

VICINITY MAP
NTS

PRELIMINARY ONLY NOT FOR CONSTRUCTION

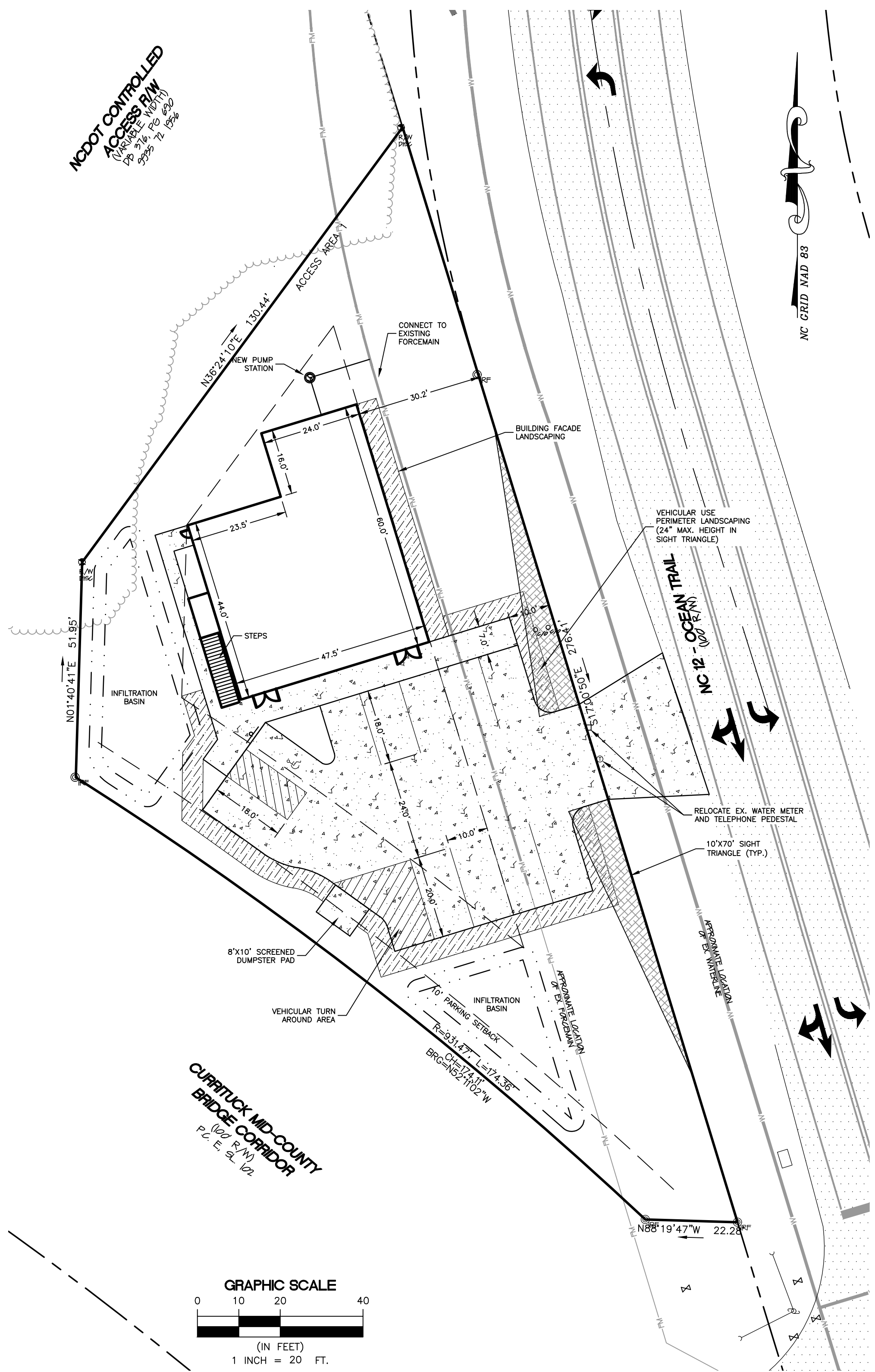
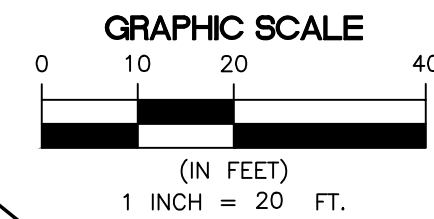
SITE PLAN NOTES:

