

AGENDA
CITY OF NEW BERN PLANNING AND ZONING BOARD



Thursday, August 15, 2024 – 5:30 P.M.
City Hall Courtroom, 2nd Floor
300 Pollock Street, New Bern, NC 28560

I. CALL TO ORDER

II. ROLL CALL

III. PLEDGE OF ALLEGIANCE

IV. CHAIRMAN’S REMARKS

- Rules and Procedures

V. ACTION ITEMS

A. Tyler Home on the Lake Ph 17 & 18, (General Plan - PUD) (SUBMAJ-002931-2024)

Parcel Identification Numbers: 8-223-11000 & 8-223-13001 **Acreage:** 19.32

Current Zoning: Residential 10A (R-10A) **Proposed Lots:** 53 (24 – Ph. 17, 29 – Ph. 18)

Location: Lake Tyler Drive

Property Owners: Stars & Stripes 4F, LLC

Applicant: John G. Thomas, PE, Owner/Principal Engineer, Thomas Engineering, PA

B. Tyler Home on the Lake Ph 2 & 3, (General Plan - PUD) (SUBMAJ-002932-2024)

Parcel Identification Numbers: 8-223-003 & 8-223-004 **Acreage:** 20.78

Current Zoning: Residential 10A (R-10A) **Proposed Lots:** 141

Location: Lake Tyler Drive

Property Owners: Stars & Stripes 4F, LLC

Applicant: John G. Thomas, PE, Owner/Principal Engineer, Thomas Engineering, PA

C. West New Bern Townhomes (General Plan - PUD) (SUBMAJ-002933-2024)

Parcel Identification Numbers: 8-209-25001 **Acreage:** 4.05

Current Zoning: Commercial 3 (C-3) **Proposed Lots:** 48

Location: At/near County Line Road

Property Owners: Weyerhaeuser Company

Applicant: Weyerhaeuser NR Company

D. Lucas Land Company, LLC Rezoning (REZ-002925-2024)

Parcel Identification Numbers: 8-222-046 **Acreage:** 6.96

Current Zoning: Agriculture 5 (A-5) **Proposed Zoning:** Residential 6 (R-6)

Location: 597 Washington Post Road

Property Owners: Preston Lucas

Applicant: Lucas Land Company, LLC

VI. COMMENTS

- Public Comment

VII. ADJOURNMENT

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

REZONING APPLICATION

CITY OF NEW BERN - DEVELOPMENT SERVICES



SUBJECT PROPERTY INFORMATION

Property Address: 597 Washington Post Road, New Bern, NC 28562

At/Near Intersection of: Olivia Road

Parcel ID Number(s): 8-222 -046

Number of Parcel(s): 7 Total Parcel Size: 6.96

Current Zoning District: A-5 Proposed Zoning District: R-6

Future Land Use Class: RESIDENTIAL Effective Flood Zone(s): NONE

Infrastructure:

Water Supply: CITY

Sewer Type: CITY

APPLICANT INFORMATION

Name: Preston Lucas

Mailing Address: 500 Westover Drive STE 15032
Sanford, NC 27330

Telephone: 919-504-5361 Fax Number: _____

Email Address: thelucasland@gmail.com

Legal relationship of Applicant to Property Owner: Owner

(If the application is not signed by the property owner, a written and signed statement by the property owner giving consent to the request must be submitted with the application.)

PROPERTY OWNER INFORMATION

Name: Lucas Land Company LLC

Mailing Address: 500 Westover Drive STE 15032
Sanford, NC 27330

Telephone: 919-504-5361 Fax Number: _____

Email Address: thelucasland@gmail.com

The applicant must answer the following questions and provide adequate explanation and documentation for each. These questions are to be used as guidelines for the Planning & Zoning Board in determining its recommendation. You may attach additional sheets and/or maps.

1. Will this proposal place all property similarly situated in the area in the same category, or in appropriate complementary categories? Explain.

Yes. This proposal aim to align the subject property with the adjoining and neighboring property in the area.

2. Under this proposal, will all uses permitted under the proposed district classification be in the general public interest and not merely in the interest of an individual or small group? Explain.

Yes. The rezoning from A-5 to R-6 serves the general public interest. This transition facilitates the rezoning of land parcels that are crucial for accommodating the city's current and future residents. The proposal aligns with the city's goal for sustainable growth, ensuring that the development benefits are broad and inclusive, not limited to individual or small group interests.

3. Are all uses permitted under the proposed new district classification appropriate for the area included in the proposed change? Explain.

Yes. The uses permitted under the R-6 Residential classification are highly appropriate for the area targeted by this proposal. The planned development is designed to seamlessly integrate into the surrounding properties and zoning requirements.

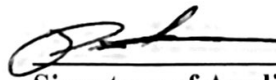
4. Will the character of the neighborhood be materially or adversely affected by any use permitted in the proposed change? Explain.

No. The proposed rezoning has been meticulously planned to ensure they enrich the neighborhood's character rather than detract from it. The transition from A-5 to R-6 zoning allows for residential development that respects the existing aesthetic and structural values of the area.

5. Is the proposed change in accord with the Comprehensive Plan and any other officially adopted plan? Explain.

Yes. This rezoning proposal is in strict accord with New Bern's Comprehensive Plan and other officially adopted plans. It aligns with the city's strategic goals of diversifying the housing stock and encouraging sustainable community growth. The transition from A-5 to R-6 zoning supports these objectives by facilitating the development of residential spaces that meet the city's current and anticipated needs.

Zoning Official's Signature/Date

 06/18/24

Signature of Applicant/Date

Printed Name of Zoning Official

PRESTON LUCAS 06/18/24

Printed Name of Applicant/Date



To: Preston Lucas

From: Kendrick Stanton, CZO, Land and Community Development Administrator

RE: REZ-002925-2024, DRC Comments – 597 Washington Post Road Rezoning

Date: 07/24/2024

The following comments were generated from DRC.

Planning/Zoning

- *Advisory comment* - Parcel is landlocked, if development takes place, access must be established to an improved public street.
- Contact information for questions: [Ph: 252-639-7582](tel:252-639-7582)

MPO

- No comment.
- Contact information for questions: [Ph: 252-639-7592](tel:252-639-7592)

Historic Preservation Administrator

- No comment provided.
- Contact information for questions: [Ph: 252-639-7583](tel:252-639-7583)

Police Department

- No comment.
- Contact Information for questions: [Ph: 252-672-4293](tel:252-672-4293)

Fire Marshal

- No comment.
- Contact information for questions: [Ph: 252-639-2961](tel:252-639-2961)

Building Inspector

- No comment provided (attended meeting).
- Contact information for questions: [Ph: 252-639-2945](tel:252-639-2945)

City of New Bern Electric Department

- No comment provided.
- Contact information for questions: [Ph: 252-639-2827](tel:252-639-2827)

Craven County Health Department

- No comment.
- Contact information for questions: [Ph: 252-636-4936](tel:252-636-4936)

Public Works

- No comment.
- Contact information for questions: [Ph: 252-639-7500](tel:252-639-7500)

GIS

- No comment other than the property has no road access or is land-locked.
- Contact Information for questions: Ph: 252-639-7588

NCDOT

- NCDOT has no comment.
- Contact information for questions: Ph: 252-649-6505

City of New Bern Water Resources

- No comment provided.
- Contact information for questions: Ph: 252-639-7523

North Carolina Railroad Company

- No comment provided.
- Contact information for questions: Ph: 919-534-0416

E911 GIS Technician/Addressing Coordinator

- No comment provided.
- Contact information for questions: Ph: 252-672-4107

Parks & Recreation

- No comment provided.
- Contact information for questions: Ph: 252-639-2902

August 2, 2024

Preston Lucas
500 Westover Drive Ste 15032
Sanford, NC 27330

Mr. Lucas:

The City of New Bern Land Use Ordinance requires that all property owners subject to a proposed rezoning be mailed notice of the request. According to Craven County tax records, your property is located at 597 Washington Post Road, New Bern, NC. The tax identification number for your property is 8-222-046 (See attached map for reference). The property is under consideration for rezoning from Agriculture 5 (A-5) to Residential 6 (R-6) and totals 6.96 +/- acres in size.

The Planning & Zoning Board of the City of New Bern will hold a public meeting to consider the proposed rezoning request at their regularly scheduled meeting on Thursday, August 15, 2024, at 5:30 pm in the 2nd floor courtroom at the City Hall building, located at 300 Pollock Street, New Bern, NC 28560.

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 Kendrick Stanton, Land & Community Development Administrator at (252) 639-7582 or Stanton.Kendrick@newbernnc.gov.

Sincerely,



Kendrick Stanton, CZO
Land & Community Development Administrator
Phone: 252-639-7582

cc: File

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

August 2, 2024

Dear Property Owner:

The City of New Bern is notifying all property owners within one hundred (100) feet of a proposed rezoning with mailed notice of request (See attached map for reference). The Planning & Zoning Board of the City of New Bern will conduct a public meeting on Thursday, August 15, 2024, in the 2nd floor courtroom at the City Hall building located at 300 Pollock Street, New Bern, NC 28560, at 5:30 pm. The address for the property is 597 Washington Post Road, New Bern, NC, and the parcel identification number is 8-222-046. The request is to rezone one parcel, totaling 6.96 +/- acres from the Agriculture 5 (A-5) zoning district to the Residential 6 (R-6) zoning district.

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 Kendrick Stanton, Land & Community Development Administrator at (252) 639-7582 or Stanton.Kendrick@newbernnc.gov.

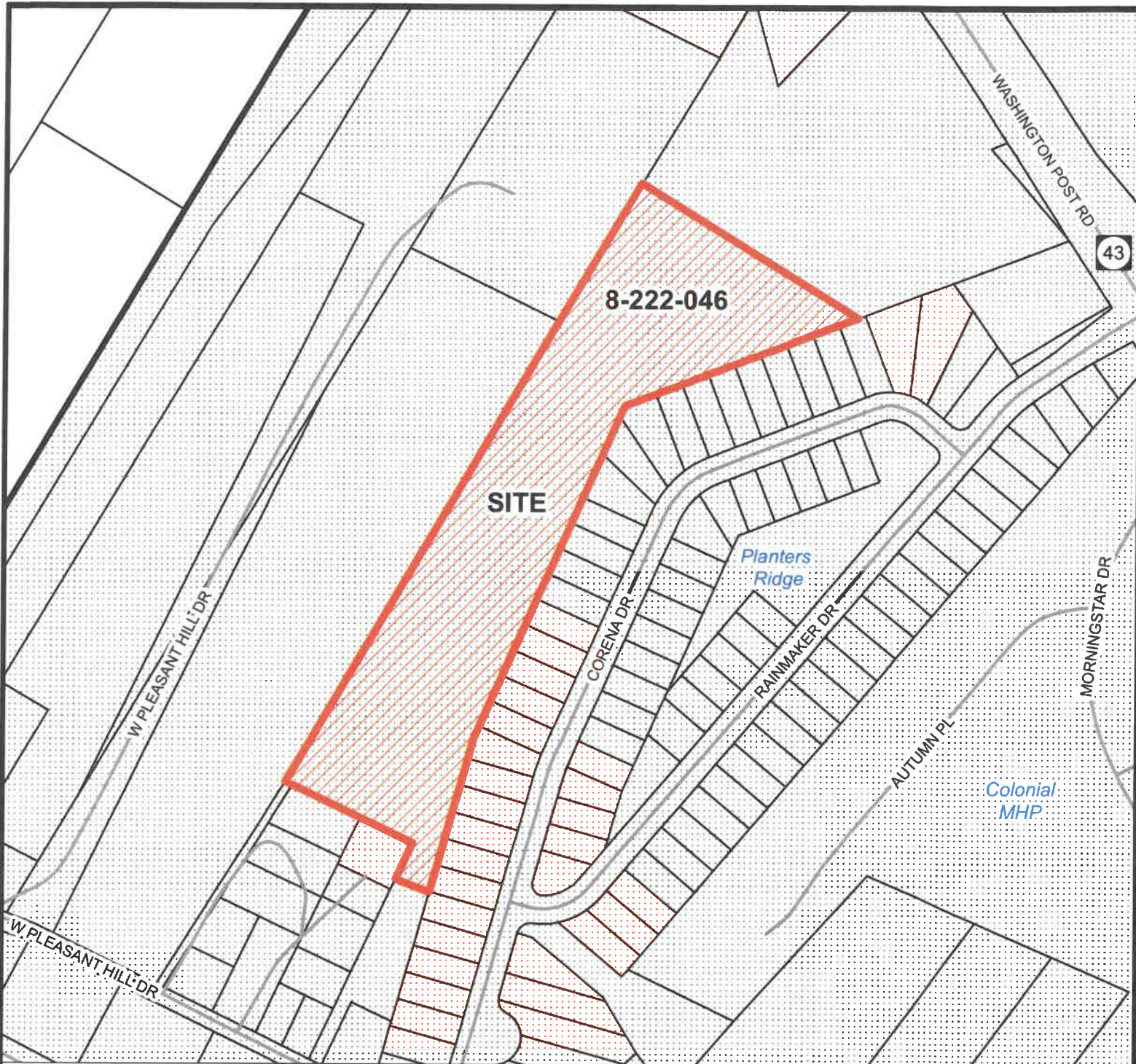
Sincerely,






Kendrick Stanton, CZO
Land & Community Development Administrator
Phone: 252-639-7582

cc: File

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



-  Parcel: 8-222-046
-  City Limits
-  Parcels

REZ-002925-2024, 597 Washington Post Road Rezoning
Parcel ID: 8-222-046
Current Zoning District: A-5
Proposed Zoning District: R-6
Total Acres: 6.96



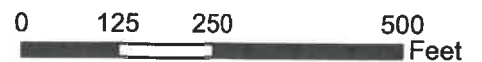
NEW BERN

CITY OF NEW BERN

Development Services



1 inch = 250 feet

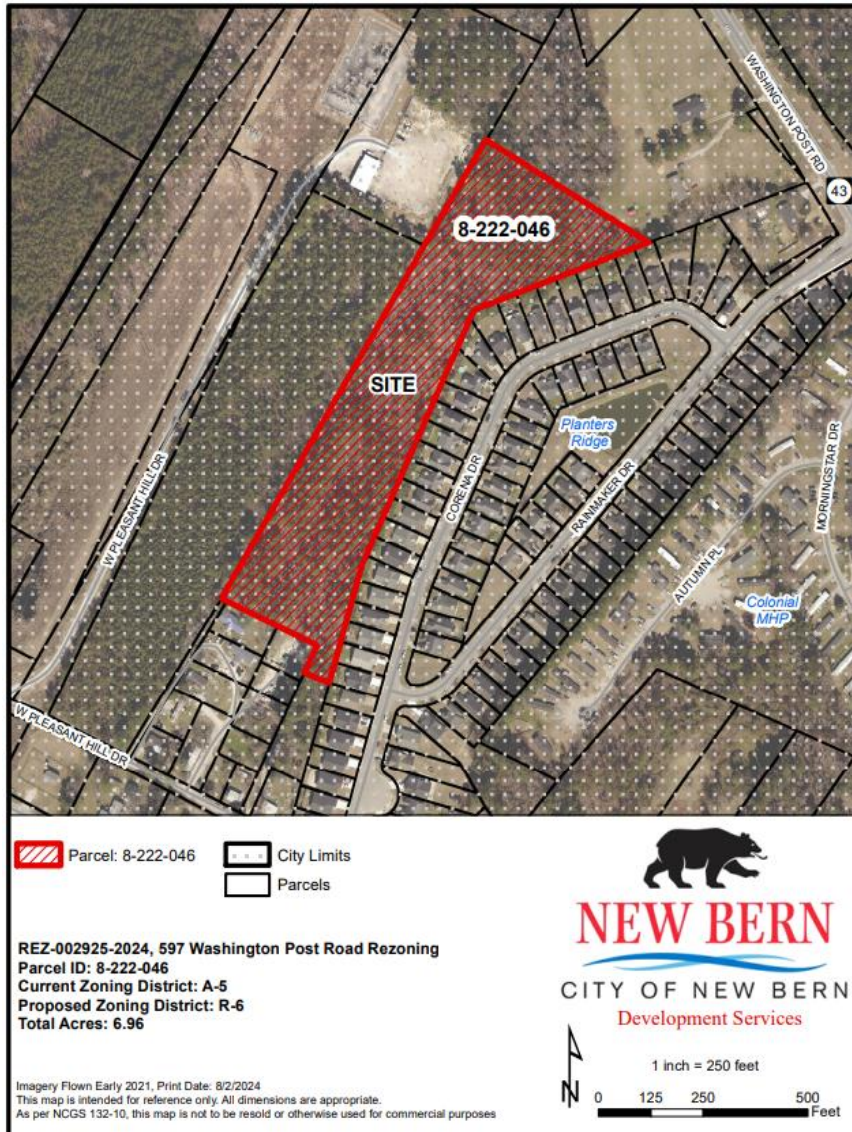


This map is intended for reference only. All dimensions are appropriate.
 As per NCGS 132-10, this map is not to be resold or otherwise used for commercial purposes

STAFF REPORT

DEVELOPMENT SERVICES

REZ-002925-2024, 597 Washington Post Road Rezoning



Address/Location(s)
597 Washington Post Road,
New Bern, NC

Map Number(s)
8-222-046

Parcel Size
6.96 Total Acres

Current Use
Vacant

Current Zoning
Agriculture 5 (A-5)

Proposed Zoning
Residential 6 (R-6)

Summary of Proposal

Preston Lucas has submitted an application for a zoning map amendment to rezone 6.96 total acres from Agriculture 5 (A-5) to Residential 6 (R-6). The parcel is located at 597 Washington Post Road, New Bern, NC.

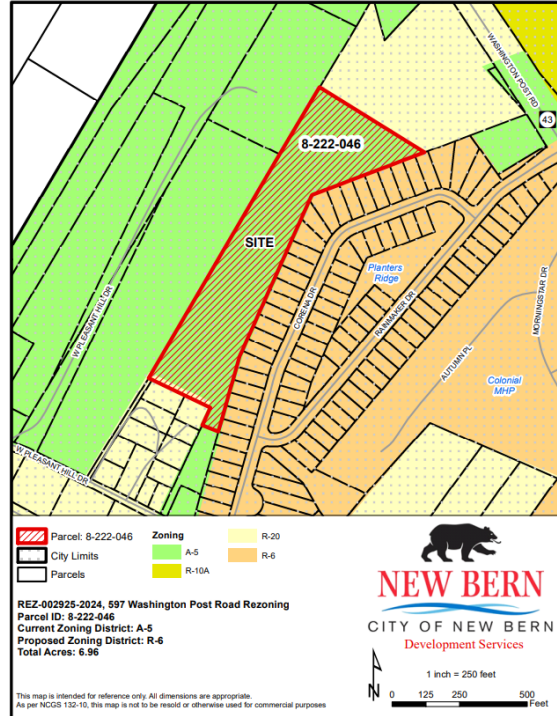
Synopsis of Site and Surrounding Area

The parcel totals 6.96 acres and is located at 597 Washington Post Road, New Bern, NC.

Within a half mile of the sites, there is a manufactured home park, single-family residences, and vacant lots.

A-5 Zoning District Summary

The A-5 agriculture district is designed to secure the agricultural integrity of the areas so classified and to allow for low-density single-family development on five acre minimum lots. The uses encouraged in this district are primarily agricultural or forestry related. Residential developments of five units or more shall comply with the cluster subdivision provision outlined in article XII of this ordinance. For the A-5 agriculture district, in promoting the general purposes of this ordinance, the specific intent of this district is:



- (a) To encourage the conservation of the area's existing agricultural and forestry resources and to promote the further expansion of these land-related resources;
- (b) To prohibit non-agricultural and non-forestry-related commercial and industrial use of the land and to prohibit any other influx of uses likely to render it undesirable for farms and low-density development;
- (c) To encourage the sensitive incorporation of low-density single-family or multifamily development into an agricultural and forested area in an effort to maintain rural character and conserve valuable lands; and
- (d) To discourage any use which, because of its character or size, would create requirements and cost for public services, such as police and fire protection, water supply and sewerage, substantially in excess of such requirements and cost if the district were developed solely for single-family purposes.

R-6 Zoning District Summary

The R-6 residential district is designed to accommodate single-, two-, and multifamily dwellings with 6,000 square feet minimum lots for one dwelling unit and 2,000 square feet required for each additional unit. For the R-6 residential district, in promoting the general purposes of this ordinance, the specific intent of this district is:

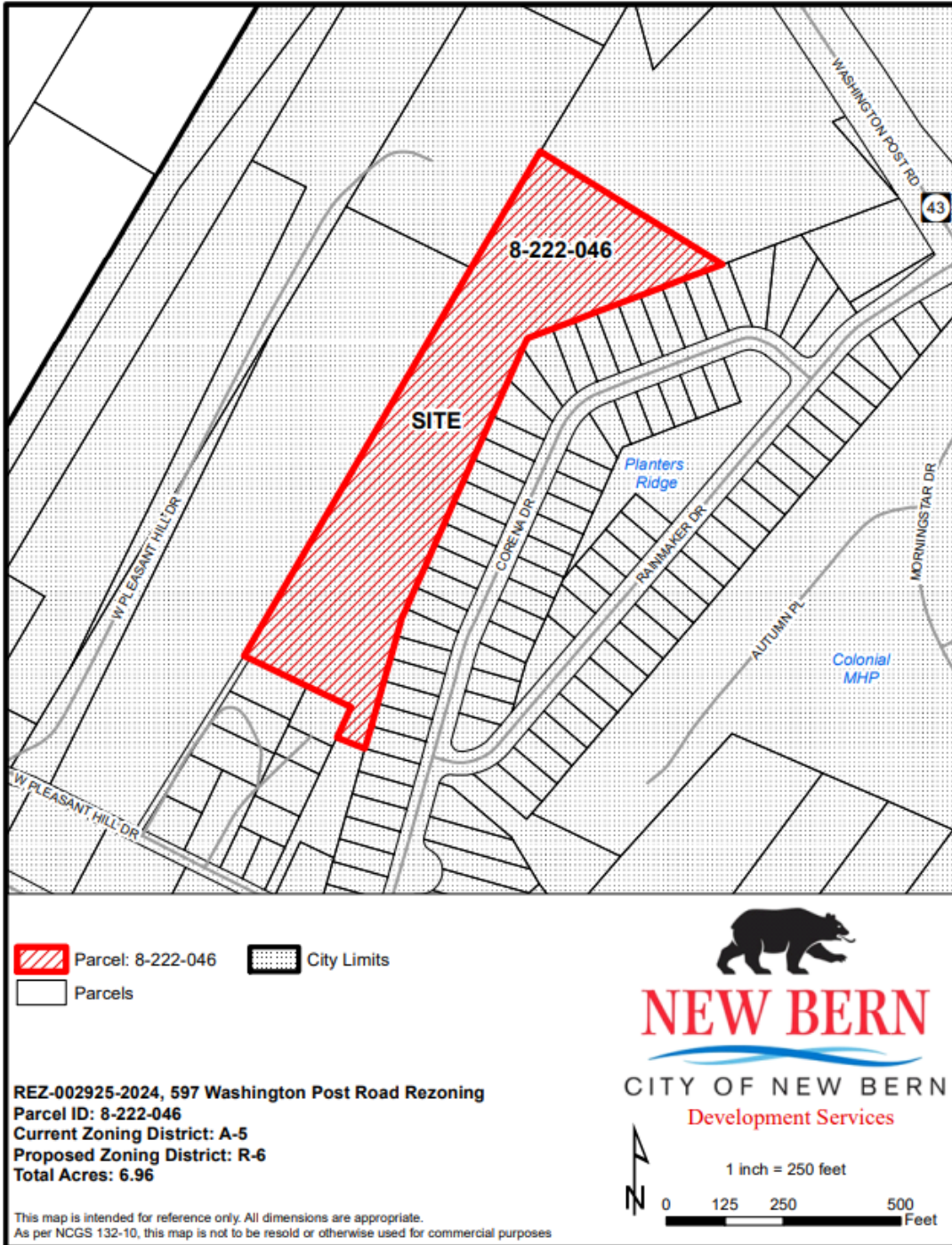
- (a) To encourage continued use of the land for residential purposes and certain compatible nonresidential uses;
- (b) To prohibit commercial and industrial use of the land; to prohibit any other use which would substantially interfere with the development or continuation of residential structures in the district;
- (c) To encourage the discontinuance of existing uses that would not be permitted as new uses in the district; and
- (d) To discourage any use which because of its character or size would generate traffic or require municipal services substantially in excess of traffic and services that would exist if the district were developed solely for residential uses.

Staff Evaluation

The property is abutting (R-6) on the east side. The subject parcel is in close proximity to single family homes. This could be considered reasonable due to its proximity to existing residentially zoned properties.

The 2022 Land Use Plan update identifies this as within the developed category. It is not within the NC 43 focus area.

Attachment One

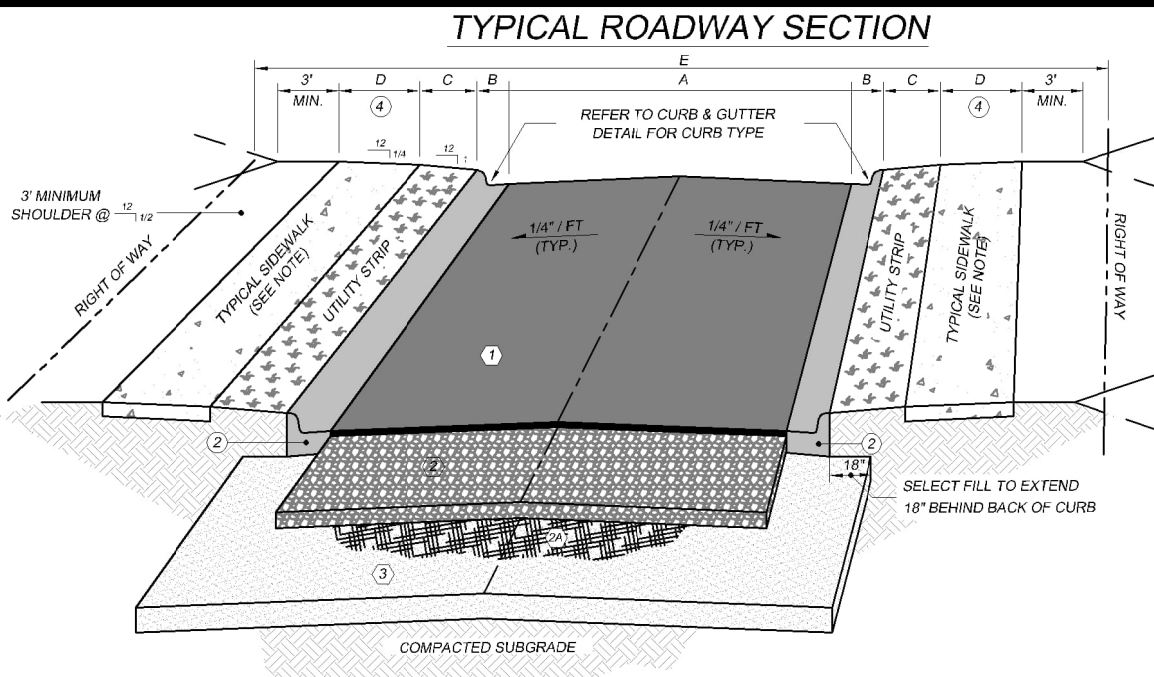


GENERAL NOTES AND SITE DATA

- PROPERTY IS A PORTION OF "TRACT ONE", AS RECORDED IN DEED BOOK 3470, PAGE 210 OF THE CRAVEN COUNTY REGISTRY.
- DEED REFERENCES: DB 3470, PG 210.
- MAP REFERENCES: PC H, SL 126-C.
- PARCEL IDS# 8-223-11000 & 8-223-13001.
- PROPERTY ZONING IS R-10A.
- THIS SUBDIVISION IS IN A ZONE CONTROLLED BY ZONING REGULATIONS.
- OVERALL PROJECT SITE IS NOT ADDRESSED. INDIVIDUAL LOT PROPOSED ADDRESSES AS ASSIGNED BY THE CITY OF NEW BERN ARE AS SHOWN.
- MAIL KIOSK LOCATION FOR THESE PROPERTIES SHALL BE AT THE COMMUNITY POOL FACILITY.
- TOTAL PROJECT ACREAGE IN TYLER - HOME ON THE LAKE PHASES SEVENTEEN AND EIGHTEEN IS 19.32 AC.
- PHASES SEVENTEEN & EIGHTEEN CONTAIN NO KNOWN JURISDICTIONAL WETLANDS.
- PHASES SEVENTEEN & EIGHTEEN CONTAIN NO BLUE LINE STREAMS AND/OR ASSOCIATED NEUSE RIVER RIPARIAN BUFFERS.
- THE EXISTING SITES ARE GENERALLY OPEN, PREVIOUSLY CLEARED UNDEVELOPED LAKEFRONT TRACTS.
- AERIAL IMAGES PROVIDED ARE FOR ILLUSTRATIVE AND CONCEPTUAL PURPOSES ONLY AND MAY OR MAY NOT ACCURATELY REFLECT CURRENT FIELD CONDITIONS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR FIELD VERIFICATION OF EXISTING BENCHMARK(S) PRIOR TO ANY CONSTRUCTION AND SHALL REPORT ANY DISCREPANCIES IMMEDIATELY TO THE ENGINEER.
- SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
- ALL COMMON AREAS AS SHOWN ARE TO BE DEDICATED TO THE PROPERTY OWNER'S ASSOCIATION.
- ELEVATIONS ARE BASED ON NAVD 83.
- CONTOUR INTERVALS SHOWN ARE AT ONE FOOT. TOPOGRAPHY IS AS COORDINATED BY THE ENGINEER.
- PROPOSED PROJECT IS HIGH-DENSITY WITH MORE THAN 24% COVER.
- THESE TRACTS AND THEIR PROPOSED IMPERVIOUS COVER ARE INCLUDED IN STATE STORMWATER PERMIT SW7070514 (2.28.2008) AND CITY OF NEW BERN STORMWATER PERMIT NO. 81-S (6.10.2008). THESE ARE NO-DISCHARGE PERMITS WITH DIRECTOR EXEMPTIONS. ALLOWABLE IMPERVIOUS COVER FOR THESE RESIDENTIAL TRACTS WAS REPORTED AS 60,000 SF ±. PROPOSED TOTAL IMPERVIOUS COVER FOR THIS DEVELOPMENT IS APPROXIMATELY 312,000 SF (212,000 SF UNITS, 91,000 ROADS, 9,000 SF SIDEWALKS). NO FURTHER STORMWATER PERMITTING OR MODIFICATIONS IS REQUIRED.
- PORTIONS OF THIS PROJECT SCHEME WITHIN ZONE "X" AND ZONE "AE" AS PER FLOOD INSURANCE RATE MAPS 3720556100K AND 3720557100K DATED JUNE 19, 2020 AS ESTABLISHED BY FEMA. THIS REPORT IN NO WAY SUPERCEDES THE ABOVE MENTIONED FIRM.
- BASE FLOOD ELEVATION DOWNSTREAM OF THIS SITE VARIES BETWEEN 10.0 & 9.0 FEET. NAV 1988. ANY BUILDING AND LOCATIONS THAT FALL WITHIN ZONE A ARE PLANNED TO BE GRADED UP AND A LETTER OF MAP AMENDMENT (L.O.M.A.) OBTAINED SUCH THAT BUILDABLE AREAS ARE NOT WITHIN THE 100-YR FLOODPLAIN.
- THIS PROJECT IS NOT IN AN AREA OF ENVIRONMENTAL CONCERN.
- THIS SITE IS IN THE NEUSE RIVER BASIN.
- RECEIVING STREAM FOR THIS PROJECT IS BACHELOR CREEK (27-98) (C/SW/NSW).
- DRAINAGE AND UTILITY EASEMENTS ARE AS FOLLOWS:
 - 10 FOOT EASEMENTS ALONG RIGHTS-OF-WAY.
 - 10 FOOT EASEMENTS CENTERED ALONG ALL SIDE LOT LINES.
 - 5 FOOT EASEMENTS ALONG ALL REAR LOT LINES.
 - OTHER EASEMENTS AS SHOWN.
- TYPICAL MINIMUM BUILDING SETBACKS ARE AS FOLLOWS:
 - 20 FOOT FRONT SETBACKS (20' SIDE STREET SETBACKS).
 - 5 FOOT SIDE SETBACKS.
 - 5 FOOT REAR SETBACKS.
 - OTHER SETBACKS AS SHOWN/NOTED.
- ALL ROADWAY WIDTHS TO BE 61' RIGHT OF WAYS & 35' BACK OF CURB TO BACK OF CURB, UNLESS OTHERWISE NOTED.
- ALL PROPOSED SIDEWALKS TO BE 5' CONCRETE WALKS, UNLESS OTHERWISE NOTED.
- H/C RAMPS AT ALL INTERSECTIONS WHERE CONCRETE SIDEWALKS ARE PLANNED TO CROSS.
- PLOT PLANS FOR ANY GIVEN LOT ARE REQUIRED BY THE CITY OF NEW BERN.
- THE TOTAL NUMBER OF LOTS IN PHASE SEVENTEEN IS 24. THE TOTAL NUMBER OF LOTS IN PHASE EIGHTEEN IS 22.
- THE AVERAGE LOT SIZE IN PHASE SEVENTEEN IS 10,207 SF. THE AVERAGE LOT SIZE IN PHASE EIGHTEEN IS 11,052 SF.
- THE MINIMUM LOT SIZE IN PHASE SEVENTEEN IS 8,963 SF (LOT #1067). THE MINIMUM LOT SIZE IN PHASE EIGHTEEN IS 8,488 SF (LOT #1029).
- THE TOTAL LENGTH OF STREETS IN PHASE SEVENTEEN IS 1,055 LF ±. THE TOTAL LENGTH OF STREETS IN PHASE EIGHTEEN IS 1,232 LF ±.
- SITE TABULATION - PHASE SEVENTEEN:

