



Currituck County

Department of Planning and Community Development

153 Courthouse Road, Suite 110

Currituck, North Carolina 27929

252-232-3055

FAX 252-232-3026

MEMORANDUM

To: ~~Rick Willis, Outer Banks Ventures, Inc.~~ Jennie Turner, Senior Planner
~~Mark S. Bissell, P.E., Bissell Professional Group~~

From: ~~Jennie Turner, Senior Planner~~ Mark Bissell.

Date: ~~September 15, 2022~~ Response dated September 22, 2022

Re: PB 87-56 Monterey Shores Phase 10, Part A - Corolla Boat Club
Preliminary Plat/Special Use Permit

Planning, Jennie Turner 252-232-6031

Reviewed

1. A recombination plat has been provided separately for comments by a plat review officer. At this time, the plat has not been presented for review officer signature or recordation. Please describe the purpose of the recombination plat as it relates to this preliminary plat/special use permit, we should discuss recording that plat and any potential impacts to this application. This preliminary plat proposes a right-of-way that is required for the subdivision. **The recombination plat had been proposed for financing purposes but it appears it is no longer needed and will not be recorded.**
2. In reviewing this application, it is clear that a discussion of timing of this proposed development is needed as there is layering of uses with respect to certain proposed improvements that may impact the order of permitting. **As discussed recently, it is the intent that the single and multi-family developments move forward more or less concurrently, even though there are two different approval processes involved. If one receives construction approval ahead of the other the construction will be initiated with that part of the project but the improvements will be utilized for both housing types.**
3. Please provide a detailed narrative of the proposed phasing for the development. Please explain phase areas, it appears that necessary improvements for this preliminary plat are proposed in all three phase areas. **The phasing has been modified so that only those improvements that are necessary for the 6 lot subdivision are now included on this part of the development plan.**
4. Amended Sketch Plan Condition: Walkways and piers for private property owner use may not be constructed in open space set-asides. **The common walkway to the rear of the lots has been moved to the property line so that connections can be made from the individual lots without crossing open space.**
5. Amended Sketch Plan Condition: Proposed changes to pond configuration shall not negatively impact the county's easement or purpose for the easement recorded in the Currituck County Register of Deeds Office on Deed Book 1135, Page 302. A note shall be added to the plans to reflect the county's perpetual right and easement to convey and discharge groundwater associated with the Whalehead Watershed Improvement District into the pond shown and more particularly described on that plat recorded at Plat

Cabinet K, Slide 50 of the Currituck County Registry. Please reference the county easement. Coordinate with County Engineer on proposed changes to pond configuration. The stormwater management plan has been designed with input from the County Engineer regarding all flows that being discharged into the pond, and the outlet structure is being sized accordingly so that there are no negative impacts to the County's ability to utilize the pond for groundwater management. A reference to the County's recorded easement has been added to the plat.

6. Amended Sketch Plan Condition: The PUD Overview and Summary of Uses shall be updated to clearly illustrate open space areas and commercial areas consistent with the area summary provided. The PUD overview has been updated to clearly illustrate the open space and commercial areas consistent with the area tabulation. The numbers have been adjusted to reflect the new CAMA wetland delineation.
7. The amended sketch plan/special use permit shows the elevated boardwalk as active recreation open space area. The portion of the walkway across open space is required to be active recreation per UDO Section 7.1.3.B.2. Please describe the open space uses and the proposed commercial uses and how access will be allowed. It appears the elevated boardwalk and gazebo are proposed open space improvements available to property owners of the development. Will these areas be available to the public? Clarify areas designated for public or private use. The elevated boardwalk has been removed from the plan, as it will be constructed in connection with the future boat basin and/or commercial site development. While the boardwalk is intended to be open to the public, it's construction will be delayed until those other uses are approved. The walkway behind the lots has been terminated at the lot 1/6 common line, since the development plan for lot 6 has not been completed, and will dictate the location and design for the future connection.
8. Are the elevated boardwalk and gazebo portion of the water dependent improvements proposed to be built as an open space amenity to the development/lots/townhomes prior to permitting and constructing the proposed commercial boat slips? It is intended that these amenities will be constructed concurrently with the boat basin following the issuance of a CAMA permit. The amenities are intended to be available to the residents and the general public.
9. Specify on the preliminary plat that Lot 6 is not approved for residential density and clearly show the area approved for commercial development improvements on Lot 6. The additional notation has been made for Lot 6.
10. It appears that portions of Lot 6 are noted as open space on the sketch plan. Please reference UDO Section 7.1.3.E. and clearly denote the open space area on the lot and provide information regarding the individual private ownership of open space within the PUD. An open space easement should be provided across open space areas of Lot 6. The open space areas have been added to Lot 6 with an easement designation provided.
11. As mentioned in the pre-application conference, staff suggests a scoping meeting with the Division of Coastal Management and other review agencies regarding the CAMA Major Permit needed for pier/boat slips/gazebo prior to this application being heard by the Board of Commissioners. The application for the pier/boat slips/gazebo part of the project is being put on hold until the CAMA permitting process is further along.
12. Provide a note on the preliminary plat that payment-in-lieu is required to be paid prior to final plat and remove fee in lieu calculation from preliminary plat, this calculation will be performed prior to recordation of the final plat. The calculation has been removed and the fee in lieu notation has been added to sheet one.
13. Clarify total lot area in development notes. The total area has been updated along with associated calculations.

