



# Major Site Plan Application

OFFICIAL USE ONLY:	
Case Number:	_____
Date Filed:	_____
Gate Keeper:	_____
Amount Paid:	_____

### Contact Information

<b>APPLICANT:</b>	<b>PROPERTY OWNER:</b>
Name: <u>Corolla Boat Club, LLC</u>	Name: <u>Same</u>
Address: <u>PO Box 549</u>	Address: _____
<u>Corolla, NC 27927</u>	_____
Telephone: <u>757-286-5859</u>	Telephone: _____
E-Mail Address: <u>obvnc3@gmail.com</u>	E-Mail Address: _____

LEGAL RELATIONSHIP OF APPLICANT TO PROPERTY OWNER: Same

### Property Information

Physical Street Address: Malia Drive

Location: Corolla, NC

Parcel Identification Number(s): 0116000010C0000, 0116000010B0000, 0116000010A0000

Total Parcel(s) Acreage: 36.19

Existing Land Use of Property: Vacant

### Request

Project Name: Corolla Boat Club

Proposed Use of the Property: Residential/Commercial/Marina

Deed Book/Page Number and/or Plat Cabinet/Slide Number: DB1759, PG 448, P.C. R, SL 372

Total square footage of land disturbance activity: ~~15,943~~ 12.6ac

Total lot coverage: 282,687 sq ft Total vehicular use area: 97,845 sq ft

Existing gross floor area: 0 Proposed gross floor area: 128,102 sq ft

I hereby authorize county officials to enter my property for purposes of determining zoning compliance. All information submitted and required as part of this process shall become public record.

*[Signature]*  
Property Owner(s)/Applicant\*

4/24/24  
Date

\*NOTE: Form must be signed by the owner(s) of record, contract purchaser(s), or other person(s) having a recognized property interest. If there are multiple property owners/applicants a signature is required for each.

## Building Area Calculations

Single-story: 882.333 sq. ft./unit x 44.....	44,810 sq. ft.
Multi-story: 4589.7935 sq. ft./unit x 12.....	55,077 sq. ft.
Mixed Use: 2,205 sq. ft. x 9 units.....	19,845 sq. ft.
Clubhouse.....	2,382.5 sq. ft.
Restaurant.....	<u>5,987 sq. ft.</u>
	128,102 sq. ft.
	<u>X 0.1</u>
	\$12,810.20



February 08, 2024

NCDEQ – Division of Energy, Mineral and Land Resources  
Land Quality Section – Sedimentation and Erosion Control  
Attn: J. Randall Jones, Jr., P.E.  
943 Washington Square Mall  
Washington, NC 27889

SUBJECT: Corolla Boat Club - Ph 1, S & EC Plan Transfer & Modification – Express Review

Dear Randall,

On behalf of Outer Banks Ventures, Inc. and Corolla Boat Club, LLC, Bissell Professional Group is requesting an express review of a modification and ownership transfer to the Sedimentation and Erosion Control Plan for construction of Phase 1 of Corolla Boat Club slated for development in Corolla, Currituck County, NC. A modification is being requested to the existing E&S approval (CURRI-2023-021) to add 3.0 acres of land disturbance (15 Ac. total) to construct a new pond on the property. No other changes to the plan are being requested at this time. Since the previous approval was issued, the applicant, Rick Willis, changed the property ownership entity from Outer Banks Ventures, Inc. to Corolla Boat Club, LLC. For this reason, he would also like the financial responsibility changed to Corolla Boat Club, LLC.

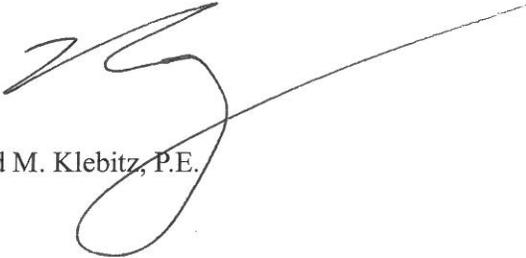
The following documents are enclosed to support this application:

- Express Financial Responsibility/Ownership Form, (2 Executed Originals)
- Express Permit Application Fee, \$1,050.00 (3 acre addition)
- Permit Transfer Letter, (2 Executed Originals)
- New Owner/Applicant's Deed of Property Ownership, (2 copies)
- New Owner/Applicant's Secretary of State Document, (2 copies)
- USACOE approval letter for proposed pond construction, (2 copies)
- Construction Drawings, exc. utility, landscaping, plan/profile (1 full size & 1 reduced copy)

We respectfully ask for your review of the above listed enclosures as they support the requested Sedimentation and Erosion Control Plan modification and transfer for the Corolla Boat Club project. Should you have any questions or need any additional information please do not hesitate to contact me. We thank you for your time and consideration in this matter.

Sincerely,  
Bissell Professional Group

David M. Klebitz, P.E.



**FINANCIAL RESPONSIBILITY/OWNERSHIP FORM  
SEDIMENTATION POLLUTION CONTROL ACT  
EXPRESS PERMITTING OPTION**

No person may initiate any land-disturbing activity on one or more acres as covered by the Act before this form and an acceptable erosion and sedimentation control plan have been completed and approved by the Land Quality Section, N.C. Department of Environmental Quality. Submit the completed form to the appropriate Regional Office. (Please type or print and, if the question is not applicable or the e-mail address or phone number is unavailable, place N/A in the blank.)

**Part A.**

1. Project Name Corolla Boat Club - Phase 1
2. Location of land-disturbing activity: County Currituck City or Township Corolla  
Highway/Street Malia Drive Latitude(decimal degrees) 36.32861 Longitude(decimal degrees) -75.81847
3. Approximate date land-disturbing activity will commence: February 2024
4. Purpose of development (residential, commercial, industrial, institutional, etc.): Mixed Use
5. Total acreage disturbed or uncovered (including off-site borrow and waste areas): 15.0
6. Amount of fee enclosed \$1,050. The Express Permitting application fee is a dual charge. The normal fee of \$100.00 per acre (rounded up to the next acre) is assessed without a ceiling amount. In addition, the Express Permitting supplement is \$250 per acre up to eight acres, after which the Express Permitting supplemental fee is a fixed \$2,000.00 (Example: 8.10-acre application fee is \$2,900). Checks should be addressed to NCDEQ.
7. Has an erosion and sediment control plan been filed? Yes  Enclosed  No
8. Person to contact should erosion and sediment control issues arise during land-disturbing activity:  
Name Richard Willis E-mail Address rcwillis@outerbanksventures.com  
Phone: Office # (252) 453-4198 Mobile # (757) 256-5859
9. Landowner(s) of Record (attach accompanied page to list additional owners):  

<u>Corolla Boat Club, LLC</u> Name	<u>(252) 453-4198</u> Phone: Office #	<u>(757) 256-5859</u> Mobile #
<u>1099 Ocean Trail</u> Current Mailing Address	<u>PO Box 549</u> Current Street Address	
<u>Corolla</u> <u>NC</u> <u>27927</u> City                                      State                      Zip	<u>Corolla</u> <u>NC</u> <u>27927</u> City                                      State                      Zip	
10. Deed Book No. 1759 Page No. 448 Provide a copy of the most current deed.





February 6, 2024

NCDEQ – Division of Energy, Mineral and Land Resources  
Land Quality Section – Sedimentation and Erosion Control  
943 Washington Square Mall  
Washington, NC 27889

SUBJECT: Corolla Boat Club – Sedimentation & Erosion Control Plan Approval Transfer

To whom this may concern,

Outer Banks Ventures, Inc. was granted an Erosion and Sedimentation Control Plan approval for the Corolla Boat Club – Phase 1 project slated for development in Corolla, Currituck County. The referenced approval includes the Project ID: Curri-2023-021 and is dated 3-3-2023. The property and development plans were recently transferred to an alternate development entity, Corolla Boat Club, LLC, who is moving forward with construction of the project. In consideration of this change in ownership, I hereby request that Outer Banks Ventures, Inc. be withdrawn as the Financially Responsible Party and that it be transferred, or reissued in the new owner's name, Corolla Boat Club, LLC. I thank you for your time and consideration in this matter and should you have any questions or need any additional information please do not hesitate to contact me.

Sincerely,  
Outer Banks Ventures, Inc.

A handwritten signature in black ink, appearing to read 'Richard Willis', written in a cursive style.

Richard Willis, Registered Agent

c.c. Corolla Boat Club, LLC c/o Richard Willis, Registered Agent

State of North Carolina  
Department of the Secretary of State

SOSID: 2777087  
Date Filed: 1/25/2024 8:06:00 AM  
Elaine F. Marshall  
North Carolina Secretary of State  
C2024 024 02726

Limited Liability Company  
ARTICLES OF ORGANIZATION

Pursuant to §57D-2-20 of the General Statutes of North Carolina, the undersigned does hereby submit these Articles of Organization for the purpose of forming a limited liability company.

1. The name of the limited liability company is: Corolla Boat Club, LLC  
(See Item 1 of the Instructions for appropriate entity designation)
2. The name and address of each person executing these articles of organization is as follows: (State whether each person is executing these articles of organization in the capacity of a member, organizer or both by checking all applicable boxes.) **Note: This document must be signed by all persons listed.**

Name	Business Address	Capacity
<u>Kevin L. Sink</u>	<u>- 3600 Glenwood Avenue, Suite 210 Raleigh NC, 27612-4952 United States</u>	<input type="checkbox"/> Member <input checked="" type="checkbox"/> Organizer
_____	_____	<input type="checkbox"/> Member <input type="checkbox"/> Organizer
_____	_____	<input type="checkbox"/> Member <input type="checkbox"/> Organizer
3. The name of the initial registered agent is: Richard C. Willis
4. The street address and county of the initial registered agent office of the limited liability company is:  
Number and Street 1099 Ocean Trail  
City Corolla State: NC Zip Code: 27927 County: Currituck
5. The mailing address, if different from the street address, of the initial registered agent office is:  
Number and Street P.O. Box 549  
City Corolla State: NC Zip Code: 27927-0549 County: Currituck
6. Principal office information: (Select either a or b.)
  - a.  The limited liability company has a principal office.  
The principal office telephone number: \_\_\_\_\_  
The street address and county of the principal office of the limited liability company is:  
Number and Street: \_\_\_\_\_  
City: \_\_\_\_\_ State: \_\_\_\_\_ Zip Code: \_\_\_\_\_ County: \_\_\_\_\_

The mailing address, if different from the street address, of the principal office of the company is:

Number and Street: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip Code: \_\_\_\_\_ County: \_\_\_\_\_

b.  The limited liability company does not have a principal office.

7. Any other provisions which the limited liability company elects to include (e.g., the purpose of the entity) are attached.

8. **(Optional):** Listing of Company Officials (See instructions on the importance of listing the company officials in the creation document.

Name	Title	Business Address

9. **(Optional):** Please provide a business e-mail address: Privacy Redaction  
The Secretary of State's Office will e-mail the business automatically at the address provided above at no cost when a document is filed. The e-mail provided will not be viewable on the website. For more information on why this service is offered, please see the instructions for this document.

10. These articles will be effective upon filing, unless a future date is specified:

\_\_\_\_\_

This is the 24th day of January, 2024.

\_\_\_\_\_  
Kevin L. Sink

Signature

\_\_\_\_\_  
Kevin L. Sink Organizer

Type or Print Name and Title

The below space to be used if more than one organizer or member is listed in Item #2 above.

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Type or Print Name and Title

\_\_\_\_\_  
Type or Print Name and Title

**NOTE:**

1. Filing fee is \$125. This document must be filed with the Secretary of State.

Currituck County, North Carolina  
Denise A. Hall, Register of Deeds

UNOFFICIAL DOCUMENT

This certifies that there are no delinquent taxes which the Currituck County Tax Collector is charged with collecting, that are lien on the property described in this deed, as of the date of this certification.

