

July 18, 2024

Ms. Jennie Turner, CFM
Currituck County
Planning & Community Development
153 Courthouse Road, Suite 110
Currituck, North Carolina 27949

Re: Preliminary Plat/Special Use Permit &
Construction Drawings Resubmittal
Corolla Bay Lots 61 & 62
Corolla, Currituck County, North Carolina

Ms. Turner,

Thank you for your comments on the above referenced project. On behalf of SF Corolla Bay LLC, Quible & Associates, P.C. hereby submits for your review the following digital documents:

1. One (1) digital copy of the previously provided executed Major Subdivision – Preliminary Plat and Construction Drawings Application;
2. One (1) digital copy of SAW #2023-01517 from USACE;
3. One (1) digital copy of the latest existing WWTP Permit for reference;
4. One (1) digital copy of the existing SW7050220 stormwater permit renewal (September 2022) and latest inspection report dated 5/27/2022.
5. One (1) digital copy of the revised Preliminary Plat;
6. One (1) digital copy of the revised Construction Drawings;
7. One (1) copy of the 2007 Approved Amended Sketch Plan;
8. One (1) CD containing digital copies of all the documents listed above.

A copy of the TRC review comments dated October 12, 2023 and McAdams comments dated October 10, 2023, are enclosed for reference, and our responses listed below for ease of review:

Planning, Jennie Turner 252-232-6031

Reviewed

1. The applicant is responsible for providing evidence that the application meets the four findings of fact required for the Board of Commissioners to approve a special use permit. *Acknowledged. Please note responses to the four findings of fact on the application. Based on the 2007 Amended Sketch Plan, existing State permits, and recorded plat Q pg 9-11. These two lots were planned as “future” lots as it pertains to infrastructure and these lots are consistent with the rest of the subdivision lots size/density.*
2. Please provide responses to Special Use Permit findings that reference the *Imagine Currituck 2040 Vision Plan. Please note Item C on the application references the Currituck*

2040 vision plan. The site is full service within Corolla sub area. The site was designed to meet density and open space requirements during the 2007 Amended Sketch Plan. A copy of this ASP is included with this resubmittal for convenience, please note open space and density calculations in the upper left-hand corner of the approved ASP.

Within, the 2040 vision plan the corolla area section land use policy 2.2 states the County wishes to encourage existing PUD's to continue to develop according to their master plan and these two lots were planned as future lots within the previous final platting process.

The previous 2006 Land Use policy emphasis for the Corolla subarea was to allow for predominantly medium density residential development (2-3 units per acre). Policy HN1 listed that the County shall encourage development at densities suitable for the environment and capacity of available sewage treatment. As a full-service site, with central sewer capacity available, it is reasonable for these sites to be developed at 2-3 units per acre based on this guidance. Project density, as approved throughout the entirety of Monterey Shores PUD is 2.05 units per acre and consistent with this previous Policy.

Policy HN3 of the previous Land Use Plan stated the County shall encourage both open space development and compact, mixed-use development, both should be considered for the full-service areas of the Land Use map. The two lots proposed are consistent with a more compact development on centralized water and sewer, but the overall PUD still provides open space as required by the previously approved amended sketch plan.

3. Provide ownership of adjacent parcels. *Acknowledged. Owner's names have been added to both the preliminary plat and construction set.*
4. Provide total number of lots. *Sheet 1, Note 3 has been expanded to state "to be subdivided into two (2) lots" on both the construction set and preliminary plat.*
5. Provide total site acreage and total lot area. *Total parcel acreage to be subdivided is listed on Sheet 1, Note 3 of the preliminary plat.*
6. Provide note that all utilities shall be underground. *On the construction set, Sheet 2, note 16 indicates "ALL UTILITIES SERVING THIS SITE WILL BE PLACED UNDERGROUND"*
7. Provide note that payment-in-lieu is required prior to recording final plat. *Acknowledged. Please advise of the approximate payment amount as soon as available.*
8. Provide detail on minimum lot area, including wetland area of each proposed lot. *The ACOE has confirmed that the wetlands previously shown were non-jurisdictional, as such they are no longer shown on the plat or construction drawings. Please see jurisdictional determination letter as part of this submittal. Please also see Sheet 1, note 13 of the preliminary plat. We have indicated the min. lot area (7,500 sf) per the 2007 ASP.*
9. Show how lots meet minimum lot width requirement. *Since the lots were included on the previously approved 2007 ASP, we have reviewed Currituck County UDO section 1.8.6.A and provided a min. width of 65' at the MBSL. This is shown on the construction drawings.*
10. Complete sidewalk connection around cul-de-sac. *Acknowledged. Proposed sidewalk is now shown on the construction drawings.*

11. Provide update on most recent inspection and maintenance of existing stormwater infrastructure for the subdivision. *Please find the enclosed stormwater inspection report dated May 2022. The POA enlisted contractual services to correct many of the outstanding concerns. As a result, the State issued the enclosed stormwater permit renewal which demonstrates continued stormwater compliance effective until October 29, 2030.*
12. Confirm existing cluster mailbox unit is permitted and compliant with ADA requirements. Provide CBU detail. *Please see photo of the mailbox unit for reference. There is an existing handicap parking space available for access. In addition, the proposed sidewalk extension will complete accessibility requirements.*



13. Label submitted plan set as construction drawings. *Acknowledged. The title block has been updated to reference "Construction Drawings" vs. the owner's name.*
14. Show existing and proposed stormwater infrastructure including detail of property line swales and slopes and driveway culvert elevations. *Preliminary grading is now shown to show lot fill and v-swales at the lot line as requested.*
15. Provide finished floor elevations. *A Min. FFE of 6.0' has been called out adjacent to the MBPE.*
16. Provide verification that the existing street complies with NCDOT construction standards. *Please see attached Final Plat Q 9, which includes signed certification for private streets. It is our understanding that the County reviewed NCDOT compliance documentation during final plating, but Quible does not have this documentation.*
17. Provide USACE verification letter. *The AJD (SAW-2023-01517) letter is attached, which verifies that on the subject lots, there are no jurisdictional waters of the US (WOTUS), (wetlands or water bodies).*
18. Provide waterline and wastewater line extension permits. *The water and wastewater lines exist in front of the site, extensions were previously permitted, installed, and certified during initial master planning. Therefore, additional extensions or permitting are not necessary. Services lines are proposed to be constructed with these construction drawings only.*

19. Are streetlights proposed? If so, provide full cut-off detail. *No, it is our understanding that the existing street met County requirements during final platting of the first part of this section. Plat Q-9 provided for reference. Please note the certification for private streets and review officers signed certificate stating the plat meets requirements for recording.*
20. Are there heritage trees on the site? Tree protection ordinance applies. *Heritage Trees are now shown on the preliminary plat and construction drawings. Construction drawings call out for these trees to remain.*

Currituck County Building Inspections & Fire, Bill Newns 252-232-6023

Reviewed

Stormwater Review, (McAdams, Stormwater Consultant)

1. See attached.

Currituck County Soil & Stormwater, Dylan Lloyd 252-232-3360

Approved

- 1) Existing WWTP permit document appears to be out of date (exp. 2016). *The renewed permit (exp. 2026) is attached to this resubmittal.*

Currituck County Water/Backflow, Will Rumsey, 252-232-6065

Please be aware of Developmental fee. *Acknowledged.*

Southern Outer Banks Water, Jim Williams, 252- 453-2620

Approved with corrections

Could we use 1 inch setter instead of 3/4 and run tracer wire with service line for locating purposes. *Plans have been revised as requested.*

US Army Corps of Engineers, Anthony Scarbraugh 919-251-4619

Any impacts to jurisdictional waters or wetlands of the US require prior approval from the US Army Corps of Engineers. *AJD (SAW-2023-01517) letter is attached for reference.*

Currituck County GIS, Harry Lee 252-232-2034

Address Assignment: Lot 61: 975 Cruz Bay Ct
Lot 62: 977 Cruz Bay Ct

Acknowledged.

NC DEQ- Division of Coastal Management, 252-264-3901

No comments received.

NCDOT, Caitlin Spear, 252-331-4737

No comments received.

McAdams

PRELIMINARY PLAT DRAWINGS

1. Per the Major Subdivision Design Standards Checklist, UDO 1.8.6, and UDO 7.3.5.B(1), please include a note that documents the zoning conditions for Single-Family Residential-Outer Banks (SFO) of 30-34.5% maximum lot coverage for Lot 61 and 35% for Lot 62. These are in addition to the maximum impervious coverage approved in the NCDEQ Stormwater Permit (SW7050220) of 35%. *Please note that "Monterey Shores III, Corolla Bay Section II" has an existing Amended Sketch Plan that was approved 11/6/2007 (a copy of the approved sketch plan was provided with the initial submittal.); According to section 1.8.6. of the Currituck County UDO, lands subject to a sketch plan (approval before January 1, 2013) shall be developed consistent with the sketch plan approval and relevant conditions along with the County's Bulk and Dimensional Standards. The preliminary plat as proposed is in compliance with Sections 1.8.6.B(1) Bulk and Dimensional Standards allowing 35% Maximum Lot coverage for lots between 10,000 sf and 19,000 sf in size.*

2. Please add the Stormwater Permit Number to the notes. *Acknowledged. The State stormwater permit # has been added into the stormwater statement.*

3. Please note that Currituck County requires additional peak flow mitigation that is not accounted for in water quality permits issued by NCDEQ (SW7050220). For Preliminary Plat, please provide a stormwater management narrative and preliminary grading plan that address how stormwater will be sent to the regional device or treated on-site. *As listed above, the existing Amended sketch plan was approved prior to 1/1/2013 and as such the site is subject to 1.8.6.B. This site as it was designed, including these two lots, meets the County's UDO at the time. The State stormwater permit which was renewed in 2022 demonstrates continued compliance which is effective until 2030.*

a. Major subdivisions shall implement adequate stormwater practices to reduce the post-development peak discharge from the 24-hour storm event with a 10-year recurrence interval down to the predevelopment discharge rate from the 24-hour storm event with a 2-year recurrence interval based on pre-development conditions from a wooded site.

b. If peak flow requirements will be met with the regional device permitted through SW7050220, an analysis should be provided that shows that water from the site will reach the regional device and verifies the regional device can accept the proposed flows.

4. Per the Major Subdivision Design Standards Checklist, please show applicable 30-foot-wide riparian buffers adjacent to wetland boundaries. *The non-JD wetlands boundary has been removed from the plat. Please note the AJD (SAW-2023-01517) letter is attached, which verifies that on the subject lots, there are no jurisdictional waters of the US (WOTUS), (wetlands or water bodies).*

GENERAL NOTES FOR CONSTRUCTION DRAWINGS

5. Please note a complete copy of the Major Stormwater Plan Form SW-002 will be required as a submission for Construction Drawings. *This form is not applicable, please see response to #3 above.*

6. Please note copies of the appropriate North Carolina Department of Environmental Quality (NCDEQ) erosion control, Coastal Area Management Act (CAMA), wetlands, and/or stormwater permits will be required as a submission for Construction Drawings.

Please note the following to address these requested permits:

Disturbance at the site for installation of two (2) sewer services and a single water service is below the 1-acre threshold, therefor a SESC permit is not required.

The site was included with SW7050220 and a copy of this permit has been included with the submittal.

The AJD (SAW-2023-01517) letter is attached, which verifies that on the subject lots, there are no jurisdictional waters of the US (WOTUS), (wetlands or water bodies) therefor additional CAMA or wetland permitting is not required.

7. Please note that the site is located in the Outer Banks Stormwater Management Zone and will need to comply with the stormwater requirements of the Currituck County Ordinance. Compliance with all requirements will need to be demonstrated for Construction Drawings, which may include:

- a. Peak flow and riparian buffer requirements detailed above. *See response to #3 above.*
- b. All subdivisions shall provide side lot line swales with a minimum average depth of 12 inches and side slopes not to exceed 3:1 (three feet horizontal run for every one foot vertical rise). *Acknowledged. Swales are now shown on the construction drawings.*
- c. If filling is proposed, will need to demonstrate compliance with fill/land disturbing setbacks and fill height restrictions. *Acknowledged. Per the asbuilt survey of the adjacent lot 63, grades on the adjacent lot are around 7.5' elevation.*

Please review the enclosed documents and our above responses at your earliest convenience. Please do not hesitate to contact Michael W. Strader, Jr., P.E., or myself at (252) 491-8147, mstrader@quible.com or csaunders@quible.com should you have any questions or require any additional information.

Sincerely,
Quible & Associates, P.C.



Cathleen M. Saunders, P.E.
Encl.: as stated
Cc: SF Corolla Bay LLC



Major Subdivision Application

OFFICIAL USE ONLY:

Case Number: _____
 Date Filed: _____
 Gate Keeper: _____
 Amount Paid: _____

Contact Information**APPLICANT:**

Name: SF Corolla Bay, LLC C/O Prem Gupta
 Address: P.O. Box 90
Kill Devil Hills, NC 27948
 Telephone: 252-441-9003
 E-Mail Address: info@homesbysaga.com

PROPERTY OWNER:

Name: Same Entity
 Address: _____
 Telephone: _____
 E-Mail Address: _____

LEGAL RELATIONSHIP OF APPLICANT TO PROPERTY OWNER: Same Entity

Request

Physical Street Address: Cruz Bay Court, Lots 61 & 62
 Parcel Identification Number(s): 115E0000RFD0000
 Subdivision Name: Corolla Bay
 Number of Lots or Units: 2 Phase: 3

TYPE OF SUBMITTAL

- Conservation and Development Plan
- Amended Sketch Plan/Use Permit
- Preliminary Plat (or amended)
 - Type I OR Type II
- Construction Drawings (or amended)
- Final Plat (or amended)

TYPE OF SUBDIVISION

- Traditional Development
- Conservation Subdivision
- Planned Unit Development
- Planned Development

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

[Signature]
 Property Owner(s)/Applicant*

8/21/23
 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.

Community Meeting, if applicable

Date Meeting Held: N/A Meeting Location: _____

Use Permit Review Standards, if applicable

PUD Amended Sketch Plan/Use Permit, Type II Preliminary Plat

Purpose of Use Permit and Project Narrative (please provide on additional paper if needed): _____

See transmittal for summary

The applicant shall provide a response to the each one of the following issues. The Board of Commissioners must provide specific findings of fact based on the evidence submitted. All findings shall be made in the affirmative for the Board of Commissioners to issue the use permit.

A. The use will not endanger the public health or safety.

Project will not endanger public health or safety. Sanitary sewer is provided,
roadway has been build to NCDOT standards and lots are already part of
existing stormwater permit to collect and manage to state and county standards.

B. The use will not injure the value of adjoining or abutting lands and will be in harmony with the area in which it is located.

Lots 61 and 62 of this development is consistent with the Phase I and II portions
completed previously in that lot sizes and density is similar and in harmony with
the adjoining lands.

C. The use will be in conformity with the Land Use Plan or other officially adopted plan.

The 2040 land use plan classifies this site as a full service within the Corolla
Sub-Area. Conforms with policy #HN1 - Density and policy
#HN3 - mixed use development/openspace

D. The use will not exceed the county's ability to provide adequate public facilities, including, but not limited to, schools, fire and rescue, law enforcement, and other county facilities. Applicable state standards and guidelines shall be followed for determining when public facilities are adequate.

The two additional households will not exceed public facilities. Utilities were
master planned and designed to incorporate additional lots.

I, the undersigned, do certify that all of the information presented in this application is accurate to the best of my knowledge, information, and belief. Further, I hereby authorize county officials to enter my property for purposes of determining zoning compliance. All information submitted and required as part of this application process shall become public record.



Property Owner(s)/Applicant*

8/21/23

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.**

Major Subdivision Submittal Checklist – Preliminary Plat

Staff will use the following checklist to determine the completeness of your application for preliminary plat 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 Subdivision Submittal Checklist – Preliminary Plat

Date Received: _____

TRC Date: _____

Project Name: Corolla Bay, Phase 3, Section 2 Lots 61 & 62

Applicant/Property Owner: SF Corolla Bay, LLC

Table with 3 columns: Item Number, Description, and Status. Items include: Complete Major Subdivision application, Complete Use Permit Review Standards, Application fee at Preliminary Plat, Community meeting written summary, Preliminary Plat with professional's seal, Existing features plan, Proposed landscape plan, Stormwater management narrative, Completely executed street name approval form, Septic evaluations by ARHS, Letter of commitment from centralized water provider, Wetland certification letter, Geological analysis, Economic and public facilities impact narrative, Conservation Subdivision: Approved conservation and development plan, 3 copies of plans, 1- 8.5" x 11" copy of plan, 2 hard copies of ALL documents, 1 PDF digital copy of all plans AND documents.

For Staff Only

Pre-application Conference

Pre-application Conference was held on _____ N/A _____ and the following people were present:

Comments

Major Subdivision Submittal Checklist – Construction Drawings

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

**Major Subdivision
Submittal Checklist – Construction Drawings**

Date Received: _____

TRC Date: _____

Project Name: Corolla Bay, Section 2, Lots 61 & 62

Applicant/Property Owner: SF Corolla Bay, LLC

Construction Drawings Submittal Checklist		
1	Complete Major Subdivision application and \$250 for amended drawings	✓
2	Construction drawing with engineer's seal	✓
3	Proposed landscape plan, including common areas, open space set-aside configuration and schedule, required buffers, fences and walls, and tree protection plan	N/A
4	Final stormwater management narrative and grading plan, if changed since preliminary plat	✓
5	Proposed construction drawings (road, stormwater management infrastructure, utilities)	N/A
6	NCDEQ wastewater line extension permit, if applicable	N/A
7	NCDEQ wastewater plant construction permit, if applicable	N/A
8	NCDEQ waterline extension permit, if applicable	N/A
9	NCDEQ stormwater permit including application, plan, and narrative with calculations	✓
10	NCDEQ soil erosion and sedimentation control permit <1ac disturbance	N/A
11	NCDEQ CAMA major permit, if applicable	N/A
12	NCDOT driveway permit and encroachment agreement, if applicable	N/A
13	Wetland fill permit(s), if applicable	N/A
14	3 copies of plans	✓
15	1- 8.5" x 11" copy of plan	✓
16	2 hard copies of ALL documents	✓
17	1 PDF digital copy of all plans AND documents (ex. Compact Disk – e-mail not acceptable)	✓

initial submittal (no fee provided)

existing stormwater permit SW7050220 included

For Staff Only

Pre-application Conference (Optional)

Pre-application Conference was held on N/A and the following people were present:

Comments

Major Subdivision Design Standards Checklist

The table below depicts the design standards for a major subdivision. Please make sure to include all applicable listed items to ensure all appropriate standards are reviewed.

	Preliminary Plat	Construction Drawings	Final Plat
GENERAL AND ZONING			
Name of Subdivision, Township, County, State	X	X	X
Name, signature, license number, seal, and address of engineer, land surveyor, architect, planner, and/or landscape architect involved in preparation of the plat	X	X	X
Property owner(s) name and address	X	X	X
Site address and parcel identification number	X	X	X
North arrow and scale (1" = 100' or larger)	X	X	X
Vicinity map showing property's general location in relation to streets, railroads, and waterways	X	X	X
Zoning classification of the property and surrounding properties	X		
All applicable certificates and statements as listed in Section 3.1.1 of the Administrative Manual			X
A scaled drawing showing the following existing features within the property and within 50' of the existing property lines: boundary lines, total acreage, adjacent use types, sidewalks and pedestrian circulation courses, streets, rights-of-way, easements, structures, septic systems, wells, utilities lines (water, sewer, telephone, electric, lighting, and cable TV), fire hydrant, culverts, stormwater infrastructure (drainage pipes, ditches, etc.), water bodies, wooded areas, and cemeteries	X	X	X
Lot layout including lot line locations and dimension, total number of lots, total lot area, and lot numbers for entire tract (No future development area left undefined)	X	X	X
Location or areas to be used for non-residential and multi-family purposes, if applicable	X	X	X
Location of recreation and park area dedication (or payment in-lieu)	X	X	X
Proposed landscape plan including common areas, open space set-aside configuration and schedule, required buffers, fences and walls, and tree protection plan. Open space calculations must be shown on plat	X	X	
As-built for landscaping including street trees, heritage trees, and required buffers, fences, and walls. Open space calculations must be shown on plat			X
Water access and recreational equipment storage locations, if applicable	X	X	X
Cultural resources protection plan, if applicable	X	X	X
Zoning conditions and/or overlay standards listed on plat	X	X	X
Contour intervals of two feet, if required by the administrator	X	X	
Phasing schedule, if applicable	X	X	

	Preliminary Plat	Construction Drawings	Final Plat
ENVIRONMENTAL PROTECTION			
Location of all designated Areas of Environmental Concern 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	X	X	X
Flood Zone line and Base Flood Elevation as delineated on the "Flood Insurance Rate Maps/Study Currituck County"	X	X	X
Delineate all soil series based on Currituck County Soils Map or NC Licensed Soil Scientist.	X		
STREETS, STORMWATER, AND INFRASTRUCTURE			
Approximate location of streets, sidewalks, pedestrian circulation paths, and utilities	X		
Street name(s) as approved by GIS	X	X	X
Sight triangles	X	X	X
Street connectivity index	X		
Location and type of site identification signs, traffic control signs, street name signs, and directional signs.		X	
Proposed street, stormwater management infrastructure, and utility construction drawings including water, sanitary sewer, telephone, electric, fire hydrant, lighting, and cable TV. Drawings must include design data, details, and profiles.		X	
Proposed lighting plan, if street lights are proposed	X	X	
Stormwater management narrative, approximate BMP locations, and preliminary grading plan	X		
Final stormwater management narrative, BMP locations, and grading plan		X	
Building pad and first floor elevation, including datum		X	X
Engineering certificate of all required improvements installed (streets, water/sewer lines, stormwater management, and lighting)			X
As-builts for streets, stormwater management infrastructure, lighting (if applicable), sidewalks, pedestrian circulation paths, and utility construction drawings including water, sanitary sewer, telephone, electric, fire hydrant, lighting, and cable TV			X
Moumentation set and control corner(s) established			X
PERMITS AND OTHER DOCUMENTATION			
ARHS septic evaluations for each individual lot or letter of commitment from centralized sewer service provider	X		
NCDEQ wastewater line extension permit, if applicable		X	
NCDEQ wastewater plant construction permit, if applicable		X	
NCDEQ wastewater system completion/connection certifications for central systems and permit to authorize wastewater flows if a dry-line construction permit was previously issued			X
NCDEQ waterline extension permit, if applicable		X	
NCDEQ waterline acceptance certification			X

	Preliminary Plat	Construction Drawings	Final Plat
Water/sewer district documents and approvals, if applicable			X
NCDEQ approved stormwater permit (including application, plan, narrative, and calculations)		X	
NCDEQ approved Soil Erosion and Sedimentation Control plan and permit		X	
NCDEQ Coastal Area Management Act permits for improvements, if applicable		X	
NCDOT driveway permit		X	
NCDOT right-of-way encroachment agreement		X	
NCDOT pavement certification with asphalt test data			X
Street, open space, and stormwater infrastructure performance guarantees, if applicable			X
Fire chief certification for dry hydrant installation, if applicable			X
Geological analysis for development or use of land containing a significant dune, if applicable	X		
Economic and public facilities impact narrative, if required by administrator	X		
Copy of Homeowner's Association documents, restrictive covenants which are to be recorded, and establishment of reserve fund account.			X
ADDITIONAL INFORMATION FOR CONSERVATION SUBDIVISION			
Approved conservation and development plan	X		
Proposed density per acre (not including CAMA wetlands)	X		
Minimum lot area, lot width, setbacks, and lot coverage	X	X	X
Screening from major arterials	X		



DEPARTMENT OF THE ARMY
U.S. ARMY CORPS OF ENGINEERS, WILMINGTON DISTRICT
WASHINGTON FIELD OFFICE
2407 W. 5TH STREET
WASHINGTON NC 27889

April 26, 2024

Regulatory Program/Division

Sumit Gupta
SF Corolla Bay, LLC
Post Office Box 90
Kill Devil Hills, NC 27948

Dear Mr. Gupta:

This letter is in response to your request to the Wilmington District, Washington Field Office for an approved jurisdictional determination. The project/review area is located at the southern terminus of Cruz Bay Court, Between Cruz Bay Court and Ocean Trail, at Latitude 36.352140 and Longitude -75.825390; in Corolla, Currituck County, North Carolina. The review area for this determination is limited to an approximately 0.76-acre area comprised of parcel number: 115E0000RFD0000, which is illustrated on the enclosed site map. This request has been assigned the file number SAW-2023-01517 (Cruz Bay Court / Corolla / Currituck County). This file number should be referenced in all correspondence concerning this project.

