



PO Box 7122
Jacksonville, NC 28540-2122
(910) 455-6956 office
(910) 455-6325 fax

Contact Information Sheet

Property: 4006 BLUEWATER BOULEVARD, NEW BERN, NC 28562

Sydes Communities

Tony Sydes or Leah Quinn

Office Hours: Monday – Friday, 8am – 4pm

Listing Agent Contact

Firm: **COLDWELL BANKER SEA COAST ADVANTAGE**

Agent: **LEONTINE ZAMBRANO**

Phone(s): **252-259-0374 OR 252-444-3333**

Email: **LeontineZambrano@SeaCoastRealty.com**

Selling Agent Contact

Firm: _____

Agent: _____

Phone(s): _____

Email: _____

Buyer's Information

Name: _____

Current Address: _____

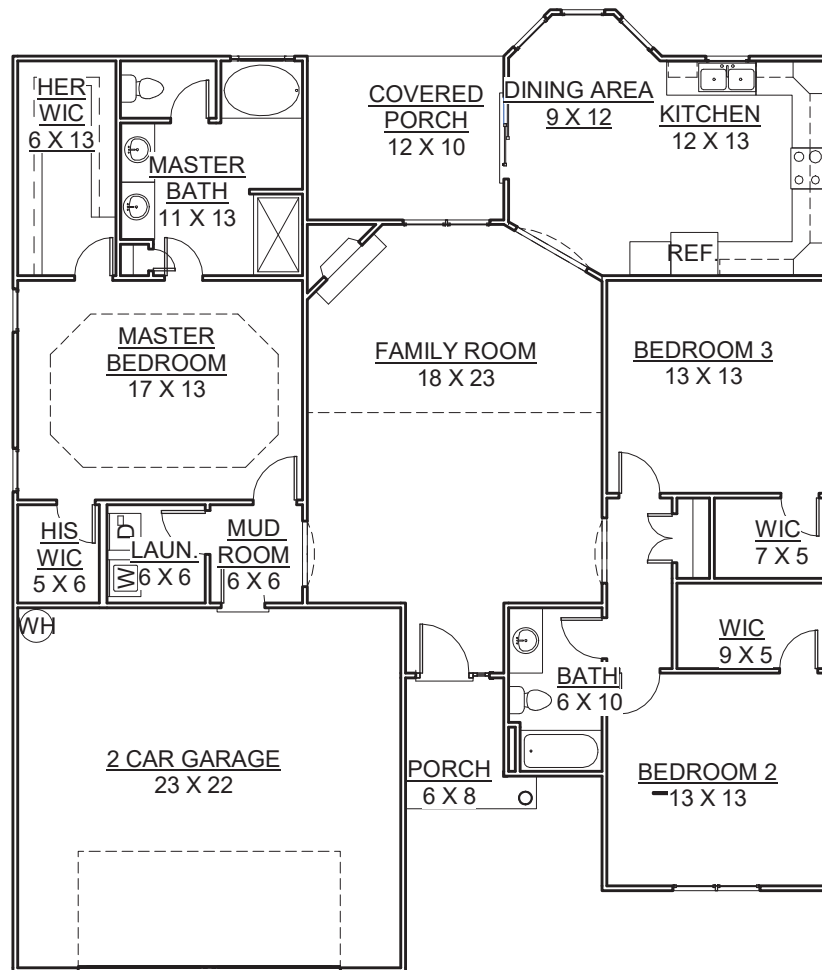
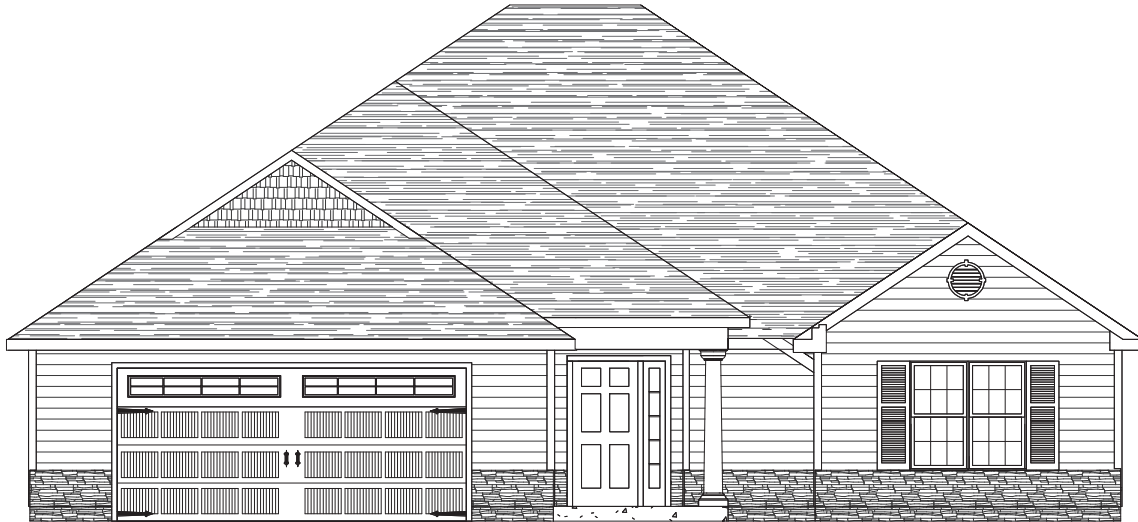
Phone(s): _____

Fax: _____

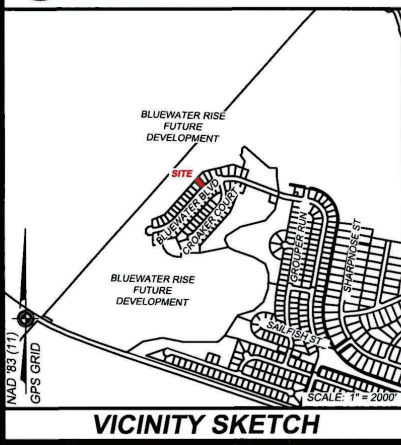
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RAEGAN
ELEV: A1

691 ATLAS VALLEY AT BLUEWATER RISE



DISCLAIMER:
ACTUAL FLOOR PLAN, INTERIOR AND EXTERIOR FINISHES, AND FEATURES
MAY VARY DEPENDING ON SUBDIVISION SPECS AND BUYER CHANGES.



