



# Major Site Plan Application

### Contact Information

**APPLICANT:**

Name: Duck Land Co., LLC  
Address: 1181 Duck Road  
Duck, NC 27949-4568  
Telephone: 252-457-1177  
E-Mail Address: dtwiddy@twiddy.com

**PROPERTY OWNER:**

Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
Telephone: \_\_\_\_\_  
E-Mail Address: \_\_\_\_\_

LEGAL RELATIONSHIP OF APPLICANT TO PROPERTY OWNER: same

### Property Information

Physical Street Address: 1120 Corolla Village Road  
Location: Corolla Vilage Rd and Schoolhouse Ln in Corolla, NC  
Parcel Identification Number(s): 9937-21-3504  
Total Parcel(s) Acreage: 0.62  
Existing Land Use of Property: vacant

### Request

Project Name: 1120 Corolla Village Rd  
Proposed Use of the Property: Specialty Eating Establishment and Single Family Dwelling  
Deed Book/Page Number and/or Plat Cabinet/Slide Number: DB 555 Pg 192-194  
Total square footage of land disturbance activity: 15,177  
Total lot coverage: 7,590 sf (no permeable credit)      Total vehicular use area: 3,457 sf  
Existing gross floor area: 0      Proposed gross floor area: 2,240 sf (total)

I hereby authorize county officials to enter my property for the purpose of determining zoning compliance. All information submitted and required as part of this process shall become public record.

Applicant

Property Owner(s)

8-23-24  
Date

8-23-24  
Date

**\*NOTE:** Form must be signed by the owner(s) of record, contract purchaser(s), or other person(s) having a recognized property interest. If there are multiple property owners/applicants a signature is required for each.

**Major Site Plan Design Standards Checklist**

The table below depicts the design standards of the major site plan application. Please make sure to include all applicable listed items to ensure all appropriate standards are reviewed.

**Major Site Plan  
Design Standards Checklist**

Date Received: \_\_\_\_\_ TRC Date: \_\_\_\_\_  
 Project Name: 1120 Corolla Village Rd.  
 Applicant/Property Owner: Duck Land Co., LLC

Site Plan Design Standards Checklist		
<b>General</b>		
1	Property owner name, address, phone number, and e-mail address.	<input checked="" type="checkbox"/>
2	Site address and parcel identification number.	<input checked="" type="checkbox"/>
3	North arrow and scale to be 1" = 100' or larger.	<input checked="" type="checkbox"/>
4	Vicinity map showing property's general location in relation to streets, railroads, and waterways.	<input checked="" type="checkbox"/>
5	Existing zoning classification and zoning setback lines of the property.	<input checked="" type="checkbox"/>
6	Scaled drawing showing existing and proposed <b>site features</b> : Property lines, acreage, adjacent use types, streets (right-of-ways), easements, buildings and accessory structures (including square feet and use), parking layout, vehicular use areas, driveways (including opposing driveways), loading spaces, refuse collection facilities (dumpsters), outdoor storage areas, ground based utility equipment, fences and walls, and sidewalks and pedestrian circulation. And location and size of existing and proposed <b>infrastructure</b> : Water mains (including and water taps), water meter details, backflow prevention details, wells, sewer mains or on-site septic systems (including repair area), electrical service, fire hydrants, detail of fire apparatus access to buildings, and any other public utility within all adjacent public right-of-ways and easements.	<input checked="" type="checkbox"/>
7	Approximate location of all designated Areas of Environmental Concern or other such areas which are environmentally sensitive on the property, such as Maritime Forest, CAMA, 404, or 401 wetlands as defined by the appropriate agency.	<input checked="" type="checkbox"/>
8	Sight distance triangles.	<input checked="" type="checkbox"/>
9	Proposed common areas, open space set-asides, and required buffers.	<input checked="" type="checkbox"/>
<b>Landscape Plan</b>		
10	All existing and proposed planting areas and vegetation that will be used to comply with the landscaping requirements, including the species, caliper, and spacing of all vegetation.	<input checked="" type="checkbox"/>
11	Existing and proposed physical barriers to be used to comply with the bufferyard and screening requirements.	<input checked="" type="checkbox"/>
12	Heritage tree inventory and proposed tree protection zones. <i>*ALL HERITAGE TREES IN</i>	<input checked="" type="checkbox"/>
13	Adjoining property lines, zoning, and names and address of adjoining property owners. <i>WETLANDS</i>	<input checked="" type="checkbox"/>
<b>Exterior Lighting Plan</b>		
14	Location, height, and type of all proposed exterior lighting including but not limited to site, street, building, and security lighting.	<i>N/A</i>
15	Footcandle measurements of the entire site including lot lines, or light fixture documentation when minimal lighting is proposed. <i>FIXTURES ONLY</i>	<input checked="" type="checkbox"/>
<b>Major Stormwater Management Plan</b>		
16	Major Stormwater Plan and Form SW-002	<input checked="" type="checkbox"/>

