



Quible & Associates, P.C.

ENGINEERING • ENVIRONMENTAL SCIENCES • PLANNING • SURVEYING
SINCE 1959

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June 22, 2023

Ms. Jennie Turner, Senior Planner
Currituck County Planning & Zoning
153 Courthouse Road, Suite 110
Currituck, NC 27929

Re: PB 87-56 Monterey Shores, Corolla Bay Phase 3
Amended Sketch Plan / Special Use Permit
Multi Family Special Use Permit

Ms. Turner,

Thank you for the TRC review comments, dated June 15, 2023, for the Amended Sketch Plan / Special Use Permit / Multi Family Special Use Permit application for the above referenced Corolla Bay Phase 3 project.

On behalf of CB Land Developments, LLC, Quible & Associates, P.C., hereby submits, for your review and approval, the following documentation:

Two (2) copies of each:

- Technical Review Committee Responses from County Comments dated June 15, 2023;
- Full sized revised copies of the PUD Amended Sketch Plan;

One (1) copy of each:

- 8.5" x 11" copy of all revised plans;
- CD containing PDF copy of the Amended Sketch Plan/Special Use Permit/Multi-Family Special Use Permit Application package revisions.

Please find our responses listed below in red to both County and McAdams review comments:

Planning, Jennie Turner 252-232-6031

Reviewed

1. The applicant is responsible for providing evidence that the application meets the four findings of fact required for the Board of Commissioners to approve a special use permit.
Acknowledged.
2. A finding must be made by the BOC that adequate public facilities are available to serve this proposed development.
Acknowledged.
3. On the amended sketch plan, please add asterisks in footnotes for clarity. Please revise the note regarding the "NCDOT taking" referencing 711 lots (total line in table).

Acknowledged. Asterisks have been added to footnotes on enclosed amended sketch plan (ASP). Also, total number of residential dwelling units in comments has been updated.

4. After the most recently approved amended sketch plan prepared by Bissell, CAMA wetlands were designated. Please update CAMA wetland area to 43.53 and revise density calculation.

Parcel 10 within Map Reference #2 CAMA wetland area has been updated to 9.15 acres per our discussion. Footnote [4] has also been referenced within this column for clarity. The CAMA Wetlands listed within the Summary of Proposed Changes to Development Data With Current Amendment have also been updated to 43.53 acres per our discussion; which also required updating the Net Developable Area and Residential Density (both of which propose no further changes).

5. Clearly illustrate residential, commercial, and open space areas on the amended sketch plan consistent with the area summary provided.

Existing commercial areas are illustrated with hatching, and platted residential units are shown. Open space area areas are listed within the table just as had been done previously on the latest approved ASP prepared by Bissell Professional Group as requested.

6. Let's discuss the best way to denote the 57 + 26 units under Lot 3 (Villas) on the sketch plan.

Per our discussion, the number of residential dwelling units for Map Reference #17 has been updated to 57, and the previously shown additional 26 relocated to Map Reference #16 (separately as 10+24 along the Section 2 Lot 2 row, and 2 for Section 2A future development parcel).

7. UDO Section 4.1.1.B requires a special use permit for multi-family development in a PUD and the provisions of UDO Section 4.2.2.A.5 apply to the proposed development.

- a. No accessory structure shall be less than ten feet from another structure.

Acknowledged; will confirm compliance with all required provisions during major site plan development phase.

- b. No improved recreation area shall be located within required exterior setbacks or within 20 feet of any dwelling unit.

Acknowledged; the proposed pool amenity area associated with the hotel is shown complying with required exterior setbacks and at least 20' from any dwelling unit.

- c. No individual building shall exceed a length of 200 feet.

Acknowledged; multifamily structures shown during major site plan and building permit phases will comply with provisions of UDO Section 4.2.2.A.5.

8. The special use permit for multi-family requires a conceptual plan which may change but should be in conformance with UDO provisions. The proposed layout does not appear to be in conformance with UDO standards.

