

# MONTERAY SHORES P.U.D.

## AMENDED SKETCH PLAN

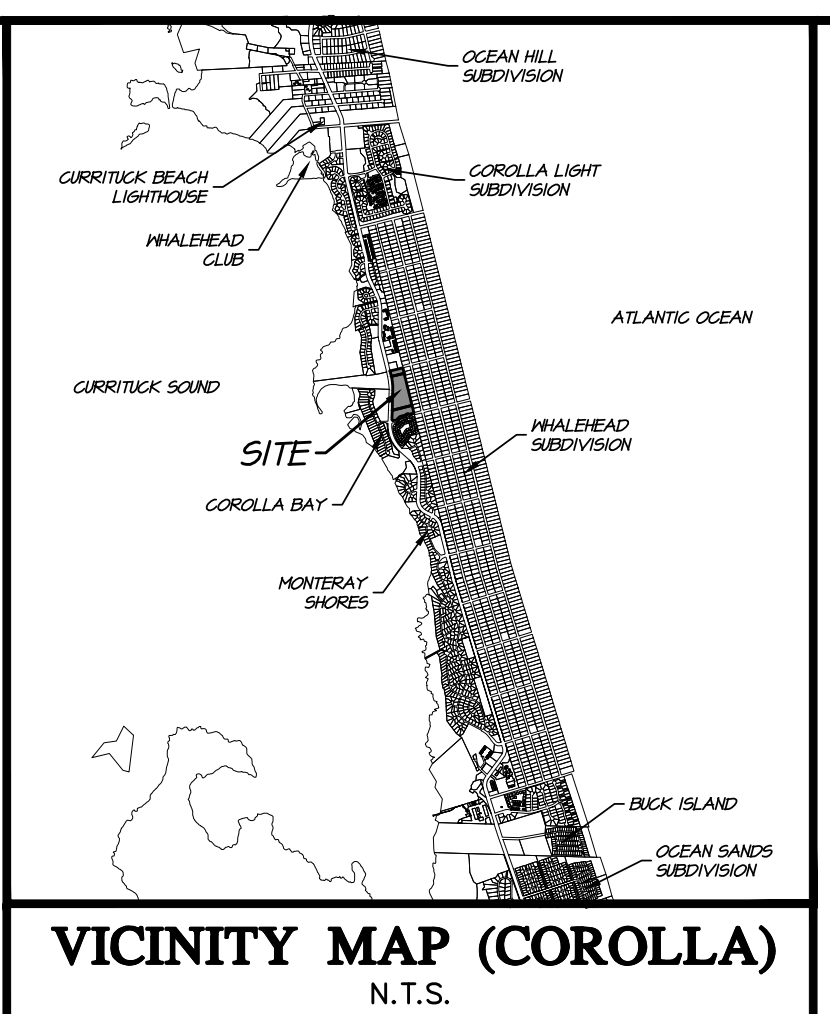
Map Reference	Designation	Total Area (acres)	CAMA Wetlands	Net Area for Development	Commercial	Residential	Open Space	References	Notes; Comments
	South of Phase 2	69.630	9.000	60.630	21.736	52	Units	42.848	
1.	Monteray Plaza	12.785		12.785	12.785			P.C. D., SL. 322	Original Commercial Tract.
2.	"Parcels 7,8,9,10"	48.721	9	39.721	1.433	36		42.734	P.C. K., SL. 49-51
	Parcel 7	0.22 (1)		0.22					
	Parcel 8	0.119 (1)		0.119				0.119	
	Parcel 9	11.639 (1)		11.639				11.639	
	Parcel 10	36.194 (1)	9	27.194	1.208	36		30.976	Parcel 10 commercial per last several A.S.P.'s.
3.	NCDOT Residual	0.165		0.165				D.B. 984, P. 113	
4.	Church Parcel 6	0.918		0.918	0.918	1	Unit	P.C. G, SL. 205	Now mini-golf parcel
5.	Commercial Lot 4	0.976		0.976	0.976	1	Unit	P.C. G, SL. 90	
6.	Commercial Parcel 3	1.114		1.114	1.114			P.C. G, SL. 176	
7.	Commercial Area 1	1.056		1.056	1.056	2	Units	P.C. E, SL. 136	
8.	Commercial Area 2	0.995		0.995	0.995			P.C. E, SL. 137	
9.	Monteray 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
10.	Bank Parcel	0.778		0.778	0.778			P.C. D, SL. 158	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.
11.	5' Buffer (across from bank)	0.029		0.029				0.029	Not shown on separate plat
12.	Phase 2:	93.008	9.4	83.608		184	Units	36.542	P.C. D, SL. 20-27; P.C. D, SL. 54-61
13.	Phase 1:	103.843	3.39	100.453		200	Lots	19.294	P.C. B, SL. 366-371; 377
	Phase 3:	88.828	3.875	84.953	14.46	218		31.699	
14.	Corolla Shores	7.24		7.24		19	Lots		P.C. N, SL. 133
15.	Corolla Bay 1-4	57.418	3.875	53.543					P.C. I, SL. 32-35; P.C. J, SL. 126-127
	Section 1 (Lot 1)	20.590* (2)	3.875	16.715		30	Lots	9.511	P.C. J, SL. 198-200
	1A (Lot 1)	(included in Lot 1)				6	Lots		P.C. P, SL. 71
16.	Section 2 (Lot 2)	12.630* (2)	(3)			10	Lots	3.504	P.C. Q, SL. 9-11
	Section 2A (future dev parcel)	(included in Lot 2)	(3)			2	Lots		Approved but Not Yet Platted
17.	Lot 3 (Villas)	9.841 *(2)	(3)			83 (57+26)	Units	3.818	P.C. L, SL. 173-175
18.	Lot 4 (Undev.)	10.000 *(2)(5)	(3)		5.353	127		4.057	P.C. I, SL. 32-35
	Lot 3 (Residential)(Included)	3.007 (5)	(3)		3.007				P.C. L, SL. 171-179; P.C. M, SL. 160-163
19.	Currituck County	10.07	(3)	10.07				2.809	P.C. H, SL. 221
20.	Corolla Shores V (Food Lion)	14.1	(3)	14.1	6.1			8	P.C. G, SL. 356
Totals		355.309	25.665	329.644	36.222	747		130.343	711 total does not consider any loss of lots in Corolla Shores due to N.C.D.O.T. taking.

