

AGENDA ITEM COVER SHEET

Agenda Item Title:

Adopt resolution to approve Final Plat of Craeburne Forest Phase Two, Section 3.

Date of Meeting

Ward # if applicable Ward 6

If multiple, list:

Department Develop. Services

Person Submitting Item:

Call for Public Hearing No

Date of Public Hearing

Explanation of Item:

Board must approve all subdivision final plans, Section 15-79(c) of the Land Use Ordinance.

Actions Needed by Board:

Approve final plat for Craeburne Forest Phase Two, Section 3

Is item time sensitive? Yes

Will there be advocates/opponents at the meeting? No

Backup Attached:

ACS, Memo and final plan

Cost of Agenda Item:

If this item requires an expenditure, has it been budgeted and are funds available and certified by the Finance Director : No

Additional notes:



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

MEMORANDUM

TO: Mayor Outlaw and Board of Aldermen

FROM: Kevin Robinson, AICP
City Planner

DATE: July 22, 2015

SUBJECT: Final Plan Approval Craeburne Forest Subdivision, Phase Two, Section 3

Background

The Board of Aldermen is requested by P&J of New Bern, LLC to approve a final plan for Craeburne Forest, Phase Two, Section 3 at its meeting on July 28, 2015. The final plan is for a 14 unit, 3.35 acre planned unit development with approximately 600 feet of new streets and an average lot size of 8,000 sq. ft. +/- . This section was included in a letter of credit submitted for Phase Two in the amount of \$5,964 for the incomplete improvements. All utilities and services will be provided by the City of New Bern.

Recommendation

Staff has reviewed the final plan and finds that all technical and legal requirements for final subdivision plan approval of Craeburne Forest Phase Two Section 3 have been satisfied. **Therefore, final subdivision plan approval is recommended consistent with section 15-79 of City Land Use Ordinance.**

Per said ordinance, denial of this final plan may only occur when the plan does not comply with requirements of section 15-79 or is substantially different from the previously approved general plan.

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

Attachment

RESOLUTION

BE IT RESOLVED BY THE BOARD OF ALDERMEN OF THE CITY OF NEW BERN:

That the Final Subdivision Plan of Phase Two, Section 3 of Craeberne Forest Subdivision owned by P & J of New Bern, LLC, as shown on the plat entitled "Final Plat Craeberne Forest Phase Two Section 3, A Planned Unit Development" prepared by Robert H. Davis, PLS, dated June 29, 2015, is hereby approved.

ADOPTED THIS 28th DAY OF JULY, 2015.

MAYOR

DEPUTY CITY CLERK

OWNERS: P & J OF NEW BERN, LLC
 4101 E. 13TH ST
 NEW BERN, NORTH CAROLINA 28561

REFERENCES: ORDINARY PLATS & ORDINANCES 05-270 & PCH 05114 E & F
 AND OTHER REFERENCES AS NOTED ON PLAT

THIS PROPERTY SITES WITHIN AN UNSHARED ZONE X ACCORDING TO THE
 FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP
 37295A0900 DATED JULY 2, 2004. THIS STATEMENT DOES NOT
 SUPPLEMENT THE ABOVE REFERENCED MAPS.

BEARINGS ARE BASED ON THE GRID AND 82/78 POSITIONS AS PUBLISHED
 IN THE STATE OF NORTH CAROLINA PLAT AND THE DISTANCES
 DISTANCES TO REDUCE TO GRID USE COMBINED FACTOR OF 0.000000.

NOTES

CONSIDERING EXISTING FRONTS THIS SECTION IS A
 PLANNED UNIT DEVELOPMENT ZONE CONSISTS OF:
 14 LOTS 0.235 +/- ACRES
 600 +/- LINEAR FEET STREETS 0.237 +/- ACRES
 5350 +/- ACRES

(000) DENOTES STREET ADDRESS

ALL LOT SIDELINES ARE SUBJECT TO A 10' DRAINAGE & UTILITY
 EASEMENT CENTERED ON THE LINE.

A 10' DRAINAGE & UTILITY EASEMENT IS RESERVED ALONG AND
 ADJACENT TO THE REAR LINE OF ALL LOTS.

A 10' UTILITY EASEMENT IS RESERVED ALONG AND ADJACENT TO ALL
 RIGHTS OF WAY.

CITY OF NEW BERN HAS RIGHT OF ACCESS FOR REPAIRS & MAINTENANCE
 TO DRAINAGE & UTILITY STRUCTURES ON ALL EASEMENTS.

