
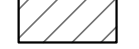
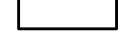
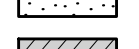




# MONTERAY SHORES P.U.D.

## AMENDED SKETCH PLAN

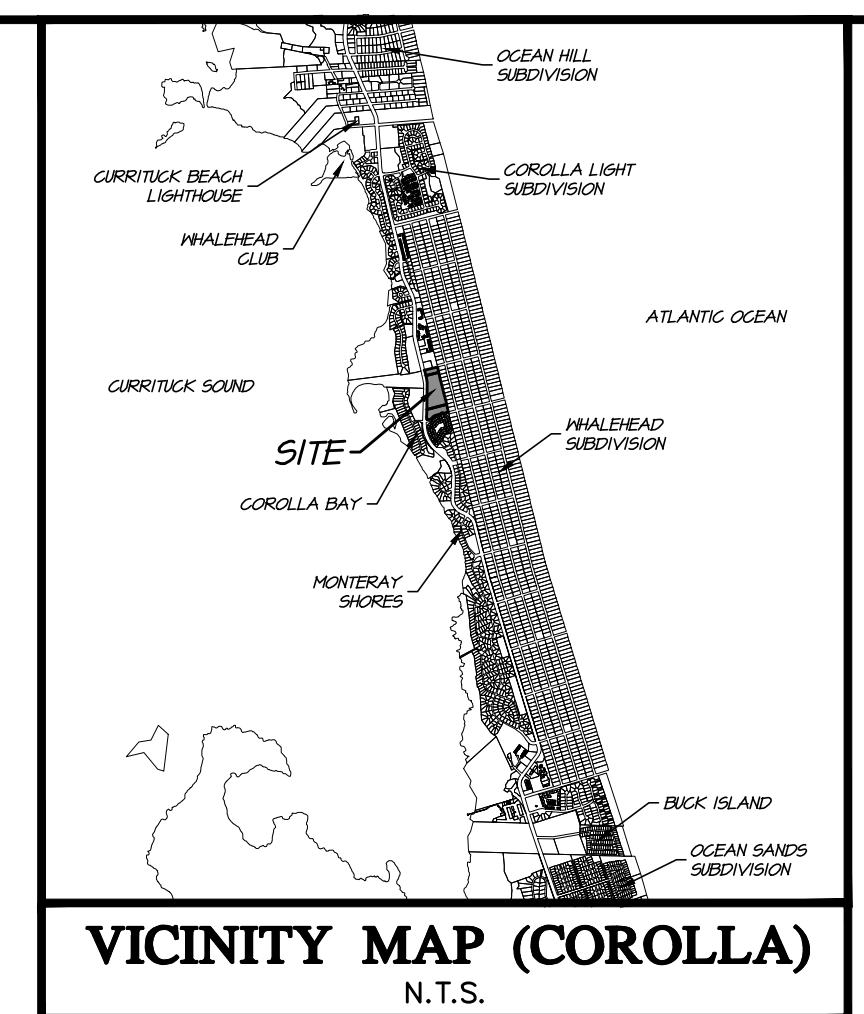
**LEGEND**

	EXISTING OPEN SPACE
	EXISTING COMMERCIAL PARCELS
	EXISTING RESIDENTIAL PARCELS
	NC DOT ACQUIRED PARCEL
	PROPOSED OPEN SPACE
	PROPOSED RESIDENTIAL DWELLING UNITS

