

**AGENDA**  
**CITY OF NEW BERN PLANNING AND ZONING BOARD**

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Thursday, July 18, 2024 – 5:30 P.M.  
City Hall Courtroom, 2<sup>nd</sup> Floor  
300 Pollock Street, New Bern, NC 28560

**I.** CALL TO ORDER

**II.** ROLL CALL

**III.** PLEDGE OF ALLEGIANCE

**IV.** CHAIRMAN’S REMARKS

**V.** ACTION ITEMS

**A. Olympic Harbour, Phase 1 (Final Plat - PUD) (SUBMAJ-002914-2024)**

**Parcel Identification Numbers:** 7-106-001 (Portion of) **Acreage:** 0.12  
**Current Zoning:** Residential 8 (R-8) **Proposed Lots:** 1 (Common area)  
**Location:** At/near County Line Road  
**Property Owners:** A Sydes Construction, Inc.  
**Applicant:** John G. Thomas, PE, Owner/Principal Engineer, Thomas Engineering, PA

**B. Atlas Valley, Phase 1 (Final Plat - PUD) (SUBMAJ-002915-2024)**

**Parcel Identification Numbers:** 7-106-001 (Portion of) **Acreage:** 0.23  
**Current Zoning:** Residential 8 (R-8) **Proposed Lots:** 1 (Common area)  
**Location:** At/near County Line Road  
**Property Owners:** A Sydes Construction, Inc.  
**Applicant:** John G. Thomas, PE, Owner/Principal Engineer, Thomas Engineering, PA

**C. Monitor Cape, Phase 2 (Final Plat - PUD) (SUBMAJ-002916-2024)**

**Parcel Identification Numbers:** 7-106-001 (Portion of) **Acreage:** 29.66  
**Current Zoning:** Residential 8 (R-8) **Proposed Lots:** 68  
**Location:** At/near County Line Road  
**Property Owners:** A Sydes Construction, Inc.  
**Applicant:** John G. Thomas, PE, Owner/Principal Engineer, Thomas Engineering, PA

**D. Aston, Phase 1 (Final Plat) (SUBMAJ-002926-2024)**

**Parcel Identification Numbers:** 7-104-15000 & 7-104-15001 **Acreage:** 27.07  
**Current Zoning:** Residential 8 (R-8) **Proposed Lots:** 71  
**Location:** At/near Landscape Drive, Carolina Colours  
**Property Owners/Applicant:** Streamline Developers, 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.*

# SUBDIVISION APPLICATION

CITY OF NEW BERN - DEVELOPMENT SERVICES



## PROJECT AND PROPERTY INFORMATION

Date Submitted: 5-30-2024

Proposed Subdivision Name: OLYMPIC HARBOUR PHASE ONE - SECTION A AT BLUEWATER RISE

Proposed Phase/Section: PHASE ONE - SECTION A

Property Address or Location: BLUEWATER RISE PUD OFF COUNTY LINE RD. TWSP NO. 7

Parcel ID Number(s): 7-106-001 (PORTION OF)

### 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: 0.12 +/- AC COMMON AREA Z

Existing Number of Lots: 0

Proposed Number of Lots: 0

Smallest Lot Size: N/A

Average Lot Size: N/A

Linear Feet in Streets: N/A

Zoning District: R-8

*Please continue to Page 2 of the City of New Bern Subdivision Application*

**SUBDIVISION CONTACT INFORMATION**

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

**APPLICANT INFORMATION**

Name: JOHN G. THOMAS, PE OWNER/PRINCIPAL ENGINEER THOMAS ENGINEERING, PA

Mailing Address: 1316-B COMMERCE DRIVE (28562) P.O. BOX 1309  
NEW BERN, NC 28563-1309

Telephone: 252-637-2727 FAX: 252-636-2448 Alternate Number: C: 252-671-5855

Email Address: johnthomas@thomasengineeringpa.com

**PROPERTY OWNER INFORMATION**

Name: A. SYDES CONSTRUCTION, INC.

Mailing Address: P.O. BOX 7122  
JACKSONVILLE, NC 28540-2122

Telephone: 910-455-6956 Alternate Number: FAX: 910-455-6325

Email Address: leahquinn@sydescommunities.com

**DEVELOPER INFORMATION**

Name: A. SYDES CONSTRUCTION, INC.

Mailing Address: P.O. POX 7122  
JACKSONVILLE, NC 28540-2122

Telephone: 910-455-6956 Alternate Number: FAX: 910-455-6325

Email Address: leahquinn@sydescommunities.com

**SURVEYOR/ENGINEER INFORMATION**

Name: HERBERT J. NOBLES, JR. - PLS # L-2703 (SURVEYOR W/ THOMAS ENGINEERING, PA)

Mailing Address: 1316-B COMMERCE DRIVE (28562) P.O. BOX 1309  
NEW BERN, NC 28563-1309

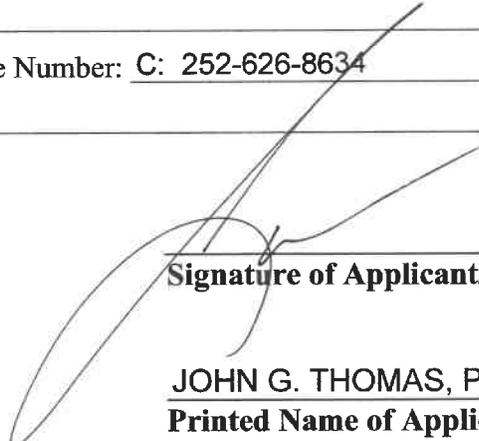
Telephone: 252-637-2727 Alternate Number: C: 252-626-8634

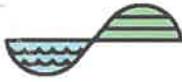
Email Address: joshnoblesisapls@gmail.com

\_\_\_\_\_  
**Property Owner's Signature/Date**

ANTHONY W. SYDES  
**Printed Name of Property Owner**

SUBDIVISION APPLICATION

  
**Signature of Applicant/Date** 5/2/2024  
JOHN G. THOMAS, PE  
**Printed Name of Applicant**



## THOMAS ENGINEERING, PA

www.thomasengineeringpa.com  
1316-B Commerce Drive  
Post Office Box 1309  
New Bern, NC 28563

John G. Thomas, Professional Engineer

johnthomas@thomasengineeringpa.com  
P: 252.637.2727  
F: 252.636.2448  
M: 252.671.5855

### HAND DELIVERED

May 30, 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: Olympic Harbour Phase One Section A at Bluewater Rise  
Final Plat Submittal

Dear Kendrick,

Please find attached the "Final Plat Approval Checklist", three (3) full size paper copies (18" x 24"), of the Final Plat for the referenced development which we are requesting final approval consideration at the regularly scheduled June 20, 2024, meeting of the City of New Bern Planning Board. A copy of the Final Plat has also been emailed to [pandz@newbernnc.gov](mailto:pandz@newbernnc.gov).

Attached is Thomas Engineering, PA check number 16989 in the amount of \$ 400.00 for the subdivision review fee.

I would prefer to submit the original mylar prior to the planning board meeting after you have reviewed the plat and found it to be in order.

No subdivision infrastructure improvements are required to be completed for this project; therefore, a guarantee in lieu of will not be required.

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

Sincerely,

John G. Thomas, PE  
President  
Email: [johnthomas@thomasengineeringpa.com](mailto:johnthomas@thomasengineeringpa.com)

Encls.

Cc w/attachments (emailed): A. Sydes Construction, Inc.



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

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

RE: REZ-002914-2024, DRC Comments – Olympic Harbour Phase one – Section A at Bluewater Rise

Date: 06/27/2024

The following comments were generated from DRC.

#### Planning/Zoning

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

#### MPO

- 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 provided.
- Contact Information for questions: [Ph: 252-672-4293](tel:252-672-4293)

#### Fire Marshal

- A. All roads, intersections, and turnarounds must meet NC Fire Code Section 503 and FD turning radius requirements. (see attached)
- B. Must meet the fire flow and hydrant distribution requirements of NC Fire Code Section 507 and Appendices B & C.
  - a. Fire Hydrants shall be operational before combustible materials are delivered and construction begins.
  - b. Fire mains and fire hydrant value boxes require caps that state "FIRE".
- Contact information for questions: [Ph: 252-639-2961](tel:252-639-2961)

#### Building Inspector

- No comment.
- 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](mailto: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: Ph: 252-639-2827

### Craven County Health Department

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

### Public Works

- No Comment.
- Contact information for questions: Ph: 252-639-7500

### GIS

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

### NCDOT

- NCDOT has no comment at this time. When more information is known at a later date, NCDOT will evaluate for Street and Driveway Access Permit and Roadway Improvements.
- Contact information for questions: Ph: 252-649-6505

### City of New Bern Water Resources

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

### North Carolina Railroad Company

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

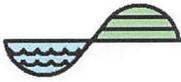
### E911 GIS Technician/Addressing Coordinator

- 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](mailto:Stanton.Kendrick@NewBernNC.gov) and two physical plan sets on 18" X 24" paper of the revised site plan by Friday, July 5, 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.



**Emailed**

July 3, 2024

[stanton.kendrick@newbernnc.gov](mailto:stanton.kendrick@newbernnc.gov)

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: Olympic Harbour Phase One – Section A at Bluewater Rise  
Final Plat Comments Acknowledgement  
New Bern, NC

Dear Kendrick,

We are in receipt of the most recent comment letter generated from the DRC meeting via email dated June 27, 2024, regarding the referenced development. I offer the following responses in **red** to those comments restated below:

**Planning/Zoning**

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

**MPO**

- No comment. **Acknowledged.**
- 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**

- A. All roads, intersections, and turnarounds must meet NC Fire Code Section 503 and FD turning radius requirements. (see attached). **Acknowledged.**
- B. Must meet the fire flow and hydrant distribution requirements of NC Fire Code Section 507 and Appendices B & C. **Acknowledged.**
  - o a. Fire Hydrants shall be operational before combustible materials are delivered and construction begins. **Acknowledged.**

- o b. Fire mains and fire hydrant value boxes require caps that state “FIRE”.

*Acknowledged.*

- Contact information for questions: Ph: 252-639-2961. *Acknowledged.*

#### **Building Inspector**

- No comment. *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](mailto: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.*
- 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**

- No Comment.. *Acknowledged.*
- Contact information for questions: Ph: 252-639-7500. *Acknowledged.*

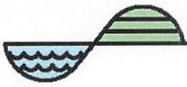
#### **GIS**

- Verify addresses and street names with E911 GIS Technician/Addressing Coordinator. *Acknowledged. No addresses are needed and/or assigned for this project*
- 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**



- No comment. *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.*

Based on the above comments, it appears that no plat revisions are required. However, on this day we will be hand delivering this document, and the original mylar along with two (2) full size paper copies as requested. A copy of the plat is being emailed along with this document to you.

I want to note that we did not receive notification of the date and time of the DRC meeting that was held regarding the review of this project so that we could have been in attendance. Additionally, in providing the contact information for each department, agency, or the like, it would be most helpful and appreciated if a person's name could be provided along with an email address.

It is our understanding that this project will be on the July 18, 2024, City of New Bern Planning Board meeting agenda for approval consideration.

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

Sincerely,

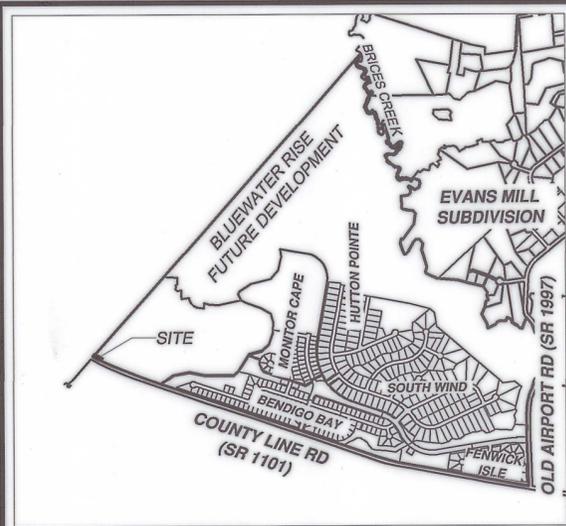
John G. Thomas, PE  
President

Encls.

Cc w/encls: [pandz@newbernnc.gov](mailto:pandz@newbernnc.gov)  
A. Sydes Construction, Inc. via email

**GENERAL NOTES AND SITE DATA**

- ALL DISTANCES ARE HORIZONTAL GROUND MEASUREMENTS, NO GRID FACTORS APPLIED.
- ALL CORNERS ARE TO BE MARKED WITH IRON PIPES, UNLESS OTHERWISE NOTED.
- BOUNDARY INFORMATION IS AS PROVIDED ON THE "BOUNDARY MAP - A PORTION OF CRAVEN TRACT 32 - WEYERHAEUSER REAL ESTATE DEVELOPMENT COMPANY" AS PREPARED BY DAVID L. JONES, JR., PLS (PL-3672), DATED DECEMBER 18, 2008, AND AS RECORDED IN PLAT CABINET I, SLIDE 70-H OF THE CRAVEN COUNTY REGISTRY (NOVEMBER 23, 2015).
- DEED REFERENCE: DB 3404, PG 657.
- PARCEL ID# 7-106-001.
- ZONING IS R-8.
- ALL COMMON AREAS AS SHOWN ARE TO BE DEDICATED TO THE PROPERTY OWNER'S ASSOCIATION.
- PORTIONS OF THIS PROJECT SCALE WITHIN ZONE "X" AS PER FLOOD INSURANCE RATE MAP 3720548600K, ALL 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 IS 9.0'. BUILDABLE AREAS OF THIS PROJECT DO NOT FALL WITHIN THE 100-YR FLOODPLAIN.
- THIS PROJECT IS NOT IN AN AREA OF ENVIRONMENTAL CONCERN.
- RECEIVING STREAM FOR THIS PROJECT IS BRICES CREEK.
- BLUE-LINE STREAMS AND THEIR ASSOCIATED BUFFERS ARE PRESENT ON THIS SITE AND ARE AS SHOWN.
- THIS PLAT DOES NOT ADDRESS THE ISSUE OF THE EXISTENCE OR NONEXISTENCE OF WETLANDS WITHIN THE SUBDIVISION. THE ENFORCEMENT OF WETLAND REGULATIONS UNDER THE SECTION 404 OF THE CLEAN WATER ACT OF 1989 IS WITHIN THE JURISDICTION OF THE U.S. ARMY CORPS OF ENGINEERS. INQUIRIES CONCERNING THAT MATTER SHOULD BE ADDRESSED TO THAT AGENCY. WETLANDS AS SHOWN ON THIS PLAT ARE AS PROVIDED ON THE MAP ENTITLED "WETLANDS DELINEATION SURVEY - A PORTION OF CRAVEN TRACT 32" AS APPROVED BY USACE REPRESENTATIVE GARY H. BEECHER ON AUGUST 18, 2016. REFERENCE ACTION ID: SAW-2016-01597.
- SITE TABULATION:  
COMMON AREA/OPEN SPACE: 0.12 ACRES ±  
TOTALS: 0.12 ACRES ±
- TREES SHALL COMPLY WITH SECTION 15-382, CITY OF NEW BERN LAND USE ORDINANCE.
- COMMON AREAS MAY BE UTILIZED FOR DRAINAGE AND UTILITY PURPOSES AND ARE SUBJECT TO DRAINAGE AND UTILITY EASEMENTS ON ALL COMMON AREA.



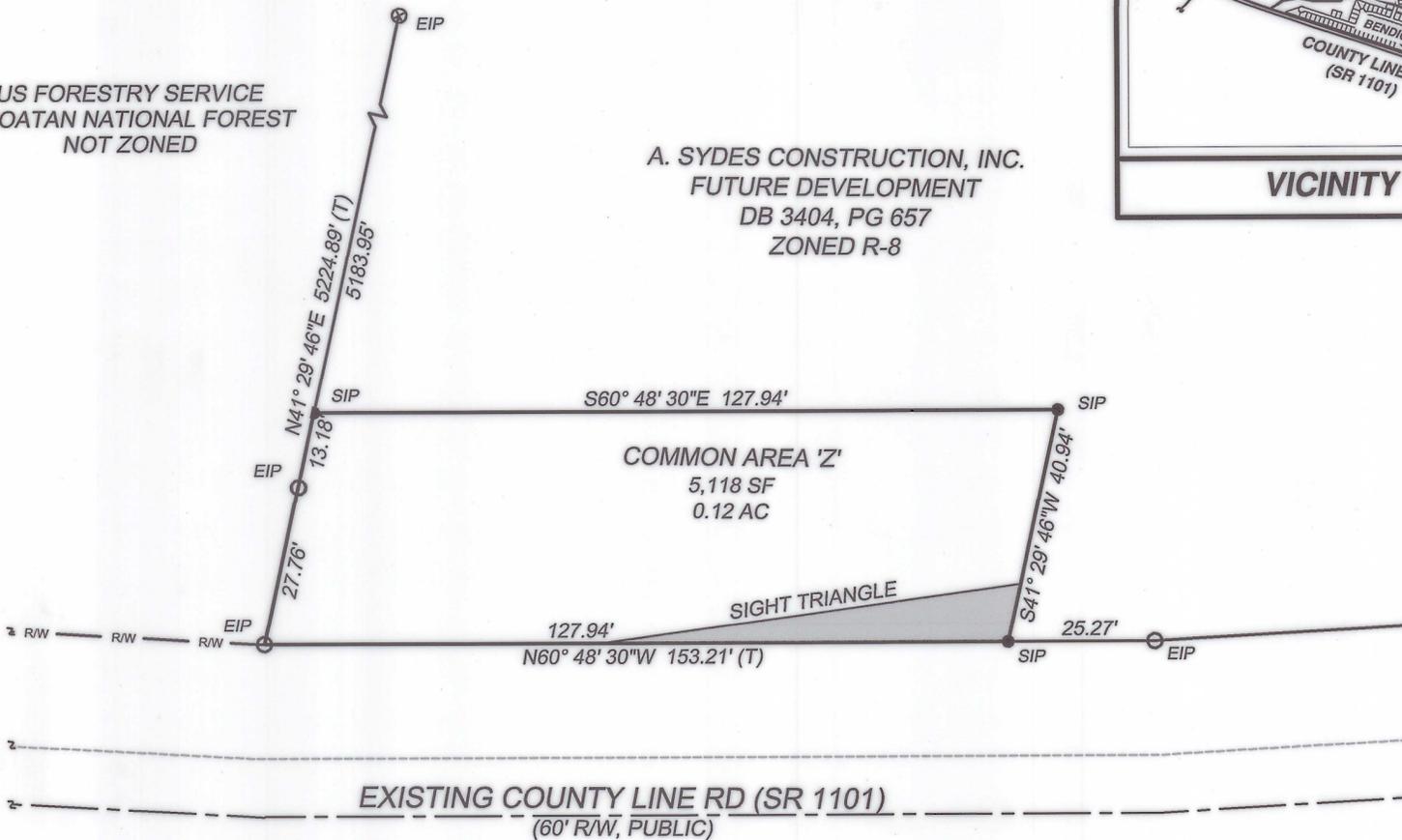
**VICINITY SKETCH**

1" = 200'

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

US FORESTRY SERVICE  
CROATAN NATIONAL FOREST  
NOT ZONED

A. SYDES CONSTRUCTION, INC.  
FUTURE DEVELOPMENT  
DB 3404, PG 657  
ZONED R-8



**CERTIFICATE OF OWNERSHIP AND DEDICATION**

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

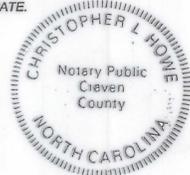
OWNER: A. SYDES CONSTRUCTION, INC.