NO BUILDINGS OR STRUCTURES SHALL BE CONSTRUCTED OUTSIDE THE
 BUILDING SETBACKS EXCEPT FENCES, DRIVEWAYS, WALKWAYS, CONCRETE
 PATIOS, OR DRAINAGE OR UTILITY STRUCTURES WITHIN THE DRAINAGE &
 UTILITY EASEMENTS.

MINIMUM BUILDING SETBACKS SHALL BE: 15' FRONT, 15' REAR AND 5'
 SIDE EXCEPT AT SIDES ADJACENT TO STREET.

IRON RODS SHALL BE SET AT ALL LOT CORNERS, CONTROL CORNERS ARE
 MARKED ON PLAT AND SET AT POINTS AS NOTED.

THE ENFORCEMENT OF WETLANDS REGULATIONS UNDER SECTION 404 OF
 THE CLEAN WATER ACT AND SECTION 10 OF THE RIVERS AND HARBOUR
 ACT OF 1899 ARE THE RESPONSIBILITY OF THE U.S. ARMY CORPS OF
 ENGINEERS. FOR MORE INFORMATION CONCERNING WETLANDS MATTERS SHOULD BE
 ADDRESSED TO THAT AGENCY.

CERTIFICATE OF OWNERSHIP AND DEDICATION

I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY DESCRIBED
 HEREIN AND THAT THE PROPERTY DESCRIBED HEREIN IS BEING DEDICATED
 TO THE PUBLIC USE OF THE CITY OF NEW BERN, THAT I HEREBY
 FREELY ACCEPT THIS PLAN OF SUBDIVISION AND DEED TO PUBLIC
 USE AND THAT I WILL MAINTAIN ALL SUCH AREAS
 PARKS, OPEN SPACE, AND EASEMENTS, EXCEPT THOSE SPECIFICALLY
 INDICATED AS PRIVATE, AND THAT I WILL MAINTAIN ALL SUCH AREAS
 AUTHORITY. ALL PROPERTY SHOWN ON THIS PLAT AS DEDICATED FOR A
 PUBLIC USE SHALL BE DEEMED TO BE DEDICATED FOR ANY OTHER PUBLIC
 BOARD OF ALDERMEN IN THE PUBLIC INTEREST.

DATE _____ OWNER _____

NOTARY CERTIFICATE
 NORTH CAROLINA, CRAWEN COUNTY

I, _____, A NOTARY PUBLIC OF THE COUNTY AND
 STATE AFORESAID, CERTIFY THAT THIS PLAN AND DEED APPEARED BEFORE ME
 THIS DAY AND ACKNOWLEDGED THE EXECUTION OF
 THE FOREGOING INSTRUMENT _____ DAY OF _____
 IN THE CITY AND OFFICIAL STAMP OR SEAL THIS DAY OF
 _____ 2015.

DATE _____ MY COMMISSION EXPIRES _____

CITY CLERK _____

CERTIFICATE OF APPROVAL
 I HEREBY CERTIFY THAT ALL STREETS SHOWN ON THIS PLAT ARE WITHIN
 THE CITY OF NEW BERN'S PLANNED UNIT DEVELOPMENT, ALL STREETS AND
 OTHER IMPROVEMENTS SHOWN ON THIS PLAT HAVE BEEN INSTALLED OR
 SHALL BE INSTALLED WITHIN THE NEXT TWELVE MONTHS AFTER THE DATE BELOW
 HAS BEEN ENSURED BY THE POSTING OF A PERFORMANCE BOND OR OTHER SUFFICIENT SURETY, AND THAT THE
 PLAT HAS BEEN APPROVED BY THE CITY OF NEW BERN AND THEREFORE THIS PLAT
 WITH THE NEW BERN CITY CODE, AND THEREFORE THIS PLAT HAS BEEN
 APPROVED BY THE NEW BERN BOARD OF ALDERMEN, SUBJECT TO ITS
 WITHIN ONE YEAR OF THE DATE BELOW.

