

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 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 OWNERS 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 HOMEOWNERS 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 7 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 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, SWALES, 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 (SEE NOTES); 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 G.S. 47-30 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 NCGS MON HERBERT
GEOID MODEL: 2012B
COMBINATION GRID FACTOR(S): 1.00005389
UNITS: US SURVEY FEET

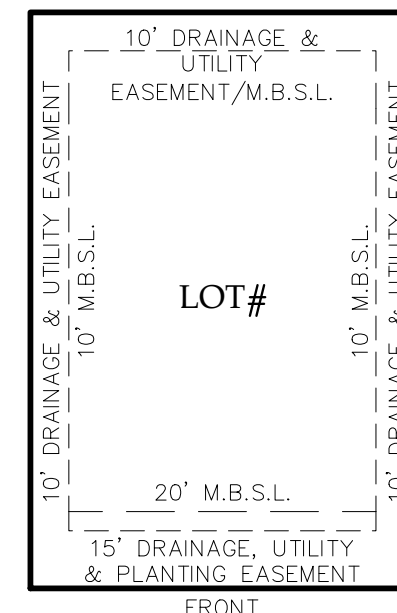
THAT THE SURVEY CREATES A SUBDIVISION OF LAND WITHIN THE AREA OF A COUNTY OR MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND.

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/UID OVERLAY (SFO)
- TOTAL PARCEL AREA = 33,042.79 SF / 0.76 AC (AREAS BY COORDINATE METHOD)
- SUBJECT REFERENCES: DB 1526, PG 348; PG Q, SL 9.
- ADDITIONAL REFERENCES: PG J, SL 126 & 148.
- FIELD SURVEY DATE: JULY 2023.
- 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 NFIP FLOOD ZONE X AND SUBJECT TO CHANGES, BASED ON COMMUNITY CID NO. 310018; 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 PAD ELEVATION (MBPE) = 6.0'



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

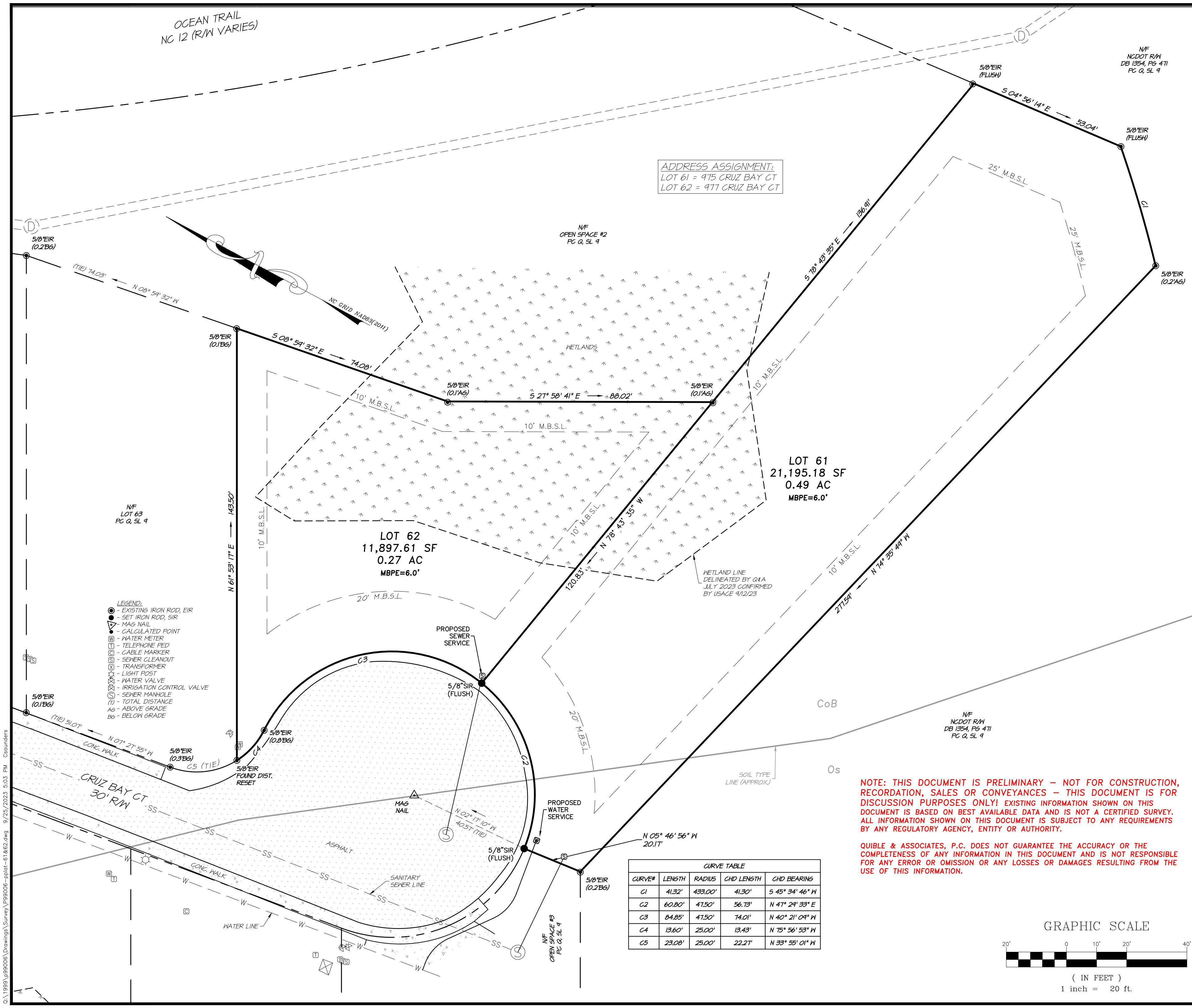
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Quible & Associates, P.C.
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Fax: (252) 491-8146 Fax: (828) 783-0398
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PRELIMINARY PLAT (1 of 2)
COROLLA BAY, SECTION 2
SF COROLLA BAY LLC
NORTH CAROLINA
CURRITUCK COUNTY
POPLAR BRANCH TOWNSHIP

| | |
|-------------|----------|
| PROJECT NO. | P99006.1 |
| DRAWN BY | JMH |
| CHECKED BY | DLT/JMH |
| SCALE | 1"=20' |
| ISSUE DATE | 09/25/23 |



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

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

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

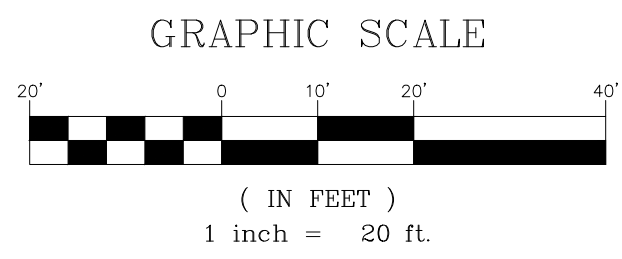
NF
 LOT 63
 PC Q, SL 9

- 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° 24' 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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PRELIMINARY PLAT (2 of 2)