Based on our review of the information you furnished, a site inspection conducted on September 12, 2023, and other information available to our office, we have determined the above-referenced area does not contain any waters of the United States under U.S. Army Corps of Engineers (Corps) regulatory jurisdiction. The review area is depicted on the enclosed site map, *Non-Jurisdictional Wetland Exhibit – Reserved Lot – Corolla Bay* dated September 28, 2023. This determination was made in accordance with the Corps regulatory authority pursuant to Section 404 of the Clean Water Act. This determination is valid for a period of **five years** from the date of the letter, unless new information warrants revision of the determination before the expiration date or a District Engineer has identified, after public notice and comment, that specific geographic areas with rapidly changing environmental conditions merit re-verification on a more frequent basis.

This letter contains an approved jurisdictional determination for your subject site. If you object to this determination, you may request an administrative appeal under Corps regulations at 33 CFR Part 331. Enclosed you will find a Notification of Appeal Process (NAP) fact sheet and request for appeal (RFA) form. If you request to appeal this determination you must submit a completed RFA form to the Division Appeals Officer at the address listed on the RFA form. In order for an RFA to be accepted by the Corps, the Corps must determine that it is complete, that it meets the criteria for appeal under 33 CFR part 331.5, and that it has been received by the Division Office within 60 days

of the date of the NAP. Should you decide to submit an RFA form, it must be received by the Corps by June 25, 2024. **It is not necessary to submit an RFA form to the Division Office if you do not object to the determination in this correspondence.**

This determination has been conducted to identify the limits of Corps' Clean Water Act jurisdiction for the review area identified in this request. The determination may not be valid for the wetland conservation provisions of the Food Security Act of 1985. If you or your tenant are USDA Program participants, or anticipate participation in USDA programs, you should request a certified wetland determination from the local office of the Natural Resources Conservation Service, prior to starting work.

If you have any questions concerning this correspondence, please contact Billy Standridge, Regulatory Project Manager of the Washington Field Office at (910) 251-4595, by mail at the above address, or by email at billy.w.standridge@usace.army.mil. Please take a moment to complete our customer satisfaction survey located at <https://regulatory.ops.usace.army.mil/customer-service-survey/>.

Sincerely,

A handwritten signature in black ink that reads "Billy W. Standridge". The signature is written in a cursive, flowing style.

Billy Standridge
Regulatory Project Manager

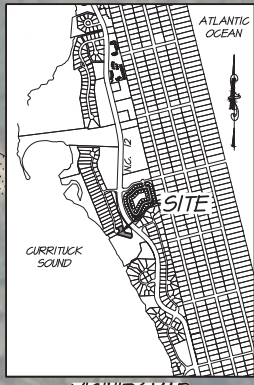
Enclosures

cc: Troy Murphy, Quible and Associates (via TMURPHY@QUIBLE.COM)

- NOTES:**
- CURRENT OWNERS: SF COROLLA BAY LLC
PO BOX 90
KILL DEVIL HILLS, NC 27948
 - TOTAL PARCEL AREA = 33,092.79 SF / 0.76 AC
(AREAS BY COORDINATE METHOD)
 - TOTAL AREA OF NON-ADJACENT WETLANDS: 7,551.6 SF (0.17 AC)
 - SUBJECT REFERENCES: DB 1526, PG 398; PC Q, SL 9.
ADDITIONAL REFERENCES: PC J, SL 126 & 198.
 - PROPERTY IS LOCATED IN NFIP FLOOD ZONE X AND SUBJECT TO CHANGES. BASED ON COMMUNITY CID NO. 370078; PANEL 9936; SUFFIX K. (MAP NUMBER 3720993600K) EFFECTIVE DATE: 12/21/2018
 - THIS IS NOT A BOUNDARY SURVEY. ALL INFORMATION IS SHOWN BASED ON FIELD SURVEY DATA COLLECTED BY QUILBE & ASSOCIATES P.C. THIS SHALL BE USED ONLY BE USED FOR DISCUSSION AND INFORMATIONAL PURPOSES.

OCEAN TRAIL (NC HWY 12 N)

APPROXIMATE HISTORIC SAND ROAD



VICINITY MAP (NTS)

APPROXIMATE HISTORIC SAND ROAD

APPROXIMATE HISTORIC SAND ROAD

NON-JURISDICTIONAL WETLANDS
(1,551.6 SF / 0.11 AC)

UPLAND AREA
(25,541.2 SF / 0.59 AC)

CRUZ BAY CT

CURVE TABLE				
CURVE#	LENGTH	RADIUS	CHD LENGTH	CHD BEARING
C1	41.32'	433.00'	41.30'	S 45° 34' 46" W
C2	145.65'	47.50'	44.93'	N 03° 40' 56" W
C3	13.60'	25.00'	13.43'	S 75° 56' 53" E
C4	23.08'	25.00'	22.27'	S 33° 55' 01" E

- LEGEND:**
- EXISTING IRON ROD, IIR
 - ▲ MAG NAIL

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Quilbe & Associates, P.C.
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ENVIRONMENTAL SCIENCES * SURVEYING**
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Phone: (828) 357-5148
administrator@quilbe.com

THIS MAP IS NOT A CERTIFIED SURVEY AND HAS NOT BEEN REVIEWED BY A LOCAL GOVERNMENT AGENCY FOR COMPLIANCE WITH ANY APPLICABLE LAND DEVELOPMENT REGULATIONS.

NON-JURISDICTIONAL WETLAND EXHIBIT

RESERVED LOT
COROLLA BAY

COROLLA
NORTH CAROLINA
CURRITUCK COUNTY

0 40 80
GRAPHIC SCALE IN FEET 1"=40'

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PROJECT	P99006
DRAWN BY	JTM
CHECKED BY	JTM
DATE	08/28/23

NOTIFICATION OF ADMINISTRATIVE APPEAL OPTIONS AND PROCESS AND REQUEST FOR APPEAL

Applicant: Sumit Gupta, SF Corolla Bay, LLC	File Number: SAW-2023-01517	Date: 4/26/2024
Attached is:		See Section below
<input type="checkbox"/>	INITIAL PROFFERED PERMIT (Standard Permit or Letter of permission)	A
<input type="checkbox"/>	PROFFERED PERMIT (Standard Permit or Letter of permission)	B
<input type="checkbox"/>	PERMIT DENIAL WITHOUT PREJUDICE	C
<input type="checkbox"/>	PERMIT DENIAL WITH PREJUDICE	D
<input checked="" type="checkbox"/>	APPROVED JURISDICTIONAL DETERMINATION	E
<input type="checkbox"/>	PRELIMINARY JURISDICTIONAL DETERMINATION	F

SECTION I

The following identifies your rights and options regarding an administrative appeal of the above decision. Additional information may be found at <https://www.usace.army.mil/Missions/Civil-Works/Regulatory-Program-and-Permits/appeals/> or Corps regulations at 33 CFR Part 331.

A: INITIAL PROFFERED PERMIT: You may accept or object to the permit

- **ACCEPT:** If you received a Standard Permit, you may sign the permit document and return it to the district engineer for final authorization. If you received a Letter of Permission (LOP), you may accept the LOP and your work is authorized. Your signature on the Standard Permit or acceptance of the LOP means that you accept the permit in its entirety, and waive all rights to appeal the permit, including its terms and conditions, and approved jurisdictional determinations associated with the permit.
- **OBJECT:** If you object to the permit (Standard or LOP) because of certain terms and conditions therein, you may request that the permit be modified accordingly. You must complete Section II of this form and return the form to the district engineer. Upon receipt of your letter, the district engineer will evaluate your objections and may: (a) modify the permit to address all of your concerns, (b) modify the permit to address some of your objections, or (c) not modify the permit having determined that the permit should be issued as previously written. After evaluating your objections, the district engineer will send you a proffered permit for your reconsideration, as indicated in Section B below.

B: PROFFERED PERMIT: You may accept or appeal the permit

- **ACCEPT:** If you received a Standard Permit, you may sign the permit document and return it to the district engineer for final authorization. If you received a Letter of Permission (LOP), you may accept the LOP and your work is authorized. Your signature on the Standard Permit or acceptance of the LOP means that you accept the permit in its entirety, and waive all rights to appeal the permit, including its terms and conditions, and approved jurisdictional determinations associated with the permit.
- **APPEAL:** If you choose to decline the proffered permit (Standard or LOP) because of certain terms and conditions therein, you may appeal the declined permit under the Corps of Engineers Administrative Appeal Process by completing Section II of this form and sending the form to the division engineer. This form must be received by the division engineer within 60 days of the date of this notice.

C. PERMIT DENIAL WITHOUT PREJUDICE: Not appealable

You received a permit denial without prejudice because a required Federal, state, and/or local authorization and/or certification has been denied for activities which also require a Department of the Army permit before final action has been taken on the Army permit application. The permit denial without prejudice is not appealable. There is no prejudice to the right of the applicant to reinstate processing of the Army permit application if subsequent approval is received from the appropriate Federal, state, and/or local agency on a previously denied authorization and/or certification.

D: PERMIT DENIAL WITH PREJUDICE: You may appeal the permit denial

You may appeal the denial of a permit under the Corps of Engineers Administrative Appeal Process by completing Section II of this form and sending the form to the division engineer. This form must be received by the division engineer within 60 days of the date of this notice.

E: APPROVED JURISDICTIONAL DETERMINATION: You may accept or appeal the approved JD or provide new information for reconsideration

- **ACCEPT:** You do not need to notify the Corps to accept an approved JD. Failure to notify the Corps within 60 days of the date of this notice means that you accept the approved JD in its entirety and waive all rights to appeal the approved JD.
- **APPEAL:** If you disagree with the approved JD, you may appeal the approved JD under the Corps of Engineers Administrative Appeal Process by completing Section II of this form and sending the form to the division engineer. This form must be received by the division engineer within 60 days of the date of this notice.
- **RECONSIDERATION:** You may request that the district engineer reconsider the approved JD by submitting new information or data to the district engineer within 60 days of the date of this notice. The district will determine whether the information submitted qualifies as new information or data that justifies reconsideration of the approved JD. A reconsideration request does not initiate the appeal process. You may submit a request for appeal to the division engineer to preserve your appeal rights while the district is determining whether the submitted information qualifies for a reconsideration.

F: PRELIMINARY JURISDICTIONAL DETERMINATION: Not appealable

You do not need to respond to the Corps regarding the preliminary JD. The Preliminary JD is not appealable. If you wish, you may request an approved JD (which may be appealed), by contacting the Corps district for further instruction. Also, you may provide new information for further consideration by the Corps to reevaluate the JD.

POINT OF CONTACT FOR QUESTIONS OR INFORMATION:

If you have questions regarding this decision you may contact:

District Engineer, Wilmington District Regulatory Division
Attn: Billy Standridge
Wilmington District District U.S. Army Corps of Engineers
2407 W. 5th Street
Washington, NC 27889

If you have questions regarding the appeal process, or to submit your request for appeal, you may contact:

Krista Sabin
Regulatory Administrative Appeal Review Officer
U.S. Army Corps of Engineers
South Atlantic
60 Forsyth Street Room M9
Atlanta, Georgia 30303-8801

Phone: 904-314-9631
Email: Krista.D.Sabin@usace.army.mil

SECTION II – REQUEST FOR APPEAL or OBJECTIONS TO AN INITIAL PROFFERED PERMIT

REASONS FOR APPEAL OR OBJECTIONS: (Describe your reasons for appealing the decision or your objections to an initial proffered permit in clear concise statements. Use additional pages as necessary. You may attach additional information to this form to clarify where your reasons or objections are addressed in the administrative record.)

ADDITIONAL INFORMATION: The appeal is limited to a review of the administrative record, the Corps memorandum for the record of the appeal conference or meeting, and any supplemental information that the review officer has determined is needed to clarify the administrative record. Neither the appellant nor the Corps may add new information or analyses to the record. However, you may provide additional information to clarify the location of information that is already in the administrative record.

RIGHT OF ENTRY: Your signature below grants the right of entry to Corps of Engineers personnel, and any government consultants, to conduct investigations of the project site during the course of the appeal process. You will be provided a 15-day notice of any site investigation and will have the opportunity to participate in all site investigations.

<hr/> <p>Signature of appellant or agent.</p>	Date:
Email address of appellant and/or agent:	Telephone number:



DEPARTMENT OF THE ARMY
U.S. ARMY CORPS OF ENGINEERS, WILMINGTON DISTRICT
69 DARLING AVENUE
WILMINGTON, NORTH CAROLINA 28403

CESAW-RG-W

26 April 2024

MEMORANDUM FOR RECORD

SUBJECT: US Army Corps of Engineers (Corps) Approved Jurisdictional Determination in accordance with the "Revised Definition of 'Waters of the United States'"; (88 FR 3004 (January 18, 2023) as amended by the "Revised Definition of 'Waters of the United States'; Conforming" (8 September 2023) ,¹ [SAW-2023-01517] [(MFR 1 of 1)]²

BACKGROUND. An Approved Jurisdictional Determination (AJD) is a Corps document stating the presence or absence of waters of the United States on a parcel or a written statement and map identifying the limits of waters of the United States on a parcel. AJDs are clearly designated appealable actions and will include a basis of JD with the document.³ AJDs are case-specific and are typically made in response to a request. AJDs are valid for a period of five years unless new information warrants revision of the determination before the expiration date or a District Engineer has identified, after public notice and comment, that specific geographic areas with rapidly changing environmental conditions merit re-verification on a more frequent basis.⁴

On January 18, 2023, the Environmental Protection Agency (EPA) and the Department of the Army ("the agencies") published the "Revised Definition of 'Waters of the United States,'" 88 FR 3004 (January 18, 2023) ("2023 Rule"). On September 8, 2023, the agencies published the "Revised Definition of 'Waters of the United States'; Conforming", which amended the 2023 Rule to conform to the 2023 Supreme Court decision in *Sackett v. EPA*, 598 U.S., 143 S. Ct. 1322 (2023) ("*Sackett*").

This Memorandum for Record (MFR) constitutes the basis of jurisdiction for a Corps AJD as defined in 33 CFR §331.2. For the purposes of this AJD, we have relied on Section 10 of the Rivers and Harbors Act of 1899 (RHA),⁵ the 2023 Rule as amended,

¹ While the Revised Definition of "Waters of the United States"; Conforming had no effect on some categories of waters covered under the CWA, and no effect on any waters covered under RHA, all categories are included in this Memorandum for Record for efficiency.

² When documenting aquatic resources within the review area that are jurisdictional under the Clean Water Act (CWA), use an additional MFR and group the aquatic resources on each MFR based on the TNW, the territorial seas, or interstate water that they are connected to. Be sure to provide an identifier to indicate when there are multiple MFRs associated with a single AJD request (i.e., number them 1, 2, 3, etc.).

³ 33 CFR 331.2.

⁴ Regulatory Guidance Letter 05-02.

⁵ USACE has authority under both Section 9 and Section 10 of the Rivers and Harbors Act of 1899 but for convenience, in this MFR, jurisdiction under RHA will be referred to as Section 10.

[CESAW-RG-W]

SUBJECT: 2023 Rule, as amended, Approved Jurisdictional Determination in Light of *Sackett v. EPA*, 143 S. Ct. 1322 (2023), [SAW-2023-01517]

as well as other applicable guidance, relevant case law, and longstanding practice in evaluating jurisdiction.

1. SUMMARY OF CONCLUSIONS.

- a. Provide a list of each individual feature within the review area and the jurisdictional status of each one (i.e., identify whether each feature is/is not a water of the United States and/or a navigable water of the United States). [When utilizing this version of section 1.a., DELETE the dry land section 1.a, above]
- i. [Name of aquatic resource, jurisdictional/non-jurisdictional, if jurisdictional indicate the applicable authority(ies) (i.e., Section 404, Section 10, or Section 10 and Section 404)]

Name of Aquatic Resource	JD or Non-JD	Section 404/Section 10
SAW-2023-01517 Non-Jurisdictional Wetlands	Non-JD	N/A

2. REFERENCES.

- a. "Revised Definition of 'Waters of the United States,'" 88 FR 3004 (January 18, 2023) ("2023 Rule")
- b. "Revised Definition of 'Waters of the United States'; Conforming" 88 FR 61964 (September 8, 2023)
- c. *Sackett v. EPA*, 598 U.S. __, 143 S. Ct. 1322 (2023)

3. REVIEW AREA. [Include review area size, latitude, and longitude (in decimal degrees) at the center of the review area, city, county, and state. Attach relevant figures including one depicting the boundary of the review area. Include any additional relevant site-specific information associated with this AJD request, and any additional details, such as previous JDs (and their outcomes) in the review area.]

A. Review Area (in acres): 0.76 acres

B. Center Coordinates of the Project Site (in decimal degrees)

Latitude: 36.352143

Longitude: -75.825389

C. Nearest City or Town: Corolla

D. County: Currituck

E. State: North Carolina

F. Other associated Jurisdictional Determinations (including outcomes):

[CESAW-RG-W]

SUBJECT: 2023 Rule, as amended, Approved Jurisdictional Determination in Light of *Sackett v. EPA*, 143 S. Ct. 1322 (2023), [SAW-2023-01517]

Action ID	Type	Outcome
SAW-2007-03848	AJD	AJD issued Nov 22, 2007, that expired Nov 22, 2012. The AJD covered the entire subdivision/development and all waters reviewed under the AJD were determined to be jurisdictional.

4. NEAREST TRADITIONAL NAVIGABLE WATER (TNW), THE TERRITORIAL SEAS, OR INTERSTATE WATER TO WHICH THE AQUATIC RESOURCE IS CONNECTED. [Include the name of the nearest downstream TNW, the territorial seas, or interstate water and a discussion of how it was determined the water is a TNW, the territorial seas, or interstate water.]⁶

A. Name of nearest downstream TNW, Territorial Sea or interstate water: Currituck Sound.

B. Determination based on: SAW Section 10 Navigable Waters list.

5. FLOWPATH FROM THE SUBJECT AQUATIC RESOURCES TO A TNW, THE TERRITORIAL SEAS, OR INTERSTATE WATER.

The 0.17-acre wetland area within the AJD review area does not possess a discrete flow path to a TNW or any other water. The only potential flow path to a TNW/water would be sheet flow through uplands.

6. SECTION 10 JURISDICTIONAL WATERS⁷: Describe aquatic resources or other features within the review area determined to be jurisdictional in accordance with Section 10 of the Rivers and Harbors Act of 1899. Include the size of each aquatic resource or other feature within the review area and how it was determined to be jurisdictional in accordance with Section 10.⁸ [N/A]

7. SECTION 404 JURISDICTIONAL WATERS: Describe the aquatic resources within the review area that were found to meet the definition of waters of the United States in accordance with the 2023 Rule as amended, consistent with the Supreme Court's

⁶ This MFR should not be used to complete a new stand-alone TNW determination. A stand-alone TNW determination for a water that is not subject to Section 9 or 10 of the Rivers and Harbors Act of 1899 (RHA) is completed independently of a request for an AJD. A stand-alone TNW determination is conducted for a specific segment of river or stream or other type of waterbody, such as a lake, where upstream or downstream limits or lake borders are established.

⁷ 33 CFR 329.9(a) A waterbody which was navigable in its natural or improved state, or which was susceptible of reasonable improvement (as discussed in § 329.8(b) of this part) retains its character as "navigable in law" even though it is not presently used for commerce, or is presently incapable of such use because of changed conditions or the presence of obstructions.

⁸ This MFR is not to be used to make a report of findings to support a determination that the water is a navigable water of the United States. The district must follow the procedures outlined in 33 CFR part 329.14 to make a determination that water is a navigable water of the United States subject to Section 10 of the RHA.

[CESAW-RG-W]

SUBJECT: 2023 Rule, as amended, Approved Jurisdictional Determination in Light of *Sackett v. EPA*, 143 S. Ct. 1322 (2023), [SAW-2023-01517]

decision in *Sackett*. List each aquatic resource separately, by name, consistent with the naming convention used in section 1, above. Include a rationale for each aquatic resource, supporting that the aquatic resource meets the relevant category of “waters of the United States” in the 2023 Rule as amended. The rationale should also include a written description of, or reference to a map in the administrative record that shows, the lateral limits of jurisdiction for each aquatic resource, including how that limit was determined, and incorporate relevant references used. Include the size of each aquatic resource in acres or linear feet and attach and reference related figures as needed.

- a. Traditional Navigable Waters (TNWs) (a)(1)(i): [N/A]
- b. The Territorial Seas (a)(1)(ii): [N/A]
- c. Interstate Waters (a)(1)(iii): [N/A]
- d. Impoundments (a)(2): [N/A]
- e. Tributaries (a)(3): [N/A]
- f. Adjacent Wetlands (a)(4): [N/A]
- g. Additional Waters (a)(5): [N/A]

8. NON-JURISDICTIONAL AQUATIC RESOURCES AND FEATURES

- a. Describe aquatic resources and other features within the review area identified in the 2023 Rule as amended as not “waters of the United States” even where they otherwise meet the terms of paragraphs (a)(2) through (5). Include the type of excluded aquatic resource or feature, the size of the aquatic resource or feature within the review area and describe how it was determined to meet one of the exclusions listed in 33 CFR 328.3(b).⁹ [N/A]
- b. Describe aquatic resources and features within the review area that were determined to be non-jurisdictional because they do not meet one or more categories of waters of the United States under the 2023 Rule as amended (e.g., tributaries that are non-relatively permanent waters; non-tidal wetlands that do not have a continuous surface connection to a jurisdictional water).

