

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

THE VILLAGE ON CANTERBURY

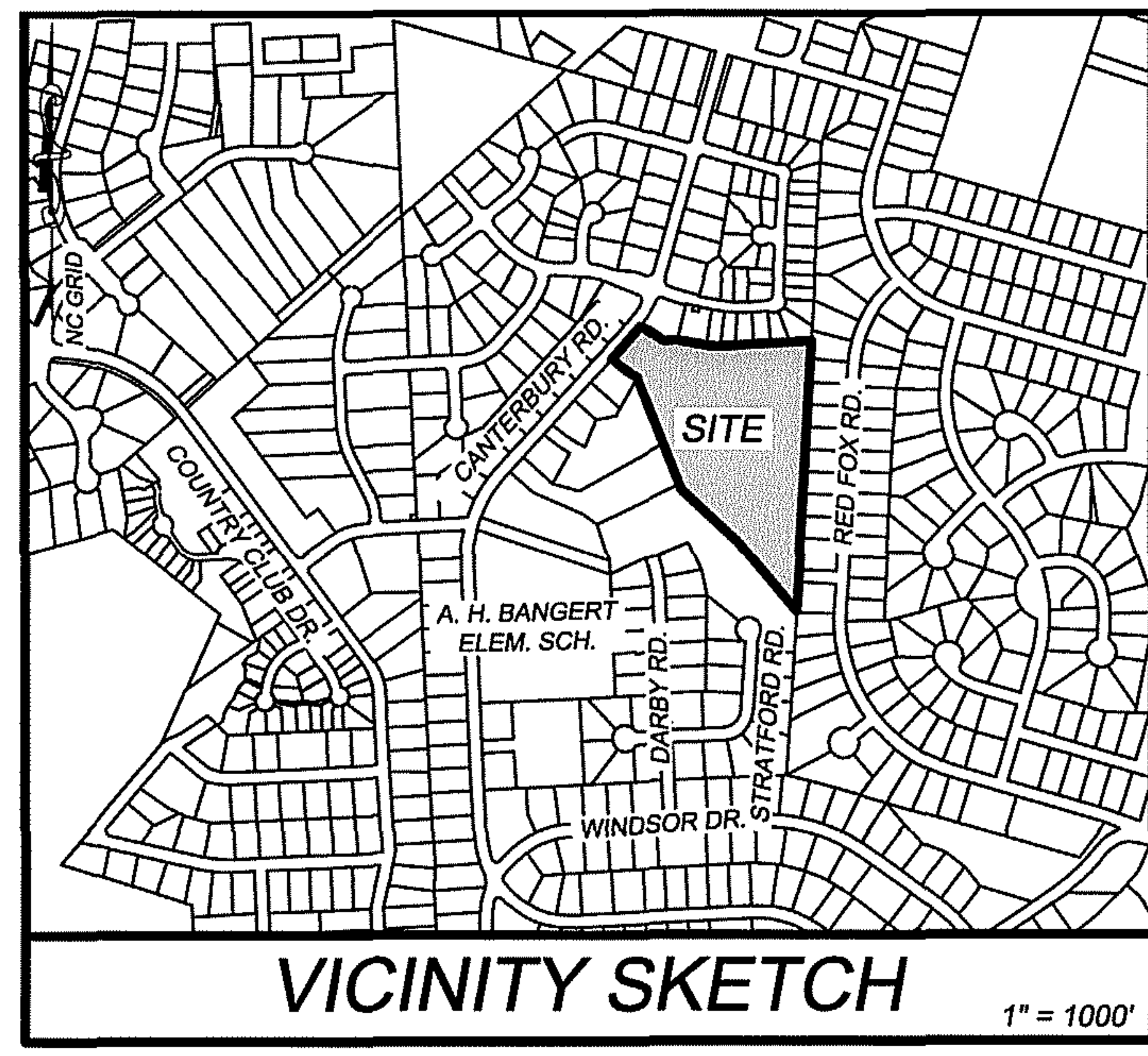
"A SPECIAL DEVELOPMENT COMMUNITY"

(PLANNED UNIT DEVELOPMENT)