DATE _____ MAYOR _____

CITY CLERK _____

CERTIFICATE OF SURVEY AND ACCURACY

I, ROBERT H. DAVIS, CERTIFY THAT THIS MAP WAS DRAWN UNDER MY
 PERSONAL SUPERVISION AND THAT ALL INFORMATION WAS OBTAINED FROM
 AUGUST 2014 TO PRESENT, PORTIONS OF DEED DESCRIPTIONS RECORDED
 IN BOOK 2887 PAGE 444, BOOK 2890 PAGE 579, PLAT CABINET: H
 BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED, THAT THE RATIO
 OF PRECISION AS CALCULATED IS 1/70,000, AND THAT THE MAP WAS
 DRAWN BY ORIGINAL SURVEYOR, LICENSE NUMBER AND SEAL. THIS
 PROFESSIONAL LAND SURVEYOR L-2432

DATE _____ PROFESSIONAL LAND SURVEYOR L-2432

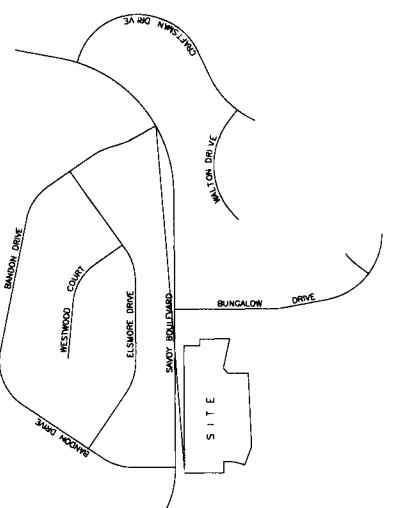
CERTIFICATE OF REVIEW OFFICER
 CRAWEN COUNTY NORTH CAROLINA

I, ROBERT H. DAVIS, CERTIFY THAT THIS SURVEY CREATES A
 SUBDIVISION OF LAND WITHIN THE AREA OF _____ OR SUBDIVISION
 THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND.

DATE _____ REVIEW OFFICER _____

CERTIFICATE OF REGISTRATION BY REGISTER OF DEEDS
 CRAWEN COUNTY NORTH CAROLINA

FILED FOR REGISTRATION ON THE _____ DAY OF _____
 2015, AT _____ (A.M./P.M.) AND DULY RECORDED IN
 PLAT CABINET _____ SLIDE _____ AND
 DEED BOOK _____ PAGE _____
 REGISTER OF DEEDS



OWNERS: P & J of New Bern, LLC
 Surveyed: August 2014 thru Present

Released for Review purposes only
 in accordance with
 NC Conveyances

CRAEBERNE FOREST
 Phase Two Section 3
 A PLANNED UNIT DEVELOPMENT

#8 TOWNSHIP CRAWEN COUNTY NORTH CAROLINA
 Sheet 1 of 2

ROBERT H. DAVIS, PLS
 SURVEYORS AND PLANNERS
 7175 HIGHWAY 70 EAST
 NEW BERN, NORTH CAROLINA 28562
 phone/fax 252-636-2109

