

**NOTES:**

- OWNER/APPLICANT: **Pennys Hill**  
~~SOUTH OCEAN, LLC~~  
3225 MCLEOD DR., SUITE 100  
LAS VEGAS, NV 89121
- PROPERTY INFORMATION:  
1497 MCKAY CT. (LOT 1)  
1496 MCKAY CT. (LOT 2)  
1494 MCKAY CT. (LOT 3)  
1492 OCEAN PEARL RD. (LOT 4)
- SUBJECT REFERENCES: DB 1658, PG 382; PC E, SL 45.
- ADDITIONAL REFERENCES: PC G, SL 233; PC L, SL 117.
- BOUNDARY INFORMATION SHOWN BASED ON SURVEY BY QUILBE & ASSOCIATES TITLED "BOUNDARY SURVEY FOR BROCK NORTH CAROLINA LLC". TOPOGRAPHIC DATA SHOWN WAS COLLECTED BY QUILBE & ASSOCIATES, P.C. ON APRIL THROUGH JULY OF 2021.
- PROJECT SCOPE: THIS PLAN PROPOSES THE CONSTRUCTION OF A SAND ROADWAY, AND OTHER IMPROVEMENTS AS NECESSARY.

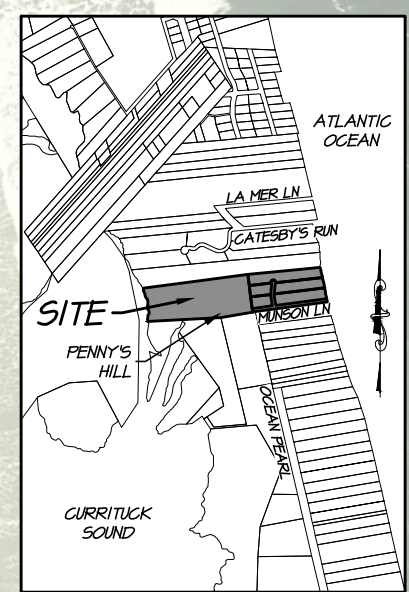
**-CAMA-**

- MINOR PERMIT / SITE PLAN
- EXEMPTION
- APPROVED AS IS
- APPROVED AS NOTED

SEE PERMIT FOR CONDITIONS

*David Lubelski*  
CAMA Local Permit Officer  
**10/10/2023**  
Date Issued

**CAMA FINAL INSPECTION REQUIRED**



NC License#: C-0208  
SINCE 1959

**Quible & Associates, P.C.**

ENGINEERING \* CONSULTING \* PLANNING  
ENVIRONMENTAL SCIENCES \* SURVEYING \*\*  
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90 Church St., Ste. B, Black Mountain, NC 28711  
Phone: (828) 357-5149  
administrator@quible.com

**PRELIMINARY FOR CAMA PERMITTING ONLY**

**Silt Fence to Protect Wetlands**

Future Development of the lots and associated site improvements shall be permitted separately. Permit is limited to the construction of the sand roadway.

CONTRACTOR SHALL ENSURE ALL DENUDED SURFACES ARE SEEDED AND FULLY STABILIZED PRIOR TO REMOVING SILT FENCE.