- OWNER/DEVELOPER: GOLASA HOLDINGS, LLC
PO BOX 120
KITTY HAWK, NC 27949
- THE OWNER INTENDS TO CONSTRUCT 2-STORY STRUCTURE WITH APPROXIMATELY 2,474 SF OF RETAIL SPACE ON THE FIRST FLOOR AND TWO (2) 2-BEDROOM APARTMENTS ON THE SECOND FLOOR.
- THE PROPERTY IS PARCEL Y – THIRD DIVISION OF LOT 3, TIMBUCK II PHASE – BUCK ISLAND, D.B. 1026, PG 598, D.B. 1668, PG. 569
CURRITUCK COUNTY PARCEL ID 116D00003B0000
CURRITUCK COUNTY PIN#: 9935-73-2011
PROPERTY ADDRESS: 804 OCEAN TRAIL, COROLLA
- THE SITE IS LOCATED IN FIRM ZONE "X". FIRM MAP NUMBER 3720993500K, EFFECTIVE DATE DECEMBER 21, 2018. (SUBJECT TO CHANGE BY FEMA)
- ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES UNLESS OTHERWISE SPECIFIED. ELEVATIONS SHOWN ARE HEREON PER NAVD88.
- AREAS SHOWN ARE BY COORDINATE METHOD.
- BOUNDARY SURVEY INFORMATION PROVIDED BY SEABOARD SURVEYING & PLANNING, INC.
- THERE ARE NO DELINEATED WETLANDS ON THE PROJECT SITE.
- THE PROPERTY IS ZONED SFO WITH A PUD OVERLAY DESIGNATED AS GB. RETAIL SALES ESTABLISHMENTS AND UPPER STORY DWELLINGS ARE ALLOWABLE USES WITHIN THE GB DISTRICT STANDARDS. ALL ADJACENT PROPERTIES ARE ZONED WITH THE SAME CLASSIFICATION.
- MINIMUM BUILDING SETBACKS:
FRONT – 30'
REAR – 25'
SIDE – 15'
30' ALONG MID COUNTY BRIDGE CORRIDOR PER P.C. E. SL. 102.
- TOTAL PROPERTY AREA = 19,378 SF
- COVERAGE IS AS FOLLOWS:
PROPOSED BUILDING 2,612.38 SF
PARKING 4,276.26 SF
CONCRETE 857.84 SF
TOTAL 7,746.48 SF (39.98%)

ALLOWABLE COVERAGE 12,595.7 SF (65.0%)
- PARKING REQUIREMENTS:
(1 SPACE / 300 SF) * (2,474 SF) = 9 SPACES
DWELLING, UPPER FLOOR: (0.5 SPACE / DU) * (2 DU) = 1 SPACE
TOTAL REQUIRED PARKING SPACES: 10 SPACES
TOTAL PROVIDED SPACES: 11 SPACES
- STORMWATER MANAGEMENT WILL BE ACCOMMODATED THROUGH INFILTRATION BASINS DESIGNED IN ACCORDANCE WITH CURRITUCK COUNTY REQUIREMENTS.
- THE NRCS SOILS MAP FOR CURRITUCK COUNTY HAS MAPPED THE SOILS ON THIS SITE TO BE NEWHAN-COROLLA COMPLEX AND OSIER FINE SAND.
- LIGHTS FOR THIS SITE WILL BE PLACED IN ACCORDANCE WITH CURRITUCK COUNTY REQUIREMENTS.
- ALL SIGNS SHALL BE ERECTED, ALTERED AND MAINTAINED IN ACCORDANCE WITH THE PROVISIONS IN THE CURRITUCK COUNTY CODE OF ORDINANCES.
- THE BUILDING WILL COMPLY WITH VOL. 1C OF THE N.C. STATE BUILDING CODE AND CURRENT NFPA REQUIREMENTS.
- BUILDING HEIGHT SHALL NOT EXCEED 35'.