Acknowledged; the enclosed amended sketch plan has been updated to reflect a conceptual development plan generally conforming with UDO provisions. It is important to keep in mind the diagrammatic nature of the plan at this stage understanding that detailed elements shown during major site plan application process must demonstrate compliance.

9. Multi-family design standards apply to the multi-family portion of the development and Non-residential design standards apply to the hotel and mixed-use portion of the development. Community compatibility standards apply to the overall development.

Acknowledged. These design standard requirements are understood and shown within the diagrammatic conceptual development plan and the major site plan design will demonstrate compliance accordingly.

10. Please update the conceptual plan to include all items on design standards checklist.

Property owner name, address, phone number, and e-mail address.
Site address and parcel identification number.
North arrow and scale to be 1" = 100' or larger.
Vicinity map showing property's general location in relation to streets, railroads, and waterways.
Existing zoning classification and zoning setback lines of the property.
A scaled drawing showing existing boundary lines, total acreage, adjacent use types, location of streets, rights-of-way, and easements.
Approximate location of the following existing site features and infrastructure within the property and within 50' of the existing property lines: Pedestrian circulation, vehicular use areas, structures, septic systems, wells, utility lines, water lines, culverts, storm drainage pipes, ditches, canals, streams, wooded areas, ponds, and cemeteries.
Approximate location of the following proposed site features and infrastructure: Structures and usages, parking and circulation plan (including streets, drives, loading and service areas parking layout and pedestrian circulation features), fences and walls, exterior lighting, drainage patterns and facilities intended to serve the development, landscape buffers and screening, and riparian buffers.
Approximate Flood Zone line and Base Flood Elevation as delineated on the "Flood Insurance Rate Maps/Study Currituck County."
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.
Sight distance triangles.
Proposed common areas, open space set-asides, and required buffers.
Architectural drawings and/or sketches illustrating the design and character of the proposed uses.

The above referenced information has been incorporated into the conceptual development plan shown on sheet 2 of the amended sketch plan to the best of our ability at this time. Please continue to keep in mind that conceptual development plan is diagrammatic only and will change as site plan develops during major site plan design phase, while provisions of the UDO shall be met.

- UDO design standards encourage primary structures to face the street and multi-building development should create a street-edge.

Acknowledged; the development plan creates new “street” edges interior of the mixed-use development by way of drive aisles and the proposed primary structures face those newly created “streets” accordingly.

12. Provide general parking schedule and review preferred parking locations of Community Compatibility Standards. Provide a Type D buffer for parking adjacent to SFDs.

A conceptual general parking schedule is offered below. Actual parking requirements will be determined and complied with during site plan design.

100 Dwelling Units @ 1.8 spaces per unit: 180 spaces

32 Live/Work Units @ 1 space per unit: 32 spaces

172 Hotel Rooms @ 1 space per room: 172 spaces

+75% Required for Accessory Uses

5,750 SF Ballroom @ 1 space per 400 SF: 11 spaces

4,420 SF Restaurant @ 1 space per 150 SF: 23 spaces

2,860 SF Restaurant @ 1 space per 150 SF: 14 spaces

3,050 SF Retail @ 1 space per 300 SF: 8 spaces

8,200 SF Retail @ 1 space per 300 SF: 28 spaces

4,540 SF Restaurant @ 1 space per 150 SF: 31 spaces

900 SF General Store @ 1 space per 250 SF: 4 spaces

Total Parking Spaces Required: 503 spaces

Approximate Number of Spaces Shown on Conceptual Development Plan: 515 spaces

In addition, Type D buffers are shown on the ASP for parking adjacent to SFDs.

13. A loading space is required.

Loading spaces have been shown on the enclosed conceptual development plan, but will be further considered and refined during major site plan design phase.

14. Refuse collection facilities shall not be located between a principal structure and any adjacent streets and shall be located at least twenty feet from any lot line shared with a lot containing a single-family dwelling.

