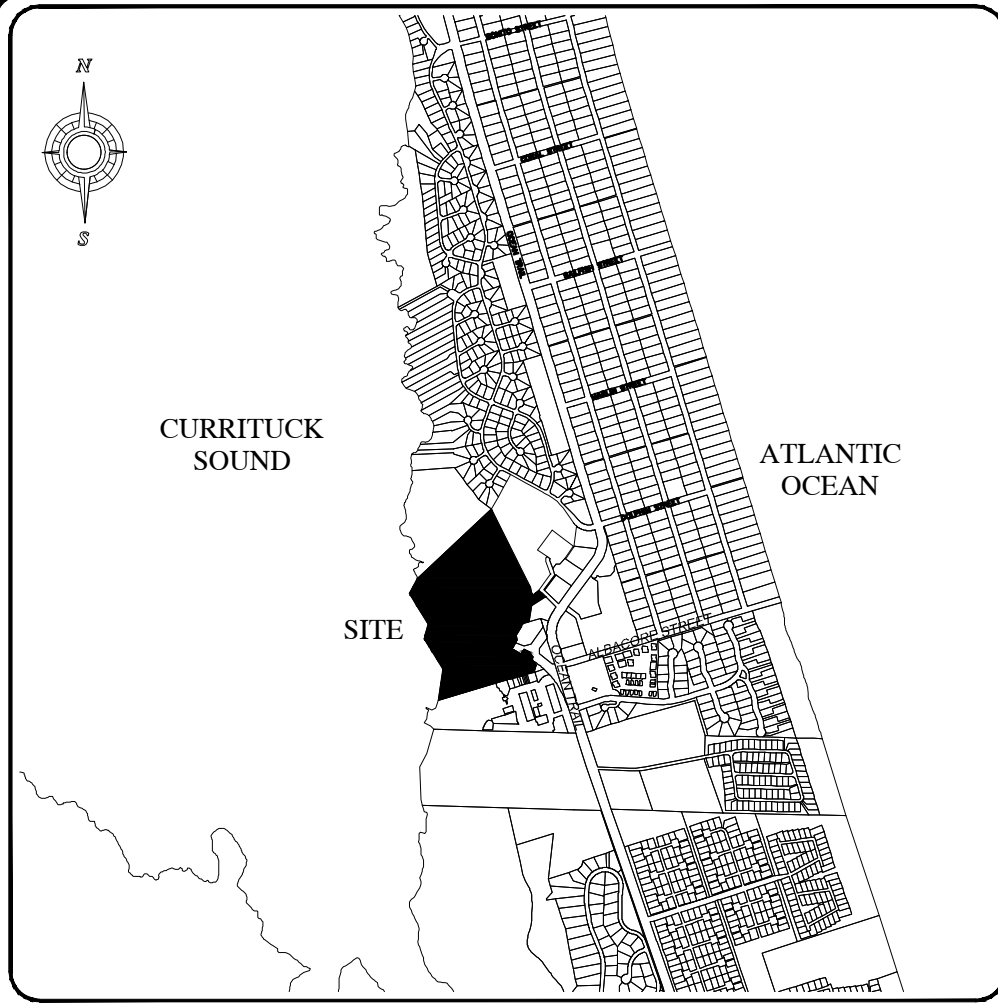


CONSTRUCTION DRAWINGS FOR COROLLA BOAT CLUB

A 6 LOT SUBDIVISION AND 25 UNIT TOWNHOME DEVELOPMENT MONTERAY SHORES PHASE 10

POPLAR BRANCH TOWNSHIP CURRITUCK COUNTY NORTH CAROLINA

BOARDWALK & DOCK FACILITY



VICINITY MAP
SCALE: 1" = 1000'

GENERAL NOTES:

- PROJECT NAME: COROLLA BOAT CLUB
- APPLICANT/DEVELOPER: OUTER BANKS VENTURES, INC.
P.O. BOX 549
COROLLA, NC 27927
- PROPERTY DATA:
ADDRESS: MALIA DRIVE, COROLLA, NC
PIN: 0116-000-0010A-0000, 0116-000-010B-0000 & 0116-000-010C-0000
RECORD DOCUMENT(S): DB:1161, PG:734; PG:K, SL:49
PROPERTY ZONING: SFO-PUD
- F.I.R.M. DATA:
ZONES X, AE (3') AND SHADED X PER F.E.M.A. F.I.R.M. MAP NUMBER 3721803200 K.
EFFECTIVE DATE DECEMBER 21, 2018. USE OF LAND WITHIN A FLOODWAY OR FLOOD
PLAIN IS SUBSTANTIALLY RESTRICTED BY CHAPTER 7 OF THE CURRITUCK COUNTY
UNIFIED DEVELOPMENT ORDINANCE.
- THIS PROPERTY CONTAINS ACOE "404" JURISDICTIONAL WETLANDS AS SHOWN AND
CONFIRMED BY USACOE AND MAY REQUIRE U.S. CORP OF ENGINEERS APPROVAL PRIOR
TO DEVELOPMENT OF THE PROPERTY.
- SECTION 7.6.5 OF THE CURRITUCK U.D.O. SUBSTANTIALLY RESTRICTS DEVELOPMENT
WITHIN A 30' RIPARIAN BUFFER TO CERTAIN WETLANDS.
- EXISTING CONDITION INFORMATION BASED ON A COMBINATION OF THE FOLLOWING:
 - 2022 AERIAL IMAGERY OBTAINED FROM NCONEMAP.COM
 - FIELD TOPOGRAPHIC SURVEY DATA BY BISSELL PROFESSIONAL GROUP.
 - ELEVATIONS ARE REFERENCED TO NAVD 1988 VERTICAL DATUM.
 - WATER DEPTHS PER PLAN TITLED "WATER DEPTH SURVEY/CAMA FEASE" BY
QUIBLE AND ASSOCIATES
- ALL UTILITIES ARE TO BE UNDERGROUND.

Sheet
Number

Sheet Title

1	COVER SHEET, DEVELOPMENT NOTES & SITE LOCATION
2	EXISTING CONDITIONS & SITE FEATURES MAP
3	DEVELOPMENT OVEVIEW PLAN
4	DOCK PLANS (OVERVIEW)
5	DOCK PLANS
6	GAZEBO FRAMING PLANS & DETAILS
7	GAZEBO FRAMING DETAILS CONTINUED

SURVEY LEGEND

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

PLAN LEGEND

	ROADWAY CENTERLINE
	RIGHT-OF-WAY
	PROPERTY BOUNDARY
	ADJOINING PROPERTY LINE
	EXISTING DITCH CENTERLINE
	EXISTING DITCH TOP OF BANK
	EXISTING WETLANDS
	30' UNDISTURBED BUFFER (COUNTY)
	PROPOSED SWALE W/ FLOW ARROW
	PROPOSED SWALE HIGH POINT
	EXISTING DITCH TO BE FILLED
	FEMA BOUNDARY LINE
	EXISTING GRADE CONTOUR
	PROPOSED GRADE CONTOUR
	EXISTING SPOT GRADE
	PROPOSED SPOT GRADE
	EXISTING CULVERT
	PROPOSED CULVERT
	PROPOSED DRAINAGE STRUCTURE

North Carolina
One-Call Center Inc.



Know what's below
Call before you dig.

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

Bissell Professional Group
Firm License # C-998
P.O. Box 1068
1025 W. 7th Street, 3rd Floor
Corolla, NC 27927
Phone (252) 261-1700
Fax (252) 261-1700

BISSELL
PROFESSIONAL GROUP
Engineers, Planners, Surveyors
and Environmental Specialists

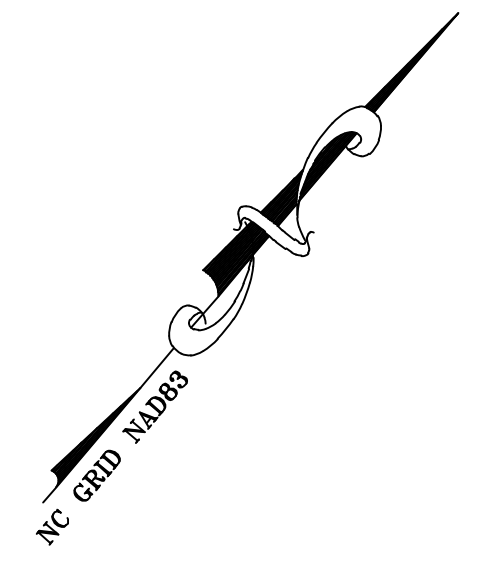
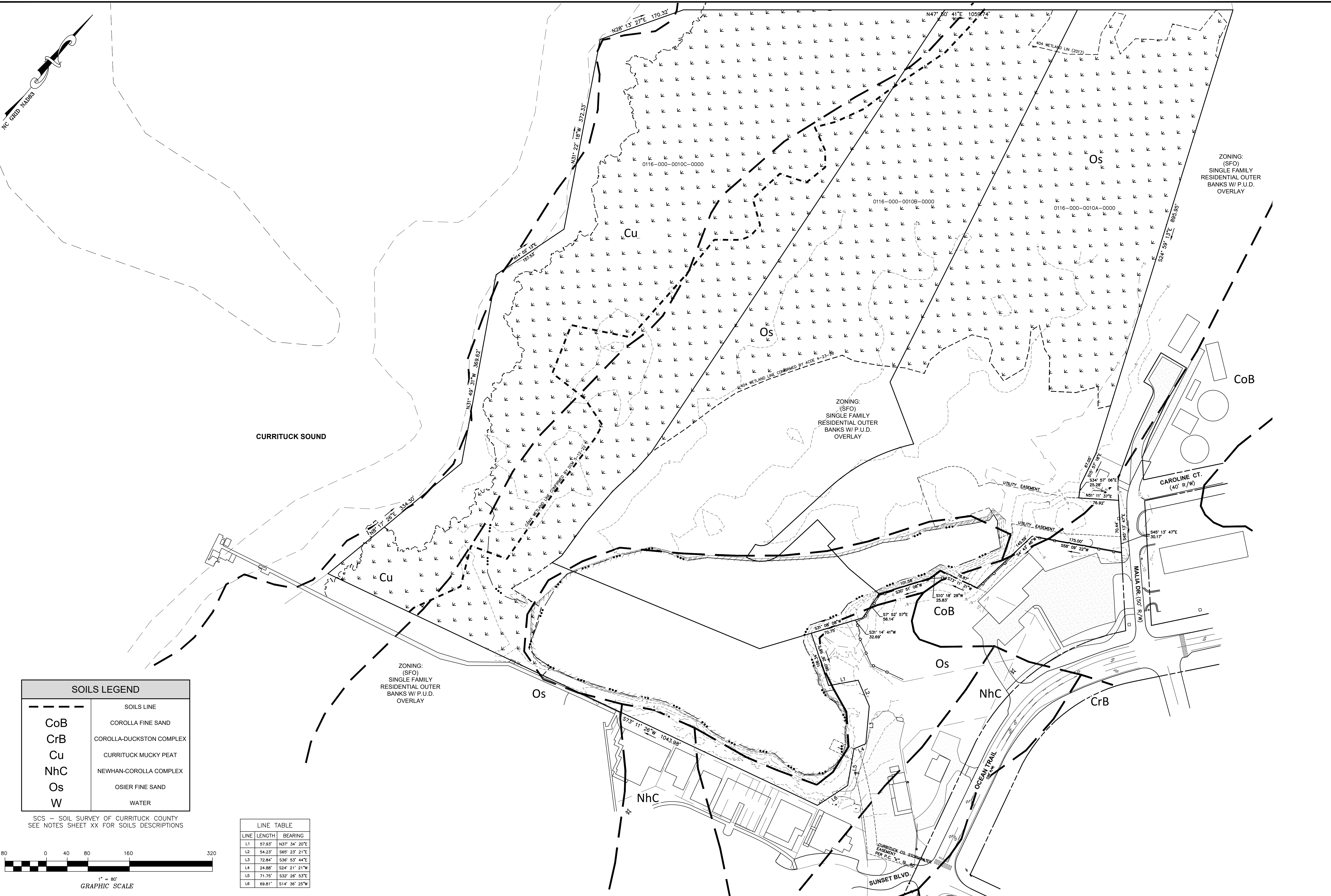
COVER SHEET, DEVELOPMENT
NOTES & SITE LOCATION

COROLLA BOAT CLUB
NORTH CAROLINA
POPLAR BRANCH TOWNSHIP
CURRITUCK COUNTY

NO.	DATE	DESCRIPTION

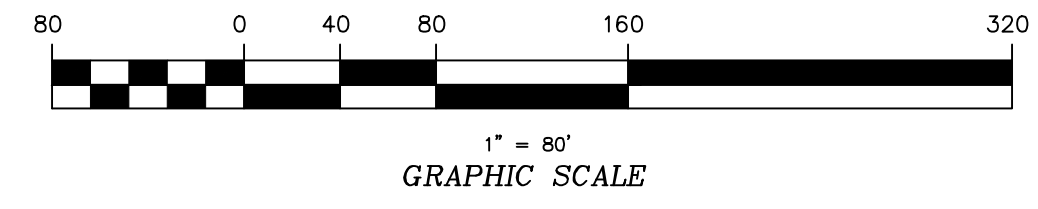
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CONSTRUCTION

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DRAWN:	KFW	APPROVED:	BPG
SHEET:	1	OF	7
CAD FILE:	45960DB2		
PROJECT NO:	4596		



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

SCS - SOIL SURVEY OF CURRITUCK COUNTY
SEE NOTES SHEET XX FOR SOILS DESCRIPTIONS



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

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Engineers, Planners, Surveyors
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EXISTING CONDITIONS & SITE FEATURES MAP

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COROLLA BOAT CLUB
NORTH CAROLINA
POPLAR BRANCH TOWNSHIP CURRITUCK COUNTY

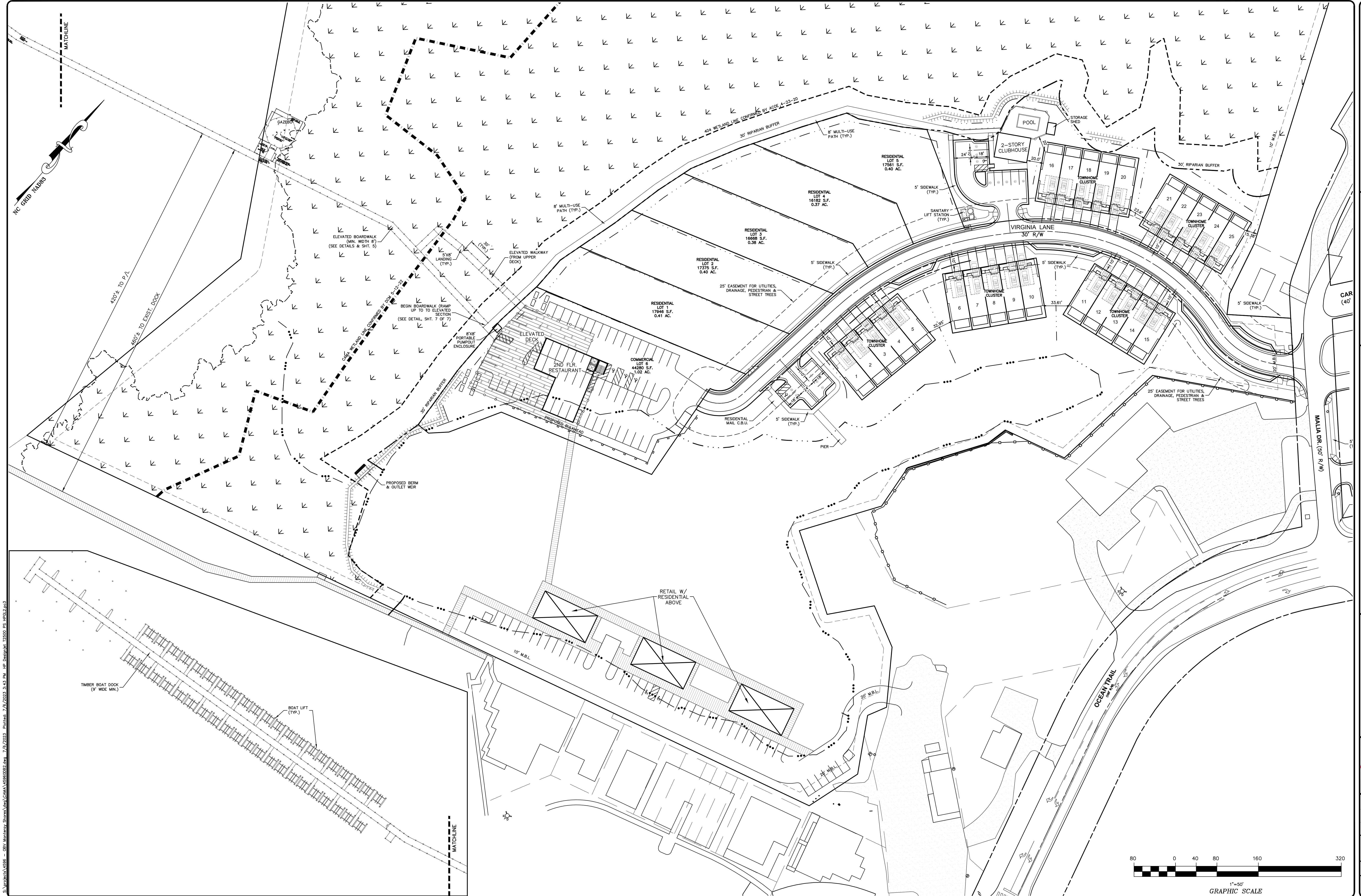
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NO.	DATE	REVISIONS DESCRIPTION