SIGNED: Chris W. Sydes DATE: 7/03/20

NOTARY CERTIFICATE  
NORTH CAROLINA, CRAVEN COUNTY

I, Christopher L. Howe, A NOTARY PUBLIC OF CRAVEN COUNTY, DO HEREBY CERTIFY THAT Anthony W. Sydes PERSONALLY APPEARED BEFORE ME THIS DAY AND ACKNOWLEDGED THE DUE EXECUTION OF THE FOREGOING CERTIFICATE.

WITNESS MY HAND AND SEAL THIS 03 DAY OF July 20 20 A.D.



OWNER: A. SYDES CONSTRUCTION, INC.

SIGNED: Christopher L. Howe

MY COMMISSION EXPIRES 11/04/2027

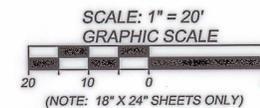
**CERTIFICATE OF APPROVAL**

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

DATE: \_\_\_\_\_  
MAYOR \_\_\_\_\_ CITY CLERK \_\_\_\_\_

OWNER / DEVELOPER  
A. SYDES CONSTRUCTION, INC.  
P.O. BOX 7122  
JACKSONVILLE, NC 28546

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



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

**STATE OF NORTH CAROLINA  
CRAVEN COUNTY**

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

DATE: \_\_\_\_\_ REVIEW OFFICER \_\_\_\_\_

CERTIFICATION OF REGISTRATION BY REGISTER OF DEEDS  
CRAVEN COUNTY NORTH CAROLINA

FILED FOR REGISTRATION THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20 \_\_\_\_ A.D.

AT \_\_\_\_\_ (AM / PM) AND DULY RECORDED IN PLAT CABINET \_\_\_\_\_

SLIDE(S) \_\_\_\_\_ AND BOOK \_\_\_\_\_, PAGE \_\_\_\_\_

REGISTER OF DEEDS MICHELLE L. TOOT

BY \_\_\_\_\_ REGISTER OF DEEDS / ASSISTANT / DEPUTY

**TYPICAL ELEMENT SYMBOLOGY**

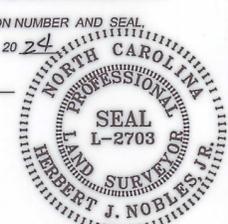
○ EIP	- EXISTING IRON PIPE	ESMT	- EASEMENT
○ EIR	- EXISTING IRON ROD	CDS	- CUL-DE-SAC
● SIP	- SET/NEW IRON PIPE	HYD	- FIRE HYDRANT
△ EMAG	- EXISTING 'MAG' NAIL	WM	- WATER METER
△ SMAG	- SET/NEW 'MAG' NAIL	WV	- WATER VALVE
▲ EPK	- EXISTING 'PK' NAIL	SMH	- SEWER MANHOLE
▲ SPK	- SET/NEW 'PK' NAIL	SC	- SEWER CLEAN-OUT
□ ECM	- EXISTING CONCRETE MONUMENT	SV	- SEWER VALVE
■ SCM	- SET/NEW CONCRETE MONUMENT	AD	- AREA DRAIN
■ CC	- CONTROL CORNER	CB	- CATCH BASIN
+ NMP	- NON-MONUMENTED POINT	P	- UTILITY POLE
⊕ WI	- WITNESS IRONS	PED	- UTILITY PEDESTAL
(T)	- TOTAL DISTANCE	OHU	- OVERHEAD UTILITIES
WL	- WETLANDS - WL	TBR	- TO BE REMOVED
TIE	- TIE LINE	SQFT	- SQUARE FEET
R/W	- RIGHT OF WAY - RW	AC	- ACRES
CL	- CENTERLINE	L#	- LINE TABLE
PL	- PROPERTY LINE	C#	- CURVE TABLE
MBL	- MINIMUM BUILDING LINE	---	- 10' x 70' SIGHT TRIANGLE
DUE	- DRAINAGE & UTILITY EASEMENT	---	- PROPERTY BOUNDARY LINE
		XXXX	- PARCEL LINE
		---	- ADDRESS

**CERTIFICATE OF SURVEY & ACCURACY**

I, HERBERT J. NOBLES, JR., CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE BY ME BEING A PORTION OF A TRACT DESCRIBED IN DEED BOOK 3404, PAGE 657 RECORDED IN THE OFFICE OF THE CRAVEN COUNTY REGISTER OF DEEDS; THAT THE RATIO OF PRECISION AS CALCULATED IS 1:15000; THAT THIS MAP WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED.

WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER AND SEAL  
THIS 2<sup>ND</sup> DAY OF July, 20 24

Herbert J. Nobles, Jr.  
HERBERT J. NOBLES, JR. - PLS# L-2703



THIS SURVEY CREATES A SUBDIVISION OF LAND WITHIN THE AREA OF THE COUNTY OR MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND.

**FINAL PLAT**

**OLYMPIC HARBOUR  
PHASE ONE - SECTION A**  
at  
**BLUEWATER RISE**  
**"A PLANNED UNIT DEVELOPMENT"**

NEW BERN TOWNSHIP #7 CRAVEN COUNTY NORTH CAROLINA  
OWNER  
A. SYDES CONSTRUCTION, INC.  
P.O. BOX 7122  
JACKSONVILLE, NC 28546 (910) 455-6956

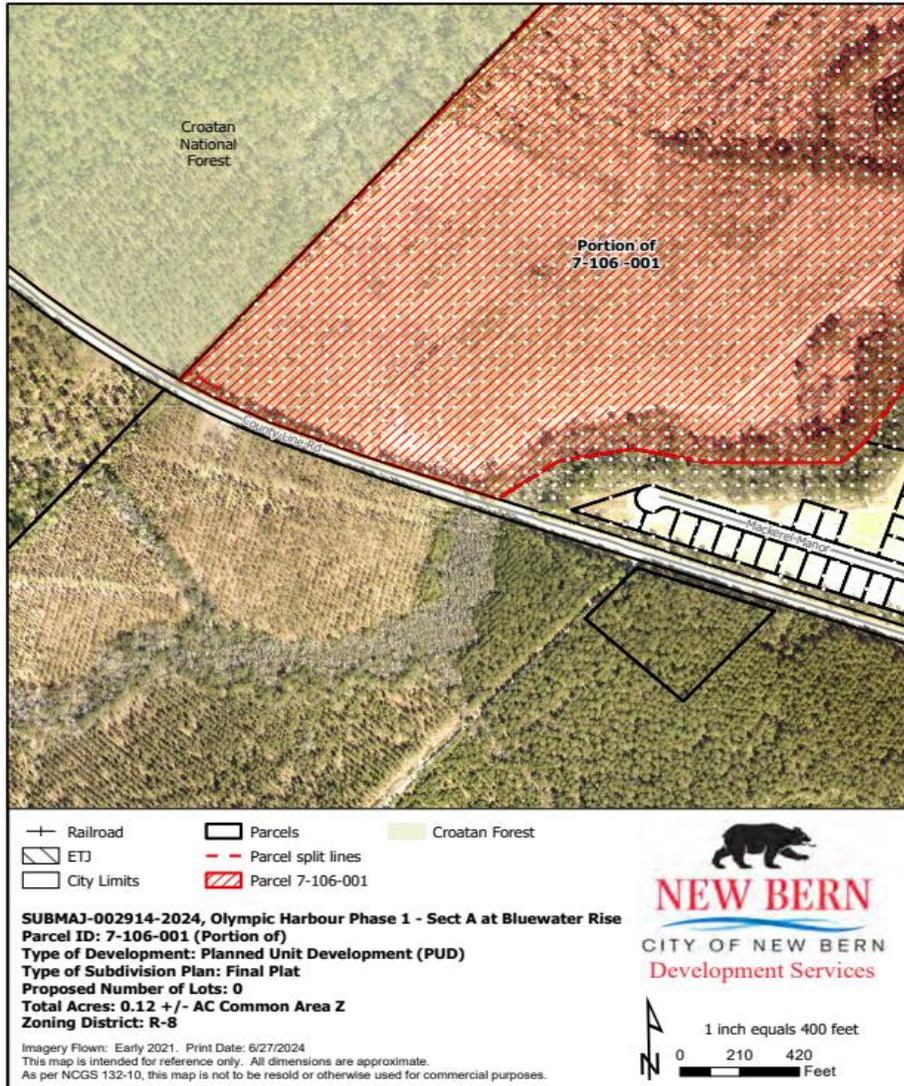
SCALE: 1" = 20' DATE: 08/27/2024  
PROJECT #: 2015\_027 SHEET: 1 of 1

# STAFF REPORT

DEVELOPMENT SERVICES



SUBMAJ-002914-2024 (Final), Olympic Harbour Phase 1



**Address/Location(s)**

At/near County Line Road,  
New Bern, NC

**Map Number(s)**

7-106-001 (Portion of)

**Parcel Size**

0.12 Acres

**Current Use**

Vacant

**Current Zoning**

Residential 8 (R-8)

**Proposed Lot Count:**

1 (Common Area)

## Summary of Proposal

Thomas Engineering, on behalf of A Sydes Construction, Inc., has submitted an application for Final Plat Subdivision approval as part of a Planned Unit Development. The subject property totals 0.12 acres and is located at/near County Line Road. The project proposes 1 lot, which is 0.12 acres of open space (excluding wetlands, ponds, and amenities). The project will be served by the City of New Bern water and sewer.

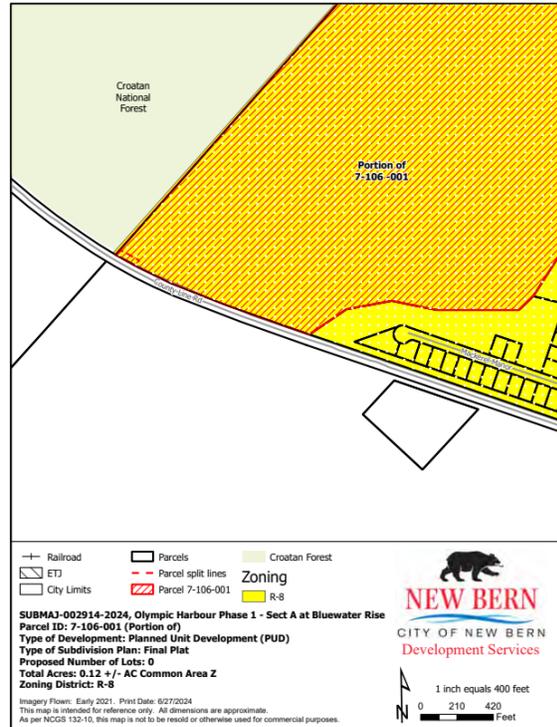
## Synopsis of Site and Surrounding Area

The parcel totals 0.12 acres and is located at/near County Line Road, New Bern, NC.

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

## Zoning District Summary

The R-8 residential district is designed to accommodate single-, two-, and multifamily dwellings with a minimum 8,000 square feet lot for one unit and 4,000 square feet for each additional unit; multifamily density maximum is approximately 10.6 units per acre (based on a five-acre tract). For the R-8 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 residential uses 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 or 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.

## 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.



# SUBDIVISION APPLICATION

CITY OF NEW BERN - DEVELOPMENT SERVICES



## PROJECT AND PROPERTY INFORMATION

Date Submitted: 5-30-2024

Proposed Subdivision Name: ATLAS VALLEY PHASE ONE - SECTION A AT BLUEWATER RISE

Proposed Phase/Section: PHASE ONE - SECTION A

Property Address or Location: BLUEWATER RISE PUD OFF COUNTY LINE RD. TWSP NO. 7

Parcel ID Number(s): 7-106-001 (PORTION OF)

### 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: 0.23 +/- AC COMMON AREA Y

Existing Number of Lots: 0

Proposed Number of Lots: 0

Smallest Lot Size: N/A

Average Lot Size: N/A

Linear Feet in Streets: N/A

Zoning District: R-8

*Please continue to Page 2 of the City of New Bern Subdivision Application*

SUBDIVISION CONTACT INFORMATION

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

APPLICANT INFORMATION

Name: JOHN G. THOMAS, PE OWNER/PRINCIPAL ENGINEER THOMAS ENGINEERING, PA
Mailing Address: 1316-B COMMERCE DRIVE (28562) P.O. BOX 1309
NEW BERN, NC 28563-1309
Telephone: 252-637-2727 FAX: 252-636-2448 Alternate Number: C: 252-671-5855
Email Address: johnthomas@thomasengineeringpa.com

PROPERTY OWNER INFORMATION

Name: A. SYDES CONSTRUCTION, INC.
Mailing Address: P.O. BOX 7122
JACKSONVILLE, NC 28540-2122
Telephone: 910-455-6956 Alternate Number: FAX: 910-455-6325
Email Address: leahquinn@sydescommunities.com

DEVELOPER INFORMATION

Name: A. SYDES CONSTRUCTION, INC.
Mailing Address: P.O. POX 7122
JACKSONVILLE, NC 28540-2122
Telephone: 910-455-6956 Alternate Number: FAX: 910-455-6325
Email Address: leahquinn@sydescommunities.com

SURVEYOR/ENGINEER INFORMATION

Name: HERBERT J. NOBLES, JR. - PLS # L-2703 (SURVEYOR W/ THOMAS ENGINEERING, PA)
Mailing Address: 1316-B COMMERCE DRIVE (28562) P.O. BOX 1309
NEW BERN, NC 28563-1309
Telephone: 252-637-2727 Alternate Number: C: 252-626-8634
Email Address: joshnoblesisapls@gmail.com

Property Owner's Signature/Date

ANTHONY W. SYDES
Printed Name of Property Owner

SUBDIVISION APPLICATION

Handwritten signature and date 5/30/2024
Signature of Applicant/Date
JOHN G. THOMAS, PE
Printed Name of Applicant



## THOMAS ENGINEERING, PA

[www.thomasengineeringpa.com](http://www.thomasengineeringpa.com)  
1316-B Commerce Drive  
Post Office Box 1309  
New Bern, NC 28563

John G. Thomas, Professional Engineer

[johnthomas@thomasengineeringpa.com](mailto:johnthomas@thomasengineeringpa.com)  
P: 252.637.2727  
F: 252.636.2448  
M: 252.671.5855

### HAND DELIVERED

May 30, 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: Atlas Valley Phase One Section A at Bluewater Rise  
Final Plat Submittal

Dear Kendrick,

Please find attached the "Final Plat Subdivision Application", three (3) full size paper copies (18" x 24"), of the Final Plat for the referenced development which we are requesting final approval consideration at the regularly scheduled June 20, 2024, meeting of the City of New Bern Planning Board. A copy of the Final Plat has also been emailed to [pandz@newbernnc.gov](mailto:pandz@newbernnc.gov).

Attached is Thomas Engineering, PA check number 16988 in the amount of \$ 400.00 for the subdivision review fee.

I would prefer to submit the original mylar prior to the planning board meeting after you have reviewed the plat and found it to be in order.

No subdivision infrastructure improvements are required to be completed for this project; therefore, a guarantee in lieu of will not be required.

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

Sincerely,

John G. Thomas, PE  
President

Email: [johnthomas@thomasengineeringpa.com](mailto:johnthomas@thomasengineeringpa.com)

Encls.

Cc w/attachments (emailed): A. Sydes Construction, Inc.



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

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

RE: REZ-002915-2024, DRC Comments – Atlas Valley Phase 1, Section A at Bluewater Rise

Date: 06/27/2024

The following comments were generated from DRC.

#### Planning/Zoning

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

#### MPO

- 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 provided.
- Contact Information for questions: [Ph: 252-672-4293](tel:252-672-4293)

#### Fire Marshal

- A. All roads, intersections, and turnarounds must meet NC Fire Code Section 503 and FD turning radius requirements. (see attached)
- B. Must meet the fire flow and hydrant distribution requirements of NC Fire Code Section 507 and Appendices B & C.
  - a. Fire Hydrants shall be operational before combustible materials are delivered and construction begins.
  - b. Fire mains and fire hydrant value boxes require caps that state "FIRE".
- Contact information for questions: [Ph: 252-639-2961](tel:252-639-2961)

#### Building Inspector

- No comment.
- 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](mailto: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: Ph: 252-639-2827

### Craven County Health Department

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

### Public Works

- No Comment.
- Contact information for questions: Ph: 252-639-7500

### GIS

- Verify addresses and street names with E911 GIS Technician/Addressing Coordinator.
- 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.
- 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](mailto:Stanton.Kendrick@NewBernNC.gov) and two physical plan sets on 18" X 24" paper of the revised site plan by Friday, July 5, 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.