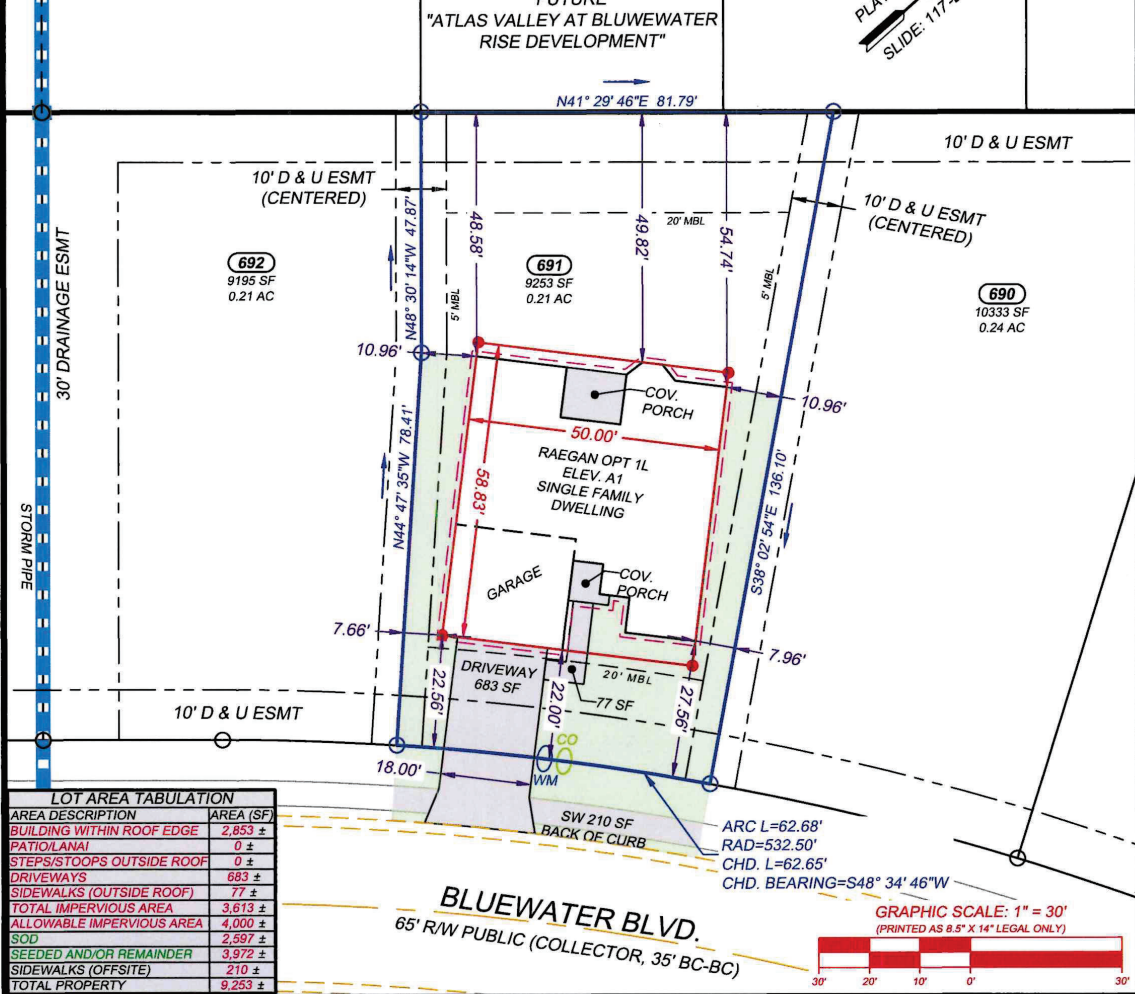
GENERAL NOTES & PROPERTY DATA

- ALL DISTANCES ARE HORIZONTAL GROUND MEASUREMENTS, NO GRID FACTORS APPLIED.
- SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
- PROPERTY ZONING: R-8.
- PARCEL ID#: 7-108-2-691.
- PARCEL ADDRESS: 4008 BLUEWATER BOULEVARD, NEW BERN, NC 28562.
- DEED REFERENCE: DEED BOOK 3404, PAGE 657 (GRAVEN CO. REGISTRY).
- MAP REFERENCE: FINAL PLAT - ATLAS VALLEY PHASE ONE - SECTION B AT BLUEWATER RISE "A PLANNED UNIT DEVELOPMENT".
- MAP RECORDING INFORMATION: PLAT CABINET J, SLIDES 117 - D-F (GRAVEN CO. REGISTRY).
- THE PROPERTY DEPICTED HEREON IS AN EXISTING PARCEL AS DESCRIBED IN THE REFERENCED DEED AND/OR FILED PLAT.
- DRAINAGE AND UTILITY EASEMENTS ARE AS FOLLOWS, UNLESS OTHERWISE NOTED:
 - 10 FOOT EASEMENT ALONG RIGHTS-OF-WAYS.
 - 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 AND/OR NOTED.
- IN ACCORDANCE WITH FEMA FLOOD INSURANCE RATE MAP PANEL NO. 3720548600K DATED JUNE 19, 2020, LOT 691 IS LOCATED IN ZONE "X". THIS REPORT IN NO WAY SUPERCEDES THE ABOVE REFERENCED F.I.R.M.

PRELIMINARY PLAT
 RELEASED FOR PERMITTING ONLY
 NOT RELEASED FOR CONSTRUCTION

REVISIONS

NO.	DESCRIPTION OF REVISION	BY	DATE



TYPICAL ELEMENT SYMBOLOLOGY

LOT BOUNDARY LINES & TIES	—●—●—●—	SEWER SERVICE/CLEANOUT	—○—○—○—
MINIMUM BUILDING LINES (SETBACKS)	—	SEWER MAIN OR FORCE MAIN	—SS—SS—SS—
EASEMENT LINES	—	SEWER MANHOLE	—S—S—S—
CENTERLINES	—	WATER MAINS (SIZED AS NOTED)	—WM—WM—WM—
CURB & GUTTER OR PAVEMENT EDGE	—	WATER METER/SERVICE	—WM—WM—WM—
STAKING BOX AND CORNERS	—●—●—●—	FIRE OR FLOW HYDRANT	—FH—FH—FH—
ROOF LINES	—	STORM DRAIN LINES	—SD—SD—SD—
EXISTING CONTOUR LINES	—##—##—##—	SWALE/DITCH/CANAL FLOW LINES	—SD—SD—SD—
FENCE LINES (AS NOTED)	—	STORM CATCH BASIN/AREA DRAIN	—CB—CB—CB—
FLOOD PLAIN LINES (AS NOTED)	—F—F—F—	FLARED END SECT./OUTLET PROT.	—FEP—FEP—FEP—
WETLAND LINES	—W—W—W—	SURFACE WATER FLOW DIRECTION	—
SIDEWALKS & CONCRETE	—	UTILITIES (AS ABBREVIATED)	—
PROPOSED SOD AREA	—	EXISTING SPOT ELEVATIONS	+##
OPEN WATER/PONDS/LAKES	—	PROPOSED SPOT ELEVATIONS	●##

SITE PLAN

LOT # 691
 ATLAS VALLEY PHASE ONE - SEC B
 AT BLUEWATER RISE
 "A PLANNED UNIT DEVELOPMENT"
 NEW BERN CRAVEN CO. NORTH CAROLINA