COROLLA BAY, SECTION 2

SF COROLLA BAY LLC

POPULAR BRANCH TOWNSHIP CURRITUCK COUNTY NORTH CAROLINA

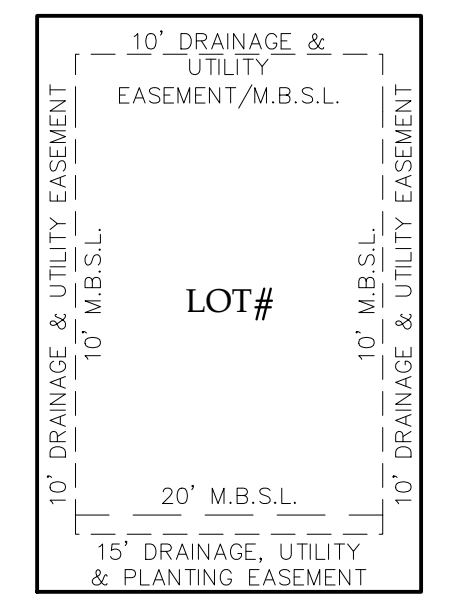
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| PROJECT NO. | P99006.1 |
| DRAWN BY | JMH |
| CHECKED BY | DLT/JMH |
| SCALE | 1"=20' |
| ISSUE DATE | 09/25/23 |

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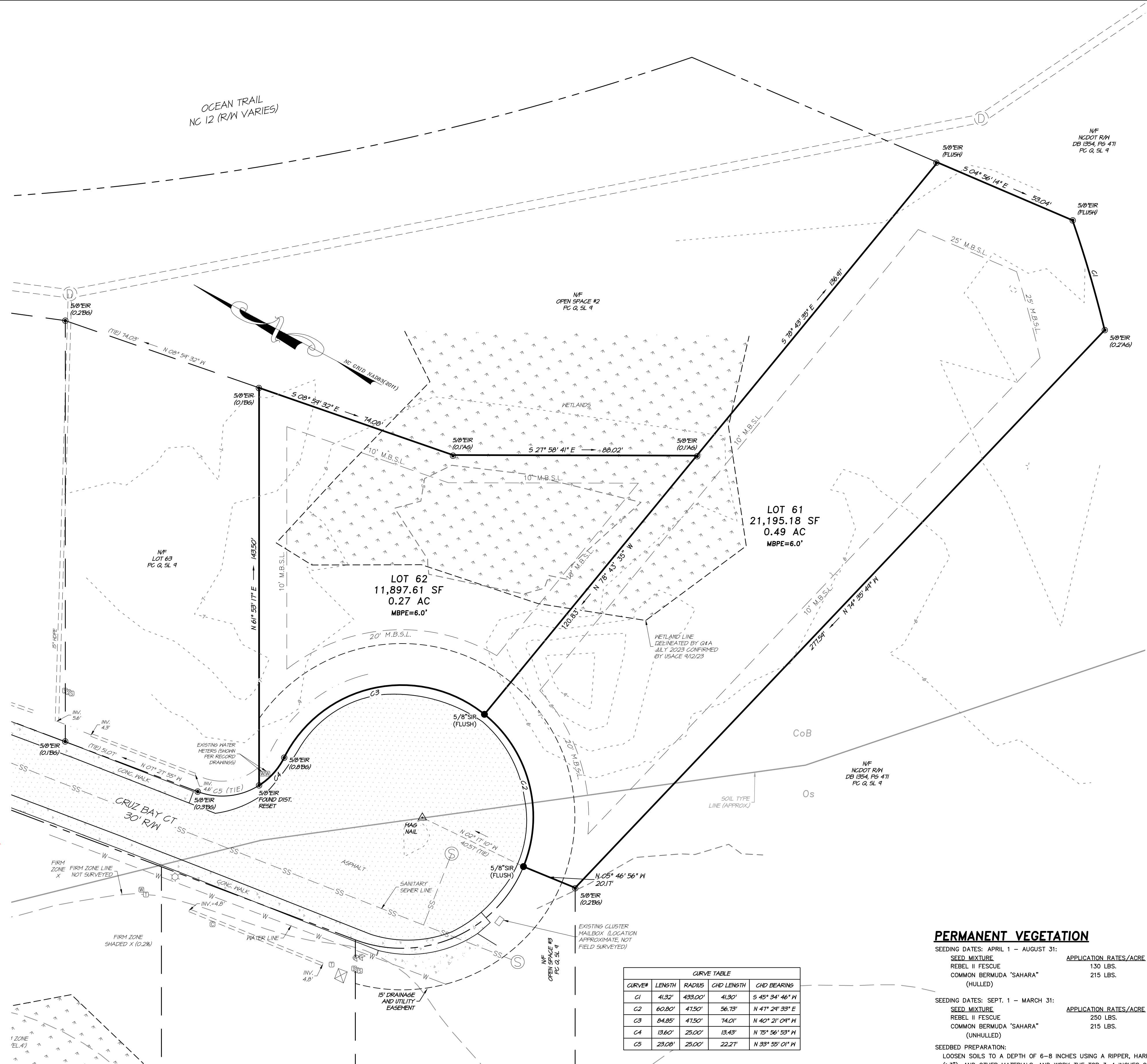
- LEGEND**
- EXISTING ASPHALT PAVEMENT
 - EXISTING IRON ROD
 - CALCULATED POINT
 - EXISTING TELEPHONE
 - EXISTING CABLE
 - EXISTING TRANSFORMER
 - EXISTING FIRE HYDRANT
 - EXISTING WATER VALVE
 - EXISTING CONTOUR
 - FIRM ZONE BOUNDARY
 - EXISTING STORMWATER PIPE
 - EXISTING WATERLINE
 - EXISTING FOREMAIN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



- NOTES:**
- CURRENT OWNERS: SF COROLLA BAY LLC
PO BOX 99
KILL DEVIL HILLS, NC 27948
 - PROPERTY ZONED: SINGLE FAMILY RESIDENTIAL OUTER BANKS W/PUD OVERLAY (SFO)
 - TOTAL PARCEL AREA = 33,092.79 SF / 0.76 AC (AREAS BY COORDINATE METHOD)
 - SUBJECT REFERENCES: DB 1526, PG 398; PC Q, SL 9.
 - ADDITIONAL REFERENCES: PC Q, SL 126 & 198.
 - FIELD SURVEY DATE: JULY 2023.
 - 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 W/F FLOOD ZONE X AND SUBJECT TO CHANGES BASED ON COMMUNITY CID NO. 370078; PANEL 9936; SUFFIX K. (MAP NUMBER 372093500K) 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 PAD ELEVATION (MBPE) = 6.0'

- SOIL EROSION & SEDIMENTATION CONTROL NOTES:**
- AREA TO BE DISTURBED: ±550 sq.ft. (±0.01 ac.)
 - PROVIDE A GROUND COVER 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.
 - DOWNSTREAM 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.
 - DOWNSTREAM 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 WITHIN 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.
 - 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 AN 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.
 - 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 AN 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.

