Town of Beaufort, NC
701 Front St. - P.O. Box 390 - Beaufort, N.C. 28516
252-728-2141 - 252-728-3982 fax - www.beaufortnc.org

Board of Commissioners
Virtual Regular Meeting
6:00 PM – Monday, April 12, 2021

Call to Order

Roll Call

Agenda Approval

Public Comment

Manager Report

Items of Consent

1. Residential Solid Waste Fee Increase
2. FY 2021 Budget Amendment #8

Public Hearing

1. Text Amendment modifying the Land Development Ordinance Section 20: Special Use Permits
   Case No. 21-05
2. Modify/Revise the Existing Planned Unit Development (PUD) for Beau Coast Subdivision
   Case 21-06

Items for Discussion and Consideration

1. Final Plat - Beau Coast Phase V
   Case No. 21-07
2. Preliminary Plat - Beaufort East Village Phase 1
   Case No. 21-08
3. Beaufort Harbor and Waterways Master Plan Advisory Committee

Mayor/Commissioner Comments

Closed Session

Pursuant to G.S. § 143-318.11 (a)(3) "to consult with an attorney retained by the Board in order to preserve the attorney-client privilege between the attorney and the Board."

Adjourn

Town of Beaufort, NC

Board of Commissioners
Virtual Regular Meeting
6:00 PM – Monday, April 12, 2021

AGENDA CATEGORY: Items of Consent

SUBJECT: Residential Solid Waste Fee Increase

BRIEF SUMMARY:

Per our residential service agreement with Waste Industries (now GFL), the monthly fee shall be adjusted on an annual basis to reflect the annual adjustment based on the Consumer Price Index for All Urban Consumers (CPI-U): South Region, as published by the US Department of Labor. Effective April 1, 2021, the rates will be increased by 1.4% for residential services. The notice from GFL is attached.

The term of the contract for Residential Service with GFI is 7 years: March 2017-February 2024. It can be extended for an additional 5 years. This contract was executed in November, 2016.

The term for the contract for WBD Service with GFI is also 7 years: July 2017 – June 2024. It can be extended for an additional 5 years. This contract was executed July, 2017.

REQUESTED ACTION:

The Manager recommends the Board approve the change in the residential solid waste fee from $19.17 to $19.44 (a 27-cent increase per month).

EXPECTED LENGTH OF PRESENTATION:

5 mins

SUBMITTED BY:

Christi Wood – Finance Director

BUDGET AMENDMENT REQUIRED:

No

WASTE INDUSTRIES
welcome to a cleaner world!

March 16, 2021

Christi Wood
Finance Officer
Town of Beaufort
701 Front Street
Beaufort, North Carolina 28516

Dear Ms. Wood,

Per our residential service agreement, the monthly fee shall be adjusted on an annual basis to reflect the annual adjustment based on the Consumer Price Index for All Urban Consumers (CPI-U): South Region as published by US Department of Labor. Effective April 1, 2021, your rates will be increased by 1.4%.

Your cost per ton for recycle processing will remain the same.

As always, thank you for allowing Waste Industries to provide these services. Please let me know if you have any questions or concerns.

Respectfully,

Norma Yanez
Government Contracts Manager

SOLID WASTE and RECYCLE COLLECTION, TRANSPORTATION AND DISPOSAL AGREEMENT

This SOLID WASTE COLLECTION and RECYCLE, TRANSPORTATION AND DISPOSAL AGREEMENT (this "Agreement") is made and entered into this the 17th day of November, 2016, by and between the Town of Beaufort, hereinafter referred to as "CUSTOMER", and Waste Industries, LLC hereinafter referred to as "CONTRACTOR"

WITNESSETH

WHEREAS, CUSTOMER is responsible for the collection and disposal of solid waste and recyclable materials of its residents; and

WHEREAS, CONTRACTOR is in the business of solid waste and recyclables collection and desires to provide such services to CUSTOMER; and

WHEREAS, CUSTOMER desires to engage CONTRACTOR to collect all residential solid waste and recyclable materials from within its boundaries in accordance with the terms of this Agreement and applicable law, including, without limitation, the ordinances of the County of Carteret and the State of North Carolina.

NOW, THEREFORE, in consideration of the foregoing, the mutual covenants and agreements set forth herein, and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties hereby agree as follows:

1. Term: This Agreement shall be binding on all parties for a period of seven (7) years beginning March 1, 2017 and ending February 28, 2024 (the "Initial Term"). The Parties hereto may, by mutual consent within 90 days of the expiration date of the term, extend the term of the contract for an additional five (5) years.

2. Services. CUSTOMER hereby grants to CONTRACTOR the exclusive right for the collection and transportation of all residential solid waste and recyclable materials in the Town of Beaufort from the point of pickup to a solid waste disposal site or materials facility in CONTRACTOR'S discretion, which disposal site has been permitted in accordance with applicable laws, rules and regulations for disposal of solid waste (the "Services").

a) Residential Curbside Trash Collection - Subject to Section 3 below, CONTRACTOR is to provide and service a 95 Gallon cart on a once per week basis at each residential unit. Carts must be placed at the curb no later than 7:00 a.m. on the scheduled day of collection. Carts must be placed in a manner suitable to be emptied by the automatic dumping arm of the refuse vehicle where available/appropriate.

b) Residential Curbside Recycling Collection – CONTRACTOR is to provide and service a 95 Gallon cart on an every other week basis at each residential unit. Carts must be placed at the curb no later than 7:00 a.m. on the scheduled day of service. Carts must be placed in a manner suitable to be emptied by the automatic dumping arm of the refuse vehicle where available/appropriate.

c) CONTRACTOR will provide special collection to elderly, injured, ill, or handicapped residents receiving Residential Curbside Trash Collection and Residential Curbside Recycle Collection that are incapable of placing containers curbside. Such residents shall be identified and approved by CUSTOMER and qualifications for such special collection shall be determined by a written doctor's note. CUSTOMER shall maintain and provide the CONTRACTOR with a list of these addresses for this special service. Such collection will be from a front or side door that is visible to the street. CONTRACTOR shall not charge any additional cost for this service but may request CUSTOMER to re-evaluate any address where evidence of abuse may exist.

d) CONTRACTOR is not required to provide collection to any street that is not safely passable by the CONTRACTOR's equipment. CONTRACTOR shall notify the CUSTOMER of the limitations and impassability of CONTRACTOR's equipment on such streets so items for collection can be relocated and placed where practicable for collection.

In addition, CONTRACTOR will honor the commitments made in the letter to the CUSTOMER dated October 3, 2016 and attached hereto as Exhibit B.

3. Types of Waste; Title to Waste.

a) Notwithstanding anything to the contrary herein, CONTRACTOR shall only be responsible for the collection, transportation and disposal of Acceptable Solid Waste, and only such Acceptable Solid Waste as is disposed of in a 95 gallon, CONTRACTOR-provided, residential roll-out cart.

b) Recyclable Materials may include aluminum cans, newspapers, plastics (#1 and #2), such as milk jugs, water jugs, soft drink bottles, detergent bottles, paper, magazines, glass bottles and corrugated cardboard. All materials must fit inside the CONTRACTOR provided 95 gallon cart. This list of materials may be modified as recycling capabilities and markets change.

c) For purposes of this Agreement, "Acceptable Solid Waste" means mixed household solid waste and mixtures of household, commercial and industrial solid waste that are permitted under the governing permits and then applicable laws to be accepted at the applicable disposal facilities and that are not otherwise Unacceptable Waste.

d) For purposes of this Agreement, "Unacceptable Solid Waste" means:

(i) any material which by reason of its composition characteristics or quantity is hazardous waste as defined in the Resource Conservation and Recovery Act of 1976, 42 U.S.C. 6901 et seq., and the regulations thereunder or any material which by reason of its composition or characteristics is hazardous waste, a hazardous substance or hazardous material as defined in or under any other federal, state or local law, and the applicable regulations thereunder, and any other material which any governmental agency or unit having or claiming appropriate jurisdiction shall determine from time to time to be harmful, toxic or dangerous, or otherwise ineligible for disposal at the applicable disposal facility;

(ii) explosive materials, corrosive materials, pathological waste, radioactive materials, cesspool and other human waste, human remains, motor vehicles, batteries, tires, refrigerators, gasoline tanks, gas cylinders, asbestos insulation, closed metal containers, barrels, more than an incidental amount of tires, refrigerators that have not been properly evacuated, liquid waste including chemical wastes, sewage and other highly diluted water-carried materials or substances and those in gaseous forms, special nuclear or by-product materials within the meaning of the Atomic Energy Act of 1954, as amended; and

(iii) any other material which may present a substantial endangerment to public health or safety, would cause applicable air quality or water effluent standards to be violated by the normal operation of the Transfer Station or because of its size, durability or composition cannot be managed or disposed of at the applicable disposal facility or has a reasonable possibility of otherwise adversely affecting the operation of the applicable disposal facility outside the normal usage expected for the facility.

e) Title to waste material that does not conform to the definition of Acceptable Solid Waste shall remain with the generator and shall not be deemed to pass to CONTRACTOR at any time.

4. Equipment: All equipment utilized is to be reliable and presentable during the performance of this Agreement, including backup equipment. All equipment shall be maintained, by CONTRACTOR, in a safe condition throughout the Term. CONTRACTOR will be responsible for repair/replacement for all carts due to normal wear and tear.

5. Schedule. CONTRACTOR shall operate on a schedule to ensure timely service. Services will not be provided on New Year's Day, Christmas Day, Thanksgiving Day, Independence Day, or any day that the Carteret County Transfer Station is closed. In the event that CUSTOMER service days fall on a designated holiday, then an alternate day will be chosen to ensure timely service.

6. Newly Developed and Annexed Areas: CONTRACTOR will, within thirty (30) days of notification by the CUSTOMER, provide the Services to newly developed and annexed areas. As new homes are constructed and occupied, CONTRACTOR shall provide Services on the next scheduled day of collection following notification thereof. CONTRACTOR shall be responsible for notifying CUSTOMER of all collection locations being serviced which do not appear on the billing register. Billing will be adjusted by CONTRACTOR as promptly as practicable following the addition of new or annexed homes including, to the extent necessary, adding any prior months' billings for such new or annexed homes that have been serviced but not previously billed and including pro-rations for partial months, as appropriate.

7. Rates; Number of Units: Total compensation due to CONTRACTOR shall be set forth in Exhibit A incorporated by reference and made a part hereof on a per unit basis, subject to adjustment as set forth below (the "Service Fee"). Payment is due by the 10th day of the following month in which the invoice is submitted. The number of residential units for which CONTRACTOR will provide Services is estimated as of the date of this Agreement to be approximately 2400 residential carts, provided, however, that CUSTOMER will provide evidence to CONTRACTOR of the actual number of units to be serviced within thirty (30) days following the date of this Agreement by use of water meter, other utility records or actual number of carts. Thereafter, the number of units to be

serviced and billed will be reviewed and adjusted on a monthly basis to reflect the actual number of units serviced. CUSTOMER is responsible for billing its residents for services.

8. Adjustments:

a) The Service Fee will be increased annually every March 1st] beginning on March 1, 2017 to reflect the annual adjustment based on Table 1 of the Consumer Price Index for All Urban Consumers (CPI-U): U.S. Town Average-South.

b) The Service Fee may be adjusted more often than annually if such adjustments arise out of changes in CONTRACTOR's direct operational costs related to provision of the Services over which CONTRACTOR has no control, including by way of example, but not limitation:

1. disposal tipping fees, recycle material processing fees, other fees
2. relocation of or change in disposal or recycle processing facility
3. disposal or recycle processing facility operational or acceptance changes
4. Governmental regulations

Documentation will be provided and adjustments in Service Fees will not be unreasonably refused.

9. Representations of CONTRACTOR: CONTRACTOR currently has, and will maintain throughout the term, all permits and licenses required by law for the provision of the Services, and will provide the Services in accordance in all material respects with applicable laws. CONTRACTOR will comply with all Federal and State requirements concerning fair employment and concerning the treatment of all employees without regard or discrimination by reason of race, color, religion, sex, national origin or physical disability.

10. Point of Contact: All dealings, contacts, etc. between CONTRACTOR and CUSTOMER shall be directed by CONTRACTOR to the Town Manager or his designee. CUSTOMER will direct all interaction related to this Agreement to the General Manager or his designee.

11. Local Presence: CONTRACTOR will provide a local and/or toll free telephone number to its office for the use of CUSTOMER to communicate with CONTRACTOR if the need arises during normal business hours of 8:00 a.m. to 5:00 p.m.

12. Notification of Customer and/or Residents: CONTRACTOR will notify CUSTOMER about service inquiry procedures, regulations and days of collection prior to the date Services begin under this Agreement. In addition, excluding schedule changes listed in Section 5, as and when approved by CUSTOMER, CONTRACTOR will notify the residents with respect to any changes in service day or other similar information due to a change by the CONTRACTOR. CUSTOMER will ensure that any resident phone numbers provided by CUSTOMER to CONTRACTOR will have been provided in compliance with the Telephone Consumer Protection Act with the consent of the resident to receiving phone calls related to the Services and will indemnify and hold CONTRACTOR harmless with respect thereto.

13. Breach; Termination: If either party reasonably concludes that the other is in material breach of this Agreement, such party shall so notify the other party in writing, including a detailed description thereof. The party alleged to be in breach shall be allowed up to thirty (30) days after notice by the other party in which to make necessary adjustments to remedy said deficiencies or to take action to remedy any deficiencies that require longer than thirty (30) days to cure. In the event the breaching party fails to correct (or take action to correct) such deficiencies within thirty (30) days

after written notice of the deficiencies or breach, then the other party may terminate this Agreement. Neither party shall be liable to the other for any special, consequential or punitive damages.

14. Indemnification: CONTRACTOR agrees to indemnify and hold CUSTOMER harmless from and against any and all claims, liabilities, demands and causes of action arising out of CONTRACTOR'S negligence in performance of the Services or arising out of CONTRACTOR'S failure to comply with the provisions of this Agreement. Notwithstanding the foregoing, under no circumstances will CONTRACTOR be required to indemnify CUSTOMER with respect to any claims, liabilities, demands or causes of action arising in whole or in part out of the CUSTOMER'S negligence, willful misconduct or failure to comply with the provisions of this Agreement.

15. Force Majeure: CONTRACTOR shall not be liable for failure to perform under this Agreement if that failure arises out of causes beyond the control and without the fault or negligence of CONTRACTOR. Such causes may include but not be limited to acts of the government in its sovereign or contracted capacity, fires, floods, strikes, epidemics, quarantine restriction, freight embargoes, and unusually severe weather; but in every case the failure to perform must be beyond the reasonable control and without fault or negligence of CONTRACTOR.

16. Assignment: Neither party may assign this Agreement, or the rights hereunder, without prior written approval of the other, which approval will not be unreasonably withheld; provided, however, that CONTRACTOR may assign this Agreement to an affiliate of CONTRACTOR without the prior approval of CUSTOMER.

17. Insurance: CONTRACTOR shall be required to carry general liability insurance, workers compensation insurance and motor vehicle insurance as required by State laws as outlined below:

Coverage	Minimum Limits of Liability
Workers Compensation	Statutory
Employer Liability	$100,000/$500,000
General Liability	
Bodily Injury	$500,000 each occurrence
Property Damage	$100,000 aggregate
Automobile Liability	
Bodily Injury	$1,000,000 each person $1,000,000 each occurrence
Property Damage	$1,000,000 each occurrence
Excess Umbrella Coverage	$10,000,000 each occurrence

Certificates of insurance shall be provided to CUSTOMER by CONTRACTOR

18. Arbitration. Any controversy or claim arising out of or related to this Agreement or any transactions contemplated herein that cannot be amicably resolved, will be resolved by binding arbitration held in Raleigh, North Carolina, or any other location mutually agreeable to the parties, in accordance with the commercial arbitration rules of the American Arbitration Association. The decree or judgment of any award rendered by the arbitrator may be entered in any court having jurisdiction thereof.

19. Notice. All notices and other communications hereunder will be in writing and may be given by personal delivery, nationally recognized express courier, registered or certified mail (return receipt

requested), or facsimile (receipt confirmed). Such notice will be deemed effective when received if it is given by personal delivery, nationally recognized express courier, or facsimile, and will be effective three (3) days after mailing by registered or certified mail, so long as it is actually received within five (5) days (and, if not so received within five (5) days, is effective when actually received) by the parties at the following addresses (or at such other address for a party as will be specified by like notice):

If to CONTRACTOR, to:

Waste Industries, LLC
3301 Benson Drive, Suite 601
Raleigh, NC 27609
Attn: Franklin Lorick
Fax: (919) 325-3030

If to CUSTOMER, to:

Town of Beaufort
701 Front Street
Beaufort, NC 28516
Attn: Manager

20. Entire Agreement. This Agreement constitutes the entire understanding between the parties, and cancels and supersedes all prior negotiations, understandings and agreements, oral or written, relating to the provision of the services described herein.

21. Execution in Counterparts. This Agreement may be executed in several counterparts, each of which shall be an original and all of which shall constitute but one and the same instrument.

IN WITNESS WHEREOF, the Town of Beaufort and Waste Industries, LLC, have executed this Solid Waste Collection, Transportation and Disposal Agreement as of the date first set forth above.

The Town of Beaufort

By: _____

Name: Charles W. Burgess, Jr.

Title: Town Manager

Waste Industries, LLC

By: _____

Name: FRANK LORICK

Title: Region Mgr

This instrument has been pre-audited in the manner required by the Local Government Budget and Fiscal Control Act.

_____
Town Finance Officer

Exhibit A

Residential Curbside Trash and Recyclables Collection - The charge for once per week residential curbside trash and every other week recycling collection to CUSTOMER from CONTRACTOR shall be:
$ 7.30 per month per cart for Trash
$ 2.65 per month per cart for Recycling

CUSTOMER may approve additional carts at a residential unit. Said additional carts will be provided by the CONTRACTOR and billed by the number of carts requested multiplied by the monthly rate.

Trash Service Fee does not include disposal charges. All Acceptable Solid Waste will be delivered to Carteret County Transfer Station. All actual fees charged to CUSTOMER by Transfer Station will be direct billed by CONTRACTOR to CUSTOMER.

There will be no fuel surcharges or environmental fees charged during the term of this agreement.

Based upon existing conditions of Waste Industries delivering recyclable materials to Sonoco Industries, the current charge for processing recyclable materials will be $10 per ton. We do not foresee this changing in the next two years. However, conditions are volatile in the processer's world. If there are any changes, we will always use our volume purchasing power to negotiate the best agreements with local processers. Any changes will be mutually agreed upon but not unreasonably withheld. Waste Industries will supply documentation as a part of the process of negotiations.

Exhibit B

See Attached Letter dated October 3, 2016 addressed to Charles Burgess, Manager, Town of Beaufort.

WASTE INDUSTRIES www.wasteindustries.com

P.O. Drawer 1388 | Newport, NC 28570

October 3, 2016

Charles Burgess
Manager
Town of Beaufort
701 Front Street
Beaufort, North Carolina 28516

Dear Mr. Burgess,

As a follow-up to our trash and recycling service negotiation process, Waste Industries would like to reconfirm our willingness and ability to enhance our service with the following optional programs:

Waste Industries will participate with your Police Department in a "community watch" type program. We will invite members of your police department to one or more of our safety meetings to discuss situations that our drivers see in your neighborhoods that might indicate illicit activities and how to report to the Town's staff.

Waste Industries will assist with mutually agreed upon Town sponsored local festivals. We can provide extra containers and services at no additional charge (does not include disposal or processing fees).

Waste Industries will make a donation(s) of up to $10,000 total during the first year of agreement to a non-profit organization(s) located in the Town of Beaufort. The donation(s) will be vetted through the Waste Industries' Full Circle Project. The Full Circle Project donates funds to local approved charities that fall into categories as voted upon by our customers. These categories include Education and Scholarships, Environmental Preservation, Homeless Assistance, Mental Health, Wounded Soldiers, Animal Rescue and others.

Waste Industries will assist Town with State of North Carolina Grant Forms to obtain Pedestrian Solar Recycle Containers. These available grants are usually published in November.

Waste Industries will give first priority in hiring Town employees affected by this transition. Their employment would follow our standard guidelines for employment including passing our drug screening tests, physical assessment, background check, etc.

Waste Industries will relinquish our displacement rights to those customers who have dumpsters on Town property if the Town wishes to take over servicing these customers with carts.

We look forward to working with you and your staff to augment your service with the above enhancements. Thank you for allowing Waste Industries the opportunity to provide these services.

Respectfully,

Norma Yanez
Government Contracts Manager

SOLID WASTE and RECYCLE COLLECTION, TRANSPORTATION AND DISPOSAL AGREEMENT

This SOLID WASTE COLLECTION and RECYCLE, TRANSPORTATION AND DISPOSAL AGREEMENT (this "Agreement") is made and entered into this the 1st day of July, 2017, by and between the Town of Beaufort, hereinafter referred to as "CUSTOMER", and Waste Industries, LLC hereinafter referred to as "CONTRACTOR"

WITNESSETH

WHEREAS, CUSTOMER is responsible for the collection and disposal of solid waste and recyclable materials of its residents; and

WHEREAS, CONTRACTOR is in the business of solid waste and recyclables collection and desires to provide such services to CUSTOMER; and

WHEREAS the CUSTOMER has established a Waterfront Business District, hereinafter referred to as "WBD", to include all businesses located along Front Street between Moore and Queen Streets; Turner Street between Front and Ann streets; Middle lane; Queen street between Front and Ann streets; and the boat based businesses on Front Street between Queen and Pollock Street; and

WHEREAS, CUSTOMER desires to engage CONTRACTOR to collect all solid waste and recyclable materials from businesses within the WBD in accordance with the terms of this Agreement and applicable law, including, without limitation, the ordinances of the County of Carteret and the State of North Carolina; and

WHEREAS the CONTRACTOR, having existing private contracts with businesses within the WBD agrees to release said businesses from such private contracts and to not pursue any displacement compensation for any business located within the service district that is privately contracted with CONTRACTOR.

NOW, THEREFORE, in consideration of the foregoing, the mutual covenants and agreements set forth herein, and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties hereby agree as follows:

1. Term: This Agreement shall be binding on all parties for a period of seven (7) years beginning July 1, 2017 and ending June 30, 2024 (the "Initial Term"). The Parties hereto may, by mutual consent within 90 days of the expiration date of the term, extend the term of the contract for an additional five (5) years.

2. Services. CUSTOMER hereby grants to CONTRACTOR the exclusive right for the collection and transportation of all solid waste and recyclable materials in the Waterfront Business District in the Town of Beaufort from the point of pickup to a solid waste disposal site or materials facility at the CONTRACTOR'S discretion, which disposal site has been permitted in accordance with applicable laws, rules and regulations for disposal of solid waste (the "Services").

a) Hauling Services - Subject to Section 3 below, CONTRACTOR is to provide hauling for compaction equipment on an agreed upon service schedule.

b) Curbside Recycling Collection – CONTRACTOR is to provide and service one or more 95 Gallon cart(s) on a minimum of once per week at each business approved by the CUSTOMER to receive service. Additional weekly collections are available on a twice or three times a week collection frequency at businesses. All carts at a business will be on the same weekly collection schedule and frequency. Frequency of collection may be increased and/or decreased in April and November to coincide with the seasonality of the WBD.

c) Carts must be placed at the curb or other agreed upon location no later than 6:00 a.m. on the scheduled day of service. Carts must be placed in a manner suitable to be emptied by the automatic dumping arm of the refuse vehicle or other agreed upon location where available/appropriate.

d) Cardboard Services – CONTRACTOR is to provide one or more 8 cubic yard front loader cardboard dumpster(s) and service (dump) them on an agreed upon service schedule.

e) CONTRACTOR is not required to provide collection to any street or location that is not safely passable or accessible by the CONTRACTOR's equipment. CONTRACTOR shall notify the CUSTOMER of the limitations, impassability and accessibility of CONTRACTOR's equipment on such streets or to such locations so items for collection can be relocated and placed where practicable for collection.

3. Types of Waste; Title to Waste.

a) Notwithstanding anything to the contrary herein, CONTRACTOR shall only be responsible for the transportation and disposal of Acceptable Solid Waste, and only such Acceptable Solid Waste as is disposed of in the Town owned compactor container(s).

b) Recyclable Materials may include aluminum cans, newspapers, plastics (#1 and #2), such as milk jugs, water jugs, soft drink bottles, detergent bottles, paper, magazines, glass bottles and corrugated cardboard. All commixed materials must be placed inside the CONTRACTOR provided 95 gallon recycling cart. Only corrugated cardboard is to be placed within the 8 cubic yard cardboard containers provided. This list of materials may be modified as recycling capabilities and markets change.

c) For purposes of this Agreement, "Acceptable Solid Waste" means mixed household solid waste and mixtures of household, commercial and industrial solid waste that are permitted under the governing permits and then applicable laws to be accepted at the applicable disposal facilities and that are not otherwise Unacceptable Waste.

d) For purposes of this Agreement, "Unacceptable Solid Waste" means:

(i) any material which by reason of its composition characteristics or quantity is hazardous waste as defined in the Resource Conservation and Recovery Act of 1976, 42 U.S.C. 6901 et seq., and the regulations thereunder or any material

which by reason of its composition or characteristics is hazardous waste, a hazardous substance or hazardous material as defined in or under any other federal, state or local law, and the applicable regulations thereunder, and any other material which any governmental agency or unit having or claiming appropriate jurisdiction shall determine from time to time to be harmful, toxic or dangerous, or otherwise ineligible for disposal at the applicable disposal facility;

(ii) explosive materials, corrosive materials, pathological waste, radioactive materials, cesspool and other human waste, human remains, motor vehicles, batteries, tires, refrigerators, gasoline tanks, gas cylinders, asbestos insulation, closed metal containers, barrels, more than an incidental amount of tires, refrigerators that have not been properly evacuated, liquid waste including chemical wastes, sewage and other highly diluted water-carried materials or substances and those in gaseous forms, special nuclear or by-product materials within the meaning of the Atomic Energy Act of 1954, as amended; and

(iii) any other material which may present a substantial endangerment to public health or safety, would cause applicable air quality or water effluent standards to be violated by the normal operation of the Transfer Station or because of its size, durability or composition cannot be managed or disposed of at the applicable disposal facility or has a reasonable possibility of otherwise adversely affecting the operation of the applicable disposal facility outside the normal usage expected for the facility.

e) Title to waste material that does not conform to the definition of Acceptable Solid Waste shall remain with the generator and shall not be deemed to pass to CONTRACTOR at any time.

4. Equipment: All equipment utilized is to be reliable and presentable during the performance of this Agreement, including backup equipment. CONTRACTOR'S equipment shall be maintained, by CONTRACTOR, in a safe condition throughout the Term. CONTRACTOR will be responsible for repair/replacement for CONTRACTOR owned recycle carts due to normal wear and tear.

5. Schedule. CONTRACTOR shall operate on a schedule to ensure timely service. Services will not be provided on New Year's Day, Christmas Day, Thanksgiving Day, Independence Day, or any day that the Carteret County Transfer Station is closed. In the event that CUSTOMER service days fall on a designated holiday, then an alternate day will be chosen to ensure timely service.

6. New Business opening within the WBD: CONTRACTOR will, within ten (10) days of notification by the CUSTOMER, provide the Services to new businesses within the WBD. Billing will be adjusted by CONTRACTOR as promptly as practicable following the addition of new business, including, to the extent necessary, adding any prior months' billings for such new business that have been serviced but not previously billed and including pro-rations for partial months, as appropriate.

7. Rates; Number of Units: Total compensation due to CONTRACTOR shall be set forth in Exhibit A incorporated by reference and made a part hereof on a per unit basis, subject to adjustment as set forth below (the "Service Fee"). Payment is due by the 10th day of the following month in which the invoice is submitted. The minimum number of roll out carts to receive twice per week collection and/or three times per week collection is 30 carts each. CUSTOMER will provide

evidence to CONTRACTOR of the actual number of units to be serviced within thirty (30) days following the date of this Agreement by use of water meter, other utility records or actual number of carts. Thereafter, the number of units to be serviced and billed will be reviewed and adjusted on a monthly basis to reflect the actual number of units serviced. CUSTOMER is responsible for billing businesses for services.

8. Disposal, Processing and other Fees

a) Hauling Service Fee does not include disposal charges. All Acceptable Solid Waste will be delivered to Carteret County Transfer Station. All actual fees charged to CUSTOMER by Transfer Station will be direct billed by CONTRACTOR to CUSTOMER.

b) Based upon existing conditions of Waste Industries delivering recyclable materials to Sonoco Industries, the current charge for processing recyclable materials will be $10 per ton. We do not foresee this changing in the next two years. However, conditions are volatile in the processer's world. If there are any changes, we will always use our volume purchasing power to negotiate the best agreements with local processers. Any changes will be mutually agreed upon but not unreasonably withheld. Waste Industries will supply documentation as a part of the process of negotiations.

c) There will be no fuel surcharges or environmental fees charged during the term of this agreement.

9. Adjustments:

a) The Service Fee will be increased annually every July 1st] beginning on July 1, 2018 to reflect the annual adjustment based on Table 1 of the Consumer Price Index for All Urban Consumers (CPI-U): U.S. Town Average-South.

b) The Service Fee may be adjusted more often than annually if such adjustments arise out of changes in CONTRACTOR's direct operational costs related to provision of the Services over which CONTRACTOR has no control, including by way of example, but not limitation:

1. disposal tipping fees, recycle material processing fees, other fees
2. relocation of or change in disposal or recycle processing facility
3. disposal or recycle processing facility operational or acceptance changes
4. Governmental regulations

Documentation will be provided and adjustments in Service Fees will not be unreasonably refused.