PROPERTY OWNER - A. SYDES CONSTRUCTION, INC.
 P.O. BOX 7122
 JACKSONVILLE, NC 28540

BUILDER OR DEVELOPER - A. SYDES CONSTRUCTION, INC.
 P.O. BOX 7122
 JACKSONVILLE, NC 28540

SCALE: 1" = 30' DATE: 09.22.2025
 PROJECT #: 2015-027 SHEET: 1 of 1

FINAL PLAT ATLAS VALLEY PHASE ONE - SECTION B 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- WETHERSMESSER REAL ESTATE DEVELOPMENT COMPANY" AS PREPARED BY DAVID L. JONES, JR., P.E. (PL-3072), DATED DECEMBER 16, 2008, AND AS RECORDED IN PLAT CABINET 1, SLIDE 704-OF THE CRAVEN COUNTY REGISTER (NOVEMBER 23, 2010).
 - DEED REFERENCE: DB 3404, PG 657.
 - PARCELS: EBT 1-106-091.
 - PROPERTY ADDRESSES ARE AS SHOWN.
 - ZONING IS B-8.
 - ALL COMMON AREAS AS SHOWN ARE TO BE DEDICATED TO THE PROPERTY OWNERS ASSOCIATION.
 - PORTIONS OF THIS PROJECT SCALE WITH ZONE "A" ZONE SHADING X (8.2% ANNUAL CHANCE) AND ZONE "AE" AS PER FLOOD INSURANCE RATE MAP 3720548800K, ALL DATED JUNE 16, 2020 AS ESTABLISHED BY FEMA. THIS REPORT IN NO WAY SUPERCEDES THE ABOVE MENTIONED FIRM.
 - BASE FLOOD ELEVATION DOWNSTREAM OF THIS SITE IS 5.0'. VALUABLE 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 BRIDES 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 32-A" APPROVED BY USACE REPRESENTATIVE GARY H. BEECHER ON AUGUST 18, 2016. REFERENCE ACTION ID: SAUW2016-01897.
 - A. SEWER: PUBLIC SANITARY SEWER SYSTEM (CITY OF NEW BERN)
B. WATER: PUBLIC WATER SYSTEM (CITY OF NEW BERN)
C. REFUSE: PUBLIC REFUSE SYSTEM (CITY OF NEW BERN)
D. ELECTRIC: PUBLIC ELECTRIC SYSTEM (CITY OF NEW BERN)
 - DRAINAGE AND UTILITY EASEMENTS ARE AS FOLLOWS, UNLESS OTHERWISE NOTED:
A. 10 FOOT EASEMENTS ALONG RIGHTS-OF-WAY.
B. 10 FOOT EASEMENTS CENTERED ALONG ALL SIDE LOT LINES.
C. 10 FOOT EASEMENTS ALONG ALL REAR LOT LINES.
D. OTHER EASEMENTS AS SHOWN/NOTED
 - TYPICAL MINIMUM BUILDING SETBACKS ARE AS FOLLOWS:
A. 20 FOOT FRONT SETBACKS
B. 5 FOOT SIDE SETBACKS
C. 20 FOOT REAR SETBACKS
D. OTHER SETBACKS AS SHOWN/NOTED
 - FLOT 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 IS: 24
 - THE AVERAGE LOT SIZE IS: 8,640 SF
 - THE MINIMUM LOT SIZE IS: 7,500 SF. LOTS #24 & 28B
 - THE TOTAL LENGTH OF STREETS IS: 3,012 LF
 - THE AVERAGE LOT WIDTH IS: 71.62 LF
 25. SITE TABULATION:

LOTS	14.02 ACRES ±
RIGHT-OF-WAY	4.56 ACRES ±
COMMON AREA/OPEN SPACE:	12.44 ACRES ±
TOTALS	31.02 ACRES ±
 - TREES SHALL COMPLY WITH SECTION 15-302, 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 MAP
1" = 2000'

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 SECURITY, 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 DIRECTOR OF DEVELOPMENT SERVICES OR THEIR DESIGNEE SUBJECT TO ITS BEING RECORDED IN THE REGISTER OF DEEDS OFFICE OF CRAVEN COUNTY WITHIN ONE YEAR OF THE DATE BELOW.

DATE: 09/03/2025

 DIRECTOR OF DEVELOPMENT SERVICES

Doc No: 10145488
 Sheet No: Page 1 of 3
 Recorded: 09/03/2025 03:02:45 PM
 Fee: \$63.00 Reclass Tax: \$0.00
 Craven County, North Carolina
 Joshua C. Rife Register of Deeds
 SJ J Pg 1170

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

STATE OF NORTH CAROLINA
 CRAVEN COUNTY

Anna Daugherty REVIEW OFFICER OF CRAVEN COUNTY CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS APPLIED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.

DATE: 9/3/25 REVIEW OFFICER: Anna Daugherty

CERTIFICATION OF REGISTRATION BY REGISTER OF DEEDS
 CRAVEN COUNTY NORTH CAROLINA

FILED FOR REGISTRATION THIS 3 DAY OF September 2025 A.D.
 AT 3:02 (AM/PM) AND DULY RECORDED IN PLAT CABINET 1
 SLIDE(S) 1170 AND BOOK --- PAGE ---
 REGISTER OF DEEDS JOSHUA D. RIFE
 BY Josiah D. Cox REGISTER OF DEEDS / DEPUTY

TYPICAL ELEMENT SYMBOLOLOGY

○ EIP	EXISTING IRON PIPE	DS	CUR-DE-AC
○ EIR	EXISTING IRON ROD	HYD	FIRE HYDRANT
○ EWP	EXISTING WOOD PIPE	HW	WATER VALVE
△ EIMAG	EXISTING 3/4" IAL	SM	SEWER MANHOLE
△ EIPK	EXISTING 1 1/2" IAL	SC	SEWER CLEAN-OUT
△ EIPN	EXISTING 2" IAL	SV	SEWER VALVE
□ EICM	EXISTING CONCRETE MONUMENT	AD	AREA DRAIN
■ EICM	SET NEW CONCRETE MONUMENT	AD	CATCH BASIN
■ CC	CONTROL CORNER	PI	UTILITY POLE
■ EIMP	NON-MONUMENTED POINT	PEP	UTILITY PEDestal
○ WI	WITNESS IRON	ONL	OVERHEAD UTILITIES
(T)	TOTAL DISTANCE	TRR	TO BE REMOVED
W/L	TIE LINE	SQFT	SQUARE FEET
TL	TIE LINE	AC	ACRES
HW	RIGHT OF WAY	LF	LINE TABLE
CL	CENTERLINE	CP	CURVE TABLE
PL	PROPERTY LINE	SP	SP TO RIGHT TRIANGLE
MBL	MINIMUM BUILDING LINE	---	PROPERTY BOUNDARY LINE
DUE	DRAINAGE & UTILITY EASEMENT	---	PARCELS LINE
ESMT		---	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 2654, PAGE 857 RECORDED IN THE OFFICE OF THE CRAVEN COUNTY REGISTER OF DEEDS; THAT THE RATIO OF PRECISION AS CALCULATED IS 1:15500; THAT THIS MAP WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED. WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER AND SEAL.

THIS 15 DAY OF August, 2025.