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DESIGNED: BPG CHECKED: MSB
DRAWN: KFW APPROVED: BPG

SHEET: **2** OF **7**

CAD FILE: 4596DB2
PROJECT NO: 4596



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Bissell Professional Group
 Firm License # C-956
 P.O. Box 1068
 2305 W. Weldon Highway
 Currituck County, North Carolina 27949
 Phone: (252) 748-3298
 Fax: (252) 281-1790

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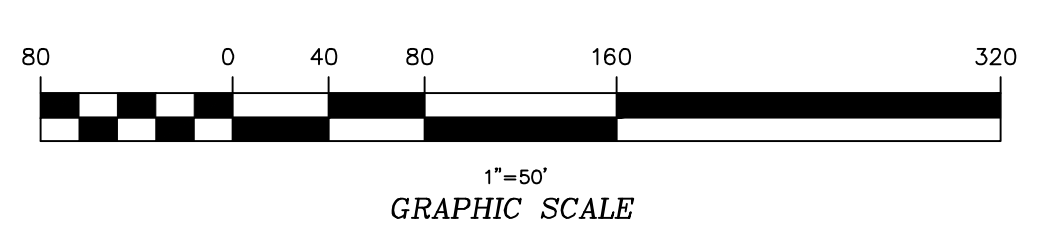
DEVELOPMENT OVERVIEW PLAN
COROLLA BOAT CLUB NORTH CAROLINA
 CURRITUCK COUNTY

CONSTRUCTION DRAWINGS
 SHEET: **3** OF **7**
 CAD FILE: 45960DB2
 PROJECT NO: 4596

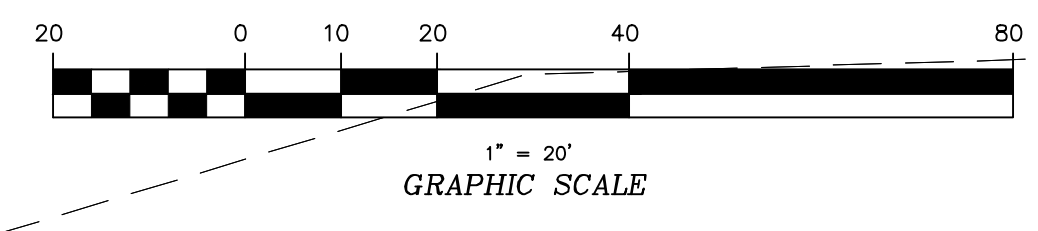
