



DATE: May 16, 2022

TO: City of New Bern Board of Adjustment Members

FROM: Seth Laughlin, Land and Community Development Administrator

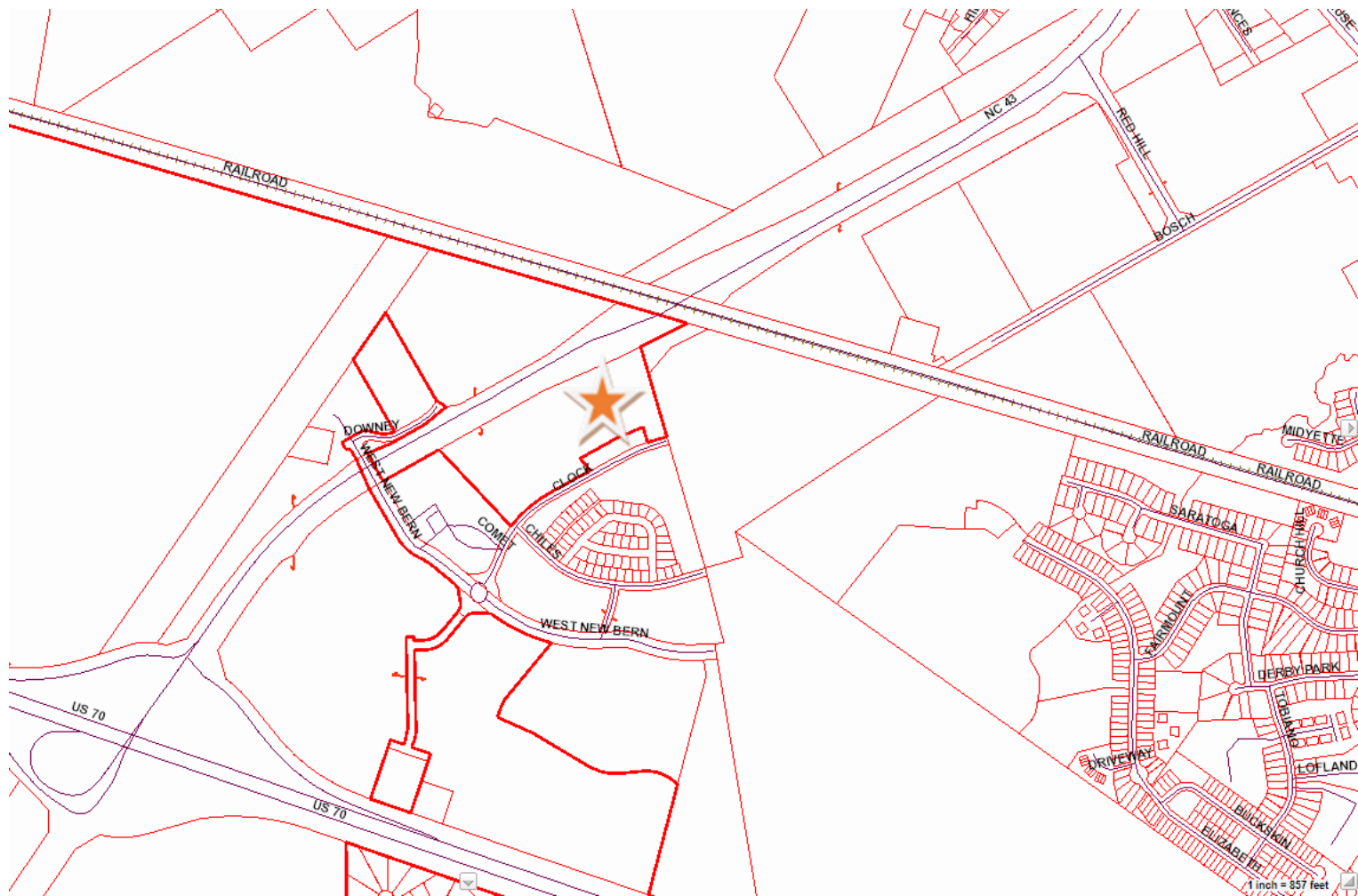
SUBJECT: Regular Meeting at **5:30pm** on Monday, May 23, 2022 in the 2nd floor Courtroom, City Hall

The City of New Bern Board of Adjustment will hold its regular meeting at **5:30pm** on Monday, May 23, 2022 in the 2nd floor Courtroom, City Hall, 300 Pollock Street.

A G E N D A

1. Call to Order
2. Roll Call
3. New Business
 - Consideration of a Special Use Permit request for an elementary and secondary school located at 5001 Clock Road. The property is further identified as a portion of Craven County parcel identification number 8-209-25001
4. Adjourn

Seth Laughlin,
Land and Community Development Administrator



SUP-002465-2022

**SPECIAL USE PERMIT
APPLICATION**

Fee: \$321.00

see pd



NORTH CAROLINA

Everything comes together here

Seth Laughlin
(252) 639-7582
laughlins@newbernnc.gov
303 First Street
New Bern, NC 28560

Applicant: Weyerhaeuser NR Company
(c/o McKim & Creed) Owner: Weyerhaeuser NR Company

Address: 243 N. Front Street Address: 13005 SW 1st Road, Suite 241
Wilmington, NC 28401 Newberry, FL 32669-5707

Telephone: 910.343.1048 Telephone: 407.808.5655

Fax: - Fax: -

Email: TSchwenzfeier@mckimcreed.com Email: tim.jackson@weyerhaeuser.com

Legal relationship of applicant to property: Owner/ Owner's Consultant

Purpose of application: Request to allow a school use in the C-3 zoning district as a Special Use per
Appendix A Article X. Sec. 15-146 Table of Permissible Uses.

