



Development Services
303 1st Street, P.O. Box 1129
New Bern, NC 28563-1129
(252)639-7581

January 29, 2019

TO: New Bern Planning & Zoning Board Members

FROM: Morgan Potts, AICP, City Planner

RE: Regular Meeting of the Planning and Zoning Board

DATE & TIME: February 5, 2019 at 5:30 p.m.

PLACE: City Hall, 300 Pollock St., Second Floor Courtroom

REGULAR MEETING AGENDA

1. Roll Call
2. Approval of Minutes from previous meeting(s)
3. Old Business
 - A. Consideration of a request to rezone 2.4+/- acres from R-20 Residential District to C-3 Commercial District by Moffett Enterprises LLC/John Thomas Engineering, located at 4526 US Highway 17 South. The property is further identified in Craven County Parcel Identification Numbers 8-206-079. (Extra Territorial Jurisdiction)
4. New Business
 - A. Informational Session, “New Bern Redevelopment Commission”, by Jeffrey Ruggieri, AICP, Executive Director of the New Bern Redevelopment Commission.
 - B. Approval of Proposed Redevelopment Area Boundary, by Jeffrey Ruggieri, AICP, Executive Director of the New Bern Redevelopment Commission.
 - C. Consideration of Major Subdivision General Plan Approval, submitted by Weyerhaeuser NR Company/McKim & Creed Inc., is a proposed 250 +/- acre, a 2 lot major subdivision located to the north of Downey Drive and south of NC Highway 43 North. The property is further identified as a portion of Craven County Parcel ID’s 8-209-13001. (Extra Territorial Jurisdiction)
 - D. Consideration of Major Subdivision General Plan Approval, submitted by Robert Chiles Engineering, is a proposed 12.44 +/- acre, 3-lot major subdivision located to the west and east of Newman Road and to the south of Wellons Boulevard. The property is further identified as Craven County Parcel ID’s 8-212-8010, 8-212-076, and 8-212-8009. (Ward 6).
 - E. Thomas Engineering/Stars & Stripes 4F, LLC, is requesting final subdivision plan approval for “Tyler, Home on the Lake” (formerly known as “Lake Tyler”) Phases 7, 8 11 & 12; a proposed 105-lot residential Planned Unit Development (PUD). This section of the multi-phase development is located on a combined 15.32 +/- acres in the R-10A Residential District. The site is located to the northwest of Washington Post Road and to the south of Gracie Farms Road. (Ward 5).
5. Adjourn

***Individuals with disabilities requiring special assistance should call 639-7501
no later than 3:00 p.m. on the day of the meeting.***

Everything comes together here.



MEMORANDUM

TO: City of New Bern Planning and Zoning Board

FROM: Morgan J. Potts, AICP
City Planner

DATE: January 31, 2019

SUBJECT: Request to Rezone 4526 US Highway 17 South

At the January 2019 Regular Meeting of the Planning & Zoning Board, the board voted to continue the public hearing regarding 4526 U.S. Highway 17 South. John Thomas Engineering/Moffett Enterprises, LLC has requested consideration of their application to rezone 2.40 +/- acres from R-20 Residential District to C-3 Commercial District, located at 4526 US Highway 17 South. The property is further identified as Craven County Parcel Identification Numbers 8-206-079.

The Board requested staff investigate the assertion that Rocky Run residents were promised upon annexation and initial zoning that no commercial uses would be permitted in the area. Staff researched the matter and found no evidence of the assertion, per the attached minutes from the Board of Aldermen meeting, dated May 25, 1999. Staff has also attached a petition from the Rocky Run Community requesting annexation and zoning, which is attached. In addition, “contractual zoning” is not a legal practice in the State of North Carolina.

All public notice requirements have been fulfilled. City staff advises the Planning & Zoning Board to recommend approval of the rezoning request to the Board of Aldermen. Please contact me at 639-7583 prior to the meeting should you have questions or need additional information.

Attachments:

Board of Aldermen Minutes from 5/25/1999

Rocky Run Annexation Petition for the Planning & Zoning Board, 4/27/1999



City of New Bern

4526 US Highway 17 South Rezoning Request Analysis

Applicant: John Thomas Engineering/Moffett Enterprises LLC

Requested Change:

Existing: R-20 (20,000 sq. ft. lots) & U.S. 17 Corridor Overlay
Proposed: C-3 Commercial District (1,500 sq. ft. lots)

Location:

The parcels are located at 4526 US Highway 17 South in the City's Extraterritorial Jurisdiction.

Size:

The property covers an area of approximately 2.4+/- acres.

Reason for Change:

The purpose of the proposed re-zoning request is to permit the construction of an office for a staffing agency.

History/Background:

This tract is vacant/woodland.

Present Land Use:

Vacant

Surrounding Land Uses and Zoning:

North: R-20 Residential
South: A-5 Agricultural
West: R-20 Residential/C-3 Commercial (split zoned)
East: C-3 Commercial

City Provided Utilities and Services:

City water is provided. Duke Electric will provide electricity and a septic tank will be required.

Comprehensive Plan:

2011 CAMA Regional Land Use Plan

The existing land use is classified as Vacant/Undeveloped. Additionally, the land suitability analysis concludes the site has high suitability for development, therefore zoning the site for C-3 commercial use would be the highest and best use of the property. The Future Land Use Map classifies this area as a “Developed” area.

Thoroughfare Plan/Traffic

This area is outside of the scope of existing thoroughfare planning efforts.

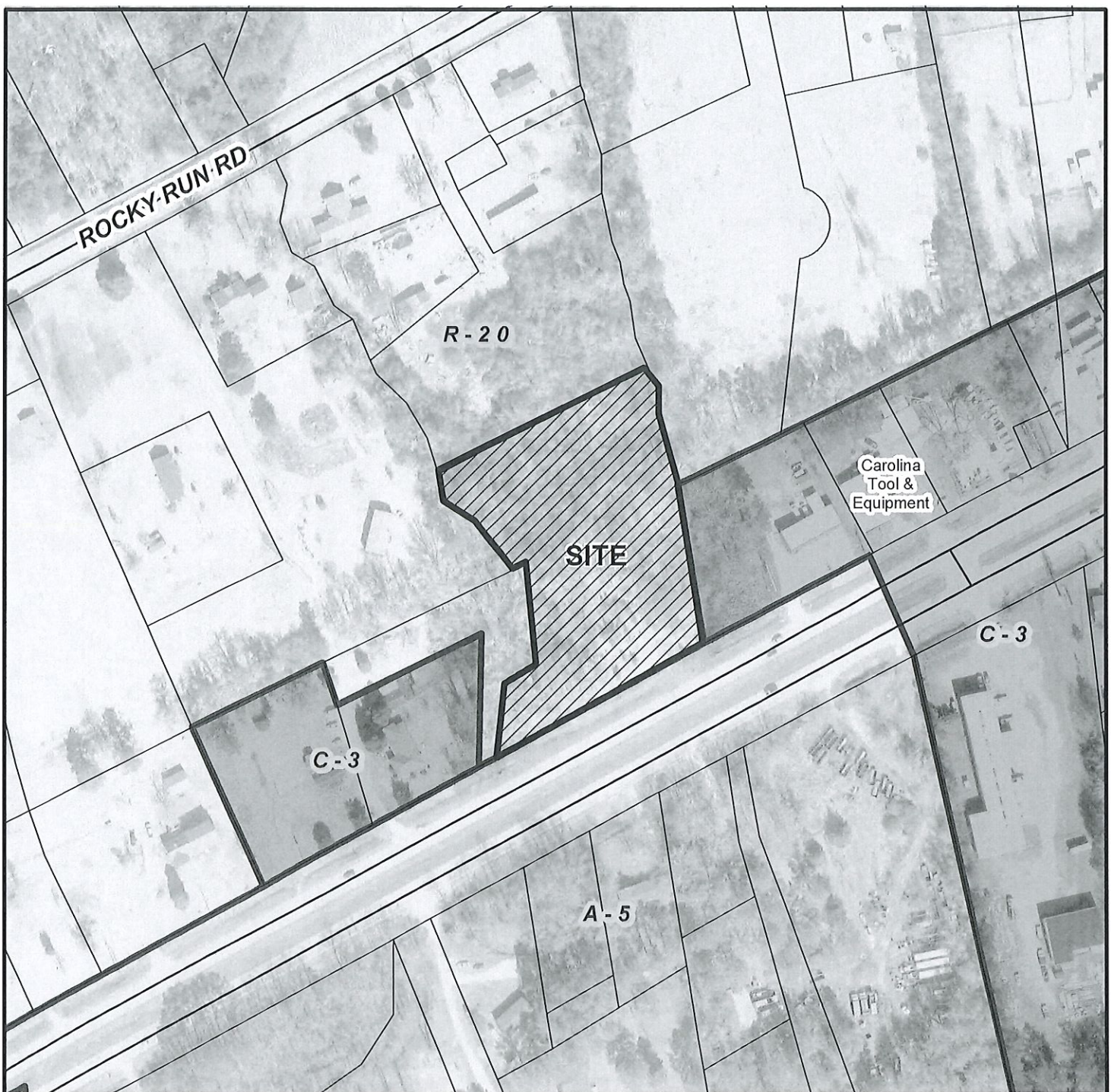
Environment:

According to the Regional Land Use Plan and NCDENR records, the subject area contains no environmentally fragile areas.

Staff Comments:

The proposal to rezone the subject property to C-3 Commercial is consistent with the character of the adjacent land uses, zoning classifications and development trends in the area. Staff has found the proposed rezoning to be in the public interest and is not inconsistent with the Land use Plan and Transportation plan. Staff recommends approval of the requested rezoning.

Morgan Potts, AICP
City Planner



REZONING ZONING CASE: 4526 US 17 HWY. S (Moffett) - 2.38 Acres: PID: 8-206-079

LOCATION: North side fo US 17 Highway S. (ETJ Area) between Rocky Run Rd.



Existing Zone: R-20
Proposed Zone: C-3



Zoning Boundaries

Imagery Early 2016

N CITY of NEW BERN
Development
Services

Scale: 1 = 200 ft



RECEIVED
11-13-13
Morgan

**APPLICATION TO AMEND
LAND USE ORDINANCE**

Fee: \$375.00



NEW BERN
NORTH CAROLINA

Everything comes together here

**Morgan Potts
(252) 639-7583**

pottsm@newbern-nc.org

Fax: (252) 636-2146

1. NAME: Moffett Enterprises, LLC
ADDRESS: P. O. Box 12780, New Bern, NC 28561
CELL: 252-514-5380 HOME/WORK: 800-633-9715
EMAIL: lmoffett@bluearbor.com FAX: 252-638-5087

2. **ZONING CHANGE REQUESTED**

- A. Amendment to zoning classification, from R-20 to C-3
B. Amendment to Land Use Ordinance text _____

Give section of City's Land Use Ordinance to be amended and attach explanation to application.

3. **LOCATION OF PROPERTY** Located between 4520 & 4600 US Highway 17 South
Note: If there is no street address, list other means such as landmarks, community or neighborhood names, subdivision name, lot number highway number.
4. If rezoning request, provide Metes and Bounds description of property: See attached Exhibit A

Use separate sheet if necessary and attaché to application. In lieu of the above, a surveyor's map (plat) containing the Metes, Bounds and Distance of property is acceptable.

5. If request involves property owned by persons other than the applicant, list names and addresses (use separate sheet if necessary and attach to application).

| <u>NAME</u> | <u>ADDRESS</u> |
|-------------|----------------|
| | |
| | |
| | |
| | |

6. If property owners listed in Item 5 have given consent to this request, attach copy(s) of their approval to this application.
7. Give concise statement of reasons why the proposed amendment would be in the public interest if change is granted.

This tract is located on US 17 South and the requested rezoning is to allow for uses permitted in the
C-3 zoning classification. The Applicant intends to construct an office to operate a staffing agency.
Most of the zoning along this corridor has been rezoned to C-3 to allow for commercial type
that would generally front a highway. Rezoning this tract to C-3 would be in harmony with other
tracts rezoned similarly.

Lucine Whitford Moffett
Lucine Moffett
Signature of Applicant

11/9/18
Date

Applications to be considered must be submitted 21 days before the Planning & Zoning Board meeting, which is held on the first Tuesday of each month.

I, Lucine Whitford Moffett, Managing Member, Moffett Enterprises, LLC, being the Owner of the property described herein, do hereby authorize John G. Thomas, PE, and Thomas Engineering, PA as agents for the purpose of this application.

Lucine Whitford Moffett
Signature: Lucine Whitford Moffett

11/9/18
Date

Exhibit "A"
Tract One
Legal Description
Craven County, North Carolina

Beginning at a Point, said point being located the following courses and distances from NCGS "DAYS" as shown on that certain plat entitled "Boundary Survey for RE-Combination Moffett Enterprises, LLC. as recorded in Plat Cabinet I Slide 130B in the Craven County Register of Deeds; South 67 degrees 31 minutes 59 seconds West for a distance of 1694.73 feet to an existing iron pipe, Thence South 67 degrees 16 minutes 21 seconds West for a distance of 240.62 feet to the Point of Beginning;

Thence, from said Point of Beginning, South 67 degrees 16 minutes 21 seconds West for a distance of 326.00 feet to a point;

Thence, North 12 degrees 08 minutes 58 seconds East for a distance of 107.11 feet to a point;

Thence, North 70 degrees 16 minutes 58 seconds East for a distance of 47.00 feet to a point;

Thence, North 00 degrees 53 minutes 58 seconds East for a distance of 140.84 feet to a point;

Thence, South 68 degrees 50 minutes 00 seconds West for a distance of 19.03 feet to a point;

Thence, North 37 degrees 16 minutes 38 seconds West for a distance of 42.01 feet to a point;

Thence, North 32 degrees 46 minutes 33 seconds West for a distance of 44.31 feet to a point;

Thence, North 49 degrees 37 minutes 20 seconds West for a distance of 44.88 feet to a point;

Thence, North 12 degrees 00 minutes 00 seconds West for a distance of 40.50 feet to a point;

Thence, North 68 degrees 50 minutes 00 seconds East for a distance of 322.55 feet to a point;

Thence, South 18 degrees 09 minutes 45 seconds East for a distance of 32.25 feet to a point;

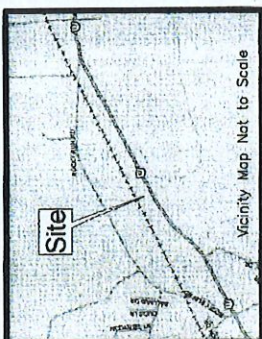
Thence, South 02 degrees 33 minutes 42 seconds West for a distance of 41.73 feet to a point;

Thence, South 10 degrees 52 minutes 43 seconds East for a distance of 94.65 feet to a point;

Thence, South 03 degrees 49 minutes 04 seconds East for a distance of 219.97 feet to the Point of Beginning;

Containing 2.40 acres more or less.

End of Legal Description



MB 3, Pg 76

Rezone Tract One
R-20 to C-3

I, Mark R. Lee, do hereby certify that this plat is of existing parcels and does not represent a new survey made under my supervision, (detailed description recorded in Book 146, Page 1170 of the Craven County Register of Deeds, and that the same is a true and correct copy of a subdivision in Craven County.

Mark R. Lee, Professional Land Surveyor



I, Mark R. Lee, certify that this plat was drawn under my supervision from an actual survey made under my supervision, (detailed description recorded in Book 146, Page 1170 of the Craven County Register of Deeds, and that the same is a true and correct copy of a subdivision in Craven County.

Mark R. Lee, Professional Land Surveyor

Witness my original signature, license number, and seal this 26th day of November 2018.

Mark R. Lee, Professional Land Surveyor

State of North Carolina
County of Craven
Surveyor

County Review Officer

State of North Carolina
County of Craven
The foregoing certificate of Review officer of Craven County, is certified to be correct, this instrument was presented for registration and recording in Plat Cabinet _____, Side _____, This _____ day of _____, 2018.

Register of Deeds

Certificate of Ownership

I (we) hereby certify that I (we) are the Owner(s) of the property shown and described herein, and that the same is a true and correct copy of a subdivision in Craven County.

Owner: Moffett Enterprises, LLC (By Lucille Whitford Moffett, Managing Member)

Signature of Owner

Certificate of Exemption

Example presented to City of New Bern requirements per Land Use Ordinance Appendix A, Article 15, Section 15-15(124)

Signature of Exemption Officer

REGISTER OF DEEDS
STATE OF NORTH CAROLINA
COUNTY OF CRAVEN

Filed for Registration at 10:19 AM on 11/28/18
This 29th day of November 2018

Pat Cabinet

Sherril B. Richard
Register of Deeds/Clerk of Superior Court

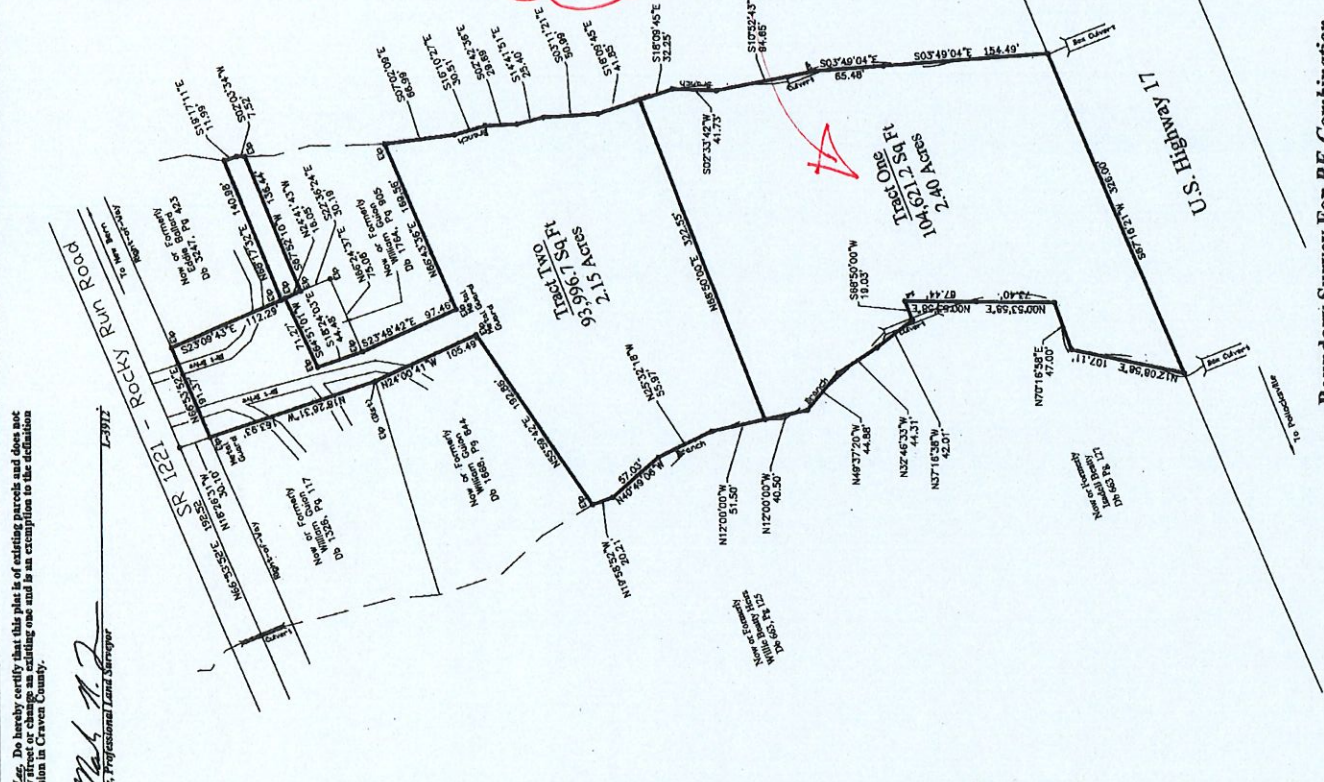
Reference
DB 3525 Pg 1550
DB 3523 Pg 1170

Mark R. Lee
Professional Land Surveyor
239 Lee Court
Grainboro, NC 28529
252-249-0226
mrlee3912@gmail.com

Notes
Surveyor has made no independent search or investigation for Rights-of-way or Easements of record for streets, highway, public utilities, nor for encumbrances, restrictive covenants, ownership, title or any other facts that may be disclosed by a full and accurate title search.

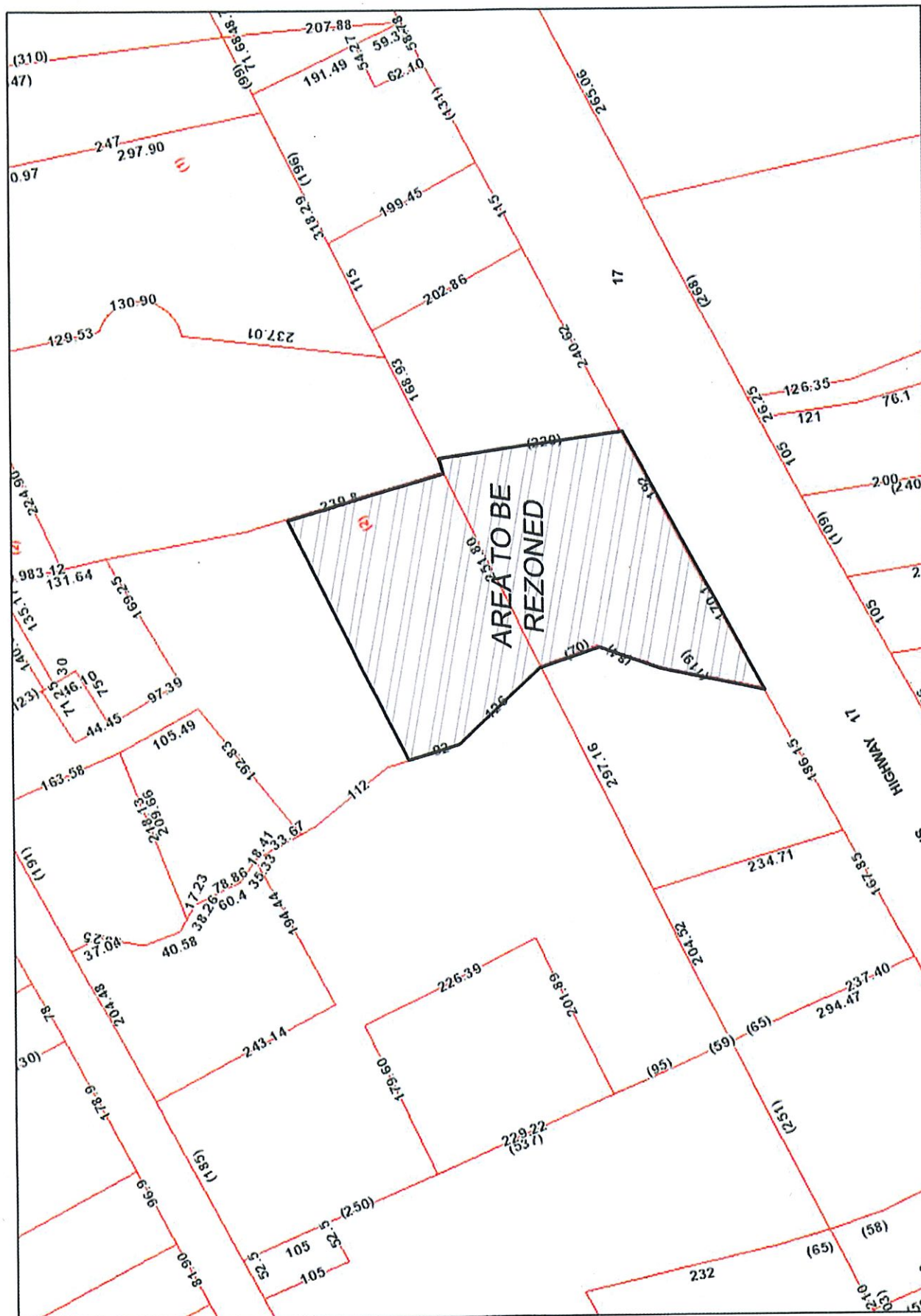
Boundary Survey For RE-Combination
Moffett Enterprises, LLC
4526 S. US 17 Hwy
New Bern, NC 28563
Township #8, Craven County, North Carolina

Scale: 1" = 80'
Date: November 26, 2018



Legend
Rip - Set Iron Pipe
Rip - Set Existing Axle
Rip - Set Existing Pipe
Nip - No Point Set
Epk - Existing PK Nail

Scale: 1" = 80'
Date: November 26, 2018



Craven County GIS KHGJC

THIS DOCUMENT CONTAINS INFORMATION THAT IS UNCLASSIFIED EXCEPT WHERE SHOWN OTHERWISE. IT IS THE POLICY OF THE NATIONAL ARCHIVES TO MAKE ALL INFORMATION CONTAINED HEREIN AVAILABLE TO THE PUBLIC UNLESS IT IS DETERMINED THAT THE INFORMATION IS EXEMPT FROM PUBLIC RELEASE UNDER THE PROVISIONS OF THE NATIONAL ARCHIVES RECORDS MANAGEMENT ACT, 1983, AND/OR THE ACCESS TO INFORMATION ACT, 1986. THIS DOCUMENT CONTIEN L'INFORMATION QUI N'EST PAS CLASSIFIEE, SAUF OÙ IL EST INDIQUE AUTrement. IL EST LA POLITIQUE DES ARCHIVES NATIONALES DE RENDRE TOUTE L'INFORMATION CONTENUE ICI ACCESSIBLE AU PUBLIC, SAUF SI IL EST DÉTERMINÉ QUE L'INFORMATION EST EXEMPTÉE DE LA DIVULGATION EN VERTU DE LA LOI SUR L'ACCÈS À L'INFORMATION, 1986, ET/OU DE LA LOI SUR LA GESTION DES DOCUMENTS DES ARCHIVES NATIONALES, 1983.



