

**U.S. ARMY CORPS OF ENGINEERS**  
**WILMINGTON DISTRICT**

Action Id. SAW-2021-01182 County: Currituck U.S.G.S. Quad: NC-Corolla

**NOTIFICATION OF JURISDICTIONAL DETERMINATION**

Requestor: Edgewater Beach, LLC  
Ms. Julie Judge  
Address: 1175 Winderly Lane  
Newton Square, Pennsylvania 19703  
Telephone Number: (917) 209-6750  
E-mail: nathan@edgewatercollection.com

Size (acres)	<u>25.7 (Review Area)</u>	Nearest Town	<u>Corolla</u>
Nearest Waterway	<u>Currituck Sound</u>	River Basin	<u>Albemarle-Chowan</u>
USGS HUC	<u>03010205</u>	Coordinates	Latitude: <u>36.428817</u> Longitude: <u>-75.841634</u>

Location description: The properties within the review area are identified as Currituck County Tax Parcel ID Number(s) 0102000002A0000 (Lot 1), 0102000002B0000 (Lot 2), 0102000002C0000 (Lot 3), 0102000002D0000 (Lot 4) and are located at 1497 McKay Court, 1496 McKay Court, 1494 McKay Court, and 1492 Ocean Pearl Road, respectively in Corolla, Currituck County, North Carolina. The review area is approximately 25.7 acres containing approximately 5.14 acres of potential wetlands. See attached map entitled Wetland Delineation Map, dated 12/09/2021.

**Indicate Which of the Following Apply:**

**A. Preliminary Determination**

- There appear to be **wetlands** on the above described project area/property, that may be subject to Section 404 of the Clean Water Act (CWA)(33 USC § 1344) and/or Section 10 of the Rivers and Harbors Act (RHA) (33 USC § 403). The **wetlands** have been delineated, and the delineation has been verified by the Corps to be sufficiently accurate and reliable. The approximate boundaries of these waters are shown on the enclosed delineation map dated 12/9/2021. Therefore this preliminary jurisdiction determination may be used in the permit evaluation process, including determining compensatory mitigation. For purposes of computation of impacts, compensatory mitigation requirements, and other resource protection measures, a permit decision made on the basis of a preliminary JD will treat all waters and wetlands that would be affected in any way by the permitted activity on the site as if they are jurisdictional waters of the U.S. This preliminary determination is not an appealable action under the Regulatory Program Administrative Appeal Process (Reference 33 CFR Part 331). However, you may request an approved JD, which is an appealable action, by contacting the Corps district for further instruction.
- There appear to be **wetlands** on the above described project area/property, that may be subject to Section 404 of the Clean Water Act (CWA)(33 USC § 1344) and/or Section 10 of the Rivers and Harbors Act (RHA) (33 USC § 403). However, since the **wetlands** have not been properly delineated, this preliminary jurisdiction determination may not be used in the permit evaluation process. Without a verified wetland delineation, this preliminary determination is merely an effective presumption of CWA/RHA jurisdiction over all of the **wetlands** at the project area, which is not sufficiently accurate and reliable to support an enforceable permit decision. We recommend that you have the **wetlands** on your project area/property delineated. As the Corps may not be able to accomplish this wetland delineation in a timely manner, you may wish to obtain a consultant to conduct a delineation that can be verified by the Corps.

**B. Approved Determination**

- There are Navigable Waters of the United States within the above described project area/property subject to the permit requirements of Section 10 of the Rivers and Harbors Act (RHA) (33 USC § 403) and Section 404 of the Clean Water Act (CWA)(33 USC § 1344). Unless there is a change in law or our published regulations, this determination may be relied upon for a period not to exceed five years from the date of this notification.
- There are **wetlands** on the above described project area/property subject to the permit requirements of Section 404 of the Clean Water Act (CWA) (33 USC § 1344). Unless there is a change in the law or our published regulations, this determination may be relied upon for a period not to exceed five years from the date of this notification.
- We recommend you have the **wetlands** on your project area/property delineated. As the Corps may not be able to accomplish this wetland delineation in a timely manner, you may wish to obtain a consultant to conduct a delineation that can be verified by the Corps.

**SAW-2021-01182**

- The **wetlands** on your project area/property have been delineated and the delineation has been verified by the Corps. The approximate boundaries of these waters are shown on the enclosed delineation map dated **DATE**. We strongly suggest you have this delineation surveyed. Upon completion, this survey should be reviewed and verified by the Corps. Once verified, this survey will provide an accurate depiction of all areas subject to CWA jurisdiction on your property which, provided there is no change in the law or our published regulations, may be relied upon for a period not to exceed five years.
- The **wetlands** have been delineated and surveyed and are accurately depicted on the plat signed by the Corps Regulatory Official identified below on **DATE**. Unless there is a change in the law or our published regulations, this determination may be relied upon for a period not to exceed five years from the date of this notification.
- The property is located in one of the 20 Coastal Counties subject to regulation under the Coastal Area Management Act (CAMA). You should contact the Division of Coastal Management in **Elizabeth City, NC, at (252) 264-3901** to determine their requirements.

Placement of dredged or fill material within waters of the US, including wetlands, without a Department of the Army permit may constitute a violation of Section 301 of the Clean Water Act (33 USC § 1311). Placement of dredged or fill material, construction or placement of structures, or work within navigable waters of the United States without a Department of the Army permit may constitute a violation of Sections 9 and/or 10 of the Rivers and Harbors Act (33 USC § 401 and/or 403). If you have any questions regarding this determination and/or the Corps regulatory program, please contact **Anthony D. Scarbraugh** at **910 251-4619** or **anthony.d.scarbraugh@usace.army.mil**.

**C. Basis For Determination: Basis For Determination: The wetlands within the property were delineated using the Corps of Engineers 1987 Wetland Delineation Manual and the Atlantic and Gulf Coastal Plain Regional Supplement Version 2.**

**D. Remarks: All aquatic resources within the review area are accurately depicted on the map entitled Wetland Delineation Map, dated 12/09/2021.**

**E. Attention USDA Program Participants**

This delineation/determination has been conducted to identify the limits of Corps' Clean Water Act jurisdiction for the particular site identified in this request. The delineation/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.

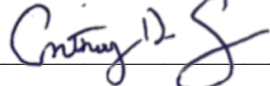
**F. Appeals Information (This information applies only to approved jurisdictional determinations as indicated in B. above)**

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 following address:

US Army Corps of Engineers  
 South Atlantic Division  
 Attn: Mr. Philip A. Shannin  
 Administrative Appeal Review Officer  
 60 Forsyth Street SW, Floor M9  
 Atlanta, Georgia 30303-8803  
**AND**  
PHILIP.A.SHANNIN@USACE.ARMY.MIL

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 at the above address by **Not applicable**.

\*\*It is not necessary to submit an RFA form to the Division Office if you do not object to the determination in this correspondence.\*\*

Corps Regulatory Official: 

Date of JD: **12/09/2021** Expiration Date of JD: **Not applicable**

**SAW-2021-01182**

The Wilmington District is committed to providing the highest level of support to the public. To help us ensure we continue to do so, please complete our Customer Satisfaction Survey, located online at <https://regulatory.ops.usace.army.mil/customer-service-survey/>.