Acknowledged; locations of refuse facilities have been updated on the enclosed conceptual development plan. Refuse locations will be further evaluated during major site plan design phase.

15. Incorporate loading and refuse collection areas into the overall design of the buildings.

Acknowledged; will be incorporated during major site plan development phase, but shown conceptually herein.

16. Orient porches and balconies away from SFDs.

Acknowledged.

17. Open space should be located between the building and SFDs to the maximum extent practicable.

Open space area has been maximized within the area available between SFD properties and distributed throughout the development area.

18. Provide sidewalk along NC12 for consistency with Connect Currituck Pedestrian Plan.

A proposed walk has been shown conceptually along the east side of NC Hwy 12 on the enclosed conceptual development plan to compliment the existing walk along the north side of Herring Street. Actual configuration of these walks will be given further consideration during major site plan design phase to ensure aesthetics and harmony with the development plan.

19. Provide history on the existing driveway cut/right-of-way on Herring Street and the process to remove it.

It seems that the Herring Street right-of-way was aligned with the Villas during a time when it was anticipated that subdivision streets would be needed for a SFD lot development

plan. There does not seem to be reason to align any new private drive aisle with the existing Villas entrance. Additionally, it seems prudent to relocate the Herring Street right-of-way bumpout further west away from the existing SFD lots so as to push the anticipated drive aisle activities further from residential uses. The major site plan design will be required to undergo a review by NCDOT which includes among other considerations the changes to the Herring Street right-of-way bumpout. Additionally, NCDOT will be reviewing permit applications for driveway locations and right-of-way encroachments.

20. A bathhouse was approved as a condition of Corolla Bay- Phase 1. The bathhouse has not been constructed.

Acknowledged. If the County could provide further documentation on this matter, the Applicant is not opposed to working with the Villas, or whomever appropriate, to help realize this requirement.

21. Bike parking will be required per UDO Section 5.1.7.

Acknowledged. Bicycle racks will be provided and accounted for during the major site plan design phase, but it is understood and agreed that bicycle racks will be provided.

22. Site, vehicular and streetscape landscaping, buffers, screening, and heritage tree protection ordinance applies.

Acknowledged; will be incorporated into major site plan design phase.

23. The proposed pool associated with the hotel may not be considered open space.

Open space area shown on the amended sketch plan has been updated to not include the hotel swimming pool.

24. Major site plan approval is required prior to development.

Acknowledged.

Currituck County Building Inspections & Fire, Bill Newns 252-232-6023

Reviewed

No comment at this time

Acknowledged.

Currituck County Soil & Stormwater, Dylan Lloyd 252-232-3360

Reviewed

- 1) Possible wetlands observed on recent site visit adjacent to hotel footprint. Include recent (within 5 yr) Wetland Delineation with future submittals.

Acknowledged. A zoning compliance permit has been obtained by the Applicant from the County after having properly permitted impacts through USACE and paying mitigation expenses.

- 2) Is current storm-water pond near Herring St entrance in use? If so, will modifications allow outfall flow and pipes to adequately convey runoff from surrounding parcels?

Yes, the existing wet retention basin is active. The inflow and overflow configurations are well understood. The major site plan design will include proposed modifications which will reconfigure the existing wet retention basin facility and provide proper stormwater storage and overflow meeting not only the State requirements but Currituck County requirements.

- 3) Pool surface counts as impervious surface per Currituck UDO.

Acknowledged.

- 4) Will permeable pavers be used in any parking lots?

It is anticipated that permeable pavements will be utilized during the major site plan design to help reduce stormwater runoff from impervious surfaces.

Currituck County Water, Dave Spence/Will Rumsey/Jim Williams, 252-232-6060

No Comment
Acknowledged.

Jason Weeks

No Comment
Acknowledged.

US Army Corps of Engineers, Anthony Scarbraugh 919-251-4619

No Comment
Acknowledged.