December 21, 2018

NOTICE TO ADJACENT PROPERTY OWNERS AND APPLICANT

Due to a scheduling conflict, the Planning & Zoning Board of the City of New Bern will meet at 5:30 PM on **Tuesday, January 8, 2019 at the Development Services Conference Room, 303 First Street, New Bern, NC 28560**, for a public hearing on a request to rezone 2.40 +/- acres from R-20 Residential District to C-3 Commercial District, located at 4526 US Highway 17 South. The property is further identified as Craven County Parcel Identification Numbers 8-206-079. The public is invited to attend and comment. **According to the Craven County Tax Records, you are the owner of property located within 100 feet of the subject area.**

A copy of the rezoning application is available for public review during normal business hours in the Development Services office, located at 303 First Street. For further information contact the City of New Bern Development Services Department at (252) 639-7583.

Morgan J. Potts, AICP
City Planner

Individuals with disabilities requiring special assistance should call (252)639-7501 no later than 3:00 p.m. the date of the meeting.



NEW BERN
NORTH CAROLINA
Development Services
303 First Street, P.O. Box 1129
New Bern, NC 28563
(252) 639-7581

December 20, 2018

TO: Matt Montayne
Public Works

FROM: Morgan Potts
City Planner

SUBJECT: Posting for Public Hearing

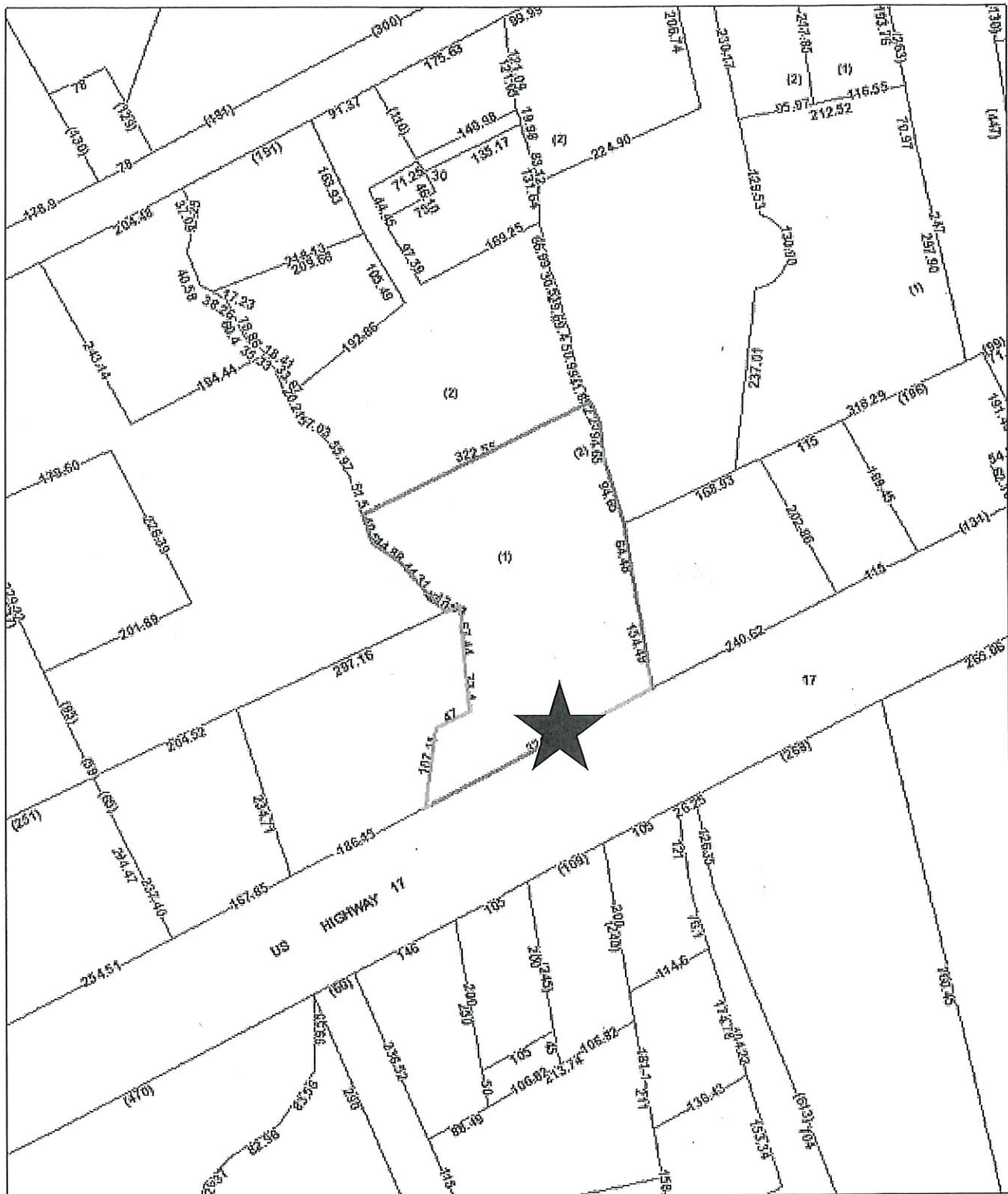
The Planning & Zoning Board will review a request for a rezoning located at 4526 US Highway 17 South, on Tuesday, January 8, 2019, at 5:30 pm in the City Hall Courtroom. Please post the following information by Friday the 28th at 5:00 p.m. at the below noted location. **Per the Land Use Ordinance, we must use a colored sign.** Thank you in advance for your assistance and if you have any questions please call me at ext. 7583.

NOTICE OF PUBLIC HEARING

(Post sign #1 at the front yard of the parcel at 4526 US Highway 17 South as shown on map)

WHERE: City Hall Courtroom
WHEN: January 8, 2019 at 5:30 pm
PURPOSE: To consider a rezoning request from R-20 to C-3

Morgan Potts, City Planner
City of New Bern



Craven County GIS 4526 US Hwy 17 South

Craven County does NOT warrant the information shown on this map and should be used ONLY for tax assessment purposes. Printed on December 20, 2018 at 3:21:54 PM



1 inch = 157 feet



A regularly scheduled meeting of the Board of Aldermen of the City of New Bern, N.C., was held on Tuesday, May 25, 1999 at 7:30 p.m. in the City Hall Courtroom with Mayor Tom Bayliss, III presiding and the following members present:

Alderman Julius C. Parham, Jr.
 " Robert G. Raynor, Jr.
 " Mack Freeze
 " Joseph Mattingly, Jr.
 " Barbara Lee
 " William Ballenger
 City Attorney Ward
 Absent: None

The meeting was opened with prayer by Reverend Freeman Waite, of United Missionary Baptist Church, followed by the pledge of allegiance.

ITEM 3. Update Reports:

a. Sewer Report by City Engineer.

Mr. David Muse, Director of Engineering came forward and gave the board a brief update of the waste treatment plant operations. He stated that operations are in line with state standards except for toxicity tests. He stated that the state has ask the City of New Bern to do a toxicity study due to problems with failing this test repeatedly.

b. Swimming Pool Report by Director of Recreation.

Ms. Nancy Bottorf, Director of Parks and Recreation told the governing that the City was not awarded the state grant to help with construction of a swimming pool. She did however state that there will be another 2 million grant awarded in July and noted that the City may be able to receive some of this money.

c. MCAS Community Relations Report by Community Relations Officer.

No one attended the meeting from MCAS.

ITEM 4. Public Hearing to Extend Extra Territorial Jurisdiction in Rocky Run-Statens Road.

Mrs. Annette Stone, City Planner came forward and stated that on April 13, 1999, residents of the Rocky Run community petitioned the Board of Aldermen to extend the boundaries of the City's Extraterritorial Jurisdiction (ETJ) to include the larger Rocky Run community. Based on the residents request, the Board of Aldermen directed the city staff to move forward with the process of extending the ETJ. Mrs. Stone explained that Mr. Mike Avery, Director of Planning and Inspections for the City of New Bern approached the Craven County Commissioners at a meeting on April 19, 1999 requesting that the county adopt a

Resolution giving the City of New Bern authority to extend the ETJ in the Rocky Run community. She stated that the Resolution was adopted by the Craven County Board of Commissioners at this meeting. The Planning and Zoning Board also approved the request at their May 4, 1999 meeting and at a community meeting on May 12, 1999. Mrs. Stone stated that out of 5 public meetings, only 1 non-resident and 1 resident voiced opposition. She pointed out that there are approximately 90 residents involved. Mr. Charlie Simmons, of 2218 Tuscarora Rd. appeared before the governing body and stated that he is representing some of the residents in the proposed ETJ area and they are against this extension. He then presented a petition with approximately 27 names on it in opposition to the extension. Mr. Gene Dunn, a local developer came forward and stated that he owns 22 acres in the affected area and can only use 19 acres to develop. He stated that he would like to build various commercial business building on this property, however, the residents in the there are against commercializing the area. Mr. Dunn is opposed to ETJ. Mr. James Brooks, of 571 Rocky Run Rd. came forward and told the board that he also is against ETJ. Alderman Parham explained to Mr. Brooks that in order to control what goes in the area the residents need ETJ. He further explained that if this area is not included in the ETJ, then there are no zoning restrictions in place and anyone can put whatever they want in the community. Mrs. Murilla Johnson a property owner in the area also spoke against extending ETJ. Those who spoke in favor of ETJ were Mrs. Vinnis Gooding, Mrs. Mattie Foy, Mr. Harry Bailey. Mayor Bayliss asked those in favor of ETJ to please stand. Approximately 30 people stood in favor and approximately 10 stood in opposition. Mr. Haywood McDaniel lives in Rocky Run and is in favor of ETJ, however, does not want commercial businesses there. Alderman Freeze pointed out that although ETJ residents cannot vote in City elections, they do have a say in the Planning and Zoning Board and the Board of Adjustment. Alderman Raynor then made a motion to adopt the Ordinance extending the ETJ more than 1 mile beyond existing city limits. The motion was seconded by Alderman Ballenger and on roll-call vote, all voted "Yes".

ITEM 5. Public Hearing to Consider Assigning R-20 Rural Residential and A-5 Agriculture Zoning Classifications to Approximately 651 Acres North of Rocky Run Road Between Deerfield Subdivision on the West and the City's Current Extraterritorial Jurisdiction Boundary on the East.

Mr. Bernard George, Zoning Administrator for the City of New Bern approached the governing body and presented them with an Ordinance assigning zoning classifications of R-20 Rural Residential and A-5 Agriculture Zoning Districts to the new ETJ area of the Rocky Run Community. Mayor Bayliss suggested that the Planning staff, Mr. Dunn and residents of the Rocky Run Community meet to work out their differences. Mr. Dunn stated that he wants his property zoned C-3 Commercial District. Alderman Parham made a motion to have the City Attorney draw an Ordinance assigning zoning classifications of R-20 and A-5 to the ETJ area in the Rocky Run Community and that the Ordinance be considered at the next meeting. The motion was seconded by Alderman Raynor and unanimously carried.

- ITEM 6. Public Hearing to Consider Rezoning a 2.948 Acre Tract on Clarendon Boulevard across from Ben D. Quinn School from R-6 Residential District to C-3 Commercial District.**

Mr. Bernard George, Zoning Administrator for the City of New Bern came forward and stated that there is no opposition to this rezoning that he is aware of. He stated that the Planning and Zoning Board recommended the rezoning at their meeting held on May 4, 1999. Alderman Parham then made a motion to adopt the Ordinance rezoning this property, seconded by Alderman Raynor and on roll-call vote, all voted "Yes".

*******CONSENT AGENDA*******

Alderman Raynor asked that Item 12 and 14 be removed. Alderman Parham then made a motion to adopt the consent agenda with the exceptions of Items 12 & 14. The motion was seconded by Alderman Freeze and on roll-call vote, all voted "Yes".

- ITEM 7. Adopt Resolution and Accept Bid for the Staten Road Water Main Extension Project.**

Alderman Parham made a motion to adopt the Resolution, seconded by Alderman Freeze and on roll-call vote, all voted "Yes".

- ITEM 8. Adopt Resolution and Accept Bid for Cab and Chassis and Manure Spreader.**

Alderman Parham made a motion to adopt the Resolution, seconded by Alderman Freeze and on roll-call vote, all voted "Yes".

- ITEM 9. Adopt Resolution and Accept Bid for Sludge Belt Press and Conveyor.**

Alderman Parham made a motion to adopt the Resolution, seconded by Alderman Freeze and on roll-call vote, all voted "Yes".

- ITEM 10. Adopt Resolution Entering Into an Engineering Agreement for Design of the New Bern's Wastewater Reclamation Project.**

Alderman Parham made a motion to adopt the Resolution, seconded by Alderman Freeze and on roll-call vote, all voted "Yes".

- ITEM 11. Adopt Resolution and Accept Bid for 35 HP Hydrostatic Trencher/Backhoe and Trade-In 1992 Ditchwitch Trencher.**

Alderman Parham made a motion to adopt the Resolution, seconded by Alderman Freeze and on roll-call vote, all voted "Yes".

City of New Bern

ALDERMAN

JULIUS C. PARHAM, JR.
ROBERT G. RAYNOR, JR.
MACK L. "MAX" FREEZE
JOSEPH E. MATTINGLY, JR.
BARBARA LEE
WILLIAM H. BALLENGER



A Southern Surprise

FOUNDED 1710

PHONE: 252-636-4000 P.O. BOX 1129

New Bern, N. C. 28563-1129

TOM BAYLISS, III
MAYOR

WALTER B. HARTMAN, JR.
CITY MANAGER

VICKIE H. JOHNSON
CITY CLERK

MARY A. BRATCHER
CITY TREASURER

MEMORANDUM

TO: New Bern Planning & Zoning Board
FROM: Annette D. Stone, AICP *A. Stone*
City Planner
DATE: April 27, 1999
RE: Expansion of the ETJ in the Rocky Run Community

As you maybe aware, the New Bern Board of Aldermen were presented with a petition from the residents of the Rocky Run community (see attachment 1) requesting expansion of the extra-territorial planning jurisdiction. The Board of Aldermen instructed staff to request that the Craven County Board of Commissioners allow the City to expand beyond the one-mile granted under the general statutes. The city staff made a request to the Commissioners on April 19, 1999, whereby the County adopted a resolution (see attachment 2) that gave the City permission to proceed with the expansion.

Attached you will also find a map (see attachment 3) of the proposed expanded ETJ. North Carolina General Statutes require notices be sent to all affected property owners at least four weeks prior to a public hearing. Notices were mailed to property owners on April 26 with a public hearing date scheduled for May 25, 1999. We will also run public notices in the local newspaper.

The Planning & Zoning Board, of course, is an advisory board to the governing body. Therefore, it would be the P&Z Board's role to consider the area proposed for ETJ and the proposed zoning and make a recommendation to the Board of Aldermen.

Striving for Excellence

STATEN Rd
MCDANIEL LN
Rocky Run Rd. (Affected AREA)

ROCKY RUN COMMUNITY

Request for **ZONING**

Date: 04/09/99

Name:

Address

Teleph

| | | | |
|------|----------------------|-------------------------|----------------|
| | Mattie Joy | 154 Rocky Run Rd | (252) 633-0984 |
| | VICTOR MCDANIEL | 590 ROCKY RUN RD | (252) 637-7873 |
| | SUNIA MCDANIEL | 590 ROCKY RUN RD | (252) 637-7873 |
| | April Waters | 119 Mc Daniel Lane | (252) 633-4284 |
| 5. | Charles Stator | 119 Mc Daniel Lane | (252) 633-4284 |
| | | 119 Mc Daniel Lane | (252) 633-4284 |
| | Francis Smith | 525 STATEN Rd | (252) 638-4370 |
| | Mittie R. Bell | 519 Staten Rd | (252) 638-6716 |
| | Daniel W. Fields | 231 STATEN R | (252) 637-3151 |
| 10. | Calvin S. Moore | 615 Staten Rd | (252) 638-8032 |
| | Kathleen Hooding | 590 Staten Rd | (252) 637-9334 |
| | Carol Brooks | 619 Staten Rd | (252) 633-9643 |
| | Randy Robins | 4620 Hwy 175 | (252) 637-7740 |
| D.7. | James B. Fieldy | 231 1/2 Staten Rd | (252) _____ |
| 15. | Amos Keight | 125 Staten Rd. | (252) 636-0743 |
| | Wesley Hooding | 250 Rocky Run Rd | (252) 637-6988 |
| | Kenneth B. Smith | 619 Staten Rd. New Bern | (252) _____ |
| | Mrs. McElrath V. Col | 175 Staten Rd | (252) _____ |
| MMB | Marlene Richardson | 106 Staten Rd New Bern | (252) _____ |
| 20. | Doris Elder | 130 Staten Rd New Bern | (252) 637-3880 |
| | Benita Brown | 210 Staten Rd New Bern | (252) 637-9305 |
| | Ernest Ballard | 238 Staten Rd New Bern | (252) 636-2294 |
| | Karen Fields | 470 STATEN RD | (252) 514-6830 |
| 24. | Melanie Johnson | 179 Staten Rd | (252) 514-0036 |
| | Kevin Johnson | 179 Staten Rd | |

ROCKY RUN COMMUNITY

Submitted

Request for

ZONING

Date: 4/13/89

Name:

Address

Teleph

| | | | |
|-----|------------------------|-------------------------|-----------------------|
| | <i>Eddie Ballard</i> | <i>107 Ballard dr</i> | (252) <i>636-2054</i> |
| | <i>J. Vige Ballard</i> | <i>107 Ballard dr</i> | (252) <i>636-2054</i> |
| | <i>George Owens</i> | <i>Rocky Run Rd</i> | (252) <i>637-9401</i> |
| | <i>Mary E. Owens</i> | <i>140 Rocky Run Rd</i> | (252) <i>637-9439</i> |
| 5. | <i>Fredrick West</i> | <i>140 Rocky Run Rd</i> | (252) <i>637-9439</i> |
| | <i>140 G. West</i> | <i>380 Rocky Run Rd</i> | (252) <i>638-3241</i> |
| | <i>George West</i> | <i>400 Rocky Run Rd</i> | (252) _____ |
| | <i>Leonard Simmons</i> | <i>407 Rocky Run Rd</i> | (252) <i>638-2718</i> |
| | <i>Laura West</i> | <i>401 Rocky Run Rd</i> | (252) <i>638-2718</i> |
| 10. | <i>Laura West</i> | <i>400 Rocky Run Rd</i> | (252) <i>636-0513</i> |
| | | | (252) _____ |
| | | | (252) _____ |
| | | | (252) _____ |
| | | | (252) _____ |
| 15. | | | (252) _____ |
| | | | (252) _____ |
| | | | (252) _____ |
| | | | (252) _____ |
| | | | (252) _____ |
| 20. | | | (252) _____ |
| | | | (252) _____ |
| | | | (252) _____ |
| | | | (252) _____ |
| 24. | | | (252) _____ |

RESOLUTION

WHEREAS, the residents of the Rocky Run and Staten Road communities have petitioned the New Bern Board of Aldermen to extend it's extra-territorial jurisdiction in the Rocky Run area, and;

WHEREAS, the New Bern Board of Aldermen supports the desire to promote orderly growth through land use regulations, and;

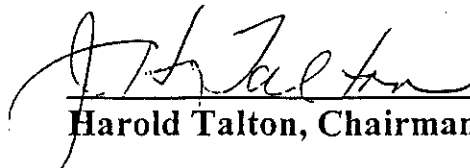
WHEREAS, the New Bern Board of Aldermen have agreed to request that the Craven County Board of Commissioners allow the City to extend it's extra-territorial jurisdiction beyond the one mile area allowed under North Carolina General Statutes, and;

WHEREAS, the City of New Bern has delineated an area that covers Rocky Run Road and a portion of Staten Road, and presented such to the Craven County Board of Commissioner for approval, and;

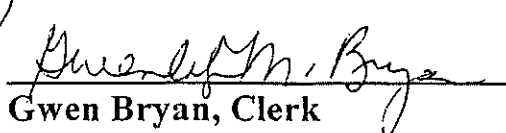
WHEREAS, the City of New Bern will provide a written notification to all the residents in the affected area, as per NCGS 160A-360 and 364, and hold a public hearing, on the proposed action that will be advertise in the local newspaper.

NOW THEREFORE BE IT RESOLVED, the Craven County Board of Commissioners do hereby grant permission to the City of New Bern to extend its extra-territorial jurisdiction to an area generally including all of Rocky Run Road and a portion of Staten Road as delineated on the attached map dated April 14, 1999.

ADOPTED THIS 19TH DAY OF APRIL 1999.

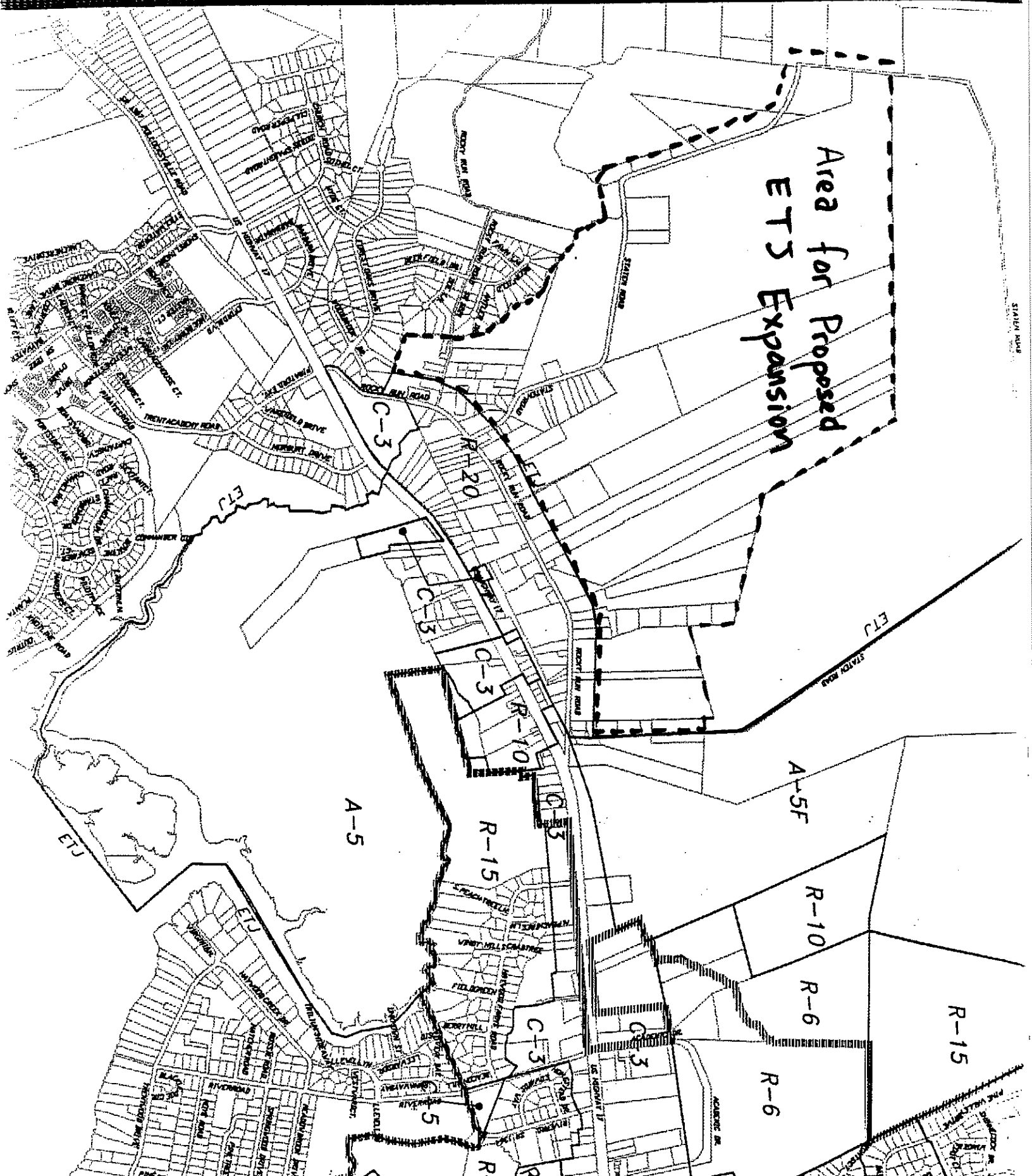


Harold Talton, Chairman



Gwen Bryan, Clerk

Area for Proposed
ETS Expansion





MEMORANDUM

TO: Planning and Zoning Board

FROM: Morgan Potts, City Planner

DATE: January 31, 2019

SUBJECT: Consideration of General Subdivision Plan of Craven 30 West Lot 4

ANALYSIS

The Planning and Zoning Board is requested by Weyerhaeuser NR Company/McKim & Creed Inc., to consider a proposed subdivision general plan at its regular meeting on February 5, 2019. The general subdivision plan is a proposed 8.13 +/- portion of a total 250 acre tract, 2-lot major subdivision. All utilities and services will be provided by the City of New Bern. This proposed subdivision is located to the north of Downey Drive and south of NC Highway 43 North. The property is further identified as a portion of Craven County Parcel ID's 8-209-13001.

RECOMMENDATION

On December 28, 2018, the City's Departmental Subdivision Review Committee reviewed the proposed general plan for Craven 30 West Lot 4 and determined the plan substantially meets the requirements for approval. Staff recommends the Planning and Zoning Board approve the proposed general plan as presented.

Please contact me at 639-7583 prior to the meeting should you have questions or need additional information.