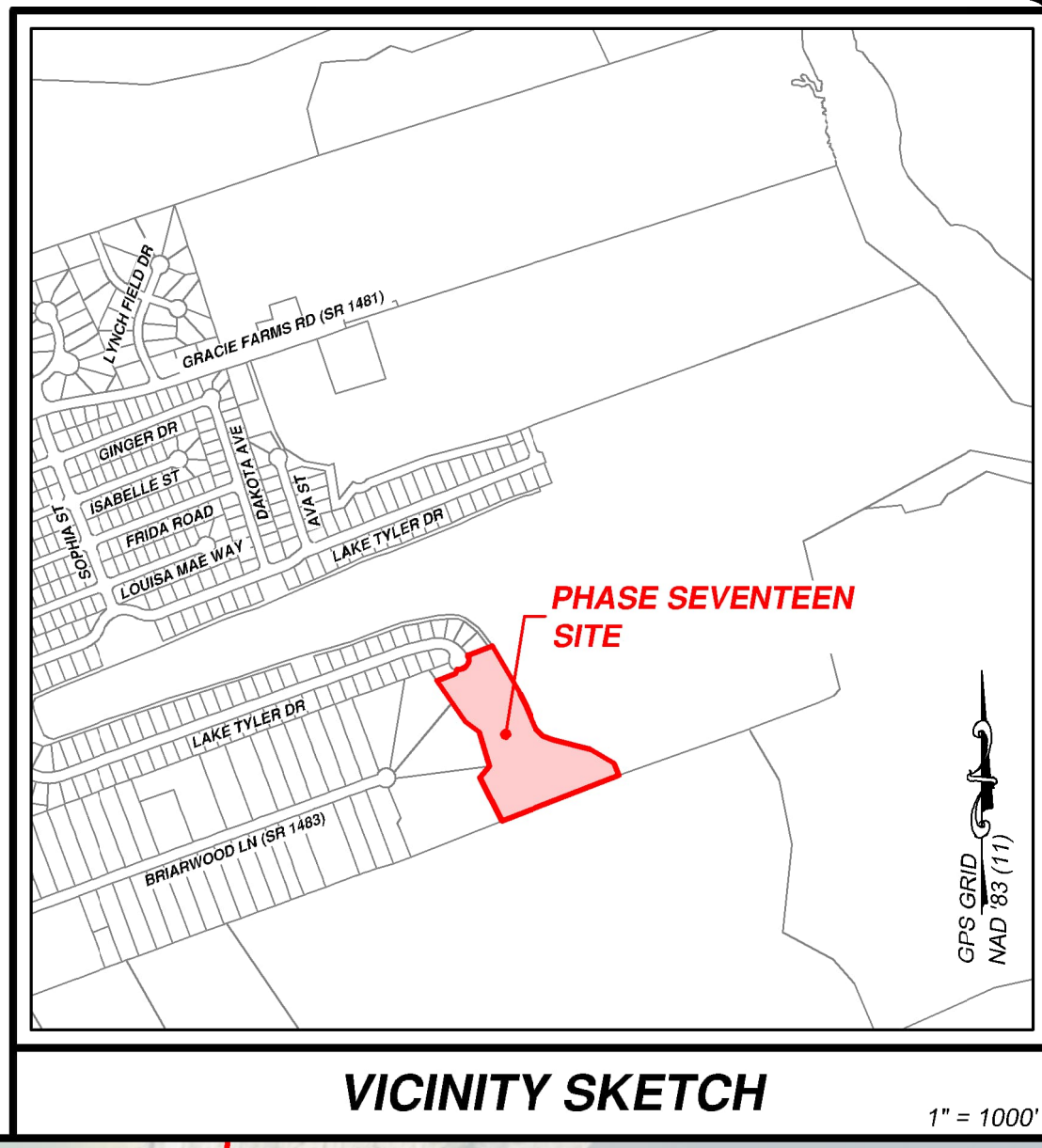
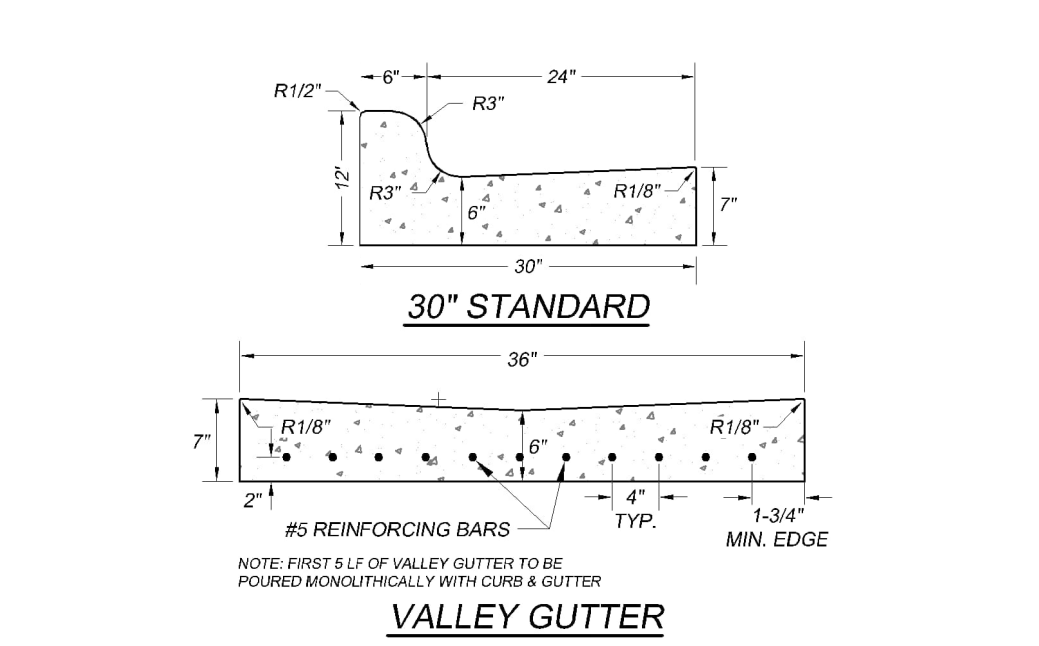
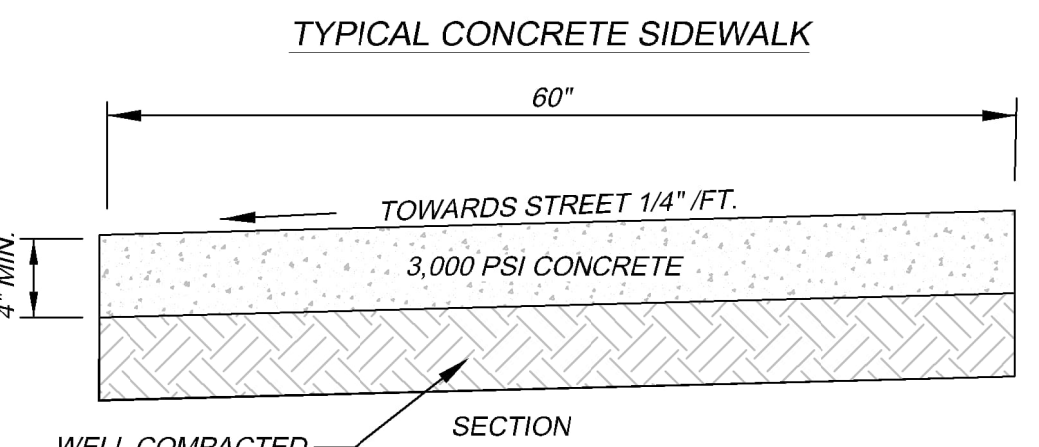
LOTS:	567 ACRES
OPEN SPACES/Common Areas:	1.59 ACRES
PUBLIC RIGHTS OF WAY:	1.65 ACRES
TO BE DEDICATED TO CITY OF NEW BERN:	0.01 ACRES
TOTAL:	8.92 ACRES
- SITE TABULATION - PHASE EIGHTEEN:

LOTS:	738 ACRES
OPEN SPACES/Common Areas:	1.25 ACRES
PUBLIC RIGHTS OF WAY:	1.79 ACRES
TOTAL:	10.42 ACRES
- ALL DISTANCES ARE HORIZONTAL GROUND MEASUREMENTS. NO GRID FACTORS APPLIED.
- ALL CORNERS ARE TO BE MARKED WITH IRON PIPES, UNLESS OTHERWISE NOTED.
- COMMON AREAS & OPEN SPACES SHALL BE MAINTAINED BY THE DEVELOPER UNTIL SUCH TIME AS THEY ARE DEEDED TO THE PROPERTY OWNER'S ASSOCIATION.
- PROPOSED EASEMENTS OUTSIDE OF THE PUBLIC RIGHT OF WAY SHALL BE MAINTAINED BY THE COMMUNITY PROPERTY OWNER'S ASSOCIATION.
- ALL STREETS TO BE PUBLIC (CITY OF NEW BERN). RIGHTS OF WAY TO BE MAINTAINED BY THE DEVELOPER UNTIL SUCH TIME AS MAINTENANCE RESPONSIBILITIES ARE ACCEPTED BY THE CITY OF NEW BERN.
- PROPOSED WATER SERVICE OWNER IS THE CITY OF NEW BERN.
- PROPOSED SEWER SERVICE OWNER IS THE CITY OF NEW BERN.
- REFUSE SERVICE TO BE PROVIDED BY THE CITY OF NEW BERN (INDIVIDUAL CONTAINERS).
- PROPOSED WATER AND SEWER SERVICE LOCATIONS ARE AS SHOWN.
- WATER MAIN SIZES AS SHOWN ARE PRELIMINARY AND ARE SUBJECT TO CHANGE, BASED ON WATER HYDRAULIC MODELING AND CORRESPONDENCE WITH THE CITY OF NEW BERN ENGINEERING DEPARTMENT.
- ELECTRICAL TO BE DESIGNED AND PROVIDED BY THE CITY OF NEW BERN.
- ALL PROPOSED ELECTRICAL, CABLE, TELEPHONE, AND OTHER COMMUNICATION WIRING SHALL BE INSTALLED UNDERGROUND.
- DESIGN OF ELECTRICAL, CABLE, TELEPHONE, GAS, ETC. UTILITIES SHALL BE BY OTHERS. ALL UTILITIES TO BE LOCATED UNDERGROUND.
- PROPOSED STORM DRAINAGE SHALL BE REINFORCED CONCRETE PIPES UNDER ALL ROADWAYS AND CITY OF NEW BERN APPROVED ADS #1 (HIGH-PERFORMANCE POLYPROPYLENE) WHERE NOT UNDER ROADWAYS.
- ALL REQUIRED IMPROVEMENTS SHALL CONFORM TO THE CITY OF NEW BERN DESIGN MANUAL.
- STATE SEDIMENTATION AND EROSION CONTROL PERMIT IS REQUIRED AND TO BE APPLIED FOR WHEN THE GENERAL PLAN IS APPROVED BY THE CITY OF NEW BERN.
- PUBLIC WATER SUPPLY (PWS) PERMIT IS REQUIRED.
- SEWER EXTENSION PERMIT IS REQUIRED.
- STREET SIGNS ARE TO BE ADDED TO THE STREETS UPON SITE WORK COMPLETION.
- TREES ALONG STREETS SHALL COMPLY WITH SECTION 15-300 (3' ON CENTER, MAX.) OF THE CITY OF NEW BERN LAND USE ORDINANCE. SUGGESTED TREE TYPE: PIN OAK, SAWTOOTH OAK, WHITE OAK, & SHUMARD OAK MIX.
- UPON APPROVAL OF THE GENERAL PLAN, SUBMISSION OF CONSTRUCTION DRAWINGS AND PERMIT APPLICATIONS WILL BE SUBMITTED TO THE APPROPRIATE AGENCIES FOR REVIEW AND APPROVAL.
- PROPOSED GRADING AND TOPOGRAPHY TO BE SHOWN ON FULL CONSTRUCTION PLAN AND PROFILE DRAWINGS.
- THIS PROJECT DOES NOT PROPOSE ANY ON-STREET PARKING.



MATERIALS		DIMENSIONS	
NO.	DESCRIPTION	DEPTH	WIDTH
1	3/8" ASPHALT SURFACE COURSE	2"	31"
2	CROSSED JOINT REINFORCING BASE COURSE	TYP.	31"
3	ALTERNATE TRANSVERSE REINFORCING	---	---
4	SELECT RACFILL (AS NEEDED)	TYP.	30"
5	RIGHT OF WAY (TOTAL)	---	61"

- NOTES:**
- PAVEMENT WIDTHS, RIGHT OF WAYS, ROADWAY DIMENSIONS, AND PAVEMENT DESIGNS SHALL BE AS SHOWN HEREIN UNLESS OTHERWISE SPECIFIED. WHERE DISCREPANCIES OCCUR, IF ANY, CONTACT THE ENGINEER FOR CLARIFICATION.
 - SEE CURB AND GUTTER DETAIL FOR CURB DIMENSIONS AND TYPE. CURB AS SHOWN HEREIN IS AS TYPICAL. SIDEWALK SHALL BE LOCATED ON ONE SIDE ONLY. REFER TO THE PLAN FOR SIDEWALK LOCATIONS. SIDEWALK IS SHOWN HERE FOR REPRESENTATION ONLY.
 - ALL SUBGRADE SHALL BE FIELD COMPACTED, PROOFROLLED, AND/OR TESTED FOR DENSITY AS PROVIDED IN THE SPECIFICATIONS PRIOR TO PLACEMENT OF ANY PAVEMENT SECTION. MATERIALS FOR CURB AND GUTTER. TYPICAL SIDEWALK WIDTH IS 5' UNLESS OTHERWISE SPECIFIED.



ADJACENT PROPERTY OWNER TABULATION (#)

TAG # (LOT #)	PARCEL ID	OWNER (NOW OR FORMERLY)	ADDRESS	DB	PG	PC	SLIDE	ZONING
707	8-223-3707	STARS & STRIPES 4F, LLC	270 LAKE TYLER DRIVE	3470	210	H	126-C	R-10A
708	8-223-3708	STARS & STRIPES 4F, LLC	272 LAKE TYLER DRIVE	3470	210	H	126-C	R-10A
709	8-223-3709	STARS & STRIPES 4F, LLC	274 LAKE TYLER DRIVE	3470	210	H	126-C	R-10A
710	8-223-3710	DAVID WAYNE & GAIL SUE MURKINER	276 LAKE TYLER DRIVE	2769	224	H	126-C	R-10A
711	8-223-3711	DAVID WAYNE & GAIL SUE MURKINER	278 LAKE TYLER DRIVE	3175	616	H	126-C	R-10A
712	8-223-3712	STARS & STRIPES 4F, LLC	271 LAKE TYLER DRIVE	3470	210	H	126-C	R-10A
713	8-223-3713	STARS & STRIPES 4F, LLC	269 LAKE TYLER DRIVE	3470	210	H	126-C	R-10A
714	8-223-3714	STARS & STRIPES 4F, LLC	267 LAKE TYLER DRIVE	3470	210	H	126-C	R-10A
715	8-223-3715	STARS & STRIPES 4F, LLC	265 LAKE TYLER DRIVE	3470	210	H	126-C	R-10A
716	8-223-3716	STARS & STRIPES 4F, LLC	263 LAKE TYLER DRIVE	3470	210	H	126-C	R-10A
717	8-223-3717	STEVEN FELICIANO	736 LAKE TYLER DRIVE	3756	368	I	201-D	R-10A
718	8-223-3718	SCOTT DAVID & DAME LOUISE ROSS	732 LAKE TYLER DRIVE	3757	401	I	201-D	R-10A
719	8-223-3719	RALPH HAZEN, JR.	734 LAKE TYLER DRIVE	3764	2160	I	201-D	R-10A
720	8-223-3720	SHANNON MURPHY	738 LAKE TYLER DRIVE	3764	551	I	201-D	R-10A
721	8-223-3721	ASHLEY FLORA	733 LAKE TYLER DRIVE	3762	777	I	201-D	R-10A
722	8-223-3722	JAMES ALTIM	731 LAKE TYLER DRIVE	3763	784	I	201-D	R-10A
1026	8-223-371026	JAMES MORRIS	736 LAKE TYLER DRIVE	3761	264	I	201-D	R-10A

STARS & STRIPES 4F, LLC
 FUTURE DEVELOPMENT
 DB 3470, PG 210
 PC H, SL 126-C
 ZONED R-10A



811
 Know what's below.
 Call before you dig.
 GRAPHIC SCALE
 60 30 0 60
 NOTE: THIS SCALE APPLIES FOR SHEETS PRINTED 24" X 36" ONLY.

LEGEND

	Property Boundaries		Proposed 2", 6", and 8" Water Lines		Proposed Curb & Gutter
	Lot Lines & Corner Nodes		Proposed Water Valve & Box		Proposed Storm Pipe Location
	Centerlines		Proposed Reducer		Proposed Catch Basin or Area Drain
	Setback Lines		Proposed End of Line Blowoff		Proposed Ditch or Swale
	Easement Lines		Proposed Fire Hydrant Assembly		Proposed Lot Addresses
	Flood Hazard Lines (100-yr)		Proposed Water Service		Proposed Wheelchair Ramp
	Existing Ground Topography		Proposed Sewer Manhole		Proposed Approximate Cleared Woodline
			Proposed Gravity Sanitary Sewer Main		
			Proposed Sewer Service		

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PROJECT REVISIONS

NO.	DESCRIPTION	BY	DATE
1	CITY OF NEW BERN DRC	JGT	07.25.24

OWNER / DEVELOPER
 STARS & STRIPES 4F, LLC
 1031 MARIETTA STREET NW, SUITE A
 ATLANTA, GA 30318

CONSULTING ENGINEER / SURVEYOR
 THOMAS ENGINEERING, P.A.
 PO BOX 1309 - 1316-B COMMERCE DRIVE
 NEW BERN, NORTH CAROLINA 28563
 OFFICE: 252.637.2727 FAX: 252.636.2448

PRELIMINARY DRAWINGS
 Released for permits only,
 not released for construction.

THOMAS ENGINEERING, P.A.
 SEAL C-438
 1983

GENERAL PLAN
 TYLER - HOME ON THE LAKE
 PHASE SEVENTEEN

"A PLANNED UNIT DEVELOPMENT"

NEW BERN - CRAVEN COUNTY - NORTH CAROLINA

SCALE: 1" = 60' DATE: 06.25.24

PROJECT #: 2006-006 SHEET: 01 of 04

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

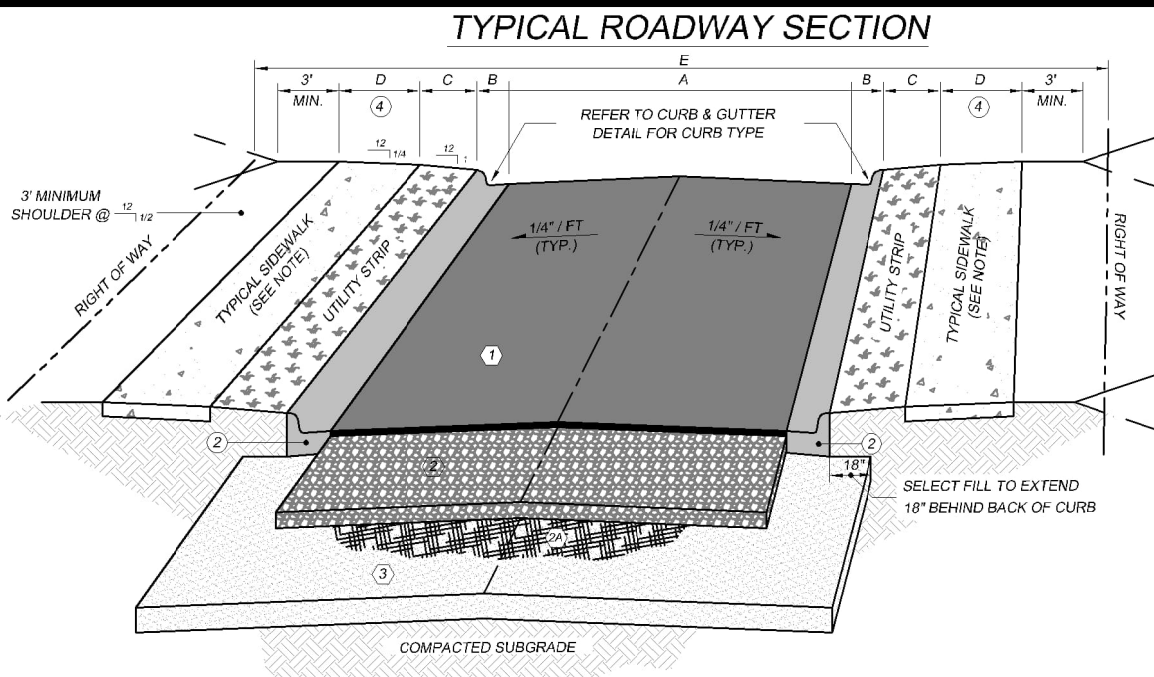
P. O. Box 1309, New Bern, NC 28563
 www.ThomasEngineeringPA.com
 Office: 252.637.2727 Fax: 252.636.2448

GENERAL NOTES AND SITE DATA

- PROPERTY IS A PORTION OF "TRACT ONE", AS RECORDED IN DEED BOOK 3470, PAGE 210 OF THE CRAVEN COUNTY REGISTRY.
- DEED REFERENCES: DB 3470, PG 210.
- MAP REFERENCES: DC H, SL 126-C.
- PARCEL IDS# 8-223-11000 & 8-223-13001.
- PROPERTY ZONING IS R-10A.
- THIS SUBDIVISION IS IN A ZONE CONTROLLED BY ZONING REGULATIONS.
- OVERALL PROJECT SITE IS NOT ADDRESSED. INDIVIDUAL LOT PROPOSED ADDRESSES AS ASSIGNED BY THE CITY OF NEW BERN ARE AS SHOWN.
- MAIL KIOSK LOCATION FOR THESE PROPERTIES SHALL BE AT THE COMMUNITY POOL FACILITY.
- TOTAL PROJECT ACREAGE IN TYLER - HOME ON THE LAKE PHASES SEVENTEEN AND EIGHTEEN IS 19.32 AC.
- PHASES SEVENTEEN & EIGHTEEN CONTAIN NO KNOWN JURISDICTIONAL WETLANDS.
- PHASES SEVENTEEN & EIGHTEEN CONTAIN NO BLUE LINE STREAMS AND/OR ASSOCIATED NEUSE RIVER RIPARIAN BUFFERS.
- THE EXISTING SITES ARE GENERALLY OPEN, PREVIOUSLY CLEARED UNDEVELOPED LAKEFRONT TRACTS.
- AERIAL IMAGES PROVIDED ARE FOR ILLUSTRATIVE AND CONCEPTUAL PURPOSES ONLY AND MAY OR MAY NOT ACCURATELY REFLECT CURRENT FIELD CONDITIONS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR FIELD VERIFICATION OF EXISTING BENCHMARK(S) PRIOR TO ANY CONSTRUCTION AND SHALL REPORT ANY DISCREPANCIES IMMEDIATELY TO THE ENGINEER.
- SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
- ALL COMMON AREAS AS SHOWN ARE TO BE DEDICATED TO THE PROPERTY OWNER'S ASSOCIATION.
- ELEVATIONS ARE BASED ON NAVD 88.
- CONTOUR INTERVALS SHOWN ARE AT ONE FOOT. TOPOGRAPHY IS AS COORDINATED BY THE ENGINEER.
- PROPOSED PROJECT IS HIGH-DENSITY WITH MORE THAN 24% COVER.
- THESE TRACTS AND THEIR PROPOSED IMPERVIOUS COVER ARE INCLUDED IN STATE STORMWATER PERMIT SW7070514 (2.28.2008) AND CITY OF NEW BERN STORMWATER PERMIT NO. 81-S (6.10.2008). THESE ARE NO-DISCHARGE PERMITS WITH DIRECTOR EXEMPTIONS. ALLOWABLE IMPERVIOUS COVER FOR THESE RESIDENTIAL TRACTS WAS REPORTED AS 850,000 SF ±. PROPOSED TOTAL IMPERVIOUS COVER FOR THIS DEVELOPMENT IS APPROXIMATELY 312,000 SF (212,000 SF UNITS, 91,000 ROADS, 9,000 SF SIDEWALKS). NO FURTHER STORMWATER PERMITTING OR MODIFICATIONS IS REQUIRED.
- PORTIONS OF THIS PROJECT SOLELY WITHIN ZONE "X" AND ZONE "AE" AS PER FLOOD INSURANCE RATE MAPS 372056100K AND 372057100K DATED JUNE 19, 2020 AS ESTABLISHED BY FEMA. THIS REPORT IN NO WAY SUPERCEDES THE ABOVE MENTIONED FIRM.
- BASE FLOOD ELEVATION DOWNSTREAM OF THIS SITE VARIES BETWEEN 10.0 & 9.0 FEET. NAV 1988. ANY BUILDING AND LOCATIONS THAT FALL WITHIN ZONE "A" ARE PLANNED TO BE GRADED UP AND A LETTER OF MAP AMENDMENT (L.O.M.A.) OBTAINED SUCH THAT BUILDABLE AREAS ARE NOT WITHIN THE 100-YR FLOODPLAIN.
- THIS PROJECT IS NOT IN AN AREA OF ENVIRONMENTAL CONCERN.
- THIS SITE IS IN THE NEUSE RIVER BASIN.
- RECEIVING STREAM FOR THIS PROJECT IS BACHELOR CREEK (27-98) (C/SW/NSW).
- DRAINAGE AND UTILITY EASEMENTS ARE AS FOLLOWS:
 - 10 FOOT EASEMENTS ALONG RIGHTS-OF-WAY.
 - 10 FOOT EASEMENTS CENTERED ALONG ALL SIDE LOT LINES.
 - 5 FOOT EASEMENTS ALONG ALL REAR LOT LINES.
 - OTHER EASEMENTS AS SHOWN.
- TYPICAL MINIMUM BUILDING SETBACKS ARE AS FOLLOWS:
 - 20 FOOT FRONT SETBACKS (20' SIDE STREET SETBACKS).
 - 5 FOOT SIDE SETBACKS.
 - 5 FOOT REAR SETBACKS.
 - OTHER SETBACKS AS SHOWN/NOTED.
- ALL ROADWAY WIDTHS TO BE 61' RIGHT OF WAYS & 35' BACK OF CURB TO BACK OF CURB, UNLESS OTHERWISE NOTED.
- ALL PROPOSED SIDEWALKS TO BE 6" CONCRETE WALKS, UNLESS OTHERWISE NOTED.
- H/C RAMPS AT ALL INTERSECTIONS WHERE CONCRETE SIDEWALKS ARE PLANNED TO CROSS.
- PLOT PLANS FOR ANY GIVEN LOT ARE REQUIRED BY THE CITY OF NEW BERN.
- THE TOTAL NUMBER OF LOTS IN PHASE SEVENTEEN IS 24. THE TOTAL NUMBER OF LOTS IN PHASE EIGHTEEN IS 22.
- THE AVERAGE LOT SIZE IN PHASE SEVENTEEN IS 10,207 SF. THE AVERAGE LOT SIZE IN PHASE EIGHTEEN IS 11,082 SF.
- THE MINIMUM LOT SIZE IN PHASE SEVENTEEN IS 8,963 SF (LOT #1067). THE MINIMUM LOT SIZE IN PHASE EIGHTEEN IS 8,488 SF (LOT #1029).
- THE TOTAL LENGTH OF STREETS IN PHASE SEVENTEEN IS 1,055 LF ±. THE TOTAL LENGTH OF STREETS IN PHASE EIGHTEEN IS 1,232 LF ±.
- SITE TABULATION - PHASE SEVENTEEN:

LOTS:	567 ACRES
OPEN SPACES/Common Areas:	1.59 ACRES
PUBLIC RIGHTS OF WAY:	1.85 ACRES
TO BE DEDICATED TO CITY OF NEW BERN:	0.01 ACRES
TOTAL:	8.92 ACRES
- SITE TABULATION - PHASE EIGHTEEN:

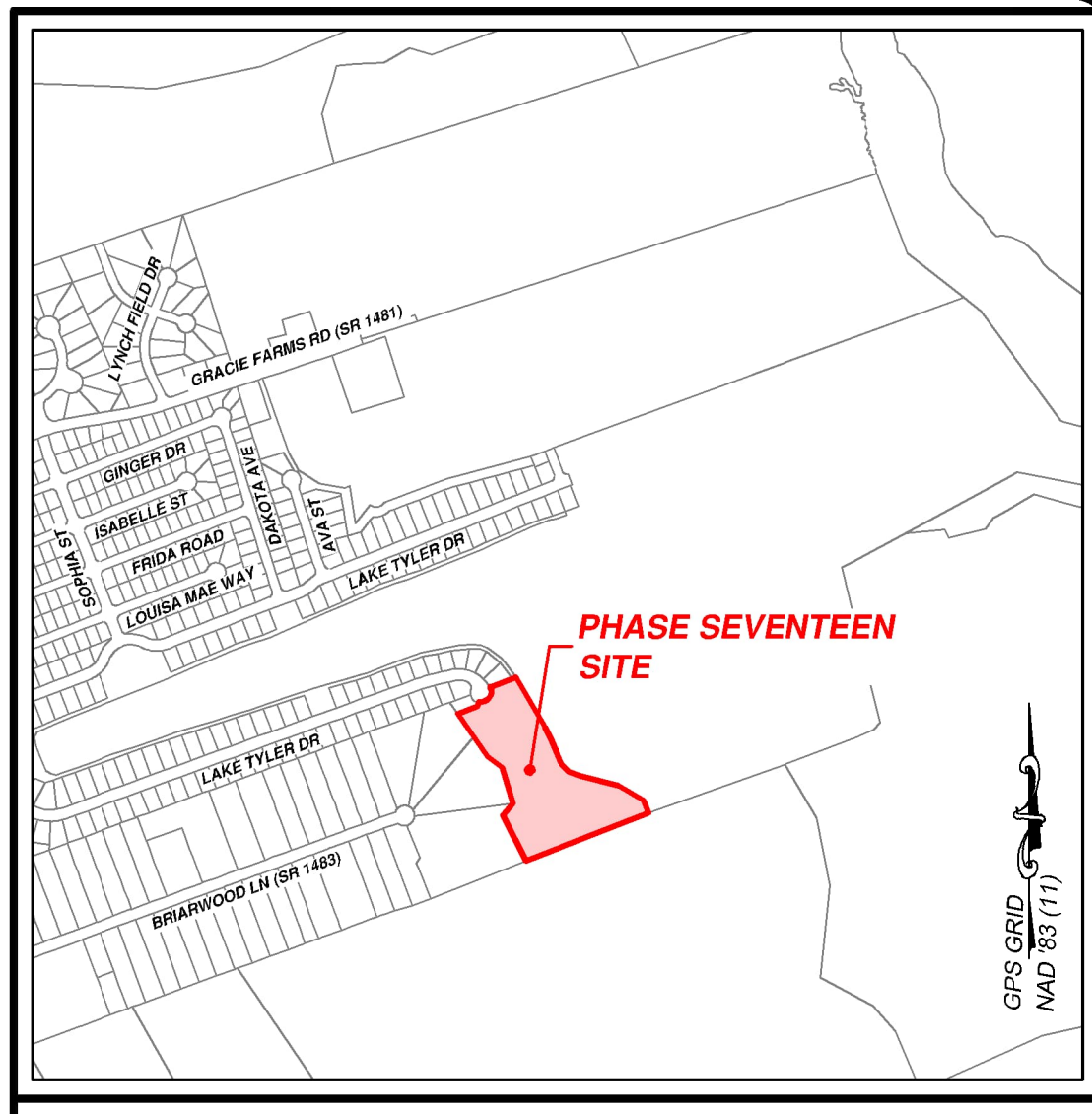
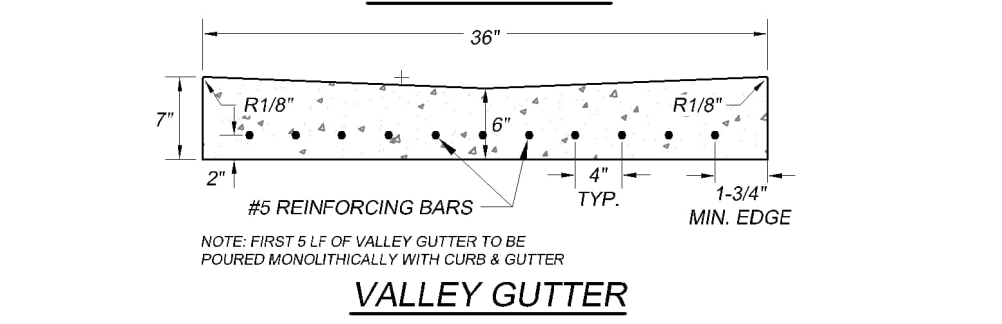
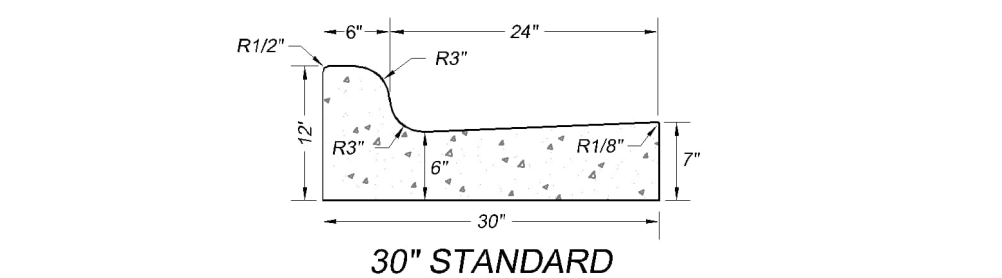
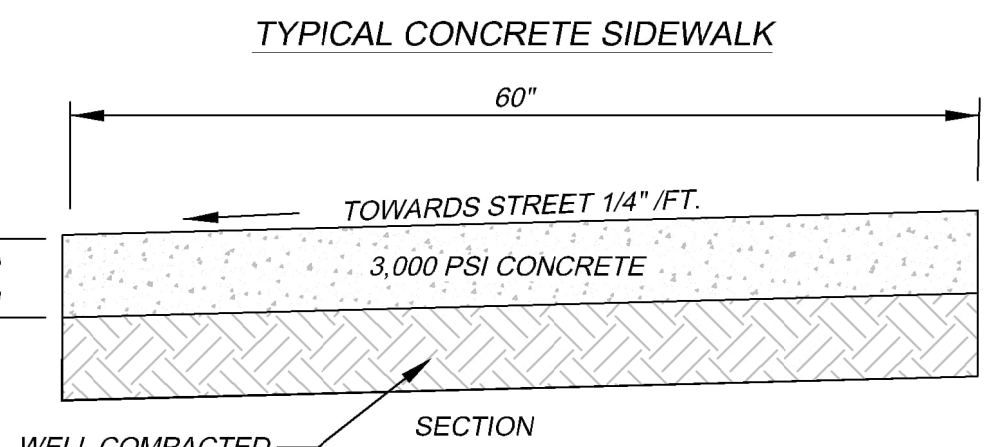
LOTS:	738 ACRES
OPEN SPACES/Common Areas:	1.25 ACRES
PUBLIC RIGHTS OF WAY:	1.79 ACRES
TOTAL:	10.42 ACRES
- ALL DISTANCES ARE HORIZONTAL GROUND MEASUREMENTS. NO GRID FACTORS APPLIED.
- ALL CORNERS ARE TO BE MARKED WITH IRON PIPES, UNLESS OTHERWISE NOTED.
- COMMON AREAS & OPEN SPACES SHALL BE MAINTAINED BY THE DEVELOPER UNTIL SUCH TIME AS THEY ARE DEEDED TO THE PROPERTY OWNER'S ASSOCIATION.
- PROPOSED EASEMENTS OUTSIDE OF THE PUBLIC RIGHT OF WAY SHALL BE MAINTAINED BY THE COMMUNITY PROPERTY OWNER'S ASSOCIATION.
- ALL STREETS TO BE PUBLIC (CITY OF NEW BERN). RIGHTS OF WAY TO BE MAINTAINED BY THE DEVELOPER UNTIL SUCH TIME AS MAINTENANCE RESPONSIBILITIES ARE ACCEPTED BY THE CITY OF NEW BERN.
- PROPOSED WATER SERVICE OWNER IS THE CITY OF NEW BERN.
- PROPOSED SEWER SERVICE OWNER IS THE CITY OF NEW BERN.
- REFUSE SERVICE TO BE PROVIDED BY THE CITY OF NEW BERN (INDIVIDUAL CONTAINERS).
- PROPOSED WATER AND SEWER SERVICE LOCATIONS ARE AS SHOWN.
- WATER MAIN SIZES AS SHOWN ARE PRELIMINARY AND ARE SUBJECT TO CHANGE, BASED ON WATER HYDRAULIC MODELING AND CORRESPONDENCE WITH THE CITY OF NEW BERN ENGINEERING DEPARTMENT.
- ELECTRICAL TO BE DESIGNED AND PROVIDED BY THE CITY OF NEW BERN.
- ALL PROPOSED ELECTRICAL, CABLE, TELEPHONE, AND OTHER COMMUNICATION WIRING SHALL BE INSTALLED UNDERGROUND.
- DESIGN OF ELECTRICAL, CABLE, TELEPHONE, GAS, ETC. UTILITIES SHALL BE BY OTHERS. ALL UTILITIES TO BE LOCATED UNDERGROUND.
- PROPOSED STORM DRAINAGE SHALL BE REINFORCED CONCRETE PIPES UNDER ALL ROADWAYS AND CITY OF NEW BERN APPROVED ADS #1 (HIGH-PERFORMANCE POLYPROPYLENE) WHERE NOT UNDER ROADWAYS.
- ALL REQUIRED IMPROVEMENTS SHALL CONFORM TO THE CITY OF NEW BERN DESIGN MANUAL.
- STATE SEDIMENTATION AND EROSION CONTROL PERMIT IS REQUIRED AND TO BE APPLIED FOR WHEN THE GENERAL PLAN IS APPROVED BY THE CITY OF NEW BERN.
- PUBLIC WATER SUPPLY (PWS) PERMIT IS REQUIRED.
- SEWER EXTENSION PERMIT IS REQUIRED.
- STREET SIGNS ARE TO BE ADDED TO THE STREETS UPON SITE WORK COMPLETION.
- TREES ALONG STREETS SHALL COMPLY WITH SECTION 15-302 (3) (ON CENTER, MAX.) OF THE CITY OF NEW BERN LAND USE ORDINANCE. SUGGESTED TREE TYPE: PIN OAK, SAWTOOTH OAK, WHITE OAK, & SHUMARD OAK MIX.
- UPON APPROVAL OF THE GENERAL PLAN, SUBMISSION OF CONSTRUCTION DRAWINGS AND PERMIT APPLICATIONS WILL BE SUBMITTED TO THE APPROPRIATE AGENCIES FOR REVIEW AND APPROVAL.
- PROPOSED GRADING AND TOPOGRAPHY TO BE SHOWN ON FULL CONSTRUCTION PLAN AND PROFILE DRAWINGS.
- THIS PROJECT DOES NOT PROPOSE ANY ON-STREET PARKING.