LEGEND

- ⊙_{RF} IRON ROD FOUND
- - - - - RIGHT OF WAY
- - - - - PROPERTY BOUNDARY
- ⌂ EXISTING POWER POLE
- ∨ EXISTING GUY WIRE
- ⊙ EXISTING TELEPHONE PEDESTAL
- ⊙_{SS} EXISTING SANITARY SERVICE
- EXISTING WATER METER
- ∇ EXISTING WATER VALVE
- FM - EXISTING FORCEMAIN
- W - EXISTING WATERLINE
- ♿ HANDICAP PARKING
- SIGNAGE
- ↔ TRAFFIC FLOW ARROWS
- ~ EXISTING TREELINE
- - - - - EXISTING FENCE
- - X - - - - PROPOSED FENCE
- - - - - PROPOSED STORWATER BASIN
- [Stippled Box] EXISTING PAVEMENT
- [Dotted Box] PROPOSED CONCRETE



**MCDOT CONTROLLED
ACCESS RW**
1/18/13, 2/25/16, 4/23/18
9935 72 132

NC GRID NAD 83



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REVISIONS

NO.	DATE	DESCRIPTION

CONCEPTUAL SITE PLAN

GOLASA HOLDING, LLC
804 OCEAN TRAIL

POPLAR BRANCH TOWNSHIP DARE COUNTY NORTH CAROLINA
COROLLA

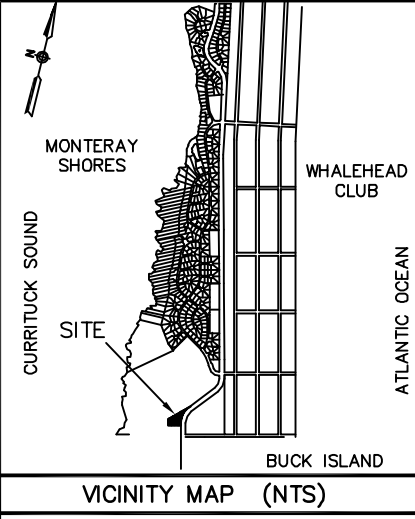
DATE:	01/27/2023
SURVEYED:	SEE NOTES
DESIGNED:	MJM
DRAWN:	KCA
CHECKED:	MJM
FILE:	08599A

SCALE:
1" = 20'

SHEET:
C201

PROJ. NO. 08599A

K:\Active Projects\08599 - Parcel Y, Timbuck II\08599A - Feasibility.dwg, 2/7/2023 10:26:09 AM, 1:11, ALBEMARLE & ASSOCIATES, LTD., C-1027



- NOTES:**
1. THIS SURVEY IS SUBJECT TO ANY FACTS THAT MAY BE DISCLOSED BY A FULL AND ACCURATE TITLE SEARCH.
 2. AREA BY COORDINATE COMPUTATION = 19,378 S.F.
 3. F.I.R.M. ZONE: "X" (PER F.I.R.M.)
 4. PIN NO.: 11600000380000
 5. RECORDED REFERENCE: DB 1140, PG. 728; DB 1668, PG. 569
 6. MINIMUM BUILDING LINES (MBL), IF SHOWN HEREON, ARE PER THE CURRENT LOCAL ZONING REGULATIONS. OTHER SETBACKS AND/OR RESTRICTIONS MAY APPLY AND MUST BE VERIFIED PRIOR TO CONSTRUCTION.
 7. ELEVATIONS (NAVD 1988): N/A
 8. THE 30' MBL ALONG MID-COUNTY BRIDGE CORRIDOR PER P.C. E, SL. 102.
 9. NOT ALL EXISTING IMPROVEMENTS ARE SHOWN HEREON.

- LEGEND**
- - EX. PIPE
 - - EX. 1/2" REBAR
 - - 1/2" REBAR SET FLUSH
 - - EX. CONC. MON.
 - - CONC. MON. SET
 - ▲ - EX. P/K NAIL
 - ⊕ - HUB & TACK SET
 - ⊗ - SEWER SERVICE
 - ⊕ - WATER METER
 - ⊕ - PHONE PEDESTAL
 - ⊕ - C.A.T.V.
 - ⊕ - UTILITY POLE
 - ⊕ - GUY WIRE
 - ⊕ - FIRE HYDRANT
 - ⊕ - ELECT. TRANS.
 - AG - ABOVE GRADE
 - BG - BELOW GRADE
 - ◆ - D.O.T. R/W DISC



**PRELIMINARY PLAT
NOT FOR PERMITTING,
CONSTRUCTION RECORDATION,
CONVEYANCES OR SALES**

I, MANSON RAY MEEKINS, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACCURATE FIELD SURVEY AND THAT THE DEED DESCRIPTION RECORDED IN BOOK 1140, PAGE 728, AND BOOK 1668, PAGE 569, CURRITUCK COUNTY PUBLIC REGISTRY, THAT THE RATIO OF PRECISION AS CALCULATED IS 1/250,000. I FURTHER CERTIFY THAT THIS SURVEY IS OF ANOTHER CATEGORY, SUCH AS THE RECOMBINATION OF EXISTING PARCELS, A COURT-ORDERED SURVEY, OR OTHER EXCEPTION TO THE DEFINITION OF SUBDIVISION. WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER AND SEAL THIS THE 14TH DAY OF SEPTEMBER, A.D. 2022.