SUBMAJ-001664-2019

PLANNING & ZONING
BOARD — GENERAL
SUBDIVISION PLAN
APPLICATION

Fee: \$161.00 per subdivision or
\$11.00 per lot
(whichever is greater)



Morgan Jethro
(252) 639-7583

jethrom@newbern-nc.org

Fax: (252) 636-2146

Date Submitted: 01.18.19

Planning & Zoning Meeting Date: 02.05.19

Applicant Name (please print): Weyerhaeuser NR Company (c/o McKim & Creed)

Development Name: LOT 4 CRAVEN 30 WEST

Address: 1001 Downey drive, New Bern, NC

Phone Number: 910.343.1048

Email: TSchwenzfeier@mckimcreed.com

Fax Number: 910.251.8282

REQUIREMENTS:

Submit **12 approved** sets of folded plans no later than twenty-one (21) days prior to the regularly scheduled meeting of the Planning and Zoning Board. **Application fee is \$161 per subdivision review or \$11 per lot (whichever is greater) must be submitted with plans.** Proposed General Plans must receive Departmental Subdivision Plan Review and approval prior to submission for Planning & Zoning Board consideration.

Drawing scale: 1" = 100' or longer

Drawing sheet size: 18" x 24" or larger

The general plan shall contain the following information:

- ✓ 1. Title, date, north point and graphic scale
- ✓ 2. Name of owner, surveyor and/or planner
- ✓ 3. Sketch vicinity plan including surrounding street system
- ✓ 4. Boundaries of tract to be subdivided showing bearings and distances
- ✓ 5. Zoning classifications of tract to be subdivided and adjoining properties
- n/a * 6. Names of all adjoining property owners
- ✓ 7. Proposed minimum setback lines
- n/a * 8. Existing and platted property lines, streets, buildings, watercourses, sewers, water mains (existing and proposed), transmission lines, bridges, culverts and easements (both public and private)
- n/a * 9. Site plan of existing conditions including wooded areas, marshes, wetlands, etc.
- ✓ 10. Other proposed rights-of-way easements
- ✓ 11. Proposed lot lines, lot numbers, building envelopes in the case of PUD's and approximate

- n/a * 12. Contour map—one foot intervals based on sea level data
- n/a * 13. Proposed plantings mini-parks, school sites, public open space, if applicable
- n/a * 14. Provisions for the maintenance of open space and parks including draft of conservation easement, if applicable
- n/a * 15. Profiles showing grade of streets, sewers, water lines, etc.
- n/a * 16. Plans for proposed utilities, including water, gas, sanitary sewer, storm drainage, electric, tele phone, cable, etc.
- n/a * 17. Proposed planting plan, including type and details of required screening
- n/a * 18. Postal enumeration of each lot in subdivision
- n/a * 19. Verification of submission of stormwater management and sedimentation erosion control plans, if applicable
- n/a * 20. Statement by developer that wetlands are not present on site or that appropriate permits are being sought
- n/a * 21. Site data chart containing:
- a. Acreage in tract;
 - b. Acreage in open space, parks or schools;
 - c. Average lot size;
 - d. Total number of lots, and
 - e. Linear feet in streets.

Additional information may be required based on the results of staff plan review as set forth in Section 15-49 of the New Bern Land Use Ordinance.

For landscaping information, please refer to:

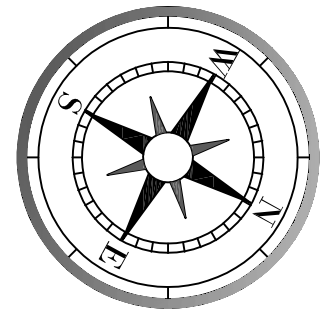
<http://www.newbern-nc.org/departments/development/forms-documents/>

Forms & Documents:

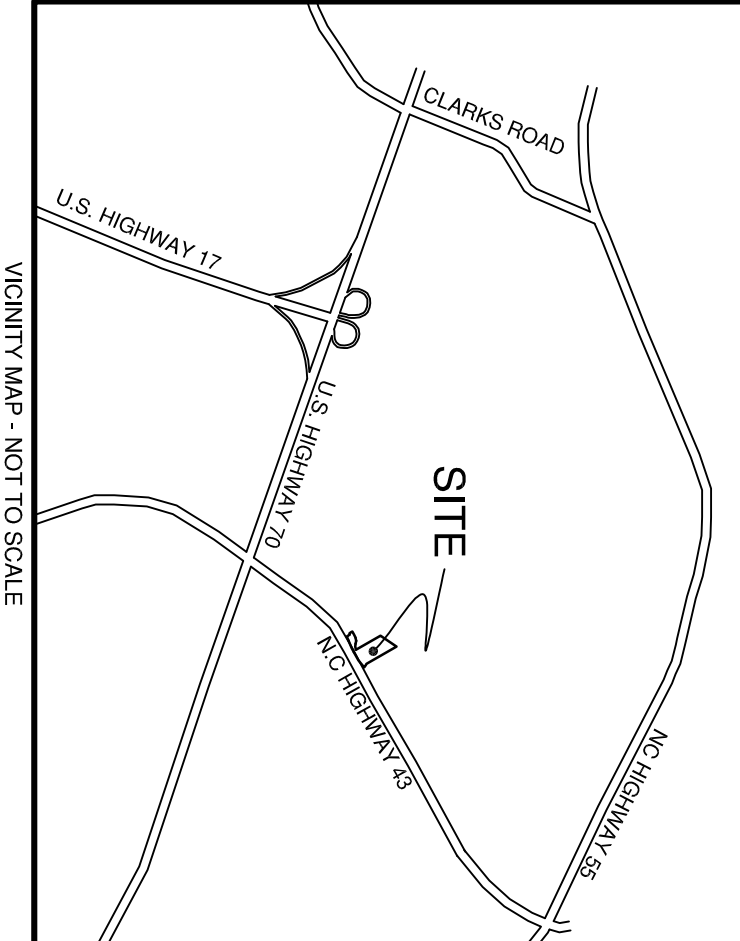
- 1. Plant plan sample and**
- 2. Plant list & symbols**

* Item is not applicable as this is a request for straight (2 lot) subdivision of property without an associated site development package.

| CURVE TABLE | | | | |
|-------------|---------|---------|-------------|---------------|
| CURVE | RADIUS | LENGTH | BEARING | CHORD DELTA X |
| C1 | 30.00' | 46.81' | N75°06'27"W | 42.28' |
| C2 | 96.00' | 72.89' | S81°59'24"W | 70.84' |
| C3 | 200.00' | 138.00' | N86°09'56"E | 133.84' |
| C4 | 280.00' | 216.17' | N82°46'49"E | 210.84' |
| C5 | 100.00' | 73.26' | S83°54'39"W | 71.87' |
| C6 | 20.00' | 32.54' | S16°18'27"W | 28.07' |
| C7 | 60.00' | 48.07' | N81°59'04"E | 48.17' |
| C8 | 250.00' | 188.54' | N82°10'08"E | 184.11' |
| C9 | 300.00' | 123.69' | N38°55'46"E | 122.82' |
| C10 | 270.00' | 114.79' | S38°39'41"W | 113.83' |
| C11 | 200.00' | 20.83' | S84°33'34"W | 20.90' |



NC GRID NAD83/2011



ZONING

| ZONE: L-1 | |
|-----------|-----|
| SETBACKS: | 50' |
| FRONT: | 50' |
| SIDE: | 25' |
| REAR: | 35' |

SITE DATA

| | |
|-----------------------|------------|
| TOTAL AREA: | 8.13 ACRES |
| NUMBER OF LOTS: | 1 |
| AREA IN LOT: | 6.40 ACRES |
| PG | PAGE |
| OPEN SPACE AREA: | 0.28 ACRES |
| AREA IN RIGHT OF WAY: | 1.45 ACRES |

DIVISION OF HIGHWAYS DISTRICT ENGINEER CERTIFICATE

I HEREBY CERTIFY THAT THE PUBLIC STREETS SHOWN ON THIS PLAT HAVE BEEN COMPLETED, OR THAT A PERFORMANCE BOND OR THAT SUFFICIENT BOND HAS BEEN OBTAINED, AND THAT THE PUBLIC STREETS SHOWN ON THIS PLAT ARE AT LEAST THE MINIMUM SPECIFICATIONS AND STANDARDS OF THE DISTRICT STATE DEPARTMENT OF TRANSPORTATION FOR ACCEPTANCE OF SUBDIVISION STREETS ON THE STATE HIGHWAY SYSTEM FOR MAINTENANCE.

| DISTRICT ENGINEER | DATE |
|-------------------|------|
|-------------------|------|

SURVEYORS 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 113-6
- SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SURVEY OF THE LAND SHOWN ON THIS PLAT. THE SURVEYOR HAS RELIED ON THE RECORDS OF THE DISTRICT STATE DEPARTMENT OF TRANSPORTATION AND THE RECORDS OF THE DISTRICT STATE DEPARTMENT OF TRANSPORTATION FOR ACCEPTANCE OF SUBDIVISION STREETS ON THE STATE HIGHWAY SYSTEM FOR MAINTENANCE.
- SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SURVEY OF THE LAND SHOWN ON THIS PLAT. THE SURVEYOR HAS RELIED ON THE RECORDS OF THE DISTRICT STATE DEPARTMENT OF TRANSPORTATION AND THE RECORDS OF THE DISTRICT STATE DEPARTMENT OF TRANSPORTATION FOR ACCEPTANCE OF SUBDIVISION STREETS ON THE STATE HIGHWAY SYSTEM FOR MAINTENANCE.
- THE EXISTENCE OR NON-EXISTENCE OF UTILITIES ON THIS TRACT THAT MAY AFFECT OVERLIES OR DETAIL OF THIS TRACT.
- SUBJECT PROPERTY HAS NOT BEEN DETERMINED BY THIS SURVEY.
- SUBJECT TO ALL EASEMENTS, RIGHT OF WAYS AND OR ENCUMBRANCES THAT MAY EFFECT THIS PROPERTY.
- COMBINED FACTOR: 0.999879232

SURVEYORS CERTIFICATION:

I, DAVID L. JONES, JR. PLS L-3672, CERTIFY THAT THIS PLAT WAS DRAWN AND SURVEYED IN ACCORDANCE WITH THE SURVEYING STANDARDS AND PRACTICES OF THE DISTRICT STATE DEPARTMENT OF TRANSPORTATION AND THE RECORDS OF THE DISTRICT STATE DEPARTMENT OF TRANSPORTATION FOR ACCEPTANCE OF SUBDIVISION STREETS ON THE STATE HIGHWAY SYSTEM FOR MAINTENANCE. THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 17-30 AS AMENDED.

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

WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER AND SEAL, THIS DAY OF _____ A.D. _____

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

JOB NUMBER:

00910 - 0181

SCALE:

1" = 50'

CAD NUMBER:

W101-009100181-PHS-2

PARTY:

DLJ

PLAT:

CAD TECH:

ACS

FIELD BOOK/PAGE:

DRAWING NUMBER:

2018-098

SHEET 1 OF 1

CP&L TRANSMISSION RIGHT OF WAY

(SEE PLAT BOOK 91 PAGE 25)

WEYERHAEUSER REAL ESTATE
PARCEL ID NO. 8-209-13001
PLAT BOOK H PAGE 246
ZONE: H-1

WEYERHAEUSER REAL ESTATE
PARCEL ID NO. 8-209-13001
PLAT BOOK H PAGE 246
ZONE: H-1

WEYERHAEUSER REAL ESTATE
PARCEL ID NO. 8-209-13001
PLAT BOOK H PAGE 246
ZONE: H-1

WEYERHAEUSER REAL ESTATE
PARCEL ID NO. 8-209-13001
PLAT BOOK H PAGE 246
ZONE: H-1

WEYERHAEUSER REAL ESTATE
PARCEL ID NO. 8-209-13001
PLAT BOOK H PAGE 246
ZONE: H-1

WEYERHAEUSER REAL ESTATE
PARCEL ID NO. 8-209-13001
PLAT BOOK H PAGE 246
ZONE: H-1

WEYERHAEUSER REAL ESTATE
PARCEL ID NO. 8-209-13001
PLAT BOOK H PAGE 246
ZONE: H-1

WEYERHAEUSER REAL ESTATE
PARCEL ID NO. 8-209-13001
PLAT BOOK H PAGE 246
ZONE: H-1

WEYERHAEUSER REAL ESTATE
PARCEL ID NO. 8-209-13001
PLAT BOOK H PAGE 246
ZONE: H-1

WEYERHAEUSER REAL ESTATE
PARCEL ID NO. 8-209-13001
PLAT BOOK H PAGE 246
ZONE: H-1

WEYERHAEUSER REAL ESTATE
PARCEL ID NO. 8-209-13001
PLAT BOOK H PAGE 246
ZONE: H-1

WEYERHAEUSER REAL ESTATE
PARCEL ID NO. 8-209-13001
PLAT BOOK H PAGE 246
ZONE: H-1

WEYERHAEUSER REAL ESTATE
PARCEL ID NO. 8-209-13001
PLAT BOOK H PAGE 246
ZONE: H-1

WEYERHAEUSER REAL ESTATE
PARCEL ID NO. 8-209-13001
PLAT BOOK H PAGE 246
ZONE: H-1

WEYERHAEUSER REAL ESTATE
PARCEL ID NO. 8-209-13001
PLAT BOOK H PAGE 246
ZONE: H-1

WEYERHAEUSER REAL ESTATE
PARCEL ID NO. 8-209-13001
PLAT BOOK H PAGE 246
ZONE: H-1

WEYERHAEUSER REAL ESTATE
PARCEL ID NO. 8-209-13001
PLAT BOOK H PAGE 246
ZONE: H-1

WEYERHAEUSER REAL ESTATE
PARCEL ID NO. 8-209-13001
PLAT BOOK H PAGE 246
ZONE: H-1

WEYERHAEUSER REAL ESTATE
PARCEL ID NO. 8-209-13001
PLAT BOOK H PAGE 246
ZONE: H-1

WEYERHAEUSER REAL ESTATE
PARCEL ID NO. 8-209-13001
PLAT BOOK H PAGE 246
ZONE: H-1

WEYERHAEUSER REAL ESTATE
PARCEL ID NO. 8-209-13001
PLAT BOOK H PAGE 246
ZONE: H-1

WEYERHAEUSER REAL ESTATE
PARCEL ID NO. 8-209-13001
PLAT BOOK H PAGE 246
ZONE: H-1

WEYERHAEUSER REAL ESTATE
PARCEL ID NO. 8-209-13001
PLAT BOOK H PAGE 246
ZONE: H-1

WEYERHAEUSER REAL ESTATE
PARCEL ID NO. 8-209-13001
PLAT BOOK H PAGE 246
ZONE: H-1

WEYERHAEUSER REAL ESTATE
PARCEL ID NO. 8-209-13001
PLAT BOOK H PAGE 246
ZONE: H-1

WEYERHAEUSER REAL ESTATE
PARCEL ID NO. 8-209-13001
PLAT BOOK H PAGE 246
ZONE: H-1

WEYERHAEUSER REAL ESTATE
PARCEL ID NO. 8-209-13001
PLAT BOOK H PAGE 246
ZONE: H-1

WEYERHAEUSER REAL ESTATE
PARCEL ID NO. 8-209-13001
PLAT BOOK H PAGE 246
ZONE: H-1

WEYERHAEUSER REAL ESTATE
PARCEL ID NO. 8-209-13001
PLAT BOOK H PAGE 246
ZONE: H-1

WEYERHAEUSER REAL ESTATE
PARCEL ID NO. 8-209-13001
PLAT BOOK H PAGE 246
ZONE: H-1

WEYERHAEUSER REAL ESTATE
PARCEL ID NO. 8-209-13001
PLAT BOOK H PAGE 246
ZONE: H-1

WEYERHAEUSER REAL ESTATE
PARCEL ID NO. 8-209-13001
PLAT BOOK H PAGE 246
ZONE: H-1

WEYERHAEUSER REAL ESTATE
PARCEL ID NO. 8-209-13001
PLAT BOOK H PAGE 246
ZONE: H-1

WEYERHAEUSER REAL ESTATE
PARCEL ID NO. 8-209-13001
PLAT BOOK H PAGE 246
ZONE: H-1

WEYERHAEUSER REAL ESTATE
PARCEL ID NO. 8-209-13001
PLAT BOOK H PAGE 246
ZONE: H-1

WEYERHAEUSER REAL ESTATE
PARCEL ID NO. 8-209-13001
PLAT BOOK H PAGE 246
ZONE: H-1

WEYERHAEUSER REAL ESTATE
PARCEL ID NO. 8-209-13001
PLAT BOOK H PAGE 246
ZONE: H-1

WEYERHAEUSER REAL ESTATE
PARCEL ID NO. 8-209-13001
PLAT BOOK H PAGE 246
ZONE: H-1

WEYERHAEUSER REAL ESTATE
PARCEL ID NO. 8-209-13001
PLAT BOOK H PAGE 246
ZONE: H-1

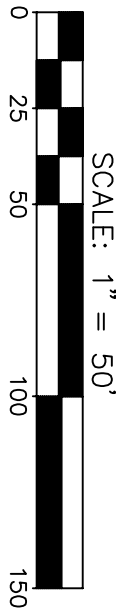
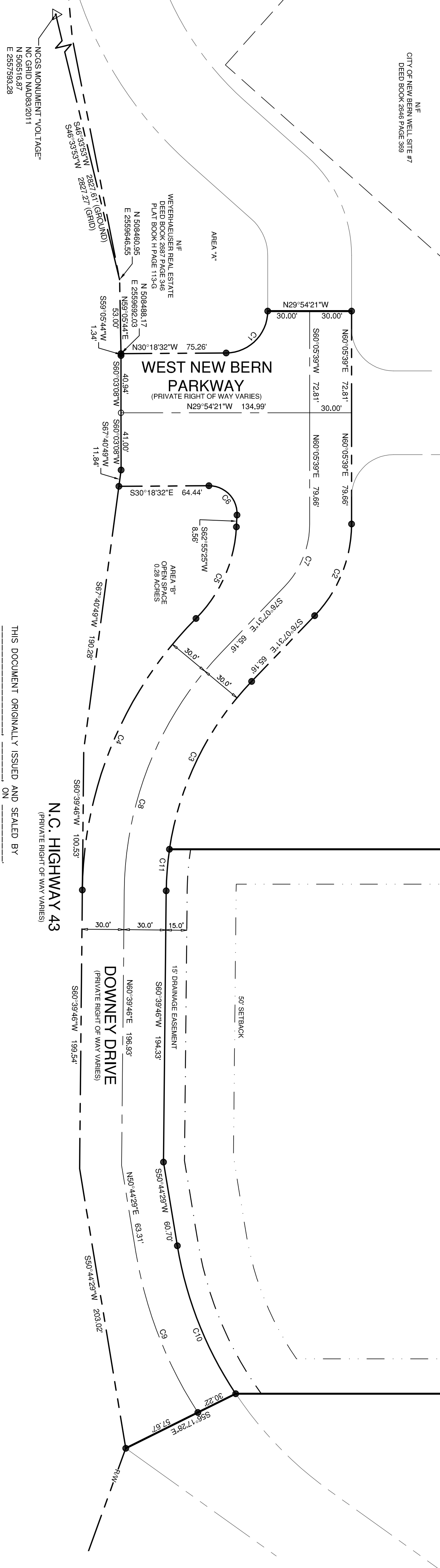
WEYERHAEUSER REAL ESTATE
PARCEL ID NO. 8-209-13001
PLAT BOOK H PAGE 246
ZONE: H-1

WEYERHAEUSER REAL ESTATE
PARCEL ID NO. 8-209-13001
PLAT BOOK H PAGE 246
ZONE: H-1

WEYERHAEUSER REAL ESTATE
PARCEL ID NO. 8-209-13001
PLAT BOOK H PAGE 246
ZONE: H-1

PRELIMINARY PLAT

NOT FOR RECORDATION, CONVEYANCES, OR SALES



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

NORTH CAROLINA FIRM LICENSE NUMBER: F-1222



January 28, 2019

NOTICE TO APPLICANT AND ADJACENT PROPERTY OWNERS

TAKE NOTICE that the Planning and Zoning Board of the City of New Bern will review the following proposed subdivision general plan at its February 5, 2019 meeting at 5:30 p.m. in the City Hall Courtroom, 300 Pollock St. All interested parties will be given an opportunity to be heard.

The general subdivision plan, submitted by Weyerhaeuser NR Company/McKim & Creed Inc., is a proposed 250 +/- acre, a 2 lot major subdivision located to the north of Downey Drive and south of NC Highway 43 North. The property is further identified as a portion of Craven County Parcel ID's 8-209-13001. Property owned by you is located within one hundred feet (100') of the proposed subdivision.

If granted, Planning and Zoning Board approval of the proposed subdivision will give the owner the right to begin developing the site. No sale of lots can occur until final plan approval is granted by the Board of Aldermen.

A copy of the proposed subdivision plan is available for public review during regular business hours in the Development Services office at 303 First Street. For further information contact the City of New Bern Development Services Department at (252) 639-7583.

Morgan Potts, AICP, CFM
City Planner

Individuals with disabilities requiring special assistance should call (252) 639 - 7501 no later than 3:00 p.m. the date of the meeting.



MEMORANDUM

TO: Planning and Zoning Board

FROM: Morgan Potts, City Planner

DATE: January 31, 2019

SUBJECT: Consideration of General Subdivision Plan for Robert Chiles Engineering/Wellons Road.

ANALYSIS

The Planning and Zoning Board is requested by Robert Chiles Engineering to consider a proposed subdivision general plan at its regular meeting on February 5, 2019. The general subdivision plan is a proposed 12.44 +/- acre, 3-lot major subdivision. All utilities and services will be provided by the City of New Bern. This proposed subdivision is located to the west and east of Newman Road and to the south of Wellons Boulevard. The property is further identified as Craven County Parcel ID's 8-212-8010, 8-212-076, and 8-212-8009.

RECOMMENDATION

On December 14, 2018, the City's Departmental Subdivision Review Committee reviewed the proposed general plan for Robert Chiles Engineering/Wellons Road and determined the plan substantially meets the requirements for approval. Staff recommends the Planning and Zoning Board approve the proposed general plan as presented.

Please contact me at 639-7583 prior to the meeting should you have questions or need additional information.

PLANNING & ZONING
BOARD — GENERAL
SUBDIVISION PLAN
APPLICATION

Fee: \$161.00 per subdivision or
\$11.00 per lot
(whichever is greater)



Morgan Jethro
(252) 639-7583
jethrom@newbern-nc.org
Fax: (252) 636-2146

Date Submitted: JANUARY 17, 2019 Planning & Zoning Meeting Date: FEBRUARY 5, 2019
Applicant Name (please print): ROBERT CHILES ENGINEERING ROBERT "PETE" CHILES, P.E.
Development Name: RECOMBINATION PLAN & SUBDIVISION FOR CALVIN G. WELLONS INC. & ET AL
Address: P.O. BOX 3496 NEW BERN, NC 28564-3496 Phone Number: 252-637-4702
Email: pete@robertmchilespe.com Fax Number: 252-637-3100

REQUIREMENTS:

Submit **12 approved sets** of folded plans no later than twenty-one (21) days prior to the regularly scheduled meeting of the Planning and Zoning Board. **Application fee is \$161 per subdivision review or \$11 per lot (whichever is greater) must be submitted with plans.** Proposed General Plans must receive Departmental Subdivision Plan Review and approval prior to submission for Planning & Zoning Board consideration.

Drawing scale: 1" = 100' or longer

Drawing sheet size: 18" x 24" or larger

The general plan shall contain the following information:

- X 1. Title, date, north point and graphic scale
- X 2. Name of owner, surveyor and/or planner
- X 3. Sketch vicinity plan including surrounding street system
- X 4. Boundaries of tract to be subdivided showing bearings and distances
- X 5. Zoning classifications of tract to be subdivided and adjoining properties
- X 6. Names of all adjoining property owners
- X 7. Proposed minimum setback lines
- X 8. Existing and platted property lines, streets, buildings, watercourses, sewers, water mains (existing and proposed), transmission lines, bridges, culverts and easements (both public and private)
- X 9. Site plan of existing conditions including wooded areas, marshes, wetlands, etc.
- X 10. Other proposed rights-of-way easements
- X 11. Proposed lot lines, lot numbers, building envelopes in the case of PUD's and approximate

- X 12. Contour map—one foot intervals based on sea level data
- X 13. Proposed plantings mini-parks, school sites, public open space, if applicable
- N/A 14. Provisions for the maintenance of open space and parks including draft of conservation easement, if applicable
- X 15. Profiles showing grade of streets, sewers, water lines, etc. *EXISTING STREET & UTILITIES THRU PROPERTY. HOWEVER, SYSTEM EXTENSION PLANS TO BE APPROVED BY CITY OF NEW BERN AND NCDEQ.*
- X 16. Plans for proposed utilities, including water, gas, sanitary sewer, storm drainage, electric, tele phone, cable, etc. *EXISTING AND SYSTEM EXTENSION PLANS TO BE APPROVED BY CITY OF NEW BERN AND NCDEQ.*
- N/A 17. Proposed planting plan, including type and details of required screening *PER INDIVIDUAL LOT DEVELOPMENT*
- X 18. Postal enumeration of each lot in subdivision *PER CITY OF NB LTR BY R. COMPTON, GIS TECH. DATED 12-17-2018.*
- N/A 19. Verification of submission of stormwater management and sedimentation erosion control plans, if applicable *SUBMISSION ESC & SW PER INDIVIDUAL LOT DEVELOPMENT.*
- X 20. Statement by developer that wetlands are not present on site or that appropriate permits are being sought *SEE NOTE 12.*
- X 21. Site data chart containing:
- a. Acreage in tract;
 - b. Acreage in open space, parks or schools;
 - c. Average lot size;
 - d. Total number of lots, and
 - e. Linear feet in streets.