LABEL	DESCRIPTION	MATERIALS	DEPTH	WIDTH
1	3" ASPHALT SURFACE COURSE	ASPHALT	2"	31'
2	CROSSED JOINTS/JOINT BASE COURSE	TREPP	3"	31'
3	ALTERNATE TRANSVERSE CURB	CONCRETE	4"	31'
4	UTILITY STRIP	CONCRETE	2"	31'
5	SIDEWALK	CONCRETE	6"	31'
6	RIGHT OF WAY (TOTAL)			61'

LABEL	DESCRIPTION	DIMENSIONS	WIDTH
A	FACE OF CURB TO FACE OF CURB		31"
B	CURB AND GUTTER		30"
C	UTILITY STRIP		2"
D	SIDEWALK		5"
E	RIGHT OF WAY (TOTAL)		61"

- NOTES:**
- PAVEMENT WIDTHS, RIGHT OF WAYS, ROADWAY DIMENSIONS, AND PAVEMENT DESIGNS SHALL BE AS SHOWN HEREIN UNLESS OTHERWISE SPECIFIED. WHERE DISCREPANCIES OCCUR, IF ANY, CONTACT THE ENGINEER FOR CLARIFICATION.
 - SEE CURB AND GUTTER DETAIL FOR CURB DIMENSIONS AND TYPE. CURB AS SHOWN HEREIN IS AS TYPICAL. SIDEWALK SHALL BE LOCATED ON ONE SIDE ONLY. REFER TO THE PLAN FOR SIDEWALK LOCATIONS. SIDEWALK IS SHOWN HERE FOR REPRESENTATION ONLY.
 - ALL SUBGRADE SHALL BE FIELD COMPACTED, PROOFROLLED, AND/OR TESTED FOR DENSITY AS PROVIDED IN THE SPECIFICATIONS PRIOR TO PLACEMENT OF ANY PAVEMENT SECTION WITH CURB AND GUTTER.
 - TYPICAL SIDEWALK WIDTH IS 5' UNLESS OTHERWISE SPECIFIED.



TAG # (LOT #)	PARCEL ID	OWNER (NOW OR FORMERLY)	ADDRESS	DB	PG	PC	SLIDE	ZONING
707	8-223-3707	STARS & STRIPES 4F, LLC	270 LAKE TYLER DRIVE	3470	210	H	126-C	R-10A
708	8-223-3708	STARS & STRIPES 4F, LLC	272 LAKE TYLER DRIVE	3470	210	H	126-C	R-10A
709	8-223-3709	STARS & STRIPES 4F, LLC	274 LAKE TYLER DRIVE	3470	210	H	126-C	R-10A
710	8-223-3710	DAVID WAYNE & GAIL SUE WINKER	275 LAKE TYLER DRIVE	2769	224	H	126-C	R-10A
711	8-223-3711	DAVID WAYNE & GAIL SUE WINKER	273 LAKE TYLER DRIVE	3175	616	H	126-C	R-10A
712	8-223-3712	STARS & STRIPES 4F, LLC	271 LAKE TYLER DRIVE	3470	210	H	126-C	R-10A
713	8-223-3713	STARS & STRIPES 4F, LLC	269 LAKE TYLER DRIVE	3470	210	H	126-C	R-10A
714	8-223-3714	STARS & STRIPES 4F, LLC	267 LAKE TYLER DRIVE	3470	210	H	126-C	R-10A
715	8-223-3715	STARS & STRIPES 4F, LLC	265 LAKE TYLER DRIVE	3470	210	H	126-C	R-10A
716	8-223-3716	STARS & STRIPES 4F, LLC	263 LAKE TYLER DRIVE	3470	210	H	126-C	R-10A
717	8-223-3717	STEVEN FELICIANO	738 LAKE TYLER DRIVE	3756	368	I	201-D	R-10A
718	8-223-3718	SCOTT DAVID & DAME LOUISE ROSS	732 LAKE TYLER DRIVE	3757	401	I	201-D	R-10A
719	8-223-3719	RALPH HAZEN, JR	734 LAKE TYLER DRIVE	3764	2160	I	201-D	R-10A
720	8-223-3720	SHANNON MURPHY	735 LAKE TYLER DRIVE	3764	551	I	201-D	R-10A
721	8-223-3721	ASHLEY FLORA	733 LAKE TYLER DRIVE	3762	777	I	201-D	R-10A
722	8-223-3722	JAMES ALTM	731 LAKE TYLER DRIVE	3753	764	I	201-D	R-10A
1026	8-223-37026	JAMES MORRIS	736 LAKE TYLER DRIVE	3761	264	I	201-D	R-10A

STARS & STRIPES 4F, LLC
FUTURE DEVELOPMENT
8-223-1901
DB 3470, PG 210
PC H, SL 126-C
ZONED R-10A

OPEN SPACE #2010
EXISTING RECREATIONAL LAKE
PC H, SL 126-C

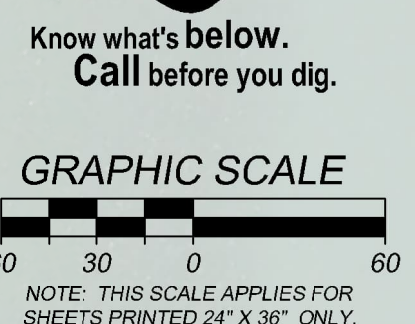
NOW OR FORMERLY CITY OF NEW BERN
8-244-4009
DB 1713, PG 817
PC G, SL 83-D
ZONED R-10

STARS & STRIPES 4F, LLC
PHASE SEVENTEEN ACREAGE = 8.92
DB 3470, PG 210
ZONED R-10A

NOW OR FORMERLY GARY GRADY
8-112-028
DB 3375, PG 162
ZONED R-10A

NOW OR FORMERLY VELDA WHITFIELD
8-112-025
DB 1722, PG 893
ZONED R-10A

NOW OR FORMERLY DALTON & DORIS MURPHY
8-112-027
DB 908, PG 419
ZONED R-10



LEGEND

	Property Boundaries		Proposed 2", 6", and 8" Water Lines		Proposed Curb & Gutter
	Lot Lines & Corner Nodes		Proposed Water Valve & Box		Proposed Storm Pipe Location
	Centerlines		Proposed Reducer		Proposed Catch Basin or Area Drain
	Setback Lines		Proposed End of Line Blowoff		Proposed Ditch or Swale
	Easement Lines		Proposed Fire Hydrant Assembly		Proposed Lot Addresses
	Flood Hazard Lines (100-yr)		Proposed Water Service		Proposed Wheelchair Ramp
	Existing Ground Topography		Proposed Sewer Manhole		Proposed Approximate Cleared Woodline
			Proposed Gravity Sanitary Sewer Main		
			Proposed Sewer Service		

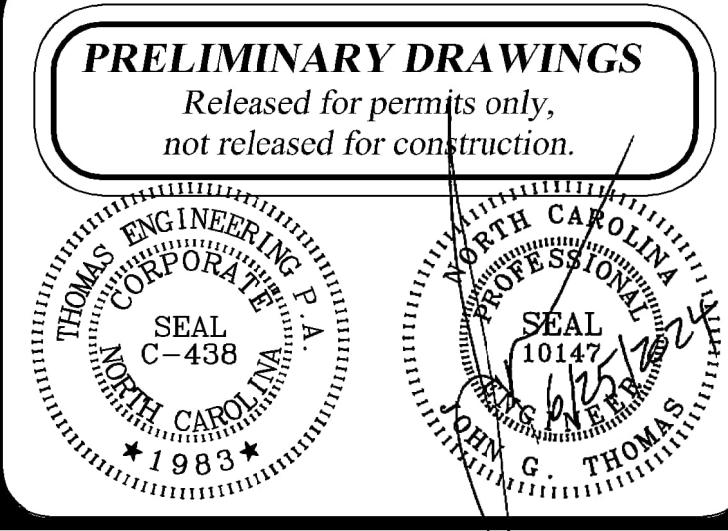
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PROJECT REVISIONS

NO.	DESCRIPTION	BY	DATE
1	CITY OF NEW BERN DRC	JGT	07.25.24

OWNER / DEVELOPER
STARS & STRIPES 4F, LLC
1031 MARIETTA STREET NW, SUITE A
ATLANTA, GA 30318

CONSULTING ENGINEER / SURVEYOR
THOMAS ENGINEERING, P.A.
PO BOX 1309 - 1316-B COMMERCE DRIVE
NEW BERN, NORTH CAROLINA 28563
OFFICE: 252.637.2727 FAX: 252.636.2448



EXISTING SITE
TYLER - HOME ON THE LAKE
PHASE SEVENTEEN

"A PLANNED UNIT DEVELOPMENT"

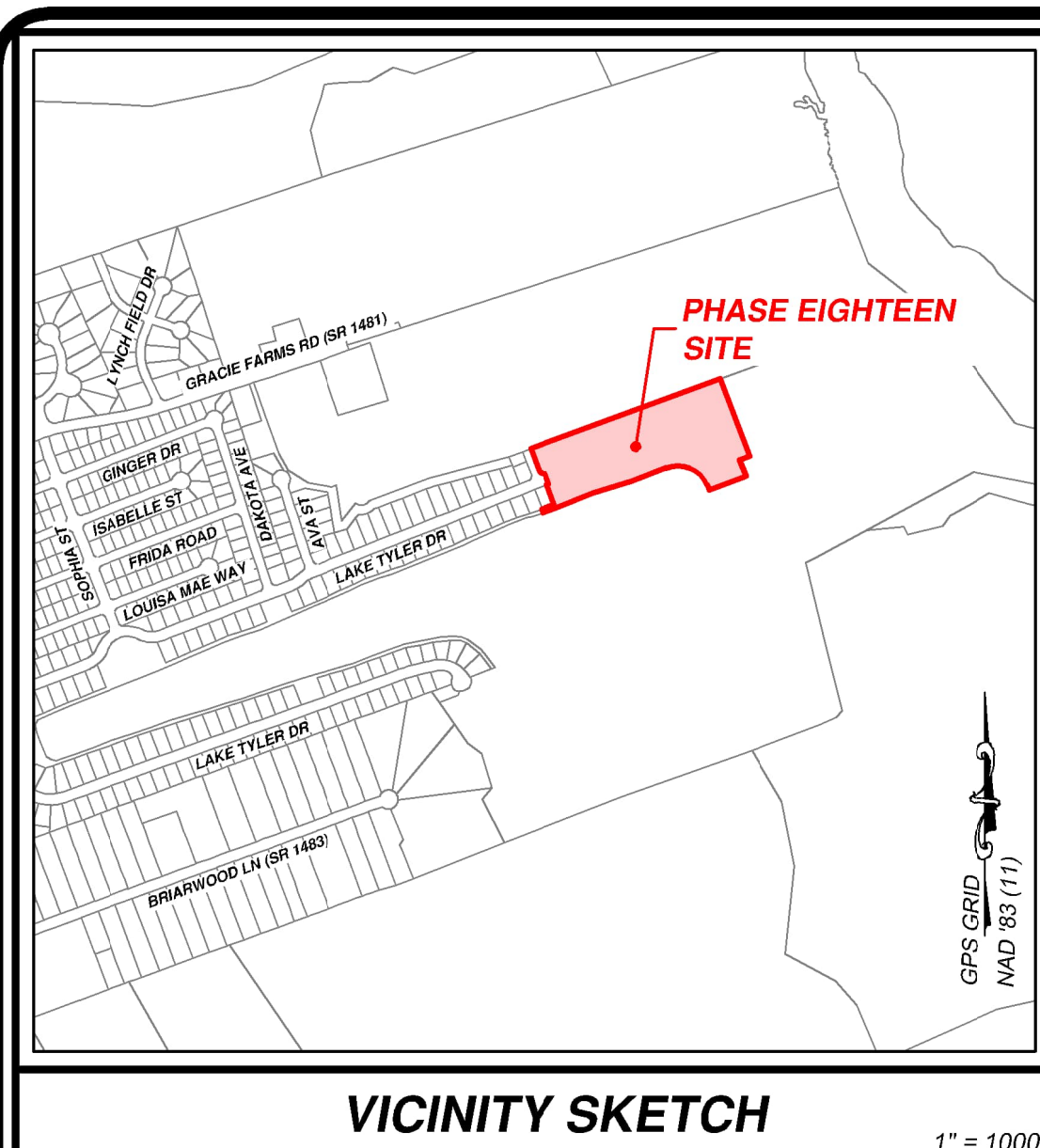
NEW BERN - CRAVEN COUNTY - NORTH CAROLINA

SCALE: 1" = 60' DATE: 06.25.24

PROJECT #: 2006-006 SHEET: 02 of 04

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

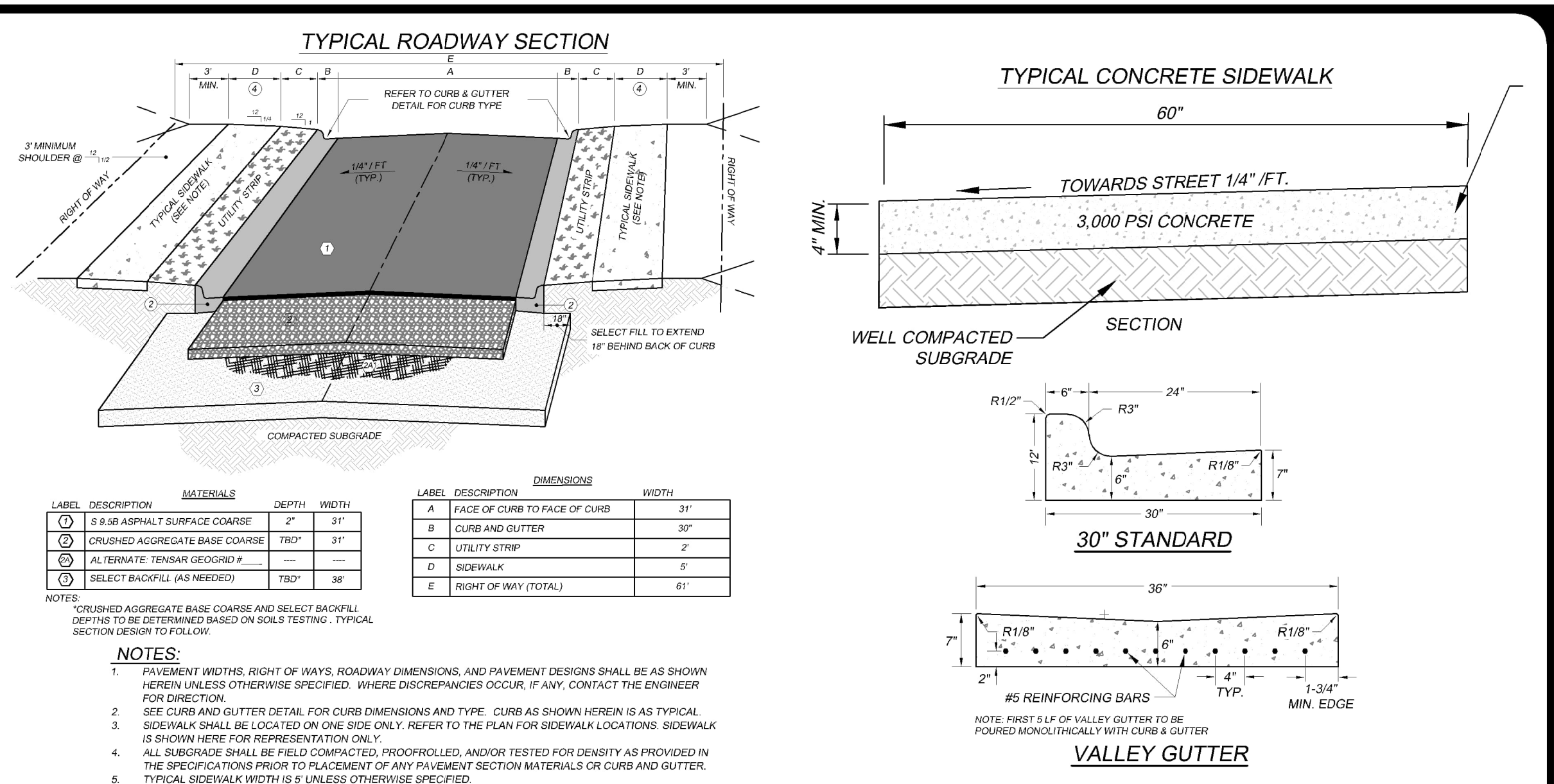
P. O. Box 1309, New Bern, NC 28563
www.ThomasEngineeringPA.com
Office: 252.637.2727 Fax: 252.636.2448



- ### GENERAL NOTES AND SITE DATA
- PROPERTY IS A PORTION OF "TRACT ONE", AS RECORDED IN DEED BOOK 3470, PAGE 210 OF THE CRAVEN COUNTY REGISTRY.
 - DEED REFERENCE: DB 3470, PG 210.
 - MAP REFERENCES: PCL SL 128-C.
 - PARCEL ID# 8-223-1000 & 8-223-1001.
 - PROPERTY ZONING IS R-10A.
 - THIS SUBDIVISION IS IN A ZONE CONTROLLED BY ZONING REGULATIONS.
 - OVERALL PROJECT SITE IS NOT ADDRESSED. INDIVIDUAL LOT PROPOSED ADDRESSES AS ASSIGNED BY THE CITY OF NEW BERN ARE AS SHOWN.
 - MAIL KIOSK LOCATION FOR THESE PROPERTIES SHALL BE AT THE COMMUNITY POOL FACILITY.
 - TOTAL PROJECT ACRES IN TYLER - HOME ON THE LAKE PHASE SEVENTEEN AND EIGHTEEN IS 19.32 AC.
 - PHASES SEVENTEEN & EIGHTEEN CONTAIN NO KNOWN JURISDICTIONAL WETLANDS.
 - PHASES SEVENTEEN & EIGHTEEN CONTAIN NO BLUE-LINE STREAMS AND/OR ASSOCIATED NEUSE RIVER RIPARIAN BUFFERS.
 - THE EXISTING SITES ARE GENERALLY OPEN, PREVIOUSLY CLEARED UNDEVELOPED LAKEFRONT TRACTS.
 - ALL IMAGES PROVIDED ARE FOR ILLUSTRATIVE AND CONCEPTUAL PURPOSES ONLY AND MAY OR MAY NOT ACCURATELY REFLECT CURRENT FIELD CONDITIONS.
 - THE CONTRACTOR SHALL BE RESPONSIBLE FOR FIELD VERIFICATION OF EXISTING BENCHMARK(S) PRIOR TO ANY CONSTRUCTION AND SHALL REPORT ANY DISCREPANCIES IMMEDIATELY TO THE ENGINEER.
 - SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
 - ALL COMMON AREAS AS SHOWN ARE TO BE DEDICATED TO THE PROPERTY OWNER'S ASSOCIATION.
 - ELEVATIONS ARE BASED ON NAVD 83.
 - CONTOUR INTERVALS SHOWN ARE AT ONE FOOT. TOPOGRAPHY IS AS COORDINATED BY THE ENGINEER.
 - PROPOSED PROJECT IS HIGH-DENSITY WITH MORE THAN 34% COVER.
 - THESE TRACTS AND THEIR PROPOSED IMPERVIOUS COVERS ARE INCLUDED IN STATE STORMWATER PERMIT SW7070514 (2.28.2008) AND CITY OF NEW BERN STORMWATER PERMIT NO. 81-S (8.10.2008). THESE ARE NO-DISCHARGE PERMITS WITH DIRECTOR EXEMPTIONS. ALLOWABLE IMPERVIOUS COVER FOR THESE RESIDENTIAL TRACTS WAS PREVIOUSLY REPORTED AS 650,000 SF + PROPOSED TOTAL IMPERVIOUS COVER FOR THIS DEVELOPMENT IS APPROXIMATELY 312,000 SF (212,000 SF UNITS, 100,000 ROADS, 0,000 SF SIDEWALKS). NO FURTHER STORMWATER PERMITTING OR MODIFICATIONS IS REQUIRED.
 - PORTIONS OF THIS PROJECT SCALE WITHIN ZONE "C" AND ZONE "A" AS PER FLOOD INSURANCE RATE MAPS 3720556100K AND 3720557100K, DATED JUNE 19, 2020 AS ESTABLISHED BY FEMA. THIS REPORT IN NO WAY SUPERCEDES THE ABOVE MENTIONED FIRM.
 - BASE FLOOD ELEVATION DOWNSTREAM OF THIS SITE VARIES BETWEEN 10.0 & 9.0 FEET, NAV 1988. ANY BUILDING PAD LOCATIONS THAT FALL WITHIN ZONE A ARE PLANNED TO BE GRADED UP AND A LETTER OF MAP AMENDMENT (L.O.M.A.) OBTAINED SUCH THAT BUILDABLE AREAS ARE NOT WITHIN THE 100-YR FLOODPLAIN.
 - THIS PROJECT IS NOT IN AN AREA OF ENVIRONMENTAL CONCERN.
 - THIS SITE IS IN THE NEUSE RIVER BASIN.
 - RECORDING STRIP FOR THIS PROJECT IS BACHELOR CREEK (27-98) (C.S.W.N.S.W.).
 - DRAINAGE AND UTILITY EASEMENTS ARE AS FOLLOWS:
 - 10 FOOT EASEMENTS ALONG RIGHTS OF WAY.
 - 10 FOOT EASEMENTS CENTERED ALONG ALL SIDE LOT LINES.
 - 5 FOOT EASEMENTS ALONG ALL REAR LOT LINES.
 - OTHER EASEMENTS AS SHOWN.
 - TYPICAL MINIMUM BUILDING SETBACKS ARE AS FOLLOWS:
 - 20 FOOT FRONT SETBACKS (27 SIDE STREET SETBACKS).
 - 5 FOOT SIDE SETBACKS.
 - 5 FOOT REAR SETBACKS.
 - OTHER SETBACKS AS SHOWN NOTED.
 - ALL ROADWAY WIDTHS TO BE 35' RIGHT OF WAY & 35' BACK OF CURB TO BACK OF CURB, UNLESS OTHERWISE NOTED.
 - ALL PROPOSED SIDEWALKS TO BE 5' CONCRETE WALKS, UNLESS OTHERWISE NOTED.
 - H/C RAMP AT ALL INTERSECTIONS WHERE CONCRETE SIDEWALKS ARE PLANNED TO CROSS.
 - PLAT PLANS FOR ANY GIVEN LOT ARE REQUIRED BY THE CITY OF NEW BERN.
 - THE TOTAL NUMBER OF LOTS IN PHASE SEVENTEEN IS 24. THE TOTAL NUMBER OF LOTS IN PHASE EIGHTEEN IS 29.
 - THE AVERAGE LOT SIZE IN PHASE SEVENTEEN IS 10,297 SF. THE AVERAGE LOT SIZE IN PHASE EIGHTEEN IS 11,022 SF.
 - THE MINIMUM LOT SIZE IN PHASE SEVENTEEN IS 8,062 SF (LOT #1007). THE MINIMUM LOT SIZE IN PHASE EIGHTEEN IS 8,468 SF (LOT #1029).
 - THE TOTAL LENGTH OF STREETS IN PHASE SEVENTEEN IS 1,055 LE +. THE TOTAL LENGTH OF STREETS IN PHASE EIGHTEEN IS 1,221 LE +.
 - SITE TABULATION - PHASE SEVENTEEN:

LOTS	5.67 ACRES
OPEN SPACES/COMMON AREAS	1.39 ACRES
PUBLIC RIGHTS OF WAY	1.66 ACRES
TO BE DEDICATED TO CITY OF NEW BERN	0.01 ACRES
TOTAL	8.73 ACRES
 - SITE TABULATION - PHASE EIGHTEEN:

LOTS	7.36 ACRES
OPEN SPACES/COMMON AREAS	1.25 ACRES
PUBLIC RIGHTS OF WAY	1.79 ACRES
TOTAL	10.40 ACRES
 - PROPOSED EASEMENTS OUTSIDE OF THE PUBLIC RIGHT OF WAY SHALL BE MAINTAINED BY THE COMMUNITY PROPERTY OWNER'S ASSOCIATION.
 - ALL DISTANCES ARE HORIZONTAL GROUND MEASUREMENTS. NO GRID FACTORS APPLIED.
 - ALL CORNERS ARE TO BE MARKED WITH IRON PIPES, UNLESS OTHERWISE NOTED.
 - COMMON AREAS & OPEN SPACES SHALL BE MAINTAINED BY THE DEVELOPER UNTIL SUCH TIME AS THEY ARE DEEDED TO THE PROPERTY OWNER'S ASSOCIATION.
 - PROPOSED STREETS TO BE PROVIDED BY THE CITY OF NEW BERN (INDIVIDUAL CONTAINERS).
 - PROPOSED WATER SERVICE OWNER IS THE CITY OF NEW BERN.
 - PROPOSED SEWER SERVICE OWNER IS THE CITY OF NEW BERN.
 - REFUSE SERVICE TO BE PROVIDED BY THE CITY OF NEW BERN (INDIVIDUAL CONTAINERS).
 - PROPOSED WATER AND SEWER SERVICE LOCATIONS ARE AS SHOWN.
 - WATER MAIN SIZES AS SHOWN ARE PRELIMINARY AND ARE SUBJECT TO CHANGE, BASED ON WATER HYDRAULIC MODELING AND CORRESPONDENCE WITH THE CITY OF NEW BERN ENGINEERING DEPARTMENT.
 - ELECTRICAL TO BE DESIGNED AND PROVIDED BY THE CITY OF NEW BERN.
 - ALL PROPOSED ELECTRICAL, CABLE, TELEPHONE, AND OTHER COMMUNICATION WIRING SHALL BE INSTALLED UNDERGROUND.
 - DESIGN OF ELECTRICAL, CABLE, TELEPHONE, GAS, ETC. UTILITIES SHALL BE BY OTHERS. ALL UTILITIES TO BE LOCATED UNDERGROUND.
 - PROPOSED STORM DRAINAGE SHALL BE REINFORCED CONCRETE PIPES UNDER ALL ROADWAYS AND CITY OF NEW BERN APPROVED ADS HP (HIGH PERFORMANCE POLYPROPYLENE) WHERE NOT UNDER ROADWAYS.
 - ALL REQUIRED IMPROVEMENTS SHALL CONFORM TO THE CITY OF NEW BERN DESIGN MANUAL.
 - STATE SEDIMENTATION AND EROSION CONTROL PERMIT IS REQUIRED AND TO BE APPLIED FOR WHEN THE GENERAL PLAN IS APPROVED BY THE CITY OF NEW BERN.
 - PUBLIC WATER SUPPLY (PWS) PERMIT IS REQUIRED.
 - SEWER EXTENSION PERMIT IS REQUIRED.
 - STREET SIGNS ARE TO BE ADDED TO THE STREETS UPON SITE WORK COMPLETION.
 - TREES ALONG STREETS SHALL COMPLY WITH SECTION 15.382 (5) ON CENTER, MAX. OF THE CITY OF NEW BERN LAND USE ORDINANCE. SUGGESTED TREE TYPE: PIN OAK, SAWTOOTH OAK, WHITE OAK, & SHUMARD OAK MIX.
 - UPON APPROVAL OF THE GENERAL PLAN, SUBMISSION OF CONSTRUCTION DRAWINGS AND PERMIT APPLICATIONS WILL BE SUBMITTED TO THE APPROPRIATE AGENCIES FOR REVIEW AND APPROVAL.
 - PROPOSED GRADING AND TOPOGRAPHY TO BE SHOWN ON FULL CONSTRUCTION PLAN AND PROFILE DRAWINGS.
 - THIS PROJECT DOES NOT PROPOSE ANY ON-STREET PARKING.



ADJACENT PROPERTY OWNER TABULATION

TAG # (LOT #)	PARCEL ID	OWNER (NOW OR FORMERLY)	ADDRESS	DB	PG	PC	SLIDE	ZONING
707	8-223-3-707	STARS & STRIPES 4F, LLC	270 LAKE TYLER DRIVE	3470	210	H	126-C	R-10A
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715	8-223-3-715	STARS & STRIPES 4F, LLC	265 LAKE TYLER DRIVE	3470	210	H	126-C	R-10A
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718	8-223-3-718	SCOTT DAVID & DIANE LOUISE ROSS	732 LAKE TYLER DRIVE	3757	401	J	201-D	R-10A
719	8-223-3-719	RALPH HAZEL, JR	734 LAKE TYLER DRIVE	3764	2160	J	201-D	R-10A
720	8-223-3-720	SHANNON MURPHY	736 LAKE TYLER DRIVE	3764	551	J	201-D	R-10A
721	8-223-3-721	ASHLEY FLORA	738 LAKE TYLER DRIVE	3762	777	J	201-D	R-10A
722	8-223-3-722	JAMES ALUM	731 LAKE TYLER DRIVE	3753	784	J	201-D	R-10A
1026	8-223-3-1026	JAMES MORRIS	736 LAKE TYLER DRIVE	3761	264	J	201-D	R-10A

LEGEND

	Property Boundaries		Proposed 2", 6", and 8" Water Lines		Proposed Curb & Gutter
	Lot Lines & Corner Nodes		Proposed Water Valve & Box		Proposed Storm Pipe Location
	Centerlines		Proposed Reducer		Proposed Catch Basin or Area Drain
	Setback Lines		Proposed End of Line Blowoff		Proposed Ditch or Swale
	Easement Lines		Proposed Fire Hydrant Assembly		Proposed Lot Addresses
	Flood Hazard Lines (100-yr)		Proposed Water Service		Proposed Wheelchair Ramp
	Existing Ground Topography		Proposed Sewer Manhole		Proposed Approximate Cleared Woodline
			Proposed Gravity Sanitary Sewer Main		
			Proposed Sewer Service		

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PROJECT REVISIONS

NO.	DESCRIPTION	BY	DATE
1	CITY OF NEW BERN DRC	JGT	07.25.24

OWNER / DEVELOPER
STARS & STRIPES 4F, LLC
1031 MARIETTA STREET NW, SUITE A
ATLANTA, GA 30318

CONSULTING ENGINEER / SURVEYOR
THOMAS ENGINEERING, P.A.
PO BOX 1309 - 1316-B COMMERCE DRIVE
NEW BERN, NORTH CAROLINA 28563
OFFICE: 252.637.2727 FAX: 252.636.2448

PRELIMINARY DRAWINGS
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GENERAL PLAN

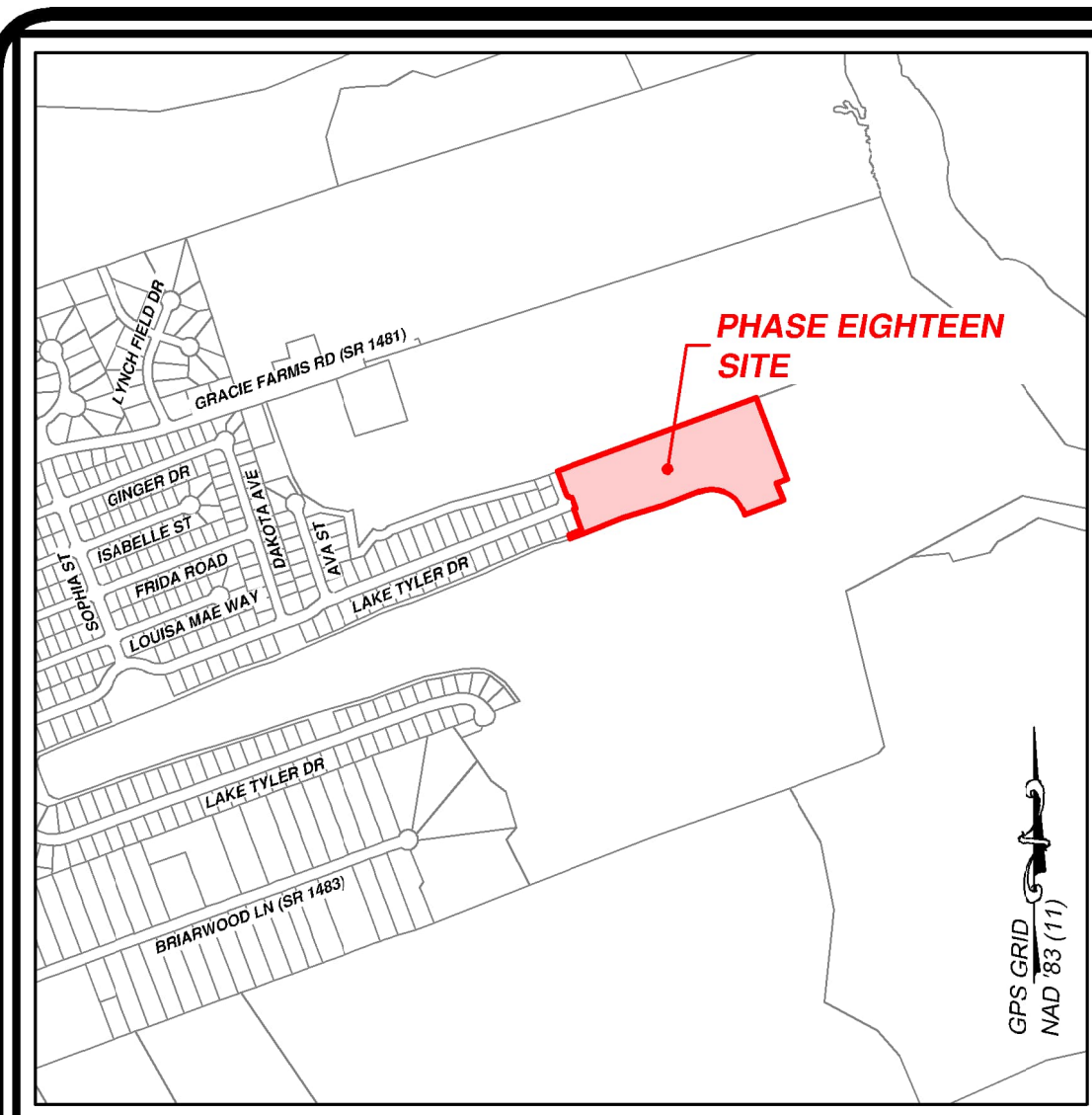
TYLER - HOME ON THE LAKE
PHASE EIGHTEEN

"A PLANNED UNIT DEVELOPMENT"