**Limit of Work under CAMA Permit**

**NO WETLAND FILL IS PERMITTED, ANY DISTURBANCE TO THE WETLANDS IN THE CAMA AEC REQUIRES PRIOR CAMA APPROVAL.**

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**CAMA MINOR PLAN**

**1494, 1496, & 1497 MCKAY CT**

**MUNSON HILL SUBDIVISION**

FRUITVILLE BEACH TOWNSHIP  
NORTH CAROLINA

CURRITUCK COUNTY

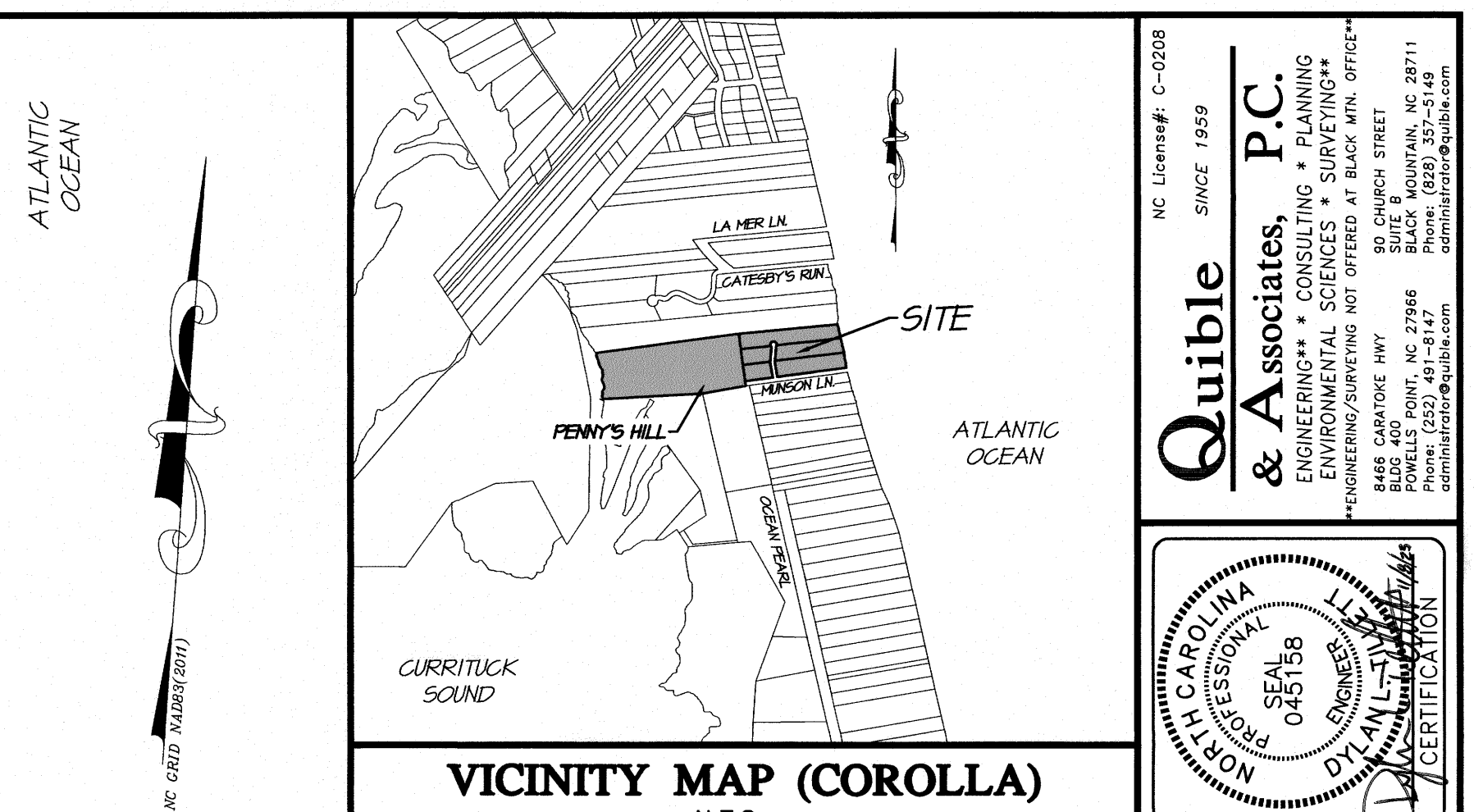
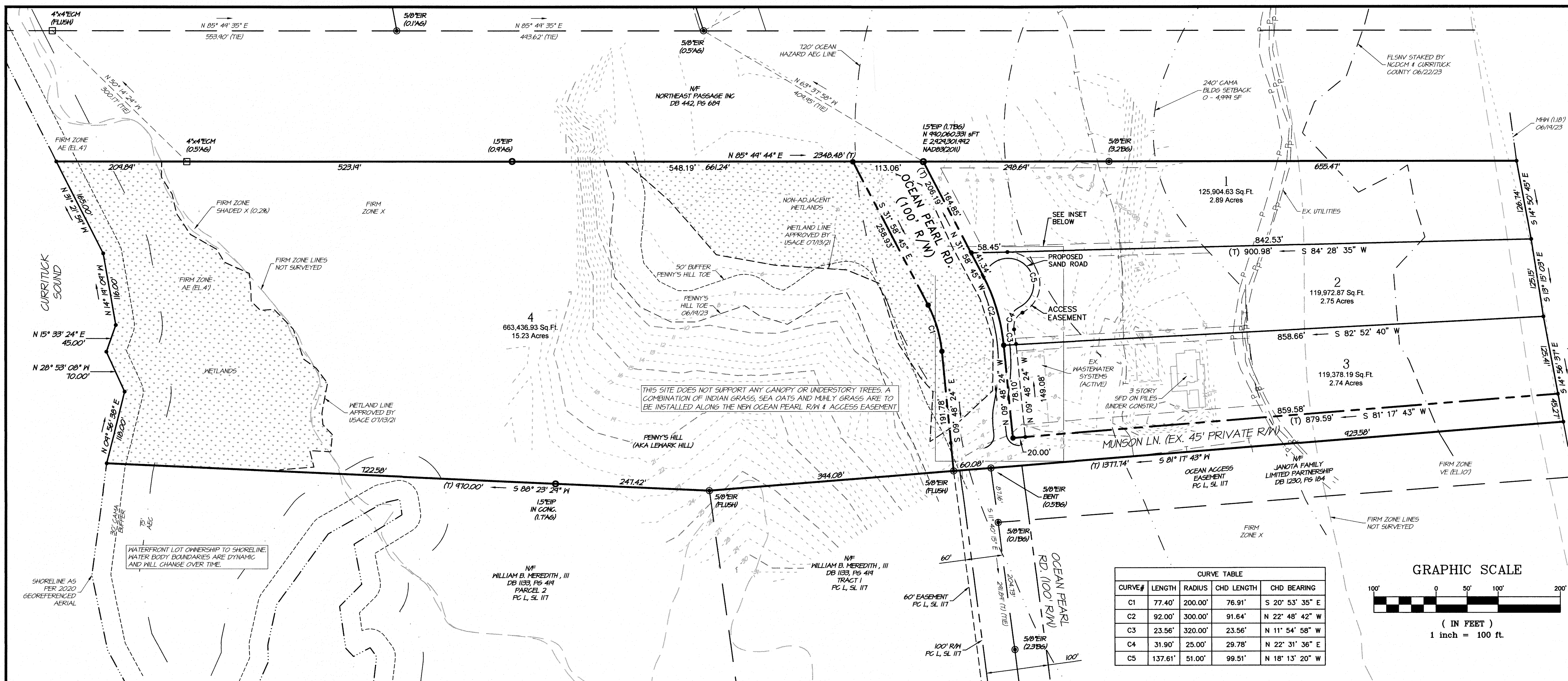
GRAPHIC SCALE IN FEET 1" = 100'