10. Representations of CONTRACTOR: CONTRACTOR currently has, and will maintain throughout the term, all permits and licenses required by law for the provision of the Services, and will provide the Services in accordance in all material respects with applicable laws. CONTRACTOR will comply with all Federal and State requirements concerning fair employment and concerning the treatment of all employees without regard or discrimination by reason of race, color, religion, sex, national origin or physical disability.

11. Point of Contact: All dealings, contacts, etc. between CONTRACTOR and CUSTOMER shall be directed by CONTRACTOR to the Town Manager or his designee. CUSTOMER will direct all interaction related to this Agreement to the General Manager or his designee.

12. Local Presence: CONTRACTOR will provide a local and/or toll free telephone number to its office for the use of CUSTOMER to communicate with CONTRACTOR if the need arises during normal business hours of 8:00 a.m. to 5:00 p.m.

13. Notification of Customer and/or Residents: CONTRACTOR will notify CUSTOMER about service inquiry procedures, regulations and days of collection prior to the date Services begin under this Agreement. In addition, excluding schedule changes listed in Section 5, as and when approved by CUSTOMER, CONTRACTOR will notify the residents with respect to any changes in service day or other similar information due to a change by the CONTRACTOR. CUSTOMER will ensure that any resident phone numbers provided by CUSTOMER to CONTRACTOR will have been provided in compliance with the Telephone Consumer Protection Act with the consent of the resident to receiving phone calls related to the Services and will indemnify and hold CONTRACTOR harmless with respect thereto.

14. Breach; Termination: If either party reasonably concludes that the other is in material breach of this Agreement, such party shall so notify the other party in writing, including a detailed description thereof. The party alleged to be in breach shall be allowed up to thirty (30) days after notice by the other party in which to make necessary adjustments to remedy said deficiencies or to take action to remedy any deficiencies that require longer than thirty (30) days to cure. In the event the breaching party fails to correct (or take action to correct) such deficiencies within thirty (30) days after written notice of the deficiencies or breach, then the other party may terminate this Agreement. Neither party shall be liable to the other for any special, consequential or punitive damages.

15. Indemnification: CONTRACTOR agrees to indemnify and hold CUSTOMER harmless from and against any and all claims, liabilities, demands and causes of action arising out of CONTRACTOR'S negligence in performance of the Services or arising out of CONTRACTOR'S failure to comply with the provisions of this Agreement. Notwithstanding the foregoing, under no circumstances will CONTRACTOR be required to indemnify CUSTOMER with respect to any claims, liabilities, demands or causes of action arising in whole or in part out of the CUSTOMER'S negligence, willful misconduct or failure to comply with the provisions of this Agreement.

16. Force Majeure: CONTRACTOR shall not be liable for failure to perform under this Agreement if that failure arises out of causes beyond the control and without the fault or negligence of CONTRACTOR. Such causes may include but not be limited to acts of the government in its sovereign or contracted capacity, fires, floods, strikes, epidemics, quarantine restriction, freight embargoes, and unusually severe weather; but in every case the failure to perform must be beyond the reasonable control and without fault or negligence of CONTRACTOR.

17. Assignment: Neither party may assign this Agreement, or the rights hereunder, without prior written approval of the other, which approval will not be unreasonably withheld; provided, however, that CONTRACTOR may assign this Agreement to an affiliate of CONTRACTOR without the prior approval of CUSTOMER.

18. Insurance: CONTRACTOR shall be required to carry general liability insurance, workers compensation insurance and motor vehicle insurance as required by State laws as outlined below:

Coverage	Minimum Limits of Liability
Workers Compensation	Statutory
Employer Liability	$100,000/$500,000
General Liability	
Bodily Injury	$500,000 each occurrence
Property Damage	$100,000 aggregate
Automobile Liability	
Bodily Injury	$1,000,000 each person $1,000,000 each occurrence
Property Damage	$1,000,000 each occurrence
Excess Umbrella Coverage	$10,000,000 each occurrence

Certificates of insurance shall be provided to CUSTOMER by CONTRACTOR

19. Arbitration. Any controversy or claim arising out of or related to this Agreement or any transactions contemplated herein that cannot be amicably resolved, will be resolved by binding arbitration held in Raleigh, North Carolina, or any other location mutually agreeable to the parties, in accordance with the commercial arbitration rules of the American Arbitration Association. The decree or judgment of any award rendered by the arbitrator may be entered in any court having jurisdiction thereof.

20. Notice. All notices and other communications hereunder will be in writing and may be given by personal delivery, nationally recognized express courier, registered or certified mail (return receipt requested), or facsimile (receipt confirmed). Such notice will be deemed effective when received if it is given by personal delivery, nationally recognized express courier, or facsimile, and will be effective three (3) days after mailing by registered or certified mail, so long as it is actually received within five (5) days (and, if not so received within five (5) days, is effective when actually received) by the parties at the following addresses (or at such other address for a party as will be specified by like notice):

If to CONTRACTOR, to:

Waste Industries, LLC
3301 Benson Drive, Suite 601
Raleigh, NC 27609
Attn: Franklin Lorick
Fax: (919) 325-3030

If to CUSTOMER, to:

Town of Beaufort
701 Front Street
Beaufort, NC 28516
Attn: Manager

20. Entire Agreement. This Agreement constitutes the entire understanding between the parties, and cancels and supersedes all prior negotiations, understandings and agreements, oral or written, relating to the provision of the services described herein.

21. Execution in Counterparts. This Agreement may be executed in several counterparts, each of which shall be an original and all of which shall constitute but one and the same instrument.

IN WITNESS WHEREOF, the Town of Beaufort and Waste Industries, LLC, have executed this Solid Waste Collection, Transportation and Disposal Agreement as of the date first set forth above.

The Town of Beaufort

By: _____

Name: John Day

Title: Town Manager

Waste Industries, LLC

By: _____

Name: FRANK LORICK

Title: Region MANAGER

This instrument has been pre-audited in the manner required by the Local Government Budget and Fiscal Control Act.

Christi H. Wood

Town Finance Officer

Exhibit A: Service Fees

Waterfront Business District Solid Waste and Recycling Collection - The charge for collection and hauling services to the CUSTOMER from CONTRACTOR is:

Roll out cart Recycling Collection:

$ 12.85 per month per cart for Recycling – once per week collection frequency
$ 28.85 per month per cart for Recycling – twice per week collection frequency – minimum 30 carts
(Twice per week includes $10 per ton processing fee)

Roll out cart Waste Collection:

$ 12.85 per month per cart – once per week collection frequency
$ 37.30 per month per cart – twice per week collection frequency – minimum 30 carts
$ 53.30 per month per cart – three per week collection frequency – minimum 30 carts
(Twice & three per week service includes tipping fee charges @ $52.50 per ton)

Cardboard Dumpster Collection:

$79.00 per month per dumpster – once per week collection frequency
$138.00 per month per dumpster – twice per week collection frequency
$198.00 per month per dumpster – three per week collection frequency
(above rates include container and $10 per ton processing fee)

Compaction Equipment:
For Queen Street location:
Lease Rate of $668.00 per month for 60 month lease term or
Purchase price of $36,152.00 + applicable taxes

Compactor hauling:

$208.60 per haul from the Queen Street or Turner Street compactor location

AMENDMENT TO SOLID WASTE AND RECYCLABLES COLLECTION, TRANSPORTATION AND DISPOSAL AGREEMENT

Amendment of Agreement dated 17th of November, 2016 between the Town of Beaufort hereinafter referred to as "CUSTOMER", and WASTE INDUSTRIES, LLC hereinafter referred to as "CONTRACTOR", is made and entered into this the 1st day of July, 2017.

WITNESSETH

WHEREAS, CUSTOMER and CONTRACTOR entered into said Agreement for the collection of solid waste and recyclables curbside within the Town; and

WHEREAS, CUSTOMER and CONTRACTOR recognize that certain residential units located within multifamily complexes were previously collected by CUSTOMER from centrally located corrals or locations within the complexes; and

WHEREAS, CUSTOMER and CONTRACTOR desire to set forth the terms and conditions applicable to allow other than curbside collection at multifamily complexes;

NOW, THEREFORE, in consideration of the foregoing, the mutual covenants and agreements set forth herein, and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties hereby agree as follows:

2. Services. Is amended to add the following

e) Collections at multifamily complexes listed on Exhibit A will be from mutually agreed upon corral design(s) and/or location(s) on each property. CUSTOMER and CONTRACTOR will agree on the number of 95 gallon carts to be provided for Trash and Recycling Collection at each complex.

Remainder of Section 2, Services, unchanged

IN WITNESS WHEREOF, the Town of Beaufort and Waste Industries, LLC, have executed this Amendment to the Solid Waste Collection, Transportation and Disposal Agreement as of the date first set forth above.

Town of Beaufort	Waste Industries, LLC
BY: John Day	BY: Frank Lorick
Name: John Day	Name: FRANK LORICK
Title: Town Manager	Title: REGION MANAGER

This instrument has been pre-audited in the manner required by the Local Government Budget and Fiscal Control Act.

Christi H. Wood

Town Finance Officer

Exhibit A: Residential Curbside Solid Waste and Recycling Collection

Revision date: July 1, 2017

Single family residence residential Curbside Trash and Recyclables Collection -The charge for once per week residential curbside trash and every other week recycling collection to CUSTOMER from CONTRACTOR shall be:

$ 7.30 per month per cart for Trash
$ 2.65 per month per cart for Recycling

CUSTOMER may approve additional carts at a residential unit. Said additional carts will be provided by the CONTRACTOR and billed by the number of carts requested multiplied by the monthly rate.

Multifamily complexes receiving residential Trash and Recycling collection from corrals - The charge for once per week residential trash and every other week recycling collection will be the greater of:

a) Total number of residential dwelling units within the multifamily complex at $9.95 per residential unit per month; or

b) Total number of roll out carts for Trash at $7.30 per cart per month plus the total number of roll out carts for Recycling at $2.65 per cart per month.

c) Multifamily complexes to receive residential Trash and Recycling collection from corrals are:

Beaufort Village Townhomes – 1300 block of Ann Street
Beaufort Landing Townhomes – 2400 block of Front Street
Beaufort Landing Village – 2500 block of Front Street
The Courtyard East – Professional Park Drive
Palmetto Place – Professional Park Drive
Pirate Landing – Professional Park Drive

Trash Service Fee does not include disposal charges. All Acceptable Solid Waste will be delivered to Carteret County Transfer Station. All actual fees charged to CUSTOMER by Transfer Station will be direct billed by CONTRACTOR to CUSTOMER.

There will be no fuel surcharges or environmental fees charged during the term of this agreement.
Based upon existing conditions of Waste Industries delivering recyclable materials to Sonoco Industries, the current charge for processing recyclable materials will be $10 per ton. We do not foresee this changing in the next two years However, conditions are volatile in the processer's world. If there are any changes, we will always use our volume purchasing power to negotiate the best agreements with local processers. Any changes will be mutually agreed upon but not unreasonably withheld. Waste Industries will supply documentation as a part of the process of negotiations.

Town of Beaufort, NC

Board of Commissioners
Virtual Work Session
6:00 PM – Monday, April 12, 2021

AGENDA CATEGORY: Items of Consent

SUBJECT: FY 2021 Budget Amendment #8

BRIEF SUMMARY:

This amendment requests a Fund Balance appropriation for a new HVAC unit for the Public Works Wood Shop. The current unit is 22 years old and has stopped working due to a rusted accumulator. A repair has been quoted for $2,000 but will still leave a 22-year-old unit. The cost for a new unit is $6,500.

REQUESTED ACTION:

Approve BA # 8

EXPECTED LENGTH OF PRESENTATION:

5 minutes

SUBMITTED BY:

Christi Wood – Finance Director

BUDGET AMENDMENT REQUIRED:

Yes

TOWN OF BEAUFORT
FY 2021 BUDGET AMENDMENT #8

WHEREAS, the Town of Beaufort adopted its Fiscal Year 2021 Budget through Ordinance on June 25, 2020, and

WHEREAS, the Board of Commissioners recognizes that periodic modifications to the estimated revenues and expenditures for the fiscal year may be necessary for fiscal management purposes and to implement decisions of the Board of Commissioners;

BE IT THEREFORE ORDAINED that the Board of Commissioners amends the Fiscal Year 2021 Budget as follows:

SECTION I: GENERAL FUND

This amendment requests the appropriation of Fund Balance for a new HVAC unit in the Public Works Wood Shop. The unit that is currently in place is 22 years old and is no longer working.

A. REVENUE

INCREASE

APPROPRIATED FUND BALANCE	$ 6,500
TOTAL INCREASE	**$ 6,500**

B. EXPENDITURES AUTHORIZED BY DEPARTMENT

INCREASE

PUBLIC WORKS	$ 6,500
TOTAL INCREASE	**$ 6,500**

SECTION VI: DISTRIBUTION

Copies of this ordinance shall be furnished to the Town Manager and Finance Officer to be kept on file for their direction in the disbursement of funds.
Adopted this 12th day of April, 2021
ATTEST:

Allen Coleman	Everette S. Newton
Town Clerk	Mayor

Town of Beaufort, NC

Board of Commissioners
Virtual Regular Meeting
6:00 PM – Monday, April 12, 2021

AGENDA CATEGORY: Public Hearing

SUBJECT: Text Amendment modifying the Land Development Ordinance Section 20: Special Use Permits
Case No. 21-05

BRIEF SUMMARY:

Section 20: Special Use Permits, of the Land Development Ordinance, currently uses the language "public hearing." Staff is requesting the term "public hearing" be changed to "quasi-judicial proceeding" in order to eliminate confusion between the legislative and quasi-judicial processes. Staff has consulted with the Town Attorney to ensure the request is consistent with the North Carolina General Statutes.

REQUESTED ACTION:

The Manager recommends the Board conduct a public hearing and consider voting to approve the text amendment request contingent upon no public comments being received during the required 24-hour public comment period. If written comments to the proposed Text Amendment are received before the 24-hour deadline (9:00 a.m. Wednesday, April 14, 2021) this item will be brought back to the Board at the April 26 Work Session for further consideration. **If no written comments are received, the decision of the Board shall become effective at 9:01 a.m. on Wednesday, April 14, 2021.**

EXPECTED LENGTH OF PRESENTATION:

5 Minutes

SUBMITTED BY:

Kate Allen, Town Planner

BUDGET AMENDMENT REQUIRED:

N/A

Staff Report

To: Board of Commissioners
From: Kate Allen

Date: 3/29/2021
Meeting Date: 4/12/2021

Case Number 21-05

Summary of Request: Text Amendment modifying language in the Land Development Ordinance Section 20: Special Use Permits

Background

Applicant Staff Initiated Request

Additional Information Section 20: Special Use Permits, of the Land Development Ordinance, currently uses the language "public hearing." Staff is requesting the term "public hearing" be changed to "quasi-judicial proceeding" in order to eliminate confusion between the legislative and quasi-judicial processes. Staff has consulted with the Town Attorney to ensure the request is consistent with the North Carolina General Statutes and is in support of this request.

Planning Board Review The Planning Board considered the request at its March 15, 2021 meeting. The Planning Board unanimously recommended approval of the request.

Requested Action Conduct Public Hearing and consider request contingent upon no public comments received during required 24-hour public comment period.

Attachments

1. LDO Section 20: Special Use Permits with proposed changes; text to be removed is shown with strikethrough text and additions are noted in blue text
2. Ordinance modifying the Land Development Ordinance Section 20: Special Use Permits

SECTION 20 Special Use Permits

A) General.

Special uses are practices which are not permitted by right in any zoning district in the Town of Beaufort, but may only be granted after due consideration by the Board of Commissioners (BOC). The consideration of a special use application is a quasi-judicial function requiring evidentiary hearings and specific findings of fact. Special use permits may only be granted by the BOC following a recommendation by the planning board and the quasi-judicial review process as stipulated in this section.

B) Special Use Permit Application Procedures.

1) A written application for a special use permit in all zones shall be submitted to the Town's Planning and Inspections Department in accordance with the requirements of section 1-M of this Ordinance and all applicable administrative regulations. The application shall include:
   a) A proposed use site plan which contains information documented in section 18-C of this Ordinance and the specific information features below:
      i) A vicinity map and survey of the parcel which shall include the zoning and use of all adjacent properties;
      ii) A legend identifying all symbols on the map;
      iii) A North arrow and a scale;
      iv) A preliminary design of the proposed use which shows all existing and proposed structures, parking layouts, driveways, buffering, landscaping, points of ingress and egress, easements, minimum building lines, and street rights-of-way;
      v) A site data block of features which includes the proposed use(s), square footage of the proposed and existing structure(s), site zoning, total acreage, number of lots, minimum lot size, and average lot size;
      vi) The map book, page number, and deed book information;
      vii) A note stating whether any portion of the property is included in any adopted Town plan; and,
      viii) Any other related information requested by Town staff, the planning board, or the BOC.
      ix) All required environmental permit improvements needed for the property.
   b) The special use permit sought; and,
   c) Information supporting the existence of the required findings, and providing such plans or other relevant data as may be required by the Town.

2) Whenever an application is submitted for a special use permit in a residential zone, the applicant shall also include:
   a) A narrative which illustrates the appropriateness of the proposed use in a residential zone. This narrative shall also describe all the architectural design features which make the proposed use and associated building compatible with the urban character of the residential neighborhood;
   b) The submitted site plan shall also include all street front architectural elevation drawings to insure the building(s) compatibility with the surrounding residential structures; and,

c) Additionally, the BOC and town staff may require a professional rendering or any other graphic illustration of the proposed structure.

3) The application shall be reviewed by town staff and submitted with comments and recommendation to the planning board for review. After the planning board makes its recommendation, the application shall be forwarded to the BOC for consideration.

C) ~~Public Hearing~~ Quasi-Judicial Proceeding Notification Requirements.

The Town shall schedule a ~~public hearing~~ quasi-judicial proceeding for the application and BOC consideration after reasonable opportunity for staff and planning board review by providing public notice no more than thirty days after receipt of the completed application. The notice of a ~~public hearing~~ quasi-judicial proceeding shall be given using the standards set forth is section 3-E of this Ordinance with the exception of the following:

1) The notice shall be given once a week for two successive calendar weeks and published in a newspaper having general circulation within Town. The first publishing shall not be less than ten days or not more than twenty-five days before the date affixed for the hearing. In computing such period, the day of publication is not to be included but the day of the hearing shall be included as documented.

2) All property owners within two hundred feet (200') of the lot boundaries on all sides of the subject lot as listed in the county tax records shall be mailed by the Town a notice of the ~~public hearing~~ quasi-judicial proceeding on the proposed special use application by first class mail at the address listed for such owners on the county tax abstracts. The notice shall identify the location and briefly describe the proposed special use. Section 3-E (2) of this Ordinance gives direction on when the notices shall be mailed.

3) The Town shall prominently post a sign giving notice of the ~~public hearing~~ quasi-judicial proceeding on or immediately adjacent to the subject area reasonably calculated to give public notice of the proposed special use public hearing not more than ten days prior to the hearing date. The wording of such sign should be similar to what is in section 3-E (4) of this Ordinance.

D) Procedures on Special Use Applications.

In considering whether to approve an application for a special use permit, the BOC shall proceed as follows:

1) The BOC shall hold the ~~public hearing~~ quasi-judicial proceeding and consider relevant information regarding whether the required findings under subsection E of this section exist and whether the special use is appropriate in the proposed location. The BOC shall hear relevant information from the applicant, adjoining property owners, the Town Manager, the Planning Board, planning officials, and any interested or affected members of the public. Parties may appear in person, by designee, or by attorney to present information relevant to the requirements of the Ordinance.

2) The BOC shall consider whether the application complies with each individual required finding specified in subsection E of this section. The BOC need not make the required findings at the time of the hearing and may call for additional information if needed. If the special use permit application is approved, the BOC motion shall contain language showing all the required findings under subsection E of this section have been met, and in the absence of specific findings, it shall be conclusively presumed the application complies with all the findings in subsection E of this section.

3) The BOC shall render a decision within a reasonable period of time not to exceed ninety days after holding the ~~public hearing~~ quasi-judicial proceeding for the proposed

special use application. The BOC need not issue a decision at the time of the hearing if additional information is needed andmay continue said hearing until a later date.

4) If the application is found not to be in compliance with one or more of the required findings of subsection E of this section or any other applicable section of this Ordinance, the application shall be denied. Such motion shall specify the particular findings the application fails to meet. It shall be conclusively presumed the application complies with all requirements not noted by the BOC in their motion to deny the application.
5) Notwithstanding the specific requirements of this Ordinance, the BOC may impose additional conditions and reasonable requirements upon the requested special use permit in order to ensure the use is consistent with the required findings as specified under subsection E of this section. The BOC may place an expiration date on the special use permit if a building permit is not secured within a certain period of time. If the special use permit is not renewed periodically by the recipient of the permit, it will expire on the date given to the permit by the BOC.
6) After the BOC renders its decision on the special use permit application, the reasons for granting or denying the application shall be made in writing. A written copy of the conclusion(s) of the BOC about the facts of the case and the board's corresponding decision shall be forwarded to the applicant within ten days.

E) Required Findings.

1) In addition to any other findings or requirements as specified by any other section of this Ordinance, before any application for a special use may be granted or denied, the BOC shall make each of the following findings:
   a) The proposed use is an allowable special use in the zoning district it is being located within;
   b) The application is complete;
   c) The location and character of the use will be in conformity with the Town's land use plan and other comprehensive planning elements;
   d) Streets, driveways, parking lots, traffic control, and any other traffic circulation features shall be designed and provided in accordance with current traffic engineering standards and Town regulations and found to be adequate for the proposed special use;
   e) The proposed special use will not substantially injure the value of adjoining or abutting properties;
   f) The proposed special use will be compatible and in harmony with adjoining land uses and the development patterns of the immediate area; and,
   g) The proposed use will not materially endanger the public health or safety of the community if located where proposed and developed according to the submitted and approved plan.
2) The BOC shall make its findings based on "competent evidence" as described in N.C.G.S. 160A-393 (k) and will be cognizant the statute provides in part "competent evidence "shall not be deemed to include the opinion testimony of lay witnesses as to any of the following:
   a) The use of property in a particular way would affect the value of other property.
   b) The increase in vehicular traffic resulting from a proposed development would pose a danger to the public safety.

c) Matters about which only expert testimony would generally be admissible under the rules of evidence.

3) Compatibility Standards for Special Uses in Residential Zones:
In deciding whether the architectural elements of the proposed special use in a residential zone will be compatible with the adjoining buildings, the BOC shall review said proposal in reference to the following architectural elements:
   a) Size (footprint);
   b) Height;
   c) Proportion and scale;
   d) Roof shape(s);
   e) Setbacks;
   f) Location, size, and number of openings (doors and windows);
   g) Materials;
   h) Color; and,
   i) Texture.

F) Special Use Guidelines.

1) Adult Establishments.
   a) No building, structure, or any portion thereof nor any portion of a lot or parcel or property shall be used for an adult establishment at a location closer than one thousand feet (1000') from any other adult establishment; or closer than one thousand feet (1000') from any residentially zoned property, pre-school, child care, nursery school, day care, K-12 school, public playground, or church situated within the Town limits or the ETJ.
   b) Plans are required and must show:
      i) Locations of buildings and signs and the size of the plan;
      ii) Proposed points of access and egress and patterns of circulation;
      iii) Layout of parking spaces;
      iv) Lighting plan inclusive of wattage and illumination; and,
      v) Landscape plan.

2) Day Care Centers (Including Kindergarten).
   a) One parking space shall be provided for each adult attendant and one parking space provided for every six children or fraction thereof.
   b) Section 19 of this Ordinance gives the screening/buffering and fencing guidelines required for this application.
   c) Plans are required and must show:
      i) Location and approximate size of all existing and proposed structures and buildings within the site and on the lots adjacent thereto;
      ii) Proposed points of access and egress and pattern of circulation;
      iii) Layout of parking spaces;
      iv) Location and extent of open play area(s);
      v) Day care center shall provide one hundred square feet (100 ft^2) of play area space per pupil.

vi) Outdoor play area shall be enclosed by a solid or open fence or wall at least four feet (4') in height. Where the outdoor play area is directly adjacent to a residentially used or zoned lot, a solid fence or wall at least six feet (6') high or the maximum applicable fence or wall height limitation for the district or an open fence at least four feet high (4') and a screen planting designed to grow three feet (3') thick and six feet (6') high shall be created. The BOC may at its discretion, require additional screening/buffering and/or fencing elements to be located adjacent to abutting nonresidential land uses.

vii) In residential districts, a day care center shall not be operated between the hours of 7:00 p.m. and 7:00 a.m. unless with written approval by the BOC.

viii) Landscape plan.

3) Radio or Television Transmitter.

a) Minimum lot area – at least three acres in area.

b) One parking space is required at the site.

c) Plans are required and must show:

i) Location and approximate size of all existing and proposed structures within the site and within one thousand linear feet in all directions;

ii) Proposed points of access and egress;

iii) Proposed off-street parking spaces; and,

iv) Protective fencing at least six feet (6') high with three stands of barbed wire turned out and ten feet (10') from the perimeter of the antenna base shall be established.

4) Telecommunication Tower.

a) Guy-wire towers shall not be permitted.

b) Co-location towers shall be permitted.

c) Height of communication towers shall be regulated by the Federal Aviation Administration (FAA).

d) Communication towers are prohibited in front yards and shall be in compliance with the Telecommunication Act of 1996.

e) Local governments have no ability to prohibit towers on the basis of environmental or health issues according to the Federal Radio Frequency Emission Standards.

f) The BOC may deny a permit based upon a tower's influence on property value or aesthetics.

g) A minimum lot size of one-half acre per tower shall be met; however, the Telecommunication Tower shall be placed on a lot of sufficient size, and in a position on the lot, if the tower falls, no part of it will fall onto adjacent property. Variances shall not be allowed.

h) Landscaping and screening/buffering are required as approved by the planning board and according to section 15 and section 19 of this Ordinance.

i) A six-foot (6') high protective barrier shall be required around the base of the tower. The barrier shall be a masonry wall, chain link fence, solid wood fence, or opaque barrier as described in section 19 of this Ordinance.

j) Setback requirements shall be according to the district in which the tower is located.

k) Towers shall be lighted to satisfy the FAA requirements.

l) Towers shall be removed within ninety days following abandonment of such towers.

m) Towers shall be removed by the property owner within one hundred eighty days following damage or termination of operation resulting in inoperable towers or towers where the owner of the tower shows no intent to repair said tower. Blown over towers shall also be removed by the owner of such tower under this guideline.

n) Any advertising signage is strictly prohibited on towers.

o) Towers shall be painted blue or gray if not otherwise required by the FAA.

p) The owner must provide adequate insurance coverage for any potential damage caused by or caused to the tower.

q) For permitting purposes, site plans are required as defined in section 18 of this Ordinance and shall show all of the following additional features:

   i) Identification of intended user of tower.

   ii) Documentation by registered engineer shows tower has sufficient structural integrity to accommodate more than one user.

   iii) Statement from owner indicating his intent to allow shared use of the tower and how others will be accommodated.

   iv) Evidence the property owners of residentially zoned/used property within three hundred feet of the base of the proposed tower, would be notified prior to the special use application being heard by the BOC.

   v) Documentation which shows towers over a certain height are absolutely necessary for the provision of service (i.e., a tower up to one hundred ninety-six feet (196') cannot provide a reasonable level of service).

r) The BOC shall determine if a tower is in harmony with the area and compatible with adjacent properties and may consider the aesthetic effects of the tower as well as mitigating factors concerning aesthetics. The BOC may disapprove a tower based on the grounds the aesthetic effects are unacceptable and a new site should be proposed. The following factors shall be considered:

   i) Protection of the view in scenic areas, unique natural features, scenic roadways, historic sites, etc.

   ii) Prevention of a concentration of towers in one certain area; and,

   iii) Height, design, placement, and other characteristics could be modified to have a less intrusive visual impact.

5) <u>Marinas</u>.

The requirements below are for marinas and for proper disposal of sewage from boats:

a) All slips over thirty feet (30') shall provide a permanent pump-out connection so a hose of not more than thirty feet (30') can reach the mid-point of the slip.

b) Any vessel with a permanently installed marine sanitation devise shall be located so the holding tank can be pumped-out using a hose not to exceed thirty feet (30').

c) Mobile pump-out equipment may not be used to meet the requirements of subsections 5a) and 5b) of this section.

d) A marina may not charge marina tenants an additional fee to pump-out their holding tanks.

e) When a T-head of a dock is unoccupied during regular business hours, the marina shall provide public access to the pump-out facility for a nominal fee.