SURVEYOR L-2592

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.

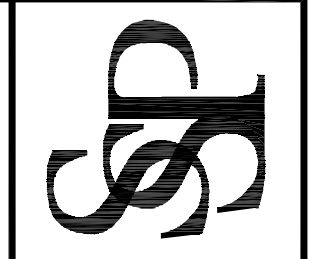
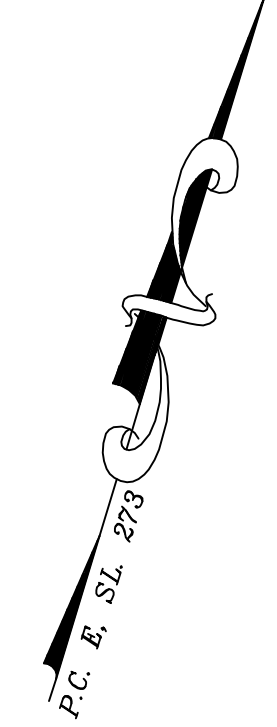
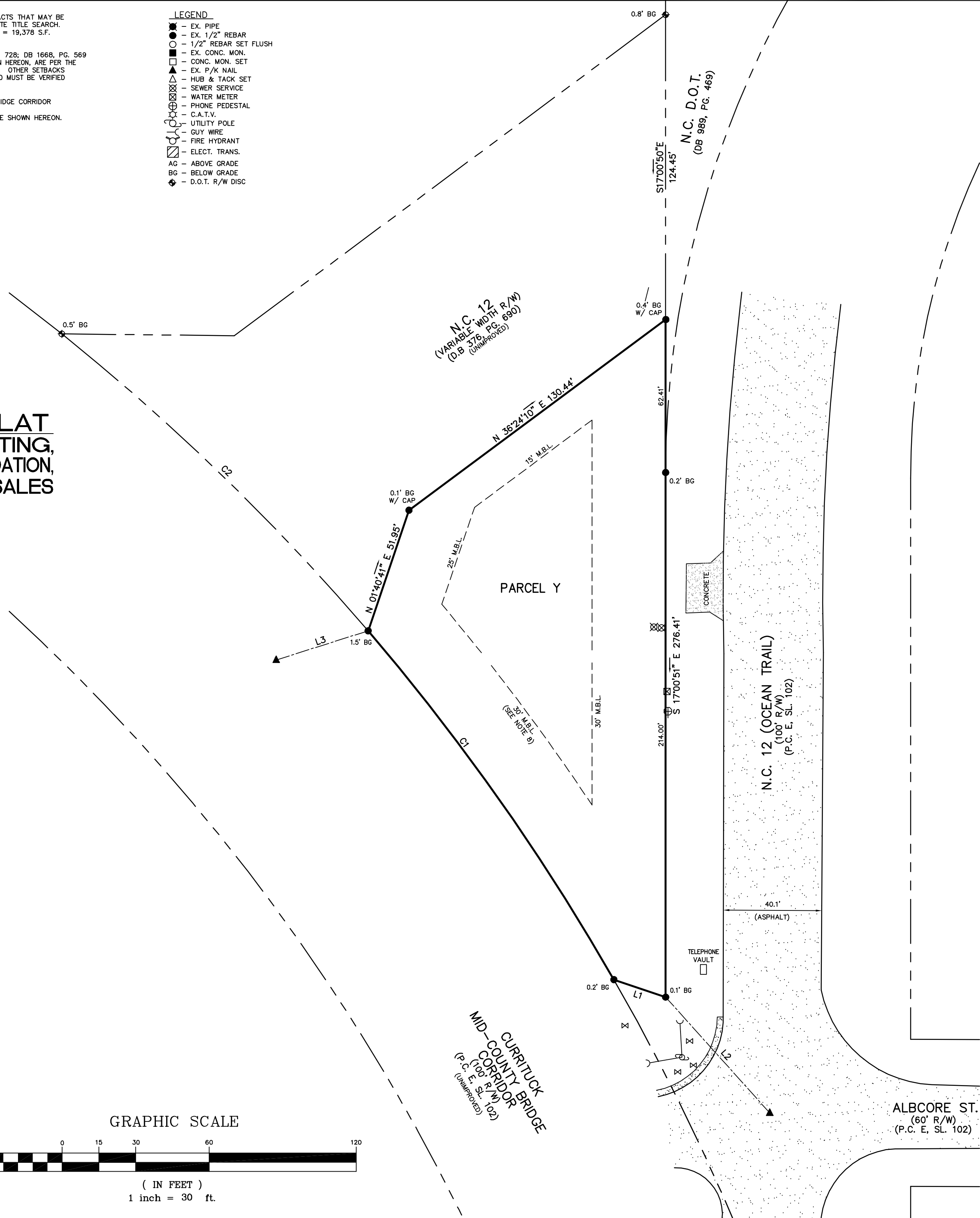
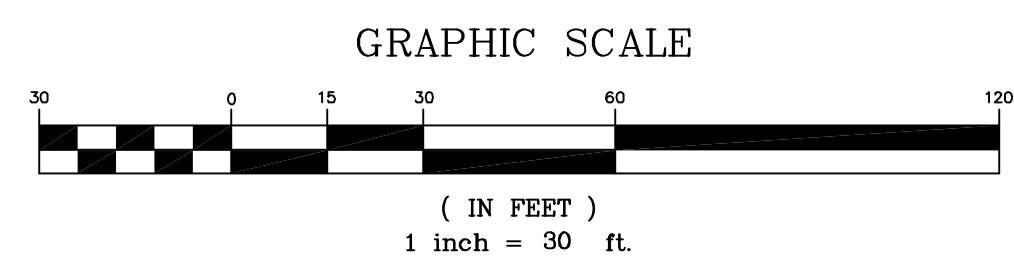
REVIEW OFFICER
20