DATA IN TABLE BASED ON LATEST APPROVED AMENDED SKETCH PLAN BY BISSELL PROFESSIONAL GROUP WITH LAST REVISION DATED 9/22/21



PROPOSED TWO ADDITIONAL SFD LOTS NOT YET PLATTED (RESIDENTIAL DWELLING UNITS ALREADY APPROVED)

	Existing	This Modification	Proposed After Modification	Notes
Total area in P.U.D.	355.309 Ac.		355.309 Ac.	From Bissell 2021 A.S.P.
CAMA Wetlands	43.38 Ac.		43.38 Ac.	From Bissell 2021 A.S.P.
Net Development Area	311.929 Ac.		311.929 Ac.	From Bissell 2021 A.S.P.
Commercial Area	36.222 Ac.		36.222 Ac.	From Bissell 2021 A.S.P.
Commercial %	10.195%		10.195%	From Bissell 2021 A.S.P.
Residential Units	747		747	From Bissell 2021 A.S.P.
Residential Density	2.395 DU/Ac.		2.395 DU/Ac.	PUD Residential Density < 3 DU/Ac.
Open Space Area	130.343 Ac.	-1.455	128.888 Ac.	Reducing #18 (Corolla Bay Lot 4) to 2.602 Ac. (20% Open Space for individual lot)
Open Space %	36.67%		36.27%	PUD Open Space >35%