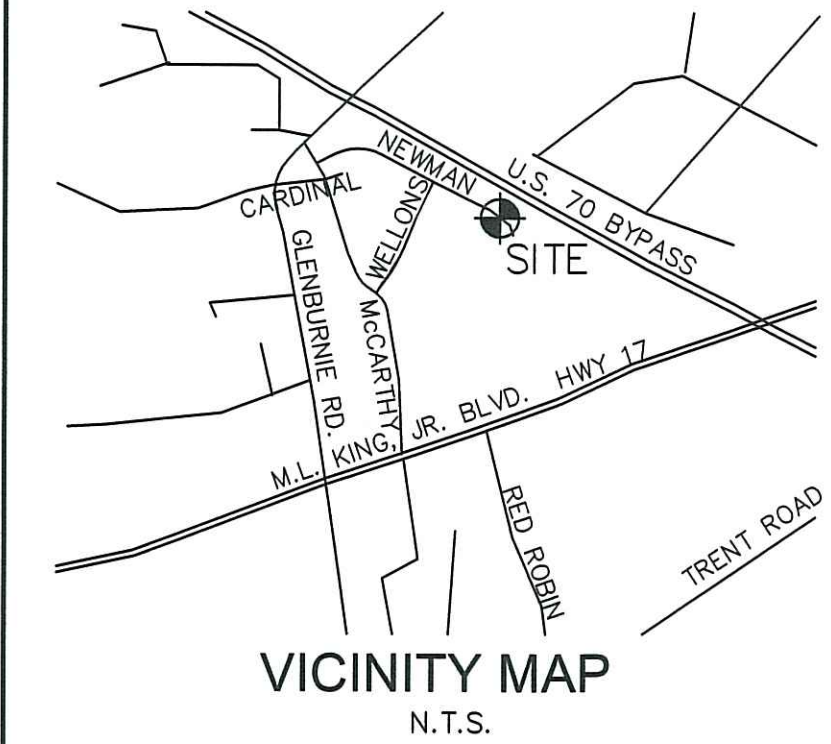
Additional information may be required based on the results of staff plan review as set forth in Section 15-49 of the New Bern Land Use Ordinance.

For landscaping information, please refer to:

<http://www.newbern-nc.org/departments/development/forms-documents/>

Forms & Documents:

- 1. Plant plan sample and**
- 2. Plant list & symbols**



| LINE TABLE | | |
|------------|-------------|--------|
| LINE | BEARING | LENGTH |
| L1 | S70°01'33"W | 60.00 |
| L2 | N38°57'02"E | 60.00 |

| CURVE TABLE | | | | | |
|-------------|--------|--------|-----------|---------------|--------|
| CURVE | LENGTH | RADIUS | DELTA | CHORD BEARING | CHORD |
| C1 | 259.68 | 478.79 | 31°04'31" | S35°30'42"E | 256.51 |
| C2 | 292.22 | 538.79 | 31°04'31" | N35°30'42"W | 288.65 |

SITE DATA

1. TOTAL AREA = 542,096 SQ. FT. (12.44 AC.)
2. TOTAL NUMBER OF LOTS = 3
3. AVERAGE LOT SIZE = 170,564 SQ. FT. (3.91 AC.)
4. TOTAL AREA WITHIN ROADWAY RIGHT OF WAY = 30,404 SQ. FT. (0.70 AC.)

LINE CHART

| | |
|--|---------------------------|
| | = SURVEYED PROPERTY LINES |
| | = RIGHT OF WAY LINES |
| | = EASEMENT LINES |
| | = OVER HEAD UTILITY LINES |

LEGEND

| | |
|--|---------------------|
| | = EXISTING IRON PIN |
| | = SET IRON PIN |
| | = UTILITY POLE |
| | = LOT ADDRESS |

REFERENCES

1. DEED BOOK 3143 PAGE 933 (PARCEL #8-212-076)
2. DEED BOOK 1368 PAGE 805 (PARCEL #8-212-8009)
3. DEED BOOK 1368 PAGE 805 (PARCEL #8-212-8010)
4. PLAT CABINET G - SLIDE 1786

NOTES

1. THIS SURVEY IS A RECOMBINATION AND REDIVISION OF EXISTING PARCELS OF LAND AND EXCEPTS AN EXISTING ROADWAY WITH A 60 FOOT RIGHT OF WAY AS SHOWN.
2. EXISTING CITY OF NEW BERN WATER AND SEWER SYSTEMS ARE AS SHOWN. LOTS SHALL BE SERVED BY CITY OF NEW BERN WATER AND SEWER SYSTEMS.
3. ALL LOTS SHALL HAVE A 10' DRAINAGE AND UTILITY EASEMENT ALONG THE FRONT YARD AND A 5' DRAINAGE AND UTILITY EASEMENT ALONG THE SIDE YARD LINES UNLESS OTHERWISE INDICATED ON THE DRAWING.
4. THE OWNERS RESERVES THE RIGHT TO RELOCATE UTILITIES AND RELATED EASEMENTS AS SHOWN HEREON FROM TIME TO TIME IN ACCORDANCE WITH PLANS SUBMITTED TO AND APPROVED BY THE CITY OF NEW BERN, WHICH SHALL NOT BE WITHHELD UNREASONABLY.
5. ALL UTILITIES SHALL BE UNDERGROUND.
6. ALL EASEMENTS ARE DRAINAGE EASEMENTS UNLESS OTHERWISE NOTED.
7. CONSTRUCTION OF UTILITY SERVICES SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF NEW BERN STANDARDS.
8. LANDSCAPING SHALL BE IN ACCORDANCE WITH THE LATEST CITY'S LUO AND SHALL BE AS REQUIRED FOR DEVELOPMENT OF INDIVIDUAL LOTS AND PROJECTS.
9. ZONING CLASSIFICATION - CITY OF NEW BERN - C-3.
10. BUILDING ENVELOPE/SETBACKS MINIMUM: FRONT 25 FT; SIDE 10 FT; REAR 10 FT; UNLESS OTHERWISE SHOWN.
11. MINIMUM LOT WIDTH AT SETBACK SHALL BE 80 FEET.
12. WETLANDS LOCATED IN WELLONS CENTRE WERE MITIGATED PER U.S. CORP OF ENGINEERS, DATED MARCH 2, 1994. ACT ID 199402975.
13. THIS PROPERTY LOCATED IN ZONE X PER FLOOD INSURANCE RATE MAP NUMBER 3720547900J EFFECTIVE PANEL DATE IS JULY 2, 2004
14. PROPERTY IS SUBJECT TO THE CITY OF NEW BERN'S SIGN OVERLAY DISTRICT.

OWNER / DEVELOPER:

CALVIN G. WELLONS, INC. ET AL
P.O. BOX 1018
MOREHEAD CITY, NC 28557
252-726-2151

ENGINEER / SURVEYOR:

ROBERT CHILES ENGINEERING
ENGINEERS & CONSULTANTS
417A BROAD ST. P.O. BOX 3496
NEW BERN, NC 28564-3496
252-637-4702

CERTIFICATE OF APPROVAL

I HEREBY CERTIFY THAT ALL STREETS SHOWN ON THIS PLAT ARE WITHIN THE CITY OF NEW BERN'S PLANNING JURISDICTION, ALL STREETS AND OTHER IMPROVEMENTS SHOWN ON THIS PLAT HAVE BEEN INSTALLED OR COMPLETED OR THAT THEIR INSTALLATION OR COMPLETION (WITHIN 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 PLAT IS IN ALL RESPECTS IN COMPLIANCE WITH THE NEW BERN CITY CODE, AND THEREFORE THIS PLAT 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 YEAR OF THE DATE BELOW.

DATE _____ MAYOR _____

DATE _____ CITY CLERK _____

CERTIFICATE OF REGISTER OF DEEDS NORTH CAROLINA, CRAVEN COUNTY

FILED FOR REGISTRATION AT _____ AM/PM O'CLOCK
THIS _____ DAY OF _____, 20____
PLAT CAB. _____ SLIDE _____
SHERRI B. RICHARD, REGISTER OF DEEDS

REGISTER OF DEEDS / ASSISTANT / DEPUTY

CERTIFICATE OF REVIEW OFFICER NORTH CAROLINA, CRAVEN COUNTY

I, _____, A REVIEW OFFICER OF CRAVEN COUNTY, CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.

DATE _____ REVIEW OFFICER _____

CERTIFICATE OF SURVEY AND ACCURACY

I, MICHAEL W. STAHL, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION FROM REFERENCES SHOWN HEREON; THAT THE BOUNDARY LINES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN BOOK N/A PAGE N/A; THAT THIS SURVEY IS A RECOMBINATION OF EXISTING PARCELS OF LAND AND ALSO CREATES A SUBDIVISION OF LAND THAT REQUIRES A CERTIFICATION OF APPROVAL FROM THE CITY OF NEW BERN BEFORE THE PLAT IS PRESENTED FOR RECORDATION; THAT THE RATIO OF PRECISION AS CALCULATED IS 1:10,000; THAT THIS PLAT WAS DRAWN IN ACCORDANCE WITH G.S. 47-30 AS AMENDED. WITNESS MY ORIGINAL SIGNATURE, LICENSE NUMBER, AND SEAL.

THIS _____ DAY OF _____, 20____ A.D., 2018

PROFESSIONAL LAND SURVEYOR

CERTIFICATE OF OWNERSHIP

WE HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE PROPERTY DESCRIBED HEREON, WHICH PROPERTY IS WITHIN THE SUBDIVISION REGULATION JURISDICTION OF THE CITY OF NEW BERN, THAT WE FREELY ADOPT THIS PLAN OF SUBDIVISION AND DEDICATE TO PUBLIC USE ALL AREAS SHOWN ON THIS PLAT 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 PLAT 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.

CALVIN G. WELLONS, INC. DATE _____ JEAN E. WELLONS MORRICE DATE _____

G. GAYE WELLONS MASHBURN DATE _____

KATHRYN R. WELLONS TODD DATE _____

M. JOYCE WELLONS MOORE DATE _____

RECOMBINATION PLAN & SUBDIVISION PLAN

FOR
CALVIN G. WELLONS INC.
&
JEAN ELIZABETH WELLONS MORRICE
&
GLENDA GAYE WELLONS MASHBURN
&
KATHRYN RENFROW WELLONS TODD
&
MARY JOYCE WELLONS MOORE

THE RECOMBINATION OF CRAVEN COUNTY PARCELS
8-212-8010 - 8-212-076 - 8-212-8009
TOWNSHIP #8 - CITY OF NEW BERN - CRAVEN COUNTY - NORTH CAROLINA

DATE: 8-16-2018

JOB NO. 2018064

SCALE: 1" = 100'

ROBERT CHILES ENGINEERING
ENGINEERS AND CONSULTANTS
417 A BROAD STREET
NEW BERN, NORTH CAROLINA
252-637-4702

NCBELS FIRM F-1392

FOR REVIEW & COMMENTS

GENERAL SUBDIVISION PLAN
DEPARTMENTAL REVIEW

REVISED 12-17-2018;
REVISED PER CITY'S DEPARTMENTAL
REVIEW MEETING ON 12-14-18.

GRAPHIC SCALE
200
100
0



January 28, 2019

NOTICE TO APPLICANT AND ADJACENT PROPERTY OWNERS

TAKE NOTICE that the Planning and Zoning Board of the City of New Bern will review the following proposed subdivision general plan at its February 5, 2019 meeting at 5:30 p.m. in the City Hall Courtroom, 300 Pollock St. All interested parties will be given an opportunity to be heard.

The general subdivision plan, submitted by Robert Chiles Engineering, is a proposed 12.44 +/- acre, 3-lot major subdivision located to the west and east of Newman Road and to the south of Wellons Boulevard. The property is further identified as Craven County Parcel ID's 8-212-8010, 8-212-076, and 8-212-8009. Property owned by you is located within one hundred feet (100') of the proposed subdivision.

If granted, Planning and Zoning Board approval of the proposed subdivision will give the owner the right to begin developing the site. No sale of lots can occur until final plan approval is granted by the Board of Aldermen.

A copy of the proposed subdivision plan is available for public review during regular business hours in the Development Services office at 303 First Street. For further information contact the City of New Bern Development Services Department at (252) 639-7583.

Morgan Potts, AICP, CFM
City Planner

Individuals with disabilities requiring special assistance should call (252) 639 - 7501 no later than 3:00 p.m. the date of the meeting.



MEMORANDUM

TO: City of New Bern Planning & Zoning Board

FROM: Morgan J. Potts, AICP
City Planner

DATE: January 31, 2019

SUBJECT: Final Plan Consideration of Tyler, Home on the Lake

John Thomas Engineering/Stars & Stripes 4F, LLC, are requesting subdivision final plan approval of Phases 7, 8, 11 & 12 for “Tyler, Home on the Lake”, an existing 105-lot residential planned unit development (PUD). This section of the multi-phase development is located on a combined 15.32 +/- acres in the R-10A Residential District. The site is located to the northwest of Washington Post Road and to the south of Gracie Farms Road.

The average lot size is 7,500 square feet with 4.15 acres of existing streets. The average lot width is 63.62 linear feet. Utilities and services will be provided by the City of New Bern.

Staff has reviewed the proposed subdivision plan and finds that all technical and legal requirements for final subdivision plan approval have been satisfied. **Therefore, final subdivision plan approval of Tyler, Home on the Lake is recommended, contingent upon the receipt of a performance bond accepted by the City Attorney.**

SUBMIT - 001662 - 2019

**PLANNING & ZONING
BOARD SUBDIVISION FINAL
PLAN APPLICATION**

**Fee: \$214.00 per subdivision or
\$27.00 per lot
(whichever is greater)**



Morgan Jethro
(252) 639-7583
jethrom@newbern-nc.org
Fax: (252) 636-2146

Date Submitted: January 22, 2019 For ~~Board of Aldermen~~ ^{Planning Board} Meeting Date: February 5, 2019

Amount Submitted: \$2,835.00 # of Lots: 105

Applicant Name (please print): Stars & Stripes 4F, LLC

Development Name: Tyler, Home on the Lake Phases Seven, Eight, Eleven, & Twelve

Address: 1123 Zonolite Road, NE Ste 30, Atlanta, GA 30306 Phone Number: 404-516-4035

Email: debbie@stbourne.com Fax Number: None

REQUIREMENTS:

Submit 1) **one** mylar; 2) **one** full size copy; and 3) **twelve** reduced 8.5" x 11" copies of proposed final plan, along with inspection fee and all supplemental documentation, to Development Services fourteen (14) days prior to the regularly scheduled meeting of the Planning & Zoning Board. Following recording of the plan by the Craven County Registrar of Deeds, and within one (1) year of final plan approval, the applicant must submit **one mylar** and **three full size** copies to the Development Services Department for City distribution.

Drawing scale: 1" = 100' or longer

Drawing sheet size: 18" x 24" or larger

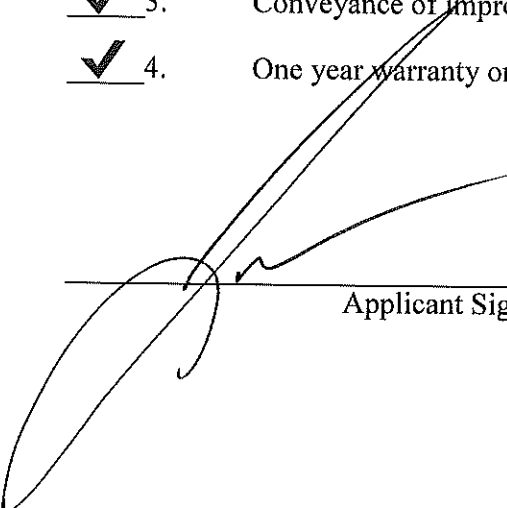
The final plan shall contain the following information:

- ☒ 1. The lines of all streets and roads
- ☒ 2. Lot lines and numbers
- ☒ 3. Addresses of all lots
- ☒ 4. Building envelopes in the case of Planned Unit Developments (PUD)
- ☒ 5. Reservations, easements, alleys and any other areas to be dedicated to public use, conservation or other purposes.
- ☒ 6. Sufficient data to determine readily and reproduce on the ground, the location, bearing and length of every street, block line, building line, whether curved or straight, and including true north point. Include the radius, central angle, and tangent distance for the center line of curved streets and curved property lines that are not the boundary of curved streets.
- ☒ 7. All dimensions should be to the nearest 1/10 ft. and angles to the nearest minute.
- ☒ 8. Accurate location of all monuments and markers

- ☒ 9. Names and locations of all adjoining subdivisions and streets, and the location and ownership of adjoining un-subdivided property.
- ☒ 10. Title, date, name, sketch vicinity map, graphic scale and true north point
- ☒ 11. Name of owner, surveyor and land planner
- ☒ 12. Zoning classification of subdivision and adjacent properties
- NA 13. Written approval by Corps of Engineers with reference to wetlands, if applicable
- ☒ 14. Copy of restrictive covenants, conservation easement or Homeowners' Association Agreement
On File
- NA 15. Restricted access easement on limited access streets
- ☒ 16. Appropriate certificates and signatures

SUPPLEMENTAL DOCUMENTATION NEEDED:

- ☒ 1. Lot inspection fee to be paid (\$27 per lot, \$214 whichever is greater)
- ☐ 2. Guarantee in lieu of completed improvements in the form of a letter of credit, corporate surety bond, cashier's (bank) check or deed of trust on property. This guarantee shall equal 120% of the cost of improvements and shall be accompanied by an engineer's estimate of the cost of the improvements to be completed. Include expiration date when applicable. Engineer's estimate attached. Guarantee will be provided upon approval of Engineer's estimate prior to the Planning Board meeting.
- ☒ 3. Conveyance of improvements and maintenance easements
- ☒ 4. One year warranty on improvements in the subdivision To be provided at the time of completion of Improvements.


Applicant Signature (Agent)



THOMAS ENGINEERING, PA *est 1983*
civil engineering • land surveying • project management

Hand Delivered

January 22, 2019

To: City of New Bern
Development Services
303 First Street
New Bern, NC 28560



Attn: Morgan J. Potts
City Planner

Re: Tyler, Home on the Lake (formally Lake Tyler)
Phases Seven, Eight, Eleven, and Twelve
Final Plat Submittal
New Bern, Craven County

Dear Morgan;

The Developer of the referenced project desires to move forward with the recording of the additional phases as referenced above. At this time, all of the subdivision improvements have not been completed. As you know, the Developer entered into an agreement and understandings with the City per letter dated September 16, 2016 for recording and completion of future phases, of which a copy is attached hereto.

As of this date, our estimates of cost to complete the subdivision improvements for the referenced project within the phases as shown on the attached Exhibit "A" are as follows:

| ITEM # | DESCRIPTION | QUANTITY | UNIT | UNIT COST | TOTAL COST |
|---|--|----------|------|--------------|---------------|
| 1 | Asphalt Pavement 1" Overlay Wearing Surface Phases One, Six, Seven, Eight, Eleven, Twelve, & Thirteen | 2161 | tn | \$ 105.00 | \$ 226,894.50 |
| 2 | Concrete Sidewalk (4 ft width) Phases One, Six, Seven, Eight, Eleven, Twelve, & Thirteen | 30862 | sf | \$ 3.25 | \$ 100,301.50 |
| 3 | Open Space Pier Located Between Phase One Lots 722 and 723 | 1 | ls | \$ 10,000.00 | \$ 10,000.00 |
| Total Cost Estimate to Complete Subdivision Improvements | | | | | \$ 337,196.00 |
| Total Cost Estimate with 20% Mark-up as Required by Ordinance | | | | | \$ 404,635.20 |

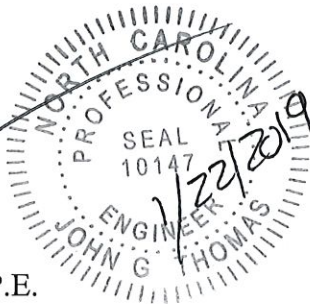


THOMAS ENGINEERING, PA *est 1983*
civil engineering • land surveying • project management

The City of New Bern Ordinance requires that guarantees for incomplete improvements be in an amount 20% greater than the estimated cost to complete. Therefore, the guarantee should be in the amount of \$ 404,635.20.

If you have any questions and/or comments, please do not hesitate to call.

Sincerely,



John G. Thomas, P.E.

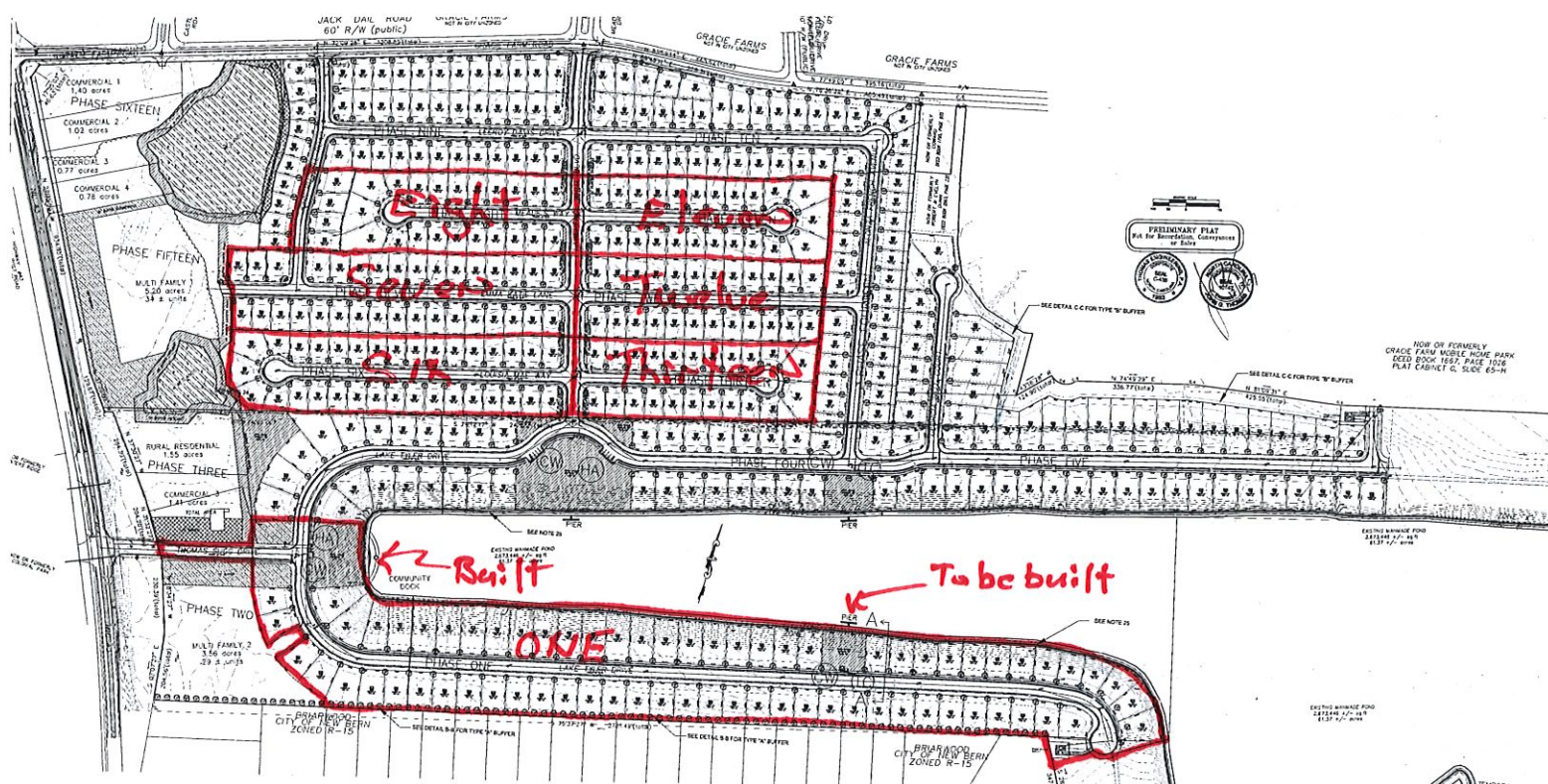
President

johnthomas@thomasengineeringpa.com

encls

Cc w/encls: Debbie Bell (St Bourke)

Exhibit "A"



McGuireWoods LLP
300 N. Third Street
Suite 320
Wilmington, NC 28401
Tel 910.254.3800
Fax 910.254.3900
www.mcguirewoods.com

David E. Huffine
Direct: 910.254.3812

McGUIREWOODS

dhuffine@mcguirewoods.com
Fax: 910.254.3900

September 16, 2016

City of New Bern
Department of Development Services
Attn: Jeff Ruggieri, AICP
303 First Street
P.O. Box 1129
New Bern, NC 28563

Re: Lake Tyler Subdivision, New Bern, North Carolina

Dear Mr. Ruggieri:

As you know, our firm represents Drapac Investments, LLC in regard to the potential purchase of a subdivision known as Lake Tyler (the "Project") which is located within the zoning jurisdiction of the City of New Bern (the "City"). Thank you for meeting with Dan Mason and me last month to discuss the Project. Our client's diligence period expires on September 19 and we will be unable to proceed with the acquisition unless we can confirm the matters below with the City.

Based upon our conversations at that meeting and subsequent communications with you and the City Attorney, this letter confirms the status of the Project and certain agreements and understandings relating to the future development of the Project.