NEW BERN - CRAVEN COUNTY - NORTH CAROLINA

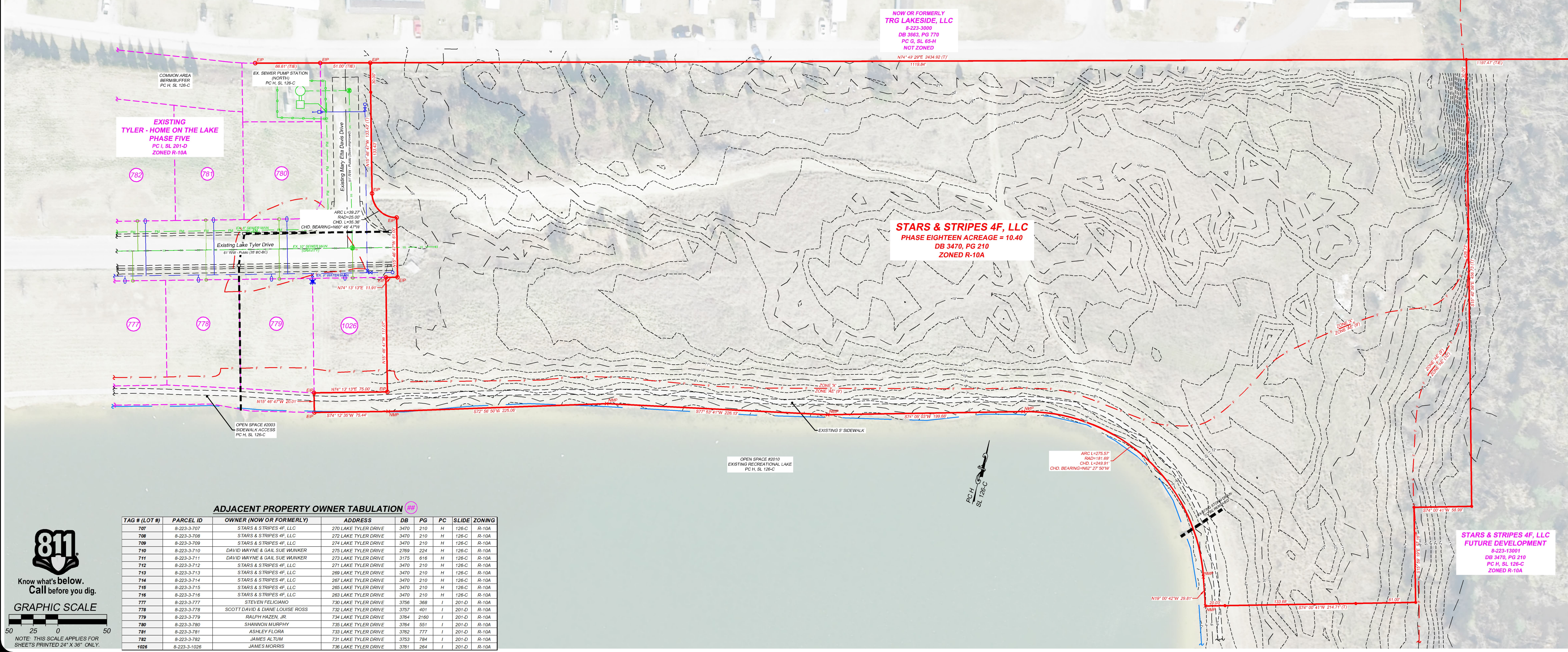
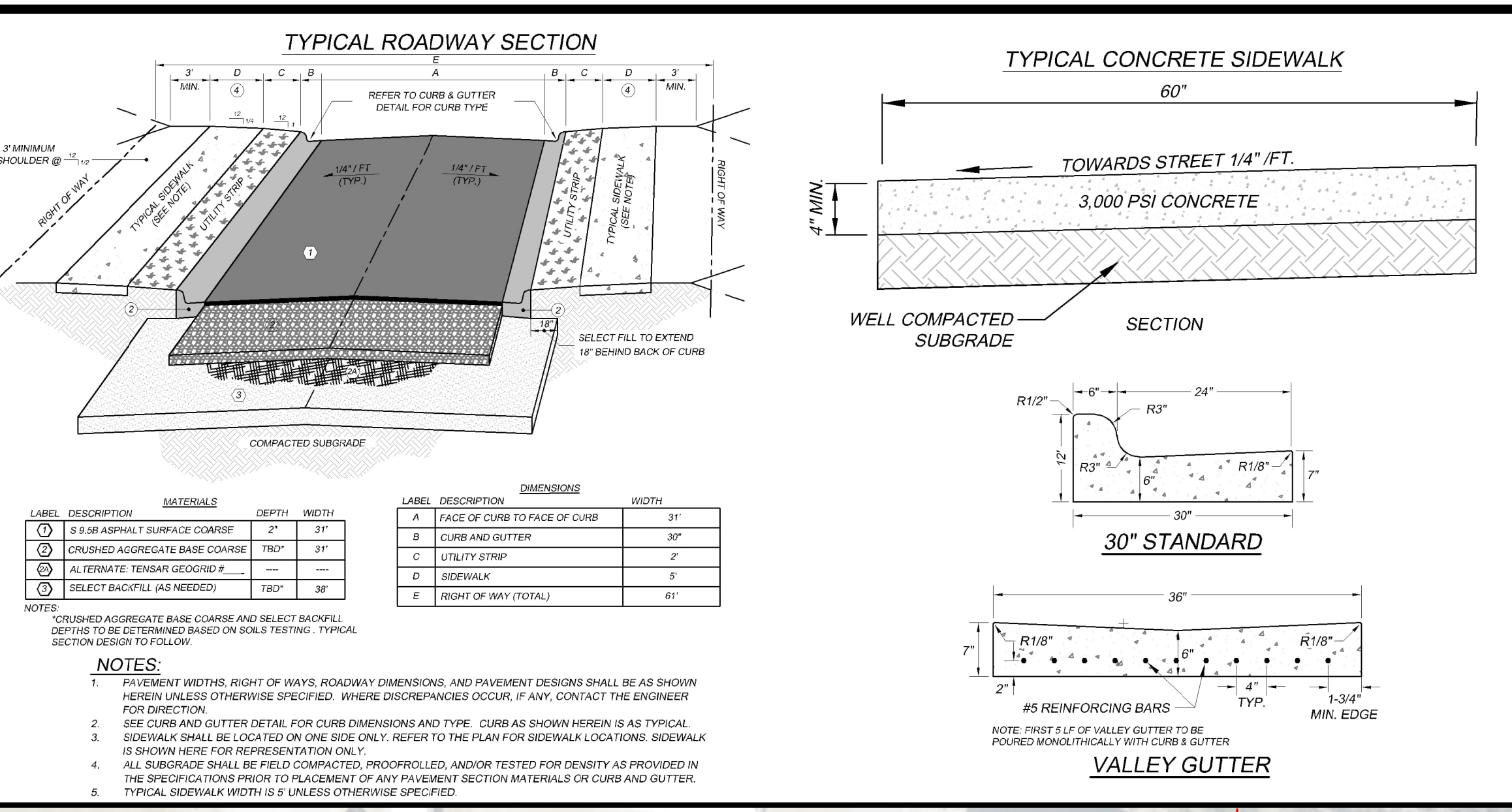
SCALE: 1" = 50' DATE: 06.25.24

PROJECT #: 2006-006 SHEET: 03 of 04



VICINITY SKETCH
1" = 1000'

- ### GENERAL NOTES AND SITE DATA
- PROPERTY IS A PORTION OF "TRACT ONE", AS RECORDED IN DEED BOOK 3470, PAGE 210 OF THE CRAVEN COUNTY REGISTRY.
 - DEED REFERENCE: DB 3470, PG 210.
 - MAP REFERENCES: P.C. # 126-C.
 - PARCEL ID# 8-223-1100 & 8-223-1001.
 - PROPERTY ZONING IS R-10A.
 - THIS SUBDIVISION IS IN A ZONE CONTROLLED BY ZONING REGULATIONS.
 - OVERALL PROJECT SITE IS NOT ADDRESSED. INDIVIDUAL LOT PROPOSED ADDRESSES AS ASSIGNED BY THE CITY OF NEW BERN ARE AS SHOWN.
 - MAIL KIOSK LOCATION FOR THESE PROPERTIES SHALL BE AT THE COMMUNITY POOL FACILITY.
 - TOTAL PROPOSED ACREAGE IN TYLER - HOME ON THE LAKE PHASES SEVENTEEN AND EIGHTEEN IS 19.32 AC.
 - PHASES SEVENTEEN & EIGHTEEN CONTAIN NO KNOWN JURISDICTIONAL WETLANDS.
 - PHASES SEVENTEEN & EIGHTEEN CONTAIN NO BLUE LINE STREAMS AND/OR ASSOCIATED NEUSE RIVER RIPARIAN BUFFERS.
 - THE EXISTING SITES ARE GENERALLY OPEN, PREVIOUSLY CLEARED UNDEVELOPED LAKEFRONT TRACTS.
 - AERIAL IMAGES PROVIDED ARE FOR ILLUSTRATIVE AND CONCEPTUAL PURPOSES ONLY AND MAY OR MAY NOT ACCURATELY REFLECT CURRENT FIELD CONDITIONS.
 - THE CONTRACTOR SHALL BE RESPONSIBLE FOR FIELD VERIFICATION OF EXISTING BENCHMARK(S) PRIOR TO ANY CONSTRUCTION AND SHALL REPORT ANY DISCREPANCIES IMMEDIATELY TO THE ENGINEER.
 - SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
 - ALL COMMON AREAS SHOWN ARE TO BE DEDICATED TO THE PROPERTY OWNER'S ASSOCIATION.
 - ELEVATIONS ARE BASED ON NAVD 88.
 - CONTOUR INTERVALS SHOWN ARE AT ONE FOOT. TOPOGRAPHY IS AS COORDINATED BY THE ENGINEER.
 - PROPOSED PROJECT IS HIGH DENSITY WITH MORE THAN 34% COVER.
 - THESE TRACTS AND THEIR PROPOSED IMPERVIOUS COVER ARE INCLUDED IN STATE STORMWATER PERMIT SW7070514 (2.28.2008) AND CITY OF NEW BERN STORMWATER PERMIT NO. 81-3 (8.10.2008). THESE ARE NO-DISCHARGE PERMITS WITH DIRECTOR EXEMPTIONS. ALL DRAINAGE IMPERVIOUS COVER FOR THESE RESIDENTIAL TRACTS WAS PREVIOUSLY REPORTED AS 600,000 SF + PROPOSED TOTAL IMPERVIOUS COVER FOR THIS DEVELOPMENT IS 312,000 SF (212,000 SF UNITS, 91,000 SF ROADS, 9,000 SF SIDEWALKS). NO FURTHER STORMWATER PERMITTING OR MODIFICATIONS IS REQUIRED.
 - PORTIONS OF THIS PROJECT SCALE WITHIN ZONE "X" AND ZONE "AF" AS PER FLOOD INSURANCE RATE MAPS 372056100K AND 3720557100K, DATED JUNE 19, 2020 AS ESTABLISHED BY FEMA. THIS REPORT IN NO WAY SUPERCEDES THE ABOVE MENTIONED FEMA.
 - BASE FLOOD ELEVATION DOWNSTREAM OF THIS SITE VARIES BETWEEN 10.0 & 9.0 FEET, NAV 1988. ANY BUILDING PAD LOCATIONS THAT FALL WITHIN ZONE X ARE PLANNED TO BE GRADED UP AND A LETTER OF MAP AMENDMENT (L.O.M.A.) OBTAINED SUCH THAT BUILDABLE AREAS ARE NOT WITHIN THE 100-YR FLOODPLAIN.
 - THIS PROJECT IS NOT IN AN AREA OF ENVIRONMENTAL CONCERN.
 - THIS SITE IS IN THE NEUSE RIVER BASIN.
 - RECYCLING STREAM FOR THIS PROJECT IS BACHELOR CREEK (27-98) (C.S.W.N.S.V).
 - DRAINAGE AND UTILITY EASEMENTS ARE AS FOLLOWS:
 - 10 FOOT EASEMENTS ALONG RIGHTS-OF-WAY.
 - 5 FOOT EASEMENTS CENTERED ALONG ALL SIDE LOT LINES.
 - 5 FOOT EASEMENTS ALONG ALL REAR LOT LINES.
 - OTHER SETBACKS AS SHOWN AND NOTED.
 - TYPICAL MINIMUM BUILDING SETBACKS ARE AS FOLLOWS:
 - 20 FOOT FRONT SETBACKS (27 SIDE STREET SETBACKS).
 - 5 FOOT SIDE SETBACKS.
 - 5 FOOT REAR SETBACKS.
 - ALL ROADWAY WIDTHS TO BE 61' RIGHT OF WAYS & 35' BACK OF CURB TO BACK OF CURB, UNLESS OTHERWISE NOTED.
 - ALL PROPOSED SIDEWALKS TO BE 5' CONCRETE WALKS, UNLESS OTHERWISE NOTED.



ADJACENT PROPERTY OWNER TABULATION

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1026	8-223-3-1026	JAMES MORRIS	736 LAKE TYLER DRIVE	3761	264	J	201-D	R-10A

LEGEND

Property Boundaries	Proposed 2", 6", and 8" Water Lines	Proposed Curb & Gutter
Lot Lines & Corner Nodes	Proposed Water Valve & Box	Proposed Storm Pipe Location
Centerlines	Proposed Reducer	Proposed Catch Basin or Area Drain
Setback Lines	Proposed End of Line Blowoff	Proposed Ditch or Swale
Easement Lines	Proposed Fire Hydrant Assembly	Proposed Lot Addresses
Flood Hazard Lines (100-yr)	Proposed Water Service	Proposed Wheelchair Ramp
Existing Ground Topography	Proposed Sewer Manhole	Proposed Approximate Cleared Woodline
	Proposed Gravity Sanitary Sewer Main	
	Proposed Sewer Service	

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PROJECT REVISIONS

NO.	DESCRIPTION	BY	DATE
1	CITY OF NEW BERN DRC	JGT	07.25.24

OWNER / DEVELOPER
STARS & STRIPES 4F, LLC
1031 MARIETTA STREET NW, SUITE A
ATLANTA, GA 30318

CONSULTING ENGINEER / SURVEYOR
THOMAS ENGINEERING, P.A.
PO BOX 1309 - 1316-B COMMERCE DRIVE
NEW BERN, NORTH CAROLINA 28563
OFFICE: 252.637.2727 FAX: 252.636.2448

PRELIMINARY DRAWINGS
Released for permits only,
not released for construction.

THOMAS ENGINEERING, P.A.
SEAL C-438
10147

STATE OF NORTH CAROLINA
SURVEYOR
SEAL 10147
1983

EXISTING SITE
TYLER - HOME ON THE LAKE
PHASE EIGHTEEN

"A PLANNED UNIT DEVELOPMENT"

NEW BERN - CRAVEN COUNTY - NORTH CAROLINA

SCALE: 1" = 50' DATE: 06.25.24

PROJECT #: 2006-006 SHEET: 04 of 04

SUBDIVISION APPLICATION

CITY OF NEW BERN - DEVELOPMENT SERVICES



PROJECT AND PROPERTY INFORMATION

Date Submitted: 07/01/2024

Proposed Subdivision Name: Tyler - Home On The Lake

Proposed Phase/Section: Phase Seventeen and Phase Eighteen

Property Address or Location: Extension of Lake Tyler Drive (Ph 17 adj. to Ph 1 & Ph 18 adj. to Ph 5)

Parcel ID Number(s): 8-223-11000 & 8-223-13001

Type of Development:

- Single-family
- Planned Unit Development (PUD)
- Multi-family (Townhomes, Duplexes)
- Mixed Use
- Commercial

Type of Subdivision Plan:

- Exempt Subdivision
- General Plan
- Final Plat

Site Data:

Total Acreage: 19.32 Ac. (Ph17+18) 8.92 AC (Ph 17) + 10.40 Ac (Ph 18)

Existing Number of Lots: 0 Lots (Ph 17 + 18)

Proposed Number of Lots: 53 (17=24; 18=29)

Smallest Lot Size: 8,486 SF Lot 1029 (Ph 18) (8,963 SF Lot 1067 (Ph 17)

Average Lot Size: 10,675 SF (10,297 (Ph 17) + 11,052 (Ph 18) = 21,349 / 2 =)

Linear Feet in Streets: 2,287 LF 1,055 LF (Ph 17) + 1,232 (Ph 18)

Zoning District: R-10A

Please continue to Page 2 of the City of New Bern Subdivision Application (Revised 6/24/2024)

SUBDIVISION CONTACT INFORMATION

Please list the primary point of contact for the subdivision application as the applicant.

APPLICANT INFORMATION

Name: John G. Thomas, PE Thomas Engineering, PA

Mailing Address: P.O. Box 1309 (1316-B Commerce Drive)
New Bern, NC 28563-1309

Telephone: 252-637-2727 Alternate Number: c: 252-671-5855

Email Address: JohnThomas@thomasengineeringPA.com

PROPERTY OWNER INFORMATION

Name: Stars & Stripes 4F. LLC

Mailing Address: 1031 Marietta Street NW, Suite A
Atlanta, GA 30318

Telephone: 404-480-4900 Alternate Number: N/A

Email Address: amanda@drapacgroup.com (Amanda Avery, Manager)

DEVELOPER INFORMATION

Name: Stars & Stripes 4F. LLC

Mailing Address: 1031 Marietta Street NW, Suite A
Atlanta, GA 30318

Telephone: 404-480-4900 Alternate Number: N/A

Email Address: amanda@drapacgroup.com (Amanda Avery, Manager)

SURVEYOR/ENGINEER INFORMATION

Name: Thomas Engineering, PA

Mailing Address: P.O. Box 1309 (1316-B Commerce Drive)
New Bern, NC 28563-1309

Telephone: 252-637-2727 Alternate Number: c: 252-671-5855

Email Address: JohnThomas@thomasengineeringPA.com

Tyler Johnson 07.01.2024
Property Owner's Signature/Date

Stars & Stripes 4F, LLC Tyler Johnson
Printed Name of Property Owner

Signature of Applicant/Date
John G. Thomas, PE Thomas Engineering, PA
Printed Name of Applicant



Emailed & Hand Delivered

July 25, 2024

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

Attn: Kendrick Stanton
CZO – Land and Community Development Administrator

Re: Tyler – Home on the Lake – Phases Seventeen & Eighteen
General Plan DRC Comments Address & Acknowledgement

Dear Kendrick,

Per your July 24, 2024 comment letter as generated from the July DRC meeting, please find below acknowledgement and/or revisions made to address comments received. I will respond to comments received below in **BLUE** text:

Planning/Zoning

- No comment. **Acknowledged.**
- Contact information for questions: Ph: 252-639-7582. **Acknowledged.**

MPO

- Updated TIA completed to include this subdivision. NCDOT approved TIA recommended improvements must be incorporated before receiving a CO. Recommend discussing when improvements will be installed with DOT and the City considering two subdivisions have been submitted, which may or may not have similar timelines. **Acknowledged, no revisions to General Plan required.**
- Contact information for questions: Ph: 252-639-7592. **Acknowledged.**

Historic Preservation Administrator

- No comment provided. **Acknowledged.**
- Contact information for questions: Ph: 252-639-7583. **Acknowledged.**

Police Department

- No comment provided. **Acknowledged.**
- Contact Information for questions: Ph: 252-672-4293. **Acknowledged.**

Fire Marshal

- No comment. **Acknowledged.**
- Contact information for questions: Ph: 252-639-2961. **Acknowledged.**

Building Inspector

- No comment provided (attended meeting). **Acknowledged.**
- Contact information for questions: Ph: 252-639-2945. **Acknowledged.**

City of New Bern Electric Department

- Will need a copy of electrical plans showing the connected load, voltage requirements, electrical riser diagrams of new construction, and final plat. **Acknowledged.**
- Area lights can be provided if requested and a light contract is created. **Acknowledged.**
- All conduit for road crossing to supply electric power to the site shall be installed by the contractor and provided by the City of New Bern Electric Department. **Acknowledged.**
- An easement with the City of New Bern Electric Department will need to be signed for installation of the electric lines and use of the designated easement areas as indicated on the plan (if needed). **Acknowledged.**
- Will need to contact the Electrical Department by email at engineering@newbernnc.gov or by phone at 252-639-2827 or 252-639-2835 to meet on site once the project is ready to be scheduled. **Acknowledged.**
- Service to the site is subject to material lead times as well as fees based upon the expected construction costs and load being connected. **Acknowledged.**
- A Line Extension Agreement will need to be executed prior to the electric department ordering materials or beginning construction. **Acknowledged.**
- City of New Bern Utilities customer account must be established prior to temporary electric service for construction. **Acknowledged.**
- A Customer Choice form will need to be signed prior to department commitment to the project. **Acknowledged.**
- Contact information for questions: Ph: 252-639-2827. **Acknowledged.**

Craven County Health Department

- No comment. **Acknowledged.**
- Contact information for questions: Ph: 252-636-4936. **Acknowledged.**

Public Works

- Stormwater
 - It is unclear what areas are included in the state stormwater permit reference. Please provide a map that outlines the acreage listed in the permit for review by the Department. **Acknowledged. We have forwarded a copy of the original Lake Tyler General Plan, which showed all areas included in the city and state erosion control permits. Note that these were essentially “Director’s Certification” permits, because the lake, which all stormwater flows through, does not discharge stormwater offsite.**

- Streets
 - On street parking will require pavement marking. If there is no on street parking, please document this on the drawings. **Acknowledged. There are no planned on-street parking areas. Added General Note Number 60 to address this item.**
- Contact information for questions: Ph: 252-639-7500. **Acknowledged.**

GIS

- Verify addresses and street names with E911 GIS Technician/Addressing Coordinator (verbally stated). **Acknowledged. All addresses shown are as provided and approved by Mr. Ronnie Compton, E911 GIS Technician/Addressing Coordinator.**
- Contact Information for questions: Ph: 252-639-7588. **Acknowledged.**

NCDOT

- No comment. **Acknowledged.**
- Contact information for questions: Ph: 252-649-6505. **Acknowledged.**

City of New Bern Water Resources

- Water and sewer service for the proposed project will be provided by the City of New Bern. **Acknowledged.**
- Two complete sets of utility construction plans shall be submitted to the Department of Public Utilities (Water Resources Administration) for a complete review of the water & sewer systems. (these have been submitted) **Acknowledged.**
- This project will involve an extension of the City's water and sanitary sewer systems and each extension will need to be permitted through the appropriate state agencies. Permit applications can be submitted for review along with the plans and specifications. (these have been submitted). **Acknowledged.**
- Water and Sewer System Development and Connection Fees will be required for the project. All System Development and connection fees shall be paid prior to receiving a building permit for the project and Mrs. Melissa Garris (252) 639-7596 can provide a quote of the applicable system development and connection fees for the proposed project. **Acknowledged.**
- No water or sewer construction shall take place prior to receiving a notice-to-proceed authorization letter from the City. **Acknowledged.**
- The City's Water Resources Project Coordinator, Mr. David Tennant shall be contacted at (252) 639-7523, at least 24 hours in advance of making any connection to the existing New Bern water and/or sewer systems. **Acknowledged.**
- All water and sewer system construction and connection installation shall be in compliance with the "City of New Bern Water & Sewer Design Standards". **Acknowledged.**
- Contact information for questions: Ph: 252-639-7523. **Acknowledged.**

North Carolina Railroad Company

- No comment provided. **Acknowledged.**
- Contact information for questions: Ph: 919-534-0416. **Acknowledged.**

E911 GIS Technician/Addressing Coordinator

- No comment provided. **Acknowledged.**
- Contact information for questions: Ph: 252-672-4107. **Acknowledged.**

Parks & Recreation

- No comment provided. **Acknowledged.**
- Contact information for questions: Ph: 252-639-2902. **Acknowledged.**

Enclosed are two (2) copies of the revised General Plan. Electronic copies of the plan have additionally been emailed to Stanton.Kendrick@NewBernNC.gov.

Please review and let me know if you have any questions, comments, or require additional information.

Thank you,

Bobby Billingsley

Bobby Billingsley, PE
BobbyBillingsley@ThomasEngineeringPA.com

Enclosures



To: John G Thomas, PE, Thomas Engineering, PA

From: Kendrick Stanton, CZO, Land and Community Development Administrator

RE: SUBMAJ-002931-2024, DRC Comments – Home On The Lake, Phases 17 & 18

Date: 07/24/2024

The following comments were generated from DRC.

Planning/Zoning

- No comment.
- Contact information for questions: [Ph: 252-639-7582](tel:252-639-7582)

MPO

- Updated TIA completed to include this subdivision. NCDOT approved TIA recommended improvements must be incorporated before receiving a CO. Recommend discussing when improvements will be installed with DOT and the City considering two subdivisions have been submitted, which may or may not have similar timelines.
- Contact information for questions: [Ph: 252-639-7592](tel:252-639-7592)

Historic Preservation Administrator

- No comment provided.
- Contact information for questions: [Ph: 252-639-7583](tel:252-639-7583)

Police Department

- No comment.
- Contact Information for questions: [Ph: 252-672-4293](tel:252-672-4293)

Fire Marshal

- No comment.
- Contact information for questions: [Ph: 252-639-2961](tel:252-639-2961)

Building Inspector

- No comment provided (attended meeting).
- Contact information for questions: [Ph: 252-639-2945](tel:252-639-2945)

City of New Bern Electric Department

- Will need a copy of electrical plans showing the connected load, voltage requirements, electrical riser diagrams of new construction, and final plat.
- Area lights can be provided if requested and a light contract is created.
- All conduit for road crossing to supply electric power to the site shall be installed by the contractor and provided by the City of New Bern Electric Department.
- An easement with the City of New Bern Electric Department will need to be signed for installation of the electric lines and use of the designated easement areas as indicated on the plan (if needed).
- Will need to contact the Electrical Department by email at engineering@newbernnc.gov or by phone at 252-639-2827 or 252-639-2835 to meet on site once the project is ready to be scheduled.
- Service to the site is subject to material lead times as well as fees based upon the expected construction costs and load being connected.
- A Line Extension Agreement will need to be executed prior to the electric department ordering materials or beginning construction.
- City of New Bern Utilities customer account must be established prior to temporary electric service for construction.
- A Customer Choice form will need to be signed prior to department commitment to the project.
- Contact information for questions: Ph: 252-639-2827

Craven County Health Department

- No comment.
- Contact information for questions: Ph: 252-636-4936

Public Works

- Stormwater
 - It is unclear what areas are included in the state stormwater permit reference. Please provide a map that outlines the acreage listed in the permit for review by the Department.
- Streets
 - On street parking will require pavement markings. If there is no on street parking, please document this on the drawings.
- Contact information for questions: Ph: 252-639-7500

GIS

- Verify addresses and street names with E911 GIS Technician/Addressing Coordinator (verbally stated).
- Contact Information for questions: Ph: 252-639-7588

NCDOT

- No comment.
- Contact information for questions: Ph: 252-649-6505

City of New Bern Water Resources

- Water and sewer service for the proposed project will be provided by the City of New Bern.
- Two complete sets of utility construction plans shall be submitted to the Department of Public Utilities (Water Resources Administration) for a complete review of the water & sewer systems. (these have been submitted)
- This project will involve an extension of the City's water and sanitary sewer systems and each extension will need to be permitted through the appropriate state agencies. Permit applications can be submitted for review along with the plans and specifications. (these have been submitted)
- Water and Sewer System Development and Connection Fees will be required for the project. All System Development and connection fees shall be paid prior to receiving a building permit for the project and Mrs. Melissa Garris (252) 639-7596 can provide a quote of the applicable system development and connection fees for the proposed project.
- No water or sewer construction shall take place prior to receiving a notice-to-proceed authorization letter from the City.
- The City's Water Resources Project Coordinator, Mr. David Tennant shall be contacted at (252) 639-7523, at least 24 hours in advance of making any connection to the existing New Bern water and/or sewer systems.
- All water and sewer system construction and connection installation shall be in compliance with the "City of New Bern Water & Sewer Design Standards".
- Contact information for questions: **Ph: 252-639-7523**

North Carolina Railroad Company

- No comment provided.
- Contact information for questions: **Ph: 919-534-0416**

E911 GIS Technician/Addressing Coordinator

- No comment provided.
- Contact information for questions: **Ph: 252-672-4107**

Parks & Recreation

- No comment provided.
- Contact information for questions: **Ph: 252-639-2902**

Please submit a response letter to these comments by electronic PDF. Additionally, please submit an electronic PDF file of the revised site plan (if applicable) to my email, Stanton.Kendrick@NewBernNC.gov and two physical plan sets on 18" X 24" paper of the revised site plan by Friday, August 2, 2024. Failure to submit the revised plans or request an extension by the date indicated will constitute a denial of the plan, and a full resubmission would be required. If you have any questions, you may contact me.

August 2, 2024

Dear Property Owner:

The City of New Bern is notifying all property owners within one hundred (100) feet of parcels 8-223-11000 & 8-223-13001 of a proposed General Plan Subdivision request with mailed notice (See attached map for reference). The subject properties are 19.32 + / - acres and are located at/near the extension of Lake Tyler Drive.

The Planning & Zoning Board of the City of New Bern will hold a public meeting to consider the proposed General Plan Subdivision request. The regularly scheduled meeting will be on Thursday, August 15, 2024, in the 2nd floor courtroom of the City Hall building, located at 300 Pollock Street, New Bern, NC 28560, at 5:30 pm.

A copy of the application is available for public review during normal business hours in the Development Services office, located at 303 First Street. For further information contact Kendrick Stanton, Land & Community Development Administrator at (252) 639-7582 or Stanton.Kendrick@newbernnc.gov.

Sincerely,



Kendrick Stanton, CZO
Land & Community Development Administrator
Phone: 252-639-7582

cc: File

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

August 2, 2024

Stars & Stripes 4F, LLC
1031 Marietta Street NW, Suite A
Atlanta, GA 30318

To whom it may concern:

The City of New Bern is notifying all property owners within one hundred (100) feet of your properties, parcels 8-223-11000 & 8-223-13001 regarding the General Plan Subdivision submittal with mailed notice of the request. The subject properties are 19.32 + / - acres and are located at/near the extension of Lake Tyler Drive.

The Planning & Zoning Board of the City of New Bern will hold a public meeting to consider the proposed General Plan Subdivision request. The regularly scheduled meeting will be on Thursday, August 15, 2024, in the 2nd floor courtroom of the City Hall building, located at 300 Pollock Street, New Bern, NC 28560, at 5:30 pm.

A copy of the application is available for public review during normal business hours in the Development Services office, located at 303 First Street. For further information contact Kendrick Stanton, Land & Community Development Administrator at (252) 639-7582 or Stanton.Kendrick@newbernnc.gov.

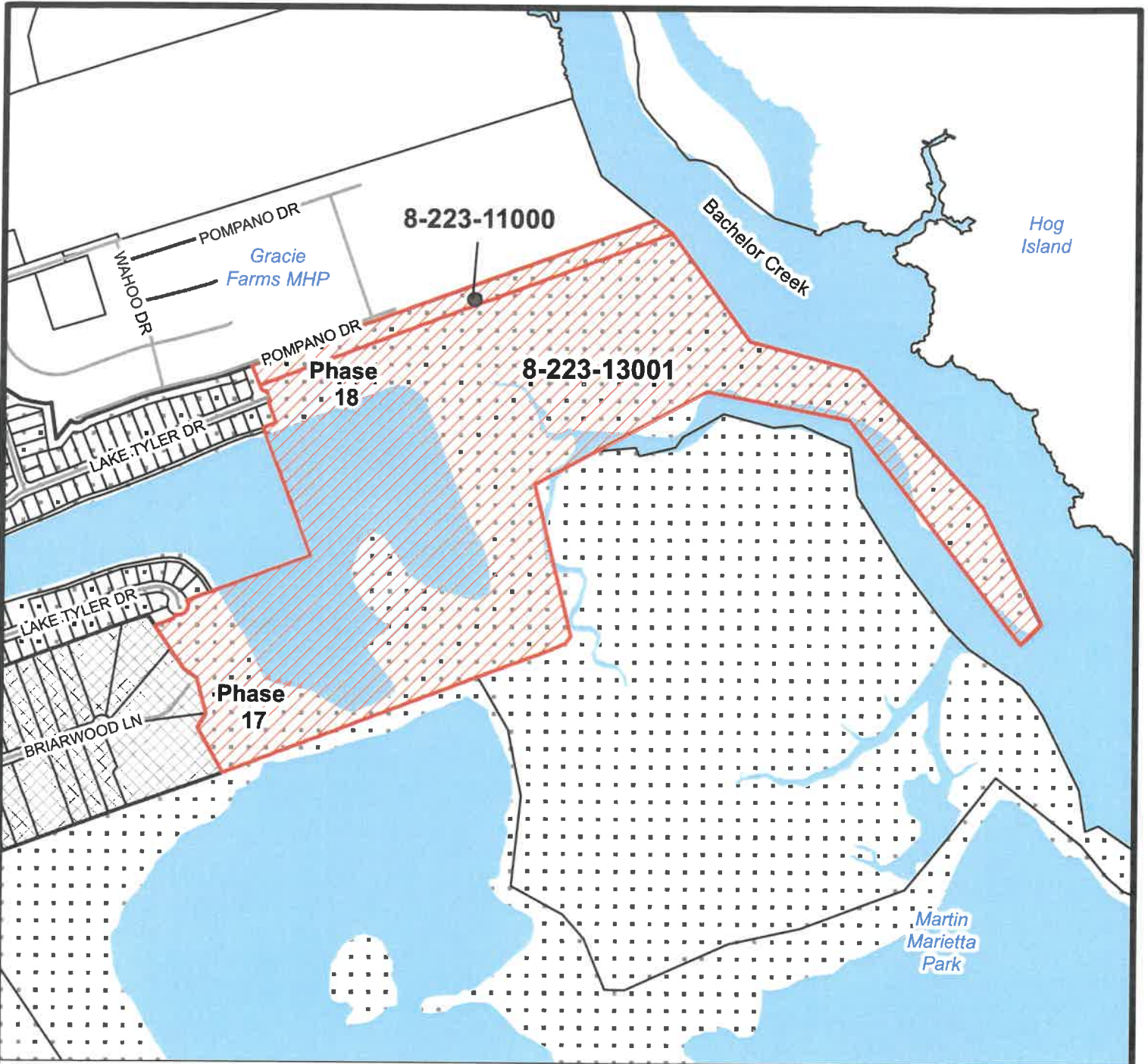
Sincerely,



Kendrick Stanton, CZO
Land & Community Development Administrator
Phone: 252-639-7582

cc: File

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



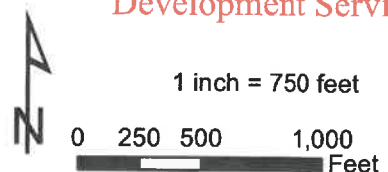
- Parcels 8-223-11000; 13001
- City Limits
- Parcels
- ETJ

SUBMAJ-002931-2024, Tyler Home on the Lake Phases 17 & 18
Parcel ID: 8-223-11000 & 8-223-13001
Type of Development: Planned Unit Development (PUD)
Type of Subdivision Plan: General Plan
Proposed Number of Lots: 53
Total Acres: 19.32 +/-
Zoning District: R-10A



NEW BERN

CITY OF NEW BERN
Development Services



This map is intended for reference only. All dimensions are appropriate.
 As per NCGS 132-10, this map is not to be resold or otherwise used for commercial purposes

STAFF REPORT

DEVELOPMENT SERVICES



SUBMAJ-002931-2024 (General Plan) Home on the Lake, Phases 17 & 18



Address/Location(s)

At/near Lake Tyler Drive, New Bern, NC

Map Number(s)

8-223-11000 & 8-223-13001

Parcel Size

19.32 Total Acres

Current Zoning

Residential 10A (R-10A)

Current Use

Vacant

Proposed Lot Count/Use:

53 Lots, Single Family Detached Homes

Summary of Proposal

Thomas Engineering, PA (John G Thomas) on behalf of Stars & Stripes 4F, LLC, has submitted an application for a General Plan Subdivision approval. The subject properties total 19.32 acres and are located at/near Lake Tyler Drive. The project proposes a Planned Unit Development of 53 Single-family detached lots, and 2.84 acres of open space (excluding wetlands, ponds, and amenities). The project will be served by the City of New Bern water and sewer.