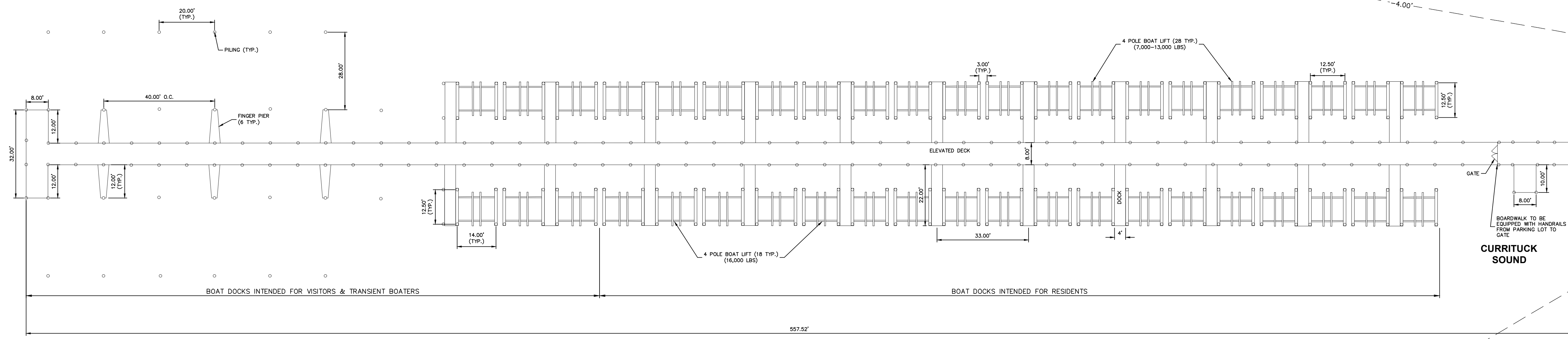
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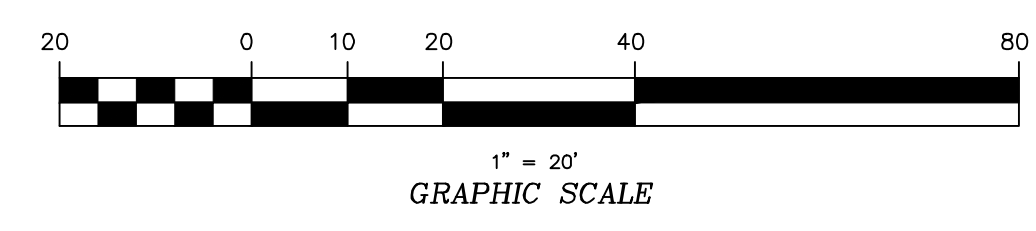
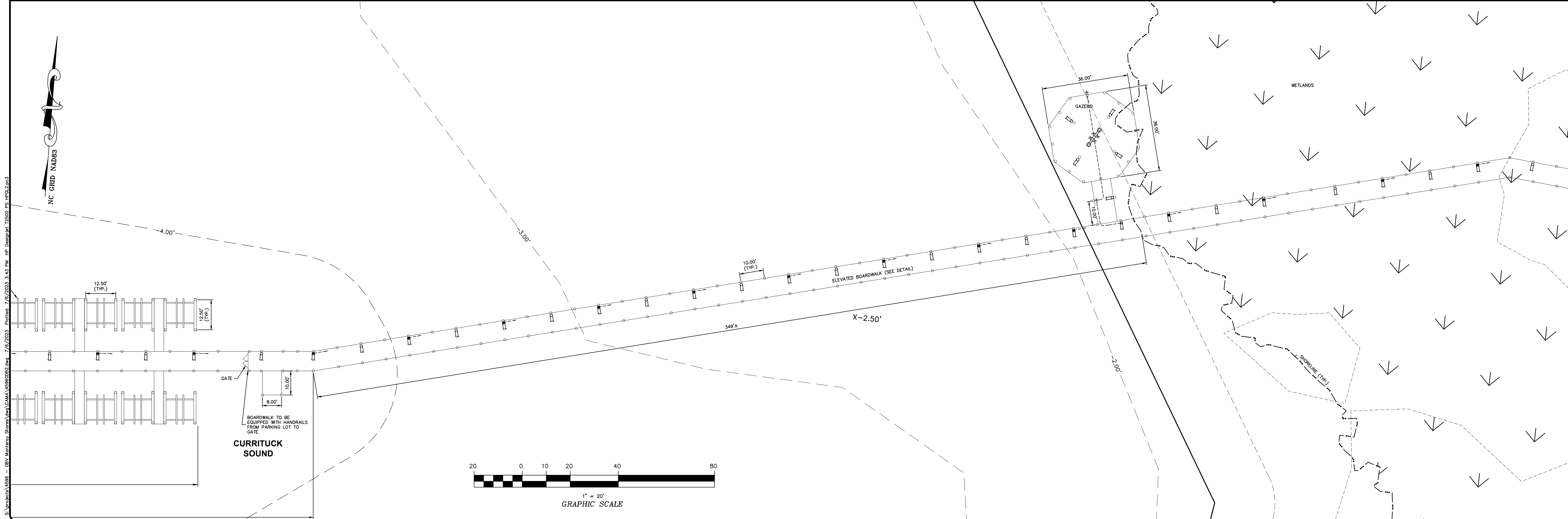
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NC GRID NAD83



NC GRID NAD83



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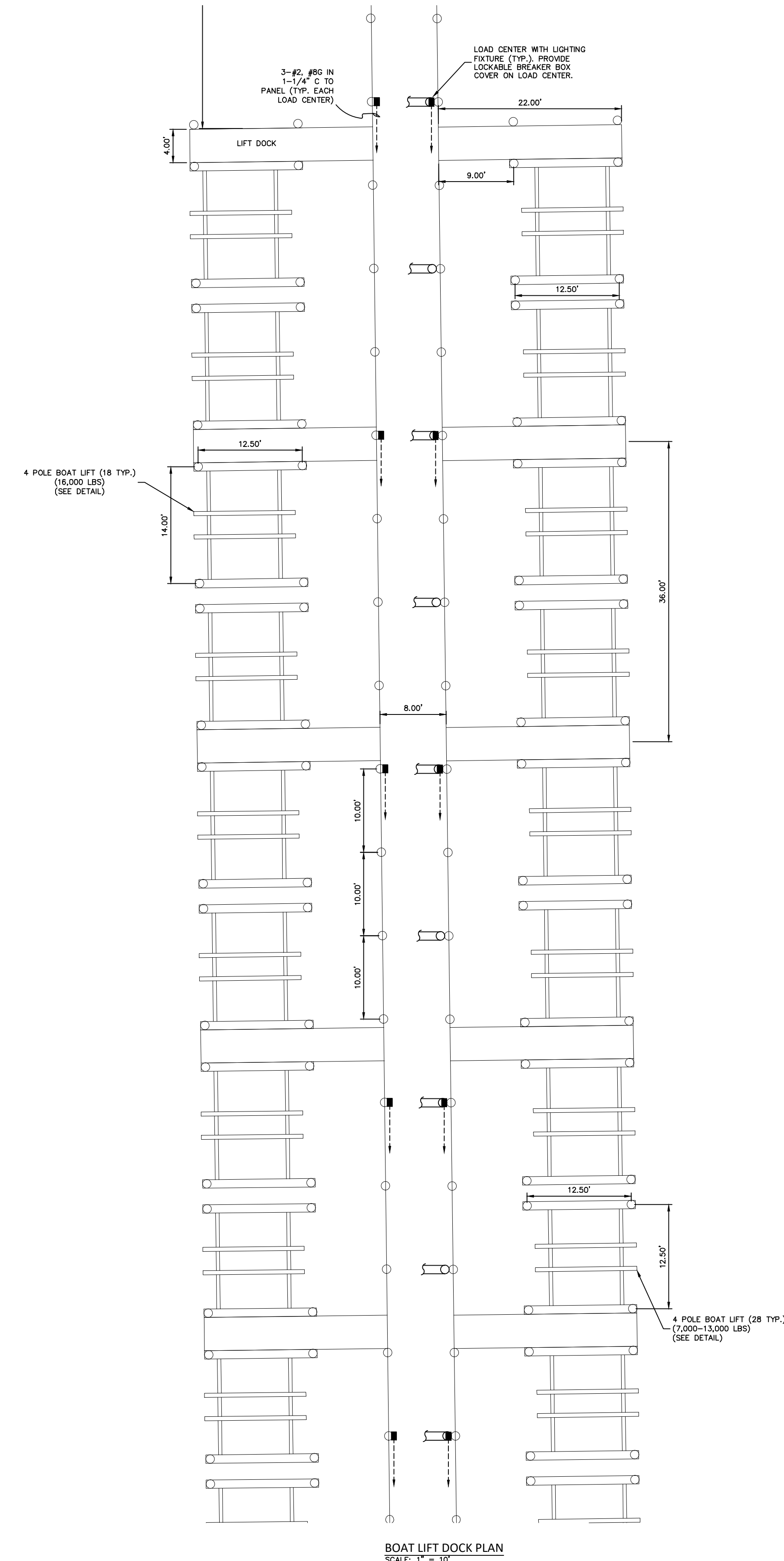
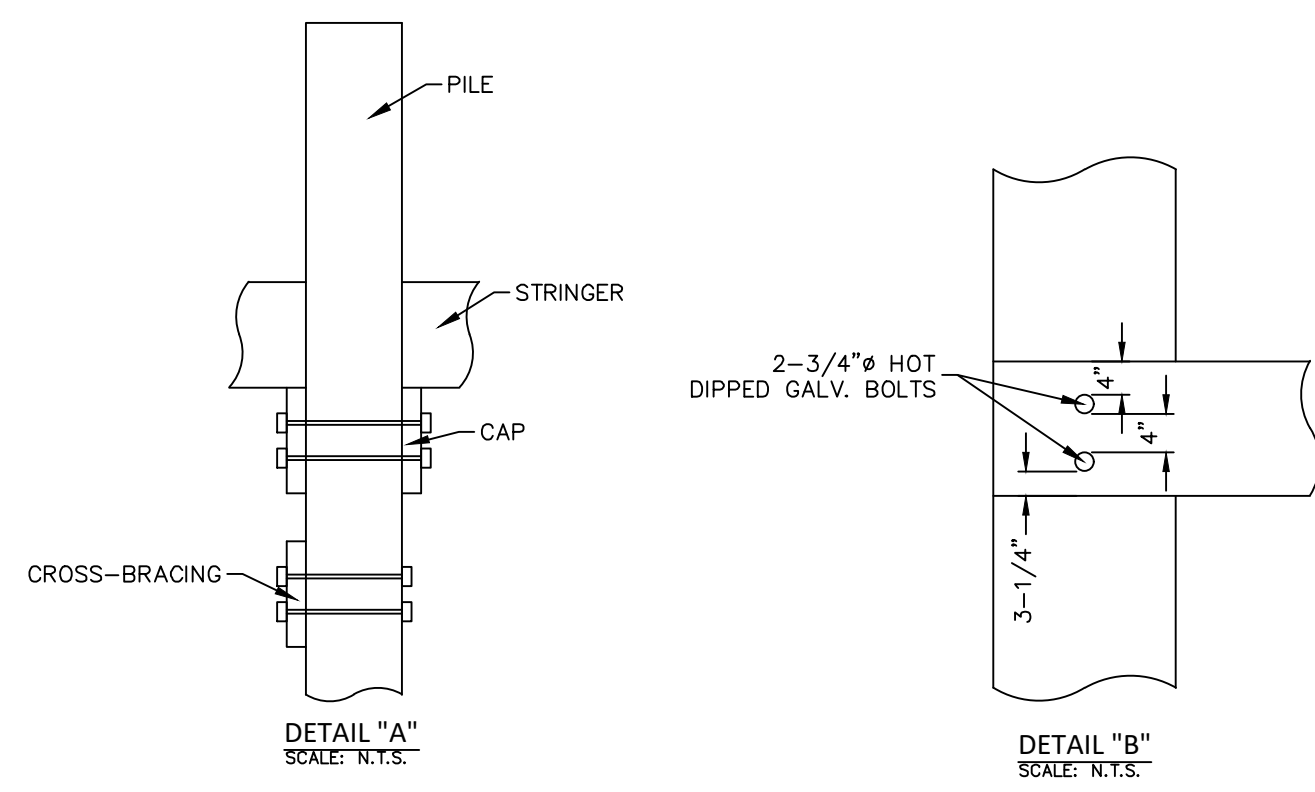
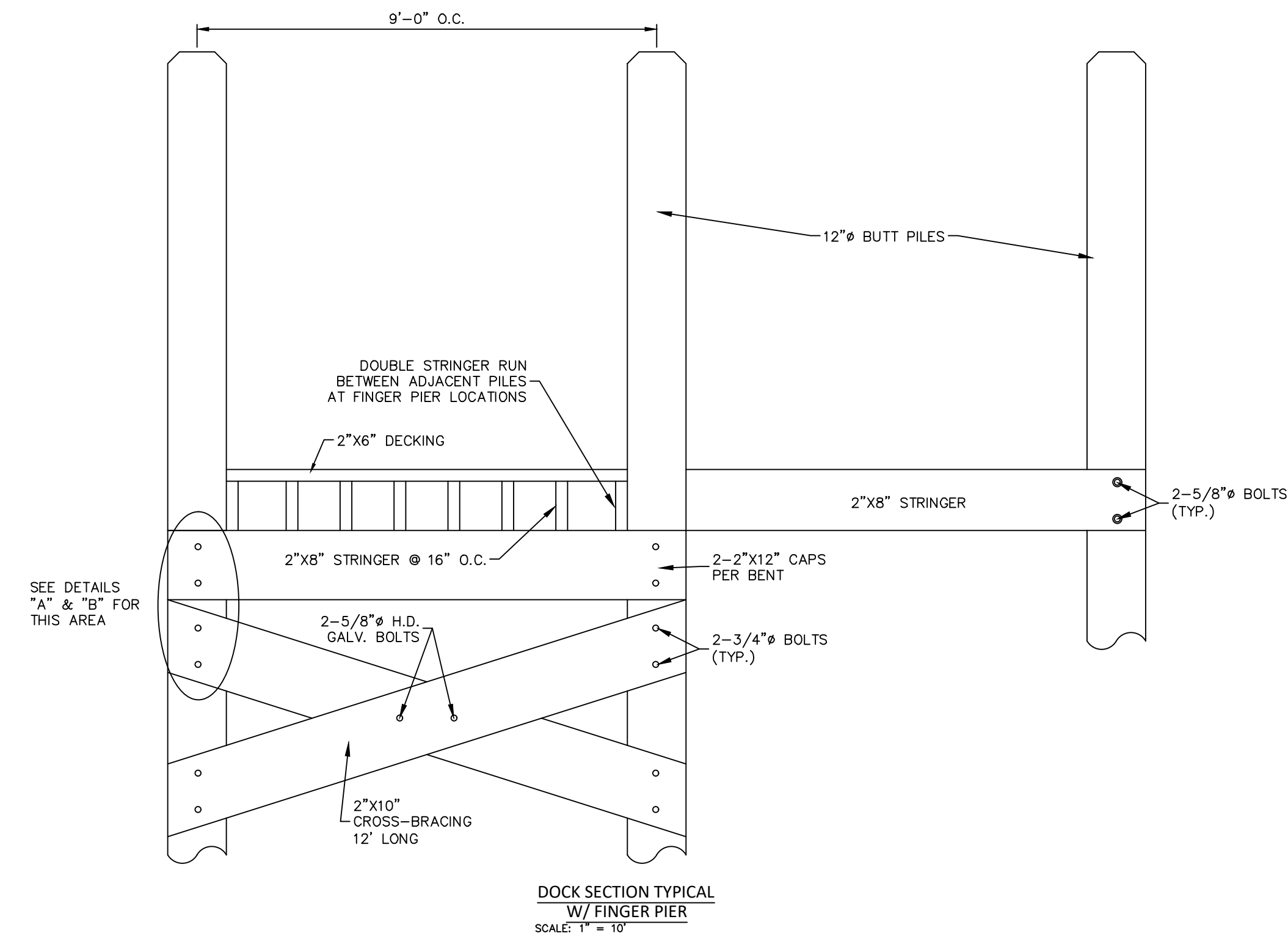
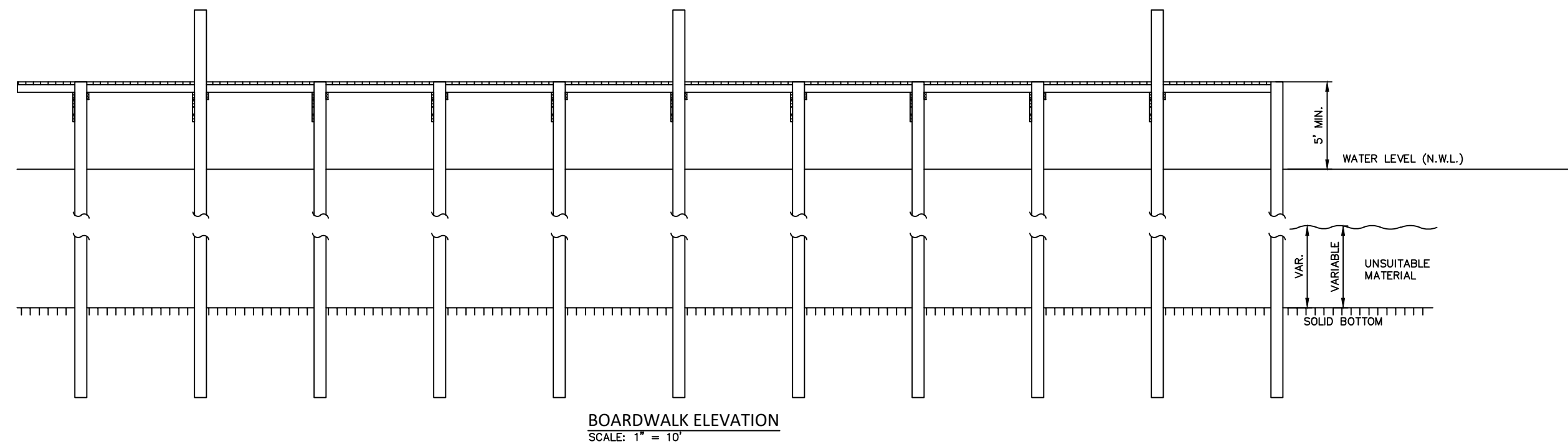
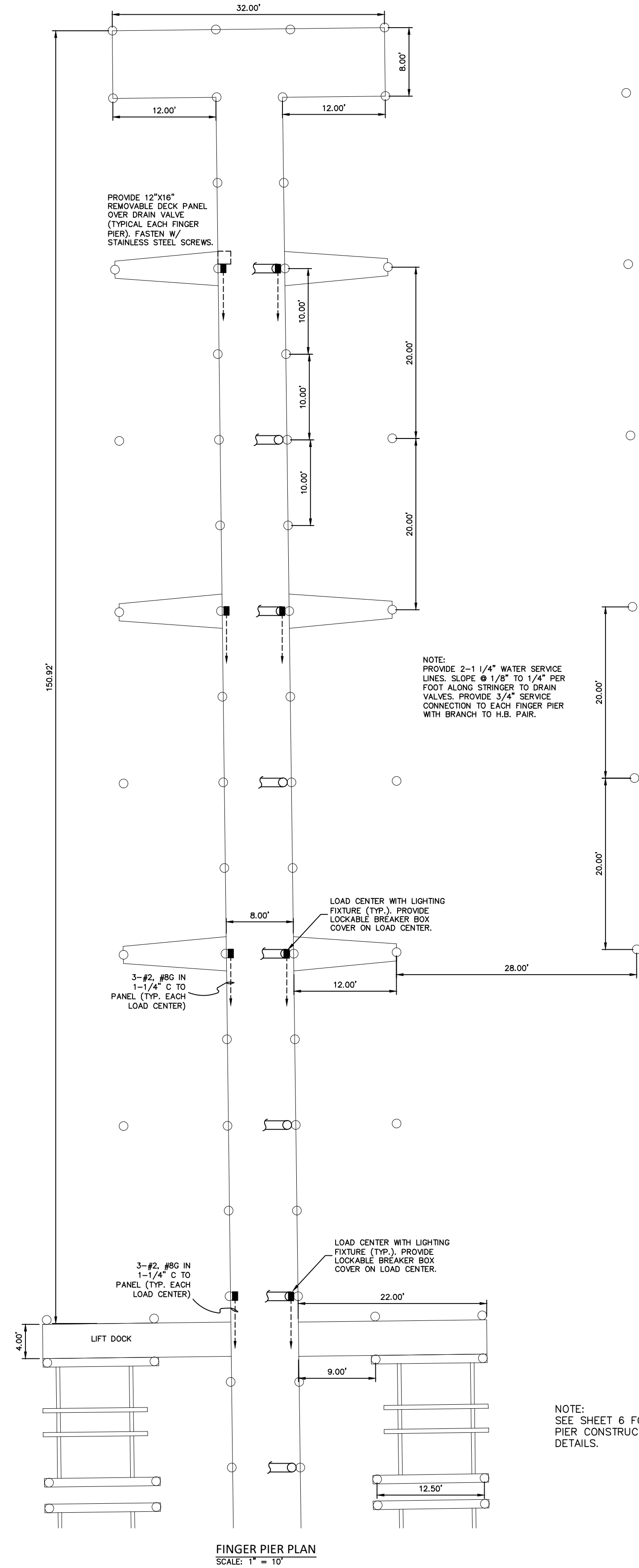
DOCK PLANS
(OVERVIEW)
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COROLLA BOAT CLUB
NORTH CAROLINA
POPULAR BRANCH TOWNSHIP CURRITUCK COUNTY
CONSTRUCTION DRAWINGS