Our understandings are as follows:

1. The Project, as shown on the plan attached hereto as Exhibit A (the "Plan"), has been approved by the City under the Planned Unit Development adopted by the City (the "PUD Approval"). The PUD Approval extends to all Lots, commercial parcels, streets roads and common areas as shown on the Plan. All Lot sizes and configurations are in compliance with the PUD Approval. The PUD Approval remains in effect and has not been amended. There are no time limitations for the filing of additional plats for the completion of the subdivision as a phased subdivision. The first three phases (the "Existing Phases") were platted and recorded within one year of the date of the original approval. As new phases are developed (the "Future Phases"), the proposed plats for the Future Phases will be supported by staff and processed for approval by the Board of Alderman or the Planning and Zoning Board, as applicable, subject to the customary

Atlanta | Austin | Baltimore | Brussels | Charlotte | Charlottesville | Chicago | Dallas | Houston | Jacksonville | London | Los Angeles - Century City
Los Angeles - Downtown | New York | Norfolk | Pittsburgh | Raleigh | Richmond | San Francisco | Tysons | Washington, D.C. | Wilmington

81238830_6

requirements of the applicable City Ordinance(s) and applicable North Carolina law. These rights are vested pursuant to Section 15-67 of the City Ordinance.

2. Building permits and, upon completion of construction, certificates of occupancy will be issued for each of the Lots in the Existing Phases without any further requirements of the owner/developer other than compliance with applicable building codes.

3. No bond or security will be required of my client for the Existing Phases; provided, however, that my client acknowledges that the prior developer did not complete the final asphalt layer on the streets within the Existing Phases, which must be completed (or bonded as provided below) prior to the platting of any Future Phases.

4. Approval of Future Phases shall require that those improvements designated on Exhibit B (the "Phase Improvements") be completed, but only to the extent that the Phase Improvements serve the phase as it is presented for approval. Alternatively, the owner/developer or its designee may (i) post a bond (cash, surety bond or letter of credit) (the "Bond") to secure the cost of completion of the Phase Improvements at the time the phase is approved and the plat recorded or (ii) the owner/developer may deliver a developer guaranty (the "Guaranty") which shall be secured by a first lien deed of trust on real estate having an appraised value equal to 120% of the cost of the Phase Improvements. My client will have the right to substitute other real estate as collateral so long as the appraised value was sufficient to cover 120% of the remaining cost of the Phase Improvements for Future Phases approved and platted.

In the event my client elects to pledge real estate collateral, we understand the process to be as follows:

- a. The developer will submit to the City a proposed plat which complies with the City's requirement for subdivision plats.
- b. The developer will submit a letter from a North Carolina licensed engineer indicating the cost of the Phase Improvements for the phase submitted.
- c. The developer will submit a Developer Guaranty Agreement in form and substance reasonably satisfactory to the City evidencing the developer's obligation to construct and install the Phase Improvements.
- d. The developer will submit an estimate of value or an appraisal from an appraiser licensed by the State of North Carolina stating the value of the real estate collateral to be pledged to the City which shall not be less than 120% of the cost of the Phase Improvements described in sub-paragraph b above.
- e. The developer will submit an unexecuted Deed of Trust which shall secure 120% of the cost of the Phase Improvements and which shall contain a legal description of the real estate collateral to be pledged.

- f. The developer will submit a title commitment issued by a title insurer authorized to do business in the State of North Carolina committing to provide a mortgagee policy for the City for the amount of the Deed of Trust.

Upon receipt of such items, the staff will support and process the proposed real estate collateral bond(s) for the Future Phase approval(s) by the Board of Alderman, subject to the customary requirements of the applicable City Ordinance(s).

We understand that no building permits will be issued for Lots in a Future Phase until the Phase Improvements have been completed or a Bond or Guaranty is in place; however, it is specifically agreed that no Phase Improvements, Bond or Guaranty will be required until the owner/developer requests approval of a plat of a Future Phase.

5. Water and sewer facilities are in place and are owned by the City of New Bern. The water and sewer facilities have sufficient capacity to serve all Existing Phases and Future Phases. No additional owner/developer improvements or contributions for water and sewer facilities are required and the sole cost for access to and use of the water and sewer facilities shall be tap fees, which are due at the time of issuance of the building permit, and normal and customary utility billings. The electric service for the Project also in in place and is provided by the City's utility entity. My client, as the new owner/developer, will not be responsible for any water, sewer or electric service fees or charges relating to the Project for periods of time prior to its ownership of the Project.

6. The roads and streets within the subdivision have been dedicated to public use but have not been accepted by the City for public maintenance. Since these roads and streets have been dedicated and are consistent with the subdivision plans shown on Exhibit A, there will be no required design or construction changes which shall include, without limitation, any revisions to the cul-de-sacs. Subject to the customary requirements of the applicable City Ordinance(s), the City will accept the roads and streets for public maintenance at such time as engineering reports are submitted to the City indicating that the roads and streets have been constructed to the standards required at the time of approval of the Plan.

7. With respect to any of the foregoing matters which pursuant to City Ordinance require formal Board approval, the Director of Development Services and City Staff will recommend that the Board of Alderman or the Planning and Zoning Board, as applicable, approve same provided that the plats, real estate collateral bonds, and related documents are consistent with the requirements of the City's land use ordinance.

8. If requested by my client, the understandings set forth herein may be reflected in an amendment to the PUD Approval.

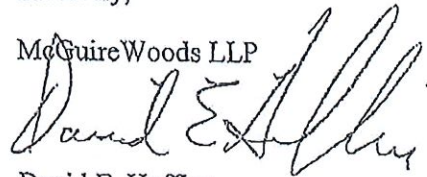
If the foregoing accurately reflects the City's position with regard to the issues set forth above, we ask that you execute below to evidence your consent. My client will rely upon these understandings if it purchases the Project.

September 16, 2016
Page 4

Thank you for your consideration.

Sincerely,

McGuire Woods LLP



David E. Huffine

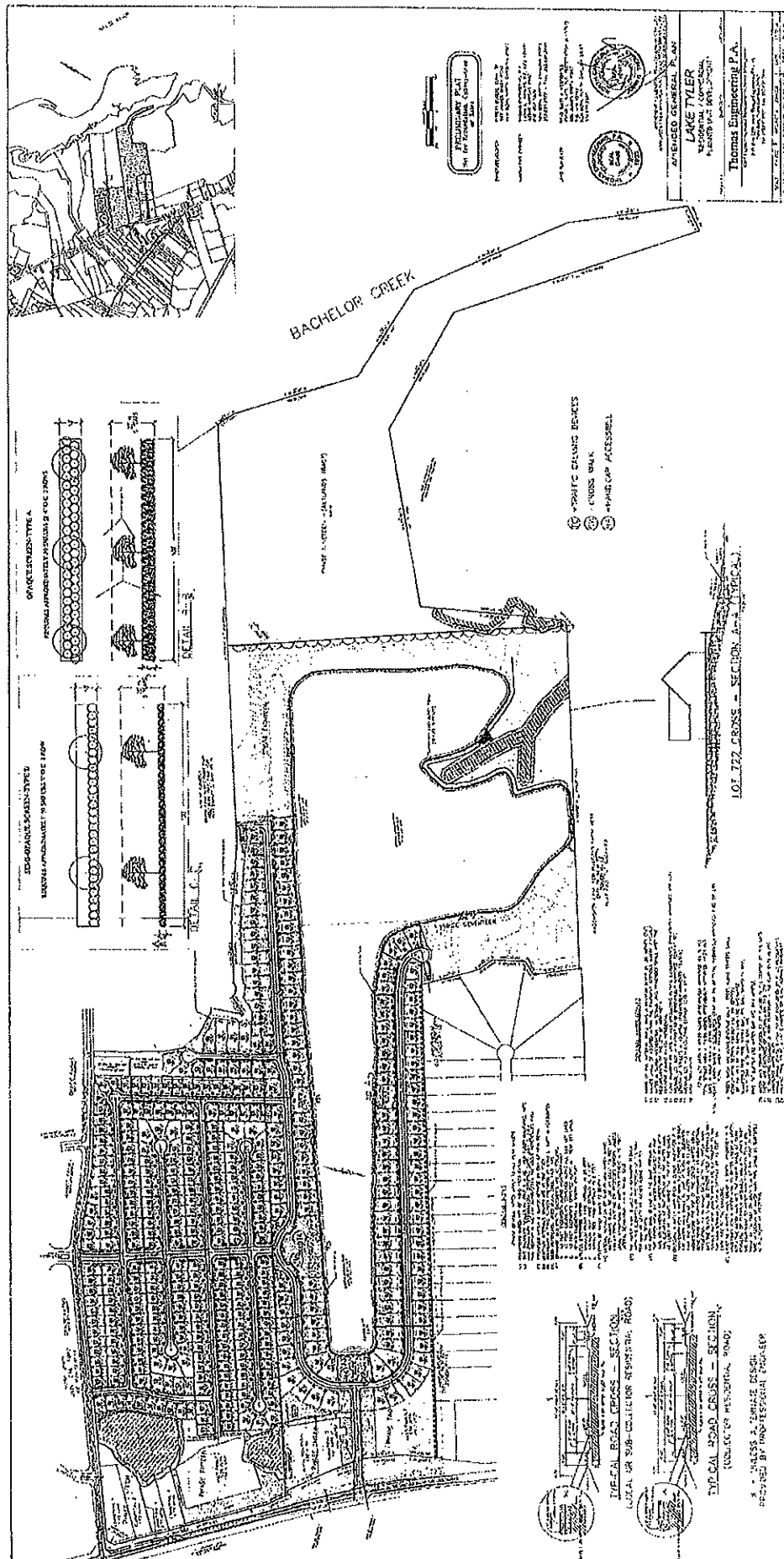
CONSENTED TO:

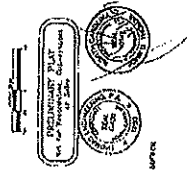
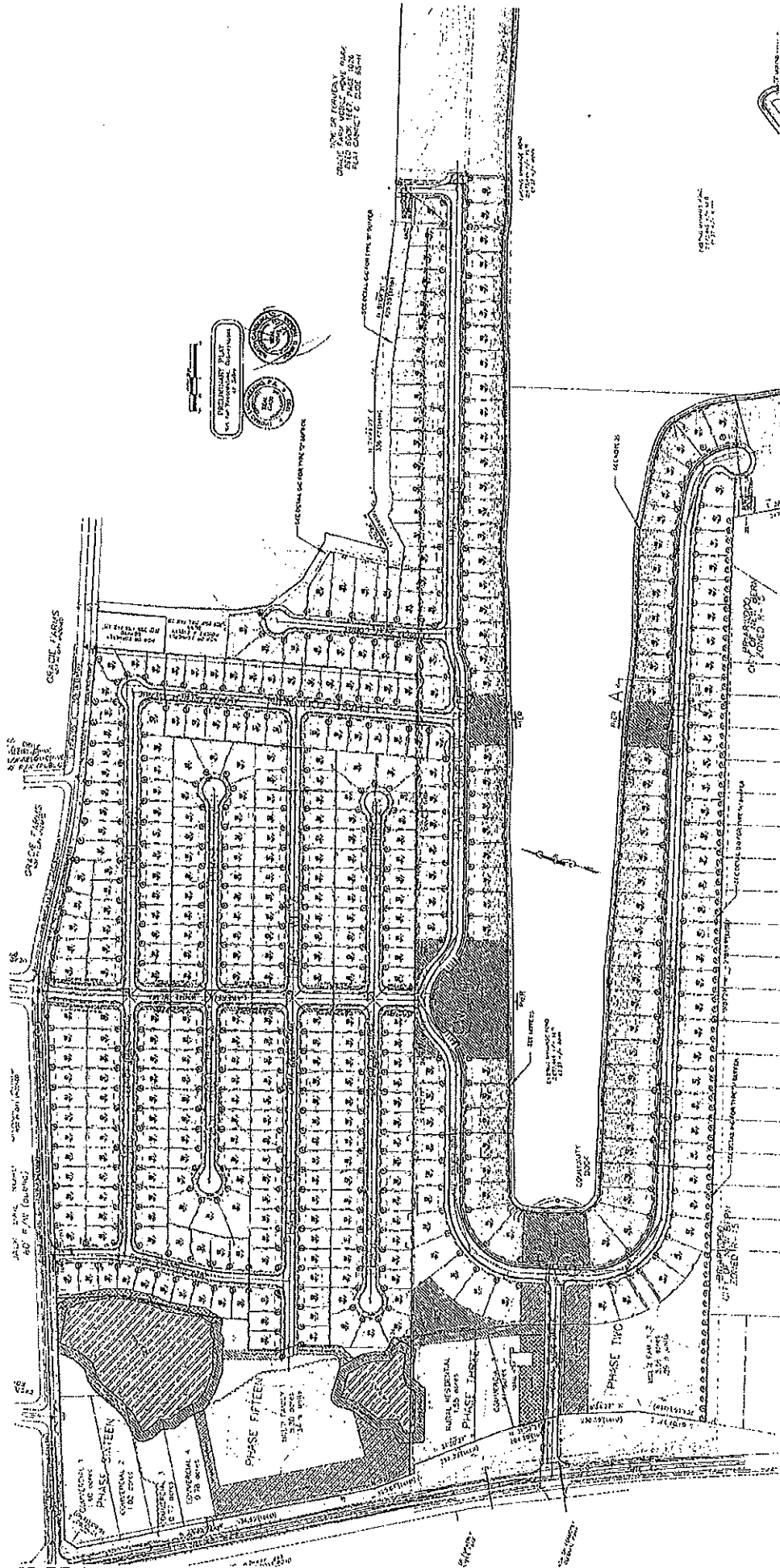
City of New Bern, North Carolina

By:



9/19/2016
Jeff Ruggieri, AICP
Department of Development Services





NOT TO SCALE
PHASE ONE
PHASE TWO
PHASE THREE
PHASE FOUR
PHASE FIVE
PHASE SIX
PHASE SEVEN
PHASE EIGHT
PHASE NINE
PHASE TEN
PHASE ELEVEN
PHASE TWELVE
PHASE THIRTEEN
PHASE FOURTEEN
PHASE FIFTEEN

NOT TO SCALE
PHASE ONE
PHASE TWO
PHASE THREE
PHASE FOUR
PHASE FIVE
PHASE SIX
PHASE SEVEN
PHASE EIGHT
PHASE NINE
PHASE TEN
PHASE ELEVEN
PHASE TWELVE
PHASE THIRTEEN
PHASE FOURTEEN
PHASE FIFTEEN

| Collateral Property Summary | |
|-----------------------------|-------------------|
| Commercial Property | 4.0 Acres |
| Multi-family | 8.2 Acres |
| Rural Residential | 1.5 Acres |
| Single Family | 34.6 Acres |
| Total Area | 48.3 Acres |

Pod A
Collateral Property
4.0 Acres
Commercial

Pod B
Collateral Property
3.4 Usable Acres
Multi-family
+/- 27 Units
5.2 Total Acres

Pod C
Collateral Property
1.5 Acres
Rural Residential

Pod D
Collateral Property
3.0 Acres
Multi-family
+/- 24 Units

Pod E
Collateral Property
8.5 Acres
22 Single Family Lots

Pod F
Collateral Property
9.0 Usable Acres
27 Single Family Lots
26.1 Total Acres

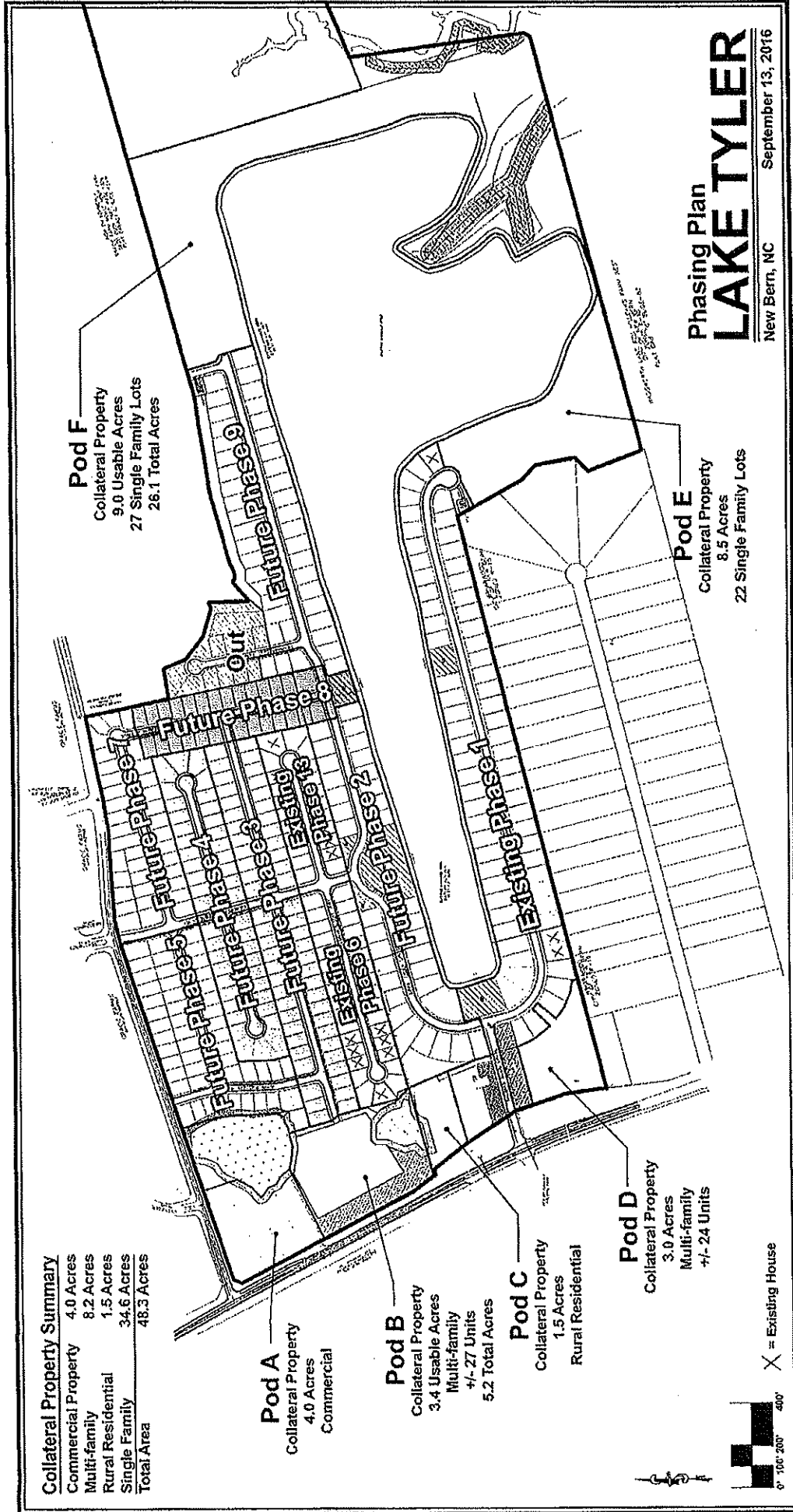


Exhibit "B"

Subdivision Improvement Guarantee List

- 1) Final Topcoat of Asphalt
- 2) Sidewalk Improvements (Streets)
- 3) Lake Piers and Docks

FINAL PLAT
OF
TYLER Home on the Lake
(FORMERLY LAKE TYLER)

PHASE SEVEN
A PLANNED UNIT DEVELOPMENT
LOTS 611 - 630, 992 - 1004
CITY OF NEW BERN

TOWNSHIP NO. 8, CRAVEN COUNTY, NORTH CAROLINA

BY RECORDING OF THIS PLAT IN THE CRAVEN COUNTY REGISTER OF DEEDS, THE STREET NAMES THAT WERE PREVIOUSLY RECORDED AS NOTED BELOW ARE HEREBY CHANGED AS FOLLOWS AND AS SHOWN ON THIS PLAT:

| | |
|----------------------|------------------|
| Current Street Name | New Street Name |
| Thomas Sugg Drive | Olivia Road |
| Emma Katie Lane | Frida Road |
| Meades Way | Isabelle Street |
| Leeroy Davis Drive | Ginger Drive |
| John Russell Road | Gabrielle Street |
| Lawrence White Blvd | Sofia Street |
| Alonzo French Avenue | Dakota Road |
| Georgia Bell Court | Ava Street |

CERTIFICATE OF SURVEY AND ACCURACY

CRAVEN COUNTY, NORTH CAROLINA

I, BRAD L. SUITT, PLS #3767, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION FROM INFORMATION SHOWN IN DEED BOOK AND (OR) MAPS REFERENCED ON THIS PLAT; THAT LINES NOT ACTUALLY SURVEYED APPEAR AS BROKEN LINES AND WERE PLOTTED FROM INFORMATION AS NOTED ON THE PLAT; THAT THE RATIO OF PRECISION AS CALCULATED BY LATITUDES AND DEPARTURES WAS GREATER THAN 1:10,000; THAT THE AREA IS COMPUTED BY COORDINATE METHOD; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED. WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER AND SEAL THIS THE ____ DAY OF _____ A.D., 2019.

PROFESSIONAL LAND SURVEYOR, L-3767

PRELIMINARY PLAT
DO NOT USE FOR RECORDING,
CONVEYANCE OR SALES, FOR
REVIEW PURPOSE'S ONLY

CERTIFICATION OF REGISTRATION BY REGISTER OF DEEDS

CRAVEN COUNTY NORTH CAROLINA

FILED FOR REGISTRATION AT ____ AM/PM O'CLOCK

THIS ____ DAY OF _____, 2019

PLAT CABINET ____ SLIDE(S) ____

DEED BOOK ____ PAGE ____

REGISTER OF DEEDS/ASSISTANT/DEPUTY

REVIEW OFFICER

STATE OF NORTH CAROLINA
CRAVEN COUNTY

I, _____, REVIEW OFFICER OF CRAVEN COUNTY,

CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED

MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.

DATE: _____

REVIEW OFFICER

CERTIFICATE OF APPROVAL

I HEREBY CERTIFY THAT ALL STREETS SHOWN ON THIS PLAT ARE WITHIN THE CITY OF NEW BERN'S PLANNING JURISDICTION, ALL STREETS AND OTHER IMPROVEMENTS SHOWN ON THIS PLAT HAVE BEEN INSTALLED OR COMPLETED OR THAT THEIR INSTALLATION OR COMPLETION (WITHIN 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 PLAT IS IN ALL RESPECTS IN COMPLIANCE WITH THE NEW BERN CITY CODE, AND THEREFORE THIS PLAT HAS BEEN APPROVED BY THE NEW BERN PLANNING BOARD, SUBJECT TO ITS BEING RECORDED IN THE REGISTER OF DEEDS OFFICE OF CRAVEN COUNTY WITHIN ONE YEAR OF THE DATE BELOW.

DATE: _____

CITY CLERK

MAYOR

CERTIFICATE OF OWNERSHIP AND DEDICATION

I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY DESCRIBED HEREON, WHICH PROPERTY IS LOCATED WITHIN THE SUBDIVISION REGULATIONS OF THE CITY OF NEW BERN, THAT I FREELY ADOPT THIS PLAN OF SUBDIVISION AND DEDICATE TO PUBLIC USE ALL AREA SHOWN ON THIS PLAT AS STREETS, ALLEYS, WALKS, PARKS, OPEN SPACE, AND EASEMENTS, EXCEPT THOSE SPECIFICALLY INDICATED AS PRIVATE, AND THAT I WILL MAINTAIN ALL SUCH AREA UNTIL THE OFFER OF DEDICATION IS ACCEPTED BY THE APPROPRIATE AUTHORITY. ALL PROPERTY SHOWN ON THIS PLAT 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 PLANNING BOARD IN THE PUBLIC INTEREST.

