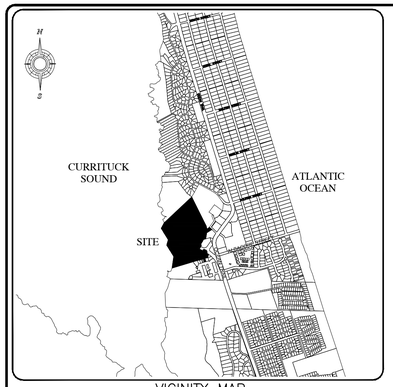
MAJOR SITE PLAN FOR

COROLLA BOAT CLUB

MONTERAY SHORES PHASE 10

PRE-DEVELOPMENT EARTHWORK

POPLAR BRANCH TOWNSHIP CURRITUCK COUNTY NORTH CAROLINA



VICINITY MAP
SCALE: 1" = 1000'

GENERAL NOTES:

1. PROJECT NAME: COROLLA BOAT CLUB

2. OWNER/APPLICANT: COROLLA BOAT CLUB, LLC.
P.O. BOX 549
COROLLA, NC 27927

3. PROPERTY DATA:
DESCRIPTION: LOTS 1, 2 & 3 OUTER BANKS VENTURES EXEMPT DIVISION
ADDRESS: MALIA DRIVE, COROLLA, NC
PIN: 0116-000-010A-0000, 0116-000-010B-0000, 0116-000-010C-0000
RECORD DOCUMENT(S): DB:1759, PG:448; PC:R, SL:372
PROPERTY ZONING: SFO-PUD

4. F.I.R.M. DATA:
THE PROPERTY CONTAINS ZONES X, SHADED X, AE (3), AE (4), AE (5) AND AE (6) PER F.E.M.A. F.I.R.M. MAP NUMBER 3721803200 K, EFFECTIVE DATE DECEMBER 21, 2018. USE OF LAND WITHIN A FLOODWAY OR FLOOD PLAIN IS SUBSTANTIALLY RESTRICTED BY CHAPTER 7 OF THE CURRITUCK COUNTY UNIFIED DEVELOPMENT ORDINANCE.

5. THIS PROPERTY CONTAINS CAMA AND "404' JURISDICTIONAL WETLANDS AS SHOWN AND CONFIRMED BY CAMA AND U.S.A.C.O.E. APPROVALS FROM U.S.A.C.O.E., CAMA OR NCDEQ MAY BE REQUIRED PRIOR TO DEVELOPMENT OF THE PROPERTY.

6. SECTION 7.6.5 OF THE CURRITUCK U.D.O. SUBSTANTIALLY RESTRICTS DEVELOPMENT WITHIN A 30' RIPARIAN BUFFER TO CERTAIN WETLANDS.

7. EXISTING CONDITION INFORMATION BASED ON A COMBINATION OF THE FOLLOWING:
   - 2022 AERIAL IMAGERY OBTAINED FROM NCONEMAP.COM
   - FIELD TOPOGRAPHIC SURVEY DATA BY BISSELL PROFESSIONAL GROUP.
   - ELEVATIONS ARE REFERENCED TO NAVD 1988 VERTICAL DATUM.
   - WATER DEPTHS PER PLAN TITLED "WATER DEPTH SURVEY/CAMA FEASE" BY QUIBLE AND ASSOCIATES

8. COROLLA BOAT CLUB IS A PROPOSED MIXED USE DEVELOPMENT CURRENTLY IN THE CONSTRUCTION ENGINEERING STAGE OF DESIGN AND PERMITTING. THIS PLAN INCLUDES EROSION AND SEDIMENT CONTROL MEASURES TO SUPPORT PROPOSED EXCAVATION AND FILL ACTIVITIES RELATED TO PREPARATION OF THE SITE. IN AN EFFORT TO BEGIN CONSTRUCTION SOONER, THE DEVELOPER DESIRES TO BEGIN EXCAVATING PROPOSED POND IMPROVEMENTS AND UTILIZING THE MATERIALS TO FILL AND PREPARE FUTURE ROADWAY AND BUILDING SITES. NO IMPERVIOUS OR UTILITY IMPROVEMENTS ARE PROPOSED, ONLY EARTHWORK AS DETAILED IN THIS PLAN. TOTAL PROPOSED DISTURBED AREA ASSOCIATED WITH THIS PLAN IS 15 ACRES.

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One-Call Center Inc.
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Know what's below
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Sheet List Table

PLAN LEGEND	
	ROADWAY CENTERLINE
	RIGHT-OF-WAY
	PROPERTY BOUNDARY
	ADJOINING PROPERTY LINE
	EXISTING DITCH CENTERLINE
	EXISTING DITCH TOP OF BANK
	EXISTING WETLANDS
	30' UNDISTURBED BUFFER (COUNTY)
	PROPOSED SWALE W/ FLOW ARROW
	PROPOSED SWALE HIGH POINT
	EXISTING DITCH TO BE FILLED
FEMA FEMA	FEMA BOUNDARY LINE
6	EXISTING GRADE CONTOUR
6	PROPOSED GRADE CONTOUR
X 0.00	EXISTING SPOT GRADE
•0.00	PROPOSED SPOT GRADE
	EXISTING CULVERT
	PROPOSED CULVERT
D	PROPOSED DRAINAGE STRUCTURE
	PROPOSED LIMITS OF DISTURBANCE
	PROPOSED SILT FENCE
	PROPOSED STABILIZED CONSTRUCTION ENTRANCE
	PROPOSED TEMPORARY CHECK DAM

SURVEY LEGEND	
SCM	SET CONCRETE MONUMENT
ECM	EXISTING CONCRETE MONUMENT
SIR	SET IRON ROD
EIR	EXISTING IRON ROD
EIP	EXISTING IRON PIPE
CP	CALCULATED POINT
M.B.L.	MAXIMUM BUILDING LIMIT
N.T.S.	NOT TO SCALE
P.C.	PLAT CABINET
D.B.	DEED BOOK
SL	SLIDE
SF	SQUARE FEET
AC	ACRES

NOTE:
EXISTING SITE INFORMATION DESCRIBED HEREON IS BELIEVED TO BE ACCURATE, HOWEVER, BPG INC. MAKES NO WARRANTY AS TO THE ACCURACY. IT IS THE CONTRACTORS RESPONSIBILITY TO VERIFY THIS INFORMATION BEFORE RELYING ON IT. THE CONTENT OF THESE DOCUMENTS MAY ALSO INCLUDE TECHNICAL INACCURACIES OR TYPOGRAPHICAL ERRORS. IF SUCH CONDITIONS EXIST, THE CONTRACTOR SHALL CONSULT WITH THE ENGINEER PRIOR TO PROCEEDING WITH THE SCHEDULED WORK AND MAY CONTINUE AFTER AN AUTHORIZATION TO PROCEED HAS BEEN GRANTED.

Bissell Professional Group
Finley A. Bissell, II, PE
3512 North Croatan Highway
Kitty Hawk, North Carolina 27949
(252) 261-3266
FAX (252) 261-1760

BISSELL PROFESSIONAL GROUP
Engineers, Planners, Surveyors and Environmental Specialists