Herbert J. Nobles, Jr.
 HERBERT J. NOBLES, JR. - PL-5739

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

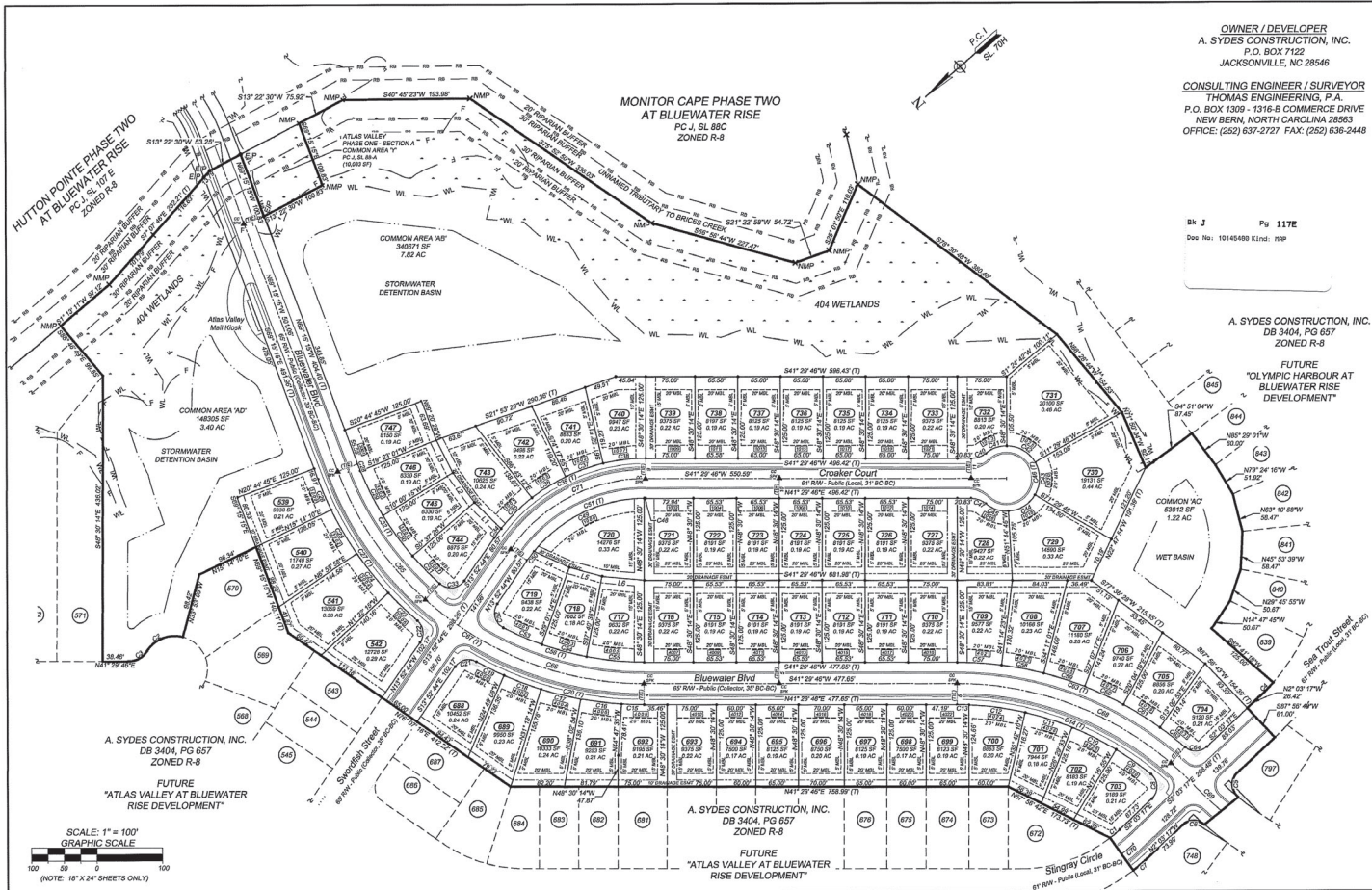


**FINAL PLAT
 ATLAS VALLEY
 PHASE ONE - SECTION B
 at
 BLUEWATER RISE
 "A PLANNED UNIT DEVELOPMENT"**

NEW BERN TOWNSHIP 87 CRAVEN COUNTY NORTH CAROLINA

OWNER / DEVELOPER
A. SYDES CONSTRUCTION, INC.
 P.O. BOX 7122
 JACKSONVILLE, NC 28546
 (910) 455-6969

SCALE: 1" = 100' DATE: 08/04/2025
 PROJECT #: 2015_027 SHEET: 1 of 3



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

CONSULTING ENGINEER / SURVEYOR
 THOMAS ENGINEERING, P.A.
 P.O. BOX 1309 - 1516-B COMMERCE DRIVE
 NEW BERN, NORTH CAROLINA 28563
 OFFICE: (252) 637-2727 FAX: (252) 636-2448

Bk J Pg 117E
 Doc No: 10145480 Kind: RSP

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

FUTURE
 "OLYMPIC HARBOUR AT
 BLUEWATER RISE
 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



CERTIFICATION OF REGISTRATION BY REGISTER OF DEEDS
 GRAVEN COUNTY NORTH CAROLINA

FILED FOR REGISTRATION THIS 3 DAY OF September 2024 A.D.
 AT 2:02 (AM) AND DULY RECORDED IN PLAT CABINET J
 SLIDES 117E AND BOOK _____ PAGE _____

REGISTER OF DEEDS JOSHUA D. KOHR
 BY JOSHUA D. KOHR REGISTER OF DEEDS / ASSISTANT / DEPUTY

TYPICAL ELEMENT SYMBOLOLOGY

○ EIP	EXISTING IRON PIPE	CDS	CUL-DE-SAC
○ EIR	EXISTING IRON ROD	HYD	FIRE HYDRANT
○ SPI	SET NEW IRON PIPE	WM	WATER METER
▲ EMAG	EXISTING MAG NAIL	WV	WATER VALVE
▲ SMAG	SET NEW MAG NAIL	SMH	SEWER MANHOLE
▲ EPN	EXISTING PK NAIL	SC	SEWER CLEAN-OUT
▲ SPN	SET NEW PK NAIL	SV	SEWER VALVE
□ ECH	EXISTING CONCRETE MONUMENT	AD	AREA DRAIN
□ SCH	SET NEW CONCRETE MONUMENT	CB	CATCH BASIN
□ CC	EXISTING CONCRETE CONTROL CORNER	P	UTILITY PEDESTAL
○ NMP	NON-MONUMENTED POINT	CHU	OVERHEAD UTILITIES
○ W	WITNESS IRONS	TBR	TO BE REMOVED
(T)	TOTAL DISTANCE	CHU	CHURCH
W	WETLANDS	AC	ACRES
TL	THE LINE	LF	LINE TABLE
RL	RIGHT OF WAY	CF	CURVE TABLE
CL	CENTERLINE	ST	18\"/>
PL	PROPERTY LINE	ST	18\"/>
ML	MINIMUM BUILDING LINE	---	PROPERTY BOUNDARY LINE
DUC	DRAINAGE & UTILITY EASEMENT	---	PARCEL LINE
ESMT	EASEMENT	---	ADDRESS

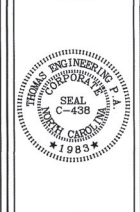
CERTIFICATE OF SURVEY & ACCURACY

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 3454, PAGE 657 RECORDED IN THE OFFICE OF THE GRAVEN COUNTY REGISTER OF DEEDS, THAT THE RATIO OF PRECISION AS CALCULATED IS 1:1500; THAT THIS MAP WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED;

THIS 15 DAY OF August, 2024.