NO.	DATE	DESCRIPTION

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DATE: 7/6/23	SCALE: 1"=50'
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DRAWN: KFW	APPROVED: BPG
SHEET: 4	OF 7
CAD FILE: 45960DB2	PROJECT NO: 4596



BOAT LIFT DETAIL
SCALE: N.T.S.

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DOCK PLANS

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COROLLA BOAT CLUB
NORTH CAROLINA

POPULAR BRANCH TOWNSHIP
CURRITUCK COUNTY

CONSTRUCTION DRAWINGS

REVISIONS

NO.	DATE	DESCRIPTION

PRELIMINARY
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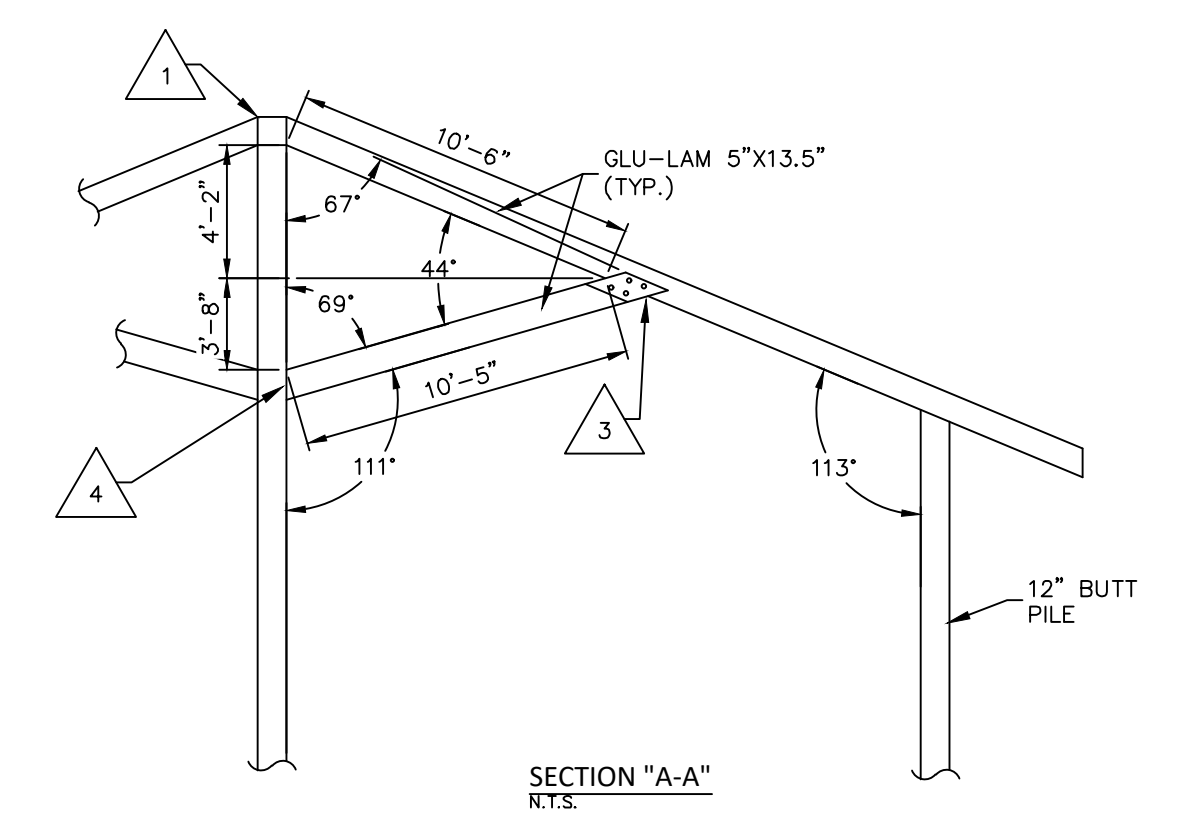
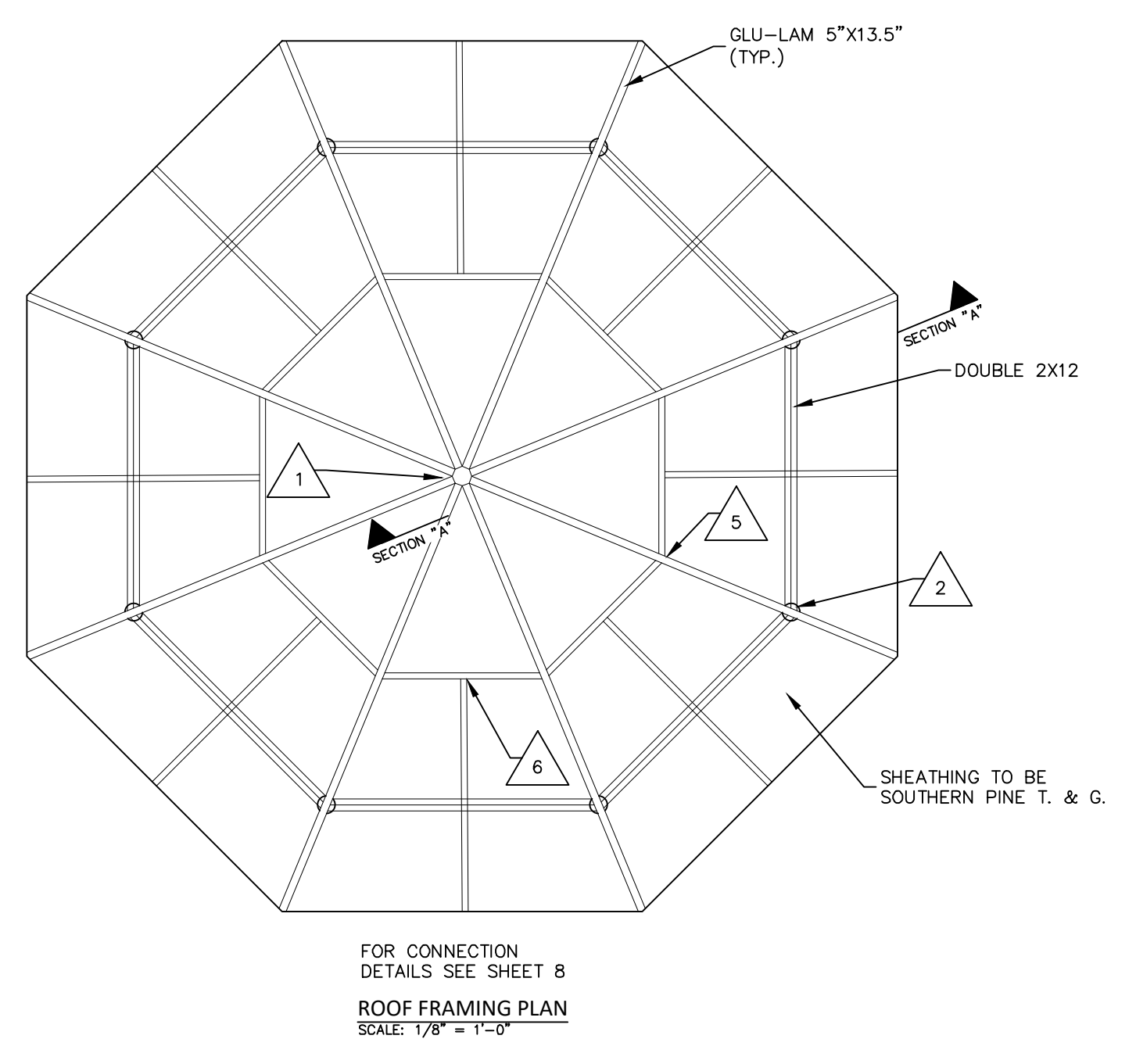
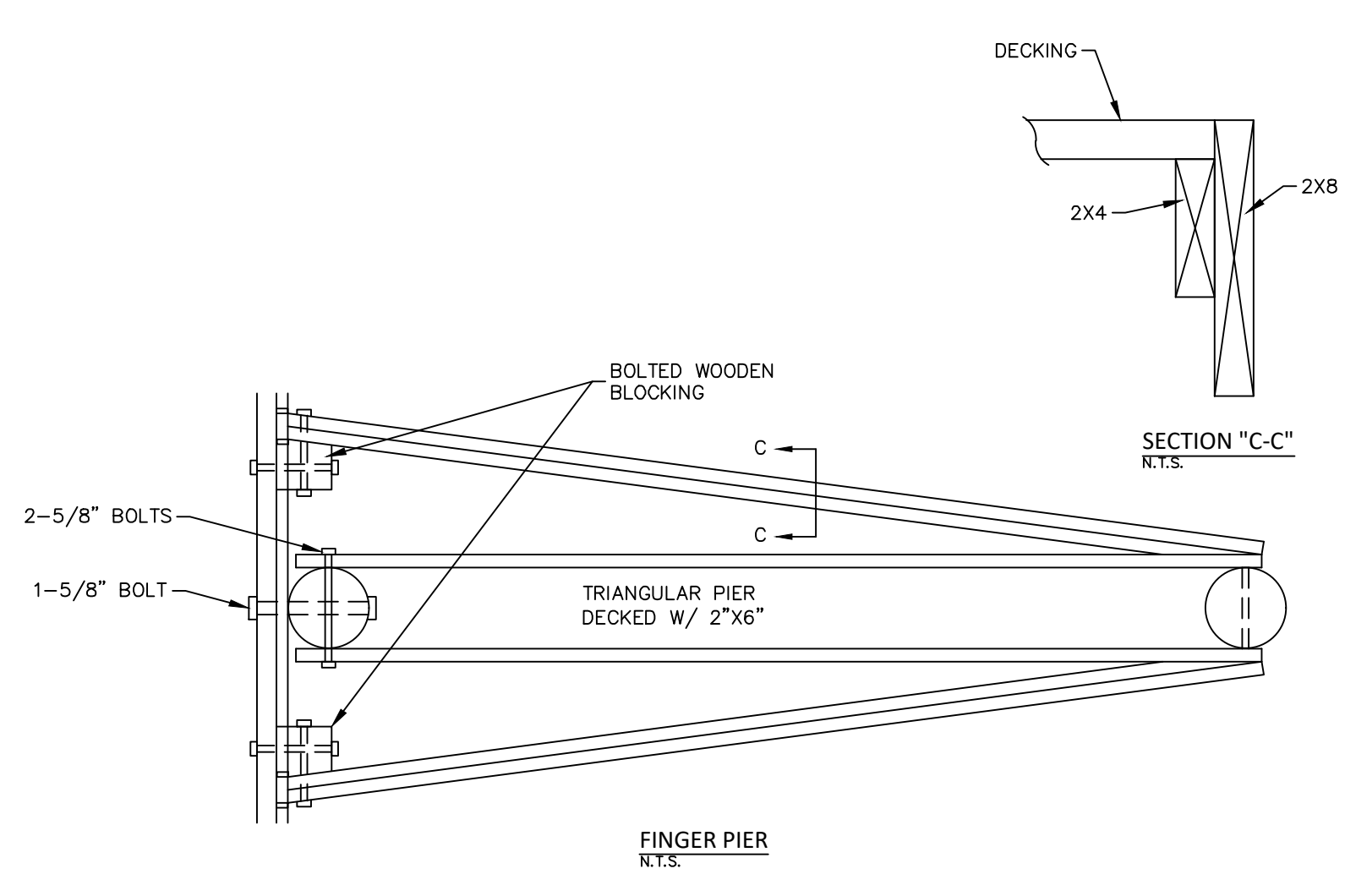
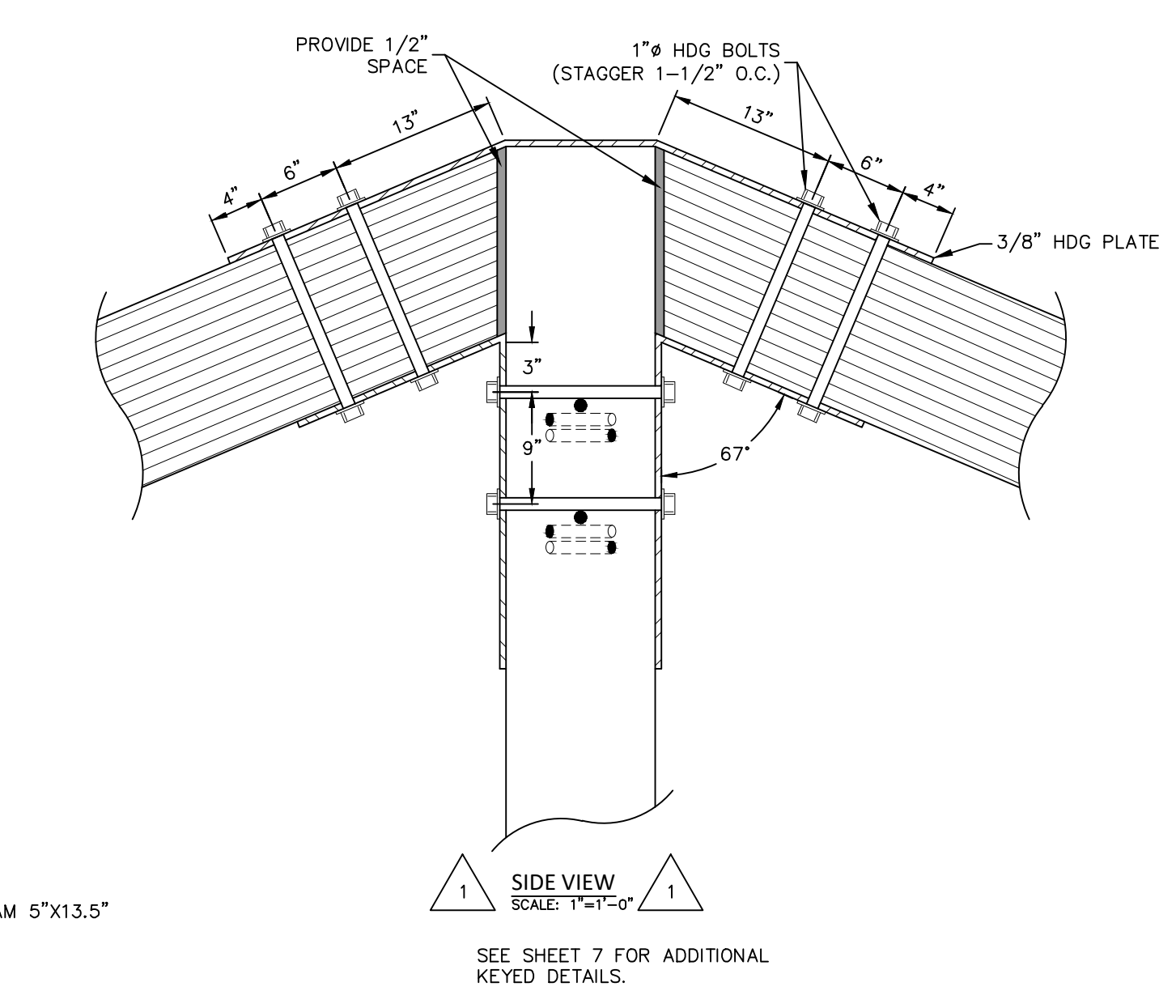
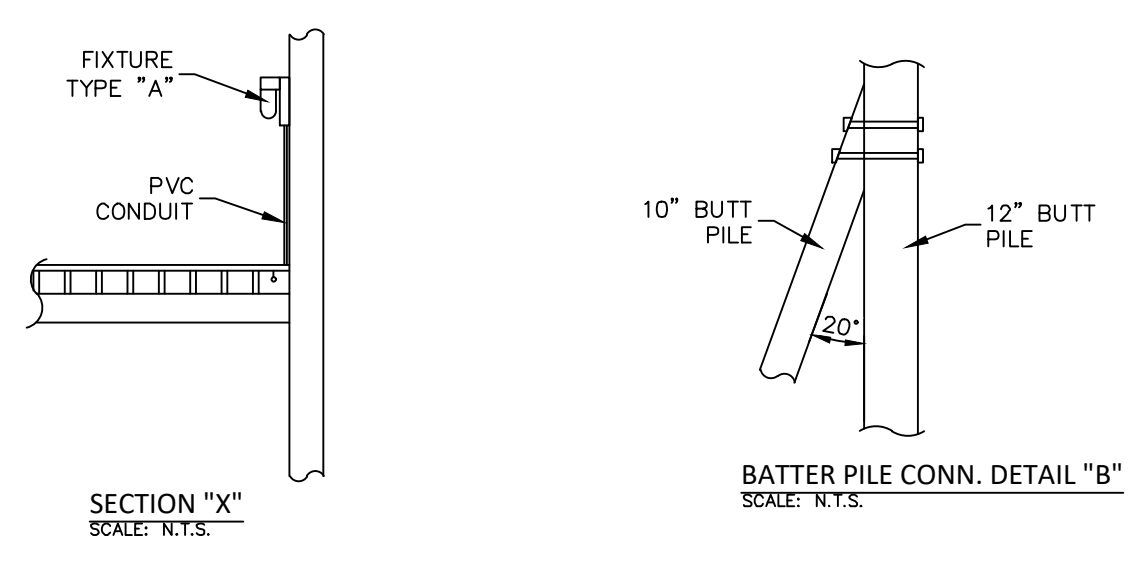
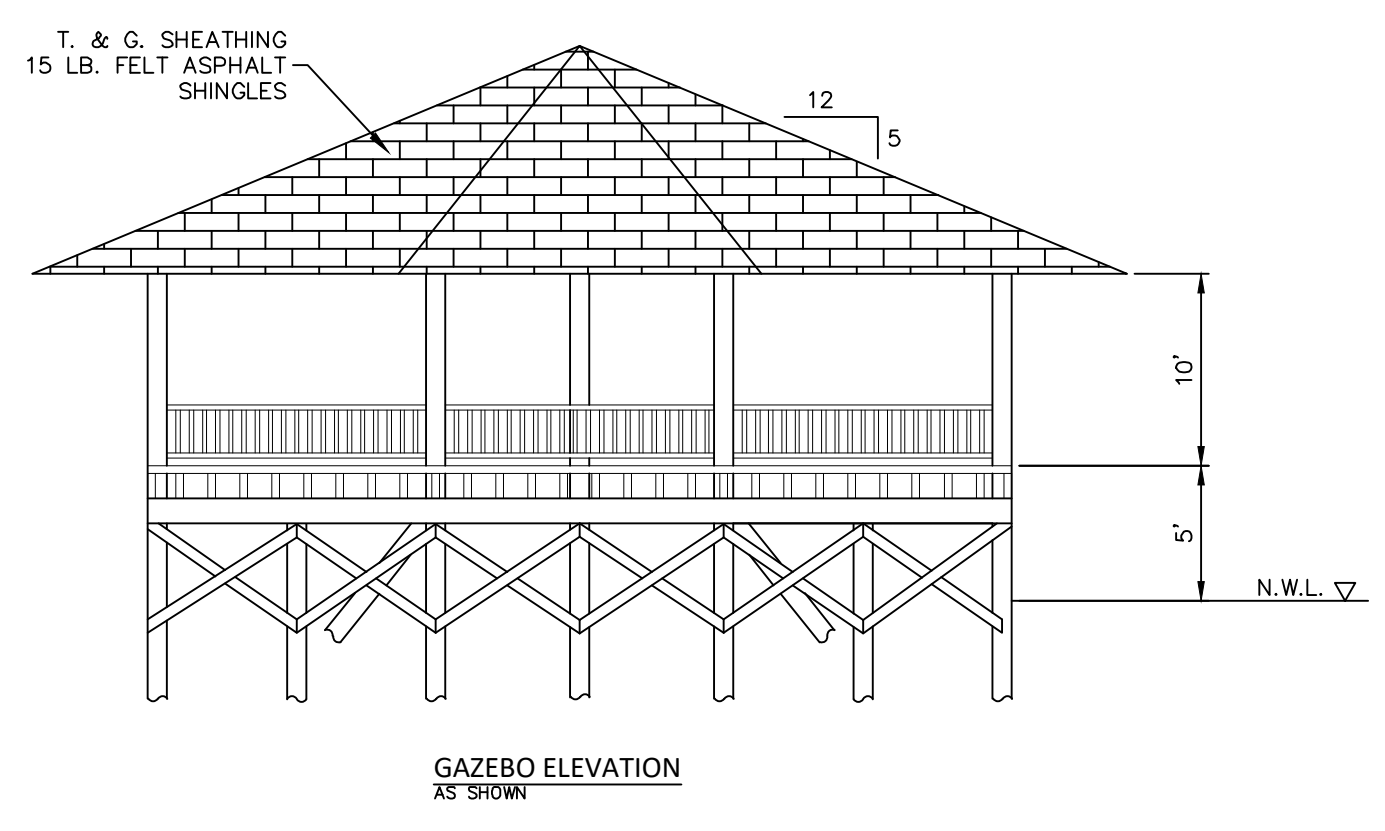
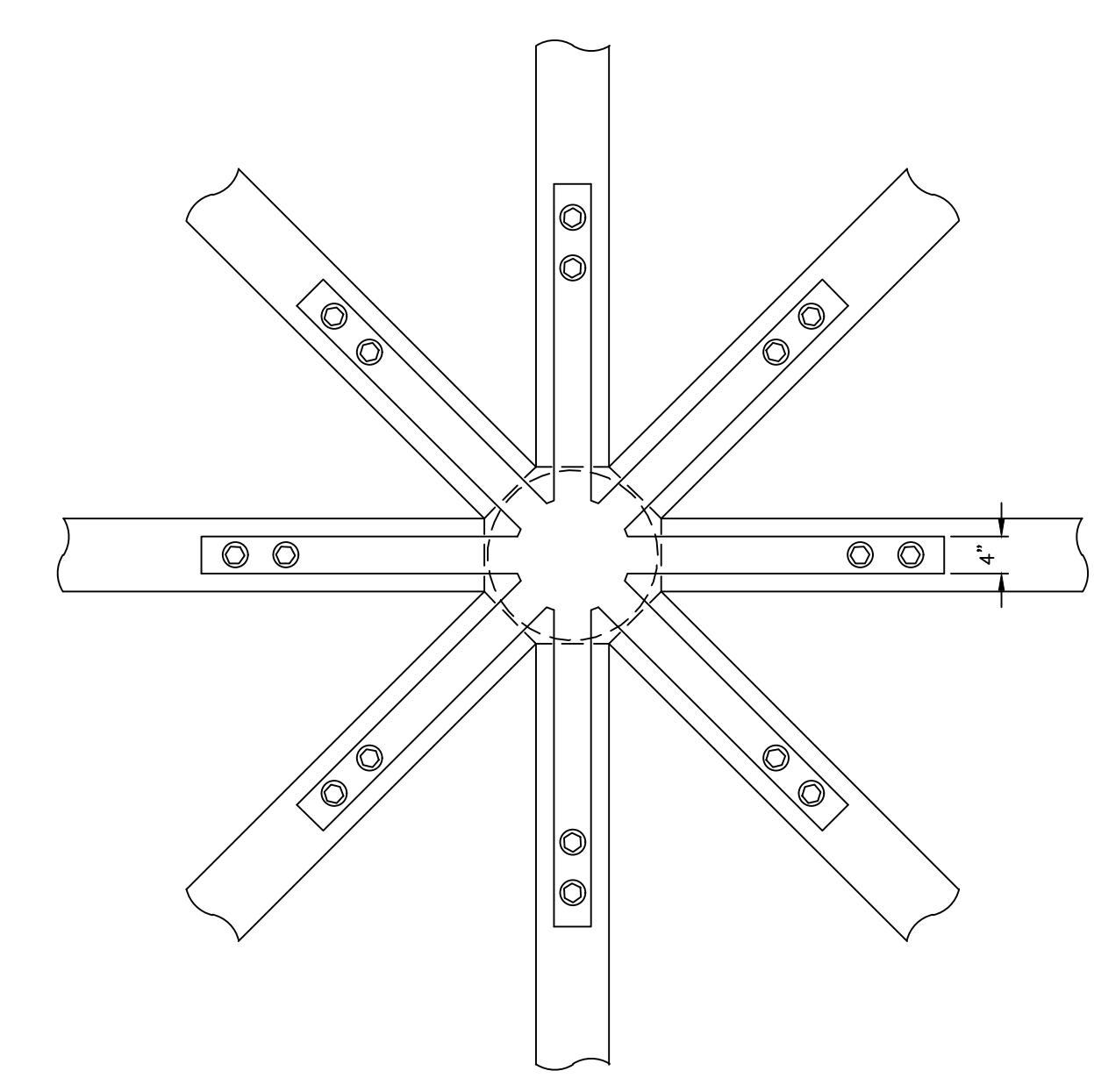
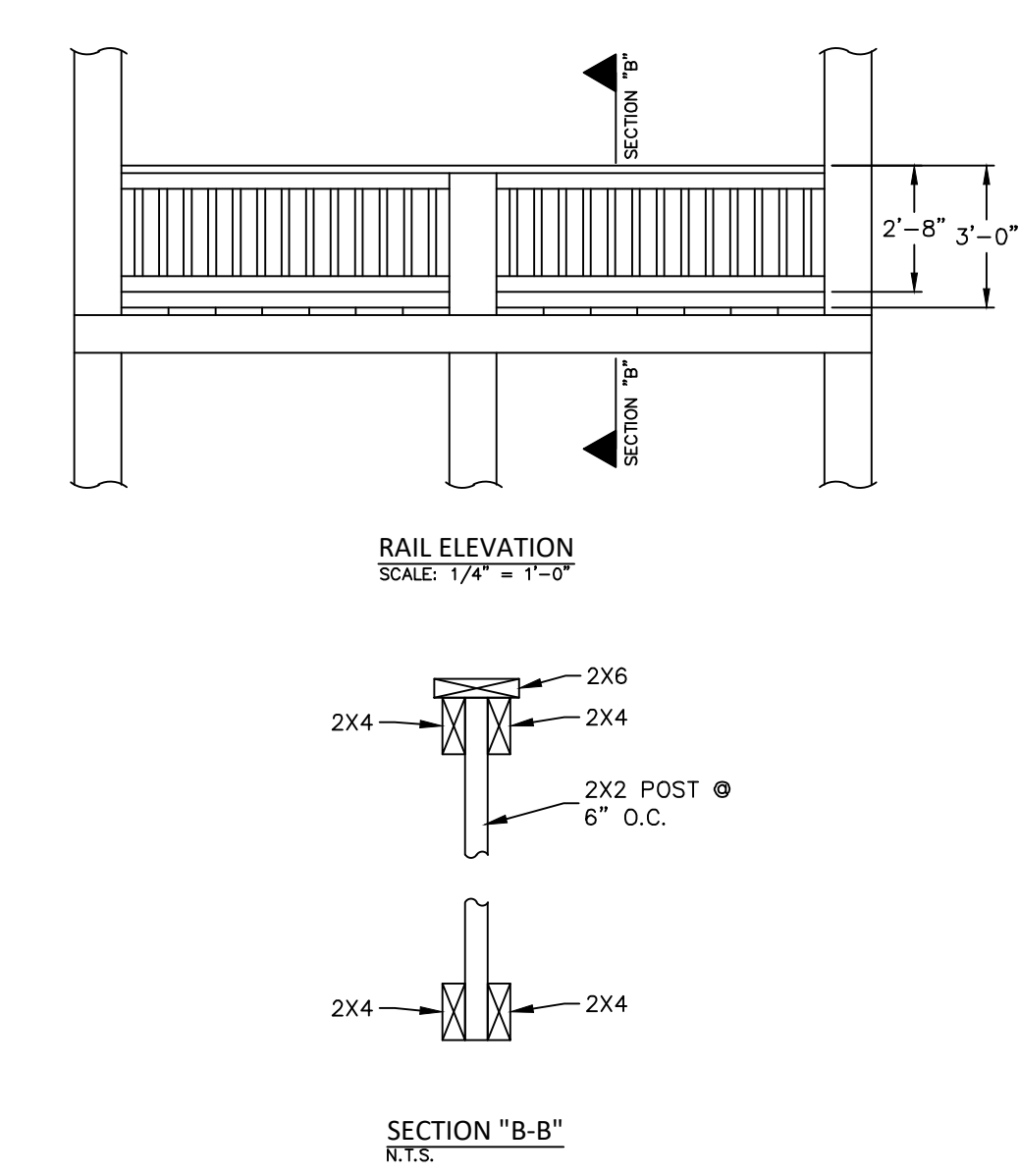
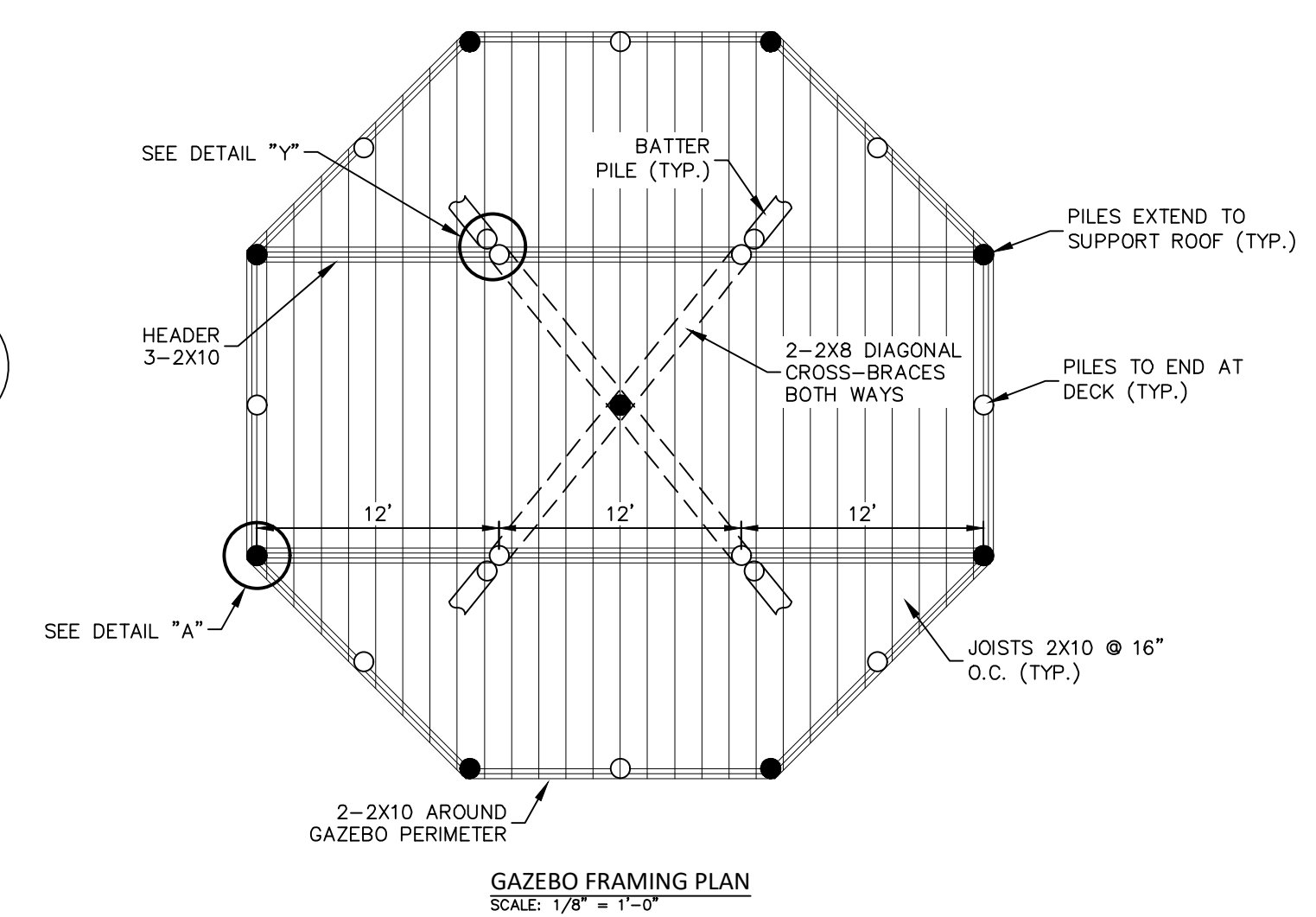
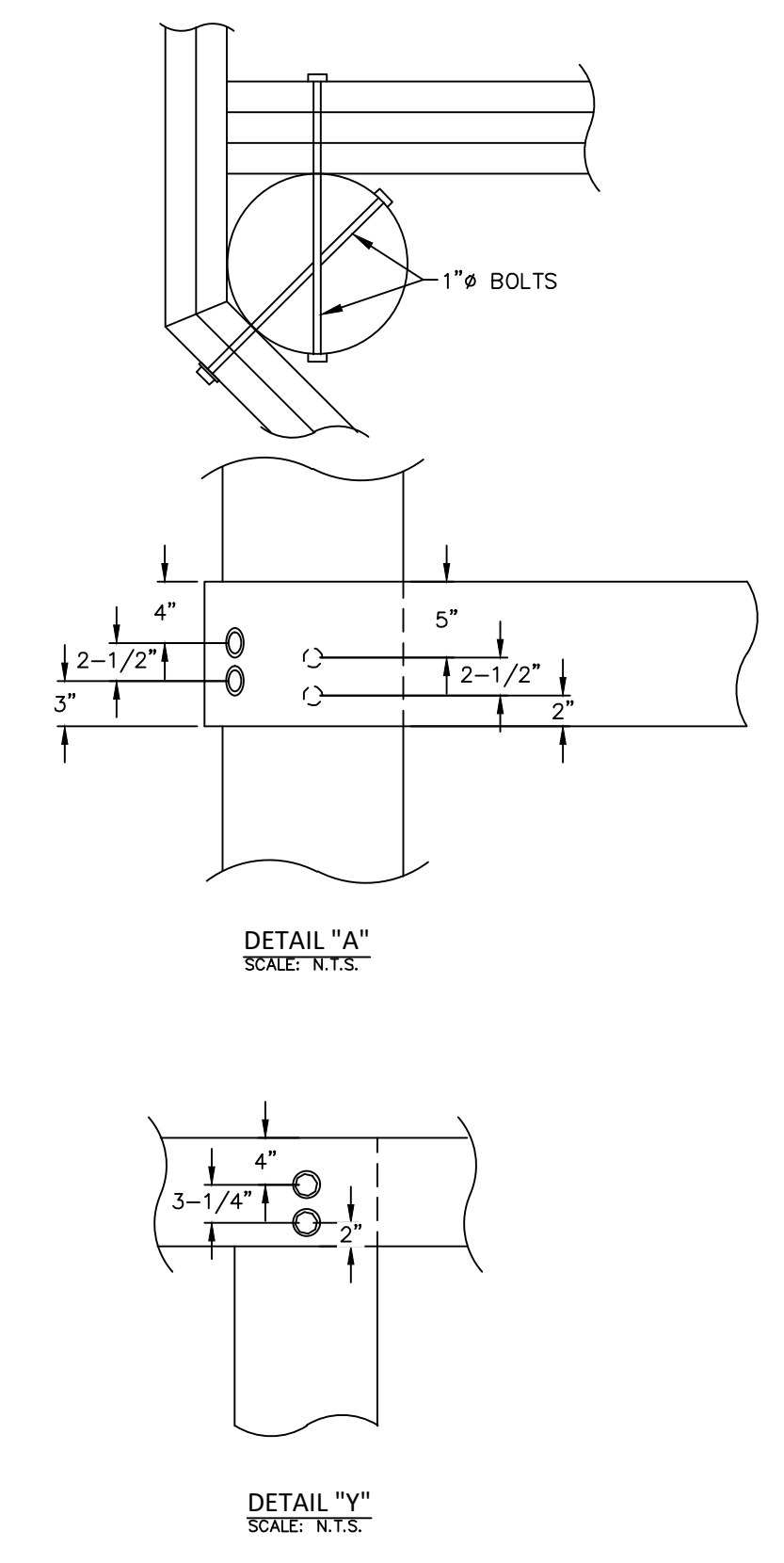
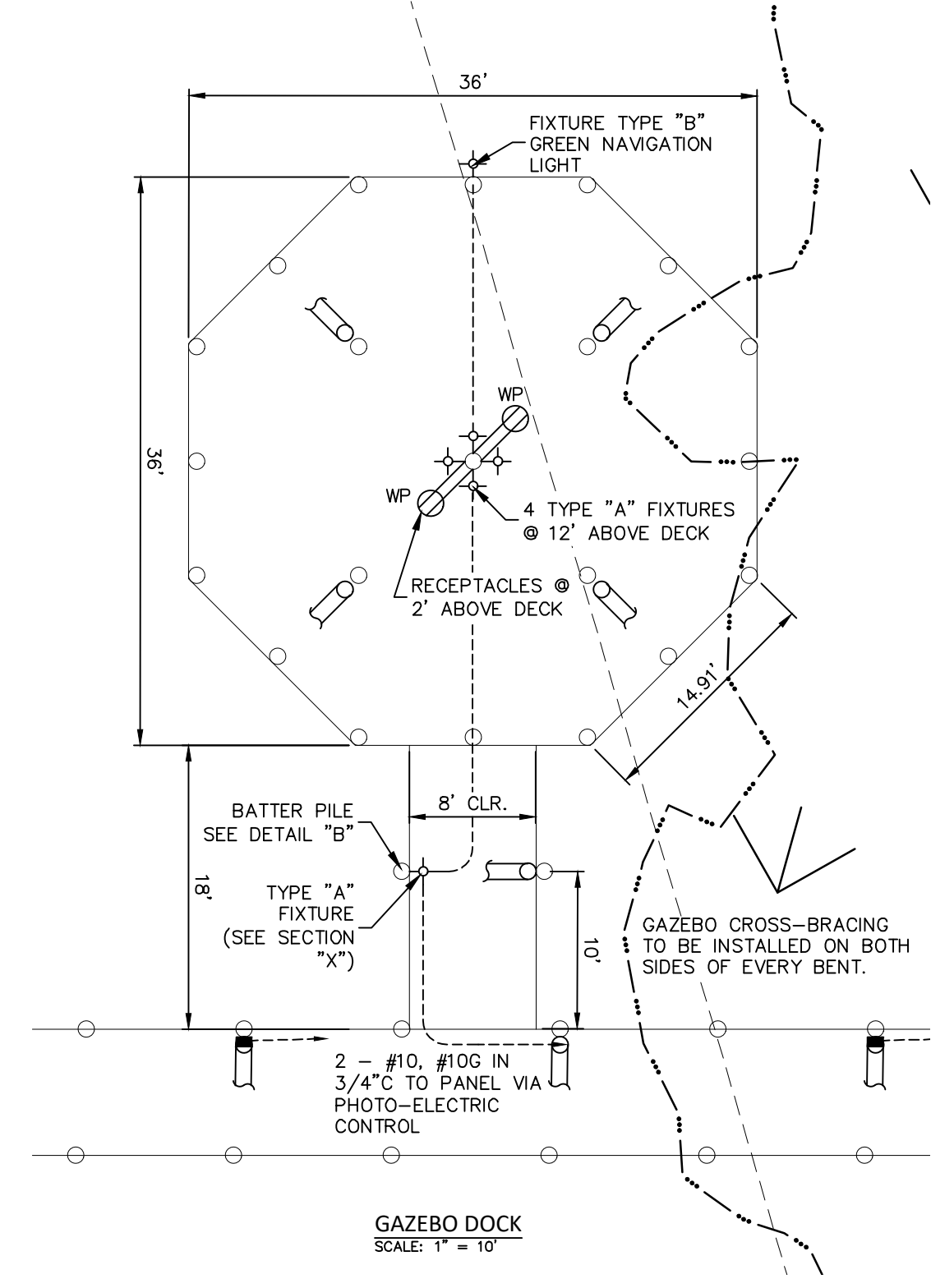
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SHEET: 5 OF 7