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### LEGEND

- EXISTING COMMERCIAL AREAS
- EXISTING RESIDENTIAL PARCELS
- NCDOT ACQUIRED PARCEL
- SUBJECT PARCELS

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NO.	DATE	REVISIONS

**AMENDED SKETCH PLAN**

**MONTERAY SHORES PUD**

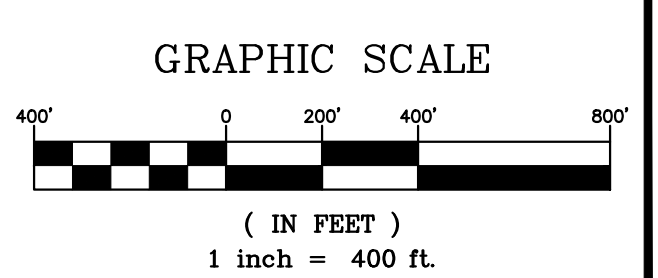
POPLAR BRANCH TOWNSHIP CURRITUCK COUNTY NORTH CAROLINA

PROJECT NO.	P22206
DESIGNED BY	OTH
DRAWN BY	JTM/DLT/OTH
CHECKED BY	MWS
ISSUE DATE	5/24/23

SHEET NO. **1** OF 2 SHEETS






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**LEGEND**

-  PROPOSED COMMERCIAL BUILDING USE AREA
  -  PROPOSED COMMERCIAL PARKING AND DRIVE USE AREA
  -  PROPOSED OPEN SPACE AREA (20% MIN.) (SHOWN FOR CONCEPTUAL VISUALIZATION; DELINEATION SUBJECT TO CHANGE WITH SITE PLAN)
- 8.24 AC. TOTAL COMMERCIAL USE AREA SHOWN FOR CONCEPTUAL VISUALIZATION

**NOTES:**

1. PROPERTY OWNER: CB LAND DEVELOPMENT, LLC  
PO BOX 50  
KILL DEVIL HILLS, NC 27948
2. PROPERTY PIN/PID: 9936-44-9230/115E0000PEN0004  
9936-53-0625/011500003XE0000  
9936-53-0153/011500000040000
3. RECORDED REFERENCE: D.B. 1585, PG. 260  
D.B. 1585, PG. 264  
P.C. 4, SL. 198  
P.C. L, SL. 177
4. ZONE: SINGLE FAMILY RESIDENTIAL - OUTER BANKS (SFO) WITH PUD OVERLAY
5. PROPOSED USE: MIXED USE DEVELOPMENT
6. PARCEL AREA: 813.01 ACRES  
(ASSUMES A RECOMBINATION PLAT OF THE EXISTING SEPARATE PARCELS)
7. PROPERTIES ARE LOCATED IN NFIP FLOOD ZONE "X" AND SUBJECT TO CHANGES, BASED ON COMMUNITY CID NO. 370078; PANEL 9936; SUFFIX K. (MAP NUMBER 3720993600K) EFFECTIVE DATE: 12/21/2016.
8. ALL UTILITIES SERVING THIS SITE WILL BE PLACED UNDERGROUND
9. PROPOSED PUD AREAS:  
COMMERCIAL USE AREA: 8.36 AC. (UNCHANGED)  
OPEN SPACE: (OPEN SPACE SET ASIDE WILL PROVIDE THE 20% MINIMUM REQUIREMENT)  
(AREAS ARE BASED ON CONCEPTUAL DESIGN PLAN AND SUBJECT TO CHANGE DURING COMMERCIAL SITE PLAN DESIGN. AREAS WILL REMAIN IN COMPLIANCE WITH THE APPROVED AMENDED SKETCH PLAN.)
10. LOT COVERAGE SHALL NOT EXCEED THE MAXIMUM OF 65%.
11. PROPOSED PARKING WILL MEET CURRITUCK COUNTY UDO OFF-STREET PARKING STANDARDS.
12. SKETCH PLAN SHOWN IS DIAGRAMMATIC (NOT TO SCALE) AND ONLY FOR THE PURPOSE OF AMENDING THE PUD SKETCH PLAN AND UNITS OF DENSITY. SITE PLAN DESIGN WILL RESULT IN CHANGES TO THE LAYOUT SHOWN.