HERBERT J. NOBLES, JR. PLS 01-1203

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 B
at
BLUEWATER RISE
"A PLANNED UNIT DEVELOPMENT"

NEW BERN TOWNSHIP 87 GRAVEN COUNTY NORTH CAROLINA

A. SYDES CONSTRUCTION, INC.
 P.O. BOX 7122
 JACKSONVILLE, NC 28546
 (910) 454-6265

SCALE: 1" = 100' DATE: 08/04/2025
 PROJECT #: 2015_027 SHEET: 2 of 3

CONTROL DATA		
LINE #	BEARING	DISTANCE
(TIE) 1	N20° 44' 43"E	32.50'
(TIE) 2	N20° 44' 43"E	32.50'
(TIE) 3	N4° 40' 25"W	32.50'
(TIE) 4	S48° 30' 14"E	32.50'
(TIE) 5	N48° 30' 14"W	32.50'
(TIE) 6	S48° 30' 14"E	32.50'
(TIE) 7	N7° 48' 05"W	32.50'
(TIE) 8	N78° 01' 18"E	30.50'
(TIE) 9	N48° 30' 14"W	30.50'
(TIE) 10	S48° 30' 14"E	30.50'
(TIE) 11	N48° 30' 14"W	30.50'

LINE DATA		
LINE #	BEARING	DISTANCE
L1	N85° 52' 58"E	56.63'
L2	S84° 41' 08"E	55.01'
L3	S73° 18' 22"E	55.01'
L4	S69° 59' 17"W	59.21'
L5	S58° 39' 04"W	51.70'
L6	S48° 54' 50"W	64.62'

CURVE DATA				
CURVE #	LENGTH	RADIUS	CHD. DIRECTION	CHD. LENGTH
C1	18.65'	218.65'	N0° 29' 25"E	18.65'
C2	62.71'	50.00'	N20° 11' 19"E	58.68'
C3	34.86'	35.00'	S12° 52' 41"W	33.53'
C4	29.31'	319.50'	S4° 40' 59"E	29.30'
C5	42.41'	25.00'	N50° 39' 27"W	37.51'
C6	30.75'	35.00'	N60° 05' 18"E	33.55'
C7	26.18'	300.50'	N2° 49' 24"E	26.17'
C8	42.41'	25.00'	S50° 39' 27"E	37.51'
C9	65.40'	467.50'	N76° 43' 44"E	65.40'
C10	75.15'	467.50'	N58° 05' 46"E	75.07'
C11	75.15'	467.50'	N58° 54' 08"E	75.07'
C12	86.62'	467.50'	N48° 59' 20"E	86.50'
C13	17.82'	467.50'	N42° 35' 18"E	17.82'
C14 (T)	300.21'	467.50'	N81° 07' 05"E	313.98'
C15	34.48'	332.50'	N40° 21' 05"E	34.48'
C16	43.69'	332.50'	N48° 34' 48"E	43.65'
C17	62.68'	332.50'	N55° 18' 20"E	62.65'
C18	60.27'	332.50'	N81° 58' 19"E	60.24'
C19	46.60'	532.50'	N67° 41' 28"E	46.64'
C20 (T)	269.78'	532.50'	N55° 50' 55"E	264.00'
C21	35.69'	25.00'	N28° 09' 40"E	33.48'
C22	38.69'	25.00'	S55° 59' 08"E	33.48'
C23	61.23'	532.50'	N85° 20' 08"E	61.20'
C24	77.17'	532.50'	S87° 13' 09"E	77.10'
C25	77.17'	532.50'	S78° 54' 56"E	77.10'
C26	51.21'	532.50'	S72° 00' 32"E	51.19'
C27 (T)	268.19'	532.50'	S62° 39' 24"E	264.00'
C28	11.11'	467.50'	N65° 50' 07"W	11.11'
C29	76.53'	467.50'	N75° 18' 22"W	76.45'
C30	76.53'	467.50'	N84° 41' 08"W	76.45'
C31	68.50'	467.50'	S88° 58' 30"W	69.51'
C32 (T)	223.73'	467.50'	N82° 57' 50"W	221.60'

CURVE DATA				
CURVE #	LENGTH	RADIUS	CHD. DIRECTION	CHD. LENGTH
C33	42.41'	25.00'	S34° 43' 23"W	37.51'
C34	17.29'	260.50'	S12° 07' 00"E	17.25'
C35	66.79'	260.50'	S0° 32' 13"E	66.69'
C36	60.81'	260.50'	S9° 39' 59"W	60.69'
C37	60.79'	260.50'	S21° 54' 37"W	60.57'
C38	65.48'	260.50'	S24° 48' 27"W	65.34'
C39 (T)	271.19'	260.50'	S12° 48' 31"W	260.67'
C40	24.19'	35.00'	S21° 41' 59"W	23.71'
C41	34.50'	50.00'	S21° 41' 59"W	33.67'
C42	52.36'	50.00'	S71° 29' 47"W	50.00'
C43	52.36'	50.00'	N48° 30' 14"W	50.00'
C44	49.53'	50.00'	N9° 52' 30"E	47.53'
C45	37.39'	50.00'	N59° 49' 18"E	36.52'
C46 (T)	226.16'	50.00'	N48° 30' 14"W	227.00'
C47	24.19'	35.00'	N67° 17' 34"E	23.71'
C48	3.98'	219.50'	N47° 29' 48"E	3.98'
C49	102.71'	219.50'	N15° 48' 15"E	105.58'
C50	17.27'	219.50'	N11° 36' 42"W	17.27'
C51 (T)	212.54'	219.50'	N13° 36' 31"E	203.98'
C52	42.41'	25.00'	N62° 28' 54"W	37.51'
C53	64.76'	467.50'	S64° 58' 52"W	64.70'
C54	76.63'	467.50'	S59° 39' 14"W	70.57'
C55	88.34'	467.50'	S48° 54' 34"W	88.21'
C56 (T)	223.73'	467.50'	S55° 12' 22"W	221.60'
C57	67.51'	532.50'	S45° 07' 42"W	67.47'
C58	65.59'	532.50'	S52° 17' 19"W	65.44'
C59	65.63'	532.50'	S59° 29' 47"W	65.59'
C60	65.63'	532.50'	S59° 24' 14"W	65.44'
C61	65.58'	532.50'	S72° 27' 28"W	65.54'
C62	48.78'	532.50'	S79° 30' 31"W	48.74'
C63 (T)	378.68'	532.50'	S51° 51' 51"W	370.67'
C64	36.78'	25.00'	S49° 08' 19"W	33.55'

CENTERLINE CURVE DATA				
CURVE #	LENGTH	RADIUS	CHD BEARING	CHD LENGTH
C65	302.16'	500.00'	N89° 35' 59"W	297.58'
C66	302.16'	500.00'	S58° 48' 31"W	297.58'
C67 (T)	604.32'	500.00'	S70° 08' 16"W	588.20'
C68	455.34'	500.00'	S64° 43' 19"W	394.33'
C69	58.04'	500.00'	S84° 43' 03"W	56.02'
C70	23.84'	250.00'	N0° 40' 39"E	23.83'
C71	241.62'	250.00'	S13° 48' 31"W	232.33'