**MONTERAY SHORES P.U.D. SUMMARY TABLE (ALL PHASES)**

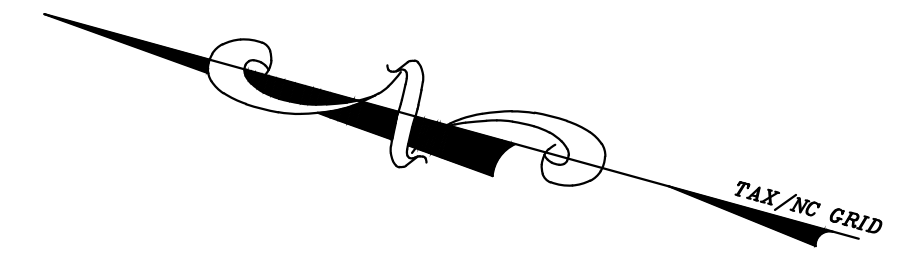
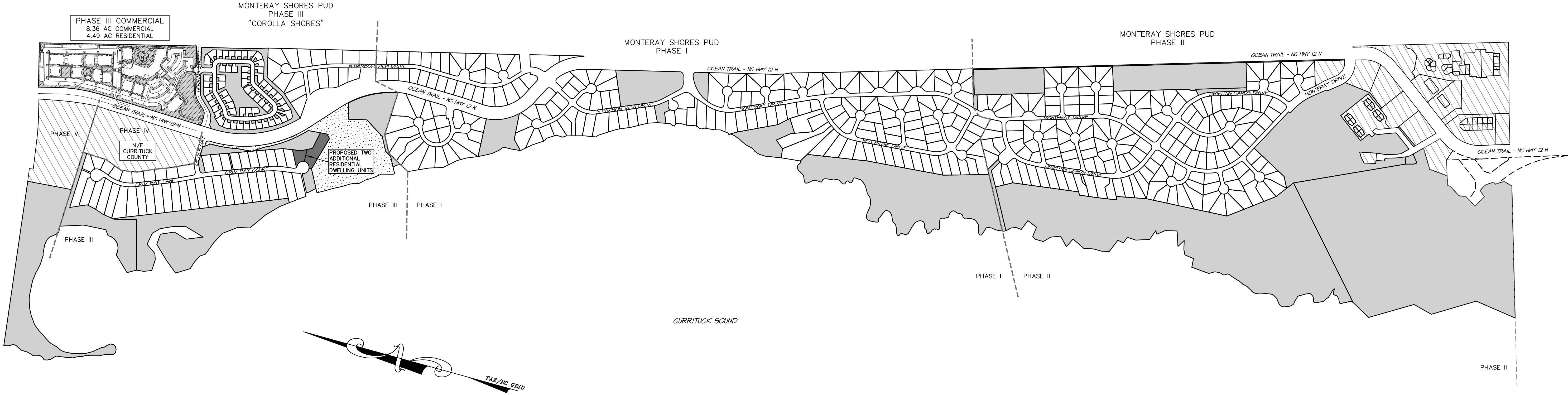
LAND USE	APPROVED 2014 ASP	%PUD	PROPOSED 2021 ASP	%PUD	
<b>OPEN SPACE</b>					
ACTIVE AND PASSIVE USES	76.99 AC.		76.99 AC.		
PARCEL 9 (WWTP)	11.67 AC.		11.67 AC.		
WATER SUPPLY WELL SITES	7.44 AC.		7.44 AC.		
OPEN SPACE PARCEL 8	0.12 AC.		0.12 AC.		
OPEN SPACE PARCEL 6	34.92 AC.		34.92 AC.		
<b>TOTAL OPEN SPACE (MIN. 35% REQ.)</b>	<b>131.83 AC.</b>	<b>37.07%</b>	<b>129.28 AC.</b>	<b>36.36%</b>	<b>&gt;35%</b>
<b>RESIDENTIAL</b>					
SINGLE FAMILY	195.75 AC.	55.05%	195.75 AC.		
MULTI-FAMILY	0 AC.		4.49 AC.		
<b>TOTAL RESIDENTIAL</b>	<b>195.75 AC.</b>	<b>55.05%</b>	<b>200.24 AC.</b>	<b>56.31%</b>	
<b>COMMERCIAL</b>					
MONTERAY PLAZA (PARCELS A-E)	12.79 AC.		12.79 AC.		
BANK	0.78 AC.		0.78 AC.		
COMMERCIAL PARCEL 1	5.83 AC.		5.83 AC.		
COMMERCIAL PARCEL 6	2.19 AC.		2.19 AC.		
COMMERCIAL PARCEL 7	0.28 AC.		0.28 AC.		
COMMERCIAL SITES 1 & 2 (Lots 3 and 4)	8.36 AC.		8.36 AC.		
COMMERCIAL PHASE V	6.1 AC.		6.1 AC.		
<b>TOTAL COMMERCIAL (MAX. 10% ALLOWED)</b>	<b>36.33 AC.</b>	<b>10.2%</b>	<b>36.33 AC.</b>	<b>10.2%</b>	<b>UNCHANGED</b>
<b>DENSITY</b>					
<b>PUD DENSITY</b>					
TOTAL PUD AREA	355.6 AC.		355.6 AC.		
COMMERCIAL AREA	10.2 %		10.2 %		
RESIDENTIAL AREA	55.05 %		56.31 %		
OPEN SPACE PROVIDED	37 %		36 %		
<b>RESIDENTIAL UNITS</b>					
PHASES I & II	384 d.u.		385 d.u. (SEE NOTE 7)		
PROPOSED PHASE III	218 d.u.		370 d.u. (SEE NOTE 8)		
CONDO UNITS WWTP AREA	52 d.u.		52 d.u.		
<b>TOTAL RESIDENTIAL UNITS (3 d.u./ac. ALLOWED)</b>	<b>654 d.u.</b>	<b>2.05 d.u./ac.</b>	<b>807 d.u.</b>	<b>2.53 d.u./ac.</b>	<b>&lt;3.0 d.u./ac.</b>