Copy Furnished:

**SAW-2021-01182**

The Wilmington District is committed to providing the highest level of support to the public. To help us ensure we continue to do so, please complete the Customer Satisfaction Survey located at [http://corpsmapu.usace.army.mil/cm\\_apex/f?p=136:4:0](http://corpsmapu.usace.army.mil/cm_apex/f?p=136:4:0)

Copy furnished:

Agent: **Quible & Associates, P.C.**  
**Mr. Troy Murphy**  
Address: **Post Office Box 870**  
**Kitty Hawk, North Carolina 27966**  
Telephone Number: **(252) 491-8147**  
E-mail: **tmurphy@quible.com**

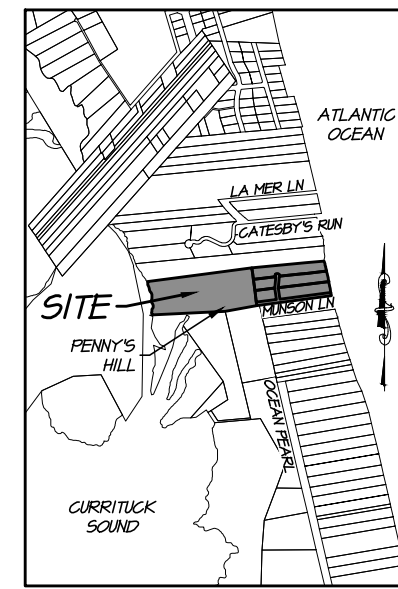
**NOTES:**

- CURRENT OWNER: BROCK NORTH CAROLINA LLC  
7100 OCEAN FRONT AVENUE  
VIRGINIA BEACH, VA 23451
- PROPERTY ZONED: SINGLE FAMILY RESIDENTIAL OUTER BANKS REMOTE (SFR)
- TOTAL PARCEL AREA = 118,001.86 sqft / 25.61 acres (AREAS BY COORDINATE METHOD)
- SUBJECT REFERENCES: DB 1170, PG 84, PC 6, SL 45
- ADDITIONAL REFERENCES: PC 6, SL 233; PG 6, SL 117
- FIELD SURVEY DATE: 05/03/21, 05/10/21, 05/17/21, 05/21/21 & 07/21/21
- HORIZONTAL DATUM IS NAD83(2011), VERTICAL DATUM IS NAVD 1988, DERIVED FROM NC 6N55 RTN. NO NC65 MONUMENT FOUND WITHIN 2000'.
- ALL DISTANCES ARE US SURVEY FEET AND HORIZONTAL GROUND.
- PROPERTY IS LOCATED IN NFIP FLOOD ZONES AS SHOWN AND SUBJECT TO CHANGES, BASED ON COMMUNITY CID NO. 310078; PANEL 9928; SUFFIX K. (MAP NUMBER 3120942800K) 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.
- PROPERTY LINES THE SAME AS PC 6, SL 45, ONLY WATER BOUNDARIES HAVE CHANGED.

**NOTE: THIS DOCUMENT IS PRELIMINARY - NOT FOR CONSTRUCTION, RECORDATION, SALES OR CONVEYANCES - THIS DOCUMENT IS FOR DISCUSSION PURPOSES ONLY! EXISTING INFORMATION SHOWN ON THIS DOCUMENT IS BASED ON BEST AVAILABLE DATA AND IS NOT A CERTIFIED SURVEY. ALL INFORMATION SHOWN ON THIS DOCUMENT IS SUBJECT TO ANY REQUIREMENTS BY ANY REGULATORY AGENCY, ENTITY OR AUTHORITY.**

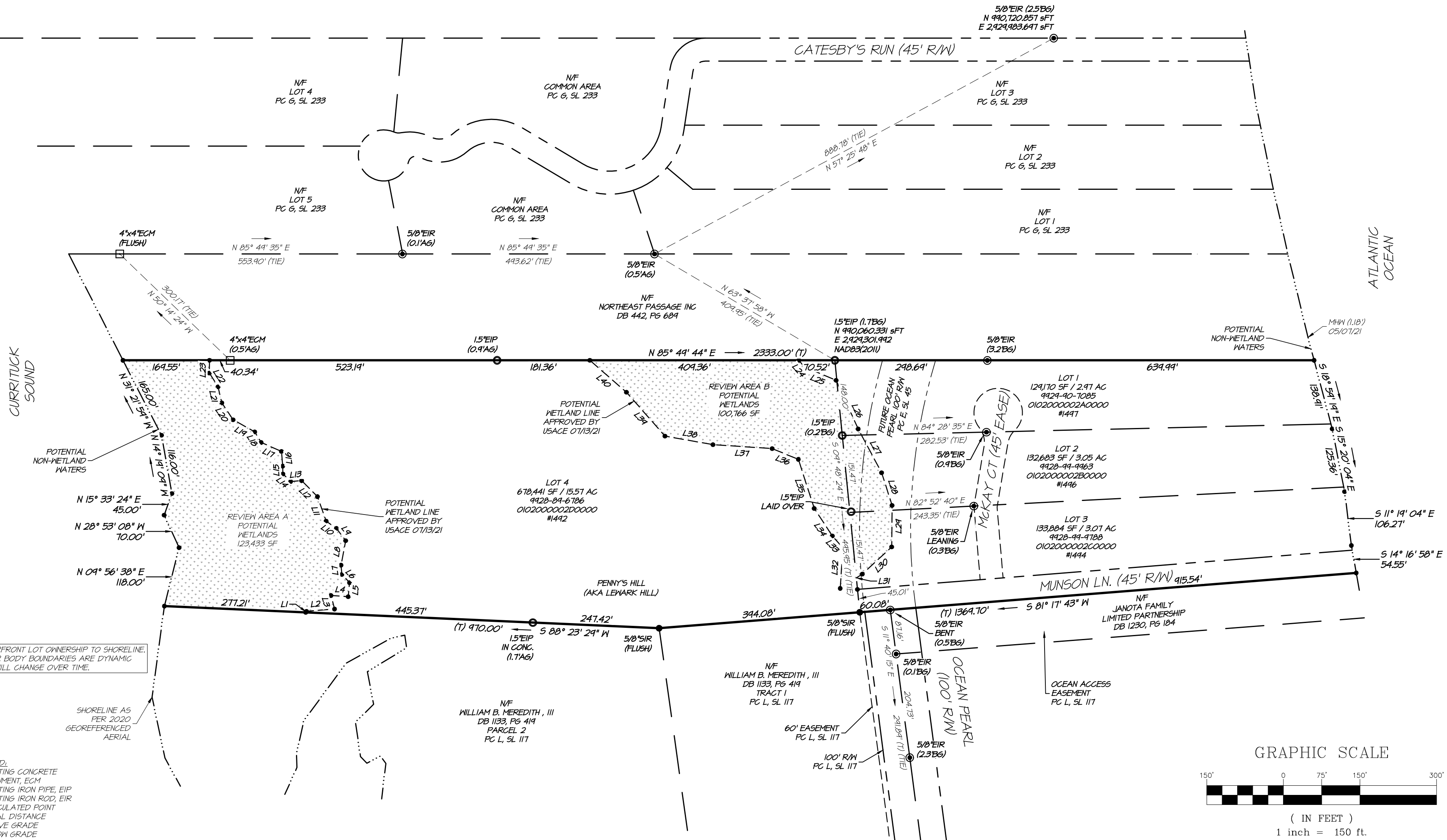
**QUIBLE & ASSOCIATES, P.C. DOES NOT GUARANTEE THE ACCURACY OR THE COMPLETENESS OF ANY INFORMATION IN THIS DOCUMENT AND IS NOT RESPONSIBLE FOR ANY ERROR OR OMISSION OR ANY LOSSES OR DAMAGES RESULTING FROM THE USE OF THIS INFORMATION.**

LINE TABLE			LINE TABLE		
LINE#	LENGTH	DIRECTION	LINE#	LENGTH	DIRECTION
L1	2.60'	N 24° 28' 14" E	L21	32.44'	N 17° 26' 45" W
L2	55.12'	N 81° 10' 54" E	L22	31.96'	N 36° 30' 10" W
L3	27.18'	N 18° 46' 53" W	L23	24.84'	N 03° 14' 16" W
L4	33.76'	N 84° 16' 24" E	L24	16.74'	S 43° 40' 38" E
L5	27.52'	N 01° 01' 43" E	L25	67.71'	S 71° 14' 23" E
L6	21.93'	N 47° 10' 03" W	L26	104.68'	S 28° 33' 02" E
L7	18.15'	N 04° 16' 58" W	L27	97.17'	S 32° 22' 13" E
L8	48.97'	N 06° 24' 38" E	L28	67.18'	S 21° 55' 53" E
L9	24.93'	N 41° 17' 48" W	L29	81.35'	S 03° 38' 23" E
L10	24.82'	N 58° 34' 37" W	L30	78.24'	S 43° 08' 31" W
L11	50.77'	N 23° 36' 14" W	L31	51.60'	S 52° 48' 52" W
L12	44.02'	N 48° 55' 02" W	L32	74.80'	N 00° 34' 15" W
L13	21.73'	S 81° 21' 12" W	L33	30.67'	N 45° 37' 17" W
L14	21.14'	N 44° 45' 02" W	L34	64.50'	N 37° 34' 03" W
L15	15.24'	N 05° 10' 28" W	L35	101.15'	N 22° 08' 40" W
L16	28.83'	N 04° 08' 17" W	L36	55.34'	N 71° 50' 05" W
L17	43.57'	N 70° 13' 34" W	L37	116.16'	S 84° 38' 15" W
L18	24.33'	N 35° 24' 34" W	L38	95.54'	N 84° 03' 56" W
L19	48.62'	N 64° 55' 05" W	L39	114.34'	N 45° 24' 15" W
L20	34.57'	N 37° 51' 34" W	L40	95.10'	N 53° 02' 56" W



VICINITY MAP (173)

\*MHH VALUE OF 1.18' NAVD '88 DERIVED FROM NOAA'S NOS TIDAL STATION DUCK, FRF PIER, NORTH CAROLINA, STATION I.D. 8651370. WATERFRONT LOT OWNERSHIP TO SHORELINE. WATER BODY BOUNDARIES ARE DYNAMIC AND WILL CHANGE OVER TIME.