COVER SHEET, DEVELOPMENT NOTES & SITE LOCATION

PROJECT: COROLLA BOAT CLUB (MONTERAY SHORES PHASE 10)
POPLAR BRANCH TOWNSHIP CURRITUCK COUNTY NORTH CAROLINA

MAJOR SITE PLAN

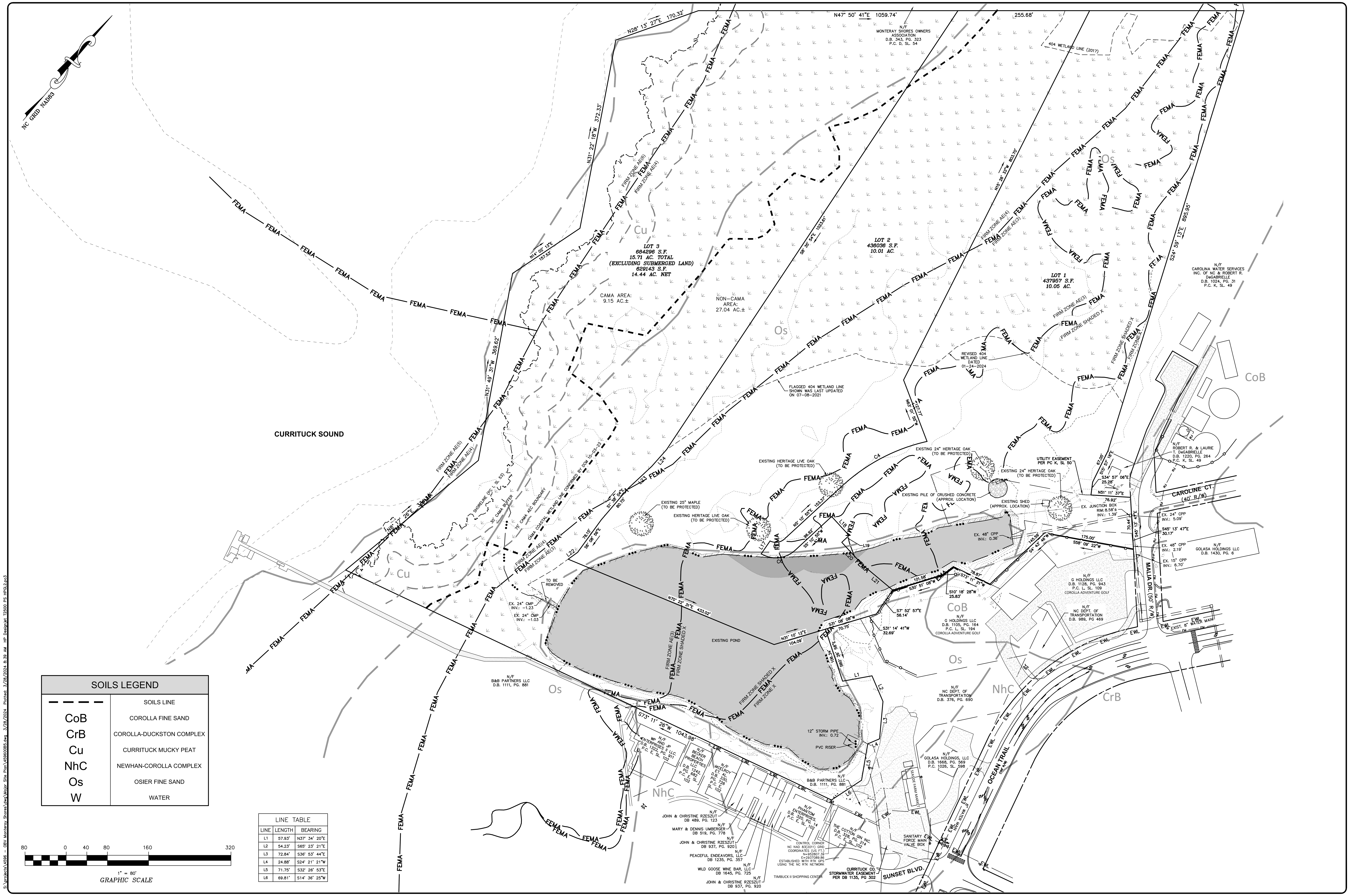
REVISIONS

NO.	DATE	DESCRIPTION	BY

PRELIMINARY
DO NOT USE FOR CONSTRUCTION

DATE: 3-27-24
SCALE: N/A
DESIGNED: BPG
CHECKED: MSB
DRAWN: DMK
APPROVED: BPG
SHEET: 1 OF 4
CAD FILE: 459600B5
PROJECT NO: 4596

S:\projects\4596 - OBX Monteray Shores\Dwg\Major Site Plan\4596008B.dwg 3/28/2024 Plotted: 3/28/2024 8:39 AM HP DesignJet T2500 PS (ePS).pc3



SOILS LEGEND

- - - -	SOILS LINE
CoB	COROLLA FINE SAND
CrB	COROLLA-DUCKSTON COMPLEX
Cu	CURRITUCK MUCKY PEAT
NhC	NEWHAN-COROLLA COMPLEX
Os	OSIER FINE SAND
W	WATER

LINE TABLE

LINE	LENGTH	BEARING
L1	57.93'	N37° 34' 20"E
L2	54.23'	S65° 23' 21"E
L3	72.84'	S36° 53' 44"E
L4	24.88'	S24° 21' 21"W
L5	71.75'	S32° 26' 53"E
L6	69.81'	S14° 36' 25"W

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EXISTING CONDITIONS & SITE FEATURES MAP

PROJECT: COROLLA BOAT CLUB (MONTERAY SHORES PHASE 10)
POPLAR BRANCH TOWNSHIP — CURRITUCK COUNTY — NORTH CAROLINA

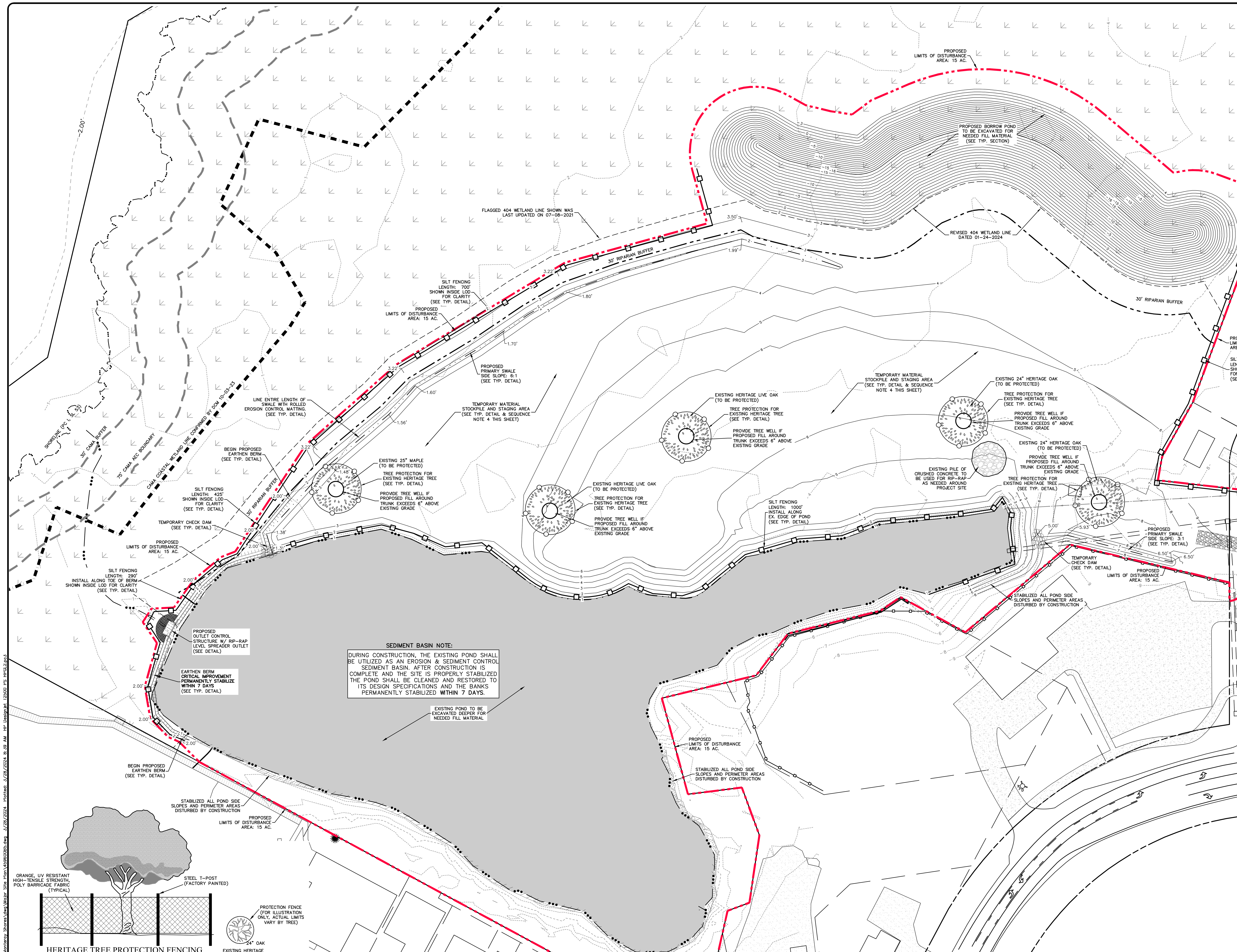
MAJOR SITE PLAN

REVISIONS

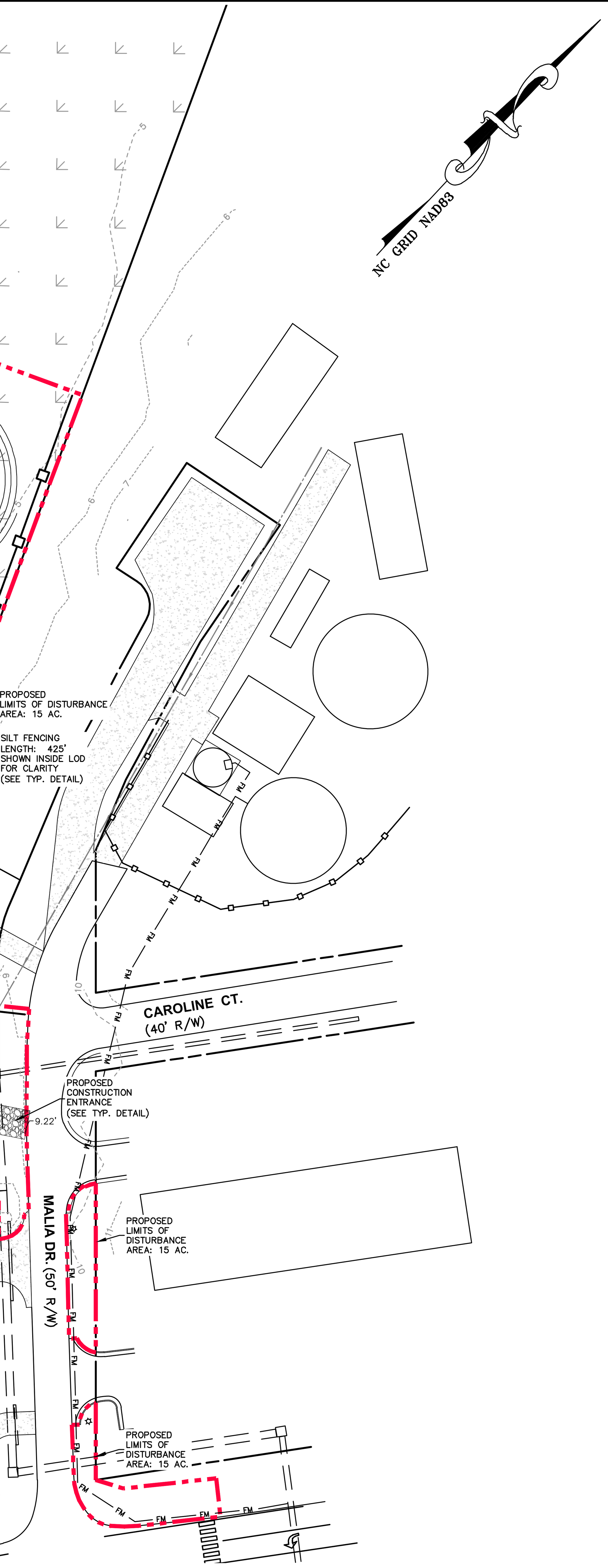
NO.	DATE	DESCRIPTION	BY

PRELIMINARY
DO NOT USE FOR CONSTRUCTION

DATE: 3-27-24	SCALE: 1"=80'
DESIGNED: BPG	CHECKED: MSB
DRAWN: DMK/KFW	APPROVED: BPG
SHEET: 2 OF 4	
CAD FILE: 459600B5	
PROJECT NO: 4596	