Currituck County GIS, Harry Lee 252-232-2034

Reviewed

AS THIS PROJECT MOVES FORWARD GIS WILL NEED DETAILED SITE PLANS AND BUILDING ELEVATIONS IN ORDER TO ASSIGN ADDRESSES.

ARE ANY OF THE INTERIOR STREETS GOING TO BE NAMED?

Acknowledged. The Applicant may consider incorporating interior street names for the private drive aisles and would coordinate with the County prior.

A special use permit hearing is an evidentiary hearing where the Board of Commissioners must make a Quasi-Judicial Decision.

- An evidentiary hearing will be held for the Board of Commissioners to gather competent, material and substantial evidence to establish the facts of the case.
- All testimony is made under oath.
- The applicant or opposing parties shall establish written findings of fact and conclusions of law.
- Parties with standing may participate fully in the evidentiary hearing, including presenting evidence, cross-examining witnesses, objecting to evidence, and making legal arguments.
- Non-parties may present competent, material, and substantial evidence that is not repetitive.

Acknowledged.

Typical Use Permit (Quasi-Judicial) Hearing at BOC

- Swearing in of witnesses/speakers
- Presentation by County Staff on Application
- Required Presentation by Applicant or Authorized Agent (20-25 minutes)
 - Applicant to Present Findings of Fact
- Public Comment Period (typically 3 minutes each)
- Applicant Rebuttal (typically 5 minutes)
- BOC Deliberation & Decision

Acknowledged.

STORMWATER RECOMMENDATIONS, MCADAMS GROUP

Please note that the following are recommendations / advisory comments and do not require a comment response.

GENERAL

1. Please note a complete copy of the [Major Stormwater Plan Form SW-002](#) will be required for Major Subdivision approval when moving toward construction drawings.

Acknowledged.

2. Please note that the site is located in the Outer Banks Stormwater Management Zone and will need to comply with those requirements.

Acknowledged.

CONCEPTUAL SITE PLAN

1. Please note the proposed wet pond should be designed according to the State Minimum Design Criteria and will require a soil investigation to determine the seasonal high-water table (SHWT) for determination of the normal pool elevation.

Acknowledged.

2. Please note that the proposed stormwater control measure(s) (SCMs) should have outlet structures or an auxiliary spillway for overflow that will not impact adjoining properties in the case of deep storms.

Acknowledged.

3. It is good to see the wet pond is planned to be used as an amenity. Please make sure to provide clarification on how fencing will be implemented around the pond to balance these intentions.

Acknowledged.

4. Permeable pavers could be considered to reduce the required detention in the proposed SCM(s).

Acknowledged. It is anticipated that permeable pavements will be utilized at the site of major site plan design to reduce stormwater runoff from impervious surfaces.

Please review the enclosed documentation and confirm that all TRC review comments have been addressed adequately for a supportive Staff Report. Please do not hesitate to contact me at 252.491.8147 or mstrader@quible.com if you have any questions, comments or requests for additional information.

Sincerely,

Quible & Associates, P.C.

A handwritten signature in blue ink, appearing to read "Michael W. Strader, Jr.", written in a cursive style.