TRENT WOODS - CRAVEN COUNTY - NORTH CAROLINA

- GENERAL NOTES AND SITE DATA**
- PORTIONS OF THIS PROJECT SCALE WITHIN ZONE "X" AND ZONE "AE" AS PER FLOOD INSURANCE RATE MAPS 3720548700J AND 3720549700J, DATED JULY 02, 2004 AND AS ESTABLISHED BY FEMA. THIS REPORT IN NO WAY SUPERCEDES THE ABOVE MENTIONED FIRM. BUILDABLE AREAS DO NOT FALL WITHIN THE 100 YEAR FLOODPLAIN.
 - BOUNDARY INFORMATION SHOWN IS AS PROVIDED BY HERBERT J. NOBLES, JR., PLS #L-2703.
 - DEED REFERENCES: DB 1259, PG 029, & DB 3714, PG 1169.
 - MAP REFERENCE: PLAT CABINET: I, SLIDE: 104-E.
 - PARCEL ID# REFERENCES: 8-203-020, 8-203-C-008, 8-203-054.
 - TOTAL COMBINATION TRACT ACREAGE IS 15.40 ACRES ±.
 - EXISTING ZONING: R-20S.
 - ALL COMMON AREAS AS SHOWN ARE TO BE DEDICATED TO THE PROPERTY OWNER'S ASSOCIATION.
 - PROPOSED PROJECT IS LOW DENSITY, WITH LESS THAN 24% IMPERVIOUS COVER.
 - THE COMMON AREAS WILL BE MAINTAINED BY THE DEVELOPER UNTIL SUCH TIME AS THE COMMON AREAS ARE DEEDED TO THE HOMEOWNERS ASSOCIATION FOR MAINTENANCE, WHICH INCLUDES MAINTENANCE OF THE STORMWATER MANAGEMENT SYSTEM.
 - ALLOWABLE IMPERVIOUS COVER PER LOT IS 4,500 SF, AS PER STATE OF NORTH CAROLINA STORMWATER PERMIT NO. SW 7220309.
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 - RECEIVING STREAM FOR THIS PROJECT IS AN UNNAMED TRIBUTARY TO THE TRENT RIVER (SB, SW, NSW, INDEX #27-101-31).
 - DRAINAGE AND UTILITY EASEMENTS ARE AS FOLLOWS:
 - 15 FOOT EASEMENTS ALONG RIGHTS-OF-WAY
 - 15 FOOT EASEMENTS CENTERED ALONG ALL SIDE LOT LINES
 - 15 FOOT EASEMENTS CENTERED ALONG ALL REAR LOT LINES
 - OTHER EASEMENTS AS SHOWN OR NOTED
 - TYPICAL MINIMUM BUILDING SETBACKS ARE AS FOLLOWS:
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 - OTHER SETBACKS AS NOTED
 - PLOT PLANS FOR ANY GIVEN LOT MAYBE REQUIRED BY CRAVEN COUNTY AND/OR THE TOWN OF TRENT WOODS.
 - THE TOTAL NUMBER OF LOTS IS 27.
 - THE AVERAGE LOT SIZE IS 12,125 SF ±.
 - THE MINIMUM LOT SIZE IS 8,500 SF.
 - THE TOTAL LENGTH OF STREETS IS 1,196 LF ±.
 - SITE TABULATION:

LOTS:	7.52 ACRES
RIGHTS OF WAY:	1.81 ACRES
COMMON AREA:	5.87 ACRES
OUTPARCEL:	0.20 ACRES
TOTALS:	15.40 ACRES
 - TOTAL SITE ACREAGE: 15.40 AC (670,811 SF ±).
 - DEVELOPABLE ACREAGE: 15.40 AC TOTAL - 1.81 AC R/W = 13.59 AC ±.
 - ALLOWABLE LOTS = 13.59 AC X 43,560 SF/AC = 591,960 SF.
 - 591,090 SF/20,000 SF = 29.05 LOTS. SAY = 29 LOTS.
 - PROPOSED LOTS = 27 LOTS.
 - SMALLEST LOT SIZE: 8,500 SF.
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 - WATER SERVICE IS BY THE CITY OF NEW BERN.
 - SEWER SERVICE IS BY THE CITY OF NEW BERN.
 - REFUSE SERVICE TO BE PROVIDED BY GFL.
 - ALL PROPOSED ELECTRICAL, CABLE, TELEPHONE, AND OTHER COMMUNICATION WIRING SHALL BE INSTALLED UNDERGROUND.
 - STREET SIGNS ARE TO BE ADDED TO THE STREETS UPON SITE WORK COMPLETION.
 - ALL PROPOSED CORNERS ARE TO BE MARKED WITH IRON PIPES UNLESS OTHERWISE SHOWN.
 - THE STREETS SHALL BE OWNED AND MAINTAINED BY THE DEVELOPER UNTIL SUCH TIME AS THEY ARE DEEDED TO THE HOMEOWNERS ASSOCIATION, ACCEPTED FOR MAINTENANCE BY THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION, OR ACCEPTED FOR MAINTENANCE BY THE TOWN OF TRENT WOODS.



CERTIFICATE OF APPROVAL FOR RECORDING

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS OF THE TOWN OF TRENT WOODS, NORTH CAROLINA AND THAT THIS PLAT HAS BEEN APPROVED BY THE BOARD OF COMMISSIONERS OF THE TOWN OF TRENT WOODS, NORTH CAROLINA FOR RECORDING IN THE OFFICE OF THE REGISTER OF DEEDS OF CRAVEN COUNTY AS A SPECIAL DEVELOPMENT.