Synopsis of Site and Surrounding Area

The parcels total 19.32 acres and are located at/near Lake Tyler Drive, New Bern, NC.

Within a half mile of the site, there are residential constructed homes, and vacant lots.

Zoning District Summary

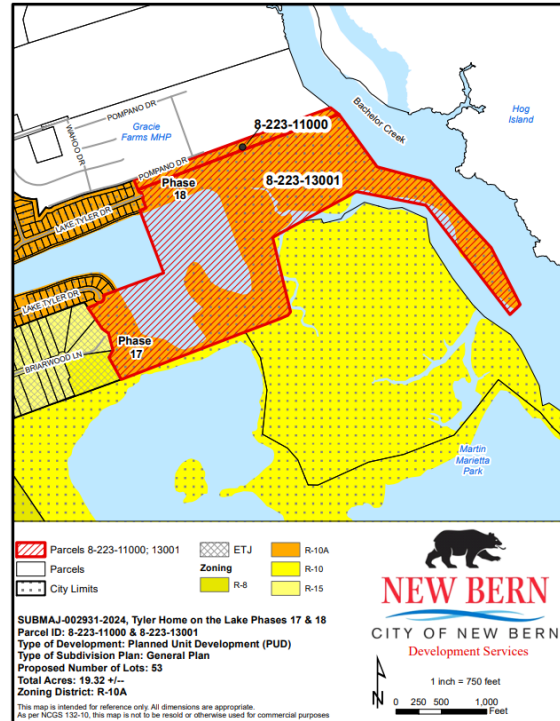
The R-10 residential district is designed to accommodate single- and two-family homes with 10,000 square feet lots required for one-family dwellings and an additional 5,000 square feet required for each additional unit. For the R-10 residential district, in promoting the general purposes of this ordinance, the specific intent of this district is:

- (a) To encourage the continued use of the land for residential purposes;
- (b) To prohibit commercial and industrial use of the land and to prohibit any other use which would substantially interfere with development or continuation of single- and two-family dwellings in the district;
- (c) To encourage the discontinuance of existing uses that would not be permitted as new uses in this district;
- (d) To discourage any use which would generate traffic on minor streets other than normal traffic to serve residences on those streets; and
- (e) To discourage any use which because of its character and size would create requirements and costs for public services, such as police and fire protection, water supply and sewerage, substantially in excess of such requirements and costs if the district were developed solely for residential purposes.

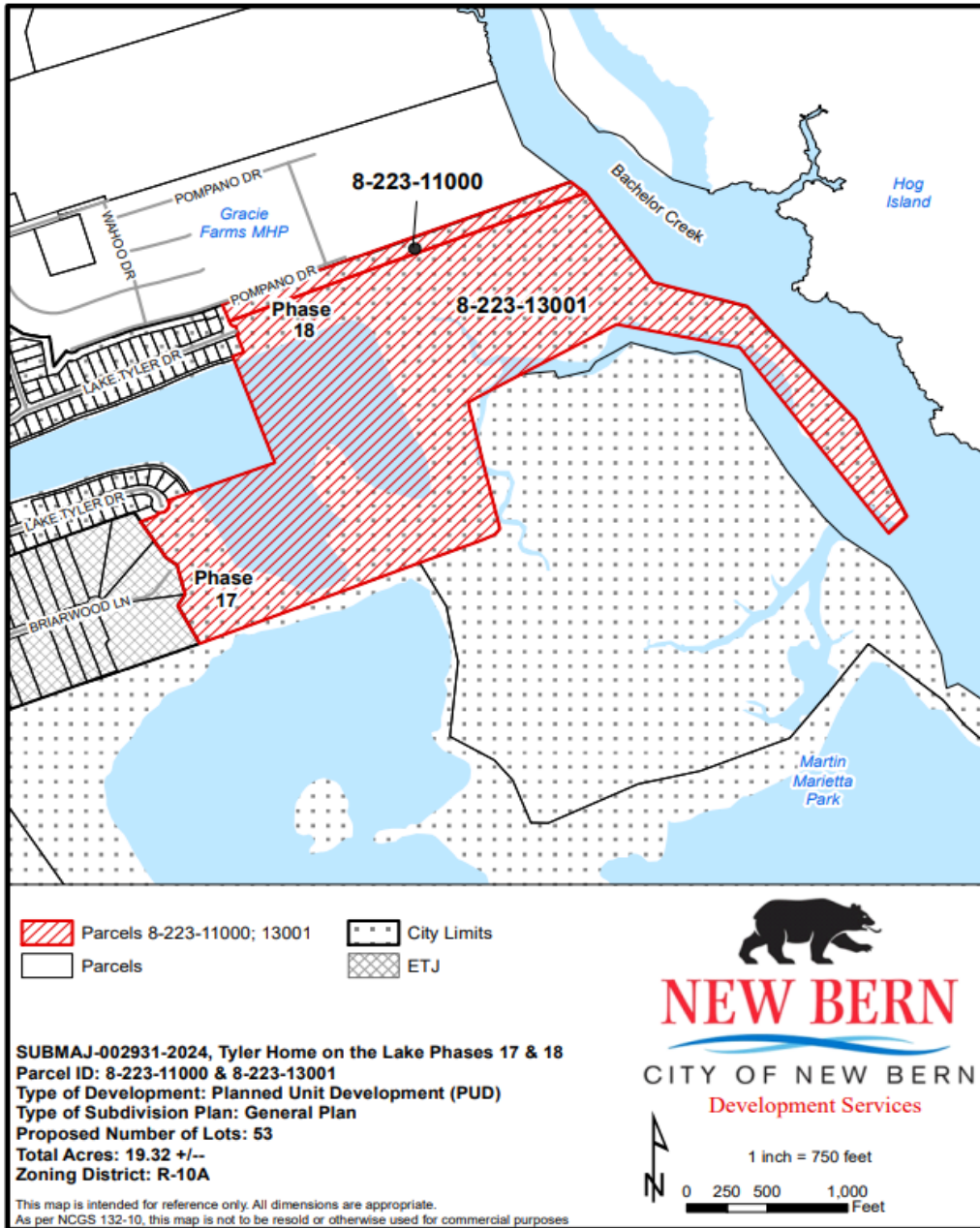
The R-10A residential district is designed to accommodate single-, two-, and multifamily dwellings with the same lot sizes and density as allowed in the R-10 residential district. In promoting the general purposes of this ordinance, the general intent of this district is the same as the R-10 residential district.

Staff Evaluation

The proposed subdivision meets all requirements set forth in the City of New Bern’s Land Use Ordinance. All comments from the Development Review Committee have been addressed that were necessary.



Attachment One



SUBDIVISION APPLICATION

CITY OF NEW BERN - DEVELOPMENT SERVICES



PROJECT AND PROPERTY INFORMATION

Date Submitted: 07/01/2024

Proposed Subdivision Name: Tyler - Home On The Lake

Proposed Phase/Section: Phases Two and Three

Property Address or Location: Adjacent to NC 43 / Washington Post Rd (NCSR 1401) & existing Lake Tyler

Parcel ID Number(s): 8-223-003 (Portion of) & 8-223-004

Type of Development:

- Single-family
- Planned Unit Development (PUD)
- Multi-family (Townhomes, Duplexes)
- Mixed Use
- Commercial

Type of Subdivision Plan:

- Exempt Subdivision
- General Plan
- Final Plat

Site Data:

Total Acreage: 20.78 Ac (Combined Tracts)

Existing Number of Lots: 2 Parcels

Proposed Number of Lots: 141 Units

Smallest Lot Size: 1,800 +/- SF

Average Lot Size: 2,156 +/- SF

Linear Feet in Streets: 2,956 +/- LF

Zoning District: R-10A

Please continue to Page 2 of the City of New Bern Subdivision Application (Revised 6/24/2024)

SUBDIVISION CONTACT INFORMATION

Please list the primary point of contact for the subdivision application as the applicant.

APPLICANT INFORMATION

Name: John G. Thomas, PE Thomas Engineering, PA

Mailing Address: P.O. Box 1309 (1316-B Commerce Drive)
New Bern, NC 28563-1309

Telephone: 252-637-2727 Alternate Number: c: 252-671-5855

Email Address: JohnThomas@thomasengineeringPA.com

PROPERTY OWNER INFORMATION

Name: Stars & Stripes 4F. LLC

Mailing Address: 1031 Marietta Street NW, Suite A
Atlanta, GA 30318

Telephone: 404-480-4900 Alternate Number: N/A

Email Address: amanda@drapacgroup.com (Amanda Avery, Manager)

DEVELOPER INFORMATION

Name: Stars & Stripes 4F. LLC

Mailing Address: 1031 Marietta Street NW, Suite A
Atlanta, GA 30318

Telephone: 404-480-4900 Alternate Number: N/A

Email Address: amanda@drapacgroup.com (Amanda Avery, Manager)

SURVEYOR/ENGINEER INFORMATION

Name: Thomas Engineering, PA

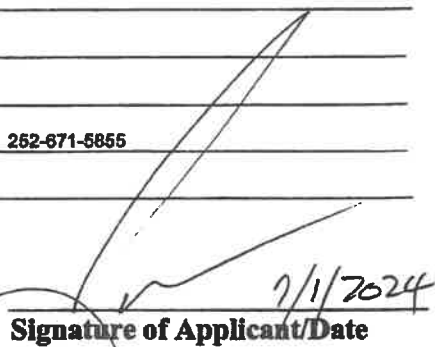
Mailing Address: P.O. Box 1309 (1316-B Commerce Drive)
New Bern, NC 28563-1309

Telephone: 252-637-2727 Alternate Number: c: 252-671-5855

Email Address: JohnThomas@thomasengineeringPA.com

Tyler Johnson 07.01.2024
Property Owner's Signature/Date

Stars & Stripes 4F, LLC Tyler Johnson
Printed Name of Property Owner


7/1/2024
Signature of Applicant/Date

John G. Thomas, PE Thomas Engineering, PA
Printed Name of Applicant



Emailed & Hand Delivered

August 1, 2024

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

Attn: Kendrick Stanton
CZO – Land and Community Development Administrator

Re: Tyler – Home on the Lake – Phases Two & Three
General Plan DRC Comments Address & Acknowledgement

Dear Kendrick,

Per your July 24, 2024 comment letter as generated from the July DRC meeting, please find below acknowledgement and/or revisions made to address comments received. I will respond to comments received below in **BLUE** text:

Planning/Zoning

- Section 15-345 (c) 1, “No driveway for a residence shall exceed 18 feet in width nor be less than 12 feet in width at the outer or street edge of the driveway. 2 additional feet of width need to be added to the proposed 10’ driveways. **Revised driveways to be 12’ in width. Added General Note #50 addressing the minimum width of 12’ and maximum width of 18’.**
- Include parking space dimensions for amenity area. **Acknowledged, however, there are no plans for the amenity area at this time. Note that it is labeled as future. Once plans for this location are developed, a site plan will be submitted to the city for review and approval as was done for the previously completed and existing amenity center/pool facility.**
- Contact information for questions: Ph: 252-639-7582. **Acknowledged.**

MPO

- Updated TIA completed to include this subdivision. NCDOT approved TIA recommended improvements must be incorporated before receiving a CO. Recommend discussing when improvements will be installed with DOT and the City considering two subdivisions have been submitted, which may or may not have similar timelines. **Acknowledged. No revisions to General Plan required.**
- Contact information for questions: Ph: 252-639-7592. **Acknowledged.**

Historic Preservation Administrator

- No comment provided. **Acknowledged.**
- Contact information for questions: Ph: 252-639-7583. **Acknowledged.**

Police Department

- No comment. **Acknowledged.**
- Contact Information for questions: Ph: 252-672-4293. **Acknowledged.**

Fire Marshal

- No comment. **Acknowledged.**
- Contact information for questions: Ph: 252-639-2961. **Acknowledged.**

Building Inspector

- No comment provided (attended meeting). **Acknowledged.**
- Contact information for questions: Ph: 252-639-2945. **Acknowledged.**

City of New Bern Electric Department

- Will need a copy of electrical plans showing the connected load, voltage requirements, electrical riser diagrams of new construction, and final plat. **Acknowledged.**
- Area lights can be provided if requested and a light contract is created. **Acknowledged.**
- All conduit for road crossing to supply electric power to the site shall be installed by the contractor and provided by the City of New Bern Electric Department. **Acknowledged.**
- An easement with the City of New Bern Electric Department will need to be signed for installation of the electric lines and use of the designated easement areas as indicated on the plan (if needed). **Acknowledged.**
- Will need to contact the Electrical Department by email at engineering@newbernnc.gov or by phone at 252-639-2827 or 252-639-2835 to meet on site once the project is ready to be scheduled. **Acknowledged.**
- Service to the site is subject to material lead times as well as fees based upon the expected construction costs and load being connected. **Acknowledged.**
- A Line Extension Agreement will need to be executed prior to the electric department ordering materials or beginning construction. **Acknowledged.**
- City of New Bern Utilities customer account must be established prior to temporary electric service for construction. **Acknowledged.**
- A Customer Choice form will need to be signed prior to department commitment to the project. **Acknowledged.**
- Contact information for questions: Ph: 252-639-2827. **Acknowledged.**

Craven County Health Department

- No comment. **Acknowledged.**
- Contact information for questions: Ph: 252-636-4936. **Acknowledged.**

Public Works

Streets

- Considering layout, property ownership, and other factors related to city operations, the Department of Public Works does not intend to accept the roads in Ph. 2 & 3 of this development. These streets will remain privately owned. **As per the previously approved Special Use Permit (SUP-002824-2024) CONCLUSION AND DECISION 1. C. (attached hereto for reference), the Board concluded that the proposed development complies with all of the requirements of the City's Land Use Ordinance. The submitted General Plan mirrors the above referenced and approved SUP, in that the roads were intended to be and labeled as public. As such, we do not agree with this revised Public Works Department position to not accept the roads in Ph. 2 & 3 of this development as public. The requirement for these roads to be privately owned creates an undue hardship on the POA and residents. Additionally, during the process of obtaining the above referenced SUP, the project was reviewed by the City of New Bern Departmental Review Committee (DRC), and at such time no comments were received indicating the intent not to accept the subject roads as public.**

Trash

- The lot layout and access will make tradition trash and large item pickup not feasible, dumpster pads will be needed. **As per the previously approved Special Use Permit (SUP-002824-2024) CONCLUSION AND DECISION 1. C. (attached hereto for reference), the Board concluded that the proposed development complies with all of the requirements of the City's Land Use Ordinance. The submitted General Plan mirrors the above referenced and approved SUP, which it states in General Notes and Site Data Note #27 "Refuse service to be provided by the City of New Bern (Individual Containers)." As such, we do not agree with this revised Public Works Department position to require dumpster pads within this development. The requirement for residents to take their trash to remote locations creates an undue hardship on them. Additionally, during the process of obtaining the above referenced SUP, the project was reviewed by the City of New Bern Departmental Review Committee (DRC), and at such time no comments were received indicating the intent to require dumpster pads for this development.**
- Contact information for questions: Ph: 252-639-7500. **Acknowledged.**

GIS

- Verify addresses and street names with E911 GIS Technician/Addressing Coordinator (verbally stated). **Acknowledged. All addresses shown are as provided and approved by Mr. Ronnie Compton, E911 GIS Technician/Addressing Coordinator.**
- Contact Information for questions: Ph: 252-639-7588. **Acknowledged.**

NCDOT

- TIA is currently being evaluated. **Acknowledged. No revisions to General Plan required.**
- Contact information for questions: Ph: 252-649-6505. **Acknowledged.**

City of New Bern Water Resources

- Water and sewer service for the proposed project will be provided by the City of New Bern. **Acknowledged.**
- Two complete sets of utility construction plans shall be submitted to the Department of Public Utilities (Water Resources Administration) for a complete review of the water & sewer systems. (these have been submitted) **Acknowledged.**
- This project will involve an extension of the City's water and sanitary sewer systems and each extension will need to be permitted through the appropriate state agencies. Permit applications can be submitted for review along with the plans and specifications. (these have been submitted). **Acknowledged.**
- Water and Sewer System Development and Connection Fees will be required for the project. All System Development and connection fees shall be paid prior to receiving a building permit for the project and Mrs. Melissa Garris (252) 639-7596 can provide a quote of the applicable system development and connection fees for the proposed project. **Acknowledged.**
- No water or sewer construction shall take place prior to receiving a notice-to-proceed authorization letter from the City. **Acknowledged.**
- The City's Water Resources Project Coordinator, Mr. David Tennant shall be contacted at (252) 639-7523, at least 24 hours in advance of making any connection to the existing New Bern water and/or sewer systems. **Acknowledged.**
- All water and sewer system construction and connection installation shall be in compliance with the "City of New Bern Water & Sewer Design Standards". **Acknowledged.**
- Contact information for questions: Ph: 252-639-7523. **Acknowledged.**

North Carolina Railroad Company

- No comment provided. **Acknowledged.**
- Contact information for questions: Ph: 919-534-0416. **Acknowledged.**

E911 GIS Technician/Addressing Coordinator

- No comment provided. **Acknowledged.**
- Contact information for questions: Ph: 252-672-4107. **Acknowledged.**

Parks & Recreation

- No comment provided. **Acknowledged.**
- Contact information for questions: Ph: 252-639-2902. **Acknowledged.**

Enclosed are two (2) copies of the revised General Plan. Electronic copies of the plan have additionally been emailed to Stanton.Kendrick@NewBernNC.gov.

Please review and let me know if you have any questions, comments, or require additional information.

Thank you,

Bobby Billingsley

Bobby Billingsley, PE
BobbyBillingsley@ThomasEngineeringPA.com

Enclosures



CERTIFICATE OF SERVICE

I hereby certify that on the 15 day of May, 2024, I filed a copy of the foregoing Written Decision and served a copy of the same upon the following persons by electronic mail, addressed as follows:

DECISION: SUP-002824-2024

Stars & Stripes 4F, LLC
1031 Marietta Street, NW, Suite A
Atlanta, GA 30318
Email: ejr@wardandsmith.com

Eric J. Remington
Ward and Smith, P.A.
P.O Box 867
New Bern, N C 28563
Email: ejr@wardandsmith.com

A handwritten signature in blue ink, appearing to read "Kendrick Lee Stanton", is written over a horizontal line.

Kendrick Lee Stanton
Land & Community Development Administrator
City of New Bern

This certifies on the date below I received the original Special Use Permit identified as SUP-002824-2024 for real property located at 250 Gracie Farms Road and 570 Washington Post Road as approved by the Board of Adjustment of the City of New Bern. The original document is maintained in my office. The attached is a true and correct copy of said document consisting of 3 pages and dated May 6, 2024 for February 22, 2024.

This the 15th day of May, 2024.



Brenda E. Blanco
Brenda E. Blanco, City Clerk

NORTH CAROLINA
CRAVEN COUNTY

BEFORE THE BOARD OF ADJUSTMENT
OF THE CITY OF NEW BERN
SUP-002824-2024

Application of Stars & Stripes 4F, LLC.	:	SPECIAL USE
For a Special Use Permit for Real Property	:	PERMIT
Located at 250 Gracie Farms Road &	:	
570 Washington Post Road	:	
New Bern, North Carolina 28560	:	

DECISION

THIS APPLICATION FOR SPECIAL USE PERMIT, came before the Board of Adjustment of the City of New Bern ("Board") at a public hearing conducted on February 22, 2024, at its regular scheduled City Meeting in the City Hall Courtroom located at 300 Pollock Street in New Bern, North Carolina. After considering the evidence, testimony and arguments presented at the hearing, the Board finds the facts as follows, and directs the issuance of this Special Use permit:

Having heard all the evidence, testimony and arguments presented at the hearing, the Board of Adjustment of City of New Bern found and concluded as follows:

FINDINGS OF FACT

1. Stars & Stripes 4F, LLC ("Applicant") filed an application for a Special Use permit with the City of New Bern to establish a Multifamily Residence use on the real properties located at 250 Gracie Farms Road and 570 Washington Post Road in New Bern, North Carolina ("Application"). The real properties are further identified by Craven County Tax Parcel #8-223-004 and 8-223-003 ("Subject Properties").
2. The Subject Properties are located in a zoning district identified as R-10A Residential District by the City of New Bern.
3. The matter came on for hearing before the Board on February 22, 2024. All notice requirements of the Code of the City of New Bern were satisfied.
4. The Applicant proposes to establish a Multifamily Residence use on the Subject Properties. The identified use for the Subject Properties is a special use in a R-10A zoning district.
5. Testimony was offered by Eric J. Remington ("Mr. Remington"), attorney for the Applicant, that the requested special use permit is within the Board's jurisdiction according to the City of New Bern Land Use Ordinance table of permissible uses. No opposing evidence was offered.
6. Testimony was offered by Mr. Remington that the Application is complete. In support of the Application, Mr. Remington offered a binder containing the Application, a PowerPoint presentation, proposed site plan, traffic impact analysis (TIA), valuation impact opinion report, CAMA Land Use Plan consistency documents, and professional resumes.
7. Testimony was offered by Mr. Remington, John Thomas, Tyler Johnson, and Chase Smith that that if completed as proposed in the Application, the development will comply with all of the requirements of the City of New Bern Land Use Ordinance.


8. Testimony was offered by Mr. Remington, John Thomas, and Chase Smith that the use will not materially endanger the public health or safety if located where proposed and developed according to the plan as submitted and approved.
9. Expert testimony was offered by Suzanne Nelson ("Ms. Nelson"), certified real estate appraiser, that the proposed project will not have an adverse effect on the value of adjoining or abutting property based on the submitted appraisers report.
10. Expert testimony was offered by Chase Smith, who conducted a TIA, determining the proposed development and its access would not impose significant adverse traffic impacts and, thus, will not have an adverse effect on the value of adjoining or abutting property.
11. Testimony was offered by Mr. Remington, John Thomas, and Tyler Johnson that the location and character of the use of the Subject Properties, if developed according to the plan submitted and approved, will be in harmony with the area in which it is to be located and in general conformity with the plan of development of the City. The Applicant noted that the proposed use of the subject properties is permitted by the existing zoning ordinance.
12. The Applicant agreed during the hearing to modify the Application, including the plans and specifications submitted, to remove units 053-056 thereby reducing the total number of buildings to 23 and the total number of units to 141.

CONCLUSION AND DECISION

1. The Board, after reviewing the application and all of the evidence submitted, concludes that the Applicant has offered competent, material and substantial evidence to satisfy the six (6) elements required by Code Section 15-54 for the issuance of a special use permit as follows:
 - a. The requested permit is within the Board's jurisdiction according to Section 15-146 of the Code of the City of New Bern and all relevant sections of the Code of the City of New Bern.
 - b. The Applicant's application for a special use permit is complete.
 - c. If completed as proposed in the Application, the development will comply with all of the requirements of the City's Land Use Ordinance.
 - d. The use of the Subject Properties will not materially endanger the public health or safety if located where proposed and developed according to the plan submitted and approved.
 - e. The use will not substantially injure the value of adjoining or abutting property, or that the use is a public necessity.
 - f. The location and character of the use, if developed according to the plan as submitted and approved, will be in harmony with the area in which it is to be located and in general conformity with the City of New Bern Land Use Plan.
2. The Board, after reviewing the application and all of the evidence submitted, concludes that approval is subject to the following condition(s):
 - a. Units 053-056 shall be removed from the application and site plan thereby reducing the total number of buildings to 23 and the total number of units to 141; and
 - b. If the Applicant elects to include walking trails, then the Applicant shall also include fencing between the townhomes and properties abutting Gabrielle Street.

BASED ON THE FOREGOING FINDINGS OF FACT, AND CONCLUSIONS OF LAW, THE BOARD CONCLUDES AS A MATTER OF LAW that the Applicant has met the requirements of the City of New Bern Land Use Ordinance and that this Application for a Special Use Permit should be and hereby is **APPROVED**. Pursuant to G.S. 160D-108.1, the period of validity for the Special Use permit is three (3) Years.

Signed this 6TH day of May, 2024, for the 22nd day of February 2024.


Mr. Tim Tabak, Chairman
Board of Adjustment of the City of New Bern

ATTEST:


Kendrick Stanton, Clerk to the Board



To: John G Thomas, PE, Thomas Engineering, PA

From: Kendrick Stanton, CZO, Land and Community Development Administrator

RE: SUBMAJ-002932-2024, DRC Comments – Home On The Lake, Phases 2 & 3

Date: 07/24/2024

The following comments were generated from DRC.

Planning/Zoning

- Section 15-345 (c) 1, “No driveway for a residence shall exceed 18 feet in width nor be less than 12 feet in width at the outer or street edge of the driveway. 2 additional feet of width need to be added to the proposed 10’ driveways.
- Include parking space dimensions for amenity area.
- Contact information for questions: [Ph: 252-639-7582](tel:252-639-7582)

MPO

- Updated TIA completed to include this subdivision. NCDOT approved TIA recommended improvements must be incorporated before receiving a CO. Recommend discussing when improvements will be installed with DOT and the City considering two subdivisions have been submitted, which may or may not have similar timelines.
- Contact information for questions: [Ph: 252-639-7592](tel:252-639-7592)

Historic Preservation Administrator

- No comment provided.
- Contact information for questions: [Ph: 252-639-7583](tel:252-639-7583)

Police Department

- No comment.
- Contact Information for questions: [Ph: 252-672-4293](tel:252-672-4293)

Fire Marshal

- No comment.
- Contact information for questions: [Ph: 252-639-2961](tel:252-639-2961)

Building Inspector

- No comment provided (attended meeting).
- Contact information for questions: [Ph: 252-639-2945](tel:252-639-2945)

City of New Bern Electric Department

- Will need a copy of electrical plans showing the connected load, voltage requirements, electrical riser diagrams of new construction, and final plat.
- Area lights can be provided if requested and a light contract is created.
- All conduit for road crossing to supply electric power to the site shall be installed by the contractor and provided by the City of New Bern Electric Department.
- An easement with the City of New Bern Electric Department will need to be signed for installation of the electric lines and use of the designated easement areas as indicated on the plan (if needed).
- Will need to contact the Electrical Department by email at engineering@newbernnc.gov or by phone at 252-639-2827 or 252-639-2835 to meet on site once the project is ready to be scheduled.
- Service to the site is subject to material lead times as well as fees based upon the expected construction costs and load being connected.
- A Line Extension Agreement will need to be executed prior to the electric department ordering materials or beginning construction.
- City of New Bern Utilities customer account must be established prior to temporary electric service for construction.
- A Customer Choice form will need to be signed prior to department commitment to the project.
- Contact information for questions: Ph: 252-639-2827

Craven County Health Department

- No comment.
- Contact information for questions: Ph: 252-636-4936

Public Works

- Streets
 - Considering layout, property ownership, and other factors related to city operations, the Department of Public Works does not intent to accept the roads in Ph. 2 & 3 of this development. These streets will remain privately owned.
- Trash
 - The lot layout and access will make tradition trash and large item pickup not feasible, dumpster pads will be needed.
- Contact information for questions: Ph: 252-639-7500

GIS

- Verify addresses and street names with E911 GIS Technician/Addressing Coordinator (verbally stated).
- Contact Information for questions: Ph: 252-639-7588

NCDOT

- TIA is currently being evaluated.
- Contact information for questions: Ph: 252-649-6505

City of New Bern Water Resources

- Water and sewer service for the proposed project will be provided by the City of New Bern.
- Two complete sets of utility construction plans shall be submitted to the Department of Public Utilities (Water Resources Administration) for a complete review of the water & sewer systems.
- This project will involve an extension of the City's water and sanitary sewer systems and each extension will need to be permitted through the appropriate state agencies. Permit applications can be submitted for review along with the plans and specifications.
- Water and Sewer System Development and Connection Fees will be required for the project. All System Development and connection fees shall be paid prior to receiving a building permit for the project and Mrs. Melissa Garris (252) 639-7596 can provide a quote of the applicable system development and connection fees for the proposed project.
- No water or sewer construction shall take place prior to receiving a notice-to-proceed authorization letter from the City.
- The City's Water Resources Project Coordinator, Mr. David Tennant shall be contacted at (252) 639-7523, at least 24 hours in advance of making any connection to the existing New Bern water and/or sewer systems.
- All water and sewer system construction and connection installation shall be in compliance with the "City of New Bern Water & Sewer Design Standards".
- A City of New Bern Water and Sewer Use Agreement will be required for the project.
- Contact information for questions: **Ph: 252-639-7523**

North Carolina Railroad Company

- No comment provided.
- Contact information for questions: **Ph: 919-534-0416**

E911 GIS Technician/Addressing Coordinator

- No comment provided.
- Contact information for questions: **Ph: 252-672-4107**

Parks & Recreation

- No comment provided.
- Contact information for questions: **Ph: 252-639-2902**

Please submit a response letter to these comments by electronic PDF. Additionally, please submit an electronic PDF file of the revised site plan (if applicable) to my email, Stanton.Kendrick@NewBernNC.gov and two physical plan sets on 18" X 24" paper of the revised site plan by Friday, August 2, 2024. Failure to submit the revised plans or request an extension by the date indicated will constitute a denial of the plan, and a full resubmission would be required. If you have any questions, you may contact me.

August 2, 2024

Stars & Stripes 4F, LLC
1031 Marietta Street NW, Suite A
Atlanta, GA 30318

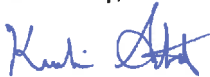
To whom it may concern:

The City of New Bern is notifying all property owners within one hundred (100) feet of your properties, parcels 8-223-003 (portion of) & 8-223-004 regarding the General Plan Subdivision submittal with mailed notice of the request. The subject properties are 20.78 + / - acres and are adjacent to NC 43 and Washington Post Road.

The Planning & Zoning Board of the City of New Bern will hold a public meeting to consider the proposed General Plan Subdivision request. The regularly scheduled meeting will be on Thursday, August 15, 2024, in the 2nd floor courtroom of the City Hall building, located at 300 Pollock Street, New Bern, NC 28560, at 5:30 pm.

A copy of the application is available for public review during normal business hours in the Development Services office, located at 303 First Street. For further information contact Kendrick Stanton, Land & Community Development Administrator at (252) 639-7582 or Stanton.Kendrick@newbernc.gov.

Sincerely,



Kendrick Stanton, CZO
Land & Community Development Administrator
Phone: 252-639-7582

cc: File

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

August 2, 2024

Dear Property Owner:

The City of New Bern is notifying all property owners within one hundred (100) feet of parcels 8-223-003 (portion of) & 8-223-004 of a proposed General Plan Subdivision request with mailed notice (See attached map for reference). The subject properties are 20.78 +/- acres and are adjacent to NC 43 and Washington Post Road.

The Planning & Zoning Board of the City of New Bern will hold a public meeting to consider the proposed General Plan Subdivision request. The regularly scheduled meeting will be on Thursday, August 15, 2024, in the 2nd floor courtroom of the City Hall building, located at 300 Pollock Street, New Bern, NC 28560, at 5:30 pm.

A copy of the application is available for public review during normal business hours in the Development Services office, located at 303 First Street. For further information contact Kendrick Stanton, Land & Community Development Administrator at (252) 639-7582 or Stanton.Kendrick@newbernc.gov.