6) Office: Small Business.
Property owners may be granted a special use permit for an Office: Small Business in a Residential Zoning District if identified as a *Small Business* as defined in section 4 of this Ordinance.
   a) In addition to application requirements outlined in subsection B of this section, special use permit applications must include the following:
      i) Detailed narrative describing the activities associated with the requested use;
      ii) Number of employees requested to work on site;
      iii) Requested business hours of operation;
      iv) Estimated number of clients served on site per day; and,
      v) Detailed drawing or photographs, including measurements, of signage if requested.
   b) Signage will be reviewed by the BOC at the time of the special use permit and will meet the following standards:
      i) Not more than one sign is permitted;
      ii) Sign will not exceed an area of two square feet (2 ft^2);
      iii) Colors will be compatible with those of the structure and will not detract from the residential characteristics of the structure;
      iv) Sign will be affixed flatly against the building; and,
      v) Directly lighted and/or neon signage is not permitted.
   c) Conditions: The BOC may impose reasonable conditions as it deems necessary for the protection of the public health, general welfare, and public interest regarding:
      i) Compatibility. The compatibility of the proposal, regarding both use and appearance, with the surrounding neighborhood;
      ii) Hours of Operation. The frequency and duration of indoor/outdoor activities and the impact of the surrounding area;
      iii) Noise. The added noise level created by activities associated with the request;
      iv) Parking. The request will not generate a need for additional parking; and,
      v) Appearance. The general appearance will not be adversely affected by the location of the proposed use on the property.

BEAUFORT BOARD OF COMMISSIONERS
AN ORDINANCE TO MODIFY THE LAND DEVELOPMENT ORDINACE
SECTION 20: SPECIAL USE PERMITS
ORDINANCE NO. 21-__

Applicant: Staff Initiated Request
Amendment: Modify the Land Development Ordinance Section 20: Special Use Permits by replacing the term "Public Hearing" with "Quasi-judicial Proceeding" 1

WHEREAS, the Applicant has submitted a request to modify the Land Development Ordinance Section 20: Special Use Permits; and

WHEREAS, the Beaufort Planning Board has convened to consider and prepare a recommendation and consistency statement on the request at its meeting on March 15, 2021, at which time the Planning Board recommended approval of the request; and

WHERAS, the Beaufort Board of Commissioners conducted a public hearing on April 12, 2021 at which time the applicant and/or applicant's representative was given the opportunity to present arguments, and Town staff was given the opportunity to comment on the application; and

WHEREAS, at the April 12, 2021 meeting the Town Board of Commissioners has made the following findings and conclusions:

1. The request is consistent with the spirit and intent of the Land Development Ordinance.
2. The proposed text amendment is consistent with the spirit and intent of the ordinance and the CAMA Core Land Use Plan - Future Land Use Map.

NOW, THEREFORE, IT IS HEREBY ORDAINED by the Board of Commissioners on the basis of the foregoing findings and conclusions that the request to modify the Land Development Ordinance Section 20: Special Use Permits is approved and the Town's Land Development Ordinance is amended accordingly.

Enacted on motion of Commissioner _____ and carried on a vote of ___ in favor and ___ against.

This, the 12th day of April 2021

TOWN OF BEAUFORT

_____
Everette (Rett) Newton, Mayor

_____
Allen Coleman, Town Clerk

Town of Beaufort, NC

Board of Commissioners
Virtual Regular Meeting
6:00 PM – Monday, April 12, 2021

AGENDA CATEGORY: Public Hearing

SUBJECT: Modify/Revise the Existing Planned Unit Development (PUD) for Beau Coast Subdivision
Case 21-06

BRIEF SUMMARY:

The applicant wishes to modify the following standards in the PUD Booklet Dated February 22, 2021 for Beau Coast Subdivision:

- Convert a section of eight (8) 22' wide townhome lots (existing lots 119-126) to four (4) single family lots (50' wide): Net loss of four (4) dwelling units; (See Attachment – A – Vicinity Map for location of lots.)
- Convert two (2) 20 foot wide townhome lots (lots 177 & 178) to one (1) 40' wide single family lot: Net loss of one (1) dwelling unit; o Total net loss of 5 dwelling units. (See Attachment – A – Vicinity Map for location of lots.)
- Add permeable pavement specifications to the PUD document for alleys, on-street parking areas, and sidewalks as an option for use in the PUD;
- Add note regarding lot configuration options

At their March 15, 2021 meeting the Planning Board unanimously recommended to Modify the PUD for Beau Coast Subdivision.

REQUESTED ACTION:

The Manager recommends the Board conduct a public hearing and consider voting to approve the PUD Modification request contingent upon no public comments being received during the required 24-hour public comment period. If written comments to the proposed PUD Modification are received before the 24-hour deadline (9:00 a.m. Wednesday, April 14, 2021) this item will be brought back to the Board at the April 26 Work Session for further consideration. **If no written comments are received, the decision of the Board shall become effective at 9:01 a.m. on Wednesday, April 14, 2021.**

EXPECTED LENGTH OF PRESENTATION:

20 Minutes

SUBMITTED BY:

Kyle Garner, AICP

Planning & Inspections Director

Staff Report

To: Board of Commissioners
From: Kyle Garner, AICP

Date: 3/23/2021
Meeting Date: 4/12/2021

Case Number 21-06

Summary of Request:

Request:

- Convert a section of eight (8) 22' wide townhome lots (existing lots 119-126) to four (4) single family lots (50' wide): Net loss of four (4) dwelling units; (See Attachment – A – Vicinity Map for location of lots.)

- Convert two (2) 20 foot wide townhome lots (lots 177 & 178) to one (1) 40' wide single family lot: Net loss of one (1) dwelling unit; o Total net loss of 5 dwelling units. (See Attachment – A – Vicinity Map for location of lots.)

- Add permeable pavement specifications to the PUD document for alleys, on-street parking areas, and sidewalks as an option for use in the PUD;

- Add note regarding lot configuration options

Background

Location(s) & PIN	Lennoxville Road (Multiple)
Owner	Blue Treasure, LLC
Applicant	Withers & Ravenel, Engineers
Current Zoning	PUD
Lot(s) Size & Conformity Status	Conforming
Existing Land Use	Water Well Site & Undeveloped
CAMA Future Land Use Map	Low Density Residential
Amendment Required	☐ Yes ☒ No
Adjoining Land Use & Zoning	**North** Undeveloped Future Tracts, zoned PUD **South** Multi & Single Family Residential, zoned PUD

East Undeveloped Future Lots, zoned PUD
West Undeveloped Future Lots, zoned PUD

Special Flood Hazard Area ☐ Yes ☒ No

Public Utilities

Water	☒ Available	☐ Not Available
Sewer	☒ Available	☐ Not Available

Additional Information Prior to the Public Hearing the applicant will give a history on the project as well as status report.

Requested Action

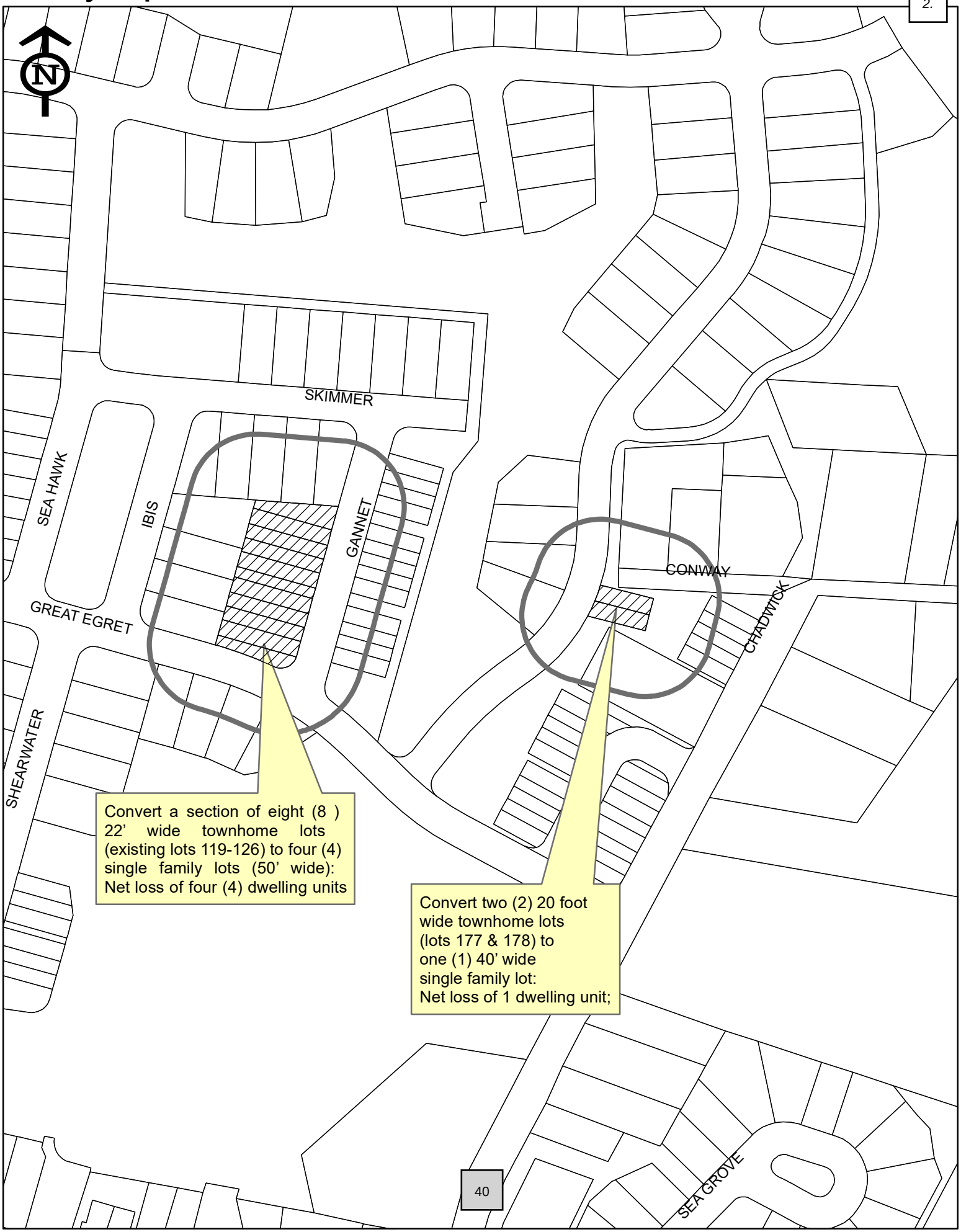
1. Conduct Public Hearing
2. Discussion on request to amend the Master Plan for Beau Coast
3. Decision to approve with the condition that if there are no comments then the request will be approved within 48 hours of the hearing or if there are comments within the 24 comment period then the decision will be made at the next Board of Commissioners workshop.
4. Consistency Statement

Attachments:

Attachment – A - Vicinity Map
Attachment – B - Property Owners Within 100 Feet
Attachment – C – PUD Amendment Cover Letter
Attachment – D - Revised PUD Zoning Master Plan
Attachment – E – Beau Coast PUD booklet page 17
Attachment – F - Beau Coast PUD booklet page 18
Attachment – G – Beau Coast PUD booklet page 21
Attachment – H – Consistency Statement & Ordinance

Vicinity Map - Revised Master Plan for Beau Coast of Beaufort East Villa

2.



OWNER	MAIL_H	MAIL_ST	MAIL_CITY	MAII	MAIL_	MAIL_	MAIL_ADD2
BLUE TREASURE LLC			CARY	NC		27519	PO BOX 3557
BLYER,PATRICIA B	424	SKIMMER COVE	BEAUFORT	NC		28516	
COE,PHILLIP V	420	SKIMMER COVE	BEAUFORT	NC		28516	
CONWAY,HILDRED L ETUX SYLV L/T	107	CONWAY RD	BEAUFORT	NC		28516	
DEANS,CHARLES F JR ETUX LISA A	1211	S 1ST STREET	SMITHFIELD	NC	3615	27577	
EATMON,RICHARD T ETUX LOU ANN	939	BROOKSIDE DR NW	WILSON	NC		27893	
GODWIN,DAVID LEE ETUX DEBRA	185	CHADWICK RD	BEAUFORT	NC		28516	
GROGAN,TAMARA S	304	IBIS PLACE	BEAUFORT	NC		28516	
GRUBB,MICHAEL ETAL MART SHULTZ	416	GREAT EGRET WAY	BEAUFORT	NC	0139	28516	
GUAGLIARDI,GARY P ETUX SHERRI	248	SHEARWATER LANE	BEAUFORT	NC		28516	
HUSS,CYNTHIA F ETVIR BRIAN F	318	IBIS PLACE	BEAUFORT	NC		28516	
PUCKETT,TANYA S ETVIR BRADY T	5000	ROCKINGHAM DRIVE	RASWELL	GA	6454	30075	
SCHMIDT,RYAN M ETUX ELIZABETH	7419	TURNER RIDGE ROAD	CRESTWOOD	KY		40014	
STANLEY,RICHARD L ETUX LUCIA			BEAUFORT	NC		28516	PO BOX 150
STREAMLINE DEVELOPERS LLC			MOREHEAD CITY	NC	0006	28557	PO BOX 6

WithersRavenel
Our People. Your Success.

February 18, 2021

Mr. Kyle Garner
Town of Beaufort
Planning & Inspections Director
701 Front Street
Beaufort, NC 28516

RE: Beaufort East Village PUD Amendment #5 – Dated 2/22/2021

Dear Mr. Garner:

Please find attached a Planned Unit Development Amendment dated February 22, 2021 (your official submittal date for such projects) for the Beaufort East Village Planned Unit Development. Digital and hard copies of the revised PUD Booklet and application are included with this submittal. The purpose of this amendment is as follows:

- Convert a section of eight (8) 22' wide townhome lots (existing lots 119-126) to four (4) single family lots (50' wide): Net loss of four (4) dwelling units;
- Convert two (2) 20 foot wide townhome lots (lots 177 & 178) to one (1) 40' wide single family lot: Net loss of one (1) dwelling unit;
    - Total net loss of 5 dwelling units
- Add permeable pavement specifications to the PUD document for alleys, on-street parking areas, and sidewalks as an option for use in the PUD;
- Add note regarding lot configuration options

Please review these proposed amendment items and contact us with any questions.

Sincerely,
WithersRavenel

Don Mizelle
Director of Project Delivery

BEAUFORT EAST VILLAGE

PLANNED UNIT DEVELOPMENT AMENDMENT

FEBRUARY 22, 2021

PREPARED FOR: BLUE TREASURE, LLC

PRESTON DEVELOPMENT COMPANY

WithersRavenel
Engineers | Planners | Surveyors
115 Mackenan Drive, Cary NC 27511

Table of Contents

Chapter 1: Planned Unit Development Elements.....01

1. Introduction.....01
2. Aerial of the Site.....02
3. Existing Conditions Plan.....03
4. Site Watershed Map 04
5. Conceptual Land Use Plan.....05
6. Conceptual Plan Detail – Kayak Launch & Day Dock.....06
7. Conceptual Architecture – Kayak Pavilion.....07
8. i. Conceptual Pool and Clubhouse Detail (Beau Coast Neighborhood).....08
   ii. Conceptual Pool and Tot Lot Detail (Beaufort East Village Neighborhood).....09
9. Conceptual Architecture - Pool and Clubhouse.....10
10. PUD Phasing Plan.....11
11. Key Plan for Street Cross Sections.....12
12. Street Cross Sections Type A-B.....13
13. Street Cross Sections Type C-D.....14
14. Street Cross Sections Type D 2.....15
15. Street Cross Sections Type E-F-G.....16
16. Permeable Paving Options.....17
17. Key Plan for Lot Types.....18
18. Beau Coast Conceptual Lot Types.....19
19. Beaufort East Village Conceptual Lot Types.....20
20. PUD Master Zoning Plan.....21
21. PUD Open Space Plan.....22
22. Planned Unit Development Neighborhood Map (Beau Coast & Beaufort East Village).....23

Chapter 2 - Beau Coast Conceptual Product Types.....24

1. Townhomes: 20' Wide Front Load 1 Car Garage Townhome Collection.....24
2. Townhomes: 22' Wide Rear Load 2 Car Garage Townhome Collection.....25
3. Single family: 24' Wide Detached Garage Cottage Collection.....26
   i. BC 24 A (1734 sq ft)
   ii. BC 24 B (1763 sq ft)
   iii. BC 24 C (1830 sq ft)
   iv. BC 24 D (2052 sq ft)
   v. BC 24 E (2301 sq ft)
   vi. BC 24 F (2416 sq ft)
4. Single Family: 39' Wide Rear Load Garage Collection.....27
   i. BC 39 A (2066 sq ft)
   ii. BC 39 B (2274 sq ft)
   iii. BC 39 C (2306 sq ft)
   iv. BC 39 D (2630 sq ft)
   v. BC 39 E (2964 sq ft)
   vi. BC 39 F (3180 sq ft)
5. Single Family: 24' Wide Rear Load 28

Chapter 3 - Beaufort East Village Conceptual Product Types.....29

1. Townhome: 22' Wide One Car Garage Townhome Collection.....29
2. Single Family: 26' 2 Car Garage Collection.....30
   i. BEV 26 A (1927 sq ft)
   ii. BEV 26 B (1932 sq ft)
   iii. BEV 26 C (1896 sq ft)
   iv. BEV 26 D (1832 sq ft)
3. Single Family: 40' Wide 2 Car Garage Collection.....31
   i. BEV 40 A (2228 sq ft)
   ii. BEV 40 B (2335 sq ft)
   iii. BEV 40 C (2529 sq ft)
   iv. BEV 40 D (2791 sq ft)
   v. BEV 40 E (2925 sq ft)

Chapter 1. Planned Unit Development Elements

Introduction

The Existing Planned Unit Development

The Beaufort East Village Planned Unit Development (PUD) consists of approximately 283 acres of land situated between Taylor Creek and Turner's Creek in Beaufort, North Carolina. The existing PUD document was approved on September 8, 2008 by the Town of Beaufort Board of Commissioners and allowed for up to 671 total dwelling units with a mix of residential, commercial, and amenity uses. The vision for the PUD was centered upon creating "… a natural continuation of Beaufort, with new and exciting homes and amenities."

The PUD contains several design elements that emulate local land planning principals which serve to support the vision of a natural continuation of the town. Such elements include narrow pedestrian-oriented street designs with on-street parking, street trees, and sidewalks that encourage slow speed vehicular traffic. The position and orientation of the planned dwelling units relative to the public streetscape also supports the vision for the PUD.

A majority of the home sites are situated adjacent to natural areas or other open space features. The PUD is well connected internally with a system of pedestrian paths and sidewalks that allow for convenient access to various neighborhoods and amenities within Beaufort East Village.

Since the approval of Beaufort East Village in 2008, the following development activities have occurred:

- 16.05 acres of land and was dedicated to the Town of Beaufort for waste water utility sites and a well site and water tank sites;
- Construction of permitted wetland impacts was completed;
- Installation of landscaping and hardscapes for the future Shearwater Lane South corridor was completed; and
- Construction plans were approved by the Town of Beaufort for Phase 1A, 1B, and 1C of Beaufort East Village .

The Proposed Planned Unit Development Amendment

Blue Treasure, LLC, the owners and developers of Beaufort East Village, propose to amend the existing PUD document to allow a greater variety of housing options for a wider range of potential residents. The introduction of specific types of attached single family (townhomes) lots into the PUD supports this effort.

The following general modifications to the existing PUD Master Plan are proposed:

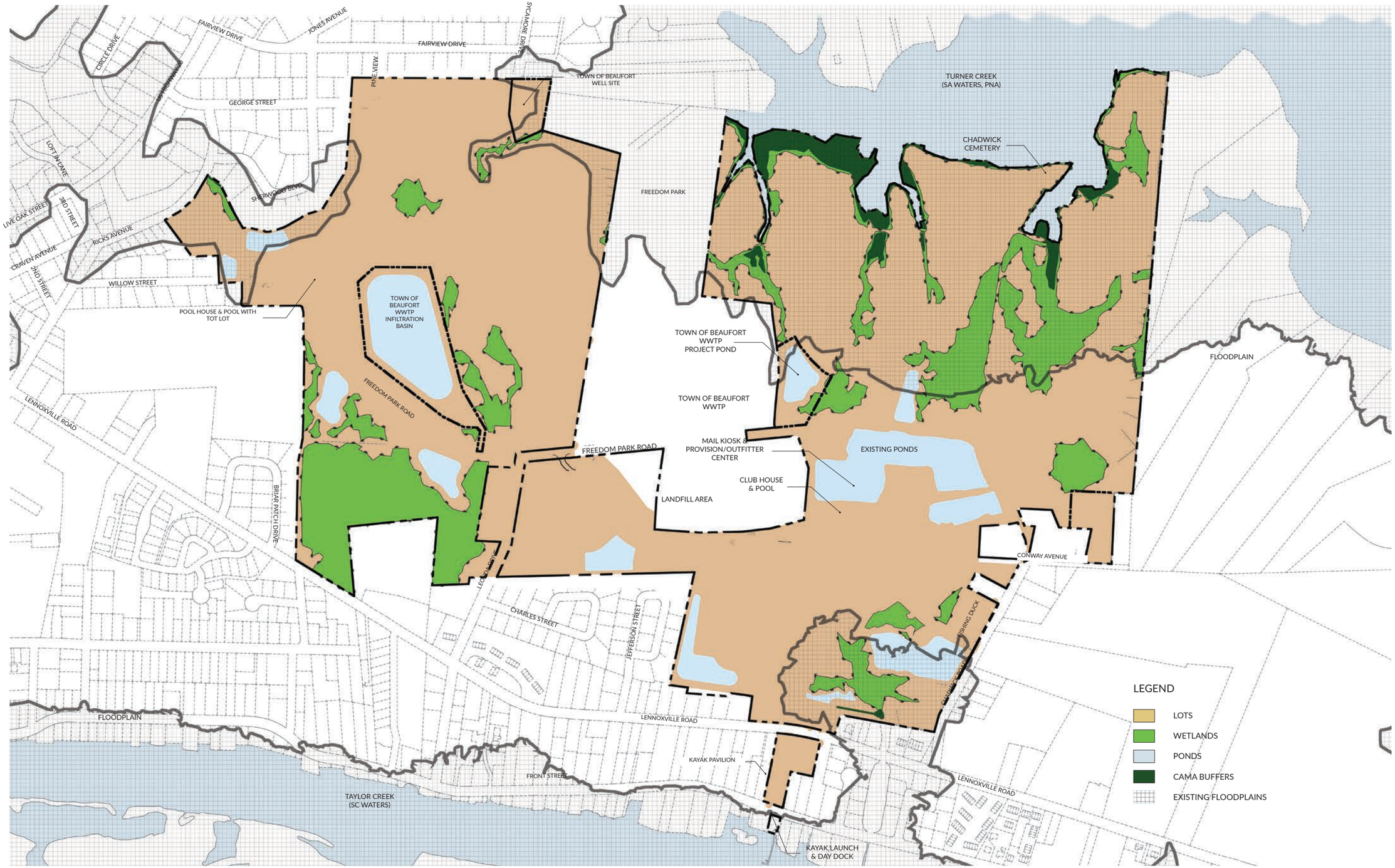
- Reconfiguration of the internal street and lot layout to improve the overall project design;
- Increase in overall proposed density from 2.458 dwelling units per acre to 2.9 dwelling units per acre;
- Increase in open space area from 36% to 38%;
- Removal of the central commercial Town Center concept;
- Revision to the planned street cross-sections to provide wider sidewalks and additional on-street parking options; and
- Revisions to the Master Plan to reflect compliance with State stormwater/watershed standards. Incorporation of lower density development options within the Turner Creek watershed portion of the property and provisions for stormwater management devices (BMPs) to address pockets of higher density development within the project boundary.

Planned Unit Development master plans often evolve over the lifetime of the project to better meet the needs of the community and the ever-changing real estate market. This amendment seeks to update the 2008 Beaufort East Village PUD document so that it continues to meet the goals originally envisioned in 2008 while addressing the needs of today and beyond.

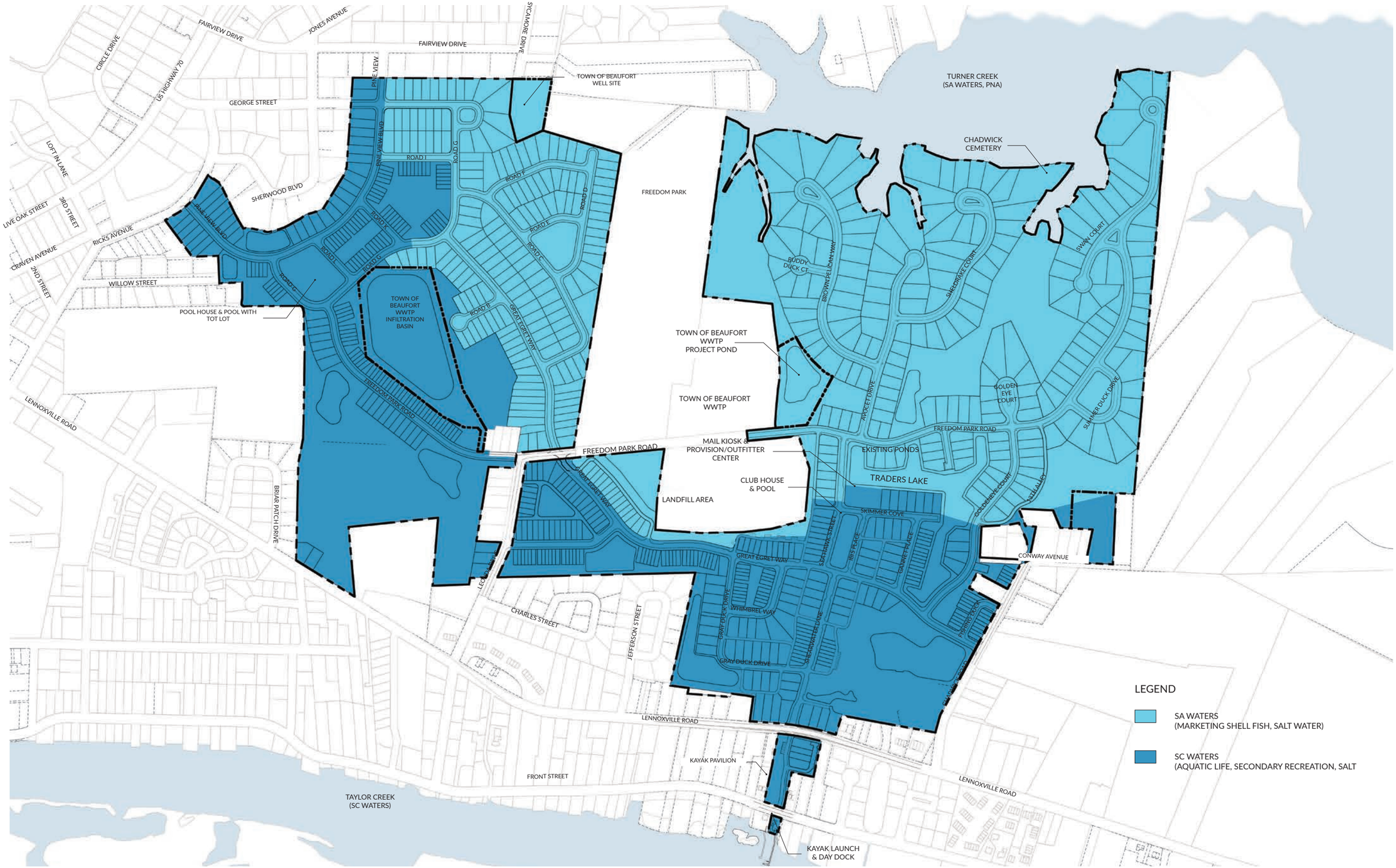
Aerial of the Site

All the drawings are conceptual and actual conditions may vary.