PROTECTIVE FENCING:
ORANGE VINYL CONSTRUCTION FENCING, CHAIN LINK FENCING, SNOW FENCING OR OTHER SIMILAR FENCING AT LEAST FOUR FEET (4') HIGH AND SUPPORTED AT A MAXIMUM OF TEN-FOOT (10') INTERVALS BY APPROVED METHODS SUFFICIENT ENOUGH TO KEEP THE FENCE UPRIGHT AND IN PLACE. THE FENCING SHALL BE OF A HIGHLY VISIBLE MATERIAL THAT IS CLEARLY VISIBLE TO THE WORKERS ON-SITE.
PRIOR TO CONSTRUCTION:
THE CONTRACTOR OR SUBCONTRACTOR SHALL CONSTRUCT AND MAINTAIN, FOR EACH PROTECTED HERITAGE TREE AS IDENTIFIED ON THE PLAN, A PROTECTIVE FENCING WHICH ENCIRCLES THE OUTER LIMITS OF THE AREA AND/OR CRITICAL ROOT ZONE OF TREES, TO PROTECT THEM FROM CONSTRUCTION ACTIVITY. ALL PROTECTIVE FENCING SHALL BE IN PLACE PRIOR TO COMMENCEMENT OF ANY SITE WORK AND REMAIN IN PLACE UNTIL ALL EXTERIOR WORK HAS BEEN COMPLETED.



SEDIMENTATION AND EROSION CONTROL NOTES

1. THESE NOTES ARE IN ADDITION TO THE SEDIMENTATION AND EROSION CONTROL NOTES AND DETAILS PROVIDED ON SHEET 5.
2. ALL MATERIALS EXCAVATED OVER THE COURSE OF CONSTRUCTION SHALL REMAIN ON THE PROJECT SITE. THIS MATERIAL SHALL BE USED TO PREPARE SITE FOR FUTURE DEVELOPMENT. IF NECESSARY, EXCAVATED MATERIALS REMAINING AT THE END OF CONSTRUCTION MAY BE DISPOSED OF OFF-SITE AT AN APPROVED AND PERMITTED BORROW PIT OR PLACED BACK INTO POND.
3. OFF-SITE BORROW, IF NECESSARY, MUST BE OBTAINED FROM AN APPROVED AND PERMITTED BORROW PIT OR LAND DISTURBANCE.
4. DURING CONSTRUCTION, THE EXISTING POND WILL ACT AS A SEDIMENT BASIN WITH A TOP WATER DRAWDOWN THROUGH THE OUTLET CONTROL STRUCTURE WEIR.
5. THIS PROJECT IS ANTICIPATED TO BE CONSTRUCTED IN A SINGLE PHASE.
6. NO GREATER THAN 15 ACRES OF LAND SHALL BE DISTURBED AT ONE TIME. CONSTRUCTION AND STABILIZATION ACTIVITIES SHALL, TO THE MAXIMUM EXTENT PRACTICABLE, BE SCHEDULED ACCORDINGLY.
7. THE FOLLOWING PROVIDES AN ESTIMATED MATERIAL BALANCE OF THIS PHASE OF THE PROJECT:
   APPROXIMATE CUT VOLUME: 20,000 CY± + AS NEEDED FROM EXISTING POND FOR FILL
   APPROXIMATE FILL VOLUME: 11,000 CY±
   *THE VALUES ARE GROSS ESTIMATES AND ARE PROVIDED FOR PERMITTING PURPOSES ONLY. COMPACTION AND SUITABILITY OF SOILS FOR USE IN CONSTRUCTION ARE NOT CONSIDERED AND ADDITIONAL MATERIAL MAY BE NECESSARY. CONTRACTORS SHALL NOT RELY UPON THESE ESTIMATES AND SHOULD DETERMINE THEIR OWN MATERIAL NEEDED FOR CONSTRUCTION.

CONSTRUCTION SEQUENCE

1. INSTALL CONSTRUCTION ENTRANCE AT SPECIFIED CONNECTION TO MALIA DR.
2. INSTALL SILT FENCE WHERE SPECIFIED.
3. CONSTRUCT EARTHERN BERM AND INSTALL OUTLET CONTROL STRUCTURE AT WESTERN END OF EXISTING POND BEING CAREFUL TO MINIMIZE WETLAND IMPACTS WHERE PERMITTED. THIS IS A CRITICAL IMPROVEMENT AND MUST BE STABILIZED WITHIN 7 DAYS OF COMPLETION.
4. EXCAVATE BORROW MATERIAL FROM PONDS W/ DREDGE OR DRAGLINE METHODS. NO DEWATERING IS PROPOSED. STOCKPILE MATERIALS IN DESIGNATED AREAS FOR DRYING. RUNOFF FROM MATERIALS SHALL BE DIRECTED BACK INTO THE PONDS, NOT OFF-SITE OR INTO ADJOINING WETLANDS.
5. STOCKPILE OR SPREAD AND GRADE MATERIALS TO GENERALLY PREPARE FOR FUTURE DVELOPMENT.
6. INSTALL TEMPORARY CHECK DAMS WHERE SPECIFIED AND NEEDED.
7. DURING THE COURSE OF CONSTRUCTION, MAINTAIN SILT FENCE, PERIMETER BERMS, TEMPORARY CHECK DAMS AND ANY ADDITIONAL PROTECTION MEASURES AS NECESSARY AND WHERE NOTED.
8. PERMANENTLY SEED AND STABILIZED ALL DISTURBED AREAS.
9. AFTER STABILIZATION IS ESTABLISHED, REMOVE ALL TEMPORARY EROSION CONTROL MEASURES. MAKE SWALE CONNECTIONS TO POND AND SEED & STABILIZE THOSE AREAS.

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GRADING, EROSION & SEDIMENT CONTROL PLAN AND SEQUENCE

PROJECT: COROLLA BOAT CLUB (MONTERAY SHORES PHASE 10)
POPLAR BRANCH TOWNSHIP | CURRITUCK COUNTY | NORTH CAROLINA

MAJOR SITE PLAN

REVISIONS

NO.	DATE	DESCRIPTION	BY

PRELIMINARY
DO NOT USE FOR CONSTRUCTION

DATE: 3-27-24	SCALE: 1"= 50'
DESIGNED: BPG	CHECKED: MSB
DRAWN: DMK/KFW	APPROVED: BPG

SHEET: 3 OF 4

CAD FILE: 459600B5

PROJECT NO: 4596

GENERAL PROJECT NOTES:

1. PROJECT NAME: COROLLA BOAT CLUB
   POPLAR BRANCH, CURRITUCK COUNTY, NORTH CAROLINA
2. APPLICANT: COROLLA BOAT CLUB, LLC
   P.O. BOX 549
   COROLLA, NC 27927
3. PROJECT DESCRIPTION: PRE-DEVELOPMENT EARTHWORK
4. NEAREST RECEIVING STREAM: SANDERS BAY - INDEX NUMBER: 30-1-11
5. STREAM CLASSIFICATION: SC - PASQUOTANK RIVER BASIN
6. PROJECT AREA TABULATION:

TOTAL PROPERTY AREA :	36 AC.
TOTAL PROPOSED DISTURBED AREA :	15.0 AC.

AREA CALCULATION NOTE:
All areas have been calculated utilizing properties within the Autocad software.

MATERIAL BALANCE NOTE:
All excavated material occurring during the course of construction shall remain on-site for roadway construction and lot grading. See SCHEDULE OF LAND DISTURBING ACTIVITIES provided on Sheet 5 of this set for an estimated cut fill material balance for the project.

WETLAND NOTE:
Jurisdictional wetlands have identified on the property as shown on Sheet 2.

STABILIZATION NOTE:
The angle of graded slopes and fills shall be no greater than the angle that can be retained by vegetative cover or other adequate erosion control devices or structures.
In any event, all disturbed areas left exposed will, WITHIN 14 CALENDAR DAYS OF COMPLETION of any phase of grading, be planted or otherwise provided with temporary or permanent ground cover, devices, or structures sufficient to restrain erosion.
Additionally, certain critical areas as identified on the plan, such as, but not limited to, perimeter dikes, swales, slopes steeper than 3:1, and areas located within High Quality Water Zones, must be temporarily or permanetly stabilized WITHIN 7 CALENDAR DAYS OF COMPLETION of any phase of grading in these areas.
A permanent ground cover for all disturbed areas must be provided WITHIN 15 WORKING DAYS OR 90 CALENDAR DAYS (whichever is shorter) following completion of construction or development.