Bk J Pg 117F
Doc No: 10140460 Kind: rdp

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

CONSULTING ENGINEER / SURVEYOR
THOMAS ENGINEERING, PA.
P.O. BOX 1309 - 1316-B COMMERCE DRIVE
NEW BERN, NORTH CAROLINA 28563
OFFICE: (252) 637-2727 FAX: (252) 636-2448

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

CERTIFICATION OF REGISTRATION BY REGISTER OF DEEDS
GRAVEN COUNTY
NORTH CAROLINA

FILED FOR REGISTRATION THIS 3 DAY OF September 2025 A.D.
AT 3:02 PM AND DULY RECORDED IN PLAT CABINET 117E
SLIDER F AND BOOK PAGE

REGISTER OF DEEDS JOSHUA D. KOKER
BY JOSHUA D. KOKER, REGISTER OF DEEDS / ASSISTANT / DEPUTY

TYPICAL ELEMENT SYMBOLLOGY	
○ EIP	EXISTING IRON PIPE
○ EIR	EXISTING IRON ROD
● SIP	SET NEW IRON PIPE
▲ SMAG	EXISTING MAG NAIL
▲ SPK	SET NEW PK NAIL
□ BCM	EXISTING CONCRETE MONUMENT
■ SPC	SET NEW PK NAIL
■ CC	SET NEW CONCRETE MONUMENT
■ CC	CONTROL CORNER
● NMP	NON-MONUMENTED POINT
● WI	WITNESS IRONS
(T)	TOTAL DISTANCE
--- WETLANDS ---	VA
---	TIE LINE
---	RIGHT OF WAY
---	CL
---	CENTERLINE
---	PROPERTY LINE
---	MINIMUM BUILDING LINE
---	DRAINAGE & UTILITY EASEMENT
ESMT	EASEMENT
---	CUL-DE-SAC
---	FIRE HYDRANT
---	WATER METER
---	WATER VALVE
---	SEWER MANHOLE
---	SEWER CLEAN-OUT
---	SEWER VALVE
---	ARCA DRAIN
---	CATCH BASIN
---	UTILITY POLE
---	UTILITY PEDESTAL
---	OVERHEAD UTILITIES
---	TO BE REMOVED
---	CHU
---	SQFT
---	ACRES
---	LINE TABLE
---	CURVE TABLE
---	10' x 10' RIGHT TRIANGLE
---	PROPERTY BOUNDARY LINE
---	PANEL 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 2654, PAGE 637 RECORDED IN THE OFFICE OF THE GRAVEN 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 15th DAY OF August, 2025.

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 B
at
BLUEWATER RISE
"A PLANNED UNIT DEVELOPMENT"

NEW BERN TOWNSHIP #7 GRAVEN COUNTY NORTH CAROLINA

A. SYDES CONSTRUCTION, INC.
P.O. BOX 7122
JACKSONVILLE, NC 28546
(910) 455-6966

SCALE: 1" = 100' DATE: 08/04/2025
PROJECT #: 2015_027 SHEET: 3 of 3

BUYER INCENTIVE ADDENDUM

SELLER: A. SYDES CONSTRUCTION, INC.

ADDRESS: 4006 BLUEWATER BOULEVARD, NEW BERN, NC 28562

BUYER: _____

This Addendum to the Offer to Purchase and Contract between Buyer and Seller, for the subject property described above, is hereby incorporated and is part of said Contract. In the event of a conflict between this Addendum and said Contract, this Addendum shall control. Any terms not modified by this, previous, or subsequent addenda, shall remain in full force and effect.

Set forth, the following incentives are provided for this closing:

Buyer Incentive (up to): \$ _____

This incentive is only provided to Buyers who use preferred closing partners listed below for closing and settlement. If Buyer fails to use both preferred closing partners, the entire incentive is forfeited.

Mortgage Lender: ALPHA MORTGAGE

Closing Attorney: STEVEN K. BELL ATTORNEY AT LAW

NOTE: Buyer is not required to use the preferred lender. Buyer may seek loan from other providers to ensure competitive terms and the best available service. However, if Buyer does not use preferred providers, Builder's contribution to closing costs / incentives will be reduced to \$0.00. Lender agrees to contribute 1.25% of the loan amount and that portion will be applied first, with the Seller paying the remaining balance of the incentive.

Buyer:

Buyer:

Date: _____

Seller:

Date: _____

Addendum to Contract

This addendum to the Offer to Purchase and Contract dated _____ between _____, Buyer and A. Sydes Construction, Inc., Seller regarding property known as 4006 BLUEWATER BOULEVARD, NEW BERN in or near the County of Craven, North Carolina, by reference hereto, is incorporated in and is a part of said contract, as follows. In the event of any conflict between these provisions and the provisions of the Contract, these provisions shall control. A default by Buyer in the provisions of this Addendum shall be a material default in the Contract.

1. Closing Attorney to be Steven K. Bell—2809 Village Way Trent Woods NC, 28562 closings@stevenkbell.com (252-633-1236)
2. Buyer has received Restrictive Covenants from his/her Agent and acknowledges their responsibility to read them for compliance.
3. Buyers are advised that all fencing, exterior home modifications, and/or outbuildings must be approved by the Homeowner's Association. The restrictive covenants should be referenced for guidelines.
4. It is Buyer's responsibility to confirm school assignment and any potential redistricting.
5. Renderings of floor plans and elevations may differ slightly from actual home when construction is complete.
6. The Buyer is responsible for having the utilities turned on in their name within 3 days after closing, i.e., electric, water/sewer, gas.
7. Buyers may not engage the project manager, or tradesmen/subcontractors to make additions or changes of any kind while under construction and/or prior to closing. Such changes must be coordinated between their agent and the Builder Representative in the office.
8. Buyer to coordinate all available interior and exterior selections through A. Sydes Construction, Inc., contact 910-455-6956 to make selection appointments. The stage of construction at the time of contract will determine which changes the builder will accommodate.
9. Upgrades, changes, and additions must be paid for in advance and are non-refundable. Any upgrades or changes have the potential to delay the closing date.
10. In accordance with the Builder's Insurance Company and NC State Law:
 - Buyers understand and agree that they will not be on the job site between the hours of 6:00am and 6:00pm during the weekdays and must be accompanied by an Agent on any visit.
 - Buyers understand that they enter the job site at their own risk, even when accompanied by Builder or Agent.
11. Buyer is advised that the BUA (Build Upon Area) will potentially change from what is currently found in the Restrictive Covenants at the discretion of the developer and engineering of projects.
12. Buyer understands that the Builder will not deliver possession until the Warranty Deed has been recorded and the funds have been disbursed.
13. Buyer acknowledges that there are Wetlands within the Subdivision and there will be limited effects on various lots. The Buyer further acknowledges they have reviewed the recorded plat for all notations on the Lot referenced herein.