OWNER: STARS & STRIPES 4F LLC

BY SEBASTIAN DRAPAC, MANAGER

DATE: _____

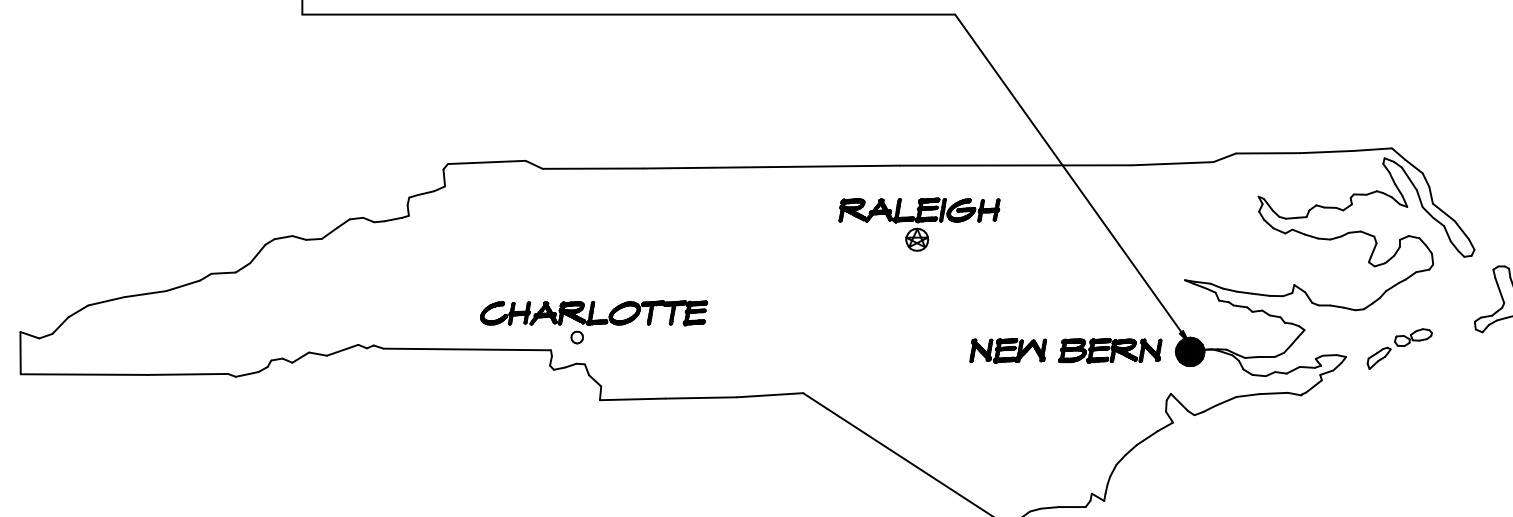
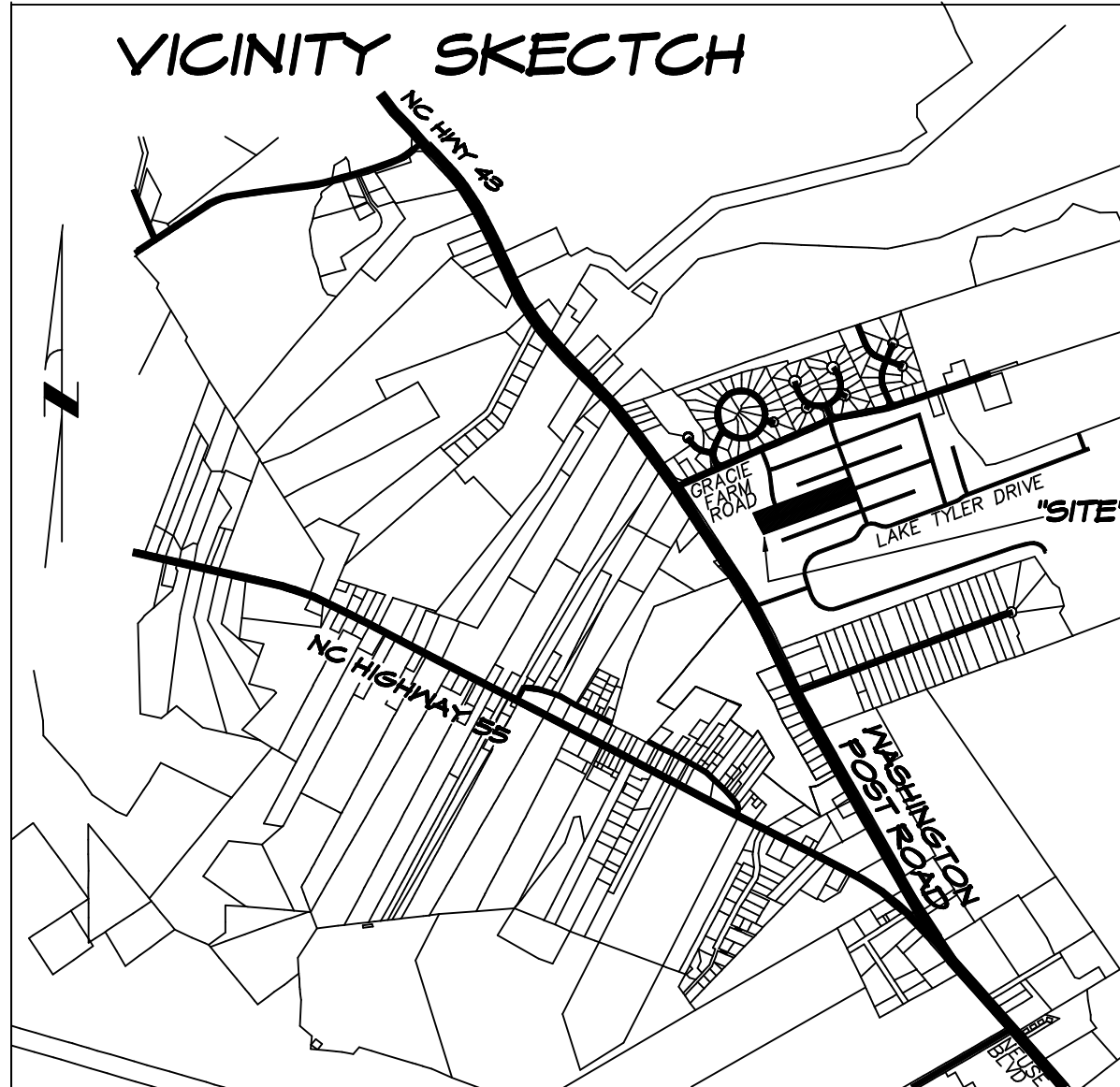
NOTARY CERTIFICATE

NORTH CAROLINA _____ COUNTY

I, _____, A NOTARY PUBLIC OF _____ COUNTY, DO HEREBY CERTIFY THAT SEBASTIAN DRAPAC APPEARED BEFORE ME THIS DAY AND ACKNOWLEDGED THE DUE EXECUTION OF THE FOREGOING CERTIFICATE. WITNESS MY HAND AND SEAL THIS ____ DAY OF _____, 2019, A.D.

MY COMMISSION EXPIRES _____

VICINITY SKECTCH



GENERAL NOTES

- THIS PROPERTY SCALED IN ZONE X, SHADED X & AE PER FLOOD INSURANCE RATE MAP NUMBER 3720556100 J, EFFECTIVE DATE: JULY 02, 2004. PORTIONS OF THIS PROPERTY DID SCALE IN A SPECIAL FLOOD HAZARD AREA WHERE BASE FLOOD ELEVATIONS HAVE BEEN DETERMINED. THIS REPORT IN NO WAY SUPERSEDES THE ABOVE REFERENCED FIRM.
- STREETS IN THIS SUBDIVISION SHALL BE CONSTRUCTED TO PUBLIC STANDARDS AS REQUIRED BY CITY OF NEW BERN SUBDIVISION REGULATIONS. THE FOLLOWING RESTRICTIONS SHALL ALSO APPLY:
 - PAVEMENT WIDTH SHALL BE A MINIMUM OF 22.00 FEET WITH 2'-0" CURB AND GUTTER.
 - RIGHTS-OF-WAY AT INTERSECTIONS SHALL HAVE A MINIMUM RADI OF 25.00 FEET.
 - STOP SIGN AND ROAD NAME MARKERS SHALL BE INSTALLED IN ACCORDANCE WITH CITY AND STATE STANDARDS.
- DRAINAGE AND UTILITY EASEMENTS ARE AS FOLLOWS:
 - 10 FOOT EASEMENTS ALONG RIGHTS-OF-WAY.
 - 10 FOOT EASEMENTS CENTERED ALONG ALL SIDE LOT LINES.
 - 20 FOOT EASEMENTS CENTERED ALONG ALL REAR LOT LINES.
 - OTHER EASEMENTS AS SHOWN ON PLAT.
- A. SEWER: CITY OF NEW BERN.
B. WATER: CITY OF NEW BERN.
- DENOTES CONCRETE CONTROL MONUMENTS
- MINIMUM BUILDING SETBACKS ARE AS FOLLOWS:
 - 5 FOOT SIDE SETBACKS
 - 5 FOOT REAR SETBACKS UNLESS OTHERWISE SHOWN.
 - 20 FOOT FRONT SETBACKS.
- THE TOTAL LENGTH OF STREETS IS: 0' L.F. ALL STREET'S DEDICATED PUBLIC IN PLAT CABINET H, SLIDES 126 C - 127 D
- THE TOTAL NUMBER OF LOTS = 33, PHASE SEVEN.
- TOTAL ACREAGE IN PHASE SEVEN = 262,737 +/- sq. ft. 6.03 +/- acres
- ALL CORNERS ARE TO BE MARKED WITH IRON PIPES UNLESS OTHERWISE NOTED. LOT CORNERS FALLING IN WATER ARE TO BE MARKED BY WITNESS CORNERS SET AT THE TOP OF BANK.
- APPROVAL OF THIS SUBDIVISION PLAT BY THE CITY OF NEW BERN PLANNING BOARD DOES NOT ADDRESS THE ISSUE OF THE EXISTENCE OR NONEXISTENCE OF WETLANDS WITHIN THE SUBDIVISION. THE ENFORCEMENT OF WETLAND REGULATIONS UNDER THE SECTION 404 OF THE CLEAN WATER ACT OF 1899 IS WITHIN THE JURISDICTION OF THE U.S. ARMY CORPS OF ENGINEERS. INQUIRIES CONCERNING THAT MATTER SHOULD BE ADDRESSED TO THAT AGENCY.
- THIS SUBDIVISION IS IN THE R-10A ZONE.
- THIS SURVEY CREATES A SUBDIVISION OF LAND IN THE CITY OF NEW BERN THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND AND DOES NOT CREATE A NEW STREET OR RIGHT OF WAY.
- TREE PLANTINGS SHALL COMPLY WITH SECTION 15-382 OF LAND USE ORDINANCE.
- OPEN SPACES SHALL BE MAINTAINED BY THE HOME OWNERS ASSOCIATION.
- DEED REFERENCE: DEED BOOK 3470, PAGE 210, BOOK 2365, PAGE 175, BOOK 2563, PAGE 235, BOOK 2402, PAGE 764, BOOK 2530, PAGE 742, CRAVEN COUNTY REGISTRY.

AREA TABULATION

| | |
|-------------------------------|------------|
| 1. LOTS | 4.65 ACRES |
| (AVERAGE LOT SIZE = 7,500 SF) | |
| 2. COMMON AREAS | |
| A. OPEN SPACE | 0.00 ACRES |
| B. LAKE | 0.00 ACRES |
| 3. ROADS | 1.38 ACRES |
| TOTAL | 6.03 ACRES |

FINAL PLAT

TYLER Home on the Lake
(FORMERLY LAKE TYLER)
PHASE SEVEN
A PLANNED UNIT DEVELOPMENT
CITY OF NEW BERN

TOWNSHIP NO. 8 CRAVEN COUNTY NORTH CAROLINA

DATE: 01/20/2019

SHEET: 1 OF 2

BRAD L. SUITT, PLS #3767

LAND SURVEYING - SITE PLAN DESIGN
ENVIRONMENTAL PLANNING - COMMERCIAL - RESIDENTIAL

NEW BERN, NC. 28561

207 TICINO COURT

P O Box 12142

(252)635-3333

blsuiltt@gmail.com

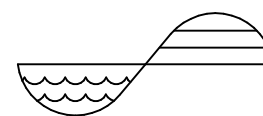
CAD2918

GRAPHIC SCALE



(IN FEET)

1 inch = 60 ft.



THOMAS ENGINEERING, PA

civil engineering•land development•project management

P. O. Box 1309, New Bern, NC 28563

www.ThomasEngineeringPA.com

Office: 252.637.2727 Fax: 252.636.2448

OWNER: STARS & STRIPES 4F LLC
1123 ZONOLITE RD NE STE 30
ATLANTA, GA 30306

LEGEND

- = EXISTING IRON PIPE
- = NEW IRON PIPE
- R/W = RIGHT OF WAY
- SQ. FT. = SQUARE FEET
- = CONTROL CONCRETE MONUMENT
- ▲ = P.K. NAIL
- = UTILITY POLE
- MBL = MINIMUM BUILDING LINE
- C/L = CENTERLINE OF EXISTING PAVEMENT
- P/L = PROPERTY LINE
- CT = CURVE TABLE
- L = LINE TABLE
- P/L = PROPERTY LINE
- 10"X70" NCDOT SIGHT TRIANGLE

102

INDICATES CITY OF NEW BERN
ASSIGNED STREET ADDRESS

LINE WEIGHT LEGEND

- = PROPERTY LINE
- = MINIMUM BUILDING LINE
- - - = PROPERTY TIE
- - - = DASHED LINE
- - - = NOT SURVEYED
- - - = PLOTTED BY DEED
- - - = OR COMPUTATION
- - - = CENTERLINE OF RIGHT OF WAY

CERTIFICATION OF REGISTRATION BY REGISTER OF DEEDS

CRAVEN COUNTY NORTH CAROLINA

FILED FOR REGISTRATION AT _____ AM/PM O'CLOCK

THIS _____ DAY OF _____, 2019

PLAT CABINET _____ SLIDE(S) _____

DEED BOOK _____ PAGE _____

REGISTER OF DEEDS/ASSISTANT/DEPUTY

STATE OF NORTH CAROLINA
CRAVEN COUNTY

I, _____, REVIEW OFFICER OF CRAVEN COUNTY,
CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED
MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.

DATE: _____

REVIEW OFFICER

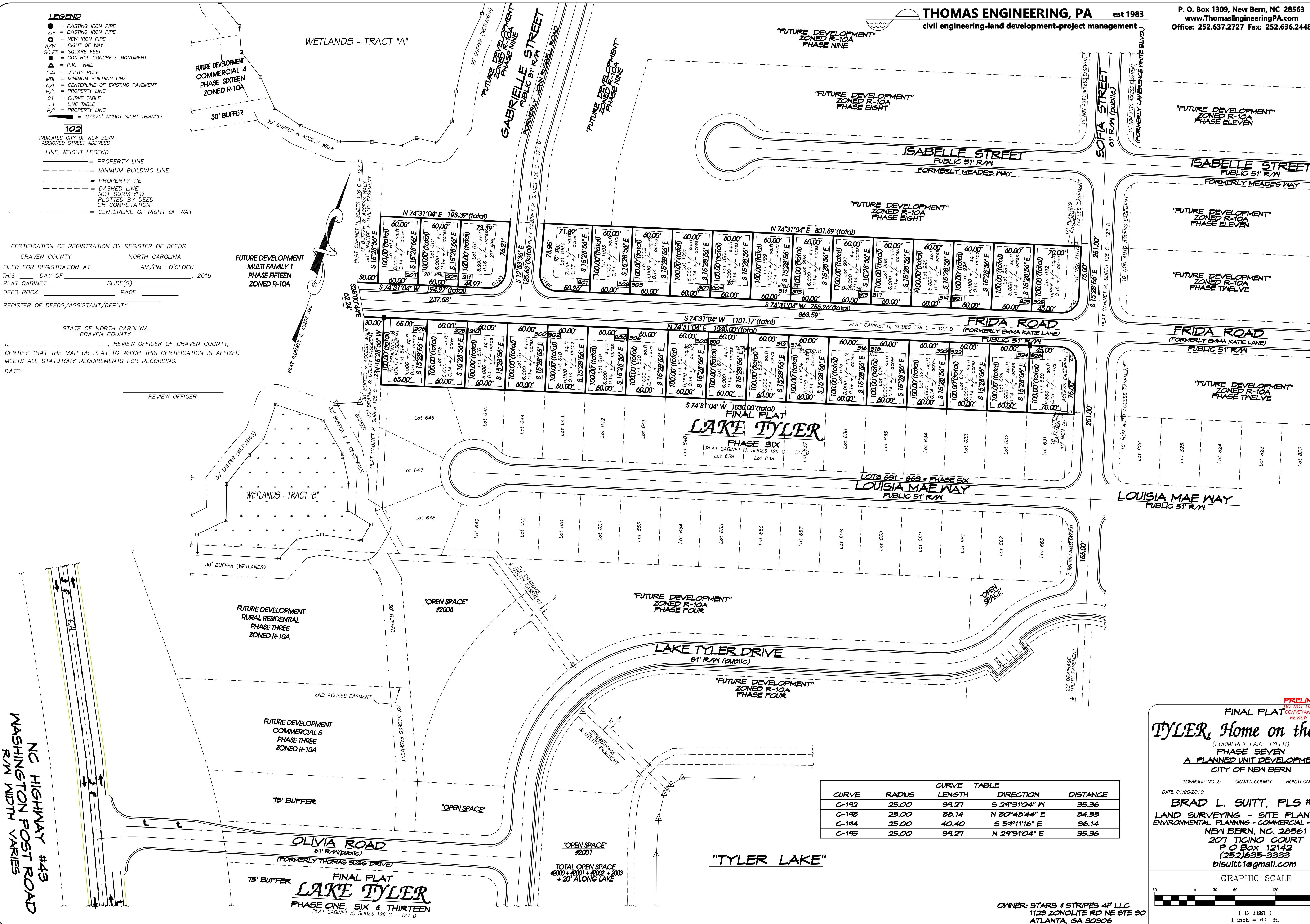
THOMAS ENGINEERING, PA est 1983

civil engineering-land development-project management

P. O. Box 1309, New Bern, NC 28563

www.ThomasEngineeringPA.com

Office: 252.637.2727 Fax: 252.636.2448



| CURVE TABLE | | | | |
|-------------|--------|--------|---------------|----------|
| CURVE | RADIUS | LENGTH | DIRECTION | DISTANCE |
| C-192 | 25.00 | 39.27 | S 29°31'04" W | 35.36 |
| C-193 | 25.00 | 38.14 | N 30°48'44" E | 34.55 |
| C-194 | 25.00 | 40.40 | S 59°11'16" E | 36.14 |
| C-195 | 25.00 | 39.27 | N 29°31'04" E | 35.36 |

PRELIMINARY PLAT
DO NOT USE FOR RECORDING,
CONVEYANCE OR SALES, FOR
REVIEW PURPOSES ONLY

FINAL PLAT
TYLER Home on the Lake

(FORMERLY LAKE TYLER)
PHASE SEVEN
A PLANNED UNIT DEVELOPMENT
CITY OF NEW BERN

TOWNSHIP NO. 8 CRAVEN COUNTY NORTH CAROLINA

DATE: 01/20/2019 SHEET: 2 OF 2

BRAD L. SUITT, PLS #3767

LAND SURVEYING - SITE PLAN DESIGN

ENVIRONMENTAL PLANNING - COMMERCIAL - RESIDENTIAL

NEW BERN, NC. 28561

207 TICINO COURT

P O Box 12142

(252)635-3333

bsuitt1@gmail.com CAD2918

GRAPHIC SCALE

0 30 60 120 240

(IN FEET)

1 inch = 60 ft.

OWNER: STARS & STRIPES 4F LLC
1123 ZONOLITE RD NE STE 30
ATLANTA, GA 30306

FINAL PLAT
OF

TYLER Home on the Lake

(FORMERLY LAKE TYLER)

PHASE EIGHT

A PLANNED UNIT DEVELOPMENT

LOTS 971-991, 1005-1008

CITY OF NEW BERN

TOWNSHIP NO. 8, CRAVEN COUNTY, NORTH CAROLINA

BY RECORDING OF THIS PLAT IN THE CRAVEN COUNTY REGISTER OF DEEDS, THE STREET NAMES THAT WERE PREVIOUSLY RECORDED AS NOTED BELOW ARE HEREBY CHANGED AS FOLLOWS AND AS SHOWN ON THIS PLAT:

| | |
|----------------------|------------------|
| Current Street Name | New Street Name |
| Thomas Sugg Drive | Olivia Road |
| Emma Katie Lane | Frida Road |
| Meades Way | Isabelle Street |
| Leeroy Davis Drive | Ginger Drive |
| John Russell Road | Gabrielle Street |
| Lawrence White Blvd | Sofia Street |
| Alonza French Avenue | Dakota Road |
| Georgia Bell Court | Ava Street |

CERTIFICATE OF SURVEY AND ACCURACY

CRAVEN COUNTY, NORTH CAROLINA

I, BRAD L. SUITT, PLS #3767, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION FROM INFORMATION SHOWN IN DEED BOOK AND (OR) MAPS REFERENCED ON THIS PLAT; THAT LINES NOT ACTUALLY SURVEYED APPEAR AS BROKEN LINES AND WERE PLOTTED FROM INFORMATION AS NOTED ON THE PLAT; THAT THE RATIO OF PRECISION AS CALCULATED BY LATITUDES AND DEPARTURES WAS GREATER THAN 1:10,000; THAT THE AREA IS COMPUTED BY COORDINATE METHOD; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED. WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER AND SEAL THIS THE ____ DAY OF _____ A.D., 2019.

PROFESSIONAL LAND SURVEYOR, L-3767

PRELIMINARY PLAT
DO NOT USE FOR RECORDING,
CONVEYANCE OR SALES, FOR
REVIEW PURPOSE'S ONLY

CERTIFICATION OF REGISTRATION BY REGISTER OF DEEDS

CRAVEN COUNTY

NORTH CAROLINA

FILED FOR REGISTRATION AT _____ AM/PM O'CLOCK

THIS ____ DAY OF _____, 2019

PLAT CABINET _____ SLIDE(S) _____

DEED BOOK _____ PAGE _____

REGISTER OF DEEDS/ASSISTANT/DEPUTY

REVIEW OFFICER
STATE OF NORTH CAROLINA
CRAVEN COUNTY

I, _____, REVIEW OFFICER OF CRAVEN COUNTY,
CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED
MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.
DATE: _____

REVIEW OFFICER

CERTIFICATE OF APPROVAL

I HEREBY CERTIFY THAT ALL STREETS SHOWN ON THIS PLAT ARE WITHIN THE CITY OF NEW BERN'S PLANNING JURISDICTION, ALL STREETS AND OTHER IMPROVEMENTS SHOWN ON THIS PLAT HAVE BEEN INSTALLED OR COMPLETED OR THAT THEIR INSTALLATION OR COMPLETION (WITHIN 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 PLAT IS IN ALL RESPECTS IN COMPLIANCE WITH THE NEW BERN CITY CODE, AND THEREFORE THIS PLAT HAS BEEN APPROVED BY THE NEW BERN PLANNING BOARD, SUBJECT TO ITS BEING RECORDED IN THE REGISTER OF DEEDS OFFICE OF CRAVEN COUNTY WITHIN ONE YEAR OF THE DATE BELOW.

DATE: _____

CITY CLERK

MAYOR

CERTIFICATE OF OWNERSHIP AND DEDICATION

I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY DESCRIBED HEREON, WHICH PROPERTY IS LOCATED WITHIN THE SUBDIVISION REGULATIONS OF THE CITY OF NEW BERN, THAT I FREELY ADOPT THIS PLAN OF SUBDIVISION AND DEDICATE TO PUBLIC USE ALL AREA SHOWN ON THIS PLAT AS STREETS, ALLEYS, WALKS, PARKS, OPEN SPACE, AND EASEMENTS, EXCEPT THOSE SPECIFICALLY INDICATED AS PRIVATE, AND THAT I WILL MAINTAIN ALL SUCH AREA UNTIL THE OFFER OF DEDICATION IS ACCEPTED BY THE APPROPRIATE AUTHORITY. ALL PROPERTY SHOWN ON THIS PLAT 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 PLANNING BOARD IN THE PUBLIC INTEREST.

OWNER: STARS & STRIPES 4F LLC

BY SEBASTIAN DRAPAC, MANAGER

DATE: _____

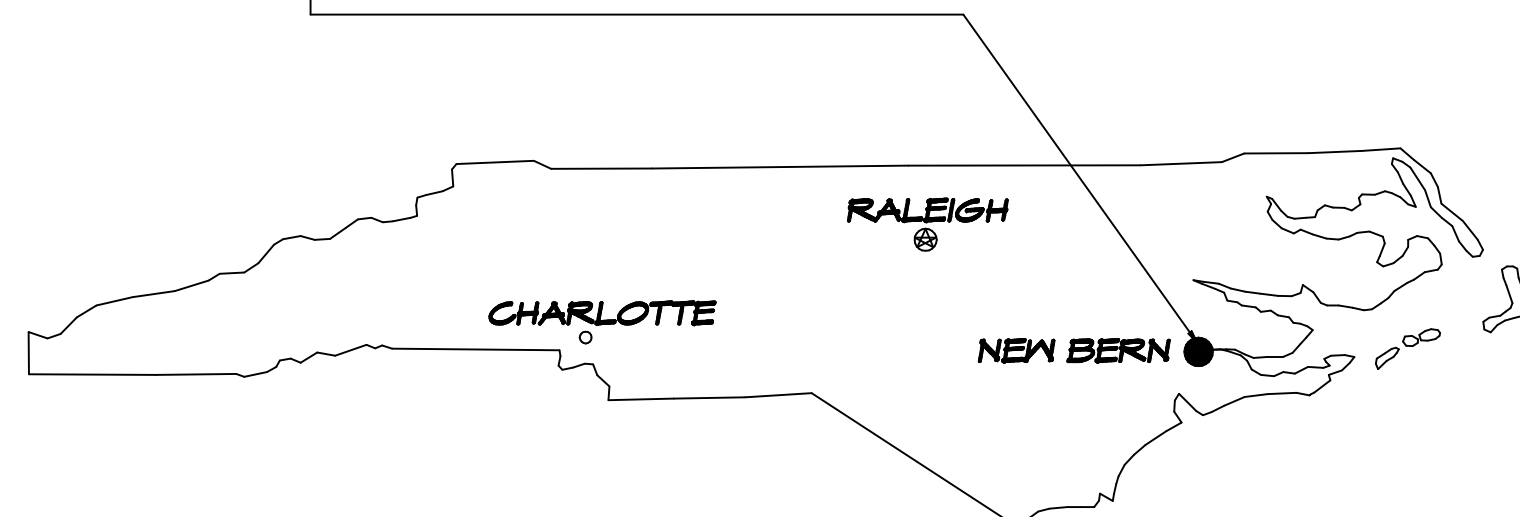
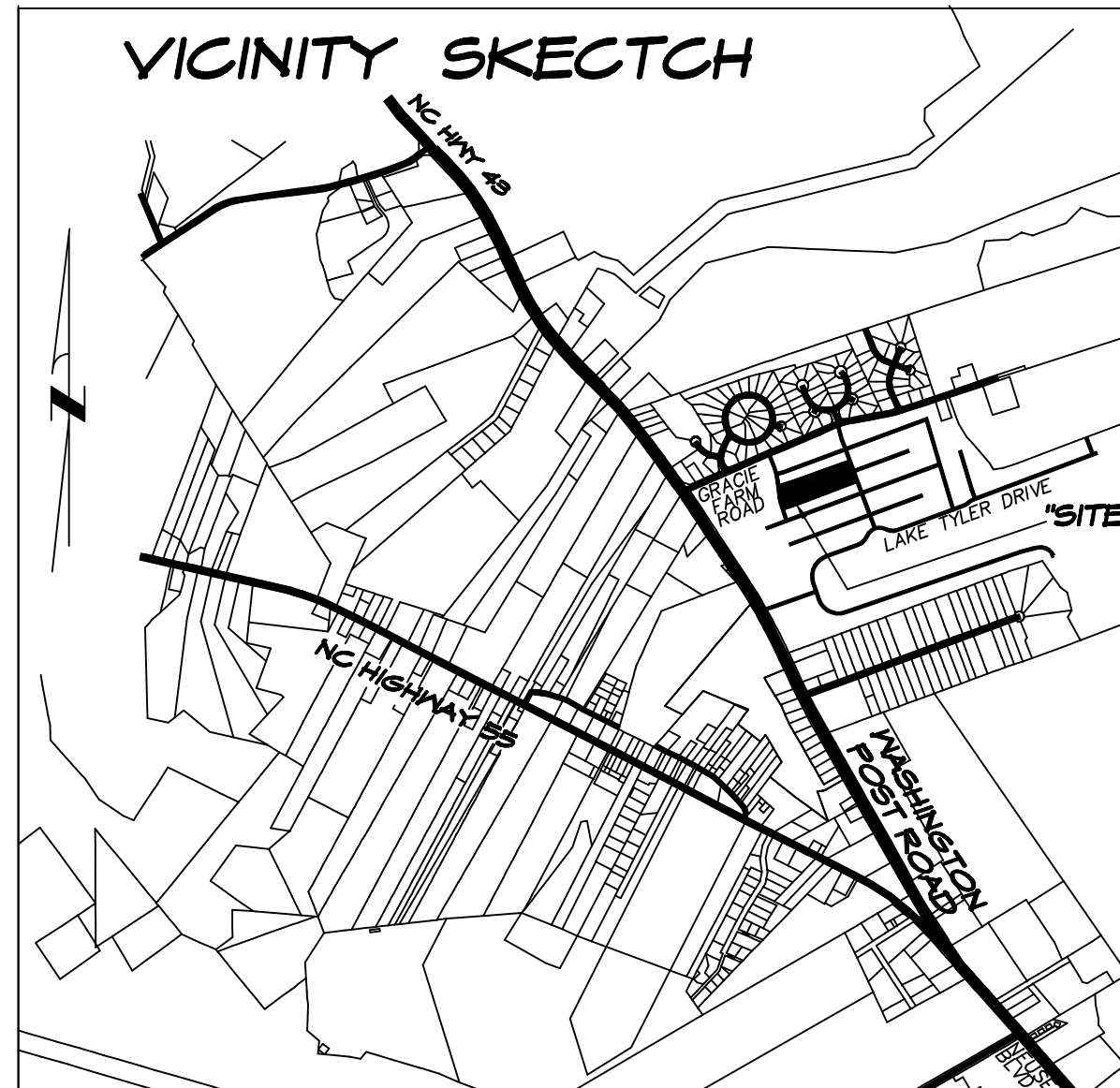
NOTARY CERTIFICATE

NORTH CAROLINA _____ COUNTY

I, _____, A NOTARY PUBLIC OF _____ COUNTY, DO HEREBY CERTIFY THAT SEBASTIAN DRAPAC APPEARED BEFORE ME THIS DAY AND ACKNOWLEDGED THE DUE EXECUTION OF THE FOREGOING CERTIFICATE. WITNESS MY HAND AND SEAL THIS ____ DAY OF _____, 2019, A.D.