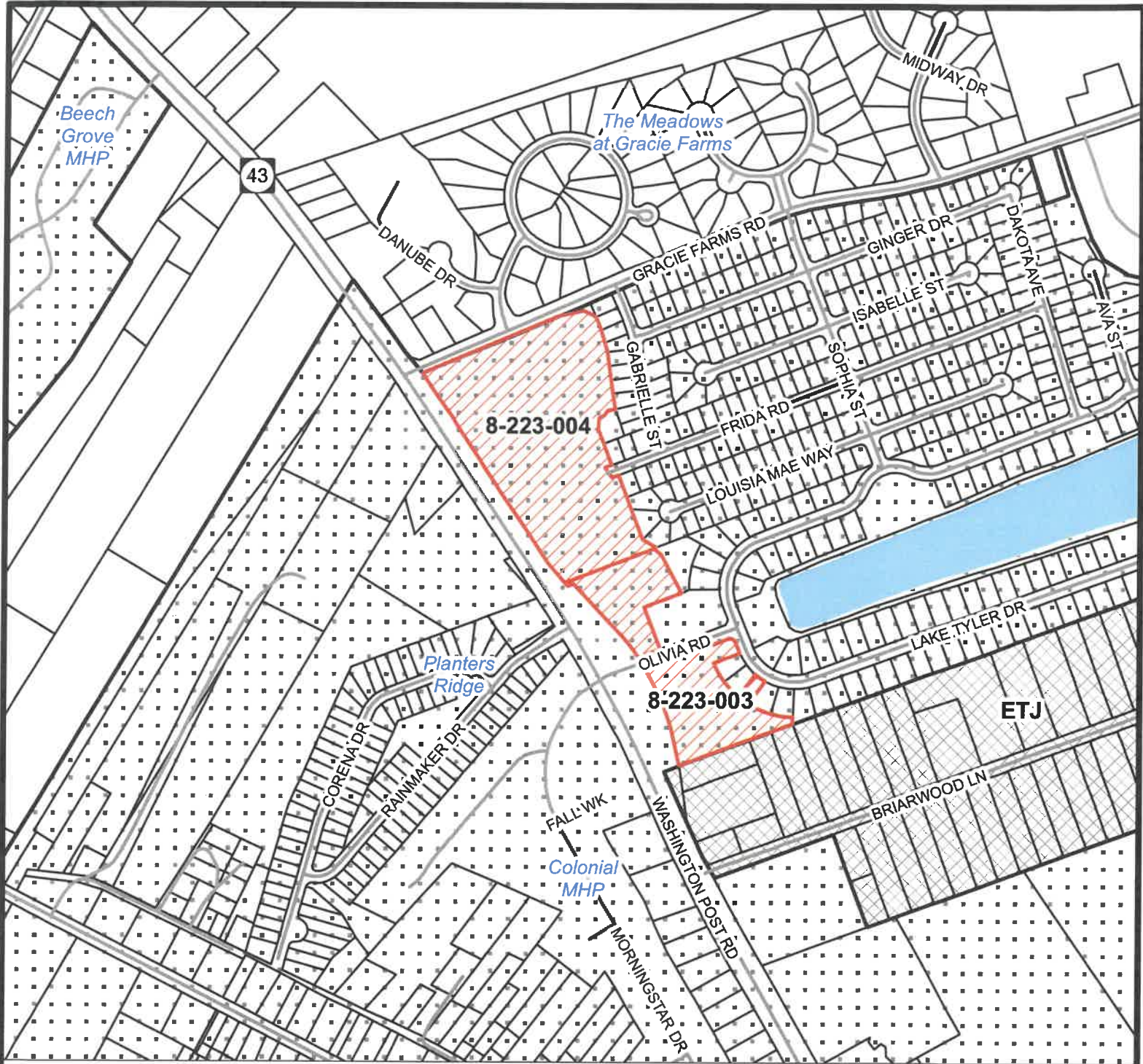
Sincerely,







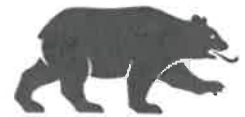
Kendrick Stanton, CZO
Land & Community Development Administrator
Phone: 252-639-7582

cc: File

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



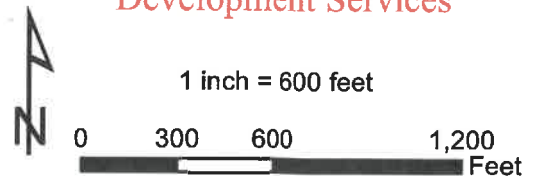
-  Parcels 8-223-003; 004
-  City Limits
-  Parcels
-  ETJ



NEW BERN

CITY OF NEW BERN
Development Services

SUBMAJ-002932-2024, Tyler Home on the Lake Phases 2 & 3
Parcel ID: 8-223-003 & 8-223-004
Type of Development: Planned Unit Development (PUD)
Type of Subdivision Plan: General Plan
Proposed Number of Lots: 141
Total Acres: 20.78 +/-
Zoning District: R-10A

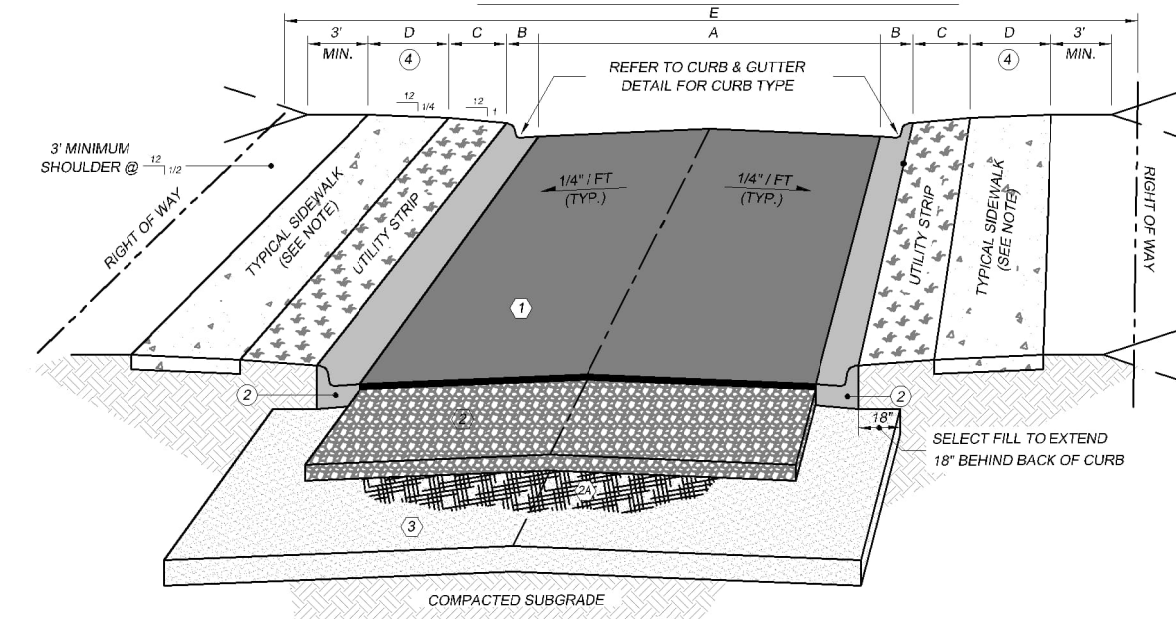


This map is intended for reference only. All dimensions are appropriate.
 As per NCGS 132-10, this map is not to be resold or otherwise used for commercial purposes

GENERAL NOTES AND SITE DATA

- BOUNDARY INFORMATION SHOWN IS AS PROVIDED ON THE "BOUNDARY SURVEY FOR TILLET HOME ON THE LAKE OUTPARCELS", AS SURVEYED BY HERBERT J. NOBLES, JR., PLS #L-2703, AND DATED MAY 10, 2023.
- REFER TO SHEET 02 FOR THE "BOUNDARY SURVEY FOR TILLET HOME ON THE LAKE OUTPARCELS", AS SURVEYED BY HERBERT J. NOBLES, JR., PLS #L-2703, AND DATED MAY 10, 2023.
- REFER TO SHEET 03 FOR THE "BOUNDARY SURVEY FOR TILLET HOME ON THE LAKE OUTPARCELS", AS SURVEYED BY HERBERT J. NOBLES, JR., PLS #L-2703, AND DATED MAY 10, 2023.
- REFER TO SHEET 04 FOR THE "BOUNDARY SURVEY FOR TILLET HOME ON THE LAKE OUTPARCELS", AS SURVEYED BY HERBERT J. NOBLES, JR., PLS #L-2703, AND DATED MAY 10, 2023.
- REFER TO SHEET 05 FOR THE "BOUNDARY SURVEY FOR TILLET HOME ON THE LAKE OUTPARCELS", AS SURVEYED BY HERBERT J. NOBLES, JR., PLS #L-2703, AND DATED MAY 10, 2023.
- REFER TO SHEET 06 FOR THE "BOUNDARY SURVEY FOR TILLET HOME ON THE LAKE OUTPARCELS", AS SURVEYED BY HERBERT J. NOBLES, JR., PLS #L-2703, AND DATED MAY 10, 2023.
- REFER TO SHEET 07 FOR THE "BOUNDARY SURVEY FOR TILLET HOME ON THE LAKE OUTPARCELS", AS SURVEYED BY HERBERT J. NOBLES, JR., PLS #L-2703, AND DATED MAY 10, 2023.
- REFER TO SHEET 08 FOR THE "BOUNDARY SURVEY FOR TILLET HOME ON THE LAKE OUTPARCELS", AS SURVEYED BY HERBERT J. NOBLES, JR., PLS #L-2703, AND DATED MAY 10, 2023.
- REFER TO SHEET 09 FOR THE "BOUNDARY SURVEY FOR TILLET HOME ON THE LAKE OUTPARCELS", AS SURVEYED BY HERBERT J. NOBLES, JR., PLS #L-2703, AND DATED MAY 10, 2023.
- REFER TO SHEET 10 FOR THE "BOUNDARY SURVEY FOR TILLET HOME ON THE LAKE OUTPARCELS", AS SURVEYED BY HERBERT J. NOBLES, JR., PLS #L-2703, AND DATED MAY 10, 2023.
- REFER TO SHEET 11 FOR THE "BOUNDARY SURVEY FOR TILLET HOME ON THE LAKE OUTPARCELS", AS SURVEYED BY HERBERT J. NOBLES, JR., PLS #L-2703, AND DATED MAY 10, 2023.
- REFER TO SHEET 12 FOR THE "BOUNDARY SURVEY FOR TILLET HOME ON THE LAKE OUTPARCELS", AS SURVEYED BY HERBERT J. NOBLES, JR., PLS #L-2703, AND DATED MAY 10, 2023.
- REFER TO SHEET 13 FOR THE "BOUNDARY SURVEY FOR TILLET HOME ON THE LAKE OUTPARCELS", AS SURVEYED BY HERBERT J. NOBLES, JR., PLS #L-2703, AND DATED MAY 10, 2023.
- REFER TO SHEET 14 FOR THE "BOUNDARY SURVEY FOR TILLET HOME ON THE LAKE OUTPARCELS", AS SURVEYED BY HERBERT J. NOBLES, JR., PLS #L-2703, AND DATED MAY 10, 2023.
- REFER TO SHEET 15 FOR THE "BOUNDARY SURVEY FOR TILLET HOME ON THE LAKE OUTPARCELS", AS SURVEYED BY HERBERT J. NOBLES, JR., PLS #L-2703, AND DATED MAY 10, 2023.
- REFER TO SHEET 16 FOR THE "BOUNDARY SURVEY FOR TILLET HOME ON THE LAKE OUTPARCELS", AS SURVEYED BY HERBERT J. NOBLES, JR., PLS #L-2703, AND DATED MAY 10, 2023.
- REFER TO SHEET 17 FOR THE "BOUNDARY SURVEY FOR TILLET HOME ON THE LAKE OUTPARCELS", AS SURVEYED BY HERBERT J. NOBLES, JR., PLS #L-2703, AND DATED MAY 10, 2023.
- REFER TO SHEET 18 FOR THE "BOUNDARY SURVEY FOR TILLET HOME ON THE LAKE OUTPARCELS", AS SURVEYED BY HERBERT J. NOBLES, JR., PLS #L-2703, AND DATED MAY 10, 2023.
- REFER TO SHEET 19 FOR THE "BOUNDARY SURVEY FOR TILLET HOME ON THE LAKE OUTPARCELS", AS SURVEYED BY HERBERT J. NOBLES, JR., PLS #L-2703, AND DATED MAY 10, 2023.
- REFER TO SHEET 20 FOR THE "BOUNDARY SURVEY FOR TILLET HOME ON THE LAKE OUTPARCELS", AS SURVEYED BY HERBERT J. NOBLES, JR., PLS #L-2703, AND DATED MAY 10, 2023.
- REFER TO SHEET 21 FOR THE "BOUNDARY SURVEY FOR TILLET HOME ON THE LAKE OUTPARCELS", AS SURVEYED BY HERBERT J. NOBLES, JR., PLS #L-2703, AND DATED MAY 10, 2023.
- REFER TO SHEET 22 FOR THE "BOUNDARY SURVEY FOR TILLET HOME ON THE LAKE OUTPARCELS", AS SURVEYED BY HERBERT J. NOBLES, JR., PLS #L-2703, AND DATED MAY 10, 2023.
- REFER TO SHEET 23 FOR THE "BOUNDARY SURVEY FOR TILLET HOME ON THE LAKE OUTPARCELS", AS SURVEYED BY HERBERT J. NOBLES, JR., PLS #L-2703, AND DATED MAY 10, 2023.
- REFER TO SHEET 24 FOR THE "BOUNDARY SURVEY FOR TILLET HOME ON THE LAKE OUTPARCELS", AS SURVEYED BY HERBERT J. NOBLES, JR., PLS #L-2703, AND DATED MAY 10, 2023.
- REFER TO SHEET 25 FOR THE "BOUNDARY SURVEY FOR TILLET HOME ON THE LAKE OUTPARCELS", AS SURVEYED BY HERBERT J. NOBLES, JR., PLS #L-2703, AND DATED MAY 10, 2023.
- REFER TO SHEET 26 FOR THE "BOUNDARY SURVEY FOR TILLET HOME ON THE LAKE OUTPARCELS", AS SURVEYED BY HERBERT J. NOBLES, JR., PLS #L-2703, AND DATED MAY 10, 2023.
- REFER TO SHEET 27 FOR THE "BOUNDARY SURVEY FOR TILLET HOME ON THE LAKE OUTPARCELS", AS SURVEYED BY HERBERT J. NOBLES, JR., PLS #L-2703, AND DATED MAY 10, 2023.
- REFER TO SHEET 28 FOR THE "BOUNDARY SURVEY FOR TILLET HOME ON THE LAKE OUTPARCELS", AS SURVEYED BY HERBERT J. NOBLES, JR., PLS #L-2703, AND DATED MAY 10, 2023.
- REFER TO SHEET 29 FOR THE "BOUNDARY SURVEY FOR TILLET HOME ON THE LAKE OUTPARCELS", AS SURVEYED BY HERBERT J. NOBLES, JR., PLS #L-2703, AND DATED MAY 10, 2023.
- REFER TO SHEET 30 FOR THE "BOUNDARY SURVEY FOR TILLET HOME ON THE LAKE OUTPARCELS", AS SURVEYED BY HERBERT J. NOBLES, JR., PLS #L-2703, AND DATED MAY 10, 2023.
- REFER TO SHEET 31 FOR THE "BOUNDARY SURVEY FOR TILLET HOME ON THE LAKE OUTPARCELS", AS SURVEYED BY HERBERT J. NOBLES, JR., PLS #L-2703, AND DATED MAY 10, 2023.
- REFER TO SHEET 32 FOR THE "BOUNDARY SURVEY FOR TILLET HOME ON THE LAKE OUTPARCELS", AS SURVEYED BY HERBERT J. NOBLES, JR., PLS #L-2703, AND DATED MAY 10, 2023.
- REFER TO SHEET 33 FOR THE "BOUNDARY SURVEY FOR TILLET HOME ON THE LAKE OUTPARCELS", AS SURVEYED BY HERBERT J. NOBLES, JR., PLS #L-2703, AND DATED MAY 10, 2023.
- REFER TO SHEET 34 FOR THE "BOUNDARY SURVEY FOR TILLET HOME ON THE LAKE OUTPARCELS", AS SURVEYED BY HERBERT J. NOBLES, JR., PLS #L-2703, AND DATED MAY 10, 2023.
- REFER TO SHEET 35 FOR THE "BOUNDARY SURVEY FOR TILLET HOME ON THE LAKE OUTPARCELS", AS SURVEYED BY HERBERT J. NOBLES, JR., PLS #L-2703, AND DATED MAY 10, 2023.
- REFER TO SHEET 36 FOR THE "BOUNDARY SURVEY FOR TILLET HOME ON THE LAKE OUTPARCELS", AS SURVEYED BY HERBERT J. NOBLES, JR., PLS #L-2703, AND DATED MAY 10, 2023.
- REFER TO SHEET 37 FOR THE "BOUNDARY SURVEY FOR TILLET HOME ON THE LAKE OUTPARCELS", AS SURVEYED BY HERBERT J. NOBLES, JR., PLS #L-2703, AND DATED MAY 10, 2023.
- REFER TO SHEET 38 FOR THE "BOUNDARY SURVEY FOR TILLET HOME ON THE LAKE OUTPARCELS", AS SURVEYED BY HERBERT J. NOBLES, JR., PLS #L-2703, AND DATED MAY 10, 2023.
- REFER TO SHEET 39 FOR THE "BOUNDARY SURVEY FOR TILLET HOME ON THE LAKE OUTPARCELS", AS SURVEYED BY HERBERT J. NOBLES, JR., PLS #L-2703, AND DATED MAY 10, 2023.
- REFER TO SHEET 40 FOR THE "BOUNDARY SURVEY FOR TILLET HOME ON THE LAKE OUTPARCELS", AS SURVEYED BY HERBERT J. NOBLES, JR., PLS #L-2703, AND DATED MAY 10, 2023.
- REFER TO SHEET 41 FOR THE "BOUNDARY SURVEY FOR TILLET HOME ON THE LAKE OUTPARCELS", AS SURVEYED BY HERBERT J. NOBLES, JR., PLS #L-2703, AND DATED MAY 10, 2023.
- REFER TO SHEET 42 FOR THE "BOUNDARY SURVEY FOR TILLET HOME ON THE LAKE OUTPARCELS", AS SURVEYED BY HERBERT J. NOBLES, JR., PLS #L-2703, AND DATED MAY 10, 2023.
- REFER TO SHEET 43 FOR THE "BOUNDARY SURVEY FOR TILLET HOME ON THE LAKE OUTPARCELS", AS SURVEYED BY HERBERT J. NOBLES, JR., PLS #L-2703, AND DATED MAY 10, 2023.
- REFER TO SHEET 44 FOR THE "BOUNDARY SURVEY FOR TILLET HOME ON THE LAKE OUTPARCELS", AS SURVEYED BY HERBERT J. NOBLES, JR., PLS #L-2703, AND DATED MAY 10, 2023.
- REFER TO SHEET 45 FOR THE "BOUNDARY SURVEY FOR TILLET HOME ON THE LAKE OUTPARCELS", AS SURVEYED BY HERBERT J. NOBLES, JR., PLS #L-2703, AND DATED MAY 10, 2023.
- REFER TO SHEET 46 FOR THE "BOUNDARY SURVEY FOR TILLET HOME ON THE LAKE OUTPARCELS", AS SURVEYED BY HERBERT J. NOBLES, JR., PLS #L-2703, AND DATED MAY 10, 2023.
- REFER TO SHEET 47 FOR THE "BOUNDARY SURVEY FOR TILLET HOME ON THE LAKE OUTPARCELS", AS SURVEYED BY HERBERT J. NOBLES, JR., PLS #L-2703, AND DATED MAY 10, 2023.
- REFER TO SHEET 48 FOR THE "BOUNDARY SURVEY FOR TILLET HOME ON THE LAKE OUTPARCELS", AS SURVEYED BY HERBERT J. NOBLES, JR., PLS #L-2703, AND DATED MAY 10, 2023.
- REFER TO SHEET 49 FOR THE "BOUNDARY SURVEY FOR TILLET HOME ON THE LAKE OUTPARCELS", AS SURVEYED BY HERBERT J. NOBLES, JR., PLS #L-2703, AND DATED MAY 10, 2023.
- REFER TO SHEET 50 FOR THE "BOUNDARY SURVEY FOR TILLET HOME ON THE LAKE OUTPARCELS", AS SURVEYED BY HERBERT J. NOBLES, JR., PLS #L-2703, AND DATED MAY 10, 2023.

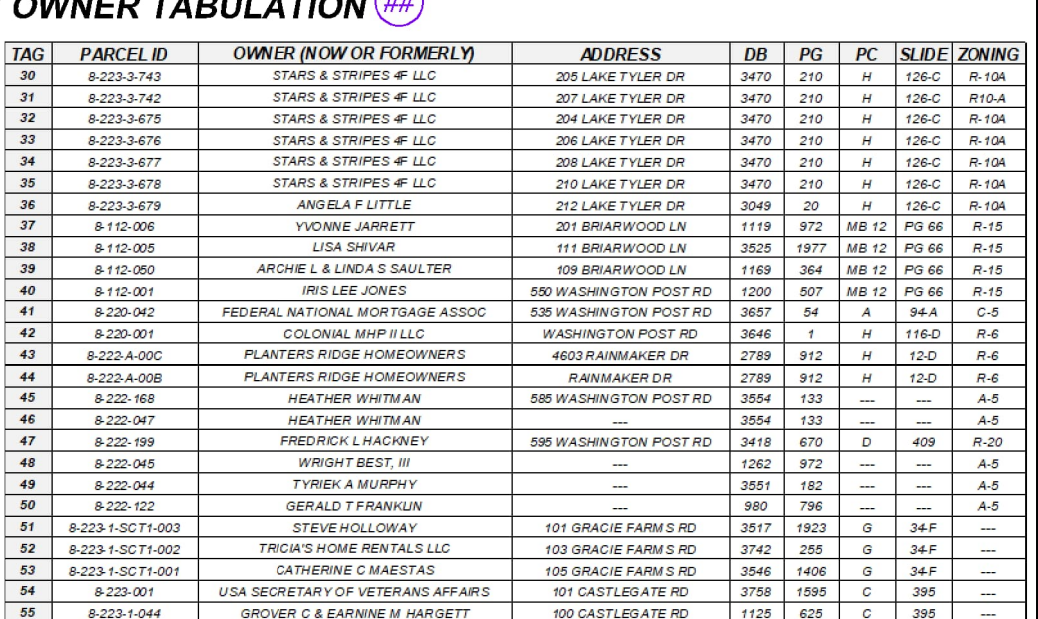
TYPICAL ROADWAY SECTION



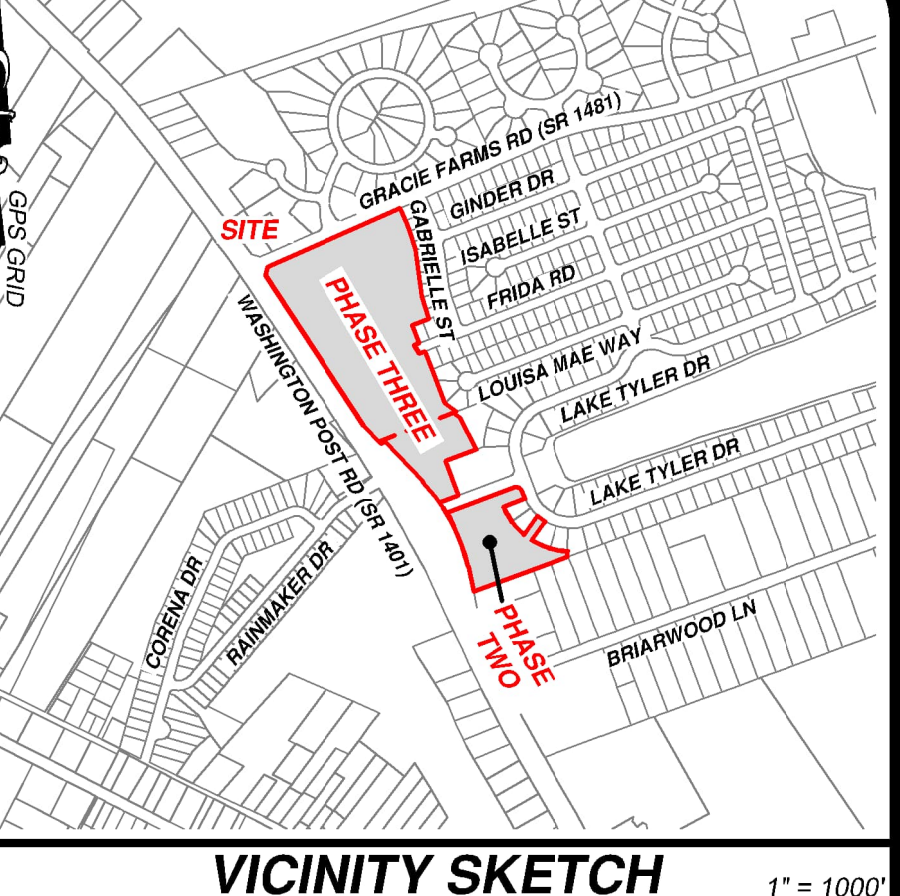
ADJACENT PROPERTY OWNER TABULATION

TAG	PARCEL ID	OWNER (NOW OR FORMERLY)	ADDRESS	DB	PG	PC	SLIDE	ZONING
01	8-223-001	MICHAEL E. CAMILLE & SUE	206 BARBELLE ST	3070	577	1	180F	R-10A
02	8-223-002	JUSTIN B. & ANDREW W. REISCH	206 BARBELLE ST	3738	866	1	180F	R-10A
03	8-223-003	CURTIS J. FOLLA	206 BARBELLE ST	3674	450	1	180F	R-10A
04	8-223-004	JAMES L. & AILEEN C. COSPOLINO	206 BARBELLE ST	3674	711	1	180F	R-10A
05	8-223-005	ADRIANNE D. & MARTHA W.	206 BARBELLE ST	3674	38	1	180F	R-10A
06	8-223-006	CATHY LAKE & MICHAEL LAKE, JR. & S.	206 BARBELLE ST	3674	38	1	180F	R-10A
07	8-223-007	MATTHEW E. & WELISSA C. STROCHER	214 BARBELLE ST	3674	1080	1	180F	R-10A
08	8-223-008	CLYDE F. & LOUISE A. COWARD-HURRELL	214 BARBELLE ST	3674	1080	1	180F	R-10A
09	8-223-009	LATOYA S. WILLIAMS	214 BARBELLE ST	3662	1424	1	180F	R-10A
10	8-223-010	WIMMY THOMAS, TONYA AUSTIN, ET AL.	214 BARBELLE ST	3662	2007	1	180F	R-10A
11	8-223-011	CHRISTOPHER S. & FRANCES WARD	411 FRIDA RD	3027	1880	1	115C	R-10A
12	8-223-012	ALEXANDER & DEBRA CAMPION	208 FRIDA RD	3027	102	1	115C	R-10A
13	8-223-013	ONDERA RICHBEY & JUDITH BRIDGES	208 FRIDA RD	3027	878	1	115C	R-10A
14	8-223-014	SEBASTIAN W. GRANT	208 FRIDA RD	3028	204	1	115C	R-10A
15	8-223-015	JOHN R. & MARIONA DANEY III	208 FRIDA RD	3027	1058	1	115C	R-10A
16	8-223-016	BARBARA & MICHAEL VANDER	210 FRIDA RD	3028	552	1	115C	R-10A
17	8-223-017	MARCO J. & JULIA BURNHART	305 LOUISA MAE WAY	3049	845	1	115C	R-10A
18	8-223-018	MARY & ROBERT A. MALONEY	305 LOUISA MAE WAY	3041	471	1	115C	R-10A
19	8-223-019	CLARENCE B. BRIDEN, III & LISA M. JAMES	305 LOUISA MAE WAY	3041	184	1	115C	R-10A
20	8-223-020	DAVID & SARANTHOS SCHOON	305 LOUISA MAE WAY	3078	488	1	115C	R-10A
21	8-223-021	LAKE TYLER HOMEOWNERS ASSOCIATION	---	3078	809	1	115C	R-10A
22	8-223-022	LAKE TYLER HOMEOWNERS ASSOCIATION	---	3078	809	1	115C	R-10A
23	8-223-023	LAKE TYLER HOMEOWNERS ASSOCIATION	---	3078	809	1	115C	R-10A
24	8-223-024	LAKE TYLER HOMEOWNERS ASSOCIATION	---	3078	809	1	115C	R-10A
25	8-223-025	LAKE TYLER HOMEOWNERS ASSOCIATION	---	3078	809	1	115C	R-10A
26	8-223-026	LAKE TYLER HOMEOWNERS ASSOCIATION	---	3078	809	1	115C	R-10A
27	8-223-027	LAKE TYLER HOMEOWNERS ASSOCIATION	---	3078	809	1	115C	R-10A
28	8-223-028	LAKE TYLER HOMEOWNERS ASSOCIATION	---	3078	809	1	115C	R-10A
29	8-223-029	LAKE TYLER HOMEOWNERS ASSOCIATION	---	3078	809	1	115C	R-10A
30	8-223-030	LAKE TYLER HOMEOWNERS ASSOCIATION	---	3078	809	1	115C	R-10A

TYPICAL CONCRETE SIDEWALK SECTION

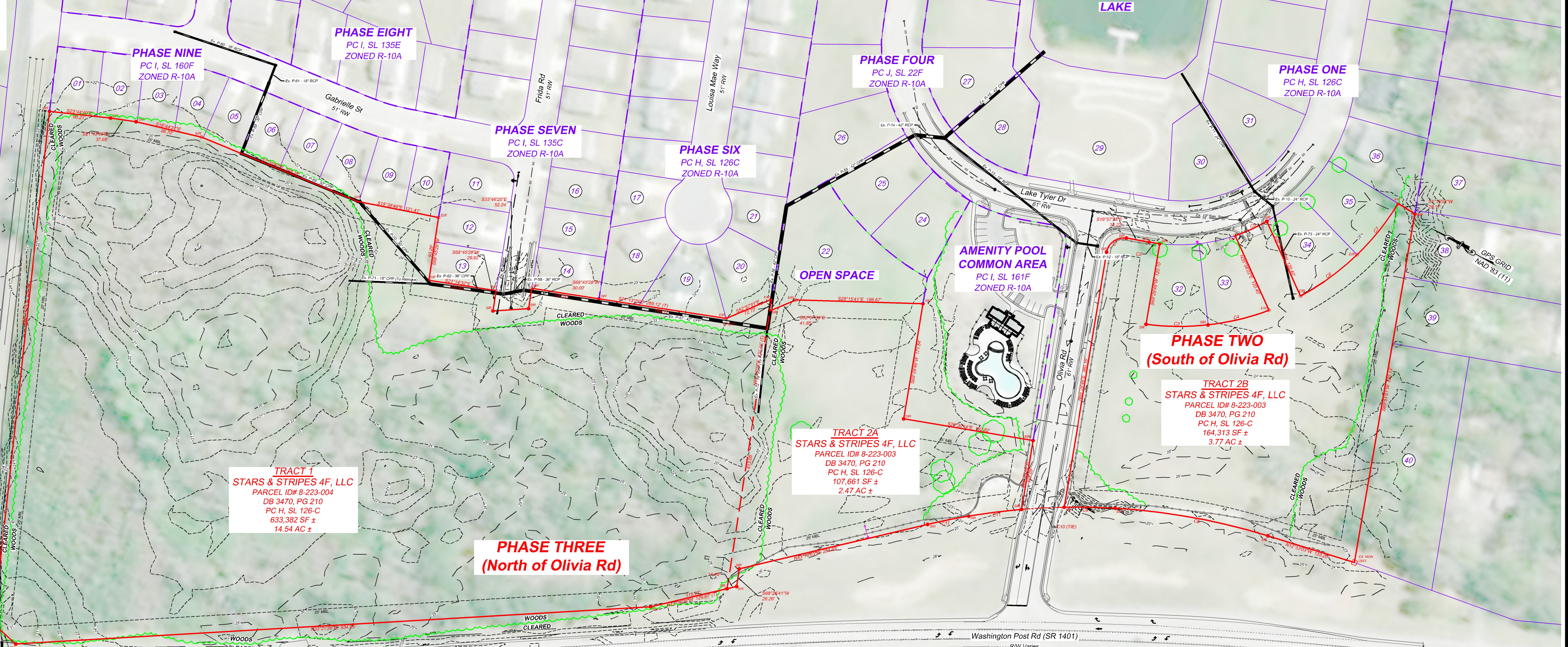


VICINITY SKETCH



DENSITY TABULATION

TOTAL SITE AREA	905,359 SF (20.78 ACRES)
FIRST UNIT	10,000 SF
REMAINDER	895,359 SF
895,359 / 5,000 SF	179 UNITS ALLOWABLE (R-10A)
UNITS PROPOSED	141 UNITS
UNIT DIFFERENTIAL	179 UNITS - 141 UNITS = 38 UNITS



TYPICAL ELEMENT SYMBOLOGY

Property Boundary Lines	Proposed 8", 6", & 2" Water Line	Proposed Channel or Swale
Minimum Building Lines	Proposed Water Valve & Box	Existing & Proposed Contours
Centerlines	Proposed Reducer	Lot Addresses
Proposed Easement Lines	Proposed End of Line Blowoff	Proposed Pavement
Lot Boundaries & Corner Nodes	Proposed Fire Hydrant Assembly	Proposed Townhouse Units
404 Wetlands	Proposed Water Service	Proposed Open Space
Woods Lines/Proposed Buffers	Proposed Storm Pipe	Proposed Open Water
Proposed Gravity Sewer Manhole/Mains	Proposed Catch Basin	Proposed Curb
Proposed Sewer Service	Proposed Pipe Flared End or Outlet Protection	Proposed Sidewalk & Wheelchair Ramp

PROJECT REVISIONS

NO.	DESCRIPTION	BY	DATE
1	NEW BERN DRC COMMENTS	JGT	07.24.24

OWNER / DEVELOPER

STARS & STRIPES 4F, LLC
1031 MARIETTA STREET NW, SUITE A
ATLANTA, GA 30318
CONSULTING ENGINEER / SURVEYOR
THOMAS ENGINEERING, P.A.
P.O. BOX 1309 - 1316-B COMMERCE DRIVE
NEW BERN, NORTH CAROLINA 28563
OFFICE: 252.637.2727 FAX: 252.636.2448

PRELIMINARY DRAWINGS

Released for permits only,
not released for construction.

EXISTING SITE

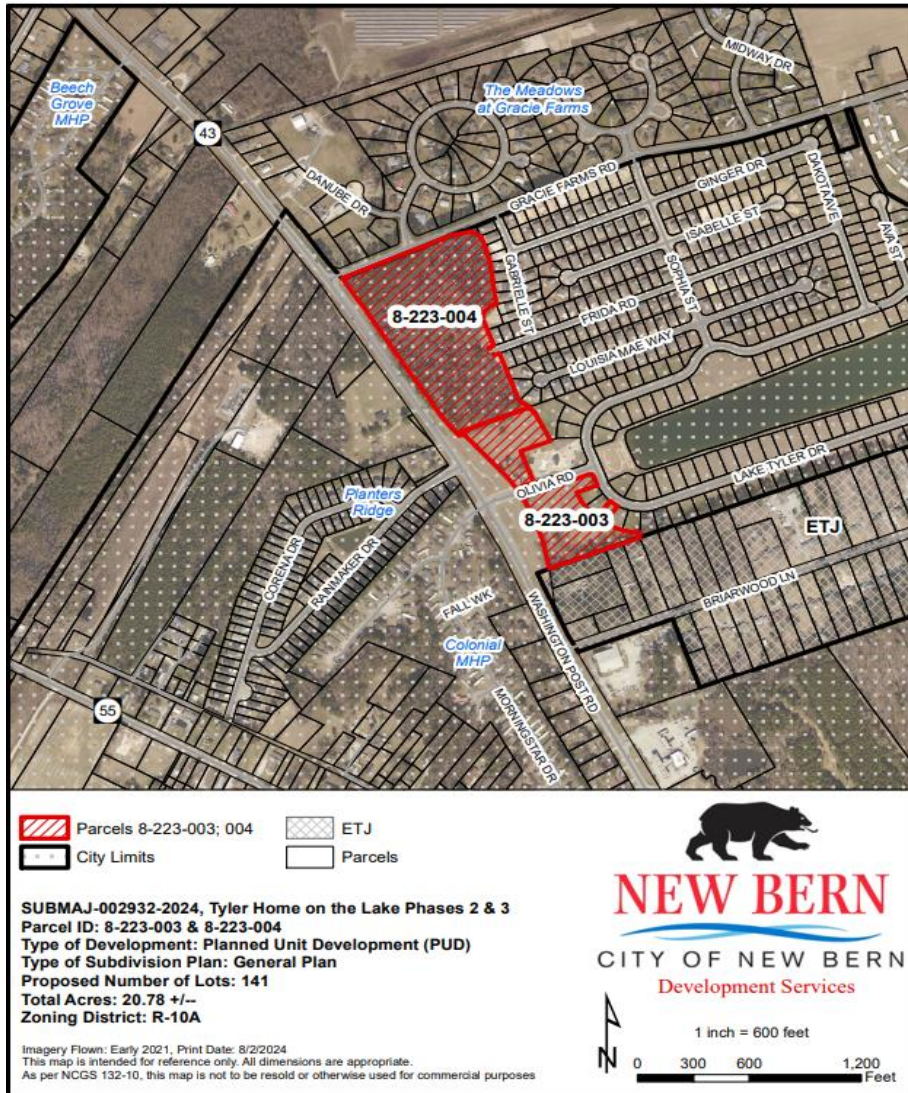
TYLER - HOME ON THE LAKE
PHASES TWO & THREE
"A PLANNED UNIT DEVELOPMENT"
TWSP NO. 8 - CRAVEN CO. - NEW BERN - NORTH CAROLINA
SCALE: 1" = 80'
DATE: 06.25.24
PROJECT #: 2023-007
SHEET: 02 OF 02

STAFF REPORT

DEVELOPMENT SERVICES



SUBMAJ-002932-2024 (General Plan) Home on the Lake, Phases 2 & 3



Address/Location(s)
Adjacent to NC 43 and Washington Post Road, New Bern, NC

Map Number(s)
8-223-003 & 8-223-004

Parcel Size
20.78 Total Acres

Current Zoning
Residential 10A (R-10A)

Current Use
Vacant

Proposed Lot Count/Use:
141 Units, Townhomes

Summary of Proposal

Thomas Engineering, PA (John G Thomas) on behalf of Stars & Stripes 4F, LLC, has submitted an application for a General Plan Subdivision approval. The subject properties total 20.78 acres and are adjacent to NC 43 and Washington Post Road. The project proposes a Planned Unit Development of 141 townhome units, and 9.22 acres of open space (excluding wetlands, ponds, and amenities). The project will be served by the City of New Bern water and sewer.

Synopsis of Site and Surrounding Area

The parcels total 20.78 acres and are adjacent to NC 43 and Washington Post Road, New Bern, NC.

Within a half mile of the site, there are residential constructed homes, and vacant lots.