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NOTED.

PROJECT	P21031
DRAWN BY	JTM
CHECKED BY	WDE
DATE	09/26/23

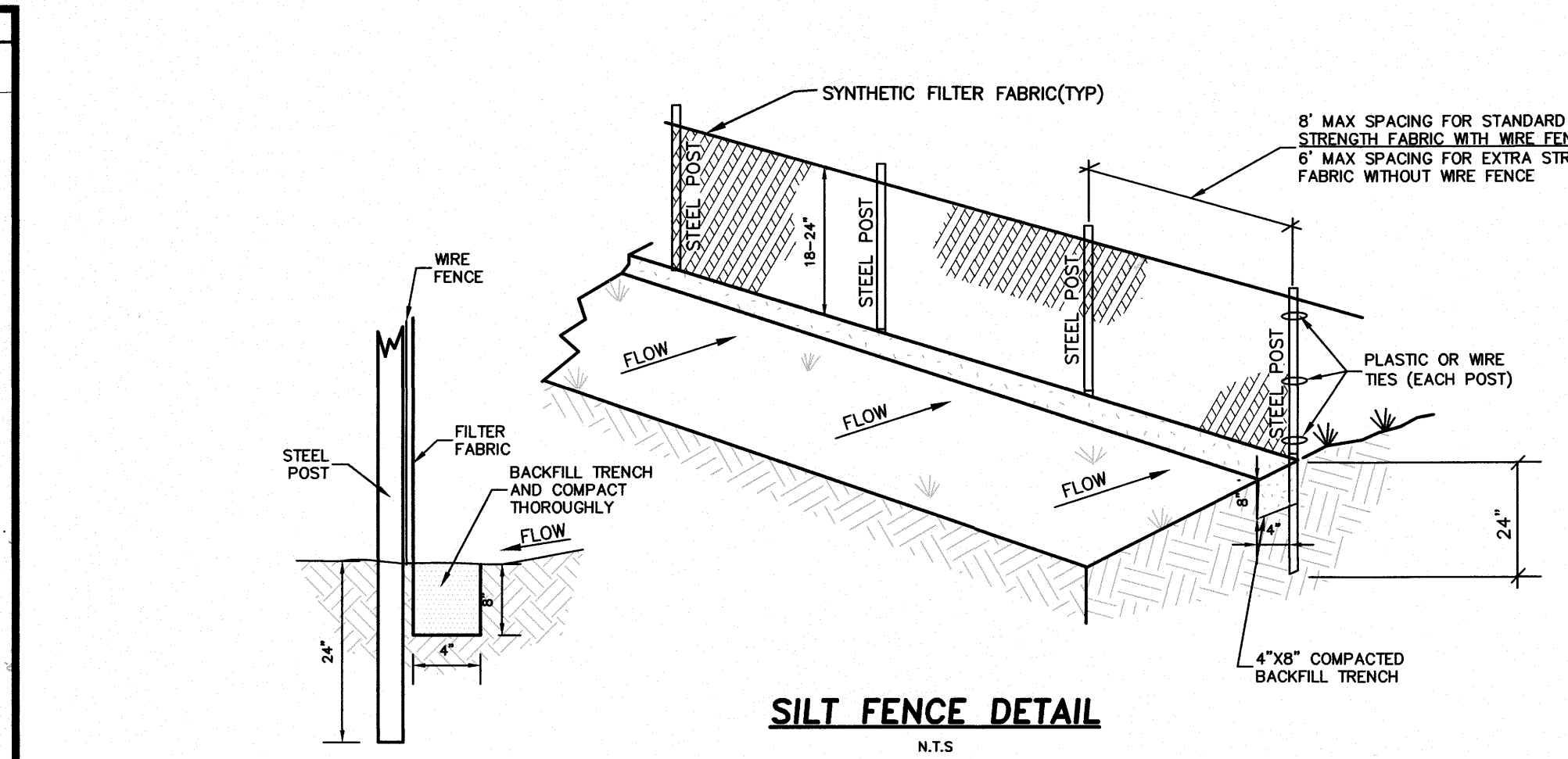