**Emailed**

[stanton.kendrick@newbernnnc.gov](mailto:stanton.kendrick@newbernnnc.gov)

July 3, 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: Atlas Valley Phase 1 – Section A at Bluewater Rise  
Final Plat Comments Acknowledgement  
New Bern, NC

Dear Kendrick,

We are in receipt of the most recent comment letter generated from the DRC meeting via email dated June 27, 2024, regarding the referenced development. I offer the following responses in **red** to those comments restated below:

**Planning/Zoning**

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

**MPO**

- No comment. **Acknowledged.**
- Contact information for questions: Ph: 252-639-7592. **Acknowledged.**

**Historic Preservation Administrator**

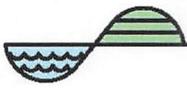
- No comment provided. **Acknowledged.**
- Contact information for questions: Ph: 252-639-7583. **Acknowledged.**

**Police Department**

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

**Fire Marshal**

- A. All roads, intersections, and turnarounds must meet NC Fire Code Section 503 and FD turning radius requirements. (see attached). **Acknowledged.**
- B. Must meet the fire flow and hydrant distribution requirements of NC Fire Code Section 507 and Appendices B & C. **Acknowledged.**
  - o a. Fire Hydrants shall be operational before combustible materials are delivered and construction begins. **Acknowledged.**



- o b. Fire mains and fire hydrant value boxes require caps that state "FIRE".

*Acknowledged.*

- Contact information for questions: Ph: 252-639-2961. *Acknowledged.*

#### **Building Inspector**

- No comment. *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](mailto: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.*
- 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**

- No Comment.. *Acknowledged.*
- Contact information for questions: Ph: 252-639-7500. *Acknowledged.*

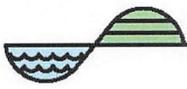
#### **GIS**

- Verify addresses and street names with E911 GIS Technician/Addressing Coordinator. *Acknowledged. No addresses are needed and/or assigned for this project*
- 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**



- No comment. *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.*

Based on the above comments, it appears that no plat revisions are required. However, on this day we will be hand delivering this document, and the original mylar along with two (2) full size paper copies as requested. A copy of the plat is being emailed along with this document to you.

I want to note that we did not receive notification of the date and time of the DRC meeting that was held regarding the review of this project so that we could have been in attendance. Additionally, in providing the contact information for each department, agency, or the like, it would be most helpful and appreciated if a person's name could be provided along with an email address.

It is our understanding that this project will be on the July 18, 2024, City of New Bern Planning Board meeting agenda for approval consideration.

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

Sincerely,

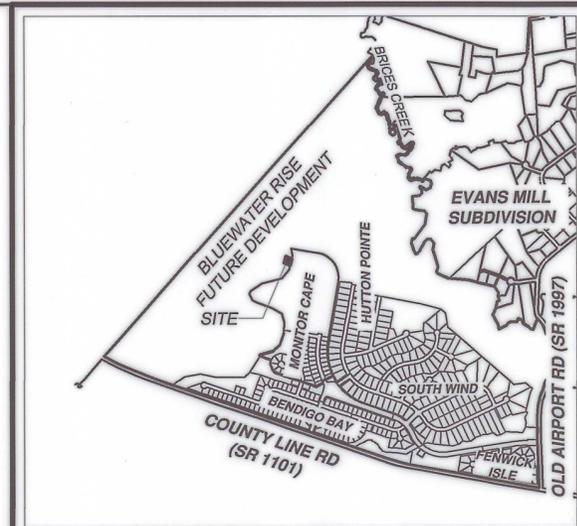
John G. Thomas, PE  
President

Encls.

Cc w/encls: [pandz@newbernnc.gov](mailto:pandz@newbernnc.gov)  
A. Sydes Construction, Inc. via email

- GENERAL NOTES AND SITE DATA**
- ALL DISTANCES ARE HORIZONTAL GROUND MEASUREMENTS, NO GRID FACTORS APPLIED.
  - ALL CORNERS ARE TO BE MARKED WITH IRON PIPES, UNLESS OTHERWISE NOTED.
  - BOUNDARY INFORMATION IS AS PROVIDED ON THE "BOUNDARY MAP - A PORTION OF CRAVEN TRACT 32 - WEYERHAEUSER REAL ESTATE DEVELOPMENT COMPANY" AS PREPARED BY DAVID L. JONES, JR. PLS (#L-3672), DATED DECEMBER 18, 2008, AND AS RECORDED IN PLAT CABINET I, SLIDE 70-H OF THE CRAVEN COUNTY REGISTRY (NOVEMBER 23, 2015).
  - DEED REFERENCE: DB 3404, PG 657.
  - PARCEL ID# 7-106-001.
  - ZONING IS R-8.
  - ALL COMMON AREAS AS SHOWN ARE TO BE DEDICATED TO THE PROPERTY OWNER'S ASSOCIATION.
  - PORTIONS OF THIS PROJECT SCALE WITHIN ZONE "X" AND ZONE "AE" AS PER FLOOD INSURANCE RATE MAP 3720548600K, ALL 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 IS 9.0'. BUILDABLE AREAS OF THIS PROJECT DO NOT FALL WITHIN THE 100-YR FLOODPLAIN.
  - THIS PROJECT IS NOT IN AN AREA OF ENVIRONMENTAL CONCERN.
  - RECEIVING STREAM FOR THIS PROJECT IS BRICES CREEK.
  - BLUE-LINE STREAMS AND THEIR ASSOCIATED BUFFERS ARE PRESENT ON THIS SITE AND ARE AS SHOWN.
  - THIS PLAT DOES NOT ADDRESS THE ISSUE OF THE EXISTENCE OR NONEXISTENCE OF WETLANDS WITHIN THE SUBDIVISION. THE ENFORCEMENT OF WETLAND REGULATIONS UNDER THE SECTION 404 OF THE CLEAN WATER ACT OF 1899 IS WITHIN THE JURISDICTION OF THE U.S. ARMY CORPS OF ENGINEERS. INQUIRIES CONCERNING THAT MATTER SHOULD BE ADDRESSED TO THAT AGENCY. WETLANDS AS SHOWN ON THIS PLAT ARE AS PROVIDED ON THE MAP ENTITLED "WETLANDS DELINEATION SURVEY - A PORTION OF CRAVEN 32," AS APPROVED BY USACE REPRESENTATIVE GARY H. BEECHER ON AUGUST 18, 2016. REFERENCE ACTION ID: SAW-2016-01597.
  - SITE TABULATION:
 

COMMON AREA/OPEN SPACE:	0.23 ACRES ±
TOTALS	0.23 ACRES ±
  - TREES SHALL COMPLY WITH SECTION 15-382, CITY OF NEW BERN LAND USE ORDINANCE.
  - COMMON AREAS MAY BE UTILIZED FOR DRAINAGE AND UTILITY PURPOSES AND ARE SUBJECT TO DRAINAGE AND UTILITY EASEMENTS ON ALL COMMON AREA.



**VICINITY SKETCH**

1" = 2000'

**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

**CERTIFICATE OF OWNERSHIP AND DEDICATION**

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

OWNER: A. SYDES CONSTRUCTION, INC.

SIGNED: Chris W. Sydes DATE: 7/03/24

NORTH CAROLINA, CRAVEN COUNTY

I, Christopher L. Howe, A NOTARY PUBLIC OF CRAVEN COUNTY, DO HEREBY CERTIFY THAT Anthony W. Sydes PERSONALLY APPEARED BEFORE ME THIS DAY AND ACKNOWLEDGED THE DUE EXECUTION OF THE FOREGOING CERTIFICATE.

WITNESS MY HAND AND SEAL THIS 03 DAY OF July, 2024, A.D.

OWNER: A. SYDES CONSTRUCTION, INC.

SIGNED: Christopher L. Howe

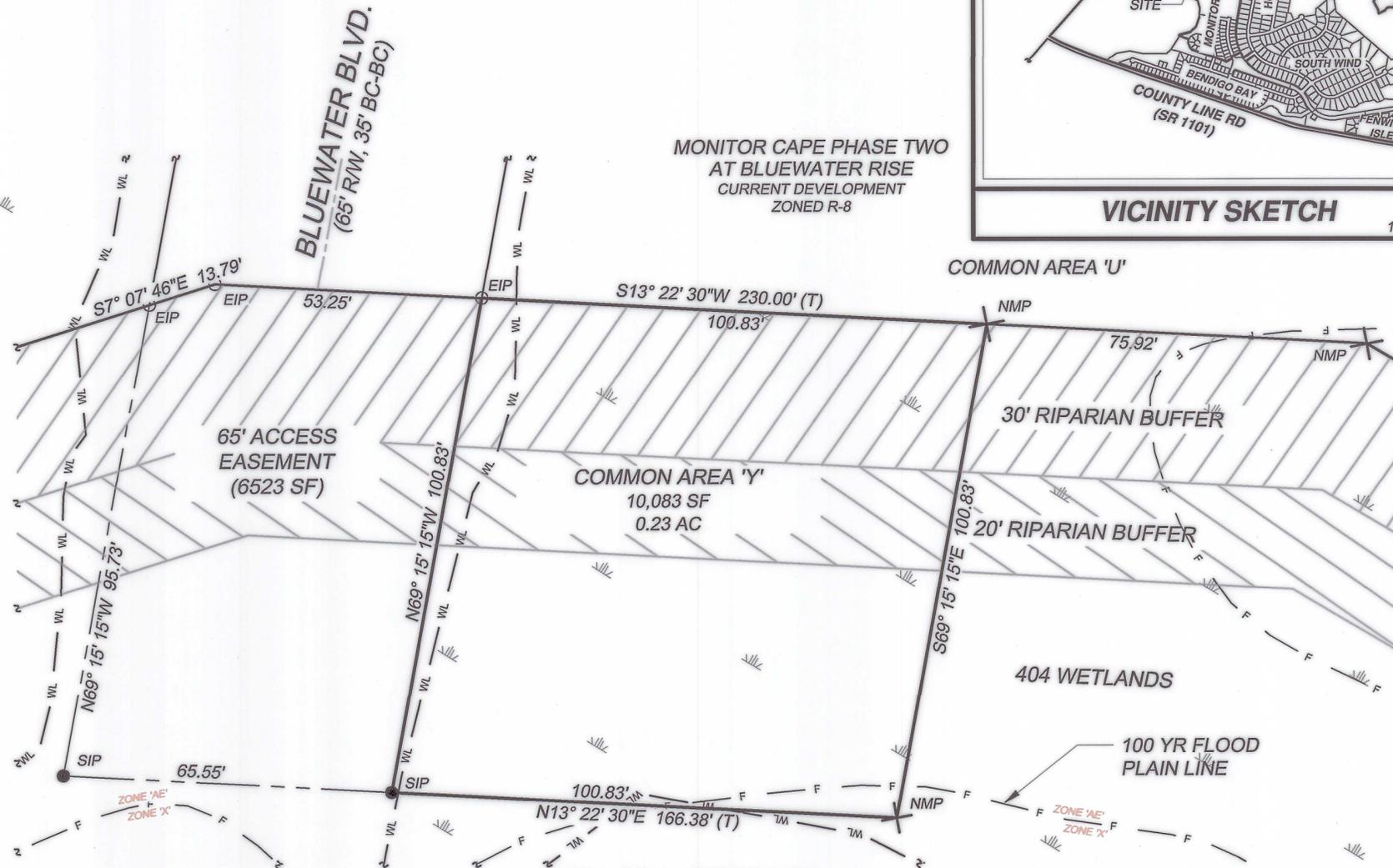
MY COMMISSION EXPIRES 11/06/2027



**CERTIFICATE OF APPROVAL**

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

DATE: \_\_\_\_\_ MAYOR: \_\_\_\_\_ CITY CLERK: \_\_\_\_\_



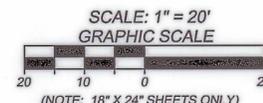
**MONITOR CAPE PHASE TWO AT BLUEWATER RISE**  
CURRENT DEVELOPMENT  
ZONED R-8

COMMON AREA 'U'

**A. SYDES CONSTRUCTION, INC.**  
FUTURE DEVELOPMENT  
DB 3404, PG 657  
ZONED R-8

OWNER / DEVELOPER  
**A. SYDES CONSTRUCTION, INC.**  
P.O. BOX 7122  
JACKSONVILLE, NC 28546

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



(NOTE: 18" X 24" SHEETS ONLY)

**STATE OF NORTH CAROLINA**  
**CRAVEN COUNTY**

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

DATE: \_\_\_\_\_ REVIEW OFFICER: \_\_\_\_\_

**CERTIFICATION OF REGISTRATION BY REGISTER OF DEEDS**  
**CRAVEN COUNTY NORTH CAROLINA**

FILED FOR REGISTRATION THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_ A.D.

AT \_\_\_\_\_ (AM / PM) AND DULY RECORDED IN PLAT CABINET \_\_\_\_\_

SLIDE(S) \_\_\_\_\_, AND BOOK \_\_\_\_\_, PAGE \_\_\_\_\_

REGISTER OF DEEDS MICHELLE L. TOTH

BY \_\_\_\_\_ REGISTER OF DEEDS / ASSISTANT / DEPUTY

**TYPICAL ELEMENT SYMBOLOGY**

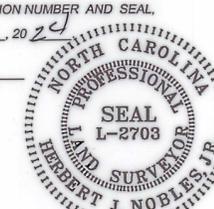
○ EIP	- EXISTING IRON PIPE	ESMT	- EASEMENT
○ EIR	- EXISTING IRON ROD	CDS	- CUL-DE-SAC
● SIP	- SET/NEW IRON PIPE	HYD	- FIRE HYDRANT
△ EMAG	- EXISTING 'MAG' NAIL	WM	- WATER METER
△ SMAG	- SET/NEW 'MAG' NAIL	WV	- WATER VALVE
△ EPK	- EXISTING 'PK' NAIL	SMH	- SEWER MANHOLE
△ SPK	- SET/NEW 'PK' NAIL	SC	- SEWER CLEAN-OUT
□ ECM	- EXISTING CONCRETE MONUMENT	SV	- SEWER VALVE
■ SCM	- SET/NEW CONCRETE MONUMENT	AD	- AREA DRAIN
■ CC	- CONTROL CORNER	CB	- CATCH BASIN
⊕ NMP	- NON-MONUMENTED POINT	P	- UTILITY POLE
⊕ WI	- WITNESS IRONS	PED	- UTILITY PEDESTAL
(T)	- TOTAL DISTANCE	OHU	- OVERHEAD UTILITIES
WL	- WETLANDS	TBR	- TO BE REMOVED
TIE	- TIE LINE	SQFT	- SQUARE FEET
R/W	- RIGHT OF WAY	AC	- ACRES
CL	- CENTERLINE	L#	- LINE TABLE
PL	- PROPERTY LINE	C#	- CURVE TABLE
MBL	- MINIMUM BUILDING LINE	10' x 70'	- SIGHT TRIANGLE
DUE	- DRAINAGE & UTILITY EASEMENT	---	- PROPERTY BOUNDARY LINE
		XXXX	- PARCEL LINE
			- ADDRESS

**CERTIFICATE OF SURVEY & ACCURACY**

I, HERBERT J. NOBLES, JR., CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE BY ME BEING A PORTION OF A TRACT DESCRIBED IN DEED BOOK 3404, PAGE 657 RECORDED IN THE OFFICE OF THE CRAVEN COUNTY REGISTER OF DEEDS; THAT THE RATIO OF PRECISION AS CALCULATED IS 1:15000; THAT THIS MAP WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED.

WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER AND SEAL. THIS 2<sup>ND</sup> DAY OF July, 2024

Herbert J. Nobles, Jr.  
HERBERT J. NOBLES, JR. - PLS# L-2703



THIS SURVEY CREATES A SUBDIVISION OF LAND WITHIN THE AREA OF THE COUNTY OR MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND.

