

AGENDA

CITY OF NEW BERN BOARD OF ADJUSTMENT



Thursday, February 22, 2024 – 5:30 P.M.
City Hall Courtroom, 2nd Floor
300 Pollock Street, New Bern, NC 28560

- I.** CALL TO ORDER
- II.** ROLL CALL
- III.** PLEDGE OF ALLEGIANCE
- IV.** CHAIRMAN’S REMARKS
- V.** SPECIAL USE APPLICATION

A. <u>Lake Tyler Phases Two & Three</u>	<u>SUP-002824-2024</u>
Parcel Identification: 8-223-004 & 8-223-003	Acreage: 20.78 Acres
Location: 250 Gracie Farms Rd. & 570 Washington Post Rd.	Current Zoning: R-10A
Property Owners/Applicant: Stars & Stripes 4F, LLC	
Proposed Use: Multifamily Residence	

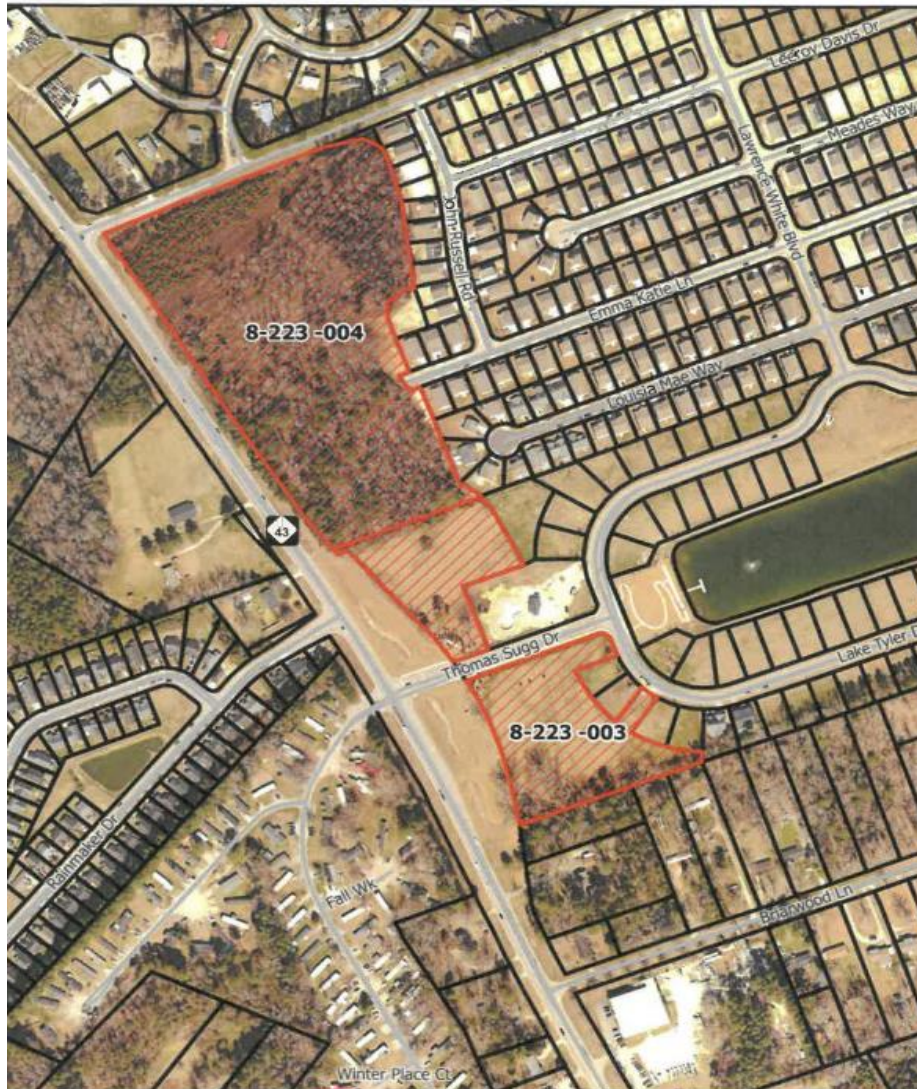
- VI.** COMMENTS
 - Public Comments
 - Board of Adjustment Members Comments
 - Staff Comments

- VII.** ADJOURNMENT

STAFF REPORT

DEVELOPMENT SERVICES

SUP-002824-2024, Lake Tyler Phase Two & Three



Address/Location

250 Gracie Farms Road & 570
Washington Post Road, New
Bern, NC

Map Numbers

8-223-004 & 8-223-003

Parcel Size

20.78 Total Acres

Current Use

Vacant

Proposed Use

To establish a Multifamily
Residence Use

Zoning

Residential 10A (R-10A)

Summary of Proposal

Stars & Stripes 4F, LLC, has submitted an application for a Special Use Permit to establish the use of Multifamily Residence on 20.78 acres on Tax Parcels 8-223-004 and 8-223-003. The proposed development will be located to the east of Washington Post Road and adjacent to its intersection with Thomas Sugg Drive.

Basis for Special Use Application

Pursuant to Article X, Permissible Uses, Appendix A, Land Use Table of Permissible Uses, the City of New Bern's Land Use Ordinance requires a Special Use Permit to establish the Multifamily Residence use. This is proposed to be located within the Residential 10A (R-10A) Zoning District.

Synopsis of Site and Surrounding Area

The parcel is 20.78 total acres and is located at/near 250 Gracie Farm Road and 570 Washington Post Road, New Bern, NC.

Within a half mile of the site, there are residential single-family dwellings, duplexes, a manufactured home park, an energy utility station (Duke Energy), and vacant lots.

Zoning District Summary

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



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

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

Access/Traffic Conditions

The applicant has completed a Traffic Impact Analysis assessment. This is included in the provided materials.

Attachment One



City of New Bern Development Services

Special use permit



SUBJECT PROPERTY INFORMATION

Project name (if applicable): Tyler - Home on the Lake Phases Two & Three

Proposed land use (per table of uses): Multifamily Residential

Property address: 250 Gracie Farms Road & 570 Washington Post Road, New Bern, NC 28560

Tax map number(s): 8-223-004 & 8-223-003 Total parcel size: 20.78 Acres

Current zoning district: R-10A Future land use class: Developed Land 2022/Urban Transition 2010

Existing buildings: N/A Total floor areas of existing buildings: N/A

Proposed buildings: 24 Buildings/145 Units Total Total floor area of proposed buildings: 362,500 Sq Ft Total

APPLICANT INFORMATION

Name: Stars & Stripes 4F, LLC

Address: c/o Eric J. Remington, Ward and Smith, P.A., P.O. Box 867, New Bern, NC 28563-0867

Phone: 252-672-5460 Email: ejr@wardandsmith.com

Legal relationship of applicant to property: Owner

Purpose of application: To procure a Special Use Permit for this 20.78 acre parcel to allow development of a multifamily residential community in the Tyler - Home on the Lake PUD consisting of 145 townhome units.

PROPERTY OWNER INFORMATION

Name: Stars & Stripes 4F, LLC

Address: c/o Eric J. Remington, Ward and Smith, P.A., P.O. Box 867, New Bern, NC 28563-0867

Phone: 252-672-5460 Email: ejr@wardandsmith.com

 1/2/2024
Signature of Applicant/Date

Eric J. Remington, Attorney for Stars & Stripes 4F, LLC
Printed Name of Applicant

303 First Street New Bern, NC 28562

Phone: 252-639-7582

Email: bdadj@newbernnc.gov

Purpose of Special Use:

To provide a multifamily residential community in the Tyler - Home on the Lake PUD consisting of 145 townhome units.

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

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

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

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

Yes, we agree. The development will comply with all City ordinance requirements. The plans were submitted to DRC on 11/17/23.

Comments were received on 11/22/23. The comments were addressed and the plans were revised and resubmitted on 12/8/23.