NC License#: C-0208  
SINCE 1959  
**Quible & Associates, P.C.**  
ENGINEERING\*\* \* CONSULTING \* PLANNING  
ENVIRONMENTAL SERVICES \* SURVEYING\*\*  
ENGINEERING/SURVEYING NOT OFFICED AT BLACK MTN. OFFICE\*\*  
8486 CAROLINE HWY. 90 CHURCH STREET, SUITE B  
BLACK MOUNTAIN, NC 28711  
Phone: (252) 491-8147  
Fax: (252) 491-8146  
administrator@quible.com

**PRELIMINARY PLAN NOT FOR RECORDATION, CONVEYANCES OR SALES**

CERTIFICATION

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QUIBLE & ASSOCIATES, P.C.  
THIS DOCUMENT IS THE PROPERTY OF QUIBLE & ASSOCIATES, P.C. ANY ALTERATION OF THIS DOCUMENT IS PROHIBITED.  
IF THIS DOCUMENT IS NOT SIGNED AND SEALED BY A LICENSED PROFESSIONAL THEN THIS DOCUMENT SHALL BE CONSIDERED PRELIMINARY, NOT SHALL NOT BE USED FOR CONSTRUCTION, RECORDATION, SALES OR LAND CONVEYANCES, UNLESS OTHERWISE NOTED.

**WETLAND DELINEATION MAP**

**BROCK NORTH CAROLINA LLC**

**MUNSON HILL SUBDIVISION**

FRUITVILLE TOWNSHIP CURRITUCK COUNTY NORTH CAROLINA

PROJECT NO.	P21031
DRAWN BY	JTM/JMH
CHECKED BY	DLT/JMH
SCALE	1"=150'
ISSUE DATE	12/09/21



**NOTIFICATION OF ADMINISTRATIVE APPEAL OPTIONS AND PROCESS AND  
REQUEST FOR APPEAL**

Applicant: **Edgewater Beach, LLC, Ms. Julie Judge** | File Number: **SAW-2021-01182** | Date: **12/09/2021**

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	C
<input type="checkbox"/>	APPROVED JURISDICTIONAL DETERMINATION	D
<input checked="" type="checkbox"/>	PRELIMINARY JURISDICTIONAL DETERMINATION	E

SECTION I - The following identifies your rights and options regarding an administrative appeal of the above decision. Additional information may be found at <http://www.usace.army.mil/Missions/CivilWorks/RegulatoryProgramandPermits.aspx> or the 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. Your objections must be received by the district engineer within 60 days of the date of this notice, or you will forfeit your right to appeal the permit in the future. 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:** 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.

**D: APPROVED JURISDICTIONAL DETERMINATION:** You may accept or appeal the approved JD or provide new information.

- **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 district engineer. This form must be received by the division engineer within 60 days of the date of this notice.

**E: PRELIMINARY JURISDICTIONAL DETERMINATION:** 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.

**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. 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.

**POINT OF CONTACT FOR QUESTIONS OR INFORMATION:**

If you have questions regarding this decision and/or the appeal process you may contact:

**District Engineer, Wilmington Regulatory Division  
Attn: Anthony D. Scarbraugh  
Washington Regulatory Office  
U.S Army Corps of Engineers  
2407 West Fifth Street  
Washington, North Carolina 27889**

If you only have questions regarding the appeal process you may also contact:

**MR. PHILIP A. SHANNIN  
ADMINISTRATIVE APPEAL REVIEW OFFICER  
CESAD-PDS-O  
60 FORSYTH STREET SOUTHWEST, FLOOR M9  
ATLANTA, GEORGIA 30303-8803  
  
PHONE: (404) 562-5136; FAX (404) 562-5138  
EMAIL: [PHILIP.A.SHANNIN@USACE.ARMY.MIL](mailto:PHILIP.A.SHANNIN@USACE.ARMY.MIL)**

**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.

_____	Date:	Telephone number:
Signature of appellant or agent.		

*For appeals on Initial Proffered Permits send this form to:*

**District Engineer, Wilmington Regulatory Division, Attn: Anthony D. Scarbraugh, 69 Darlington Avenue, Wilmington, North Carolina 28403**

*For Permit denials, Proffered Permits and Approved Jurisdictional Determinations send this form to:*

**Division Engineer, Commander, U.S. Army Engineer Division, South Atlantic, Attn: Mr. Philip Shannin, Administrative Appeal Officer, CESAD-PDO, 60 Forsyth Street, Room 10M15, Atlanta, Georgia 30303-8801  
Phone: (404) 562-5137**

**Applicant:**

QUIBLE & ASSOC ATTN DYLAN TILLET  
PO BOX 870  
KITTY HAWK, NC 27949

**Owner:**

BROCK NORTH CAROLINA LLC  
7700 OCEAN FRONT AVE  
VIRGINIA BEACH, VA 23451

**Site Location:**

1497 MCKAY CT  
COROLLA, NC 27927

LOT 1  
MUNSON HILL SUB-DIVISION

GPD: 1,680    LTAR: 0.800    Classification: Provisionally Suitable **AT HIGH DUNE AREAS**

SOIL TEXTURE  
- SAND

SOIL WETNESS - P.S.  
(12-36" +) HIGH DUNE AREAS  
(0-12) LOW/POSSIBLE WETLAND AREAS UNSUITABLE

TOPOGRAPHY / LANDSCAPE POSITION ONLY!  
P.S. HIGH DUNE AREAS

To obtain an Authorization to Construct:

- \* Submit a plat or scale drawing of the lot, showing location and dimensions of all property lines, proposed structures and driveways
- \* Submit a copy of deed or contract to purchase
- \* Sign legal documents agreeing to the inspection and maintenance requirements of the Albemarle Regional Health Services Management Entity
- \* Pay permit fee of \$1200

UNUSABLE LOW/POSSIBLE WETLAND AREAS

Comments:

\* CONSULT WITH CAMA. LANDSCAPE/LEVEL/DESIGNATE AT LEAST A 90 FEET X 150 FEET AREA AT HIGH DUNE AREA OF LOT FOR SEPTIC SYSTEM AREA BASED ON PROPOSED 14 BEDROOM/28 PEOPLE MAXIMUM OCCUPANCY DWELLING.  
FILL LOWER HIGH DUNE AREAS WITH 24 INCHES + SAND FILL SOIL IF USED FOR SEPTIC SYSTEM AREA.

AVAILABLE SPACE ?

RAISE HOUSE PAD AREA 12 INCHES HIGHER THAN SEPTIC SYSTEM AREA. \*DO NOT FILL WITHIN 10 FEET OF PROPERTY LINES. CALL FOR REEVALUATION WHEN DONE.

\*NOTE: AREA OF LOT WEST OF MCKAY COURT (EXISTING/WASHED OUT GRAVEL ROAD) IS UNSUITABLE FOR SEWAGE TREATMENT AND DISPOSAL DUE TO UNSUITABLE SOIL WETNESS CONDITIONS (FLOODED) AND POSSIBLE WETLANDS EXIST. LOT NEEDS TO BE DELINEATED FOR POSSIBLE WETLANDS BY THE US ARMY CORP. OF ENGINEERS AND SEND WRITTEN REPORT TO HEALTH DEPT. FOR REVIEW.