Property location: 5001 Clock Road, New Bern, NC within the WEST New Bern development

Tax Map _____ Block _____ Lot _____

Lot Size 8.86 acres Total square feet 386,132 SF Zoning District C-3

No. of Buildings Existing None Gross Floor Area Existing None

No. of Buildings Proposed Three Gross Floor Area of Proposed Buildings 87,735 SF (total)

Total Square Footage of Land to be Disturbed +/- 8.8 AC/383,328 SF (total)

Estimated Cost of Project \$ 17.5M (total)

- **List all required site plans, specifications and documents included as exhibits to this application.**
- **Three (3) copies of the site plan and a CD with a PDF of the site plan must be submitted with application.**

Ward and Smith, PA
By: *[Signature]*
Signature
Clifford P. Parson
Signature
Authorized Representative

4-29-22
Date

Date

Applications to be considered must be submitted 21 days prior to the Board of Adjustment meetings, which are held on the last Monday of each month.

Notarized written permission authorizing the request shall be provided if the applicant is not the owner of the property (the form is attached).

Purpose of Special Use:

[Request to allow a school use in the C-3 zoning district as a Special Use per](#)

[Appendix A Article X. Sec. 15-146 Table of Permissible Uses.](#)

Although the application may be found to comply with all the provisions of the Ordinance, the Board may still deny the Special Use Permit if it concludes, that if approved as proposed, the development:

- a. Will materially endanger the public health or safety;
- b. Will substantially reduce the value of adjoining or abutting property;
- c. Will not be in harmony with the character of the particular neighborhood or area in which it is to be located;
- d. Will not be in general conformity with the Land Use Plan, Thoroughfare Plan, or other plan officially adopted by the City of New Bern; or

Please respond to the following questions. Answers should be supported by facts when possible. At the hearing, the Board will determine whether the applicant has submitted competent, material, and substantial evidence showing that the requirements of each part have been met.

1. If completed as proposed in the application, the development will comply with all of the requirements of this ordinance .

[The proposed school is a permitted as a special use in the C-3 zoning district per Appendix A Article X. Sec. 15-146 Table of Permissible Uses. The development plans have been submitted and reviewed by the City of New Bern's Development Review Staff for compliance with city technical codes and requirements. All required permits will be obtained prior to construction.](#)

2. The use will not materially endanger the public health or safety if located where proposed and developed according to the plan as submitted

[The proposed school use will support the public health and safety by providing residents of the WEST New Bern development and greater City of New Bern community additional choice in educational opportunities. The location at the front of the community, adjacent to NC43, in close proximity to existing and proposed infrastructure \(utility, roadway and pedestrian linkages\) assists in supporting the proposed use.](#)

3. The use will not substantially reduce the value of adjoining or abutting property, or that the use is a public necessity .

[The property is adjacent to NC HWY 43, there are no adjoining or abutting property owners at this time, therefore the proposed school use would not substantially reduce the value of adjoining or abutting property. The proposed school use supports education, a public necessity.](#)

4. The location and character of the use, if developed according to the plan as submitted and approved, will be in harmony with the area in which it is to be located and in general conformity with the plan of development of the city

[The proposed school use has been proposed for inclusion as part of the WEST New Bern master planned development and is identified in Table 4.3 of the Development Agreement between Weyerhaeuser NR Company and City of New Bern North Carolina as adopted by the Board of Aldermen on October 23, 2018 and recorded on December 14th, 2018 \(BK 3555 PG 1411-1462\). This request is in conformance with the plan of development and is in harmony with the area in which it is proposed.](#)

Authorized Representative

Zoning Administrator: _____



LETTER OF TRANSMITTAL

HAND DELIVERED (via Ward & Smith)

TO:	City of New Bern
	Development Services City of New Bern 303 First Street New Bern, NC 28560 Ph: (252) 639-7583
ATTENTION:	Jennifer May (per Seth Laughlin)

DATE:	April 29, 2022	
PROJECT NO:	00910-0205	TASK NO: 40
RE:	(WEST New Bern) Thales Academy: Special Use Permit Submittal for Board of Adjustment Approval	
TRANSMITTAL NO:	PAGE 1 OF 1	

WE ARE SENDING: ☒ Originals ☒ Prints ☐ Shop Drawings ☐ Samples
☐ Specifications ☐ Calculations ☒ Other –

Quantity	Drawing No.	Rev.	Description	Status
1 ✓			Special Use Permit Application	G
1 ✓			Check for Application Fee (\$321.00)	G
3 ✓			Copies of the Thales Academy Site Plan (24x36 orig. size)	G
1 ✓			Flash Drive with PDF of the Thales Academy Site Plan	G

Issue Status Code: A. Preliminary B. Fabrication Only C. For Information D. Bid
E. Construction F. For Review & Comments G. For Approval H. See Remarks

Action Status Code: 1. No Exceptions Taken 2. Make Corrections Noted 3. Other
4. Amend & Resubmit 5. Rejected - See Remarks

REMARKS: Request for inclusion on the Board's May 2022 meeting. Please let me know if you have any questions, comments or need anything further. Thank you for your continued assistance.

243 NORTH FRONT STREET, WILMINGTON, NC 28401 (910) 343-1048 FAX (910) 251-8282

cc:

McKIM & CREED, INC

Signed Tara S. Murphy
Tara S. Murphy, PLA



Thales Academy
Site Area

West New Bern
Single Family
Phase 2
Site Area

NC Hwy 43

Clock Rd

West New
Bern Pkwy

US Hwy 70



May 16, 2022

MEMO TO: Board of Adjustment

FROM: Seth Laughlin
Land and Community Development Administrator

SUBJECT: Consideration of a Special Use Permit to allow “Thales Academy at West New Bern”, an elementary and secondary school use for the property located at 5001 Clock Road.

Background

Weyerhaeuser NR Company has requested the Board of Adjustment hold a public hearing at its regular meeting on May 23, 2022 to consider a Special Use Permit application to allow an elementary and secondary school use for the Property located at 5001 Clock Road (Craven County PID# 8-209-25001).

The 8.86-acre tract is currently undeveloped land. This tract received Final Plan approval of New Bern Planning and Zoning Board at their 5/3/2022 regular meeting. The proposed school and grounds project was approved by the City’s Departmental Site Plan Review Committee on 2/25/2022. The applicant agreed to all required changes to the site plan as recommended by staff. Staff finds the proposed project is consistent with the plans, rules, and regulation of the City of New Bern with no further changes.