DATE: 9/8/2023 *Charles J. Tyson, Jr.*
MAYOR

CERTIFICATE OF OWNERSHIP AND DEDICATION

I (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON WHICH IS LOCATED IN THE SUBDIVISION JURISDICTION OF THE TOWN OF TRENT WOODS AND THAT I (WE) HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY (OUR) FREE CONSENT, ESTABLISH MINIMUM BUILDING SETBACK LINES AND DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS AND OTHER SITES AND EASEMENTS TO PUBLIC OR PRIVATE USE AS NOTED. FURTHERMORE, I (WE) HEREBY DEDICATE ALL UTILITY LINES TO THE TOWN OF TRENT WOODS.

OWNER: TRENT UTILITIES, INC.
Frank W. Carter, Jr. DATE: 9/8/2023
SIGNED

CERTIFICATE OF APPROVAL OF THE DESIGN AND INSTALLATION OF STREETS, UTILITIES AND OTHER REQUIRED IMPROVEMENTS.

I HEREBY CERTIFY THAT ALL STREETS, UTILITIES AND OTHER REQUIRED IMPROVEMENTS HAVE BEEN INSTALLED IN AN ACCEPTABLE MANNER AND ACCORDING TO SPECIFICATIONS AND STANDARDS OF THE TOWN OF TRENT WOODS OR THAT GUARANTEES OF THE INSTALLATION OF THE INSTALLATION OF HE REQUIRED IMPROVEMENTS IN AN AMOUNT AND MANNER SATISFACTORY TO THE TOWN OF TRENT WOODS HAS BEEN RECEIVED.

DATE: 9/8/2023 *Michael Hahn*
SUBDIVISION ADMINISTRATOR OR TOWN ENGINEER

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 1259 PAGE 298, DEED BOOK 3714 PAGE 1169 AND MAP IN PLAT CABINET I, SLIDES 140-E. 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 8TH DAY OF SEPTEMBER, 2023.

Herbert J. Nobles, Jr.
PROFESSIONAL LAND SURVEYOR
LICENSE NUMBER 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.

TYPICAL ELEMENT SYMBOLOLOGY

○ EIP	- EXISTING IRON PIPE	WV	- WATER VALVE
○ EIR	- EXISTING IRON ROD	SMH	- SEWER MANHOLE
● SIP	- SET/NEW IRON PIPE	SC	- SEWER CLEAN-OUT
△ EMAG	- EXISTING 'MAG' NAIL	SV	- SEWER VALVE
△ SMAG	- SET/NEW 'MAG' NAIL	AD	- AREA DRAIN
△ EPK	- EXISTING 'PK' NAIL	CB	- CATCH BASIN
△ SPK	- SET/NEW 'PK' NAIL	P	- UTILITY POLE
□ ECM	- EXISTING CONCRETE MON.	PED	- UTILITY PEDESTAL
□ SCM	- SET/NEW CONCRETE MON.	OHU	- OVERHEAD UTILITIES
■ CC	- CONTROL CORNER	TBR	- TO BE REMOVED
⊕ NMP	- NON-MONUMENTED POINT	SF	- SQUARE FEET
⊕ WI	- WITNESS IRONS	AC	- ACRES
(T)	- TOTAL DISTANCE	Lf	- LINE TABLE
TIE	- TIE LINE	C#	- CURVE TABLE
R/W	- RIGHT OF WAY	--- VA ---	- RIPARIAN BUFFER LINE
CL	- CENTERLINE	---	- REGULATORY FLOODWAY
PL	- PROPERTY LINE	---	- 10' x 70' SIGHT TRIANGLE
MBL	- MINIMUM BUILDING LINE	---	- BOUNDARY LINES
DUE	- DRAINAGE & UTILITY EASEMENT	---	- PARCEL LINE
ESMT	- EASEMENT	---	- 100-YR FLOODLINE
CDS	- CUL-DE-SAC	---	- SEWER FORCE MAIN
HYD	- FIRE HYDRANT		
WM	- WATER METER		