SEDIMENTATION AND EROSION CONTROL NOTES:

A. NARRATIVE AND SITE DATA

COROLLA BOAT CLUB IS A PROPOSED MIXED USE DEVELOPMENT SLATED FOR CONSTRUCTION ON A VACANT TRACT OF LAND LOCATED WEST OF NC HWY 12 ALONG THE SOUTH SIDE OF MALIA DR IN THE COROLLA, CURRITUCK COUNTY. THE DEVELOPMENT IS ALSO KNOWN AS PHASE 10 OF THE MONTERAY SHORES PUD AND INCLUDES A MIXTURE OF RESIDENTIAL AND COMMERCIAL USES SERVED BY PROPOSED ROADWAY, DRAINAGE, UTILITY AND AMENITY IMPROVEMENTS.

THE SITE'S EXISTING TOPOGRAPHY IS GENERALLY FLAT, WITH SLOPES RANGING BETWEEN 0-1% AND ELEVATIONS RANGING FROM 10 FT MSL TO BELOW 1 FT MSL. THE PROPERTY IS BOUNDED TO THE NORTH BY MALIA DR, TO THE EAST AND SOUTH BY EXISTING COMMERCIAL DEVELOPMENT AND TO THE WEST BY SANDERS BAY. THE PROPERTY IS CURRENTLY VACANT SURROUNDING DEVELOPMENT IS PRIMARILY COMMERCIAL. APPROX. 21 ACRES OF CAMA AND 404 JURISDICTIONAL WETLANDS EXIST BETWEEN THE SOUTHEASTERN UPLAND AREAS AND THE BAY.

ON-SITE DRAINAGE IS LIMITED TO AN EXISTING CULVERT EXTENDING FROM MALIA DR. TO AN EXISTING POND LOCATED ON THE PROPERTY. THE EXISTING CULVERT SERVICES AS A DRAINAGE OUTLET TO SURROUNDING COMMERCIAL DEVELOPMENTS.

PURSUANT TO THE USDA SOIL SURVEY MANUAL OF CURRITUCK COUNTY, SITE SOILS ARE PRIMARILY COMPOSED OF OSIER FINE SAND ACROSS THE DEVELOPABLE UPLAND AREA AND CURRITUCK MUCKY PEAT ACROSS THE WETLANDS.

STRAW MULCHING:
1. FOR AREAS OF SITE WITH LESS THAN 30% SLOPE;
   2-3 BALES OF STRAW EQUALS 2-INCHES OF STRAW MULCH OVER 1000 SQARE FEET.
2. MULCH SHALL BE WEED FREE STRAW.

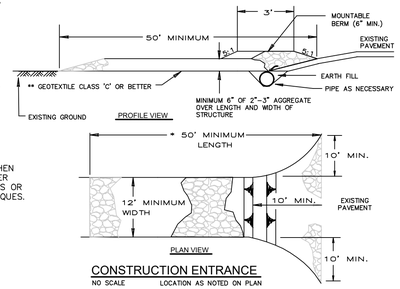
TO PROVIDE TEMPORARY SOIL STABILIZATION BY PLANTING GRASSES AND LEGUMES TO AREAS THAT WOULD REMAIN BARE FOR MORE THAN 14 CALENDAR DAYS, OR 7 DAYS IN INDENTIFIED CRITICAL AREAS, WHERE PERMANENT COVER IS NOT NECESSARY OR APPROPRIATE.

LAND DISTURBANCE & STABILIZATION DETAIL

NOT TO SCALE

CONSTRUCTION SEQUENCE SCHEDULE

CONSTRUCTION ACTIVITY	SCHEDULE CONSIDERATION
Construction Access– Construction entrance, construction routes, equipment parking areas	First land–disturbing activity–Stabilize bare areas immediately with gravel & temporary vegetation as construction takes place.
Sediment Traps & Barriers Basin traps, sediment fences, & outlet protection	Install principal basins after construction site is accessed. Install additional traps and barriers as needed during grading.
Runoff Control– Diversions, perimeter dikes, water bars, and outlet protection	Install key practices after principal sediments traps and before land grading. Install additional runoff–control conveyance measures during grading.
Runoff Conveyance System– Stabiles stream banks, storm drains, channels, inlet & outlet protection, slope drains	Where necessary, stabilize stream banks as early as possible. Install principal runoff conveyance system with runoff–control measures. Install remainder of system after grading.
Land Clearing & Grading– Site preparation– cutting, filling & grading, sediment traps, barriers, diversions, drains, surface roughening	Begin major clearing and grading after principal & key runoff–control measures area installed. Clear borrow & disposal areas as needed. Install additional control measures as grading progresses. Mark trees & buffer areas for preservation.
Surface Stabilization– Temporary & permanent seeding, mulching, sodding, rip rap.	Apply temporary or permanent stabilization measures immediately on all disturbed areas where work is delayed or complete.
Building Construction– Buildings, utilities, paving.	Install necessary erosion & sedimentation control practices as work takes place.
Landscaping & Final Stabilization– Topsoiling, trees & shrubs, permanent seeding, mulching, sodding, rip rap	Stabilize all open areas, including borrow & spoil areas. Remove & stabilize all temporary control measures.



CONSTRUCTION ENTRANCE

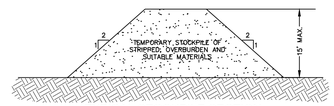
NO SCALE LOCATION AS NOTED ON PLAN

CONSTRUCTION ENTRANCE SPECIFICATIONS
1. Length – minimum of 50' (*30' for single residence lot).
2. Width – 12' minimum, should be flared at the existing road to provide a turning radius.
3. Geotextile fabric (filter cloth) shall be placed over the existing ground prior to placing stone. **The plan approval authority may not require single family residences to use geotextile.
4. Stone – crushed aggregate (2" to 3") or reclaimed or recycled concrete equivalent shall be placed at least 6" deep over the length and width of the entrance.
5. Surface Water – all surface water flowing to or diverted toward construction entrances shall be piped through the entrance, maintaining positive drainage. Pipe installed through the stabilized construction entrance shall be protected with a mountable berm with 5:1 slopes and a minimum of 6" of stone over the pipe. Pipe has to be sized according to the drainage. When the SCE is located at a high spot and has no drainage to convey a pipe will not be necessary. Pipe should be sized according to the amount of runoff to be conveyed. A 6" minimum will be required.
6. Location – A stabilized construction entrance shall be located at every point where construction traffic enters or leaves a construction site. Vehicles leaving the site must travel over the entire length of the stabilized construction entrance.

LAND GRADING CONSTRUCTION SPECIFICATIONS

1. Construct & maintain all erosion & sedimentation control practices & measures in accordance with the approved sedimentation control plan and construction schedule.
2. Remove good topsoil from areas to be graded and filled, and preserve it for use in finishing the grading of all critical areas.
3. Scarify areas to be topsoiled to a minimum depth of 2 inches before placing topsoil.
4. Clear & grub areas to be filled to remove trees, vegetation, roots, or other objectionable material that would affect the planned stability of fill.
5. Ensure that fill material is free of brush, rubbish, rocks, logs, stumps, building debris, and other materials inappropriate for constructing stable fills.
6. Place all fill in layers not to exceed 9 inches in thickness, and compact the layers as required to reduce erosion, slippage, settlement, or other related problems.
7. Do not incorporate frozen material or soft, mucky, or highly compressible materials into fill slopes.
8. Do not place fill on a frozen foundation, due to possible subsidence and slippage.
9. Keep diversions and other water conveyance measures free of sediment during all phases of development.
10. Handle seeps or springs encountered during construction in accordance with approved methods.
11. Following completion of any phase of grading, provide a groundcover (temporary or permanent) on all exposed slopes within 14 calendar days, or 7 calendar days in critical areas identified on the plan; and, a permanent groundcover for all disturbed areas within 15 working days or 90 calendar days (whichever is shorter) following completion of construction or development.
12. Provide adequate protection from erosion for all topsoil stockpiles, borrow areas, and spoil areas.

MAINTENANCE
Periodically check all graded areas & the supporting erosion & sedimentation control practices, especially after heavy rainfalls. Promptly remove all sediment from diversions and other water–disposal practices. If washouts or breaks occur, repair them immediately. Prompt maintenance of small–eroded areas before they become significant gullies is an essential part of an effective erosion & sedimentation control plan.



TYPICAL STOCKPILE SECTION

NOT TO SCALE SECTION VIEW

STOCKPILES HAVING 2:1 SIDE SLOPES ARE CONSIDERED CRITICAL AREAS. SEE STABILIZATION NOTES FOR TEMPORARY AND PERMANENT STABILIZATION REQUIREMENTS. LEVEL GRADE AREA AND STABILIZE AT COMPLETION

PERMANENT SEEDING

The purpose of permanent seeding is to reduce erosion and decrease sediment yield from disturbed areas, and to permanently stabilize such areas in a manner that is economical, adapts to site conditions, and allows selection of the most appropriate plant materials. These areas must be seeded or planted within 15 working days or 90 calendar days after final grade is reached, unless temporary stabilization is applied.