Date: 01/31/2024 Tax Collector/Deputy/Clerk: Deanna Spruill

Currituck County Land Transfer Tax: 0.00 County Excise Tax: 1985 Sessions Law Chapter 670 (HB 215)

STATE OF NORTH CAROLINA  
COUNTY OF CURRITUCK

NORTH CAROLINA SPECIAL WARRANTY DEED

Excise Tax:	\$0.00 (Related Party Transaction-No Consideration)
Parcel ID:	0116000010A0000, 0116000010B0000, and 0116000010C0000
Mail/Box to:	Corolla Boat Club, LLC P.O. Box 549 Corolla, NC 27927
Prepared by (No Title Search):	Waldrep Walker Babcock & Bailey, PLLC 3600 Glenwood Avenue, Suite 210 Raleigh, NC 27612
Brief description for the Index:	0 Malia Drive, Corolla, NC 27927

THIS SPECIAL WARRANTY DEED ("Deed") is made effective as of the 30<sup>th</sup> day of January 2024, by and between:

GRANTOR	GRANTEE
Outer Banks Ventures, Inc., a North Carolina Corporation	Corolla Boat Club, LLC, a North Carolina limited liability company

FOR VALUABLE CONSIDERATION paid by Grantee, the receipt and legal sufficiency of which is acknowledged, Grantor by this Deed does hereby grant, bargain, sell and convey to Grantee, in fee simple, all those certain lots, parcel of lands in the Poplar Branch Township, Currituck County, North Carolina and more particularly described as follows (the "Property"):

See attached collective Exhibit A (consisting of 3 pages)

submitted electronically by "Priority Title and Escrow"  
in compliance with North Carolina statutes governing recordable documents  
and the terms of the submitter agreement with the Currituck County Register of Deeds.

UNOFFICIAL DOCUMENT

UNOFFICIAL Document

All or a portion of the Property was acquired by Grantor by instrument recorded in Book 1161 Page 0734, Currituck County Register of Deeds.

All or a portion of the Property  includes or  does not include the primary residence of a Grantor.

TO HAVE AND TO HOLD the Property and all privileges and appurtenances thereto belonging to Grantee in fee simple. Grantor covenants with Grantee that Grantor has done nothing to impair such title as Grantor received, and Grantor shall warrant and defend the title against the lawful claims of all persons claiming by, under or through Grantor, other than the following exceptions:

- (i) All legal highways;
- (ii) All zoning and building laws, ordinances, resolutions and regulations;
- (iii) Matters which would be revealed by a current and accurate survey of the Property;
- (iv) All real estate taxes and assessments not yet due and payable;
- (v) All Easements, restrictions, setback lines, conditions and notes as shown on the certain plat recorded in (book) R (page) 372; and
- (vi) All matters of record affecting the Property.

IN WITNESS WHEREOF Grantor has duly executed this North Carolina Special Warranty Deed, if an entity by its duly authorized representative.

**Outer Banks Ventures, Inc.,**  
a North Carolina Corporation

By: 

Name: Richard C. Willis  
Its: President

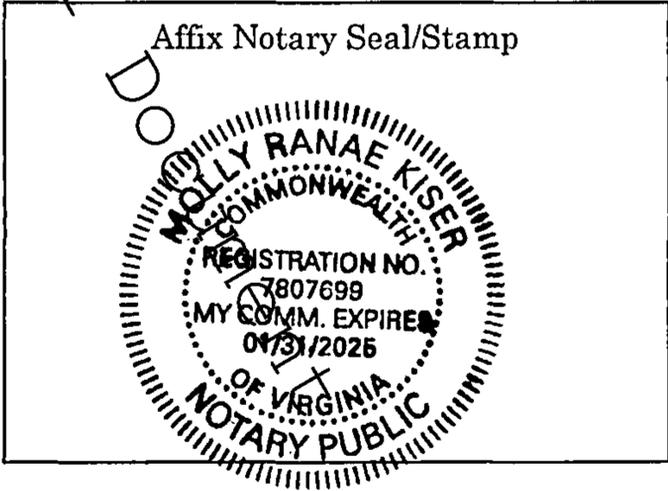
UNOFFICIAL Document

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STATE OF Virginia City OF Virginia Beach

I Molly Ranae Kiser, a Notary of the above state and county, certify that the following person(s) personally appeared before me on the 30<sup>th</sup> day of January 2024, each acknowledging to me that he signed the foregoing document, in the capacity represented and identified therein (if any):  
Richard C. Willis, President of Outer Banks Ventures, Inc..



Molly Kiser  
Notary Public (Official Signature)  
My commission expires: \_\_\_\_\_

UNOFFICIAL DOCUMENT

UNOFFICIAL DOCUMENT

EXHIBIT A

The Land is described as follows:

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF CURRITUCK, STATE OF NORTH CAROLINA, AND IS DESCRIBED AS FOLLOWS:

Lying and being in Poplar Branch township, Currituck County North Carolina and being that private street or access known as Malia Drive as shown in a plat prepared by Coastal Engineering & Surveying, Inc., recorded on September 11, 2007 in the Currituck County Register of Deeds, titled, "Monteray Shores P.U.D. W.W.T.P. Carolina Water Service, amended final Plat", as shown on plat of record found in Plat Cabinet K, Slides 49-51 of the Currituck County Registry (and hereinafter referred to as the "Coastal Plat"), and more particularly described as follows Beginning at a North Carolina Geodetic Survey monument known as "Herbert", with North Carolina Grid Coordinates 952,250.3118 N and 2,936,969.5120 E located within the development known as "Buck Island, P.U.D.", and found in the top of the curbing on the north side of Orion's, Way, thence N 23° 06' 19" West 1,047.72 feet to an existing iron rod at the Easternmost corner of, Monteray Shores, Corolla Worship Center of the Assemblies of God, as found in Deed Book 761, Page 929, and in Plat Cabinet G, Slide 205, being the "True Point of Beginning", thence along the Northeastern line of the Corolla Worship Center and the Southwestern edge of the right of way of Malia Drive (a private right of way) N 45° 13' 47" West 151.41 feet to an existing iron rod, thence along the Western edge of Malia Drive and the Eastern boundary of Parcel 10 Utility Open Space N 45° 13' 47" West 100.61 feet to a set iron rod being the Southeastern most corner of Parcel 8 Open Space, thence along the Eastern boundary of Parcel 8 Open Space N 45° 13' 47" West 29.94 feet to a set iron rod, thence on a curve to the right, having a radius of 62.56 feet and a length of 20.93 feet, said arc subtended by a chord N 32° 03' 25" West with a distance of 20.83 feet to a set iron rod, thence N 22° 16' 59" West 15.71 feet to a set iron rod" being the Northeastern most corner of Parcel 8 Open Space, thence leaving Parcel 8 Open Space along the eastern boundary of Parcel 9 Utility Open Space N 22° 16' 59" West 70.31 feet to a set iron rod, thence N 16° 50' 38" West 79.08 feet to a set iron rod, thence on a curve to the left, having a radius of 15.00 feet to a length of 22.19 feet, said arc subtended by a chord N 59° 13' 25" West with a distance of 20.22 feet to a set iron rod, thence S 78° 23' 47" West 12.47 feet to a set iron rod, thence cornering and proceeding N 41° 36' 13" West 65.00 feet to a set iron rod, thence cornering and proceeding N 78° 23' 47" East 57.70 feet to a set iron rod being the Southeastern most corner of Parcel 7 Commercial, thence proceeding along the Eastern edge of the 30' right of way of Malia Drive S 11° 02' 41" East 72.76 feet to a set iron rod, thence S 16° 50' 38" East 80.80 feet to a set iron rod, thence S 22° 16' 59" East 39.39 feet to a set iron rod, thence S 45° 13' 41" East 43.36 feet to a set iron rod being the Northernmost corner of the intersection of Malia Drive and Caroline Court (a private right of way), thence continuing along the Eastern edge of the 50' right of way of Malia Drive S 45° 13' 47" East 252.02 to a calculated point being the Northernmost corner of the intersection of Malia Drive and NC Highway 12, thence S 36° 02' 33" West 50.59 feet to the "True Point of Beginning" containing approximately 0.549 acres, more or less, as more particularly described on the Coastal Plat, Together with all fee simple rights to the underlying land to install utilities within the right of way of Malia Drive as described above.

## Legal description for Parcel 10 Utility open Space

Lying and being in Poplar Brunch Township, Currituck County, North Carolina and being described as

Parcel 10; Utility Open Space, shown in a plat prepared by Coastal Engineering & Surveying, Inc., recorded on September 11, 2007 in the Currituck County Register of Deed, titled "Monteray Shores P.U.D. W.W.T.P. Carolina Water Service, amended final Plat", as shown on plat of record found in Plat Cabinet K, Slides 49-51 of the Currituck County Registry (and hereinafter referred to as the "Coastal Plat"), and more particular described as follows: Beginning at a North Carolina Geodetic Survey monument known as "Herbert" with North Carolina Grid Coordinates 952,250.3118 N and 2,936,969.5120 e, located within the development known as "Buck Island, P.U.D.", and found in the top of the curbing on the north side of Orion's way; thence N 63°16'10" West 700.75 feet to a point located in the Northern line of the Tim Buck II Subdivision as more particularly shown in Plat Cabinet E, Slide 102 in the Currituck County Registry, North Carolina, being the "True Point of Beginning"; thence proceeding S 73°11'26" West a distance of 1,043.98 feet along the Northern line of the afore referenced Tim Buck II Subdivision plat to a point located in the Eastern shoreline of Currituck Sound; thence following the following courses and distances along the Eastern shoreline of Currituck Sound: N 08°17'26" East 334.30 feet, N 31°49'31" West 169.62 feet, N 14°02'13" East 157.53 feet, N 31°22'18" West 37233 feet and N 28°13'27" East 170.25 feet to a point located in the Southern line of Monterey Shores Phase II as more particularly described in Plat Cabinet D Slides 54-61 in the Currituck County Registry, North Carolina; thence proceeding along the Southern line of the afore referenced Monterey Shores Phase II N 47°50'41" East 1,059.66 feet to an iron rod, this being the Northeastern most point of Parcel 10 Utility Open Space as shown on the afore referenced Coastal Plat; thence cornering and proceeding along the Western boundary of Parcel 9 Utility open Space S 24°59'13" East 895.95 feet to an iron rod on the Northwest corner of Parcel 8 Open Space shown on the Coastal Plat; thence proceeding S 15°57'18" East 67.05 feet along the Western line of Parcel 8 Open Space to an iron rod; thence continuing along the Western line of Parcel 8 Open Space S 34°57'06" East 25.28 feet to an iron rod; thence cornering N 51°11'37" East 76.92 feet to an iron rod marking the Southeast corner of Parcel 8 Open Space, said iron rod being located in the "Western margin of the 50' right of way of the private road Malia Drive; thence proceeding along the Western margin of right of way of Malia Drive S 45°13'47" East 70.44 feet to an iron rod; thence continuing along the eastern margin of the right of way of Malia Drive S 45°13'47" East 30.17 feet to an iron pipe being a control corner in that property owned by Corolla Worship Center of the Assemblies of God as found in Deed book 761, Page 929 and in Plat Cabinet G, Slide 205; thence along the North line of the Corolla Worship Center S 58°09'22" West 175 feet to a point; thence cornering and proceeding along the Western line of the Corolla Worship Center S 04°43'46" West 145.59 feet to a point in the Northern line of that development known as Buck Island, P.U.D., thence following the following courses and distances along the Northwestern most point of Buck Island, P.U.D.: S 73°11'21" West 78.87 feet S 10°18'28" West 25.83 feet, S 30°51'08" West 101.58 feet, S 07°52'57" East 56.14 feet and S 31°14'14" West 32.69 feet to an iron pipe marking the northern corner of that property acquired by the North Carolina Department of Transportation as more particularly described in Deed Book 376, Page 690; thence following the following courses and distances along the Southwestern boundary of the North Carolina Department of Transportation: S 31°08'08" West 70.75 feet, S 60°26'58" East 106.34 feet, N 37°34'20" East 57.93 feet, S

65°23'21" East 54.23 feet, S 36°53'44" East 72.84 feet, S 24°21'21" West 24.88 feet, S 32°26'53" East 71.75 feet and S 14°36'25" West 69.81 feet to the point and place of beginning containing 36.194 acres, more or less, as more particularly described as Parcel 10 Utility Open Space on the Coastal Plat.

And being all of lots 1, 2, and 3 as shown on that plat recorded in plat book R, page 372 in the Currituck County Registry.

Parcel ID: 0116000010A0000, 0116000010B0000, 0116000010C0000

Commonly known as 0 Malia Drive, Corolla, NC 27927

Unofficial Document

Unofficial Document

Unofficial Document

**Major Site Plan Submittal Checklist**

Staff will use the following checklist to determine the completeness of your application within ten business days of submittal. Please make sure all of the listed items are included. Staff shall not process an application for further review until it is determined to be complete.