CAD FILE: 4596DB2

PROJECT NO: 4596



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GAZEBO FRAMING PLANS & DETAILS
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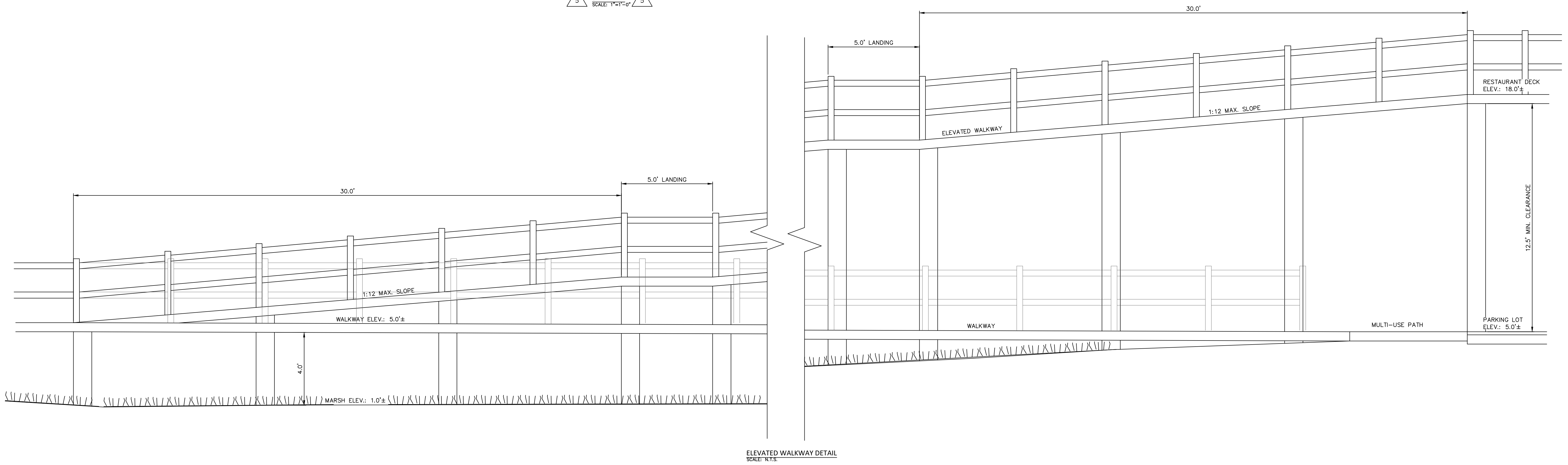
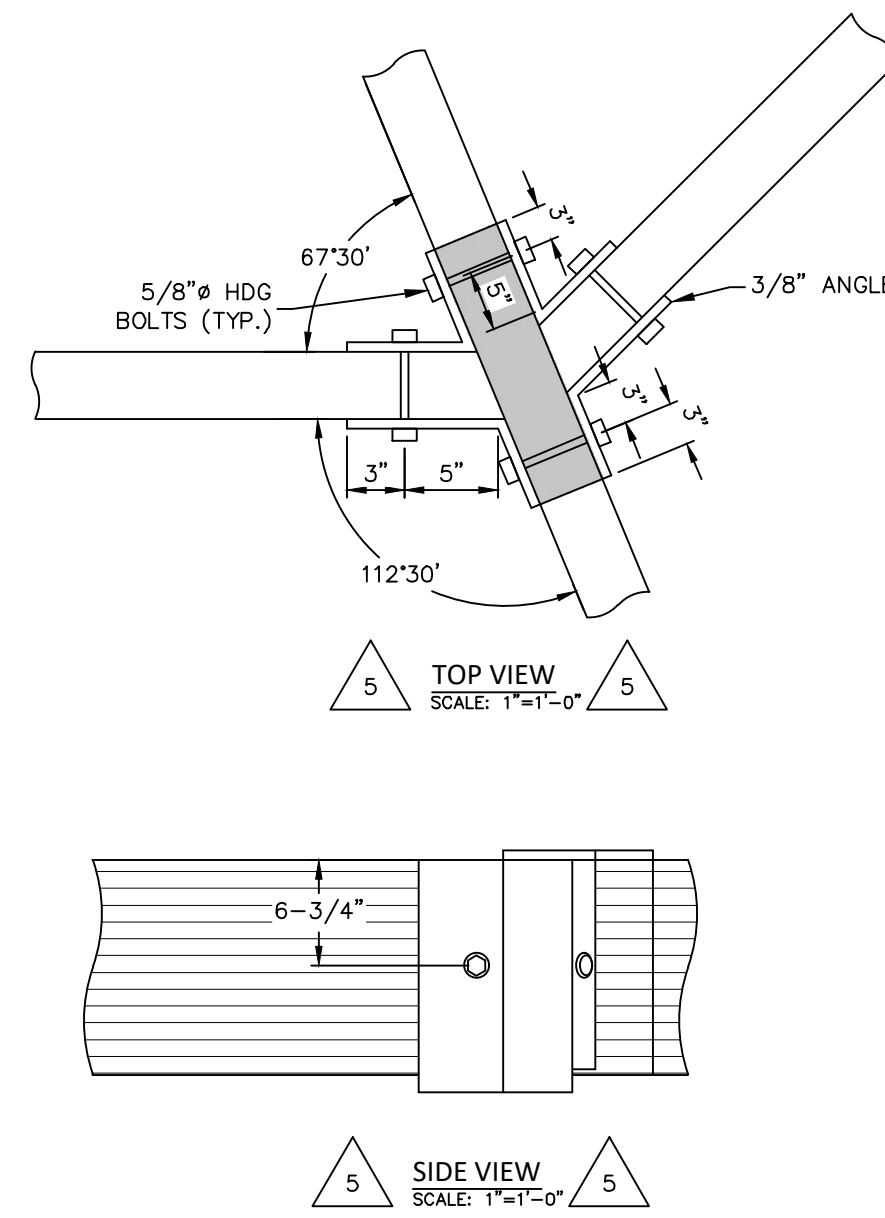
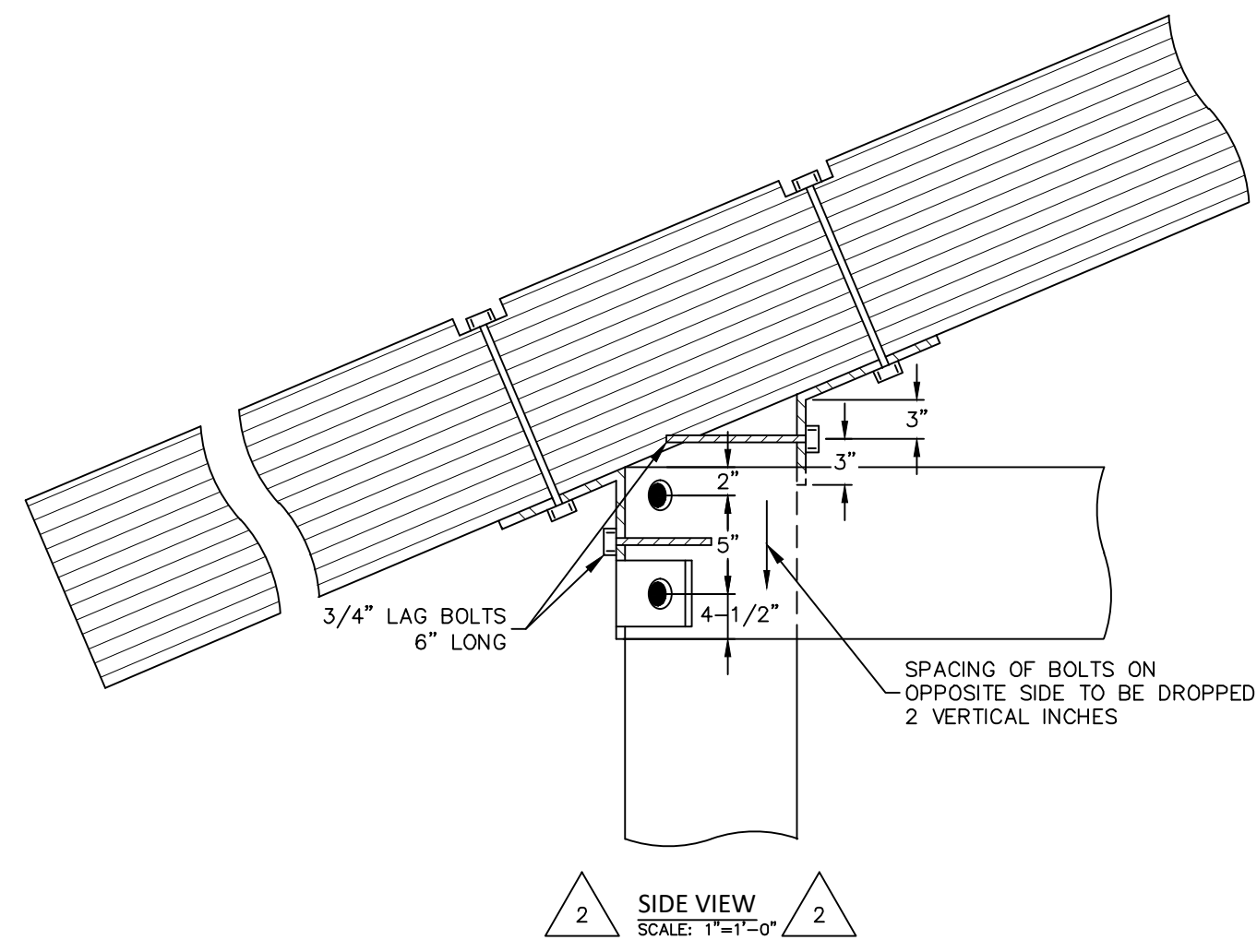
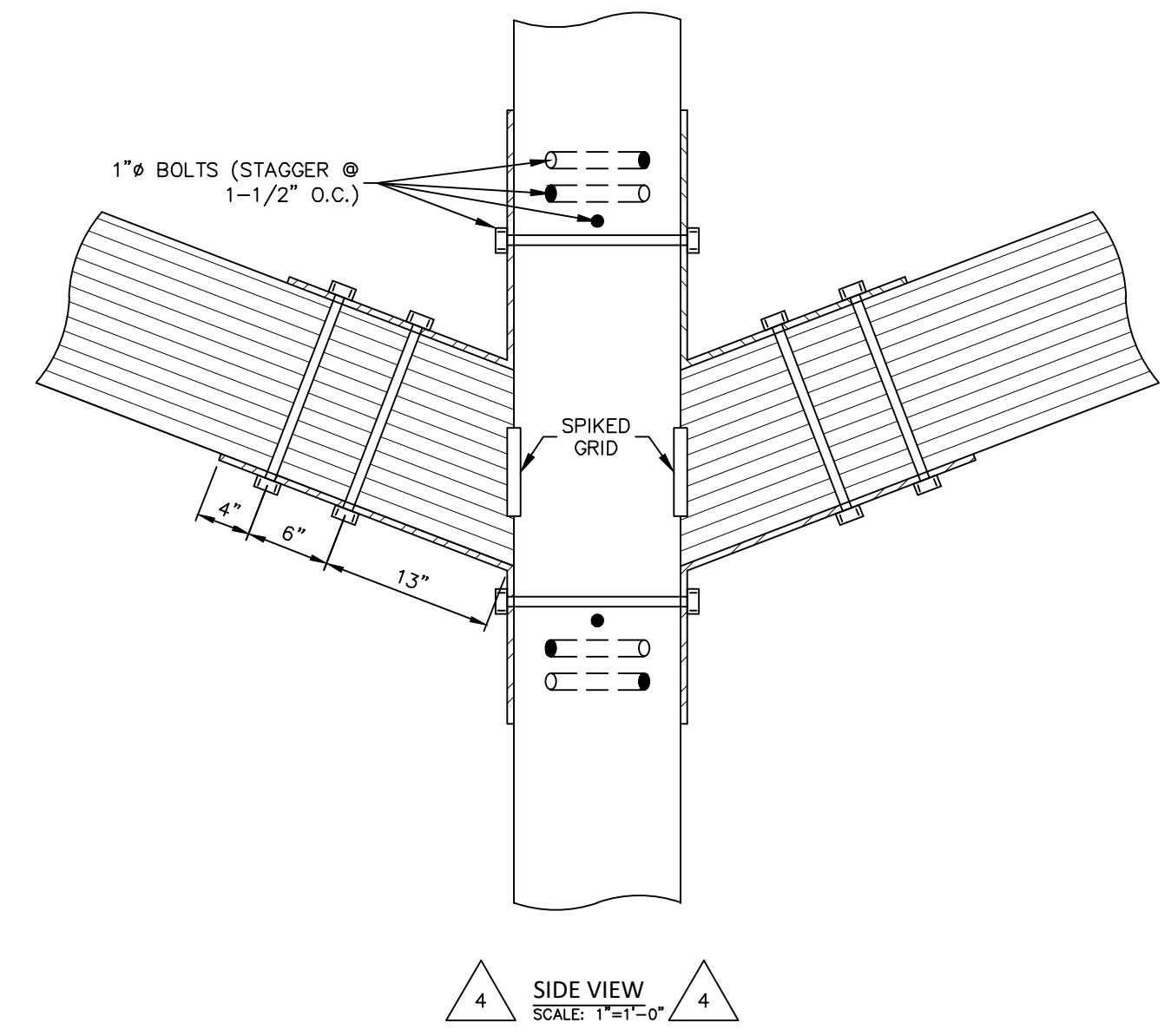
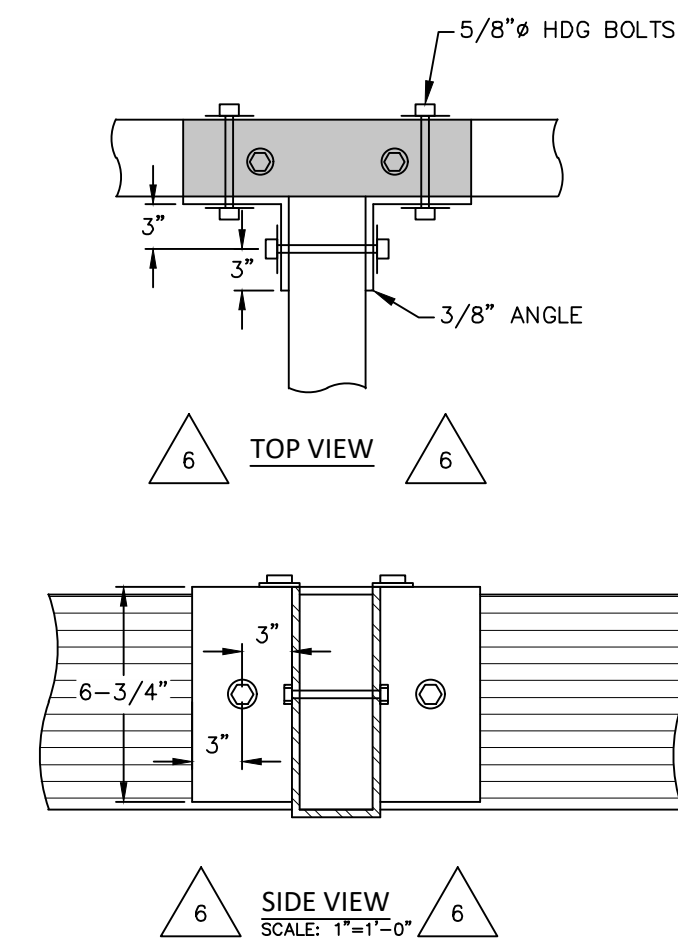
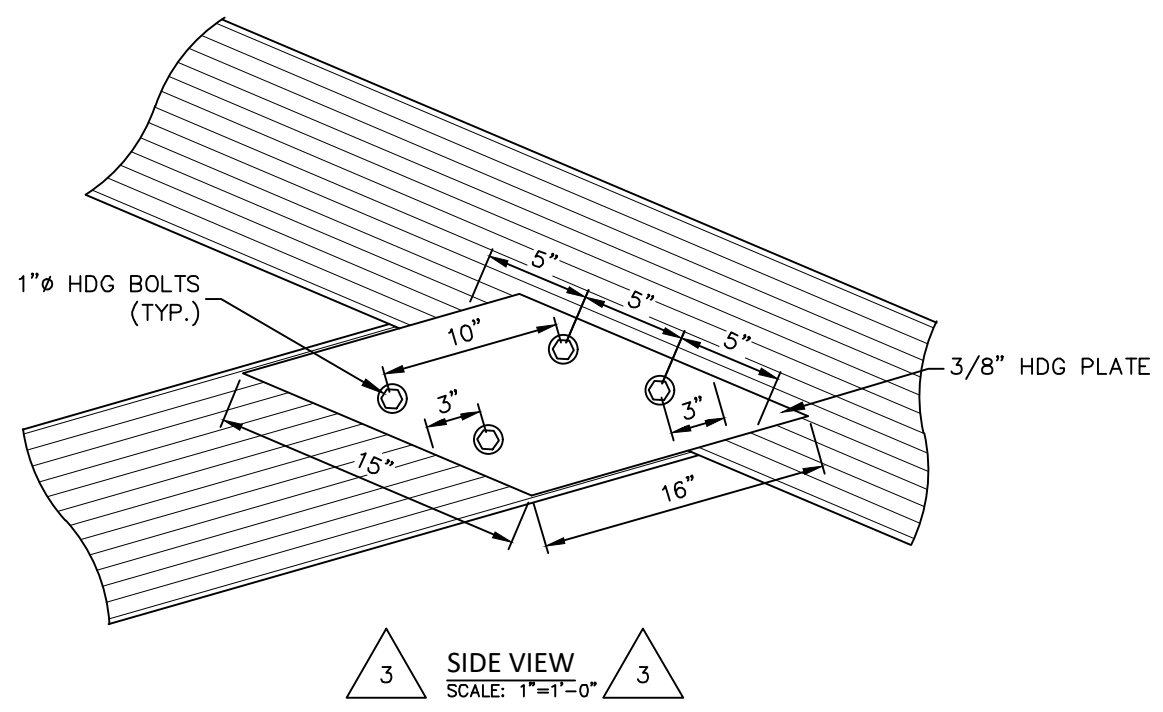
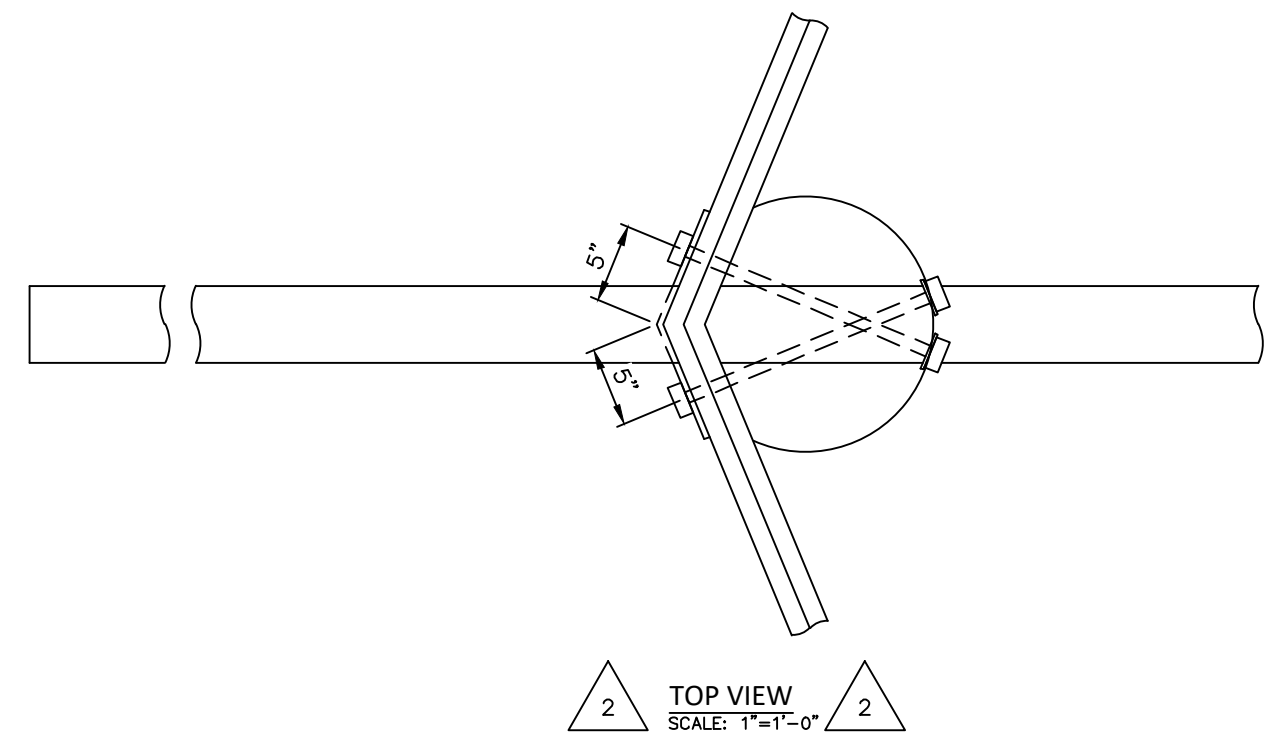
COROLLA BOAT CLUB
NORTH CAROLINA
CURRITUCK COUNTY
POPLAR BRANCH TOWNSHIP

NO.	DATE	DESCRIPTION

**PRELIMINARY
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CONSTRUCTION**

DATE: 7/06/23	SCALE: AS NOTED
DESIGNED: BPG	CHECKED: MSB
DRAWN: DMK/KFW	APPROVED: BPG
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PROJECT NO: 4596	