PERMANENT SEEDING SPECIFICATIONS
Seeding Recommendations for Summer
SEEDING DATES – April to July
SEEDING MIXTURE

Species	Rate
Common bermudagrass	10/1,000 sf (sprigs)
	1–2 lb/1,000 sf (seed)
	SOD (See Sodding Notes)

Seeding Recommendations for Early Fall through Early Spring
SEEDING DATES – August to March (early fall and spring recommended)

Species	Rate
Kentucky 31 Tall Fescue	6 lb/1,000 sf (broadcast seed)

SEEDING NOTES–
1. Sprig or sod. Moisture is essential during initial establishment. Sod must be kept watered for 2–3weeks, but can be planted earlier or later than sprigs.

Soil Amendments–
It is highly recommended that soils be tested and amended as found necessary. If a soils are not tested follow these recommendations:
Apply 3,000 lb/acre of ground agricultural limestone and 500 lb/acre of 10–10–10 starter fertilizer, or 50 lb/acre nitrogen from turf–type slow–release fertilizer. Add 25–50 lb/acre nitrogen at 2–3 week intervals through midsummer.

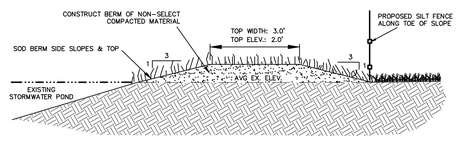
Sprigging–
Plant sprigs in furrows with a tractor–drawn transplanter, or broadcast by hand. (Not recommended for Tall Fescue)

Furrows should be 4–6 inches deep and 2 feet apart. Place sprigs about 2 ft. apart in a row with one end at or above ground level.

Broadcast at rates shown above, and press sprigs into the top 1/2–2 inches of soil with a disk set straight so that sprigs are not brought back toward the surface.

Mulch–
Do not mulch Bermuda Grass. For Tall Fesuce seed, apply 4,000–lb/acre straw. Anchor straw by tacking with asphalt, netting, or a mulch–anchoring tool. A disk with blades set nearly straight can be used as a mulch–anchoring tool.

Maintenance–
Water as needed. Mow bermuda to 3/4 to 1–inch height and tall fescue to 2.5 – 3.5 inch height. Topdress bermuda with 40 lb/acre nitrogen in April, 50 lb in May, 50 lb in June, 50 lb in July, and 25 lb in August. Top dress tall fescue in mid September,again in November and February with turf–grade 3–1–2 or 4–1–2 ratio turf–grade fertilizer. Fertilize with 1 lb of actual nitrogen per 1,000 sf. Do not fertilize tall fescue between Mid March and Early September.



TYPICAL EARTHEN BERM SECTION

NOT TO SCALE LOCATION PER PLAN

EROSION CONTROL NOTE:
PERMANENTLY STABILIZED WITHIN 7 DAYS OF COMPLETION.

TEMPORARY SEEDING

The purpose of temporary seeding is to temporarily stabilize denuded areas that will not be brought to final grade or permanently seeded for a period of more than 14 calendar days, **or 7 days in critical areas indentified on the plan.**

TEMPORARY SEEDING SPECIFICATIONS
Seeding Recommendations for Late Winter & Early Spring
SEEDING DATES– December 1 to April 15
SEEDING MIXTURE

Species	Rate (lb/acre)
Winter Rye (grain)	120 (Annual Ryegrass shall not be used)
Annual Lespedeza (Kobe)	50

*Omit Annual Lespedeza when duration of temporary cover is not to extend beyond June

Soil Amendments–
Follow recommendations of soil tests or apply 2,000 lb/acre ground agricultural limestone and 750 lb/acre 10–10–10 fertilizer.

Mulch–
Apply 4,000–lb/acre straw. Anchor straw by tacking with asphalt, netting, or a mulch–anchoring tool. A disk with blades set nearly straight can be used as a mulch–anchoring tool.

Maintenance–
Refertilize if growth is not fully adequate. Reseed, fertilize and mulch immediately following erosion or other damage.

Seeding Recommendations for Summer
SEEDING DATES– April 15 to August 15
SEEDING MIXTURE

Species	Rate (lb/acre)
German Millet	40

Soil Amendments–
Follow recommendations of soil tests or apply 2,000 lb/acre ground agricultural limestone and 750 lb/acre 10–10–10 fertilizer.

Mulch–
Apply 4,000–lb/acre straw. Anchor straw by tacking with asphalt, netting, or a mulch–anchoring tool. A disk with blades set nearly straight can be used as a mulch–anchoring tool.

Maintenance–
Refertilize if growth is not fully adequate. Reseed, fertilize and mulch immediately following erosion or other damage.

Seeding Recommendations for Fall
SEEDING DATES– August 15 to December 30
SEEDING MIXTURE

Species	Rate (lb/acre)
Winter Rye (grain)	120

Soil Amendments–
Follow recommendations of soil tests or apply 2,000 lb/acre ground agricultural limestone and 1,000 lb/acre 10–10–10 fertilizer.

Mulch–
Apply 4,000–lb/acre straw. Anchor straw by tacking with asphalt, netting, or a mulch–anchoring tool. A disk with blades set nearly straight can be used as a mulch–anchoring tool.

Maintenance–
Repair and refertilize damaged areas immediately. Topdress with 50 lb/acre of nitrogen in March. If it is necessary to extend temporary cover beyond June 15, overseed with 50 ld/acre Kobe Lespedeza in late February or Early March.

SODDING

The purpose of permanent seeding is to prevent erosion and damage from sediment and runoff by stabilizing the soil surface with permanent vegetation for the purpose of:
–the provision of immediate vegetative cover in critical areas
–to stabilize disturbed areas with a suitable plant material that cannot be established by seed.
–to stabilize drainage ways & channels and other areas of concentrated flow where flow velocities will not exceed that specified grass lining.

SODDING SPECIFICATIONS
Sod Quality
–Sod should be machine cut at a uniform depth of 1/2–2 inches
–Sod should not have been cut in excessively wet or dry weather.
–Sections of sod should be standard size as determined by the supplier, uniform, and untorn.
–Sections of sod should be strong enough to support their own weight and retain their size and shape when lifted by one end.
–Harvest, delivery, and installation of sod should take place within a period of 36 hours.

Soil Amendments–
Apply lime and fertilizer according to soil tests or apply 2 tons/acre of pulverized agricultural limestone and 1,000 lb/acre 10–10–10 fertilizer in the fall, or 5–10–10 in spring.

Prior to laying sod, clear the soil surface of trash, debris, roots, branches, stones, and clods larger than 2 inches in diameter. Fill or level low spots in order to avoid standing water. Rake or harrow the site to achieve a smooth and level final grade. Complete soil preparation by rolling or cultipacking to firm soil.

Sod Installation–
1. Moistening the sod after it is unrolled helps maintain viability. Store in shade during installation.
2. Rake the soil surface to break the crust just before laying sod. During the summer, lightly irrigate the soil, immediately before laying sod to cool the soil and reduce root burning & dieback.
3. Do not sod on grave, frozen soils, or soils that have been treated recently with sterilants or herbicides.
4. Lay the first row of sod in a straight line with subsequent rows placed parallel to and butting tightly against each other. Stagger strips in a brick–like pattern. Be sure that the sod is not stretched or overlapped and that all joints are butted tightly to prevent voids. Use a knife or sharp spade to trim and fit irregular shaped areas.
5. Install strips of sod with their longest dimension perpindicular to the slope. On slopes of 3:1 or greater, or wherever erosion may be a problem, secure sod with pegs or staples.
6. As sodding of clearly–defined areas is completed, roll sod to provide good contact between roots and soil.
7. After rolling, irrigate until the soil is wet 4 inches below the sod.
8. Keep sodded areas moist to a depth of 4 inches until the grass takes root. This can be determined by tugging on the sod.
9. Mowing should not be attempted until the sod is firmly rooted, usually 2–3 weeks.

Sodded Waterways
1. Prepare soil as described above.
2. Lay sod strips perpindicular to the direction of flow, with the lateral joints staggered in a brick–like pattern. Butt edges tightly together.

Maintenance–
After the first week, water as necessary to maintain adequate moisture in the root zone & prevent dormancy of the sod.

Do not remove more than one–third of the shoot in any one mowing. Grass height should be maintained between 2–3 inches unless otherwise specified.

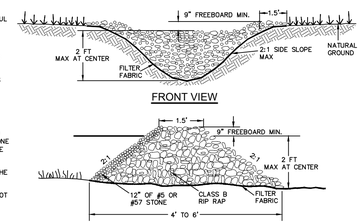
After first growing season, established sod requires fertilization, and may also require lime. Follow soil test recommendations.