⁹ 88 FR 3004 (January 18, 2023)

[CESAW-RG-W]

SUBJECT: 2023 Rule, as amended, Approved Jurisdictional Determination in Light of *Sackett v. EPA*, 143 S. Ct. 1322 (2023), [SAW-2023-01517]

Aquatic Resource Name	Resource Type	Reason the AR is not jurisdictional
SAW-2023-01517 Non-Jurisdictional Wetland	Wetland	The 0.17-acre wetland is not abutting or contiguous with a Traditional Navigable Water (TNW) or a Relatively Permanent Water (RPW) and it does not have a continuous surface connection to a TNW/RPW. The wetland is surrounded by uplands on all sides. There is no discrete connection to any other water/wetland.

9. DATA SOURCES. List sources of data/information used in making determination. Include titles and dates of sources used and ensure that information referenced is available in the administrative record.

- a. 1. Date of Office (desktop review): 23 April 2024
2. Date(s) of Field Review (if applicable): Sep 28 2023
- b. Data sources used to support this determination (included in the administrative record).
 - o Aquatic Resources delineation submitted by, or on behalf of, the requestor: Jurisdictional Determination request from Quible & Associates
 - o Wetland Exhibit dated 28 Sep 2023
 - o Previous JDs addressing the same review area: SAW-2007-03848, 22 Nov 2007
 - o LIDAR: QL2 LiDAR generated by USACE on 11 Sep 2023,
 - o Topo map with delineation overlay by Quible & Associates dated 11 Dec 2023
 - o USDA NRCS Soil Survey: Web Soil Survey, Currituck County, 22 Jun 2023
 - o Antecedent Precipitation Tool: 12 Sep 2023, 15 Nov 2023
 - o Site Photos 07 Dec 2023

10. OTHER SUPPORTING INFORMATION. A field visit was conducted by the Corps on Sep 12, 2023, to review the delineation and check for potential connections. The wetland within the review area extends to the adjacent parcel to the east but it is completely surrounded by uplands and does not possess a continuous surface connection to the Currituck Sound or any other water/wetland.

11. NOTE: The structure and format of this MFR were developed in coordination with the EPA and Department of the Army. The MFR's structure and format may be subject to future modification or may be rescinded as needed to implement additional guidance from the agencies; however, the approved jurisdictional determination described herein is a final agency action.

ROY COOPER
Governor
MICHAEL S. REGAN
Secretary
S. DANIEL SMITH
Director



September 1, 2020

J. BRYCE MENDENHALL – VICE PRESIDENT OF OPERATIONS
CAROLINA WATER SERVICE, INC. OF NORTH CAROLINA
4944 PARKWAY PLAZA BOULEVARD – SUITE 375
CHARLOTTE, NORTH CAROLINA 28217

Subject: Permit No. WQ0009772
Monteray Shores WWTP
High-Rate Infiltration System
Currituck County

Dear Mr. Mendenhall:

In accordance with your permit minor modification request received July 10, 2020, and subsequent additional information received August 10, 2020, we are forwarding herewith Permit No. WQ0009772 dated September 1, 2020, to Carolina Water Service, Inc. of North Carolina for the continued operation of the subject wastewater treatment and high-rate infiltration facilities.

The following modifications to the subject permit are as follows: Field LPP was transferred from Permit No. WQ0006254 to Permit No. WQ0009772, thus it has been added to the facility description and Attachment B; the associated monitoring wells MW-4, MW-5 and MW-6 have been added to Attachment C.

This permit shall be effective from the date of issuance through October 31, 2026, shall void Permit No. WQ0009772 issued May 12, 2016, and shall be subject to the conditions and limitations therein. **The Permittee shall submit a renewal application no later than May 4, 2026.**

Please pay attention to the monitoring requirements listed Attachments A, B, and C for they may differ from the previous permit issuance. Failure to establish an adequate system for collecting and maintaining the required operational information shall result in future compliance problems.

The Division has removed the following permit conditions since the last permit issuance dated May 12, 2016:

- Old Facility Description – Corolla Light WWTP #2 (NC0018282A1) was removed as it was closed out by the Currituck County Health Department.
- Old Conditions I.1. and I.2. – Phase III engineering certification was received April 13, 2017.
- Old Condition I.4. – The 02H .0400 rules were repealed.
- Old Condition II.6. – The 02H .0400 rules were repealed.
- Old Condition III.14. – The condition has been removed.
- Old Condition VI.2. – The permit is not voidable.



North Carolina Department of Environmental Quality | Division of Water Resources
512 North Salisbury Street | 1617 Mail Service Center | Raleigh, North Carolina 27699-1617
919.707.9000

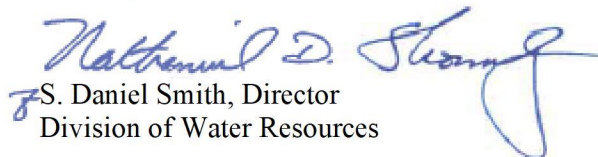
The following permit conditions are new since the last permit issuance dated May 12, 2016:

- Facility Description – Field LPP was added.
- Condition III.4. – This condition requires infiltration equipment be tested and calibrated once per permit cycle.
- Condition III.13. – This condition requires metering equipment be tested and calibrated annually.
- Condition VI.10 – Prevents the permitted being renewed when the Permittee has any unpaid overdue fees.
- Attachment A – For PPI 001, the monitoring frequency for BOD, Fecal Coliform, Ammonia, Total Kjeldahl Nitrogen, Nitrate, Total Nitrogen, Total Phosphorus and Total Suspended Solids was changed from Weekly to 3 times per week, and the monitoring frequency for pH has been changed from Weekly to 5 times per week, according to the current Non-Discharge Effluent Monitoring Policy.
- Attachment B – Added Field LPP.
- Attachment C – Added monitoring wells MW-4, MW-5 and MW-6.

If any parts, requirements, or limitations contained in this permit are unacceptable, the Permittee has the right to request an adjudicatory hearing upon written request within 30 days following receipt of this permit. This request shall be in the form of a written petition, conforming to Chapter 150B of the North Carolina General Statutes, and filed with the Office of Administrative Hearings at 6714 Mail Service Center, Raleigh, NC 27699-6714. Otherwise, this permit shall be final and binding.

If you need additional information concerning this permit, please contact Vivien Zhong at (919) 707-3627 or vivien.zhong@ncdenr.gov.

Sincerely,


S. Daniel Smith, Director
Division of Water Resources

cc: Currituck County Health Department (Electronic Copy)
Washington Regional Office, Water Quality Regional Operations Section (Electronic Copy)
Robert G. Burgin, Jr., PE – Burgin Engineering Inc. (Electronic Copy)
Laserfiche File (Electronic Copy)
Digital Permit Archive (Electronic Copy)

NORTH CAROLINA
ENVIRONMENTAL MANAGEMENT COMMISSION
DEPARTMENT OF ENVIRONMENTAL QUALITY
RALEIGH
HIGH-RATE INFILTRATION SYSTEM PERMIT

In accordance with the provisions of Article 21 of Chapter 143, General Statutes of North Carolina as amended, and other applicable Laws, Rules, and Regulations

PERMISSION IS HEREBY GRANTED TO

Carolina Water Service, Inc. of North Carolina
Currituck County

FOR THE

operation of a 720,000 gallon per day (GPD) wastewater treatment and high-rate infiltration facility consisting of:

continued operation of the existing Phase I facilities consisting of: an influent pump station and wet well with two 1,750 gallon per minute (GPM) centrifugal pumps, one 80 GPM centrifugal jockey pump, two 300 GPM centrifugal equalization pumps, audible/visual high water alarms and two ultrasonic influent flow meters; two rotary drum screens with 2 millimeter (mm) perforations; a vortex grit separator/classifier with dumpster; a 245,000 gallon flow equalization basin with three 168 cubic feet per minute (CFM) blowers and coarse bubble diffusers; a flow splitter box; two 7,023 anaerobic tanks with two 2.3 horsepower (hp) mixers; two 14,000 gallon anoxic tanks with two 180 GPM centrifugal recycle pumps, two 2.3 hp mixers and two magnetic flow meters; two 25,900 gallon aeration basins with two 180 GPM centrifugal recycle pumps, two 140 GPM centrifugal recycle jockey pumps, three 334 CFM positive displacement blowers, one 170 CFM positive displacement jockey blower, fine bubble diffusers, two magnetic flow meters and two magnetic jockey flow meters; two 25,900 gallon secondary anoxic tanks with two 2.3 hp mixers; a membrane reactor splitter box; five 14,220 gallon membrane bioreactor tanks with each tank containing five membrane modules, as well as five 360 GPM centrifugal sludge return pumps, one 170 GPM centrifugal sludge return jockey pump, six magnetic recycled activated sludge flow meters, one magnetic waste activated sludge flow meter, six 105 GPM centrifugal permeate pumps; an auxiliary membrane module stored onsite; a recycle activated sludge splitter box; an alum pump/storage feed system; a NaOCl pump/storage feed system; a methanol pump/storage feed system; 117,150 gallons of aerated sludge storage (comprised of a 57,400 gallon basin, a 27,230 gallon basin and a 50,540 gallon basin) served by three 323 CFM positive displacement blowers; an ultraviolet (UV) disinfection system consisting of 2 banks with a total of 40 lamps; an automatic auxiliary generator and transfer switch; six effluent magnetic flow meters; six turbidimeters; a 2.6 million gallon steel five day upset tank; two 120 GPM centrifugal drain pumps; a 2.23 acre high-rate infiltration basin; a groundwater lowering pump station with two 540 GPM pumps; and all associated piping, valves, controls and appurtenances; the

continued operation of the existing Phase II facilities consisting of: the relocated five membrane modules from an existing 14,220 gallon membrane bioreactor tank, with one of these membranes being placed in each of the four other existing 14,220 gallon membrane bioreactor tanks resulting in each tank having six membrane modules (the fifth relocated membrane module will be placed in onsite storage); four ultra-filtration membranes modules into the aforementioned and vacated existing 14,220 gallon membrane bioreactor tank; and all associated piping, valves, controls and appurtenances; the

continued operation of the existing Phase III facilities consisting of: eight ultra-filtration membranes modules into the vacated existing 14,220 gallon membrane bioreactor tank mentioned in Phase II for a total of 12 ultra-filtration membrane modules; a 1,015,591 gallon synthetically lined five day upset pond; and all associated piping, valves, controls, and appurtenances; and the

continued operation of a 40,000 GPD low-pressure pipe (LPP) system permitted by the Currituck County Health Department;

to serve the residential and commercial sources at Monterey Shores Phase I & II, Buck Island, Timbuck II and Corolla Bay, as well as up to 197,500 GPD of untreated wastewater from Corolla Light WWTP #1 (Permit No. WQ0006254), with no discharge of wastes to surface waters, pursuant to the application received July 10, 2020, subsequent additional information received August 10, 2020, and in conformity with the Division-approved plans and specifications considered a part of this permit.

This permit shall be effective from the date of issuance through October 31, 2026, shall void Permit No. WQ0009772 issued May 12, 2016, and shall be subject to the following conditions and limitations:

I. SCHEDULES

1. The Permittee shall request renewal of this permit on Division-approved forms no later than May 4, 2026. [15A NCAC 02T .0105(b), 02T .0109]

II. PERFORMANCE STANDARDS

1. The Permittee shall maintain and operate the subject non-discharge facilities so there is no discharge to surface waters, nor any contravention of groundwater or surface water standards. In the event the facilities fail to perform satisfactorily, including the creation of nuisance conditions due to improper operation and maintenance, or failure of the infiltration areas to assimilate the effluent, the Permittee shall take immediate corrective actions, including Division required actions, such as the construction of additional or replacement wastewater treatment or disposal facilities. [15A NCAC 02T .0108(b)(1)(A)]
2. This permit shall not relieve the Permittee of their responsibility for damages to groundwater or surface water resulting from the operation of this facility. [15A NCAC 02T .0108(b)(1)(A)]
3. Groundwater monitoring wells shall be constructed in accordance with 15A NCAC 02C .0108 (Standards of Construction for Wells Other than Water Supply), and any other jurisdictional laws and regulations pertaining to well construction. [15A NCAC 02C .0108]
4. Effluent quality shall not exceed the limitations specified in Attachment A. [15A NCAC 02T .0705(b)]
5. Application rates, whether hydraulic, nutrient, or other pollutant, shall not exceed those specified in Attachment B. [15A NCAC 02T .0705(m)]
6. High-rate infiltration sites permitted on or after December 30, 1983 have a compliance boundary that is either 250 feet from the infiltration area, or 50 feet within the property boundary, whichever is closest to the infiltration area. Any exceedance of groundwater standards at or beyond the compliance boundary shall require corrective action. Division-approved relocation of the compliance boundary shall be noted in Attachment B. Multiple contiguous properties under common ownership and permitted for use as a disposal system shall be treated as a single property with regard to determination of a compliance boundary. [15A NCAC 02L .0106(d)(2), 02L .0107(b), 02T .0105(h), G.S. 143-215.1(i), G.S. 143-215.1(k)]
7. The review boundary is midway between the compliance boundary and the infiltration area. Any exceedance of groundwater standards at or beyond the review boundary shall require preventative action. [15A NCAC 02L .0106(d)(1), 02L .0108]

8. The Permittee shall apply for a permit modification to establish a new compliance boundary prior to any sale or transfer of property affecting a compliance boundary (i.e., parcel subdivision). [15A NCAC 02L .0107(c)]
9. No wells, excluding Division-approved monitoring wells, shall be constructed within the compliance boundary except as provided for in 15A NCAC 02L .0107(g). [15A NCAC 02L .0107]
10. Except as provided for in 15A NCAC 02L .0107(g), the Permittee shall ensure any landowner who is not the Permittee and owns land within the compliance boundary shall execute and file with the Currituck County Register of Deeds an easement running with the land containing the following items:
 - a. A notice of the permit and number or other description as allowed in 15A NCAC 02L .0107(f)(1);
 - b. Prohibits construction and operation of water supply wells within the compliance boundary; and
 - c. Reserves the right of the Permittee or the State to enter the property within the compliance boundary for purposes related to the permit.

The Director may terminate the easement when its purpose has been fulfilled or is no longer needed.

[15A NCAC 02L .0107(f)]

11. The facilities herein were permitted per the following setbacks:

a. The infiltration sites were modified December 11, 2014. The setbacks for infiltration sites originally permitted or modified from September 1, 2006 to August 31, 2018 and meeting the October 27, 2006 High-Rate Infiltration Policy are as follows (all distances in feet):

i. Each habitable residence or place of assembly under separate ownership:	100 ¹
ii. Each habitable residence or place of assembly owned by the Permittee:	50
iii. Each private or public water supply source:	100
iv. Non-SA surface waters:	50 ³
v. SA surface waters:	100 ³
vi. Groundwater lowering ditches:	50 ³
vii. Surface water diversions:	50
viii. Each well with exception of monitoring wells:	100
ix. Each property line:	50 ²
x. Top of slope of embankments or cuts of two feet or more in vertical height:	100
xi. Each water line:	10
xii. Subsurface groundwater lowering drainage systems:	50 ³
xiii. Each swimming pool:	100
xiv. Public right of way:	50
xv. Nitrification field:	20
xvi. Each building foundation or basement:	15
xvii. Each impounded public surface water supply:	500
xviii. Each public shallow ground water supply (less than 50 feet deep):	500

¹ Habitable residences or places of assembly under separate ownership constructed after the facilities herein were originally permitted or subsequently modified are exempt from this setback.

² Setbacks to property lines are not applicable when the Permittee, or the entity from which the Permittee is leasing, owns both parcels separated by the property line.

³ Setbacks to non-SA surface waters, groundwater lowering ditches, and subsurface groundwater lowering drainage systems have been reduced from 200 to 50 feet, and setbacks to SA surface waters have been reduced from 200 to 100 feet because the treatment units are designed to meet a Total Nitrogen of 4 mg/L and a Total Phosphorus of 2 mg/L.

[15A NCAC 02T .0706(a), 02T .0706(c), 02T .0706(f), 02T .0706(g)]

b. The storage and treatment units were modified December 11, 2014. The setbacks for storage and treatment units originally permitted or modified from September 1, 2006 to August 31, 2018 are as follows (all distances in feet):

- | | |
|--|------------------|
| i. Each habitable residence or place of assembly under separate ownership: | 100 ¹ |
| ii. Each private or public water supply source: | 100 |
| iii. Surface waters: | 50 |
| iv. Each well with exception of monitoring wells: | 100 |
| v. Each property line: | 50 ² |

¹ Habitable residences or places of assembly under separate ownership constructed after the facilities herein were originally permitted or subsequently modified are exempt from this setback.

² Setbacks to property lines are not applicable when the Permittee, or the entity from which the Permittee is leasing, owns both parcels separated by the property line.

[15A NCAC 02T .0706(f), 02T .0706(g)]

III. OPERATION AND MAINTENANCE REQUIREMENTS

1. The Permittee shall operate and maintain the subject facilities as a non-discharge system. [15A NCAC 02T .0700]
2. The Permittee shall maintain an Operation and Maintenance Plan, which shall include operational functions, maintenance schedules, safety measures, and a spill response plan. [15A NCAC 02T .0707(a)]
3. Upon the Water Pollution Control System Operators Certification Commission's (WPCSOCC) classification of the subject non-discharge facilities, the Permittee shall designate and employ a certified operator in responsible charge (ORC), and one or more certified operators as back-up ORCs. The ORC or their back-up shall operate and visit the facilities as required by the WPCSOCC. [15A NCAC 02T .0117]
4. Infiltration equipment shall be tested and calibrated once per permit cycle. [15A NCAC 02T .0707(d)]
5. Only treated effluent from the Monterey Shores WWTP shall be infiltrated on the sites listed in Attachment B. [15A NCAC 02T .0701]
6. The Permittee shall not allow vehicles or heavy machinery on the infiltration area, except during equipment installation or maintenance activities. [15A NCAC 02T .0707(e)]
7. The Permittee shall prohibit public access to the wastewater treatment, storage, and infiltration facilities. [15A NCAC 02T .0705(p)]
8. The Permittee shall dispose or utilize generated residuals in a Division-approved manner. [15A NCAC 02T .0708, 02T .1100].
9. The Permittee shall not divert or bypass untreated or partially treated wastewater from the subject facilities. [15A NCAC 02T .0705(i)]
10. Freeboard in the 2.23 acre high-rate infiltration basin, the 2.6 million gallon steel five day upset tank, and the 1,015,591 gallon synthetically lined five day upset pond shall not be less than two feet at any time. [15A NCAC 02T .0705(c)]

11. Gauges to monitor waste levels in the 2.23 acre high-rate infiltration basin, the 2.6 million gallon steel five day upset tank and the 1,015,591 gallon synthetically lined five day upset pond shall be provided. These gauges shall have readily visible permanent markings, at inch or tenth of a foot increments, indicating the following elevations: maximum liquid level at the top of the temporary liquid storage volume; minimum liquid level at the bottom of the temporary liquid storage volume; and the lowest point on top of the dam. [15A NCAC 02T .0707(f)]
12. A protective vegetative cover shall be established and maintained on all berms, pipe runs, erosion control areas, surface water diversions, and earthen embankments (i.e., outside toe of embankment to maximum allowable temporary storage elevation on the inside of the embankment). Trees, shrubs, and other woody vegetation shall not be allowed to grow on the earthen dikes or embankments. Earthen embankments shall be kept mowed or otherwise controlled and accessible. [15A NCAC 02T .0707(g)]
13. Metering equipment shall be tested and calibrated annually. [15A NCAC 02T .0707(d)]
14. An automatically activated standby power source capable of powering all essential treatment units shall be on site and operational at all times. If a generator is employed as an alternate power supply, it shall be tested weekly by interrupting the primary power source. [15A NCAC 02T .0705(k)]
15. All effluent shall be routed to the 2.6 million gallon steel five day upset tank and/or the 1,015,591 gallon synthetically lined five day upset pond should the limit for fecal coliform (e.g., daily maximum concentration of 25 colonies per 100 mL) or turbidity (e.g., instantaneous maximum of 10 NTU) be exceeded, until the problems associated with the wastewater treatment plant have been corrected. The wastewater in the 2.6 million gallon steel five day upset tank and/or the 1,015,591 gallon synthetically lined five day upset pond shall be pumped back to the treatment plant headworks for re-treatment or treated in the 2.6 million gallon steel five day upset tank and/or the 1,015,591 gallon synthetically lined five day upset pond prior to infiltration. [15A NCAC 02T .0108(b)(1)(A)]
16. The infiltration areas shall be cleaned at least once per permit cycle to remove deposited materials that may impede the infiltration process. Cleaning records shall be maintained at the facility for five years, and shall be made available to the Division upon request. The Washington Regional Office, telephone number (252) 946-6481, shall be notified prior to each cleaning. [15A NCAC 02T .0707(h)]

IV. MONITORING AND REPORTING REQUIREMENTS

1. The Permittee shall conduct and report any Division required monitoring necessary to evaluate this facility's impact on groundwater and surface water. [15A NCAC 02T .0108(c)]
2. A Division-certified laboratory shall conduct all analyses for the required effluent, groundwater, and surface water parameters. [15A NCAC 02H .0800]
3. Flow through the treatment facility shall be continuously monitored, and daily flow values shall be reported on Form NDMR. Facilities with a permitted flow less than 10,000 GPD may estimate their flow from water usage records provided the water source is metered. [15A NCAC 02T .0105(k), 02T .0108(c)]
4. The Permittee shall monitor the treated effluent at the frequencies and locations for the parameters specified in Attachment A. [15A NCAC 02T .0108(c)]

5. The Permittee shall maintain records tracking the amount of effluent infiltrated. These records shall include the following information for each infiltration site listed in Attachment B:
 - a. Date of infiltration;
 - b. Volume of effluent infiltrated;
 - c. Site infiltrated;
 - d. Length of time site is infiltrated;
 - e. Loading rates to each infiltration site listed in Attachment B; and
 - f. Weather conditions.