- NOTES:**
- PER DEED BOOK 482 PAGE 821 PUD IS ALLOWED 3 RESIDENTIAL DWELLING UNITS PER ACRE; MAXIMUM 10% COMMERCIAL AREA AND A MINIMUM REQUIREMENT OF 35% OPEN SPACE.
  - 2014 AMENDED SKETCH PLAN WAS APPROVED FOR 36.33 ACRES OF COMMERCIAL.
  - THIS SKETCH PLAN PROPOSES 2.53 RESIDENTIAL DWELLING UNITS PER ACRE, DOES NOT CHANGE THE APPROVED COMMERCIAL DENSITY (10.2%) AND PROVIDES MORE THAN THE 35% OPEN SPACE REQUIREMENT.
  - RESIDENTIAL DENSITY CALCULATED USING TOTAL PROPERTY AREA 355.6 ACRES LESS COMMERCIAL AREA OF 36.33 ACRES EQUALING A TOTAL 319.27 ACRES.
  - ACREAGE CALCULATED USING COUNTY GIS DATA. RESIDENTIAL UNITS AND PLATTED LOTS TALLIED USING COUNTY GIS DATA AND RECORDED PLATS.
  - THE EXISTING RESIDENTIAL PHASE III DWELLING UNITS WAS 19 ON THE APPROVED 2014 ASP. THERE ARE 120 DWELLING UNITS IN PHASE III BASED ON A CURRENT REVIEW OF CURRITUCK COUNTY GIS.
  - THE RESIDENTIAL UNITS FOR PHASES I & II WERE INCREASED BY ONE DWELLING UNIT BASED ON REVIEW OF RECORDED PLATS AND CURRITUCK COUNTY GIS. THIS INCREASE IS NOT A PROPOSAL WITHIN THIS SKETCH PLAN AMENDMENT AND IS LISTED TO CORRECT THE EXISTING SKETCH PLAN INFORMATION.
  - THIS SKETCH PLAN AMENDMENT IS PROPOSING 250 ADDITIONAL RESIDENTIAL DWELLING UNITS TO PHASE III. THE PROPOSED 370 DWELLING UNITS IS A TOTAL OF THE EXISTING 120 AND PROPOSED 250 DWELLING UNITS.

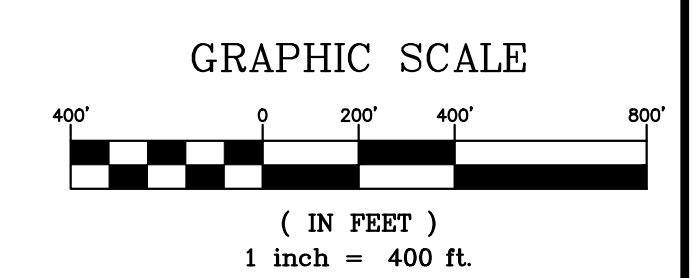


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**AMENDED SKETCH PLAN**  
**MONTERAY SHORES PUD**  
 CURRITUCK COUNTY NORTH CAROLINA  
 POPLAR BRANCH TOWNSHIP

PROJECT NO. **P99006.3**  
 DESIGNED BY **OTH**  
 DRAWN BY **JTM/DLT/OTH**  
 CHECKED BY **WDE**  
 ISSUE DATE **07/27/21**

SHEET NO. **1**  
 OF 2 SHEETS

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