TEMPORARY STONE CHECK DAM CONSTRUCTION SPECIFICATIONS:

1. CLEAR, GRUB, AND STRIP THE AREA UNDER THE EMBANKMENT OF ALL VEGETATION AND ROOT MAT. REMOVE ALL SURFACE SOIL CONTAINING HIGH AMOUNTS OF ORGANIC MATTER AND STOCKPILE OR DISPOSAL OF IT PROPERLY. HAUL ALL OBJECTIONABLE MATERIAL TO THE DESIGNATED DISPOSAL AREA.
2. PLACE STONE TO THE LINES AND DIMENSIONS SHOWN IN THE PLAN ON A FILTER FABRIC FOUNDATION.
3. KEEP THE CENTER STONE SECTION AT LEAST 9 INCHES BELOW NATURAL GROUND LEVEL WHERE THE DAM ABUTS THE CHANNEL BANKS.
4. EXTEND STONE AT LEAST 1.5 FEET BEYOND THE DITCH BANK TO KEEP WATER FROM CUTTING AROUND THE ENDS OF THE CHECK DAM.
5. ALL CUT AND FILL SLOPES SHOULD BE 2:1 OR FLATTER.
6. PROTECT THE CHANNEL AFTER THE LOWEST CHECK DAM FROM HEAVY FLOW THAT COULD CAUSE EROSION.
7. MATERIAL USED IN THE STONE SECTION SHOULD BE A WELL–GRADED MIXTURE OF STONE WITH A ø50 SIZE OF 9 INCHES(CLASS B EROSION CONTROL STONE IS RECOMMENDED) AND A MAXIMUM STONE SIZE OF 14 INCHES. THE STONE MAY BE MACHINE PLACED AND THE SMALLER STONES WORKED INTO THE VOIDS OF THE LARGER STONES. THE STONE SHOULD BE HARD, ANGULAR, AND HIGHLY WEATHER–RESISTANT.
8. STABILIZE THE EMBANKMENT AND ALL DISTURBED AREAS ABOVE THE SEDIMENT POOL AND DOWNSTREAM FROM THE TRAP IMMEDIATELY AFTER CONSTRUCTION.
9. ENSURE THAT OTHER AREAS OF THE CHANNEL, SUCH AS CULVERT ENTRANCES BELOW THE CHECK DAMS, ARE NOT SUBJECT TO DAMAGE OR BLOCKAGE FROM DISPLACES STONES.

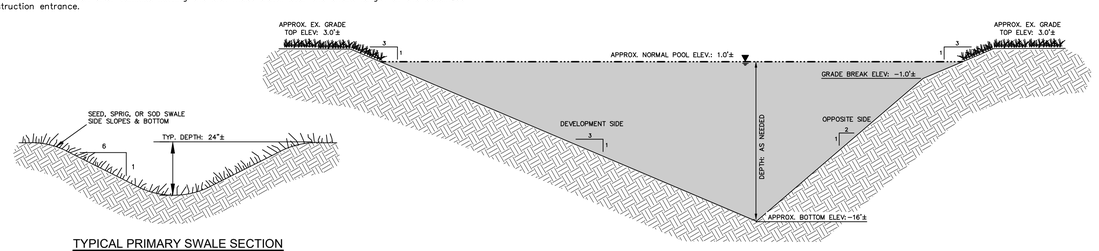
MAINTENANCE OF TEMPORARY STONE CHECK DAMS:
INSPECT CHECK DAMS AND CHANNELS AT LEAST WEEKLY AND AFTER EACH SIGNIFICANT (½" OR GREATER) RAINFALL EVENT AND REPAIR IMMEDIATELY. CLEAN OUT SEDIMENT, STRAW, LIMBS, OR OTHER DEBRIS WHEN NEEDED.

REMOVE SEDIMENT ACCUMULATION BEHIND THE DAMS AS NEEDED TO PREVENT DAMAGE TO CHANNEL VEGETATION, ALLOW THE CHANNEL TO DRAIN THROUGH THE STONE CHECK DAM, AND PREVENT LARGE FLOWS FROM CARRYING SEDIMENT OVER THE DAM. ADD STONES TO DAMS AS NEEDED TO MAINTAIN DESIGN HEIGHT AND CROSS SECTION.



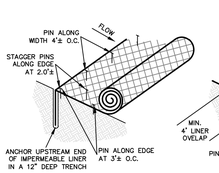
TEMPORARY STONE CHECK DAM CONSTRUCTION

NOT TO SCALE LOCATIONS AS NOTED ON PLAN



TYPICAL PRIMARY SWALE SECTION

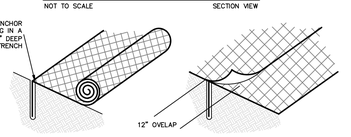
NOT TO SCALE SLOPE PER INVERTS ON PLAN



PINNING PATTERNS ARE A GUIDE. ADDITIONAL SHALL BE PROVIDED IF NECESSARY

ROLLED LINER CONNECTION DETAIL

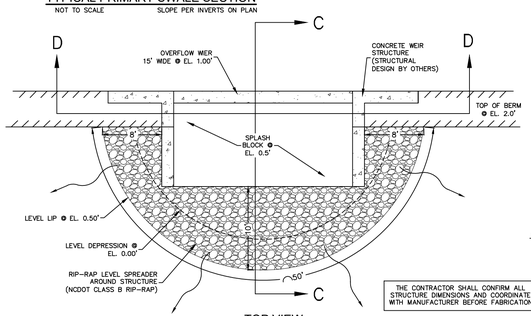
NOT TO SCALE SECTION VIEW



ROLLED EROSION CONTROL MATTING DETAIL

NO SCALE LOCATION AS NOTED ON PLAN

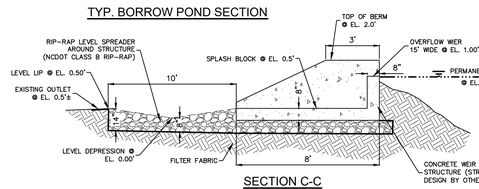
ROLLED EROSION CONTROL MATTING (R.E.C.M.) SPECIFICATIONS:
1. All areas identified on these plans as requiring an erosion control matting shall be lined with a protective covering to minimize erosion and protect seed until permanent vegetation is established.
2. Covering shall be composed of a bio or photo degradable material to minimize long term environmental impacts.
3. Mulching with straw or other organic materials can be utilized only when it will not impede the establishment of permanent vegetation. Mulches must be properly anchored which may be difficult in some environments. An example is straw mulch with jute netting stapled or pinned in place.
4. Pre–manufactured rolled erosion control products (RECP) are highly recommended for this application. RECP's shall be installed according to manufacturer specifications for channel linings. An example is a woven straw or wooden fiber Excelsior matting.



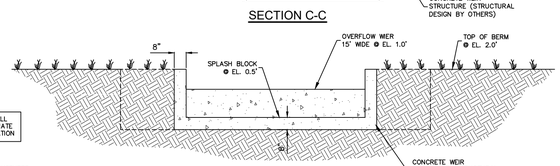
TOP VIEW

THE CONTRACTOR SHALL CONFIRM ALL STRUCTURE DIMENSIONS AND COORDINATE WITH MANUFACTURER BEFORE FABRICATION

TYP. BORROW POND SECTION



SECTION C-C



SECTION D-D

OUTLET STRUCTURE NOTES:
1. STRUCTURE DESIGN SPECIFICATIONS SHALL CONFORM TO LATEST ASTM C913 SPECIFICATIONS FOR "PRECAST CONCRETE WATER & WASTEWATER STRUCTURES.
2. CONCRETE COMPRESSIVE STRENGTH SHALL BE A MINIMUM OF 3,000PSI.
3. STEEL REINFORCING DESIGN TO CONFORM TO THE REQUIREMENTS OF ASTM C890 SPECIFICATIONS FOR "STRUCTURAL DESIGN LOADING FOR WATER & WASTEWATER STRUCTURES" AND SHALL UTILIZE GRADE 60 RE–BARS CONFORMING TO THE REQUIREMENTS OF ASTM A615 OR WWF CONFORMING TO THE REQUIREMENTS OF ASTM A185 OR BOTH.
4. PIPE PENETRATION TO BE AS SPECIFIED. PIPE TO BE INSTALLED AS PER NCDOT STANDARDS FOR MORTAR JOINT CONNECTIONS.
5. JOINTS TO BE SEALED WITH BUTYL RUBBER JOINT SEALANT CONFORMING TO THE REQUIREMENTS OF ASTM C990, OR MORTAR AS PER NCDOT REQUIREMENTS OR BOTH.
6. ANY DEVIATIONS FROM THE APPROVED PLAN & SPECIFICATIONS SHALL BE APPROVED BY THE ENGINEER PRIOR TO CONSTRUCTION.

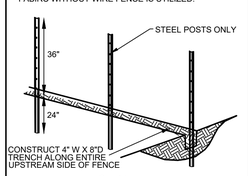
OUTLET CONTROL STRUCTURE DETAIL

N.T.S.

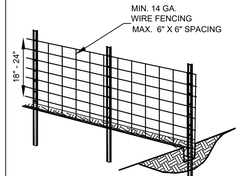
POSTS MUST BE 1.33 LB/LINEAR FT. STEEL WITH A MIN. LENGTH OF 5'. POST SHALL HAVE PROJECTIONS TO FACILITATE FASTENING OF FILTER FABRIC.

INSTALL POSTS 8' O.C. MAX WHEN STANDARD FABRIC & WIRE SUPPORT FENCE ARE UTILIZED.

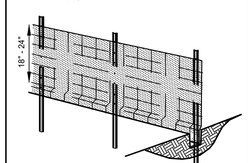
INSTALL POSTS 6' O.C. MAX WHEN EXTRA STRENGTH FABRIC WITHOUT WIRE FENCE IS UTILIZED.



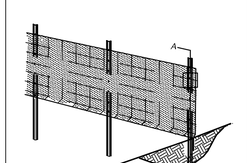
WHEN STANDARD STRENGTH FILTER FABRIC IS UTILIZED WIRE FENCING MUST ALSO BE INSTALLED ON UPSTREAM SIDE OF POSTS. EXTNED MAX 24" ABOVE EXISTING GRADE TO BOTTOM OF TRENCH.