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REVISIONS

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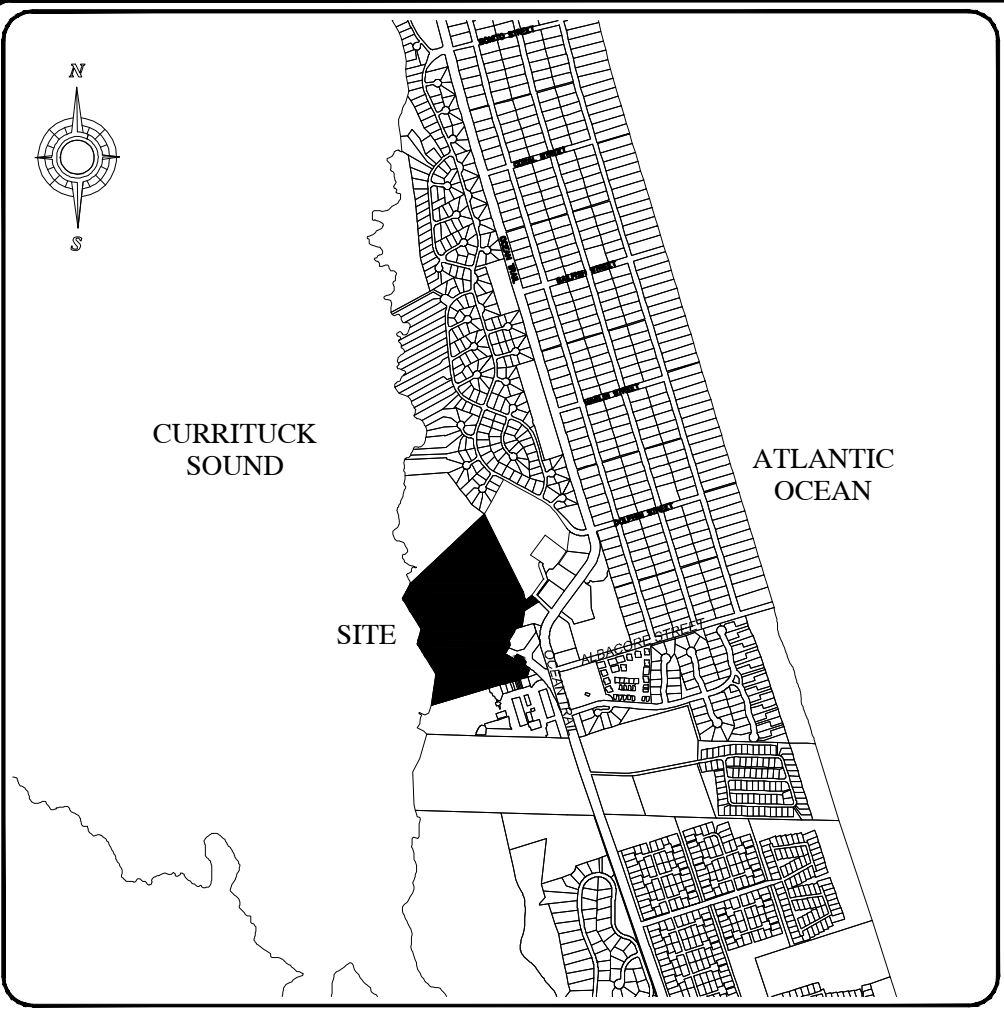
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DESIGNED: BPG	CHECKED: MSB
DRAWN: KFW	APPROVED: BPG
SHEET: 7	OF 7
CAD FILE: 45960002	PROJECT NO: 4596

AMENDED SKETCH PLANS FOR

COROLLA BOAT CLUB

AMENDMENT FOR DEVELOPMENT OF PHASE 10
 POPLAR BRANCH TOWNSHIP CURRITUCK COUNTY NORTH CAROLINA



VICINITY MAP
 SCALE: 1" = 1000'

- GENERAL NOTES:
1. PROJECT NAME: MONTERAY SOUND SHORE
 2. OWNER/APPLICANT: OUTER BANKS VENTURES, INC.
 P.O. BOX 549
 COROLLA, NC 27927
 3. PROPERTY DATA:
 PARCEL ID#: 0116-0000-010A-0000, 0116-0000-010B-0000 & 0116-0000-010C-0000
 PRIMARY ADDRESS: MALIA DRIVE, COROLLA, NC
 RECORDED REFERENCES: D.B. 1161, PG. 734, P.C. K, SL. 49
 PROPERTY ZONING: SFO-PUD
 5. F.I.R.M. DATA:
 ZONES X, AE (3') AND SHADED X PER F.E.M.A. F.I.R.M. MAP NUMBER 3721803200 K,
 EFFECTIVE DATE DECEMBER 21, 2018. USE OF LAND WITHIN A FLOODWAY OR FLOOD PLAIN
 IS SUBSTANTIALLY RESTRICTED BY CHAPTER 7 OF THE CURRITUCK COUNTY UNIFIED
 DEVELOPMENT ORDINANCE.

LEGEND	
	ROADWAY CENTERLINE
	RIGHT-OF-WAY
	PROPERTY BOUNDARY
	ADJOINING PROPERTY LINE
	EXISTING DITCH CENTERLINE
	EXISTING/PROP DITCH TOP OF BANK
	EXISTING WETLANDS
	EXISTING 404 BOUNDARY
	30' UNDISTURBED BUFFER (COUNTY)
	EXISTING GRADE CONTOUR
	PROPOSED GRADE CONTOUR
	EXISTING CULVERT
	PROPOSED CULVERT
	PROPOSED SIDEWALK

<i>Sheet Number</i>	<i>Sheet Title</i>
1	COVER SHEET, DEVELOPMENT NOTES & SITE LOCATION
2	EXISTING CONDITIONS & SITE FEATURES PLAN
3	P.U.D. OVERVIEW & SUMMARY OF USES
4	OVERALL SITE PLAN
5	DETAIL SITE PLAN
6	LAND USE ALLOCATION PLAN

Bissell Professional Group
 Firm License # C-155
 P.O. Box 1068
 2301 Poplar Branch Highway
 Corolla, NC 27927
 Phone: (252) 994-3295
 Fax: (252) 261-1760

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COVER SHEET, DEVELOPMENT
 NOTES & SITE LOCATION

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OUTER BANKS VENTURES
 NORTH CAROLINA
 CURRITUCK COUNTY
 POPLAR BRANCH TOWNSHIP
 AMENDED SKETCH PLAN

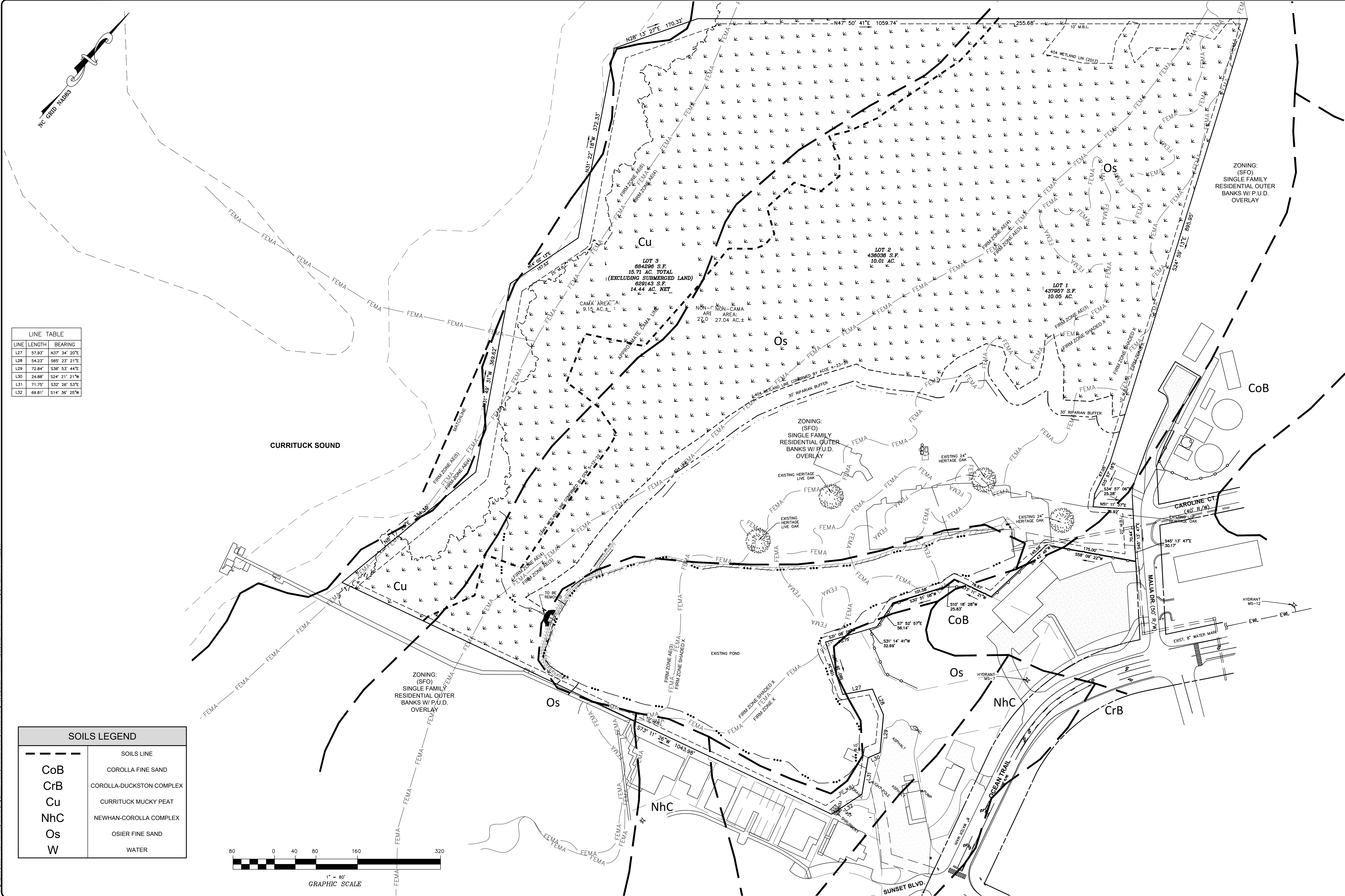
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				CHKD
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2	8/26/21	JURISDICT 404 LINE/200A - GAUGES		
3	9/10/21	REVISIONS		
4	8/22/21	DOUBLE BANK		

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 CONSTRUCTION

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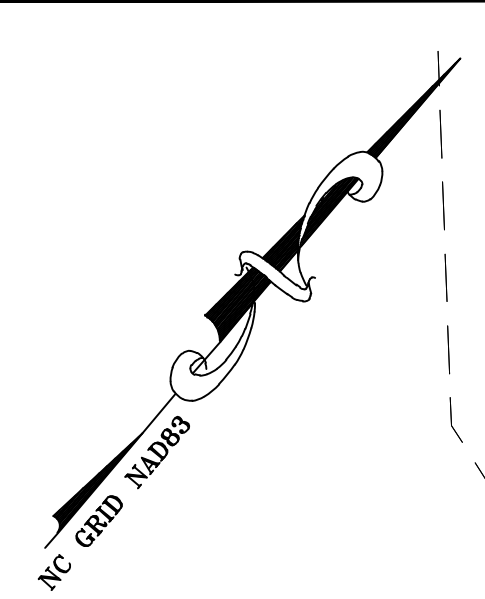
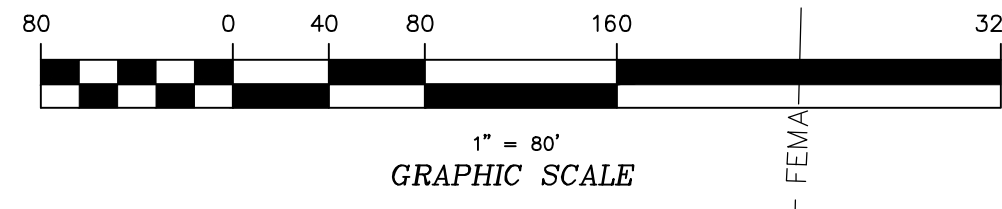
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 CAD FILE: 459600AS1
 PROJECT NO: 4596

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LINE	LENGTH	BEARING
L27	57.93'	N37° 34' 20"E
L28	54.23'	S65° 23' 21"E
L29	72.84'	S36° 53' 44"E
L30	24.88'	S24° 21' 21"W
L31	71.75'	S32° 28' 53"E
L32	69.81'	S14° 36' 25"W

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



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PROFESSIONAL GROUP
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and Environmental Specialists

EXISTING CONDITIONS & SITE FEATURES PLAN

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PROJECT: **OUTER BANKS VENTURES**
POPULAR BRANCH TOWNSHIP
CURRITUCK COUNTY
NORTH CAROLINA

NO. | DATE | REVISIONS | DESCRIPTION

DATE: 05/27/21 | SCALE: 1"=80'

DESIGNED: BPG | CHECKED: MSB

DRAWN: KFW | APPROVED: BPG

SHEET: **2** OF **6**

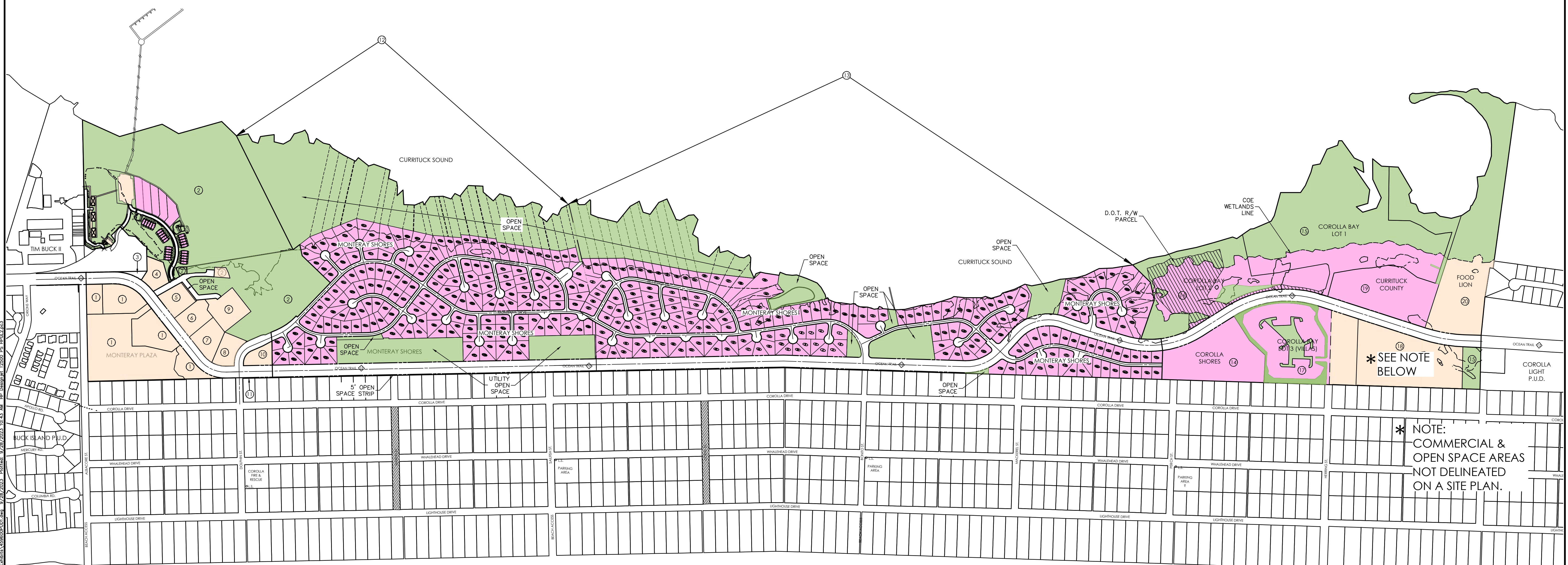
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PRELIMINARY
DO NOT USE FOR CONSTRUCTION