Recommendation

According to Section 15-146 of the Land Use Ordinance, Elementary and secondary schools (including associated grounds and athletic and other facilities) (Use Code 5.110) must obtain a Special Use Permit to operate in the C-3 zoning district. Staff finds that the applicant has met all Land Use Ordinance requirements of Section 15-54 for a Special Use Permit and has no objection to the approval of this request.

Please contact me at (252) 639-7582 should you have questions or need additional information.

CITY OF NEW BERN DEVELOPMENT SERVICES
DEPARTMENT REVIEW

SITE PLAN REVIEW: Thales Academy @ West New Bern
ADDRESS: Clock Road, WNB, New Bern NC
Applicant: Stocks Engineering

DEVELOPMENT SERVICES:

1. Please include 911 address of the school.
2. Please include parking data table (use code 5.110).
3. Please show parking lot planted islands calculations.
4. Please show and label required vegetative buffers per City Code Section 15-365.
5. Elementary and secondary (including associated grounds and athletic and other facilities) are a special use in the C-3 zoning district.

NC DOT

1. Intersection study required.
2. Study will determine NC43 roadway improvements.

WATER RESOURCES/ENGINEERING:

1. Water and sewer service for the proposed project will be provided by the City of New Bern.
2. Water and Sewer System Development and Connection Fees will be required for the project. All System Development and connection fees shall be paid prior to receiving a building permit for the project and Mrs. Melissa Garris (252) 639-7596 can provide a quote of the applicable system development and connection fees for the proposed project.
3. The City's Water Resources Project Coordinator, Mr. David Tennant shall be contacted at (252) 639-7523, at least 24 hours in advance of making any connection to the existing New Bern water and/or sewer systems.
4. An approved grease trap shall be installed as part of the construction. Please contact the City's Pre-Treatment Coordinator, Mrs. Sara Rhodes at (252) 639-7562 to coordinate inspection and testing of the interceptor.
5. The backflow preventer for the proposed facility shall be a RPPA. Please contact the City's Cross Connection Coordinator, Mr. Luke Cowley at (252)639-7552 to coordinate inspection and testing of the backflow preventor.
6. All water and sewer system construction and connection installation shall be in compliance with the "City of New Bern Water & Sewer Design Standards".

PUBLIC WORKS:

1. Include covering NCDEQ and City of New Bern Stormwater Permit #s on plans.
2. NCDEQ ESC City of New Bern Driveway Permits will be required, contact Public Works at 252.639.7501.
3. Refuse services are provided by the City of New Bern, contact Public Works 639-7501.
4. Provide a copy of final sealed plans for construction and permits to City of New Bern Public Works Dept.
5. Contact Dan Casserly, Project Coordinator, to schedule preconstruction meeting; 412-498-7724.

ELECTRICAL:

1. Power to the site shall be supplied by the City of New Bern
2. Need a copy of the electric plans showing the total connected load, voltage requirements and electrical riser diagram.
3. All conduit to provide underground electric/lighting service shall be installed by the contractor based on our specifications.

4. 3Ø phase power requires contractor to provide a concrete transformer pad per the City of New Bern's standards.
5. Transformer location will need to be shown on the plans and be near a paved area with 12' of clearance in front and 3' along the sides and rear.
6. Bollards will need to be provided if transformer is in a high traffic area and allow enough room for the transformer doors to be open.
7. Signs will need to be 15' away from powerlines and neutral at a minimum.
8. CT Cabinets and metering can will be provided by the City of New Bern.
9. Area/Security lights can be provided with a 3 or 5 year contract.
10. Construction site lighting can be provided with a monthly charge and construction cost.

FIRE

1. Fire Flow and hydrant requirements must meet the requirements of Appendix B and C of the fire code.
2. Private fire main and sprinkler system permit shall be submitted to the Fire Marshal at fireplans@newbernnc.gov Permit application = https://www.newbernnc.gov/departments/fire_department/fire_systems_permits.php
3. Fire alarm plan should be submitted for permitting to the Fire Marshal at fireplans@newbernnc.gov Permit application = https://www.newbernnc.gov/departments/fire_department/fire_systems_permits.php
4. New buildings must comply with NC Fire Code Section 510 – Emergency Responder Radio Coverage.

INSPECTIONS:

