



Quible & Associates, P.C.

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P.O. Drawer 870  
Kitty Hawk, NC 27949  
Phone: 252-491-8147  
Fax: 252-491-8146  
Web: quible.com

August 22, 2024

Ms. Jennie Turner, CFM  
**Currituck County**  
**Planning & Community Development**  
153 Courthouse Road, Suite 110  
Currituck, North Carolina 27949

Re: Preliminary Plat/Special Use Permit &  
Construction Drawings Resubmittal  
**Corolla Bay Lots 61 & 62**  
Corolla, Currituck County, North Carolina

Ms. Turner,

Thank you for your comments on the above referenced project. On behalf of SF Corolla Bay LLC, Quible & Associates, P.C. hereby submits for your review the following digital documents:

1. One (1) digital copy of the revised Preliminary Plat;
2. One (1) digital copy of the revised Construction Drawings;
3. One (1) digital copy of the soils infiltration testing;

A copy of the TRC review comments dated August 15, 2024 and McAdams comments dated August 13, 2024, are enclosed for reference, and our responses listed below for ease of review:

**Planning, Jennie Turner 252-232-6031**

Reviewed

1. *Advisory*: 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. Please provide responses to Special Use Permit findings that reference the *Imagine Currituck 2040 Vision Plan*. *Please note Item C on the application references the Currituck 2040 vision plan. The site is full service within Corolla sub area. The site was designed to meet density and open space requirements during the 2007 Amended Sketch Plan. A copy of the ASP was included with the initial submittal.*

*Within, the 2040 vision plan the corolla area section land use policy 2.2 states the County wishes to encourage existing PUD's to continue to develop according to their master plan and these two lots were planned as future lots within the previous final platting process. The Corolla sub area is shown as G-2 (controlled growth) within the Land Use Plan and this designation allows for 3 DU/acre. Project density, as approved throughout the entirety of Monterey Shores PUD is 2.05 units per acre and consistent with this policy. As a full-*

*service site, with central sewer capacity available, it is reasonable for these sites to be developed at 2-3 units per acre based on this guidance.*

*The Corolla implementation matrix within the Currituck 2040 Vision Plan, COR-ACT-5 action recommends implementation of connecting Corolla bicycle, pedestrian, and access to expand sidewalks and pedestrian amenities; The subdivision supports this action by expanding and connecting the sidewalk throughout the Monterey Shores neighborhood in front of these two lots. It should also be noted that the previously recorded Corolla Bay Section II plat, PC Q PG 9 previously included the following statement "Currituck County reserves access rights to the right-of-way of NC 12 adjoining the subject subdivision for the future development of the connecting corolla bike, pedestrian, access and wayfinding plan." This statement from the overall subdivision is in alignment with COR-ACT-2.*

3. Provide note that all utilities shall be underground on all plats. *Acknowledged. Note 16 from the construction drawings has been copied and provided on the preliminary plat stating that all utilities to be placed underground as Note 14 on the preliminary plat.*
4. Provide note on all plats that payment-in-lieu is required prior to recording final plat. The payment will be calculated at time of final plat. *It is acknowledged that a payment in lieu for park dedication requirements will be required at the time of final plat (based on 0.051 acres). This statement has been added as note 15 to the preliminary plat.*
5. Complete sidewalk connection around cul-de-sac on preliminary plat drawings. *Acknowledged. The sidewalk is now shown on the preliminary plat and construction drawings.*
6. Confirm existing cluster mailbox unit is compliant with ADA requirements. *Please see photo of the mailbox unit for reference. There is an existing handicap parking space available for access. In addition, the proposed sidewalk extension will complete accessibility requirements. A note has been added to the construction plans to state the sidewalk shall match the existing concrete pad and maintain ADA accessible slopes.*



**Stormwater Review, (McAdams, Stormwater Consultant)**

1. Revised Repeat Comment: Please note that Currituck County requires additional peak flow mitigation that is not accounted for in water quality permits issued by NCDEQ (SW7050220). UDO 1.8.6 applies to the overall site density, but not the

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stormwater management requirements for the site. The site is in the Outer Banks Stormwater Management Zone and will need to show compliance with peak flow attenuation per UDO 7.3.4(B)(2), downstream capacity analysis per UDO 7.3.5(B)(2), or on-site volume infiltration per UDO 7.3.5(B)(2). Please provide a stormwater management narrative and preliminary grading plan that address these requirements. Either of the following methods would be acceptable to meet stormwater requirements. *Please note options a. & b. have not been selected since the downstream system was designed by others. Please see response to c. below.*

c. OR provide an Alternative Stormwater Runoff Storage Analysis that demonstrates on-site basins and soils have adequate storage capacity to capture and infiltrate stormwater runoff from all impervious surfaces.

- i. Provide design information for an on-site infiltration stormwater control measure (SCM), such as an infiltration basin or bioretention as articulated in Section 2.3.3.A of the Stormwater Manual. (typically reserved for minor stormwater plans)
- ii. Interstitial storage may be accounted for but shall not include any areas that have been or will be developed, are below normal water levels or are part of a septic field or septic repair field.
  1. If interstitial storage is utilized you shall provide a soil investigation report demonstrating the infiltration rate/transmissivity of the on-site soil.

*Please see the revised construction plans and plat that show a shared infiltration basin between the two lots and one on either lot line within the 10' drainage and utility easement. These basins are designed to contain 4" of storage based on an impervious coverage (max. 35%) on both lots. Stormwater storage calculations have been added directly onto the plans (Preliminary Plat Sheet 2 and Sheet 2, Note 27 on the Construction Drawings). Please note interstitial storage has not been accounted for to provide for a more conservative design. Borings have been performed at the site along with infiltration testing. The site appears to have sandy soils with a high infiltration rate of 12.1 in/hr, suitable for design of infiltration basins. A copy of this Groundwater Investigation has been provided for reference.*

Please review the enclosed documents and our above responses at your earliest convenience. Please do not hesitate to contact Michael W. Strader, Jr., P.E., or myself at (252) 491-8147, mstrader@quible.com or csaunders@quible.com should you have any questions or require any additional information.

Sincerely,  
**Quible & Associates, P.C.**



Cathleen M. Saunders, P.E.

Encl.: as stated

Cc: SF Corolla Bay LLC

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