Architectural Elevations		
17	Architectural drawings and/or sketches illustrating the design, character, height, and materials of the proposed buildings.	<input checked="" type="checkbox"/>
Flood Damage Prevention, if Applicable		
18	Proposed elevation of all structures and utilities.	<input checked="" type="checkbox"/>
19	Location, dimensions, and use of: Development and disturbance, existing and proposed structures and utility systems grading and pavement areas, fill materials, storage areas, drainage facilities, and other development.	<input checked="" type="checkbox"/>
20	Boundary of Special Flood Hazard Area (SFHA), floodway, Coastal Barrier Resource System (CBRS) Area, water course relocation, or a statement that the entire lot is within a specific SFHA.	N/A
21	Flood zone designation as determined on the County's Flood Insurance Rate Maps (FIRM). SH2; NBTE 7	<input checked="" type="checkbox"/>
22	Design Flood Elevation (Base Flood Elevation plus two-foot freeboard).	<input checked="" type="checkbox"/> 3
23	Plans and/or details for the protection of public facilities and utilities (sewer, gas, electrical, and water systems) from inundation of flood waters up to Design Flood Elevation.	<input checked="" type="checkbox"/>
24	Water course alteration or relocation: Description of alteration or relocation, report on effects of proposed project on the flood carrying capacity of the water course, and effects to properties located up and downstream.	N/A
25	Fill – plans for non-structural fill (if being utilized in VE zone).	N/A

**Major Site Plan Submittal Checklist**

Staff will use the following checklist to determine the completeness of your application within ten business days of submittal. Please make sure all of the listed items are included. Staff shall not process an application for further review until it is determined to be complete.

**Major Site Plan Submittal Checklist**

Date Received: \_\_\_\_\_

TRC Date: \_\_\_\_\_

Project Name: 1120 Corolla Village Rd.

Applicant/Property Owner: Duck Land Co., LLC

Major Site Plan Submittal Checklist – Documents provided on USB flash drive or CD		
1	Complete Major Site Plan application	<input checked="" type="checkbox"/>
2	Site plan	<input checked="" type="checkbox"/>
3	Landscape plan <u>SHEET 2</u>	<input checked="" type="checkbox"/>
4	Exterior Lighting plan <u>FIXTURE CUT SHEETS</u>	<input checked="" type="checkbox"/>
5	Stormwater Review Fee Deposit (see fee schedule) and Major Stormwater Management plan and Form SW-002	<input checked="" type="checkbox"/>
6	Architectural elevations, if applicable	<input checked="" type="checkbox"/>
7	ARHS site evaluation(s) OR if connecting to existing wastewater system, a letter of commitment from owner of centralized sewer provider and letter from DWQ indicating the existing plant has sufficient capacity to serve the development at the time of site plan approval.	<input checked="" type="checkbox"/>
8	NCDEQ stormwater permit application (if 10,000 sf or more of built upon area). <u>&lt;10,000 SF</u>	<u>N/A</u>
9	NCDEQ Erosion and Sedimentation Control permit application (if one acre or more of land disturbance). <u>&lt;1 acre</u>	<u>N/A</u>
10	NCDOT Street and Driveway Access Permit Application and Encroachment Agreement	<input checked="" type="checkbox"/>
11	Application fee (\$.15 per square foot of gross floor area or \$500 minimum)	<input checked="" type="checkbox"/>