**STATE OF NORTH CAROLINA
CRAVEN COUNTY**

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

DATE: 9/8/23 REVIEW OFFICER: *Robin Becker*

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

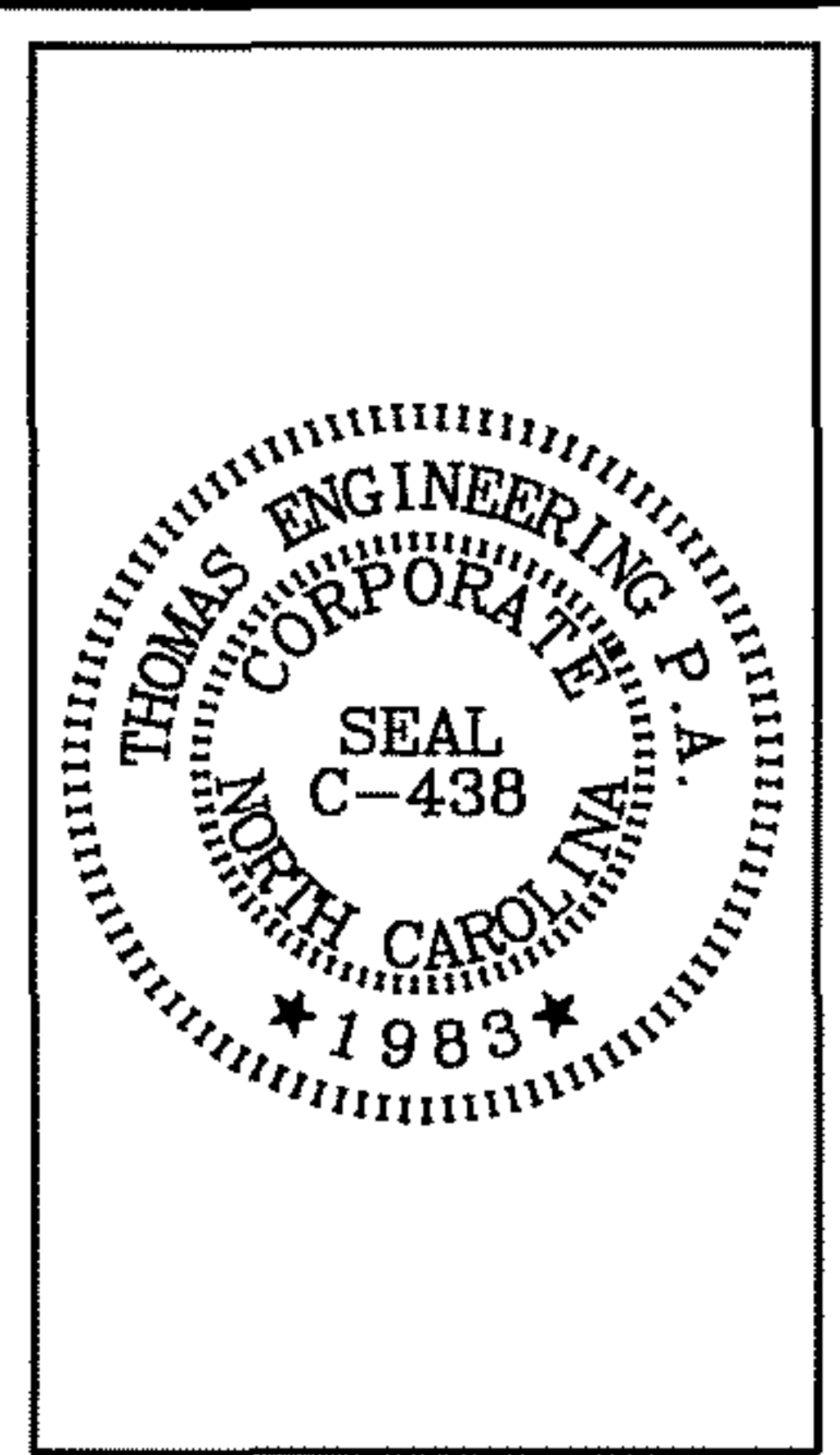
