificate of Coverage shall become effective 2/16/2024.

This Certificate of Coverage shall remain in effect until rescinded or expired.

This Certificate of Coverage will expire on the anniversary of its effective date unless it is renewed by payment of the annual administration and compliance fee.



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William E. Vinson, Jr., PE, CPESC, CPM, Interim Director  
Division of Energy, Mineral, and Land Resources  
By the Authority of the Environmental Management Commission

ROY COOPER  
Governor

ELIZABETH S. BISER  
Secretary

WILLIAM E. TOBY VINSON, JR.  
Interim Director



NORTH CAROLINA  
Environmental Quality

February 13, 2024

## LETTER OF APPROVAL

Corolla Boat Club, LLC  
Attn: Mr. Richard Willis, Registered Agent  
1099 Ocean Trail  
Corolla, NC 27927

RE: Project Name: Corolla Boat Club – Phase 1      Acres Approved: 15.0 total  
Project ID: Curri-2023-021      (3.0 additional)  
County: Currituck  
City: Corolla  
Address: Malia Drive  
River Basin: Pasquotank  
Date Received by LQS: February 12, 2024  
Submitted By: Bissell Professional Group  
Plan Type: Revision / Express (Transfer)

Dear Sir,

This office has reviewed the subject erosion and sedimentation control plan. We find the plan to be acceptable with modifications and hereby issue this letter of Approval with Modifications. The Modifications Required for Approval are listed on the attached page. This plan approval shall expire three (3) years following the date of approval, if no land-disturbing activity has been undertaken, as is required by Title 15A NCAC 4B .0129.

As of April 1, 2019, all new construction activities are required to complete and submit an electronic Notice of Intent (eNOI) form requesting a Certificate of Coverage (COC) under the NCG010000 Construction General Permit. After the form is reviewed and found to be complete, you will receive a link with payment instructions for the \$120 annual permit fee. After the fee is processed, you will receive the COC via email. As the Financially Responsible Party shown on the FRO form submitted for this project, you MUST obtain the COC prior to commencement of any land disturbing activity. The eNOI form may be accessed at [deq.nc.gov/NCG01](http://deq.nc.gov/NCG01). Please direct questions about the eNOI form to the Stormwater Program staff in the Raleigh central office. If the owner/operator of this project changes in the future, the new responsible party must obtain a new COC.

Title 15A NCAC 4B .0118(a) and the NCG01 permit require that the following documentation be kept on file at the job site:



North Carolina Department of Environmental Quality | Division of Energy, Mineral and Land Resources  
Washington Regional Office | 943 Washington Square Mall | Washington, North Carolina 27889  
252.946.6481

1. The approved E&SC plan as well as any approved deviation.
2. The NCG01 permit and the COC, once it is received.
3. Records of inspections made during the previous 12 months.

Also, this letter gives the notice required by G.S. 113A-61.1(a) of our right of periodic inspection to insure compliance with the approved plan.

North Carolina's Sedimentation Pollution Control Program is performance-oriented, requiring protection of existing natural resources and adjoining properties. If, following the commencement of this project, it is determined that the erosion and sedimentation control plan is inadequate to meet the requirements of the Sedimentation Pollution Control Act of 1973 (North Carolina General Statute 113A-51 through 66), this office may require revisions to the plan and implementation of the revisions to ensure compliance with the Act.

Acceptance and approval of this plan is conditioned upon your compliance with Federal and State water quality laws, regulations, and rules. In addition, local city or county ordinances or rules may also apply to this land-disturbing activity. This approval does not supersede any other permit or approval.

Please note that this approval is based in part on the accuracy of the information provided in the Financial Responsibility Form, which you provided. This permit allows for a land-disturbance, as called for on the application plan, not to exceed the approved acres. Exceeding the acreage will be a violation of this permit and would require a revised plan and additional application fee. You are requested to file an amended form if there is any change in the information included on the form. In addition, it would be helpful if you notify this office of the proposed starting date for this project.

Sincerely,



Samir Dumpor, PE  
Regional Engineer  
Land Quality Section

cc w/o enc: Richard Willis, Outer Banks Ventures, Inc. (email)  
David Klebitz, PE, Bissell Professional Group (email)  
WaRO Division of Water Resources (email)





# PROJECT INFORMATION SHEET

APPROVAL DATE: February 13, 2024

RESPONSIBLE PARTY: Corolla Boat Club, LLC

PROJECT NAME: Corolla Boat Club - Phase 1

COUNTY: Currituck NO.: Curri-2023-021

OFF-SITE BORROW  
AND/OR DISPOSAL SITE: \_\_\_\_\_ NO.: \_\_\_\_\_

START-UP DATE: \_\_\_\_\_

CONTRACTOR: \_\_\_\_\_

ON-SITE CONTACT: \_\_\_\_\_

ON-SITE PHONE NO.: \_\_\_\_\_

OFFICE PHONE NO.: \_\_\_\_\_

**COMPLETE & RETURN THIS FORM  
PRIOR TO THE START OF CONSTRUCTION TO:**

**N.C.D.E.Q.  
LAND QUALITY SECTION  
ATTN: *Bradley West*  
943 WASHINGTON SQUARE MALL  
WASHINGTON, NORTH CAROLINA 27889  
[donald.west@ncdenr.gov](mailto:donald.west@ncdenr.gov)**