\*NOTE: DUE TO LARGE PROPOSED DWELLING SIZE AND REQUIRED SEPTIC SYSTEM REPAIR AREA, HEALTH DEPT. WILL REQUIRE OWNER CONSULTATION WITH A NC LICENSED PROFESSIONAL ENGINEER TO TRY TO DEVELOP A SITE PLAN/SEPTIC SYSTEM DESIGN THAT CAN BE APPROVED.

\*SEPTIC SYSTEM/SEPTIC SYSTEM REPAIR AREA MUST MAINTAIN A MINIMUM 100 FEET FROM ANY PRIVATE WELL **50 FEET**

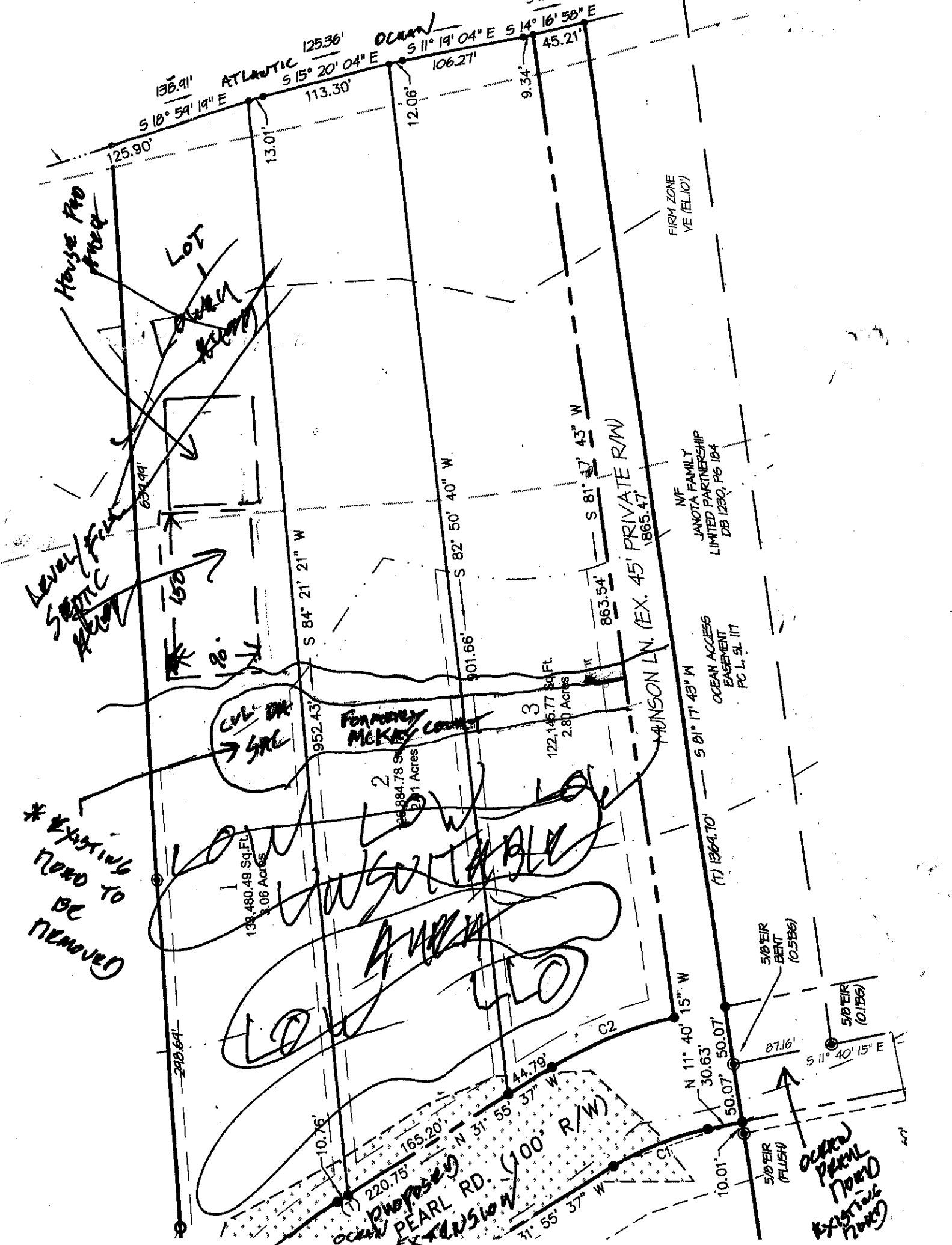
\*SUBMIT ENGINEERED SITE PLAN/SEPTIC SYSTEM DESIGN TO HEALTH DEPT. FOR REVIEW. CONSULT WITH HEALTH DEPT..

\*NOTE: HEALTH DEPT. RECOMMENDS CONSULTING WITH THE CURRITUCK COUNTY PLANNING DEPT. AT 252-453-8555 TO DETERMINE IF A LAND DISTURBANCE PERMIT WILL BE REQUIRED BEFORE STARTING REQUIRED LOT MODIFICATIONS. ALSO ANY PRIVATE WELL WILL NEED TO BE LOCATED A MINIMUM 50 FEET FROM ANY PART OF SEPTIC SYSTEM AND A MINIMUM 25 FEET FROM ANY BUILDING FOUNDATION/DECKING. CONSULT WITH HEALTH DEPT.. \*SEE REVERSE SIDE..

EHS: Joe Hobbs P.S.  
Hobbs, Joe  
Report

Date: 08/17/2021





Horse Pro Area  
 Level/Septic  
 150  
 20

\* Existing Road to be removed

CUL-DE-SAC

Formerly McKay Court

LOW SUITABLE AREA

Proposed PEARL RD. EXTENSION (100' R/W)

FIRM ZONE VE (EL10')

JANOTA FAMILY LIMITED PARTNERSHIP DB 1290, P5 184

OCEAN ACCESS EASEMENT PC L, SL IT

5/8" EIR BENT (0.5586)

5/8" EIR (0.1786)

5/8" EIR (FLUSH)

Ocean Pearl Road Existing Road

ATLANTIC OCEAN  
 S 10° 54' 19" E 138.91'  
 S 15° 20' 04" E 125.36'  
 S 11° 19' 04" E 106.27'  
 S 14° 16' 50" E 54.55'

125.90'  
 13.01'  
 113.30'  
 12.06'  
 9.34'  
 45.21'  
 634.94'  
 S 84° 21' 21" W 952.43'  
 S 82° 50' 40" W 901.66'  
 S 81° 47' 43" W 863.54'  
 1865.47'  
 122,146.77 Sq. Ft. 2.80 Acres  
 138,480.49 Sq. Ft. 3.06 Acres  
 220.75'  
 165.20'  
 10.76'  
 44.79'  
 31° 55' 37" W  
 50.07'  
 50.07'  
 30.63'  
 N 11° 40' 15" W  
 87.16'  
 10.01'

MUNSON LN. (EX. 45' PRIVATE R/W)

S 01° 17' 45" W (T) 1364.10'

50.07'

50.07'

50.07'

**Applicant:**

QUIBLE & ASSOC ATTN DYLAN TILLET  
PO BOX 870  
KITTY HAWK, NC 27949

**Owner:**

BROCK NORTH CAROLINA LLC  
7700 OCEAN FRONT AVE  
VIRGINIA BEACH, VA 23451

**Site Location:**

1496 MCKAY CT  
COROLLA, NC 27927

LOT 2  
MUNSON HILL SUB-DIVISION

GPD: 1,680    LTAR: 0.800    Classification: Provisionally Suitable **AT HIGH DUNE AREAS**

SOIL TEXTURE  
- SAND

SOIL WETNESS - P.S.  
(12-36" +) HIGH DUNE AREAS  
(0-12) LOW/POSSIBLE WETLAND  
AREAS UNSUITABLE

TOPOGRAPHY / LANDSCAPE POSITION ONLY  
P.S. HIGH DUNE AREAS  
UNUSABLE  
LOW/POSSIBLE WETLAND AREAS

**To obtain an Authorization to Construct:**

- \* Submit a plat or scale drawing of the lot, showing location and dimensions of all property lines, proposed structures and driveways
- \* Submit a copy of deed or contract to purchase
- \* Sign legal documents agreeing to the inspection and maintenance requirements of the Albemarle Regional Health Services Management Entity
- \* Pay permit fee of \$1200

**Comments:**

\* CONSULT WITH CAMA. LANDSCAPE/LEVEL/DESIGNATE AT LEAST A 90 FEET X 150 FEET AREA AT HIGH DUNE AREA OF LOT FOR SEPTIC SYSTEM AREA BASED ON PROPOSED 14 BEDROOM/28 PEOPLE MAXIMUM OCCUPANCY DWELLING.  
FILL LOWER HIGH DUNE AREAS WITH 24 INCHES + SAND FILL SOIL IF USED FOR SEPTIC SYSTEM AREA.