PERMANENT VEGETATION

SEEDING DATES: APRIL 1 - AUGUST 31:

| SEED MIXTURE | APPLICATION RATES/ACRE |
|----------------------------------|------------------------|
| REBEL II FESCUE | 130 LBS. |
| COMMON BERMUDA "SAHARA" (HULLED) | 215 LBS. |

SEEDING DATES: SEPT. 1 - MARCH 31:

| SEED MIXTURE | APPLICATION RATES/ACRE |
|------------------------------------|------------------------|
| REBEL II FESCUE | 250 LBS. |
| COMMON BERMUDA "SAHARA" (UNHULLED) | 215 LBS. |

TEMPORARY VEGETATION

SEEDING DATES: AUG. 16 - APRIL 15:

| SEED MIXTURE | APPLICATION RATES/ACRE |
|--------------|------------------------|
| RYE GRAIN | 120 LBS. |

SEEDING DATES: APRIL 16 - AUG. 15:

| SEED MIXTURE | APPLICATION RATES/ACRE |
|---------------|------------------------|
| GERMAN MILLET | 40 LBS. |

CURVE TABLE

| CURVE# | LENGTH | RADIUS | CHD LENGTH | CHD BEARING |
|--------|--------|---------|------------|-----------------|
| G1 | 41.32' | 493.00' | 41.30' | S 49° 34' 46" W |
| G2 | 60.00' | 4150' | 56.78' | N 41° 24' 33" E |
| G3 | 84.88' | 4150' | 74.01' | N 40° 21' 04" W |
| G4 | 13.60' | 25.00' | 13.49' | N 79° 56' 53" W |
| G5 | 23.08' | 25.00' | 22.27' | N 39° 55' 01" W |

SEEDBED PREPARATION:
 LOOSEN SOILS TO A DEPTH OF 6-8 INCHES USING A RIPPER, HARROW, OR CHISEL PLOW. BREAK UP CLODS, REMOVE UNACCEPTABLE GROWTH (STICKS, ROOTS), STONES (>3"), AND OTHER MATERIALS, AND WORK THE TOP 3-4 INCHES OF THE SOIL INTO A SEEDBED. THE AREA TO BE SEEDBED SHALL BE RE-COMPACTED UTILIZING A CULTIPACKER ROLLER AND A SMOOTH EVEN SOIL SURFACE WITH A LOOSE, UNIFORMLY FINE TEXTURE SHALL BE THE FINISHED GRADE.

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

MULCHING:
 APPLY 4,000 LB/ACRE GRAIN STRAW OR EQUIVALENT COVER OF ANOTHER SUITABLE MULCH. ANCHOR STRAW BY TACKLING WITH ASPHALT, NETTING, 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-SEEDDED, 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 RESEEDED AS PROMPTLY AS POSSIBLE. REFERTILIZATION MAY BE NEEDED TO MAINTAIN PRODUCTIVE STANDS.

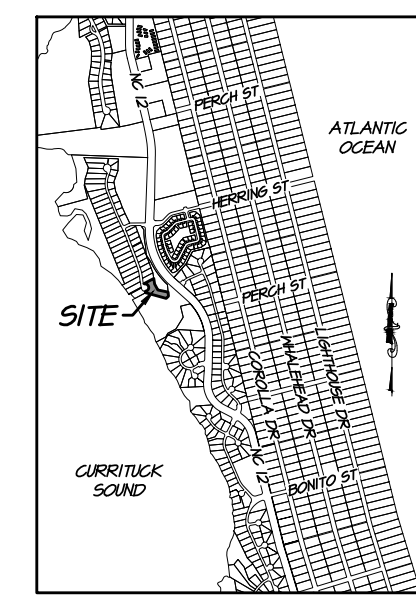
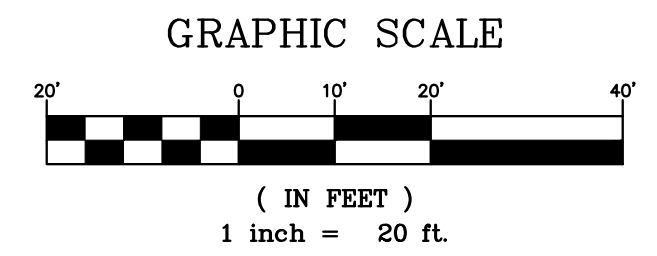
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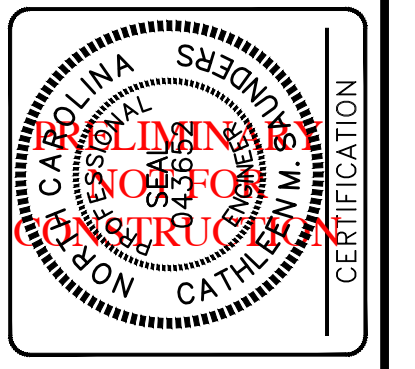
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REVISIONS

| NO. | DATE | DESCRIPTION |
|-----|----------|---|
| 1 | 09/23/23 | ADDED USACE WETLAND LINE CONFIRMATION DATE OF 9/12/23 |

OVERALL LAYOUT

COROLLA BAY, SECTION 2
SF COROLLA BAY, LLC

NORTH CAROLINA
 CURRITUCK COUNTY
 POPLAR BRANCH TOWNSHIP

PROJECT NO. **P99006.1**

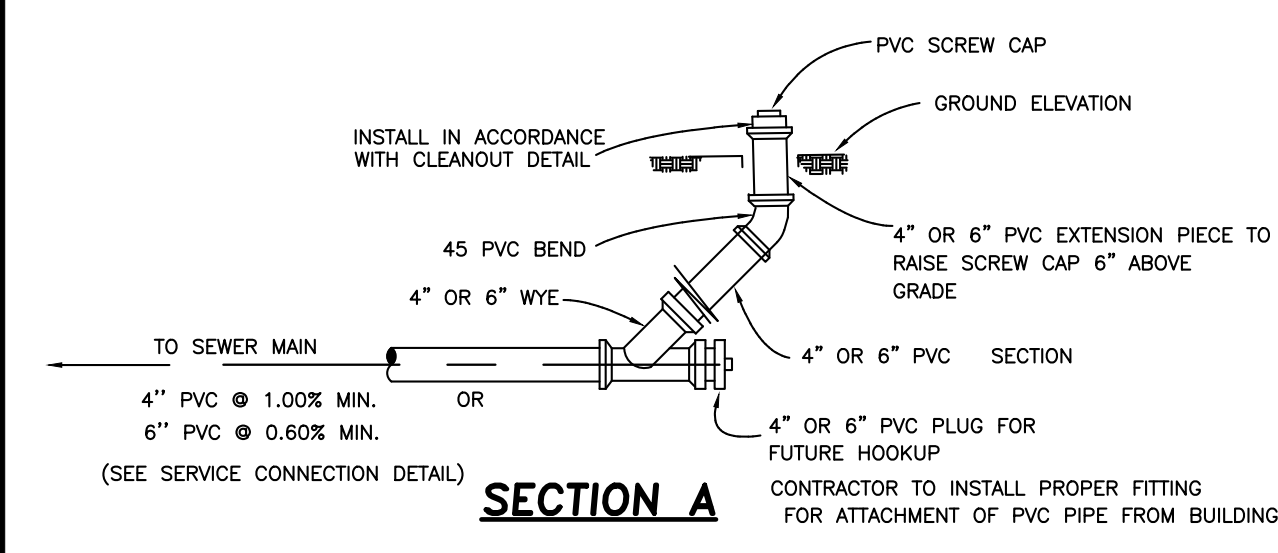
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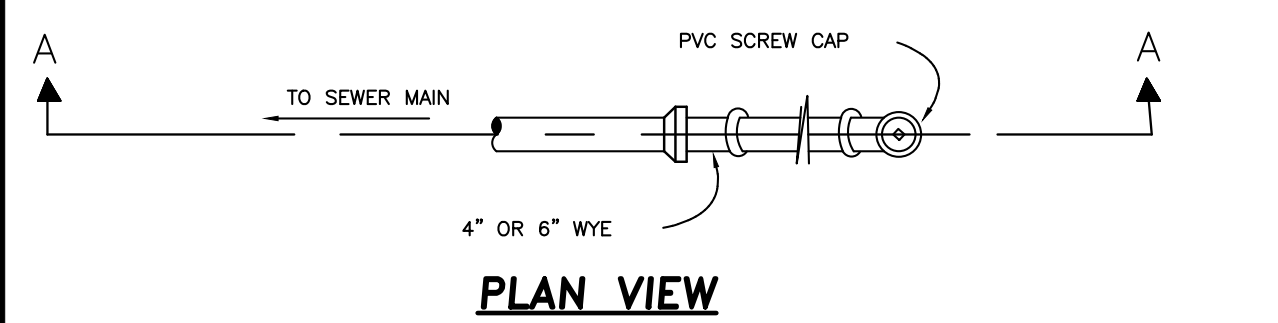
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ISSUE DATE **08/23/23**