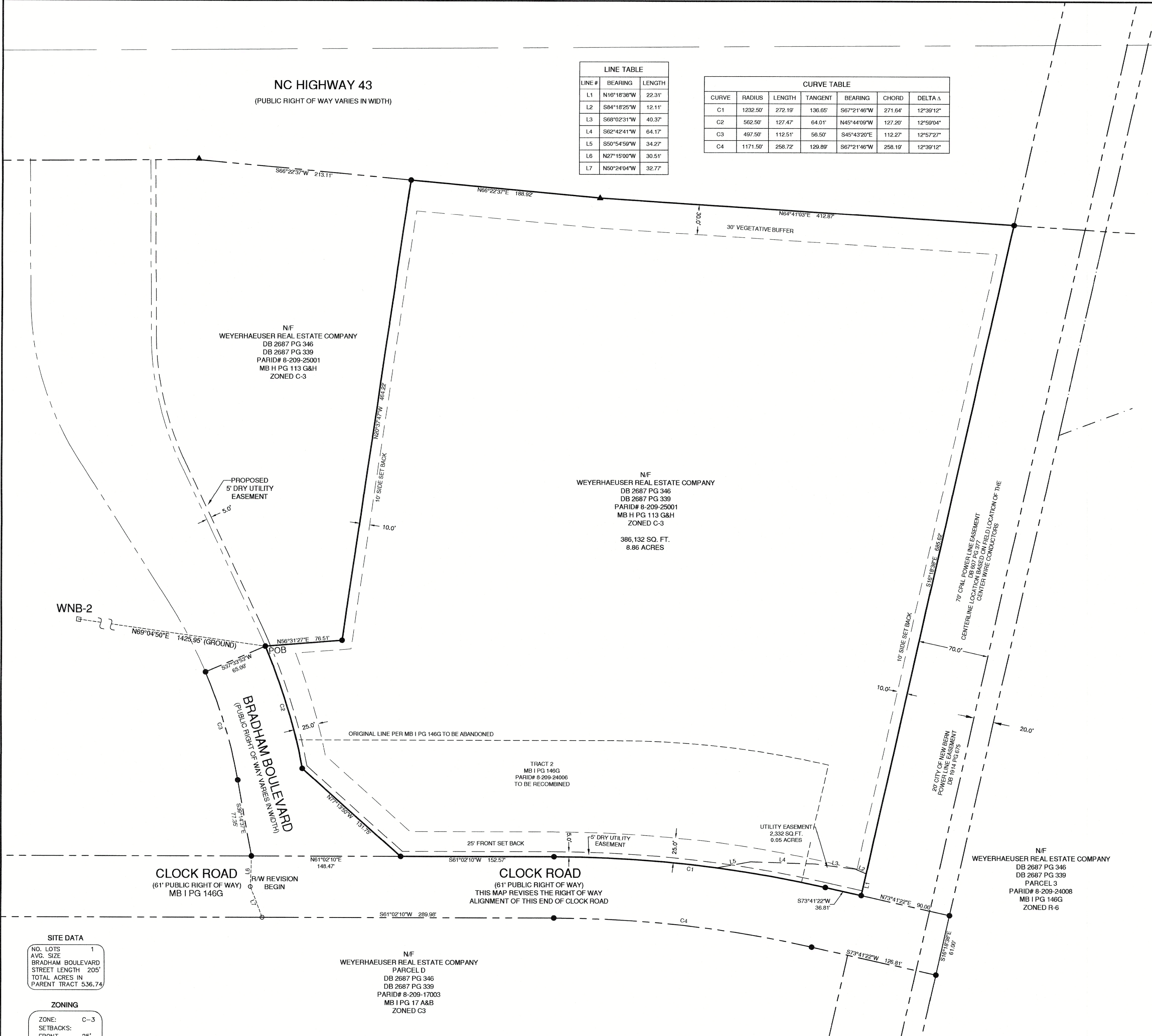
1. No Comments

POLICE

1. Prior to the Certificate of Occupancy being issued, the owner, developer or designee will need to contact April Bailey at 252-672-4106 in reference to the BEAR Sticker Program. This program provides the needed contact information to the 911 center for afterhours response of a key holder or property manager/owner, should a situation arise.
2. The New Bern Police Department offers a Crime Prevention Security Survey to all businesses and residents within the city. The survey is completed by a Police Officer and helps identify and address any foreseen security issues such as landscaping, lighting, video etc. Contact should be made with the Operation Division Captain at 252-672-4100 for further information.

Special instructions to the developer:

In the event an application for a building permit is not submitted within six months, another departmental review committee meeting is required.



LINE TABLE		
LINE #	BEARING	LENGTH
L1	N16°18'38"W	22.31'
L2	S84°18'25"W	12.11'
L3	S68°02'31"W	40.37'
L4	S62°42'41"W	64.17'
L5	S50°54'59"W	34.27'
L6	N27°15'00"W	30.51'
L7	N50°24'04"W	32.77'

CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	BEARING	CHORD	DELTA Δ
C1	1232.50'	272.19'	136.65'	S67°21'46"W	271.64'	12°39'12"
C2	562.50'	127.47'	64.01'	N45°44'09"W	127.20'	12°59'04"
C3	497.50'	112.51'	56.50'	S45°43'20"E	112.27'	12°57'27"
C4	1171.50'	258.72'	129.89'	S67°21'46"W	258.19'	12°39'12"

NC GRID NAD 83/2011 TIE LINE TABLE					
POINT	DIRECTION	GRID	GROUND	GRID COORDINATES	
				NORTHING	EASTING
NGGS VOLTAGE				506,516.72	2,557,593.31
WNB-1	N39°15'33"E	2990.46'	2990.82'	508,832.21	2,559,485.77
WNB-2	S32°25'29"E	922.51'	922.62'	508,053.53	2,559,980.41
POB	N69°04'50"E	1425.78'	1425.95'	508,562.61	2,561,312.20

CERTIFICATE OF OWNERSHIP AND DEDICATION

WE HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE PROPERTY DESCRIBED HEREON, WHICH IS LOCATED WITHIN THE SUBDIVISION REGULATION JURISDICTION OF THE CITY OF NEW BERN, THAT WE HEREBY FREELY ADOPT THIS PLAN OF SUBDIVISION AND DEDICATE TO PUBLIC USE ALL AREAS SHOWN ON THIS PLAN AS STREETS, ALLEYS, WALKS, PARKS, OPEN SPACE, AND EASEMENTS, EXCEPT THOSE SPECIFICALLY INDICATED AS PRIVATE, AND THAT WE WILL MAINTAIN ALL SUCH AREAS UNTIL THE OFFER OF DEDICATION IS ACCEPTED BY THE APPROPRIATE AUTHORITY. ALL PROPERTY SHOWN ON THIS PLAN AS DEDICATED FOR A PUBLIC USE SHALL BE DEEMED TO BE DEDICATED FOR ANY OTHER PUBLIC USE AUTHORIZED BY LAW WHEN SUCH OTHER USE IS APPROVED BY THE BOARD OF ALDERMEN IN THE PUBLIC INTEREST.

WEYERHAEUSER NR COMPANY DATE

NOTARY CERTIFICATE

I, _____ A NOTARY PUBLIC OF CRAVEN COUNTY, DO HEREBY CERTIFY THAT

BEFORE ME THIS DAY AND ACKNOWLEDGED THE DUE EXECUTION OF THE FOREGOING CERTIFICATE, WITNESS MY HAND AND SEAL THIS _____ DAY OF _____ 2021, A.D.