**\* TO BE INVOICED**

**For Staff Only**

**Pre-application Conference**

Pre-application Conference was held on 7/19/2024 and the following people were present:  
 See attached Pre-Application Comments

**Comments**

Time of Concentration (Tc) (Use additional sheets if necessary)			
	Pre-	Post-	
Channel slope, S	↓	↓	ft/ft
Manning's roughness, n (Table 2-4)	↓	↓	
Channel velocity	↓	↓	ft/sec
Length of Flow, L	↓	↓	ft/sec
Total Time for Channel Flow	0.0	0.0	min
Total Time of Concentration, Tc	12.1	5.0*	min

\* MIN.

Pre-development Conditions			
Land Use Description	C	Area (acres)	C*A
Woods	0.2	0.28	0.056
Total			

Intensity for 2-year, ~~24-hour storm~~ (Table 2-5) 4.52 in/hr  
 24 HR STORM WOULD BE 4.0 (PREV. CALC)  
 Pre-development peak flow, Q = CIA 0.253 cfs

Post-development Conditions			
Land Use Description	CN	Area (acres)	C*A
IMPERVIOUS COVER	98	0.047	4.63
PAVERS	98	0.0913	3.11
OPEN SPACE	49	0.15	7.48
Totals		0.23	15.228

Area-weighted CN 65.70 C: 0.57  
 Intensity for ~~10-year, 24-hour storm~~ (Table 2-5) 6.82 in/hr  
 5-yr (Commercial Site Plan)  
 Post-development peak flow, Q = CIA 1.08 cfs

Minimum Storage Volume Required – Refer to Section 2.4.4 for Volume Calculations  
 Storage Volume, V, 49.1cy 1,325 ft<sup>3</sup>

CMS, Withers Ravenel  
 Applicant

11/12/24  
 Date

**From:** [Jovita Hood](#)  
**To:** [Michael Strader](#)  
**Cc:** [Jennie Turner](#); [Jason Litteral](#)  
**Subject:** 1120 Corolla Village Pre-App Comments  
**Date:** Monday, July 22, 2024 11:31:32 AM

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Good Morning Mike,

Thank you for speaking with us on Friday morning. Below you will find comments regarding 1120 Corolla Village.

### **Planning**

- Research required to verify parcel is a lot of record. The latest deed found was Book 111 Page 236 (1970).
- Zoning classification of the parcel is GB.
- Please include a landscaping plan with site and vehicular landscaping.
- Please submit the proposed building elevations for review.
- Establishment to be considered specialty eating.
- Parking spaces to be revised for specialty eating to 1 per 200sf.
- Please comply with Corolla Small Area Plan.
- Please include sidewalk with a minimum width of 10'.
- If using only wall packs not exceeding 1600 lumens no photometric plans required.
- Recommends possibility of ADA parking space closer to ramp.
- Include notation of roll out trash cans in lieu of dumpster. An additional permit will be required if a pad is needed.
- Please include wetland documentation from Army Corp of Engineers and State.

### **Building & Fire Comments**

- Fire hydrant within 400' of all portions of the structure.
- 150' hose accessibility.
- R2 class for live/work will require sprinklers.

### **Utilities**

- Separate meters recommended.
- Master meter needed if not separated.
- Water meter to be relocated to the left side of the property.
- RPZ backflow is required for commercial.

Thank you,

**Jovita Hood**  
**Planner I**  
**153 Courthouse Rd.**  
**Currituck, NC 27929**  
**252-232-6019**  
**[Jovita.Hood@CurrituckCountyNC.Gov](mailto:Jovita.Hood@CurrituckCountyNC.Gov)**