Existing Conditions Plan

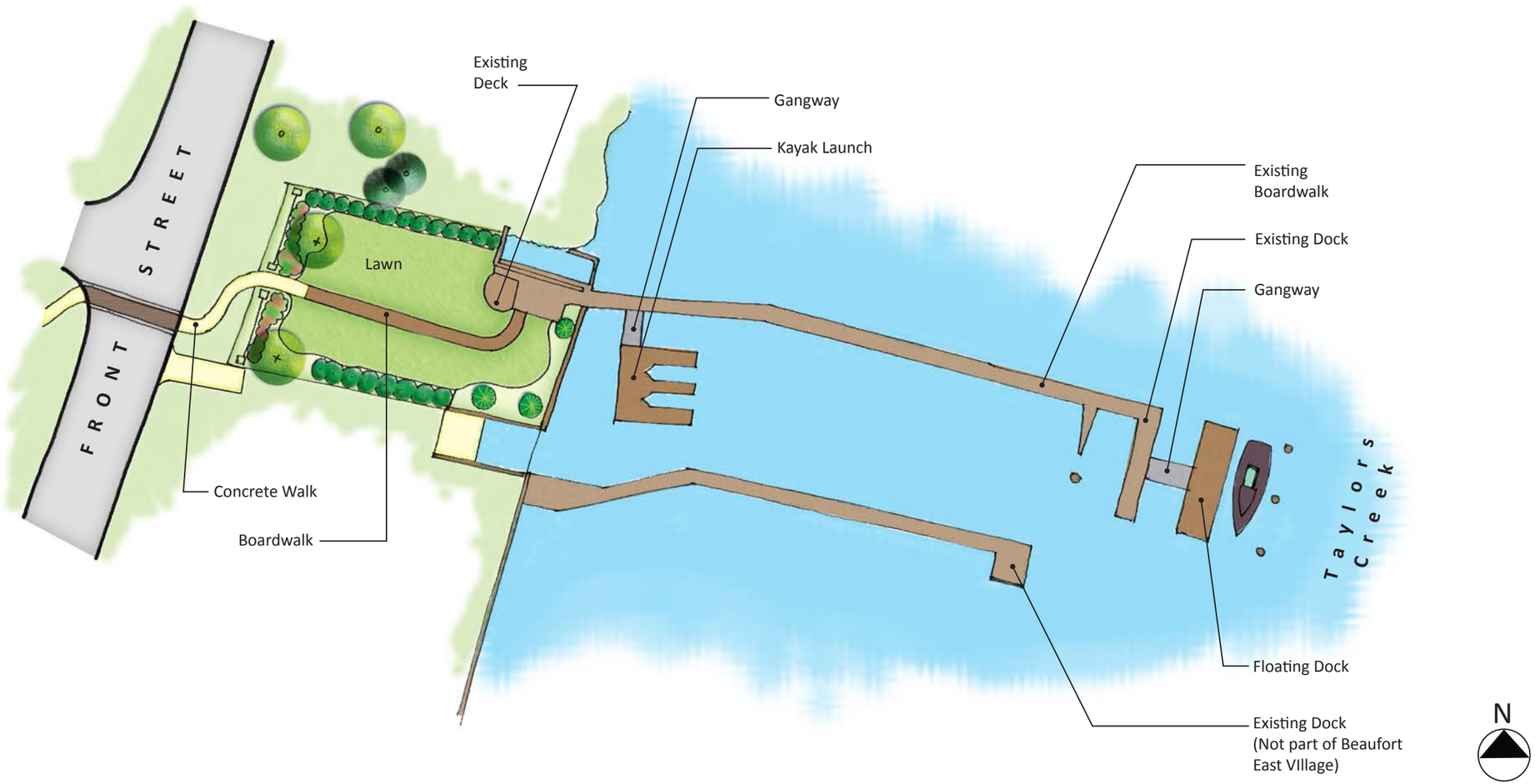


Site Watershed Map

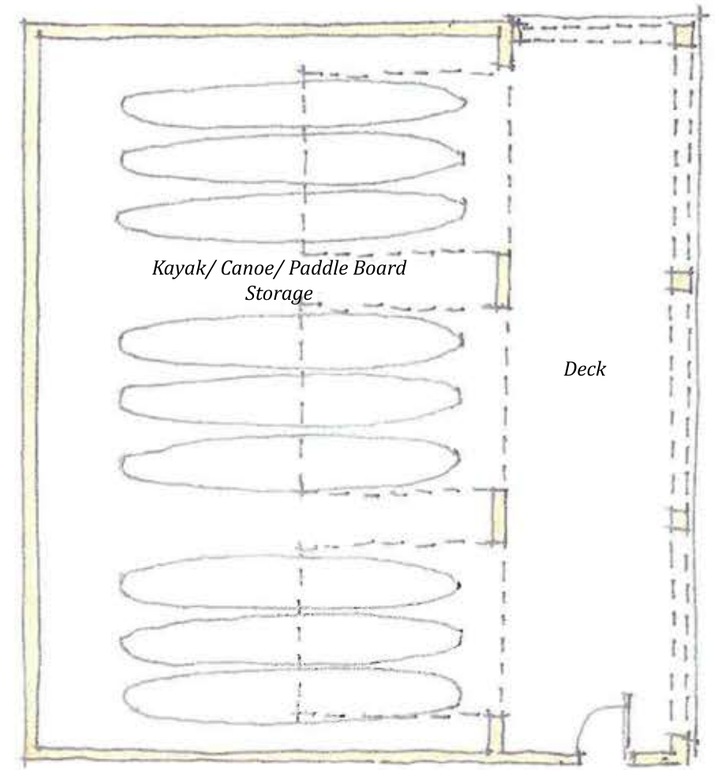


Conceptual Land Use Plan

Conceptual Plan Detail – Kayak Launch & Day Dock

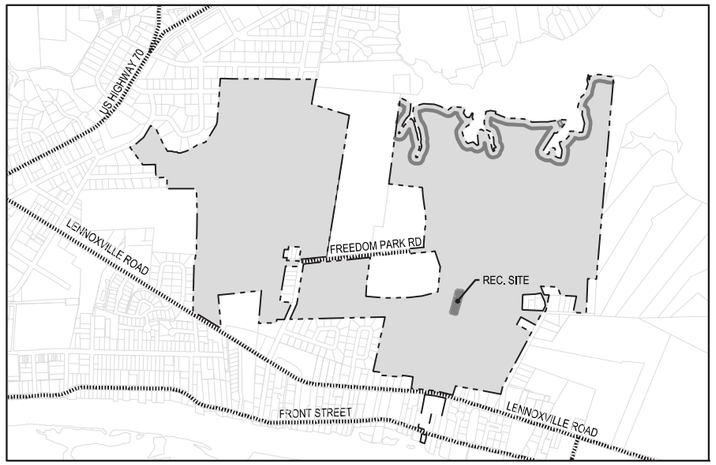


Kayak Pavilion

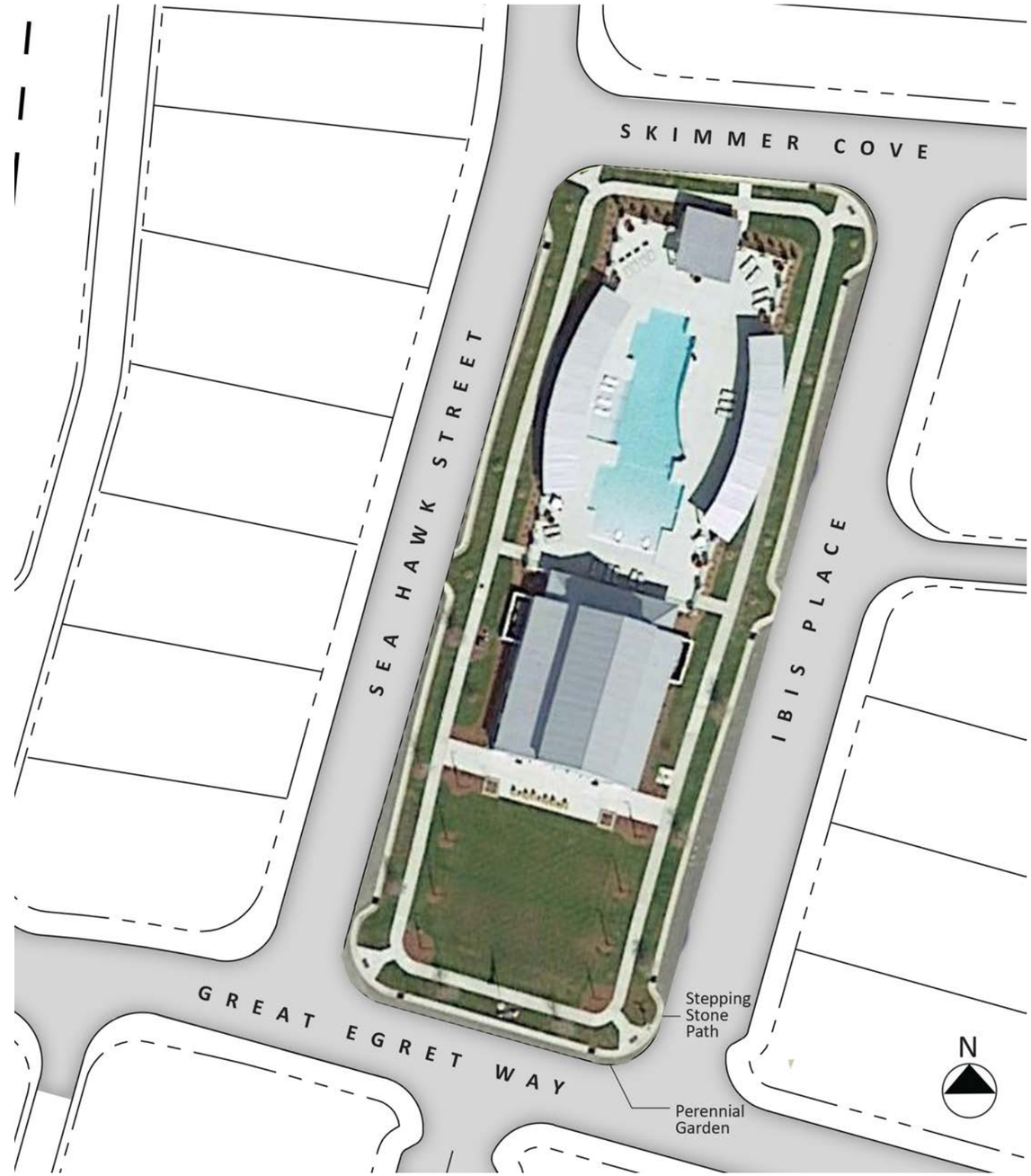


Floor Plan

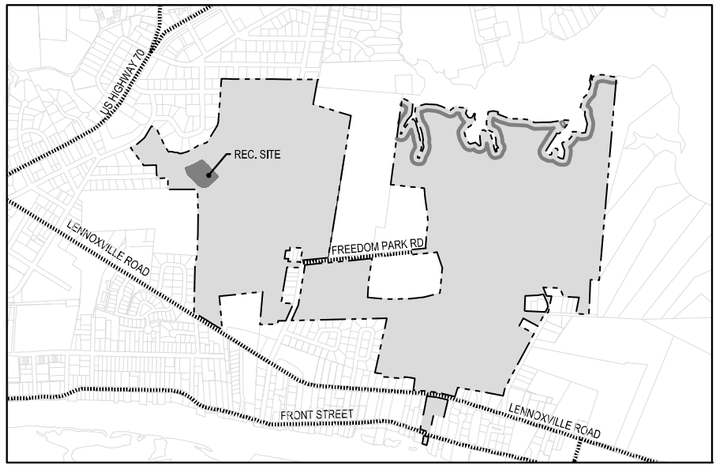
Pool and Clubhouse Detail (Beau Coast Neighborhood)



VICINITY MAP
SCALE: 1" = 1000'



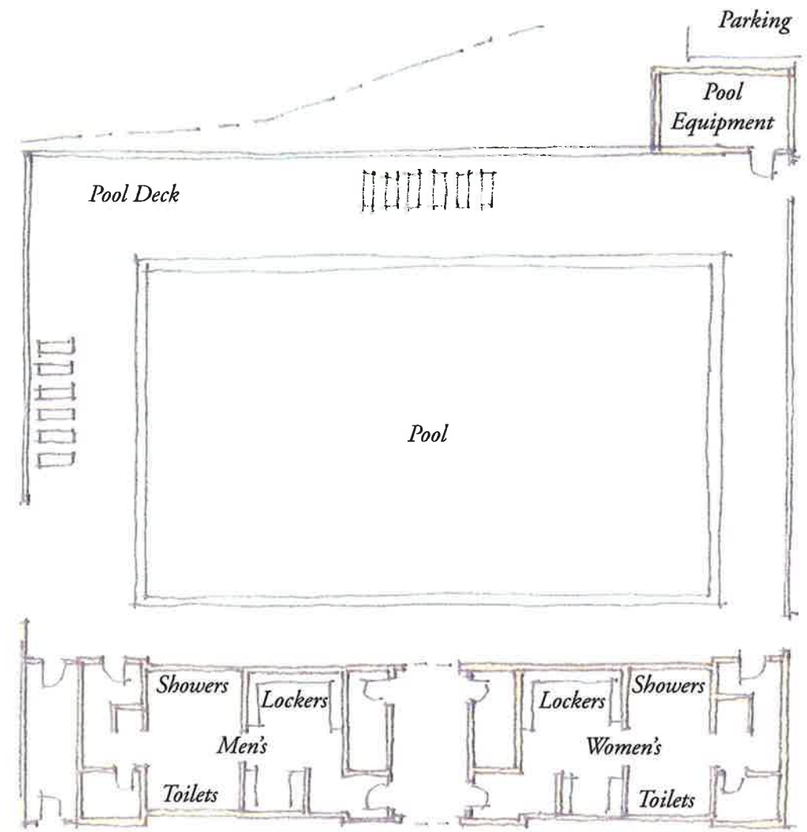
Conceptual Pool and Tot Lot Detail (Beaufort East Village Neighborhood)



VICINITY MAP
SCALE: 1" = 1000'

Conceptual architecture - Pool and Clubhouse for Beaufort East Village

Conceptual Imagery

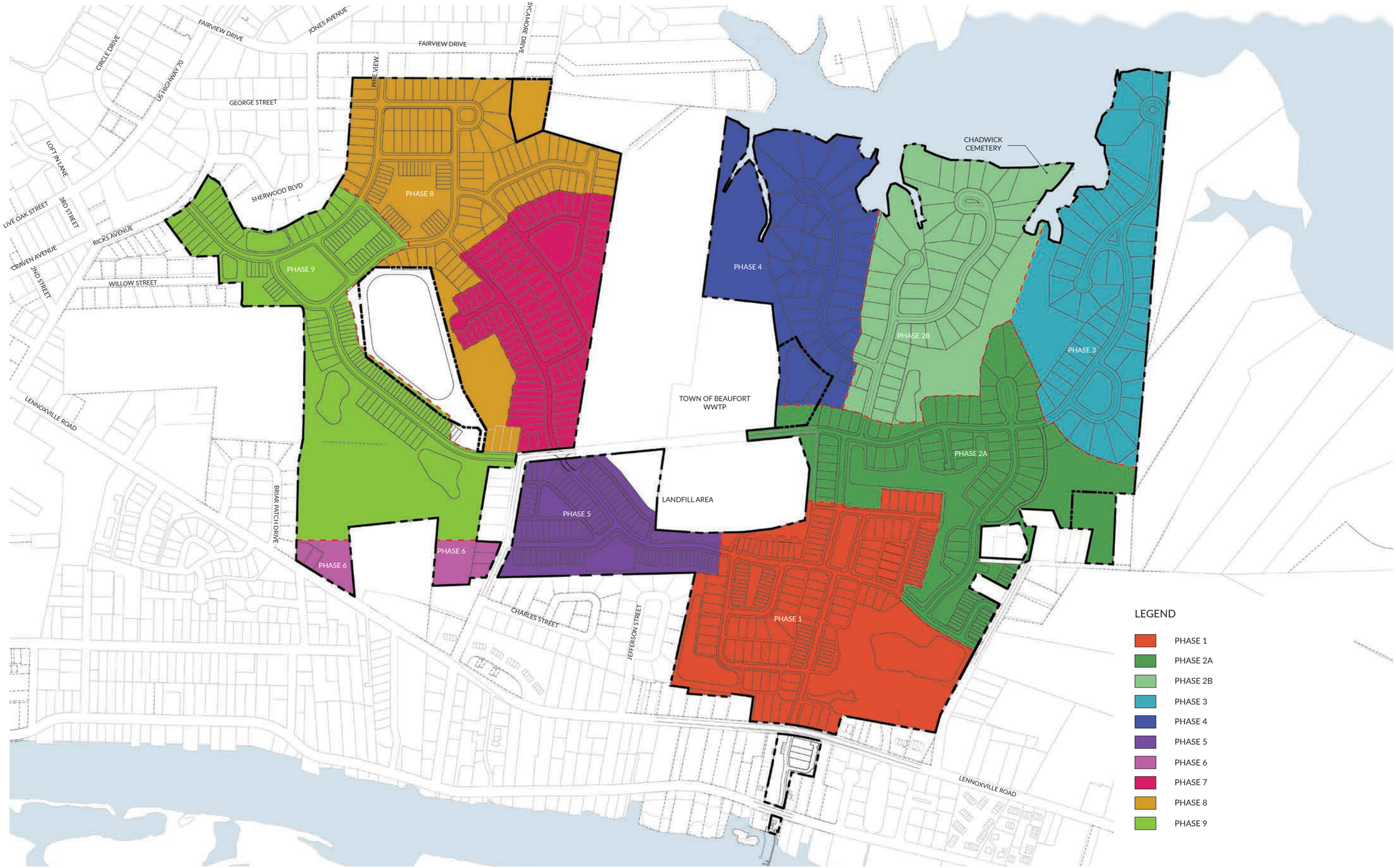


Floor Plan

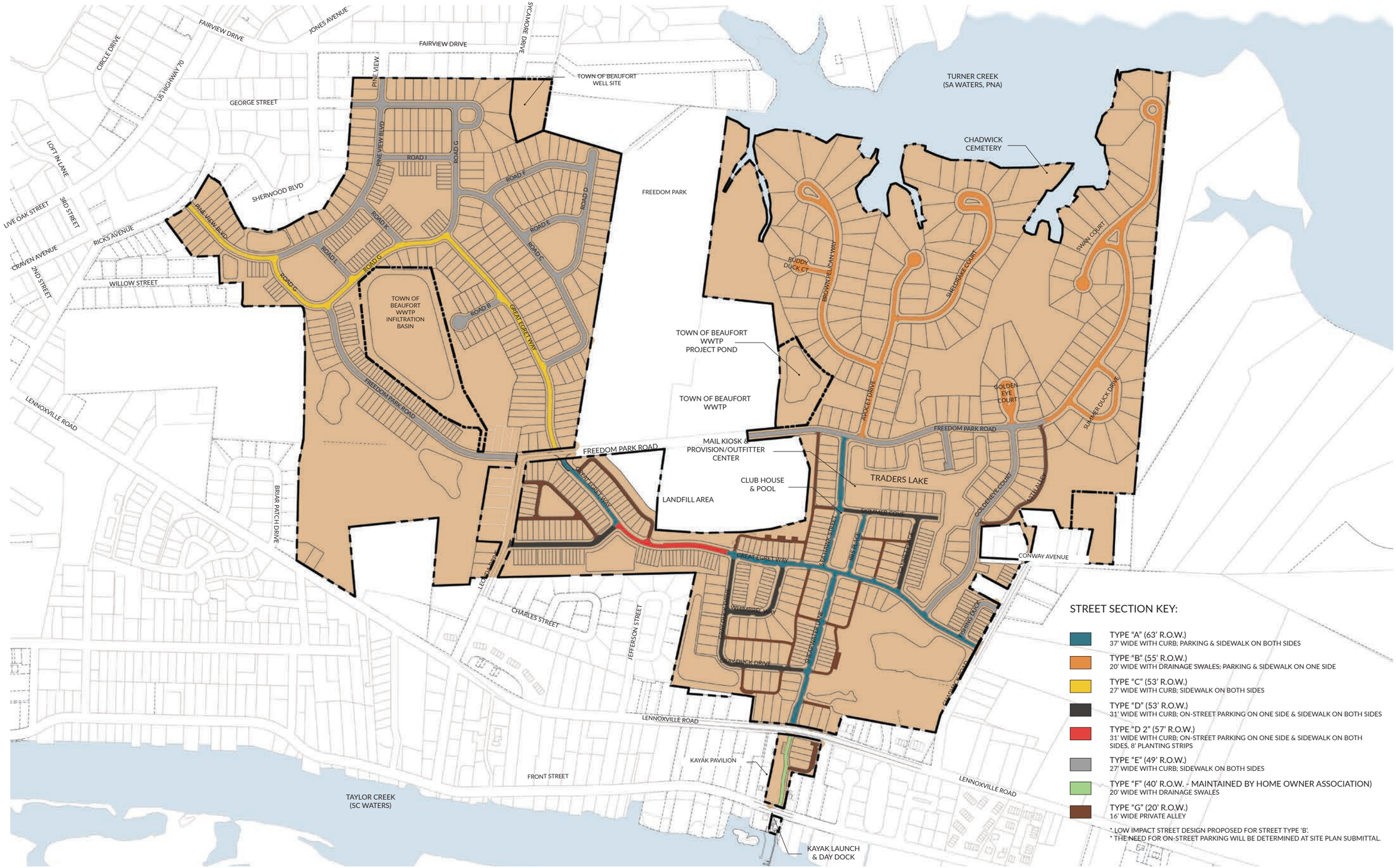
Photos from Spring Island (Okatie, South Carolina) and Ford Plantation (Richmond Hill, Georgia)

All drawings are conceptual in nature and actual conditions may vary.

PUD Phasing Plan

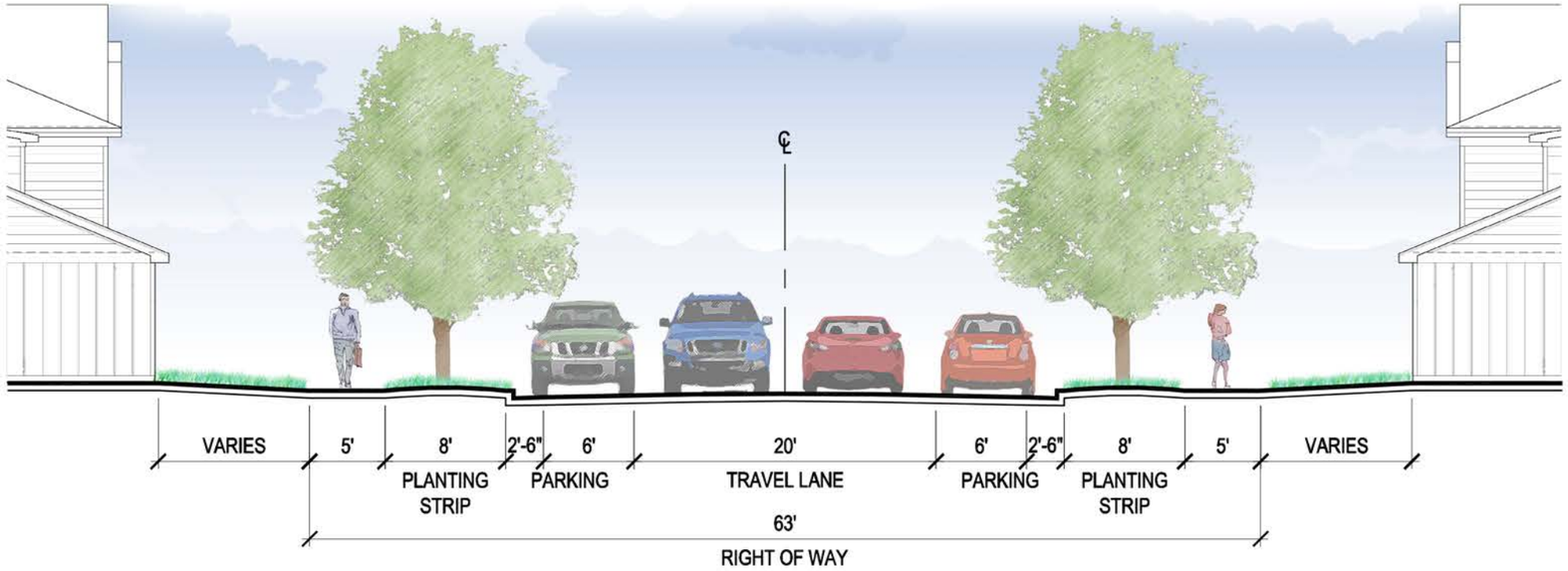


Key Plan for Street Cross Sections

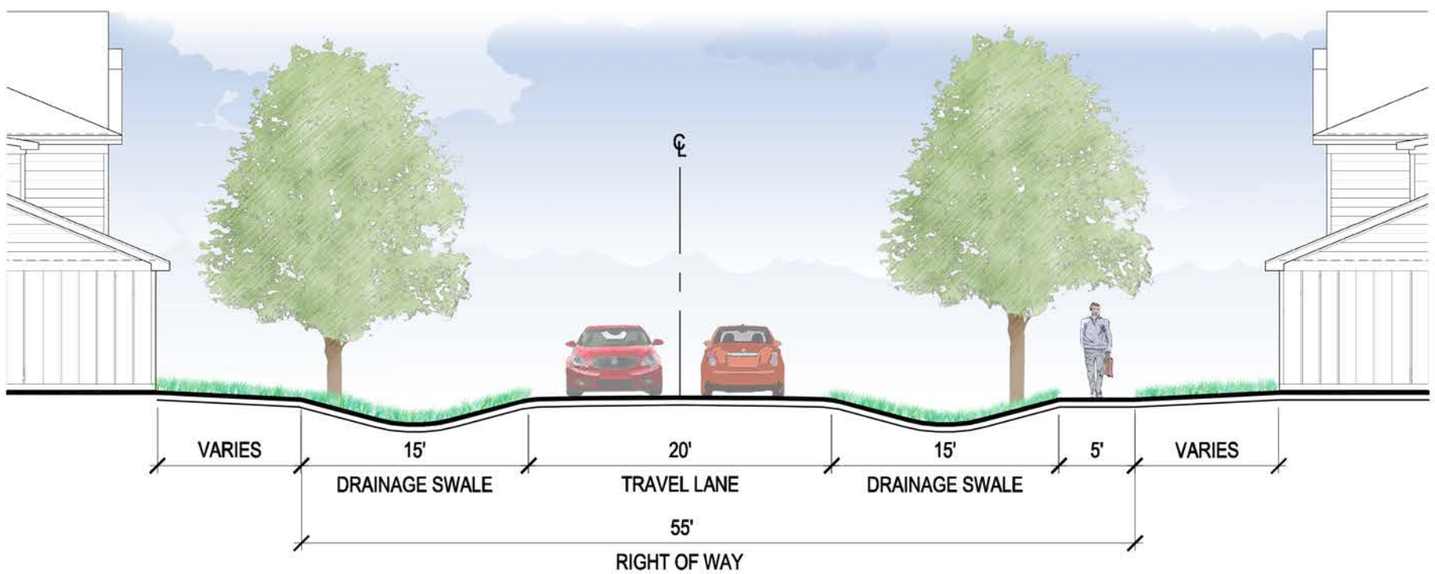


Street Cross Sections

*NOTE: The need for on-street parking will be determined at site plan submittal.