NO APPROVAL REQUIRED.

PLANNING DIRECTOR DATE:

CURVE TABLE				
CURVE	RADIUS	DELTA	LENGTH	CHD.BRG.
C1	931.47	10°43'30"	174.36	N52°11'03"W
C2	931.47	10°43'30"	174.36	N62°54'33"W

LINE TABLE		
LINE	LENGTH	BEARING
L1	22.28	N88°19'47"W
L2	63.53	N58°59'00"W
L3	39.38	N58°25'02"E



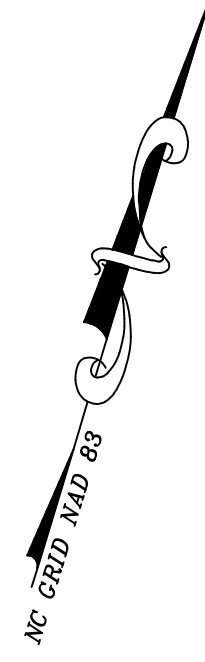
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NO.	DATE	REVISIONS	BY

PARCEL Y - THIRD DIVISION OF LOT 3 - TIMBUCK II PHASE - BUCK ISLAND
OWNER: GOLASA HOLDINGS, LLC
POPULAR BRANCH TOWNSHIP - CURRITUCK COUNTY - NORTH CAROLINA
Seaboard Surveying & Planning, Inc. C-1536
103 W. WOOD HILL DRIVE - UNIT F P.O. BOX 58 NAGS HEAD, N.C. 27559 252-480-9998

FILE NO.: 2210180-CSHEET
SURVEYED: 02/21/22 CA
DRAWN: 06/07/22 TG
CHECKED: 06/07/22 MRM
SCALE: 1" = 30'

SHEET NO.
1
OF 1 SHEETS



SUMMARY DATA

TOTAL LAND AREA = 70.80 ACRES
CAMA WETLANDS = 2.28 ACRES
NET AREA = 68.52 ACRES

TIMBUCK II PHASE - WEST OF N.C. 12 HIGHWAY (OCEAN TRAIL)
TOTAL AREA = 19.3 ACRES

COMMERCIAL:
TOTAL COMMERCIAL AREA ALLOCATION = 8.66 ACRES (12.23%)

(COMMERCIAL AREA INCLUDES 1.58 ACRES ADDED UNDER THE 2002 SKETCH PLAN AMENDMENT AS NOTED IN "AMENDED SKETCH PLAN - BUCK ISLAND P.U.D.")