The plans were sent to DRC for a second review. All comments received have been addressed. Staff authorized submittal of the plans on 12/18/23.

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

Yes, we agree. The use will not materially endanger public health or safety. The development consists of residential uses consistent with R-10A residential uses and will not present any unusual or substantial risks. The development will comply with all safety and building code requirements. A full Traffic Impact Analysis (TIA) Study will be prepared by a professional traffic engineer to address any traffic issues.

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

Yes, we agree. The development will be designed and constructed in accordance with all City ordinances and, therefore, it will not substantially injure or alter the value of adjoining or abutting properties. Similar townhome projects in the City and nearby communities have not had any negative/adverse impact on property values. There is a need for multifamily residential units in New Bern. This development will help meet that need.

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

Yes, we agree. The development of this parcel for multifamily use was previously approved by the City when the general plan for the Lake Tyler PUD was approved. The buildings and landscaping will have a similar look and feel to the single family residential units in the PUD and be constructed using similar materials. Finally, the use is permitted as a special use which is conclusive on the issue of use compatibility/harmony.

303 First Street New Bern, NC 28562

Phone: 252-639-7582

Email: bdadij@newbernnc.gov

I, the undersigned, do certify that all the information presented in this application is accurate and complete to the best of my knowledge, information, and belief.




Signature

1/2/2024

Date

FOR OFFICE USE ONLY:

Date application was received: January 2, 2024

Staff comments: Hendrick Stanton received this application.


Departmental Review Date: _____

Staff comments: _____

Public Hearing Date: _____

Staff comments: _____

Disposition: _____

Zoning Administrator: _____

Petitioners requesting Board of Adjustment action on property not owned by them must have this form completed by the owner of the property.

OWNERS AUTHORIZATION

Dear Sir or Madame:

I am the owner of the property located at: 250 Gracie Farms Road & 570 Washington Post Road, New Bern, NC 28560

I hereby authorize the attorneys of Ward and Smith, P.A., including Eric J. Remington to appear with my consent, before the New Bern Board of Adjustment in order to ask for a Special Use Permit to

develop a multifamily residential community on the parcel designated as Tyler - Home on the Lake Phases Two & Three

at this location. I understand that the Special Use Permit, if granted, is permanent and runs with the land.

I authorize you to advertise and present this matter in my name as the owner of the property.

If there are any questions, please contact me at the following address:

1031 Marietta Street NW, Suite Atlanta, GA 30318

Phone: 404-480-4900

Respectfully yours,


Owner signature Amanda Avery, manager

Sworn to and subscribed before me this 29th day of December, 20 23.