## Major Site Plan Submittal Checklist

Date Received: 4-25-24

TRC Date: 5/8/2024

Project Name: Corolla Boat Club

Applicant/Property Owner: Corolla Boat Club LLC

Major Site Plan Submittal Checklist		
1	Complete Major Site Plan application	X
2	Application fee (\$.10 per square foot of gross floor area or \$400 minimum)	X
3	Site plan	X
4	Landscape plan	X
5	Exterior Lighting plan	X
6	Major Stormwater Management plan and Form SW-002	X
7	Architectural elevations, if applicable	X
8	ARHS site evaluation(s) OR if connecting to existing wastewater system, a letter of commitment from owner of centralized sewer provider and letter from DWQ indicating the existing plant has sufficient capacity to serve the development at the time of site plan approval.	N/A
9	NCDEQ stormwater permit application (if 10,000sf or more of built upon area).	X
10	NCDEQ Erosion and Sedimentation Control permit application (if one acre or more of land disturbance).	X
11	NCDOT Street and Driveway Access Permit Application and Encroachment Agreement	X
12	2 copies of plans	X
13	2 hard copies of ALL documents	X
14	1 PDF digital copy of all plans AND documents (ex. Compact Disk – e-mail not acceptable)	X

**For Staff Only**

**Pre-application Conference** 1/3/2024

Pre-application Conference was held on \_\_\_\_\_ and the following people were present:

Donna Voliva, Mark Bissell, Rick Willis, Ray Zimmerman, Bill Newns

**Comments**

zero lot line development review

April 24, 2024

Currituck County Planning  
Currituck Historic Courthouse  
153 Courthouse Road, Suite 302  
Currituck, North Carolina 27929

Re: Stormwater Management Design Submittal  
Major Stormwater Plan  
**Corolla Boat Club**  
Corolla, Currituck County, NC

On behalf of Corolla Boat Club, LLC., we hereby submit for your review a Major Stormwater Plan application package for the stormwater management system design for the Corolla Boat Club project.

Three copies of the following items are included with and shall be considered part of this submittal package:

1. Major Stormwater Plan Form SW-002
2. Stormwater Management Plan Narrative
3. Copy of NCDEQ Stormwater Permit Application
4. Copy of NCDEQ O&M Agreement

This package is being submitted with a matching Construction Plans TRC Submittal, and so additional Construction Plans are not included under this transmittal (you will receive your plans under the TRC submittal).

One (1) CD containing .pdf of all above reference documents is also included with the TRC submission.

At your earliest convenience, please review the attached information for compliance. If you have any questions, or if you require any additional information, please do not hesitate to contact me at (252) 202-3803.

Sincerely,



David A. Deel, P.E.

Encl: as stated



# Major Stormwater Plan Form SW-002

**OFFICIAL USE ONLY:**
 Permit Number: \_\_\_\_\_  
 Date Filed: \_\_\_\_\_  
 Date Approved: \_\_\_\_\_
**Contact Information**

<b>APPLICANT:</b>	<b>PROPERTY OWNER:</b>
Name: <u>Corolla Boat Club, LLC</u>	Name: <u>Same</u>
Address: <u>PO Box 549</u>	Address: _____
<u>Corolla, NC 27927</u>	_____
Telephone: <u>252-453-4198</u>	Telephone: _____
E-Mail Address: <u>rcwillis@outerbanksventures, Inc.</u>	E-Mail Address: _____

**Property Information**
 Physical Street Address: Malia Drive  
 Parcel Identification Number(s): 0116-000-0010-0000  
 FEMA Flood Zone Designation: \_\_\_\_\_
**Request**
 Project Description: Mixed Use (Commercial & Residential)

Total land disturbance activity: _____ sf	Calculated volume of BMPs: <u>N/A</u> sf
Maximum lot coverage: <u>234,186</u> sf	Proposed lot coverage: <u>234,186</u> sf

**TYPE OF REQUEST**

- Major subdivision (10-year, 24-hour rate)
- Major site plan (5-year, 24-hour rate)

**METHOD USED TO CALCULATE PEAK DISCHARGE**

- Rational Method
- NRCS Method (TR-55 and TR-20)
- Simple volume calculation for small sites (less than 10 acres)
- Alternative stormwater runoff storage analysis
- Downstream drainage capacity analysis

I hereby authorize county officials to enter my property for purposes of determining compliance. All information submitted and required as part of this process shall become public record.

 \_\_\_\_\_  
 Property Owner(s)/Applicant

 \_\_\_\_\_  
 Date

**Major Stormwater Plan Design Standards Checklist**

The table below depicts the design standards of the major stormwater plan application. Please make sure to include all applicable listed items to ensure all appropriate standards are reviewed.

**Major Stormwater Plan  
Design Standards Checklist**

Date Received: \_\_\_\_\_

Project Name: Corolla Boat Club

Applicant/Property Owner: Corolla Boat Club, LLC

<b>Minor Stormwater Plan Design Standards Checklist</b>		
<b>General</b>		
1	Property owner name and address.	✓
2	Site address and parcel identification number.	✓
3	North arrow and scale to be 1" = 100' or larger.	✓
<b>Site Features</b>		
4	Scaled drawing showing existing and proposed site features: Property lines with dimensions, acreage, streets, easements, structures (dimensions and square footage), fences, bulkheads, septic area (active and repair), utilities, vehicular use areas, driveways, and sidewalks.	✓
5	Approximate location of all designated Areas of Environmental Concern (AEC) or other such areas which are environmentally sensitive on the property, such as Maritime Forest, CAMA, 404, or 401 wetlands as defined by the appropriate agency.	✓
6	Existing and proposed ground elevations shown in one foot intervals. All elevation changes within the past six months shall be shown on the plan.	✓
8	Limits of all proposed fill, including the toe of fill slope and purpose of fill.	✓
9	Square footage of all existing and proposed impervious areas (structures, sidewalks, walkways, vehicular use areas regardless of surface material), including a description of surface materials.	✓
10	Existing and proposed drainage patterns, including direction of flow.	✓
11	Location, capacity, design plans (detention, retention, infiltration), and design discharge of existing and proposed stormwater management features.	✓
12	Elevation of the seasonal high water level as determined by a licensed soil scientist.	N/A
13	Plant selection.	N/A
<b>Permits and Other Documentation</b>		
14	NCDENR stormwater permit application (if 10,000sf or more of built upon area).	✓
15	NCDENR erosion and sedimentation control permit application (if one acre or more of land disturbance).	✓
16	NCDENR coastal area management act permit application, if applicable.	✓
17	Stormwater management narrative with supporting calculations.	
18	Rational Method Form SW-003 or NRCS Method Form SW-004 <i>N/A - Alternate compliance</i>	N/A
19	Alternative stormwater runoff storage analysis and/or downstream drainage capacity analysis, if applicable	✓
20	Design spreadsheets for all BMPs (Appendix F – Currituck County Stormwater Manual).	N/A
21	Detailed maintenance plan for all proposed BMPs.	✓

**Certificate**

22	<p>The major stormwater plan shall contain the following certificate:</p> <p>I, _____, owner/agent hereby certify the information included on this and attached pages is true and correct to the best of my knowledge.</p> <p>On the plan entitled _____, stormwater drainage improvements shall be installed according to these plans and specifications and approved by Currituck County. Yearly inspections are required as part of the stormwater plan. The owner is responsible for all maintenance required. Currituck County assumes no responsibility for the design, maintenance, or performance of the stormwater improvements.</p> <p>Date: _____ Owner/Agent: _____</p>
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**Major Stormwater Plan Submittal Checklist**

Staff will use the following checklist to determine the completeness of your application. Please make sure all of the listed items are included. Staff shall not process an application for further review until it is determined to be complete.

## Major Stormwater Plan Form SW-002 Submittal Checklist

Date Received: \_\_\_\_\_

Project Name: \_\_\_\_\_ Corolla Boat Club \_\_\_\_\_

Applicant/Property Owner: \_\_\_\_\_ Outer Banks Ventures, Inc. \_\_\_\_\_

Major Stormwater Plan Form SW-002 Submittal Checklist		
1	Completed Major Stormwater Plan Form SW-002	DAD
2	Completed Rational Method Form SW-003 or NRCS Method Form SW-004	N/A
3	Stormwater plan	DAD
4	NCDENR permit applications, if applicable	DAD
5	3 copies of plans	DAD
6	3 hard copies of ALL documents	DAD
7	1 PDF digital copy of all plans AND documents (ex. Compact Disk – e-mail not acceptable)	DAD

*Alternate compliance*

**Comments**

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**Stormwater Management Plan Narrative**  
Corolla Boat Club  
Mixed-Use Development (Commercial & Residential)  
Corolla  
Currituck County Submittal  
Revised 4/24/2024



## General

The Corolla Boat Club project is a proposed mixed use development consisting of a mix of commercial and multifamily residential development with and associated roadway and utility infrastructure. The project will be located on 36.20 acre parcel located in Corolla, NC. A 26.99 acre NCDEQ Project Area has been defined containing the proposed improvements associated with this plan and a Low Density Stormwater Permit is being pursued accordingly. NCDEQ has confirmed that the proposed layout can be permitted as a Low Density project.

Due to the project's particular siting adjacent to Currituck Sound and existing drainage infrastructure, consisting primarily of a large pond which drains directly to the sound without crossing other properties, the project qualifies for alternative compliance with Currituck County's stormwater flow reduction requirements, as an adequate outfall is deemed to exist (direct outfall to Currituck Sound). Therefore, there is no 10-yr/2-yr flow reduction required. This approach is consistent with other soundfront project approvals since the 10-yr/2-yr requirements were put in place.

The following narrative, application and calculations will demonstrate the parameters of this design.

## Summary of Existing Conditions

The project site consists of a 36.20 acre parcel is located immediately southwest of the intersection of Malia Drive and Caroline Court (approximately 255' west of the intersection of Malia Drive and NC 12) in Corolla, NC. The Project Area currently consists of an undeveloped soundfront parcel with a large pond and coastal wetland fringe. Drainage within the parcel generally flows overland towards the wetland fringe or towards the pond. The pond accepts runoff from surrounding off-site areas as well as the County's Whalehead drainage pump system and overflows overland into the wetland fringe, and ultimately into Currituck Sound. Soils across the site's non-wetland areas consist primarily of fine sand.

## Improvements to Existing Common Drainage Features

As a preventative measure to protect the western edge of the pond from degradation and potential future direct connection to the sound, this project proposes to install a formal berm and weir control structure between the pond and the western wetland fringe. Design flows from the Whalehead system were coordinated with Currituck County and conservative assumptions were made to initially size the control weirs. An EPA SWMM Model of proposed conditions was also prepared to serve as a design tool for the drainage system and to evaluate the function of the pond while accounting for off-site inflows. This model takes into account the Corolla Boat Club project at full build-out. Peak Flows and Velocities from this model were utilized to size / design conveyance elements and energy dissipators as needed.

## Summary of Proposed Conditions

The Corolla Boat Club project consists of a proposed mixed use development consisting of a mix of commercial and multifamily residential development with and associated roadway and utility infrastructure. The total coverage (BUA) associated with the project is 19.92% impervious coverage.

Runoff from the portion of the Project Area surrounding the existing pond will be allowed to sheet flow overland to a series of minor swales which will deliver the runoff to the existing pond. Runoff from the portion of the project west of Virginia Lane will similarly be allowed to flow overland or via minor swales to the edge of the existing wetland, where it will be spread to grade at non-erosive velocities and allowed to migrate into the adjacent wetland (this represents a reduction in drainage area draining to the existing pond as compared to the previous Currituck County Approval for this project).

Runoff from the entirety of the driveway and parking system will be mitigated by permeable parking throughout the development, which will provide the capacity to capture and infiltrate in excess of 2.4 inches of rain across its area. It should be noted that the Permeable Pavement serves as an enhancement to the proposed stormwater management system to reduce runoff but is not permitted as an NCDEQ BMP.

No downstream properties will be impacted by the proposed development as the pond discharges directly to an on-site wetland fringe which discharges to the Currituck Sound. Therefore, approval of Alternate Compliance, as has been granted to the previous approval of this project and similar projects in the past, is requested.

## Pond Peak HGL Calculations

In coordination with Currituck County, the design parameters for the Whalehead Drainage system were shared. These design parameters dictate that the water level in the on-site pond not be raised by more than 2 feet by the pumped discharge from the Whalehead Drainage System. In order to demonstrate compliance with the County mandate that the new development not increase HGL's for upstream properties, this restriction was utilized to design the weir system for the pond, but expanded to include all flows from the surrounding drainage area as well as the proposed project. An EPA SWMM Model of proposed conditions was prepared to serve as a design tool for the drainage system and to evaluate the function of the pond while accounting for off-site inflows. This model takes into account the Corolla Boat Club project at full build-out as well as the theoretical maximum pump flow from the Whalehead drainage system.