MY COMMISSION EXPIRES _____

VICINITY SKEETCH



GENERAL NOTES

- THIS PROPERTY SCALED IN ZONE X, SHADED X & AE PER FLOOD INSURANCE RATE MAP NUMBER 3720556100 J, EFFECTIVE DATE: JULY 02, 2004. PORTIONS OF THIS PROPERTY DID SCALE IN A SPECIAL FLOOD HAZARD AREA WHERE BASE FLOOD ELEVATIONS HAVE BEEN DETERMINED. THIS REPORT IN NO WAY SUPERSEDES THE ABOVE REFERENCED FIRM.
- STREETS IN THIS SUBDIVISION SHALL BE CONSTRUCTED TO PUBLIC STANDARDS AS REQUIRED BY CITY OF NEW BERN SUBDIVISION REGULATIONS. THE FOLLOWING RESTRICTIONS SHALL ALSO APPLY:
 - PAVEMENT WIDTH SHALL BE A MINIMUM OF 22.00 FEET WITH 2'-0" CURB AND GUTTER.
 - RIGHTS-OF-WAY AT INTERSECTIONS SHALL HAVE A MINIMUM RADI OF 25.00 FEET.
 - STOP SIGN AND ROAD NAME MARKERS SHALL BE INSTALLED IN ACCORDANCE WITH CITY AND STATE STANDARDS.
- DRAINAGE AND UTILITY EASEMENTS ARE AS FOLLOWS:
 - 10 FOOT EASEMENTS ALONG RIGHTS-OF-WAY.
 - 10 FOOT EASEMENTS CENTERED ALONG ALL SIDE LOT LINES.
 - 20 FOOT EASEMENTS CENTERED ALONG ALL REAR LOT LINES.
 - OTHER EASEMENTS AS SHOWN ON PLAT.
- A. SEWER: CITY OF NEW BERN.
B. WATER: CITY OF NEW BERN.
- DENOTES CONCRETE CONTROL MONUMENTS
- MINIMUM BUILDING SETBACKS ARE AS FOLLOWS:
 - 5 FOOT SIDE SETBACKS
 - 5 FOOT REAR SETBACKS UNLESS OTHERWISE SHOWN.
 - 20 FOOT FRONT SETBACKS.
- THE TOTAL LENGTH OF STREETS IS: 0' L.F. ALL STREET'S DEDICATED PUBLIC IN PLAT CABINET H, SLIDES 126 C - 127 D
- THE TOTAL NUMBER OF LOTS = 25, PHASE EIGHT.
- TOTAL ACREAGE IN PHASE EIGHT = 211,106 +/- sq.ft. 4.84 +/- acres
- ALL CORNERS ARE TO BE MARKED WITH IRON PIPES, UNLESS OTHERWISE NOTED. LOT CORNERS FALLING IN WATER ARE TO BE MARKED BY WITNESS CORNERS SET AT THE TOP OF BANK.
- APPROVAL OF THIS SUBDIVISION PLAT BY THE CITY OF NEW BERN PLANNING BOARD DOES NOT ADDRESS THE ISSUE OF THE EXISTENCE OR NONEXISTENCE OF WETLANDS WITHIN THE SUBDIVISION. THE ENFORCEMENT OF WETLAND REGULATIONS UNDER THE SECTION 404 OF THE CLEAN WATER ACT OF 1989 IS WITHIN THE JURISDICTION OF THE U.S. ARMY CORPS OF ENGINEERS. INQUIRIES CONCERNING THAT MATTER SHOULD BE ADDRESSED TO THAT AGENCY.
- THIS SUBDIVISION IS IN THE R-10A ZONE.
- THIS SURVEY CREATES A SUBDIVISION OF LAND IN THE CITY OF NEW BERN THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND AND DOES NOT CREATE A NEW STREET OR RIGHT OF WAY.
- TREE PLANTINGS SHALL COMPLY WITH SECTION 15-382 OF LAND USE ORDINANCE.
- OPEN SPACES SHALL BE MAINTAINED BY THE HOME OWNERS ASSOCIATION.
- DEED REFERENCE: DEED BOOK 3470, PAGE 210, BOOK 2365, PAGE 175, BOOK 2563, PAGE 235, BOOK 2402, PAGE 764, BOOK 2530, PAGE 742, CRAVEN COUNTY REGISTRY.

AREA TABULATION

| | |
|-------------------------------|------------|
| 1. LOTS | 3.78 ACRES |
| (AVERAGE LOT SIZE = 7,500 SF) | |
| 2. COMMON AREAS | |
| A. OPEN SPACE | 0.00 ACRES |
| B. LAKE | 0.00 ACRES |
| C. ROADS | 1.06 ACRES |
| TOTAL | 4.84 ACRES |

FINAL PLAT

TYLER Home on the Lake

(FORMERLY LAKE TYLER)

PHASE EIGHT
A PLANNED UNIT DEVELOPMENT
CITY OF NEW BERN

TOWNSHIP NO. 8 CRAVEN COUNTY NORTH CAROLINA

DATE: 01/20/2019

SHEET: 1 OF 2

BRAD L. SUITT, PLS #3767

LAND SURVEYING - SITE PLAN DESIGN
ENVIRONMENTAL PLANNING - COMMERCIAL - RESIDENTIAL

NEW BERN, NC. 28561

207 TICINO COURT

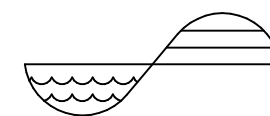
P O Box 12142

(252)635-3333

blsuiltt@gmail.com

CAD2918

GRAPHIC SCALE



THOMAS ENGINEERING, PA

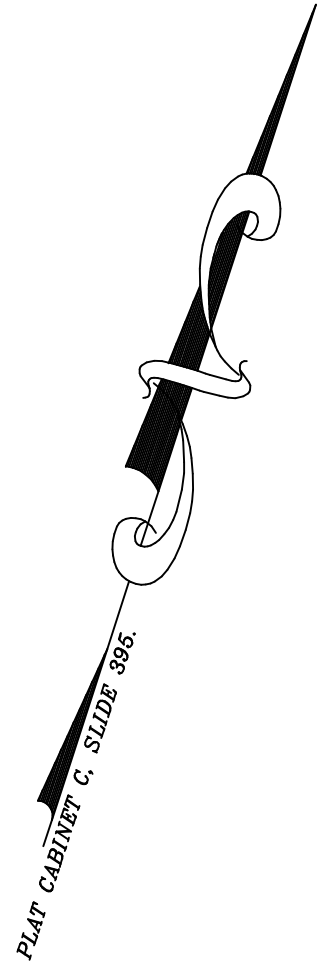
civil engineering•land development•project management

P. O. Box 1309, New Bern, NC 28563

www.ThomasEngineeringPA.com

Office: 252.637.2727 Fax: 252.636.2448

OWNER: STARS & STRIPES 4F LLC
1123 ZONOLITE RD NE STE 30
ATLANTA, GA 30306



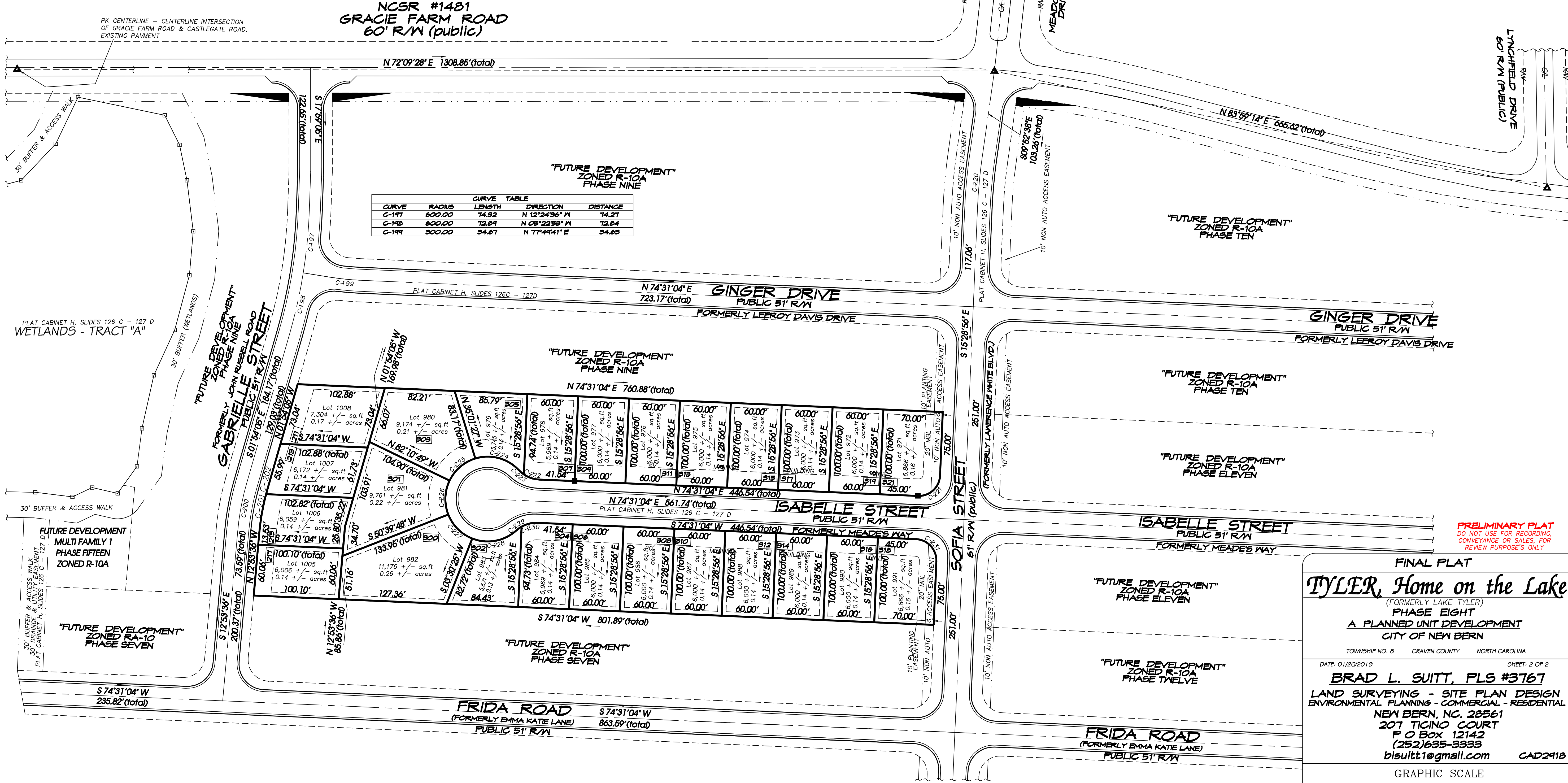
- LEGEND**
- = EXISTING IRON PIPE
 - = EXISTING IRON PIPE
 - = NEW IRON PIPE
 - R/W = RIGHT OF WAY
 - SQ.FT. = SQUARE FEET
 - = CONTROL CONCRETE MONUMENT
 - ▲ = P.K. NAIL
 - = UTILITY POLE
 - MBL = MINIMUM BUILDING LINE
 - C/L = CENTERLINE OF EXISTING PAVEMENT
 - P/L = PROPERTY LINE
 - C1 = CURVE TABLE
 - L1 = LINE TABLE
 - P/L = PROPERTY LINE
 - 10'X70' NCDOT SIGHT TRIANGLE
- INDICATES CITY OF NEW BERN
ASSIGNED STREET ADDRESS
- LINE WEIGHT LEGEND
- = PROPERTY LINE
 - - - = MINIMUM BUILDING LINE
 - = PROPERTY TIE
 - - - = DASHED LINE
 - - - = NOT SURVEYED
 - - - = PLOTTED BY DEED
 - - - = OR COMPUTATION
 - - - = CENTERLINE OF RIGHT OF WAY

| CURVE TABLE | | | | |
|-------------|--------|--------|---------------|----------|
| CURVE | RADIUS | LENGTH | DIRECTION | DISTANCE |
| C-200 | 300.00 | 57.55 | S 07°23'50" E | 57.47 |
| C-201 | 274.50 | 46.94 | S 07°54'38" E | 46.89 |
| C-202 | 274.50 | 5.72 | S 02°24'53" E | 5.72 |
| C-220 | 600.00 | 58.70 | S 12°40'41" E | 58.67 |
| C-221 | 25.00 | 39.27 | N 24°31'04" E | 35.36 |
| C-222 | 35.00 | 19.45 | S 84°33'55" E | 19.20 |
| C-223 | 35.00 | 7.81 | S 67°15'17" E | 7.80 |
| C-224 | 50.00 | 55.99 | S 87°03'27" W | 53.11 |
| C-225 | 50.00 | 41.15 | S 31°23'52" W | 40.00 |
| C-226 | 50.00 | 41.15 | S 15°45'31" E | 40.00 |
| C-227 | 50.00 | 41.15 | S 62°54'54" E | 40.00 |
| C-228 | 50.00 | 55.51 | N 61°42'06" E | 52.70 |
| C-229 | 35.00 | 7.81 | S 36°17'25" W | 7.80 |
| C-230 | 35.00 | 19.45 | S 58°36'03" W | 19.20 |
| C-231 | 25.00 | 39.27 | N 60°28'56" W | 35.36 |

CERTIFICATION OF REGISTRATION BY REGISTER OF DEEDS
CRAVEN COUNTY NORTH CAROLINA
FILED FOR REGISTRATION AT _____ AM/PM O'CLOCK
THIS _____ DAY OF _____, 2019
PLAT CABINET _____ SLIDE(S) _____
DEED BOOK _____ PAGE _____
REGISTER OF DEEDS/ASSISTANT/DEPUTY _____

STATE OF NORTH CAROLINA
CRAVEN COUNTY
I, _____, REVIEW OFFICER OF CRAVEN COUNTY,
CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED
MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.
DATE: _____

REVIEW OFFICER



PRELIMINARY PLAT
DO NOT USE FOR RECORDING,
CONVEYANCE OR SALES, FOR
REVIEW PURPOSES ONLY

FINAL PLAT
TYLER Home on the Lake
(FORMERLY LAKE TYLER)
PHASE EIGHT
A PLANNED UNIT DEVELOPMENT
CITY OF NEW BERN
TOWNSHIP NO. 8 CRAVEN COUNTY NORTH CAROLINA
DATE: 01/20/2019 SHEET: 2 OF 2
BRAD L. SUITT, PLS #3767
LAND SURVEYING - SITE PLAN DESIGN
ENVIRONMENTAL PLANNING - COMMERCIAL - RESIDENTIAL
NEW BERN, NC. 28561
207 TICINO COURT
P O Box 12142
(252)635-3333
bsuitt1@gmail.com CAD2918
GRAPHIC SCALE
0 30 60 120 240
(IN FEET)
1 inch = 60 ft.

LEGEND

- = EXISTING IRON PIPE
- IP = EXISTING IRON PIPE
- = NEW IRON PIPE
- R/W = RIGHT OF WAY
- SQ.FT. = SQUARE FEET
- = CONTROL CONCRETE MONUMENT
- ▲ = P.K. NAIL
- D = UTILITY POLE
- MBL = MINIMUM BUILDING LINE
- C/L = CENTERLINE OF EXISTING PAVEMENT
- P/L = PROPERTY LINE
- C1 = CURVE TABLE
- L1 = LINE TABLE
- P/L = PROPERTY LINE
- 10'X70' NCDOT SIGHT TRIANGLE

102
INDICATES CITY OF NEW BERN
ASSIGNED STREET ADDRESS

LINE WEIGHT LEGEND

- = PROPERTY LINE
- = MINIMUM BUILDING LINE
- - - = PROPERTY TIE
- - - = DASHED LINE
- - - = NOT SURVEYED
- - - = PLOTTED BY DEED
- - - = OR COMPUTATION
- - - = CENTERLINE OF RIGHT OF WAY

| CURVE TABLE | | | | |
|-------------|--------|--------|---------------|----------|
| CURVE | RADIUS | LENGTH | DIRECTION | DISTANCE |
| C-182 | 25.00 | 39.27 | S 60°28'56" E | 35.36 |
| C-183 | 35.00 | 5.56 | N 69°58'02" E | 5.55 |
| C-184 | 35.00 | 21.70 | N 47°34'29" E | 21.95 |
| C-185 | 50.00 | 54.09 | S 60°53'26" W | 51.44 |
| C-186 | 50.00 | 41.15 | N 64°32'15" W | 40.00 |
| C-187 | 50.00 | 41.15 | N 17°22'52" W | 40.00 |
| C-188 | 50.00 | 41.15 | N 29°46'31" E | 40.00 |
| C-189 | 50.00 | 57.41 | N 86°14'47" E | 54.31 |
| C-190 | 35.00 | 21.70 | N 78°37'15" W | 21.95 |
| C-191 | 35.00 | 5.56 | S 79°04'06" W | 5.55 |
| C-192 | 25.00 | 39.27 | S 29°31'04" W | 35.36 |

CERTIFICATION OF REGISTRATION BY REGISTER OF DEEDS

CRAVEN COUNTY NORTH CAROLINA

FILED FOR REGISTRATION AT _____ AM/PM O'CLOCK

THIS _____ DAY OF _____, 2019

PLAT CABINET _____ SLIDE(S) _____

DEED BOOK _____ PAGE _____

REGISTER OF DEEDS/ASSISTANT/DEPUTY

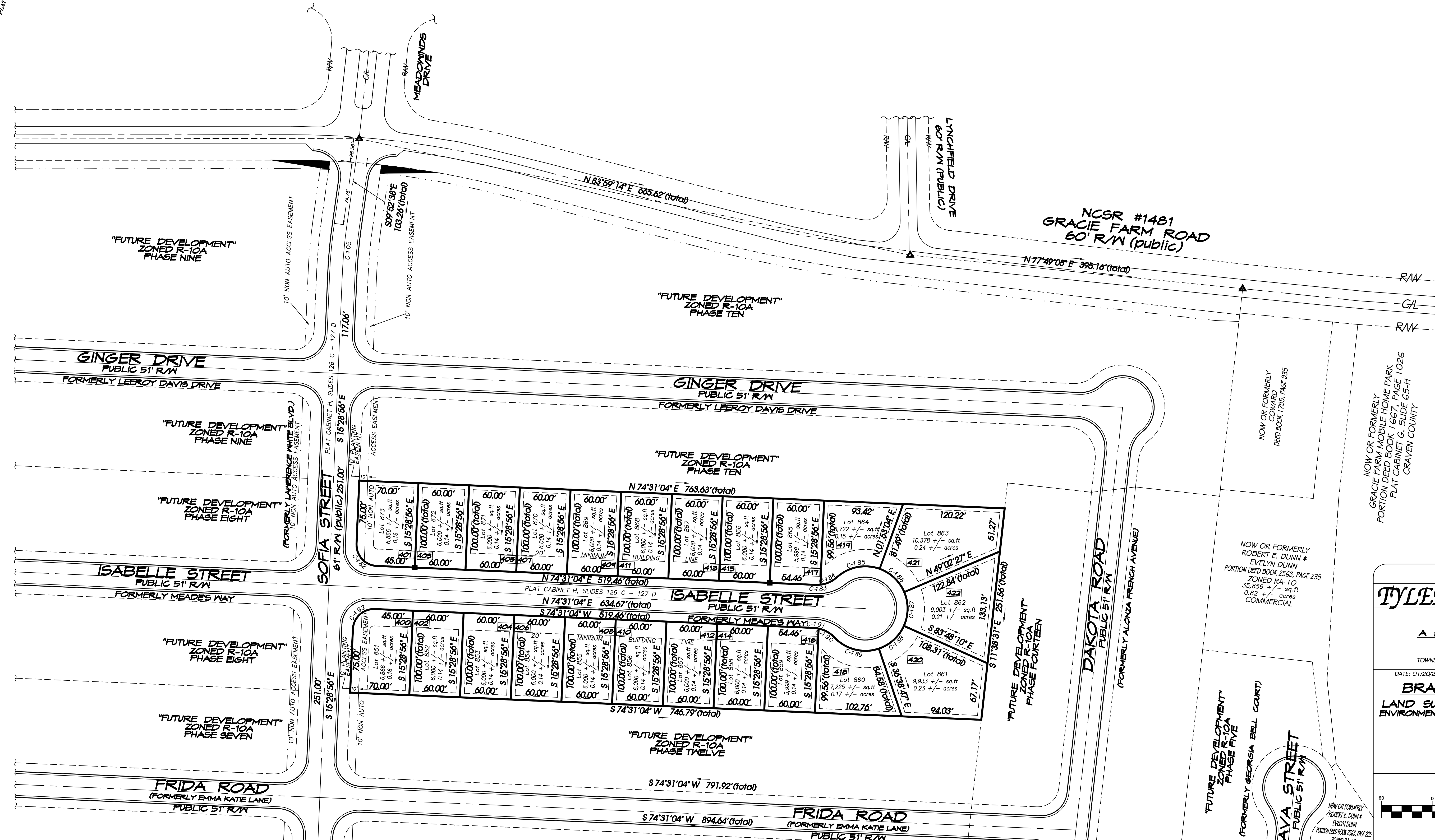
STATE OF NORTH CAROLINA
CRAVEN COUNTY

I, _____, REVIEW OFFICER OF CRAVEN COUNTY,

CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED
MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.

DATE: _____

REVIEW OFFICER



PRELIMINARY PLAT
DO NOT USE FOR RECORDING,
CONVEYANCE OR SALES, FOR
REVIEW PURPOSES ONLY

OWNER: STARS & STRIPES 4F LLC
1123 ZONOLITE RD NE STE 30
ATLANTA, GA 30306

FINAL PLAT

TYLER Home on the Lake
(FORMERLY LAKE TYLER)
PHASE ELEVEN
A PLANNED UNIT DEVELOPMENT
CITY OF NEW BERN

TOWNSHIP NO. 8 CRAVEN COUNTY NORTH CAROLINA

DATE: 01/29/2019 SHEET: 2 OF 2

BRAD L. SUITT, PLS #3767
LAND SURVEYING - SITE PLAN DESIGN
ENVIRONMENTAL PLANNING - COMMERCIAL - RESIDENTIAL
NEW BERN, NC. 28561
207 TICINO COURT
P O Box 12142
(252)635-3333
bsuitt1@gmail.com CAD2918

GRAPHIC SCALE



(IN FEET)
1 inch = 60 ft.