OWNER: WEYERHAEUSER NR COMPANY

SIGNED DATE

CERTIFICATE OF APPROVAL BY THE CITY OF NEW BERN

I, HEREBY CERTIFY THAT ALL STREETS SHOWN ON THIS PLAN ARE WITHIN THE CITY OF NEW BERN'S PLANNING JURISDICTION; ALL STREETS AND OTHER IMPROVEMENTS SHOWN ON THIS PLAN HAVE BEEN INSTALLED OR COMPLETED OR THAT THEIR INSTALLATION OR COMPLETION WITHIN TWELVE (12) MONTHS AFTER THE DATE BELOW HAS BEEN ENSURED BY THE POSTING OF A PERFORMANCE BOND OR OTHER SUFFICIENT SURETY, AND THAT THE SUBDIVISION SHOWN ON THIS PLAN IS IN ALL RESPECTS IN COMPLIANCE WITH THE NEW BERN CITY CODE, AND THEREFORE, THIS PLAN HAS BEEN APPROVED BY THE NEW BERN BOARD OF ALDERMEN, SUBJECT TO ITS BEING RECORDED IN THE REGISTER OF DEEDS OFFICE OF CRAVEN COUNTY WITHIN ONE (1) YEAR OF THE DATE BELOW.

MAYOR DATE

CITY CLERK DATE

SURVEYOR'S CERTIFICATION:

I, DAVID L. JONES, JR., PLS. L-3672, CERTIFY THAT THIS PLAN WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION DEED AND MAP BOOKS AS SHOWN HEREON; THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN BOOK H, PAGE 113-2; THAT THE RATIO OF PRECISION AS CALCULATED IS 1:69,785; THAT THIS PLAN WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED.

THIS SURVEY CREATES A SUBDIVISION OF LAND THAT REQUIRES A CERTIFICATION OF APPROVAL FROM THE CITY OF NEW BERN BEFORE THE PLAN IS PRESENTED FOR RECOMBINATION

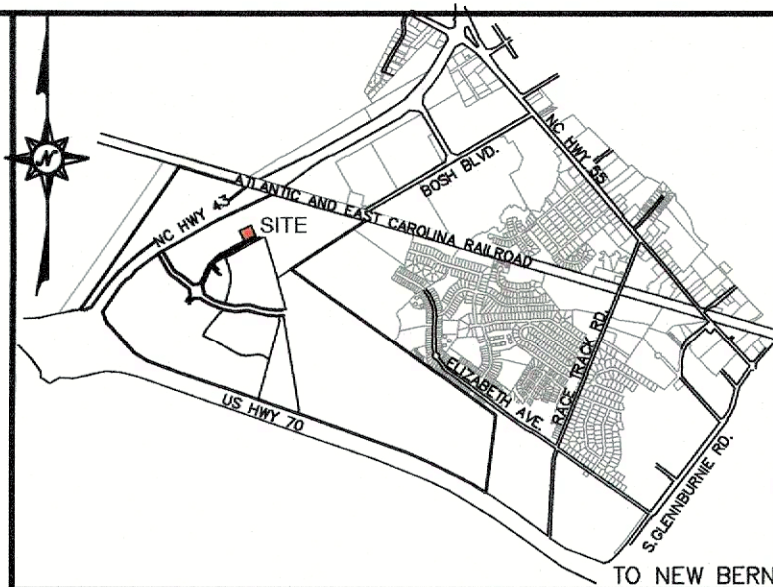
WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER AND SEAL THIS

6th DAY OF APRIL A.D., 2022

DAVID L. JONES, JR.
PROFESSIONAL LAND SURVEYOR L-3672



NC GRID (NAD 83/2011)



LEGEND	
□ WNB	= BRASS DISK SET CONTROL POINT
● IRF	= IRON ROD SET (#5 REBAR)
○ IRF	= IRON ROD FOUND
▲	= NODOT RIGHT OF WAY DISK
○	= CALCULATED POINT
OE	= OPEN END PIPE
IRS	= IRON ROD SET
POB	= POINT OF BEGINNING
R/W	= RIGHT OF WAY
DB	= DEED BOOK
PG	= PAGE
N/F	= NOW OR FORMERLY
---	= BOUNDARY LINE
---	= RIGHT OF WAY LINE
---	= EXISTING EASEMENT LINE
---	= CENTERLINE ROAD

SURVEYOR'S NOTES:

- ALL DISTANCES ARE HORIZONTAL GROUND IN U.S. SURVEY FEET UNLESS OTHERWISE SHOWN.
- BEARINGS BASED ON NC GRID NAD83/2011.
- REFERENCES: PLAT BOOK H PAGE 113-G&H
- SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP, TITLE EVIDENCE, OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
- SUBSURFACE AND ENVIRONMENTAL CONDITIONS WERE NOT EXAMINED OR CONSIDERED AS A PART OF THIS SURVEY. NO STATEMENT IS MADE CONCERNING THE EXISTENCE OF UNDERGROUND OR OVERHEAD CONTAINERS OR FACILITIES THAT MAY AFFECT THE USE OR DEVELOPMENT OF THIS TRACT.
- NO WETLANDS ON THIS SITE ACCORDING TO A MAP TITLED "WETLANDS RECOGNITION SURVEY FOR A PORTION OF CRAVEN NO.30. DATED JUNE 13, 2020.
- SUBJECT TO ALL EASEMENTS, RIGHT OF WAYS, AND OR ENCUMBRANCES THAT MAY EFFECT THIS PROPERTY.
- CONTROL ESTABLISHED BY USING VRS RTK. COMBINED FACTOR: 0.9998/9292

STATE OF NORTH CAROLINA
COUNTY OF CRAVEN

I, _____ REVIEW OFFICER OF CRAVEN COUNTY, CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THE MAP/PLAN TO WHICH THIS CERTIFICATION IS AFFIXED MEETS THE STATUTORY REQUIREMENTS FOR RECORDING.