Calculated maximum HGL's are as follows:

		<b>HGL (ft)</b>
Normal Pond Level (ft)	1.0	0
Max Whalehead Pump System Discharge Elev(ft)	1.5	0.5
10-yr runoff + max WH Pump discharge Elev(ft)	1.76	0.76
100-yr runoff + max WH Pump discharge Elev (ft)	2.12	1.12

As calculated, the 100-yr runoff from the post-construction drainage area, including the peak theoretical discharge from the Whalehead pump system, results in a peak HGL of 1.12 feet above normal pond, which is within the allowable maximum pond storage depth of 2.0 feet which was established at the time that the County tied the Whalehead pump system into the existing pond.

## Calculations

An EPA SWMM Model of proposed conditions was prepared to serve as a design tool for the drainage system and to evaluate the function of the pond while accounting for off-site inflows. This model takes into account the Corolla Boat Club project at full build-out as well as the theoretical maximum pump flow from the Whalehead drainage system.

## Conclusions

The proposed stormwater management plan for this site incorporates the existing pond for runoff while accommodating the design parameters for the pond that were established when the County installed the Whalehead Drainage pump system. There are no downstream properties and the existing pond will discharge across the subject property to Currituck Sound without crossing adjoiners, therefore, this property is deemed to have an adequate outfall. This proposed design will more than adequately serve the stormwater management requirements of this site and meets the requirements for Alternate Compliance with Currituck County's Stormwater Management requirements.

**APPENDIX A**  
**Aerial Imagery**



**APPENDIX B**  
**Whalehead Drainage System Pump Information**

Corolla Boat Club  
 Pond Weir Calcs  
 10/26/2022

Data from Currituck County:		
PUMP STATION	DESIGN FLOW RATE (gpm)	SCADA Readings 2021-2022 (gpm)
TUNA	604	270-300
STURGEON	179	130-140
BARRACUDA	782	meter doesn't work
HERRING	711	730-790
CORAL	810	meter doesn't work
DOLPHIN	796	280-330
MACKEREL	715	700-790
MARLIN	828	meter doesn't work
SAILFISH	604	850-1080
PERCH	171	115-170

\*Per Conversation with Eric Weatherly, P.E. (Currituck County Engineer), the County has unreliable meter data for the pump system and also has no breakdown of flows between the two outfalls. Mr. Weatherly's stated preference for design of the weir system is a conservative approach assuming full Pump Station Design Flow Rates and all of the flow coming to the Corolla Boat Club pond.

Total Design Flow (GPM): 6200  
 Total Design Flow (cfs) 13.81

DEMLR USE ONLY		
Date Received	Fee Paid	Permit Number
Applicable Rules: <input type="checkbox"/> Coastal SW - 1995 <input type="checkbox"/> Coastal SW - 2008 <input type="checkbox"/> Ph II - Post Construction (select all that apply) <input type="checkbox"/> Non-Coastal SW- HQW/ORW Waters <input type="checkbox"/> Universal Stormwater Management Plan <input type="checkbox"/> Other WQ Mgmt Plan: _____		

**State of North Carolina**  
**Department of Environment and Natural Resources**  
**Division of Energy, Mineral and Land Resources**

**STORMWATER MANAGEMENT PERMIT APPLICATION FORM**

*This form may be photocopied for use as an original*

**I. GENERAL INFORMATION**

- Project Name (subdivision, facility, or establishment name - should be consistent with project name on plans, specifications, letters, operation and maintenance agreements, etc.):  
Corolla Boat Club (formerly permitted as "Corolla Boat Club - North")
- Location of Project (street address):  
South side of Malia Drive, approximately 255 feet west of the intersection of Malia Drive and NC 12  
 City: Corolla County: Currituck Zip: 27927
- Directions to project (from nearest major intersection):  
Project is located on the South side of Malia Drive, approximately 255 feet west of the intersection of Malia Drive and NC 12.
- Latitude: 36° 19' 43.67" N Longitude: 75° 49' 08.17" W of the main entrance to the project.

**II. PERMIT INFORMATION:**

- a. Specify whether project is (check one):     New     Modification     Renewal w/ Modification†  
†Renewals with modifications also requires SWU-102 - Renewal Application Form  
 b. If this application is being submitted as the result of a **modification** to an existing permit, list the existing permit number SW7230209, its issue date (if known) April 10, 2023, and the status of construction:     Not Started     Partially Completed\*     Completed\*    \*provide a designer's certification
- Specify the type of project (check one):  
 Low Density     High Density     Drains to an Offsite Stormwater System     Other
- If this application is being submitted as the result of a **previously returned application** or a **letter from DEMLR requesting a state stormwater management permit application**, list the stormwater project number, if assigned, \_\_\_\_\_ and the previous name of the project, if different than currently proposed, \_\_\_\_\_.
- a. Additional Project Requirements (check applicable blanks; information on required state permits can be obtained by contacting the Customer Service Center at 1-877-623-6748):  
 CAMA Major     Sedimentation/Erosion Control: \_\_\_\_\_ ac of Disturbed Area  
 NPDES Industrial Stormwater     404/401 Permit: Proposed Impacts \_\_\_\_\_
   
 b. If any of these permits have already been acquired please provide the Project Name, Project/Permit Number, issue date and the type of each permit: \_\_\_\_\_
- Is the project located within 5 miles of a public airport?     No     Yes  
If yes, see S.L. 2012-200, Part VI: <http://portal.ncdenr.org/web/lr/rules-and-regulations>

III. CONTACT INFORMATION

1. a. Print Applicant / Signing Official's name and title (specifically the developer, property owner, lessee, designated government official, individual, etc. who owns the project):

Applicant/Organization: Corolla Boat Club, LLC

Signing Official & Title: Richard C. Willis, Registered Agent

b. Contact information for person listed in item 1a above:

Street Address: 1099 Ocean Trail

City: Corolla State: NC Zip: 27927

Mailing Address (if applicable): P.O. Box 549

City: Corolla State: NC Zip: 27927

Phone: ( ) Fax: ( )

Email: rcwillis@outerbanksventures.com

c. Please check the appropriate box. The applicant listed above is:

- The property owner (Skip to Contact Information, item 3a)
- Lessee\* (Attach a copy of the lease agreement and complete Contact Information, item 2a and 2b below)
- Purchaser\* (Attach a copy of the pending sales agreement and complete Contact Information, item 2a and 2b below)
- Developer\* (Complete Contact Information, item 2a and 2b below.)

2. a. Print Property Owner's name and title below, if you are the lessee, purchaser or developer. (This is the person who owns the property that the project is located on):

Property Owner/Organization: same as applicant

Signing Official & Title: \_\_\_\_\_

b. Contact information for person listed in item 2a above:

Street Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

Mailing Address (if applicable): \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

Phone: ( ) Fax: ( )

Email: \_\_\_\_\_

3. a. (Optional) Print the name and title of another contact such as the project's construction supervisor or other person who can answer questions about the project:

Other Contact Person/Organization: \_\_\_\_\_

Signing Official & Title: \_\_\_\_\_

b. Contact information for person listed in item 3a above:

Mailing Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

Phone: ( ) Fax: ( )

Email: \_\_\_\_\_

4. Local jurisdiction for building permits: Currituck County

Point of Contact: Bill Newns Phone #: (252 ) 232-6023

**IV. PROJECT INFORMATION**

1. In the space provided below, briefly summarize how the stormwater runoff will be treated.

This project proposes to build 19.92% BUA in a 26.99 acre Project Area. Runoff from developed areas will be allowed to flow overland to the surrounding open space, wetland, and existing pond.

2. a. **If claiming vested rights**, identify the supporting documents provided and the date they were approved:

- Approval of a Site Specific Development Plan or PUD Approval Date: \_\_\_\_\_
- Valid Building Permit Issued Date: \_\_\_\_\_
- Other: \_\_\_\_\_ Date: \_\_\_\_\_

b. **If claiming vested rights**, identify the regulation(s) the project has been designed in accordance with:

- Coastal SW - 1995
- Ph II - Post Construction

3. Stormwater runoff from this project drains to the Pasquotank River basin.

4. Total Property Area: 36.20 acres  
 5. Total Coastal Wetlands Area: 7.52 acres  
 6. Total Surface Water Area: 1.69 acres

7. Total Property Area (4) - Total Coastal Wetlands Area (5) - Total Surface Water Area (6) = Total Project Area\*: 26.99 acres

\* Total project area shall be calculated to exclude the following: the normal pool of impounded structures, the area between the banks of streams and rivers, the area below the Normal High Water (NHW) line or Mean High Water (MHW) line, and coastal wetlands landward from the NHW (or MHW) line. The resultant project area is used to calculate overall percent built upon area (BUA). Non-coastal wetlands landward of the NHW (or MHW) line may be included in the total project area.

8. Project percent of impervious area: (Total Impervious Area / Total Project Area) X 100 = 19.92 %

9. How many drainage areas does the project have? 1 (For high density, count 1 for each proposed engineered stormwater BMP. For low density and other projects, use 1 for the whole property area)

10. Complete the following information for each drainage area identified in Project Information item 9. If there are more than four drainage areas in the project, attach an additional sheet with the information for each area provided in the same format as below.

Basin Information	Drainage Area <u>1</u>	Drainage Area <u>  </u>	Drainage Area <u>  </u>	Drainage Area <u>  </u>
Receiving Stream Name	Sanders Bay			
Stream Class *	SC			
Stream Index Number *	30-1-11			
Total Drainage Area (sf)	1,175,504			
On-site Drainage Area (sf)	1,175,504			
Off-site Drainage Area (sf)	0			
Proposed Impervious Area ** (sf)	234,186			
% Impervious Area ** (total)	19.92%			

Impervious** Surface Area	Drainage Area <u>1</u>	Drainage Area <u>  </u>	Drainage Area <u>  </u>	Drainage Area <u>  </u>
On-site Buildings/Lots (sf)	79,770			
On-site Streets (sf)	0			
On-site Parking (sf)	110,551			
On-site Sidewalks (sf)	30,225			
Other on-site (sf)	1,640			
Future (sf)	12,000			
Off-site (sf)	0			
Existing BUA*** (sf)	0			
Total (sf):	234,186			

\* Stream Class and Index Number can be determined at: <http://portal.ncdenr.org/web/wq/ps/csu/classifications>

\*\* Impervious area is defined as the built upon area including, but not limited to, buildings, roads, parking areas, sidewalks, gravel areas, etc.

\*\*\* Report only that amount of existing BUA that will remain after development. Do not report any existing BUA that is to be removed and which will be replaced by new BUA.

11. How was the off-site impervious area listed above determined? Provide documentation. \_\_\_\_\_

AutoCAD Area Routine

**Projects in Union County:** Contact DEMLR Central Office staff to check if the project is located within a Threatened & Endangered Species watershed that may be subject to more stringent stormwater requirements as per 15A NCAC 02B .0600.

**V. SUPPLEMENT AND O&M FORMS**

The applicable state stormwater management permit supplement and operation and maintenance (O&M) forms must be submitted for each BMP specified for this project. The latest versions of the forms can be downloaded from <http://portal.ncdenr.org/web/wq/ws/su/bmp-manual>.

**VI. SUBMITTAL REQUIREMENTS**

**Only complete application packages will be accepted and reviewed by the Division of Energy, Mineral and Land Resources (DEMLR). A complete package includes all of the items listed below. A detailed application instruction sheet and BMP checklists are available from [http://portal.ncdenr.org/web/wq/ws/su/statesw/forms\\_docs](http://portal.ncdenr.org/web/wq/ws/su/statesw/forms_docs). The complete application package should be submitted to the appropriate DEMLR Office.** (The appropriate office may be found by locating project on the interactive online map at <http://portal.ncdenr.org/web/wq/ws/su/maps>.)

Please **indicate that the following required information have been provided by initialing** in the space provided for each item. All original documents **MUST** be signed and initialed in **blue ink**. **Download the latest versions for each submitted application package** from [http://portal.ncdenr.org/web/wq/ws/su/statesw/forms\\_docs](http://portal.ncdenr.org/web/wq/ws/su/statesw/forms_docs).