Notary Public

My commission expires: Feb. 22, 2027

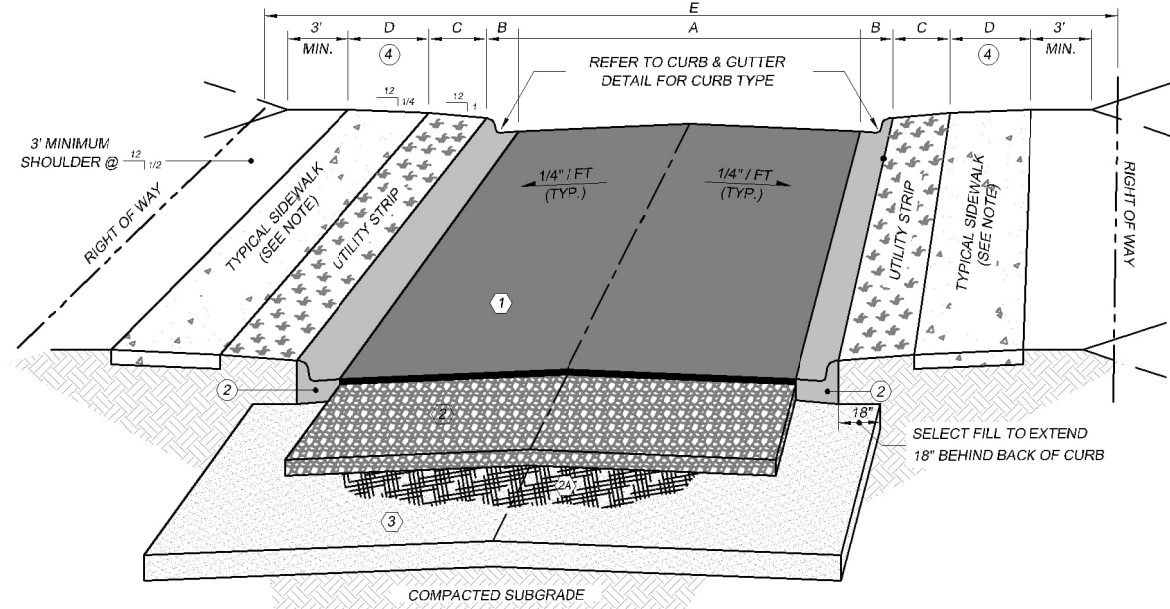


GENERAL NOTES AND SITE DATA

- BOUNDARY INFORMATION SHOWN IS PROVIDED ON THE "BOUNDARY SURVEY FOR TYPICAL HOME ON THE LAKE OUTPARCELS" AS SURVEYED BY HERBERT J. NOBLES, JR., P.L.S. #12-2703, AND DATED MAY 10, 2020.
- NEED REFERENCE: SEE BOOK 3470, PAGE 210.
- MAP REFERENCE: SEE PLANNING PL. SLIDE 126C.
- PARCEL: TOP 8-223-003 & 8-223-004.
- TOTAL COMBINED TRACTS ACRES IS 20.78 ACRES.
- CURRENT PROPERTY ZONING IS B-10A.
- AERIAL IMAGES AS SHOWN ARE FOR CONCEPTUAL AND INFORMATIONAL PURPOSES ONLY AND MAY NOT REFLECT ACTUAL FIELD CONDITIONS.
- UNIT ADDRESSES ARE AS SHOWN AND AS ASSIGNED BY THE CITY OF NEW BERN.
- THE EXISTING SITE IS CURRENTLY A COMBINATION OF WOODLANDS AND CLEARED FIELDS.
- ALL COMMON AREAS AND OPEN SPACES SHOWN ARE TO BE DEDICATED TO AND MAINTAINED BY THE PROPERTY OWNERS ASSOCIATION.
- ALL DISTANCES ARE BASED ON HORIZONTAL MEASUREMENTS. NO GRID FACTORS APPLIED.
- ELEVATIONS ARE BASED ON NAVD 83.
- ALL CORNERS ARE TO BE MARKED WITH IRON PIPES, UNLESS OTHERWISE NOTED.
- EXISTING CONTOUR INTERVALS SHOWN ARE AT ONE FOOT. TOPOGRAPHY IS AS COORDINATED BY THE DESIGNER.
- THIS PROJECT SCALES WITHIN ZONE "X" AS PER FLOOD INSURANCE RATE MAP 3720586100K, DATED JUNE 16, 2020, AND AS ESTABLISHED BY FEMA. THIS REPORT IN NO WAY SUPERCEDES THE ABOVE MENTIONED FIRM.
- THIS PROJECT IS NOT IN AN AREA OF ENVIRONMENTAL CONCERN.
- THIS SITE CONTAINS NO BLUE LINE STREAMS OR ASSOCIATED RIPARIAN BUFFERS.
- DRAINAGE AND UTILITY EASEMENTS ARE AS FOLLOWS, UNLESS OTHERWISE NOTED:
 - 10 FOOT EASEMENTS ALONG RIGHTS-OF-WAY.
 - 5 FOOT EASEMENTS CENTERED ALONG REAR LOT LINES.
 - OTHER EASEMENTS AS SHOWN.
- THE TOTAL LENGTH OF STREETS IS 1,881.00 FT.
- THE TOTAL LENGTH OF STREETS IS 1,881.00 FT.
- PROPOSED SEWER SERVICE OWNER IS THE CITY OF NEW BERN.
- PROPOSED WATER & SEWER SERVICE LOCATIONS ARE AS SHOWN.
- REFUSE SERVICE TO BE PROVIDED BY THE CITY OF NEW BERN (INDIVIDUAL CONTAINERS).
- ELECTRICAL TO BE DESIGNED AND PROVIDED BY THE CITY OF NEW BERN.
- ALL PROPOSED ELECTRICAL, CABLE, TELEPHONE, AND OTHER COMMUNICATION WIRING SHALL BE INSTALLED UNDERGROUND.
- DESIGN OF ELECTRICAL, CABLE, TELEPHONE, GAS, ETC. UTILITIES SHALL BE BY OTHERS.
- STORM DRAINAGE SHALL BE CITY OF NEW BERN APPROVED REINFORCED CONCRETE PIPES AND HIGH PERFORMANCE POLYPROPYLENE. SIZE OF STORM DRAINAGE AND UTILITY PIPING IS TO BE DETERMINED.
- ALL REQUIRED IMPROVEMENTS SHALL CONFORM TO THE CITY OF NEW BERN DESIGN MANUAL, HOME ON THE LAKE OUTPARCELS, AS SURVEYED BY HERBERT J. NOBLES, JR., P.L.S. #12-2703, AND DATED MAY 10, 2020.
- PROPOSED PROJECT SHALL BE WITH LESS THAN 24% BUILT UP AREA.
- STORMWATER PERMIT 200707014-02-0008 AND CITY OF NEW BERN STORMWATER PERMIT NO. 21-S (6.10.2008) THESE ARE NO DISCRETIONARY PERMITS WITH DIRECTOR EXEMPTIONS. ALLOWABLE IMPROVEMENTS COVER FOR THE COMMERCIAL TRACTS HAS PREVIOUSLY REPORTED AS 375,104 SF (NOT INCLUDING THE MULTIFAMILY RESIDENTIAL TRACTS). PROPOSED TOTAL IMPROVEMENTS COVER FOR THIS DEVELOPMENT IS APPROXIMATELY 380,000 SF (222,000 SF UNITS, 171,000 ROADS, 13,000 SF SIDEWALKS). NO FURTHER STORMWATER PERMITTING OR MODIFICATIONS IS REQUIRED.
- PUBLIC UTILITY WATER SUPPLY (PWS) PERMIT IS REQUIRED.
- SEWER EXTENSION PERMIT IS REQUIRED.
- UPON APPROVAL OF THE GENERAL PLAN, SUBMISSION OF CONSTRUCTION DRAWINGS AND PERMIT APPLICATIONS WILL BE SUBMITTED TO THE APPROPRIATE AGENCIES FOR REVIEW AND APPROVAL.
- PROPOSED GRADING AND TOPOGRAPHY TO BE SHOWN ON FULL CONSTRUCTION PLAN AND PROFILE DRAWINGS.
- STREET SLOPE ARE TO BE ADDED TO THE STREETS UPON SITE WORK COMPLETION.
- WATER MAIN SIZES AS SHOWN ARE PRELIMINARY AND ARE SUBJECT TO CHANGE, BASED ON WATER NORMAL MODELING AND CORRESPONDENCE WITH THE CITY OF NEW BERN ENGINEERING DEPARTMENT.
- SITE TABULATION:

ITEM	DESCRIPTION	QUANTITY
1	COMMON AREA / OPEN SPACE	8.32 ACRES ±
2	ROADS	7.83 ACRES ±
3	ROADS	8.44 ACRES ±
4	TOTALS	20.78 ACRES ±
- THIS SUBDIVISION IS IN A ZONE CONTROLLED BY ZONING REGULATIONS.
- ALL PROPOSED CORNERS ARE TO BE MARKED WITH IRON PIPES WHERE SHOWN.
- TREES ALONG STREETS SHALL COMPLY WITH SECTION 15-50 OF THE CITY OF NEW BERN LAND USE ORDINANCE. SUGGESTED TREE TYPE: PIN OAK, SAWYER OAK, WHITE OAK & SHUMARD OAK MIX. TREES SHALL BE SPACES SUCH THAT THERE ARE NO LESS THAN 3 TREES PER 100' OF ROAD. OWNERS TO BE RESPONSIBLE FOR THE MAINTENANCE OF ALL OFF-ROAD TREES.
- THE COMMUNITY PCA SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL OFF-ROAD TREES.
- RIGHT-OF-WAY STORMWATER DRAINAGE, ACCESS, AND UTILITY EASEMENTS.
- THE COMMUNITY PCA SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL BACKYARD DRAINAGE STRUCTURES AND PIPING.
- TYPICAL MINIMUM BUILDING SETBACKS FOR R-10A ZONING ARE AS FOLLOWS:
 - 25 FOOT FRONT SETBACKS.
 - 10 FOOT SIDE SETBACKS.
 - 25 FOOT REAR SETBACKS.
- PERMITS FOR 25' SETBACKS ARE PROVIDED FOR THE MULTIFAMILY TRACTS. PER DISCUSSIONS WITH CITY OF NEW BERN DEVELOPMENT SERVICES DEPARTMENT.

TYPICAL ROADWAY SECTION



ITEM	DESCRIPTION	DEPTH	WIDTH
1	8" 5.5 ASPHALT SURFACE COURSE	2"	3'
2	CRUSHED AGGREGATE BASE COURSE	4"	3'
3	ALTERNATE TENSAR GEOTEXTILE	1"	3'
4	SELECT BACKFILL (AS NEEDED)	18"	3'

ITEM	DESCRIPTION	WIDTH
1	FACE OF CURB TO FACE OF CURB	3'
2	CURB AND GUTTER	24"
3	UTILITY STRIP	2'
4	SIDEWALK	5'
5	RIGHT-OF-WAY (TOTAL)	66' ±

NOTES:

- PAYMENT WIDTHS, RIGHT OF WAYS, ROADWAY DIMENSIONS, AND PAVEMENT DESIGNS SHALL BE AS SHOWN HEREIN UNLESS OTHERWISE SPECIFIED. WHENSE DIMENSIONS COULD BE IN ANY CONTACT THE ENGINEER FOR DIRECTION.
- SEE CURB AND GUTTER DETAIL FOR CURB DIMENSIONS AND TYPE. CURB AS SHOWN HEREIN IS AS TYPICAL. SIDEWALK SHALL BE LOCATED ON ONE SIDE ONLY. REFER TO THE PLAN FOR SIDEWALK LOCATIONS. SIDEWALK IS SHOWN HERE FOR REPRESENTATION ONLY.
- ALL SURFACE SHALL BE FIRM, PROPERLY COMPACTED, PROOFROLLED, AND/OR TESTED FOR DENSITY AS PROVIDED IN THE SPECIFICATIONS PRIOR TO PLACEMENT OF ANY PAVEMENT. SECTION MATERIALS OR CURB AND GUTTER TYPICAL SIDEWALK WIDTH IS 5' UNLESS OTHERWISE SPECIFIED.