RAISE HOUSE PAD AREA 12 INCHES HIGHER THAN SEPTIC SYSTEM AREA. \*DO NOT FILL WITHIN 10 FEET OF PROPERTY LINES. CALL FOR REEVALUATION WHEN DONE.

\*NOTE: AREA OF LOT WEST OF MCKAY COURT (EXISTING/WASHED OUT GRAVEL ROAD) IS UNSUITABLE FOR SEWAGE TREATMENT AND DISPOSAL DUE TO UNSUITABLE SOIL WETNESS CONDITIONS (FLOODED) AND POSSIBLE WETLANDS EXIST. LOT NEEDS TO BE DELINEATED FOR POSSIBLE WETLANDS BY THE US ARMY CORP. OF ENGINEERS AND SEND WRITTEN REPORT TO HEALTH DEPT. FOR REVIEW.

\*NOTE: DUE TO LARGE PROPOSED DWELLING SIZE AND REQUIRED SEPTIC SYSTEM REPAIR AREA, HEALTH DEPT. WILL REQUIRE OWNER CONSULTATION WITH A NC LICENSED PROFESSIONAL ENGINEER TO TRY TO DEVELOP A SITE PLAN/SEPTIC SYSTEM DESIGN THAT CAN BE APPROVED.

\*SEPTIC SYSTEM/SEPTIC SYSTEM REPAIR AREA MUST MAINTAIN A MINIMUM 100 FEET FROM ANY PRIVATE WELL **50 FEET**

\*SUBMIT ENGINEERED SITE PLAN/SEPTIC SYSTEM DESIGN TO HEALTH DEPT. FOR REVIEW.  
CONSULT WITH HEALTH DEPT..

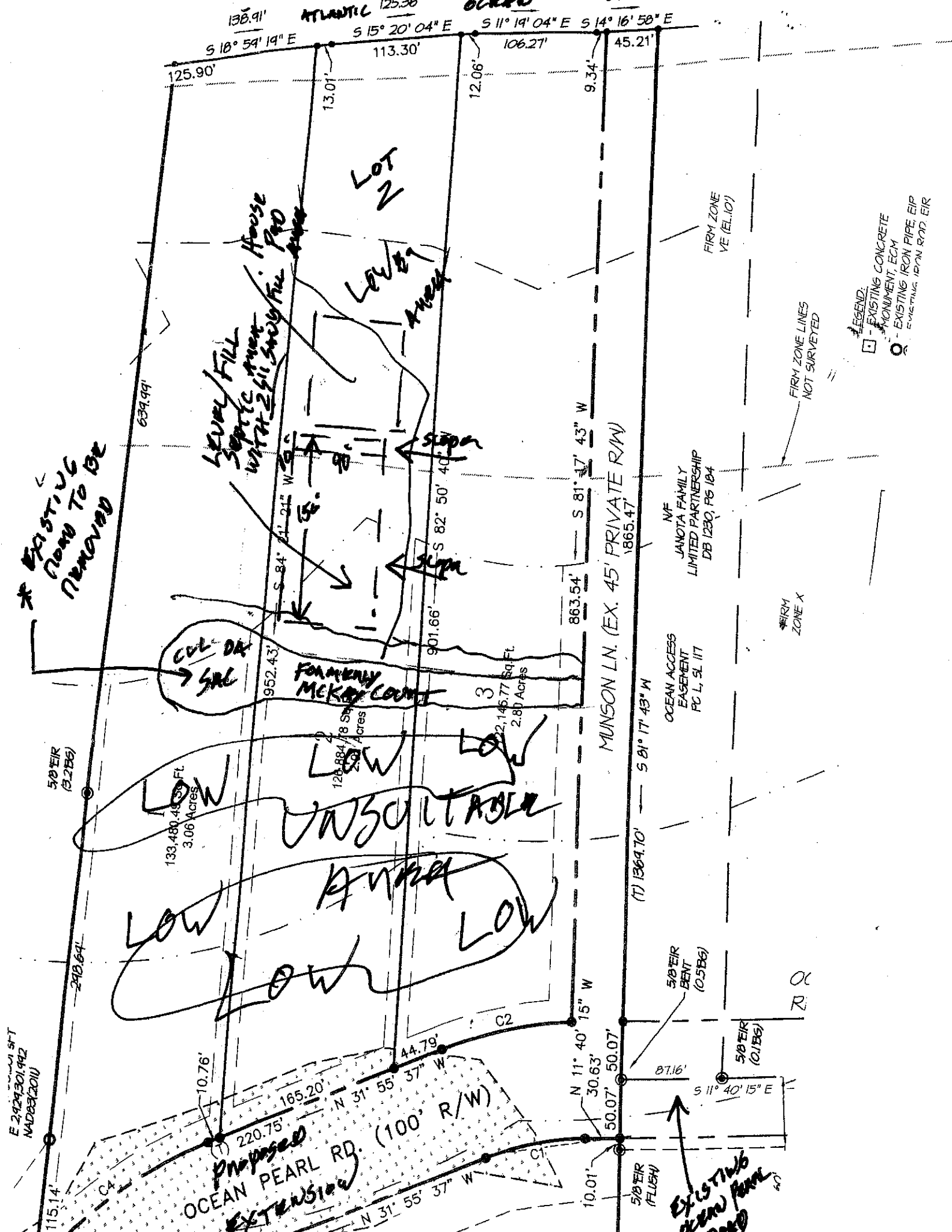
\*NOTE: HEALTH DEPT. RECOMMENDS CONSULTING WITH THE CURRITUCK COUNTY PLANNING DEPT. AT 252-453-8555 TO DETERMINE IF A LAND DISTURBANCE PERMIT WILL BE REQUIRED BEFORE STARTING REQUIRED LOT MODIFICATIONS. ALSO ANY PRIVATE WELL WILL NEED TO BE LOCATED A MINIMUM 50 FEET FROM ANY PART OF SEPTIC SYSTEM AND A MINIMUM 25 FEET FROM ANY BUILDING FOUNDATION/DECKING. CONSULT WITH HEALTH DEPT.. **\*SEE REVERSE SIDE...**

EHS:

*Joe Hobbs*  
Hobbs, Joe  
Report

Date: 08/17/2021

THIS PERMIT WILL BECOME VOID AFTER 12 MONTHS AND A NEW APPLICATION WILL BE NECESSARY.