**FINAL PLAT**

**ATLAS VALLEY**  
**PHASE ONE - SECTION A**  
at  
**BLUEWATER RISE**  
**"A PLANNED UNIT DEVELOPMENT"**

NEW BERN TOWNSHIP #7 CRAVEN COUNTY NORTH CAROLINA  
OWNER  
**A. SYDES CONSTRUCTION, INC.**  
P.O. BOX 7122  
JACKSONVILLE, NC 28546 (910) 455-6956

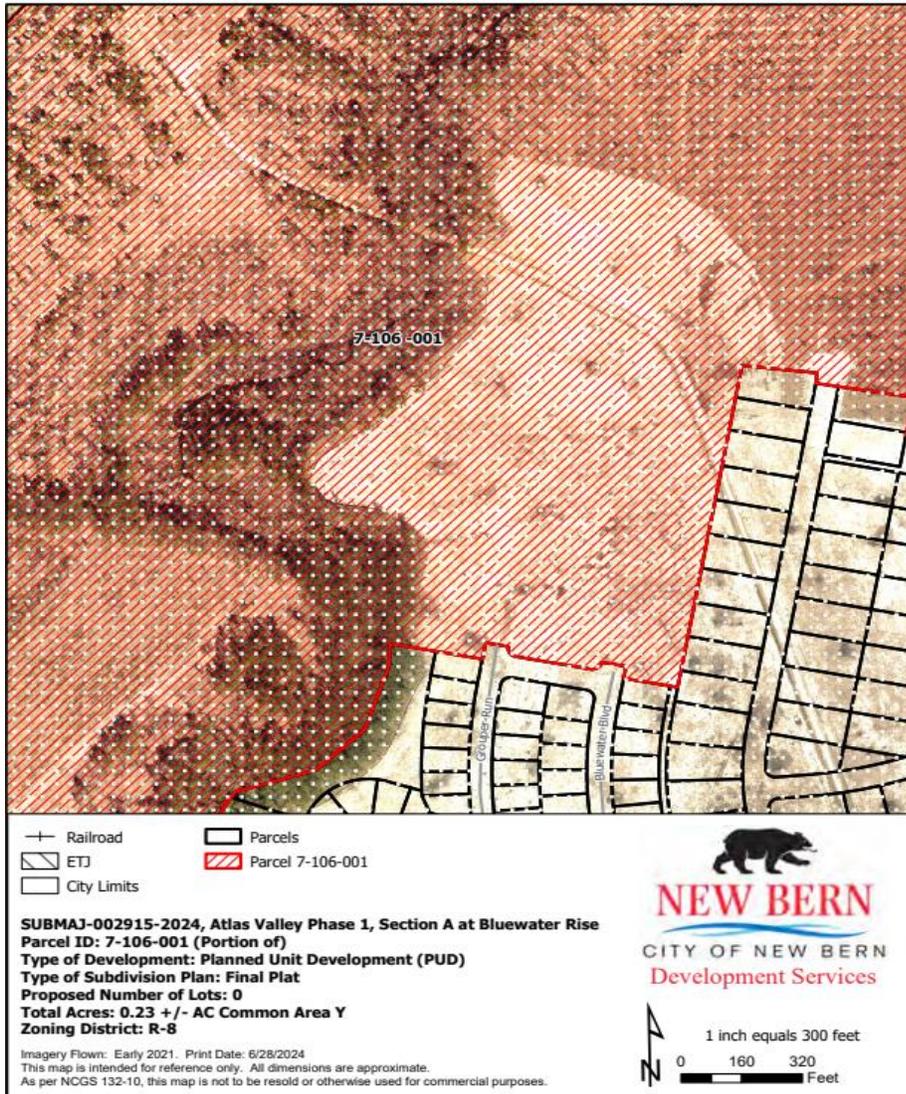
SCALE: 1" = 20' DATE: 06/27/2024  
PROJECT #: 2015\_027 SHEET: 1 of 1

# STAFF REPORT

DEVELOPMENT SERVICES



## SUBMAJ-002915-2024 (Final), Atlas Valley Phase 1



### Address/Location(s)

At/near County Line Road,  
New Bern, NC

### Map Number(s)

7-106-001 (Portion of)

### Parcel Size

0.23 Acres

### Current Use

Vacant

### Current Zoning

Residential 8 (R-8)

### Proposed Lot Count:

1 (Common Area)

## Summary of Proposal

Thomas Engineering, on behalf of A Sydes Construction, Inc., has submitted an application for Final Plat Subdivision approval as part of a Planned Unit Development. The subject property totals 0.23 acres and is located at/near County Line Road. The project proposes 1 lot, which is 0.23 acres of open space (excluding wetlands, ponds, and amenities). The project will be served by the City of New Bern water and sewer.

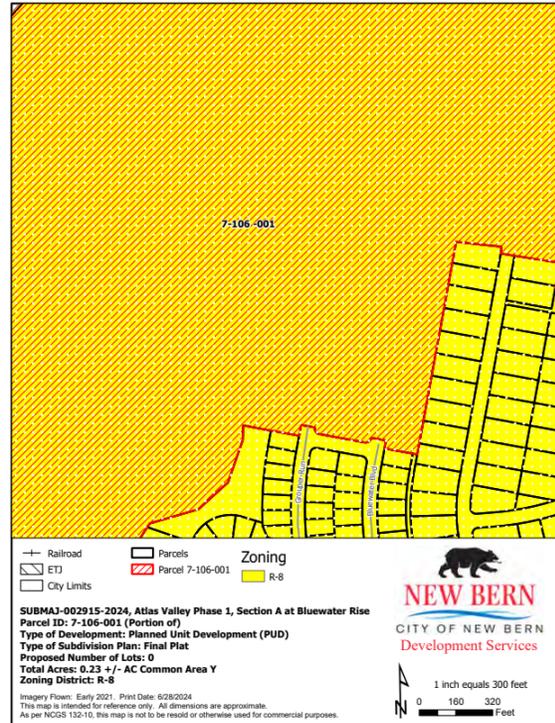
# Synopsis of Site and Surrounding Area

The parcel totals 0.23 acres and is located at/near County Line Road, New Bern, NC.

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

## Zoning District Summary

The R-8 residential district is designed to accommodate single-, two-, and multifamily dwellings with a minimum 8,000 square feet lot for one unit and 4,000 square feet for each additional unit; multifamily density maximum is approximately 10.6 units per acre (based on a five-acre tract). For the R-8 residential district, in promoting the general purposes of this ordinance, the specific intent of this district is:

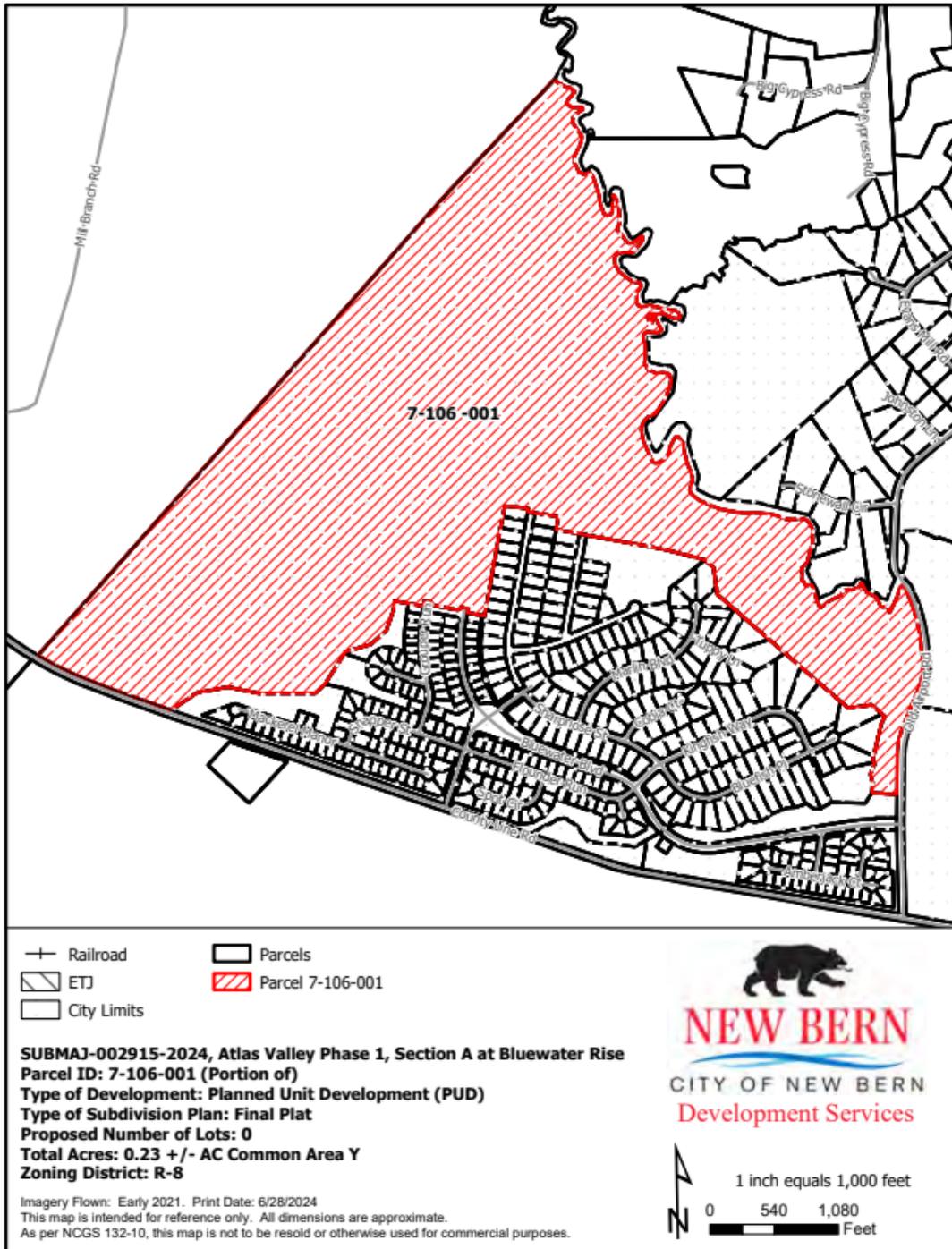


- (a) To encourage the continued use of the land for residential purposes;
- (b) To prohibit commercial and industrial use of the land and to prohibit any other use which would substantially interfere with development or continuation of residential uses in the district;
- (c) To encourage the discontinuance 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 or 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.

## 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



# SUBDIVISION APPLICATION

CITY OF NEW BERN - DEVELOPMENT SERVICES



## PROJECT AND PROPERTY INFORMATION

Date Submitted: 5-30-2024

Proposed Subdivision Name: MONITOR CAPE PHASE TWO AT BLUEWATER RISE

Proposed Phase/Section: PHASE TWO

Property Address or Location: BLUEWATER RISE PUD OFF COUNTY LINE RD. TWSP NO. 7

Parcel ID Number(s): 7-106-001 (PORTION OF)

### 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: 29.66 +/- AC

Existing Number of Lots: 0

Proposed Number of Lots: 68

Smallest Lot Size: 8,750 SF

Average Lot Size: 9,514 SF

Linear Feet in Streets: 3,086 +/- LF

Zoning District: R-8

*Please continue to Page 2 of the City of New Bern Subdivision Application*

SUBDIVISION CONTACT INFORMATION

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

APPLICANT INFORMATION

Name: JOHN G. THOMAS, PE OWNER/PRINCIPAL ENGINEER THOMAS ENGINEERING, PA

Mailing Address: 1316-B COMMERCE DRIVE (28562) P.O. BOX 1309  
NEW BERN, NC 28563-1309

Telephone: 252-637-2727 FAX: 252-636-2448 Alternate Number: C: 252-671-5855

Email Address: johnthomas@thomasengineeringpa.com

PROPERTY OWNER INFORMATION

Name: A. SYDES CONSTRUCTION, INC.

Mailing Address: P.O. BOX 7122  
JACKSONVILLE, NC 28540-2122

Telephone: 910-455-6956 Alternate Number: FAX: 910-455-6325

Email Address: leahquinn@sydescommunities.com

DEVELOPER INFORMATION

Name: A. SYDES CONSTRUCTION, INC.

Mailing Address: P.O. POX 7122  
JACKSONVILLE, NC 28540-2122

Telephone: 910-455-6956 Alternate Number: FAX: 910-455-6325

Email Address: leahquinn@sydescommunities.com

SURVEYOR/ENGINEER INFORMATION

Name: HERBERT J. NOBLES, JR. - PLS # L-2703 (SURVEYOR W/ THOMAS ENGINEERING, PA)

Mailing Address: 1316-B COMMERCE DRIVE (28562) P.O. BOX 1309  
NEW BERN, NC 28563-1309

Telephone: 252-637-2727 Alternate Number: C: 252-626-8634

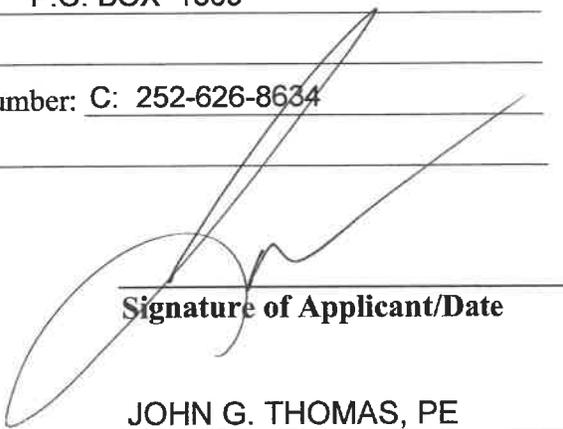
Email Address: joshnoblesisapls@gmail.com

Property Owner's Signature/Date

ANTHONY W. SYDES  
Printed Name of Property Owner

SUBDIVISION APPLICATION

Signature of Applicant/Date



JOHN G. THOMAS, PE  
Printed Name of Applicant



## THOMAS ENGINEERING, PA

[www.thomasengineeringpa.com](http://www.thomasengineeringpa.com)  
1316-B Commerce Drive  
Post Office Box 1309  
New Bern, NC 28563

John G. Thomas, Professional Engineer

[johnthomas@thomasengineeringpa.com](mailto:johnthomas@thomasengineeringpa.com)  
P: 252.637.2727  
F: 252.636.2448  
M: 252.671.5855

### HAND DELIVERED

May 30, 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: Monitor Cape Phase Two at Bluewater Rise  
A Planned Unit Development  
Final Plat Submittal

Dear Kendrick,

Please find attached the "Final Plat Subdivision Application", three (3) full size paper copies (18" x 24"), of the Final Plat for the referenced development which we are requesting final approval consideration at the regularly scheduled June 20, 2024, meeting of the City of New Bern Planning Board.

I would prefer to submit the original mylar prior to the planning board meeting after you have reviewed the plat and found it to be in order.

Attached is Thomas Engineering, PA check number 15987 in the amount of \$ 400.00 for the subdivision review fee.

The subdivision improvements have not been completed, and the Owner has elected to provide a guarantee in lieu of. This guarantee will be in an amount of 120% of the cost to complete the subdivision improvements per our engineer's estimate, which is attached hereto. Please review and circulate the Engineer's estimate to the Engineering and Public Works Departments. Let me know if it is acceptable and I will have the Developer provide the guarantee in lieu of and delivered to your office under a separate cover prior to the Planning Board meeting.

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

Sincerely,

John G. Thomas, PE  
President  
Email: [johnthomas@thomasengineeringpa.com](mailto:johnthomas@thomasengineeringpa.com)

Encls.

Cc w/encls (emailed): A. Sydes Construction, Inc.



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

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

RE: REZ-002916-2024, DRC Comments – Monitor Cape Phase Two

Date: 06/27/2024

The following comments were generated from DRC.

#### Planning/Zoning

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

#### MPO

- 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 provided.
- Contact Information for questions: [Ph: 252-672-4293](tel:252-672-4293)

#### Fire Marshal

- A. All roads, intersections, and turnarounds must meet NC Fire Code Section 503 and FD turning radius requirements. (see attached)
- B. Must meet the fire flow and hydrant distribution requirements of NC Fire Code Section 507 and Appendices B & C.
  - a. Fire Hydrants shall be operational before combustible materials are delivered and construction begins.
  - b. Fire mains and fire hydrant value boxes require caps that state "FIRE".
- Contact information for questions: [Ph: 252-639-2961](tel:252-639-2961)

#### Building Inspector

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

### City of New Bern Electric Department

- Refer to Water Resources comments.
- Contact information for questions: Ph: 252-639-2827

### Craven County Health Department

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

### Public Works

- No Comment.
- Contact information for questions: Ph: 252-639-7500

### GIS

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

- For Monitor Cape Phase 2, the engineer's estimate for the sewer work will need to be revised to include the equipment at the pump station (pumps, control panel, generator ATS). In addition, the engineer's estimate for the guarantee will need to include the developer's portion of the electric construction costs, as this will be need for the pump station to be operational. I have copied Charlie, as he will be able to provide information on the electric infrastructure costs and if the developer has paid these already.
- Charles Bauschard (Director of Utilities, Public Utilities - Electric) - The utilities total cost of construction is \$492,862.67 and the developers cost is \$225,130.19.
- Contact information for questions: Ph: 252-639-7523

### North Carolina Railroad Company

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

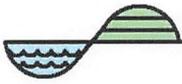
### E911 GIS Technician/Addressing Coordinator

- 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](mailto:Stanton.Kendrick@NewBernNC.gov) and two physical plan sets on 18" X 24" paper of the revised site plan by Friday, July 5, 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.



**Emailed**

[stanton.kendrick@newbernc.gov](mailto:stanton.kendrick@newbernc.gov)

July 3, 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: Monitor Cape Phase Two at Bluewater Rise  
Final Plat Comments Acknowledgement  
New Bern, NC

Dear Kendrick,

We are in receipt of the most recent comment letter generated from the DRC meeting via email dated June 27, 2024, regarding the referenced development. I offer the following responses in **red** to those comments restated below:

**Planning/Zoning**

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

**MPO**

- No comment. **Acknowledged.**
- 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**

A. All roads, intersections, and turnarounds must meet NC Fire Code Section 503 and FD turning radius requirements. (see attached). ***The project has been constructed within substantial compliance and intent of the City of New Bern approved plans and specifications, and approved modifications of record.***

B. Must meet the fire flow and hydrant distribution requirements of NC Fire Code Section 507 and Appendices B & C. ***The project has been constructed within substantial compliance and intent of the City of New Bern approved plans and specifications, and approved modifications of record.***

- o a. Fire Hydrants shall be operational before combustible materials are delivered and construction begins. *Acknowledged.*
- b. Fire mains and fire hydrant value boxes require caps that state “FIRE”. *The project has been constructed within substantial compliance and intent of the City of New Bern approved plans and specifications, and approved modifications of record.*
  - Contact information for questions: Ph: 252-639-2961. *Acknowledged.*

**Building Inspector**

- No comment. *Acknowledged.*
- Contact information for questions: Ph: 252-639-2945. *Acknowledged.*

**City of New Bern Electric Department**

- Refer to Water Resources comments. *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**

- No Comment.. *Acknowledged.*
- Contact information for questions: Ph: 252-639-7500. *Acknowledged.*

**GIS**

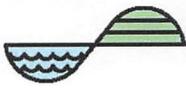
- Verify addresses and street names with E911 GIS Technician/Addressing Coordinator. *Acknowledged. All addresses as provided are as assigned by Ronnie Compton, E911 GIS Technician/Addressing Coordinator.*
- Contact Information for questions: Ph: 252-639-7588. *Acknowledged.*

**NCDOT**

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

**City of New Bern Water Resources**

- For Monitor Cape Phase 2, the engineer’s estimate for the sewer work will need to be revised to include the equipment at the pump station (pumps, control panel, generator ATS). In addition, the engineer’s estimate for the guarantee will need to include the developer’s portion of the electric construction costs, as this will be need for the pump station to be operational. I have copied Charlie, as he will be able to provide information on the electric infrastructure costs and if the developer has paid these already. *On May 30, 2024, I submitted the “Engineer’s Estimate” for the subdivision infrastructure improvements not yet completed and asked that you circulate that document for concurrence from the appropriate departments. I also copied via George Chiles with the Public Works Department and David Tennant with the Water Resources Department and asked that they review the estimate and respond with comments. I have yet to hear from George Chiles and it has been close to 5 weeks since it was sent to you and him. I have received comments from David Tennant. Therefore, I have attached the most recent “Engineer’s Estimate” that reflects work completed to date and comments received from Water Resources. The electrical cost has not*



*been included pending a resolution of the cost provided by the Electrical Department per a meeting we attended with the City Manager, Mayor, and staff on Thursday, June 27, 2024, and pending the execution of an agreement. I will send a copy of the updated "Engineer's Estimate" to both George Chiles and David Tennant today for their review.*

- Charles Bauschard (Director of Utilities, Public Utilities - Electric) - The utilities total cost of construction is \$492,862.67 and the developers cost is \$225,130.19. *Acknowledged. See preceding response.*
- 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.*

Based on the above comments, it appears that no plat revisions are required. However, on this day we will be hand delivering this document, the updated "Engineer's Estimate", and the original mylar along with two (2) full size paper copies as requested. A copy of the plat is being emailed along with this document to you.