Initials

1. *Original and one copy* of the Stormwater Management Permit Application Form. \_\_\_\_\_
2. *Original and one copy* of the signed and notarized Deed Restrictions & Protective Covenants Form. (if required as per Part VII below) \_\_\_\_\_
3. *Original* of the applicable Supplement Form(s) (sealed, signed and dated) **and** O&M agreement(s) for each BMP. \_\_\_\_\_
4. Permit application processing fee of \$505 *payable to NCDENR*. (For an Express review, refer to <http://www.envhelp.org/pages/onestopexpress.html> for information on the Express program and the associated fees. Contact the appropriate regional office Express Permit Coordinator for additional information and to schedule the required application meeting.) \_\_\_\_\_
5. A detailed narrative (one to two pages) describing the stormwater treatment/management for the project. This is required in addition to the brief summary provided in the Project Information, item 1. \_\_\_\_\_
6. A USGS map identifying the site location. If the receiving stream is reported as class SA or the receiving stream drains to class SA waters within 1/2 mile of the site boundary, include the 1/2 mile radius on the map. \_\_\_\_\_
7. Sealed, signed and dated calculations (one copy). \_\_\_\_\_
8. Two sets of plans folded to 8.5" x 14" (sealed, signed, & dated), including: \_\_\_\_\_
  - a. Development/Project name.
  - b. Engineer and firm.
  - c. Location map with named streets and NCSR numbers.
  - d. Legend.
  - e. North arrow.
  - f. Scale.
  - g. Revision number and dates.
  - h. Identify all surface waters on the plans by delineating the normal pool elevation of impounded structures, the banks of streams and rivers, the MHW or NHW line of tidal waters, and any coastal wetlands landward of the MHW or NHW lines.
    - Delineate the vegetated buffer landward from the normal pool elevation of impounded structures, the banks of streams or rivers, and the MHW (or NHW) of tidal waters.
  - i. Dimensioned property/project boundary with bearings & distances.
  - j. Site Layout with all BUA identified and dimensioned.
  - k. Existing contours, proposed contours, spot elevations, finished floor elevations.
  - l. Details of roads, drainage features, collection systems, and stormwater control measures.
  - m. Wetlands delineated, or a note on the plans that none exist. (Must be delineated by a qualified person. Provide documentation of qualifications and identify the person who made the determination on the plans.
  - n. Existing drainage (including off-site), drainage easements, pipe sizes, runoff calculations.
  - o. Drainage areas delineated (included in the main set of plans, not as a separate document).

- p. Vegetated buffers (where required).
9. Copy of any applicable soils report with the associated SHWT elevations (Please identify elevations in addition to depths) as well as a map of the boring locations with the existing elevations and boring logs. Include an 8.5" x 11" copy of the NRCS County Soils map with the project area clearly delineated. For projects with infiltration BMPs, the report should also include the soil type, expected infiltration rate, and the method of determining the infiltration rate. **(Infiltration Devices submitted to WiRO: Schedule a site visit for DEMLR to verify the SHWT prior to submittal, (910) 796-7378.)**
  10. A copy of the most current property deed. Deed book: 1759 Page No: 448
  11. For corporations and limited liability corporations (LLC): Provide documentation from the NC Secretary of State or other official documentation, which supports the titles and positions held by the persons listed in Contact Information, item 1a, 2a, and/or 3a per 15A NCAC 2H.1003(e). The corporation or LLC must be listed as an active corporation in good standing with the NC Secretary of State, otherwise the application will be returned.  
<http://www.secretary.state.nc.us/Corporations/CSearch.aspx>

**VII. DEED RESTRICTIONS AND PROTECTIVE COVENANTS**

For all subdivisions, outparcels, and future development, the appropriate property restrictions and protective covenants are required to be recorded prior to the sale of any lot. If lot sizes vary significantly or the proposed BUA allocations vary, a table listing each lot number, lot size, and the allowable built-upon area must be provided as an attachment to the completed and notarized deed restriction form. The appropriate deed restrictions and protective covenants forms can be downloaded from [http://portal.ncdenr.org/web/lr/state-stormwater-forms\\_docs](http://portal.ncdenr.org/web/lr/state-stormwater-forms_docs). Download the latest versions for each submittal.

In the instances where the applicant is different than the property owner, it is the responsibility of the property owner to sign the deed restrictions and protective covenants form while the applicant is responsible for ensuring that the deed restrictions are recorded.

**By the notarized signature(s) below, the permit holder(s) certify that the recorded property restrictions and protective covenants for this project, if required, shall include all the items required in the permit and listed on the forms available on the website, that the covenants will be binding on all parties and persons claiming under them, that they will run with the land, that the required covenants cannot be changed or deleted without concurrence from the NC DEMLR, and that they will be recorded prior to the sale of any lot.**

**VIII. CONSULTANT INFORMATION AND AUTHORIZATION**

Applicant: Complete this section if you wish to designate authority to another individual and/or firm (such as a consulting engineer and/or firm) so that they may provide information on your behalf for this project (such as addressing requests for additional information).

Consulting Engineer: David A. Deel, P.E.

Consulting Firm: Deel Engineering, PLLC

Mailing Address: P.O. Box 3901

City: Kill Devil Hills State: NC Zip: 27964

Phone: (252) 202-3803 Fax: ( )

Email: dadeeleng@gmail.com

**IX. PROPERTY OWNER AUTHORIZATION** (if Contact Information, item 2 has been filled out, complete this section)

I, (print or type name of person listed in Contact Information, item 2a) \_\_\_\_\_, certify that I own the property identified in this permit application, and thus give permission to (print or type name of person listed in Contact Information, item 1a) \_\_\_\_\_ with (print or type name of organization listed in Contact Information, item 1a) \_\_\_\_\_ to develop the project as currently proposed. A copy of the lease agreement or pending property sales contract has been provided with the submittal, which indicates the party responsible for the operation and maintenance of the stormwater system.

As the legal property owner I acknowledge, understand, and agree by my signature below, that if my designated agent (entity listed in Contact Information, item 1) dissolves their company and/or cancels or defaults on their lease agreement, or pending sale, responsibility for compliance with the DEMLR Stormwater permit reverts back to me, the property owner. As the property owner, it is my responsibility to notify DEMLR immediately and submit a completed Name/Ownership Change Form within 30 days; otherwise I will be operating a stormwater treatment facility without a valid permit. I understand that the operation of a stormwater treatment facility without a valid permit is a violation of NC General Statute 143-215.1 and may result in appropriate enforcement action including the assessment of civil penalties of up to \$25,000 per day, pursuant to NCGS 143-215.6.

Signature: *[Handwritten Signature]* Date: 4/24/24

I, \_\_\_\_\_, a Notary Public for the State of \_\_\_\_\_, County of \_\_\_\_\_, do hereby certify that \_\_\_\_\_ personally appeared before me this \_\_\_ day of \_\_\_\_\_, \_\_\_\_\_, and acknowledge the due execution of the application for a stormwater permit. Witness my hand and official seal, \_\_\_\_\_



SEAL

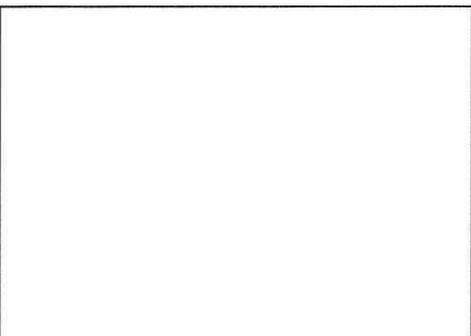
My commission expires \_\_\_\_\_

**X. APPLICANT'S CERTIFICATION**

I, (print or type name of person listed in Contact Information, item 1a) Richard C. Willis, Registered Agent, Corolla Boat Club, LLC certify that the information included on this permit application form is, to the best of my knowledge, correct and that the project will be constructed in conformance with the approved plans, that the required deed restrictions and protective covenants will be recorded, and that the proposed project complies with the requirements of the applicable stormwater rules under 15A NCAC 2H .1000 and any other applicable state stormwater requirements.

Signature: *[Handwritten Signature]* Date: 4/24/24

I, \_\_\_\_\_, a Notary Public for the State of \_\_\_\_\_, County of \_\_\_\_\_, do hereby certify that \_\_\_\_\_ personally appeared before me this \_\_\_ day of \_\_\_\_\_, \_\_\_\_\_, and acknowledge the due execution of the application for a stormwater permit. Witness my hand and official seal, \_\_\_\_\_



SEAL

My commission expires \_\_\_\_\_

# Operation & Maintenance Agreement

**Project Name:** Corolla Boat Club  
**Project Location:** Malia Drive, Corolla, Currituck Co, NC

## Cover Page

Maintenance records shall be kept on the following SCM(s). This maintenance record shall be kept in a log in a known set location. Any deficient SCM elements noted in the inspection will be corrected, repaired, or replaced immediately. These deficiencies can affect the integrity of structures, safety of the public, and the pollutant removal efficiency of the SCM(s).

The SCM(s) on this project include (check all that apply & corresponding O&M sheets will be added automatically):

Infiltration Basin	Quantity:		Location(s):	
Infiltration Trench	Quantity:		Location(s):	
Bioretention Cell	Quantity:		Location(s):	
Wet Pond	Quantity:		Location(s):	
Stormwater Wetland	Quantity:		Location(s):	
Permeable Pavement	Quantity:	1	Location(s):	Distributed throughout the parking areas
Sand Filter	Quantity:		Location(s):	
Rainwater Harvesting	Quantity:		Location(s):	
Green Roof	Quantity:		Location(s):	
Level Spreader - Filter Strip	Quantity:		Location(s):	
Proprietary System	Quantity:		Location(s):	
Treatment Swale	Quantity:		Location(s):	
Dry Pond	Quantity:		Location(s):	
Disconnected Impervious Surface	Present:	No	Location(s):	
User Defined SCM	Present:	No	Location(s):	
Low Density	Present:	Yes	Type:	Dispersed flow only

I acknowledge and agree by my signature below that I am responsible for the performance of the maintenance procedures listed for each SCM above, and attached O&M tables. I agree to notify NCDEQ of any problems with the system or prior to any changes to the system or responsible party.

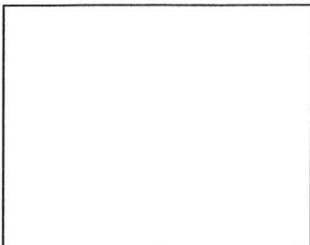
Responsible Party: Richard C. Willis  
 Title & Organization: President, Outer Banks Ventures, Inc. Registered Agent, Corolla Boat Club, LLC  
 Street address: 815E Ocean Trail 1099 Ocean Trail  
 City, state, zip: Corolla, NC 27927  
 Phone number(s): \_\_\_\_\_  
 Email: rcwillis@outerbanksventures.com

Signature: \_\_\_\_\_

Date: 4/24/24

I, \_\_\_\_\_, a Notary Public for the State of \_\_\_\_\_  
 County of \_\_\_\_\_, do hereby certify that \_\_\_\_\_  
 personally appeared before me this \_\_\_\_\_ day of \_\_\_\_\_ and  
 acknowledge the due execution of the Operations and Maintenance Agreement.

Witness my hand and official seal, \_\_\_\_\_.



Seal

My commission expires \_\_\_\_\_

**Permeable Pavement Maintenance Requirements**

Once a year, the Simple Infiltration Test shall be performed and any deficiencies in surface permeability shall be addressed.

At all times, the permeable pavement shall be kept free of:

- Debris and particulate matter through frequent blowing that removes such debris, particularly during the fall and spring.
- Piles of soil, sand, mulch, building materials or other materials that could deposit particulates on the pavement.
- Piles of snow and ice.
- Chemicals of all kinds, including deicers.

After the permeable pavement is constructed, it shall be inspected **quarterly and within 24 hours after every storm event greater than 1.0 inches (or 1.5 inches if in a Coastal County)**. Records of operation and maintenance shall be kept in a known set location and shall be available upon request.

Inspection activities shall be performed as follows. Any problems that are found shall be repaired immediately.

SCM element:	Potential problem:	How to remediate the problem:
<b>The perimeter of the permeable pavement</b>	Areas of bare soil and/or erosion gullies have formed.	Regrade the soil if necessary to remove the gully, plant ground cover and water until it is established. Provide lime and a one-time fertilizer application.
	A vegetated area drains toward the pavement.	Regrade the area so that it drains away from the pavement, then plant ground cover and water until established.
<b>The surface of the permeable pavement</b>	Trash/debris is present.	Remove the trash/debris.
	Weeds are present.	Do not pull the weeds (may pull out media as well). Spray them with a systemic herbicide such as glyphosate and then return within the week to remove them by hand. (Another option is to pour boiling water on them or steam them.)
	Sediment has accumulated on the permeable pavement surface.	Remove the sediment with a mechanical sweeper, regenerative air cleaner or vacuum truck as appropriate.
	The permeable pavement surface is rutting, cracking, slumping or otherwise damaged.	Consult an appropriate professional.
<b>Observation well</b>	Water is present more than three days after a storm event.	Clean out any clogged underdrain pipes. Consult an appropriate professional for clogged soil subgrade.
<b>Educational sign</b>	The sign is missing or damaged.	Replace the sign.
<b>The receiving water</b>	Erosion or other signs of damage have occurred at the outlet.	Repair the damage and improve the flow dissipation structure.
	Discharges from the permeable pavement are causing erosion or sedimentation in the receiving water.	Contact the local NCDEQ Regional Office.