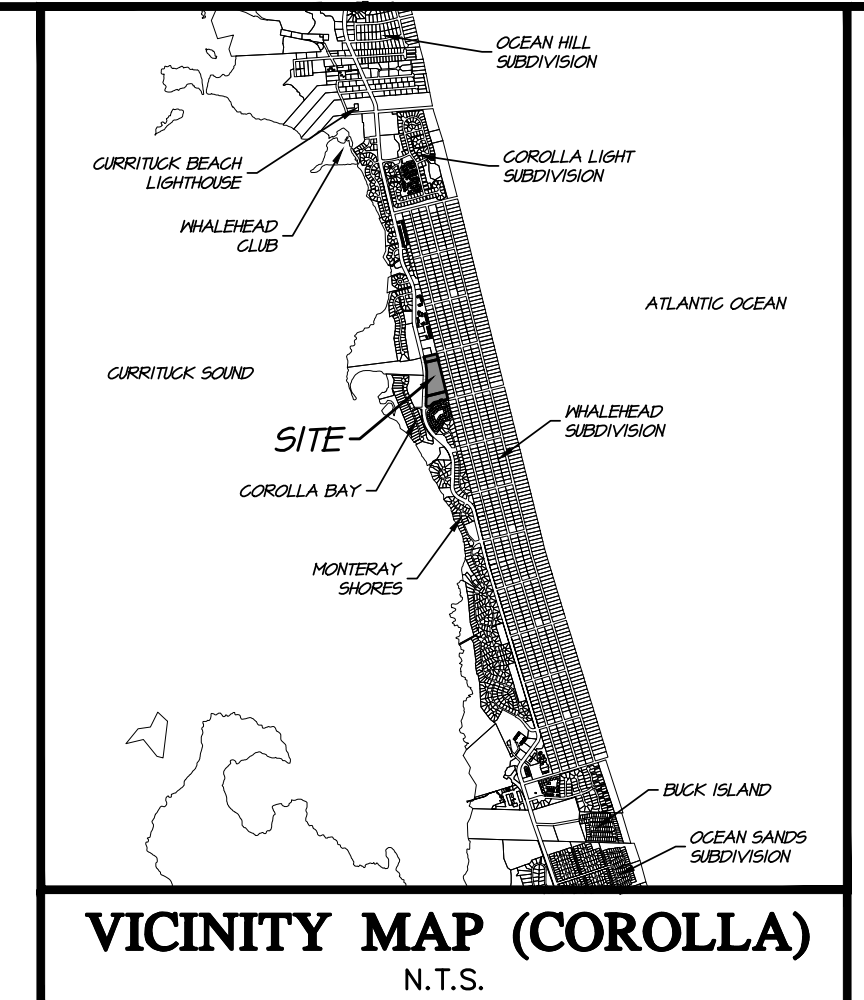
Michael W. Strader, Jr., P.E.

encl.: as stated

cc: CB Land Development, LLC

MONTERAY SHORES P.U.D.