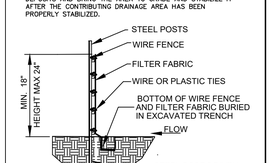
FASTEN THE FILTER FABRIC TO THE UPSTREAM SIDE OF POSTS OR WIRE FENCE IF UTILIZED. EXTEND FABRIC 8" DOWN & 4" FORWARD ALONG THE TRENCH.



BACKFILL THE TRENCH AND COMPACT THE SOIL FIRMLY TO ANCHOR THE BOTTOM OF THE SILT FENCE. BURIED FABRIC SHALL NOT BE VISIBLE.



1. USE SYNTHETIC FILTER FABRIC OF AT LEAST 95% BY WEIGHT OF POLYOLEFINS OR POLYESTER, WHICH IS CERTIFIED BY THE MANUFACTURER AS CONFORMING TO THE REQUIREMENTS IN ASTM D 6461. FILTER FABRIC SHALL CONTAIN ULTRAVIOLET RAY INHIBITORS AND STABILIZERS TO PROVIDE A MINIMUM OF 6 MONTHS OF EXPECTED USABLE CONSTRUCTION LIFE AT A TEMPERATURE RANGE OF 0 TO 120°F.
2. CONSTRUCT THE SEDIMENT BARRIER OF STANDARD OR EXTRA STRENGTH SYNTHETIC FILTER FABRIC. ENSURE THAT THE HEIGHT OF THE SEDIMENT FENCE DOES NOT EXCEED 24 INCHES ABOVE THE GROUND SURFACE.
3. CONSTRUCT THE FILTER FABRIC FROM A CONTINUOUS ROLL CUT TO THE LENGTH OF THE BARRIER TO AVOID JOINTS. WHEN JOINTS ARE NECESSARY, SECURELY FASTEN THE FILTER CLOTH ONLY AT A SUPPORT POST WITH 4 FT MINIMUM OVERLAP TO THE NEXT POST.
4. SYNTHETIC FILTER FABRIC SHALL BE FASTENED SECURELY TO EACH FENCE POST WITH MIN. 50 LB. TENSILE STRENGTH WIRE OR ZIP TIES AT TOP, MID–SECTION AND BOTTOM. FABRIC HEIGHT SHALL BE BETWEEN 18" MIN. TO 24" MAX. ABOVE GROUND LEVEL ON THE UPSLOPE SIDE OF THE POSTS. EXTRA STRENGTH FILTER FABRIC W/6' POST SPACING SHALL BE SECURELY FASTENED DIRECTLY TO POSTS.
5. 12 INCHES OF FILTER FABRIC SHALL BE BURIED IN AN EXCAVATED TRENCH APPROXIMATELY 4 INCHES WIDE AND 8 INCHES DEEP ALONG THE PROPOSED LINE OF POSTS AND UPSLOPE FROM THE BARRIER. BACKFILL TRENCH WITH MECHANICALLY COMPACTED SOIL PLACED OVER THE FILTER FABRIC. DO NOT ATTACH FILTER FABRIC TO TREES.
6. SILT FENCE SHALL BE INSPECTED AT LEAST ONCE A WEEK & AFTER EACH RAINFALL EVENT. MAKE ANY REPAIRS IMMEDIATELY. SHOULD THE FABRIC COLLAPSE, TEAR, DECOMPOSE OR BECOME INEFFECTIVE, REPLACE IT PROMPTLY.
7. REMOVE SEDIMENT DEPOSITS AS NECESSARY TO PROVIDE ADEQUATE STORAGE VOLUME FOR THE NEXT RAIN AND TO REDUCE PRESSURE ON THE FENCE. TAKE CARE TO AVOID UNDERMINING THE FENCE DURING CLEANOUT.
8. REMOVE ALL FENCING MATERIALS AND UNSTABLE SEDIMENT DEPOSITS AND BRING THE AREA TO GRADE AND STABILIZE IT AFTER THE CONTRIBUTING DRAINAGE AREA HAS BEEN PROPERLY STABILIZED.



TYPICAL SILT FENCING DETAIL

NOT TO SCALE LOCATION AS NOTED ON PLAN

Bissell Professional Group
Engineering | Surveying
3512 North Croatan Highway
Kitty Hawk, North Carolina 27949
(252) 261–3113
FAX (252) 261–1760
BISSELL PROFESSIONAL GROUP
Engineers, Planners, Surveyors and Environmental Specialists

EROSION AND SEDIMENT CONTROL NOTES & DETAILS

PROJECT: COROLLA BOAT CLUB (MONTERAY SHORES PHASE 10)
POPLAR BRANCH TOWNSHIP CURRITUCK COUNTY NORTH CAROLINA

MAJOR SITE PLAN

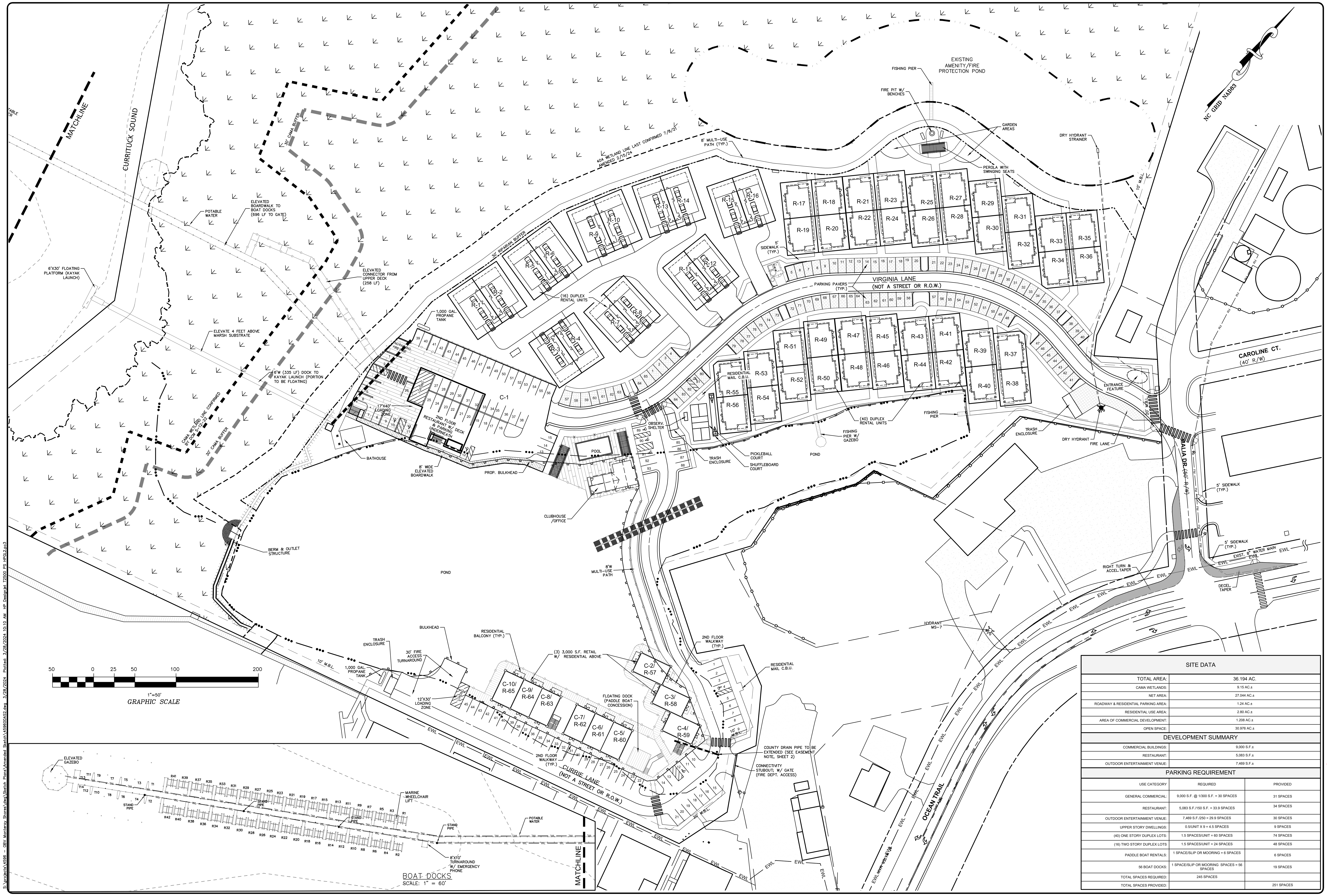
REVISIONS

NO.	DATE	DESCRIPTION	BY

PRELIMINARY DO NOT USE FOR CONSTRUCTION

DATE: 3-27-24	SCALE: NO SCALE
DESIGNED: BPG	CHECKED: MSB
DRAWN: KFW/DMK	APPROVED: BPG
SHEET: 4 OF 4	
CAD FILE: 459600B5	
PROJECT NO: 4596	

S:\projects\4596 – Dev Monterey Shores\dwg\Major Site Plan\459600b5.dwg 3/28/2024 8:40 AM HP Designjet T2500 PS (PDF).pc3



SITE DATA

TOTAL AREA:	36.194 AC.
CAMA WETLANDS:	9.15 AC.±
NET AREA:	27.044 AC.±
ROADWAY & RESIDENTIAL PARKING AREA:	1.24 AC.±
RESIDENTIAL USE AREA:	2.80 AC.±
AREA OF COMMERCIAL DEVELOPMENT:	1.208 AC.±
OPEN SPACE:	30.976 AC.±