REVIEW OFFICER DATE

FILED FOR REGISTRATION AT _____ M O'CLOCK

THIS _____ OF _____ AD _____

IN PLAT CABINET _____ SLIDE _____

REGISTER OF DEEDS

LAND AND COMMUNITY DEVELOPMENT ADMINISTRATION

THIS RECOMBINATION OF EXISTING PARCELS IS EXEMPT FROM THE CITY OF NEW BERN SUBDIVISION ORDINANCE.

SETH M. LAUGHLIN

SITE DATA
NO. LOTS 1
AVG. SIZE
BRADHAM BOULEVARD
STREET LENGTH 205'
TOTAL ACRES IN
PARENT TRACT 536.74

ZONING
ZONE: C-3
SETBACKS:
FRONT 25'
SIDE 10'
REAR 10'



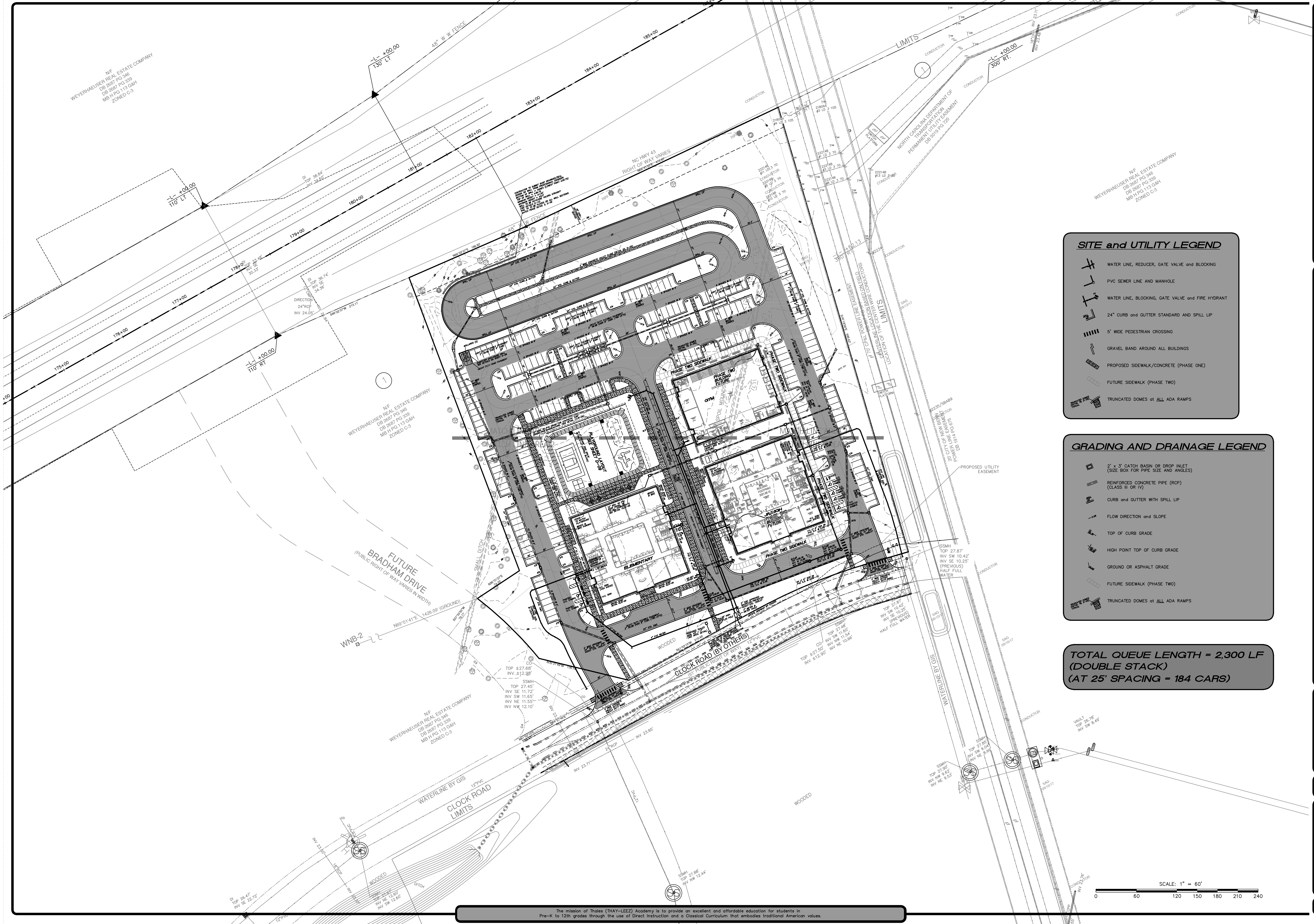
LAND PLANNER: ENGINEER:
LAND DESIGN: MCKIM & CREED, INC.
223 N. GRAHAM ST. 243 NORTH FRONT ST.
CHARLOTTE, NC 28202 WILMINGTON NC. 28401

SCALE: 1" = 50'
0 25 50 100 150

MCKIM & CREED
243 NORTH FRONT STREET
WILMINGTON, NORTH CAROLINA 28401
TELEPHONE: (910) 343-1048
FAX: (910) 251-8282
NORTH CAROLINA FIRM LICENSE NUMBER: F-1222

RECOMBINATION AND SUBDIVISION PLAT
FOR
THALES ACADEMY 8.86 ACRES
ADDRESS: 5001 CLOCK ROAD
OWNER: WEYERHAEUSER NR COMPANY
CITY OF NEW BERN- TOWNSHIP NO. 8-CRAVEN COUNTY-NORTH CAROLINA
MARCH 03, 2022

JOB NUMBER: 00910-0206
SCALE: 1" = 30'
CAD NUMBER: V5009100206
PLS: DLJ
PARTY CHIEF: CH
CAD TECH: ACS
FIELD BOOK/PAGE: 2021-
DRAWING NUMBER: 2021-
SHEET 1 OF 1