AMENDED SKETCH PLAN

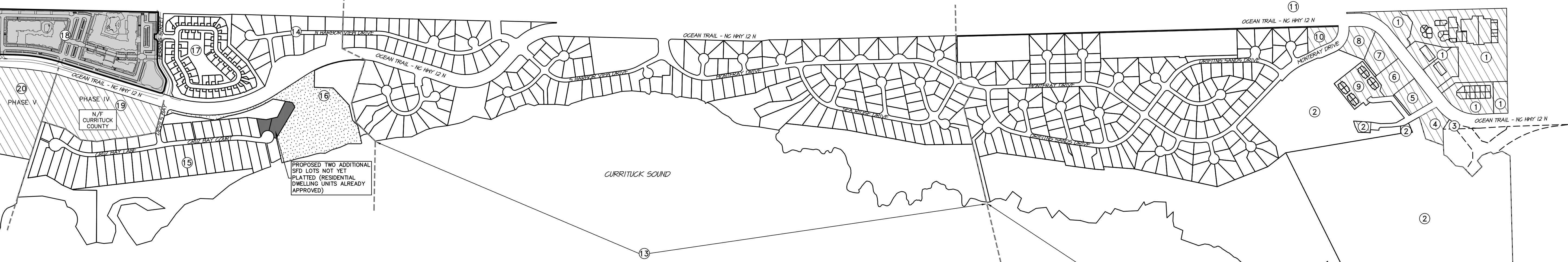


Map Reference	Designation	Total Area (acres)	CAMA Wetlands	Net Area for Development	Commercial	Residential	Open Space	References	Notes; Comments
	South of Phase 2	69.630	9.000	60.630	21.736	52	42.848		
1.	Monteray Plaza	12.785		12.785	12.785			P.C. D., SL. 322	Original Commercial Tract.
2.	"Parcels 7,8,9,10"	48.721	9	39.721	1.433	36	42.734	P.C. K., SL. 49-51	*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.
	Parcel 7	0.22 (1)		0.22	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)	9.15	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				P.C. E, SL. 137	
9.	Monteray Pines (Parcel 5)	2.093		2.093	1.712	48	Units	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.
10.	Bank Parcel	0.778		0.778	0.778			P.C. D, SL. 158	
11.	5' Buffer (across from bank)	0.029		0.029			0.029	Not shown on separate plat	Computed from plat
12.	Phase 2:	93.008	9.4	83.608		184	Units	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.)
13.	Phase 1:	103.843	3.39	100.453		200	Lots	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.
	Phase 3:	88.828	3.875	84.953	14.46	218			*1.35 Ac. Disappeared from Corolla Bay when recombination plat 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."
14.	Corolla Shores	7.24		7.24		19	Lots	P.C. N, SL. 133	Excludes any reduction due to NCDOT taking.
15.	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"
	Section 1 (Lot 1)	20.590* (2)	3.875	16.715		30	Lots	P.C. J, SL. 198-200	0.179 Ac. Of land area was lost in recombination of Lots 1 & 2 (did not supersede)
	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
16.	Section 2 (Lot 2)	12.630* (2)	(3)		10+24=34	3	Lots	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"
	Section 2A (future dev parcel)	(included in Lot 2)	(3)			2	Lots	Approved but Not Yet Platted	2 Lots from the 26 lots approved within Section 2 that were reallocated to Lot 2 prior to NCDOT Taking.
17.	Lot 3 (Villas)	9.841 *(2)	(3)			57	Units	P.C. L, SL. 173-175	
18.	Lot 4 (Undev.)	10.000 *(2)(5)	(3)		5.353	127		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);
	Lot 3 (Residential) (Included)	3.007 (5)	(3)	3.007				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.
19.	Currituck County	10.07	(3)	10.07			2.809	P.C. H, SL. 221	Open space per amended sketch plans for P.U.D. (3/15/2010 & 1/22/2014)
20.	Corolla Shores V (Food Lion)	14.1	(3)	14.1	6.1		8	P.C. G, SL. 356	*Commercial & open space allocations are from 1/22/2014 ASP (recorded plat shows 14.0 Ac. +/-, ASP shows 14.1 used in development calcs."
Totals		355.309	25.815 (4)	329.644	36.222	747	130.343		747 total does not consider any loss of lots in Corolla Shores due to N.C.D.O.T. taking.

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"

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)

SUMMARY OF PROPOSED CHANGES TO DEVELOPMENT DATA WITH CURRENT AMENDMENT				
	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	43.53 Ac.		43.53 Ac.	From Bissell 2021 A.S.P.
Net Development Area	311.779 Ac.		311.779 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	2.396 DU/Ac.		2.396 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%

LEGEND

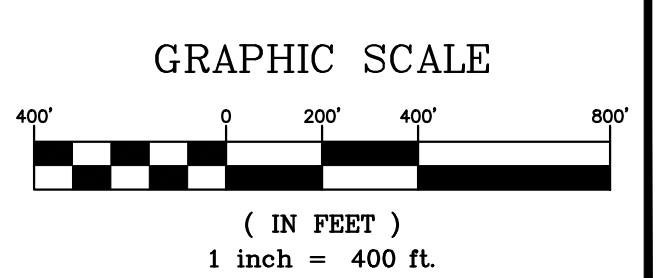
- EXISTING COMMERCIAL AREAS
- EXISTING RESIDENTIAL PARCELS
- NCDOT ACQUIRED PARCEL
- SUBJECT PARCELS

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NC License # C-028
SINCE 1959

Quible & Associates, P.C.
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ENVIRONMENTAL SCIENCES & SURVEYING**