## Low Density Maintenance Requirements

Important maintenance procedures:

- The drainage area to the vegetated conveyance or vegetated receiving area will be carefully managed to reduce the sediment load to the vegetated conveyance or vegetated receiving area.
- After the initial fertilization to establish the grass in the vegetated conveyance or the vegetated receiving area, fertilizer will not be applied to the vegetated receiving areas.

The vegetated conveyance or vegetated receiving area will be inspected **quarterly** . Records of operation and maintenance will be kept in a known set location and will be available upon request.

Inspection activities shall be performed as follows. Any problems that are found shall be repaired immediately.

SCM element:	Potential problem:	How to remediate the problem:
<b>Vegetation</b>	Vegetation is too short or too long.	Maintain grassed vegetation such that the swale or vegetated area does not erode during the peak flow from the 10-year storm
<b>Vegetated receiving areas</b>	Trash/debris is present.	Remove the trash/debris.
	Areas of bare soil and/or erosive gullies have formed.	Regrade the soil if necessary to remove the gully, and then re-sod (or plant with other appropriate species) and water until established. Provide lime and a one-time fertilizer application.
<b>The outlet device (if applicable)</b>	Clogging has occurred.	Clean out the outlet device. Dispose of the sediment off-site.
	The outlet device is damaged	Repair or replace the outlet device.
<b>The receiving water</b>	Erosion or other signs of damage have occurred at the outlet.	Repair the damage and improve the flow dissipation structure.
	Discharges from the site are causing erosion or sedimentation in the receiving water.	Contact the local NCDEQ Regional Office.

# SUPPLEMENT-EZ COVER PAGE

[FORMS LOADED](#)

## PROJECT INFORMATION

1	Project Name	Corolla Boat Club
2	Project Area (ac)	26.99
3	Coastal Wetland Area (ac)	7.52
4	Surface Water Area (ac)	1.69
5	Is this project High or Low Density?	Low
6	Does this project use an off-site SCM?	No

## COMPLIANCE WITH 02H .1003(4)

7	Width of vegetated setbacks provided (feet)	30
8	Will the vegetated setback remain vegetated?	Yes
9	If BUA is proposed in the setback, does it meet NCAC 02H.1003(4)(c-d)?	N/A
10	Is streambank stabilization proposed on this project?	No

## NUMBER AND TYPE OF SCMs:

11	Infiltration System	
12	Bioretention Cell	
13	Wet Pond	
14	Stormwater Wetland	
15	Permeable Pavement	
16	Sand Filter	
17	Rainwater Harvesting (RWH)	
18	Green Roof	
19	Level Spreader-Filter Strip (LS-FS)	
20	Disconnected Impervious Surface (DIS)	
21	Treatment Swale	
22	Dry Pond	
23	StormFilter	
24	Silva Cell	
25	Bayfilter	
26	Filterra	

[FORMS LOADED](#)

## DESIGNER CERTIFICATION

27	Name and Title:	David A. Deel, P.E.
28	Organization:	Deel Engineering, PLLC
29	Street address:	322 West Wilkinson Street
30	City, State, Zip:	Kill Devil Hills, NC 27948
31	Phone number(s):	(252)202-3803
32	Email:	dadeeleng@gmail.com

### Certification Statement:

I certify, under penalty of law that this Supplement-EZ form and all supporting information were prepared under my direction or supervision; that the information provided in the form is, to the best of my knowledge and belief, true, accurate, and complete; and that the engineering plans, specifications, operation and maintenance agreements and other supporting information are consistent with the information provided here.

### Designer



*David A. Deel*

Signature of Designer

4/23/2024

Date

# DRAINAGE AREAS

1	Is this a high density project?	No
2	If so, number of drainage areas/SCMs	0
3	Does this project have low density areas?	Yes
4	If so, number of low density drainage areas	1
5	Is all/part of this project subject to previous rule versions?	No

[FORMS LOADED](#)

DRAINAGE AREA INFORMATION		Entire Site	LD 1
4	Type of SCM	n/a	n/a
5	Total drainage area (sq ft)	1,175,504	1,175,504
6	Onsite drainage area (sq ft)	1,175,504	1,175,504
7	Offsite drainage area (sq ft)	0	0
8	Total BUA in project (sq ft)	234186 sf	234186 sf
9	New BUA on subdivided lots (subject to permitting) (sq ft)	sf	sf
10	New BUA not on subdivided lots (subject to permitting) (sf)	234186 sf	234186 sf
11	Offsite BUA (sq ft)	sf	sf
12	Breakdown of new BUA not on subdivided lots:		
	- Parking (sq ft)	110551 sf	110551 sf
	- Sidewalk (sq ft)	30225 sf	30225 sf
	- Roof (sq ft)	79770 sf	79770 sf
	- Roadway (sq ft)	sf	sf
	- Future (sq ft)	12000 sf	12000 sf
	- Other, please specify in the comment box below (sq ft)	1640 sf	1640 sf
13	New infiltrating permeable pavement on subdivided lots (sq ft)	sf	sf
14	New infiltrating permeable pavement not on subdivided lots (sq ft)	sf	sf
15	Existing BUA that will remain (not subject to permitting) (sq ft)	sf	sf
16	Existing BUA that is already permitted (sq ft)	sf	sf
17	Existing BUA that will be removed (sq ft)	sf	sf
18	Percent BUA	20%	20%
19	Design storm (inches)	1.5 in	1.5 in
20	Design volume of SCM (cu ft)	n/a	n/a
21	Calculation method for design volume	n/a	n/a

## ADDITIONAL INFORMATION

22	Please use this space to provide any additional information about the drainage area(s):
Item 12: "Other" refers to miscellaneous coverage for things like dumpster pad and pickleball court.	

# LOW DENSITY

DESIGN REQUIREMENTS FOR LOW DENSITY PROJECTS FROM 02H .1003		
1	Is project below density thresholds set forth in the applicable stormwater rule?	Yes
2	Does project maximize dispersed flow and minimize channelization of flow?	Yes
3	Has the use of piping been minimized per .1003(2)(c)?	Yes
4	Side slopes of the vegetated conveyances (H:V)	3 sf
5	Maximum velocity in the vegetated conveyances during the 10-year storm?	1.45
6	Are curb outlet swales proposed?	No
7	Maximum longitudinal slope of curb outlet swale(s) (%)	n/a
8	Bottom width of curb outlet swale(s) (feet)	n/a
9	Maximum side slope of curb outlet swale(s) (H:V)	n/a
10	Minimum length of curb outlet swale(s) (feet)	n/a
11	Are treatment swales used instead of curb outlet swales?	No
12	Is stormwater released at the edge of the setback as dispersed flow?	Yes
13	Have stormwater outlets been designed to prevent downslope erosion?	Yes
14	Are variations to rule .1003 proposed?	No
ADDITIONAL INFORMATION		
15	Please use this space to provide any additional information about this low density project:	
<p>Item #13: Please see E&amp;S Calcs in the Narrative Appendix for documentation of flow rates &amp; velocities for swales and all conveyances.</p>		

Swale #	Drainage Area (ac)	BUA (ac)	Pervious area (ac)	C	Q (cfs)	Slope (%)	V <sub>allow</sub> (fps)	V <sub>actual</sub> (fps)	Flow depth (ft)
1									
2									
3									
4									
5									
6									
7									
8									
9									
10									
11									
12									
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NORTH CAROLINA  
*Environmental Quality*

ROY COOPER

*Governor*

ELIZABETH S. BISER

*Secretary*

RICHARD E. ROGERS, JR.

*Director*

July 25, 2022

Currituck County  
Planning and Community Development  
153 Courthouse Road, Suite 110  
Currituck, North Carolina 27929

RE: Wastewater Service  
Monteray Shores - Phase 10 Project (4596 Monteray Sewer Allocation)  
Corolla - Currituck County

Dear Currituck County:

Carolina Water Service of North Carolina holds permit Number WQ0009772 allowing for the continued operation of the Monteray Shores wastewater treatment and disposal system. The subject treatment system permit is in effect through October 31, 2026 and can be renewed and reissued. At this time, there are no significant compliance or flow capacity issues related to the operation of the Monteray Shores wastewater facility. As such, wastewater management needs generated through the referenced project (restaurant, boat slips, and residences) have potential to be served through the Monteray Shores WWTP based on a cursory review of available information.

Please note that the above position is based on a preliminary review of Monteray Shores' operational status. A final determination regarding the feasibility of directing flow from the subject project to Monteray Shores would not be made until review of a sewer extension permit application package is performed. All conditions and requirements for issuance of a sewer system extension permit must be satisfied to enable approval of such permit. No part of a sewer collection system shall be constructed without first obtaining required permits.

This letter does not commit or obligate Carolina Water Service of North Carolina to provide sewer service for the subject project, nor does it obligate the Division of Water Resources to issue related sewer system permits for the project.

A copy of the Monteray Shores WWTP permit is attached for reference.



North Carolina Department of Environmental Quality | Division of Water Resources

Washington Regional Office | 943 Washington Square Mall  
Washington, North Carolina 27889

252-946-6481

Should you have any questions concerning this matter, please contact me at 252-948-3939 or at [david.may@ncdenr.gov](mailto:david.may@ncdenr.gov).

Sincerely,

*David May*

David May, L.G., Supervisor  
Water Quality Regional Operations Section  
Division of Water Resources  
Washington Regional Office

Attachment: Monterey Shores WWTP Permit (No. WQ0009772)

cc: Carolina Water Service of NC – electronic copy via e-mail



North Carolina Department of Environmental Quality | Division of Water Resources  
Washington Regional Office | 943 Washington Square Mall  
Washington, North Carolina 27889  
252-948-3939



## Carolina Water Service of North Carolina™

September 26, 2023

Re: Monterey Shores Phase 10, OBV  
Corolla, Currituck County NC

To Whom It May Concern,

Carolina Water Service of North Carolina (“CWSNC”) provides water and sanitary sewer service to the Monterey and Corolla Light Community which encompass the above referenced property. CWSNC is a franchised and regulated public utility company in the state of North Carolina.

CWSNC is willing and able to provide sanitary sewer utility needs for the above referenced property with a capacity not to exceed 32,150 gallons.

If you should have any questions, please do not hesitate to call me at 704-319-0523 or by email at [Tony.Konsul@carolinawaterservicenc.com](mailto:Tony.Konsul@carolinawaterservicenc.com).

Thank you in advance for your attention.

Sincerely,

Tony Konsul  
Director, State Operations



# Major Stormwater Plan Form SW-002

## Review Process

### Contact Information

Currituck County  
Planning and Community Development  
153 Courthouse Road, Suite 110  
Currituck, NC 27929

Phone: 252.232.3055  
Fax: 252.232.3026

Website: <http://www.co.currituck.nc.us/planning-community-development.cfm>

Currituck County  
Engineering Department  
153 Courthouse Road, Suite 302  
Currituck, NC 27929

Phone: 252.232.6035

### General

Major stormwater plan approval is required for:

- Major subdivisions.
- Major site plans - development or expansion on a nonresidential, multi-family, or mixed use lot by 5,000 square feet or more of impervious coverage or resulting in 10% or more total impervious coverage.

### Step 1: Application Submittal

The applicant must submit a complete application packet consisting of the following:

- Completed Currituck County Minor Stormwater Plan Form SW-002 (unless submitting a major subdivision or major site plan).
- Completed Rational Method Form SW-003 or NRCS Method Form SW-004.
- Stormwater management plan drawn to scale. The plan shall include the items listed in the major stormwater plan design standards checklist.
- Alternative stormwater runoff storage analysis and/or downstream drainage capacity analysis, if applicable.
- NCDENR permit applications, if applicable.
- Number of Copies Submitted:
  - 3 Copies of required plans
  - 3 Hard copies of ALL documents
  - 1 PDF digital copy (ex. Compact Disk – e-mail not acceptable) of all plans AND documents.

On receiving an application, staff shall determine whether the application is complete or incomplete. A complete application contains all the information and materials listed above, and is in sufficient detail to evaluate and determine whether it complies with appropriate review standards. An application for major stormwater plan must be submitted and approved prior altering an existing drainage system, performing any land disturbing activity or, before construction documents are approved.