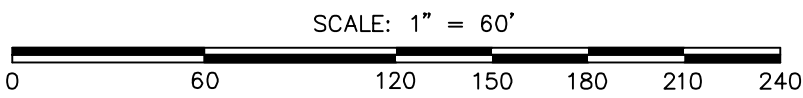
SITE and UTILITY LEGEND

- Water line, reducer, gate valve and blocking
- PVC sewer line and manhole
- Water line, blocking, gate valve and fire hydrant
- 24" curb and gutter standard and spill lip
- 5' wide pedestrian crossing
- Gravel band around all buildings
- Proposed sidewalk/concrete (Phase One)
- Future sidewalk (Phase Two)
- Truncated domes at all ADA ramps

GRADING AND DRAINAGE LEGEND

- 2' x 3' catch basin or drop inlet (size box for pipe size and angles)
- Reinforced concrete pipe (RCP) (class III or IV)
- Curb and gutter with spill lip
- Flow direction and slope
- Top of curb grade
- High point top of curb grade
- Ground or asphalt grade
- Future sidewalk (Phase Two)
- Truncated domes at all ADA ramps

**TOTAL QUEUE LENGTH = 2,300 LF
(DOUBLE STACK)
(AT 25' SPACING = 184 CARS)**



STOCKS ENGINEERING
801 EAST WASHINGTON STREET
NASHVILLE, N.C. 27556
P.O. BOX 1108
(252) 459-8196
WWW.STOCKSENGINEERING.COM

BLN-C-1874

THALES ACADEMY - WEST NEW BERN
CRAVEN COUNTY, NORTH CAROLINA

NORTH CAROLINA PROFESSIONAL SEAL
19843
ENGINEER
MICHAEL STOCKS
2/7/2022

SITE and UTILITY OVERALL PLAN

FILE NO.	2020-051
HORIZ. SCALE:	1"=60'
VERT. SCALE:	NONE

CE-03

The mission of Thales (THAY-LEEZ) Academy is to provide an excellent and affordable education for students in Pre-K to 12th grades through the use of Direct Instruction and a Classical Curriculum that embodies traditional American values.

SITE and UTILITY LEGEND

- WATER LINE, REDUCER, GATE VALVE and BLOCKING
- PVC SEWER LINE AND MANHOLE
- WATER LINE, BLOCKING, GATE VALVE and FIRE HYDRANT
- 24" CURB and GUTTER STANDARD AND SPILL LIP
- 5' WIDE PEDESTRIAN CROSSING
- GRAVEL BAND AROUND ALL BUILDINGS
- PROPOSED SIDEWALK/CONCRETE (PHASE ONE)
- FUTURE SIDEWALK (PHASE TWO)
- TRUNCATED DOMES at ALL ADA RAMPS

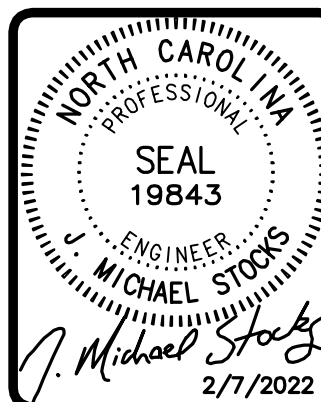
SCALE: 1" = 20'

CONTRACTOR TO SUBMIT SHOP DRAWINGS/SEAL
DESIGN ON WALL = VARIES (LOWEST POINT ±20.75)
TOP OF WALL = ±1.00'
MINIMUM HEIGHT = ±6.0'
WALL TO BE KEYSTONE VALERA STRAIGHT
(SEE DETAILS D-13)
RAIL TO BE PLACED ON ALL WALL SECTIONS
MATCH FENCE DETAIL 2, D-06

NC HWY 45
RIGHT OF WAY VARIES
N64°41'03"E 412.87'