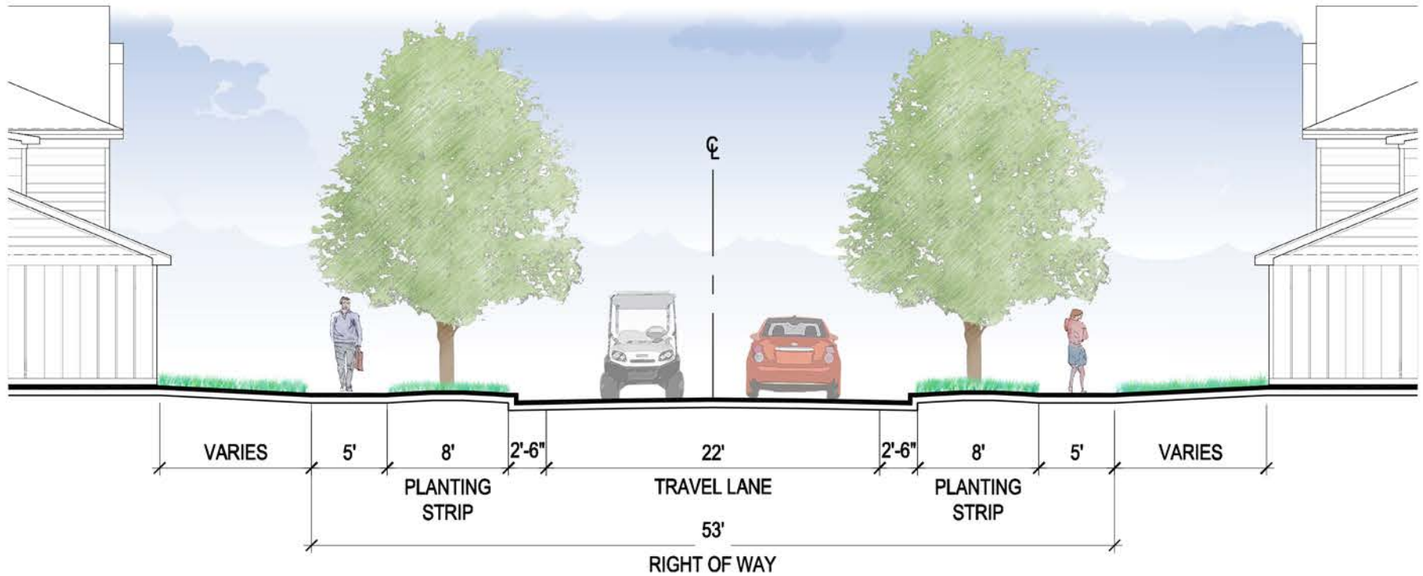


Street Cross Section Type A

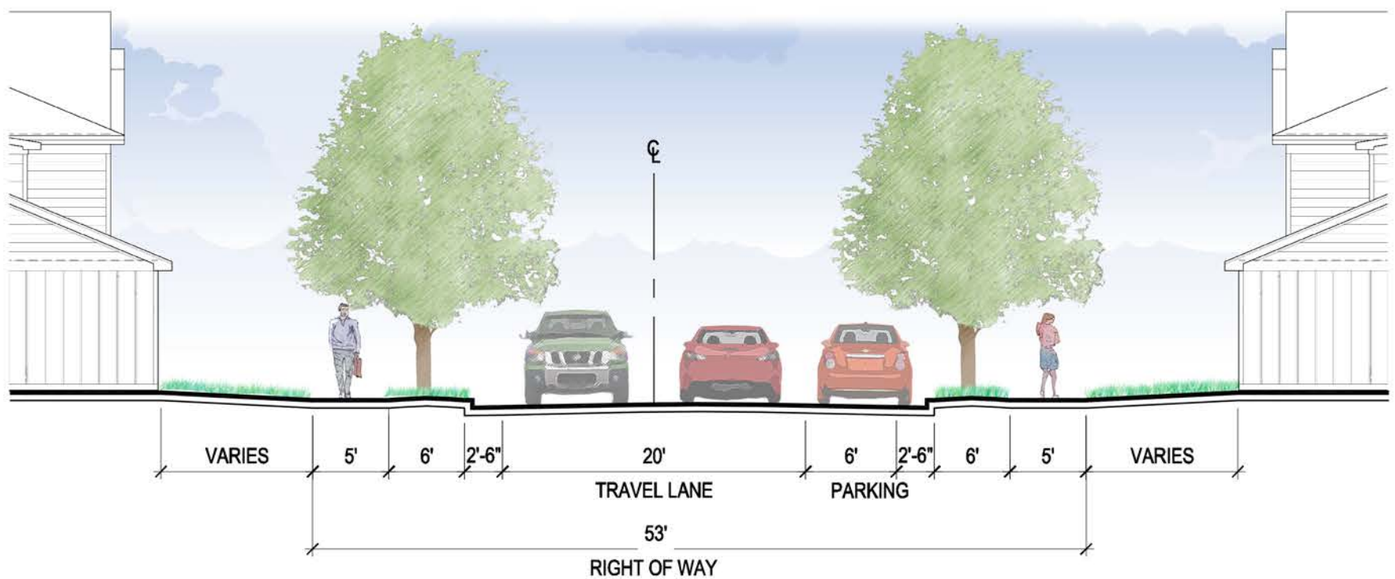


Street Cross Section Type B

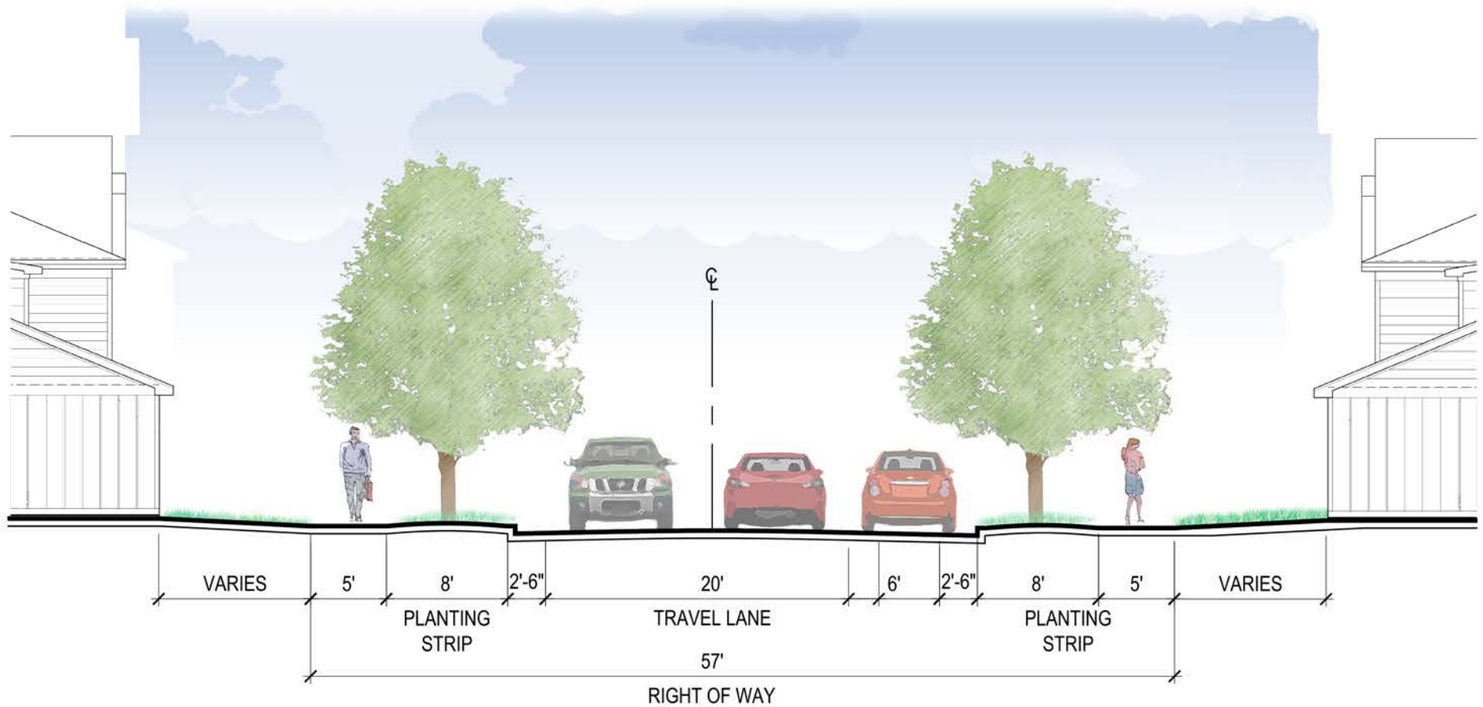
Street Cross Sections



Street Cross Section Type C

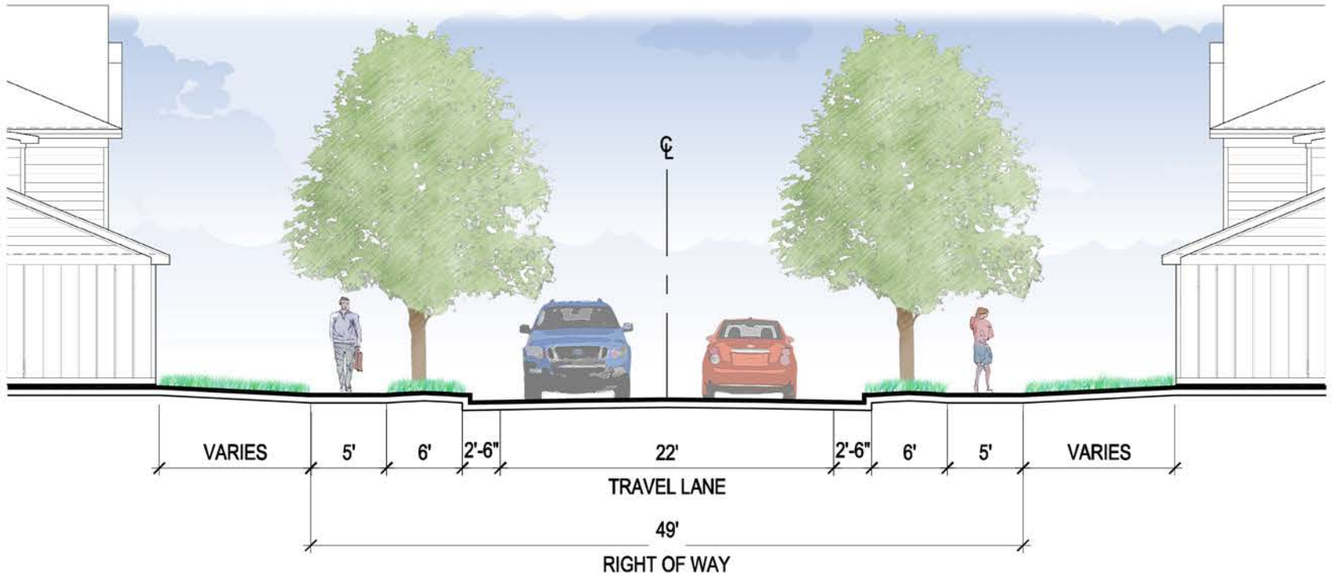


Street Cross Section Type D

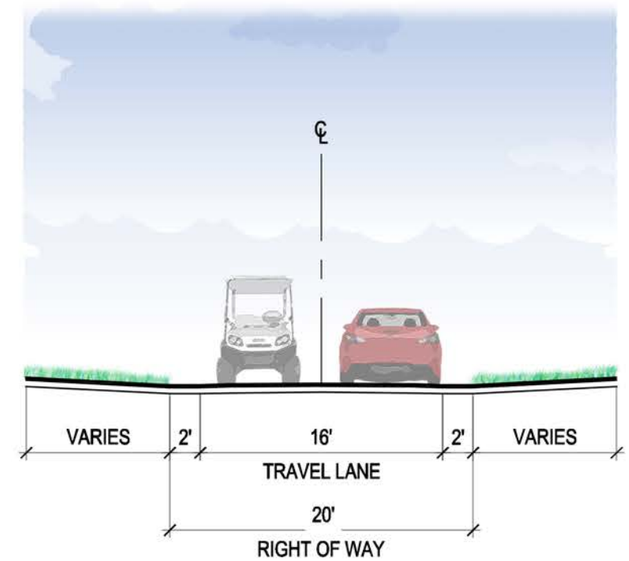


Street Cross Section Type D2

Street Cross Sections

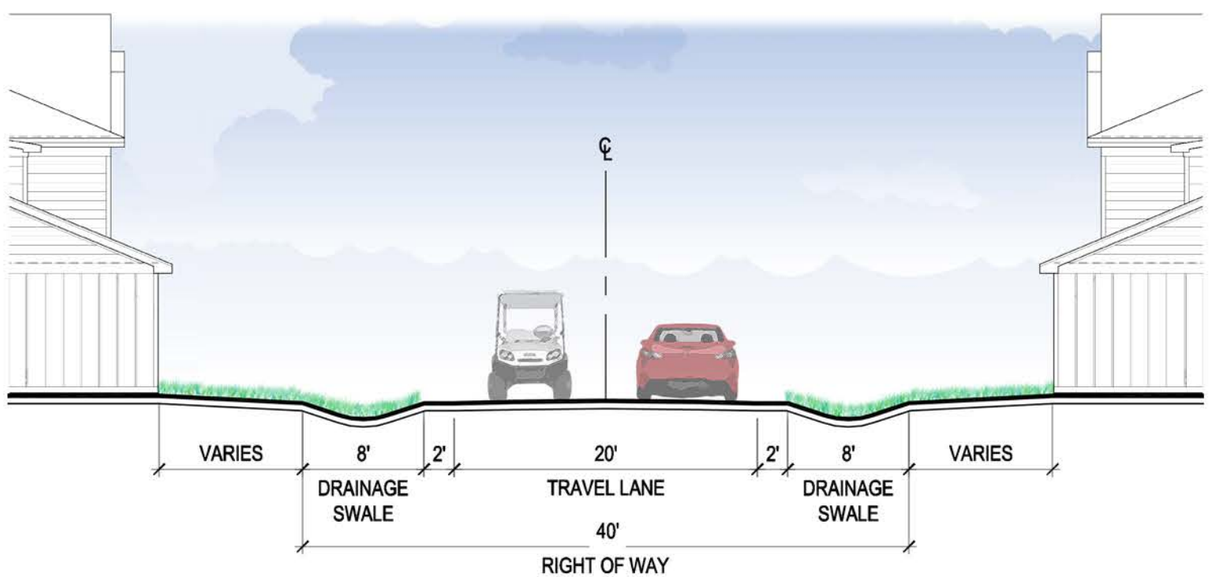


Street Cross Section Type E



Street Cross Section Type G

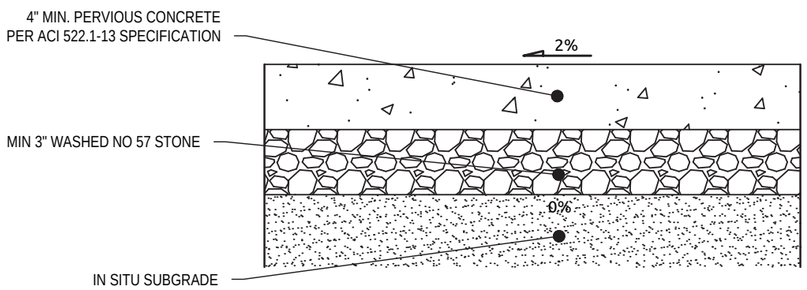
*NOTE: To be maintained by HOA



Street Cross Section Type F

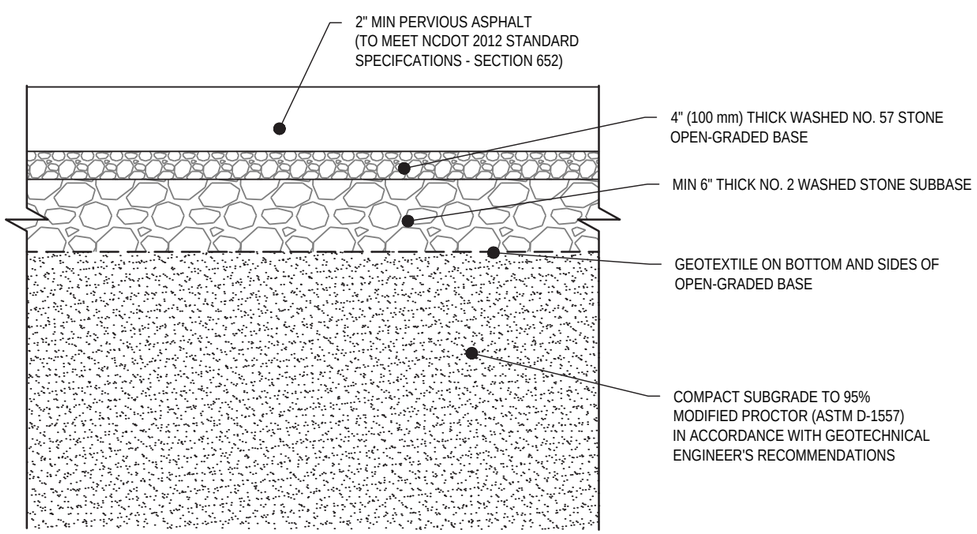
Permeable Paving Options

The developer of Beaufort East Village PUD may elect to utilize these permeable paving options for the areas cited below. These permeable pavement options are not required to be used. Minor variations to these design specifications can be approved by Town engineering staff without a PUD amendment.



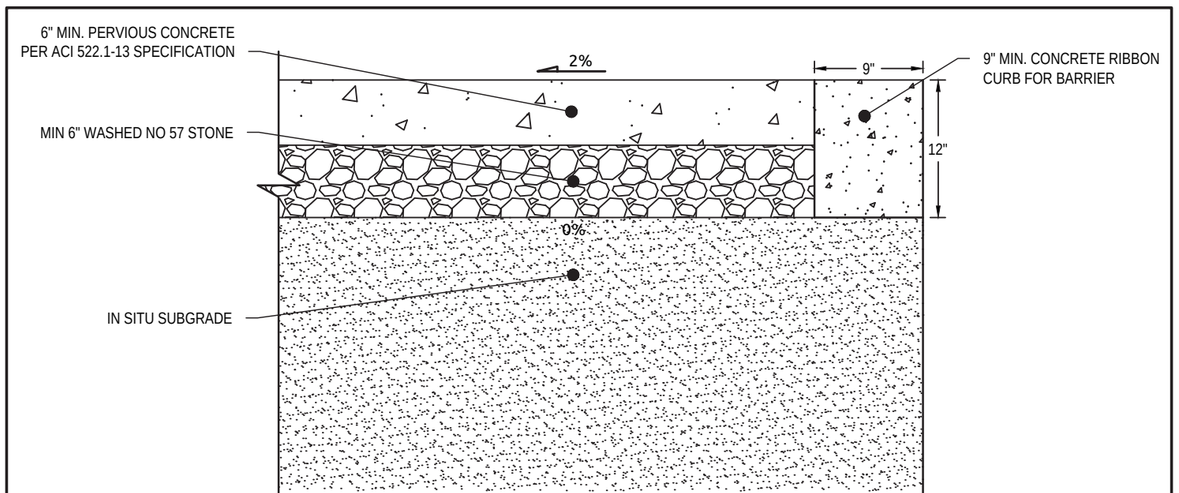
PERVIOUS CONCRETE SIDEWALK DETAIL

NTS



PERVIOUS ASPHALT IN ALLEY AREAS DETAIL

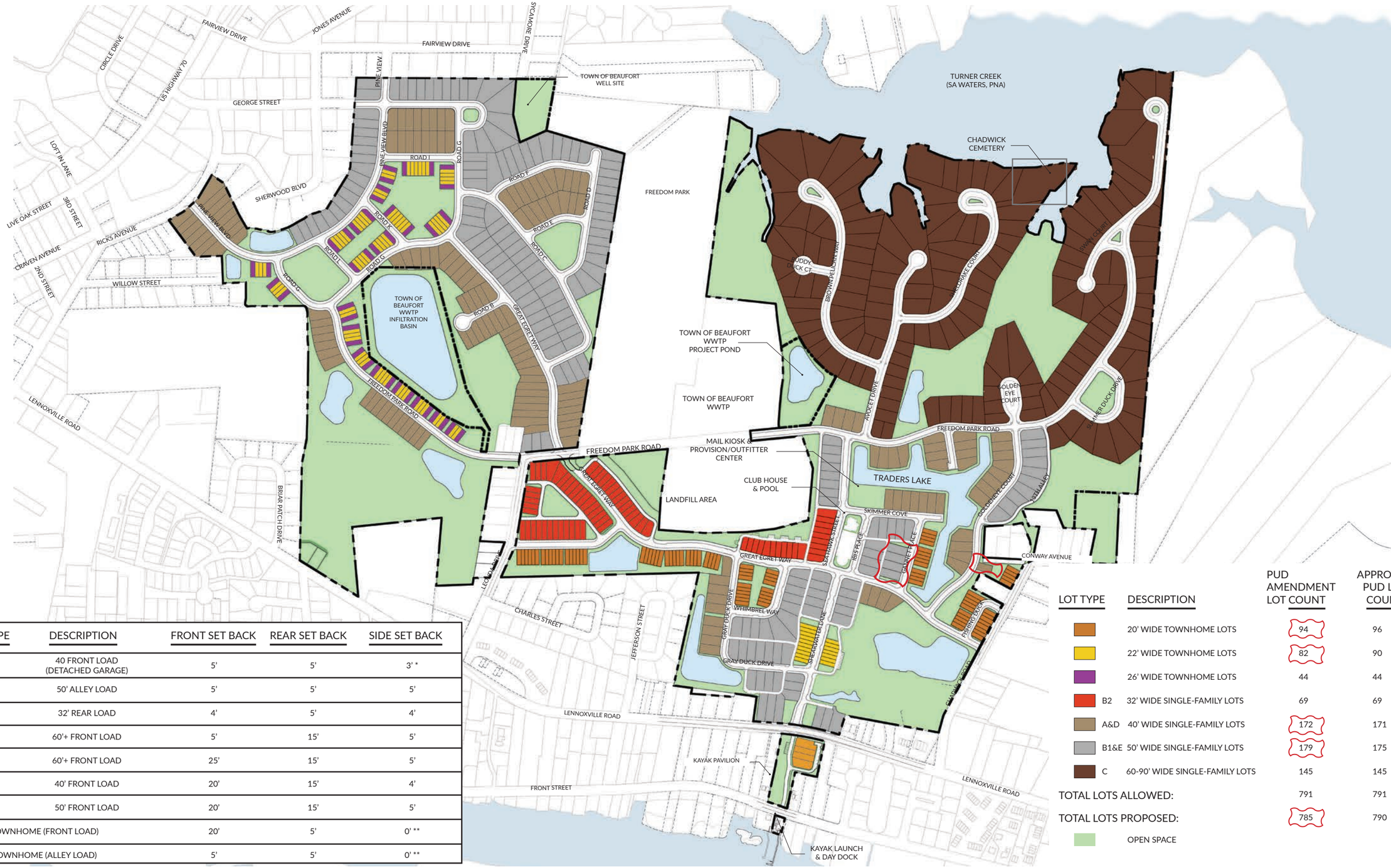
NTS



PERVIOUS CONCRETE IN ALLEYS & PRIVATE PARKING AREAS DETAIL

NTS

Key Plan for Lot Types

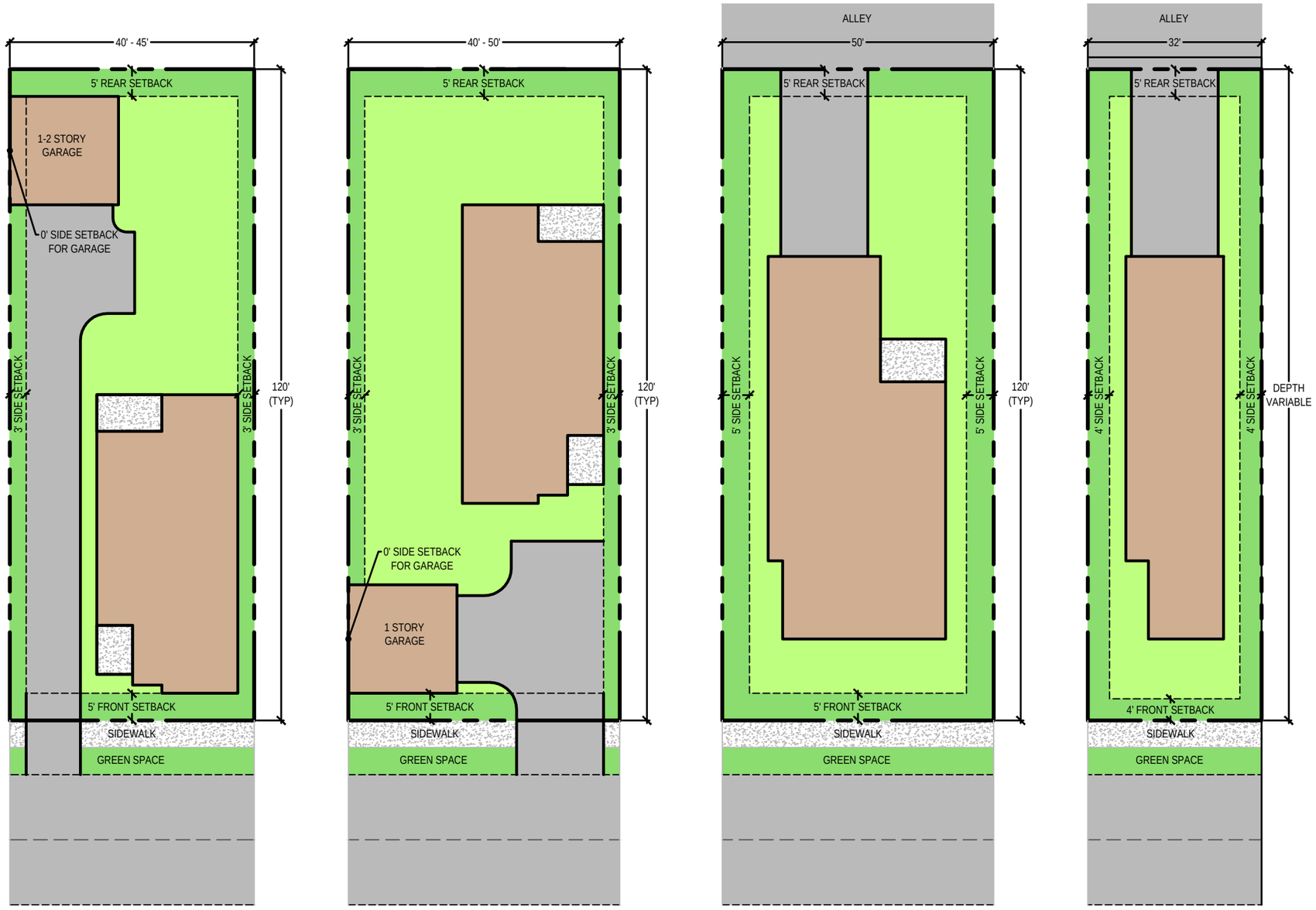


LOT TYPE	DESCRIPTION	FRONT SET BACK	REAR SET BACK	SIDE SET BACK
A	40 FRONT LOAD (DETACHED GARAGE)	5'	5'	3' *
B	50' ALLEY LOAD	5'	5'	5'
B2	32' REAR LOAD	4'	5'	4'
C(1)	60'+ FRONT LOAD	5'	15'	5'
C(2)	60'+ FRONT LOAD	25'	15'	5'
D	40' FRONT LOAD	20'	15'	4'
E	50' FRONT LOAD	20'	15'	5'
TOWNHOME (FRONT LOAD)		20'	5'	0' **
TOWNHOME (ALLEY LOAD)		5'	5'	0' **

* ONE-STORY DETACHED GARAGES W/O HABITABLE SPACE MAY HAVE 0' SIDE SETBACK
** TOWNHOME BUILDING TO BUILDING SEPARATION IS A MINIMUM OF 10'.

LOT TYPE	DESCRIPTION	PUD AMENDMENT LOT COUNT	APPROVED PUD LOT COUNT
	20' WIDE TOWNHOME LOTS	94	96
	22' WIDE TOWNHOME LOTS	82	90
	26' WIDE TOWNHOME LOTS	44	44
B2	32' WIDE SINGLE-FAMILY LOTS	69	69
A&D	40' WIDE SINGLE-FAMILY LOTS	172	171
B1&E	50' WIDE SINGLE-FAMILY LOTS	179	175
C	60-90' WIDE SINGLE-FAMILY LOTS	145	145
TOTAL LOTS ALLOWED:		791	791
TOTAL LOTS PROPOSED:		785	790
	OPEN SPACE		

Beau Coast Conceptual Lot Types



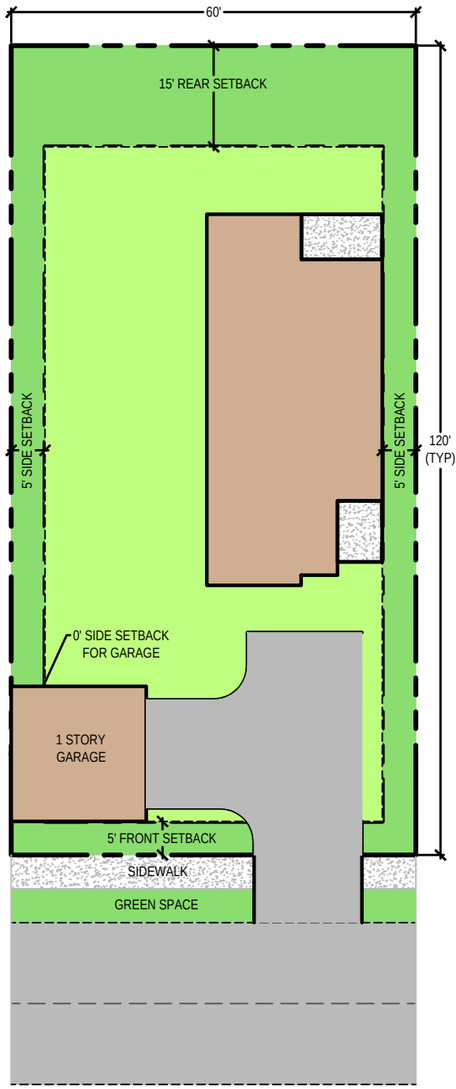
LOT TYPE A
BEAU COAST - 40' FRONT LOAD w/ DETACHED GARAGE
* OPTIONAL TWO-STORY GARAGE w/ HABITABLE SPACE SHALL HAVE THE SAME SETBACKS AS THE PRIMARY STRUCTURE

LOT TYPE B1
BEAU COAST - 50' ALLEY LOAD

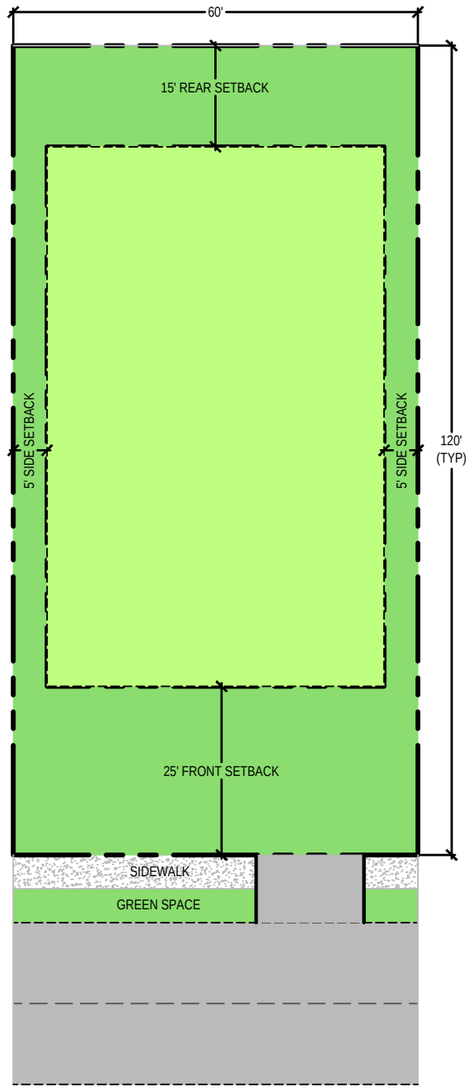
LOT TYPE B2
BEAU COAST - 4' SETBACK
32' REAR ALLEY LOAD

* The conceptual single family lot types above may be placed anywhere within the PUD boundary so long as the home and lot configurations meet the setbacks and minimum lot dimensions and as set forth in the PUD document (Key Plan for lot types table of setbacks)