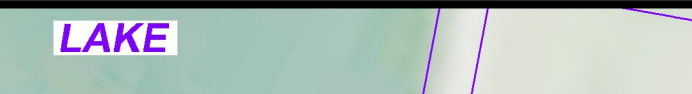
ADJACENT PROPERTY OWNER TABULATION

TAG	PARCEL ID	OWNER (NOW OR FORMERLY)	ADDRESS	DB	PG	PC	SLIDE ZONING
28	8-223-001	WILLIAMS, E. & CAMILLE S. BLACK	200 BARREILLE ST	3605	171	H	126-C
29	8-223-002	JUSTIN S. & ADRIAN M. FRESH	200 BARREILLE ST	3738	166	H	126-C
30	8-223-003	CURTIS J. FOLLIER	200 BARREILLE ST	3671	400	H	126-C
31	8-223-004	JAMES L. & AILEEN C. LORRUSO	200 BARREILLE ST	3676	711	H	126-C
32	8-223-005	ADRIAN M. & ADRIAN M. FRESH	210 BARREILLE ST	3655	188	H	126-C
33	8-223-006	CATHY L. & MICHAEL L. W. R. S.	210 BARREILLE ST	3655	38	H	126-C
34	8-223-007	MATTHEW E. & MELISSA D. STRECHER	210 BARREILLE ST	3674	1095	H	126-C
35	8-223-008	CURTIS J. & ADRIAN M. FRESH	214 BARREILLE ST	3649	1009	H	126-C
36	8-223-009	LATOYA S. WILLIAMS	216 BARREILLE ST	3627	1424	H	126-C
37	8-223-010	WINTER T. & TONYA A. ET AL.	216 BARREILLE ST	3601	2007	H	126-C
38	8-223-011	CHRISTOPHER S. & FRANCESCA WARD	211 FRIDA RD	3627	1680	H	126-C
39	8-223-012	ALEXANDER & DEBRA CARON	209 FRIDA RD	3638	103	H	126-C
40	8-223-013	OWENS P. & JULIA W. BROWL	207 FRIDA RD	3627	1075	H	126-C
41	8-223-014	DEBORAH M. GRANT	206 FRIDA RD	3638	244	H	126-C
42	8-223-015	JOHN R. & MARCIA L. DAVEY, III	210 FRIDA RD	3627	1058	H	126-C
43	8-223-016	BARRY E. & MICHELLE A. VALDEZ	210 FRIDA RD	3655	162	H	126-C
44	8-223-017	MARCO J. & JULIA BURKHARDT	205 LOUISA MAE WAY	3649	949	H	126-C
45	8-223-018	ANTHONY & BARBARA A. MALOVIC	300 LOUISA MAE WAY	3649	431	H	126-C
46	8-223-019	MICHAEL A. MYERS	300 LOUISA MAE WAY	3621	723	H	126-C
47	8-223-020	CLARENCE B. & BETH A. L. L. JAMES	300 LOUISA MAE WAY	3625	1041	H	126-C
48	8-223-021	ADAM & SALVADOR D. SCHUCH	300 LOUISA MAE WAY	3678	496	H	126-C
49	8-223-022	LAKE TYLER HOMEOWNERS ASSOCIATION	---	3678	809	H	126-C
50	8-223-023	LAKE TYLER HOMEOWNERS ASSOCIATION	---	3678	809	H	126-C
51	8-223-024	LAKE TYLER HOMEOWNERS ASSOCIATION	---	3678	809	H	126-C
52	8-223-025	LAKE TYLER HOMEOWNERS ASSOCIATION	---	3678	809	H	126-C
53	8-223-026	LAKE TYLER HOMEOWNERS ASSOCIATION	---	3678	809	H	126-C
54	8-223-027	LAKE TYLER HOMEOWNERS ASSOCIATION	---	3678	809	H	126-C
55	8-223-028	LAKE TYLER HOMEOWNERS ASSOCIATION	---	3678	809	H	126-C
56	8-223-029	LAKE TYLER HOMEOWNERS ASSOCIATION	---	3678	809	H	126-C
57	8-223-030	LAKE TYLER HOMEOWNERS ASSOCIATION	---	3678	809	H	126-C
58	8-223-031	LAKE TYLER HOMEOWNERS ASSOCIATION	---	3678	809	H	126-C
59	8-223-032	LAKE TYLER HOMEOWNERS ASSOCIATION	---	3678	809	H	126-C
60	8-223-033	LAKE TYLER HOMEOWNERS ASSOCIATION	---	3678	809	H	126-C
61	8-223-034	LAKE TYLER HOMEOWNERS ASSOCIATION	---	3678	809	H	126-C
62	8-223-035	LAKE TYLER HOMEOWNERS ASSOCIATION	---	3678	809	H	126-C
63	8-223-036	LAKE TYLER HOMEOWNERS ASSOCIATION	---	3678	809	H	126-C
64	8-223-037	LAKE TYLER HOMEOWNERS ASSOCIATION	---	3678	809	H	126-C
65	8-223-038	LAKE TYLER HOMEOWNERS ASSOCIATION	---	3678	809	H	126-C
66	8-223-039	LAKE TYLER HOMEOWNERS ASSOCIATION	---	3678	809	H	126-C
67	8-223-040	LAKE TYLER HOMEOWNERS ASSOCIATION	---	3678	809	H	126-C
68	8-223-041	LAKE TYLER HOMEOWNERS ASSOCIATION	---	3678	809	H	126-C