DEVELOPMENT SUMMARY

COMMERCIAL BUILDINGS:	9,000 S.F.±
RESTAURANT:	5,083 S.F.±
OUTDOOR ENTERTAINMENT VENUE:	7,469 S.F.±

PARKING REQUIREMENT

USE CATEGORY	REQUIRED	PROVIDED
GENERAL COMMERCIAL:	9,000 S.F. @ 1/300 S.F. = 30 SPACES	31 SPACES
RESTAURANT:	5,083 S.F./150 S.F. = 33.9 SPACES	34 SPACES
OUTDOOR ENTERTAINMENT VENUE:	7,469 S.F./250 = 29.9 SPACES	30 SPACES
UPPER STORY DWELLINGS:	0.5/UNIT X 9 = 4.5 SPACES	9 SPACES
(40) ONE STORY DUPLEX LOTS:	1.5 SPACES/UNIT = 60 SPACES	74 SPACES
(16) TWO STORY DUPLEX LOTS	1.5 SPACES/UNIT = 24 SPACES	48 SPACES
PADDLE BOAT RENTALS:	1 SPACE/SLIP OR MOORING = 6 SPACES	6 SPACES
56 BOAT DOCKS:	1 SPACE/SLIP OR MOORING SPACES = 56 SPACES	19 SPACES
TOTAL SPACES REQUIRED:	245 SPACES	
TOTAL SPACES PROVIDED:		251 SPACES

Bissell Professional Group
Firm License # C-956
3512 North Croatan Highway
P.O. Box 1068
Kitty Hawk, North Carolina 27949
(252) 261-3266
FAX (252) 261-1760
BISSELL PROFESSIONAL GROUP
Engineers, Planners, Surveyors and Environmental Specialists

MIXED USE DEVELOPMENT
LAYOUT & CONCEPTUAL PLAN

PROJECT:
COROLLA BOAT CLUB
POPLAR BRANCH TOWNSHIP CURRITUCK COUNTY NORTH CAROLINA

PRELIMINARY ZERO LOT LINE PLAN

REVISIONS

NO.	DATE	DESCRIPTION	BY
3	8/26/21	ADD TOWNHOME LOTS	KFW
4	9/22/21	TRC COMMENTS	KFW
5	9/22/21	TOWNHOME ARCHITECTURALS	KFW
6	9/21/23	DUPLEX PLAN	KFW
7	11/15/23	ARCHITECTURAL FOOTPRINTS	KFW
8	12/13/23	TRC COMMENTS	KFW
9	1/24/24	TRC COMMENTS	KFW
10	2/15/24	PUD UPDATE, POND, BLDG ORIENTATION	KFW
11	3/28/24	MAJOR SITE PLAN SUBMITTAL	KFW

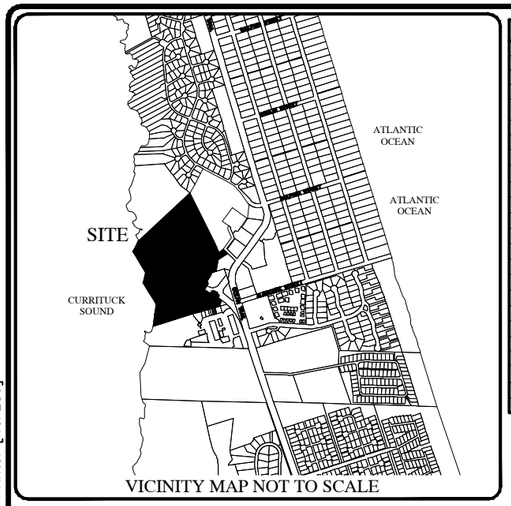
PRELIMINARY
FOR REVIEW
PURPOSES ONLY

DATE: 5-27-21	SCALE: 1"=50'
DESIGNED: BPG	CHECKED: MSB
DRAWN: KFW	APPROVED: BPG

SHEET: 1 OF 1

CAD FILE: 459600AS2

PROJECT NO: 4596



VICINITY MAP NOT TO SCALE

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

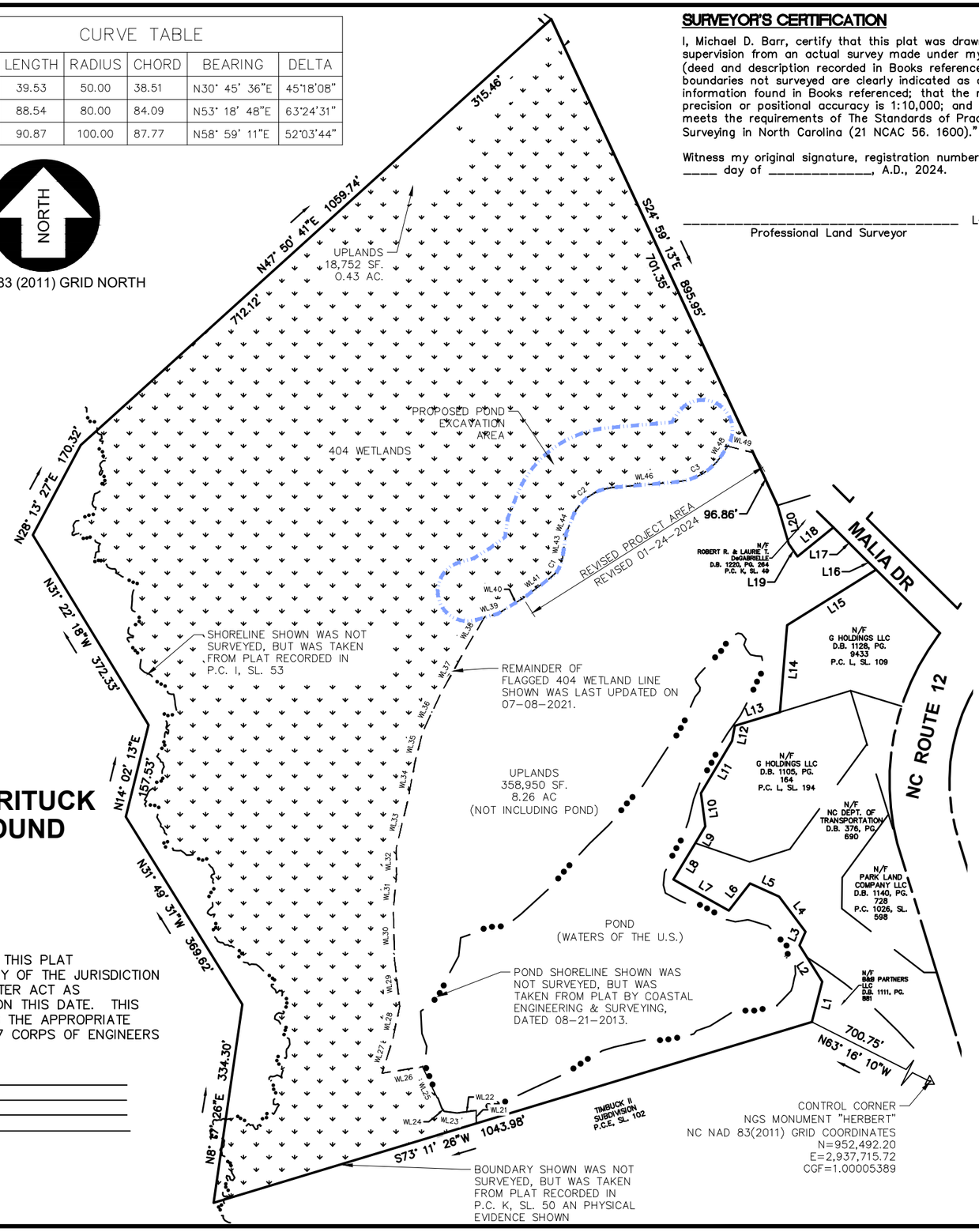
CURVE TABLE					
CURVE	LENGTH	RADIUS	CHORD	BEARING	DELTA
C1	39.53	50.00	38.51	N30° 45' 36"E	45°18'08"
C2	88.54	80.00	84.09	N53° 18' 48"E	63°24'31"
C3	90.87	100.00	87.77	N58° 59' 11"E	52°03'44"

NORTH

NC NAD 83 (2011) GRID NORTH

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

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



CURRITUCK SOUND

SURVEYOR'S CERTIFICATION

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

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

_____ L-1756
Professional Land Surveyor

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

REGULATORY OFFICIAL _____
TITLE _____
DATE _____
USACE ACTION ID _____

200 0 100 200 400

1"=200'

GRAPHIC SCALE

BISSELL PROFESSIONAL GROUP
Firm Licence # C-956
3512 North Croatan Highway
P.O. Box 1088
Kitty Hawk, North Carolina 27949
(252) 261-3266
FAX (252) 261-1760

BISSELL PROFESSIONAL GROUP
Engineers, Planners, Surveyors and Environmental Specialists

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

REVISIONS

NO.	DATE	DESCRIPTION	BY
1	1/24/24	GENERAL REVISIONS	KW
2	2/9/24	404 LABEL	KW
2	2/14-24	POND AREA	MDB

DATE: 07-19-2021	SCALE: 1"=200'
DESIGNED:	CHECKED: WGY
DRAWN: MDB	APPROVED: BPG
SHEET: 1 OF 1	
CAD FILE: 459600WL3R1	
PROJECT NO: 4596	

S:\projects\4596 - OBV Monterey Shores\dwg\Survey\459600WL3r1.dwg 2/14/2024 Plotted: 2/14/2024 4:39 PM HP DesignJet T130 24-in Printer [40FE86]