14. Buyer acknowledges that the One-Year Builder Warranty covers structural items only and does not include cosmetic items to include paint, landscaping, and small concrete cracks. Lot clearing is at builder or developer discretion, but it is deemed as is once the home is closed and may or may not include the full acreage of the lot.
15. Buyer's walk thru of the home will be scheduled through the agents upon home completion. The walk thru should be scheduled at least a week prior to closing, but must take place no less than three business days prior to closing.
16. Builder shall diligently pursue the construction of the house and shall complete construction as a "turn-key" job on or before the closing. If the Seller is delayed at any time in the process by any of the following: a.) any act of neglect of Buyer; b.) any changes ordered in the construction; c.) material or labor shortages, adverse weather conditions, or delays in transportation which were reasonably anticipated or d.) acts of God, then the time for completion on construction of the House and closing shall be extended automatically by a reasonable time to account for deal experiences, Construction shall be deemed complete when i) the House has been completed in accordance with the Plans and Specifications; ii) a Certificate of Compliance has been issued by the appropriate governmental authority having jurisdiction over the construction of the House. Builder is not responsible for any fees i.e., extension of interest rate lock, etc., resulting from such delays of closings.
17. In the event the Seller should determine that the Buyers pre-qualification or approval for any loan secured for the source of funds has been revoked or had conditions placed upon said approval, Seller shall have the right to demand an unqualified loan commitment from the Buyer's Lender. In the event said loan commitment is not received by Seller within three (3) business days of written demand, Seller shall have the right to cancel this Offer to Purchase and Contract. In the event of said Seller's cancellation, any earnest money deposit shall be refunded to Buyer and any due diligence funds or builders deposit shall be retained by Seller.

_____ (Buyer)

_____ (Buyer)

_____ (Seller)

A. SYDES CONSTRUCTION, INC. BY LEAH P. QUINN ASST. SECRETARY





CONSTRUCTION SPECIFICATIONS FOR ATLAS VALLEY AT BLUEWATER RISE

GENERAL & EXTERIOR

- All homes meet or exceed local codes and standards, energy efficiency standards, and HUD/VA building requirements.
- Engineered truss roof system.
- 1/2" OSB sheathing of all exterior walls and roof.
- Fiberglass/asphalt shingles on roof.
- Vinyl siding and trim to be installed on exterior of home. Front elevation to receive shutters where room permits.
- Single hung vinyl windows per plan with half screen and grids.
- Insulated metal exterior doors.
- Raised panel steel overhead garage door with opener.
- Soil treated for termite protection with warranty provided at closing.

INTERIOR

- Exterior walls to receive R-15 insulation batts and ceiling to receive R-38 blown insulation.
- Interior to receive 1/2 gypsum drywall on walls and ceilings.
- 2 panel arch top interior doors with grooves and 3 1/4" trim 3 1/4" trim picture framed windows, and 5 1/4" baseboard throughout home.
- White smooth finish ceilings.
- Two coats of flat wall paint throughout the home in select builder color. One coat primer on trim and two coats semi-gloss trim paint.
- Garage area will be trimmed, but unpainted
- Vinyl coated ventilated metal closet shelving.
- Nickel door hardware throughout.

ELECTRICAL

- Nickel light fixtures to be installed throughout home.
- Door chime and smoke detectors provided.
- Ceiling fan provided for the family room and master bedroom. All other bedrooms are prewired for ceiling fans.
- Ethernet connections provided in the living room and all bedrooms.

PLUMBING

- Gas water heater.
- PVC drain lines and Pex water lines
- Washer, dryer, and icemaker connections.
- Minimum of two exterior water spigots.

HEATING & COOLING

- 14 seer high efficiency heat pumps.
- Gas fireplace (inclusion per plan).

KITCHEN

- Smooth top freestanding range, microwave hood, and dishwasher to be installed per builder's selections.
- Granite countertops.
- Stainless steel double bowl sink.
- Single lever pull-out chrome faucet.

BATH

- Fiberglass tub and shower per plan. On select plans garden tubs will be installed in master bathrooms.
- Exhaust fans.
- Full mirrors over vanities.
- Cultured marble vanity tops.
- Shower door on stand-alone shower in master bathroom
- Standard nickel plumbing fixtures and bath accessories to be installed.

FLOOR COVERING

- Laminate flooring per builder's selection to be installed in foyer/entryway, kitchen, and breakfast nook.
- Tile per builder's selections to be installed in some wet areas per plan.
- Carpet with six pound rebond pad throughout remainder of home.

SITE

- Concrete driveway and sidewalk.
- Concrete patio installed on the rear of home (inclusion per plan).
- Sod to be installed in front yard with remainder of yard to be graded and seeded.
- Modest shrubbery planted in front of home.
- Concrete patio installed on the rear of home

**** Any item that has already been installed or ordered may not be changed. Exclude these items from the specifications. All allowances are based on contractor pricing. The builder reserves the right to make substitutions in products and materials of equal or better quality when necessary. The information above may change without notice prior to a fully executed contract. Payment for all upgrades and change orders are due in full prior to ordering or execution of upgrade. These funds are non refundable under any circumstances.

Buyer

Buyer

Seller

A. SYDES CONSTRUCTION, INC.
 BY LEAH P. QUINN
 ASST. SECRETARY

September 2025 SPECS

9/17/2025

ASCI

Spec Home

Lot: 691 Atlas Valley at Bluewater Rise
Address: 4006 Bluewater Boulevard, New Bern, NC 28562
Plan: Raegan

Front Door	818 CL w/ 453 CL		ordered
Stone	Classic LedgeStone Kingsford Gray	S-A-S	ordered
Shingles	Charcoal		
Shutters	Black		ordered
Exterior Vinyl	Flint	USS	ordered
Shake Accent	Urban Iron		ordered
Garage Door	Stockton 2		ordered
Interior Paint	Primary -- First Star	DA	ordered
	Trim -- Standard		ordered
Countertops	Kitchen -- Platinum Pearl	SG	ordered
	Bath -- White Cultured Marble	KL	ordered
Cabinets	Kitchen & Bath-- Cane Shadow	KL	ordered
Kitchen Hardware	Nickel	KL	ordered
Kitchen Faucets	Sleek		ordered
Laminate	foyer, kitchen/nook -- Hamilton Oak	FG	ordered
Tile	mud room, utility, baths, surrounds -- Iron w. Warm Gray Grout	FG	ordered
Carpet	112	FG	ordered
Electrical Fixtures	Nickel	KL	ordered
Plumbing Fixture	Nickel (bath faucets Gibson)		ordered
Bath Accessory	Nickel		ordered
Door Knobs & Hinges	Nickel		ordered
Appliances	Dishwasher-- GDT630PYRFS		
	Range-- GRF500PVSS		
	Microwave-- JNM3163RJSS		

Additional Notes: gas water heater
gas fireplace

*****ALL UPGRADES AND CHANGE ORDERS ARE DUE IN FULL PRIOR TO ORDERING OR EXECUTION OF UPGRADE. THESE FUNDS ARE NONREFUNDABLE UNDER ANY CIRCUMSTANCES.**

By signing below, I acknowledge I made the above selections:



LOT 691 - 4006 BLUEWATER BOULEVARD

SELECTION SWATCHES

DISCLAIMER:

THESE SELECTIONS MAY CHANGE DUE TO SUPPLY ISSUES. PLEASE CONFIRM PRIOR TO CONTRACT WHETHER SELECTIONS HAVE CHANGED.