### Step 2: Staff Review and Action

Once an application is determined complete staff shall approve, approve subject to conditions or disapprove the application.



# Major Stormwater Plan Form SW-002

**OFFICIAL USE ONLY:**

Permit Number: \_\_\_\_\_  
Date Filed: \_\_\_\_\_  
Date Approved: \_\_\_\_\_

**Contact Information**

**APPLICANT:**

Name: Corolla Boat Club, LLC  
Address: PO Box 549  
Corolla, NC 27927  
Telephone: 252-453-4198  
E-Mail Address: rcwillis@outerbanksventures, Inc.

**PROPERTY OWNER:**

Name: Same  
Address: \_\_\_\_\_  
Telephone: \_\_\_\_\_  
E-Mail Address: \_\_\_\_\_

**Property Information**

Physical Street Address: Malia Drive  
Parcel Identification Number(s): 0116-000-0010-0000  
FEMA Flood Zone Designation: AE(3) & Shaded X

**Request**

Project Description: Mixed Use (Commercial & Residential)  
Total land disturbance activity: 548,850 sf      Calculated volume of BMPs: N/A sf  
Maximum lot coverage: ~~XXXXX~~ 282,687 sf      Proposed lot coverage: ~~XXXXX~~ 205,428sf

**TYPE OF REQUEST**

- Major subdivision (10-year, 24-hour rate)
- Major site plan (5-year, 24-hour rate)

**METHOD USED TO CALCULATE PEAK DISCHARGE**

- Rational Method
- NRCS Method (TR-55 and TR-20)
- Simple volume calculation for small sites (less than 10 acres)
- Alternative stormwater runoff storage analysis
- Downstream drainage capacity analysis

I hereby authorize county officials to enter my property for purposes of determining compliance. All information submitted and required as part of this process shall become public record.

*Russ Meyer*  
Property Owner(s)/Applicant

4/24/24  
Date

**Major Stormwater Plan Design Standards Checklist**

The table below depicts the design standards of the major stormwater plan application. Please make sure to include all applicable listed items to ensure all appropriate standards are reviewed.

**Major Stormwater Plan  
Design Standards Checklist**

Date Received: \_\_\_\_\_

Project Name: Corolla Boat Club

Applicant/Property Owner: Corolla Boat Club, LLC

<b>Minor Stormwater Plan Design Standards Checklist</b>	
<b>General</b>	
1	Property owner name and address.
2	Site address and parcel identification number.
3	North arrow and scale to be 1" = 100' or larger.
<b>Site Features</b>	
4	Scaled drawing showing existing and proposed site features: Property lines with dimensions, acreage, streets, easements, structures (dimensions and square footage), fences, bulkheads, septic area (active and repair), utilities, vehicular use areas, driveways, and sidewalks.
5	Approximate location of all designated Areas of Environmental Concern (AEC) or other such areas which are environmentally sensitive on the property, such as Maritime Forest, CAMA, 404, or 401 wetlands as defined by the appropriate agency.
6	Existing and proposed ground elevations shown in one foot intervals. All elevation changes within the past six months shall be shown on the plan.
8	Limits of all proposed fill, including the toe of fill slope and purpose of fill.
9	Square footage of all existing and proposed impervious areas (structures, sidewalks, walkways, vehicular use areas regardless of surface material), including a description of surface materials.
10	Existing and proposed drainage patterns, including direction of flow.
11	Location, capacity, design plans (detention, retention, infiltration), and design discharge of existing and proposed stormwater management features.
12	Elevation of the seasonal high water level as determined by a licensed soil scientist.
13	Plant selection.
<b>Permits and Other Documentation</b>	
14	NCDENR stormwater permit application (if 10,000sf or more of built upon area).
15	NCDENR erosion and sedimentation control permit application (if one acre or more of land disturbance).
16	NCDENR coastal area management act permit application, if applicable.
17	Stormwater management narrative with supporting calculations.
18	Rational Method Form SW-003 or NRCS Method Form SW-004
19	Alternative stormwater runoff storage analysis and/or downstream drainage capacity analysis, if applicable
20	Design spreadsheets for all BMPs ( <i>Appendix F – Currituck County Stormwater Manual</i> ).
21	Detailed maintenance plan for all proposed BMPs.

Certificate	
22	<p>The major stormwater plan shall contain the following certificate:</p> <p>I, <u>Richard Willes</u>, owner/agent hereby certify the information included on this and attached pages is true and correct to the best of my knowledge.</p> <p>On the plan entitled _____, stormwater drainage improvements shall be installed according to these plans and specifications and approved by Currituck County. Yearly inspections are required as part of the stormwater plan. The owner is responsible for all maintenance required. Currituck County assumes no responsibility for the design, maintenance, or performance of the stormwater improvements.</p> <p>Date: <u>4/27/04</u> Owner/Agent: <u>[Signature]</u></p>

**Major Stormwater Plan Submittal Checklist**

Staff will use the following checklist to determine the completeness of your application. Please make sure all of the listed items are included. Staff shall not process an application for further review until it is determined to be complete.

**Major Stormwater Plan Form SW-002  
Submittal Checklist**

Date Received: \_\_\_\_\_

Project Name: \_\_\_\_\_

Applicant/Property Owner: [Signature] Manager

Major Stormwater Plan Form SW-002 Submittal Checklist		
1	Completed Major Stormwater Plan Form SW-002	X
2	Completed Rational Method Form SW-003 or NRCS Method Form SW-004	X
3	Stormwater plan	X
4	NCDENR permit applications, if applicable	X
5	3 copies of plans	X
6	3 hard copies of ALL documents	X
7	1 PDF digital copy of all plans AND documents (ex. Compact Disk – e-mail not acceptable)	X

Comments

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

**Certificate**

22 The major stormwater plan shall contain the following certificate:

I, Richard Mills, owner/agent hereby certify the information included on this and attached pages is true and correct to the best of my knowledge.

On the plan entitled \_\_\_\_\_, stormwater drainage improvements shall be installed according to these plans and specifications and approved by Currituck County. Yearly inspections are required as part of the stormwater plan. The owner is responsible for all maintenance required. Currituck County assumes no responsibility for the design, maintenance, or performance of the stormwater improvements.

Date: 4/24/24 Owner/Agent: [Signature]

**Major Stormwater Plan Submittal Checklist**

Staff will use the following checklist to determine the completeness of your application. Please make sure all of the listed items are included. Staff shall not process an application for further review until it is determined to be complete.

**Major Stormwater Plan Form SW-002 Submittal Checklist**

Date Received: \_\_\_\_\_

Project Name: Corolla Boat Club

Applicant/Property Owner: Outer Banks Ventures, Inc.

Major Stormwater Plan Form SW-002 Submittal Checklist	
1	Completed Major Stormwater Plan Form SW-002
2	Completed Rational Method Form SW-003 or NRCS Method Form SW-004
3	Stormwater plan
4	NCDENR permit applications, if applicable
5	3 copies of plans
6	3 hard copies of ALL documents
7	1 PDF digital copy of all plans AND documents (ex. Compact Disk – e-mail not acceptable)

**Comments**

\_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

DEPARTMENT OF TRANSPORTATION  
-AND-  
Corolla Boat Club, LLC

THREE PARTY RIGHT OF WAY  
ENCROACHMENT AGREEMENT ON  
PRIMARY AND SECONDARY SYSTEM

-AND-  
Currituck County

THIS AGREEMENT, made and entered into this the 24 day of April, 20 24, by and between the Department of Transportation, party of the first part; and Corolla Boat Club, LLC party of the second part; and Currituck County party of the third part,

WITNESSETH

THAT WHEREAS, the party of the second part desires to encroach on the right of way of the public road designated as Route(s) NC 12, located 0.12 miles north of Albemore Straer (SR 1402)

with the construction and/or erection of: waterline improvements

WHEREAS, it is to the material advantage of the party of the second part to effect this encroachment, and the party of the first part in the exercise of authority conferred upon it by statute, is willing to permit the encroachment within the limits of the right of way as indicated, subject to the conditions of this agreement;

NOW, THEREFORE, IT IS AGREED that the party of the first part hereby grants to the party of the second part the right and privilege to make this encroachment as shown on attached plan sheet(s), specifications and special provisions which are made a part hereof upon the following conditions, to wit:

That the installation, operation, and maintenance of the above described facility will be accomplished in accordance with the party of the first part's latest UTILITIES ACCOMMODATIONS MANUAL, and such revisions and amendments thereto as may be in effect at the date of this agreement. Information as to these policies and procedures may be obtained from the Division Engineer or State Utilities Manager of the party of the first part.

That the said party of the second part binds and obligates himself to install and maintain the encroaching facility in such safe and proper condition that it will not interfere with or endanger travel upon said highway, nor obstruct nor interfere with the proper maintenance thereof, to reimburse the party of the first part for the cost incurred for any repairs or maintenance to its roadways and structures necessary due to installation and existence of the facilities of the party of the second part, and if at any time the party of the first part shall require the removal of or changes in the location of the said facilities, that the said party of the second part binds himself, his successors and assigns, to promptly remove or alter the said facilities, in order to conform to the said requirement, without any cost to the party of the first part.

That the party of the second part agrees to provide during construction and any subsequent maintenance proper signs, signal lights, flagmen and other warning devices for the protection of traffic in conformance with the latest Manual on Uniform Traffic Control Devices for Streets and Highways and Amendments or Supplements thereto. Information as to the above rules and regulations may be obtained from the Division Engineer of the party of the first.

That the party of the second part hereby agrees to indemnify and save harmless the party of the first part from all damages and claims for damage that may arise by reason of the installation and maintenance of this encroachment.

That the party of the second part agrees to restore all areas disturbed during installation and maintenance to the satisfaction of the Division Engineer of the party of the first part. The party of the second part agrees to exercise every reasonable precaution during construction and maintenance to prevent eroding of soil; silting or pollution of rivers, streams, lakes, reservoirs, other water impoundments, ground surfaces or other property; or pollution of the air. There shall be compliance with applicable rules and regulations of the North Carolina Division of Environmental Management, North Carolina Sedimentation Control Commission, and with ordinances and regulations of various counties, municipalities and other official agencies relating to pollution prevention and control. When any installation or maintenance operation disturbs the ground surface and existing ground cover, the party of the second part agrees to remove and replace the sod or otherwise reestablish the grass cover to meet the satisfaction of the Division Engineer of the party of the first part.

That the party of the second part agrees to assume the actual cost of any inspection of the work considered to be necessary by the Division Engineer of the party of the first part.

That the party of the second part agrees to have available at the construction site, at all times during construction, a copy of this agreement showing evidence of approval by the party of the first part. The party of the first part reserves the right to stop all work unless evidence of approval can be shown.

Provided the work contained in this agreement is being performed on a completed highway open to traffic; the party of the second part agrees to give written notice to the Division Engineer of the party of the first part when all work contained herein has been completed. Unless specifically requested by the party of the first part, written notice of completion of work on highway projects under construction will not be required.

That in the case of noncompliance with the terms of this agreement by the party of the second part, the party of the first part reserves the right to stop all work until the facility has been brought into compliance or removed from the right of way at no cost to the party of the first part.

That it is agreed by both parties that this agreement shall become void if actual construction of the work contemplated herein is not begun within one (1) year from the date of authorization by the party of the first part unless written waiver is secured by the party of the second part from the party of the first part.