[15A NCAC 02T .0108(c)]

6. Freeboard (i.e., waste level to the lowest embankment elevation) in the 2.23 acre high-rate infiltration basin, the 2.6 million gallon steel five day upset tank and the 1,015,591 gallon synthetically lined five day upset pond shall be measured to the nearest inch or tenth of a foot, and recorded weekly. Weekly freeboard records shall be maintained for five years, and shall be made available to the Division upon request. [15A NCAC 02T .0108(c)]
7. Three copies of all monitoring data (as specified in Conditions IV.3. and IV.4.) on Form NDMR for each PPI and three copies of all operation and disposal records (as specified in Conditions IV.5. and IV.6.) on Form NDAR-2 for every site in Attachment B shall be submitted on or before the last day of the following month. If no activities occurred during the monitoring month, monitoring reports are still required documenting the absence of the activity. All information shall be submitted to the following address:

Division of Water Resources
Information Processing Unit
1617 Mail Service Center
Raleigh, North Carolina 27699-1617

[15A NCAC 02T .0105(l)]

8. Pursuant to G.S. 143-215.1C(a), the Permittee shall provide to its users and the Division of Water Resources an annual report summarizing the performance of the wastewater treatment and high-rate infiltration facility and the extent to which the facility has violated this permit, or federal or State laws, regulations, or rules related to the protection of water quality. This report shall be prepared on either a calendar or fiscal year basis and shall be provided no later than 60 days after the end of the calendar or fiscal year. Two copies of the annual report provided to the Permittee's users shall be submitted to:

Division of Water Resources
Water Quality Permitting Section
1617 Mail Service Center
Raleigh, North Carolina 27699-1617

[G.S. 143-215.1C(a)]

9. The Permittee shall maintain a record of all residuals removed from this facility. This record shall be maintained for five years, and shall be made available to the Division upon request. This record shall include:
 - a. Name of the residuals hauler;
 - b. Non-Discharge permit number authorizing the residuals disposal, or a letter from a municipality agreeing to accept the residuals;
 - c. Date the residuals were hauled; and
 - d. Volume of residuals removed.

[15A NCAC 02T .0708(b)]

10. A maintenance log shall be kept at this facility. This log shall be maintained for five years, and shall be made available to the Division upon request. This log shall include:
- Date of flow measurement device calibration;
 - Date of infiltration equipment calibration;
 - Date of turbidimeter calibration;
 - Date and results of power interruption testing on alternate power supply;
 - Visual observations of the plant and plant site; and
 - Record of preventative maintenance (e.g., changing of equipment, adjustments, testing, inspections and cleanings, etc.).

[15A NCAC 02T .0707(i)]

11. Monitoring wells MW-4, MW-5, MW-6, MW-12, and MW-13 shall be sampled at the frequencies and for the parameters specified in Attachment C. All mapping, well construction forms, well abandonment forms and monitoring data shall refer to the permit number and the well nomenclature as provided in Attachment C and Figure 1 and 2. [15A NCAC 02T .0105(m)]

12. Two copies of the monitoring well sampling and analysis results shall be submitted on a Compliance Monitoring Form (GW-59), along with attached copies of laboratory analyses, on or before the last working day of the month following the sampling month. The Compliance Monitoring Form (GW-59) shall include this permit number, the appropriate well identification number, and one GW-59a certification form shall be submitted with each set of sampling results. All information shall be submitted to the following address:

Division of Water Resources
Information Processing Unit
1617 Mail Service Center
Raleigh, North Carolina 27699-1617

[15A NCAC 02T .0105(m)]

13. Noncompliance Notification:

The Permittee shall report to the Washington Regional Office, telephone number (252) 946-6481, within 24 hours of first knowledge of the following:

- Treatment of wastes abnormal in quantity or characteristic, including the known passage of a hazardous substance.
- Any process unit failure (e.g., mechanical, electrical, etc.) rendering the facility incapable of adequate wastewater treatment.
- Any facility failure resulting in a discharge to surface waters.
- Any time self-monitoring indicates the facility has gone out of compliance with its permit limitations.
- Effluent breakout from the infiltration sites.

Emergencies requiring reporting outside normal business hours shall call the Division's Emergency Response personnel at telephone number (800) 662-7956, (800) 858-0368, or (919) 733-3300. All noncompliance notifications shall file a written report to the Washington Regional Office within five days of first knowledge of the occurrence, and this report shall outline the actions proposed or taken to ensure the problem does not recur. [15A NCAC 02T .0108(b)(1)(A)]

V. INSPECTIONS

1. The Permittee shall perform inspections and maintenance to ensure proper operation of the wastewater treatment and infiltration facilities. [15A NCAC 02T .0707(j)]
2. The Permittee shall inspect the wastewater treatment and infiltration facilities to prevent malfunctions, facility deterioration, and operator errors that may result in discharges of wastes to the environment, threats to human health, or public nuisances. The Permittee shall maintain an inspection log that includes the date and time of inspection, observations made, and maintenance, repairs, or corrective actions taken. The Permittee shall maintain this inspection log for a period of five years from the date of the inspection, and this log shall be made available to the Division upon request. [15A NCAC 02T .0707(i), 02T .0707(j)]
3. Division authorized representatives may, upon presentation of credentials, enter and inspect any property, premises, or place related to the wastewater treatment and infiltration facilities permitted herein at any reasonable time for determining compliance with this permit. Division authorized representatives may inspect or copy records maintained under the terms and conditions of this permit, and may collect groundwater, surface water, or leachate samples. [G.S. 143-215.3(a)(2)]

VI. GENERAL CONDITIONS

1. Failure to comply with the conditions and limitations contained herein may subject the Permittee to a Division enforcement action. [G.S. 143-215.6A, 143-215.6B, 143-215.6C]
2. This permit is effective only with respect to the nature and volume of wastes described in the permit application, and Division-approved plans and specifications. [G.S. 143-215.1(d)]
3. Unless specifically requested and approved in this permit, there are no variances to administrative codes or general statutes governing the construction or operation of the facilities permitted herein. [15A NCAC 02T .0105(n)]
4. The issuance of this permit does not exempt the Permittee from complying with all statutes, rules, regulations, or ordinances that other jurisdictional government agencies (e.g., local, state, and federal) may require. [15A NCAC 02T .0105(c)(6)]
5. If the permitted facilities change ownership, or the Permittee changes their name, the Permittee shall submit a permit modification request on Division-approved forms. The Permittee shall comply with all terms and conditions of this permit until the permit is transferred to the successor-owner. [G.S. 143-215.1(d3)]
6. The Permittee shall retain a set of Division-approved plans and specifications for the life of the facilities permitted herein. [15A NCAC 02T .0105(o)]
7. The Permittee shall maintain this permit until the proper closure of all facilities permitted herein, or until the facilities permitted herein are permitted by another authority. [15A NCAC 02T .0105(j)]

8. This permit is subject to revocation or modification upon 60-day notice from the Division Director, in whole or part for:
 - a. violation of any terms or conditions of this permit or Administrative Code Title 15A Subchapter 02T;
 - b. obtaining a permit by misrepresentation or failure to disclose all relevant facts;
 - c. the Permittee's refusal to allow authorized Department employees upon presentation of credentials:
 - i. to enter the Permittee's premises where a system is located or where any records are required to be kept;
 - ii. to have access to any permit required documents and records;
 - iii. to inspect any monitoring equipment or method as required in this permit; or
 - iv. to sample any pollutants;
 - d. the Permittee's failure to pay the annual fee for administering and compliance monitoring; or
 - e. a Division determination that the conditions of this permit are in conflict with North Carolina Administrative Code or General Statutes.

[15A NCAC 02T .0110]

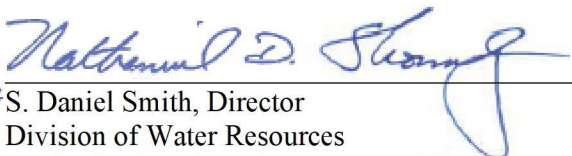
9. Unless the Division Director grants a variance, expansion of the facilities permitted herein shall not occur if any of the following apply:
 - a. The Permittee or any parent, subsidiary, or other affiliate of the Permittee has been convicted of environmental crimes under G.S. 143-215.6B, or under Federal law that would otherwise be prosecuted under G.S. 143-215.6B, and all appeals of this conviction have been abandoned or exhausted.
 - b. The Permittee or any parent, subsidiary, or other affiliate of the Permittee has previously abandoned a wastewater treatment facility without properly closing the facility.
 - c. The Permittee or any parent, subsidiary, or other affiliate of the Permittee has not paid a civil penalty, and all appeals of this penalty have been abandoned or exhausted.
 - d. The Permittee or any parent, subsidiary, or other affiliate of the Permittee is currently not compliant with any compliance schedule in a permit, settlement agreement, or order.
 - e. The Permittee or any parent, subsidiary, or other affiliate of the Permittee has not paid an annual fee.

[15A NCAC 02T .0120(b), 02T .0120(d)]

10. This permit shall not be renewed if the Permittee or any affiliation has not paid the required annual fee.
[15A NCAC 02T .0120(c)]

Permit issued this the 1st day of September 2020

NORTH CAROLINA ENVIRONMENTAL MANAGEMENT COMMISSION



S. Daniel Smith, Director
Division of Water Resources
By Authority of the Environmental Management Commission

Permit Number WQ0009772

PPI 001 – WWTP Effluent

EFFLUENT CHARACTERISTICS		EFFLUENT LIMITS					MONITORING REQUIREMENTS	
PCS Code	Parameter Description	Units of Measure	Monthly Average	Monthly Geometric Mean	Daily Minimum	Daily Maximum	Measurement Frequency	Sample Type
00310	BOD, 5-Day (20 °C)	mg/L	10			15	3 x Week	Composite
00940	Chloride (as Cl)	mg/L					3 x Year ¹	Composite
31616	Coliform, Fecal MF, M-FC Broth, 44.5 °C	#/100 mL		14		25	3 x Week	Grab
50050	Flow, in Conduit or thru Treatment Plant	GPD	720,000				Continuous	Recorder
00610	Nitrogen, Ammonia Total (as N)	mg/L	4			6	3 x Week	Composite
00625	Nitrogen, Kjeldahl Total (as N)	mg/L					3 x Week	Composite
00620	Nitrogen, Nitrate Total (as N)	mg/L	10				3 x Week	Composite
00600	Nitrogen, Total (as N)	mg/L	4				3 x Week	Composite
00400	pH	su					5 x Week	Grab
00665	Phosphorus, Total (as P)	mg/L	2				3 x Week	Composite
70300	Solids, Total Dissolved – 180 °C	mg/L					3 x Year ¹	Composite
00530	Solids, Total Suspended	mg/L	5			10	3 x Week	Composite
00076	Turbidity, HCH Turbidimeter	NTU				10	Continuous	Recorder

1. 3 x Year sampling shall be conducted every March, July, and November.

PPI 002 – Groundwater Lowering System Effluent

EFFLUENT CHARACTERISTICS		EFFLUENT LIMITS					MONITORING REQUIREMENTS	
PCS Code	Parameter Description	Units of Measure	Monthly Average	Monthly Geometric Mean	Daily Minimum	Daily Maximum	Measurement Frequency	Sample Type
00310	BOD, 5-Day (20 °C)	mg/L					Weekly	Grab
00680	Carbon, Total Organic (TOC)	mg/L					3 x Year ¹	Grab
00940	Chloride (as Cl)	mg/L	250				3 x Year ¹	Grab
31616	Coliform, Fecal MF, M-FC Broth, 44.5 °C	#/100 mL					Weekly	Grab
50050	Flow, in Conduit or thru Treatment Plant	GPD					Continuous	Recorder
00610	Nitrogen, Ammonia Total (as N)	mg/L	1.5				Weekly	Grab
00620	Nitrogen, Nitrate Total (as N)	mg/L	10				Weekly	Grab
00600	Nitrogen, Total (as N)	mg/L					Weekly	Grab
00400	pH	su			6.5	8.5	Weekly	Grab
00665	Phosphorus, Total (as P)	mg/L					Weekly	Grab
70300	Solids, Total Dissolved – 180 °C	mg/L	500				3 x Year ¹	Grab

1. 3 x Year sampling shall be conducted in March, July, and November.

Carolina Water Service, Inc. of North Carolina – Monteray Shores WWTP

INFILTRATION/IRRIGATION AREA INFORMATION							APPLICATION LIMITATIONS		
Basin	Owner	County	Latitude	Longitude	Net Acreage	Dominant Soil Series	Parameter	Rate	Units
1A	Carolina Water Service, Inc. of North Carolina	Currituck	36.331504°	-75.818705°	1.23	Newhan	01284 – Non-Discharge Application Rate	7.42 397,151	GPD/ft ² GPD
1B	Carolina Water Service, Inc. of North Carolina	Currituck	36.330982°	-75.818210°	1.00	Newhan	01284 – Non-Discharge Application Rate	7.42 322,849	GPD/ft ² GPD
LPP	Carolina Water Service, Inc. of North Carolina	Currituck	36.374569°	-75.830535°	1.00		01284 – Non-Discharge Application Rate		
Totals					3.23				

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Monitoring Wells: MW-4, MW-5, MW-6, MW-12, and MW-13

GROUNDWATER CHARACTERISTICS		GROUNDWATER STANDARDS		MONITORING REQUIREMENTS		
PCS Code	Parameter Description	Daily Maximum		Frequency Measurement	Sample Type	Footnotes
00680	Carbon, Tot Organic (TOC)		mg/L	3 x Year	Grab	1, 6
00940	Chloride (as Cl)	250	mg/L	3 x Year	Grab	1
31616	Coliform, Fecal MF, M-FC Broth, 44.5 °C		#/100 mL	3 x Year	Grab	1
00610	Nitrogen, Ammonia Total (as N)	1.5	mg/L	3 x Year	Grab	1
00620	Nitrogen, Nitrate Total (as N)	10	mg/L	3 x Year	Grab	1
00400	pH	6.5-8.5	su	3 x Year	Grab	1, 2
00665	Phosphorus, Total (as P)		mg/L	3 x Year	Grab	1
70300	Solids, Total Dissolved - 180 °C	500	mg/L	3 x Year	Grab	1
GWVOC	Volatile Compounds (GW)		Present: Yes/No	Annually	Grab	1, 4, 5
82546	Water Level, Distance from measuring point		feet	3 x Year	Calculated	1, 2, 3

- 3 x Year monitoring shall be conducted in March, July, and November; Annual monitoring shall be conducted in November.
- The measurement of water levels shall be made prior to purging the wells. The depth to water in each well shall be measured from the surveyed point on the top of the casing. The measurement of pH shall be made after purging and prior to sampling for the remaining parameters.
- The measuring points (top of well casing) of all monitoring wells shall be surveyed to provide the relative elevation of the measuring point for each monitoring well. The measuring points (top of casing) of all monitoring wells shall be surveyed relative to a common datum.
- Volatile Organic Compounds (VOC) - In November only, analyze by one of the following methods:
 - Standard Method 6230D, PQL at 0.5 µg/L or less
 - Standard Method 6210D, PQL at 0.5 µg/L or less
 - EPA Method 8021, Low Concentration, PQL at 0.5 µg/L or less
 - EPA Method 8260, Low Concentration, PQL at 0.5 µg/L or less
 - Another method with prior approval by the Water Quality Permitting Section Chief

Any method used shall meet the following qualifications:

 - A laboratory shall be DWR certified to run any method used.
 - The method used shall include all the constituents listed in Table VIII of Standard Method 6230D.
 - The method used shall provide a PQL of 0.5 µg/L or less that shall be supported by laboratory proficiency studies as required by the DWR Laboratory Certification Unit. Any constituents detected above the MDL but below the PQL of 0.5 µg/L shall be qualified (estimated) and reported.
- If any volatile organic compounds (VOC) are detected as a result of monitoring as provided in Attachment C, then the Washington Regional Office supervisor, telephone number (252) 946-6481, shall be contacted immediately for further instructions regarding any additional follow-up analyses required.
- If TOC concentrations greater than 10 mg/L are detected in any downgradient monitoring well, additional sampling and analysis shall be conducted to identify the individual constituents comprising this TOC concentration. If the TOC concentration as measured in the background monitor well exceeds 10 mg/L, this concentration will be taken to represent the naturally occurring TOC concentration. Any exceedances of this naturally occurring TOC concentration in the downgradient wells shall be subject to the additional sampling and analysis as described above.
- Monitoring wells shall be reported consistent with the nomenclature and location information provided in Figure 1, 2, and this attachment.