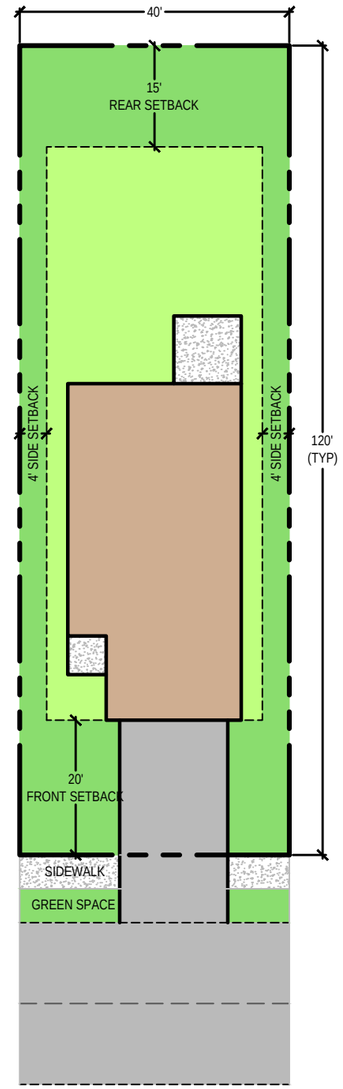
Beaufort East Village Conceptual Lot Types



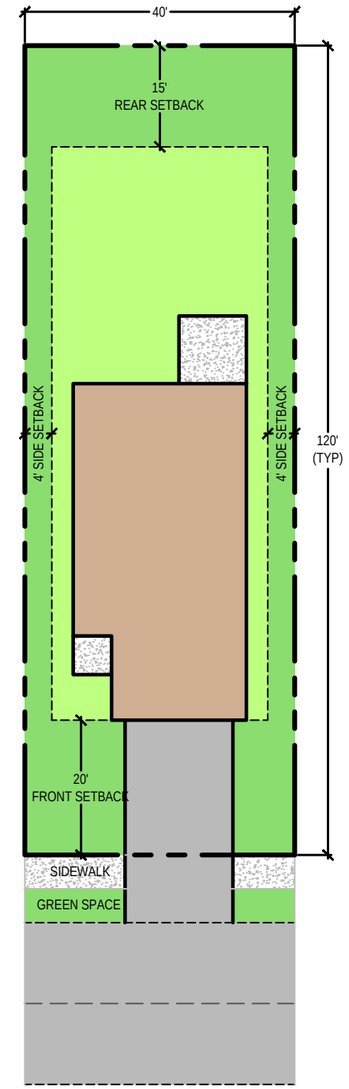
LOT TYPE C (OPTION 1)
BEAU COAST - 60' TO 90' FRONT LOAD
WITH DETACHED GARAGE



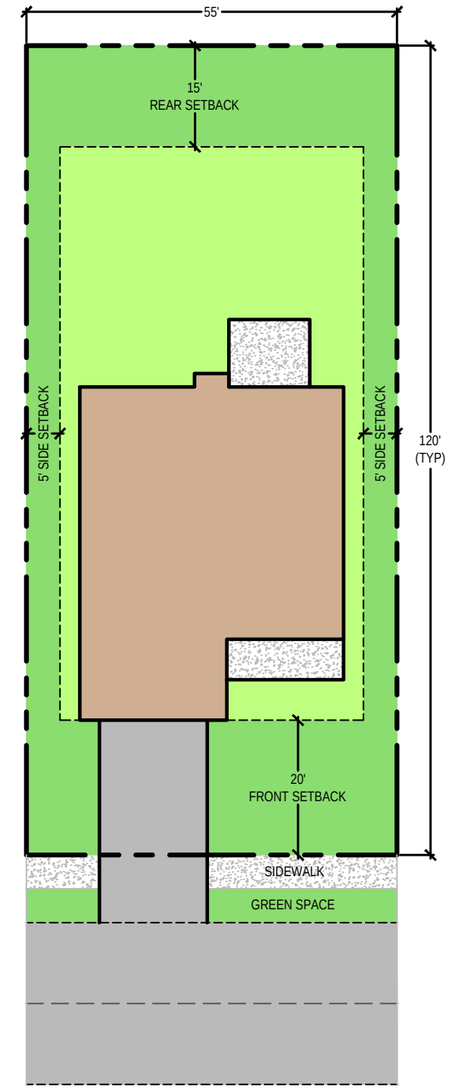
LOT TYPE C (OPTION 2)
BEAU COAST - 60' TO 90'
FRONT LOAD



LOT TYPE D
BEAUFORT
EAST VILLAGE - 40' FRONT LOAD



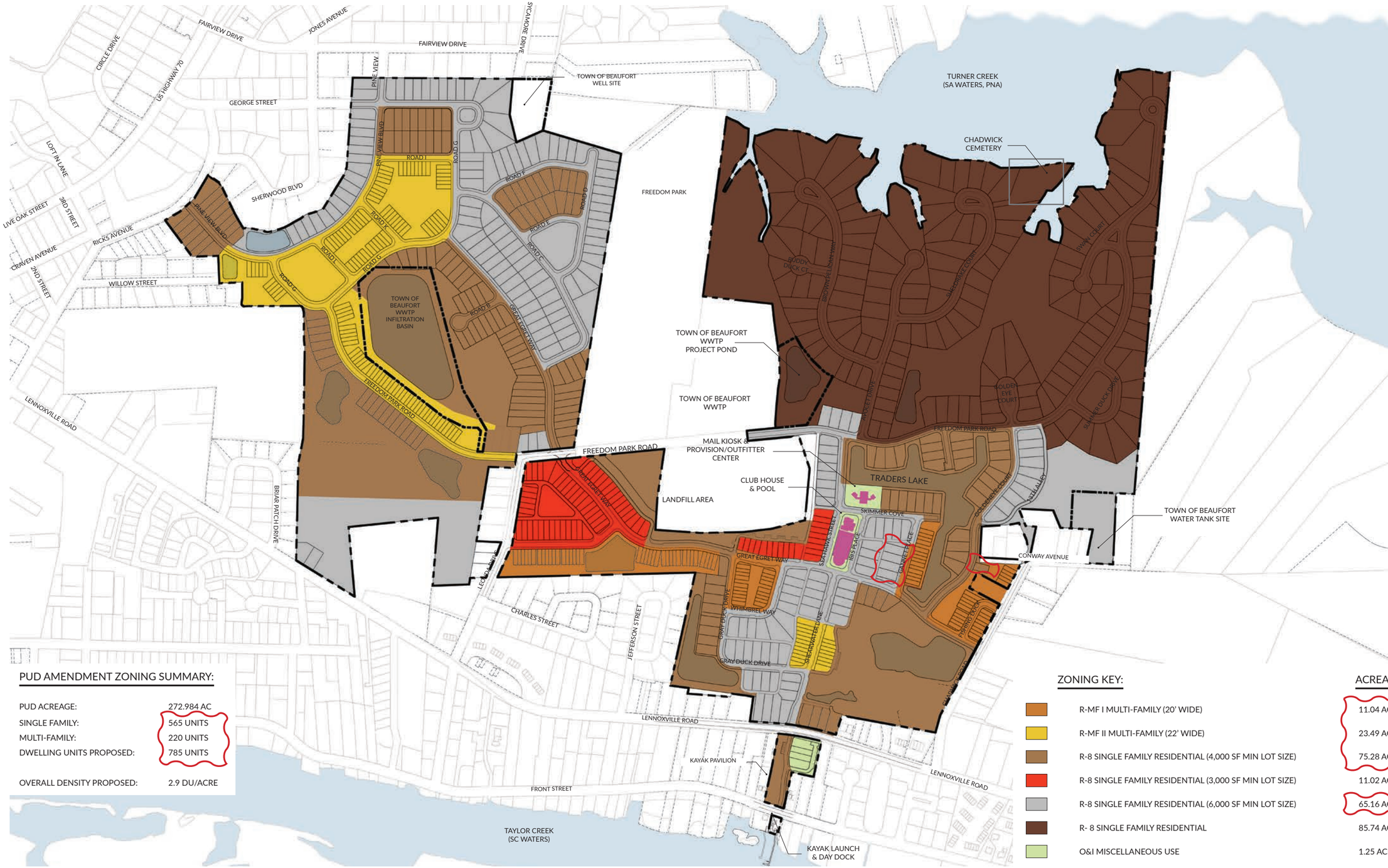
LOT TYPE D
BEAU COAST - 40' FRONT LOAD



LOT TYPE E
BEAUFORT
EAST VILLAGE - 50' FRONT LOAD

* The conceptual single family lot types above may be placed anywhere within the PUD boundary so long as the home and lot configurations meet the setbacks and minimum lot dimensions and as set forth in the PUD document (Key Plan for lot types table of setbacks)

PUD Master Zoning Plan



PUD AMENDMENT ZONING SUMMARY:

PUD ACREAGE:	272.984 AC
SINGLE FAMILY:	565 UNITS
MULTI-FAMILY:	220 UNITS
DWELLING UNITS PROPOSED:	785 UNITS
OVERALL DENSITY PROPOSED:	2.9 DU/ACRE

ZONING KEY:	ACREAGE:
R-MF I MULTI-FAMILY (20' WIDE)	11.04 ACRES
R-MF II MULTI-FAMILY (22' WIDE)	23.49 ACRES
R-8 SINGLE FAMILY RESIDENTIAL (4,000 SF MIN LOT SIZE)	75.28 ACRES
R-8 SINGLE FAMILY RESIDENTIAL (3,000 SF MIN LOT SIZE)	11.02 ACRES
R-8 SINGLE FAMILY RESIDENTIAL (6,000 SF MIN LOT SIZE)	65.16 ACRES
R- 8 SINGLE FAMILY RESIDENTIAL	85.74 ACRES
O&I MISCELLANEOUS USE	1.25 ACRES

PUD Open Space Plan

LAND DEDICATED TO TOWN BY DEVELOPER 16.05 ACRES

OPEN SPACE CALCULATIONS:

TOTAL OPEN SPACE REQUIRED: (41 AC) 15%

TOTAL OPEN SPACE PROVIDED: (99.32 AC) 36%

OPEN SPACE KEY:

TOTAL ACREAGE: **272.98 AC**

PARKS, PLAZAS, PONDS & RECREATION SPACE (99.32 AC - 36%)

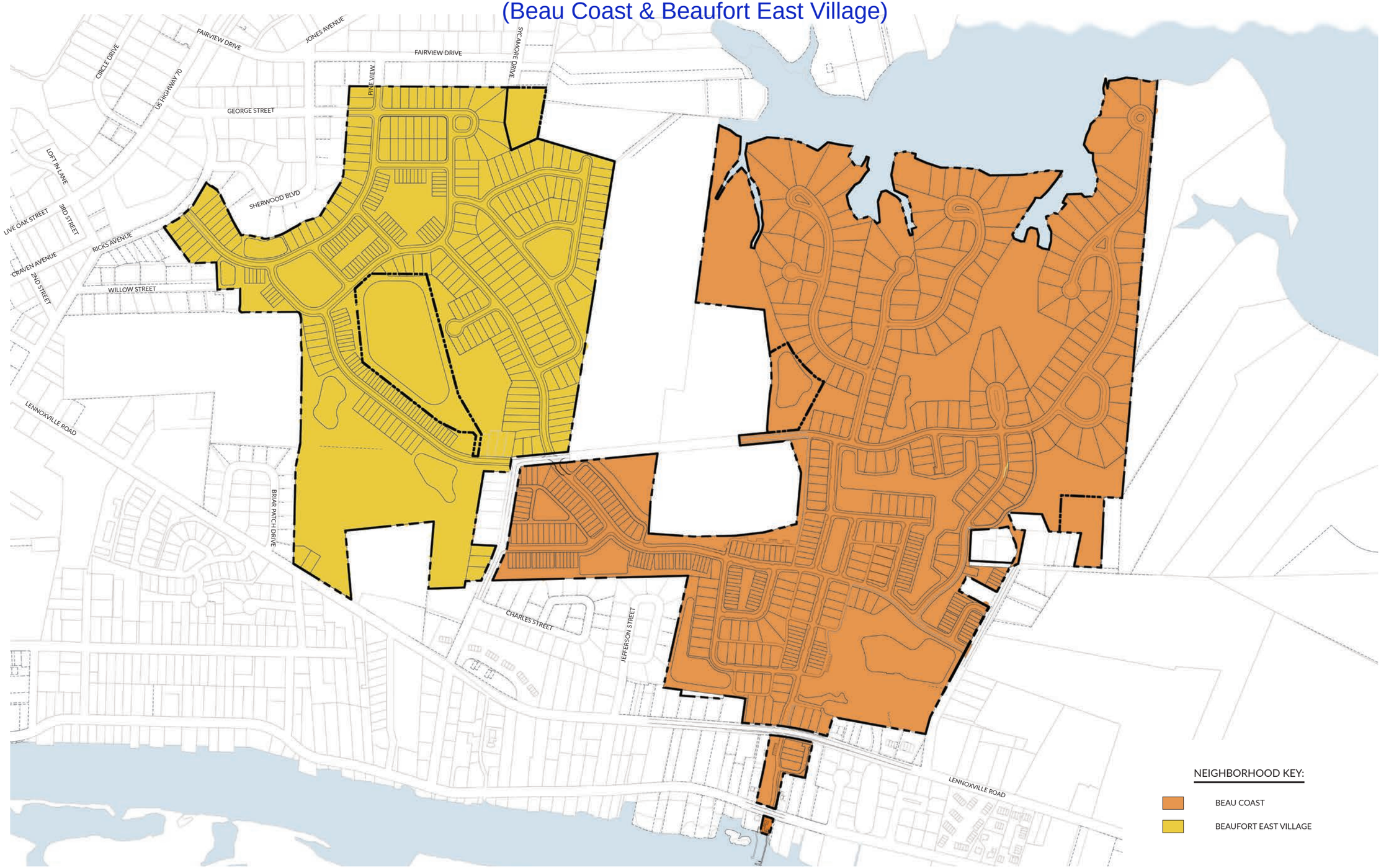
COMMON AREA NOT COUNTED AS OPEN SPACE (4.76 AC)

TOTAL ACREAGE INCLUDED LANDFILL AREA: **282.99 AC**

PARK FROM LANDFILL ACQUISITION (10.01 AC - 38%)

LOTS

Planned Unit Development Neighborhood Map
(Beau Coast & Beaufort East Village)



Chapter 2. Beau Coast Conceptual Product Types

Townhomes: 20’ Wide Front Load 1 Car Garage Townhome Collection

Townhomes: 22’ Wide Rear Load 2 Car Garage Townhome Collection

Single Family: 24’ Wide Detached Garage Cottage Collection

Beau Coast Lot Type A

i. BC 24 A (1734 sq ft)

ii. BC 24 B (1763 sq ft)

iii. BC 24 CTTT (1830 sq ft)

iv. BC 24 D (2052 sq ft)

v. BC 24 E (2301 sq ft)

vi. BC 24 F (2416 sq ft)

Single Family: 39' Wide Rear Load Garage Collection

Beau Coast Lot Type B

i. BC 39 A (2066 sq ft)

ii. BC 39 B (2274 sq ft)

iii. BC 39 C (2306 sq ft)

iv. BC 39 D (2630 sq ft)

v. BC 39 E (2964 sq ft)

vi. BC 39 F (3180 sq ft)

Single Family: 24' Wide Rear Load Garage Collection

Beau Coast Lot Type B2

Planter's Way

Streamline Developers

The Seaview

Streamline Developers

The Pollock

Streamline Developers

Chapter 3. Beaufort East Village Conceptual Types

Townhome: 22’ Wide One Car Garage Townhome Collection

Single Family: 26’ 2 Car Garage Collection

Beaufort East Village Lot Type D

i. BEV 26 A (1927 sq ft)

iii. BEV 26 C (1896 sq ft)

ii. BEV 26 BT (1932 sq ft)

iv. BEV 26 D (1832 sq ft)

Single Family: 40' Wide 2 Car Garage Collection

Beaufort East Village Lot Type E

i. BEV 40 A (2228 sq ft)

ii. BEV 40 B (2335 sq ft)

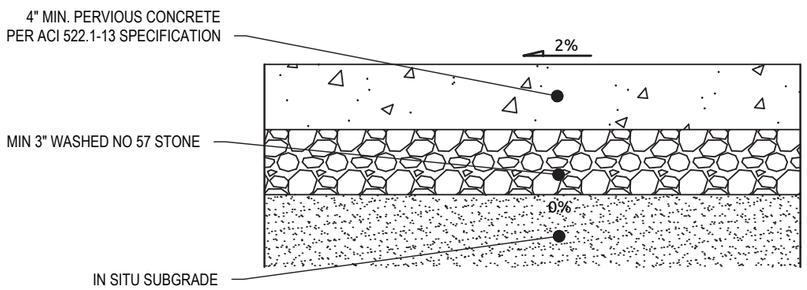
iii. BEV 40 C (2529 sq ft)

iv. BEV 40 D (2791 sq ft)

v. BEV 40 E (2925 sq ft)

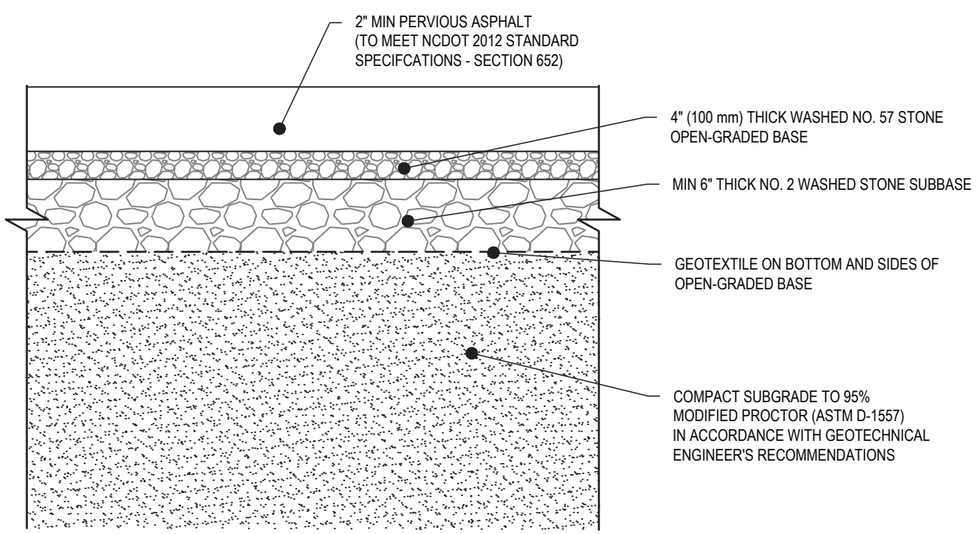
Permeable Paving Options

The developer of Beaufort East Village PUD may elect to utilize these permeable paving options for the areas cited below. These permeable pavement options are not required to be used. Minor variations to these design specifications can be approved by Town engineering staff without a PUD amendment.



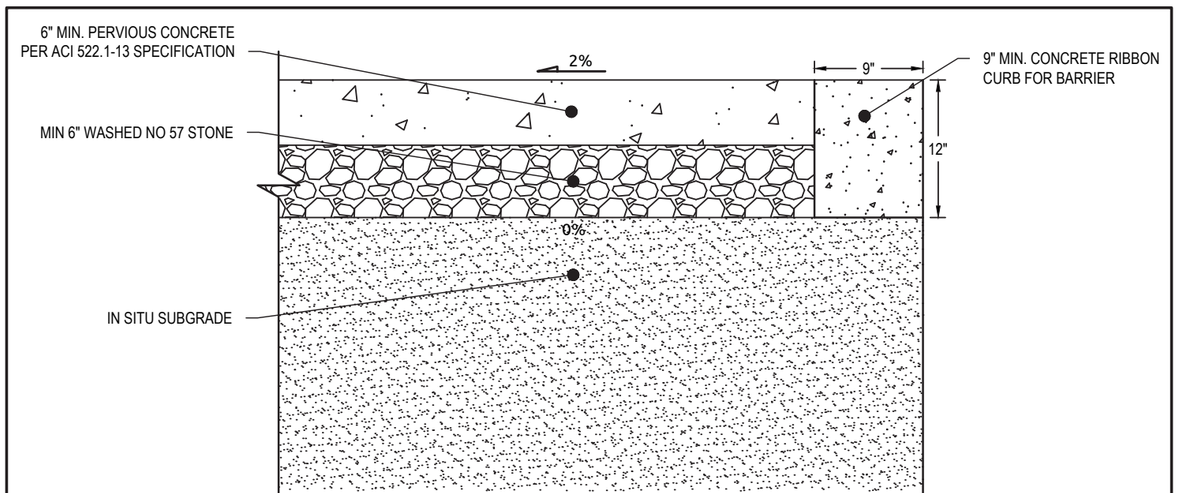
PERVIOUS CONCRETE SIDEWALK DETAIL

NTS



PERVIOUS ASPHALT IN ALLEY AREAS DETAIL

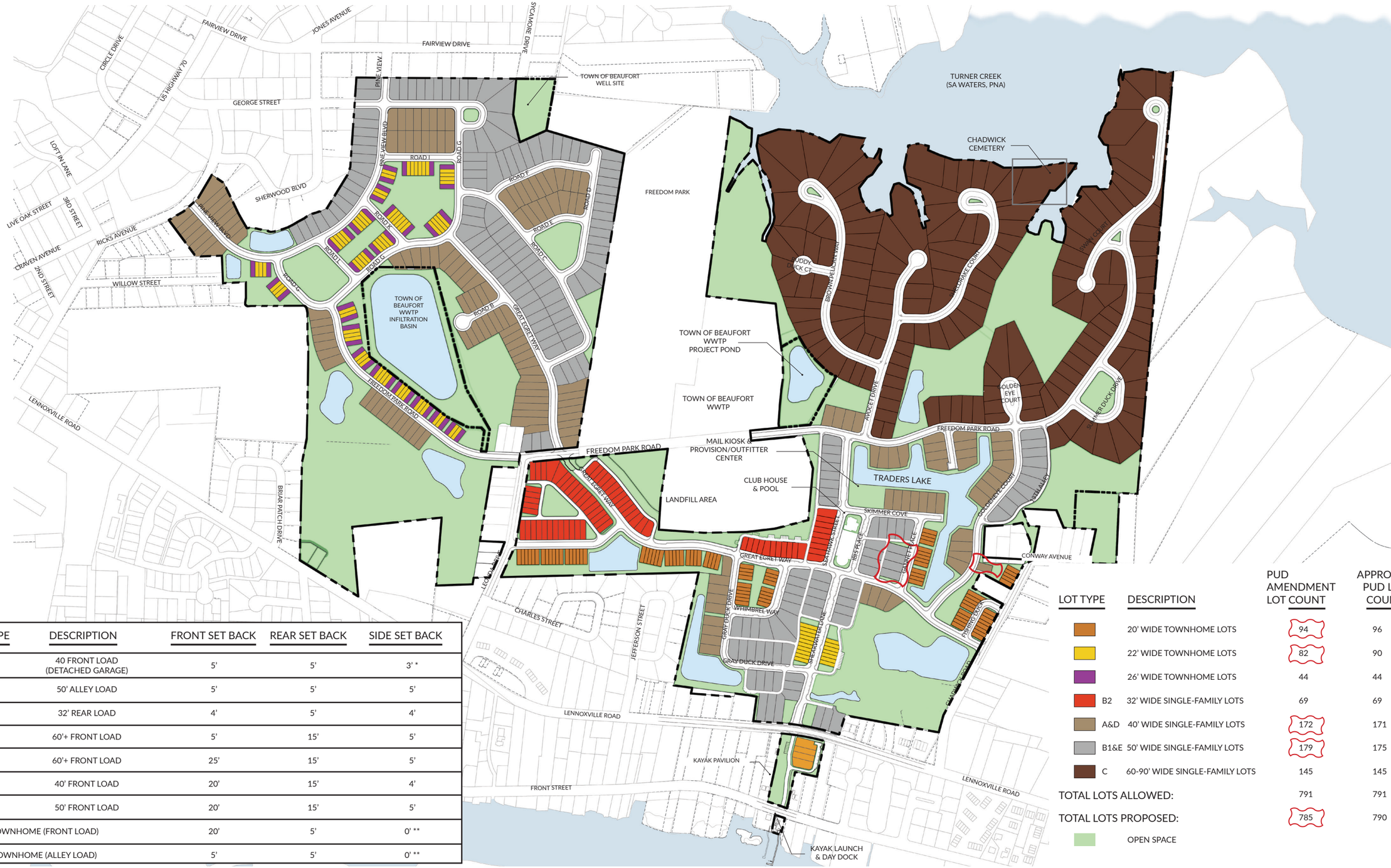
NTS



PERVIOUS CONCRETE IN ALLEYS & PRIVATE PARKING AREAS DETAIL

NTS

Key Plan for Lot Types



LOT TYPE	DESCRIPTION	FRONT SET BACK	REAR SET BACK	SIDE SET BACK
A	40 FRONT LOAD (DETACHED GARAGE)	5'	5'	3' *
B	50' ALLEY LOAD	5'	5'	5'
B2	32' REAR LOAD	4'	5'	4'
C(1)	60'+ FRONT LOAD	5'	15'	5'
C(2)	60'+ FRONT LOAD	25'	15'	5'
D	40' FRONT LOAD	20'	15'	4'
E	50' FRONT LOAD	20'	15'	5'
TOWNHOME (FRONT LOAD)		20'	5'	0' **
TOWNHOME (ALLEY LOAD)		5'	5'	0' **

* ONE-STORY DETACHED GARAGES W/O HABITABLE SPACE MAY HAVE 0' SIDE SETBACK
** TOWNHOME BUILDING TO BUILDING SEPARATION IS A MINIMUM OF 10'.

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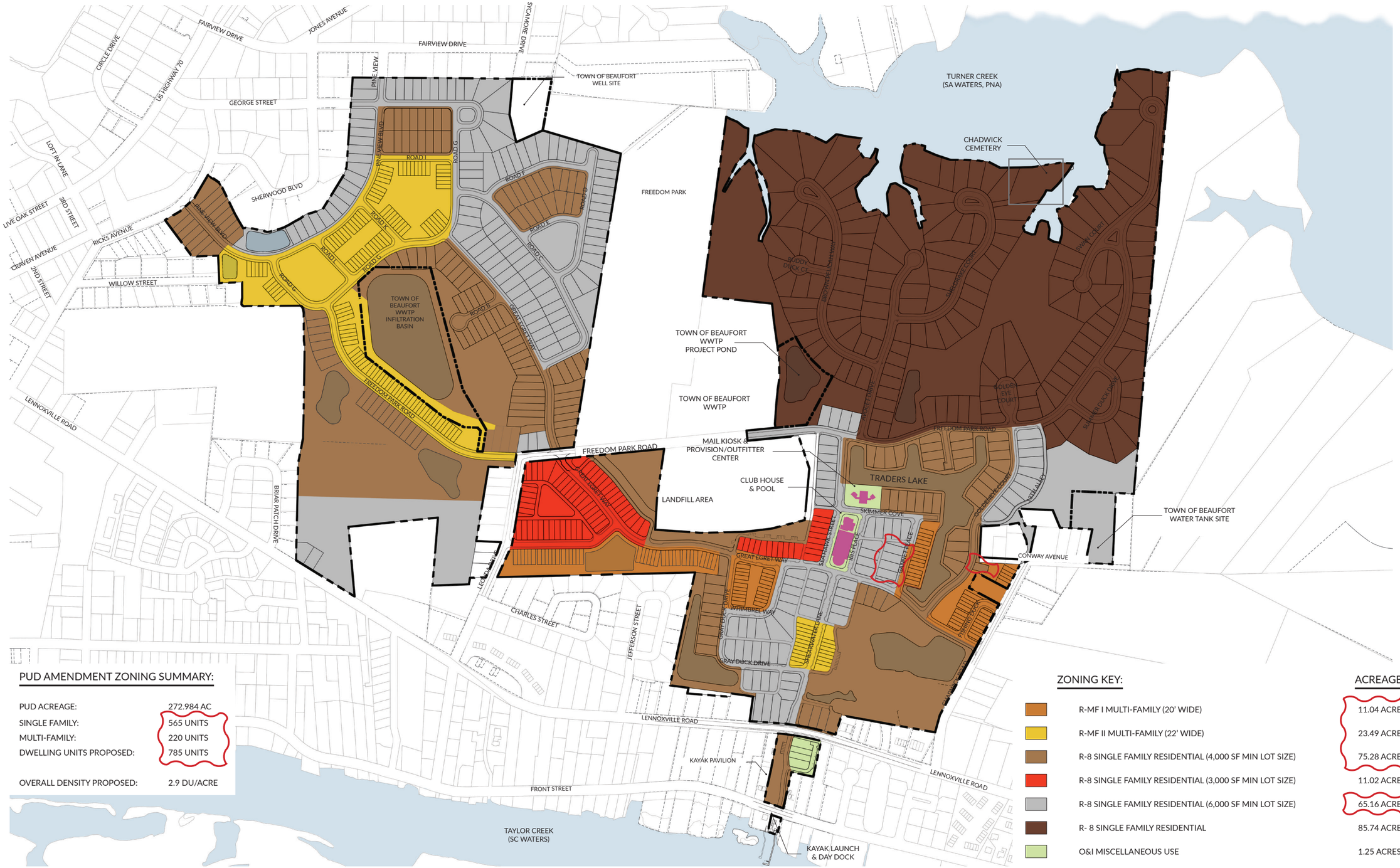

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R- 8 SINGLE FAMILY RESIDENTIAL	85.74 ACRES
O&I MISCELLANEOUS USE	1.25 ACRES

BEAUFORT BOARD OF COMMISSIONERS
AN ORDINANCE TO AMMEND THE PUD DOCUMENT FOR BEAU COAST & BEAUFORT EAST VILLAGE
ORDINANCE NO. 21-__

Applicant:	Withers & Ravenel, Engineers for Blue Treasure, LLC
Location:	Beau Coast & Beaufort East Village
Existing District:	PUD (Planned Unit Development)
Meeting Date:	April 12, 2021
Requested:	Modification to Existing PUD Document

WHEREAS, the Town of Beaufort Planning Staff has submitted a request to modify the existing PUD for Beau Coast and Beaufort East Village: and

WHEREAS, the Beaufort Planning Board has convened to consider and prepare a recommendation and consistency statement on the request at its meeting on March 15, 2021, at which time the Planning Board recommended approval of the request; and

WHERAS, the Beaufort Board of Commissioners conducted a public hearing on April 12, 2021 at which time the applicant and/or applicant's representative was given the opportunity to present arguments, and Town staff was given the opportunity to comment on the application; and

WHEREAS, the Town Board of Commissioners has made the following findings and conclusions:

1. The request is consistent with surrounding land use patterns and zoning in the area.
2. The proposed changes of the PUD are consistent with the spirit and intent of the ordinance and the CAMA Core Land Use Plan.