I want to note that we did not receive notification of the date and time of the DRC meeting that was held regarding the review of this project so that we could have been in attendance. Additionally, in providing the contact information for each department, agency, or the like, it would be most helpful and appreciated if a person's name could be provided along with an email address.

It is our understanding that this project will be on the July 18, 2024, City of New Bern Planning Board meeting agenda for approval consideration.

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

Sincerely,

John G. Thomas, PE  
President

Encls.

Cc w/encls: [pandz@newbernnc.gov](mailto:pandz@newbernnc.gov)  
A. Sydes Construction, Inc. via email



**Hand Delivered**

July 3, 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: Monitor Cape Phase Two at Bluewater Rise  
A Planned Unit Development  
New Bern, NC

Dear Kendrick,

As of this date, our revised estimates of cost to complete the subdivision improvements for the referenced project are as follows:

<b>Monitor Cape at Bluewater Rise - Phase Two</b>					
<b>Street, Drainage, &amp; Grading Improvements</b>					
Item	Description	Quantity	Unit	Unit Price	Total
1	Excavation: Unclassified & Site Grading	1	ls	30000.00	30,000.00
2	Stormwater Wet Detention Basin Complete	1	ls	4000.00	4,000.00
<b>Total Street, Drainage, &amp; Grading Improvements</b>					<b>34,000.00</b>
<b>Water System Improvements</b>					
Item	Description	Quantity	Unit	Unit Price	Total
1	1" Single Water Service	64	ea	\$ 30.00	1,920.00
2	Final Testing	1	ls	\$ 1,200.00	1,200.00
3	Final Certification and Record Drawings	1	ls	\$ 2,000.00	2,000.00
<b>Total Water System Improvements</b>					<b>5,120.00</b>
<b>Sewer System Improvements</b>					
Item	Description	Quantity	Unit	Unit Price	Total
1	Single Sewer Services Box Adjustments	56	ea	\$ 75.00	4,200.00
2	Final Certification and Record Drawings	1	ea	\$ 2,000.00	2,000.00
3	Sewer Pump Station w/ Genset Complete	1	ls	\$ 100,000.00	100,000.00
<b>Total Sewer System Improvements</b>					<b>106,200.00</b>
<b>Total Incomplete Improvements</b>					<b>145,320.00</b>
<b>Total Guarantee Including 20% Markup</b>					<b>174,384.00</b>

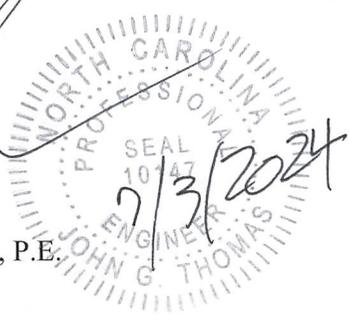
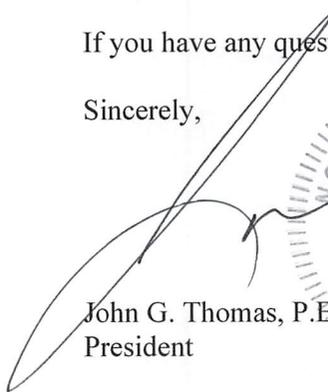
The City of New Bern Ordinance requires that guarantees for incomplete improvements be in an amount 20% greater than the estimated cost to complete. Therefore, the guarantee should be in the amount of **\$ 174,383.00** (\$145,320.00 x 1.20).

Note that this estimate does not include the electrical system construction cost as mentioned in the June 27, 2024, City of New Bern DRC comment letter, pending a resolution of the cost provided by

the Electrical Department per a meeting we attended with the City Manager, Mayor, and staff on Thursday, June 27, 2024, and pending the execution of an agreement.

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

Sincerely,



John G. Thomas, P.E.  
President

Cc: George Chile (New Bern Public Works) [ChilesG@newbernc.gov](mailto:ChilesG@newbernc.gov)  
David Tennant (New Bern Water Resources) [tennantd@newbernc.gov](mailto:tennantd@newbernc.gov)

# FINAL PLAT MONITOR CAPE PHASE TWO

at  
**BLUEWATER RISE**

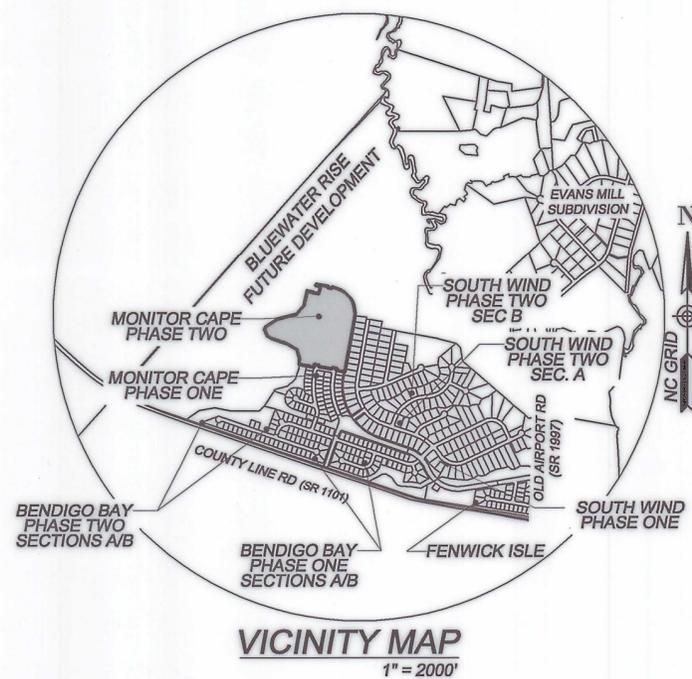
## "A PLANNED UNIT DEVELOPMENT"

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

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

- GENERAL NOTES AND SITE DATA**
- ALL DISTANCES ARE HORIZONTAL GROUND MEASUREMENTS, NO GRID FACTORS APPLIED.
  - ALL CORNERS ARE TO BE MARKED WITH IRON PIPES, UNLESS OTHERWISE NOTED.
  - BOUNDARY INFORMATION IS AS PROVIDED ON THE "BOUNDARY MAP - A PORTION OF CRAVEN TRACT 32 - WEYERHAEUSER REAL ESTATE DEVELOPMENT COMPANY" AS PREPARED BY DAVID L. JONES, JR. PLS (#L-3672), DATED DECEMBER 18, 2008, AND AS RECORDED IN PLAT CABINET I, SLIDE 70-H OF THE CRAVEN COUNTY REGISTRY (NOVEMBER 23, 2015).
  - DEED REFERENCE: DB 3404, PG 657.
  - PARCEL ID# 7-106-001.
  - PROPERTY ADDRESSES ARE AS SHOWN.
  - ZONING IS R-8.
  - ALL COMMON AREAS AS SHOWN ARE TO BE DEDICATED TO THE PROPERTY OWNER'S ASSOCIATION.
  - PORTIONS OF THIS PROJECT SCALE WITHIN ZONE "X" AND ZONE "SHADED X (0.2% ANNUAL CHANCE)" AS PER FLOOD INSURANCE RATE MAP 3720548800K, ALL 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 IS 9.0'. BUILDABLE AREAS OF THIS PROJECT DO NOT FALL WITHIN THE 100-YR FLOODPLAIN.
  - THIS PROJECT IS NOT IN AN AREA OF ENVIRONMENTAL CONCERN.
  - RECEIVING STREAM FOR THIS PROJECT IS BRICES CREEK.
  - BLUE-LINE STREAMS AND THEIR ASSOCIATED BUFFERS ARE PRESENT ON THIS SITE AND ARE AS SHOWN.
  - THIS PLAT DOES NOT ADDRESS THE ISSUE OF THE EXISTENCE OR NONEXISTENCE OF WETLANDS WITHIN THE SUBDIVISION. THE ENFORCEMENT OF WETLAND REGULATIONS UNDER THE SECTION 404 OF THE CLEAN WATER ACT OF 1899 IS WITHIN THE JURISDICTION OF THE U.S. ARMY CORPS OF ENGINEERS. INQUIRIES CONCERNING THAT MATTER SHOULD BE ADDRESSED TO THAT AGENCY. WETLANDS AS SHOWN ON THIS PLAT ARE AS PROVIDED ON THE MAP ENTITLED "WETLANDS DELINEATION SURVEY - A PORTION OF CRAVEN 32," AS APPROVED BY USACE REPRESENTATIVE GARY H. BEECHER ON AUGUST 18, 2016. REFERENCE ACTION ID: SAV-2016-01697.
  - SEWER: PUBLIC SANITARY SEWER SYSTEM (CITY OF NEW BERN)
    - WATER: PUBLIC WATER SYSTEM (CITY OF NEW BERN)
    - REFUSE: PUBLIC REFUSE SYSTEM (CITY OF NEW BERN)
    - ELECTRIC: PUBLIC ELECTRIC SYSTEM (CITY OF NEW BERN)
  - DRAINAGE AND UTILITY EASEMENTS ARE AS FOLLOWS, UNLESS OTHERWISE NOTED:
    - 10 FOOT EASEMENTS ALONG RIGHTS-OF-WAY.
    - 10 FOOT EASEMENTS CENTERED ALONG ALL SIDE LOT LINES.
    - 10 FOOT EASEMENTS ALONG ALL REAR LOT LINES.
  - TYPICAL MINIMUM BUILDING SETBACKS ARE AS FOLLOWS:
    - 20 FOOT FRONT SETBACKS
    - 5 FOOT SIDE SETBACKS
    - 20 FOOT REAR SETBACKS
    - OTHER SETBACKS AS SHOWN/NOTED
  - PLOT PLANS FOR ANY GIVEN LOT ARE REQUIRED BY THE CITY OF NEW BERN.
  - ALL ELECTRICAL, CABLE, TELEPHONE AND OTHER COMMUNICATION WIRING SHALL BE INSTALLED UNDERGROUND.
  - THE TOTAL NUMBER OF LOTS IN "MONITOR CAPE PHASE TWO AT BLUEWATER RISE" IS: 88.
  - THE AVERAGE LOT SIZE IN "MONITOR CAPE PHASE TWO AT BLUEWATER RISE" IS: 8,614 SF.
  - THE MINIMUM LOT SIZE IN "MONITOR CAPE PHASE TWO AT BLUEWATER RISE" IS: 6,760 SF.
  - THE TOTAL LENGTH OF STREETS IS: 3,086 ± LF.
  - THE AVERAGE LOT WIDTH IN "MONITOR CAPE PHASE TWO AT BLUEWATER RISE" IS: 70 LF.
  - SITE TABULATION:
 

LOTS:	14.85 ACRES ±
COMMON AREA/OPEN SPACE:	10.21 ACRES ±
RIGHTS OF WAY:	4.54 ACRES ±
PUMP STATION #2:	0.06 ACRES ±
TOTALS:	29.66 ACRES ±
  - TREES SHALL COMPLY WITH SECTION 15-382, CITY OF NEW BERN LAND USE ORDINANCE.
  - COMMON AREAS MAY BE UTILIZED FOR DRAINAGE AND UTILITY PURPOSES AND ARE SUBJECT TO DRAINAGE AND UTILITY EASEMENTS ON ALL COMMON AREAS.



**CERTIFICATE OF OWNERSHIP AND DEDICATION**

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

OWNER: A. SYDES CONSTRUCTION, INC.  
 SIGNED: Anthony W. Sydes DATE: 7/03/24

**NOTARY CERTIFICATE**  
NORTH CAROLINA, CRAVEN COUNTY

I, Christopher L. Howe, A NOTARY PUBLIC OF CRAVEN COUNTY, DO HEREBY CERTIFY THAT Anthony W. Sydes PERSONALLY APPEARED BEFORE ME THIS DAY AND ACKNOWLEDGED THE DUE EXECUTION OF THE FOREGOING CERTIFICATE.

WITNESS MY HAND AND SEAL THIS 03 DAY OF July, 2024, A.D.

OWNER: A. SYDES CONSTRUCTION, INC.  
 SIGNED: Christopher L. Howe

MY COMMISSION EXPIRES 11/06/2027

**CERTIFICATE OF APPROVAL**

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

DATE: \_\_\_\_\_

MAYOR: \_\_\_\_\_ CITY CLERK: \_\_\_\_\_

**STATE OF NORTH CAROLINA  
CRAVEN COUNTY**

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

DATE: \_\_\_\_\_ REVIEW OFFICER: \_\_\_\_\_

**CERTIFICATION OF REGISTRATION BY REGISTER OF DEEDS  
CRAVEN COUNTY NORTH CAROLINA**

FILED FOR REGISTRATION THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_ A.D.  
 AT \_\_\_\_\_ (AM / PM) AND DULY RECORDED IN PLAT CABINET \_\_\_\_\_  
 SLIDE(S) \_\_\_\_\_ AND BOOK \_\_\_\_\_, PAGE \_\_\_\_\_

REGISTER OF DEEDS MICHELLE L. TOTH

BY \_\_\_\_\_ REGISTER OF DEEDS / ASSISTANT / DEPUTY

**TYPICAL ELEMENT SYMBOLOLOGY**

○ EIP	- EXISTING IRON PIPE	CDS	- CUL-DE-SAC
○ EIR	- EXISTING IRON ROD	HYD	- FIRE HYDRANT
○ SIP	- SET/NEW IRON PIPE	WM	- WATER METER
▲ EMAG	- EXISTING "MAG" NAIL	WV	- WATER VALVE
▲ SMAG	- SET/NEW "MAG" NAIL	SMH	- SEWER MANHOLE
▲ EPK	- EXISTING "PK" NAIL	SC	- SEWER CLEAN-OUT
▲ SPK	- SET/NEW "PK" NAIL	SV	- SEWER VALVE
■ ECM	- EXISTING CONCRETE MONUMENT	AD	- AREA DRAIN
■ SCM	- SET/NEW CONCRETE MONUMENT	CB	- CATCH BASIN
■ CC	- CONTROL CORNER	P	- UTILITY POLE
+ NMP	- NON-MONUMENTED POINT	PED	- UTILITY PEDESTAL
⊙ WI	- WITNESS IRONS	OHU	- OVERHEAD UTILITIES
(T)	- TOTAL DISTANCE	TBR	- TO BE REMOVED
WL	- WETLANDS	SQFT	- SQUARE FEET
TIE	- TIE LINE	AC	- ACRES
RW	- RIGHT OF WAY	LT	- LINE TABLE
CL	- CENTERLINE	CT	- CURVE TABLE
PL	- PROPERTY LINE	10'x70'	- 10'x70' SIGHT TRIANGLE
MBL	- MINIMUM BUILDING LINE	---	- PROPERTY BOUNDARY LINE
---	- FLOODPLAIN LINE	---	- PARCEL LINE
DUE	- DRAINAGE & UTILITY EASEMENT	---	- ADDRESS
ESMT	- EASEMENT		

**CERTIFICATE OF SURVEY & ACCURACY**

I, HERBERT J. NOBLES, JR., CERTIFY THAT THIS PLAT WAS DRAWN BY ME FROM AN ACTUAL SURVEY MADE BY ME FROM DESCRIPTION FOUND IN DEED BOOK 3404 PAGE 657 AND MAP IN PLAT CABINET I, SLIDES 70-H, CRAVEN COUNTY REGISTER OF DEEDS. THAT THE RATIO OF PRECISION AS CALCULATED IS 1:15000 THIS MAP WAS PREPARED IN ACCORDANCE WITH G.S.47-30 AS AMENDED. WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER AND SEAL, THIS 2 DAY OF July, 2024

Herbert J. Nobles, Jr.  
 PROFESSIONAL LAND SURVEYOR  
 LICENSE NUMBER L-2703

**SEAL**  
NORTH CAROLINA  
L-2703  
HERBERT J. NOBLES, JR.

THIS SURVEY CREATES A SUBDIVISION OF LAND WITHIN THE AREA OF THE COUNTY OR MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND.