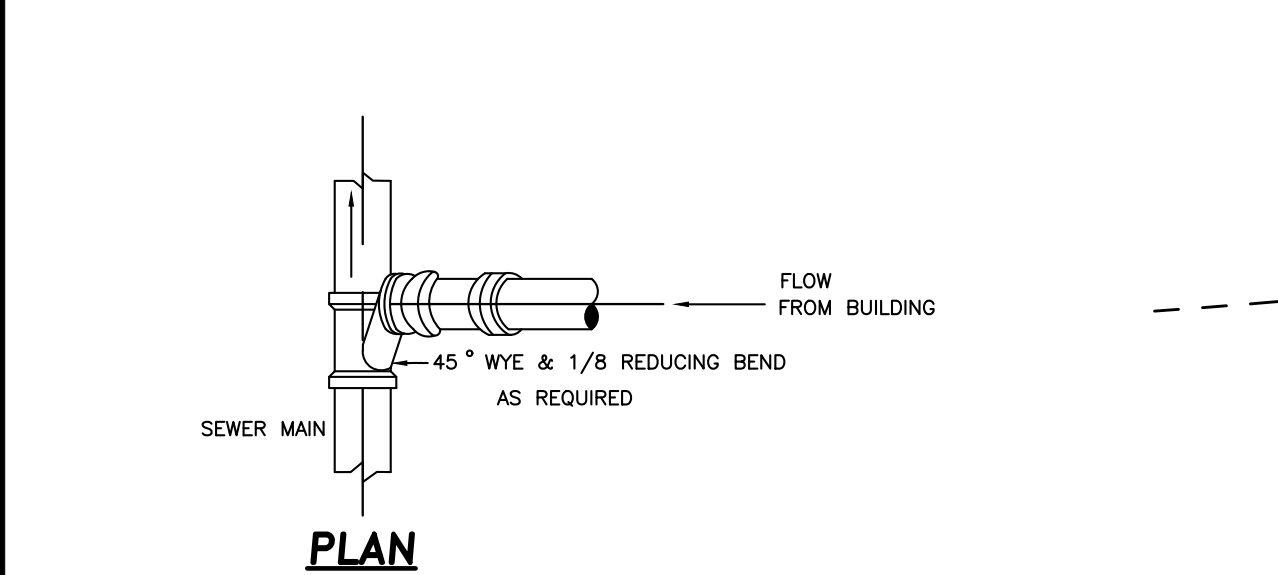
SHEET NO. **1**
 OF 2 SHEETS



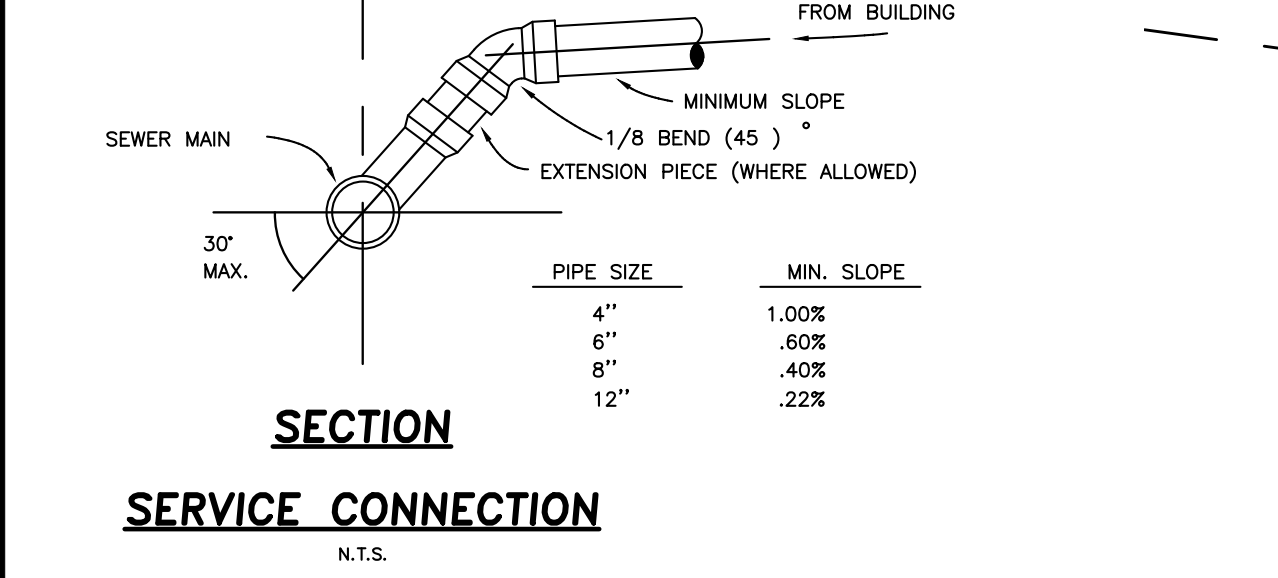
SECTION A
STANDARD WATER SERVICE LINE AND METER BOX INSTALLATION
N.T.S.



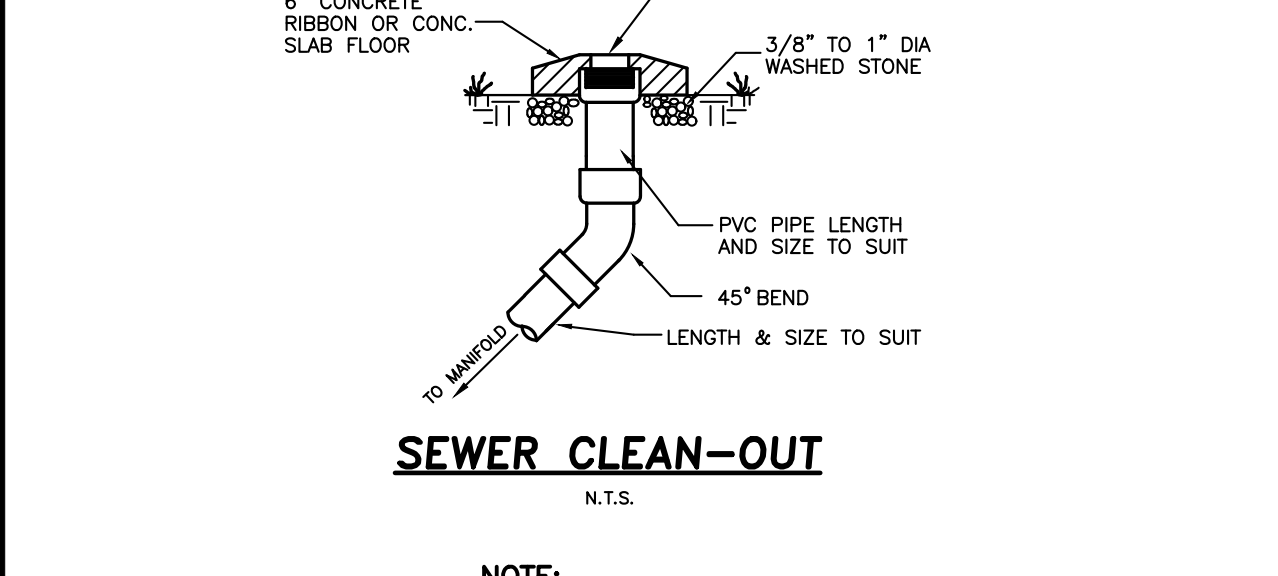
PLAN VIEW
SINGLE SERVICE LATERAL CONNECTION
N.T.S.