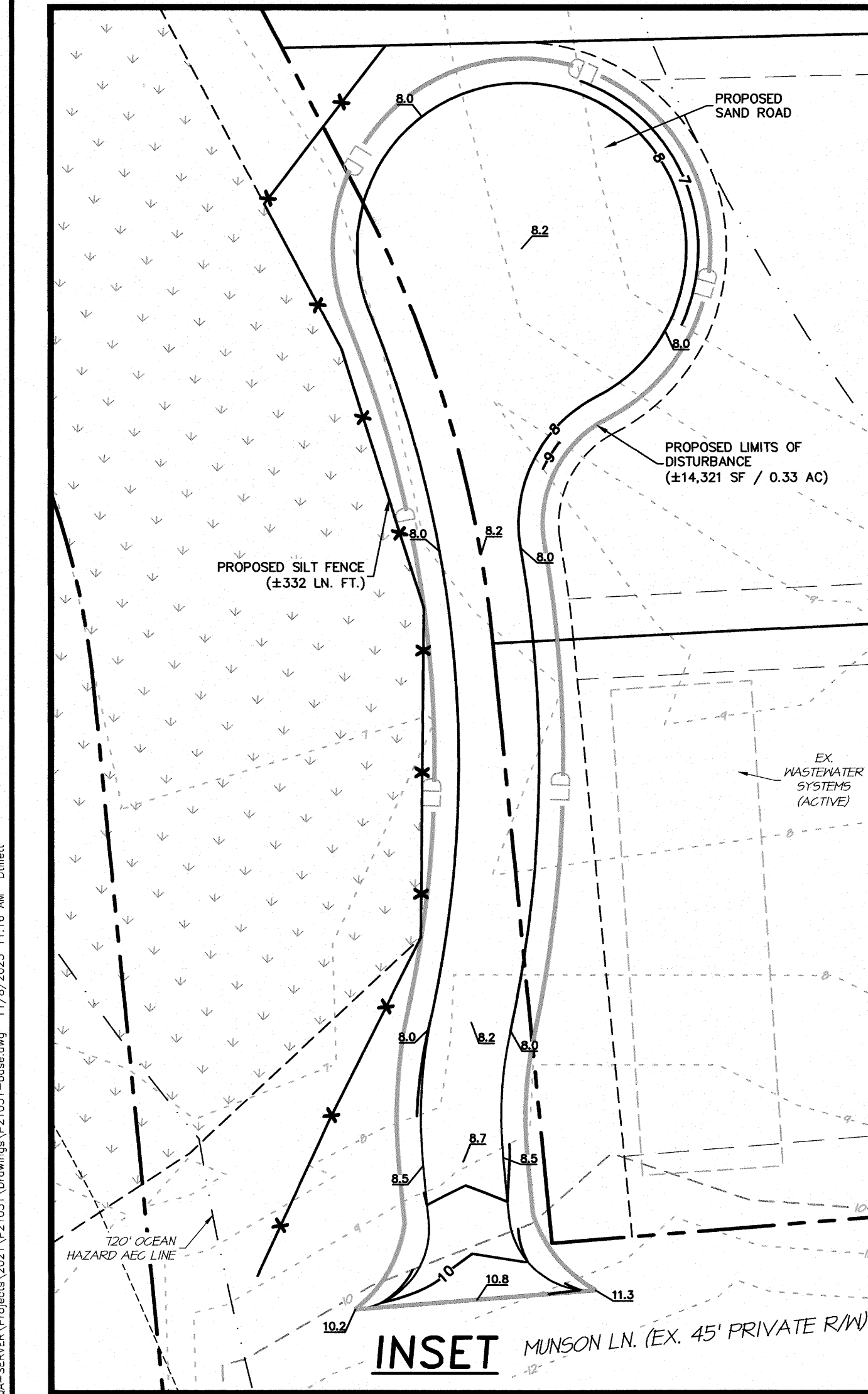
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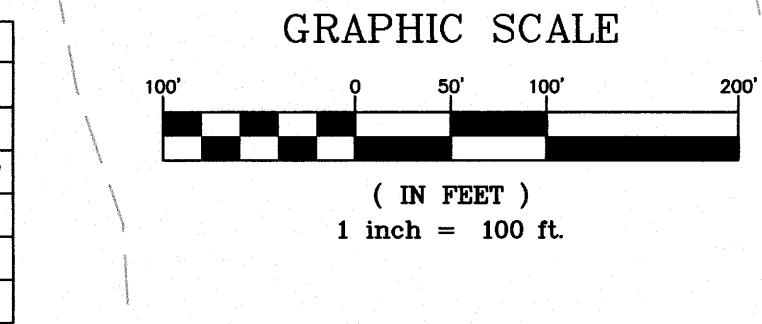
**NOTES:**