\* EXISTING ROAD TO BE REMOVED

Level Fill Septic Area with 2 1/2 ft. Snow Fill Area

LOT 2

Level Area

COL OR SAC

FARMWAY MCKAY COURT

LOW UNSUITABLE AREA LOW

E 292° 30' 19.2\"/>

Proposed OCEAN PEARL RD. (100' R/W) EXTENSION

MUNSON LN. (EX. 45' PRIVATE R/W)

NF JANOTA FAMILY LIMITED PARTNERSHIP DB 1230, PG 104

OCEAN ACCESS EASEMENT FC L, SL 117

50' EIR BENT (0.5' B6)

50' EIR (0.1' B6)

EXISTING OCEAN FRONT ROAD

FIRM ZONE VE (EL. 10')

FIRM ZONE X

- LEGEND:
- EXISTING CONCRETE MONUMENT, ECM
  - EXISTING IRON PIPE EIR
  - EXISTING IRON ROD EIR

ALBEMARLE REGIONAL HEALTH SERVICES

362017

Applicant:

QUIBLE & ASSOC ATTN DYLAN TILLET  
PO BOX 870  
KITTY HAWK, NC 27949

Owner:

BROCK NORTH CAROLINA LLC  
7700 OCEAN FRONT AVE  
VIRGINIA BEACH, VA 23451

Site Location:

1494 MCKAY CT  
COROLLA, NC 27927

LOT 3  
MUNSON HILL SUB-DIVISION

GPD: 1,680 LTAR: 0.800 Classification: Provisionally Suitable - AT HIGH DUNE AREAS

SOIL TEXTURE  
- SAND

SOIL WETNESS - P.S.  
(12"-36"±) HIGH DUNE AREAS  
(0-12) LOW/POSSIBLE WETLAND  
AREAS UNSUITABLE

TOPOGRAPHY /  
LANDSCAPE POSITION

ONLY /  
P.S. HIGH  
DUNE  
AREAS

To obtain an Authorization to Construct:

- \* Submit a plat or scale drawing of the lot, showing location and dimensions of all property lines, proposed structures and driveways
- \* Submit a copy of deed or contract to purchase
- \* Sign legal documents agreeing to the inspection and maintenance requirements of the Albemarle Regional Health Services Management Entity
- \* Pay permit fee of \$1200

UNSUITABLE  
LOW/POSSIBLE  
WETLAND AREAS

Comments:

\* CONSULT WITH CAMA. LANDSCAPE/LEVEL/DESIGNATE AT LEAST A 90 FEET X 150 FEET AREA AT HIGH DUNE AREA OF LOT FOR SEPTIC SYSTEM AREA BASED ON PROPOSED 14 BEDROOM/28 PEOPLE MAXIMUM OCCUPANCY DWELLING.  
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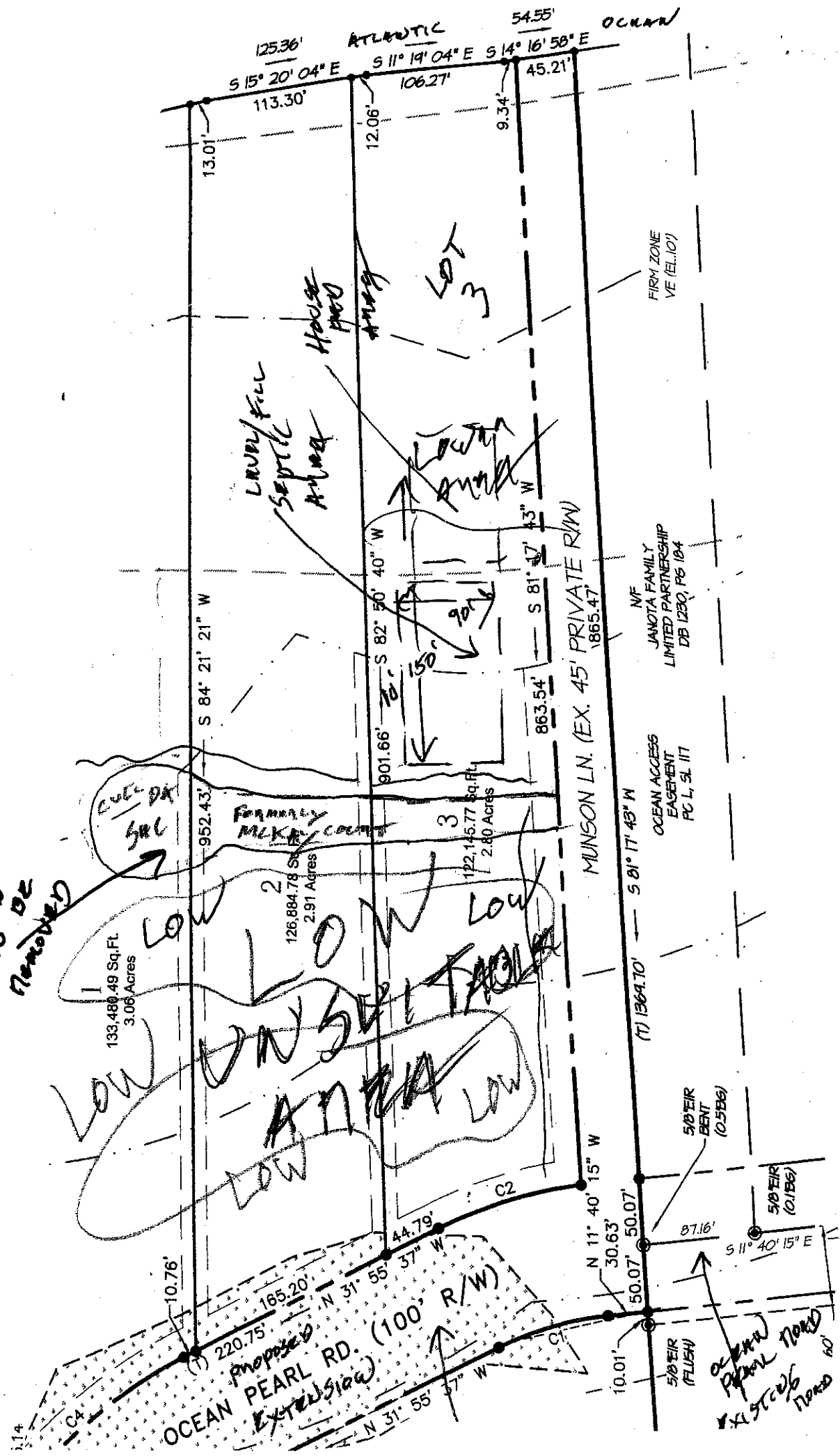
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EHS: *Joe Hobbs* R.S.  
Hobbs, Joe  
Report

Date: 08/17/2021

THIS PERMIT WILL BECOME VOID AFTER 12 MONTHS AND A NEW APPLICATION WILL BE NECESSARY.

\* If existing  
road  
to be  
removed



ATLANTIC OCEAN  
125.36' S 15° 20' 04" E 113.30'  
S 11° 19' 04" E 106.27'  
S 14° 16' 58" E 45.21'  
54.55'

S 84° 21' 21" W 952.43'

Low Area  
Septic Area  
House Area

Lot 3

Formerly Milk Cows

133,480.49 Sq. Ft.  
3.06 Acres

126,884.78 Sq. Ft.  
2.91 Acres

122,145.77 Sq. Ft.  
2.80 Acres

MUNSON LN. (EX. 45' PRIVATE R/W) 865.47'