Figure 1 – Aerial Map

WQ0009772

824 Malia Dr., Corolla, NC 27927

Carolina Water Service, Inc. of NC

Latitude: 36.329544°

Monterey Shores WWTP

Longitude: -75.818297°

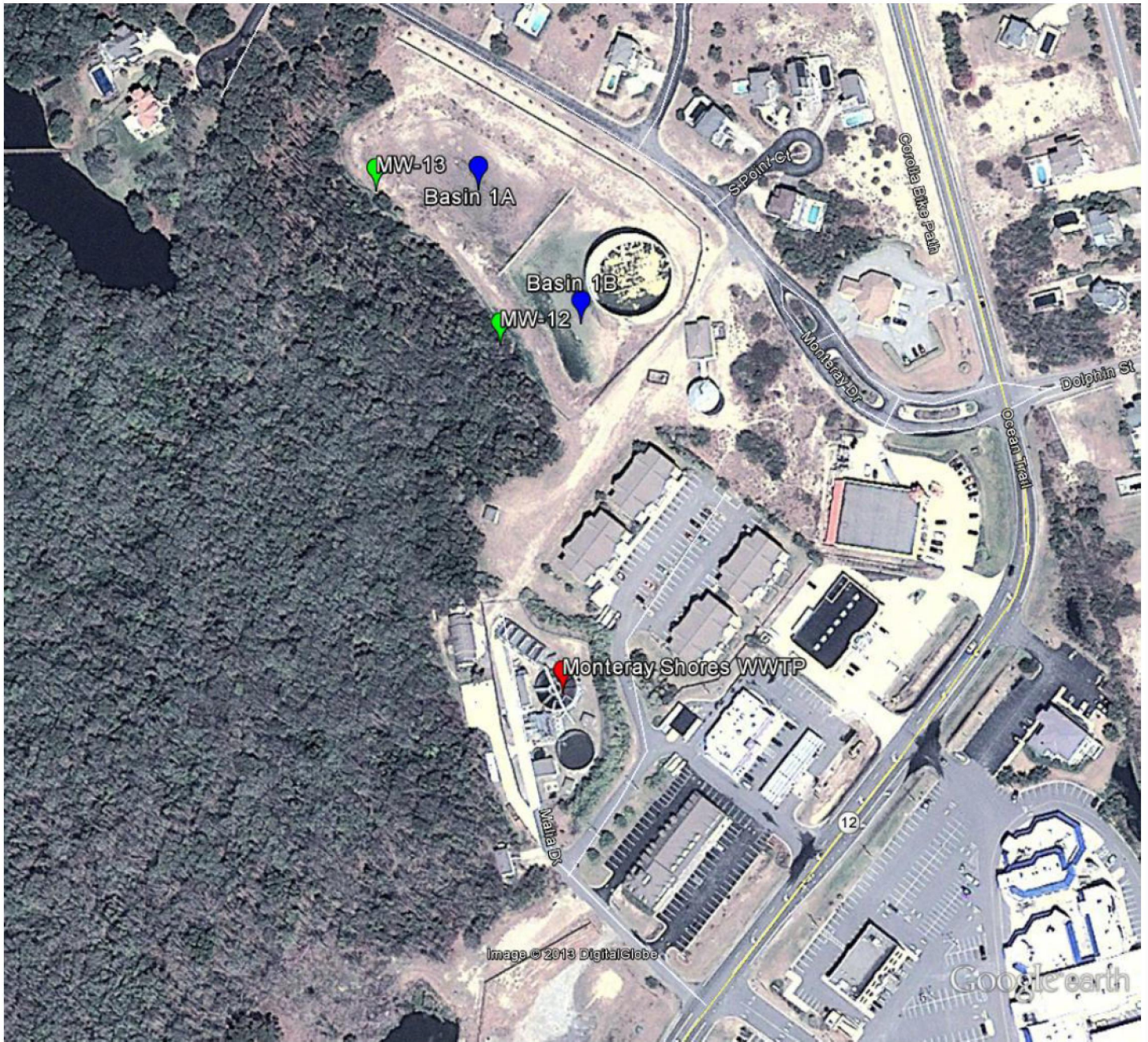


Figure 2 – Aerial Map

WQ0009772

824 Malia Dr., Corolla, NC 27927

Carolina Water Service, Inc. of NC

Latitude: 36.329544°

Monterey Shores WWTP

Longitude: -75.818297°

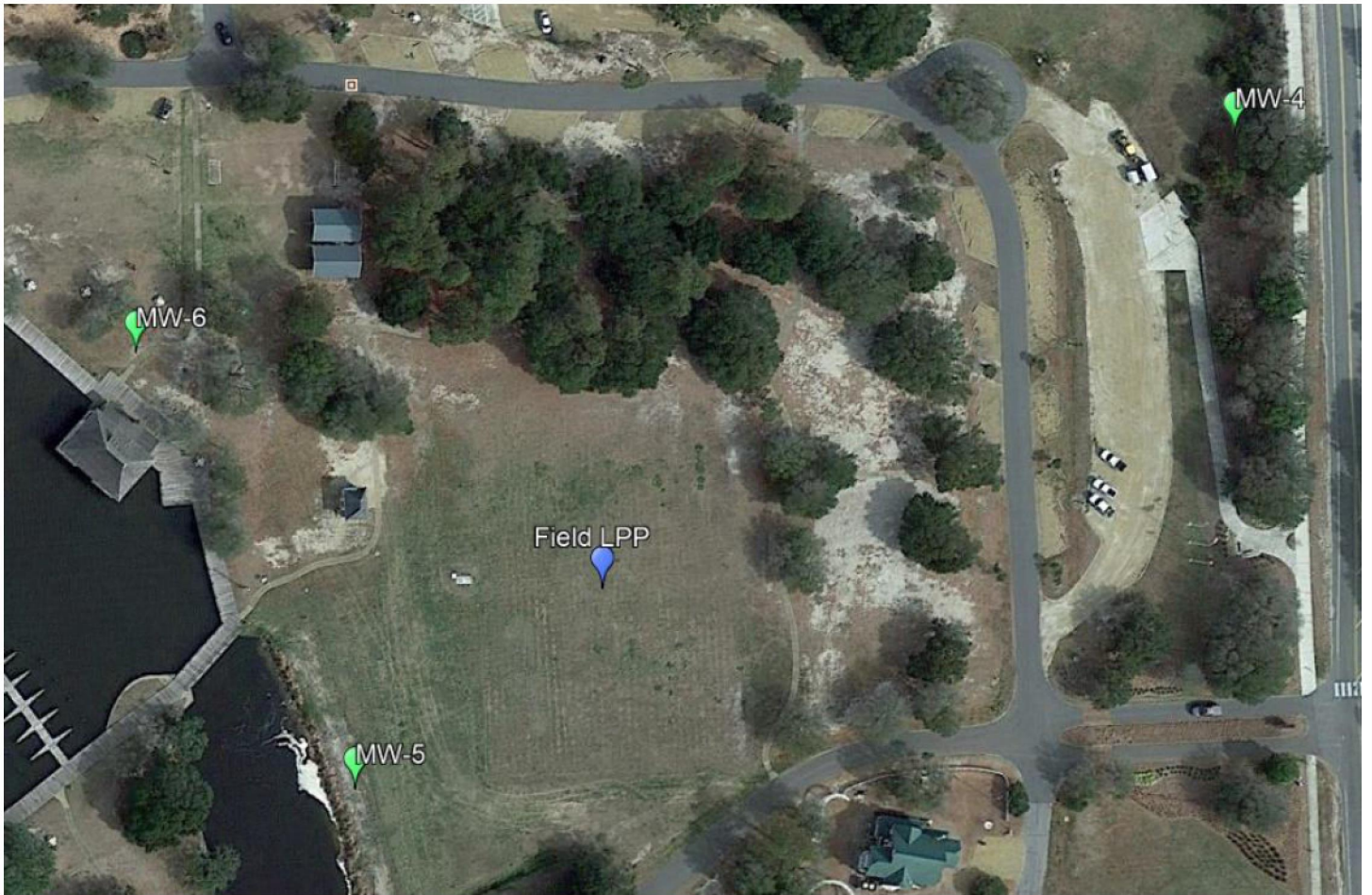


Figure 3 – Directional Map

WQ0009772

824 Malia Dr., Corolla, NC 27927

Carolina Water Service, Inc. of NC

Latitude: 36.329544°

Monterey Shores WWTP

Longitude: -75.818297°

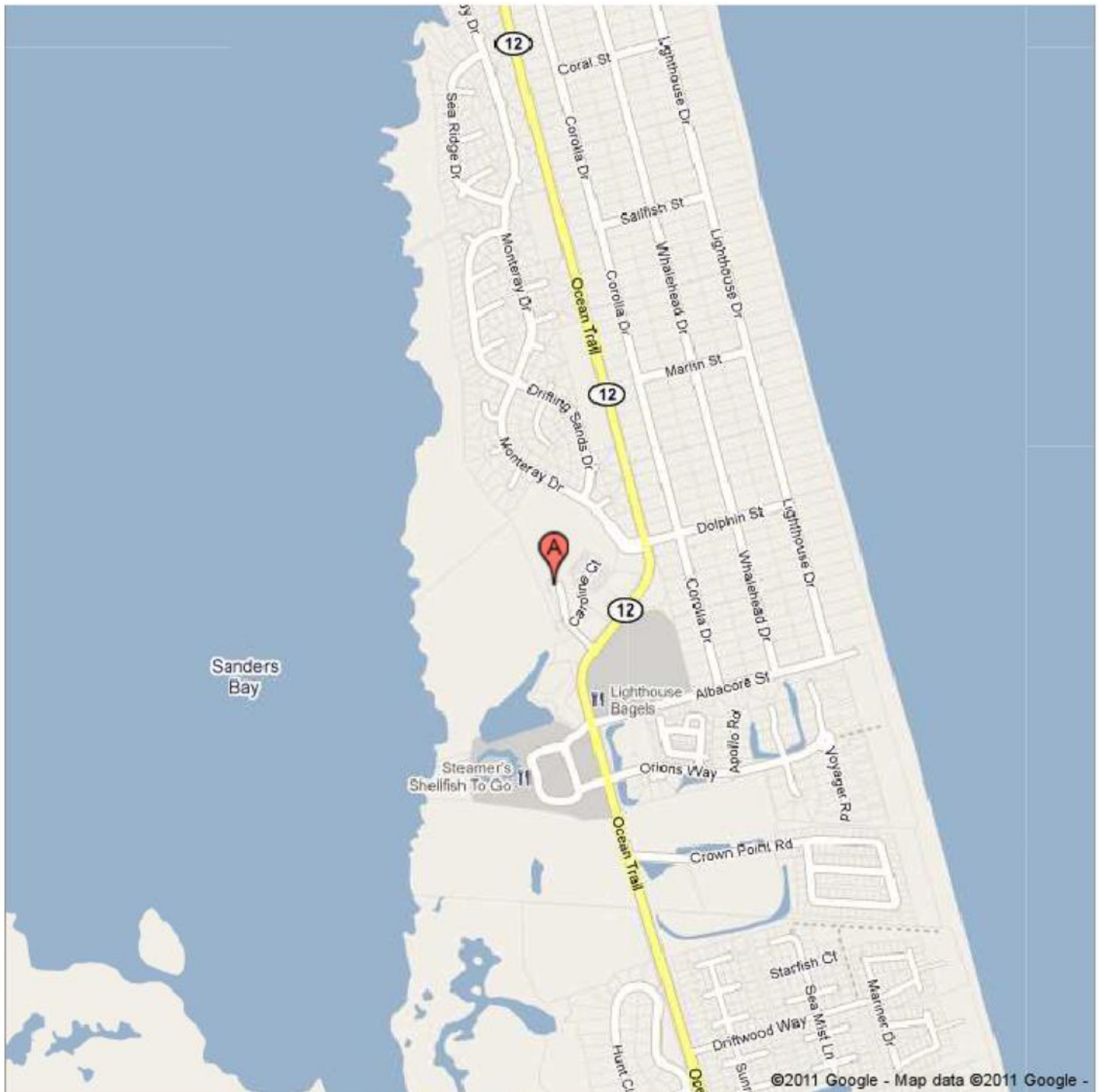


Figure 4 – Topographic Map

WQ0009772

824 Malia Dr., Corolla, NC 27927

Carolina Water Service, Inc. of NC

Latitude: 36.329544°

Monterey Shores WWTP

Longitude: -75.818297°



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www.delorme.com



ROY COOPER

Governor

ELIZABETH S. BISER

Secretary

BRIAN WRENN

Director



NORTH CAROLINA
Environmental Quality

September 14, 2022

Corolla Bay Homeowners Association, Inc.
Attention: Prem Gupta, Registered Agent
P.O. Box 90
Kill Devil Hills, NC 27948

**Subject: Stormwater Permit No. SW7050220 Renewal
Corolla Bay Residential
High Density Project
Currituck County**

Dear Prem Gupta:

The Washington Regional Office received a Stormwater Management Permit Application for renewal of the subject permit on August 15, 2022. Staff review of the application has determined that the permit can be reissued. We are forwarding Permit No. SW7050220 dated September 14, 2022, for the continued operation of the existing stormwater treatment system.

This permit, upon its effective date, will replace all previous State Stormwater permits for this project. This permit shall be effective from October 30, 2022, until October 29, 2030, and shall be subject to the conditions and limitations as specified therein and does not supercede any other agency permit that may be required. Please pay special attention to the Operation and Maintenance requirements in this permit. Failure to establish an adequate system for operation and maintenance of the stormwater management system will result in future compliance problems.

If any parts, requirements, or limitations contained in this permit are unacceptable, you have the right to request an adjudicatory hearing upon written request within thirty (30) days following receipt of this permit. This request must be in the form of a written petition, conforming to Chapter 150B of the North Carolina General Statutes, and filed with the Office of Administrative Hearings, 6714 Mail Service Center, Raleigh, NC 27699-6714. Unless such demands are made this permit shall be final and binding.

If you have any questions, or need additional information concerning this matter, please contact me at (252) 948-3923.

Sincerely,


Roger K. Thorpe
Environmental Engineer



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

STATE OF NORTH CAROLINA
DEPARTMENT OF ENVIRONMENT AND NATURAL RESOURCES
DIVISION OF ENERGY, MINERAL, AND LAND RESOURCES

STATE STORMWATER MANAGEMENT PERMIT

HIGH DENSITY DEVELOPMENT

In accordance with the provisions of Article 21 of Chapter 143, General Statutes of North Carolina as amended, and other applicable Laws, Rules, and Regulations

PERMISSION IS HEREBY GRANTED TO
Corolla Bay Homeowners Association, Inc.
Corolla Bay Residential
Located on NC Hwy 12, Corolla, NC
Currituck County

FOR THE

construction, operation and maintenance of a wet detention pond in compliance with the provisions of 15A NCAC 2H .1000 (hereafter referred to as the "stormwater rules") and the approved stormwater management plans and specifications and other supporting data as attached and on file with and approved by the Division of Energy, Mineral, and Land Resources (Division) and considered a part of this permit for Corolla Bay Residential Subdivision, located at Corolla, NC.

This permit replaces all previous stormwater permits for this project, and shall be effective from October 30, 2022, until October 29, 2030, and shall be subject to the following specified conditions and limitations:

I. DESIGN STANDARDS

1. This permit is effective only with respect to the nature and volume of stormwater described in the application and other supporting data.
2. This stormwater system has been approved for the management of stormwater runoff as described in Section I.6 of this permit. The subdivision is permitted for 49 lots, each allowed (See Attached Table) square feet of built-upon area, with total built-upon area coverage of 58.6%.
3. Approved plans and specifications for this project are incorporated by reference and are enforceable parts of the permit.



4. The permittee shall submit to the Director and shall have received approval for revised plans, specifications, and calculations prior to construction, for any modification to the approved plans, including, but not limited to, those listed below:
 - a. Any revision to the approved plans, regardless of size.
 - b. Project name change.
 - c. Transfer of ownership.
 - d. Redesign or addition to the approved amount of built-upon area.
 - e. Further subdivision, acquisition, or sale of all or part of the project area. The project area is defined as all property owned by the permittee, for which Sedimentation and Erosion Control Plan approval or a CAMA Major permit was sought.
 - f. Filling in, altering, or piping of any vegetative conveyance shown on the approved plan.
5. The Director may determine that other revisions to the project should require a modification to the permit.
6. The Director may notify the permittee when the permitted site does not meet one or more of the minimum requirements of the permit. Within the time frame specified in the notice, the permittee shall submit a written time schedule to the Director for modifying the site to meet minimum requirements. The permittee shall provide copies of revised plans and certification in writing to the Director that the changes have been made.
7. The stormwater management system shall be constructed in its entirety, vegetated and operational for its intended use prior to the construction of any built-upon surface.
8. During construction, erosion shall be kept to a minimum and any eroded areas of the system will be repaired immediately.
9. Upon completion of construction, prior to issuance of a Certificate of Occupancy, and prior to operation of this permitted facility, a certification must be received from an appropriate designer for the system installed certifying that the permitted facility has been installed in accordance with this permit, the approved plans and specifications, and other supporting documentation. Any deviations from the approved plans and specifications must be noted on the Certification.
10. If the stormwater system was used as an Erosion Control device, it must be restored to design condition prior to operation as a stormwater treatment device, and prior to occupancy of the facility.
11. Permanent seeding requirements for the stormwater control must follow the guidelines established in the North Carolina Erosion and Sediment Control Planning and Design Manual.



must be followed in its entirety and maintenance must occur at the scheduled intervals including, but not limited to:

- a. Semiannual scheduled inspections (every 6 months).
 - b. Sediment removal.
 - c. Mowing and revegetation of side slopes.
 - d. Immediate repair of eroded areas.
 - e. Maintenance of side slopes in accordance with approved plans and specifications.
 - f. Debris removal and unclogging of structures, orifice, catch basins and piping.
 - g. Access to all components of the system must be available at all times.
16. Records of maintenance activities must be kept and made available upon request to authorized personnel of DEMLR. The records will indicate the date, activity, name of person performing the work and what actions were taken.
17. This permit shall become voidable unless the facilities are constructed in accordance with the conditions of this permit, the approved plans and specifications, and other supporting data.
18. Built upon area includes, but is not limited to, structures, asphalt, concrete, gravel, brick, stone, slate, coquina and parking areas, but does not include raised, open wood decking, or the water surface of swimming pools.

III. GENERAL CONDITIONS

1. This permit is not transferable to any person or entity except after notice to and approval by the Director. In the event there is either a desire for the facilities to change ownership, or there is a name change of the Permittee, a "Name/Ownership Change Form" must be submitted to the Division accompanied by appropriate documentation from the parties involved. This may include, but is not limited to, a deed of trust, recorded deed restrictions, Designer's Certification and a signed Operation and Maintenance plan. The project must be in good standing with DEMLR. The approval of this request will be considered on its merits and may or may not be approved.
2. The permittee is responsible for compliance with all of the terms and conditions of this permit until such time as the Director approves the transfer request.
3. Failure to abide by the conditions and limitations contained in this permit may subject the Permittee to enforcement action by the Division, in accordance with North Carolina General Statute 143-215.6A to 143-215.6C.
4. The issuance of this permit does not preclude the Permittee from complying with any and all statutes, rules, regulations, or ordinances which may be imposed by other government agencies (local, state, and federal) which have jurisdiction.



SW 7050220

COROLLA BAY STORM WATER MODIFICATION FOR 2017					
Phase	Lot #	Area (sf)	Acres	% covg	Impvs. Covg.
I	1	12,179	2.80	35%	4,263
II	2	8,000	0.18	45%	3,600
II	3	8,000	0.18	45%	3,600
II	4	7,965	0.18	45%	3,584
II	5	8,000	0.18	45%	3,600
II	6	8,000	0.18	45%	3,600
II	7	7,735	0.18	45%	3,481
I	8	7,500	0.17	45%	3,375
I	9	7,927	0.18	45%	3,567
I	10	8,772	0.20	45%	3,947
I	11	19,729	0.45	35%	6,905
I	12	15,050	0.35	35%	5,268
I	13	14,952	0.34	35%	5,233
I	14	18,424	0.42	35%	6,448
I	15	17,077	0.39	35%	5,977
I	16	21,877	0.50	35%	7,657
I	17	19,307	0.44	35%	6,757
I	18	14,991	0.34	35%	5,247
I	19	16,084	0.37	35%	5,629
I	20	16,070	0.37	35%	5,625
I	21	16,032	0.37	35%	5,611
I	22	15,208	0.35	35%	5,323
I	23	16,268	0.37	35%	5,694
I	24	15,368	0.35	35%	5,379
I	25	16,846	0.39	35%	5,896
I	26	17,111	0.39	35%	5,989
I	27	17,074	0.39	35%	5,976
I	28	16,956	0.39	35%	5,935
I	29	16,838	0.39	35%	5,893
I	30	16,722	0.38	35%	5,853
I	31	16,604	0.38	35%	5,811
I	32	16,486	0.38	35%	5,770
I	33	16,331	0.37	35%	5,716
I	34	15,600	0.36	35%	5,460
I	35	16,510	0.38	35%	5,779
I	36	14,243	0.33	35%	4,985
II	37	12,501	0.29	35%	4,375
II	61	23,468	0.54	35%	8,214
II	62	9,828	0.23	35%	3,440
II	63	10,710	0.25	35%	3,749
II	64	10,080	0.23	35%	3,528
II	65	9,381	0.22	45%	4,221
II	66	9,289	0.21	45%	4,180
II	67	9,328	0.21	45%	4,198
II	68	9,367	0.22	45%	4,215
II	69	9,374	0.22	45%	4,218
II	70	9,522	0.22	45%	4,285
II	71	9,518	0.22	45%	4,283
II	72	9,598	0.22	45%	4,319

Corolla Bay Residential Corolla, NC 27927

Stormwater Inspection Report, May 2022

Date of Inspection:	May 27 th , 2022
Date of Report:	July 6 th , 2022
Inspection Performed By:	Nadeen Dashti, E. I.
Inspection Reviewed By:	Michael W. Strader, Jr., P.E. Quible & Associates, P.C.
Conditions:	Sunny, 80°F

Pursuant to the NCDEQ Stormwater Permit No. SW7050220 for Corolla Bay Residential, Quible & Associates, P.C. performed a stormwater inspection of the Site's Stormwater Control Measure (SCM) and contributing infrastructure.

The following sections outline permit inspection requirements and observed conditions in accordance with the permitted stormwater operations and maintenance (O&M) agreement.

Also included with the report are photographs to provide further documentation of current site conditions.

O&M Required Inspections for the Wet Detention Basin:

1. The entire SCM

- a. Sediment and debris were observed along the entire SCM. It is recommended to maintain upkeep of the SCM to ensure positive stormwater conveyance.

2. The Wet Detention Basin Perimeter

- a. The vegetation around the wet detention basin perimeter is too tall. Please maintain vegetation at a height of approximately six inches to ensure satisfactory condition.

3. Wet Detention Basin Inlet

- a. It is difficult to view the pipe of the wet detention basin due to the heavily overgrown vegetation. Please remove the heavily overgrown vegetation near the wet detention basin inlet to ensure positive stormwater drainage.

4. Forebay

- a. It is difficult to view the forebay of the wet detention basin due to the heavily overgrown vegetation, sediment and weeds. Please search for the source of the sediment and remedy the problem if possible. Remove the weeds, preferably by hand, along with the other overgrown vegetation to maintain stormwater conveyance.

5. Vegetated Shelf

- a. The vegetated shelf is not visible.

6. Main Treatment Area

- a. Algal growth covers over 50% of the area. Please consult a professional to remove and control the algal growth.
- b. Cattails, phragmites and other invasive plants cover 50% of the basin surface. Please remove the plants by wiping them with pesticides (do not spray).

7. The Embankment

- a. Shrubs & vegetation have started to grow on the embankment. Please remove the shrubs & vegetation and regrade if necessary to make sure the embankment is in satisfactory condition.

8. The Outlet Device (Level Spreader & Outlet Swale)

- a. It is difficult to view the outlet device due to the heavily overgrown vegetation and algal growth. Please remove obstructions, regrade if necessary, and continue to monitor the grade immediately downstream of the outlet device to maintain positive drainage.

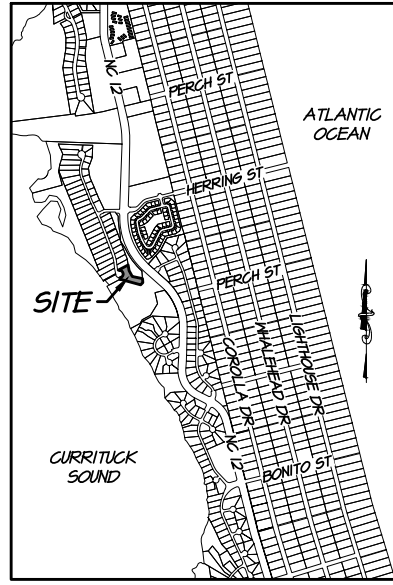
9. The Receiving Water

- a. The drainage inlets near the wet detention basin, which lead stormwater runoff to the receiving water, seem to be covered by sediment and vegetation, making it difficult to observe the condition of the actual inlet. Please make sure to remove the sediment and any obscuring vegetation to ensure positive stormwater drainage.

Any questions regarding the stormwater inspection report may be directed to Nadeen Dashti by phone at 252-491-8147 or by email at ndashti@quible.com.







VICINITY MAP
(NTS)

COROLLA BAY, SECTION 2

(LOTS 61-62)

OWNERSHIP & DEDICATION CERTIFICATE

I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY DESCRIBED HEREON, WHICH PROPERTY IS LOCATED WITHIN THE SUBDIVISION REGULATION JURISDICTION OF CURRITUCK COUNTY, THAT I HEREBY FREELY ADOPT THIS PLAT OF SUBDIVISION AND DEDICATE TO PUBLIC USE ALL AREAS SHOWN ON THIS PLAT AS STREETS, UTILITIES, ALLEYS, WALKS, RECREATION AND PARKS, OPEN SPACE AND EASEMENTS, EXCEPT THOSE SPECIFICALLY INDICATED AS PRIVATE AND THAT I WILL MAINTAIN ALL SUCH AREAS UNTIL THE OFFER OF DEDICATION IS ACCEPTED BY THE APPROPRIATE PUBLIC AUTHORITY OR HOME OWNER'S ASSOCIATION. ALL PROPERTY SHOWN ON THIS PLAT AS DEDICATED FOR PUBLIC USE SHALL BE DEEMED TO BE DEDICATED FOR ANY OTHER PUBLIC USE AUTHORIZED BY LAW WHEN SUCH USE IS APPROVED BY THE APPROPRIATE PUBLIC AUTHORITY IN THE PUBLIC INTEREST.

OWNER _____ DATE _____

NOTARY CERTIFICATE

I, _____, A NOTARY PUBLIC OF _____ COUNTY NORTH CAROLINA, DO HEREBY CERTIFY THAT _____ PERSONALLY APPEARED BEFORE ME THIS DATE AND ACKNOWLEDGE THE DUE EXECUTION OF THE FOREGOING CERTIFICATE.

WITNESS MY HAND AND SEAL THIS _____ DAY OF _____ 2023.

NOTARY PUBLIC _____ DATE _____

APPROVAL CERTIFICATE

I HEREBY CERTIFY THAT THE SUBDIVISION SHOWN ON THIS PLAT IS IN ALL RESPECTS IN COMPLIANCE WITH THE CURRITUCK COUNTY UNIFIED DEVELOPMENT ORDINANCE AND, THEREFORE, THIS PLAT HAS BEEN APPROVED BY THE CURRITUCK COUNTY ADMINISTRATOR, SUBJECT TO ITS BEING RECORDED IN THE OFFICE OF THE CURRITUCK COUNTY REGISTER OF DEEDS WITHIN NINETY (90) DAYS OF THE DATE BELOW.

ADMINISTRATOR _____ DATE _____

REVIEW OFFICER'S CERTIFICATE

STATE OF NORTH CAROLINA
COUNTY OF CURRITUCK

I, _____, REVIEW OFFICER OF CURRITUCK COUNTY, CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.

REVIEW OFFICER _____ DATE _____

PRIVATE STREETS OWNER CERTIFICATE

I HEREBY CERTIFY THAT THE PRIVATE STREETS SHOWN ON THIS PLAT ARE INTENDED FOR PRIVATE USE AND WILL REMAIN UNDER THE CONTROL, MAINTENANCE AND RESPONSIBILITY OF THE DEVELOPER AND/OR A HOMEOWNER'S ASSOCIATION AND ACKNOWLEDGE THAT SOME PUBLIC SERVICES MAY NOT BE PROVIDED DUE TO THE PRIVATE NATURE OF THE ROAD.

OWNER _____ DATE _____

WETLANDS STATEMENT

PROPERTY ON THIS PLAT CONTAIN 404 WETLANDS AND MAY REQUIRE U.S. CORP OF ENGINEERS APPROVAL PRIOR TO DEVELOPMENT OF THE PROPERTY.

EASEMENT ESTABLISHMENT STATEMENT

A 10 FOOT EASEMENT ALONG REAR AND SIDE PROPERTY LINES AND A 15 FOOT EASEMENT ALONG THE FRONT PROPERTY LINE IS HEREBY ESTABLISHED FOR UTILITIES AND DRAINAGE .

FLOODWAY/FLOODPLAIN STATEMENT

USE OF LAND WITHIN A FLOODWAY OR FLOODPLAIN IS SUBSTANTIALLY RESTRICTED BY CHAPTER 1 OF THE CURRITUCK COUNTY UNIFIED DEVELOPMENT ORDINANCE.