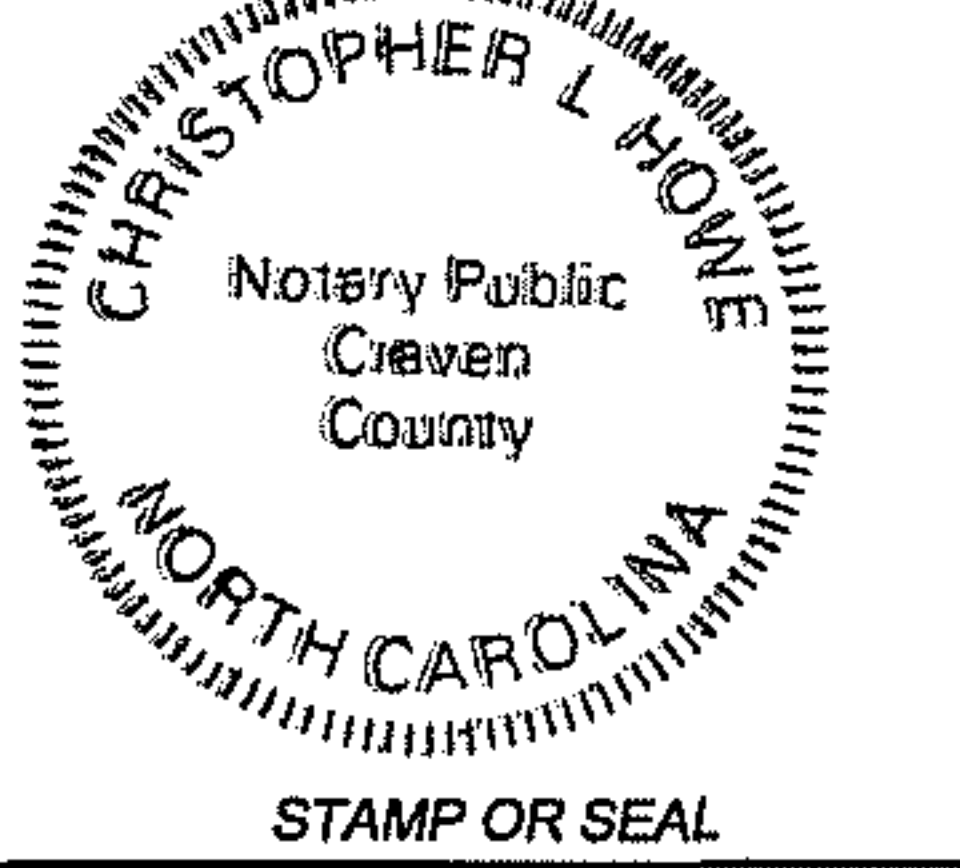
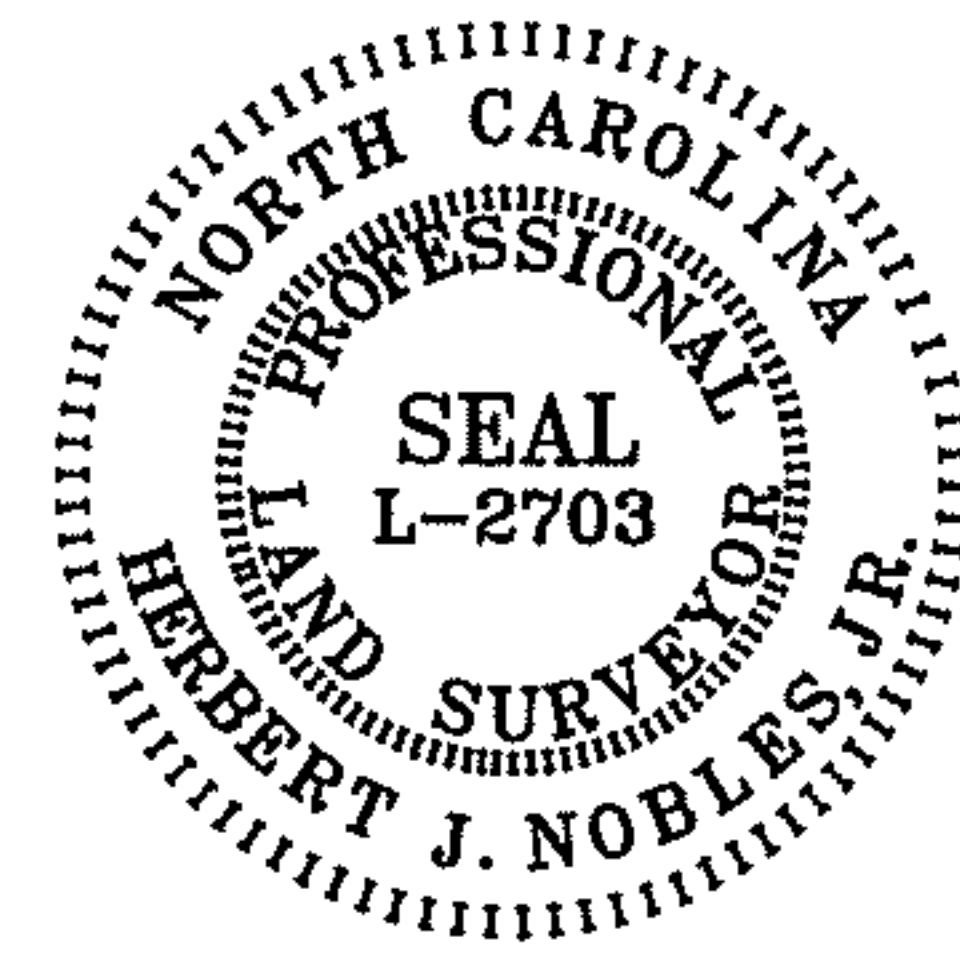
FILED FOR REGISTRATION THIS 8 DAY OF Sept, 2023 A.D.
AT 2:04 (AM/PM) AND DULY RECORDED IN PLAT CABINET I,
SLIDE(S) 104-E, AND BOOK ---, PAGE ---.