**FINAL PLAT  
MONITOR CAPE  
PHASE TWO**

at  
**BLUEWATER RISE**

**"A PLANNED UNIT DEVELOPMENT"**

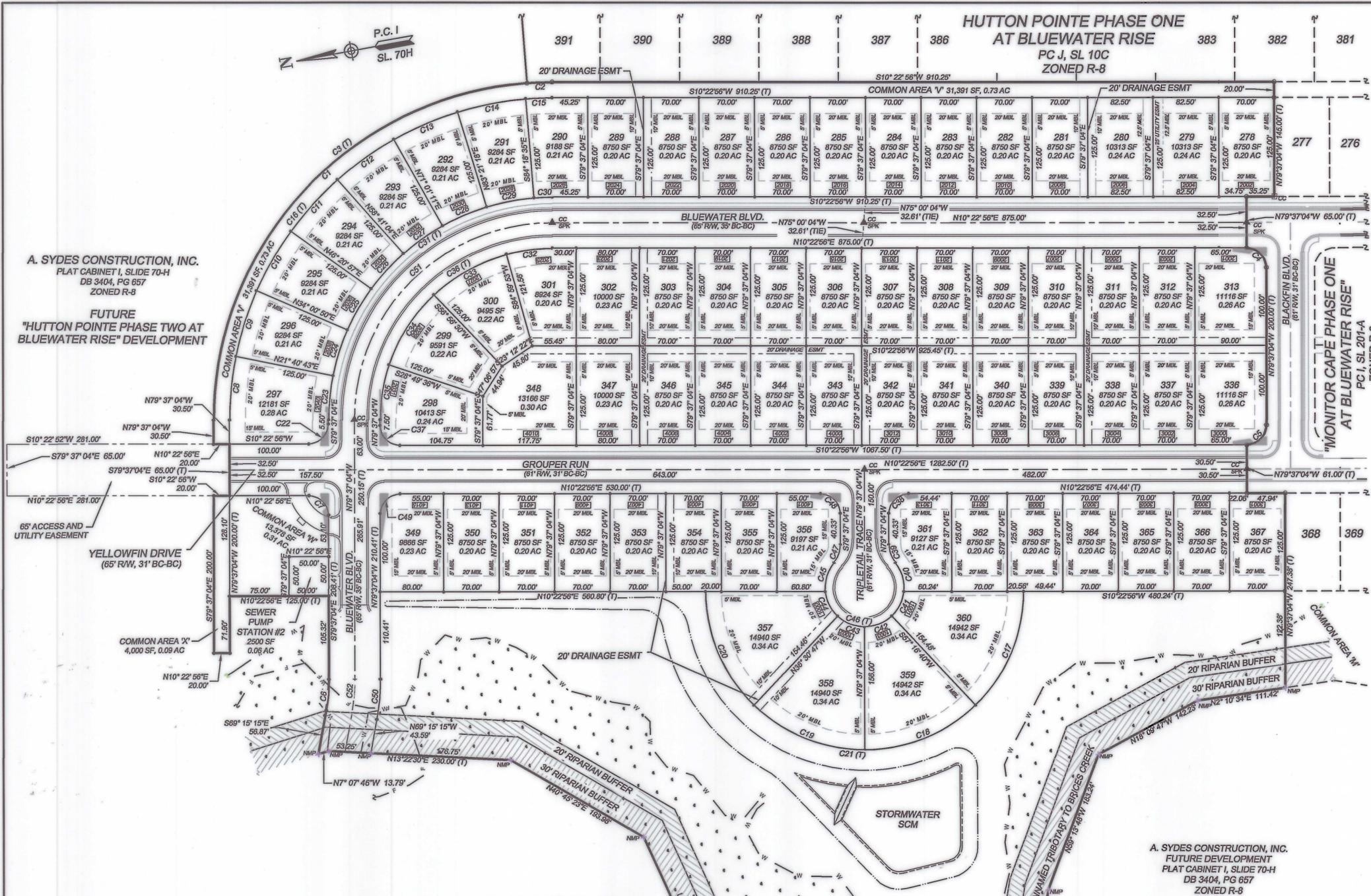
NEW BERN TOWNSHIP #7 CRAVEN COUNTY NORTH CAROLINA

OWNER  
A. SYDES CONSTRUCTION, INC.  
P.O. BOX 7122  
JACKSONVILLE, NC 28546  
(910) 455-8956

SCALE: AS SHOWN DATE: 06/27/2024  
 PROJECT #: 2015\_027 SHEET: 1 of 2



HUTTON POINTE PHASE ONE  
AT BLUEWATER RISE  
PC J, SL 10C  
ZONED R-8



CURVE DATA				
CURVE #	LENGTH	RADIUS	BEARING	CHORD LENGTH
C1	639.84'	427.50'	S38° 44' 28"E	581.77'
C2	31.68'	427.50'	S8° 15' 34"W	31.67'
C3 (T)	671.52'	427.50'	S34° 37' 04"E	604.58'
C4	39.27'	25.00'	S65° 22' 56"W	35.36'
C5	39.27'	25.00'	N34° 37' 04"W	35.36'
C6	39.34'	217.50'	S74° 28' 08"E	39.29'
C7	39.27'	25.00'	N55° 22' 56"E	35.36'
C8	80.34'	407.50'	S73° 58' 10"E	80.21'
C9	87.73'	407.50'	S62° 09' 14"E	87.56'
C10	87.73'	407.50'	S49° 49' 06"E	87.56'
C11	87.73'	407.50'	S37° 28' 59"E	87.56'
C12	87.73'	407.50'	S25° 08' 52"E	87.56'
C13	87.73'	407.50'	S12° 48' 45"E	87.56'
C14	87.73'	407.50'	S0° 28' 38"E	87.56'
C15	33.37'	407.50'	S8° 02' 11"W	33.36'
C16 (T)	640.10'	407.50'	S34° 37' 04"E	576.29'
C17	160.35'	200.50'	N56° 42' 25"W	156.11'
C18	154.60'	200.50'	N11° 42' 25"W	150.80'
C19	154.59'	200.50'	N32° 28' 48"E	150.78'
C20	160.34'	200.50'	N77° 27' 48"E	156.10'
C21 (T)	628.89'	200.50'	N10° 22' 56"E	401.00'
C22	39.27'	25.00'	S34° 37' 04"E	35.36'
C23	55.70'	282.50'	S73° 58' 10"E	55.61'
C24	60.82'	282.50'	S62° 09' 14"E	60.70'
C25	60.82'	282.50'	S49° 49' 06"E	60.70'
C26	60.82'	282.50'	S37° 28' 59"E	60.70'
C27	60.82'	282.50'	S25° 08' 52"E	60.70'
C28	60.82'	282.50'	S12° 48' 45"E	60.70'
C29	60.82'	282.50'	S0° 28' 38"E	60.70'
C30	23.13'	282.50'	S8° 02' 11"W	23.13'
C31 (T)	443.75'	282.50'	S34° 37' 04"E	399.52'
C32	58.40'	217.50'	N2° 41' 25"E	58.22'
C33	106.50'	217.50'	N19° 01' 49"W	105.44'
C34	106.73'	217.50'	N47° 08' 57"W	105.68'
C35	70.02'	217.50'	N70° 23' 44"W	69.71'
C36 (T)	341.65'	217.50'	N34° 37' 04"W	307.59'
C37	39.27'	25.00'	S65° 22' 56"W	35.36'
C38	39.27'	25.00'	N34° 37' 04"W	35.36'
C39	24.19'	35.00'	S80° 35' 09"W	23.71'
C40	40.06'	50.00'	S83° 44' 36"W	39.00'
C41	35.41'	50.00'	N53° 00' 44"W	34.68'
C42	37.62'	50.00'	N11° 10' 12"W	36.74'
C43	37.62'	50.00'	N31° 58' 05"E	36.74'
C44	35.41'	50.00'	N73° 46' 37"E	34.68'
C45	40.06'	50.00'	S62° 58' 43"E	39.00'
C46 (T)	228.16'	50.00'	N10° 22' 56"E	77.06'
C47	24.19'	35.00'	S69° 49' 16"E	23.71'
C48	39.27'	25.00'	N55° 22' 56"E	35.36'
C49	39.27'	25.00'	N34° 37' 04"W	35.36'
C50	51.10'	282.50'	N74° 28' 09"W	51.03'
C51	392.70'	250.00'	N34° 37' 04"W	353.55'
C52	45.22'	250.00'	N74° 28' 09"W	45.16'

A. SYDES CONSTRUCTION, INC.  
PLAT CABINET I, SLIDE 70-H  
DB 3404, PG 657  
ZONED R-8

FUTURE  
"HUTTON POINTE PHASE TWO AT  
BLUEWATER RISE" DEVELOPMENT

65' ACCESS AND  
UTILITY EASEMENT

YELLOWFIN DRIVE  
(65' RW, 31' BC-BC)

COMMON AREA X'  
4,000 SF, 0.09 AC

SEWER  
PUMP  
STATION #2  
2500 SF  
0.06 AC

COMMON AREA Y'  
31,389 SF, 0.73 AC

COMMON AREA Z'  
13,378 SF, 0.31 AC

COMMON AREA W'  
10,000 SF, 0.23 AC

COMMON AREA V'  
31,381 SF, 0.73 AC

COMMON AREA U'  
385,643 SF  
9.08 AC

COMMON AREA T'  
10,000 SF, 0.23 AC

COMMON AREA S'  
10,000 SF, 0.23 AC

COMMON AREA R'  
10,000 SF, 0.23 AC

COMMON AREA Q'  
10,000 SF, 0.23 AC

COMMON AREA P'  
10,000 SF, 0.23 AC

COMMON AREA O'  
10,000 SF, 0.23 AC

COMMON AREA N'  
10,000 SF, 0.23 AC

COMMON AREA M'  
10,000 SF, 0.23 AC

COMMON AREA L'  
10,000 SF, 0.23 AC

CERTIFICATION OF REGISTRATION BY REGISTER OF DEEDS  
CRAVEN COUNTY NORTH CAROLINA

FILED FOR REGISTRATION THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_ A.D.  
AT \_\_\_\_\_ (AM / PM) AND DULY RECORDED IN PLAT CABINET \_\_\_\_\_  
SLIDE(S) \_\_\_\_\_, AND BOOK \_\_\_\_\_, PAGE \_\_\_\_\_  
REGISTER OF DEEDS MICHELLE L. TOTH

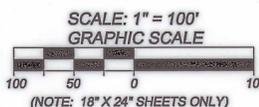
BY \_\_\_\_\_ REGISTER OF DEEDS / ASSISTANT / DEPUTY

TYPICAL ELEMENT SYMBOLOGY

○ EIP	EXISTING IRON PIPE	○ CDS	CUL-DE-SAC
○ EIR	EXISTING IRON ROD	○ HYD	FIRE HYDRANT
○ SIP	SET/NEW IRON PIPE	○ WM	WATER METER
△ EMAG	EXISTING MAG' NAIL	○ WV	WATER VALVE
△ SMAG	SET/NEW MAG' NAIL	○ SMH	SEWER MANHOLE
△ EPK	EXISTING PK' NAIL	○ SC	SEWER CLEAN-OUT
△ SPK	SET/NEW PK' NAIL	○ SV	SEWER VALVE
□ ECM	EXISTING CONCRETE MONUMENT	○ AD	AREA DRAIN
□ SCM	SET/NEW CONCRETE MONUMENT	○ CB	CATCH BASIN
■ CC	CONTROL CORNER	○ P	UTILITY POLE
⊕ NMP	NON-MONUMENTED POINT	○ PED	UTILITY PEDESTAL
○ WI	WITNESS IRONS	○ OHU	OVERHEAD UTILITIES
(T)	TOTAL DISTANCE	○ TBR	TO BE REMOVED
WL	WETLANDS	○ SQFT	SQUARE FEET
TIE	TIE LINE	○ AC	ACRES
R/W	RIGHT OF WAY	○ L#	LINE TABLE
CL	CENTERLINE	○ C#	CURVE TABLE
PL	PROPERTY LINE	○ 10' x 70'	SIGHT TRIANGLE
MBL	MINIMUM BUILDING LINE	○	PROPERTY BOUNDARY LINE
---	FLOODPLAIN LINE	○	PARCEL LINE
---	DRAINAGE & UTILITY EASEMENT	○	ADDRESS

A. SYDES CONSTRUCTION, INC.  
FUTURE DEVELOPMENT  
PLAT CABINET I, SLIDE 70-H  
DB 3404, PG 657  
ZONED R-8

A. SYDES CONSTRUCTION, INC.  
FUTURE DEVELOPMENT  
PLAT CABINET I, SLIDE 70-H  
DB 3404, PG 657  
ZONED R-8



CERTIFICATE OF SURVEY & ACCURACY

I, HERBERT J. NOBLES, JR., CERTIFY THAT THIS PLAT WAS DRAWN BY ME FROM AN ACTUAL SURVEY MADE BY ME FROM DESCRIPTION FOUND IN DEED BOOK 3404 PAGE 657 AND MAP IN PLAT CABINET I, SLIDES 70-H, CRAVEN COUNTY REGISTER OF DEEDS. THAT THE RATIO OF PRECISION AS CALCULATED IS 1:15000 THIS MAP WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED. WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER AND SEAL, THIS 2\_\_\_\_ DAY OF \_\_\_\_\_, 2024

*Herbert J. Nobles, Jr.*  
PROFESSIONAL LAND SURVEYOR  
LICENSE NUMBER L-2703

SEAL  
NORTH CAROLINA  
PROFESSIONAL  
LAND SURVEYOR  
HERBERT J. NOBLES, JR.  
L-2703

THIS SURVEY CREATES A SUBDIVISION OF LAND WITHIN THE AREA OF THE COUNTY OR MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND.

OWNER / DEVELOPER  
A. SYDES CONSTRUCTION, INC.  
P.O. BOX 7122  
JACKSONVILLE, NC 28546

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

FINAL PLAT  
MONITOR CAPE  
PHASE TWO  
at  
BLUEWATER RISE  
"A PLANNED UNIT DEVELOPMENT"

NEW BERN TOWNSHIP #7 CRAVEN COUNTY NORTH CAROLINA

OWNER  
A. SYDES CONSTRUCTION, INC.  
P.O. BOX 7122  
JACKSONVILLE, NC 28546  
(910) 455-6956

SCALE: 1" = 100' DATE: 05/28/2024  
PROJECT #: 2015\_027 SHEET: 2 of 2

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

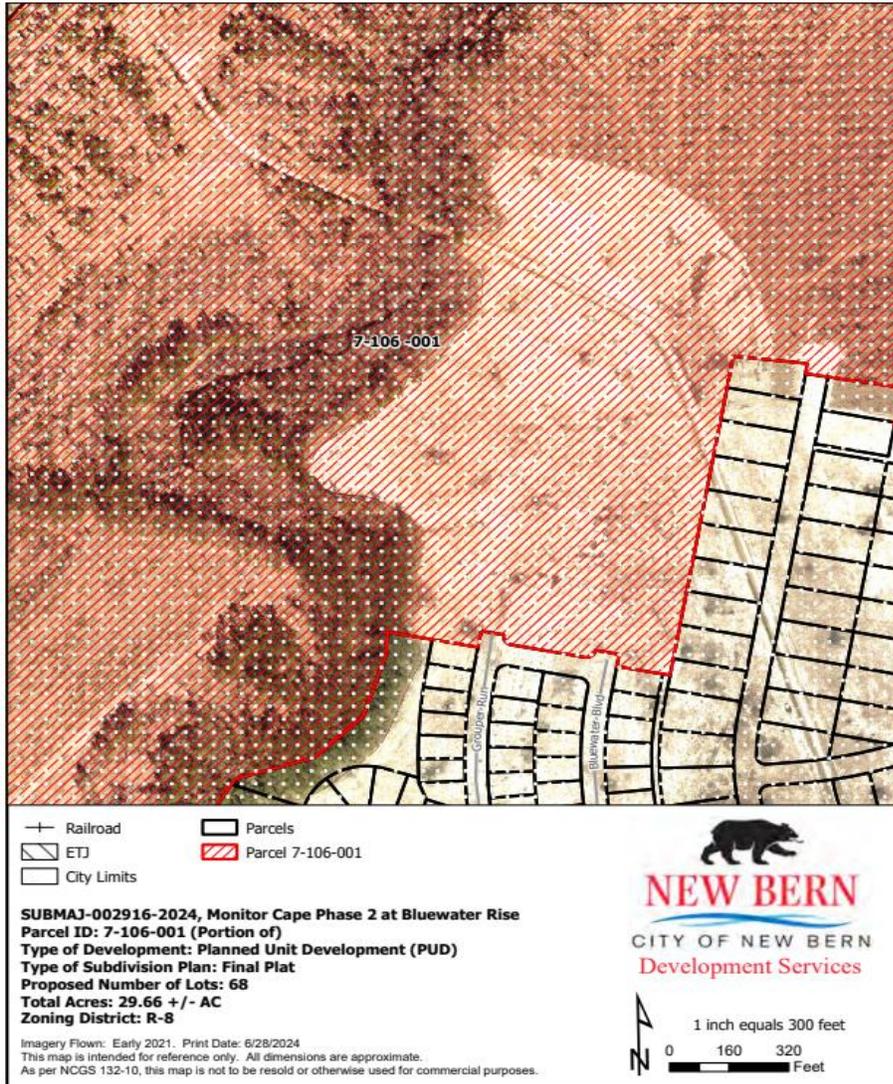
THOMAS ENGINEERING, PA est 1983  
civil engineering • land development • project management

# STAFF REPORT

DEVELOPMENT SERVICES



## SUBMAJ-002916-2024 (Final), Monitor Cape Phase 2



### Address/Location(s)

At/near County Line Road,  
New Bern, NC

### Map Number(s)

7-106-001 (Portion of)

### Parcel Size

29.66 Acres

### Current Use

Vacant

### Current Zoning

Residential 8 (R-8)

### Proposed Lot Count:

68 Single Family Detached  
Dwellings

## Summary of Proposal

Thomas Engineering, on behalf of A Sydes Construction, Inc., has submitted an application for Final Plat Subdivision approval as part of a Planned Unit Development. The subject property totals 29.66 acres and is located at/near County Line Road. The project proposes 68 Single Family lots, and 10.21 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 29.66 acres and is located at/near County Line Road, New Bern, NC.