- CURRENT OWNER/APPLICANT: WEST BEACH, LLC, PENNYS HILL, LLC, & SOUTH OCEAN, LLC  
3225 MILDRED DR., SUITE 100  
LAS VEGAS, NV 89121
- PROPERTY INFORMATION:  
PINS: 9929-90-7085 (LOT 1)  
9929-99-9963 (LOT 2)  
9929-99-9788 (LOT 3)  
9929-89-6786 (LOT 4)  
PIDS: 010200002A0000 (LOT 1)  
010200002B0000 (LOT 2)  
010200002C0000 (LOT 3)  
010200002D0000 (LOT 4)  
ADDRESS: 1487 MCKAY CT. (LOT 1)  
1486 MCKAY CT. (LOT 2)  
1484 MCKAY CT. (LOT 3)  
1492 OCEAN PEARL RD. (LOT 4)
- ZONED: SINGLE FAMILY RESIDENTIAL - REMOTE (SFR)
- SUBJECT REFERENCES: DB 1725, PG 391; PC E, SL 45.
- ADDITIONAL REFERENCES: PC G, SL 233; PC L, SL 117.
- TOTAL PARCEL AREA = 1,120,570.48 sqft / 25.72 acres (AREAS BY COORDINATE METHOD)
- SOIL TYPES: DUCKSTON FINE SAND (D1), DUNE LAND-NEWHAM COMPLEX (DwD), DUNE LAND (Dd), BEACHES-NEWHAM ASSOCIATION (BN) & CURRITUCK MUCKY PEAT (Cj). (SOILS BOUNDARY SHOWN IS APPROXIMATE)
- BOUNDARY INFORMATION SHOWN BASED ON SURVEY BY QUIBLE & ASSOCIATES TITLED "BOUNDARY SURVEY FOR BROOK NORTH CAROLINA LLC". TOPOGRAPHIC DATA SHOWN WAS COLLECTED BY QUIBLE & ASSOCIATES, P.C. ON APRIL THROUGH JULY OF 2021.
- PROPERTY IS LOCATED IN NFIP FLOOD ZONES AS SHOWN AND SUBJECT TO CHANGES BASED ON COMMUNITY ID NO. 370078; PANEL 9928; SUFFIX K. (MAP NUMBER 3720992800K) EFFECTIVE DATE: 12/21/2016
- THIS PLAN SUBJECT TO ANY FACTS, INCLUDING BUILDING SETBACK RESTRICTIONS, EASEMENTS, COVENANTS, ETC., THAT MAY BE REVEALED BY A FULL AND ACCURATE TITLE SEARCH.
- PROJECT SCOPE: THIS PLAN PROPOSES THE CONSTRUCTION OF A SAND ROADWAY, SOIL EROSION AND SEDIMENTATION CONTROL MEASURES AND OTHER IMPROVEMENTS NECESSARY FOR THE DEVELOPMENT OF A RESIDENTIAL SUBDIVISION.
- EXISTING VEGETATION TO BE PRESERVED WHERE POSSIBLE.
- REMOVE TREES, GRASSES, SHRUBS AND OTHER VEGETATION, IMPROVEMENTS OR OBSTRUCTIONS INTERFERING WITH INSTALLATION OF NEW CONSTRUCTION UNLESS NOTED OTHERWISE.
- ANY LAND DISTURBANCE OVER AN ACRE IN SIZE WILL BE REQUIRED TO HAVE A STATE APPROVED SOIL EROSION AND SEDIMENTATION CONTROL PLAN IS REQUIRED.
- ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THESE DRAWINGS, THE LATEST EDITION OF THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION (NCDOT) ROADWAY STANDARD DRAWINGS AND SPECIFICATIONS, RULES GOVERNING PUBLIC WATER SYSTEMS (NCDCE PWS), NCDCE DIVISION OF ENERGY, MINERAL AND LAND RESOURCES AND CURRITUCK COUNTY REGULATIONS.
- THE LOCATION, DIMENSIONS, AND ELEVATION OF EXISTING STRUCTURES, PIPING, AND UTILITIES SHOWN ARE AVAILABLE DATA AND ARE APPROXIMATE. THE CONTRACTOR SHALL VERIFY ALL DATA IN THE FIELD PRIOR TO CONSTRUCTION TO HIS OWN SATISFACTION. THE DIAMETERS OF EXISTING PIPING ARE APPROXIMATE AND SHALL BE VERIFIED PRIOR TO PERFORMING FINAL CONNECTIONS. THE CONTRACTOR SHALL PERFORM ANY TEST PIT WORK OR PROVIDE LOCATION SERVICES AS REQUIRED TO AVOID CONFLICTS WITH EXISTING UTILITIES. CONTACT NORTH CAROLINA ONE-CALL AT TELEPHONE NO. 1-800-632-4949, 48 HOURS PRIOR TO PERFORMING ANY EXCAVATION TO HAVE UTILITIES MARKED.
- MAINTAIN AND PROTECT ALL OVERHEAD AND UNDERGROUND ELECTRICAL, TELEPHONE, CABLE TV, WATER, AND ALL OTHER UTILITIES DURING ENTIRE CONSTRUCTION PERIOD. SEWER SYSTEM AND WATER SERVICE INTERRUPTIONS AND OTHER UTILITY OUTAGES WILL NOT BE ALLOWED.