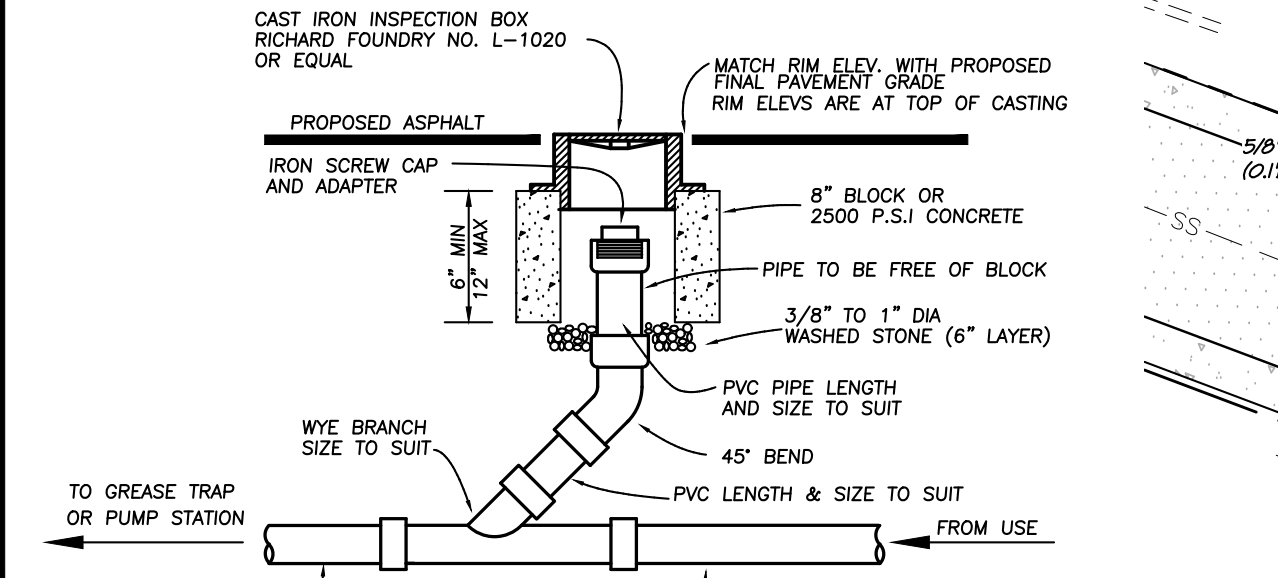
SECTION
SERVICE CONNECTION
N.T.S.



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



SECTION
SEWER CLEAN-OUT
N.T.S.



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

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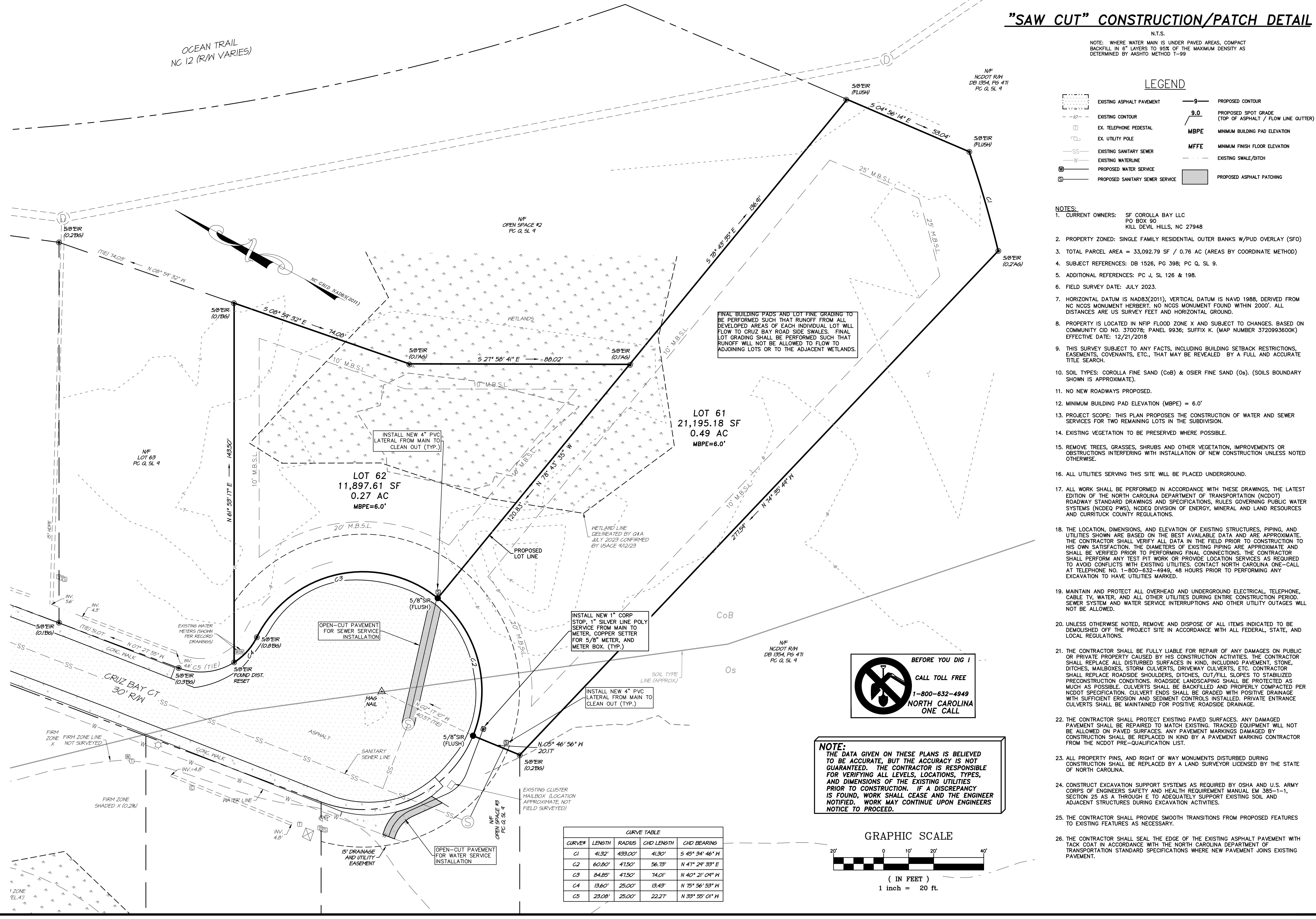
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SECTION A
STANDARD WATER SERVICE LINE AND METER BOX INSTALLATION
N.T.S.