Zoning District Summary

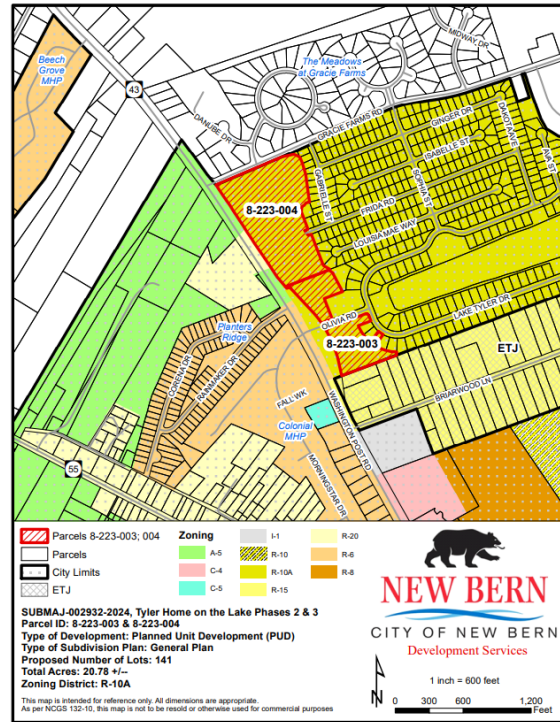
The R-10 residential district is designed to accommodate single- and two-family homes with 10,000 square feet lots required for one-family dwellings and an additional 5,000 square feet required for each additional unit. For the R-10 residential district, in promoting the general purposes of this ordinance, the specific intent of this district is:

- (a) To encourage the continued use of the land for residential purposes;
- (b) To prohibit commercial and industrial use of the land and to prohibit any other use which would substantially interfere with development or continuation of single- and two-family dwellings in the district;
- (c) To encourage the discontinuance of existing uses that would not be permitted as new uses in this district;
- (d) To discourage any use which would generate traffic on minor streets other than normal traffic to serve residences on those streets; and
- (e) To discourage any use which because of its character and size would create requirements and costs for public services, such as police and fire protection, water supply and sewerage, substantially in excess of such requirements and costs if the district were developed solely for residential purposes.

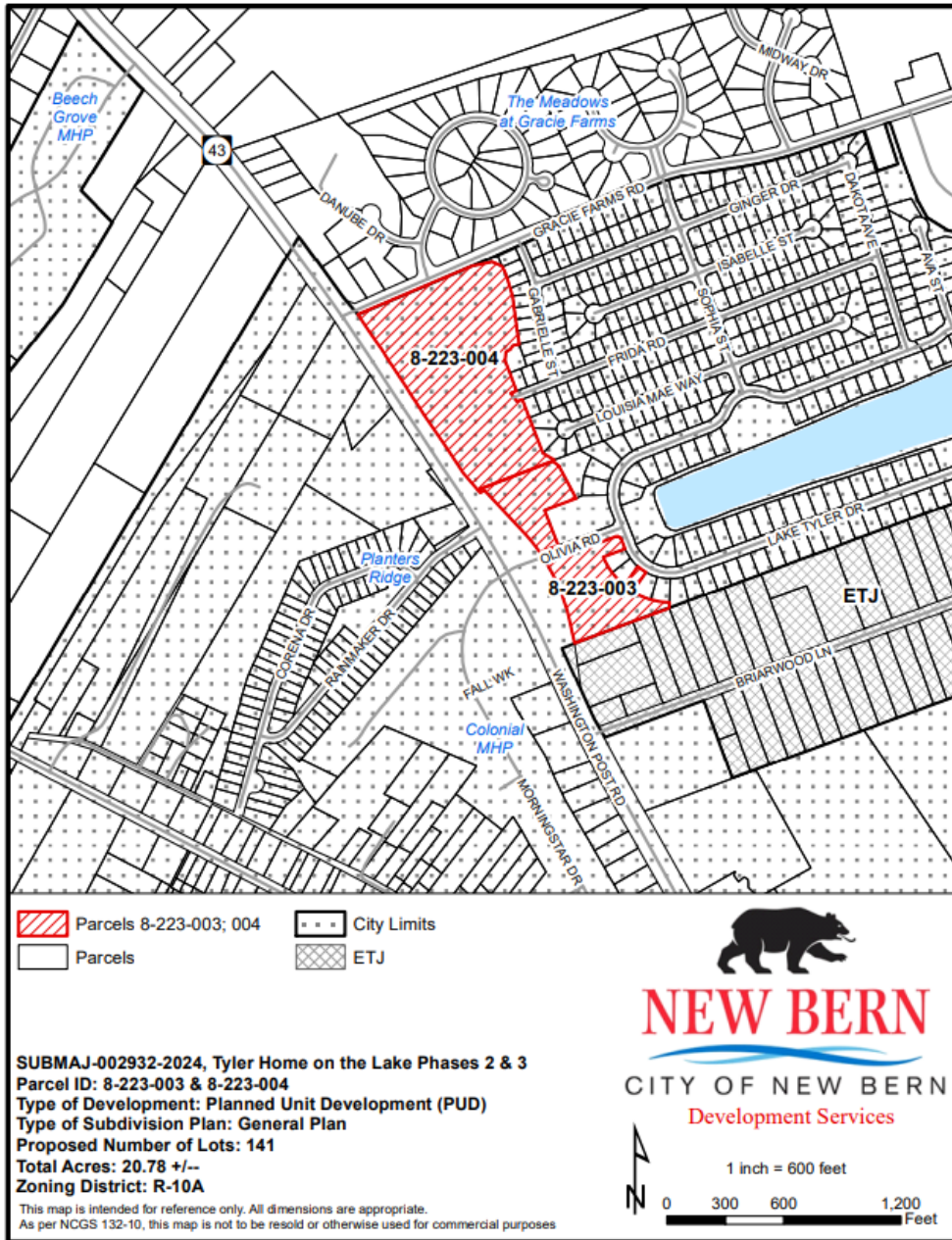
The R-10A residential district is designed to accommodate single-, two-, and multifamily dwellings with the same lot sizes and density as allowed in the R-10 residential district. In promoting the general purposes of this ordinance, the general intent of this district is the same as the R-10 residential district.

Staff Evaluation

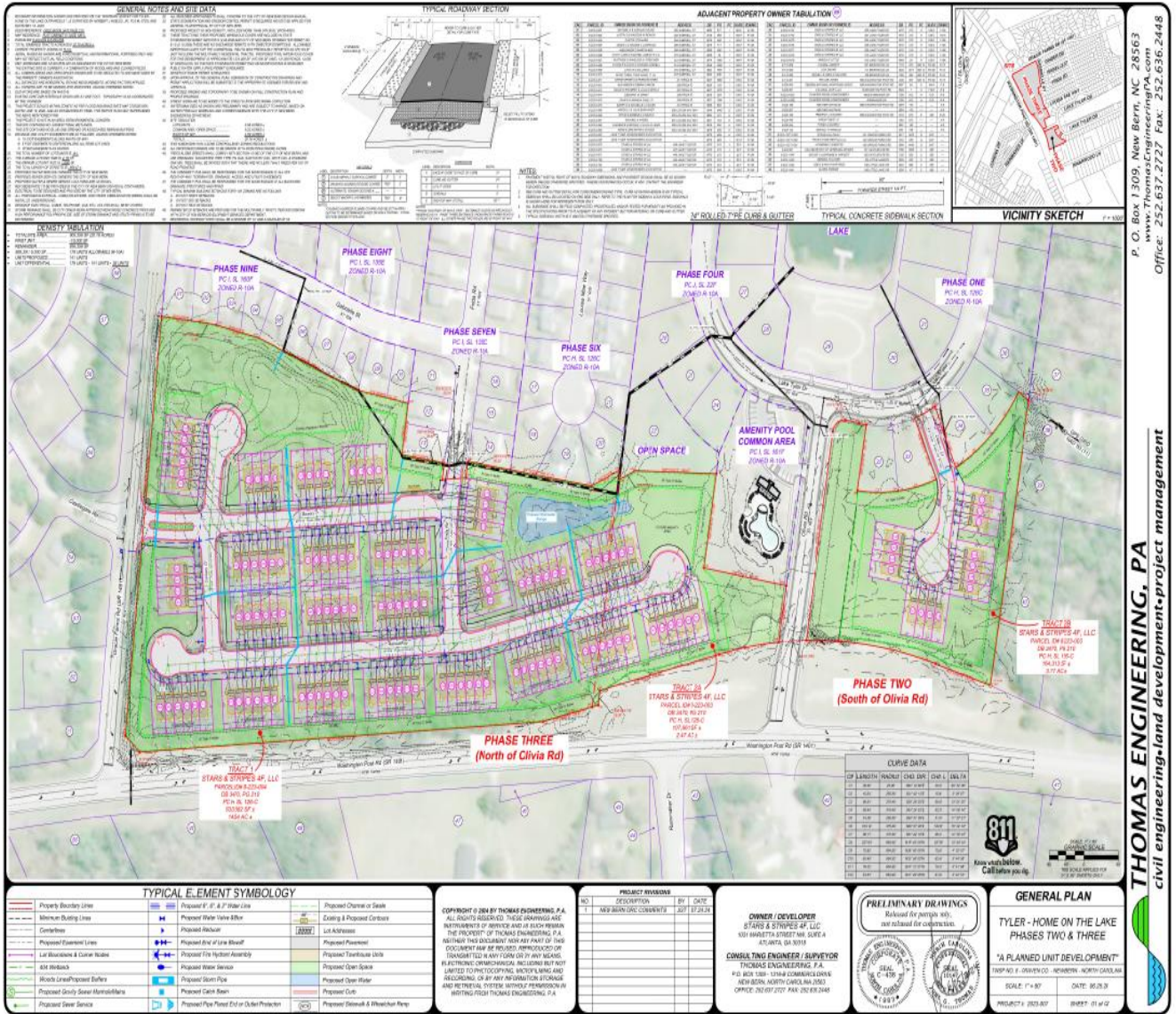
The proposed subdivision meets all requirements set forth in the City of New Bern’s Land Use Ordinance. All comments from the Development Review Committee have been addressed that were necessary.



Attachment One



Attachment Two (Phase 17)



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

THOMAS ENGINEERING, P.A.
 civil engineering-land development-project management

Kendrick Stanton

From: Scott Anderson <scott@arkconsultinggroup.com>
Sent: Wednesday, August 7, 2024 3:04 PM
To: Deanna Trebil
Cc: Jackson, Tim (Tim.Jackson@weyerhaeuser.com); Kendrick Stanton; Kelli Gill
Subject: Re: SUBMAJ-002933-2024 (General Plan - PUD), DRC Comments
Attachments: D-1502 - SP_WNB Townhomes-3.1 SITE.pdf

You don't often get email from scott@arkconsultinggroup.com. [Learn why this is important](#)

Good afternoon,

Please find the attached revised site plan with the setback tables added per our conversation. Please let me know if you have any questions or if I need to make any additional revisions.

Thanks,

Scott

Scott T. Anderson, PE

Principal

Ark Consulting Group, pllc

252.565.1015 (Direct Office Line)

252.258.0734 (Mobile)

scott@arkconsultinggroup.com

If you have received this confidential message in error, please destroy it and any attachments without reading, printing, copying or forwarding it. Please let us know of the error immediately so that we can prevent it from happening again. You may reply directly to the sender of this message. Neither the name of Ark Consulting Group, PLLC or its representative, nor transmission of this email from Ark Consulting Group, PLLC, shall be considered an electronic signature unless specifically stated otherwise in this email. Thank you.

From: Jackson, Tim <Tim.Jackson@weyerhaeuser.com>
Sent: Wednesday, August 7, 2024 12:19 PM
To: Scott Anderson <scott@arkconsultinggroup.com>
Subject: Fwd: SUBMAJ-002933-2024 (General Plan - PUD), DRC Comments

Hi Scott. Let me know if you need my help with this response.
Thanks.

Get Outlook for iOS

From: Deanna Trebil <trebil.deanna@newbernnc.gov>
Sent: Wednesday, August 7, 2024 10:42:27 AM
To: Jackson, Tim <Tim.Jackson@weyerhaeuser.com>
Cc: Kendrick Stanton <stanton.kendrick@newbernnc.gov>
Subject: [EXTERNAL] RE: SUBMAJ-002933-2024 (General Plan - PUD), DRC Comments

Tim,

August 2, 2024

Deanna Trebil, MPO Administrator
City of New Bern
Planning Department
303 1st St.
New Bern, NC 28560

Subject: SUBMAJ-002933-2024, DRC Comments – West New Bern Townhomes
New Bern, Craven County, North Carolina

Dear Ms. Trebil:

We have received and reviewed the comments dated July 22, 2023, from the City of New Bern DRC process for the subject project. The attached documentation has been revised accordingly and we offer the *italicized* responses to the comments below.

Planning/Zoning Comment Response:

1. Showing existing conditions map. If there are no existing buildings, reflect that in the notes section on C1.
A new sheet (C2.0) has been added for the existing conditions map. A new line has also been added to the Site Data Table on sheet C1.0 for "Current Land Use".
2. Show existing land use for adjoining parcels.
The current land use has been added under the property owner label for each adjoining parcel.
3. If the dash line shown near the ROW is intended to be the 10' utility easement, please add label. An easement in the common areas where utilities and stormwater are located must be shown and notated on maps C3, C5, and C6.
***The dashed line near the ROW is intended to be the Minimum Building Line (M.B.L.) Additional labels have been added to help better identify the line.
Drainage and Utility Easements have been labeled and are shown on Sheets C3, C5, and C6.***
4. Add table showing the minimum setback that is being proposed. Setbacks should be shown by building at the smallest distance between the ROW and building for each side of the building. Add "Smallest" lot size to reflect the standard that is being proposed on C1. If this number is the same as "Minimum" lot size shown, only need to add change wording.
***A typical detail for the Lot setbacks is shown on sheet C3.1. Dimensions are also shown on the corners of each building between the building and the right of way / alley.
Wording in the Site Data table on Sheet C1.0 has been revised to read "smallest" lot size.***
5. Add a note stating that open space must adhere to Section 15-196. It must be used for recreation and relaxation and protected with a conservation easement in perpetuity.
Added as General Note 41 on sheet C3.1

6. Add a note referencing who is responsible for maintaining the open spaces.
Included as General Note 39 on sheet C3.1

7. Label the cluster box unit.
The Mail Kiosk has been labeled on sheet C3.1. The mail kiosk is located near the intersection of Chiles Drive and Arrowwood Alley.

8. It appears that a buffer is not shown. Adjacent land use and zoning will determine the type of buffer required per Section 15-365. Buffering may not be required once the adjacent zoning has been identified.
The adjacent zoning and current land use has been added under the adjoining parcel labels. Since the use and zoning is the same, we do not believe that any buffers are required.

MPO Response:

1. Appears development was included in TIA titled West New Bern Development, Dec 2017. Developer required to install NCDOT approved recommended improvements from TIA must be incorporated before receiving a CO. Recommend discussing when improvements will be installed with DOT and the City considering there are multiple vacant parcels within the larger development area at this time.
As part of the City review of Thales Academy, it was agreed that Weyerhaeuser will conduct an annual signal warrant study at the intersection of NC43 and WNB Parkway beginning the first year after the school is constructed. When the signal is warranted, Weyerhaeuser will install the signal and prepare an updated TIA to address future site access and off-site improvement needs. Since the school has delayed its opening schedule, we propose to initiate the annual signal warrants beginning September, 2025, regardless of the school construction schedule.

We believe this is a reasonable approach because:

- a) ***Construction of the extension of NC43 south to MLK Boulevard is now scheduled to start next year. It makes sense to reflect this timing of construction and to reflect recent and anticipated development in an update of the TIA.***
- b) ***The existing development at West New Bern, together with development for which site plans have been approved (including the 48 townhouses) will generate about 6,000 daily trips while the 2017 TIA is based on a total daily trip generation of 27,066 trips.***
- c) ***The improvements recommended by the 2017 TIA for construction by the developer are all related to access to the property from NC43. The timing for these access improvements will depend on the timing of the actual development as it is approved by the City in accordance with the 2018 West New Bern Development Agreement, and the design of these access improvements will be negotiated with NCDOT in accordance with current NCDOT standards, previous NCDOT agreements, and the 2011 consent judgment related to NC43 north of US70.***
- d) ***Most of the off-site improvements for which the 2017 TIA recommended the developer pay a proportionate share have either been constructed (Glenburnie at NC55, and NC43 at NC55), or are new signals which will require warrants before (at NC43 ramps, which will be reconfigured as part of the NC43 extension). The only other off-site improvement identified in the TIA for a***

developer proportionate share payment is the widening of the eastbound off-ramp on US70 at Glenburnie, and it makes sense to reevaluate the improvement needs at this intersection after the NC43 extension is in place.

Historic Preservation Administrator Response:

1. No comment provided.

Polic Department Comment Response

1. No comment provided.

Fire Marshall Comment Response:

1. No comment.

Building Inspector Comment Response:

1. No comment.

City of New Bern Electric Comment Response:

1. Will need a copy of electrical plans showing the connected load, voltage requirements, electrical riser diagrams of new construction, and final plat.
These will be provided to the electrical department upon completion of the building plans.
2. Area lights can be provided if requested and a light contract is created.
The developer will review and will contact the Electrical department to request.
3. All conduit for road crossing to supply electric power to the site shall be installed by the contractor and provided by the City of New Bern Electric Department.
Included as General Note 30 on Sheet C3.1
4. An easement with the City of New Bern Electric Department will need to be signed for installation of the electric lines and use of the designated easement areas as indicated on the plan (if needed).
Included as General Note 22 on Sheet C3.1
5. Will need to contact the Electrical Department by email at engineering@newbernnc.gov or by phone at 252-639-2827 or 252-639-2835 to meet on site once the project is ready to be scheduled.
Added as General Note 44 on Sheet C3.1
6. Service to the site is subject to material lead times as well as fees based upon the expected construction

costs and load being connected.

7. A Line Extension Agreement will need to be executed prior to the electric department ordering materials or beginning construction.

Added as General Note 45 on sheet C3.1

8. City of New Bern Utilities customer account must be established prior to temporary electric service for construction.

Added as General Note 46 on sheet C3.1

Craven County Health Department

1. No comment.

Public Works Comment Response:

1. Please note the mail kiosk locations on the drawings.

The mail kiosk location has been labeled on Sheet C3. The mail kiosk is located near the intersection of Chiles Drive and Arrowwood Alley.

2. An agreement will need to be prepared for City trash and large item pickup along the private alley prior to servicing this development.

General note 18 on Sheet C3.1 has been updated to include note.

GIS Comment Response:

1. Verify addresses and street names with E911 GIS Technician/Addressing Coordinator.

Address and Street Names have been verified with Mr. Ronnie Compton. See attached letter. Addresses have been added on Sheet C3.0

NCDOT Comment Response

1. NCDOT has no comment, but a traffic signal is warranted at some phase of West New Bern build out.

We understand and will continue conversations to determine timing of traffic signal improvements.

City of New Bern Water Resources Comment Response:

1. Water and sewer service for the proposed project will be provided by the City of New Bern.

Included as General Notes 13 & 14 on Sheet C3.1

2. Two complete sets of utility construction plans shall be submitted to the Department of Public Utilities (Water Resources Administration) for a complete review of the water & sewer systems.

Included as General Note 32 on Sheet C3.1

3. This project will involve an extension of the City's water and sanitary sewer systems and each extension will need to be permitted through the appropriate state agencies. Permit applications can be submitted

for review along with the plans and specifications.

Included as General Notes 29 and 30 on Sheet C3.1

4. Water and Sewer System Development and Connection Fees will be required for the project. All System Development and connection fees shall be paid prior to receiving a building permit for the project and Mrs. Melissa Garris (252) 639-7596 can provide a quote of the applicable system development and connection fees for the proposed project.

General Note 16 on sheet C3.1 has been revised to include the contact information for Mrs Garris.

5. No water or sewer construction shall take place prior to receiving a notice-to-proceed authorization letter from the City.

Added as General Note 42 on sheet C3.1

6. The City's Water Resources Project Coordinator, Mr. David Tennant shall be contacted at (252) 639-7523, at least 24 hours in advance of making any connection to the existing New Bern water and/or sewer systems.

Included as General Note 17 on Sheet C3.1

7. All water and sewer system construction and connection installation shall be in compliance with the "City of New Bern Water & Sewer Design Standards".

Added as General Note 43 on Sheet C3.1

North Carolina Railroad Company Comment Response:

1. No comment provided.

E911 GIS Technician/Addressing Coordinator Comment Response

1. No comment provided.

Parks & Recreation Comment Response

1. No comment provided.

If you have any questions regarding the responses above or need additional information, please do not hesitate to contact me.

With best regards,
Ark Consulting Group, PLLC



Scott Anderson, P.E.
Principal



To: Tim Jackson, PE, AICP
Weyerhaeuser NR Company

From: Deanna Trebil, MPO Administrator

RE: SUBMAJ-002933-2024, DRC Comments – West New Bern Townhomes

Date: July 22, 2024

The following comments were generated from DRC.

Planning/Zoning

- Showing existing conditions map. If there are no existing buildings, reflect that in the notes section on C1.
- Show existing land use for adjoining parcels.
- If the dash line shown near the ROW is intended to be the 10' utility easement, please add label. An easement in the common areas where utilities and stormwater are located must be shown and notated on maps C3, C5, and C6.
- Add table showing the minimum setback that is being proposed. Setbacks should be shown by building at the smallest distance between the ROW and building for each side of the building. Add "Smallest" lot size to reflect the standard that is being proposed on C1. If this number is the same as "Minimum" lot size shown, only need to add change wording.
- Add a note stating that open space must adhere to Section 15-196. It must be used for recreation and relaxation and protected with a conservation easement in perpetuity.
- Add a note referencing who is responsible for maintaining the open spaces.
- Label the cluster box unit.
- It appears that a buffer is not shown. Adjacent land use and zoning will determine the type of buffer required per Section 15-365. Buffering may not be required once the adjacent zoning has been identified.
- Contact information for questions: Deanna Trebil
trebil.deanna@newbernnc.gov; Ph: 252-639-7592

MPO

- Appears development was included in TIA titled West New Bern Development, Dec 2017. Developer required to install NCDOT approved recommended improvements from TIA must be incorporated before receiving a CO. Recommend discussing when improvements will be installed with DOT and the City considering there are multiple vacant parcels within the larger development area at this time.
- Contact information for questions: Deanna Trebil
trebil.deanna@newbernnc.gov; Ph: 252-639-7592

Historic Preservation Administrator

- No comment provided.
- Contact information for questions: Matt Schelly, Historic Preservation Planner
schellym@newbernnc.gov; Ph: 252-639-7583

Police Department

- No comment provided.
- Contact Information for questions: Captain M. Morrison Brown; Ph: 252-672-4293
morrison-brownm@newbernnc.gov;

Fire Marshal

- No comment.
- Contact information for questions: Jeremy Blalock, Deputy Fire Marshal
blalockj@newbernnc.gov; Ph: 252-639-2961

Building Inspector

- No comment.
- Contact information for questions: Matt Bozwell, Chief Building Inspector
bozwellm@newbernnc.gov; Ph: 252-639-2945

City of New Bern Electric Department

- Will need a copy of electrical plans showing the connected load, voltage requirements, electrical riser diagrams of new construction, and final plat.
- Area lights can be provided if requested and a light contract is created.
- All conduit for road crossing to supply electric power to the site shall be installed by the contractor and provided by the City of New Bern Electric Department.
- An easement with the City of New Bern Electric Department will need to be signed for installation of the electric lines and use of the designated easement areas as indicated on the plan (if needed).
- Will need to contact the Electrical Department by email at engineering@newbernnc.gov or by phone at 252-639-2827 or 252-639-2835 to meet on site once the project is ready to be scheduled.
- Service to the site is subject to material lead times as well as fees based upon the expected construction costs and load being connected.
- A Line Extension Agreement will need to be executed prior to the electric department ordering materials or beginning construction.
- City of New Bern Utilities customer account must be established prior to temporary electric service for construction.
- Contact information for questions: Josh Poston, T & D Manager
Postonj@newbernnc.gov; Ph: 252-639-2827

Craven County Health Department

- No comment.
- Contact information for questions: Ph: 252-636-4936

Public Works

- Please note the mail kiosk locations on drawings.

- An agreement will need to be prepared for City trash and large item pickup along the private alley prior to servicing this development.
- Contact information for questions: Dave Fishel, Assistant Director of Public Works
Fishel.david@newbernnc.gov; Ph: 252-639-7500

GIS

- Verify addresses and street names with E911 GIS Technician/Addressing Coordinator.
- Contact Information for questions: Alice Wilson, GIS Manager
wilsonac@newbernnc.gov; Ph: 252-639-7588

NCDOT

- NCDOT has no comment, but a traffic signal is warranted at some phase of West New Bern build out.
- Contact information for questions: Bill Brame Jr, Assistant District Engineer
bbrame@ncdot.gov; Ph: 252-649-6505

City of New Bern Water Resources

- Water and sewer service for the proposed project will be provided by the City of New Bern.
- Two complete sets of utility construction plans shall be submitted to the Department of Public Utilities (Water Resources Administration) for a complete review of the water & sewer systems.
- This project will involve an extension of the City's water and sanitary sewer systems and each extension will need to be permitted through the appropriate state agencies. Permit applications can be submitted for review along with the plans and specifications.
- Water and Sewer System Development and Connection Fees will be required for the project. All System Development and connection fees shall be paid prior to receiving a building permit for the project and Mrs. Melissa Garris (252) 639-7596 can provide a quote of the applicable system development and connection fees for the proposed project.
- No water or sewer construction shall take place prior to receiving a notice-to-proceed authorization letter from the City.
- The City's Water Resources Project Coordinator, Mr. David Tennant shall be contacted at (252) 639-7523, at least 24 hours in advance of making any connection to the existing New Bern water and/or sewer systems.
- All water and sewer system construction and connection installation shall be in compliance with the "City of New Bern Water & Sewer Design Standards".
- Contact information for questions: Jordan Hughes, Director of Water Resources
hughesj@newbernnc.gov; 252-639-7523

North Carolina Railroad Company

- No comment provided.
- Contact information for questions: Ph: 919-534-0416

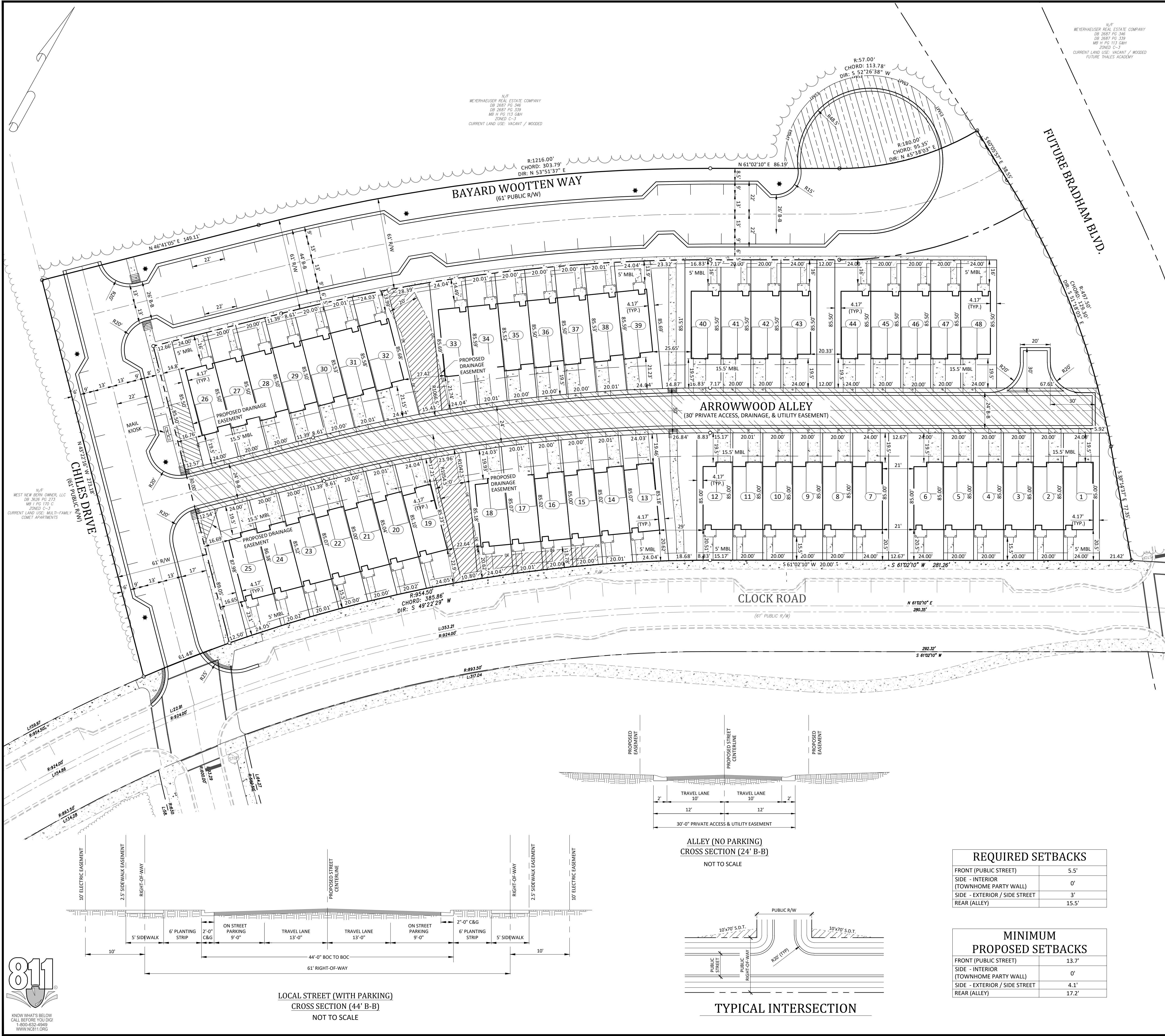
E911 GIS Technician/Addressing Coordinator

- No comment provided.
- Contact information for questions: Ph: 252-672-4107

Parks & Recreation

- No comment provided.
- Contact information for questions: Ph: 252-639-2902

Please submit a response letter to these comments by electronic PDF. Additionally, please submit an electronic PDF file of the revised site plan (if applicable) to my email, Trebil.Deanna@NewBernNC.gov and two physical plan sets on 18" X 24" paper of the revised site plan by Friday, August 2, 2024. Failure to submit the revised plans or request an extension by the date indicated will constitute a denial of the plan, and a full resubmission would be required. If you have any questions, please contact me.



- ### General Notes:
1. THE EXISTING SITE IS CURRENTLY PARTIALLY FORESTED.
 2. ALL LOGGING SLASH MUST BE REMOVED FROM SITE.
 3. NO OPEN BURN PERMIT WILL BE ISSUED.
 4. ALL COMMON AREAS AS SHOWN ARE TO BE DEDICATED TO THE PROPERTY OWNER'S ASSOCIATION.
 5. BOUNDARY AND TOPOGRAPHIC SURVEY INFORMATION SHOWN HEREON TAKEN FROM SURVEY PERFORMED BY MCKIM AND CREED, INC.
 6. ELEVATIONS ARE BASED ON NAVD 88.
 7. EXISTING CONTOUR INTERVALS SHOWN ARE AT ONE FOOT.
 8. THIS PROJECT IS WITHIN ZONE "X" AS PER FLOOD INSURANCE RATE MAP 372055600K, DATED JUNE 19, 2020, AND AS ESTABLISHED BY FEMA.
 9. THIS PROJECT IS NOT IN AN AREA OF ENVIRONMENTAL CONCERN.
 10. THIS SITE CONTAINS NO SECTION 404 WETLANDS.
 11. THIS SITE CONTAINS NO BLUE-LINE STREAMS OR ASSOCIATED RIPARIAN BUFFERS.
 12. RECEIVING STREAM FOR THIS PROJECT IS AN UNNAMED TRIBUTARY TO THE NEUSE RIVER.
 13. PROPOSED WATER SERVICE OWNER IS THE CITY OF NEW BERN.
 14. PROPOSED SEWER SERVICE OWNER IS THE CITY OF NEW BERN.
 15. PROPOSED WATER & SEWER SERVICE LOCATIONS ARE AS SHOWN.
 16. WATER AND SEWER SERVICE DEVELOPMENT CONNECTION FEES MUST BE PAID PRIOR TO RECEIVING BUILDING PERMIT. CONTACT MRS. MELISSA GARRIS AT (252) 639-7596 TO RECEIVE A QUOTE OF THE APPLICABLE SYSTEM DEVELOPMENT AND CONNECTION FEES.
 17. CONTRACTOR TO CONTACT MR. DAVID TENNANT, CITY OF NEW BERN WATER RESOURCE PROJECT COORDINATOR, AT (252) 639-7523, AT LEAST 24-HOURS PRIOR TO MAKING ANY CONNECTIONS TO EXISTING NEW BERN WATER AND/OR SEWER SYSTEMS.
 18. REFUSE SERVICE TO BE PROVIDED BY THE CITY OF NEW BERN (INDIVIDUAL CONTAINERS), CONTACT PUBLIC WORKS (252) 639-7501. AN AGREEMENT WILL NEED TO BE PREPARED FOR CITY TRASH AND LARGE ITEM PICKUP ALONG THE PRIVATE ALLEY PRIOR TO SERVICING THIS DEVELOPMENT.
 19. ELECTRICAL TO BE DESIGNED AND PROVIDED BY THE CITY OF NEW BERN.
 20. DEVELOPER TO INSTALL ALL ROAD CROSSINGS AS REQUIRED BY THE CITY OF NEW BERN; CITY WILL PROVIDE CONDUIT AND ROAD CROSSING LOCATIONS.
 21. FOR ELECTRIC INSTALLATION, GRADE NEEDS TO BE WITHIN 6" OF FINAL, RIGHT-OF-WAY & EASEMENT MUST BE CLEAR OF OBSTRUCTION, AND ALL PROPERTY CORNERS STAKED AND NUMBERED.
 22. A 10' UTILITY EASEMENT WILL BE PROVIDED TO THE CITY OF NEW BERN TO COVER THE ELECTRICAL SYSTEM UPON COMPLETION OF THE ELECTRICAL SYSTEM DESIGN.
 23. ALL PROPOSED ELECTRICAL, CABLE, TELEPHONE, AND OTHER COMMUNICATION WIRING SHALL BE INSTALLED UNDERGROUND.
 24. DESIGN OF ELECTRICAL, CABLE, TELEPHONE, GAS, ETC. UTILITIES SHALL BE BY OTHERS.
 25. STORM DRAINAGE SHALL BE REINFORCED CONCRETE PIPES AND HIGH PERFORMANCE POLYPROPYLENE. SIZE OF STORM DRAINAGE AND UTILITY PIPING IS TO BE DETERMINED.
 26. ALL REQUIRED IMPROVEMENTS SHALL CONFORM TO THE CITY OF NEW BERN DESIGN MANUAL.
 27. NCDEQ ESC PERMIT IS REQUIRED AND ARE TO BE APPLIED FOR ONCE OVERALL LOT CONFIGURATION IS APPROVED BY THE CITY OF NEW BERN.
 28. CITY OF NEW BERN AND NCDEQ STORMWATER PERMITS ARE REQUIRED WILL BE APPLIED FOR ONCE OVERALL LOT CONFIGURATION IS APPROVED BY THE CITY OF NEW BERN.
 29. NCDEQ - PUBLIC WATER SUPPLY (PWS) PERMIT IS REQUIRED.
 30. NCDEQ SANITARY SEWER EXTENSION PERMIT IS REQUIRED.
 31. UPON APPROVAL OF THE GENERAL PLAN, SUBMISSION OF CONSTRUCTION DRAWINGS AND PERMIT APPLICATIONS WILL BE SUBMITTED TO THE APPROPRIATE AGENCIES FOR REVIEW AND APPROVAL.
 32. TWO COMPLETE SETS OF UTILITY CONSTRUCTION PLANS WILL BE SUBMITTED TO THE DEPARTMENT OF PUBLIC UTILITIES (WATER RESOURCES ADMINISTRATION) FOR A COMPLETE REVIEW OF THE WATER AND SEWER SYSTEM.
 33. WATER MAIN SIZES AS SHOWN ARE PRELIMINARY AND ARE SUBJECT TO CHANGE, BASED ON WATER HYDRAULIC MODELING AND CORRESPONDENCE WITH THE CITY OF NEW BERN ENGINEERING DEPARTMENT.
 34. WATER INSTALLATIONS MUST MEET FIRE HYDRANT AND FLOW REQUIREMENTS OF APPENDIX 'B' AND 'C' OF THE NC FIRE CODE.
 35. PROPOSED GRADING AND TOPOGRAPHY TO BE SHOWN ON FULL CONSTRUCTION PLAN AND PROFILE DRAWINGS.
 36. STREET SIGNS ARE TO BE ADDED TO THE STREETS UPON SITE WORK COMPLETION.
 37. PLOT PLANS FOR ANY GIVEN LOT ARE REQUIRED BY THE CITY OF NEW BERN.
 38. ALL PROPOSED CORNERS ARE TO BE MARKED WITH IRON PIPES WHERE SHOWN.
 39. OPEN SPACE SHALL BE MAINTAINED BY THE DEVELOPER UNTIL SUCH TIME AS IT IS DEEDED TO THE PROPERTY OWNERS ASSOCIATION.
 40. TREES ALONG STREETS SHALL COMPLY WITH SECTION 15-382 OF THE CITY OF NEW BERN LAND USE ORDINANCE.
 41. OPEN SPACE MUST ADHERE TO SECTION 15-196 AND IT MUST BE USED FOR RECREATION AND RELAXATION AND PROTECTED WITH A CONSERVATION EASEMENT IN PERPETUITY.
 42. NO WATER OR SEWER CONSTRUCTION SHALL TAKE PLACE PRIOR TO RECEIVING A NOTICE TO PROCEED AUTHORIZATION LETTER FROM THE CITY.
 43. ALL WATER AND SEWER SYSTEM CONSTRUCTION AND CONNECTION INSTALLATION SHALL BE IN COMPLIANCE WITH THE CITY OF NEW BERN WATER AND SEWER DESIGN STANDARDS.
 44. CONTACT THE ELECTRICAL DEPARTMENT BY EMAIL AT ENGINEERING@NEWBERNNC.GOV OR BY PHONE AT (252) 639-2827 OR (252) 639-2835 TO MEET ONLINE ONCE THE PROJECT IS READY TO BE SCHEDULED.
 45. A LINE EXTENSION AGREEMENT WILL NEED TO BE EXECUTED PRIOR TO THE ELECTRIC DEPARTMENT ORDERING MATERIALS OR BEGINNING CONSTRUCTION.
 46. CITY OF NEW BERN UTILITIES CUSTOMER ACCOUNT MUST BE ESTABLISHED PRIOR TO TEMPORARY ELECTRIC SERVICE FOR CONSTRUCTION.