- VEGETATIVE AND STRUCTURAL EROSION AND SEDIMENT CONTROL DEVICES SHALL BE CONSTRUCTED AND MAINTAINED FOR ALL DISTURBED AREAS IN ACCORDANCE WITH ALL LOCAL REQUIREMENTS AND THE LATEST EDITION OF THE NORTH CAROLINA EROSION AND SEDIMENT CONTROL PLANNING AND DESIGN MANUAL. ALL EROSION AND SEDIMENTATION CONTROL DEVICES SHALL BE INSTALLED AS A FIRST STEP IN CONSTRUCTION AND BEFORE EXCAVATION BEGINS. SILT FENCE, CULVERT INLET PROTECTION, INLET PROTECTION, AND OTHER EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED TO PREVENT THE MOVEMENT OF SEDIMENT DOWNSTREAM.
- CONSTRUCTION LIMITS SHALL INCLUDE ALL DISTURBED AREAS. ALL GRASSED DISTURBED AREAS SHALL BE SEED AND PROVIDED WITH EROSION CONTROL DURING AND AT THE END OF CONSTRUCTION. ALL WORK SHALL BE PERFORMED WITHIN THE RIGHT OF WAY. WORK OUTSIDE OF THE RIGHT OF WAY MAY REQUIRE TEMPORARY CONSTRUCTION EASEMENTS TO BE OBTAINED BY OTHERS.
- UNLESS OTHERWISE NOTED, REMOVE AND DISPOSE OF ALL ITEMS INDICATED TO BE DEMOLISHED OFF THE PROJECT SITE IN ACCORDANCE WITH ALL FEDERAL, STATE, AND LOCAL REGULATIONS.
- THE CONTRACTOR SHALL BE FULLY LIABLE FOR REPAIR OF ANY DAMAGES ON PUBLIC OR PRIVATE PROPERTY CAUSED BY HIS CONSTRUCTION ACTIVITIES. THE CONTRACTOR SHALL REPLACE ALL DISTURBED SURFACES IN KIND, INCLUDING PAVEMENT, STONE, BRICKS, MAILBOXES, STORM CULVERTS, DRIVEWAY CULVERTS, ETC. CONTRACTOR SHALL REPLACE ROADSIDE SHOULDERS, DITCHES, CUT/FILL SLOPES TO STABILIZED PRECONSTRUCTION CONDITIONS. ROADSIDE LANDSCAPING SHALL BE PROTECTED AS MUCH AS POSSIBLE. CULVERTS SHALL BE BACKFILLED AND PROPERLY COMPACTED PER NCDOT SPECIFICATION. CULVERT ENDS SHALL BE GRADED WITH SUFFICIENT EROSION AND SEDIMENT CONTROL. PRIVATE ENTRANCE CULVERTS SHALL BE MAINTAINED FOR POSITIVE ROADSIDE DRAINAGE.
- ALL PROPERTY PINS, AND RIGHT OF WAY MONUMENTS DISTURBED DURING CONSTRUCTION SHALL BE REPLACED BY A LAND SURVEYOR LICENSED BY THE STATE OF NORTH CAROLINA.
- SURFACE DRAINAGE: COMPLETELY DRAIN CONSTRUCTION SITE DURING PERIODS OF CONSTRUCTION TO KEEP SOIL MATERIALS SUFFICIENTLY DRY. PROVIDE TEMPORARY DITCHES, SWALES, AND OTHER DRAINAGE FEATURES AND EQUIPMENT AS REQUIRED TO MAINTAIN DRY SOILS. WHEN UNDESIRABLE WORKING OR EQUIPMENT OPERATION AND UNSUITABLE SOIL SUPPORT FOR SUBSEQUENT CONSTRUCTION FEATURES DEVELOP, REMOVE UNSUITABLE MATERIAL AND PROVIDE NEW SOIL MATERIAL AT NO ADDITIONAL COST TO THE OWNER.
- SUBSURFACE DRAINAGE: CONSIDER SITE SURFACE AND SUBSURFACE CONDITIONS, AVAILABLE SOIL AND HYDROLOGICAL DATA. REMOVE WATER BY BENCHING, SLUMP PUMPING, OR OTHER METHODS TO PREVENT SOFTENING OF SURFACES EXPOSED BY EXCAVATION. USE FILTERS ON SEWERING DEVICES TO PREVENT REMOVAL OF FINES FROM SOIL. PROVIDE EROSION CONTROL AT OUTLET OR PIPING TO PREVENT EROSION. OPERATE DEWATERING SYSTEM CONTINUOUSLY UNTIL CONSTRUCTION WORK BELOW EXISTING WATER LEVEL IS COMPLETE.
- CONSTRUCT EXCAVATION SUPPORT SYSTEMS AS REQUIRED BY OSHA AND U.S. ARMY CORPS OF ENGINEERS SAFETY AND HEALTH REQUIREMENT MANUAL EM 386-1-1, SECTION 25 AS A THROUGH E TO ADEQUATELY SUPPORT EXISTING SOIL AND ADJACENT STRUCTURES DURING EXCAVATION ACTIVITIES.
- ALL TRAFFIC CONTROL METHODS AND DEVICES SHALL CONFORM TO THE LATEST EDITION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.