OPEN SPACE = 9.24 ACRES

CAMA WETLANDS = 2.28 ACRES
404 WETLANDS = 3.40 ACRES
WASTEWATER GREEN AREA = 4.13 ACRES

PROPOSED SKETCH PLAN MODIFICATION
THIS PROPOSED SKETCH PLAN AMENDMENT IS PROVIDED TO ALLOW FOR 2 APARTMENT DWELLINGS ABOVE CURRENTLY ALLOWED RETAIL SPACE ON PARCEL Y.

DENSITY = 2 APARTMENTS / 8.66 ACRES COMMERCIAL
= 2 DWELLING UNITS / 8.66 ACRES = 0.23 UNITS PER ACRE

WINDSOR PHASE - EAST SIDE OF N.C. 12 (OCEAN TRAIL)

OPEN SPACE = 2.71 ACRES

CHARLESTON PLACE PHASE I & II EXISTING = 3.81 ACRES

RECREATION CENTER = 5.06 ACRES

WELL FIELDS = 6.41 ACRES

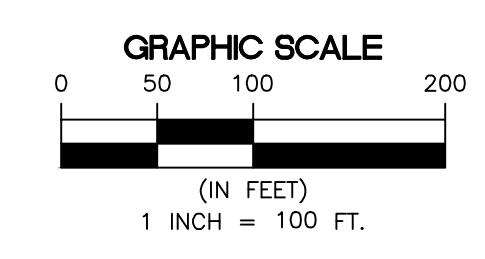
TOTAL OPEN SPACE = 27.23 ACRES (39.74%)

ACTIVE & PASSIVE OPEN SPACE = 18.18 ACRES (62.7%)

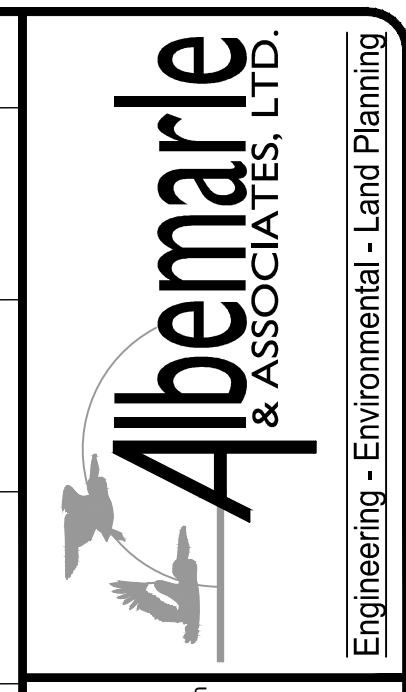
DENSITY = 91 SINGLE FAMILY LOTS AND 41 CHARLESTON STYLE HOMES / 68.52 NET ACRES - 8.66 ACRES COMMERCIAL
= 132 DWELLING UNITS / 61.44 ACRES = 2.21 UNITS / ACRE

SUMMARY TABLE TAKEN FROM "AMENDED SKETCH PLAN - BUCK ISLAND P.U.D." BY QUILBE AND ASSOCIATES, P.C.
DATED: REV 17 08/20/02. APPROVED: AS NOTED IN ACCOMPANYING LETTER DATED NOV 22, 2002 AND CONTAINED THE ABOVE HAND WRITTEN NOTE ON THE PLAN BY DAVID WEBB 3/8/2007.

REVISION 17 ADDED COMMERCIAL LOTS "BUCK ISLAND 1 & 2"



BOUNDARY AND LOT LINES TAKEN FROM NCONEMAPS



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Table with columns: NO., DATE, DESCRIPTION, REVISIONS.

AMENDED SKETCH PLAN
BUCK ISLAND P.U.D.

POPULAR BRANCH TOWNSHIP
CURRITUCK COUNTY
NORTH CAROLINA

DATE: 05/24/2023
SURVEYED: N/A
DESIGNED: N/A
DRAWN: KCA
CHECKED: JMD
FILE: 08559

SCALE:
1" = 100'

SHEET:
C1
PROJ. NO. 08559A