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REVISIONS




NO.	DATE

PROJECT NO. P22206
DESIGNED BY OTH
DRAWN BY JTM/DTL/OTH
CHECKED BY MWS
ISSUE DATE 6/22/23

SHEET NO. 1 OF 2 SHEETS

AMENDED SKETCH PLAN
MONTERAY SHORES PUD
POPLAR BRANCH TOWNSHIP
CURRITUCK COUNTY
NORTH CAROLINA

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)

NOTES:

1. PROPERTY OWNER: CB LAND DEVELOPMENT, LLC
PO BOX 50
KILL DEVIL HILLS, NC 27848
(252) 441-9003
cgilp1@cbgroup.com
2. PROPERTY PIN/PID: 9936-44-9230/115E0000PEN0004
9936-53-0625/011500003XED000
9936-53-0153/01150000040000
3. PROPERTY ADDRESS: OCEAN TRAIL (NC HWY 12)
4. RECORDED REFERENCE: D.B. 1585, PG. 260
D.B. 1585, PG. 264
P.C. J. SL. 198
P.C. L. SL. 177
5. ZONE: SINGLE FAMILY RESIDENTIAL - OUTER BANKS (SFO) WITH PUD OVERLAY
6. PROPOSED USE: MIXED USE DEVELOPMENT
7. PARCEL AREA: ±13.01 ACRES
(ASSUMES A RECOMBINATION PLAT OF THE EXISTING SEPARATE PARCELS)
8. 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: 12/21/2018.
9. ALL UTILITIES SERVING THIS SITE WILL BE PLACED UNDERGROUND
10. 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.)
11. LOT COVERAGE SHALL NOT EXCEED THE MAXIMUM OF 65%.
12. PROPOSED PARKING WILL MEET CURRITUCK COUNTY UDO OFF-STREET PARKING STANDARDS.
13. 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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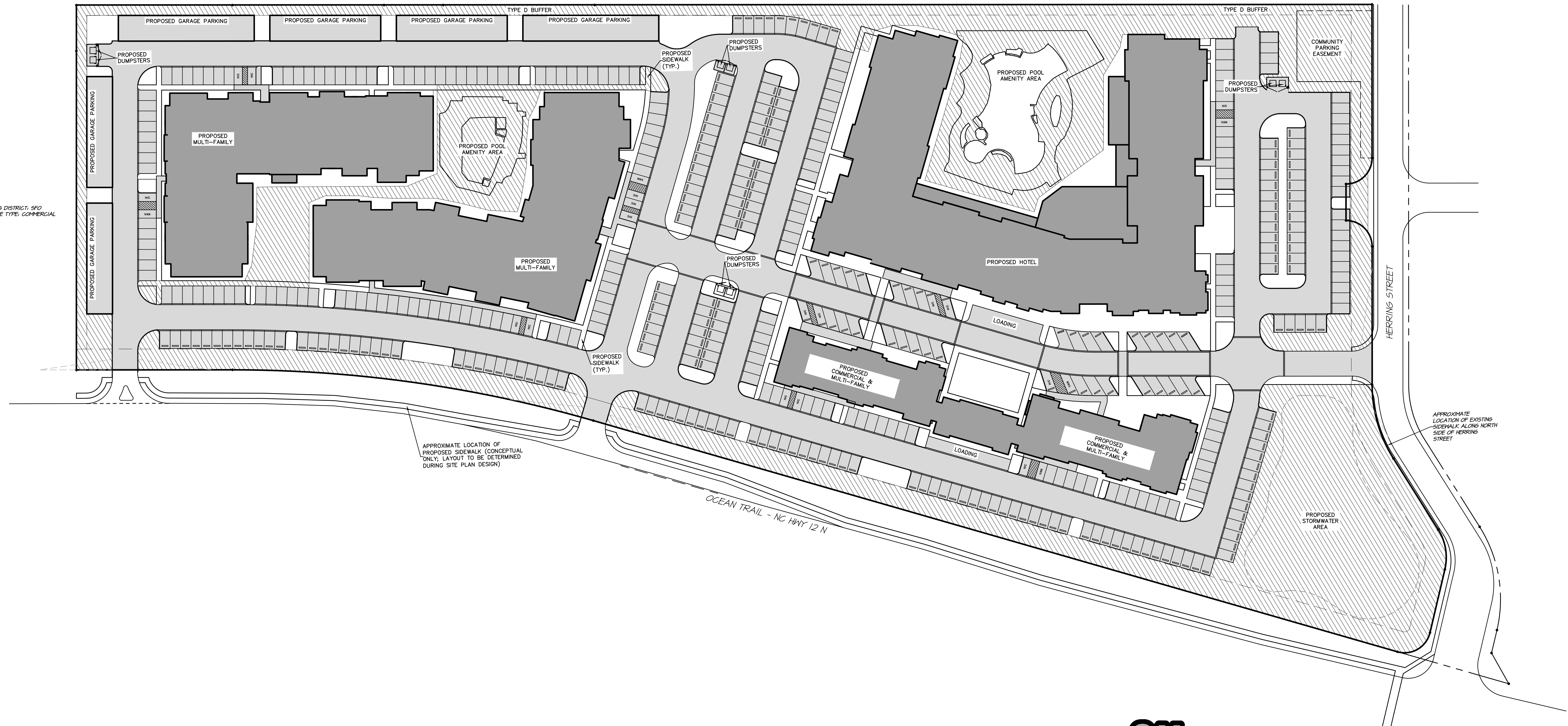
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THIS MAP IS NOT A CERTIFIED SURVEY AND HAS NOT BEEN REVIEWED BY A LOCAL GOVERNMENT AGENCY FOR COMPLIANCE WITH ANY APPLICABLE LAND DEVELOPMENT REGULATIONS.