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

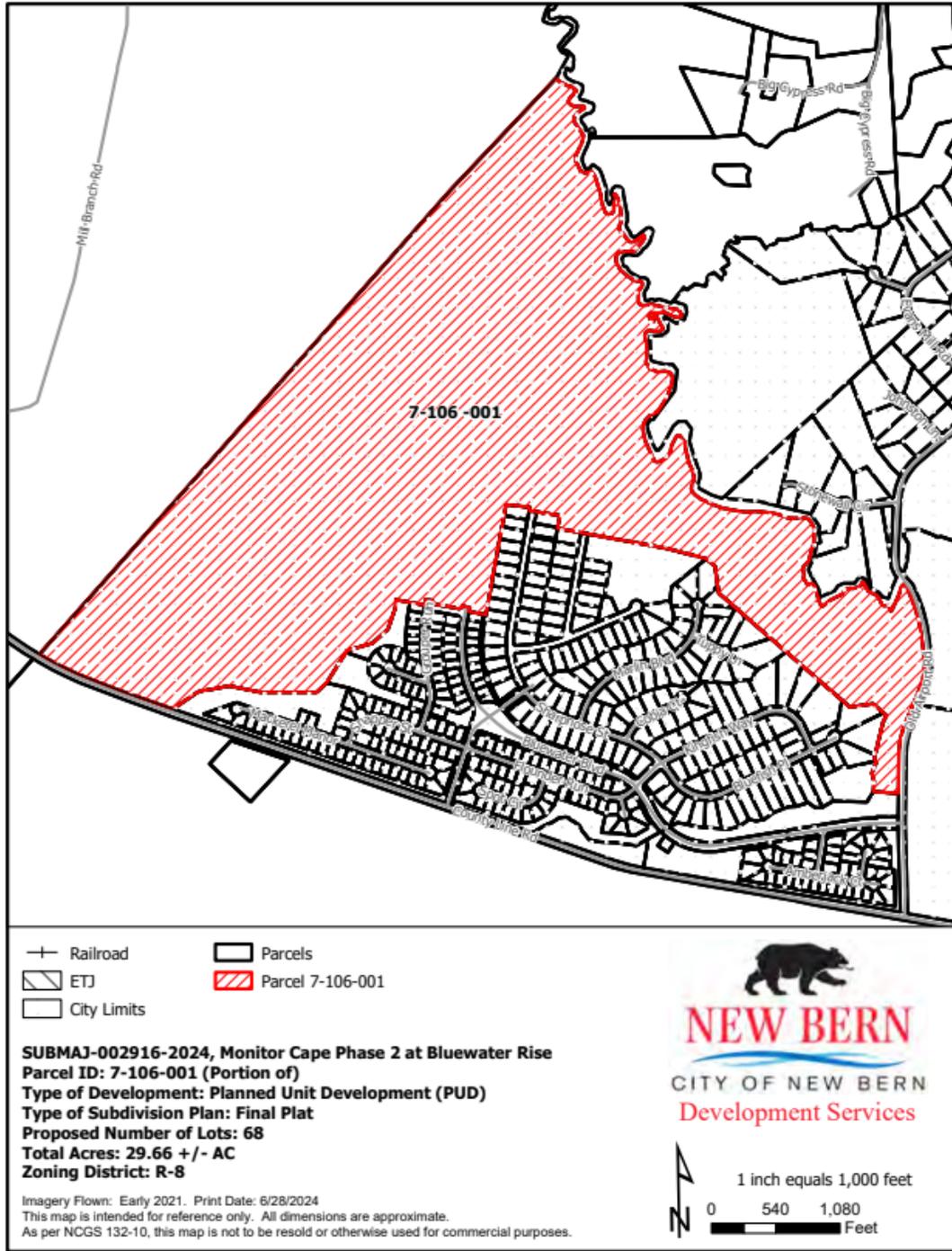
## Zoning District Summary

The R-8 residential district is designed to accommodate single-, two-, and multifamily dwellings with a minimum 8,000 square feet lot for one unit and 4,000 square feet for each additional unit; multifamily density maximum is approximately 10.6 units per acre (based on a five-acre tract). For the R-8 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 residential uses 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 or 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.



Attachment One



- ALL DISTANCES ARE GROUND HORIZONTAL U.S. SURVEY FEET.
- NO GRID MONUMENT FOUND WITHIN 2000' OF THIS PROPERTY.
- THE SOURCE OF TITLE OF THIS PROPERTY IS DEED BOOK 3784, PAGE 274, & DEED BOOK 3784, PAGE 276 AND SHOWN ON PLAT CABINET J SLIDE 71-H.
- THIS PROPERTY LIES WITHIN ZONE X, NO BASE FLOOD ELEVATION.
- CITY OF NEW BERN, COMMUNITY NUMBER 370074, MAP NUMBER 3720549600K, EFFECTIVE DATE JUNE 19, 2020.
- WATER, ELECTRICAL AND SEWER UTILITIES PROVIDED BY THE CITY OF NEW BERN.
- ELECTRICITY, CABLE T.V., AND TELEPHONE SERVICE IS TO BE INSTALLED UNDERGROUND.
- BUILDING SETBACKS UNLESS OTHERWISE SHOWN ON THE FACE OF THIS PLAT OR IN THE PROTECTIVE COVENANTS OF CAROLINA COLOURS, IF GREATER.
- FRONT - 15.5' REAR - 15.5'
- EASEMENTS.
- DRAINAGE AND UTILITY EASEMENT CENTERED ALONG EACH SIDE LINE AND A 5' PRIVATE EASEMENT PARALLEL TO ALL STREETS. ADDITIONAL EASEMENTS MAY EXIST.
- DRIVEWAY PERMITS WILL BE REQUIRED PRIOR TO CONSTRUCTION.
- ALL LOT CORNERS ON STREET INTERSECTION WILL MAINTAIN A MINIMUM SIGHT DISTANCE OF 70 FEET ALONG THROUGH STREET AND 10 FEET ALONG THE SIDE STREET. NO STRUCTURE WILL BE ALLOWED WITHIN THIS TRIANGLE. NO VEGETATION WILL BE ALLOWED MORE THAN 30 INCHES IN HEIGHT IN THIS TRIANGLE.
- ZONING CLASSIFICATION - CITY OF NEW BERN - R-8 CLUSTER.

THE ACTUAL LOCATION OF THE BOUNDARY OF ANY JURISDICTIONAL WETLAND UNDER UNITED STATES AND NORTH CAROLINA LAW MAY VARY FROM TIME TO TIME. IN THE EVENT OF SUCH A VARIATION, THE BOUNDARY OF ANY JURISDICTIONAL WETLAND SHALL BE DETERMINED BY THE APPLICABLE LAWS AND REGULATIONS. THE WETLANDS LINE AS SHOWN ON THIS PLAT IS ACCURATE AS OF THE DATE OF THIS SURVEY, BUT NO WARRANTY IS GIVEN THAT SUCH LINE SHALL BE SUBJECT TO ADJUSTMENT OF ANY DESCRIPTION IN THE FUTURE BY THE U.S. ARMY CORPS OF ENGINEERS OR ANY OTHER FEDERAL AGENCY APPROVED BY THE U.S. ARMY CORPS OF ENGINEERS ON 8/20/16.

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

REVIEW OFFICER \_\_\_\_\_ DATE \_\_\_\_\_

REGISTER OF DEEDS

STATE OF NORTH CAROLINA

COUNTY OF GRAVEN

FILED FOR REGISTRATION AT \_\_\_\_\_ AM/PM O'Clock

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2011.

PLAT CABINET \_\_\_\_\_ SLIDE \_\_\_\_\_

SHERI B. RICHARD

REGISTER OF DEEDS/ASSISTANT/DEPUTY

OWNER:  
STREAMLINE DEVELOPERS, LLC  
3104 ARENDELL ST.  
MORFHEAD CITY, NC 28557  
(252) 949-8297

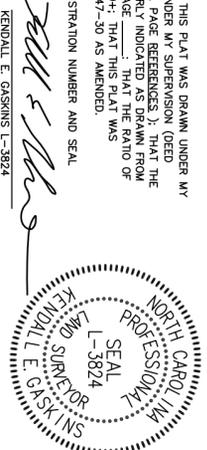
TOTAL AREA	27.07 ACRES
TOTAL NUMBER OF LOTS	71
AVERAGE LOT SIZE	9970sq. ft.

I, KENDALL E. GASKINS, CERTIFY THAT THIS SURVEY CREATES A SUBDIVISION OF LAND WITHIN THE AREA OF A COUNTY OR MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND.

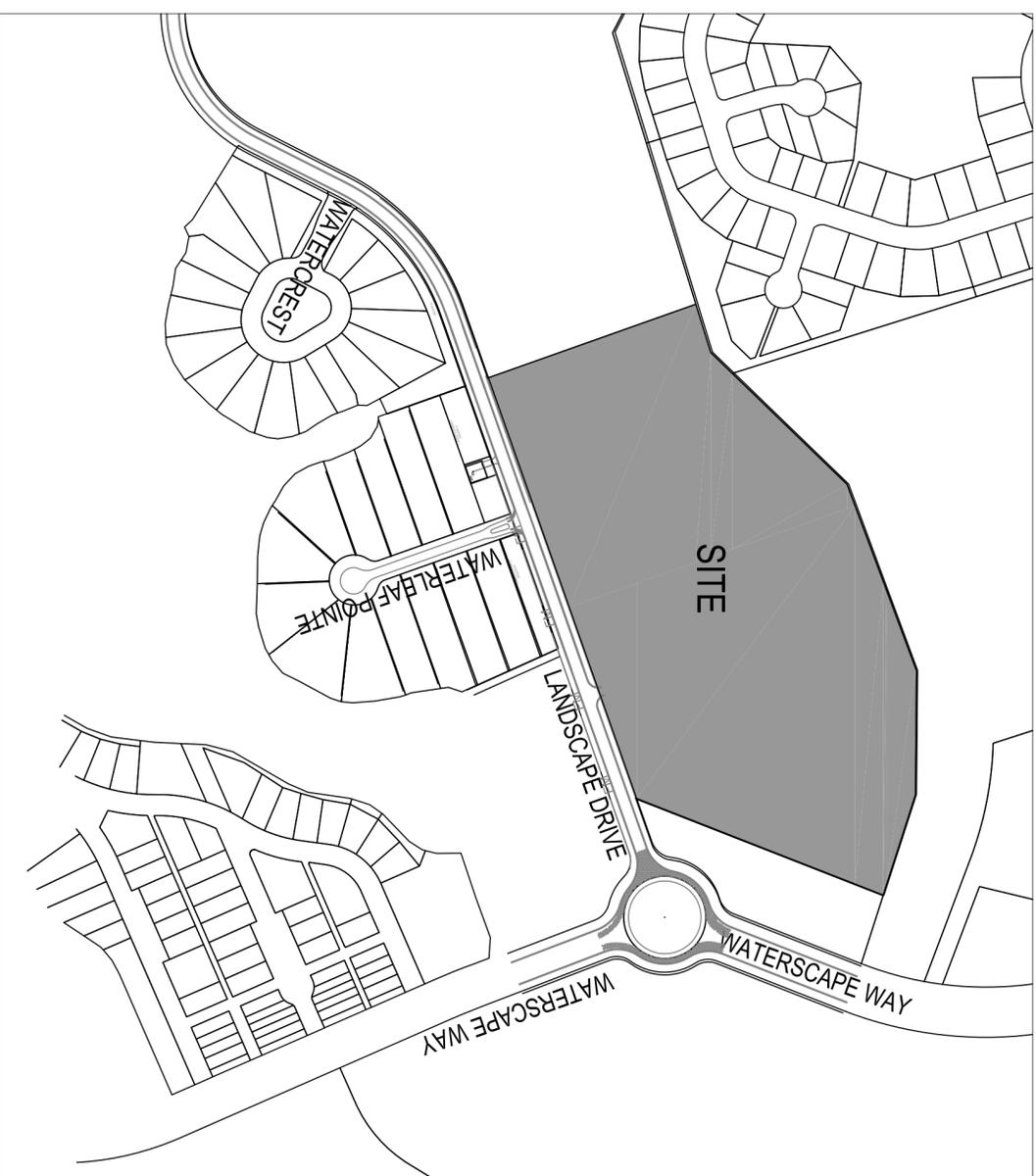
KENDALL E. GASKINS L-3824

I, KENDALL E. GASKINS, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM A SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN BOOK SEE PAGE REFERENCES); THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN BOOK \_\_\_\_\_ PAGE \_\_\_\_\_ THAT THE RATIO OF AREA TO BE SURVEYED TO TOTAL AREA WAS \_\_\_\_\_ PERCENT. THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED.

WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER AND SEAL THIS 12th DAY OF JUNE, A.D., 2024.



LOT AREA SUMMARY															
LOT NUMBER	AREA SQ. FT.	AREA ACRES	PERCENT	LOT NUMBER	AREA SQ. FT.	AREA ACRES	PERCENT	LOT NUMBER	AREA SQ. FT.	AREA ACRES	PERCENT	LOT NUMBER	AREA SQ. FT.	AREA ACRES	PERCENT
57	6,789	0.16		72	11,998	0.28		87	9,231	0.21		102	6,192	0.14	
58	6,787	0.16		73	21,634	0.50		88	9,777	0.22		103	5,969	0.14	
59	6,610	0.15		74	14,393	0.33		89	8,373	0.19		104	5,988	0.14	
60	6,501	0.15		75	23,467	0.54		90	8,988	0.21		105	6,771	0.16	
61	6,468	0.15		76	12,724	0.29		91	13,100	0.30		106	8,377	0.19	
62	6,508	0.15		77	11,004	0.25		92	10,773	0.25		107	10,861	0.25	
63	5,918	0.14		78	9,922	0.23		93	11,004	0.25		108	13,989	0.32	
64	6,234	0.14		79	9,439	0.22		94	11,017	0.25		109	9,448	0.22	
65	6,234	0.14		80	9,439	0.22		95	10,861	0.25		110	9,283	0.21	
66	6,473	0.15		81	8,921	0.20		96	9,371	0.22		111	9,941	0.23	
67	6,777	0.16		82	8,768	0.20		97	9,261	0.21		112	9,932	0.23	
68	7,323	0.17		83	12,073	0.28		98	9,978	0.23		113	11,612	0.27	
69	7,191	0.17		84	9,240	0.21		99	10,689	0.24		114	10,768	0.24	
70	6,547	0.15		85	9,150	0.21		100	10,860	0.25		115	14,859	0.34	
71	11,987	0.27		86	9,156	0.21		101	9,371	0.22		116	10,549	0.24	



VICINITY SKETCH NOT TO SCALE

I HEREBY CERTIFY THAT ALL STREETS SHOWN ON THIS PLAT ARE WITHIN THE JURISDICTION OF THE CITY OF NEW BERN, THAT I HEREBY FREELY ADOPT THIS PLAN OR THAT THEIR INSTALLATION OR COMPLETION (WITHIN 12 MONTHS AFTER THE DATE BELOW) HAS BEEN ENSURED BY THE POSTING OF A PERFORMANCE BOND OR OTHER SURETY, AND THAT THE SUBDIVISION SHOWN ON THIS PLAT IS ACCURATE AS OF THE DATE OF THIS SURVEY, BUT NO WARRANTY IS GIVEN THAT SUCH LINE SHALL BE SUBJECT TO ADJUSTMENT OF ANY DESCRIPTION IN THE FUTURE BY THE U.S. ARMY CORPS OF ENGINEERS OR ANY OTHER FEDERAL AGENCY APPROVED BY THE U.S. ARMY CORPS OF ENGINEERS ON 8/20/16.

I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN, AND I DESIRE TO DEDICATE TO PUBLIC USE ALL AREAS SHOWN ON THIS PLAT AS STREETS, ALLEYS, WALKWAYS, COMMON ELEMENTS, AND EASEMENTS, EXCEPT AREAS UNTIL THE OFFER OF DEDICATION IS ACCEPTED BY THE APPROPRIATE AUTHORITY. ALL PROPERTY SHOWN ON THIS PLAT IS DEDICATED FOR PUBLIC USE AND THEREFORE THIS PLAT HAS BEEN APPROVED BY THE NEW BERN BOARD OF ALDERMEN, SUBJECT TO ITS BEING RECORDED IN THE REGISTER OF DEEDS OFFICE OF GRAVEN COUNTY WITHIN ONE YEAR OF THE DATE BELOW.