24" STANDARD CURB & GUTTER



TYPICAL CONCRETE SIDEWALK SECTION

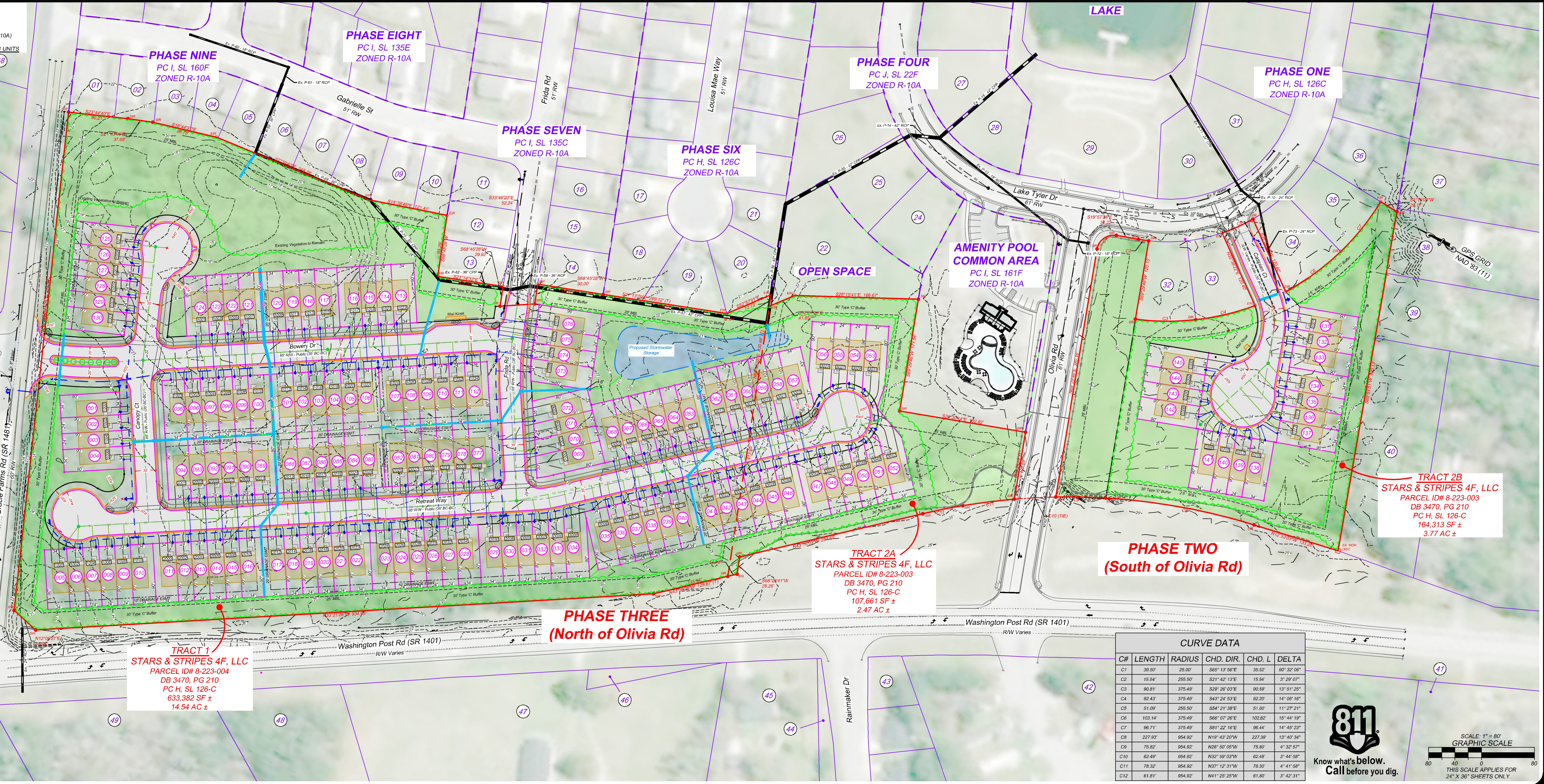


VICINITY SKETCH

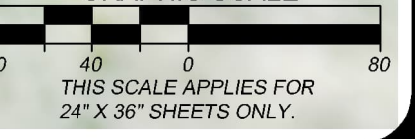


DENSITY TABULATION

ITEM	DESCRIPTION	QUANTITY
1	TOTAL SITE AREA	905,358 SF (20.78 ACRES)
2	FIRST UNIT	10,000 SF
3	REMAINDER	895,358 SF
4	UNITS PROPOSED	145 UNITS
5	UNIT DIFFERENTIAL	179 UNITS - 145 UNITS = 34 UNITS



CH#	LENGTH	RADIUS	CHD. DIR.	CHD. L.	DELTA
C1	38.90'	25.00'	86°13'36"E	35.52'	90°32'06"
C2	15.54'	255.50'	50°14'13"E	15.54'	9°38'00"
C3	80.81'	375.49'	50°01'03"E	80.81'	1°10'28"
C4	92.49'	375.49'	24°12'24"E	92.49'	14°30'16"
C5	51.09'	255.50'	25°41'21"E	51.09'	11°27'21"
C6	131.11'	375.49'	24°07'26"E	131.11'	15°44'19"
C7	96.71'	375.49'	24°07'26"E	96.71'	14°43'23"
C8	227.93'	954.82'	11°19'43'20"W	227.93'	13°40'34"
C9	75.82'	954.82'	12°08'30'00"W	75.82'	4°32'07"
C10	82.49'	954.82'	12°08'30'00"W	82.49'	3°44'56"
C11	78.32'	954.82'	12°08'30'00"W	78.32'	4°41'06"
C12	81.81'	954.82'	14°11'25'25"W	81.81'	3°42'31"



TYPICAL ELEMENT SYMBOLOGY

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

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NO.	DESCRIPTION	BY	DATE
1	CITY OF NEW BERN TRC	JGT	11.22.23

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

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

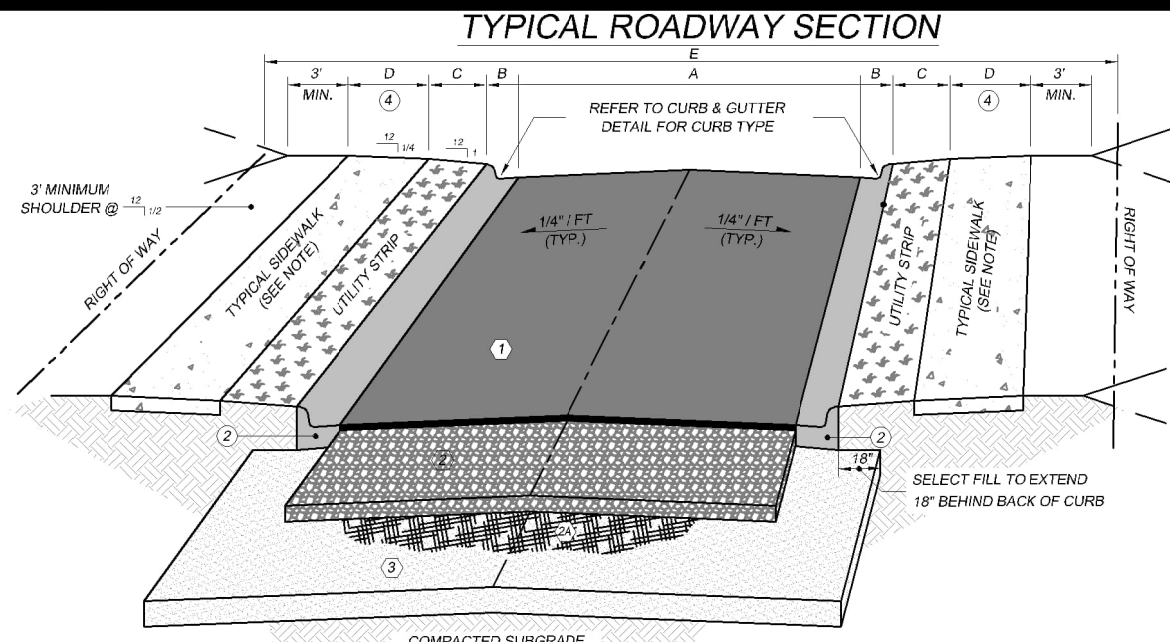
PRELIMINARY PLAT
 NOT FOR RECORDATION,
 CONVEYANCES, OR SALES

GENERAL PLAN
 SPECIAL USE PERMIT
 TYLER - HOME ON THE LAKE
 PHASES TWO & THREE
 "A PLANNED UNIT DEVELOPMENT"
 TWSP NO. 8 - CRAVEN CO. - NEW BERN - NORTH CAROLINA