ENVIRONMENTAL CONCERN CERTIFICATE

THIS SUBDIVISION (OR PORTIONS THEREOF) IS LOCATED WITHIN AN AREA OF ENVIRONMENTAL CONCERN

LOCAL PERMIT OFFICER _____ DATE _____

IMPROVEMENTS CERTIFICATE

I HEREBY CERTIFY THAT ALL IMPROVEMENTS REQUIRED BY THE CURRITUCK COUNTY UNIFIED DEVELOPMENT ORDINANCE HAVE BEEN INSTALLED IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS PREPARED BY QUIBLE & ASSOCIATES, P.C., AND SAID IMPROVEMENTS COMPLY WITH CURRITUCK COUNTY SPECIFICATIONS.

PROFESSIONAL ENGINEER _____ DATE _____

STORMWATER STATEMENT

NO MORE THAN 35% OF LOTS 61 & 62 SHALL BE COVERED BY IMPERVIOUS STRUCTURES AND MATERIALS, INCLUDING ASPHALT, GRAVEL, CONCRETE, BRICK STONE, SLATE, OR SIMILAR MATERIAL, NOT INCLUDING WOOD DECKING OR THE WATER SURFACE OF SWIMMING POOLS. THIS COVENANT IS INTENDED TO ENSURE COMPLIANCE WITH THE STORMWATER PERMIT NUMBER SWT050220 ISSUED BY THE STATE OF NORTH CAROLINA. THE COVENANT MAY NOT BE CHANGED OR DELETED WITHOUT THE CONSENT OF THE STATE. FILLING IN OR PIPING OF ANY VEGETATIVE CONVEYANCES (DITCHES, SHALES, ETC.) ASSOCIATED WITH THIS DEVELOPMENT, EXCEPT FOR AVERAGE DRIVEWAY CROSSINGS, IS STRICTLY PROHIBITED BY ANY PERSON. THE LOT COVERAGE ALLOWANCE PROVIDED IN THE CURRITUCK COUNTY UNIFIED DEVELOPMENT ORDINANCE MAY BE DIFFERENT THAN THE NC STATE STORMWATER PERMIT. THE MOST RESTRICTIVE LOT COVERAGE SHALL APPLY.

SURVEYOR'S CERTIFICATE

I, JOHN M. HURDLE, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (S.E.E. NO. I.E.S.); THAT THE BOUNDARIES NOT SURVEYED ARE SHOWN AS DASHED LINES AND ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN (SEE ADDITIONAL REFERENCES IN NOTES); THAT THE RATIO OF PRECISION OR POSITIONAL ACCURACY AS CALCULATED IS 2-CENTIMETERS; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH 6.5. 41-30 AS AMENDED.

CLASS OF SURVEY: CLASS A
POSITIONAL ACCURACY: 2-CENTIMETERS
TYPE OF GPS FIELD PROCEDURE: RTK
DATES OF SURVEY: FEB 2020 & JULY 2023
DATUM/EPOCH: NC GRID - NAD 83 / EPOCH 2011
PUBLISHED/FIXED-CONTROL USE: NC NCG65 MON HERBERT
GEOID MODEL: 2012B
COMBINATION GRID FACTOR(S): 1.00005389
UNITS: US SURVEY FEET

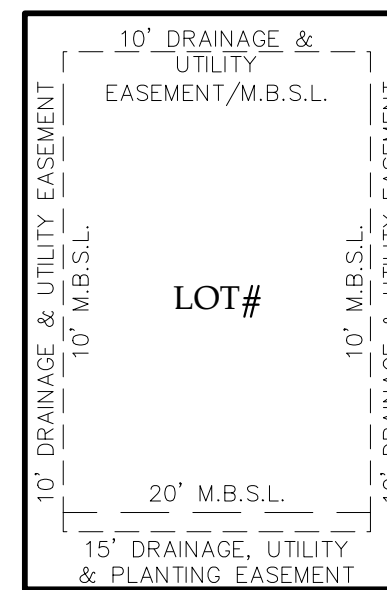
THAT THE SURVEY CREATES A SUBDIVISION OF LAND WITHIN THE AREA OF A COUNTY OR MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND.

WITNESS MY ORIGINAL SIGNATURE, LICENSE NUMBER AND SEAL THIS 28TH DAY OF JULY, 2023.

JOHN M. HURDLE, PLS NC L-5204

NOTES:

- CURRENT OWNERS: SF COROLLA BAY LLC
PO BOX 90
KILL DEVIL HILLS, NC 27948
- PROPERTY ZONED: SINGLE FAMILY RESIDENTIAL OUTER BANKS W/UPD OVERLAY (SFO)
- TOTAL PARCEL AREA = 33,042.79 SF / 0.76 AC (AREAS BY COORDINATE METHOD) TO BE SUBDIVIDED INTO TWO (2) LOTS
- SUBJECT REFERENCES: DB 1526, PG 348; PG Q, SL 9.
- ADDITIONAL REFERENCES: PG J, SL 126 & 198.
- FIELD SURVEY DATE: JULY 2023.
- HORIZONTAL DATUM IS NAD83(2011), VERTICAL DATUM IS NAVD 1988, DERIVED FROM NC NCG65 MONUMENT HERBERT. NO NCG65 MONUMENT FOUND WITHIN 2000'. ALL DISTANCES ARE US SURVEY FEET AND HORIZONTAL GROUND.
- PROPERTY IS LOCATED IN NFIP FLOOD ZONE X AND SUBJECT TO CHANGES, BASED ON COMMUNITY CID NO. 370078; PANEL 4936; SUFFIX K. (MAP NUMBER 3120493600K) EFFECTIVE DATE: 12/21/2018
- THIS SURVEY SUBJECT TO ANY FACTS, INCLUDING BUILDING SETBACK RESTRICTIONS, EASEMENTS, COVENANTS, ETC., THAT MAY BE REVEALED BY A FULL AND ACCURATE TITLE SEARCH.
- SOIL TYPES: COROLLA FINE SAND (CoB) & OSIER FINE SAND (Os). (SOILS BOUNDARY SHOWN IS APPROXIMATE).
- NO NEW ROADWAYS PROPOSED.
- MINIMUM BUILDING FAD ELEVATION (MBPE) = 6.0'
- BASED ON THE 2007 AMENDED SKETCH PLAN ASSOCIATED WITH THIS PRELIMINARY PLAT, THE MINIMUM LOT SIZE IS 1,500 SF WITH 3,150 SF ALLOWED TO BE WETLANDS.



TYPICAL LOT SETBACKS & EASEMENTS

*CORNER LOTS SHALL HAVE 20' SIDE M.B.S.L.

NC License#: C-0208
SINCE 1959
Quible & Associates, P.C.
ENGINEERING** * CONSULTING * PLANNING
ENVIRONMENTAL SCIENCES * SURVEYING**
ENGINEERING/SURVEYING NOT OFFERED AT BLACK MTN. OFFICE
8466 CAROLINE HWY 90 CHURCH STREET, SUITE B
POWELL'S POINT, NC 27966 BLACK MOUNTAIN, NC 28711
Phone: (252) 491-8147 Phone: (828) 783-0398
Fax: (252) 491-8146 Fax: (828) 783-8146
administrator@quible.com administrator@quible.com



CERTIFICATION
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PRELIMINARY PLAT (1 of 2)
COROLLA BAY, SECTION 2
SF COROLLA BAY LLC
POPLAR BRANCH TOWNSHIP CURRITUCK COUNTY NORTH CAROLINA

PROJECT NO.	P99006.1
DRAWN BY	JMH
CHECKED BY	DLT/JMH
SCALE	1"=20'
ISSUE DATE	07/18/24

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ADDRESS ASSIGNMENT:
 LOT 61 = 975 CRUZ BAY CT
 LOT 62 = 977 CRUZ BAY CT

OCEAN TRAIL
 NC 12 (R/W VARIES)

NF
 NC DEPARTMENT OF
 TRANSPORTATION
 R/W
 DB 1354, PG 471
 PG Q, SL 9

NF
 SF COROLLA BAY LLC
 C/O PREM GUPTA
 OPEN SPACE #2
 PG Q, SL 9

NF
 SCHAEFER, SEAN P &
 SCHAEFER, ROBIN S
 LOT 63
 PG Q, SL 9

LOT 61
 21,195.18 SF
 0.49 AC
 MBPE=6.0'

LOT 62
 11,897.61 SF
 0.27 AC
 MBPE=6.0'

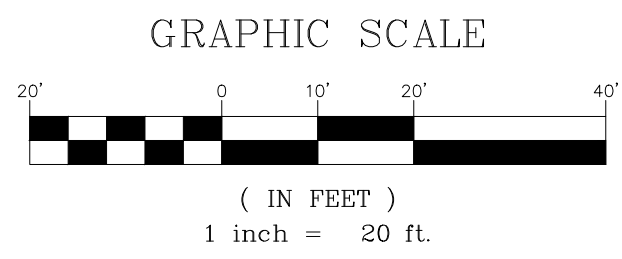
NF
 NC DEPARTMENT OF
 TRANSPORTATION
 R/W
 DB 1354, PG 471
 PG Q, SL 9

- LEGEND:
- - EXISTING IRON ROD, EIR
 - - SET IRON ROD, SIR
 - ▲ - MAG NAIL
 - - CALCULATED POINT
 - - WATER METER
 - - TELEPHONE PED
 - - CABLE MARKER
 - - SEWER CLEANOUT
 - - TRANSFORMER
 - - LIGHT POST
 - - WATER VALVE
 - - IRRIGATION CONTROL VALVE
 - - SEWER MANHOLE
 - (T) - TOTAL DISTANCE
 - AG - ABOVE GRADE
 - BG - BELOW GRADE

CURVE TABLE				
CURVE#	LENGTH	RADIUS	CHD LENGTH	CHD BEARING
C1	41.32'	433.00'	41.30'	S 45° 34' 46" W
C2	60.80'	47.50'	56.73'	N 47° 21' 33" E
C3	84.85'	47.50'	74.01'	N 40° 21' 09" W
C4	13.60'	25.00'	13.43'	N 75° 56' 53" W
C5	23.08'	25.00'	22.21'	N 33° 55' 01" W

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 administrator@quible.com



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PRELIMINARY PLAT (2 of 2)

COROLLA BAY, SECTION 2
SF COROLLA BAY LLC

POPULAR BRANCH TOWNSHIP CURRITUCK COUNTY NORTH CAROLINA

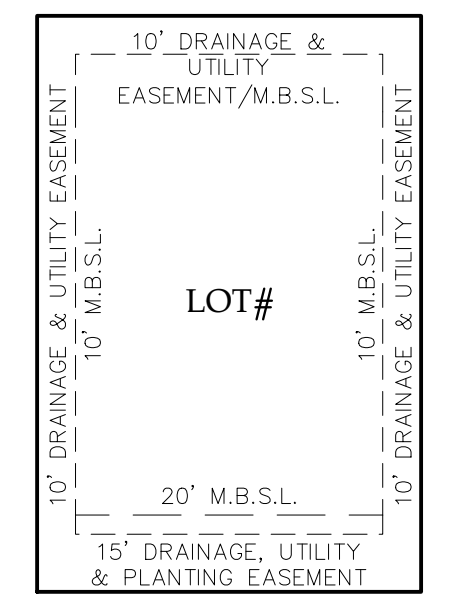
PROJECT NO.	P99006.1
DRAWN BY	JMH
CHECKED BY	DLT/JMH
SCALE	1"=20'
ISSUE DATE	07/18/24

C:\1999\p99006\Drawings\Survey\p99006-pplat-61.662.dwg 7/18/2024 11:56 AM DA-Leptop

- LEGEND**
- EXISTING ASPHALT PAVEMENT
 - EXISTING IRON ROD
 - CALCULATED POINT
 - EXISTING TELEPHONE
 - EXISTING CABLE
 - EXISTING TRANSFORMER
 - EXISTING FIRE HYDRANT
 - EXISTING WATER VALVE
 - EXISTING CONTOUR
 - FIRM ZONE BOUNDARY
 - EXISTING STORMWATER PIPE
 - EXISTING WATERLINE
 - EXISTING FOREMAIN
 - EXISTING TELEPHONE
 - EXISTING CABLE
 - EXISTING FIBER OPTIC
 - EXISTING DITCH

SHEET INDEX

- 1 OVERALL LAYOUT
- 2 UTILITY PLAN



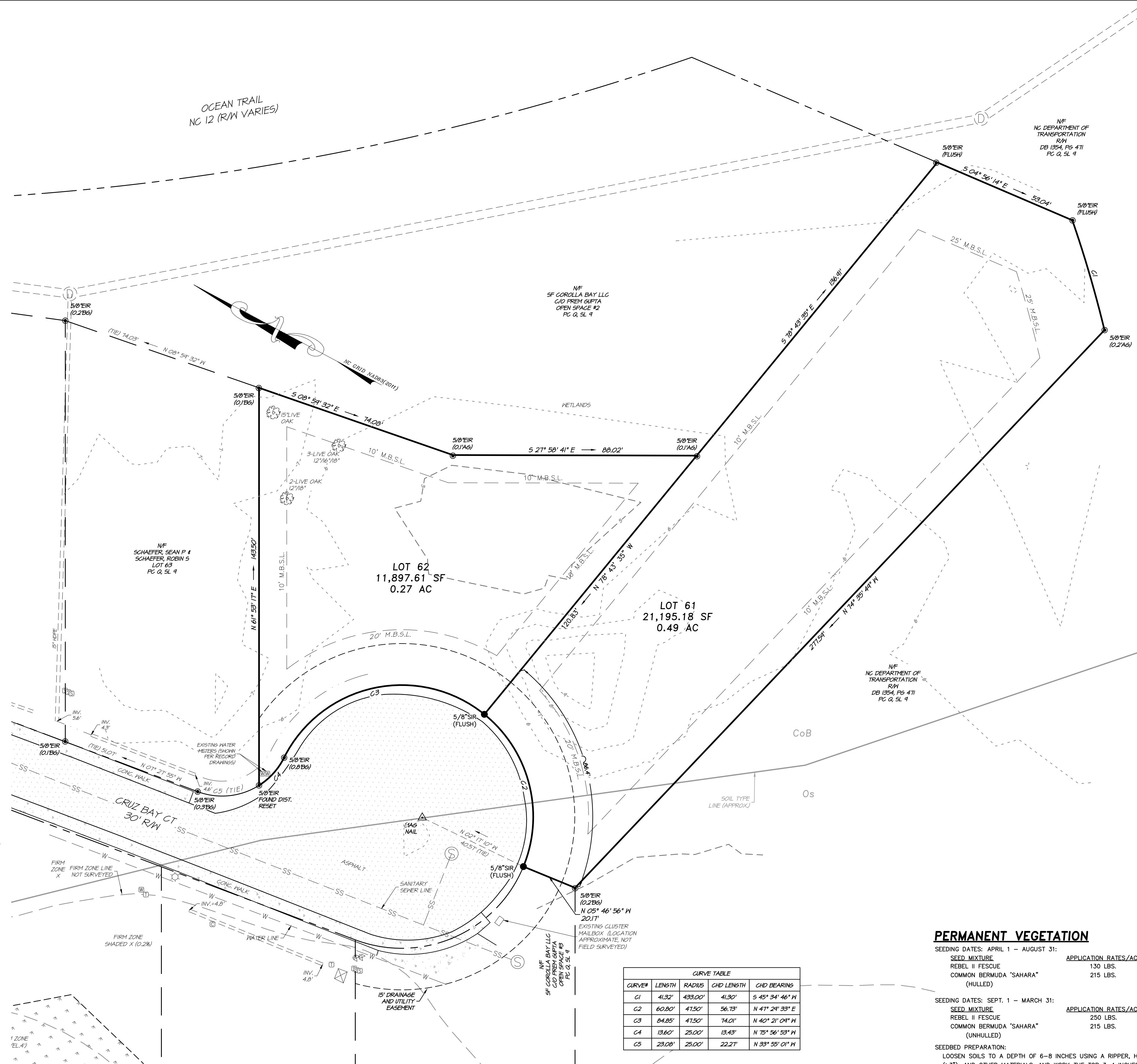
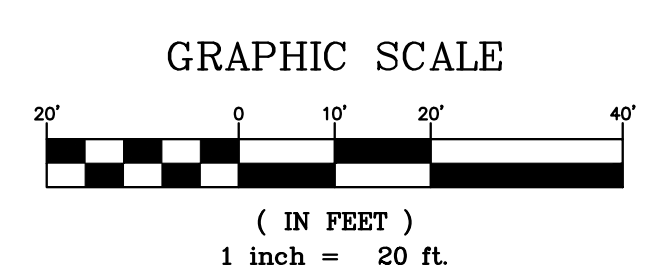
TYPICAL LOT SETBACKS & EASEMENTS
*CORNER LOTS SHALL HAVE 20' SIDE M.B.S.L.

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PERMANENT VEGETATION

SEEDING DATES: APRIL 1 - AUGUST 31:
SEED MIXTURE: REBEL II FESCUE, COMMON BERMUDA "SAHARA" (HULLED)
APPLICATION RATES/ACRE: 130 LBS., 215 LBS.

SEEDING DATES: SEPT. 1 - MARCH 31:
SEED MIXTURE: REBEL II FESCUE, COMMON BERMUDA "SAHARA" (UNHULLED)
APPLICATION RATES/ACRE: 250 LBS., 215 LBS.

TEMPORARY VEGETATION

SEEDING DATES: AUG. 16 - APRIL 15:
SEED MIXTURE: RYE GRASS
APPLICATION RATES/ACRE: 120 LBS.

SEEDING DATES: APRIL 16 - AUG. 15:
SEED MIXTURE: GERMAN MILLET
APPLICATION RATES/ACRE: 40 LBS.

SEEDING SPECIFICATIONS

SOIL 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 CULTIPACKER ROLLER AND A SMOOTH EVEN SOIL SURFACE WITH A LOOSE, UNIFORMLY FINE TEXTURE SHALL BE THE FINISHED GRADE.

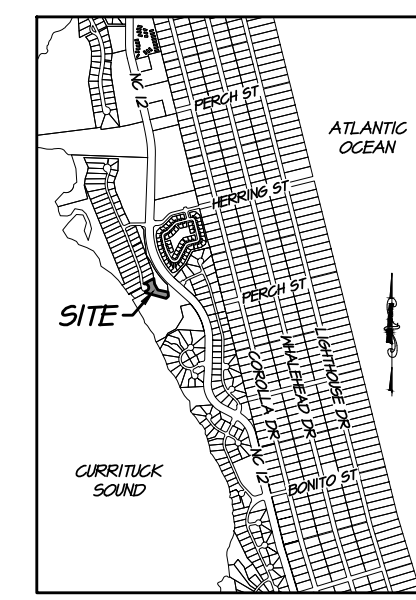
SOL AMENDMENTS: OBTAIN A SOIL TEST TO DETERMINE APPLICATION RATES AND FOLLOW RECOMMENDATIONS OF SOIL TESTS. WHEN A SOIL TEST IS NOT POSSIBLE, APPLY 3,000 LB/ACRE GROUND AGRICULTURAL LIMESTONE AND 1,000 LB/ACRE 10-10-10 STARTER FERTILIZER.

MULCHING: APPLY 4,000 LB/ACRE GRAIN STRAW OR EQUIVALENT COVER OF ANOTHER SUITABLE MULCH. ANCHOR STRAW BY TACKLING WITH ASPHALT, NETTING, ROVING 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 SEEDLINGS 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 THE 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. REFERTILIZATION MAY BE NEEDED TO MAINTAIN PRODUCTIVE STANDS.

- NOTES:**
- CURRENT OWNERS: SF COROLLA BAY LLC, PO BOX 90, KILL DEVIL HILLS, NC 27948
 - PROPERTY ZONED: SINGLE FAMILY RESIDENTIAL OUTER BANKS W/PUD OVERLAY (SFO) TO BE SUBDIVIDED INTO TWO (2) LOTS AS SHOWN
 - TOTAL PARCEL AREA = 33,092.79 SF / 0.76 AC (AREAS BY COORDINATE METHOD)
 - SUBJECT REFERENCES: DB 1526, PG 398; PG Q, SL 9.
 - ADDITIONAL REFERENCES: PG J, SL 126 & 198.
 - FIELD SURVEY DATE: JULY 2023.
 - HORIZONTAL DATUM IS NAD83(2011), VERTICAL DATUM IS NAVD 1988, DERIVED FROM NO NCOS MONUMENT HERBERT. NO NCOS MONUMENT FOUND WITHIN 2000'. ALL DISTANCES ARE US SURVEY FEET AND HORIZONTAL GROUND.
 - PROPERTY IS LOCATED IN NFIP FLOOD ZONE X AND SUBJECT TO CHANGES, BASED ON COMMUNITY ID NO. 370078; PANEL 9936; SUFFIX K. (MAP NUMBER 3720993600K) EFFECTIVE DATE: 12/21/2018
 - THIS SURVEY SUBJECT TO ANY FACTS, INCLUDING BUILDING SETBACK RESTRICTIONS, EASEMENTS, COVENANTS, ETC., THAT MAY BE REVEALED BY A FULL AND ACCURATE TITLE SEARCH.
 - SOL TYPES: COROLLA FINE SAND (CoB) & OSIER FINE SAND (Os). (SOILS BOUNDARY SHOWN IS APPROXIMATE).
 - NO NEW ROADWAYS PROPOSED.
 - MINIMUM BUILDING PAD ELEVATION (MBPE) = 6.0'
- SOIL EROSION & SEDIMENTATION CONTROL NOTES:**
- AREA TO BE DISTURBED: ±550 sq.ft. (±0.01 ac.)
 - PROVIDE A GROUNDCOVER STABILIZATION (TEMPORARY OR PERMANENT) ON ALL DENUDED DOWNSTREAM SURFACES FOLLOWING THE COMPLETION OF LAND DISTURBING ACTIVITIES PER THE CRITERIA LISTED BELOW:
 - PERIMETER DIKES, BERMS, SWALES, DITCHES AND SLOPES SHALL BE STABILIZED IN 7 DAYS.
 - HIGH QUALITY WATER (HOW) ZONES SHALL BE STABILIZED IN 7 DAYS.
 - DOWNSLOPE SLOPES STEEPER THAN 3:1 SHALL BE STABILIZED IN 7 DAYS. IF SLOPES ARE 10' OR LESS AND ARE NOT STEEPER THAN 2:1, 14 DAYS ARE ALLOWED.
 - DOWNSLOPE SLOPES 3:1 OR FLATTER AND LESS THAN 50' IN LENGTH SHALL BE STABILIZED IN 14 DAYS. SLOPES 3:1 OR FLATTER EXCEEDING 50' IN LENGTH SHALL BE STABILIZED IN 7 DAYS.
 - ALL OTHER DOWNSTREAM AREAS WITH SLOPES 4:1 OR FLATTER SHALL BE STABILIZED WITHIN 14 DAYS.
 - IF LAND DISTURBING ACTIVITIES OCCUR OUTSIDE THE PERMANENT VEGETATION SEEDING DATES (APR. 1 - SEP. 30) THEN TEMPORARY VEGETATION SEEDING SPECIFICATIONS SHALL BE FOLLOWED FOR PLANTING UNTIL THE NEXT APPROPRIATE PERMANENT SEEDING PERIOD, AT WHICH TIME PERMANENT VEGETATION SHALL BE ESTABLISHED ACCORDING TO PERMANENT VEGETATION SEEDING SPECIFICATIONS (SEE PERM. & TEMP. SEEDING SPECIFICATIONS).
 - IF EXCESSIVE WIND EROSION OR STORMWATER RUNOFF EROSION DEVELOPS DURING TIME OF CONSTRUCTION ANY LOCATION ON THE PROJECT SITE, ADDITIONAL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE INSTALLED IMMEDIATELY AS DIRECTED BY THE ENGINEER TO ADDRESS THE PROBLEM AREA AND PREVENT DAMAGE TO ADJACENT PROPERTIES.
 - SOIL EROSION AND SEDIMENTATION CONTROLS TO BE INSPECTED, MAINTAINED AND REPAIRED AS NECESSARY UNTIL PERMANENT CONTROLS ARE ESTABLISHED.
 - A RAIN GAUGE MUST BE KEPT ON SITE.
 - DEDICATED DEMOLITION AND OTHER WASTE AREAS AND EARTHEN MATERIAL STOCKPILES MUST BE LOCATED AT LEAST 50 FEET FROM DRAINS OR STREAMS UNLESS NO ALTERNATIVE IS FEASIBLE.
 - ALL EROSION AND SEDIMENT CONTROL MEASURES MUST BE INSPECTED AT LEAST ONCE A WEEK AND WITHIN 24 HOURS AFTER ANY STORM EVENT GREATER THAN A HALF INCH (DURING A 24 HOUR PERIOD). IMMEDIATE CORRECTIVE ACTION MUST BE TAKEN FOR ANY DEVICE FAILURE.
 - INSPECT ALL OUTLETS WHERE RUNOFF LEAVES SITE AND EVALUATE EFFECT ON NEARBY STREAMS. TAKE CORRECTIVE ACTION IF NECESSARY.
 - MAINTAIN RECORDS OF INSPECTIONS AND CORRECTIVE ACTIONS.
 - EARTHWORK NOTE: OFFSITE BORROW MATERIAL SHALL COME FROM AN NCDOT LAND QUALITY SECTION APPROVED SITE. OFFSITE DISPOSAL OF EXCESS MATERIAL SHALL BE TO AN NCDOT LAND QUALITY SECTION APPROVED SITE.