NOW, THEREFORE, IT IS HEREBY ORDAINED by the Board of Commissioners on the basis of the foregoing findings and conclusions that the request to amend the PUD for Beau Coast and Beaufort East Village be approved and the PUD Booklet for Beau Coast & Beaufort East Village be ammended accordingly.

Enacted on motion of Commissioner _____ and carried on a vote of ___ in favor and ___ against.

This, the 12th day of April 2021

TOWN OF BEAUFORT

_____
Everette (Rett) Newton, Mayor

_____
Allen Coleman, Town Clerk

Town of Beaufort, NC

Board of Commissioners
Virtual Regular Meeting
6:00 PM – Monday, April 12, 2021

AGENDA CATEGORY: Items for Discussion & Consideration

SUBJECT: Final Plat - Beau Coast Phase V

Case No. 21-07

BRIEF SUMMARY:

The applicant wishes to subdivide a 15.31 acre tract into 86 lots (49 Single-Family Residential Lots & 37 Townhome Lots). In addition to Planning Staff the Town Engineer and applicants Engineer will also be available to answer questions regarding the proposed infrastructure.

REQUESTED ACTION:

The Manager recommends the Board approve the Final Plat for Beau Coast Phase V.

EXPECTED LENGTH OF PRESENTATION:

10 Minutes

SUBMITTED BY:

Kyle Garner, AICP

Planning & Inspections Director

BUDGET AMENDMENT REQUIRED:

N/A

STAFF REPORT

To: Board of Commissioners

From: Kyle Garner, AICP, Town Planner

Date: March 15, 2021

Case No. 21-07 Beau Coast Phase V – Final Plat

THE QUESTION: Subdivide a 15.31acre tract into 86 lots (49 Single-Family Residential Lots & 37 Townhome Lots).

BACKGROUND: The preliminary plat for this area was approved in June 2020 for installation of infrastructure improvements.

Location:	Beau Coast Subdivision
Owners:	Blue Treasure, LLC
Requested Action:	Subdivide a 15.31 Acre Tract into 86 Lots
Existing Zoning	PUD
Size:	15.31 acres
Amount of Open Space:	6.347Acres
Existing Land Use:	Undeveloped

SPECIAL INFORMATION: As part of the Final Plat process the infrastructure can be either installed or bonded through a financial guarantee process to ensure completion of the project. The applicant has chosen to request to bond the infrastructure improvement and has submitted cost estimates for the complete cost of improvements totaling $762,125 (See estimated cost of improvement sheet from engineer).

At their March 15, 2021 meeting the Planning Board unanimously recommended to approve the Final Plat for Phase V of Beau Coast.

Public Utilities:

Water:	Town Of Beaufort
Sanitary Sewer:	Town Of Beaufort

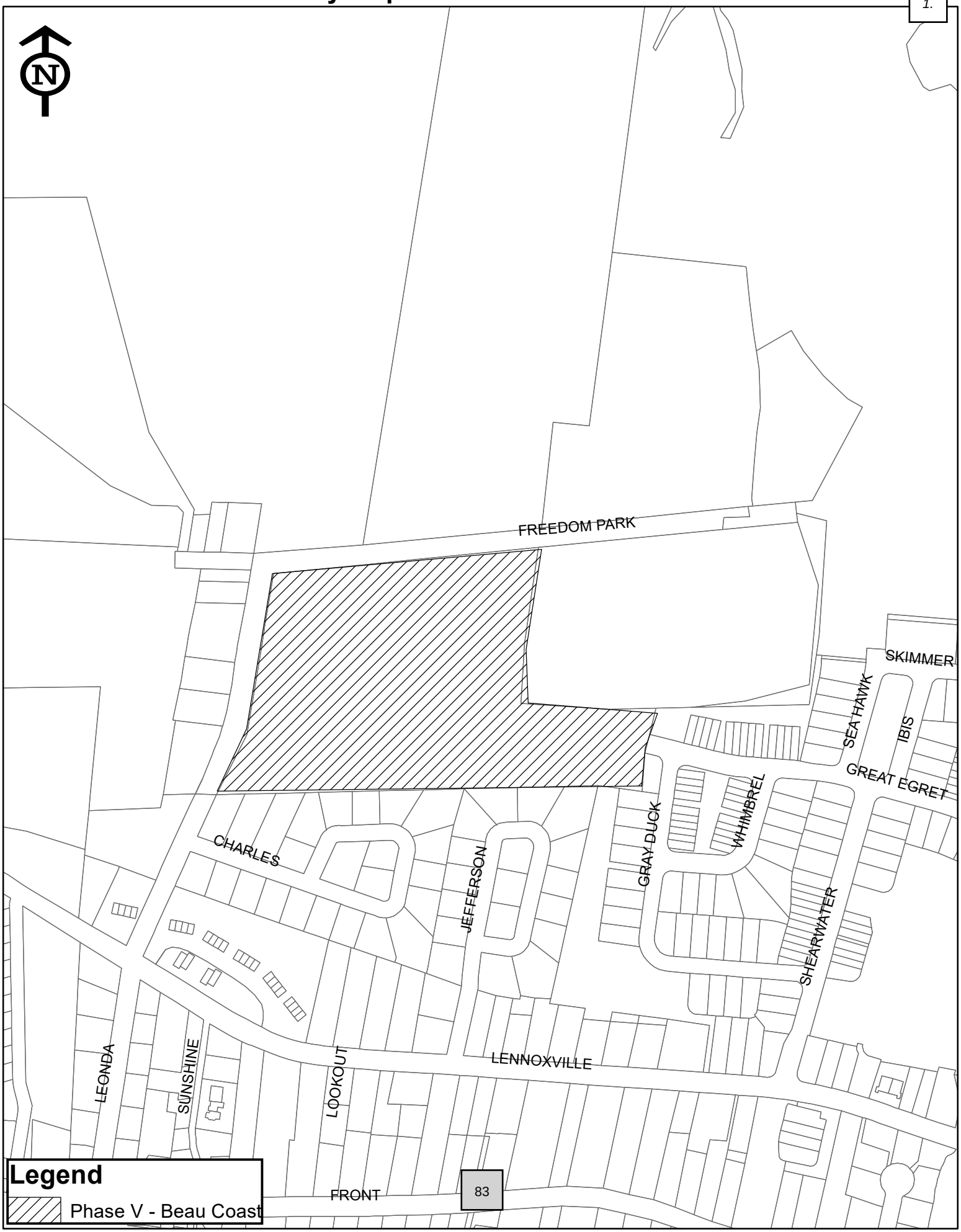
OPTIONS:

1. Approve the Final Plat for Beau Coast Phase V.
2. Deny the request

Attachments:

- Attachment A - Vicinity Map
- Attachment B - Final Plat for Beau Coast Phase V
- Attachment C - Bond Letter
- Attachment D – Bond Estimates
- Attachment E – Pervious Surface Details

Case 21-07 Vicinity Map - Final Plat - Phase V - Beau Coast



BEAU COAST SUBDIVISION PHASE 5

SURVEY CERTIFICATE

I, RUDOLF A VANDERVELDE JR, PLS, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN DB 1256 PG 198; THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN BOOK, PAGE (AS SHOWN HERON); THAT THE RATIO OF PRECISION AS CALCULATED IS 1: 20,000; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED. WITNESS MY ORIGINAL SIGNATURE, LICENSE NUMBER AND SEAL THIS XX DAY OF XXXXXX A.D., 2021.

I ALSO CERTIFY TO THIS MAP TO BE ONE OF THE FOLLOWING AS CHECKED BELOW;

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

NORTH CAROLINA PROFESSIONAL SEAL L-5146 RUDOLF A. VANDERVELDE LAND SURVEYOR

"PRELIMINARY PLAT"
NOT FOR CONVEYANCE,
RECORDATION, OR SALES

RUDOLF A. VANDERVELDE JR (PROFESSIONAL LAND SURVEYOR)
LICENSE # 5146

GENERAL NOTES

1. AREAS COMPUTED BY COORDINATE METHOD.
2. BASIS OF BEARING NAD 83(1986).
3. ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES.
4. SEE SYMBOL LEGEND FOR PROPERTY CORNER DESIGNATIONS.
5. NO PORTION OF THE SUBJECT PROPERTY IS LOCATED IN SPECIAL FLOOD HAZARD ZONES ACCORDING TO NORTH CAROLINA FLOOD INSURANCE RATE MAP # 3720730600J, PANEL 7306, EFFECTIVE DATE: 7-16-2003 AND MAP # 3720730500J, PANEL 7305, EFFECTIVE DATE: 7-16-2003
6. ALLEYS ARE PRIVATE BUT PUBLICLY AVAILABLE FOR POLICE, FIRE, TRASH, ETC. WITH NO LIABILITY TO THE TOWN OF BEAUFORT.
7. WETLANDS SHOWN HEREON WERE DELINEATED BY LAND MANAGEMENT GROUP. SEE US ARMY CORPS OF ENGINEERS(WILMINGTON DISTRICT) NOTIFICATION OF JURISDICTIONAL DETERMINATION
   ACTION ID: 2007-02679-016
   ACTION ID: 2007-03212-016
   ACTION ID: 2007-02697-016
   ACTION ID: 2007-02705-016
8. THE TOWN OF BEAUFORT SHOULD BE CONTACTED TO VERIFY BUILDING SETBACKS AND OTHER DEVELOPMENTAL RESTRICTIONS.

BEAU COAST SUBDIVISION PHASE 5 SITE DATA

OWNER: BLUE TREASURE LLC
MAILING ADDRESS: 105 WESTON ESTATES WAY, CARY NC 27513
DEED REFERENCE: DB 1256 PG 198
PLAT REFERENCE: PB 33 PG 328, PB 32 PG 458
CARTERET COUNTY PIN: 731605005458000
TOWN OF BEAUFORT ZONING: PUD

TOTAL RESIDENTIAL LOTS: 86
SINGLE FAMILY LOTS (32' WIDE): 49
TOWNHOME UNITS: 37

TOTAL LOT ACREAGE: 5.724 ACRES
AVERAGE LOT SIZE: 2,899 SQ FT
DENSITY: 15.02 UNITS/ACRE
OPEN SPACE ACREAGE: 6.347 ACRES
PRIVATE RIGHT OF WAY: 0.878
DEDICATED PUBLIC RIGHT OF WAY: 2.361 ACRES

TOTAL PHASE 5 ACREAGE: 15.310 ACRES

SETBACKS

32' WIDE LOTS
4' FRONT
4' SIDE
5' REAR

TOWNHOME LOTS
20' FRONT
0' SIDE
5' REAR

(SITE MAP - FOR VISUAL PURPOSES ONLY)

CERTIFICATE OF OWNERSHIP AND DEDICATION

I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, WHICH IS LOCATED IN THE SUBDIVISION JURISDICTION OF THE TOWN OF BEAUFORT AND THAT I HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY FREE CONSENT, ESTABLISHED 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 HEREBY DEDICATE ALL SANITARY SEWER, STORM SEWER AND WATER LINES TO THE TOWN OF BEAUFORT.

BLUE TREASURE LLC

BY: _____

NAME: _____ DATE

TITLE: MANAGER

CERTIFICATE OF APPROVAL BY THE PLANNING BOARD

THE BEAUFORT PLANNING BOARD HEREBY APPROVES THE FINAL PLAT FOR THE _____SUBDIVISION.

_____
CHAIRMAN, BEAUFORT PLANNING BOARD DATE

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 THE TOWN OF BEAUFORT SPECIFICATIONS AND STANDARDS IN THE _____ SUBDIVISION OR THAT GUARANTEES OF THE INSTALLATION OF THE REQUIRED IMPROVEMENTS IN AN AMOUNT AND MANNER SATISFACTORY TO THE TOWN OF BEAUFORT HAVE BEEN RECEIVED AND THAT FILLING FEE FOR THIS PLAT, IN THE AMOUNT OF $_____ HAS BEEN PAID.

_____
TOWN MANAGEER DATE

REGISTER OF DEEDS

FILED FOR REGISTRATION AT _____, O'CLOCK ON THE _____ DAY OF _____, 2021

RECORDED IN MAP BOOK _____ PAGE _____

_____
REGISTER OF DEEDS CARTERET COUNTY DATE

CERTIFICATE OF APPROVAL FOR RECORDING

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS FOR BEAUFORT, NORTH CAROLINA, AND THAT THIS PLAT HAS BEEN APPROVED BY THE BOARD OF COMMISSIONERS FOR RECORDING IN THE OFFICE OF THE REGISTER OF DEEDS OF CARTERET COUNTY.

_____
DATE TOWN CLERK, BEAUFORT

REVIEW OFFICER CERTIFICATE

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

_____
REVIEW OFFICER

_____
DATE

NORTH CAROLINA
CARTERET COUNTY

REVISIONS:	DATE: 2-18-21
	SURVEYED BY: RJ
	DRAWN BY: RAV
	CHECK & CLOSURE BY: RAV
	CAD FILE: BC PHASE 5 SD PLAT.DWG
	PROJECT NO: 02080976.00

SUBDIVISION MAP OF
BEAU COAST PHASE 5
PROPERTY OF
BLUE TREASURE LLC

TOWNSHIP: BEAUFORT	COUNTY: CARTERET	STATE: NORTH CAROLINA
TOWN OF BEAUFORT ZONING: PUD	PIN: 731605005458000	SHEET 1 OF 3

WithersRavenel
Engineers | Planners | Surveyors
115 MacKenan Drive | Cary, NC 27511 | t: 919.469.3340 | license #: C-0832 |
www.withersravenel.com

K:\DB\08-0970\085976-Beaufort East Village Ph 1\Survey\AD_Drawings\BC Phase 5 Subdivision Plat.dwg- Thursday, February 18, 2021 2:17:22 PM - VANDERVELDE, RUDY

SEE SHEET 1 OF 3 FOR SITE MAP, NOTES AND CERTIFICATIONS
SEE SHEET 3 OF 3 FOR EASEMENT CALLS

LOT AREA TABLES

LOT #	SQUARE FEET	ACRES
368	2,286	0.052
369	1,829	0.042
370	1,829	0.042
371	2,280	0.052
372	2,290	0.053
373	1,853	0.043
374	1,853	0.043
375	2,292	0.053
376	2,275	0.052
377	1,820	0.042
378	1,820	0.042
379	1,820	0.042
380	2,276	0.052
381	2,380	0.055
382	1,848	0.042
383	1,824	0.042
384	1,824	0.042
385	1,848	0.042
386	2,380	0.055
387	2,275	0.052
388	1,820	0.042
389	1,820	0.042
390	1,820	0.042
391	1,820	0.042
392	2,275	0.052
393	2,275	0.052
394	1,820	0.042
395	1,820	0.042
396	1,820	0.042
397	1,820	0.042
398	2,275	0.052
399	2,275	0.052
400	1,820	0.042
401	1,820	0.042
402	1,820	0.042
403	1,820	0.042
404	2,275	0.052
405	3,689	0.085
406	3,716	0.085
407	3,716	0.085
408	3,716	0.085
409	3,716	0.085
410	3,716	0.085
411	3,716	0.085
412	3,716	0.085
413	3,716	0.085

LOT #	SQUARE FEET	ACRES
414	3,716	0.085
415	3,716	0.085
416	3,710	0.085
417	3,122	0.072
418	3,046	0.070
419	3,040	0.070
420	3,040	0.070
421	3,040	0.070
422	3,495	0.080
423	3,586	0.082
424	3,681	0.085
425	6,973	0.160
426	5,859	0.135
427	3,409	0.078
428	3,408	0.078
429	3,408	0.078
430	3,408	0.078
431	3,408	0.078
432	3,589	0.082
433	4,022	0.092
434	3,378	0.078
435	3,376	0.078
436	3,376	0.078
437	3,376	0.078
438	3,323	0.076
439	4,499	0.103
440	3,858	0.089
441	3,858	0.089
442	3,146	0.072
443	3,056	0.070
444	3,056	0.070
445	3,056	0.070
446	3,056	0.070
447	3,056	0.070
448	3,259	0.075
449	3,331	0.076
450	3,230	0.074
451	3,056	0.070
452	3,056	0.070
453	3,701	0.085
OS31	978	0.022
OS32	4,198	0.096
OS33	726	0.017
OS35	1,568	0.036
OS36	1,493	0.034
OS37	1,305	0.030

LEGEND

AC - ACRES
AXF - AXLE FOUND
CMF - CONCRETE MONUMENT FOUND
EOP - EDGE OF PAVEMENT
IPF - IRON PIPE FOUND
ISF - IRON STAKE FOUND
OS - OPEN SPACE
PKS - PK NAIL SET
PP - UTILITY POLE
RMF - RIGHT OF WAY MONUMENT FOUND
R/W - RIGHT OF WAY
RBF - REBAR FOUND
SQ FT - SQUARE FEET

○ - 0.5" IRON PIPE SET (UNLESS OTHERWISE NOTED)

NON SURVEYED LINES
BOUNDARY
BUFFER
EASEMENT
EXISTING R/W

CURVE TABLE				
CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	25.00'	28.49'	N 56°58'34" E	26.97'
C2	123.50'	87.69'	N 69°16'49" E	85.86'
C3	25.00'	38.06'	S 87°26'33" E	34.49'
C4	335.50'	134.54'	S 55°18'44" E	133.64'
C5	335.50'	25.32'	S 68°43'45" E	25.31'
C6	335.50'	20.08'	S 72°50'21" E	20.08'
C7	335.50'	20.01'	S 76°15'47" E	20.01'
C8	335.50'	20.01'	S 79°40'50" E	20.01'
C9	335.50'	20.08'	S 83°06'15" E	20.08'
C10	335.50'	25.32'	S 86°56'52" E	25.31'
C11	335.50'	1.81'	S 89°17'52" E	1.81'
C12	335.50'	11.19'	N 89°35'32" E	11.19'
C13	474.50'	8.13'	N 89°07'38" E	8.13'
C14	474.50'	20.01'	S 89°10'27" E	20.00'
C15	474.50'	20.01'	S 86°45'31" E	20.00'
C16	474.50'	25.06'	S 84°10'15" E	25.06'
C17	474.50'	29.25'	S 80°45'31" E	29.24'
C18	474.50'	25.01'	S 77°20'59" E	25.01'
C19	531.50'	142.77'	N 83°40'05" W	142.34'
C20	278.50'	55.09'	N 85°41'49" W	55.00'
C21	20.00'	33.74'	N 31°41'54" W	29.88'
C22	40.00'	56.90'	N 24°07'01" W	52.22'
C23	153.00'	77.73'	N 51°12'24" W	76.99'
C24	647.00'	92.43'	N 41°38'18" W	92.35'
C25	40.00'	62.83'	S 89°16'08" W	56.57'
C26	20.00'	31.42'	S 89°16'08" W	28.28'
C27	368.50'	4.99'	N 45°25'37" W	4.99'
C28	25.00'	54.98'	N 18°03'05" E	44.55'
C29	25.00'	26.15'	S 65°28'02" E	24.97'
C30	431.50'	77.01'	S 39°05'20" E	76.90'
C31	431.50'	11.52'	S 44°57'59" E	11.52'
C32	468.50'	14.98'	S 44°48'55" E	14.98'
C33	468.50'	43.77'	S 41°13'22" E	43.76'
C34	468.50'	8.18'	S 38°02'45" E	8.18'
C35	25.00'	20.58'	S 13°58'03" E	20.00'
C36	25.00'	17.16'	S 29°16'29" W	16.83'
C37	20.00'	22.63'	S 81°20'51" W	21.44'
C38	20.00'	10.02'	N 51°53'41" W	9.91'
C39	421.00'	19.36'	N 38°51'47" W	19.36'
C40	421.00'	32.01'	N 42°21'32" W	32.00'
C41	421.00'	8.77'	N 45°08'03" W	8.77'
C42	100.00'	5.48'	N 47°18'09" W	5.48'
C43	100.00'	29.41'	N 57°18'54" W	29.36'
C44	100.00'	29.46'	N 74°11'50" W	29.36'
C45	100.00'	13.54'	N 86°30'58" W	13.53'
C46	20.00'	34.86'	S 40°27'50" E	30.61'
C47	209.00'	18.95'	S 06°52'09" W	18.94'
C48	209.00'	16.96'	S 01°54'49" W	16.96'
C49	20.00'	12.81'	S 17°58'07" W	12.59'
C50	20.00'	18.61'	S 62°58'07" W	17.94'
C51	20.00'	15.99'	S 67°28'22" E	15.57'
C52	20.00'	2.45'	S 41°03'23" E	2.45'
C53	20.00'	39.91'	S 19°36'37" W	33.61'
C54	70.50'	15.80'	S 83°11'59" W	15.77'
C55	25.00'	9.81'	N 79°08'27" W	9.74'
C56	25.00'	33.78'	N 29°13'05" W	31.25'
C57	20.00'	31.42'	N 45°22'41" W	28.28'
C58	189.00'	32.47'	N 04°32'38" E	32.43'
C59	20.00'	36.62'	N 61°55'18" E	31.72'
C60	80.00'	27.77'	S 55°40'37" E	27.63'
C61	401.00'	12.83'	S 44°48'53" E	12.83'
C62	20.00'	46.61'	S 22°51'42" W	36.75'
C63	20.00'	31.42'	N 89°16'08" E	28.28'
C64	627.00'	23.95'	S 44°38'13" E	23.94'
C65	627.00'	37.76'	S 41°49'05" E	37.75'
C66	627.00'	27.87'	S 38°49'09" E	27.87'
C67	183.00'	3.62'	S 38°06'44" E	3.62'
C68	183.00'	32.04'	S 43°41'40" E	32.00'
C69	183.00'	32.04'	S 53°43'35" E	32.00'
C70	183.00'	19.56'	S 61°48'18" E	19.56'
C71	20.00'	28.45'	S 24°07'01" E	26.11'
C72	20.00'	33.74'	S 64°57'57" W	29.88'
C73	278.50'	38.69'	N 62°43'19" W	38.66'
C74	278.50'	48.76'	N 53°43'35" W	48.70'
C75	278.50'	48.76'	N 43°41'40" W	48.70'
C76	278.50'	5.51'	N 38°06'44" W	5.51'
C77	531.50'	23.63'	N 38°49'09" W	23.63'
C78	531.50'	32.00'	N 41°49'05" W	32.00'
C79	531.50'	20.30'	N 44°38'13" W	20.30'
C80	20.00'	31.42'	N 00°43'52" W	28.28'
C81	70.50'	34.25'	S 62°51'29" W	33.92'
C82	278.50'	64.79'	N 73°21'58" W	64.64'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 45°43'52" W	12.65'
L2	S 00°22'41" E	2.78'
L3	N 00°22'41" W	2.78'
L4	S 48°56'19" W	36.17'
L5	S 45°43'52" E	60.00'

REVISIONS:	DATE: 2-18-21
	SCALE: 1"=50'
	SURVEYED BY: RJ
	DRAWN BY: RAV
	CHECK & CLOSURE BY: RAV
	CAD FILE: BC PHASE 5 SD PLAT.DWG
	PROJECT NO: 02080976.00

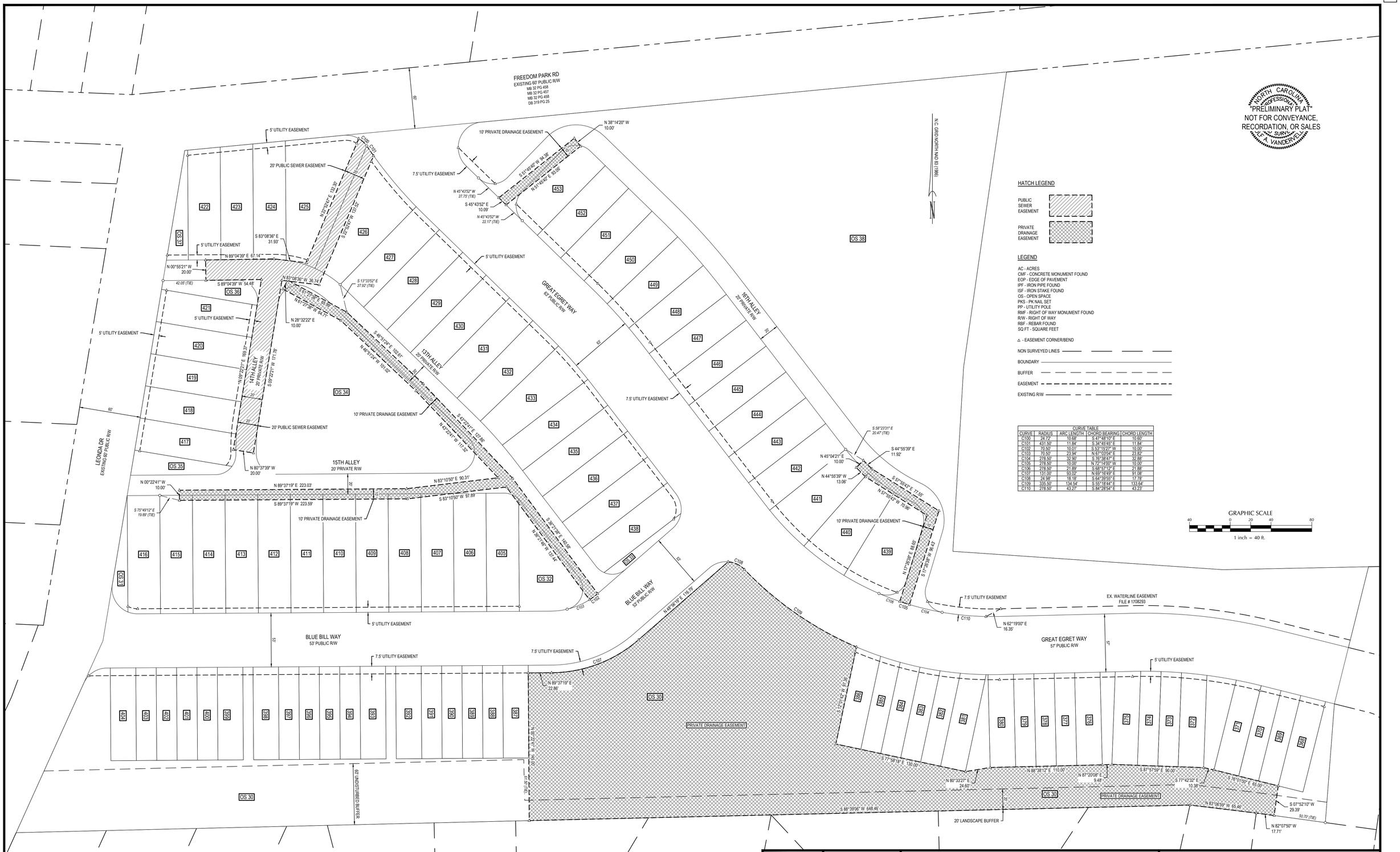
SUBDIVISION MAP OF
BEAU COAST PHASE 5
PROPERTY OF
BLUE TREASURE LLC

TOWNSHIP: BEAUFORT	COUNTY: CARTERET	STATE: NORTH CAROLINA
TOWN OF BEAUFORT ZONING: PUD	PIN: 731605005458000	SHEET 2 OF 3

WithersRavenel
Engineers | Planners | Surveyors
115 MacKenan Drive | Cary, NC 27511 | t: 919.469.3340 | license #: C-0832 |
www.withersravenel.com

NORTH CAROLINA PROFESSIONAL SEAL SURVEYOR RIE A. VANDERVELDE
"PRELIMINARY PLAT"
NOT FOR CONVEYANCE, RECORDATION, OR SALES

K:\08\08-0970\080976-Beaufort East Village Ph 1\Survey\CAD_Drawings\BC Phase 5 Subdivision Plat.dwg– Thursday, February 18, 2021 2:17:54 PM – VANDERVELDE, RUDY



NORTH CAROLINA PROFESSIONAL SEAL SURVEYOR R. A. VANDERVELDE

"PRELIMINARY PLAT"
NOT FOR CONVEYANCE, RECORDATION, OR SALES

HATCH LEGEND

PUBLIC SEWER EASEMENT

PRIVATE DRAINAGE EASEMENT

LEGEND

AC - ACRES
CMF - CONCRETE MONUMENT FOUND
EOP - EDGE OF PAVEMENT
IPF - IRON PIPE FOUND
ISF - IRON STAKE FOUND
OS - OPEN SPACE
PKS - PK NAIL SET
PP - UTILITY POLE
RMF - RIGHT OF WAY MONUMENT FOUND
R/W - RIGHT OF WAY
RBF - REBAR FOUND
SQ FT - SQUARE FEET

△ - EASEMENT CORNER/BEND

NON SURVEYED LINES
BOUNDARY
BUFFER
EASEMENT
EXISTING R/W

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C100	24.72'	10.68'	S 47°48'10" E	10.60'
C101	431.50'	11.84'	S 34°45'45" E	11.84'
C102	70.50'	10.01'	S 53°15'27" W	10.00'
C103	70.50'	23.94'	N 67°03'04" E	23.82'
C104	278.50'	32.90'	S 76°38'47" E	32.88'
C105	278.50'	10.00'	N 72°14'00" W	10.00'
C106	278.50'	21.89'	S 68°57'12" E	21.88'
C107	131.00'	93.02'	N 69°16'49" E	91.08'
C108	24.98'	18.18'	S 64°39'55" E	17.78'
C109	335.50'	134.54'	S 55°18'44" E	133.64'
C110	278.50'	43.27'	S 84°28'54" E	43.23'

GRAPHIC SCALE

40 0 20 40 80

1 inch = 40 ft.