SCALE: 1" = 80'
 DATE: 11.03.23
 PROJECT #: 2023-007
 SHEET: 01 of 02

GENERAL NOTES AND SITE DATA

- BOUNDARY INFORMATION SHOWN IS AS PROVIDED ON THE "BOUNDARY SURVEY FOR TYPICAL HOME ON THE LAKE OUTPARCELS", AS SURVEYED BY HERBERT J. NOBLES, JR., PLS #L2703, AND DATED MAY 10, 2020.
- NEED REFERENCE: SEE BOOK 570, PAGE 210.
- MAP REFERENCE: PLAT C-1667, PL. SLIDE 126-C.
- PARCEL: DB 3470, PG 210.
- ADJACENT PROPERTY OWNER TABULATION IS 20.78 ACRES.
- CURRENT PROPERTY ZONING IS SL 126-C.
- AERIAL IMAGES AS SHOWN ARE FOR CONCEPTUAL AND INFORMATIONAL PURPOSES ONLY AND MAY NOT REFLECT ACTUAL FIELD CONDITIONS.
- UNIT ADDRESSES ARE AS SHOWN AND AS ASSIGNED BY THE CITY OF NEW BERN.
- THE EXISTING SITE IS CURRENTLY A COMBINATION OF WOODLANDS AND CLEARED FIELDS.
- ALL COMMON AREAS AND OPEN SPACES SHOWN ARE TO BE DEDICATED TO AND MAINTAINED BY THE PROPERTY OWNERS ASSOCIATION.
- ALL DISTANCES ARE BASED ON HORIZONTAL GROUND MEASUREMENTS. NO GRID FACTORS APPLIED.
- ALL CORNERS ARE TO BE MARKED WITH IRON PIPES, UNLESS OTHERWISE NOTED.
- ELEVATIONS ARE BASED ON NAVD 83.
- EXISTING CONTOUR INTERVALS SHOWN ARE AT ONE FOOT. TOPOGRAPHY IS AS COORDINATED BY THE ENGINEER.
- THIS PROJECT SCALES WITHIN ZONE "X" AS PER FLOOD INSURANCE RATE MAP 372056100K, DATED JUNE 16, 2020, AND AS ESTABLISHED BY FEMA. THIS REPORT IN NO WAY SUPERCEDES THE ABOVE MENTIONED FIRM.
- THIS PROJECT IS NOT IN AN AREA OF ENVIRONMENTAL CONCERN.
- THIS SITE CONTAINS NO BLUE LINE STREAMS OR ASSOCIATED RIPARIAN BUFFERS.
- DRAINAGE AND UTILITY EASEMENTS ARE AS FOLLOWS, UNLESS OTHERWISE NOTED:
- A. 10 FOOT EASEMENTS ALONG RIGHTS-OF-WAY.
- B. 5 FOOT EASEMENTS CENTERED ALONG REAR LOT LINES.
- C. OTHER EASEMENTS AS SHOWN.
20. THE TOTAL LENGTH OF STREETS IS 1.58 MILES.
21. THE AVERAGE LOT/UNIT SIZE IS 1.58 AC.
22. THE MINIMUM LOT/UNIT SIZE IS 1.58 AC.
23. THE TOTAL LENGTH OF STREETS IS 1.58 MILES.
24. PROPOSED WATER SERVICE OWNER IS THE CITY OF NEW BERN.
25. PROPOSED SEWER SERVICE OWNER IS THE CITY OF NEW BERN.
26. PROPOSED WATER & SEWER SERVICE LOCATIONS ARE AS SHOWN.
27. REFUSE SERVICE TO BE PROVIDED BY THE CITY OF NEW BERN (INDIVIDUAL CONTAINERS).
28. ELECTRICAL TO BE DESIGNED AND PROVIDED BY THE CITY OF NEW BERN.
29. ALL PROPOSED ELECTRICAL, CABLE, TELEPHONE, AND OTHER COMMUNICATION WIRING SHALL BE INSTALLED UNDERGROUND.
30. DESIGN OF ELECTRICAL, CABLE, TELEPHONE, GAS, ETC. UTILITIES SHALL BE BY OTHERS.
31. STORM DRAINAGE SHALL BE CITY OF NEW BERN APPROVED REINFORCED CONCRETE PIPES AND HIGH PERFORMANCE POLYPROPYLENE. SIZE OF STORM DRAINAGE AND UTILITY PIPING IS TO BE DETERMINED.
32. ALL REQUIRED IMPROVEMENTS SHALL CONFORM TO THE CITY OF NEW BERN DESIGN MANUAL, HOME ON THE LAKE OUTPARCELS, AS SURVEYED BY HERBERT J. NOBLES, JR., PLS #L2703, AND DATED MAY 10, 2020.
33. STATE SEDIMENTATION AND EROSION CONTROL PERMIT IS REQUIRED AND IS TO BE APPLIED FOR GENERAL PLAN APPROVAL BY CITY OF NEW BERN.
34. PROPOSED PROJECT IS HIGH DENSITY, WITH LESS THAN 24% BUILT UP AREA.
35. THESE TRACTS AND THEIR PROPOSED IMPROVEMENTS COVER ARE INCLUDED IN STATE STORMWATER PERMIT 300707014 (2/23/2008) AND CITY OF NEW BERN STORMWATER PERMIT NO. 11-S (6/10/2008). THERE ARE NO DISCHARGE PERMITS WITH DIRECTOR EXEMPTIONS. ALLOWABLE IMPROVEMENTS COVER FOR THE COMMERCIAL TRACTS HAS PREVIOUSLY REPORTED AS 375,104 SF (NOT INCLUDING THE MULTIFAMILY RESIDENTIAL TRACTS). PROPOSED TOTAL IMPROVEMENTS COVER FOR THIS DEVELOPMENT IS APPROXIMATELY 380,000 SF (232,000 SF UNITS, 171,000 ROADS, 10,000 SF SIDEWALKS). NO FURTHER STORMWATER PERMITTING OR MODIFICATIONS IS REQUIRED.
36. PUBLIC WATER SUPPLY (PWS) PERMIT IS REQUIRED.
37. PUBLIC WATER SUPPLY PERMIT IS REQUIRED.
38. UPON APPROVAL OF THE GENERAL PLAN, SUBMISSION OF CONSTRUCTION DRAWINGS AND PERMIT APPLICATIONS WILL BE SUBMITTED TO THE APPROPRIATE AGENCIES FOR REVIEW AND APPROVAL.
39. PROPOSED GRADING AND TOPOGRAPHY TO BE SHOWN ON FULL CONSTRUCTION PLAN AND PROFILE DRAWINGS.
40. STREET SLOPE ARE TO BE ADDED TO THE STREETS UPON SITE WORK COMPLETION.
41. WATER MAIN SIZES AS SHOWN ARE PRELIMINARY AND ARE SUBJECT TO CHANGE, BASED ON WATER NORMAL MODELING AND CORRESPONDENCE WITH THE CITY OF NEW BERN ENGINEERING DEPARTMENT.
42. SITE TABULATION:
- LOTS/UNITS: 8,322 ACRES ±
- COMMON AREA / OPEN SPACE: 7.83 ACRES ±
- 8,322 ACRES ±
- 8,322 ACRES ±
- TOTALS: 20.78 ACRES ±
43. THIS SUBDIVISION IS IN A ZONE CONTROLLED BY ZONING REGULATIONS.
44. ALL PROPOSED CORNERS ARE TO BE MARKED WITH IRON PIPES WHERE SHOWN.
45. TREES ALONG STREETS SHALL COMPLY WITH SECTION 15-50 OF THE CITY OF NEW BERN LAND USE ORDINANCE. SUGGESTED TREE TYPE: PIN OAK, SAWYER OAK, WHITE OAK, & SHUMARD OAK. TREES SHALL BE SPACES SUCH THAT THERE ARE NO LESS THAN 3 TREES PER 100' OF ROAD FRONTAGE.
46. THE COMMUNITY PCA SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL OFF-ROAD RIGHTS-OF-WAY, STORMWATER, DRAINAGE, ACCESS, AND UTILITY EASEMENTS.
47. THE COMMUNITY PCA SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL BACKYARD DRAINAGE STRUCTURES AND PIPING.
48. TYPICAL MINIMUM BUILDING SETBACKS FOR R-10A ZONING ARE AS FOLLOWS:
- A. 25 FOOT FRONT SETBACKS.
- B. 10 FOOT SIDE SETBACKS.
- C. 25 FOOT REAR SETBACKS.
- PERMITTED 25' SETBACKS ARE PROVIDED FOR THE MULTIFAMILY TRACTS. PER DISCUSSIONS WITH CITY OF NEW BERN DEVELOPMENT SERVICES DEPARTMENT.



NOTES:

1. PAVEMENT WIDTHS, RIGHT OF WAYS, ROADWAY DIMENSIONS, AND PAVEMENT DESIGNS SHALL BE AS SHOWN HEREIN UNLESS OTHERWISE SPECIFIED. WHERE DIMENSIONS OCCUR, IF ANY, CONTACT THE ENGINEER FOR CLARIFICATION.

2. SEE CURB AND GUTTER DETAIL FOR CURB DIMENSIONS AND TYPE. CURB AS SHOWN HEREIN IS AS TYPICAL. SIDEWALK SHALL BE LOCATED ON ONE SIDE ONLY. REFER TO THE PLAN FOR SIDEWALK LOCATIONS. SIDEWALK IS SHOWN HERE FOR REPRESENTATION ONLY.

3. ALL SUBGRADE SHALL BE FIELD COMPACTED. PROFFERED, AND/OR TESTED FOR DENSITY AS PROVIDED IN THE SPECIFICATIONS PRIOR TO PLACEMENT OF ANY PAVEMENT SECTION MATERIALS OR CURB AND GUTTER. TYPICAL SIDEWALK WIDTH IS 5' UNLESS OTHERWISE SPECIFIED.