NC License # C-028
SINCE 1959

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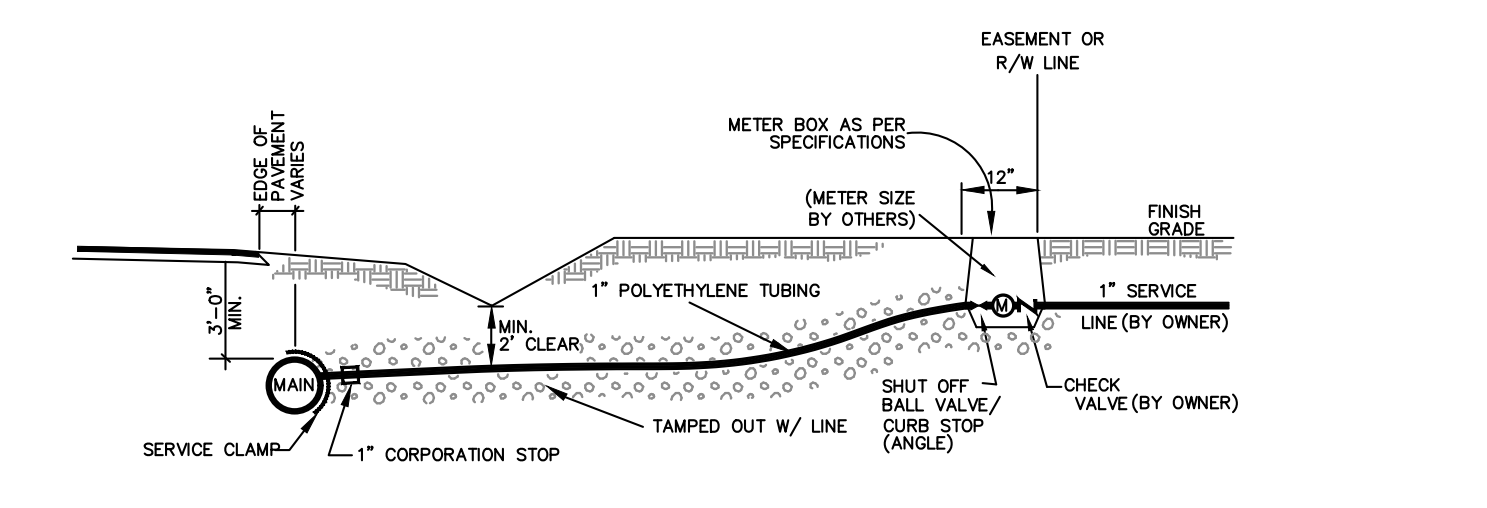
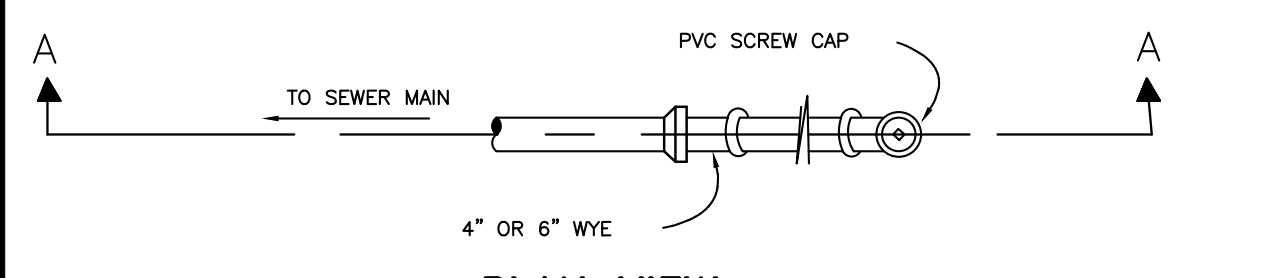
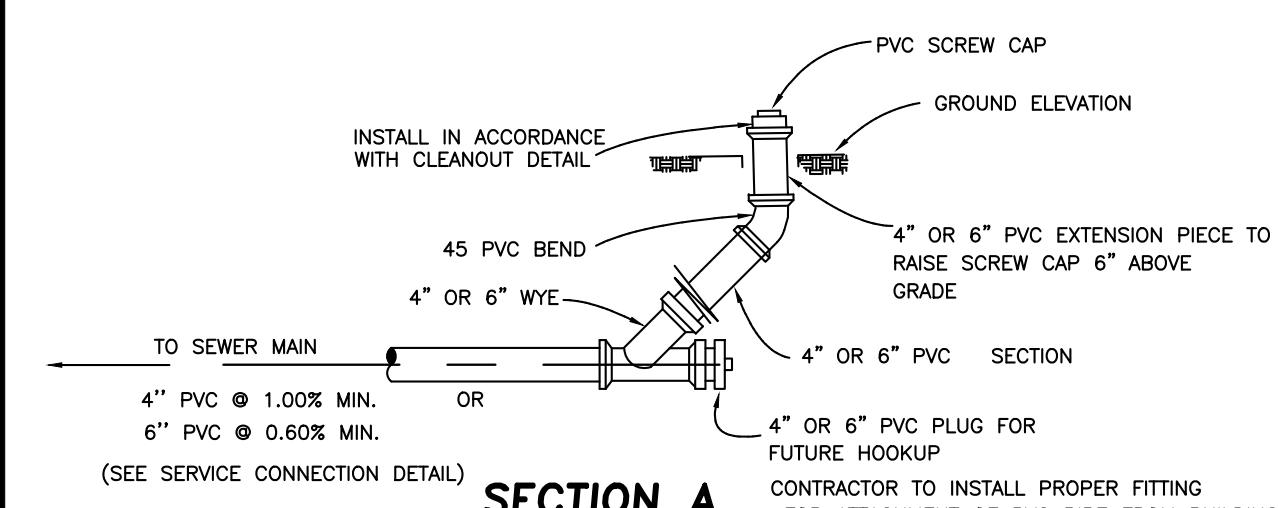
OVERALL LAYOUT

CONSTRUCTION DRAWINGS
COROLLA BAY, SECTION 2

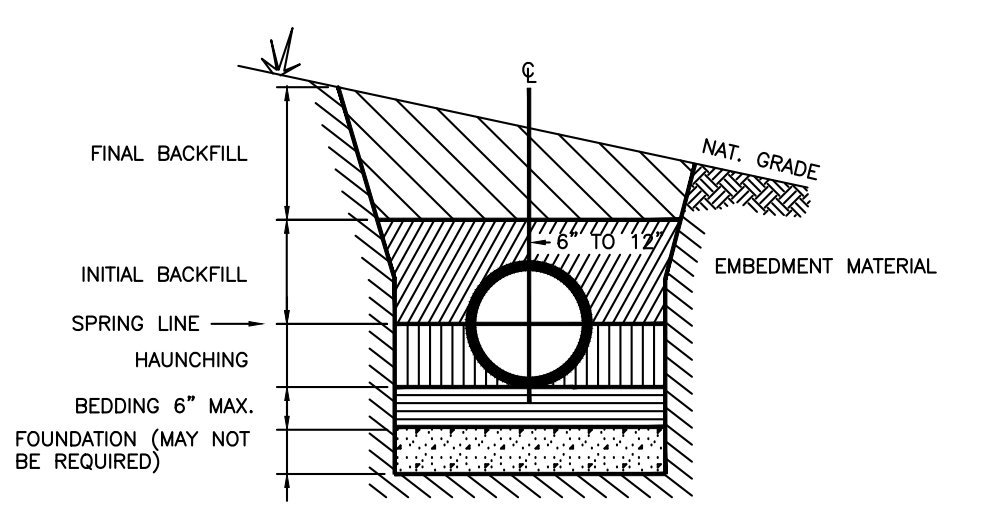
NORTH CAROLINA
CURRITUCK COUNTY
POPLAR BRANCH TOWNSHIP

PROJECT NO. P99006.1
DESIGNED BY CMS
DRAWN BY CMS
CHECKED BY MWS
ISSUE DATE 08/23/23

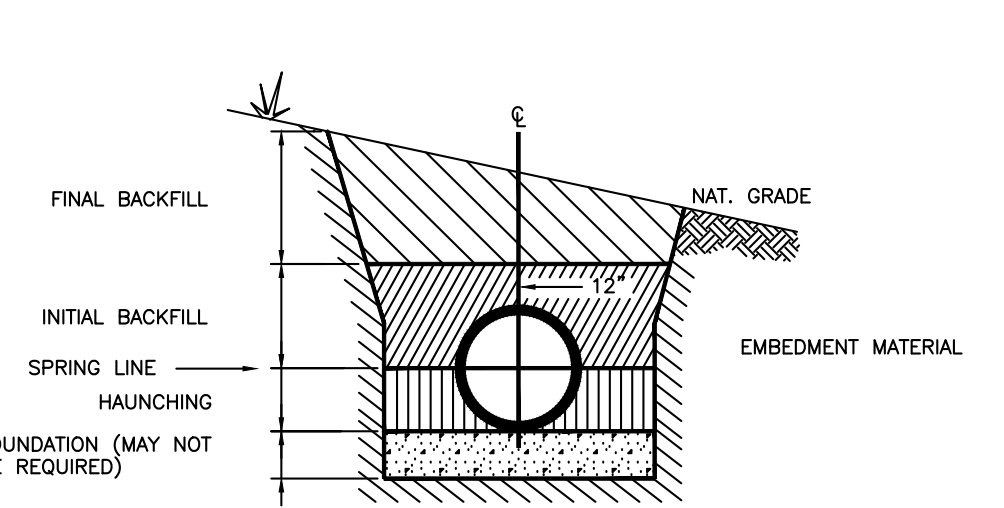
SHEET NO. 1 OF 2 SHEETS



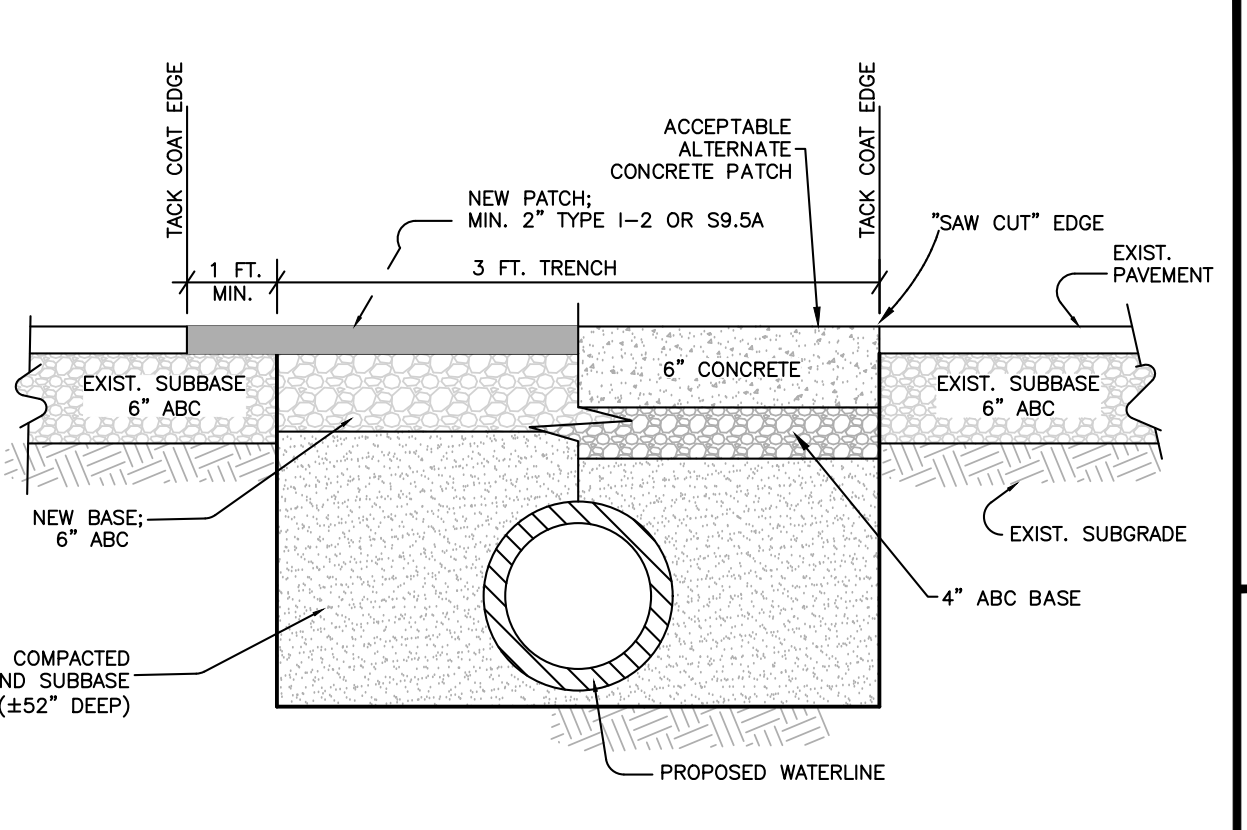
STANDARD WATER SERVICE LINE AND METER BOX INSTALLATION
N.T.S.



GRAVITY SEWER EMBEDMENT CONDITIONS FOR FLEXIBLE AND SEMI-RIGID SEWER PIPE
N.T.S.

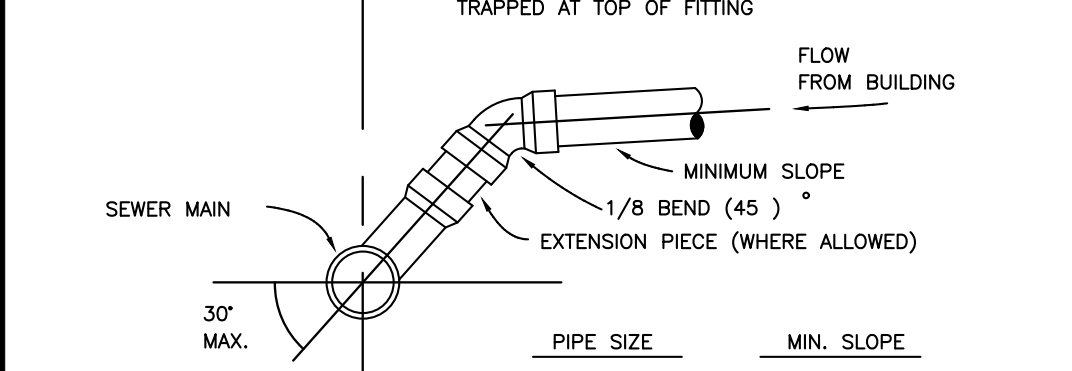
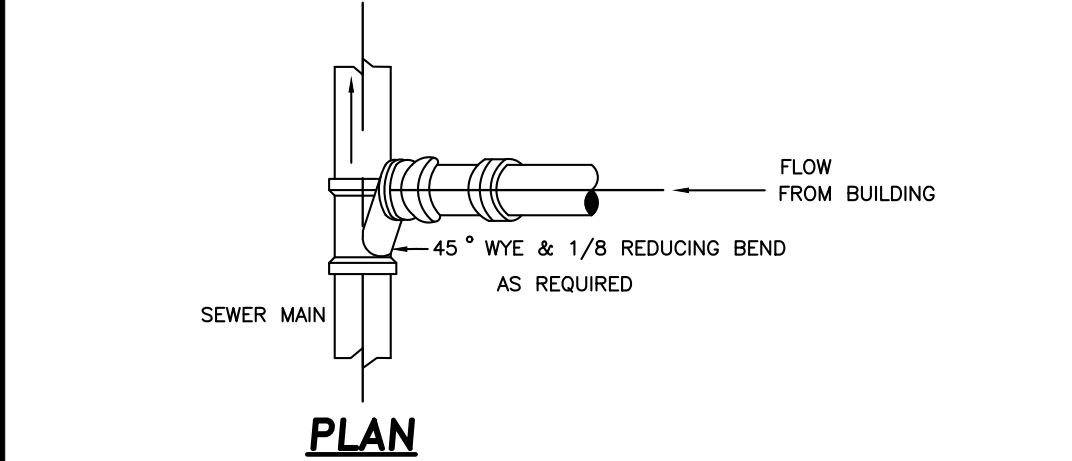


GRAVITY SEWER EMBEDMENT CONDITIONS FOR RIGID SEWER PIPE
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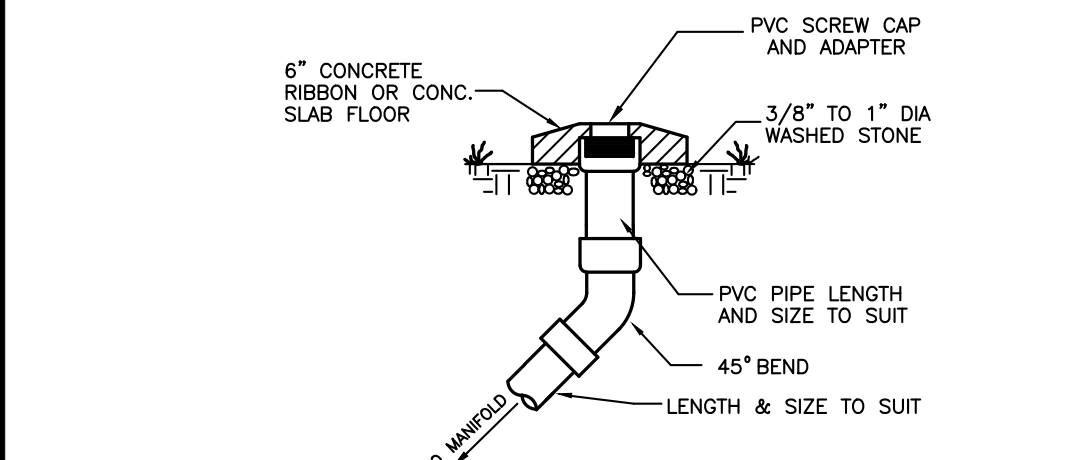


"SAW CUT" CONSTRUCTION/PATCH DETAIL
N.T.S.

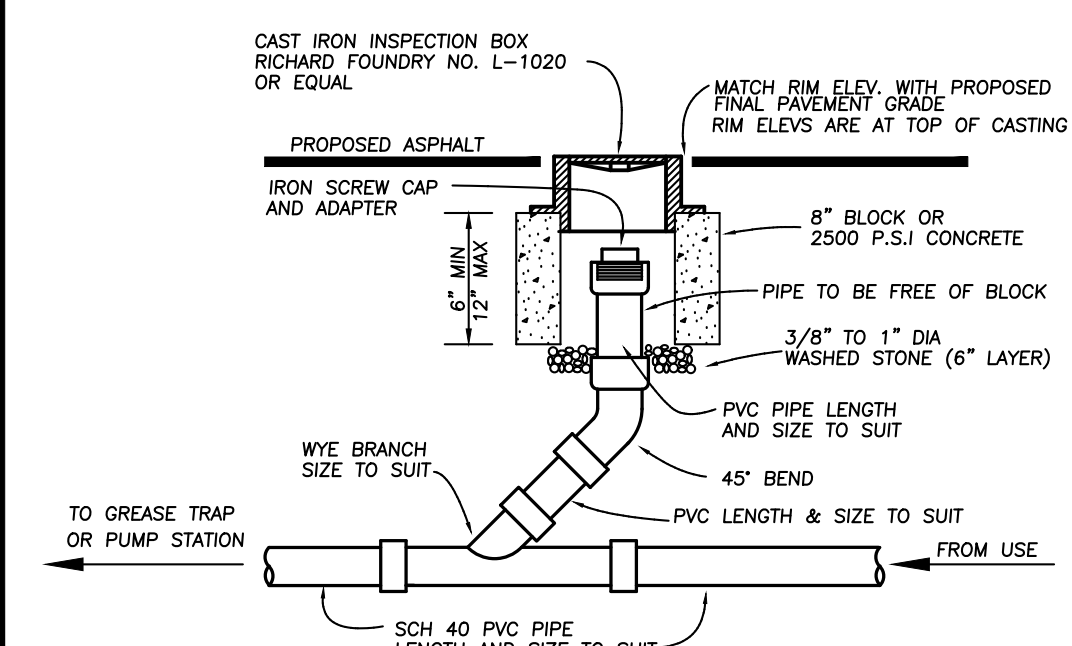
SINGLE SERVICE LATERAL CONNECTION
N.T.S.



SERVICE CONNECTION
N.T.S.