NF JANOTA FAMILY LIMITED PARTNERSHIP DB 1230, PG 104

OCEAN ACCESS EASEMENT P.C.L. SL. 117

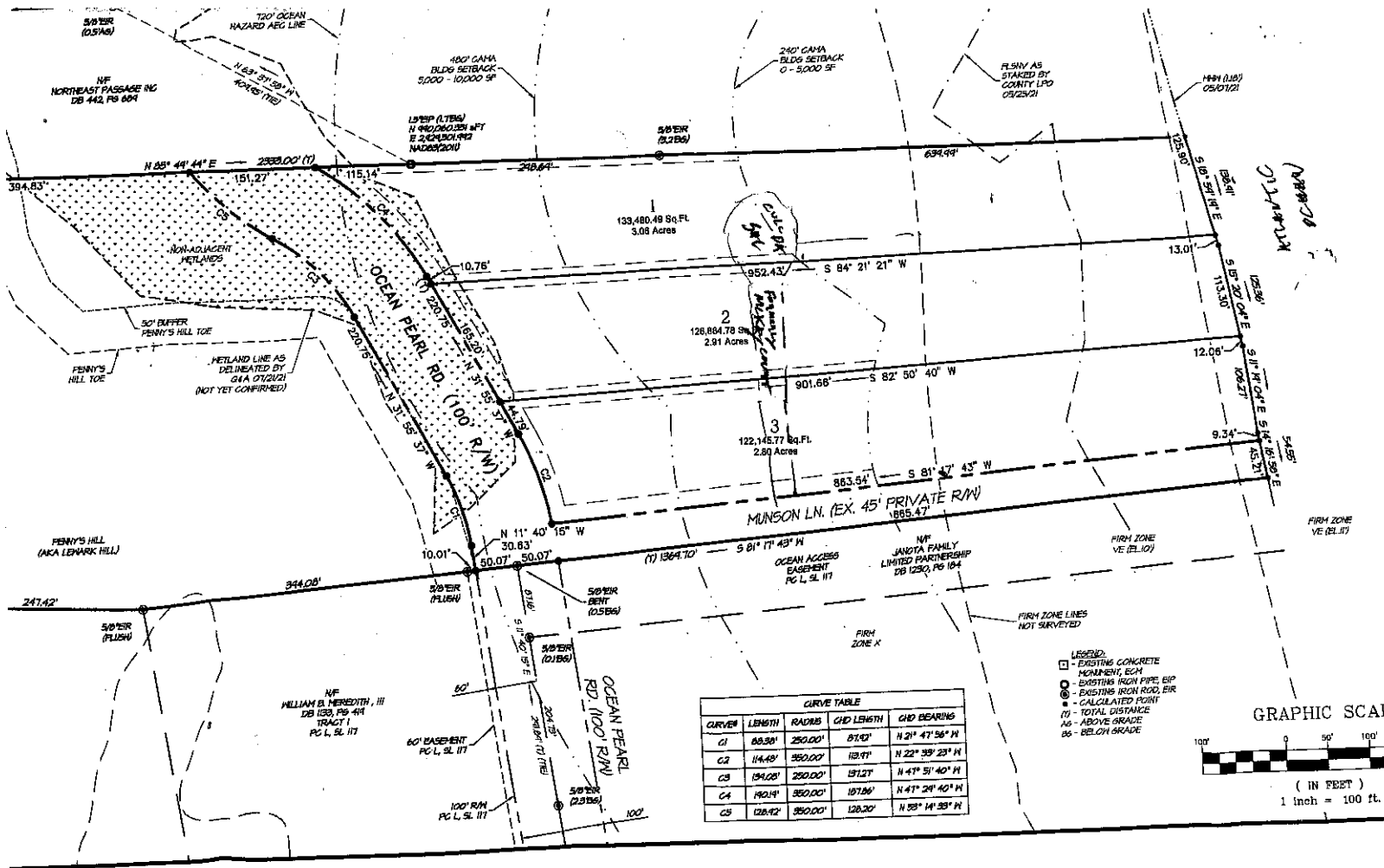
N 11° 40' 15" W 30.63'

5/8" EIR BENT (0.5156)

5/8" EIR (0.1156)

OCEAN PEARL RD. (100' R/W) Extension  
N 31° 55' 57" W 220.75'  
N 31° 55' 57" W 165.20'  
N 31° 55' 57" W 44.79'

Ocean Pearl Road Extension



MUNSON HILL  
 SUB-DIVISION

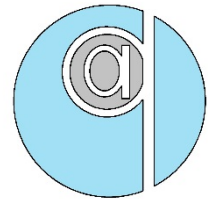
COROLLA  
 NEAR PENNY'S HILL  
 CONNECTICUT COUNTY



# Stormwater Management Plan Narrative

## Penny's Hill Beach Club

June 2023



### General

This narrative will detail the stormwater management plan for the Penny's Hill Beach Club (formerly Munson Hill Subdivision) located in Corolla, Currituck County.

The proposed subdivision is 25.72 acres in total size. The existing land is vacant and consists of dunes and valleys that are typical for this area. Portions of Penny's Hill, recognized by Currituck County as a protected significant dune, are located on the western portion of the property. Residential and vacant lots are the primary uses for the properties surrounding the subdivision. This project is located in the SFR district and is accessed by sand/dirt paths as typical throughout the district. The property currently drains to low lying areas within the parcel and eventually drain into the ground water system via subsurface infiltration.

The owners are proposing a reconfiguration of the existing 4-lot subdivision in which a right of way will be relocated and an access easement (McKay Ct.) will be abandoned. The existing subdivision included the McKay Ct. easement to access the three ocean front lots. Environmental setbacks have changed overtime which has slowly decreased the buildable areas within these lots. The owner is proposing the removal of the easement and reconfiguration of the Ocean Pearl right of way to better access all lots and improve the alignment with current Ocean Pearl right of way to the north. Reconfiguration of the Ocean Pearl right of way is triggering the requirement for the Major Subdivision Application process. It should be noted that no new lot will be created by this Application package.

Stormwater runoff from this project is directed to low lying areas between the dunes and is infiltrated into the sandy subsurface.

The following narrative sections will detail the parameters of the stormwater management plan and demonstrate compliance with the County Stormwater Management requirements.

### Summary of Existing Conditions

As stated above, the subject parcels are currently vacant with scattered coastal dune vegetation. Lot 3 is under construction for a single family dwelling structure and has an active building permit with Currituck County. There are a mix of dunes and valleys that are typical for this coastal area. The existing stormwater runoff is directed and conveyed via sheetflow to the low-lying areas on the property. The natural sandy soils allow for infiltration into the groundwater system.

### Summary of Proposed Conditions

As previously mentioned, this project proposes a reconfiguration to the existing 4-lot subdivision in which the Ocean Pearl right of way is relocated and the McKay Court easement is abandoned. A sand road will be proposed to access the lots along the new Ocean Pearl Right of Way. This application package does not propose to create an increase of the existing number of lots in this subdivision.

Runoff from these surfaces will be conveyed via overland flow to the existing low-lying areas which will perform as an infiltration basin. The infiltration basin will provide treatment by sandy soil filtration into the existing groundwater system.

The drainage area for this subdivision closely follows the property lines to the north and south and are limited to the top of dune lines from the east and west sides. The filtration by soil and vegetation during the overland flow is considered the primary treatment method, followed by the secondary treatment of infiltration into the subsurface. During infiltration the runoff will undergo filtration of particulates and pollutants by the natural sandy soils within the basin prior to making its way into the existing groundwater system.

The storage in the subsurface will be sized to be large enough to satisfy the requirements of the Currituck County Stormwater Manual. At a minimum, the computed 10-year post-development design runoff volume will be routed back to the 2-year design storm discharge for wooded conditions. Disposal of the storage will be via infiltration into the subsurface.

## **Soils**

Quible & Associates performed an on-site soil boring to verify soil characteristics. Information collected on site generally agrees with the United States Department of Agriculture, Soil Conservation Service Soil Survey of Currituck County, which maps the site as follows:

- Dt – Duckston Fine Sand, 0 to 2 percent slopes
- DwD – Dune Land-Newhan Complex, 2 to 40 percent slopes
- Du – Dune Land, no slopes defined
- NN – Beaches-Newhan Association, 0 to 10 percent slopes
- Cu – Currituck Mucky Peat, 0 to 1 percent slopes

## **Conclusions**

The proposed stormwater improvements will provide an effective stormwater management system for the proposed 4-lot subdivision reconfiguration that complies with the Currituck County Stormwater Manual requirements.

# Quible

Quible & Associates, P.C.

ENGINEERING • ENVIRONMENTAL SCIENCES • PLANNING • SURVEYING  
SINCE 1959

P.O. Drawer 870  
Kitty Hawk, NC 27949  
Phone: 252-491-8147  
Fax: 252-491-8146  
web: quible.com

June 21, 2023

Donna Voliva, CZO  
**Currituck County Planning & Zoning**  
153 Courthouse Road, Suite 110  
Currituck, NC 27929

Re: Preliminary Plat Application Packages  
**Penny's Hill Beach Club (formerly Munson Hill Subdivision)**  
Corolla, Currituck County, NC

Ms. Voliva,

On behalf of South Ocean, LLC, Quible & Associates, P.C. hereby submits a Preliminary Plat Application package for the subject referenced project located in Corolla, Currituck County.

The following is attached and shall be considered part of this Application package:

- Two (2) copies of the executed Major Subdivision Application;
- A review fee of \$400 made payable to "Currituck County";
- Two (2) copies of the Stormwater Management Narrative;
- Two (2) copies of the Onsite Wastewater Evaluations provided by ARHS;
- Two (2) copies of the Wetland Certification & Map;
- Two (2) copies of the Geological Analysis for Development;
- Three (3) copies of the full size Preliminary Plat;
- One (1) 8.5"x11" copy of the Preliminary Plat;
- One (1) CD containing digital copies of all the documents listed above.

A pre-application meeting for this project was held virtually on 5/24/23.