DATE \_\_\_\_\_

CITY CLERK \_\_\_\_\_

DATE \_\_\_\_\_

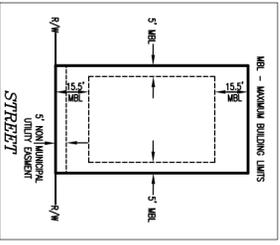
NOTARIZED \_\_\_\_\_

OWNER \_\_\_\_\_

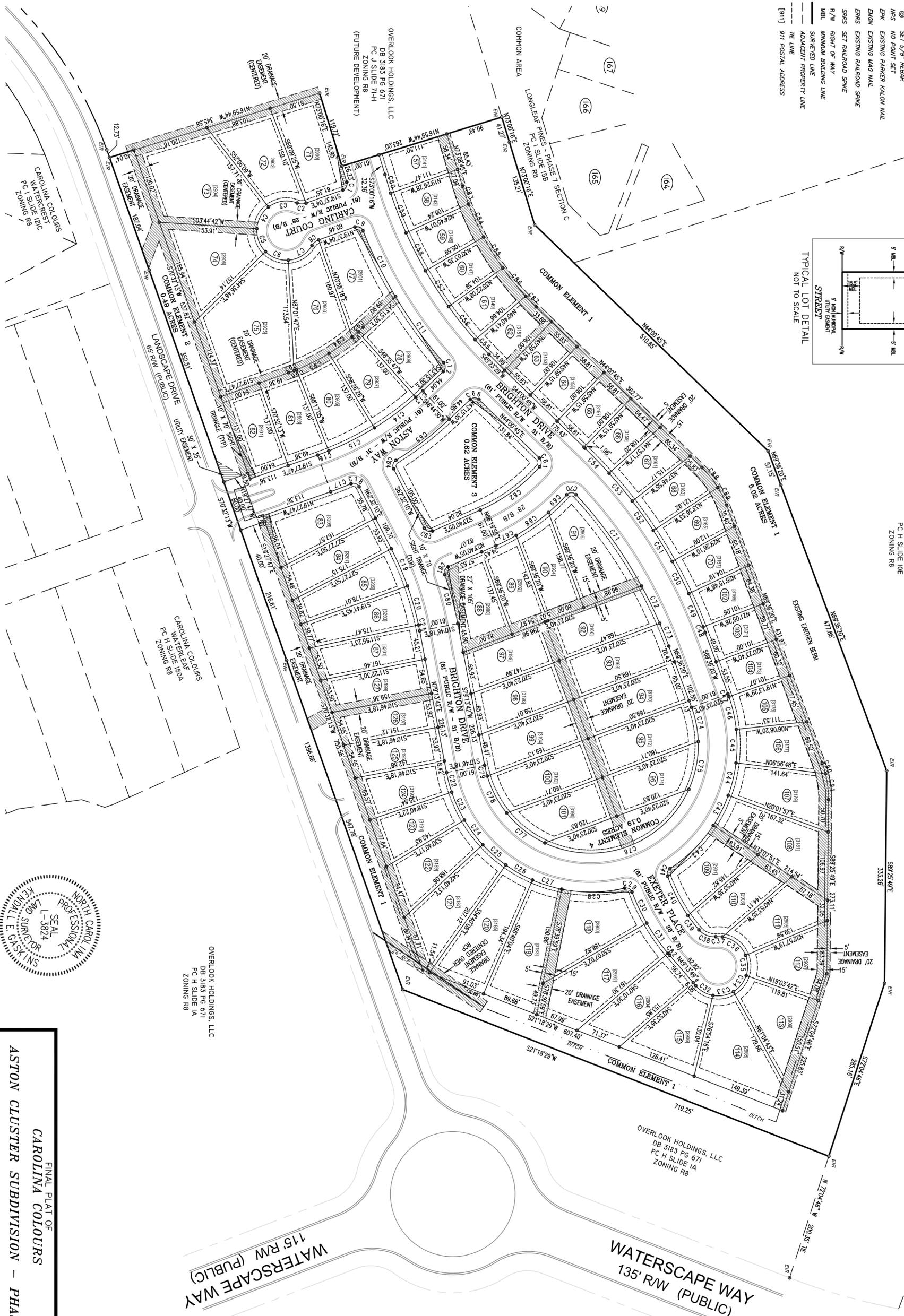
CURVE	CH BEARING	CHORD	LENGTH	RADIUS
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C6	N26°35'04"E	38.27'	39.44'	46.50'
C7	N34°46'22"W	43.77'	45.57'	46.50'
C8	N34°44'01"W	13.76'	14.04'	20.00'
C9	N24°21'41"E	13.89'	15.35'	10.00'
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C33	N10°32'36"W	32.05'	33.73'	46.50'
C34	N51°29'05"W	32.05'	32.73'	46.50'
C35	S88°22'23"W	31.78'	32.43'	46.50'
C36	S38°27'14"W	46.41'	46.60'	46.50'
C37	S01°56'31"W	10.65'	10.67'	46.50'
C38	S27°14'46"W	28.46'	29.55'	31.50'
C39	S57°06'33"W	28.46'	28.41'	289.50'
C40	S67°25'02"W	69.82'	69.82'	289.50'
C41	N71°24'53"W	12.47'	13.47'	10.00'
C42	N44°51'08"W	95.98'	96.69'	230.50'
C43	N16°30'31"W	52.58'	52.64'	230.50'
C44	N10°32'36"W	52.58'	52.64'	230.50'
C45	N88°39'46"W	52.53'	52.64'	230.50'
C46	S77°19'05"W	52.53'	52.64'	230.50'
C47	N10°11'28"E	4.71'	4.71'	230.50'
C48	S89°15'27"W	9.48'	9.48'	280.50'
C49	S85°49'21"W	56.83'	56.84'	280.50'
C50	S67°39'01"W	56.83'	56.84'	280.50'
C51	S58°28'39"W	56.83'	56.84'	280.50'
C52	S54°18'16"W	56.83'	56.84'	280.50'
C53	S50°07'54"W	56.83'	56.84'	280.50'
C54	S46°01'44"W	54.92'	54.93'	280.50'
C55	S46°50'08"W	31.69'	31.70'	653.26'
C56	S51°09'19"W	66.76'	66.79'	653.26'
C57	S57°00'53"W	66.82'	66.85'	653.26'
C58	S57°52'39"W	66.82'	66.84'	653.26'
C59	S88°44'16"W	66.76'	66.79'	653.26'
C60	S72°00'52"W	30.73'	30.73'	653.26'
C61	N67°40'09"E	13.84'	15.29'	10.00'
C62	S36°01'16"E	115.31'	116.21'	289.50'
C63	S19°25'02"W	13.67'	15.05'	10.00'
C64	N74°36'45"W	13.60'	14.96'	10.00'
C65	N37°30'35"W	108.27'	106.45'	530.50'
C66	N07°22'38"E	13.80'	15.27'	10.00'
C67	N26°46'31"W	35.83'	35.83'	330.50'
C68	N35°16'18"W	62.08'	62.17'	330.50'
C69	N44°08'12"W	40.08'	40.10'	330.50'
C70	N00°10'10"W	14.73'	16.56'	10.00'
C71	N54°18'05"E	178.05'	178.50'	719.50'
C72	N65°35'11"E	65.37'	65.34'	719.50'
C73	N68°04'09"E	38.59'	38.59'	719.50'
C74	N78°52'19"E	54.59'	54.83'	189.50'
C75	S78°51'40"E	76.26'	76.92'	189.50'
C76	S20°23'40"E	241.65'	269.01'	189.50'
C77	S38°04'21"W	76.26'	76.92'	189.50'
C78	S67°13'15"W	65.54'	65.96'	189.50'
C79	S76°17'55"W	17.33'	17.33'	189.50'
C80	S74°58'43"W	79.62'	79.62'	530.50'
C81	N65°31'10"W	13.60'	14.96'	10.00'
C82	N48°28'26"E	4.05'	4.05'	330.50'
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C84	N65°35'18"E	56.99'	57.03'	441.00'
C85	N58°10'19"E	57.10'	57.14'	441.00'
C86	N50°41'56"E	57.09'	57.13'	441.00'
C87	N46°51'32"E	23.29'	23.29'	441.00'
C88	N5°11'30"E	40.11'	40.21'	150.00'
C89	N64°03'17"E	30.76'	30.81'	150.00'
C90	N72°42'22"E	17.28'	17.21'	150.00'
C91	N83°11'11"E	40.88'	40.97'	150.00'
C92	S42°19'51"E	10.76'	10.76'	332.50'
C93	S40°19'36"E	12.43'	12.43'	332.50'
C94	S35°24'38"E	44.86'	44.70'	332.50'
C95	S26°38'15"E	57.06'	57.13'	332.50'
C96	S21°27'25"E	4.16'	4.16'	332.50'
C97	S20°15'51"E	8.91'	8.91'	332.50'

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C35	S88°22'23"W	31.78'	32.43'	46.50'
C36	S38°27'14"W	46.41'	46	

- LEGEND**
- EP EXISTING IRON PIPE
  - ER EXISTING IRON ROD
  - EA EXISTING MALE
  - ECM EXISTING CONC MONUMENT
  - ⊙ SET 5/8" REBAR
  - NPS NO POINT SET
  - EPK EXISTING PARKER KAYLOW NAIL
  - EMON EXISTING MAG NAIL
  - ERS EXISTING RAILROAD SPIKE
  - SRPS SET RAILROAD SPIKE
  - R/W RIGHT OF WAY
  - MBL MANHOLE BUILDING LINE
  - SURFACED LINE
  - ADJACENT PROPERTY LINE
  - THE LINE
  - [911] 911 POSTAL ADDRESS



ARBORHURST ROAD, LLC  
 DB 2259 PG 834  
 PC H SLIDE 10E  
 ZONING R8

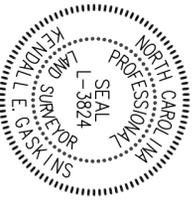


**WATERSCAPE WAY**  
 135' R/W (PUBLIC)

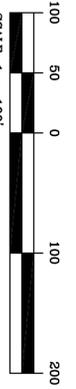
**WATERSCAPE WAY**  
 115' R/W (PUBLIC)

OVERLOOK HOLDINGS, LLC  
 DB 3183 PG 671  
 PC H SLIDE 1A  
 ZONING R8

OVERLOOK HOLDINGS, LLC  
 DB 3183 PG 671  
 PC H SLIDE 1A  
 ZONING R8



*Kenneth E. Gaskins*  
 JUNE 12, 2024



**FINAL PLAT OF**  
**CAROLINA COLOURS**  
**ASTON CLUSTER SUBDIVISION - PHASE 1**

TAX PARCEL 7-104-15001 & 7-104-15000  
 CRAVEN COUNTY - NO. 7 TOWNSHIP  
 CITY OF NEW BERN - NORTH CAROLINA

OWNER: STREAMLINE DEVELOPERS, LLC

<b>GASKINS LAND SURVEYING, P.A.</b> PROFESSIONAL LAND SURVEYING PO BOX 3023 VANDERBILT, NC 28586	SURVEYED: KEG	APPROVED: 1
	DRAWN: KEG	DATE: 1/29/1
CHECKED: KEG	SCALE: 1"=1	



To: Streamline Developers LLC

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

RE: SUBMAJ-002926-2024, DRC Comments – Aston Phase 1

Date: 06/28/2024

The following comments were generated from DRC.

#### Planning/Zoning

- Please add the adjoining and adjacent parcels zoning district.
- 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 issues (area already patrolled).
- Contact Information for questions: [Ph: 252-672-4293](tel:252-672-4293)

#### Fire Marshal

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

#### Building Inspector

- Some of the flood information on page 1 of the site plan is incorrect. It is still a Zone X, they just used outdated information.  
The Suffix should be K  
Map Number should be 3720549600K  
Effective Date should be 6/19/2020
- 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

- Verbal statement, “no Comment” (provided by phone call per David Fishel).
- Contact information for questions: Ph: 252-639-7500

### GIS

- No comment provided.
- 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.
- 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](mailto:Stanton.Kendrick@NewBernNC.gov) and two physical plan sets on 18” X 24” paper of the revised site plan by Friday, July 5, 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.

# STAFF REPORT

DEVELOPMENT SERVICES



## SUBMAJ-002926-2024 (Final), Aston Phase 1



### Address/Location(s)

At/near Landscape Drive,  
Carolina Colours, New Bern,  
NC

### Map Number(s)

7-104-15000 & 7-104-15001

### Parcel Size

27.07 Acres

### Current Use

Vacant

### Current Zoning

Residential 8 (R-8)

### Proposed Lot Count:

71 Single Family Detached  
Dwellings

## Summary of Proposal

Streamline Developers, LLC, has submitted an application for Final Plat Subdivision approval. The subject property totals 27.07 acres and is located at/near Landscape Drive, Carolina Colours. This is intended to be a cluster subdivision. The project proposes 71 Single Family lots, and 5.51 acres of open space (excluding wetlands, ponds, and amenities). The project will be served by the City of New Bern water and sewer.

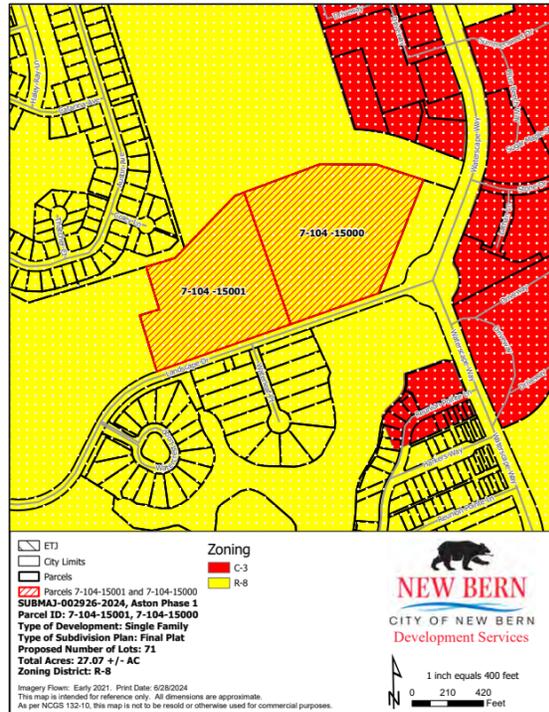
# Synopsis of Site and Surrounding Area

The parcel totals 27.07 acres and is located at/near Landscape Drive, Carolina Colours, New Bern, NC.

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

## Zoning District Summary

The R-8 residential district is designed to accommodate single-, two-, and multifamily dwellings with a minimum 8,000 square feet lot for one unit and 4,000 square feet for each additional unit; multifamily density maximum is approximately 10.6 units per acre (based on a five-acre tract). For the R-8 residential district, in promoting the general purposes of this ordinance, the specific intent of this district is:

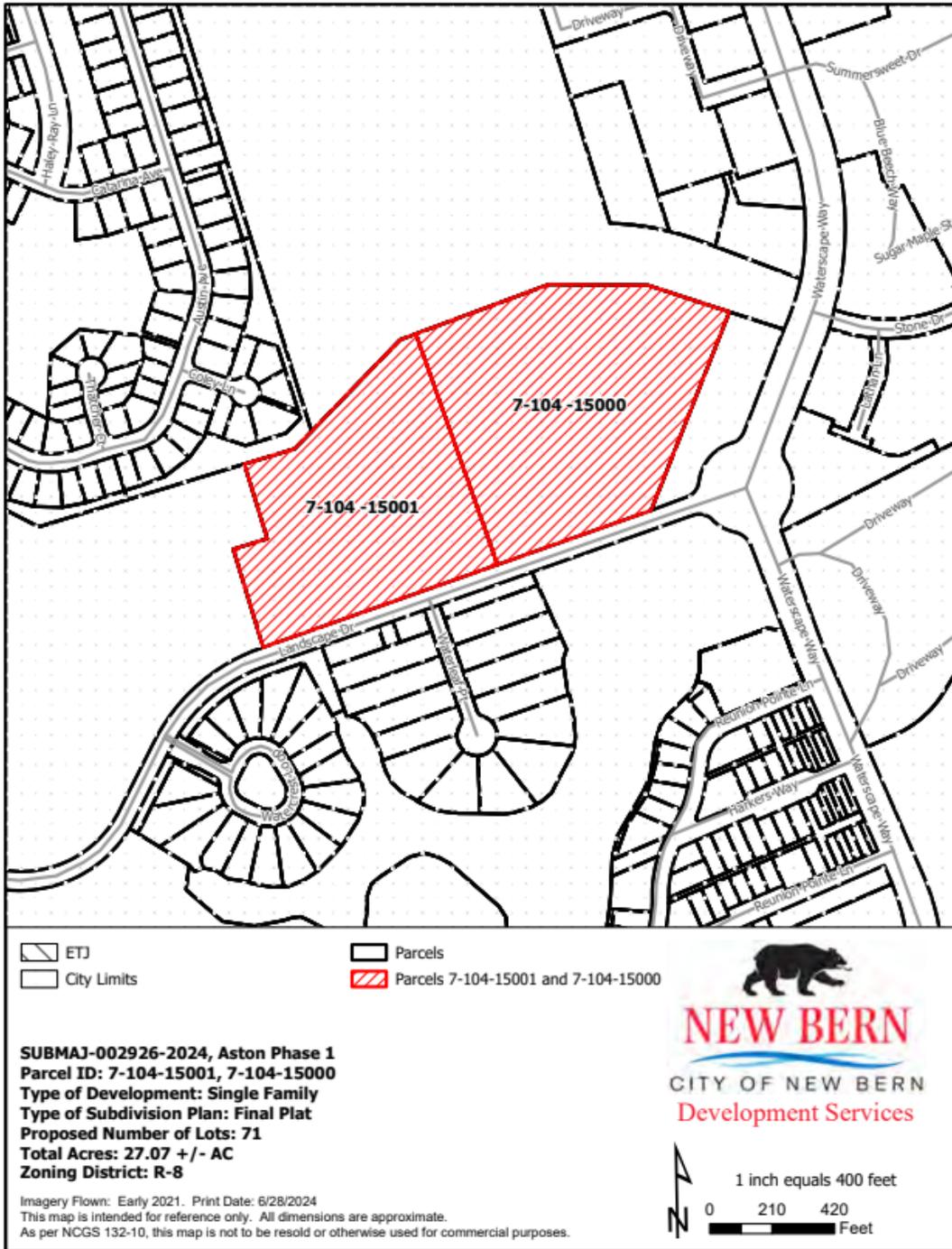


- (a) To encourage the continued use of the land for residential purposes;
- (b) To prohibit commercial and industrial use of the land and to prohibit any other use which would substantially interfere with development or continuation of residential uses in the district;
- (c) To encourage the discontinuance 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 or 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.

## 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



# SUBDIVISION APPLICATION

CITY OF NEW BERN - DEVELOPMENT SERVICES



## PROJECT AND PROPERTY INFORMATION

Date Submitted: 6-19-24

Proposed Subdivision Name: Aston

Proposed Phase/Section: Phase i

Property Address or Location: Landscape Drive Carolina Colours

Parcel ID Number(s): 7-104-15001, 7-104-15000

### 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: 27.07

Existing Number of Lots: 0

Proposed Number of Lots: 71

Smallest Lot Size: 5918

Average Lot Size: 9970

Linear Feet in Streets: \_\_\_\_\_

Zoning District: R-8

*Please continue to Page 2 of the City of New Bern Subdivision Application*

**SUBDIVISION CONTACT INFORMATION**

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

**APPLICANT INFORMATION**

Name: Streamline Developers LLC

Mailing Address: PO Box 6  
Morehead City NC, 28557

Telephone: 252-648-8297 Alternate Number: \_\_\_\_\_

Email Address: info@streamlinedevelopers.com

**PROPERTY OWNER INFORMATION**

Name: Streamline Developers, LLC

Mailing Address: PO Box 6  
Morehead City NC, 28557

Telephone: 252-648-8297 Alternate Number: \_\_\_\_\_

Email Address: info@streamlinedevelopers.com

**DEVELOPER INFORMATION**

Name: Streamline Developers, LLC

Mailing Address: PO Box 6  
Morehead City NC, 28557

Telephone: 252-648-8297 Alternate Number: \_\_\_\_\_

Email Address: info@streamlinedevelopers.com

**SURVEYOR/ENGINEER INFORMATION**

Name: Kendall Gaskins - Gaskins Land Surveying

Mailing Address: PO Box 354  
Vanceboro NC, 28586

Telephone: 252-244-0599 Alternate Number: \_\_\_\_\_

Email Address: pls3824@embarqmail.com

 6-17-24  
**Property Owner's Signature/Date**

 6-17-24  
**Signature of Applicant/Date**

Streamline Developers, LLC - Jordan Maroules, Mgr  
**Printed Name of Property Owner**

Streamline Developers, LLC - Jordan Maroules, Mgr  
**Printed Name of Applicant**