REGISTER OF DEEDS: *Michelle L. Toth*
BY: *Deleevy Dealoria Opatz*

Doc No: 10117134 Page 1 of 2
DocType: MAP
Recorded: 09/08/2023 02:04:51 PM
Fee: \$42.00 Revenue Tax: \$0.00
Craven County North Carolina
Michelle L. Toth, Register of Deeds
BK J PG 65F - 65F (2)

OWNER / DEVELOPER
TRENT UTILITIES, INC.
905 HAMPTON WAY
TRENT WOODS, NC 28562
252.349.8146

CONSULTING ENGINEER / SURVEYOR
THOMAS ENGINEERING, P.A.
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FINAL PLAT

**THE VILLAGE ON
CANTERBURY**

"A SPECIAL DEVELOPMENT COMMUNITY"
(PLANNED UNIT DEVELOPMENT)

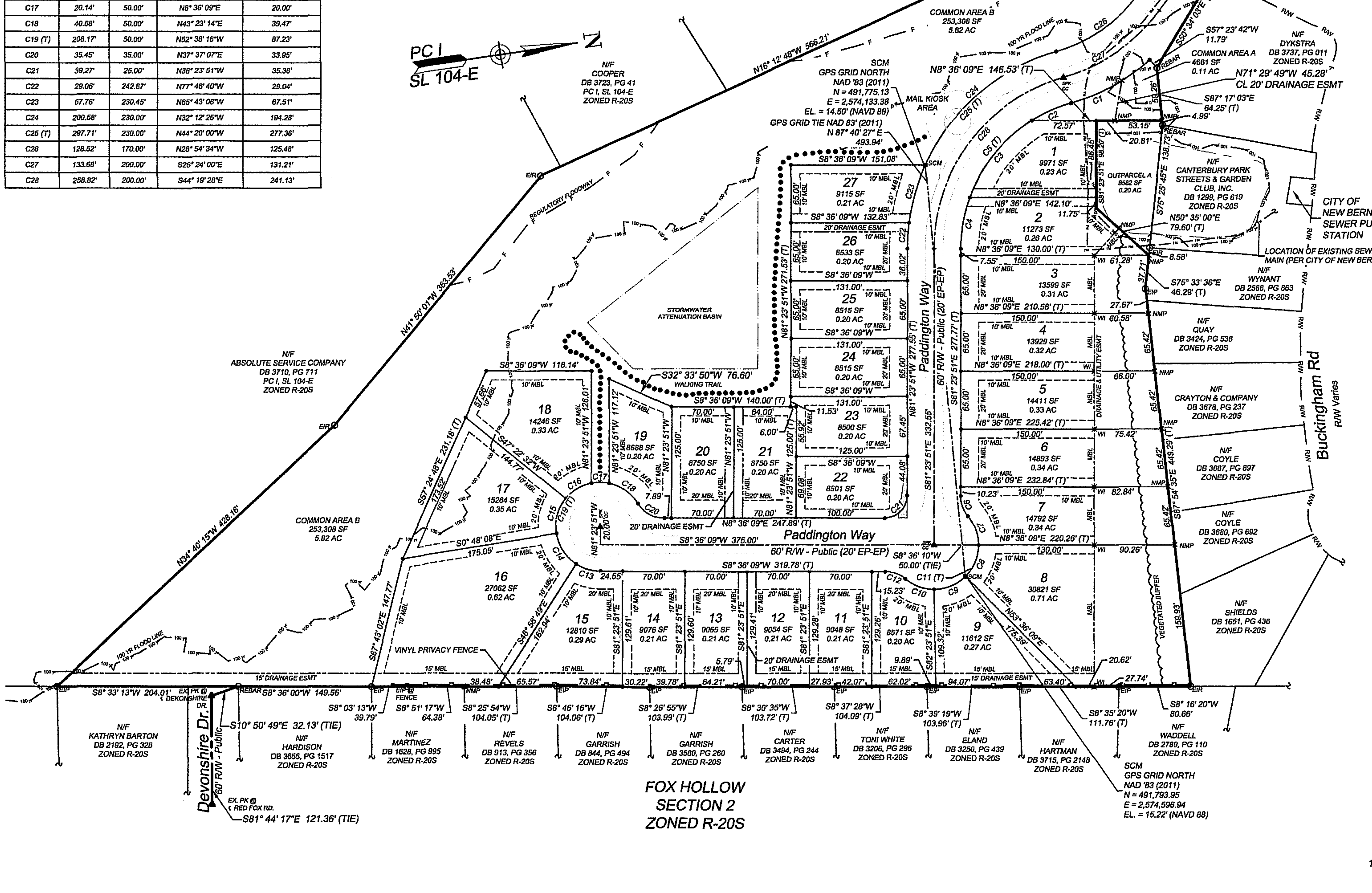
TRENT WOODS - CRAVEN COUNTY - NORTH CAROLINA

OWNER / DEVELOPER
TRENT UTILITIES, INC.
905 HAMPTON WAY
TRENT WOODS, NC 28562 252.349.8146

SCALE: AS SHOWN	DATE: 07.05.2023
PROJECT #: 2019_006	SHEET: 1 of 2

CURVE DATA				
CURVE #	LENGTH	RADIUS	CHD. BEARING	CHD. LENGTH
C1	101.78'	230.00'	S19° 55' 41"E	100.85'
C2	48.36'	170.00'	S15° 24' 01"E	48.19'
C3	112.98'	170.00'	N42° 36' 17"W	110.91'
C4	58.61'	170.00'	S71° 31' 15"E	58.32'
C5 (T)	220.00'	170.00'	S44° 19' 28"E	204.96'
C6	24.51'	35.00'	N78° 32' 34"E	24.01'
C7	35.01'	50.00'	N78° 32' 34"E	34.30'
C8	39.27'	50.00'	S58° 53' 51"E	38.27'
C9	39.27'	50.00'	S13° 53' 51"E	38.27'
C10	35.01'	50.00'	S28° 39' 44"W	34.30'
C11 (T)	148.56'	50.00'	S38° 23' 51"E	99.64'
C12	24.51'	35.00'	S28° 39' 43"W	24.01'
C13	29.04'	50.00'	S24° 43' 37"W	28.63'
C14	42.30'	50.00'	S69° 36' 10"W	41.05'