14. Provide certification that Malia Drive meets NCDOT construction standards. Testing and certification will be done during construction of the development and any necessary improvements will be made at that time. a note has been added to the plat.
15. Please change “back” setback to “rear” setback for consistency with ordinance language. The rear setback language has been updated.
16. Please correct pin number on first page of preliminary plat, there is an extra 0. The PIN number has been corrected on page one.
17. Please confirm available water supply with water department, not based on county GIS. Water supply will be confirmed based on field testing at the construction drawing approval stage.
18. There is a difference in CAMA wetland area between this preliminary plat (9.15) and the approved amended sketch plan (9.0), please explain. The amended sketch plan CAMA wetlands were based on aerial photographic interpretation and a partial delineation, while the preliminary plat acreage is based on a fully delineated and confirmed CAMA line. While the estimated wetland area was very close to the actual, the 9.15 acres is the actual acreage.
19. Provide proposed material for multi-use path west of proposed lots. Since this is in the riparian buffer, please consider a permeable walkway. One plan sheet calls out a gravel path, this path needs to be ADA compliant. It is proposed that the multi-use path be constructed of concrete so that it is ADA compliant, but its cross slope will be toward the lots and away from the wetland so that stormwater is collected in the rear property line collector swale and directed to the BMP rather than impacting wetlands.
20. The proposed sidewalk across Lot 6 does not appear to connect to the multi-use path. The sidewalk across Lot 6 has been removed and will be constructed along with improvement to Lot 6 once a development plan has been finalized for this lot.
21. Please explain the note “roadway improvements will be constructed with adjacent townhome development”. The roadway improvements note has been modified to state that roadway improvements “may” be constructed with the adjacent townhome development; this is consistent with the timing discussed above in item 2.
22. Please describe proposed use of the fishing pier over the pond. The fishing pier will be available for use of all members of the community and will have ADA compliant access, but will be constructed in connection with the multifamily portion of the development. It has therefore been removed from this plan.
23. On-street parking is not permitted per the UDO, please describe the purpose for the widened right-of-way areas. The widened right-of-way areas are provided so that in the event that an amendment is approved that will allow on-street parking in the future, it is not necessary to demolish and reconstruct curb and gutter, sidewalks and drainage systems in order to install parking spaces. These areas will be striped off and no-parking signs installed until such time as they may be approved as parking spaces.
24. Provide 404 wetland delineation map signed by ACOE. The signed wetland delineation map is included with this submittal package.
25. Minimum lot width is 65’ in a PUD per Section 1.8. The 65’ minimum lot width has been noted.
26. Provide heritage tree protection statement. The heritage tree protection statement has been added to the landscaping plan.
27. Open space is required for this preliminary plat, active recreation is not required because of the payment-in-lieu requirement. You will want to make sure the requisite active recreation open space is available for the future townhome portion of the development. The active recreation open space component has been removed from this preliminary plat and will be added to the multi-family site plan that will be submitted in the near future.