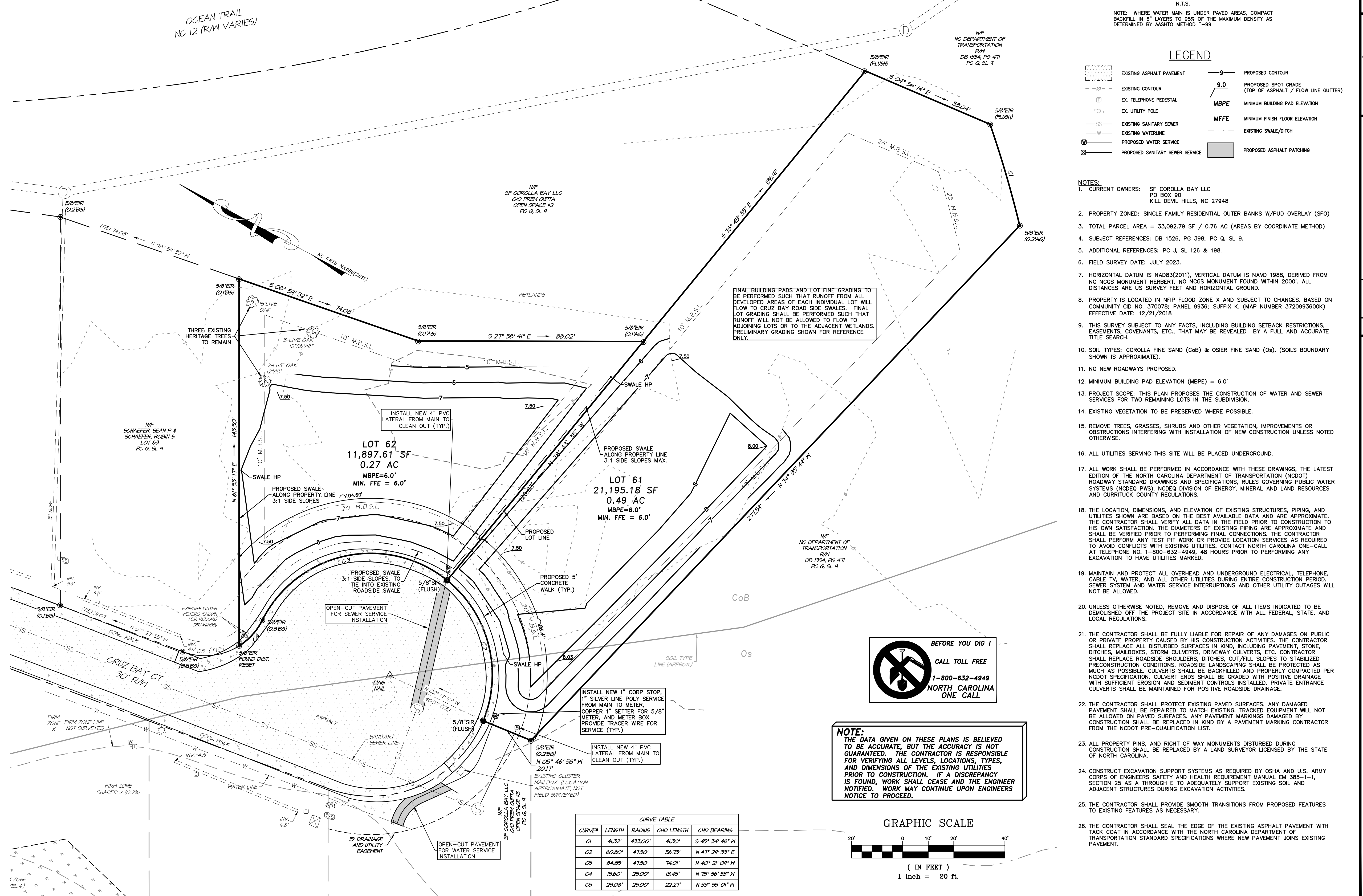
SEWER CLEAN-OUT
N.T.S.



SEWER CLEAN-OUT WITHIN PAVEMENT
N.T.S.

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- LEGEND**
- EXISTING ASPHALT PAVEMENT
 - EXISTING CONTOUR
 - EX. TELEPHONE PEDESTAL
 - EX. UTILITY POLE
 - EXISTING SANITARY SEWER
 - EXISTING WATERLINE
 - PROPOSED WATER SERVICE
 - PROPOSED SANITARY SEWER SERVICE
 - PROPOSED CONTOUR
 - PROPOSED SPOT GRADE (TOP OF ASPHALT / FLOW LINE OUTER)
 - MBPE MINIMUM BUILDING PAD ELEVATION
 - MFFE MINIMUM FINISH FLOOR ELEVATION
 - EXISTING SWALE/DITCH
 - PROPOSED ASPHALT PATCHING

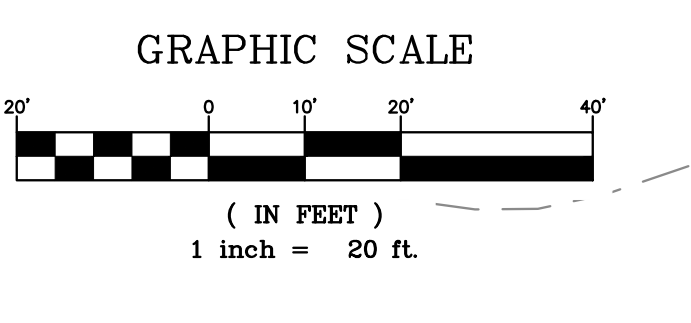
- NOTES:**
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 - ADDITIONAL REFERENCES: PC J, SL 126 & 198.
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 - HORIZONTAL DATUM IS NAD83(2011), VERTICAL DATUM IS NAVD 1988, DERIVED FROM NC NCGS MONUMENT HERBERT. NO NCGS MONUMENT FOUND WITHIN 2000'. ALL DISTANCES ARE US SURVEY FEET AND HORIZONTAL GROUND.
 - PROPERTY IS LOCATED IN NFP FLOOD ZONE X AND SUBJECT TO CHANGES. BASED ON COMMUNITY CD NO. 370076; PANEL 9936; SUFFIX K. (MAP NUMBER 3720993600K) EFFECTIVE DATE: 12/21/2018
 - PROPERTY IS SUBJECT TO ANY FACTS, INCLUDING BUILDING SETBACK RESTRICTIONS, EASEMENTS, COVENANTS, ETC., THAT MAY BE REVEALED BY A FULL AND ACCURATE TITLE SEARCH.
 - SOIL TYPES: COROLLA FINE SAND (CoB) & OSIER FINE SAND (Os). (SOILS BOUNDARY SHOWN IS APPROXIMATE).
 - NO NEW ROADWAYS PROPOSED.
 - MINIMUM BUILDING PAD ELEVATION (MBPE) = 6.0'
 - PROJECT SCOPE: THIS PLAN PROPOSES THE CONSTRUCTION OF WATER AND SEWER SERVICES FOR TWO REMAINING LOTS IN THE 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.
 - ALL UTILITIES SERVING THIS SITE WILL BE PLACED UNDERGROUND.
 - 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 (NCDOT DIVISION OF ENERGY, MINERAL AND LAND RESOURCES AND CURRITUCK COUNTY REGULATIONS).
 - THE LOCATION, DIMENSIONS, AND ELEVATION OF EXISTING STRUCTURES, PIPING, AND UTILITIES SHOWN ARE BASED ON THE BEST 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 CONSTRUCTION PERIOD. SEWER SYSTEM AND WATER SERVICE INTERRUPTIONS AND OTHER UTILITY OUTAGES WILL NOT BE ALLOWED.
 - 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, DITCHES, 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 POSITIVE DRAINAGE WITH SUFFICIENT EROSION AND SEDIMENT CONTROLS INSTALLED. PRIVATE ENTRANCE CULVERTS SHALL BE MAINTAINED FOR POSITIVE ROADSIDE DRAINAGE.
 - THE CONTRACTOR SHALL PROTECT EXISTING PAVED SURFACES. ANY DAMAGED PAVEMENT SHALL BE REPAIRED TO MATCH EXISTING. TRACKED EQUIPMENT WILL NOT BE ALLOWED ON PAVED SURFACES. ANY PAVEMENT MARKINGS DAMAGED BY CONSTRUCTION SHALL BE REPLACED IN KIND BY A PAVEMENT MARKING CONTRACTOR FROM THE NCDOT PRE-QUALIFICATION LIST.
 - 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.
 - CONSTRUCT EXCAVATION SUPPORT SYSTEMS AS REQUIRED BY OSHA AND U.S. ARMY CORPS OF ENGINEERS SAFETY AND HEALTH REQUIREMENT MANUAL EM 385-1-1, SECTION 25 AS A THROUGH E TO ADEQUATELY SUPPORT EXISTING SOIL AND ADJACENT STRUCTURES DURING EXCAVATION ACTIVITIES.
 - THE CONTRACTOR SHALL PROVIDE SMOOTH TRANSITIONS FROM PROPOSED FEATURES TO EXISTING FEATURES AS NECESSARY.
 - THE CONTRACTOR SHALL SEAL THE EDGE OF THE EXISTING ASPHALT PAVEMENT WITH TACK COAT IN ACCORDANCE WITH THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS WHERE NEW PAVEMENT JOINS EXISTING PAVEMENT.



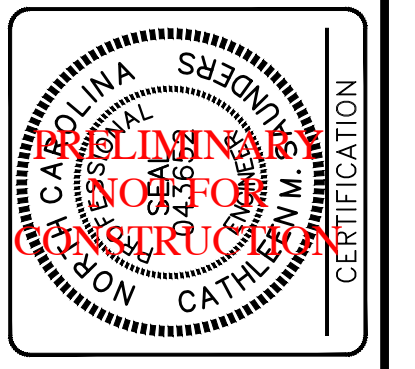
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CURVE TABLE

CURVE	LENGTH	RADIUS	CHD LENGTH	CHD BEARING
C1	41.32'	493.00'	41.30'	S 49° 34' 46" W
C2	60.00'	4150'	56.78'	N 41° 24' 33" E
C3	84.85'	4150'	74.01'	N 40° 21' 04" W
C4	186.00'	2500'	18.49'	N 79° 56' 53" W
C5	29.08'	2500'	22.27'	N 33° 55' 01" W



NC License # C-028
SINCE 1959
Quible & Associates, P.C.
ENGINEERING, SURVEYING, ENVIRONMENTAL SCIENCES, SURVEYING**
ENGINEERING/SURVEYING NOT OFFERED IN BLACK W/IN OFFICE**
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REVISIONS

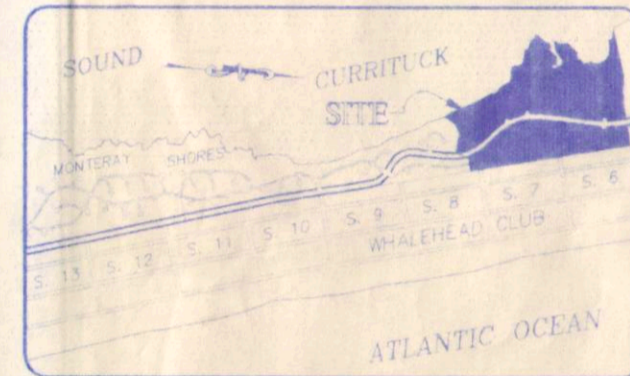
NO.	DATE	DESCRIPTION
1	09/25/23	ADDED USAGE METAL LINE CONFIRMATION DATE OF 9/12/23
2	07/19/24	REVISED PER COUNTY COMMENTS

UTILITY PLAN
CONSTRUCTION DRAWINGS
COROLLA BAY, SECTION 2
POPULAR BRANCH TOWNSHIP CURRITUCK COUNTY NORTH CAROLINA

PROJECT NO. P99006.1
DESIGNED BY CMS
DRAWN BY CMS
CHECKED BY MWS
ISSUE DATE 08/23/23
SHEET NO. 2 OF 2 SHEETS

SUMMARY TABLE

MONTERAY SHORES			COMMERCIAL DEVELOPMENT	
Phases I & II	Phase III	Phases I, II, & III	TOTAL P.U.D. AREA	355.60 AC
LAND USE			PHASES I & II	
OPEN SPACE	102.52 AC	23.36 AC	MONTERAY PLAZA - PARCELS A-E	\$56,926 x 1
COMMERCIAL DEVELOPMENT	20.76 AC	12.76 AC	COMMERCIAL SITE - BANK OF CURRITUCK	33,875 x 1
RESIDENTIAL DEVELOPMENT	144.79 AC	46.21 AC	COMMERCIAL SITE - PARCEL 1	46,016 x 1
TOTAL LAND AREA	268.07 AC	82.33 AC (ACCEPTED)	COMMERCIAL SITE - PARCEL 2	43,343 x 1
			COMMERCIAL SITE - PARCEL 3	48,534 x 1
DISTRIBUTION OF OPEN SPACE			COMMERCIAL SITE - PARCEL 4	42,521 x 1
ACTIVE & PASSIVE (A/P) USES	85.26 AC	23.36 AC	COMMERCIAL SITE - PARCEL 5	73,461 x 1
PERCENTAGE A/P VS TOTAL	83.47 %	100.00 %	PROP. COMMERCIAL SITE - PARCEL 6	44,867 x 1
WASTEWATER TREATMENT PLANT	9.73 AC	8.00 AC	PROP. COMMERCIAL SITE - PARCEL 7	12,246 x 1
WATER SUPPLY	7.44 AC	8.00 AC	PHASE I & II SUBTOTAL	361,787 x 1
TELEPHONE BLDG AREA	8.11 AC	8.00 AC	PHASE III PROPOSED COMMERCIAL	
TOTAL OPEN SPACE	102.15 AC	28.36 AC	PROPOSED SITE 1	4.13 AC
PERCENTAGE TOTAL OS	38.25 %	34.39 %	PROPOSED SITE 2	4.23 AC
			PROPOSED SITE 3 (FOOD LION)	5.72 AC
DENSITY			PHASE III SUBTOTAL	14.08 AC
TOTAL LAND AREA	266.69 AC	89.00 AC	TOTAL MONTERAY SHORES COMMERCIAL	34.78 AC
COMMERCIAL DEVELOPMENT	20.85 AC	13.76 AC		
NON-COMMERCIAL AREA	246.55 AC	75.24 AC	PHASE III OPEN SPACE	
RESIDENTIAL			OPEN SPACE 1	2.87 AC
SINGLE FAMILY LOTS	384 Units	91 Units	OPEN SPACE 2	1.91 AC
MULTIFAMILY UNITS	48 Units	182 Units	OPEN SPACE 3	8.83 AC
MIXED RESIDENTIAL UNITS	4 Units	25 Units	OPEN SPACE 4	8.02 AC
TOTAL UNITS	436 Units	218 Units	OPEN SPACE 5 (FOOD LION)	7.89 AC
			OPEN SPACE 6	7.02 AC
PROJECT DENSITY	1.35 Units/AC	0.68 Units/AC	OPEN SPACE 7	1.51 AC
			OPEN SPACE 8	1.84 AC
			OPEN SPACE 9 (CURRITUCK CO.)	2.81 AC
			COMMERCIAL SITE 1 OPEN SPACE	1.63 AC
			COMMERCIAL SITE 2 OPEN SPACE	2.43 AC
			TOTAL PHASE III OPEN SPACE	29.35 AC



LEGEND

- MANHOLE
- PIER WALKWAY
- OPEN SPACE
- LOT LINE
- BOUNDARY LINE
- 424 WETLAND
- SHORELINE
- EXISTING HWY
- PROPOSED HWY
- EXISTING ST/ALK
- PROPOSED ST/ALK
- EASEMENT LINE
- SEWER
- WATER PIPE
- SEWER PIPE
- FORWARD PIPE
- STORMWATER PIPE

SETBACKS

ZONES AND DISTANCES:

- 10' FRONT BUILDING
- 10' SIDE
- 10' SIDE & STREET
- 25' REAR
- 10' REAR & ADJACENT LOT
- 10' REAR & ADJACENT LOT
- 10' REAR & ADJACENT LOT
- 10' REAR & ADJACENT LOT

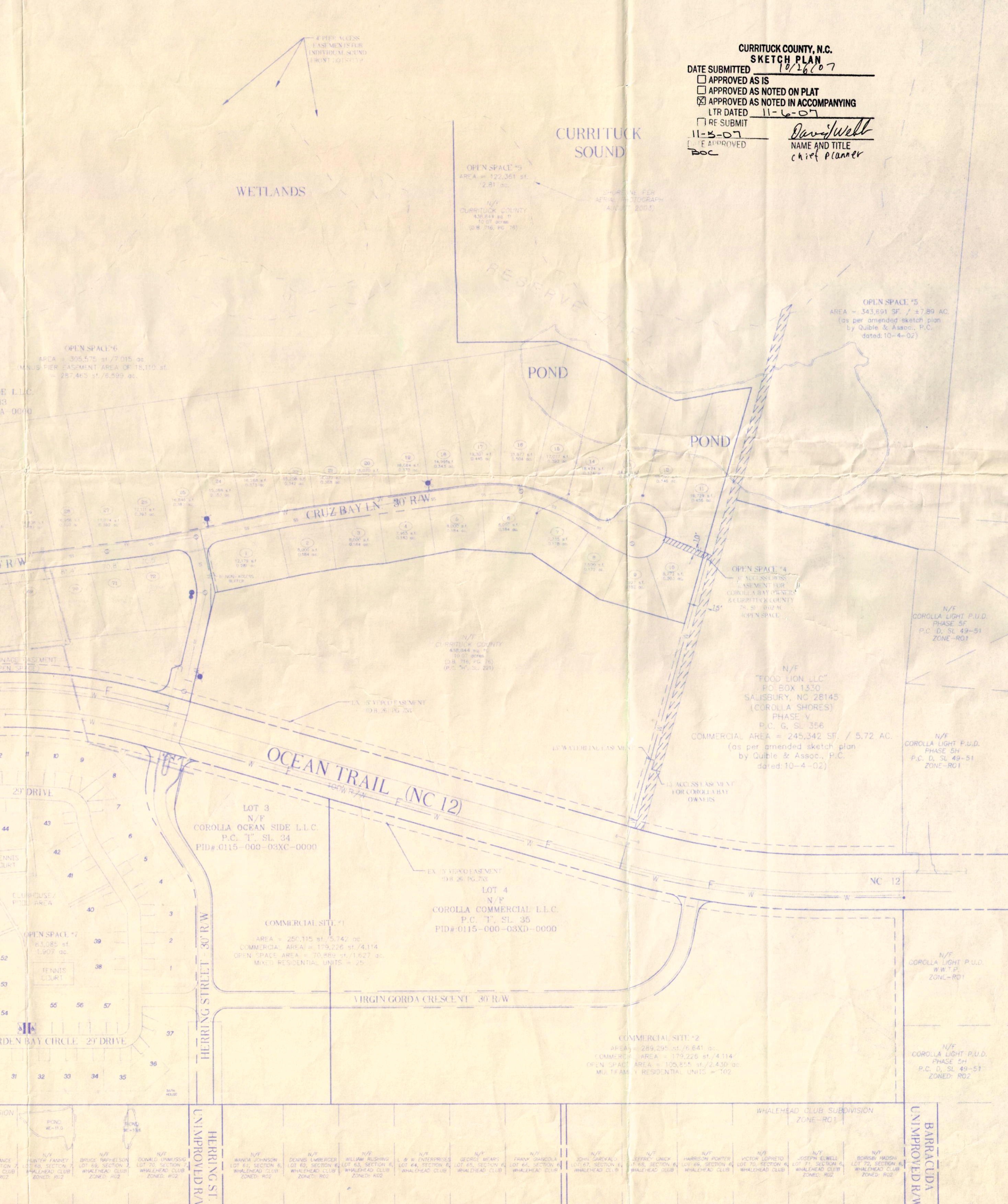


CURRITUCK COUNTY, N.C.
SKETCH PLAN
 DATE SUBMITTED: 10/2/07
 APPROVED AS IS
 APPROVED AS NOTED ON PLAT
 APPROVED AS NOTED IN ACCOMPANYING LTR DATED 11/2/07
 RE-SUBMIT
 DATE APPROVED: 10/2/07
 NAME AND TITLE: Chief Planner

AMENDED SKETCH PLAN

NOTES:

- LEFT TURN LANES WILL BE REQUIRED PER N.C.D.O.T. RIGHT IN/RIGHT OUT ISLAND WILL BE REQUIRED AT SOUTHERN MOST ENTRANCE. NO BOARDWALK SHALL EXIST AS INDICATED IN ORIGINAL MONTERAY SHORES PLANS. PROPERTY LOCATED IN FLOOD ZONES AS SHOWN PER FIRM MAP NO. 17209A-B000E (FIRM) NO. 0930 DATED 12-16-05. MINIMUM LOT SIZE IS 7,500 S.F. WITH 3,750 S.F. ALLOWED TO BE WETLANDS. DESIGNATED "404 WETLANDS", "401 WETLANDS", AND DAMA WETLANDS EXIST ON PORTIONS OF THIS PROPERTY.
- THE TOTAL NUMBER OF PROPOSED RESIDENTIAL LOTS FOR COROLLA BAY IS 72. (SEE CHART FOR PHASE III LOTS.)
- SECTION I AND SECTION II OF COROLLA BAY CAN NOT RECEIVE PRELIMINARY PLAN APPROVAL UNTIL THE NC DEPARTMENT OF ENVIRONMENT AND NATURAL RESOURCES ISSUES A PERMIT FOR ADDITIONAL CAPACITY FOR THE WASTEWATER TREATMENT FACILITIES.
- THE FOLLOWING CHANGES WERE MADE TO THE APPROVED SKETCH PLAN DATED 2-20-06:
 - SECTION II NOW HAS 36 LOTS PROPOSED. THE 2-20-06 SKETCH PLAN PROPOSED 40 LOTS.
 - THE TEMPORARY DISPOSAL AREA AND 20 FUTURE LOTS HAS BEEN REMOVED FROM SECTION 2 AND REPLACED WITH 8 PROPOSED 67 UNIT DETACHED CONDOMINIUM DEVELOPMENT.
 - PROPOSED COMMERCIAL SITE #1 HAS BEEN DIVIDED INTO 2 COMMERCIAL AREAS.
 - PROPOSED WASTEWATER TREATMENT PLAN HAS BEEN REMOVED.
 - THE SUMMARY TABLE HAS BEEN REVISED AND REWROTE.
 - THE TOTAL NUMBER OF LOTS HAS CHANGED TO 72.
- ALL WET AND FILL WORK TO BE APPROVED BY D.S.A.C. BEFORE APPROVAL OF PRELIMINARY PLAT.



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Coastal
 ENGINEERING & SURVEYING, INC.

COROLLA BAY (PHASE III MONTERAY SHORES)
 COROLLA BAY LLC
 CURRITUCK COUNTY, NORTH CAROLINA
AMENDED SKETCH PLAN

DATE: 8/22/03
 SCALE: 1"=120'
 CHECKED: CFC
 DRAWN: TAS/AMH
 PROJECT NO: P432.03
 CAD FILE: P432-ASP7
 SHEET: