

LEGEND

PROPOSED COMMERCIAL AREA

NOTES:

- PROPERTY OWNER: CB LAND DEVELOPMENT, LLC
PO BOX 30
KILL DEVIL HILLS, NC 27948
 - PROPERTY PIN/PID: 9936-44-9230/115E0000PEN0004
9936-53-0625/011500003XE0000
9936-53-0153/01150000040000
 - RECORDED REFERENCE: D.B. 1585, PG. 260
D.B. 1585, PG. 264
P.C. 4, SL. 198
P.C. L, SL. 177
 - ZONE: SINGLE FAMILY RESIDENTIAL - OUTER BANKS (SFO) WITH PUD OVERLAY
 - PROPOSED USE: MIXED USE DEVELOPMENT
 - PARCEL AREA: ±13.01 ACRES
 - 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.
 - ALL UTILITIES SERVING THIS SITE WILL BE PLACED UNDERGROUND
 - PROPOSED PUD AREAS:
COMMERCIAL: 7.27 AC.
OPEN SPACE: 5.74 AC. (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.)
 - LOT COVERAGE SHALL NOT EXCEED THE MAXIMUM OF 65%.
 - PROPOSED PARKING CALCULATIONS:
MULTI FAMILY RESIDENTIAL: 1.8 SPACES PER DU X 170 DU = 306 SPACES
HOTEL: 1 PER EVERY GUEST ROOM X 100 ROOMS = 100 SPACES*
RESTAURANT: 1 PER 150 SQ.FT. X 4,200 SQ.FT. = 28 SPACES
COMMERCIAL RETAIL: 1 PER 300 SQ.FT. X 12,000 SQ.FT. = 40 SPACES
TOTAL PARKING REQUIRED: 474 SPACES
TOTAL PARKING PROVIDED: 433 SPACES (8.6% REDUCTION REQUESTED)
- *A PROPOSED ALTERNATE SCENARIO IS TO REPLACE THE 100 ROOM HOTEL WITH A 75 UNIT CONDOMINIUM
(1.8 SPACES PER DU X 75 DU = 135 SPACES)
TOTAL PARKING REQUIRED: 509 SPACES
TOTAL PARKING PROVIDED: 433 SPACES (14.9% REDUCTION REQUESTED)

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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.

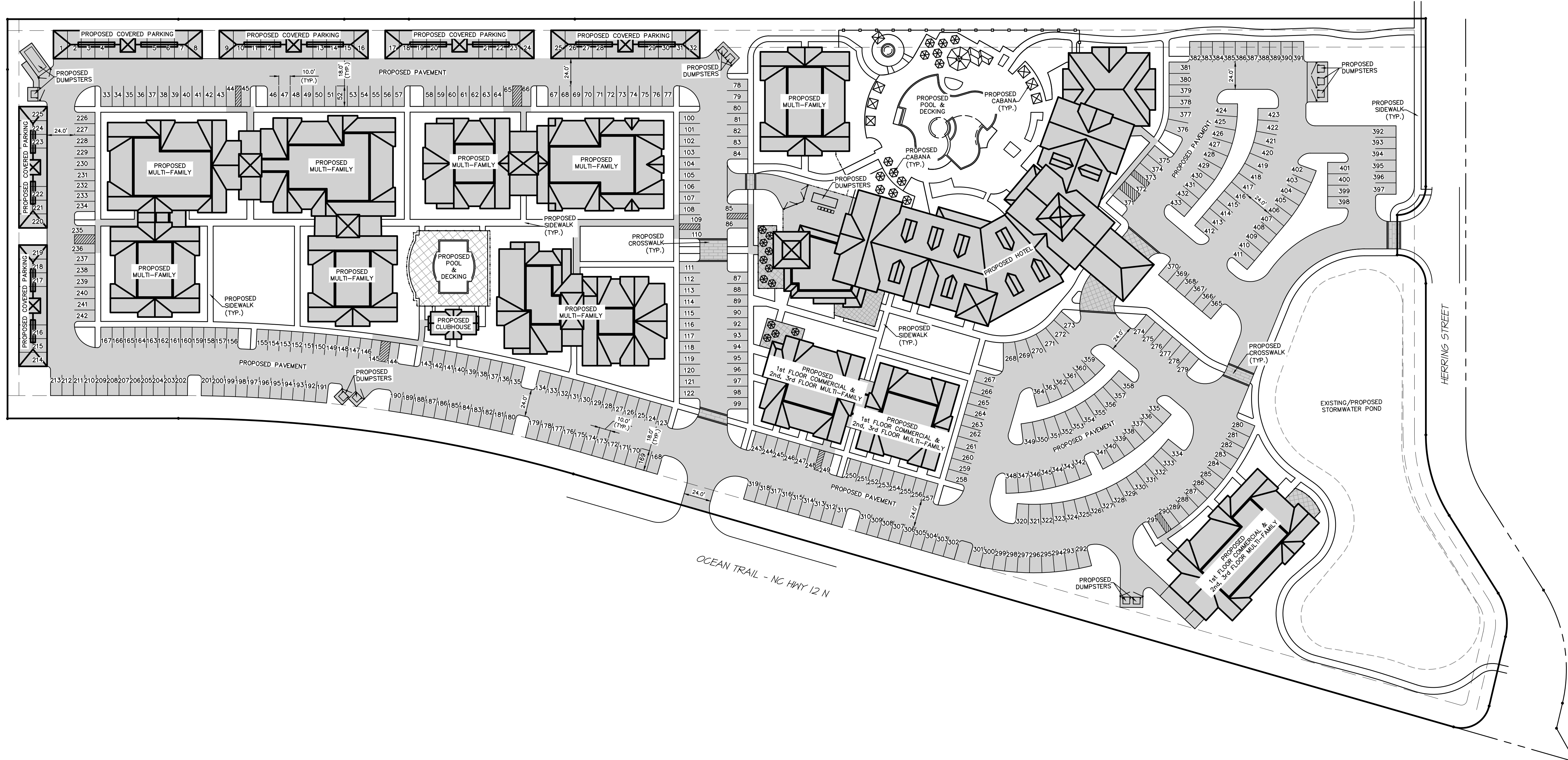
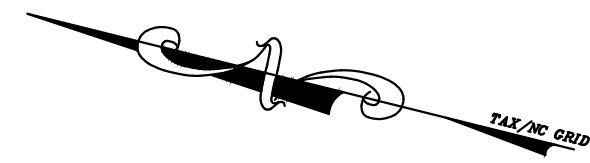
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NO.	DATE	REVISIONS

PHASE III CONCEPT SKETCH
MONTEREY SHORES PUD
POPLAR BRANCH TOWNSHIP CURRITUCK COUNTY NORTH CAROLINA

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

SHEET NO.
2
OF 2 SHEETS



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.