GRAVITY SEWER EMBEDMENT CONDITIONS FOR FLEXIBLE AND SEMI-RIGID SEWER PIPE
N.T.S.
PIPE INSTALLATION TO CONFORM TO ASTM D 2321

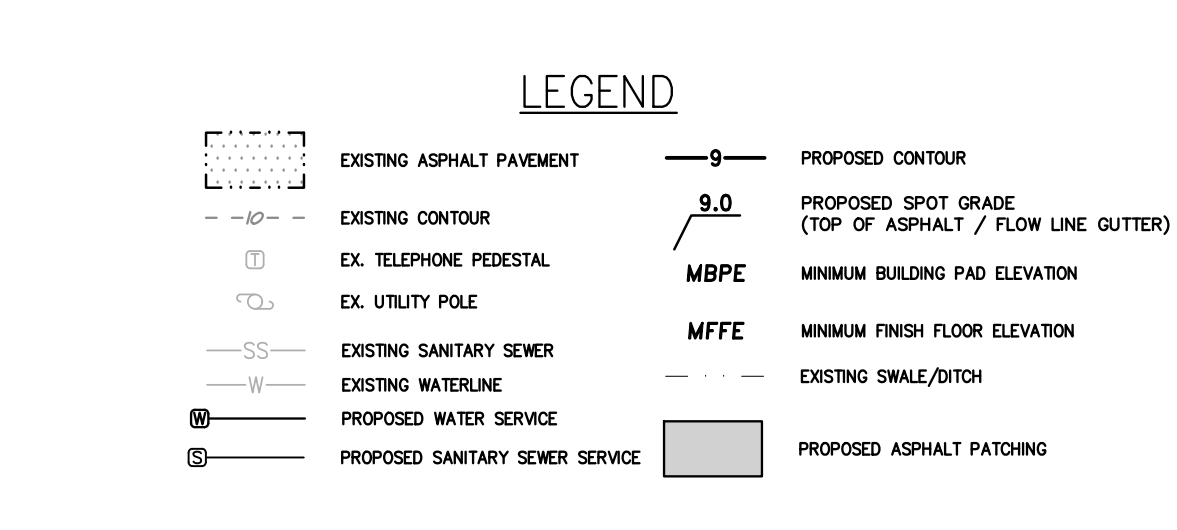
GRAVITY SEWER EMBEDMENT CONDITIONS FOR RIGID SEWER PIPE
N.T.S.
PIPE INSTALLATION TO CONFORM TO ASTM D 2321

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



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

NOTE: WHERE WATER MAIN IS UNDER PAVED AREAS, COMPACT BACKFILL IN 8" LAYERS TO 95% OF THE MAXIMUM DENSITY AS DETERMINED BY AASHTO METHOD T-99

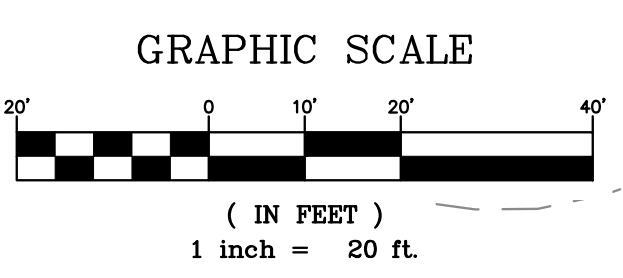


LEGEND

NOTES:
1. CURRENT OWNERS: SF COROLLA BAY LLC
PO BOX 90
KILL DEVIL HILLS, NC 27948
2. PROPERTY ZONED: SINGLE FAMILY RESIDENTIAL OUTER BANKS W/PUD OVERLAY (SFO)
3. TOTAL PARCEL AREA = 33,092.79 SF / 0.76 AC (AREAS BY COORDINATE METHOD)
4. SUBJECT REFERENCES: DB 1526, PG 398; PC Q, SL 9.
5. ADDITIONAL REFERENCES: PC J, SL 126 & 198.
6. FIELD SURVEY DATE: JULY 2023.
7. 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.
8. 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
9. THIS SURVEY SUBJECT TO ANY FACTS, INCLUDING BUILDING SETBACK RESTRICTIONS, EASEMENTS, COVENANTS, ETC., THAT MAY BE REVEALED BY A FULL AND ACCURATE TITLE SEARCH.
10. SOIL TYPES: COROLLA FINE SAND (CoB) & OSIER FINE SAND (Os). (SOILS BOUNDARY SHOWN IS APPROXIMATE).
11. NO NEW ROADWAYS PROPOSED.
12. MINIMUM BUILDING PAD ELEVATION (MBPE) = 6.0'
13. PROJECT SCOPE: THIS PLAN PROPOSES THE CONSTRUCTION OF WATER AND SEWER SERVICES FOR TWO REMAINING LOTS IN THE SUBDIVISION.
14. EXISTING VEGETATION TO BE PRESERVED WHERE POSSIBLE.
15. REMOVE TREES, GRASSES, SHRUBS AND OTHER VEGETATION, IMPROVEMENTS OR OBSTRUCTIONS INTERFERING WITH INSTALLATION OF NEW CONSTRUCTION UNLESS NOTED OTHERWISE.
16. ALL UTILITIES SERVING THIS SITE WILL BE PLACED UNDERGROUND.
17. 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 FWS), NCDOT DIVISION OF ENERGY, MINERAL AND LAND RESOURCES AND CURRITUCK COUNTY REGULATIONS.
18. 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.
19. MAINTAIN AND PROTECT ALL OVERHEAD AND UNDERGROUND ELECTRICAL, TELEPHONE, CABLE TV, WATER, AND ALL OTHER UTILITIES DURING ENTIRE CONSTRUCTION PERIOD. SEWER SYSTEM AND WATER SERVICE INTERRUPTIONS AND OTHER UTILITY OUTAGES WILL NOT BE ALLOWED.
20. 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.
21. 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.
22. 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.
23. 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.
24. 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.
25. THE CONTRACTOR SHALL PROVIDE SMOOTH TRANSITIONS FROM PROPOSED FEATURES TO EXISTING FEATURES AS NECESSARY.
26. THE CONTRACTOR SHALL SEAL THE EDGE OF THE EXISTING ASPHALT PAVEMENT WITH TACK COAT IN ACCORDANCE WITH THE REQUIREMENTS OF THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS WHERE NEW PAVEMENT JOINS EXISTING PAVEMENT.

CURVE TABLE

| CURVE | LENGTH | RADIUS | CHD LENGTH | CHD BEARING |
|-------|---------|---------|------------|-----------------|
| C1 | 41.32' | 493.00' | 41.30' | S 49° 34' 46" W |
| C2 | 60.00' | 41.50' | 56.73' | N 41° 24' 33" E |
| C3 | 84.85' | 41.50' | 74.01' | N 40° 21' 04" W |
| C4 | 136.00' | 25.00' | 134.9' | N 79° 56' 53" W |
| C5 | 23.08' | 25.00' | 22.27' | N 33° 55' 01" W |



NC License # C-028
SINCE 1959
Quible & Associates, P.C.
ENGINEERING, SURVEYING, ENVIRONMENTAL SCIENCES, SURVEYING
1000 W. CHURCH STREET
PO BOX 27968
BLACK MOUNTAIN, NC 28711
Phone: (828) 689-4447
Fax: (828) 689-4448
www.quible.com

REGISTERED PROFESSIONAL SURVEYOR
STATE OF NORTH CAROLINA
NO. 10000
EXPIRES 12/31/2024

REVISIONS

| NO. | DATE | DESCRIPTION |
|-----|----------|---|
| 1 | 09/23/23 | ADDED USAGE METLAND LINE CONFIRMATION DATE OF 9/12/23 |

