



Major Subdivision Application

OFFICIAL USE ONLY: PB 87-56
 Case Number: _____
 Date Filed: 9/21/2023
 Gate Keeper: C. [Signature]
 Amount Paid: \$ 200.00

SW Review Fee
\$ 5,750.00

Contact Information

APPLICANT:

Name: SF Corolla Bay, LLC C/O Prem Gupta
 Address: P.O. Box 90
Kill Devil Hills, NC 27948
 Telephone: 252-441-9003
 E-Mail Address: info@homesbysaga.com

PROPERTY OWNER:

Name: Same Entity
 Address: _____
 Telephone: _____
 E-Mail Address: _____

LEGAL RELATIONSHIP OF APPLICANT TO PROPERTY OWNER: Same Entity

Request

Physical Street Address: Cruz Bay Court, Lots 61 & 62

Parcel Identification Number(s): 115E0000RFD0000

Subdivision Name: Corolla Bay

Number of Lots or Units: 2

Phase: 3

TYPE OF SUBMITTAL

- Conservation and Development Plan
- Amended Sketch Plan/Use Permit
- Preliminary Plat (or amended)
 - Type I OR Type II
- Construction Drawings (or amended)
- Final Plat (or amended)

TYPE OF SUBDIVISION

- Traditional Development
- Conservation Subdivision
- Planned Unit Development
- Planned Development

I hereby authorize county officials to enter my property for purposes of determining compliance with all applicable standards. All information submitted and required as part of this process shall become public record.

[Signature]
 Property Owner(s)/Applicant*

8/21/23
 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.

Community Meeting, if applicable

Date Meeting Held: N/A Meeting Location: _____

Use Permit Review Standards, if applicable

PUD Amended Sketch Plan/Use Permit, Type II Preliminary Plat

Purpose of Use Permit and Project Narrative (please provide on additional paper if needed): _____
See transmittal for summary

The applicant shall provide a response to the each one of the following issues. The Board of Commissioners must provide specific findings of fact based on the evidence submitted. All findings shall be made in the affirmative for the Board of Commissioners to issue the use permit.

A. The use will not endanger the public health or safety.

Project will not endanger public health or safety. Sanitary sewer is provided,
roadway has been build to NCDOT standards and lots are already part of
existing stormwater permit to collect and manage to state and county standards.

B. The use will not injure the value of adjoining or abutting lands and will be in harmony with the area in which it is located.

Lots 61 and 62 of this development is consistent with the Phase I and II portions
completed previously in that lot sizes and density is similar and in harmony with
the adjoining lands.

C. The use will be in conformity with the Land Use Plan or other officially adopted plan.

The 2040 land use plan classifies this site as a full service within the Corolla
Sub-Area. Conforms with policy #HN1 - Density and policy
#HN3 - mixed use development/openspace

D. The use will not exceed the county's ability to provide adequate public facilities, including, but not limited to, schools, fire and rescue, law enforcement, and other county facilities. Applicable state standards and guidelines shall be followed for determining when public facilities are adequate.

The two additional households will not exceed public facilities. Utilities were
master planned and designed to incorporate additional lots.

I, the undersigned, do certify that all of the information presented in this application is accurate to the best of my knowledge, information, and belief. Further, I hereby authorize county officials to enter my property for purposes of determining zoning compliance. All information submitted and required as part of this application process shall become public record.



Property Owner(s)/Applicant*

8/21/23

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 Subdivision Submittal Checklist – Preliminary Plat

Staff will use the following checklist to determine the completeness of your application for preliminary plat 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 Subdivision Submittal Checklist – Preliminary Plat

Date Received: 9/28/2023 TRC Date: 10/11/2023
 Project Name: Corolla Bay Lts 61 & 62
 Applicant/Property Owner: JF Corolla Bay LLC

Major Subdivision – Preliminary Plat Submittal Checklist		
1	Complete Major Subdivision application	✓
2	Complete Use Permit Review Standards, if applicable	✓
3	Application fee at Preliminary Plat (\$100 per lot) or \$250 for amended plats	✓
4	Community meeting written summary, if applicable	N/A
5	Preliminary Plat with professional's seal	✓
6	Existing features plan	✓
7	Proposed landscape plan, including common areas, open space set-aside configuration and schedule, required buffers, fences and walls, and tree protection plan	✓
8	Stormwater management narrative and preliminary grading plan	✓
9	Completely executed street name approval form	N/A
10	Septic evaluations by ARHS for each individual lot or letter of commitment from owner of centralized sewer service provider	✓
11	Letter from DWQ indicating intent to approve connection to an existing centralized wastewater system. <i>* Need by 12:00 PM Monday Oct. 2nd</i>	✓
12	Letter of commitment from centralized water provider, if applicable	✓
13	Wetland certification letter and map, if applicable <i>* Concurrence letter accepted</i>	
14	Geological analysis for development or use of land containing a significant dune, if applicable	N/A
15	Economic and public facilities impact narrative, if required by administrator	N/A
16	Conservation Subdivision: Approved conservation and development plan	N/A
17	3 copies of plans	✓
18	1- 8.5" x 11" copy of plan	✓
19	2 hard copies of ALL documents	✓
20	1 PDF digital copy of all plans AND documents (ex. Compact Disk – e-mail not acceptable)	✓

For Staff Only

Pre-application Conference

Pre-application Conference was held on August 1, 2023 and the following people were present:

Jennie Turner, Cathleen Saunders, Caitlin Speck, Anna Cherry, Fred Villet
Erin Danison, Dylan Lloyd, Denise Michaud, Sumit Gupta, Bill News, Donna Voliva,

Comments

Stormwater Development Review Fee is \$5,750.00 due ✓
 by Monday Oct. 2nd @ 12:00 P.M.

Tammy Glave

9/28/2023 Jennie Turner

Major Subdivision Submittal Checklist – Construction Drawings

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

Major Subdivision Submittal Checklist – Construction Drawings

Date Received: 9/28/2023

TRC Date: 10/11/2023

Project Name: Corolla Bay Lots 61 & 62

Applicant/Property Owner: SF Corolla Bay LLC

Construction Drawings Submittal Checklist		
1	Complete Major Subdivision application or fee for amended drawings (\$250)	✓
2	Construction drawing with engineer's seal	✓
3	Proposed landscape plan, including common areas, open space set-aside configuration and schedule, required buffers, fences and walls, and tree protection plan	✓
4	Final stormwater management narrative and grading plan, if changed since preliminary plat	✓
5	Proposed construction drawings (road, stormwater management infrastructure, utilities)	✓
6	NCDEQ wastewater line extension permit, if applicable	N/A
7	NCDEQ wastewater plant construction permit, if applicable	N/A
8	NCDEQ waterline extension permit, if applicable	N/A
9	NCDEQ stormwater permit including application, plan, and narrative with calculations	✓
10	NCDEQ soil erosion and sedimentation control permit	N/A
11	NCDEQ CAMA major permit, if applicable	N/A
12	NCDOT driveway permit and encroachment agreement, if applicable	N/A
13	Wetland fill permit(s), if applicable - will determine during review	?
14	3 copies of plans	✓
15	1- 8.5" x 11" copy of plan	✓
16	2 hard copies of ALL documents	✓
17	1 PDF digital copy of all plans AND documents (ex. Compact Disk – e-mail not acceptable)	✓

For Staff Only

Pre-application Conference (Optional)

Pre-application Conference was held on N/A and the following people were present:

Comments

9/28/2023 Jenni Tam