At your earliest convenience, please review and do not hesitate to contact me by phone at (252) 491-8147 or by email at [dtillett@quible.com](mailto:dtillett@quible.com) should you have any questions or require additional information.

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



Dylan L. Tillett, P.E.

Enc.: as stated  
Cc: South Ocean, LLC  
File

# Quible

Quible & Associates, P.C.  
ENGINEERING • ENVIRONMENTAL SCIENCES • PLANNING • RESTORATION  
SINCE 1959

90 Church St., Suite B  
Black Mountain, NC 28711  
Phone: 828-793-0398  
Web: quible.com  
Engineering Services  
Provided By:  
8466 Caratoke Hwy Bldg 400  
Powells Point, NC 27966

June 21, 2023

Edgewater Beach LLC  
c/o Nathan Judge, Manager  
3225 McLeod Dr, Suite 100  
Las Vegas, NV 89121

Re: Penny's Hill Geological Analysis  
Proposed recombination Munson Hill S/D

Mr. Judge:

As required by the Currituck County Unified Development Ordinance Section 7.7.4, this letter and attached exhibit are intended to serve as a geological analysis of Penny's Hill, related to the proposal to abandon McKay Court, reconfigure the existing four lots that exist in the Munson Hill Subdivision and move the access to these lots west from the current location.

As a licensed geologist in the State of North Carolina, I personally visited the Penny's Hill sand dune and four lots that you have under contract in the Munson Hill Subdivision many times. The toe of the active dune was surveyed under my direction and transects of the dune and your property were conducted on May 3, 2021, and again on June 19, 2023. In addition, historic aerial photography and previous geologic analyses (prepared by Brian Rubino, P.G. 2012) were reviewed.

Penny's Hill is a shifting sand dune with elevations that exceed 30 feet within portions of the Munson Hill Subdivision. The dune has migrated approximately 350 feet in the last 9 years (based on a review of historic aeriels) in a general southwestern direction. Portions of the dune have migrated 30 feet since 2021. There is also some dune migration along the significant dunes that run more north to south along the western edge of the property along the Currituck Sound. Penny's Hill is migrating over areas of mature vegetation, and this is evidenced by viewing exposed trees that are partially and completely buried under the sand, and now exposed dead trees that have been uncovered as sands shift. Please refer to the attached exhibit for reference.

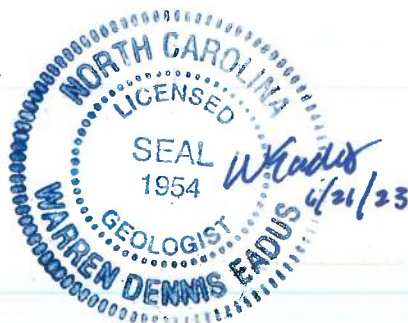
It is my professional opinion, as a licensed geologist in the State of North Carolina, that the proposed relocation of the Future Ocean Pearl Right of Way, abandonment of McKay Court, reconfiguration of the four lots in the Munson Hill Subdivision, and subsequent and planned construction of three homes on Lots 1-3 and the required access, will not impair or be impaired by the natural migration of Penny's Hill.

Sincerely,

Quible & Associates, P.C.

Warren D. Eadus, P.G.  
NC License # 1954

cc file

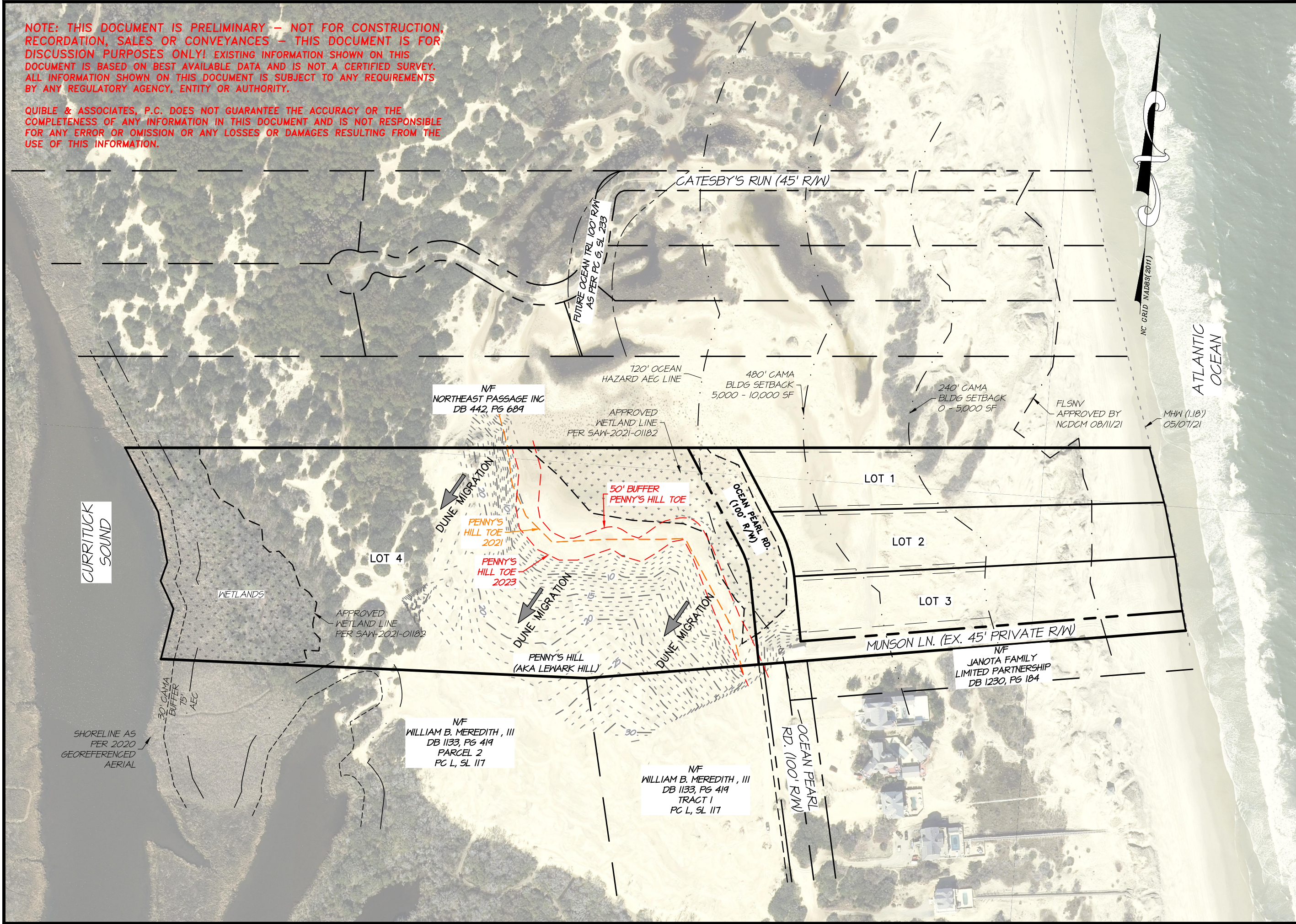




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Q:\2021\Drawings\P21031-ENV3.dwg 6/19/2023 2:30 PM Tmurphy



**Quible & Associates, P.C.**  
 ENGINEERING\*\* \* CONSULTING \* PLANNING  
 ENVIRONMENTAL SCIENCES \* SURVEYING\*\*  
 \*\*ENG./SUR. NOT OFFERED AT BLACK MTN. OFFICE\*\*  
 8466 Caratoke Hwy, Powells Point, NC 27966  
 Phone: (252) 491-8147  
 90 Church St., Ste. B, Black Mountain, NC 28711  
 Phone: (828) 357-5149  
 administrator@quible.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.**

<b>SITE EXHIBIT</b>	
<b>MUNSON HILL SUBDIVISION</b>	
FRUITVILLE TOWNSHIP	CURRITUCK COUNTY
NORTH CAROLINA	
0 200 400	GRAPHIC SCALE IN FEET 1" = 200'

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 NOTED.

PROJECT	<b>P21031</b>
DRAWN BY	<b>JTM</b>
CHECKED BY	<b>WDE</b>
DATE	<b>06/19/23</b>