VICINITY MAP -- not to scale

SAVOY BOULEVARD 80' R/W

BUNGALOW DRIVE

BANDON DRIVE

ODHAM LANE 51' R/W

JOAN COURT 51' R/W

public

public

future

future

future

future

future

future

future

future

future

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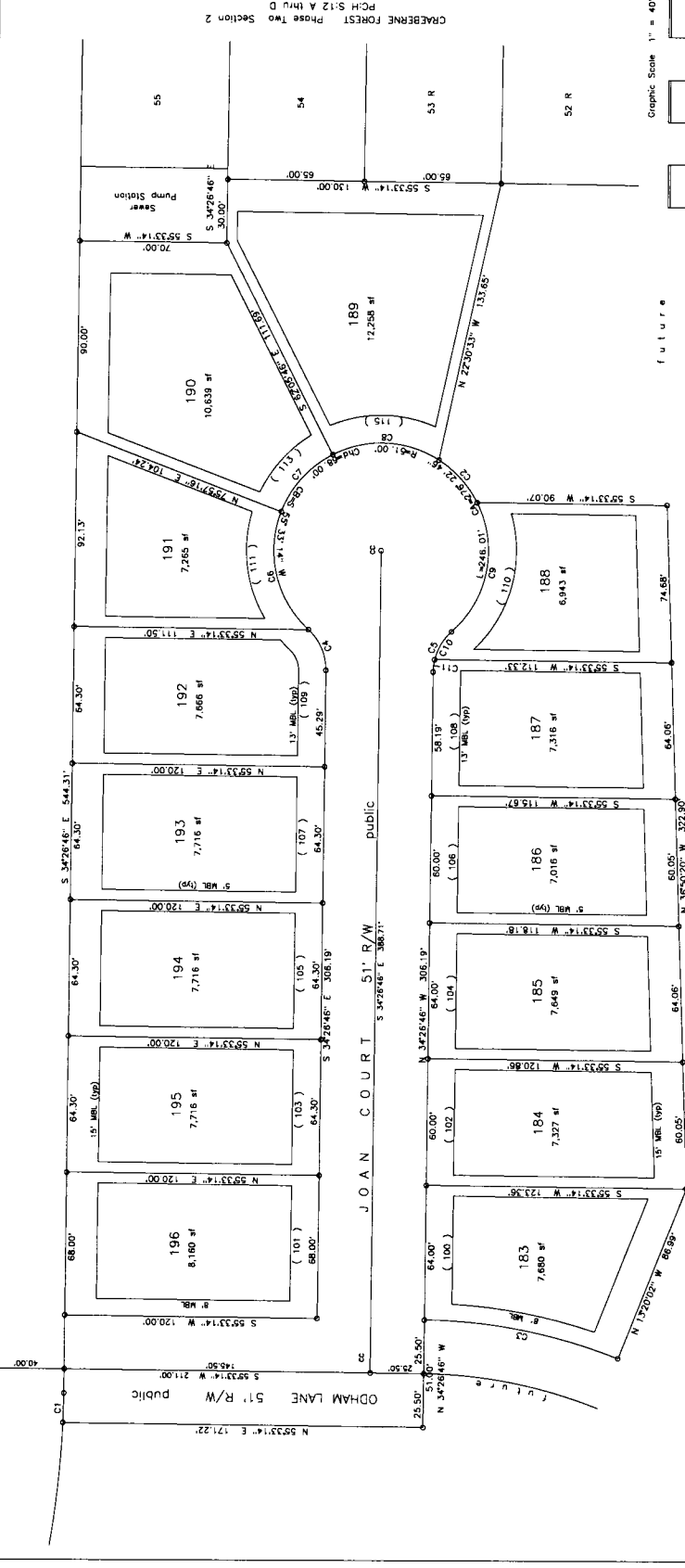
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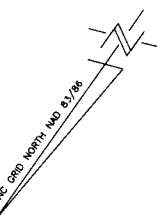


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REGISTER OF DEEDS SHALL BE CONSIDERED VALID.
REGISTER OF DEEDS IS GRANTED
PERMISSION TO MAKE COPIES.

CERTIFICATE OF REVIEW OFFICER
CRAVEN COUNTY, NORTH CAROLINA
P. & J. of New Bern, LLC
DATE _____ REVIEW OFFICER _____
I, _____, REVIEW OFFICER OF CRAVEN COUNTY,
CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS
AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.

Final Plat
CRAEBERNE FOREST
Phase Two Section 3
A PLANNED UNIT DEVELOPMENT
#8 TOWNSHIP CRAVEN COUNTY NORTH CAROLINA
Sheet 2 of 2
ROBERT H. DAVIS, PLS.
SURVEYORS AND PLANNERS
7175 HIGHWAY 70 EAST
NEW BERN, NORTH CAROLINA 28562
phone/fax 252-636-2109

CERTIFICATE OF REGISTRATION BY REGISTER OF DEEDS
CRAVEN COUNTY, NORTH CAROLINA
FILED FOR REGISTRATION ON THE _____ DAY OF _____
2015, AT _____ (A.M./P.M.) AND DULY RECORDED IN
PLAT BOOK _____ PAGE _____ AND
DEED BOOK _____ PAGE _____
REGISTER OF DEEDS
Released for Registration Pursues Only
Approved for Connection Steps
of Conveyances



CURVE	ARC	DEG/TA	RADIUS	CHORD LENGTH	CHORD BEARING
C1	14.01	01°48'30"	440.00	27.18	N 271°30'1" W
C2	27.51	3°25'19"	51.00	27.18	N 69°06'36" E
C3	21.45	48°11'23"	255.50	20.82	S 58°27'27" E
C4	21.45	48°11'23"	255.50	20.82	N 102°21'05" W
C5	61.05	68°33'25"	41.00	52.87	N 68°33'25" W
C6	37.34	41°56'59"	51.00	36.51	S 06°55'45" W
C7	52.80	59°23'35"	51.00	50.56	S 57°37'02" W
C8	67.71	75°30'28"	51.00	62.45	N 24°00'37" W
C9	119.89	121°07'19"	25.50	15.35	N 03°46'13" W
C10	5.86	13°09'44"	25.50	5.85	N 27°31'34" W