C15	41.93'	50.00'	N68° 08' 25"W	40.71'
C16	34.19'	50.00'	N22° 31' 35"W	33.53'
C17	20.14'	50.00'	N8° 36' 09"E	20.00'
C18	40.58'	50.00'	N43° 23' 14"E	39.47'
C19 (T)	208.17'	50.00'	N52° 38' 16"W	87.23'
C20	35.45'	35.00'	N37° 37' 07"E	33.95'
C21	39.27'	25.00'	N38° 23' 51"W	35.36'
C22	29.06'	242.87'	N77° 46' 40"W	29.04'
C23	67.76'	230.45'	N65° 43' 08"W	67.51'
C24	200.68'	230.00'	N32° 12' 25"W	194.28'
C25 (T)	297.71'	230.00'	N44° 20' 00"W	277.38'
C26	128.52'	170.00'	N28° 54' 34"W	125.48'
C27	133.68'	200.00'	S26° 24' 00"E	131.21'
C28	258.62'	200.00'	S44° 19' 28"E	241.13'

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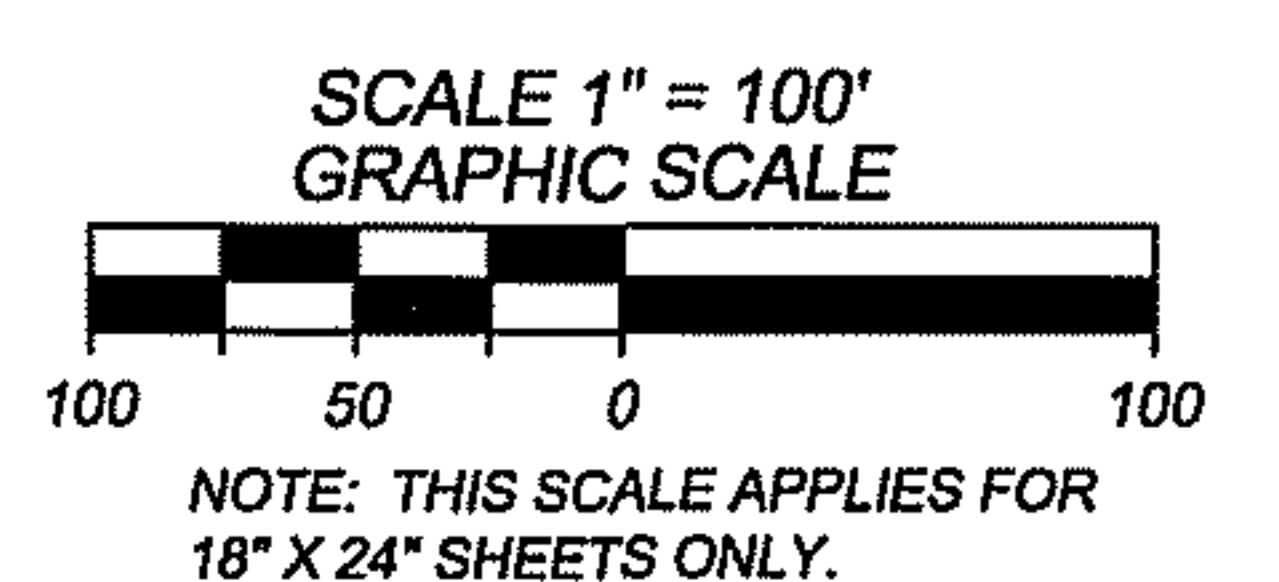
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Book J
Page 65G

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

CERTIFICATION OF REGISTRATION BY REGISTER OF DEEDS
CRAVEN COUNTY NORTH CAROLINA

FILED FOR REGISTRATION THIS 8 DAY OF Sept, 2023 A.D.
AT 2:04 (AM) AND DULY RECORDED IN PLAT CABINET
SLIDE(S) 104-E, AND BOOK _____ PAGE _____

REGISTER OF DEEDS *Michelle L. Toth*
BY: *Allen W. Alders, Deputy*

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 1259 PAGE 298, DEED BOOK 3714 PAGE 1168 AND MAP IN PLAT CABINET I, SLIDES 140-E, 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 8 DAY OF SEPTEMBER 2023

Herbert J. Nobles, Jr.
PROFESSIONAL LAND SURVEYOR
LICENSE NUMBER 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.