**CURVE TABLE**

CURVE#	LENGTH	RADIUS	CHD LENGTH	CHD BEARING
C1	77.40'	200.00'	76.91'	S 20° 53' 35" E
C2	92.00'	300.00'	91.64'	N 22° 48' 42" W
C3	23.56'	320.00'	23.56'	N 11° 54' 58" W
C4	31.90'	25.00'	29.78'	N 22° 31' 36" E
C5	137.61'	51.00'	99.51'	N 18° 13' 20" W

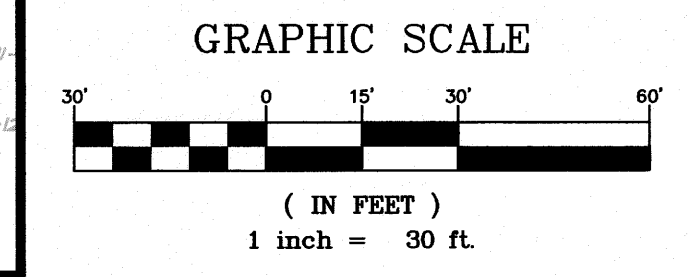


- LEGEND**
- EXISTING CONTOUR
  - EX. TELEPHONE PEDESTAL
  - EX. UTILITY POLE
  - EX. CONCRETE MONUMENT, ECM
  - EX. IRON PIPE, EIP
  - EX. IRON ROD, EIR
  - CALCULATED POINT
  - TOTAL DISTANCE
  - ABOVE GRADE
  - BELOW GRADE