22214B
#11 LD 3 70
CONDUCTOR
22214B
#5 LD 3 70
CONDUCTOR
22214B
#10 LD 3 70
CONDUCTOR

THALES ACADEMY - WEST NEW BERN
CRAVEN COUNTY, NORTH CAROLINA

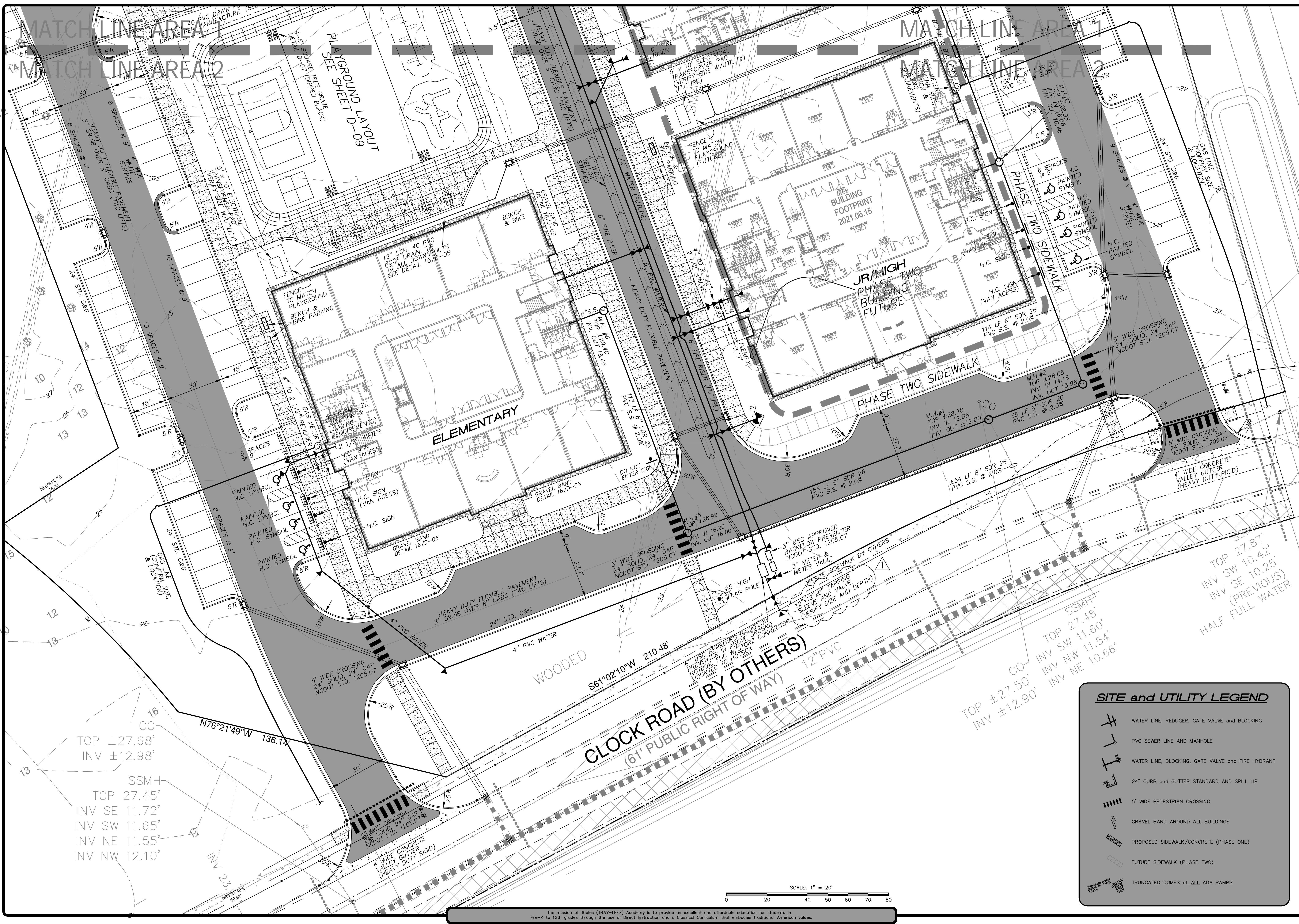


**SITE and UTILITY
AREA 1**

REVISIONS

FILE NO. 2020-051
HORZ. SCALE: 1"=20'
VERT. SCALE: NONE

CE-04



**STOCKS
ENGINEERING**

100 BOX 1108
807 EAST WASHINGTON STREET
NASHVILLE, N.C. 27656
PHONE: (252) 495-6186
WWW.STOCKSENGINEERING.COM

BLN-C-1874

THALES ACADEMY - WEST NEW BERN
CRAVEN COUNTY, NORTH CAROLINA

SITE and UTILITY LEGEND

- WATER LINE, REDUCER, GATE VALVE and BLOCKING
- PVC SEWER LINE and MANHOLE
- WATER LINE, BLOCKING, GATE VALVE and FIRE HYDRANT
- 24" CURB and GUTTER STANDARD AND SPILL LIP
- 5' WIDE PEDESTRIAN CROSSING
- GRAVEL BAND AROUND ALL BUILDINGS
- PROPOSED SIDEWALK/CONCRETE (PHASE ONE)
- FUTURE SIDEWALK (PHASE TWO)
- TRUNCATED DOMES at ALL ADA RAMPS

FILE NO. 2020-051
HORZ. SCALE: 1"=20'
VERT. SCALE: NONE

CE-05

The mission of Thales (THAY-LEEZ) Academy is to provide an excellent and affordable education for students in Pre-K to 12th grades through the use of Direct Instruction and a Classical Curriculum that embodies traditional American values.

PLANT SCHEDULE								
TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	MIN. CONT.	MIN. CAL.	MIN. HT.	REMARKS
	ACE ROG	21	Acer rubrum 'October Glory'™	October Glory Maple	B&B	3"	-	
	CER CAN	2	Cercis canadensis	Eastern Redbud	B&B	2"	-	
	MAG MAJ	8	Magnolia grandiflora 'Majestic Beauty'™	Southern Magnolia	B&B	-	10-12'	
	MAG SOL	2	Magnolia x soulangeana	Saucer Magnolia Multi-Trunk	B&B	-	10-12'	
	NYS SYL	6	Nyssa sylvatica 'Green Gable'™	Black Gum	B&B	3"	-	
	PIN TAE	8	Pinus taeda	Loblolly Pine	B&B	-	14-16'	
	PRU SER	14	Prunus serrulata 'Kwanzan'	Flowering Cherry	B&B	2.5"	-	
	QUE BIC	6	Quercus bicolor	Swamp White Oak	B&B	3"	-	
SHRUBS	CODE	QTY	BOTANICAL NAME	COMMON NAME	MIN. CONT.	SPACING	MIN. HT.	REMARKS
	AZA FOR	28	Azalea indica 'Formosa'	Formosa Indica Azalea	#7	As Shown	24-36"	
	HYD PAN	34	Hydrangea paniculata 'limelight'	Limelight Hydrangea	#5	As Shown	24"	
	ILE BUR	3	Ilex cornuta 'Burfordii Nana'	Dwarf Burford Holly	#7	As Shown	24-36"	
	ILE NAN	85	Ilex vomitoria 'Nana'	Dwarf Yaupon Holly	#5	As Shown		
	PRU OTT	33	Prunus laurocerasus 'Otto Luyken'	Otto Luyken English Laurel	#5	As Shown	24"	
GROUND COVERS	CODE	QTY	BOTANICAL NAME	COMMON NAME	MIN. CONT.	SPACING	MIN. HT.	REMARKS
	PAN VIR	650	Panicum virgatum 'Shenandoah'	Switch Grass	#1	24" O.C.	-	
	SOD	15,412 sf	SOD	Bermuda	SOD			
	SPO HET	1,579	Sporobolus heterolepis 'Tara'	Prairie Dropseed	#1	18" O.C.		

TYPE C, BROKEN SCREEN
EVERY 100 LINEAR FEET: 2 CANOPY OR ORNAMENTAL TREES WITH SHRUBS (3' MIN. HT.)
ACCOUNTING FOR 20% OF THE BUFFER AREA, OR 5 CANOPY OR ORNAMENTAL TREES