28. Provide internal street connectivity score. An internal street connectivity score has been added to the cover sheet.
29. Provide sight triangles. Sight triangles have been added to the landscaping sheet.
30. This application will be reviewed subject to *Imagine Currituck*. It is understood that the application will be reviewed subject to *Imagine Currituck*.
31. Please provide a copy of the TIA referenced in the community meeting notes. A copy of the TIA that was referenced in the community meeting has been included in this submittal package.
32. The county may be moving forward with a multi-use path in this vicinity. Consider a connection to the existing path along NC12 in front of Corolla Adventure Golf in addition to the connection proposed north/east of Malia drive. We are uncertain as to whether a multi-use path can be constructed on the Adventure Golf side of Malia Drive without creating problems for the existing drainage and site improvements that already exist there, but have added a note regarding the possible widening of Malia to create this feature if it is feasible.
33. Please describe the purpose of the proposed berm and outlet control at west side of pond near outfall pipe. The berm and outlet control structure will provide some temporary storage of stormwater and will protect the outlet pipe and ditch that have been experiencing some erosive effects from unregulated flow through the pond.

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

Reviewed

- Accessible routes must be provided to all amenities such as pools, boardwalks, piers, docks, and other amenities within the development. Plans must be designed to the NC Building Code design loads and structures must meet ADA requirements.
- Curb cuts at vehicular traffic areas and pedestrian crossings must be ADA compliant and have detectable warning devices installed.
- Mark fire hydrant's locations in the center of road/street with blue reflectors per UDO.
- Dwellings greater than 4800 sq. ft. and/or greater than 2 stories will be calculated using the ISO commercial method for fire flow requirements.
- Dwellings 4800 sq. ft. and no greater than 2 stories may use setbacks as indicated in the ISO method to determine Needed Fire Flow.

Pier/dock must be designed to commercial code for load and meet ADA.

These conditions are acknowledged and will be complied with as required.

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

Reviewed

- 1) Back swale directing water from lots 1-6 shall be properly piped or channeled under gravel path and elevated boardwalk to the boat slip, so that stormwater may pass unabated. The back swale will be channeled under the future elevated boardwalk. As currently designed, there is no interference from the community walkway.
- 2) Pipe culvert system removing water from Virginia Lane at low points shall be constructed and graded such that stormwater from the 10 yr. rain event isn't backflowing onto the roadway. Catch basins, pipes and swales will be designed so that stormwater from the 10-year storm event will drain to the proposed collector swale to the rear and be directed to the existing pond without backing water onto the street.

Currituck County Water/Backflow, Chas Sawyer, 252-202-1692

No comment

Southern Outer Banks Water, Cody Edwards, 252- 453-2620

No comment

Albemarle Regional Health Services, Joe Hobbs 252-232-6603

Reviewed

Consult with NCDEQ concerning sewer capacity approval

Capacity has been allocated for this development.

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

Reviewed

Any impacts to jurisdictional waters or wetlands of the US require prior approval from the US Army Corps of Engineers.

Acknowledged.

Currituck County GIS, Harry Lee 252-232-2034

Reviewed

Address assignment for Part A:

LOT 1: 814 VIRGINIA LN

LOT 2: 812 VIRGINIA LN

LOT 3: 810 VIRGINIA LN

LOT 4: 808 VIRGINIA LN

LOT 5: 806 VIRGINIA LN

LOT 6: 816 VIRGINIA LN

Assigned addresses have been added to the plan.

NC DEQ- Division of Coastal Management, Charlan Owens 252-264-3901

Reviewed

Provided all development is located > 75' landward of Normal Water Level and no development involving Coastal Wetland disturbance, this project will be outside CAMA Jurisdiction.

NCDOT, David Otts, 252-331-4737

Reviewed

The plans depict 5 residential lots and Lot #6 as commercial space. The approvals and forms reference a 150 seat restaurant and 200 seat venue. There is also a comment stating a TIA has been performed with improvements needed at the intersection of Malia Drive and NC-12. Those improvements will be subject to the discretion of the Department and require an encroachment agreement. It is recommended these improvements be discussed prior to final approval as Malia Drive is not State maintained, so no driveway permit is necessary.

The TIA that was prepared by VHB was submitted several months ago for NCDOT review and comment. We are available for a discussion at your convenience.

The following items are necessary for resubmittal:

- 2 - Full size copies of revised plans.
- 1- 8.5"x11" copy of all revised plans.
- 1- PDF digital copy of all revised documents and plans.

We are submitting two full size copies, one 8.5 x 11 and one .pdf digital copy of all revised documents and plans.