**PERMANENT VEGETATION**  
SEEDING DATES: APRIL 1 - AUGUST 31:  
SEED MIXTURE:  
REBEL II FESCUE 130 LBS./ACRE  
COMMON BERMUDA "SAHARA" (HULLED) 215 LBS./ACRE  
SEEDING DATES: SEPT. 1 - MARCH 31:  
SEED MIXTURE:  
REBEL II FESCUE 250 LBS./ACRE  
COMMON BERMUDA "SAHARA" (UNHULLED) 215 LBS./ACRE  
SEEDBED PREPARATION:  
LOOSEN SOILS TO A DEPTH OF 6-8 INCHES USING A RIPPER, HARROW, OR CHISEL PLOW, BREAK UP CLODS, REMOVE UNACCEPTABLE GROWTH (STICKS, ROOTS), STONES (>3"), AND OTHER MATERIALS, AND WORK THE TOP 3-4 INCHES OF THE SOIL INTO A SEEDBED. THE AREA TO BE SEEDBED SHALL BE RE-COMPACTED UTILIZING A CULTRACKER ROLLER AND A SMOOTH EVEN SOIL SURFACE WITH A LOOSE, UNIFORM FINE TEXTURE SHALL BE THE FINISHED GRADE.  
SOIL AMENDMENTS:  
OBTAIN A SOIL TEST TO DETERMINE APPLICATION RATES AND FOLLOW RECOMMENDATIONS OF SOIL TESTS. WHEN A SOIL TEST IS NOT POSSIBLE, APPLY 3,000 LB/ACRE GROUND AGRICULTURAL LIMESTONE AND 1,000 LB/ACRE 10-10-10 STARTER FERTILIZER.  
MULCHING:  
APPLY 4,000 LB/ACRE GRAIN STRAW OR EQUIVALENT COVER OF ANOTHER SUITABLE MULCH. ANCHOR STRAW BY TACKLING WITH ASPHALT, NETTING, ROWING OR BY CRIMPING WITH A MULCH ANCHORING TOOL.  
MAINTENANCE:  
SATISFACTORY STABILIZATION AND EROSION CONTROL REQUIRES A COMPLETE VEGETATIVE COVER. EVEN SMALL BREACHES IN VEGETATIVE COVER CAN EXPAND RAPIDLY AND, IF LEFT UNATTENDED, CAN ALLOW SERIOUS SOIL LOSS FROM AN OTHERWISE STABLE SURFACE. A SINGLE HEAVY RAIN IS OFTEN SUFFICIENT TO GREATLY ENLARGE BARE SPOTS, AND THE LONGER REPAIRS ARE DELAYED, THE MORE COSTLY THEY BECOME. PROMPT ACTION WILL KEEP SEDIMENT LOSS AND REPAIR COST DOWN. NEW SEEDINGS SHOULD BE INSPECTED FREQUENTLY AND MAINTENANCE PERFORMED AS NEEDED, IF RILLS AND GULLIES DEVELOP, THEY MUST BE FILLED IN, RE-SEED, AND MULCHED AS SOON AS POSSIBLE. DIVERSIONS MAY BE NEEDED UNTIL NEW PLANTS TAKE HOLD.  
MAINTENANCE REQUIREMENTS EXTEND BEYOND THE SEEDING PHASE. (COMPLETE VEGETATIVE COVER IS REQUIRED REGARDLESS OF COUNTY ISSUANCE OF A CERTIFICATE OF OCCUPANCY AND FINAL PAYMENT WILL NOT BE AWARDED UNTIL COMPLETE ESTABLISHMENT OF VEGETATIVE COVER.)  
WEAK OR DAMAGED SPOTS MUST BE RELIEM, FERTILIZED, MULCHED, AND RESEED AS PROMPTLY AS POSSIBLE. RESEEDING MAY BE NEEDED TO MAINTAIN PRODUCTIVE STANDS.

**TEMPORARY VEGETATION**  
SEEDING DATES: AUG. 16 - APRIL 15:  
SEED MIXTURE:  
RYE GRAIN 120 LBS./ACRE  
SEEDING DATES: APRIL 16 - AUG. 15:  
SEED MIXTURE:  
GERMAN MILLET 40 LBS./ACRE

**SEEDING SPECIFICATIONS**



**NOTE:**  
THE DATA GIVEN ON THESE PLANS IS BELIEVED TO BE ACCURATE, BUT THE ACCURACY IS NOT GUARANTEED. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL LEVELS, LOCATIONS, TYPES, AND DIMENSIONS OF THE EXISTING UTILITIES PRIOR TO CONSTRUCTION. IF A DISCREPANCY IS FOUND, WORK SHALL CEASE AND THE ENGINEER NOTIFIED. WORK MAY CONTINUE UPON ENGINEERS NOTICE TO PROCEED.

**CONSTRUCTION DRAWING**

**PENNYS HILL, LLC**  
**PENNYS HILL BEACH CLUB**

FRUITVILLE TOWNSHIP  
CURRITUCK COUNTY  
NORTH CAROLINA

PROJECT NO: P21031  
DESIGNED BY: DLT  
DRAWN BY: DLT  
CHECKED BY: MWS  
ISSUE DATE: 11/8/23

SHEET NO. **1** OF 1 SHEETS

QUIBLE & ASSOCIATES, P.C.  
SINCE 1959  
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ENVIRONMENTAL SERVICES • SURVEYING  
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