UTILITY PLAN

COROLLA BAY, SECTION 2
SF COROLLA BAY, LLC

NORTH CAROLINA
CURRITUCK COUNTY
POPULAR BRANCH TOWNSHIP

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 | |
|---|------------------|----------------------------|-----------------------------|-------------------|
| LAND USE | Phase I & II | Phase III | Phase I, II, & III | TOTAL P.U.D. AREA |
| OPEN SPACE | 102.52 AC | 25.36 AC | 131.51 AC | 359.39 AC |
| COMMERCIAL DEVELOPMENT | 20.76 AC | 12.76 AC | 34.96 AC | 68.48 AC |
| RESIDENTIAL DEVELOPMENT | 144.79 AC | 48.21 AC | 188.96 AC | 377.96 AC |
| TOTAL LAND AREA | 268.07 AC | 86.33 AC (ACCEPTED) | 355.56 AC (ACCEPTED) | 355.56 AC |
| DISTRIBUTION OF OPEN SPACE | | | | |
| ACTIVE & PASSIVE (A/P) USES | 85.26 AC | 23.36 AC | 114.82 AC | |
| PERCENTAGE A/P VS TOTAL | 83.47 % | 100.00 % | 87.16 % | |
| WASTEWATER TREATMENT PLANT | 9.73 AC | 8.00 AC | 5.75 AC | |
| WATER SUPPLY | 7.44 AC | 8.00 AC | 7.94 AC | |
| TELEPHONE BLDG AREA | 8.11 AC | 8.00 AC | 8.11 AC | |
| TOTAL OPEN SPACE | 102.15 AC | 28.36 AC | 131.51 AC | |
| PERCENTAGE TOTAL OS | 38.25 % | 32.99 % | 36.98 % | |
| DENSITY | | | | |
| TOTAL LAND AREA | 268.07 AC | 86.33 AC | 355.56 AC | |
| COMMERCIAL DEVELOPMENT | 20.85 AC | 13.76 AC | 33.81 AC | |
| NON-COMMERCIAL AREA | 246.55 AC | 75.24 AC | 321.78 AC | |
| RESIDENTIAL | | | | |
| SINGLE FAMILY LOTS | 384 Units | 91 Units | 475 Units | |
| MULTIFAMILY UNITS | 48 Units | 182 Units | 156 Units | |
| MIXED RESIDENTIAL UNITS | 4 Units | 25 Units | 25 Units | |
| TOTAL UNITS | 436 Units | 218 Units | 554 Units | |
| PROJECT DENSITY | | | | |
| | 1.35 Units/AC | 0.68 Units/AC | 2.03 Units/AC | |
| PHASE I & II | | | | |
| MONTERAY PLAZA - PARCELS A-E | 556,926 ± | | | |
| COMMERCIAL SITE - BANK OF CURRITUCK | 33,879 ± | | | |
| COMMERCIAL SITE - PARCEL 1 | 46,016 ± | | | |
| COMMERCIAL SITE - PARCEL 2 | 43,343 ± | | | |
| COMMERCIAL SITE - PARCEL 3 | 48,534 ± | | | |
| COMMERCIAL SITE - PARCEL 4 | 42,521 ± | | | |
| COMMERCIAL SITE - PARCEL 5 | 73,461 ± | | | |
| PROP. COMMERCIAL SITE - PARCEL 6 | 44,867 ± | | | |
| PROP. COMMERCIAL SITE - PARCEL 7 | 12,246 ± | | | |
| PHASE I & II SUBTOTAL | 381,787 ± | | | |
| PHASE III PROPOSED COMMERCIAL | | | | |
| PROPOSED SITE 1 | 4.13 AC | | | |
| PROPOSED SITE 2 | 4.23 AC | | | |
| PROPOSED SITE 3 (FOOD LION) | 5.72 AC | | | |
| PHASE III SUBTOTAL | 14.08 AC | | | |
| TOTAL MONTERAY SHORES COMMERCIAL | | | | |
| | 14.78 AC | | | |
| PHASE III OPEN SPACE | | | | |
| OPEN SPACE 1 | 2.87 AC | | | |
| OPEN SPACE 2 | 1.91 AC | | | |
| OPEN SPACE 3 | 8.83 AC | | | |
| OPEN SPACE 4 | 8.02 AC | | | |
| OPEN SPACE 5 (FOOD LION) | 7.89 AC | | | |
| OPEN SPACE 6 | 7.02 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 | | | |
| PHASE III DEVELOPMENT SUMMARY | | | | |
| LANDS OUTSIDE OF COROLLA BAY | | | | |
| COMMERCIAL SITE 3 (FOOD LION) | 5.72 AC | | | |
| OPEN SPACE #5 (FOOD LION SITE) | 7.89 AC | | | |
| LANDS TO CURRITUCK COUNTY | 7.26 AC | | | |
| OPEN SPACE #8 | 2.81 AC | | | |
| COROLLA SHORES (19 LOTS) | 7.23 AC | | | |
| NC DOT N.C. HWY 12 R.O.W. | 6.55 AC | | | |
| TOTAL | 37.56 AC | | | |
| SECTION I | | | | |
| RESIDENTIAL - 36 LOTS | 11.35 AC | | | |
| OPEN SPACE #4 | 8.02 AC | | | |
| OPEN SPACE #6 + PIER EASMENTS | 7.02 AC | | | |
| R.O.W. (EXCL. TEMP. CUL-DE-SAC) | 1.52 AC | | | |
| TOTAL SECTION I | 28.10 AC | | | |
| SECTION II | | | | |
| RESIDENTIAL - 36 LOTS | 8.93 AC | | | |
| OPEN SPACE #1 | 2.97 AC | | | |
| OPEN SPACE #2 | 1.91 AC | | | |
| OPEN SPACE #3 | 0.93 AC | | | |
| R.O.W. | 0.36 AC | | | |
| TOTAL SECTION II | 13.8 AC | | | |
| SECTION III | | | | |
| DETACHED CONDOS (57 UNITS) | 4.96 AC | | | |
| COMMERCIAL SITE #1 | 5.74 AC | | | |
| COMMERCIAL SITE #2 | 6.64 AC | | | |
| OPEN SPACE #7 | 1.81 AC | | | |
| OPEN SPACE #8 | 1.84 AC | | | |
| R.O.W. | 2.96 AC | | | |
| TOTAL SECTION III | 22.85 AC | | | |
| TOTAL AREA PHASE III (ACTUAL) | 94.62 AC | | | |

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. 37209A-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.