Legend:

EXISTING	PROPOSED
--- CENTERLINE	--- CENTERLINE
--- BACK OF CURB	--- BACK OF CURB
--- EDGE OF PAVEMENT	--- EDGE OF PAVEMENT
--- EIP - EXISTING IRON PIPE	--- EIP - EXISTING IRON PIPE
--- NIS - NEW IRON STAKE	--- NIS - NEW IRON STAKE
--- R/W - RIGHT OF WAY	--- R/W - RIGHT OF WAY
--- TIE-LINE ONLY	--- TIE-LINE ONLY
--- INV - PIPE INVERT	--- INV - PIPE INVERT
--- CB - CATCH BASIN	--- CB - CATCH BASIN
--- DCB - DOUBLE CATCH BASIN	--- DCB - DOUBLE CATCH BASIN
--- FES - FLARED END SECTION	--- FES - FLARED END SECTION
--- MH - SANITARY SEWER MANHOLE	--- MH - SANITARY SEWER MANHOLE
--- SANITARY SEWER LINE	--- SANITARY SEWER LINE
--- C/O - SEWER CLEANOUT	--- C/O - SEWER CLEANOUT
--- ET - ELECTRIC TRANSFORMER	--- ET - ELECTRIC TRANSFORMER
--- WM - WATER METER	--- WM - WATER METER
--- WV - WATER VALVE	--- WV - WATER VALVE
--- FH - FIRE HYDRANT	--- FH - FIRE HYDRANT
--- OHE - OVERHEAD ELECTRIC POLE	--- OHE - OVERHEAD ELECTRIC POLE
--- STREET / AREA LIGHT	--- STREET / AREA LIGHT
--- GAS - GAS MARKER	--- GAS - GAS MARKER
--- SITE SIGN	--- SITE SIGN
--- RCP - REINFORCED CONCRETE PIPE	--- RCP - REINFORCED CONCRETE PIPE
--- P/L - PROPERTY LINE	--- P/L - PROPERTY LINE
--- 70 - CONTOUR LINE	--- 70 - CONTOUR LINE
--- WATER MAIN / SERVICE	--- WATER MAIN / SERVICE
--- FIRE MAIN	--- FIRE MAIN
--- LIMIT OF DISTURBANCE	--- LIMIT OF DISTURBANCE
--- TEMPORARY DIVERSION DITCH	--- TEMPORARY DIVERSION DITCH
--- WOODS LINE	--- WOODS LINE
--- PERMANENT UTILITY EASEMENT	--- PERMANENT UTILITY EASEMENT
--- PERMANENT ELECTRIC EASEMENT	--- PERMANENT ELECTRIC EASEMENT
--- DRAINAGE EASEMENT	--- DRAINAGE EASEMENT
--- DEMOLISH / REMOVE	--- DEMOLISH / REMOVE
--- DEMOLISH / REMOVE	--- DEMOLISH / REMOVE
--- GROUND ELEVATION	--- PG 22.00
--- TOP OF CONCRETE	--- TC 22.00
--- TOP OF ASPHALT	--- TA 22.00
--- TOP OF BACK OF CURB	--- CB 22.00
--- INLET PROTECTION	--- INLET PROTECTION
--- CURB RAMP	--- CURB RAMP

REQUIRED SETBACKS

FRONT (PUBLIC STREET)	5.5'
SIDE - INTERIOR (TOWNHOME PARTY WALL)	0'
SIDE - EXTERIOR / SIDE STREET	3'
REAR (ALLEY)	15.5'

MINIMUM PROPOSED SETBACKS

FRONT (PUBLIC STREET)	13.7'
SIDE - INTERIOR (TOWNHOME PARTY WALL)	0'
SIDE - EXTERIOR / SIDE STREET	4.1'
REAR (ALLEY)	17.2'



WEST NEW BERN TOWNHOMES

A PLANNED UNIT DEVELOPMENT
ATTACHED SINGLE FAMILY HOMES

City of New Bern, Craven County, North Carolina

ARK CONSULTING GROUP PLLC

925-A Conference Drive
7826
(252) 558-8888
www.arkconsultinggroup.com

Project Manager: STA
Checked By: CJS/CEW
Checked By: ---
Project Number: 24137
Drawing Number: D-1502

C3.1

Date: July 1, 2024

STAFF REPORT

DEVELOPMENT SERVICES

SUBMAJ-002933-2024 (General Plan-PUD)

West New Bern Townhomes



Address/Location(s)

At/near NC 43, New Bern, NC

Map Number(s)

8-209-25001

Parcel Size

4.05 +/- Acres

Current Zoning

Commercial 3 (C-3)

Industrial 1 (I-1)

Current Use

Vacant

Proposed Lot Count/Use:

48, Single Family Attached
Townhomes

Summary of Proposal

Mr. Tim Jackson on behalf of Weyerhaeuser NC Company has submitted an application for a General Plan – Planned Unit Development Subdivision approval. The subject property totals 4.05 +/- acres and is located at/near NC 43. The project proposes a planned unit development of 48 Single-family attached townhomes lots, and 0.83 +/- acres of open space (excluding wetlands, ponds, and amenities). The project will be served by the City of New Bern water and sewer.

Synopsis of Site and Surrounding Area

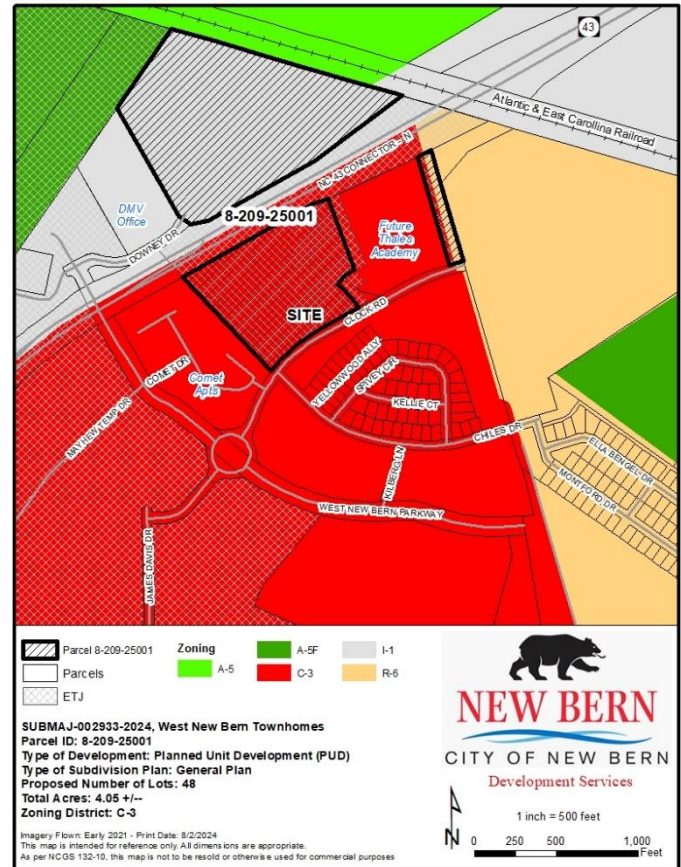
The parcel totals 4.05 +/- acres and is located at/near NC 43, New Bern, NC.

Within a half mile of the site, there are residential constructed homes, and vacant lots.

Zoning District Summary

The C-3 commercial district is designed to accommodate offices, personal services, and the retailing of durable and convenience goods. This district will generally be located on the city's major radial roads. Because these districts will be located on high-volume traffic arteries and will be subject to the view not only of local residents but tourists and other non-local motorists, ample off-street parking, controlled traffic movement, and an appropriate appearance including suitable planting shall be provided.

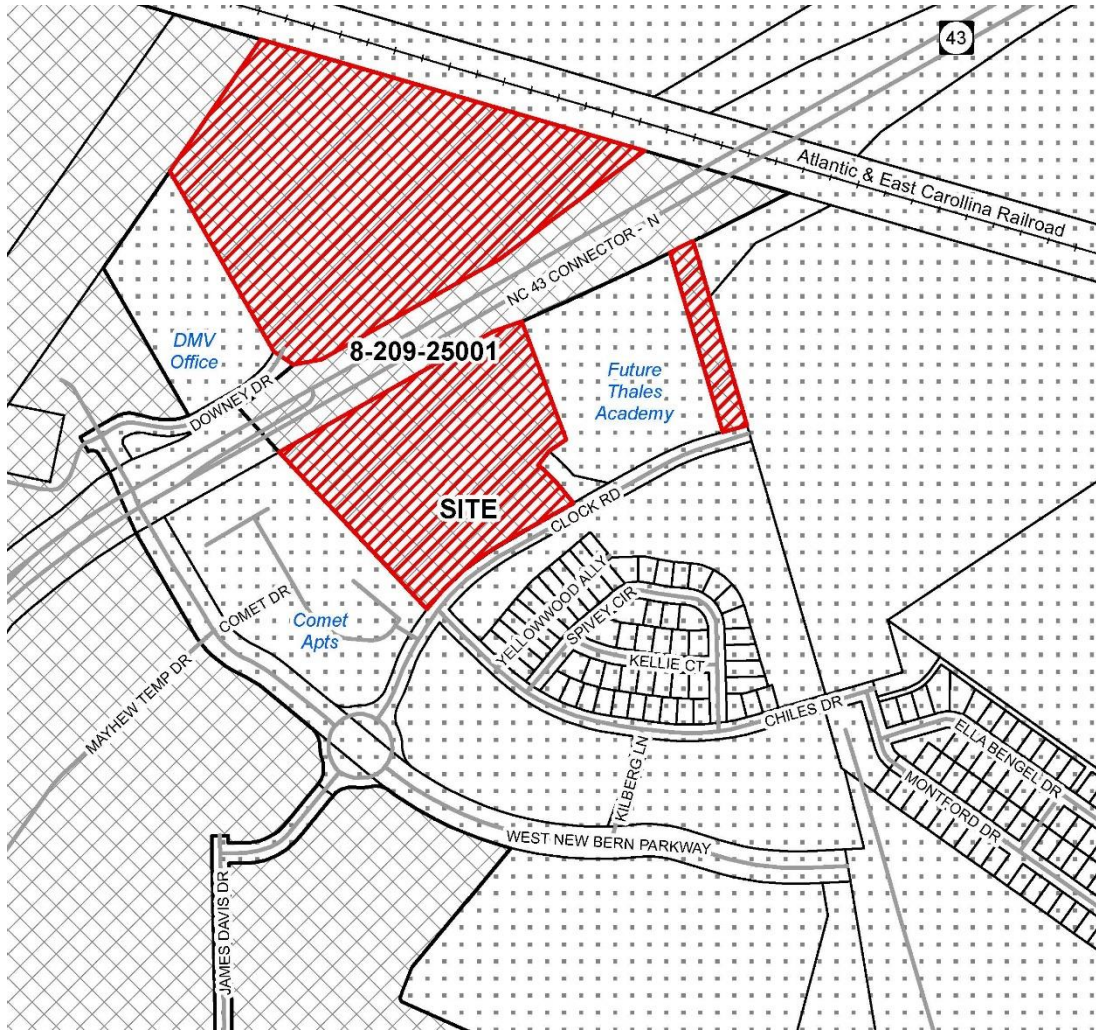
The I-1 industrial district is established as a district in which the principal use of land is for industries which can be operated in a relatively clean and quiet manner and which will not be obnoxious to adjacent residential or business districts; warehousing and wholesaling activities with limited contact with the general public; and for certain outdoor amusement facilities which generate large volumes of automobile traffic. The regulations are designed to prohibit the use of land for heavy industry which should be properly segregated and to prohibit any other use which would substantially interfere with the development of industrial and wholesaling establishments in the district. Residential uses in this district are permitted only upon the issuance of a special use permit.



Staff Evaluation

The proposed subdivision meets all requirements set forth in the City of New Bern's Land Use Ordinance. All comments from the Development Review Committee have been addressed.

Attachment One





To: Tim Jackson, PE, AICP
Weyerhaeuser NR Company

From: Deanna Trebil, MPO Administrator

RE: SUBMAJ-002933-2024, DRC Comments 2nd Review– West New Bern Townhomes

Date: August 7, 2024

The following comments were generated from DRC.

Planning/Zoning

- Add table showing the minimum setback that is being proposed. A PUD establishes the minimum setbacks for your development. If none are stated, staff applies

- Contact information for questions: Deanna Trebil
trebil.deanna@newbernnc.gov; Ph: 252-639-7592

Please submit a response letter to these comments by electronic PDF. Additionally, please submit an electronic PDF file of the revised site plan (if applicable) to my email, Trebil.Deanna@NewBernNC.gov and two physical plan sets on 18" X 24" paper of the revised site plan by Friday, August 2, 2024. Failure to submit the revised plans or request an extension by the date indicated will constitute a denial of the plan, and a full resubmission would be required. If you have any questions, please contact me.

SUBDIVISION APPLICATION

CITY OF NEW BERN - DEVELOPMENT SERVICES



PROJECT AND PROPERTY INFORMATION

Date Submitted: July 1, 2024

Proposed Subdivision Name: West New Bern Townhomes (A Planned Unit Development)

Proposed Phase/Section: _____

Property Address or Location: West New Bern Townhomes

Parcel ID Number(s): 8-209-25001

Type of Development:

- Single-family
- Planned Unit Development (PUD)
- Multi-family (Townhomes, Duplexes)
- Mixed Use
- Commercial

Type of Subdivision Plan:

- Exempt Subdivision
- General Plan
- Final Plat

Site Data:

Total Acreage: 4.05 acres

Existing Number of Lots: _____

Proposed Number of Lots: 48

Smallest Lot Size: 1,700 SF

Average Lot Size: 1,833 SF

Linear Feet in Streets: 1,526 LF

Zoning District: C-3

Please continue to Page 2 of the City of New Bern Subdivision Application (Revised 6/24/2024)

SUBDIVISION CONTACT INFORMATION

Please list the primary point of contact for the subdivision application as the applicant.

APPLICANT INFORMATION

Name: Weyerhaeuser NR Company - Tim Jackson, PE, AICP
Mailing Address: 13005 SW 1st Road, Suite 241
Newberry, FL 32669
Telephone: 407-808-5655 Alternate Number: _____
Email Address: TIM.JACKSON@WEYERHAEUSER.COM

PROPERTY OWNER INFORMATION

Name: Weyerhaeuser Company
Mailing Address: 205 Perry Lane Rd.
Brunswick, GA 31525
Telephone: 407-808-5655 Alternate Number: _____
Email Address: TIM.JACKSON@WEYERHAEUSER.COM

DEVELOPER INFORMATION

Name: Weyerhaeuser NR Company - Tim Jackson, PE, AICP
Mailing Address: 13005 SW 1st Road, Suite 241
Newberry, FL 32669
Telephone: 407-808-5655 Alternate Number: _____
Email Address: TIM.JACKSON@WEYERHAEUSER.COM

SURVEYOR/ENGINEER INFORMATION

Name: Ark Consulting Group, PLLC
Mailing Address: 925-A Conference Drive
Greenville, NC 27858
Telephone: 252-565-1015 Alternate Number: 252-258-0734
Email Address: scott@arkconsultinggroup.com

Timothy Jackson
Property Owner's Signature/Date

Timothy Jackson
Signature of Applicant/Date

Timothy Jackson
Printed Name of Property Owner

Timothy Jackson
Printed Name of Applicant

SUBDIVISION PLAN SUBMITTAL POLICY

CALENDAR YEAR 2024

Application Submittal for Major Subdivisions

A complete application must be submitted before 5pm on the submittal date. An application is considered complete only if it includes ALL of the following:

- Completed Subdivision Application Form;
- Application fee based on type of plan (shown on fee schedule);
- Three (3) sets of folded plans **AND** an electronic copy of the subdivision plans emailed to pandz@newbernnc.gov.

Note: A PDF copy of fully engineered plans with profiles showing grade of streets, sewers, water lines, etc. and plans showing proposed utilities shall be sent to Public Works at: fishel.david@newbernnc.gov and pandz@newbernnc.gov

**Please make payment payable to City of New Bern. All checks must include a physical address and a phone number. Personal checks must include driver's license or social security number. Business checks must have a North Carolina address.*

A complete application is to be submitted before 5pm on the submittal date as shown below:

Submittal Date	DRC Meeting	Modified Plans Due Date	Planning and Zoning Board Meeting Date
Thursday, Dec. 7	Friday, Dec. 15	Friday, Dec. 29	Thursday, Jan. 18
Tuesday, Jan. 2	Friday, Jan. 19	Friday, Feb. 2	Thursday, Feb. 15
Monday, Feb. 5	Friday, Feb. 16	Friday, March 1	Thursday, March 21
Monday, March 4	Friday, March 15	Monday, April 1	Thursday, April 18
Monday, April 1	Friday, April 19	Friday, May 3	Thursday, May 16
Monday, May 6	Friday, May 17	Friday, May 31	Thursday, June 20
Monday, June 3	Friday, June 21	Friday, July 5	Thursday, July 18
Monday, July 1	Friday, July 19	Friday, Aug. 2	Thursday, Aug. 15
Monday, Aug. 5	Friday, Aug. 16	Friday, Aug. 30	Thursday, Sept. 19
Tuesday, Sept. 3	Friday, Sept. 20	Friday, Oct. 4	Thursday, Oct. 17
Monday, Oct. 7	Friday, Oct. 18	Friday, Nov. 1	Thursday, Nov. 14
Monday, Nov. 4	Friday, Nov. 15	Friday, Nov. 29	Thursday, 1/16/25

*The dates shown for DRC Comments to Applicant are calculated using the maximum amount of time allotted; these notices may be sent to applicants as early as the same day of the DRC meeting. Likewise, the Corrected Plats Due Date are a function of the dates in the previous column. Applicants have thirty (30) working days to submit corrected plats and may request an extension if needed.

- The installation of improvements shall not commence in a proposed subdivision until the General Plan has been approved and all required plan approvals and/or permits have been secured.
- The General Plan approval is good for 24 months. If a final plat is recorded prior to this expiration, the plat shall remain valid with no expiration date.

An application is considered complete only if it includes **ALL** of the following:

- Completed Subdivision Application Form;
- Application fee based on type of plan (shown on application);
- Three (3) folded copies **AND** an electronic copy of the subdivision plans emailed to pandz@newbernnc.gov – both must be in a recordable size/scale
- A PDF copy of fully engineered plans with profiles showing grade of streets, sewers, water lines, etc. and plans showing proposed utilities shall be sent to Public Works at: fishel.david@newbernnc.gov and pandz@newbernnc.gov
- Additional supplemental information such as cost estimates for guarantees of improvements, Articles of Agreement, restrictive covenants, and/or other homeowners association documents, and copies of related permits (stormwater, NCDOT plan approvals, etc.).

Review Process

- The Land and Community Development Administrator shall distribute the plat to the Departmental Review Committee (DRC) for review and comment. Within ten (10) working days following plan distribution, the Land and Community Development Administrator shall provide a summary of comments to the applicant.
- Following receipt of the comments, the applicant shall have until the listed *Modified Plans Due Date* to submit their revised plan. Failure to resubmit within this time period constitutes denial and a full resubmittal is required.
- Once the revised plan is received, the Land and Community Development Administrator shall place the plan on the next available Planning and Zoning Board meeting agenda.
- If approval is granted by the Planning and Zoning Board, the applicant shall submit the mylar for recordation, financial guarantees (if applicable), and any other required documents within 60 days of approval. Failure to submit an approved plat for recordation within 60 days shall render the plat approval null and void.
- Mylars are not to be submitted until notice that the plan has been approved and all required signatures have been secured.

Subdivision Review Criteria

- Proposed subdivision name, north arrow, and graphic scale
- A vicinity map showing the location of the proposed subdivision in relation to neighboring tracts, subdivisions and waterways
- Names(s) and mailing addresses of property owner(s), developer, surveyor, engineer, and land planner
- Location of existing property lines, buildings, streets, railroads, cemeteries, septic systems, wells, bridges, culverts, watercourses, transmission lines, sewers, drainpipes, water mains, public utility easements, township, and municipal boundaries
- Site data to include total acreage in tract, acreage in parks or other open space, average lot size, smallest lot size, total number of lots, zoning of the tract and linear feet in streets
- Site plan of existing conditions including wooded areas, wetlands, and existing structures
- The boundaries of the tract(s) to be subdivided with all bearings and distances shown and the portion to be subdivided
- Zoning classifications of the tract and adjoining properties, to include overlay districts
- Municipal limits and County boundaries
- The names and owners of adjoining properties and the names of adjoining subdivisions
- The existing and proposed land use within the proposed subdivision and adjoining parcels
- Locations of proposed utility easements (storm and sanitary sewer, water, gas, electricity, and telephone) and access easements
- Proposed lot lines and approximate dimensions
- Proposed minimum setback lines
- Lots numbered consecutively throughout the subdivision
- Location of reserved and dedicated public rights-of-way for access and utilities for adjoining parcels that do not have access to a public street
- Proposed areas for parks, schools or open spaces to include areas reserved for such use
- Provisions for the preservation and maintenance of parks and open space, including draft of conservation easement; if applicable
- Location and labeling of any regulated floodplain boundary and floodway, including community panel number
- Location of wetlands, approximate mean high-water mark, and CAMA Areas of Environmental Concern (AEC), including applicable buffers
- Contour map: one-foot intervals
- Proposed streets and sidewalks (along with designation as private or public): street names, ROW, pavement widths (to include location of stub streets to adjacent properties), approximate grades, and typical cross-sections
- Location of proposed corridors and/or public rights-of-way as shown on adopted transportation plan
- Location of common areas to include cluster box units, bus stops, amenity centers, trails, and open space
- Utility plans for and locations of sanitary sewers, storm sewers, drainage, water distribution lines, natural gas lines, communications lines, and electric lines
- Verification of submission of stormwater management and sediment control plans, if applicable
- Location of proposed stormwater BMP's to include limits of mining areas, if applicable
- Location of proposed stormwater BMP easements
- Location and details for any required buffer areas and easements

August 1, 2024

Dear Property Owner:

The City of New Bern is notifying all property owners within one hundred (100) feet of parcel 8-209-25001 of a proposed General Plan request with mailed notice (See attached map for reference). The subject property is 4.05 +/- acres and is located at/near NC 43.

The Planning & Zoning Board of the City of New Bern will hold a public meeting to consider the proposed General Plan request. The regularly scheduled meeting will be on Thursday, August 15, 2024, in the 2nd floor courtroom of the City Hall building, located at 300 Pollock Street, New Bern, NC 28560, at 5:30 pm.

A copy of the application is available for public review during normal business hours in the Development Services office, located at 303 First Street. For further information contact Kendrick Stanton, Land & Community Development Administrator at (252) 639-7582 or Stanton.Kendrick@newbernc.gov.

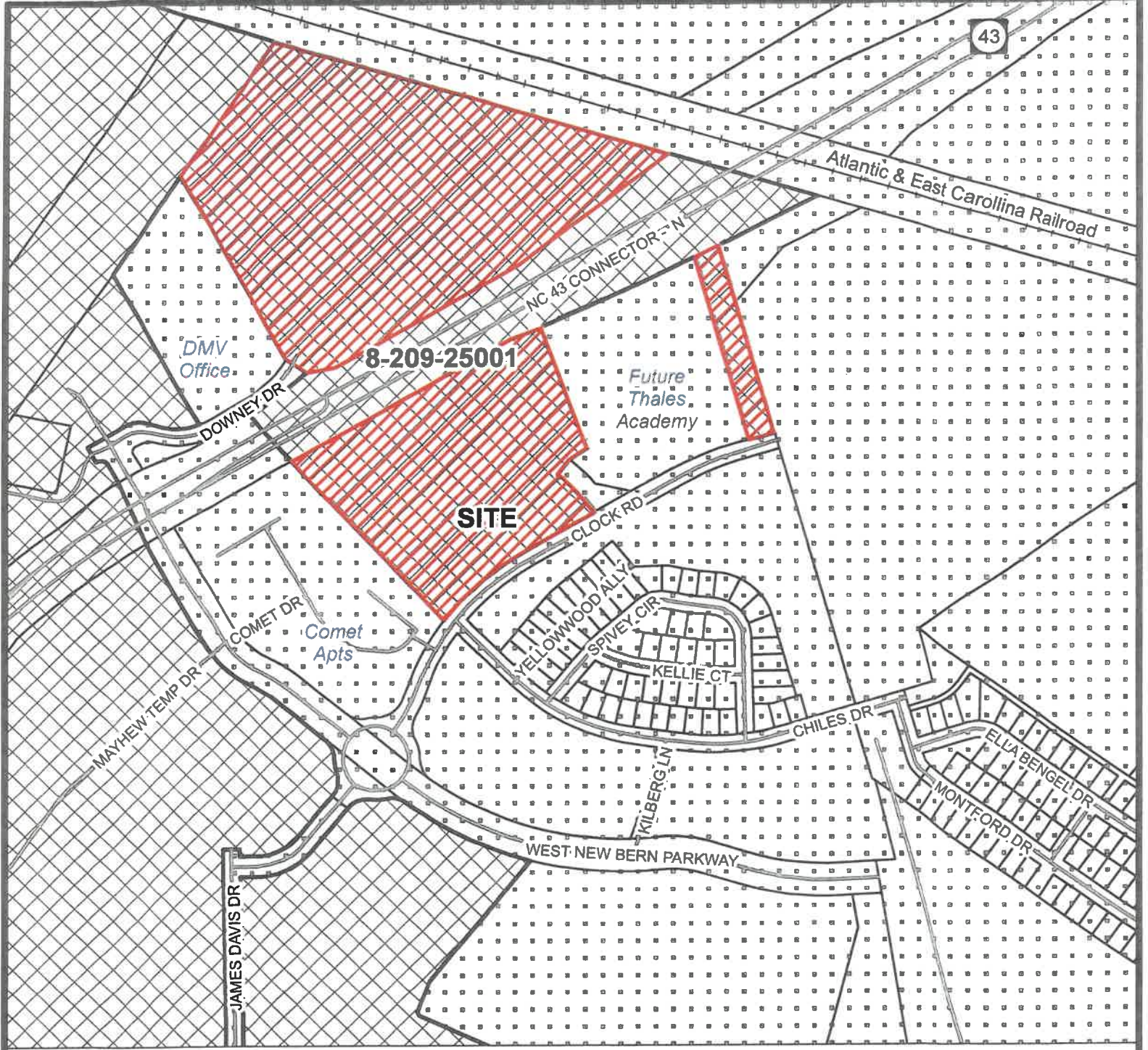
Sincerely,



Kendrick Stanton, CZO
Land & Community Development Administrator
Phone: 252-639-7582

cc: File

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



- Parcel 8-209-25001
- City Limits
- Parcels
- ETJ

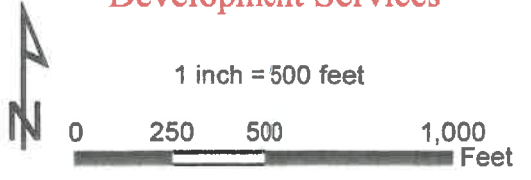


NEW BERN

CITY OF NEW BERN

Development Services

SUBMAJ-002933-2024, West New Bern Townhomes
Parcel ID: 8-209-25001
Type of Development: Planned Unit Development (PUD)
Type of Subdivision Plan: General Plan
Proposed Number of Lots: 48
Total Acres: 4.05 +/-
Zoning District: C-3



This map is intended for reference only. All dimensions are appropriate.
 As per NCGS 132-10, this map is not to be resold or otherwise used for commercial purposes

August 1, 2024

Weyerhaeuser NR Company
C/O Mr. Tim Jackson
13005 SW 1st Road, Suite 241
Newberry, FL 32669

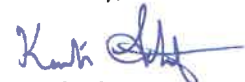
To whom it may concern:

The City of New Bern is notifying all property owners within one hundred (100) feet of your property, parcel 8-209-25001 (Portion of) regarding the General Plan submittal with mailed notice of the request. The subject property is 4.05 + / - acres and is located at/near NC 43.

The Planning & Zoning Board of the City of New Bern will hold a public meeting to consider the proposed General Plan request. The regularly scheduled meeting will be on Thursday, August 15, 2024, in the 2nd floor courtroom of the City Hall building, located at 300 Pollock Street, New Bern, NC 28560, at 5:30 pm.

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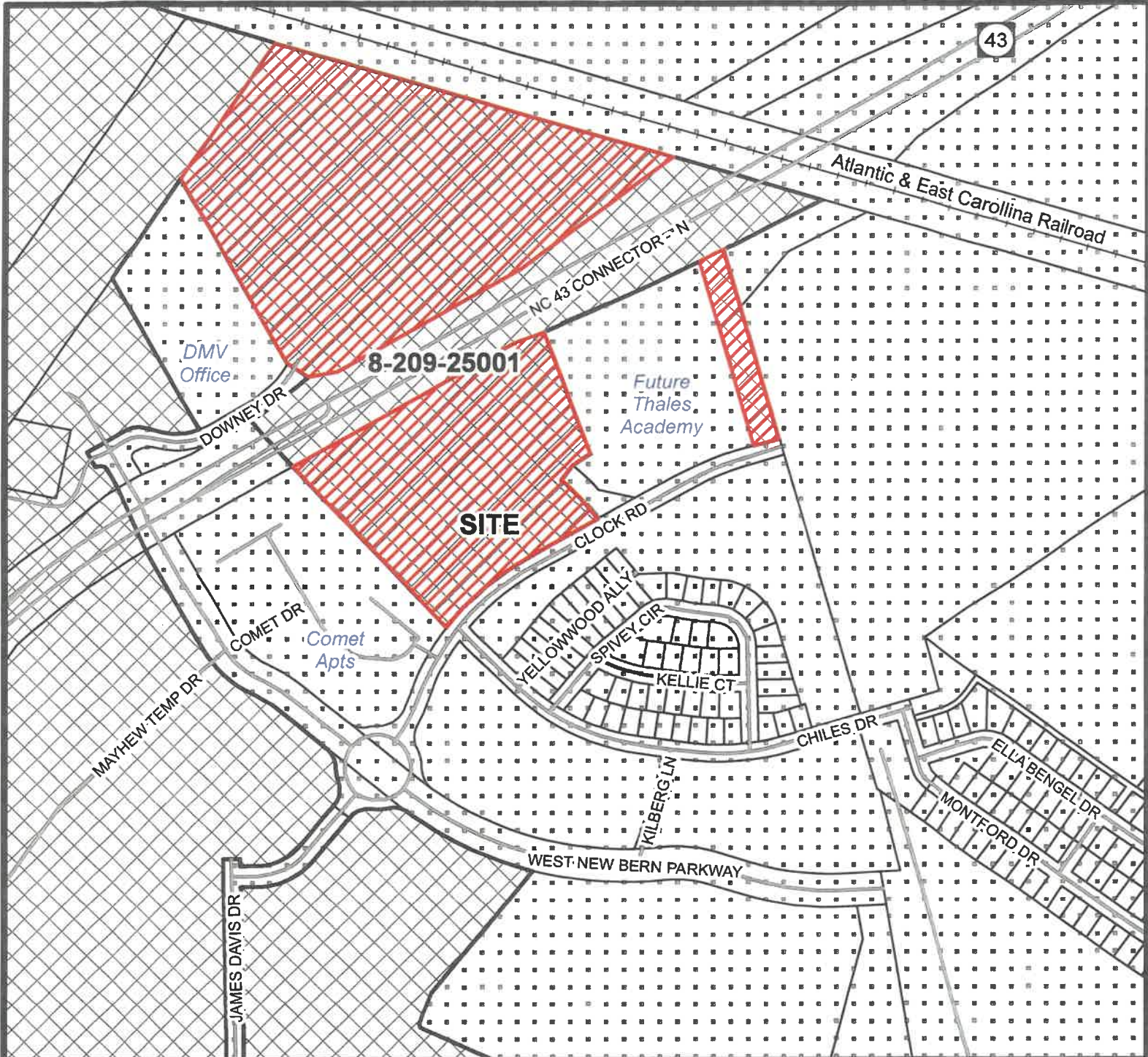
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Kendrick Stanton, CZO
Land & Community Development Administrator
Phone: 252-639-7582

cc: File

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-  Parcel 8-209-25001
-  City Limits
-  Parcels
-  ETJ

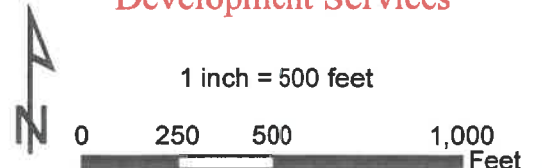


NEW BERN

CITY OF NEW BERN

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