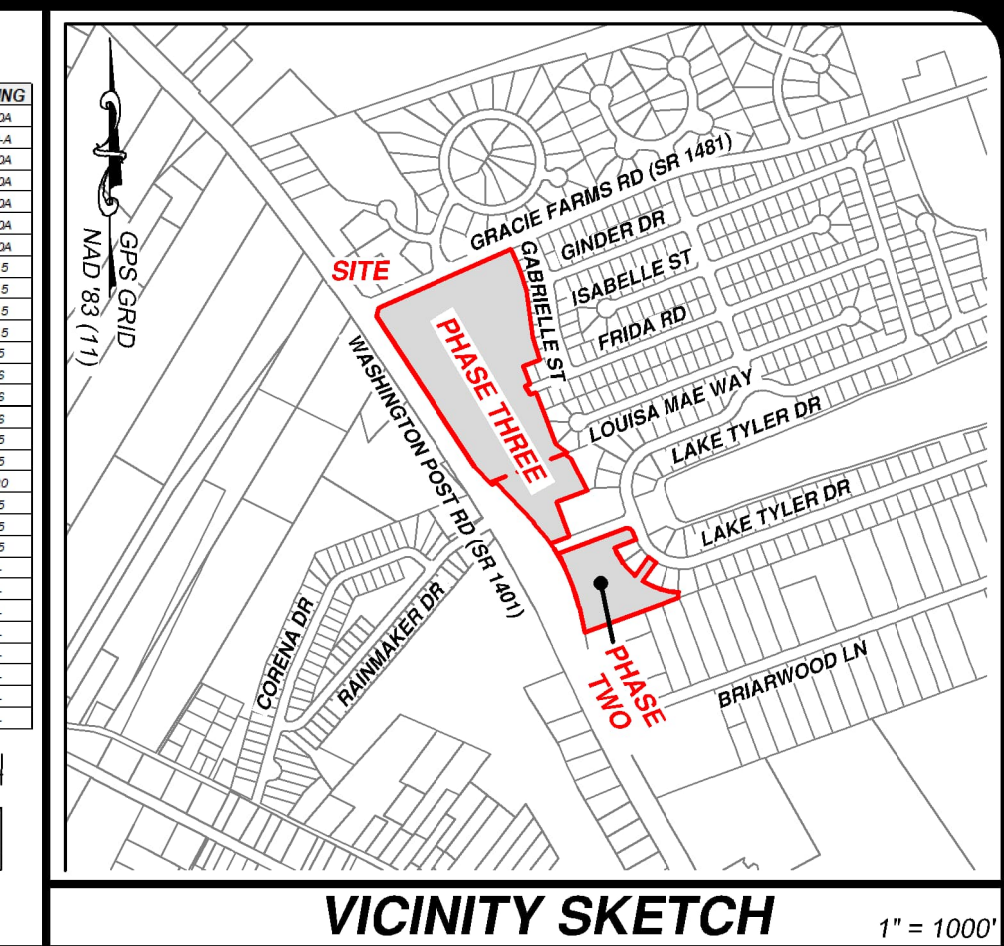
4. TYPICAL SIDEWALK WIDTH IS 5' UNLESS OTHERWISE SPECIFIED.

5. TYPICAL SIDEWALK WIDTH IS 5' UNLESS OTHERWISE SPECIFIED.

ADJACENT PROPERTY OWNER TABULATION

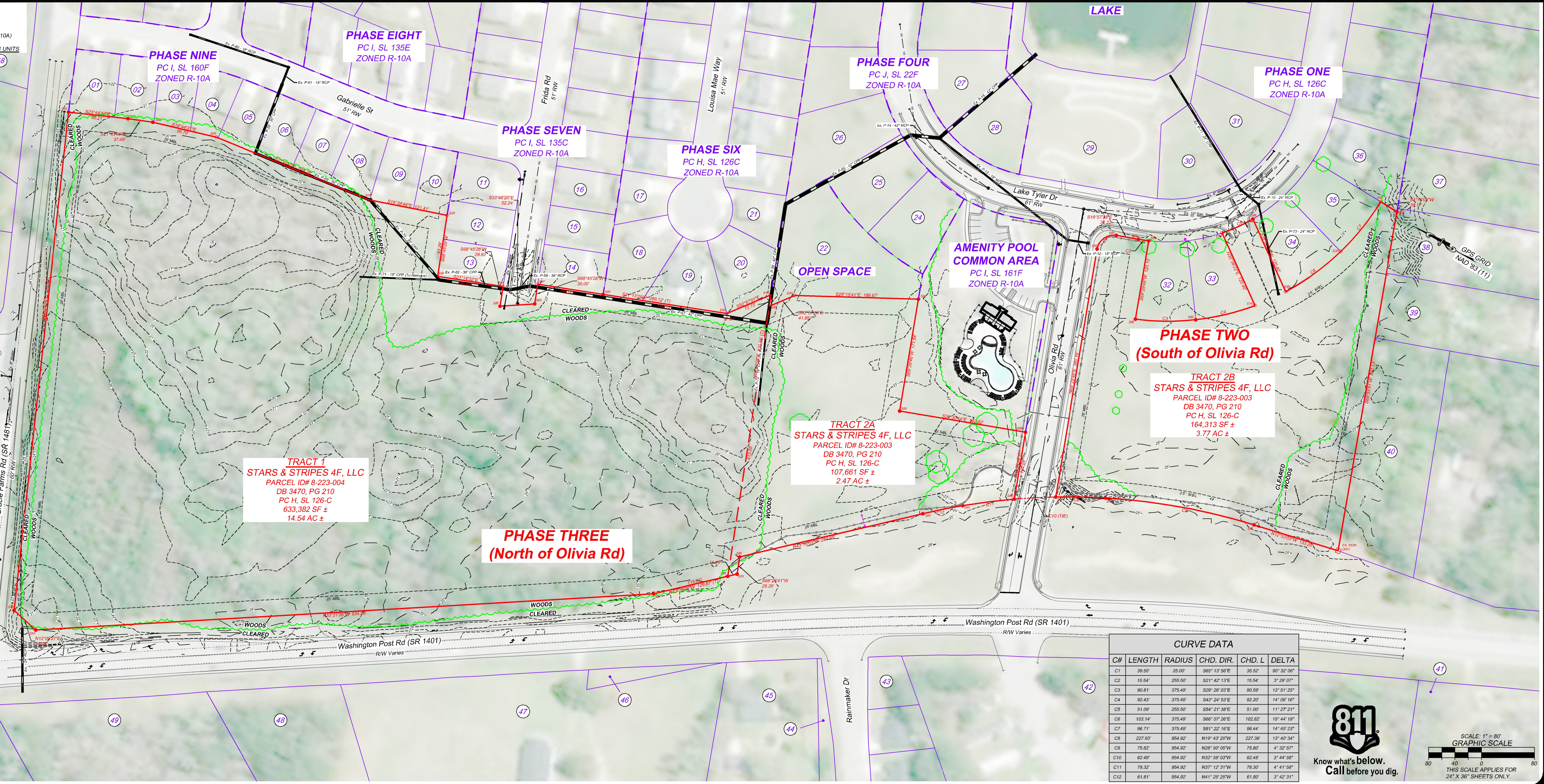
TAG	PARCEL ID	OWNER (NOW OR FORMERLY)	ADDRESS	DB	PG	PC	SLIDE ZONING
01	8-223-001	WILLIAMS, E. & CAMILLE S. BLACK	206 GABRIELLE ST	3670	171	1	160F R-10A
02	8-223-002	JUSTIN S. & JACQUELINE M. FRESH	206 GABRIELLE ST	3738	166	1	160F R-10A
03	8-223-003	CURTIS J. & JILLIAN L. COLLIER	206 GABRIELLE ST	3670	140	1	160F R-10A
04	8-223-004	JAMES L. & ARIELLE C. LORING	206 GABRIELLE ST	3670	171	1	160F R-10A
05	8-223-005	ADRIANNE S. & JAMES W. HARTMAN	206 GABRIELLE ST	3670	168	1	160F R-10A
06	8-223-006	CATHY L. & MICHAEL L. W. R. S.	210 GABRIELLE ST	3670	168	1	160F R-10A
07	8-223-007	MATTHEW E. & MELISSA C. STRECHER	210 GABRIELLE ST	3670	168	1	160F R-10A
08	8-223-008	CLYDE P. & LOUISE A. COWARD-HURRELL	214 GABRIELLE ST	3670	168	1	160F R-10A
09	8-223-009	LATONIA S. WILLIAMS	214 GABRIELLE ST	3670	168	1	160F R-10A
10	8-223-010	MINNIE HENRIE TONG ALLEN ET AL.	214 GABRIELLE ST	3670	168	1	160F R-10A
11	8-223-011	CHRISTOPHER S. & FRANCESCA WARD	214 GABRIELLE ST	3670	168	1	160F R-10A
12	8-223-012	ALEXANDER S. & DEBRA CARSON	207 FRIDA RD	3670	103	1	126C R-10A
13	8-223-013	OWENS PETERSON & JULIA W. BROOK	207 FRIDA RD	3670	103	1	126C R-10A
14	8-223-014	DEBORAH M. GRANT	207 FRIDA RD	3670	103	1	126C R-10A
15	8-223-015	JOHN S. & MARIONA DAVEY, III	207 FRIDA RD	3670	103	1	126C R-10A
16	8-223-016	BARRY S. & MICHELLE A. VALDEZ	207 FRIDA RD	3670	103	1	126C R-10A
17	8-223-017	MARCO J. & JULIA BURKHARDT	207 FRIDA RD	3670	103	1	126C R-10A
18	8-223-018	ANTHONY A. & BARBARA A. MALONE	207 FRIDA RD	3670	103	1	126C R-10A
19	8-223-019	MICHAEL A. MYERS	207 FRIDA RD	3670	103	1	126C R-10A
20	8-223-020	CLARENCE M. & BETH A. L. & LISA A. JAMES	207 FRIDA RD	3670	103	1	126C R-10A
21	8-223-021	ADAM & SARAH ANTONIO SCHUCH	207 FRIDA RD	3670	103	1	126C R-10A
22	8-223-022	LAURENCE M. & BETH A. L. & LISA A. JAMES	207 FRIDA RD	3670	103	1	126C R-10A
23	8-223-023	LAURENCE M. & BETH A. L. & LISA A. JAMES	207 FRIDA RD	3670	103	1	126C R-10A
24	8-223-024	STARS & STRIPES 4F, LLC	405 LAKE TYLER DR	3470	210	1	126C R-10A
25	8-223-025	STARS & STRIPES 4F, LLC	405 LAKE TYLER DR	3470	210	1	126C R-10A
26	8-223-026	STARS & STRIPES 4F, LLC	405 LAKE TYLER DR	3470	210	1	126C R-10A
27	8-223-027	STARS & STRIPES 4F, LLC	405 LAKE TYLER DR	3470	210	1	126C R-10A
28	8-223-028	STARS & STRIPES 4F, LLC	405 LAKE TYLER DR	3470	210	1	126C R-10A
29	8-223-029	STARS & STRIPES 4F, LLC	405 LAKE TYLER DR	3470	210	1	126C R-10A
30	8-223-030	STARS & STRIPES 4F, LLC	405 LAKE TYLER DR	3470	210	1	126C R-10A