During the performance of this contract, the second party, for itself, its assignees and successors in interest (hereinafter referred to as the "contractor"), agrees as follows:

- a. Compliance with Regulations: The contractor shall comply with the Regulations relative to nondiscrimination in Federally-assisted programs of the U. S. Department of Transportation, Title 49, Code of Federal Regulations, Part 21, as they may be amended from time to time, (hereinafter referred to as the Regulations), which are herein incorporated by reference and made a part of this contract.
- b. Nondiscrimination: The contractor, with regard to the work performed by it during the contract, shall not discriminate on the grounds of race, color, or national origin in the selection and retention of subcontractors, including procurements of materials and leases of equipment. The contractor shall not participate either directly or indirectly in the discrimination prohibited by Section 21.5 of the Regulations, including employment practices when the contract covers a program set forth in Appendix B of the Regulations.
- c. Solicitations for Subcontracts, including Procurements of Materials and Equipment: In all solicitations either by competitive bidding or negotiation made by the contractor for work to be performed under a subcontract, including procurements of materials or leases of equipment, each potential subcontractor or supplier shall be notified by the contractor of the contractor's obligations under this contract and the Regulations relative to nondiscrimination on the grounds of race, color, or national origin.
- d. Information and Reports: The contractor shall provide all information and reports required by the Regulations, or directives issued pursuant thereto, and shall permit access to its books, records, accounts, other sources of information, and its facilities as may be determined by the Department of Transportation or the Federal Highway Administration to be pertinent to ascertain compliance with such Regulations or directives. Where any information required of a contractor is in the exclusive possession of another who fails or refuses to furnish this information, the contractor shall so certify to the Department of Transportation, or the Federal Highway Administration as appropriate, and shall set forth what efforts it has made to obtain the information.
- e. Sanctions for Noncompliance: In the event of the contractor's noncompliance with the nondiscrimination provisions of this contract, the Department of Transportation shall impose such contract sanctions as it or the Federal Highway Administration may determine to be appropriate, including, but not limited to,
  - (1) withholding of payments to the contractor under the contract until the contractor complies, and/or
  - (2) cancellation, termination or suspension of the contract, in whole or in part.
- f. Incorporation of Provisions: The contractor shall include the provisions of paragraphs "a" through "f" in every subcontract, including procurements of materials and leases of equipment, unless exempt by the Regulations, or directives issued pursuant thereto. The contractor shall take such action with respect to any subcontract or procurement as the Department of Transportation or the Federal Highway Administration may direct as a means of enforcing such provisions including sanctions for noncompliance: Provided, however, that, in the event a contractor becomes involved in, or is threatened with, litigation with a subcontractor or supplier as a result of such direction, the contractor may request the Department of Transportation to enter into such litigation to protect the interests of the State, and, in addition, the contractor may request the United States to enter into such litigation to protect the interests of the United States.

That when title to the subject that constitutes the aforesaid encroachment passes from the party of the second part and vests in the party of the third part, the party of the third part agrees to assume all responsibilities and rights and to perform all obligations as agreed to herein by the party of the second part.

R/W (166) : Party of the Second Part certifies that this agreement is true and accurate copy of the form R/W (166) incorporating all revisions to date.

IN WITNESS WHEREOF, each of the parties to this agreement has caused the same to be executed the day and year first above written.

DEPARTMENT OF TRANSPORTATION

BY: \_\_\_\_\_  
DIVISION ENGINEER

WITNESS:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Corolla Boat Club, LLC  
\_\_\_\_\_  
\_\_\_\_\_

Second Party

WITNESS:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Currituck County  
\_\_\_\_\_  
\_\_\_\_\_

Third Party

DEPARTMENT OF TRANSPORTATION

RIGHT OF WAY ENCROACHMENT AGREEMENT

-AND-

PRIMARY AND SECONDARY HIGHWAYS

Corolla Boat Club, LLC

PO Box 549

Corolla, NC 27927

THIS AGREEMENT, made and entered into this 22 day of March 20 24 by and between the Department the of Transportation, party of the first part; and Corolla Boat Club, LLC.

party of the second part,

WITNESSETH

THAT WHEREAS, the party of the second part desires to encroach on the right of way of the public road designated as Route(s) Nc 12, located 0.12 miles north of Albacore Street (SR 1402)

with the construction and/or erection of: Roadway Improvements & sidewalks

WHEREAS, it is to the material advantage of the party of the second part to effect this encroachment, and the party of the first part in the exercise of authority conferred upon it by statute, is willing to permit the encroachment within the limits of the right of way as indicated, subject to the conditions of this agreement;

NOW, THEREFORE, IT IS AGREED that the party of the first part hereby grants to the party of the second part the right and privilege to make this encroachment as shown on attached plan sheet(s), specifications and special provisions which are made a part hereof upon the following conditions, to wit:

That the installation, operation, and maintenance of the above described facility will be accomplished in accordance with the party of the first part's latest POLICIES AND PROCEDURES FOR ACCOMMODATING UTILITIES ON HIGHWAY RIGHTS-OF-WAY, and such revisions and amendments thereto as may be in effect at the date of this agreement. Information as to these policies and procedures may be obtained from the Division Engineer or State Utility Agent of the party of the first part.

That the said party of the second part binds and obligates himself to install and maintain the encroaching facility in such safe and proper condition that it will not interfere with or endanger travel upon said highway, nor obstruct nor interfere with the proper maintenance thereof, to reimburse the party of the first part for the cost incurred for any repairs or maintenance to its roadways and structures necessary due to the installation and existence of the facilities of the party of the second part, and if at any time the party of the first part shall require the removal of or changes in the location of the said facilities, that the said party of the second part binds himself, his successors and assigns, to promptly remove or alter the said facilities, in order to conform to the said requirement, without any cost to the party of the first part.

That the party of the second part agrees to provide during construction and any subsequent maintenance proper signs, signal lights, flagmen and other warning devices for the protection of traffic in conformance with the latest Manual on Uniform Traffic Control Devices for Streets and Highways and Amendments or Supplements thereto. Information as to the above rules and regulations may be obtained from the Division Engineer of the party of the first part.

That the party of the second part hereby agrees to indemnify and save harmless the party of the first part from all damages and claims for damage that may arise by reason of the installation and maintenance of this encroachment.

That the party of the second part agrees to restore all areas disturbed during installation and maintenance to the satisfaction of the Division Engineer of the party of the first part. The party of the second part agrees to exercise every reasonable precaution during construction and maintenance to prevent eroding of soil; silt or pollution of rivers, streams, lakes, reservoirs, other water impoundments, ground surfaces or other property; or pollution of the air. There shall be compliance with applicable rules and regulations of the North Carolina Division of Environmental Management, North Carolina Sedimentation Control Commission, and with ordinances and regulations of various counties, municipalities and other official agencies relating to pollution prevention and control. When any installation or maintenance operation disturbs the ground surface and existing ground cover, the party of the second part agrees to remove and replace the sod or otherwise reestablish the grass cover to meet the satisfaction of the Division Engineer of the party of the first part.

That the party of the second part agrees to assume the actual cost of any inspection of the work considered to be necessary by the Division Engineer of the party of the first part.

That the party of the second part agrees to have available at the construction site, at all times during construction, a copy of this agreement showing evidence of approval by the party of the first part. The party of the first part reserves the right to stop all work unless evidence of approval can be shown.

Provided the work contained in this agreement is being performed on a completed highway open to traffic; the party of the second part agrees to give written notice to the Division Engineer of the party of the first part when all work contained herein has been completed. Unless specifically requested by the party of the first part, written notice of completion of work on highway projects under construction will not be required.

That in the case of noncompliance with the terms of this agreement by the party of the second part, the party of the first part reserves the right to stop all work until the facility has been brought into compliance or removed from the right of way at no cost to the party of the first part.

That it is agreed by both parties that this agreement shall become void if actual construction of the work contemplated herein is not begun within one (1) year from the date of authorization by the party of the first part unless written waiver is secured by the party of the second part from the party of the first part.

During the performance of this contract, the second party, for itself, its assigns and successors in interest (hereinafter referred to as the "contractor"), agrees as follows:

- a. Compliance with Regulations: The contractor shall comply with the Regulations relative to nondiscrimination in Federally-assisted programs of the U. S. Department of Transportation, Title 49, Code of Federal Regulations, Part 21, as they may be amended from time to time, (hereinafter referred to as the Regulations), which are herein incorporated by reference and made a part of this contract.

- b. Nondiscrimination: The contractor, with regard to the work performed by it during the contract, shall not discriminate on the grounds of race, color, or national origin in the selection and retention of subcontractors, including procurements of materials and leases of equipment. The contractor shall not participate either directly or indirectly in the discrimination prohibited by Section 21.5 of the Regulations, including employment practices when the contract covers a program set forth in Appendix B of the Regulations.
- c. Solicitations for Subcontracts, including Procurements of Materials and Equipment: In all solicitations either by competitive bidding or negotiation made by the contractor for work to be performed under a subcontract, including procurements of materials or leases of equipment, each potential subcontractor or supplier shall be notified by the contractor of the contractor's obligations under this contract and the Regulations relative to nondiscrimination on the grounds of race, color, or national origin.
- d. Information and Reports: The contractor shall provide all information and reports required by the Regulations, or directives issued pursuant thereto, and shall permit access to its books, records, accounts, other sources of information, and its facilities as may be determined by the Department of Transportation or the Federal Highway Administration to be pertinent to ascertain compliance with such Regulations or directives. Where any information required of a contractor is in the exclusive possession of another who fails or refuses to furnish this information, the contractor shall so certify to the Department of Transportation, or the Federal Highway Administration as appropriate, and shall set forth what efforts it has made to obtain the information.
- e. Sanctions for Noncompliance: In the event of the contractor's noncompliance with the nondiscrimination provisions of this contract, the Department of Transportation shall impose such contract sanctions as it or the Federal Highway Administration may determine to be appropriate, including, but not limited to,
  - (1) withholding of payments to the contractor under the contract until the contractor complies, and/or
  - (2) cancellation, termination or suspension of the contract, in whole or in part.
- f. Incorporation of Provisions: The contractor shall include the provisions of paragraphs "a" through "f" in every subcontract, including procurements of materials and leases of equipment, unless exempt by the Regulations, or directives issued pursuant thereto. The contractor shall take such action with respect to any subcontract or procurement as the Department of Transportation or the Federal Highway Administration may direct as a means of enforcing such provisions including sanctions for noncompliance: Provided, however, that, in the event a contractor becomes involved in, or is threatened with, litigation with a subcontractor or supplier as a result of such direction, the contractor may request the Department of Transportation to enter into such litigation to protect the interests of the State, and, in addition, the contractor may request the United States to enter into such litigation to protect the interests of the United States.

R/W (161) : Party of the Second Part certifies that this agreement is true and accurate copy of the form R/W (161) incorporating all revisions to date.

IN WITNESS WHEREOF, each of the parties to this agreement has caused the same to be executed the day and year first above written.

DEPARTMENT OF TRANSPORTATION

BY: \_\_\_\_\_  
DIVISION ENGINEER

ATTEST OR WITNESS:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Corolla Boat Club, LLC  
\_\_\_\_\_  
\_\_\_\_\_

Second Party

INSTRUCTIONS

When the applicant is a corporation or a municipality, this agreement must have the corporate seal and be attested by the corporation secretary or by the empowered city official, unless a waiver of corporate seal and attestation by the secretary or by the empowered City official is on file in the Raleigh office of the Manager of Right of Way. In the space provided in this agreement for execution, the name of the corporation or municipality shall be typed above the name, and title of all persons signing the agreement should be typed directly below their signature.

When the applicant is not a corporation, then his signature must be witnessed by one person. The address should be included in this agreement and the names of all persons signing the agreement should be typed directly below their signature.

This agreement must be accompanied, in the form of an attachment, by plans or drawings showing the following applicable information:

1. All roadways and ramps.
2. Right of way lines and where applicable, the control of access lines.
3. Location of the existing and/or proposed encroachment.
4. Length, size and type of encroachment.
5. Method of installation.
6. Dimensions showing the distance from the encroachment to edge of pavement, shoulders, etc.
7. Location by highway survey station number. If station number cannot be obtained, location should be shown by distance from some identifiable point, such as a bridge, road, intersection, etc. (To assist in preparation of the encroachment plan, the Department's roadway plans may be seen at the various Highway Division Offices, or at the Raleigh office.)
8. Drainage structures or bridges if affected by encroachment (show vertical and horizontal dimensions from encroachment to nearest part of structure).
9. Method of attachment to drainage structures or bridges.
10. Manhole design.
11. On underground utilities, the depth of bury under all traveled lanes, shoulders, ditches, sidewalks, etc.
12. Length, size and type of encasement where required.
13. On underground crossings, notation as to method of crossing - boring and jacking, open cut, etc.
14. Location of vents.

GENERAL REQUIREMENTS

1. Any attachment to a bridge or other drainage structure must be approved by the Head of Structure Design in Raleigh prior to submission of encroachment agreement to the Division Engineer.
2. All crossings should be as near as possible normal to the centerline of the highway.
3. Minimum vertical clearances of overhead wires and cables above all roadways must conform to clearances set out in the National Electric Safety Code.
4. Encasements shall extend from ditch line to ditch line in cut sections and 5' beyond toe of slopes in fill sections.
5. All vents should be extended to the right of way line or as otherwise required by the Department.
6. All pipe encasements as to material and strength shall meet the standards and specifications of the Department.
7. Any special provisions or specifications as to the performance of the work or the method of construction that may be required by the Department must be shown on a separate sheet attached to encroachment agreement provided that such information cannot be shown on plans or drawings.

8. The Department's Division Engineer should be given notice by the applicant prior to actual starting of installation included in this agreement.