CERTIFICATION
I, the undersigned, being a duly licensed Professional Engineer in the State of North Carolina, do hereby certify that this is a true and correct copy of the original as shown to me.

ZONING DISTRICT: SFO
EXISTING USE TYPE: SINGLE FAMILY DWELLING

ZONING DISTRICT: SFO
EXISTING USE TYPE: COMMERCIAL

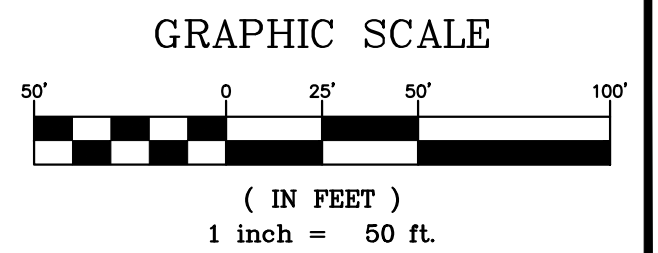


APPROXIMATE LOCATION OF PROPOSED SIDEWALK (CONCEPTUAL ONLY; LAYOUT TO BE DETERMINED DURING SITE PLAN DESIGN)

APPROXIMATE LOCATION OF EXISTING SIDEWALK ALONG NORTH SIDE OF HERRING STREET



NOTE:
THE DATA GIVEN ON THESE PLANS IS BELIEVED TO BE ACCURATE, BUT THE ACCURACY IS NOT GUARANTEED. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL LEVELS, LOCATIONS, TYPES, AND DIMENSIONS OF THE EXISTING UTILITIES PRIOR TO CONSTRUCTION. IF A DISCREPANCY IS FOUND, WORK SHALL CEASE AND THE ENGINEER NOTIFIED. WORK MAY CONTINUE UPON ENGINEERS NOTICE TO PROCEED.



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
CHECKED BY MWS
ISSUE DATE 6/21/23

SHEET NO. **2**
OF 2 SHEETS