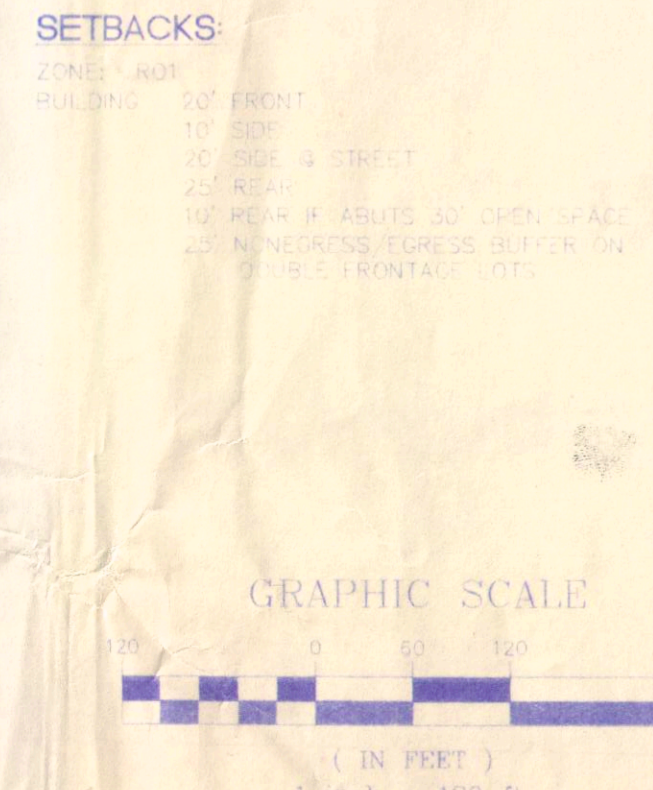
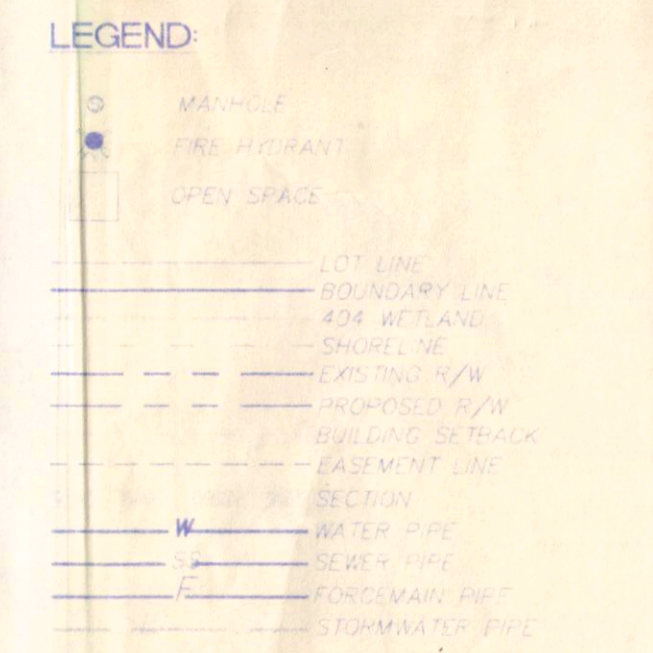
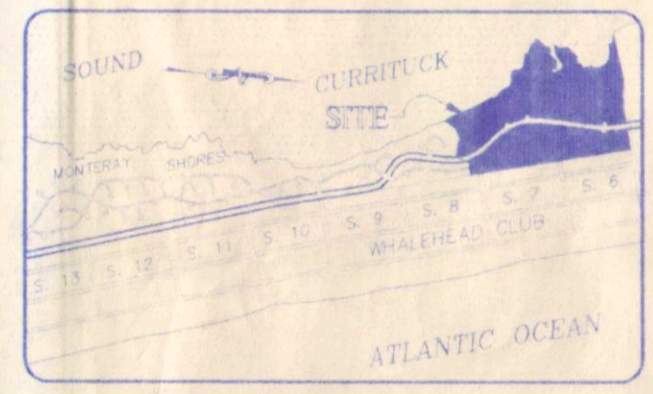
THE TOTAL NUMBER OF PROPOSED RESIDENTIAL LOTS FOR COROLLA BAY IS 72. (SEE CHART FOR PHASE III LOTS.)

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.

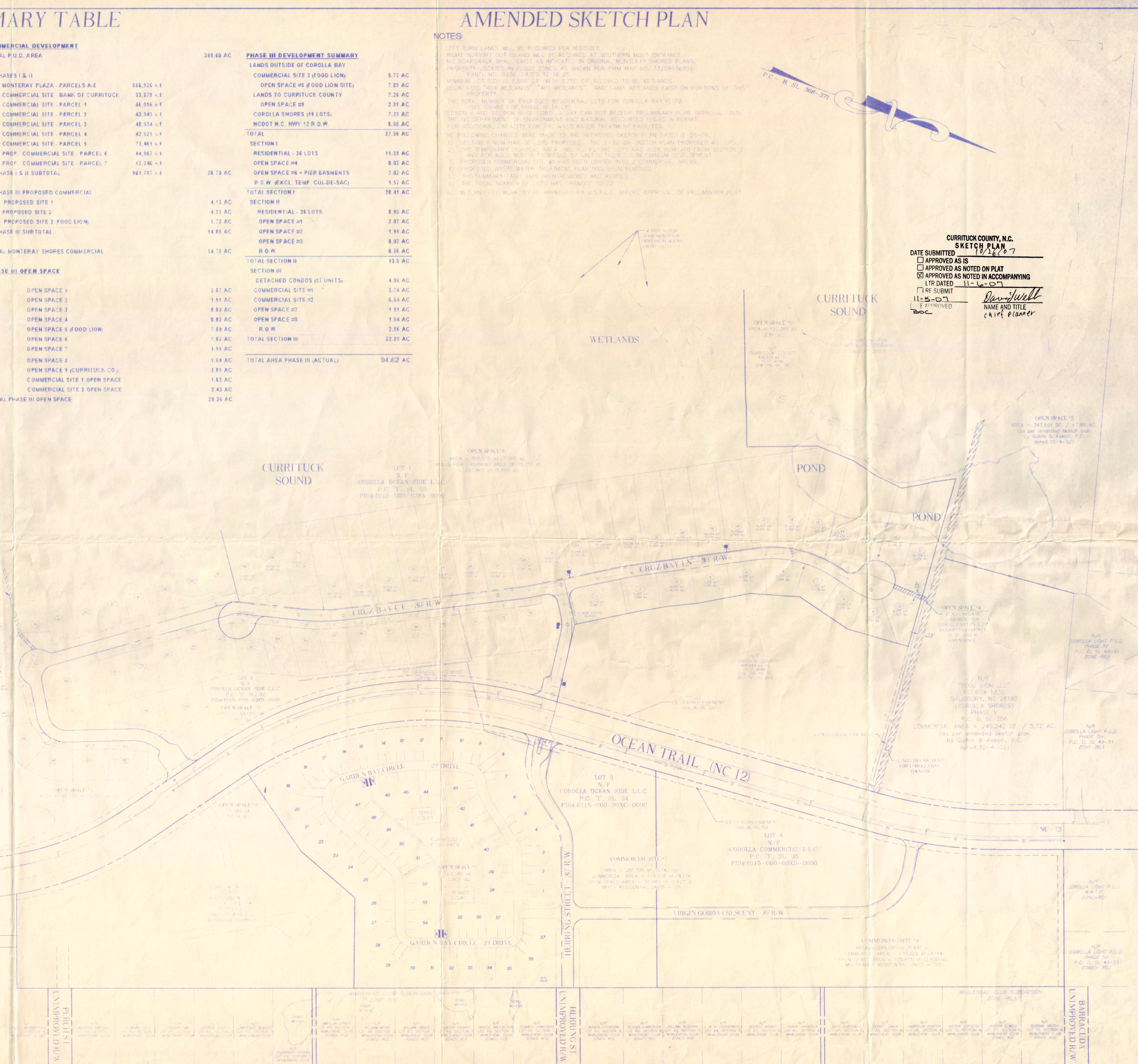
THE FOLLOWING CHANGES WERE MADE TO THE APPROVED SKETCH PLAN DATED 2-20-06:

- 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 3 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 SET AND SETBACKS TO BE APPROVED BY U.S.A.C.E. BEFORE APPROVAL OF PRELIMINARY PLAN.



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



CURRITUCK COUNTY, N.C.
SKETCH PLAN
 DATE SUBMITTED: 10/2/07
 APPROVED AS IS
 APPROVED AS NOTED ON PLAN
 APPROVED AS NOTED IN ACCOMPANYING LTR DATED 11-6-07
 RE-SUBMIT
 DATE APPROVED: 11-6-07
 NAME AND TITLE: Chief Planner

Coastal
 ENGINEERING & SURVEYING, INC.

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

DATE: 8/22/03
 CHECKED: CFC
 PROJECT NO: P432.03
 CAD FILE: P432-ASP7
 SHEET:

SCALE: 1"=120'
 DRAWN: TAS/AMH