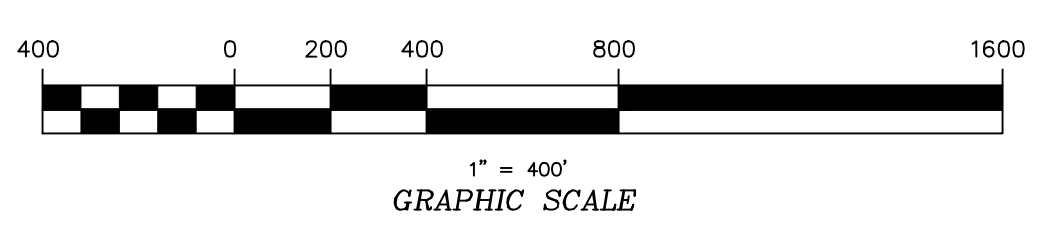
Map Reference	Designation	Total Area	CAMA Wetlands	Net Area for Development	Commercial	Residential	Open Space	References	Notes; Comments
1.	South of Phase 2:	69.630	9.0(5)	60.63	21.736	52 Units	46.858	"P.C. D., SL. 322"	Original Commercial Tract
2.	Monterey Plaza	12.785	-	12.785	12.785	-	-	"P.C.K., SL. 49-51"	Acreage includes 0.549AC R/W for Malia Drive, (R/W Ac. on plat is incorrect); parcel 10 commercial area from 11/20/09 and 1/22/14 A.S.P.'s; CAMA area unconfirmed.(2021 A.S.P.) Parcel 9 area corrected based on Parcel 5 condo Plat.
3.	Parcels 7, 8, 9 & 10*	48.721	9.0	39.721	1.433	-	46.744	-	-
4.	Church Parcel 6	0.220 (1)	-	0.220	0.220	-	-	-	-
5.	Parcel 7	0.119 (1)	-	0.119	-	-	0.119	-	-
6.	Parcel 8	11.639 (1)	-	11.639	-	-	11.639	-	-
7.	Parcel 9	36.194 (1)	9.15	27.044	1.208	36	30.976	-	Parcel 10 commercial per last several A.S.P.'s.
8.	Parcel 10	0.165	-	0.165	-	-	-	"D.B. 984, P. 113"	Now mini-golf parcel
9.	NCODT Residential	0.918	-	0.918	0.918	1 Unit	-	"P.C. G, SL. 205"	-
10.	Commercial Lot 4	0.976	-	0.976	0.976	1 Unit	-	"P.C. G, SL. 90"	-
11.	Commercial Parcel 3	1.114	-	1.114	1.114	-	-	"P.C. G, SL. 176"	-
12.	Commercial Area 1	1.056	-	1.056	1.056	2 Units	-	"P.C. E, SL. 136"	-
13.	Commercial Area 2	0.995	-	0.995	0.995	-	-	"P.C. E, SL. 137"	-
14.	Monterey Pines (Parcel 5) 2.093	-	-	2.093	1.712	48 Units	0.045 (UTILITY STRIP)	"P.C. G, SL. 135"; "P.C. I, SL. 133"	Common areas & amenity areas are not credited as open space; Caroline Court R/W acreage overlaps 0.047 Ac. with Malia Dr. R/W (corrected in table); Parcel 5 area also corrected per Condo Plat.
15.	Bank Parcel	0.778	-	0.778	0.778	-	-	"P.C. D, LS. 158"	-
16.	5' Buffer (across from bank)	0.029	-	0.029	-	-	0.029	Not shown on separate plat	Computed from plat
17.	Phase 2:	93.008	9.4	83.608	-	184 Lots	36.542	"P.C. D, SL. 20-27"; "P.C. D, SL. 54-61"	34.04 Ac. Open space on plat excludes 2.525 Ac. Well site (was originally included in PH. 1 open space calc.)
18.	Phase 1:	103.843	3.39	100.453	200 Lots	19,294	31.699	"P.C. B, SL. 366-371; 377"	43.15 Ac. Open space on plat; Ac. Shown in table is net of 16.08 Ac. WW site included in "South of Phase 2" in table) and 2.30 Ac. Well (actually 2.525 Ac. Included in Phase 2). Other open space areas (9 parcels) total 19,294 Ac.
19.	Phase 3:	88.828	3.875	84.953	14.46	218	31.699	"1.35 Ac. Disappeared from Corolla Bay when recombination plan was filed (P.C. J, SL. 126-127); and 0.1 Ac. Difference in Food Lion plats. 218 residential allocated to Phase 3 on A. S. P. dated approved on 3/15/20 and on 1/22/14 A. S. P.	
20.	Corolla Shores	7.24	-	7.24	-	19 Lots	-	"P.C. N, SL. 133"	Excludes any reduction due to NCDOT taking.
21.	Corolla Bay 1-4	57.418	3.875	53.543	-	-	-	"P.C. I, SL. 32-35"; "P.C. J, SL. 126-127"	"CAMA wetlands shown on P.C.Q., SL. 9-11"
22.	Section1 (Lot 1)	20.590* (2)	3.875	16.715	-	30 Lots	9.511	"P.C. J, SL. 198-200"	0.179 Ac. of land area was lost in recombination of Lots 1 & 2 (did not supersede)
23.	1A (Lot 1)	(Included in Lot 1)	-	-	-	6 Lots	-	"P.C. P., SL. 71"	0.018 Ac. Open space from Section 1 omitted from plat
24.	Section2 (Lot 2)	12.63* (2)	- (3)	-	-	10 Lots	3.504	"P.C. Q., SL. 9-11"	Acreage includes NCDOT R/W acquired (6.47Ac.) and 1.16 Ac. Lost compared to P.C. J, SL. 126-127
25.	Lot 3 (Villas)	12.848 *(2)	- (3)	-	3.007	83 Units (57+26)	3.818	"P.C. L, SL. 173-175"; "P.C. L, SL. 171-179"; "P.C. M, SL. 160-163"	Commercial for Lots 3 & 4 shown as 8.36 Ac. on approved plans. Computes as 8.95 Ac.
26.	Lot 3 (Residential)(Included)	- (3)	-	-	-	-	-	"P.C. I, SL. 32-35"	Open space and residential allocation per amended sketch plans for P.U.D. (3/15/2010 & 1/22/2014);
27.	Lot 4 (Undev.)	10.00 *(2)	- (3)	-	5.353	127	2.602	"P.C. H, SL. 221"	Open space per amended sketch plans for P.U.D. (3/15/2010 & 1/22/2014)
28.	Currituck County	10.07	- (3)	10.07	-	-	2.809	"P.C. G, SL. 356"	Commercial & open space allocations are from 1/22/2014 ASP (recorded plat shows 14.0 Ac. +/-, A.S.P. shows 14.1 Ac.; 14.1 used in development calcs.
29.	Corolla Shores V (Food Lion)	14.1	- (3)	14.1	6.1	-	8	-	711 total does not consider any loss of lots in Corolla Shores due to N.C.D.O.T. taking.
TOTALS:		355.309	25.815	329.494	36.222	711	128.888		

FOOTNOTES:
(1) Included in 48.721 Ac. Totals for Parcels 7, 8, 9 & 10.
(2) Included in 57.418 Ac. Totals for Corolla Bay 1-4.
(3) No CAMA wetland data provided on plats.
(4) 43.35 Ac. CAMA in 2006 A.S.P., but not identified by plat.
(5) Confirmed CAMA delineation is 9.15 Ac. (2022)

	PREVIOUS	9-23 MODIFICATION	AFTER MODIFICATION	Notes
Total area in P.U.D.	355.309 Ac.	-	355.309 Ac.	Recomputed from record maps
CAMA Wetlands	43.38 Ac.	-	43.38 Ac.	From 2006 A.S.P.
Net Development Area	311.929 Ac.	-	311.929 Ac.	
Commercial Area	36.222 Ac.	-	36.222 Ac.	From 2010 & 2014 A.S.P.'s
Commercial %	10.195 %	-	10.195 %	
Residential Units	747	29 Units	776	
Residential Density	2.396/Ac.	-	2.489/Ac.	Based on Net Area
Open Space Area	128.888 Ac.	4.01 Ac.	130.343 Ac.	Recomputed from record maps
Open Space %	36.27 %	-	36.67 %	



RESIDENTIAL	(Pink)
COMMERCIAL	(Orange)
OPEN SPACE	(Green)



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BISSELL PROFESSIONAL GROUP
Engineers, Planners, Surveyors
and Environmental Specialists

P.U.D. OVERVIEW & SUMMARY OF USES

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MONTERAY SHORES P.U.D.
NORTH CAROLINA
CURRITUCK COUNTY
POPULAR BRANCH TOWNSHIP

AMENDED SKETCH PLAN

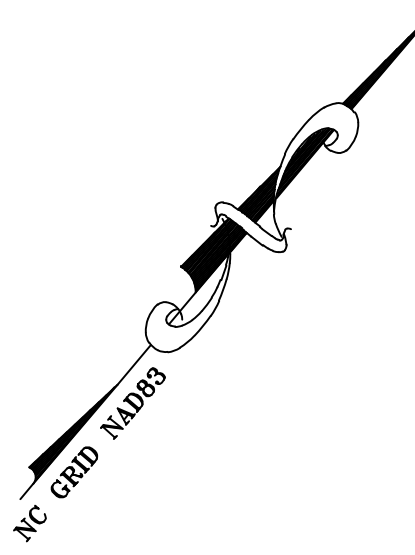
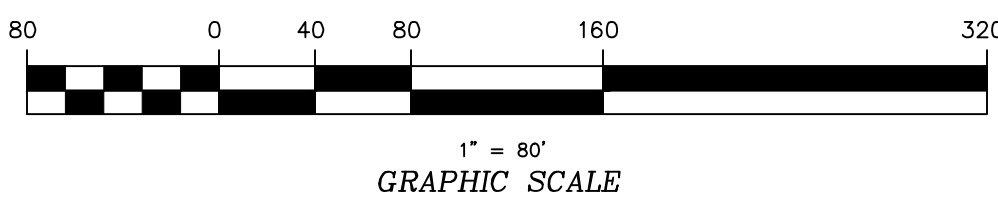
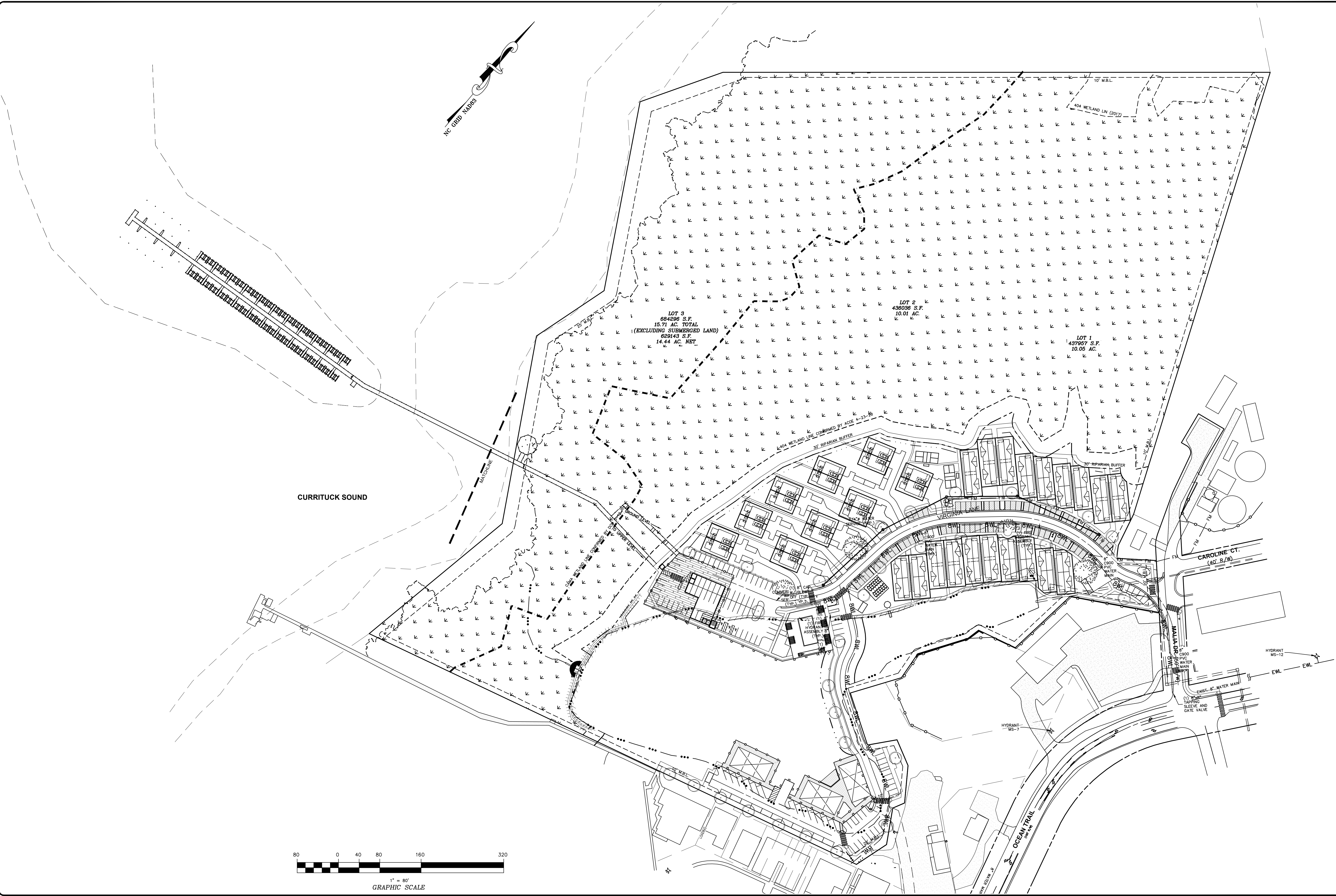
NO.	DATE	DESCRIPTION	BY	CHECKED
1	8/22/21	ISSUED FOR S.U.P.	KFW	BPG
2	9/21/23	ISSUED FOR COMM.	KFW	MSB
3	10/2/23	ISSUED FOR COMM.	KFW	MSB
4	10/2/23	ISSUED FOR COMM.	KFW	MSB
5	10/2/23	ISSUED FOR COMM.	KFW	MSB
6	10/2/23	ISSUED FOR COMM.	KFW	MSB

* NOTE: COMMERCIAL & OPEN SPACE AREAS NOT DELINEATED ON A SITE PLAN.

* SEE NOTE BELOW

DATE: 5/27/21 SCALE: 1" = 400'
DESIGNED: BPG CHECKED: MSB
DRAWN: KFW APPROVED: BPG
SHEET: 1 OF 1
CAD FILE: 459600PUD1
PROJECT NO: 4596

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OVERALL MIXED USE SITE PLAN

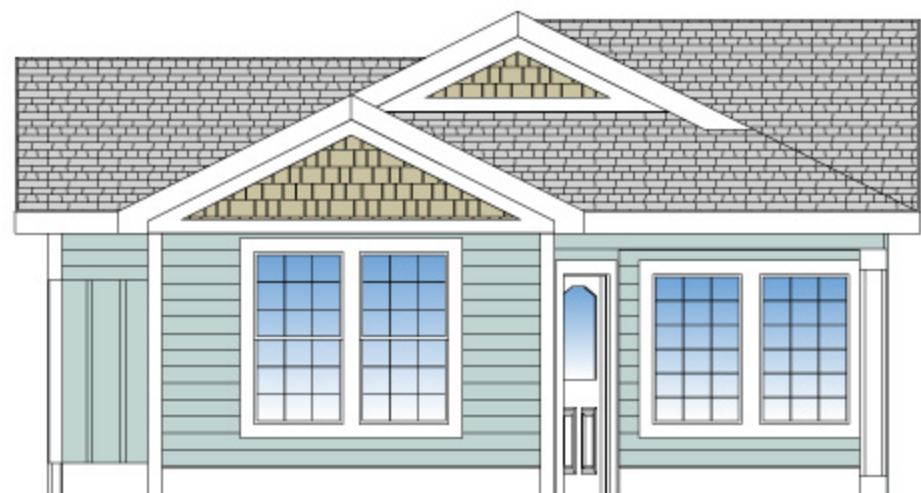
OUTER BANKS VENTURES
POPULAR BRANCH TOWNSHIP
CURRITUCK COUNTY
NORTH CAROLINA

NO.	DATE	DESCRIPTION	BY
1	6/22/21	ISSUE COMMENTS	JCF
2	7/22/21	UPDATE ADJ. LINE & BODIES	JCF
3	8/22/21	UPDATE ADJ. LINE & BODIES	JCF
4	8/22/23	DOUBLE PLAN	JCF

PRELIMINARY
DO NOT USE FOR
CONSTRUCTION

DATE: 05/27/21 SCALE: 1"=80'
 DESIGNED: BPG CHECKED: MSB
 DRAWN: KFW APPROVED: BPG
 SHEET: 4 OF 6
 CAD FILE: 4596000AS1
 PROJECT NO: 4596

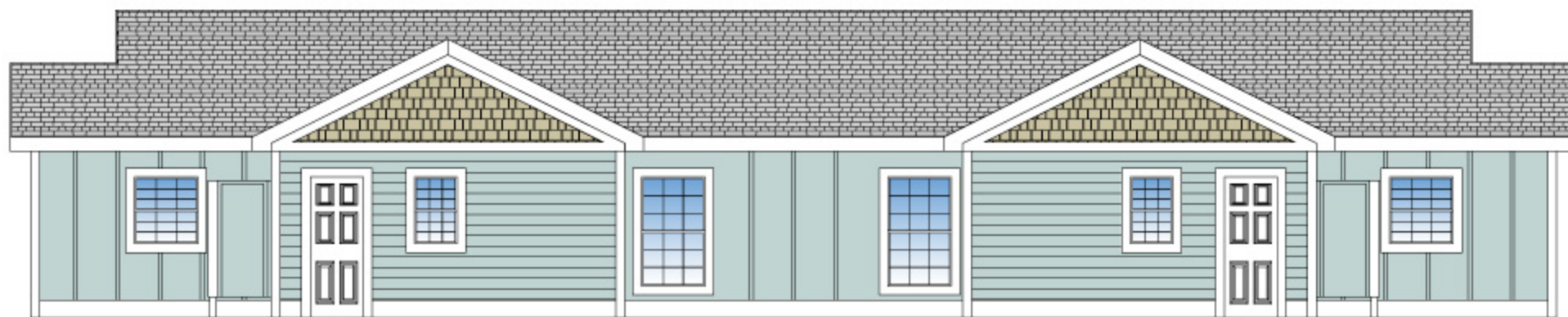
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FRONT ELEVATION



REAR ELEVATION



LEFT ELEVATION



RIGHT ELEVATION