FINAL PLAT
OF
TYLER Home on the Lake

(FORMERLY LAKE TYLER)
PHASE TWELVE

A PLANNED UNIT DEVELOPMENT
LOTS 827-850
CITY OF NEW BERN

TOWNSHIP NO. 8, CRAVEN COUNTY, NORTH CAROLINA

BY RECORDING OF THIS PLAT IN THE CRAVEN COUNTY REGISTER OF DEEDS, THE STREET NAMES THAT WERE PREVIOUSLY RECORDED AS NOTED BELOW ARE HEREBY CHANGED AS FOLLOWS AND AS SHOWN ON THIS PLAT:

| | |
|----------------------|------------------|
| Current Street Name | New Street Name |
| Thomas Sugg Drive | Olivia Road |
| Emma Katie Lane | Frida Road |
| Meades Way | Isabelle Street |
| Leeroy Davis Drive | Ginger Drive |
| John Russell Road | Gabrielle Street |
| Lawrence White Blvd | Sofia Street |
| Alonza French Avenue | Dakota Road |
| Georgia Bell Court | Ava Street |

CERTIFICATE OF SURVEY AND ACCURACY

CRAVEN COUNTY, NORTH CAROLINA

I, BRAD L. SUITT, PLS #3767, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION FROM INFORMATION SHOWN IN DEED BOOK AND (OR) MAPS REFERENCED ON THIS PLAT; THAT LINES NOT ACTUALLY SURVEYED APPEAR AS BROKEN LINES AND WERE PLOTTED FROM INFORMATION AS NOTED ON THE PLAT; THAT THE RATIO OF PRECISION AS CALCULATED BY LATITUDES AND DEPARTURES WAS GREATER THAN 1:10,000; THAT THE AREA IS COMPUTED BY COORDINATE METHOD; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED. WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER AND SEAL THIS THE ____ DAY OF _____ A.D., 2019.

PROFESSIONAL LAND SURVEYOR, L-3767

PRELIMINARY PLAT
DO NOT USE FOR RECORDING,
CONVEYANCE OR SALES, FOR
REVIEW PURPOSE'S ONLY

CERTIFICATION OF REGISTRATION BY REGISTER OF DEEDS

CRAVEN COUNTY NORTH CAROLINA

FILED FOR REGISTRATION AT _____ AM/PM O'CLOCK
THIS ____ DAY OF _____, 2019
PLAT CABINET _____ SLIDE(S) _____
DEED BOOK _____ PAGE _____

REGISTER OF DEEDS/ASSISTANT/DEPUTY

REVIEW OFFICER
STATE OF NORTH CAROLINA
CRAVEN COUNTY

I, _____, REVIEW OFFICER OF CRAVEN COUNTY,
CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED
MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.
DATE: _____

REVIEW OFFICER

CERTIFICATE OF APPROVAL

I HEREBY CERTIFY THAT ALL STREETS SHOWN ON THIS PLAT ARE WITHIN THE CITY OF NEW BERN'S PLANNING JURISDICTION, ALL STREETS AND OTHER IMPROVEMENTS SHOWN ON THIS PLAT HAVE BEEN INSTALLED OR COMPLETED OR THAT THEIR INSTALLATION OR COMPLETION (WITHIN 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 PLAT IS IN ALL RESPECTS IN COMPLIANCE WITH THE NEW BERN CITY CODE, AND THEREFORE THIS PLAT HAS BEEN APPROVED BY THE NEW BERN PLANNING BOARD, SUBJECT TO ITS BEING RECORDED IN THE REGISTER OF DEEDS OFFICE OF CRAVEN COUNTY WITHIN ONE YEAR OF THE DATE BELOW.

DATE: _____

CITY CLERK

MAYOR

CERTIFICATE OF OWNERSHIP AND DEDICATION

I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY DESCRIBED HEREON, WHICH PROPERTY IS LOCATED WITHIN THE SUBDIVISION REGULATIONS OF THE CITY OF NEW BERN, THAT I FREELY ADOPT THIS PLAN OF SUBDIVISION AND DEDICATE TO PUBLIC USE ALL AREA SHOWN ON THIS PLAT AS STREETS, ALLEYS, WALKS, PARKS, OPEN SPACE, AND EASEMENTS, EXCEPT THOSE SPECIFICALLY INDICATED AS PRIVATE, AND THAT I WILL MAINTAIN ALL SUCH AREA UNTIL THE OFFER OF DEDICATION IS ACCEPTED BY THE APPROPRIATE AUTHORITY. ALL PROPERTY SHOWN ON THIS PLAT 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 PLANNING BOARD IN THE PUBLIC INTEREST.

OWNER: STARS & STRIPES 4F LLC

BY SEBASTIAN DRAPAC, MANAGER

DATE: _____

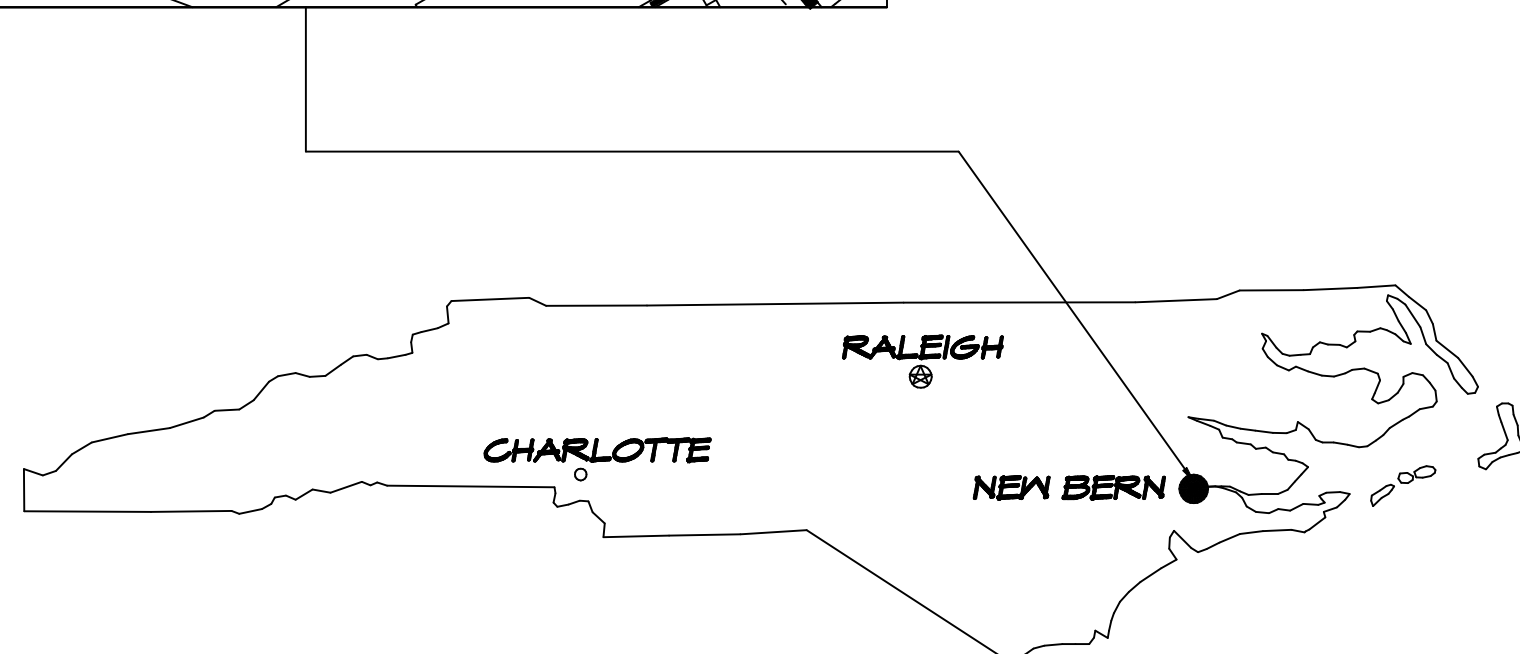
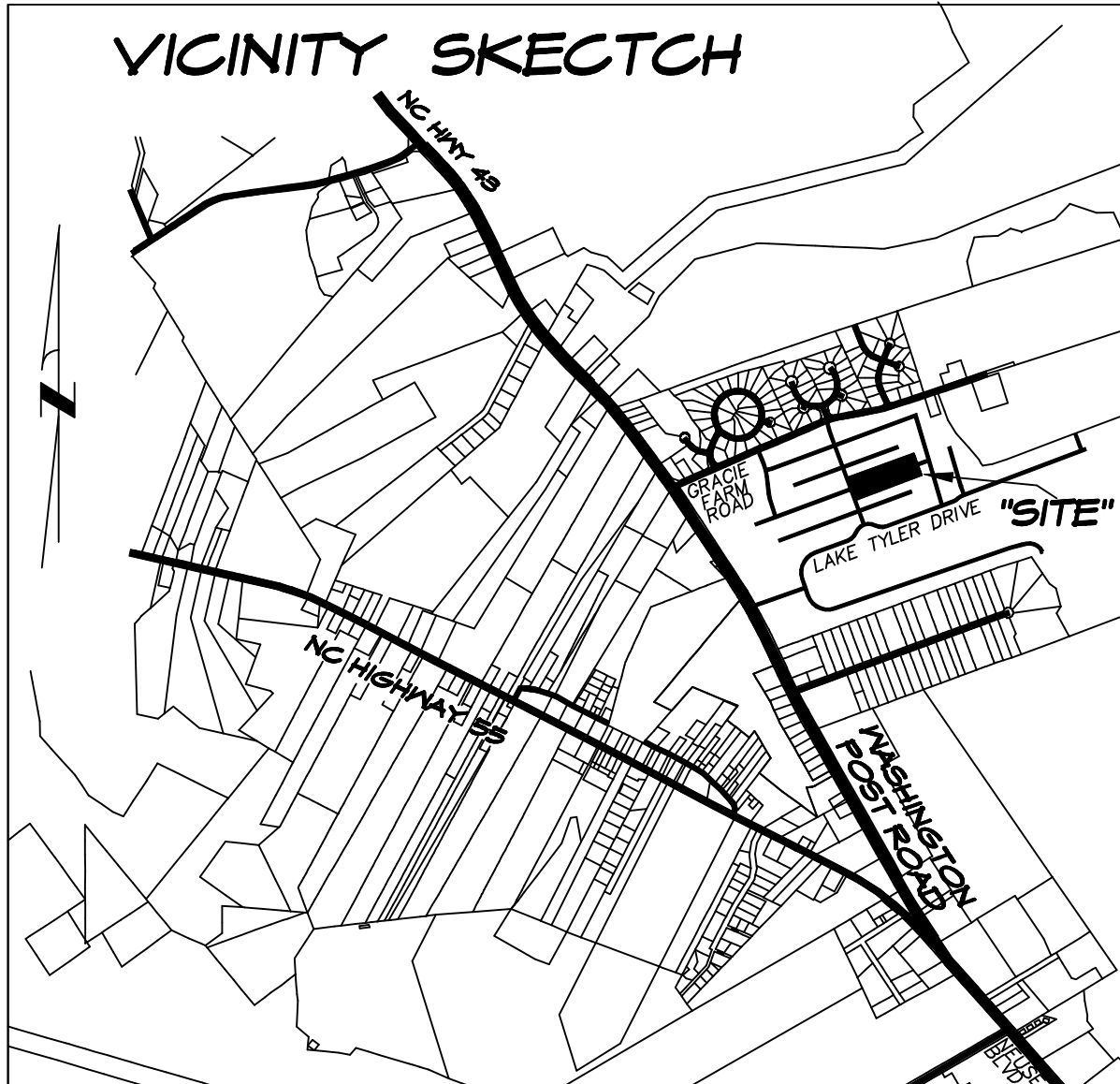
NOTARY CERTIFICATE

NORTH CAROLINA _____ COUNTY

I, _____, A NOTARY PUBLIC OF _____ COUNTY, DO HEREBY CERTIFY THAT SEBASTIAN DRAPAC APPEARED BEFORE ME THIS DAY AND ACKNOWLEDGED THE DUE EXECUTION OF THE FOREGOING CERTIFICATE. WITNESS MY HAND AND SEAL THIS ____ DAY OF _____, 2019, A.D.

MY COMMISSION EXPIRES _____

VICINITY SKECTCH



GENERAL NOTES

- THIS PROPERTY SCALED IN ZONE X, SHADED X & AE PER FLOOD INSURANCE RATE MAP NUMBER 3720556100 J, EFFECTIVE DATE: JULY 02, 2004. PORTIONS OF THIS PROPERTY DID SCALE IN A SPECIAL FLOOD HAZARD AREA WHERE BASE FLOOD ELEVATIONS HAVE BEEN DETERMINED. THIS REPORT IN NO WAY SUPERSEDES THE ABOVE REFERENCED FIRM.
- STREETS IN THIS SUBDIVISION SHALL BE CONSTRUCTED TO PUBLIC STANDARDS AS REQUIRED BY CITY OF NEW BERN SUBDIVISION REGULATIONS. THE FOLLOWING RESTRICTIONS SHALL ALSO APPLY:
 - PAVEMENT WIDTH SHALL BE A MINIMUM OF 22.00 FEET WITH 2'-0" CURB AND GUTTER.
 - RIGHTS-OF-WAY AT INTERSECTIONS SHALL HAVE A MINIMUM RADI OF 25.00 FEET.
 - STOP SIGN AND ROAD NAME MARKERS SHALL BE INSTALLED IN ACCORDANCE WITH CITY AND STATE STANDARDS.
- DRAINAGE AND UTILITY EASEMENTS ARE AS FOLLOWS:
 - 10 FOOT EASEMENTS ALONG RIGHTS-OF-WAY.
 - 10 FOOT EASEMENTS CENTERED ALONG ALL SIDE LOT LINES.
 - 20 FOOT EASEMENTS CENTERED ALONG ALL REAR LOT LINES.
 - OTHER EASEMENTS AS SHOWN ON PLAT.
- A. SEWER: CITY OF NEW BERN.
B. WATER: CITY OF NEW BERN.
- DENOTES CONCRETE CONTROL MONUMENTS
- MINIMUM BUILDING SETBACKS ARE AS FOLLOWS:
 - 5 FOOT SIDE SETBACKS
 - 5 FOOT REAR SETBACKS UNLESS OTHERWISE SHOWN.
 - 20 FOOT FRONT SETBACKS.
- THE TOTAL LENGTH OF STREETS IS: 0' L.F. ALL STREET'S DEDICATED PUBLIC IN PLAT CABINET H, SLIDES 126 C - 127 D
- THE TOTAL NUMBER OF LOTS = 24. PHASE TWELVE.
- TOTAL ACREAGE IN PHASE TWELVE = 4.25 +/- ACRES
- ALL CORNERS ARE TO BE MARKED WITH IRON PIPES UNLESS OTHERWISE NOTED. LOT CORNERS FALLING IN WATER ARE TO BE MARKED BY WITNESS CORNERS SET AT THE TOP OF BANK.
- APPROVAL OF THIS SUBDIVISION PLAT BY THE CITY OF NEW BERN PLANNING BOARD DOES NOT ADDRESS THE ISSUE OF THE EXISTENCE OR NONEXISTENCE OF WETLANDS WITHIN THE SUBDIVISION. THE ENFORCEMENT OF WETLAND REGULATIONS UNDER THE SECTION 404 OF THE CLEAN WATER ACT OF 1899 IS WITHIN THE JURISDICTION OF THE U.S. ARMY CORPS OF ENGINEERS. INQUIRIES CONCERNING THAT MATTER SHOULD BE ADDRESSED TO THAT AGENCY.
- THIS SUBDIVISION IS IN THE R-10A ZONE.
- THIS SURVEY CREATES A SUBDIVISION OF LAND IN THE CITY OF NEW BERN THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND AND DOES NOT CREATE A NEW STREET OR RIGHT OF WAY.
- TREE PLANTINGS SHALL COMPLY WITH SECTION 15-382 OF LAND USE ORDINANCE.
- OPEN SPACES SHALL BE MAINTAINED BY THE HOME OWNERS ASSOCIATION.
- DEED REFERENCE: DEED BOOK 3470, PAGE 210, BOOK 2365, PAGE 175, BOOK 2563, PAGE 235, BOOK 2402, PAGE 764, BOOK 2530, PAGE 742, CRAVEN COUNTY REGISTRY.

AREA TABULATION

| | |
|-------------------------------|------------|
| 1. LOTS | 3.38 ACRES |
| (AVERAGE LOT SIZE = 7,500 SF) | |
| 2. COMMON AREAS | |
| A. OPEN SPACE | 0.00 ACRES |
| B. LAKE | 0.00 ACRES |
| 3. ROADS | 0.87 ACRES |
| TOTAL | 4.25 ACRES |

FINAL PLAT

TYLER Home on the Lake

(FORMERLY LAKE TYLER)

PHASE TWELVE
A PLANNED UNIT DEVELOPMENT
CITY OF NEW BERN

TOWNSHIP NO. 8 CRAVEN COUNTY NORTH CAROLINA

DATE: 01/20/2019

SHEET: 1 OF 2

BRAD L. SUITT, PLS #3767

LAND SURVEYING - SITE PLAN DESIGN
ENVIRONMENTAL PLANNING - COMMERCIAL - RESIDENTIAL

NEW BERN, NC. 28561

207 TICINO COURT

P O Box 12142

(252)635-3333

blsutt1@gmail.com

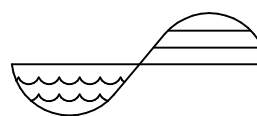
CAD291B

GRAPHIC SCALE



(IN FEET)

1 inch = 60 ft.



THOMAS ENGINEERING, PA est 1983
civil engineering•land development•project management

P. O. Box 1309, New Bern, NC 28563
www.ThomasEngineeringPA.com
Office: 252.637.2727 Fax: 252.636.2448

OWNER: STARS & STRIPES 4F LLC
1123 ZONOLITE RD NE STE 30
ATLANTA, GA 30306

CERTIFICATION OF REGISTRATION BY REGISTER OF DEEDS
CRAVEN COUNTY NORTH CAROLINA
FILED FOR REGISTRATION AT _____ AM/PM O'CLOCK
THIS _____ DAY OF _____, 2019
PLAT CABINET _____ SLIDE(S) _____
DEED BOOK _____ PAGE _____
REGISTER OF DEEDS/ASSISTANT/DEPUTY _____

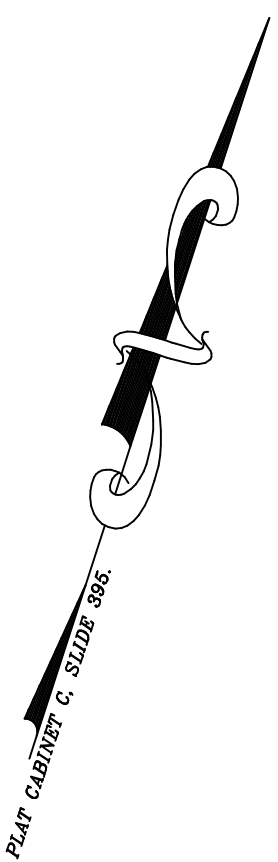
STATE OF NORTH CAROLINA
CRAVEN COUNTY
I, _____, REVIEW OFFICER OF CRAVEN COUNTY,
CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED
MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.
DATE: _____

REVIEW OFFICER _____

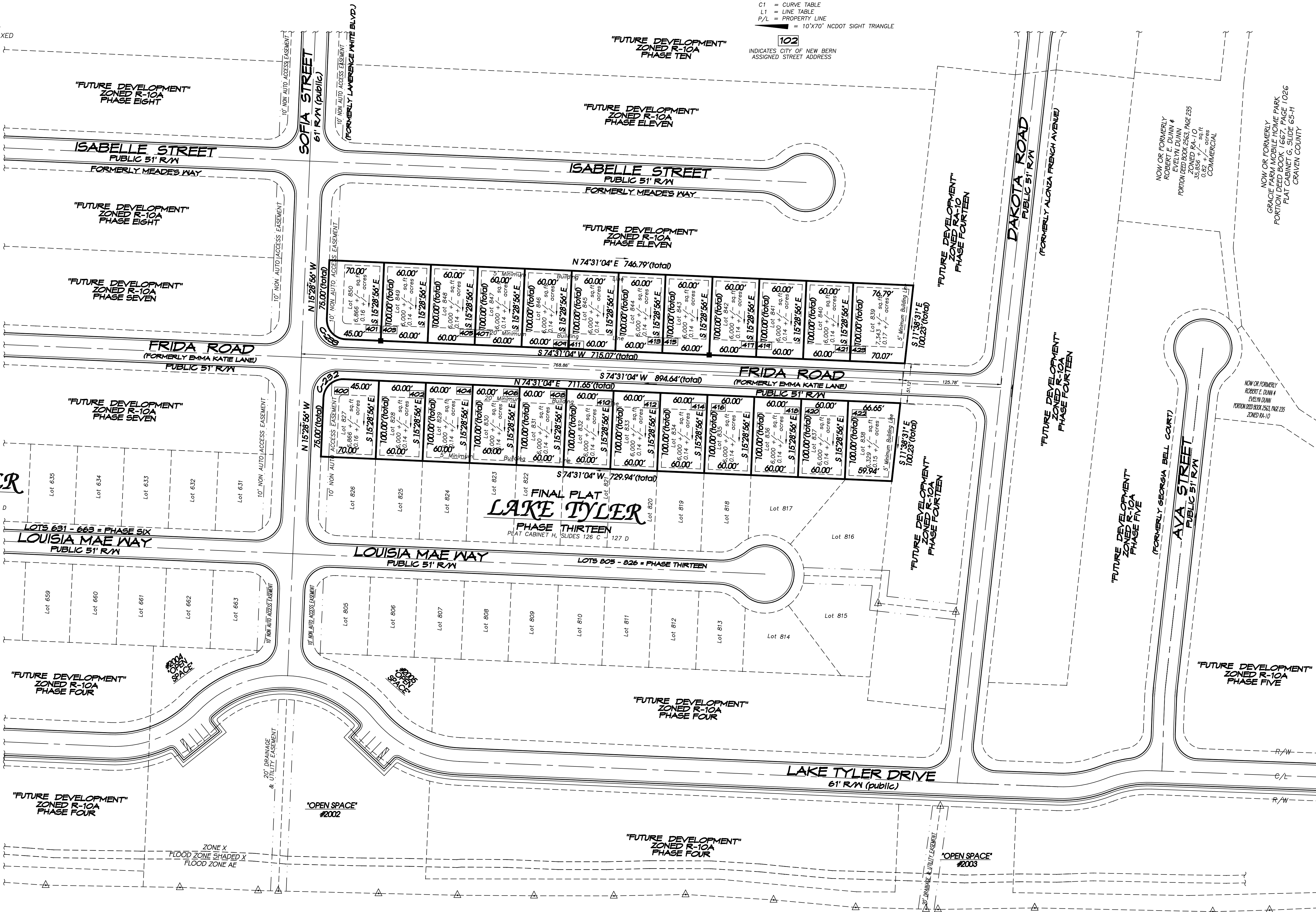
| CURVE TABLE | | | | |
|-------------|--------|--------|---------------|----------|
| CURVE | RADIUS | LENGTH | DIRECTION | DISTANCE |
| C-232 | 25.00 | 39.27 | N 29°31'04" E | 35.36 |
| C-233 | 25.00 | 39.27 | N 60°28'56" W | 35.36 |

LEGEND
● = EXISTING IRON PIPE
○ = EXISTING IRON PIPE
○ = NEW IRON PIPE
R/W = RIGHT OF WAY
SQ.FT. = SQUARE FEET
■ = SQUARE CONCRETE MONUMENT
▲ = P.K. NAIL
○ = UTILITY POLE
MBL = MINIMUM BUILDING LINE
C/L = CENTERLINE OF EXISTING PAVEMENT
P/L = PROPERTY LINE
CT = CURVE TABLE
L1 = LINE TABLE
P/L = PROPERTY LINE
10'X70' = 10'X70' NCDOT SIGHT TRIANGLE

LINE WEIGHT LEGEND
— = PROPERTY LINE
- - - = MINIMUM BUILDING LINE
- - - = PROPERTY TIE
- - - = DASHED LINE
- - - = NOT SURVEYED
- - - = PLOTTED BY DEED
- - - = OR COMPUTATION
- - - = CENTERLINE OF RIGHT OF WAY



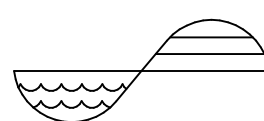
**FINAL PLAT
LAKE TYLER**
PHASE SIX
PLAT CABINET H, SLIDES 126 C - 127 D



FINAL PLAT
TYLER Home on the Lake
(FORMERLY LAKE TYLER)
PHASE TWELVE
A PLANNED UNIT DEVELOPMENT
CITY OF NEW BERN
TOWNSHIP NO. 8 CRAVEN COUNTY NORTH CAROLINA
DATE: 01/29/2019 SHEET: 2 OF 2
BRAD L. SUITT, PLS #3767
LAND SURVEYING - SITE PLAN DESIGN
ENVIRONMENTAL PLANNING - COMMERCIAL - RESIDENTIAL
NEW BERN, NC. 28561
207 TICINO COURT
P O Box 12142
(252)635-3333
bsuitt1@gmail.com CAD2918
GRAPHIC SCALE
0 30 60 120 240
(IN FEET)
1 inch = 60 ft.

OWNER: STARS & STRIPES 4F LLC
1123 ZONOLITE RD NE STE 30
ATLANTA, GA 30306

"LAKE TYLER"
#2010 "OPEN SPACE"



THOMAS ENGINEERING, PA est 1983
civil engineering • land development • project management

P. O. Box 1309, New Bern, NC 28563
www.ThomasEngineeringPA.com
Office: 252.637.2727 Fax: 252.636.2448