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**CERTIFICATION**

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NO.	DATE	REVISIONS

**PHASE III CONCEPT SKETCH**

**MONTEREY SHORES PUD**

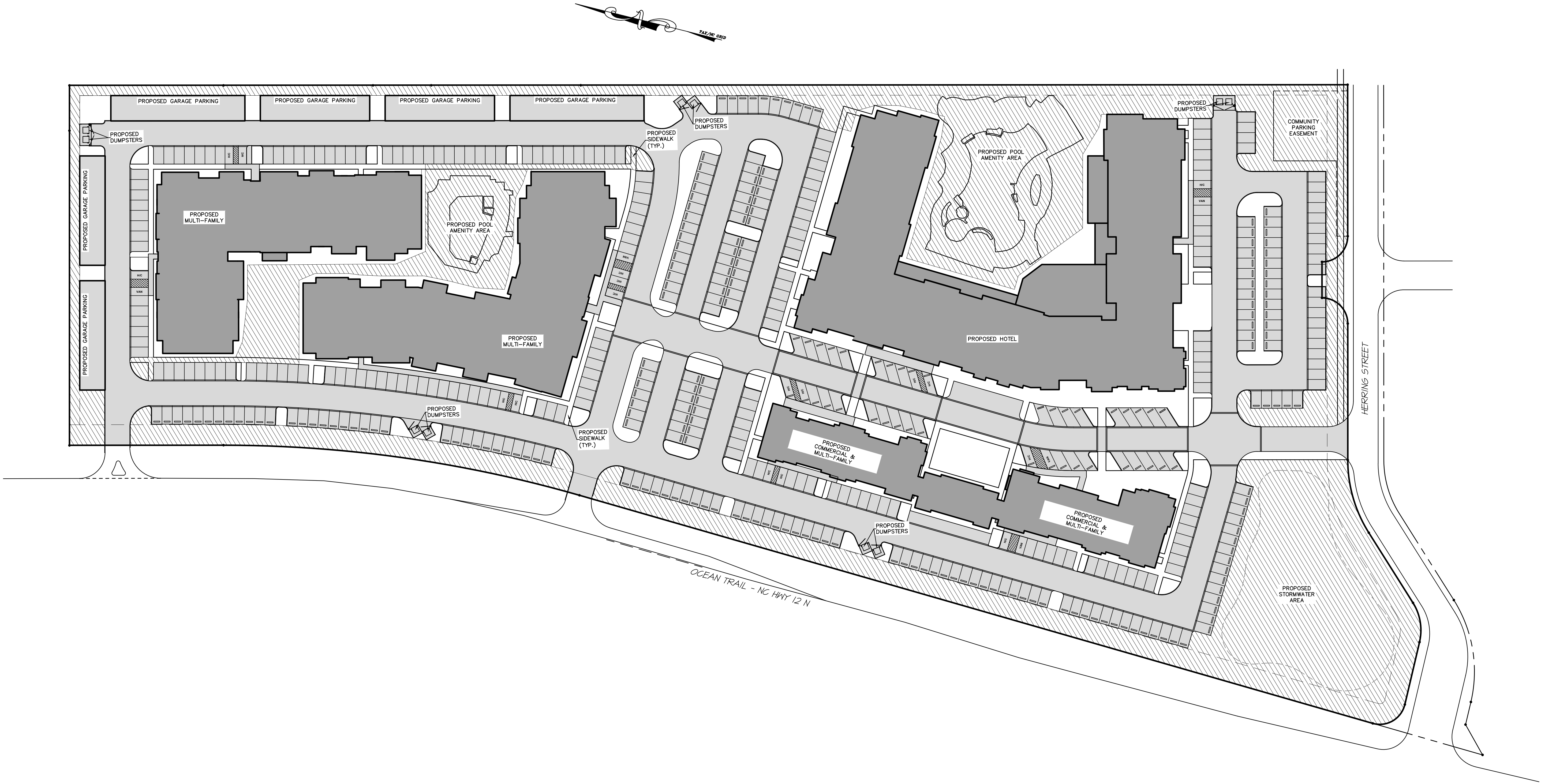
POPLAR BRANCH TOWNSHIP CURRITUCK COUNTY NORTH CAROLINA

PROJECT NO.	P22206
DESIGNED BY	OTH
DRAWN BY	JTM/DLT/OTH
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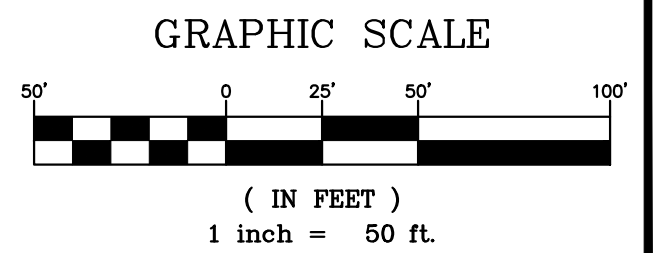
SHEET NO.

**2**

OF 2 SHEETS



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# COROLLA BAY

COROLLA, NORTH CAROLINA

## CONCEPTUAL MASTER PLAN



PREPARED BY:



Disclaimer: This plan is of conceptual nature and is used solely for illustrative purposes. Items depicted are subject to change.