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

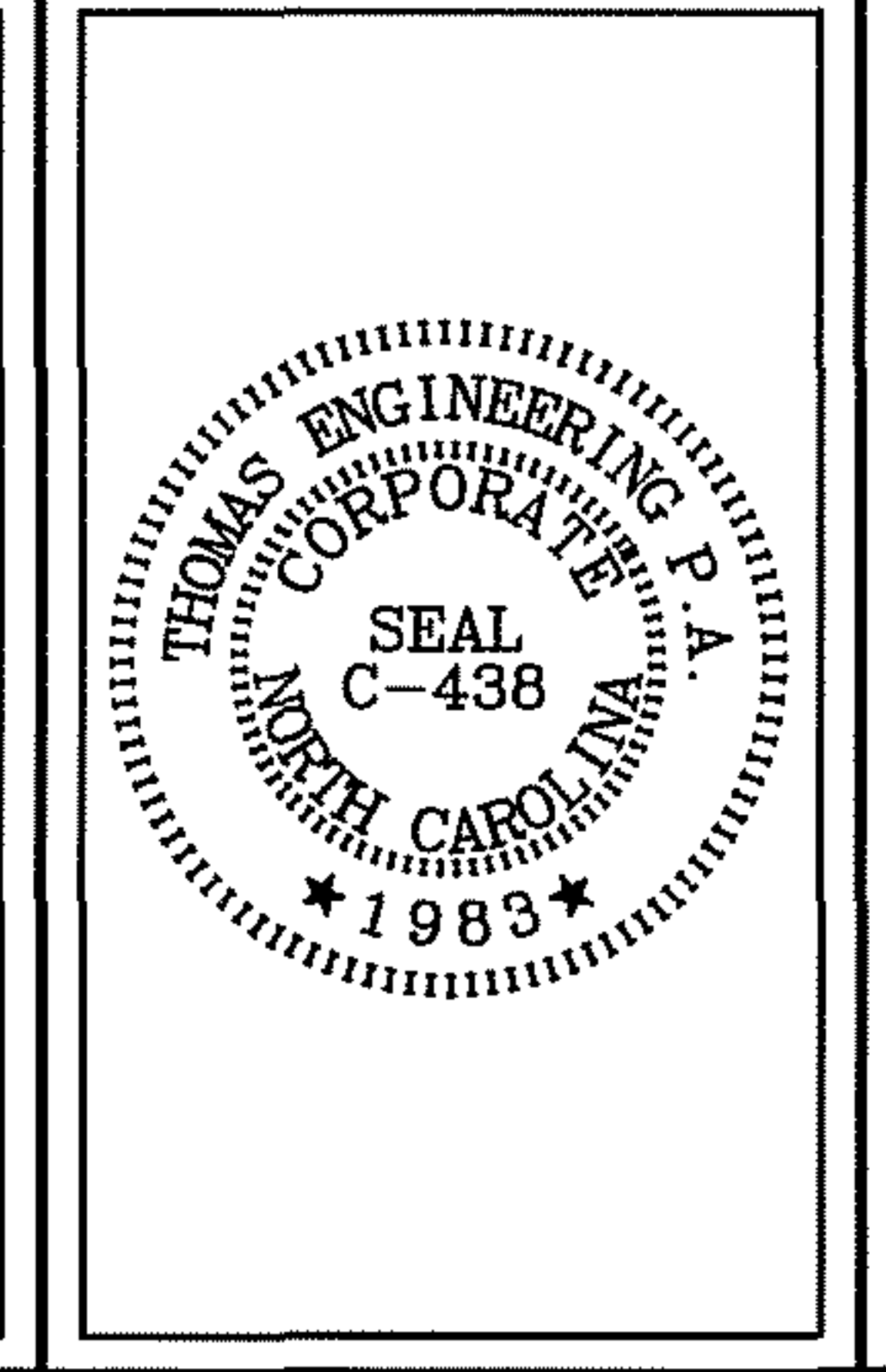
NORTH CAROLINA, CRAVEN COUNTY

I, A NOTARY PUBLIC OF THE COUNTY AND STATE AFORESAID, CERTIFY THAT HERBERT J. NOBLES, JR., A REGISTERED LAND SURVEYOR, PERSONALLY APPEARED BEFORE ME THIS DAY AND ACKNOWLEDGED THE EXECUTION OF THE FOREGOING INSTRUMENT. WITNESS MY HAND AND THE OFFICIAL STAMP/SEAL, THIS 8 DAY OF September 2023

Christopher L. Howe
NOTARY PUBLIC

MY COMMISSION EXPIRES 11/04/2027

SEAL
CHRISTOPHER L. HOWE
Notary Public
Craven County
NORTH CAROLINA



FINAL PLAT
THE VILLAGE ON CANTERBURY
"A SPECIAL DEVELOPMENT COMMUNITY"
(PLANNED UNIT DEVELOPMENT)

TRENT WOODS - CRAVEN COUNTY - NORTH CAROLINA

OWNER / DEVELOPER
TRENT UTILITIES, INC.
905 HAMPTON WAY
TRENT WOODS, NC 28562 252.349.8146

SCALE: 1" = 100' DATE: 07.05.2023
PROJECT #: 2019_006 SHEET: 2 of 2