US HWY 70 & Future I-42 Disclosure



U.S. 70 between Raleigh and Morehead City plays important roles, including being a primary hurricane evacuation route as well as being a major corridor for freight transport. Future Interstate 42 generally follows the U.S. 70 corridor southeasterly, connecting Garner, Clayton, Smithfield, Selma, Goldsboro, Kinston, New Bern and Havelock with the Port of Morehead City.

I-42 will begin at the current systems interchange with I-40 near Garner and follow U.S. 70 southeast toward Smithfield, Selma and I-95. Near Goldsboro, I-42 will overtake the U.S. 70 Bypass around the north side of the city. **A new bypass will carry I-42 around the south side of Kinston, connecting with the existing controlled-access and freeway portions east to New Bern. Southeast of New Bern, Future I-42 will follow another new bypass to the west of Havelock. Ultimately I-42 will end near the Port of Morehead City.**

By signing this disclosure, Buyer and Seller Acknowledge they have been informed about pending road construction that will be taking place in New Bern, Havelock and James City areas of Craven County NC. Buyer and Seller further acknowledge that said construction may result in lane closings, detours, and traffic delays.

Date _____

Buyer

Buyer

Date _____

Seller *Leah P. Quinn, Asst Sec*

Seller **A. SYDES CONSTRUCTION, INC.
BY LEAH P. QUINN
ASST. SECRETARY**

dotloop verified
10/31/25 2:58 PM EDT
AKFC-5K6H-XBSI-DAVL



COLDWELL BANKER
**SEA COAST
 ADVANTAGE**



BLUEWATER RISE SERVICE PROVIDERS

UTILITIES

ELECTRIC	CITY OF NEW BERN	252-639-2750
WATER	CITY OF NEW BERN	252-639-2750
SEWER	CITY OF NEW BERN	252-639-2750
TRASH	CITY OF NEW BERN	252-636-6626
GAS	PIEDMONT NATURAL GAS	800-752-7504

INTERNET/TV

OPTIMUM	877-694-9474
AT&T/DIRECT TV	877-259-3690
DISH	866-503-5299
METRONET	877-407-3224

PLEASE NOTE THAT NEITHER THE BUILDER NOR THE LISTING AGENT AND/OR LISTING COMPANY CAN GUARANTEE THE AVAILABILITY OF INTERNET/TV SERVICE AT A SPECIFIC PROPERTY AT THE TIME OF CLOSING. BUYER(S) ARE ADVISED TO VERIFY THE AVAILABILITY OF SERVICE FOR THEMSELVES AS PART OF THEIR DUE DILIGENCE.

BUYER

BUYER

Bluewater Rise Architectural Request Form

The Declarations of Covenants, Conditions and Restrictions for your community specifies that all exterior improvements to your property must be approved in writing by the Architectural / Design Review Committee before improvements begin. Please complete and return this form according to the provided instructions. One form per project.

Name: _____ Request Date: _____

Street Address: _____

Home Phone: _____ Cell Phone: _____ Email: _____

Estimated Start Date: _____ Completion Date: _____

List the Type of Modification: _____

Location: _____

Size: _____

Color: _____

Material: _____

Contractor Name: _____

Owner Signature: _____

Date: _____

REQUIREMENTS:

Type of Modification:	Location on Plot Plan / Survey	Material	Style	Size and / Height	Stain / Color	Built Upon Area / BUA *** (see BUA instructions)	Images / Plans
Fence / Fence Enclosure*	X	X	X	X	X		X
Utility Building / Shed**	X	X	X	X	X	X	X
Porch Conversion	X	X	X	X	X	X	X
Exterior Paint					X		X
Pool	X	X	X			X	X
Patio / Deck	X	X		X	X	X	X
Extended Driveway / Walkway	X	X		X		X	X
Gazebo	X	X	X	X	X	X	X
Landscape	X						X
Addition	X	X		X	X	X	X

INSTRUCTIONS: Please read and follow carefully.

- Please refer to the above chart for specific requirements for your particular project. **Provide all "X" items along with this completed Request Form.** If your project is not specified above please provide a written description (see next paragraph).
- For ALL requests, attach a **written description** of the scope of the proposed changes including the general nature of the work, location of the changes, colors and materials to be used plus any plans, drawings, photos or brochures necessary to illustrate the dimension, size and appearance. Please be sure to include details of any landscaping changes or removals which may be necessary to accomplish the changes proposed.
- Attach a **property survey / plot plan** with the location of the proposed changes **clearly marked on the survey / plot plan.** This item **MUST** be included so that there is a clear understanding of precisely where the changes will occur in relation to the home, driveway, other structures and any easements or rights of way which may exist on the property. Note: Your project will not be sent for Committee review without a copy of the property survey / plot plan. A **plot plan** can be obtained from your closing documents or you may reach out to your builder for a copy.

***FENCE REQUESTS:**

As a condition of fence approval, Owner agrees as follows:

1. Fence shall come off back corners of house and decorative side must face out. Fence shall run to neighbor's fence (with their approval) or leave 3 feet between properties for maintenance;
2. Owner agrees to remove the fence, at its sole expense, from any public drainage or utility easement area should access to that area be needed for maintenance or constructions purposes;
3. Declarant or HOA shall have the right to remove the fence at Owner's expense in the event Owner fails or refuses to remove fence in a timely manner upon request.

Owner Signature: _____ Date: _____

**** SHED REQUESTS:** Sheds must match the home in siding and roof color and material. No "barn style" roof line sheds permitted.

*****BUA INSTRUCTIONS:**

Projects which require owner(s) to submit BUA amounts, include but are not limited to the following; hardscape around in-ground pools, patio, patio extensions, driveway extensions, walkways and sheds. BUA is considered any impervious surface that does not allow rainwater to infiltrate into the ground – i.e. footprint of the home, sq. ft. of driveway, concrete walks/patios, etc. Note: For pool requests the surface area of the pool should not be included in your BUA calculations.

Complete this section for BUA / impervious surface projects:

Existing BUA – located on your plot plan: _____ sq. ft.
 Proposed BUA – total square footage of your project: _____ sq. ft.
TOTAL: _____ sq. ft.
 Maximum Allowable BUA – refer to CC&R's: _____ sq. ft.

IMPORTANT: Please allow up to 3-4 weeks for the Committee to complete the review and response process. Requests which do not include the items described above will delay the process. Email is the quickest and most efficient way to submit a request. The review and response is based on the community's governing documents and the information submitted with this request. **The property owner is responsible** for investigating and complying with any and all other local requirements, permits or jurisdictions the property is subject to as well as HOA governing documents. Homeowners are encouraged to review HOA governing documents prior to submitting a request.

HOW TO SUBMIT YOUR REQUEST:

Email, mail or Fax request form AND supporting documentation to:

Bluewater Rise
 P.O. Box 12051
 Wilmington, NC 28405
 Fax: 888-799-7626
 Email: ARC@PremierManagementNC.com

For email requests: Please assemble electronically into a *single email* with preferably a single PDF attachment. Include your Community's Name, your Last Name and your Property Address in the subject line.

Committee Use Only

Approved

Approved with Conditions

Conditions: _____

Denied

Comments: _____

Name of Committee Member: _____

Signature of Committee Member: _____

Date: _____