TAG	PARCEL ID	OWNER (NOW OR FORMERLY)	ADDRESS	DB	PG	PC	SLIDE ZONING
31	8-223-031	STARS & STRIPES 4F, LLC	206 LAKE TYLER DR	3470	210	1	126C R-10A
32	8-223-032	STARS & STRIPES 4F, LLC	206 LAKE TYLER DR	3470	210	1	126C R-10A
33	8-223-033	STARS & STRIPES 4F, LLC	206 LAKE TYLER DR	3470	210	1	126C R-10A
34	8-223-034	STARS & STRIPES 4F, LLC	206 LAKE TYLER DR	3470	210	1	126C R-10A
35	8-223-035	STARS & STRIPES 4F, LLC	206 LAKE TYLER DR	3470	210	1	126C R-10A
36	8-223-036	STARS & STRIPES 4F, LLC	206 LAKE TYLER DR	3470	210	1	126C R-10A
37	8-223-037	STARS & STRIPES 4F, LLC	206 LAKE TYLER DR	3470	210	1	126C R-10A
38	8-223-038	STARS & STRIPES 4F, LLC	206 LAKE TYLER DR	3470	210	1	126C R-10A
39	8-223-039	STARS & STRIPES 4F, LLC	206 LAKE TYLER DR	3470	210	1	126C R-10A
40	8-223-040	STARS & STRIPES 4F, LLC	206 LAKE TYLER DR	3470	210	1	126C R-10A
41	8-223-041	STARS & STRIPES 4F, LLC	206 LAKE TYLER DR	3470	210	1	126C R-10A
42	8-223-042	STARS & STRIPES 4F, LLC	206 LAKE TYLER DR	3470	210	1	126C R-10A
43	8-223-043	STARS & STRIPES 4F, LLC	206 LAKE TYLER DR	3470	210	1	126C R-10A
44	8-223-044	STARS & STRIPES 4F, LLC	206 LAKE TYLER DR	3470	210	1	126C R-10A
45	8-223-045	STARS & STRIPES 4F, LLC	206 LAKE TYLER DR	3470	210	1	126C R-10A
46	8-223-046	STARS & STRIPES 4F, LLC	206 LAKE TYLER DR	3470	210	1	126C R-10A
47	8-223-047	STARS & STRIPES 4F, LLC	206 LAKE TYLER DR	3470	210	1	126C R-10A
48	8-223-048	STARS & STRIPES 4F, LLC	206 LAKE TYLER DR	3470	210	1	126C R-10A
49	8-223-049	STARS & STRIPES 4F, LLC	206 LAKE TYLER DR	3470	210	1	126C R-10A
50	8-223-050	STARS & STRIPES 4F, LLC	206 LAKE TYLER DR	3470	210	1	126C R-10A



DENSITY TABULATION

TOTAL SITE AREA	905,358 SF (20.78 ACRES)
FIRST UNIT	10,000 SF
REMAINDER	895,358 SF
895,358 / 5,000 SF	179 UNITS ALLOWABLE (R-10A)
UNITS PROPOSED	145 UNITS
UNIT DIFFERENTIAL	179 UNITS - 145 UNITS = 34 UNITS



CURVE DATA

CH	LENGTH	RADIUS	CHD. DIR.	CHD. L	DELTA
C1	39.50	25.00	86° 13' 58" E	35.52	90° 32' 06"
C2	15.64	265.50	52° 41' 13" E	15.64	3° 29' 04"
C3	80.81	375.49	52° 26' 03" E	80.59	13° 51' 25"
C4	92.43	375.49	84° 24' 53" E	82.20	14° 06' 18"
C5	51.09	265.50	85° 21' 38" E	51.00	11° 27' 21"
C6	105.14	375.49	86° 07' 26" E	105.62	15° 44' 18"
C7	96.71	375.49	86° 12' 22" E	96.44	14° 49' 23"
C8	227.87	854.92	81° 19' 43' 07" E	227.39	13° 40' 34"
C9	75.62	854.92	82° 59' 07" E	75.60	4° 32' 57"
C10	62.49	854.92	83° 59' 07" E	62.48	3° 44' 58"
C11	78.32	854.92	83° 12' 31" W	78.30	4° 41' 58"
C12	81.81	854.92	84° 25' 26" W	81.80	3° 42' 31"



TYPICAL ELEMENT SYMBOLOGY

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

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PROJECT REVISIONS

NO.	DESCRIPTION	BY	DATE
1	CITY OF NEW BERN TRC	JGT	11.22.23

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

PRELIMINARY PLAT
NOT FOR RECORDATION,
CONVEYANCES, OR SALES

EXISTING SITE

SPECIAL USE PERMIT
TYLER - HOME ON THE LAKE
PHASES TWO & THREE
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