REVISIONS:	DATE: 2-18-21
	SCALE: 1"=40'
	SURVEYED BY: RJ
	DRAWN BY: RAV
	CHECK & CLOSURE BY: RAV
	CAD FILE: BC PHASE 5 SD PLAT.DWG
	PROJECT NO: 02080976.00

SUBDIVISION MAP OF

BEAU COAST PHASE 5

PROPERTY OF

BLUE TREASURE LLC

TOWNSHIP: BEAUFORT	COUNTY: CARTERET	STATE: NORTH CAROLINA
TOWN OF BEAUFORT ZONING: PUD	PIN: 731605005458000	SHEET 3 OF 3

WithersRavenel
Engineers | Planners | Surveyors
115 MacKenan Drive | Cary, NC 27511 | t: 919.469.3340 | license #: C-0832 |
www.withersravenel.com

K:\DR\08-0970\080976-Beaufort East Village Ph 1\SurveyCAD_Drawings\BC Phase 5 Subdivision Plat.dwg- Thursday, February 18, 2021 2:25:15 PM - VANDERVELDE, RUDY

WithersRavenel
Our People. Your Success.

February 19, 2021

Mr. Kyle Garner, AICP
Planning & Inspections Director
Town of Beaufort
701 Front Street
Beaufort, NC 28516

RE: Beau Coast Phase 5 – Completion Bond Estimate
WR Project No. 02080976.50

Dear Mr. Garner:

On behalf of Blue Treasure, LLC, we are preparing this letter stating that as of February 12, 2021, the following public improvements need to be bonded to allow for plat recordation in Beau Coast Phase 5. A completion bond/letter of credit will be provided to the Town of Beaufort for the remaining improvements in the amount of 100% of the estimated construction costs. Our estimate of the remaining improvements is attached.

In total our estimate comes to a total of $762,125 for the remaining improvements.

Please advise if this amount is satisfactory to the Town and the Owner will post the required financial guarantee. Please let us know if you need any additional information regarding this matter and thanks for your continued assistance on this project.

Sincerely,
WithersRavenel

Joe Boyd, PE
Project Manager

CC: Greg Meshaw, PE – Town of Beaufort
Karl Blackley – Blue Treasure, LLC
Don Mizelle – WithersRavenel, Inc.

BOND ESTIMATE

Town of Beaufort
701 Front Street
Beaufort, NC 28516
(252) 728-2141
www.beafortnc.org

PROJECT NAME:	Beau Coast Phase 5
OWNER:	Blue Treasure, LLC
ENGINEER:	Joe Boyd, PE
ENGINEER PHONE NO.:	910-256-9277
ENGINEER EMAIL:	jboyd@withersravenel.com
DATE:	2/19/2021

UNLESS OTHERWISE SPECIFIED ALL BONDS ARE FOR THE BODY OF THE PLAT

SIGNATURE AND SEAL OF SUBMITTING ENGINEER

NORTH CAROLINA PROFESSIONAL SEAL 39113 ENGINEER JOSEPH S. BOYD

I, Joseph S. Boyd a Registered Licensed Professional, do hereby vertify that I have personally supervised the measurement thereof and that the quantities expressed herein represent an accurate measurement of the work to be completed on this project. This bond estimate covers all the infrastructure improvements on the project referenced above.

Please sign below

STREET PAVEMENT	LINEAR FEET:	WIDTH:	UNIT COST (Dollars/SY)	TOTAL:
Final Asphalt Surface Course	4500	20	$ 10.50	$ 105,000.00
Initial Asphalt Suface Course	4500	20	$ 10.30	$ 103,000.00
Asphalt Intermediate Course				$ -
Asphalt Base Course				$ -
Aggregate Base Course	4500	20	$ 17.00	$ 170,000.00
Fine Grading	4500	20	$ 0.90	$ 9,000.00
				$ -
			Subtotal	**$ 387,000.00**

STREET INCIDENTALS	QUANTITY:	UNIT:	UNIT COST:	TOTAL:
Street Signs		Each		$ -
Street Trees (40' O.C.)		Each		$ -
Street Lights		Each		$ -
Pavement Striping		LF		$ -
				$ -
				$ -
			Subtotal	**$ -**

CURBING & SIDEWALK:	QUANTITY:	UNIT:	UNIT COST:	TOTAL:
2'-6" Standard Curb		LF		$ -
2'-6" Rolled curb	6750	LF	$ 15.00	$ 101,250.00
4' Wide Sidewalk		LF		$ -
5' Wide Sidewalk	4600	LF	$ 21.00	$ 96,600.00
Driveway Aprons		Each		$ -
Handicap Ramp	17	Each	$ 750.00	$ 12,750.00
Saw Cuts to correct Curb Cracks	20	Each	$ 75.00	$ 1,500.00
				$ -
			Subtotal	**$ 212,100.00**

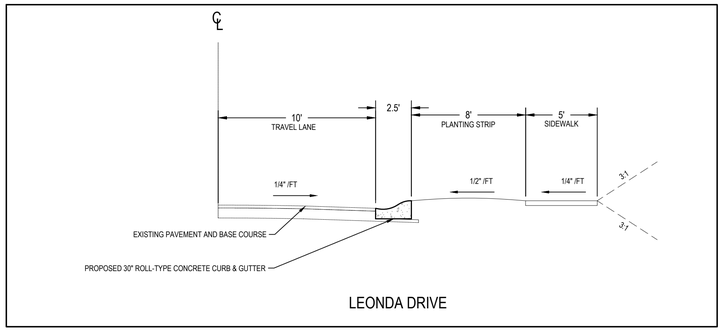
SANITARY SEWER	QUANTITY:	UNIT:	UNIT COST:	TOTAL:
8" PVC Gravity Sewer		LF		$ -
8" DIP Gravity Sewer		LF		$ -
10" PVC Gravity Sewer		LF		$ -
10" DIP Gravity Sewer		LF		$ -
12" PVC Gravity Sewer		LF		$ -
12" DIP Gravity Sewer		LF		$ -
15" PVC Gravity Sewer		LF		$ -
15" DIP Gravity Sewer		LF		$ -
2" PVC Force Main		LF		$ -
4" PVC Force Main		LF		$ -
4" DIP Force Main		LF		$ -
6" PVC Force Main		LF		$ -
6" DIP Force Main		LF		$ -
8" PVC Force Main		LF		$ -
8" DIP Force Main		LF		$ -
4'0" Dia. Manhole		LF		$ -
5'0" Dia Manhole		LF		$ -
Service Laterals, Main to Cleanout		Each		$ -
Pump Station		Lump Sum		$ -
				$ -
				$ -
				$ -
			Subtotal	**$ -**

WATER	QUANTITY:	UNIT:	UNIT COST:	TOTAL:
2" PVC Water Main		LF		$ -
4" PVC Water Main		LF		$ -
4" DIP Water Main		LF		$ -
6" PVC Water Main		LF		$ -
6" DIP Water Main		LF		$ -
8" PVC Water Main		LF		$ -
8" DIP Water Main		LF		$ -
10" PVC Water Main		LF		$ -
10" DIP Water Main		LF		$ -
12" PVC Water Main		LF		$ -
12" DIP Water Main		LF		$ -
2" Valve (includes Curb Box)		Each		$ -
4" Valve (includes Curb Box)		Each		$ -
6" Valve (includes Curb Box)		Each		$ -
8" Valve (includes Curb Box)		Each		$ -
10" Valve (includes Curb Box)		Each		$ -
12" Valve (includes Curb Box)		Each		$ -

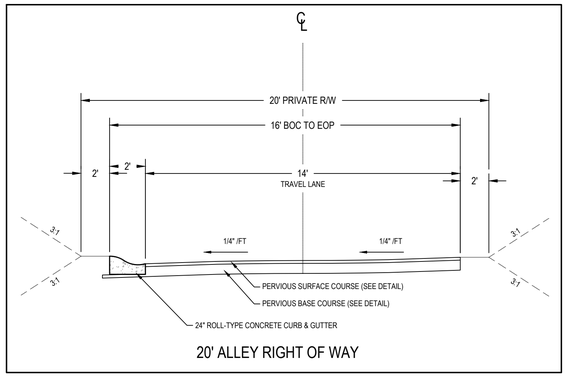
Fire Hydrant (includes Hydrant Leg & Valve)		Each		$ -
Vaults		Each		$ -
Manholes		Each		$ -
Fittings		Lump Sum		$ -
Service Connections (includes Tap, Service Tubing, Meter Box and Meter Setter)	85	Each	$ 525.00	$ 44,625.00
				$ -
				$ -
				$ -
			Subtotal	**$ 44,625.00**

DRAINAGE	QUANTITY:	UNIT:	UNIT COST:	TOTAL:
15" RCP		LF		$ -
15" Dual Wall HDPE		LF		$ -
15" Dual Wall Polyproplene		LF		$ -
18" RCP	1320	LF	$ 50.00	$ 66,000.00
18" Dual Wall HDPE		LF		$ -
18" Dual Wall Polyproplene		LF		$ -
24" RCP	340	LF	$ 60.00	$ 20,400.00
24" Dual Wall HDPE		LF		$ -
24" Dual Wall Polyproplene		LF		$ -
30" RCP		LF		$ -
30" Dual Wall HDPE		LF		$ -
30" Dual Wall Polyproplene		LF		$ -
36" RCP		LF		$ -
36" Dual Wall HDPE		LF		$ -
36" Dual Wall Polyproplene		LF		$ -
42" RCP		LF		$ -
42" Dual Wall HDPE		LF		$ -
42" Dual Wall Polyproplene		LF		$ -
48" RCP		LF		$ -
48" Dual Wall HDPE		LF		$ -
48" Dual Wall Polyproplene		LF		$ -
15" FES		Each		$ -
18" FES	2	Each	$ 2,000.00	$ 4,000.00
24" FES		Each		$ -
30" FES		Each		$ -
36" FES		Each		$ -
42" FES		Each		$ -
48" FES		Each		$ -
Curb Inlet	13	Each	$ 2,000.00	$ 26,000.00
Yard Inlet		Each		$ -
Manhole (0'-6' Deep)	1	Each	$ 2,000.00	$ 2,000.00
		Each		$ -
				$ -
				$ -
			Subtotal	**$ 118,400.00**

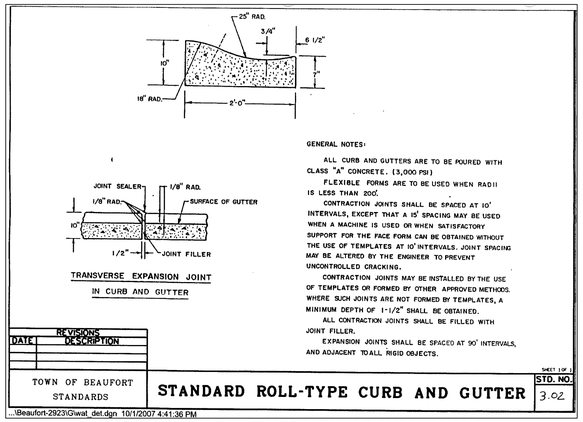
TOTAL ESTIMATE ⇒ $762,125.00



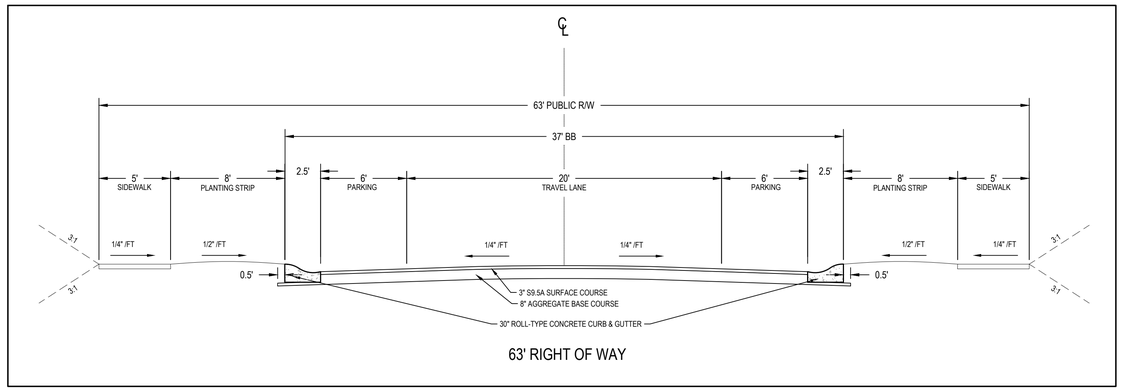
LEONDA DRIVE



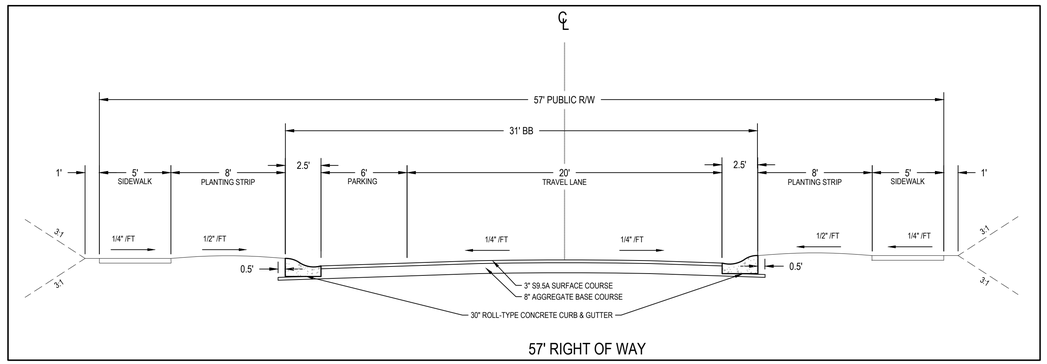
20' ALLEY RIGHT OF WAY



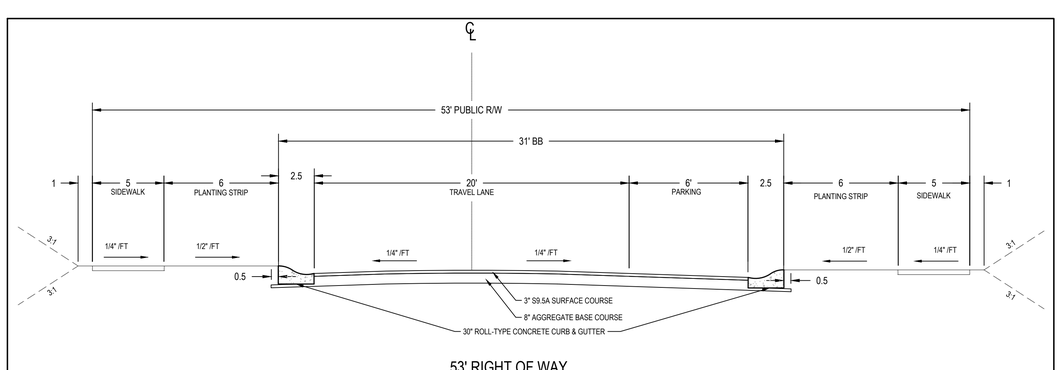
NOTE: ALLEYS TO UTILIZE 24" WIDE CURBING AND ROADWAYS TO UTILIZE 30" WIDE CURBING



63' RIGHT OF WAY

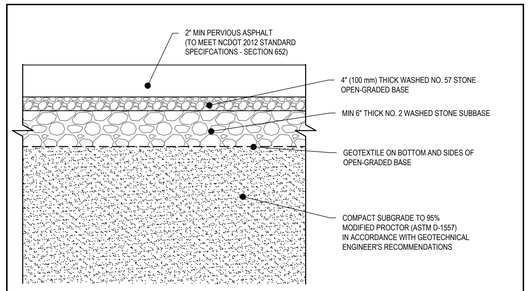


57' RIGHT OF WAY



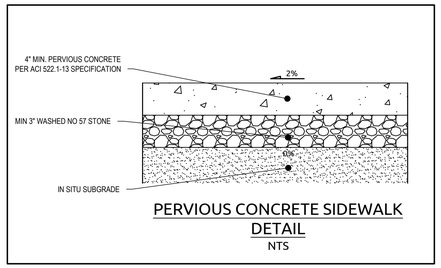
53' RIGHT OF WAY

PERVIOUS SURFACE DETAILS



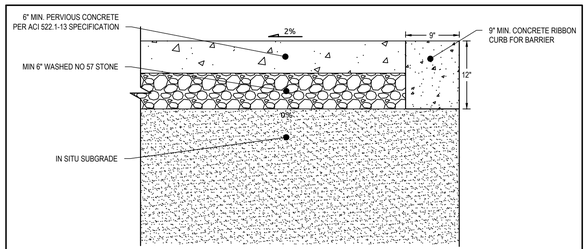
PERVIOUS ASPHALT IN ALLEY AREAS DETAIL

NTS



PERVIOUS CONCRETE SIDEWALK DETAIL

NTS

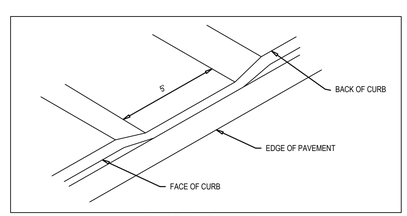


PERVIOUS CONCRETE IN ALLEYS & PRIVATE PARKING AREAS DETAIL

NTS

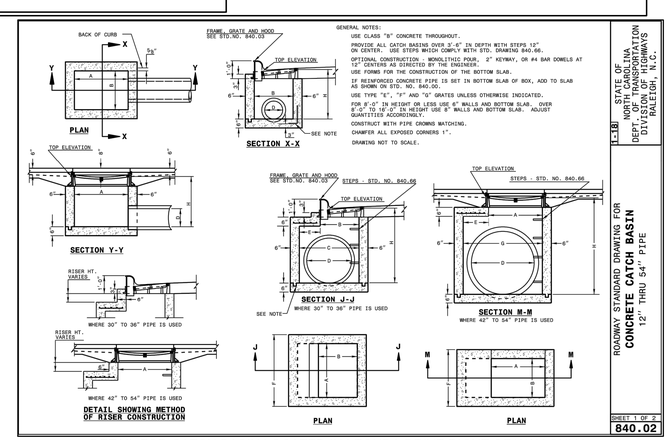
ADDITIONAL NOTES:

1. FOLLOW CONSTRUCTION SEQUENCE SPECIFIED BY NCDEQ STORMWATER DESIGN MANUAL C-5 PERMEABLE PAVEMENT.
2. MUST USE WASHED STONE TO PREVENT CLOGGING.
3. SLOPE OF SUBGRADE MAY NOT BE GREATER THAN 2%
4. A MINIMUM OF 50 INCHES/HOUR PAVEMENT SURFACE INFILTRATION RATE MUST BE MAINTAINED.
5. ASTM C1701 STANDARD TEST METHOD FOR INFILTRATION RATE OF IN PLACE PERVIOUS CONCRETE RECOMMENDED.
6. FOLLOW MAINTENANCE REQUIREMENTS SPECIFIED BY NCDEQ STORMWATER DESIGN MANUAL, SECTION C-5 PERMEABLE PAVEMENT.
7. SIGNAGE IS RECOMMENDED.
8. PERMEABLE PAVEMENT STRUCTURAL DESIGN BASED ON SOIL REPORT AND RECOMMENDATIONS, AND PERVIOUSPAVE V1.0 DESIGN SOFTWARE BY AMERICAN CONCRETE PAVEMENT ASSOCIATION (ACPA)



CURB CUT DETAIL

N.T.S.



DETAIL FOR CATCH BASIN LOCATED IN LEONDA DRIVE RIGHT OF WAY ONLY

WithersRavenel
Engineers | Planners | Surveyors
219 Station Road | Ste 101 | Wilmington, NC 28405 | t: 910.256.7277 | license #: C-0832 | www.withersravenel.com

BEAU COAST PHASE 5

BEAUFORT, NC

ROADWAY & STORM DRAIN DETAILS

Job No.	02080976.50	Drawn By	TG
Date	2/13/2020	Designer	JSB

NORTH CAROLINA PROFESSIONAL SEAL ENGINEER JOSEPH S. BOYD
3-4-21

Revisions

Sheet No.
D1.0

K:\08-08-097\02080976.50-Beau Coast Phase 5\CAD\Drawing Sets\Construction\D1.0 DETAILS.dwg- Thursday, March 4, 2021 9:32:22 AM - BDYD, JOSEPH

Town of Beaufort, NC
701 Front St. - P.O. Box 390 - Beaufort, N.C. 28516
252-728-2141 - 252-728-3982 fax - www.beaufortnc.org

Board of Commissioners
Virtual Regular Meeting
6:00 PM – Monday, April 12, 2021

AGENDA CATEGORY: Discussion & Consideration

SUBJECT: Preliminary Plat - Beaufort East Village Phase 1

BRIEF SUMMARY:

The applicant wishes to subdivide a 41.79 Acre Tract into 108 Lots (60 Single-Family & 48 Townhouses). In addition to Planning Staff the Town Engineer and applicants Engineer will also be available to answer questions regarding the proposed infrastructure.

At their March 15, 2021 meeting the Planning Board recommended unanimously to approve the Preliminary Plat

REQUESTED ACTION:

The Manager recommends the Board approve the Preliminary Plat – Beaufort East Village Phase 1.

EXPECTED LENGTH OF PRESENTATION:

10 Minutes

SUBMITTED BY:

Kyle Garner, AICP

Planning & Inspections Director

BUDGET AMENDMENT REQUIRED:

N/A

To: Town of Beaufort Board of Commissioners

From: Kyle Garner, AICP, Town Planner

Date: March 16, 2021

Project Beaufort East Village Phase I – Preliminary Plat

THE QUESTION: Subdivide a 41.79 Acre Tract into 108 Lots

BACKGROUND:

Location:	Ricks Avenue, George & Leonda Drive
Owners:	Blue Treasure, LLC
Requested Action:	Subdivide a 41.16 acre tract into 108 lots
Existing Zoning	PUD
Pin #:	7306207193750002, 730508796926000, 730619615640000
Size:	41.79 Acres
Amount of Recreation Space:	1.58 Acres
Amount of Open Space:	23.02 Acres
Existing Land Use:	Undeveloped
Adjoining Land Use & Zoning:	North – By undeveloped residential, zoned PUD & Developed residential, Zoned R-8 South – By residential developed property zoned R-8 East – By undeveloped residential, zoned PUD & Developed residential, Zoned R-8 West – By residential developed property zoned R-8 & TCA

SPECIAL INFORMATION: This Preliminary Plat was approved in August 2016 and expired in 2018. The design/layout has not changed and the applicant is resubmitting because time had expired on the approval.

This is the first phase of development for the Planned Unit Development for Blue Treasure/Beaufort East Village that was approved in June of 2015. In 2015 the Commissioners placed six conditions on the request. As part of Beaufort East Village Phase I four of these conditions have been addressed and are as follows:

1. Perform a traffic study as a precondition of the development of Beaufort East Village. ***This item has been complete and a presentation given at the August 29, 2016 Board of Commissioner Workshop.***

3. Create 20-foot buffers on Willow, Charles and Jefferson streets. ***These buffers are shown on the development plans.***

4. Install a multi-use path from Ocean Street to Willow Street. ***The location of the multi-use path is included in the development plans and will be installed per Town specs.***

5. Install sidewalks on Ricks Avenue, provided the Town assists with acquisition of easements. ***The developer's engineers are working with Town Engineering staff to meet this condition.***

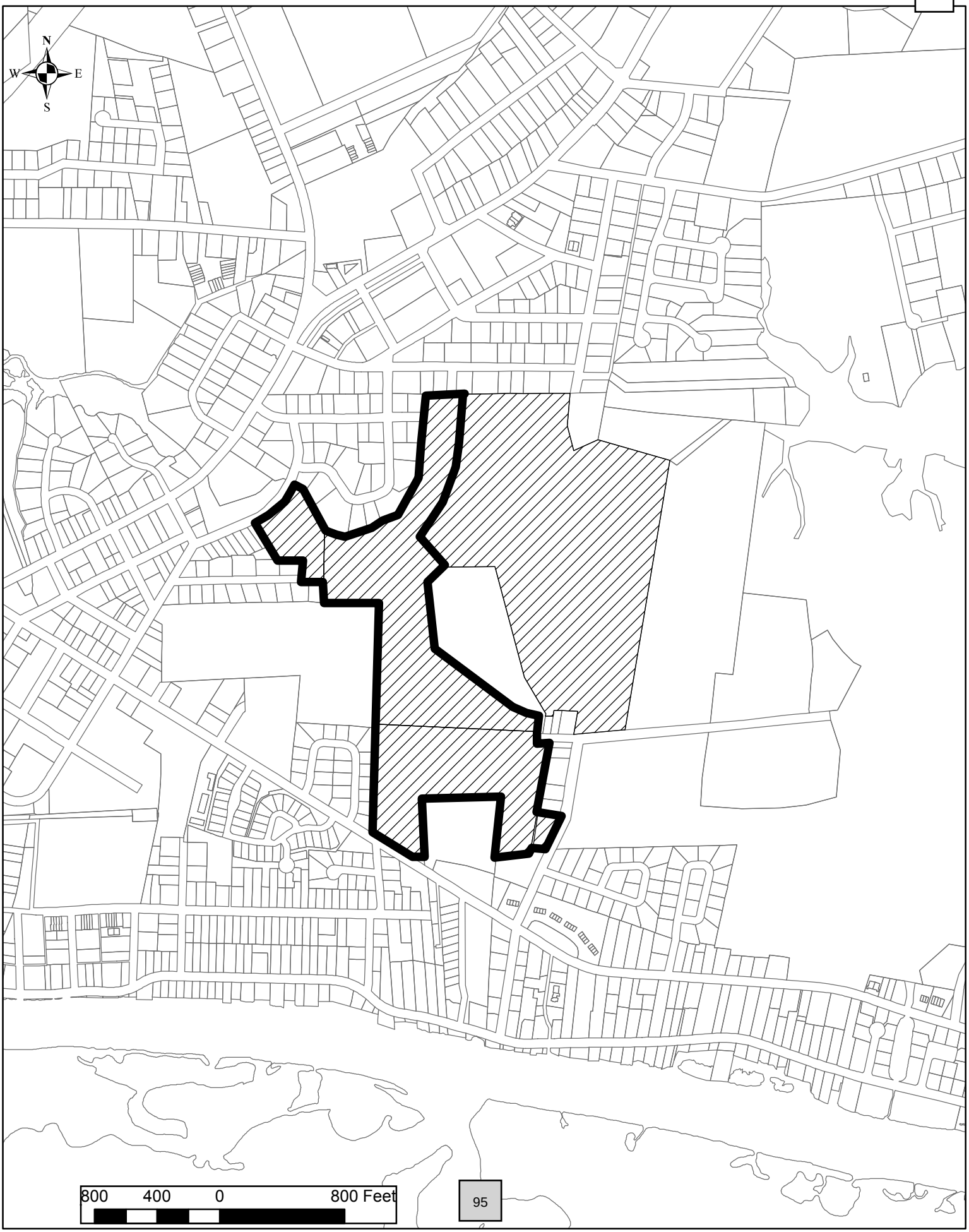
Public Utilities & Works:
Town Water
Town Sewer

OPTIONS:
1. Approve the request as presented
2. Deny the request.
3. Table the request.

ATTACHMENTS:
Attachment – A – Vicinity Map
Attachment – B – Preliminary Plat Maps

Preliminary Plat -.41.16 acres - Beaufort East Village - Phase I

2.



CONSTRUCTION DRAWINGS FOR

BEAUFORT EAST VILLAGE

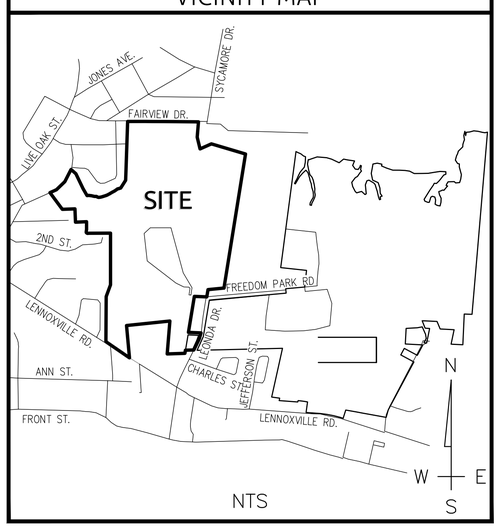
PHASE 1

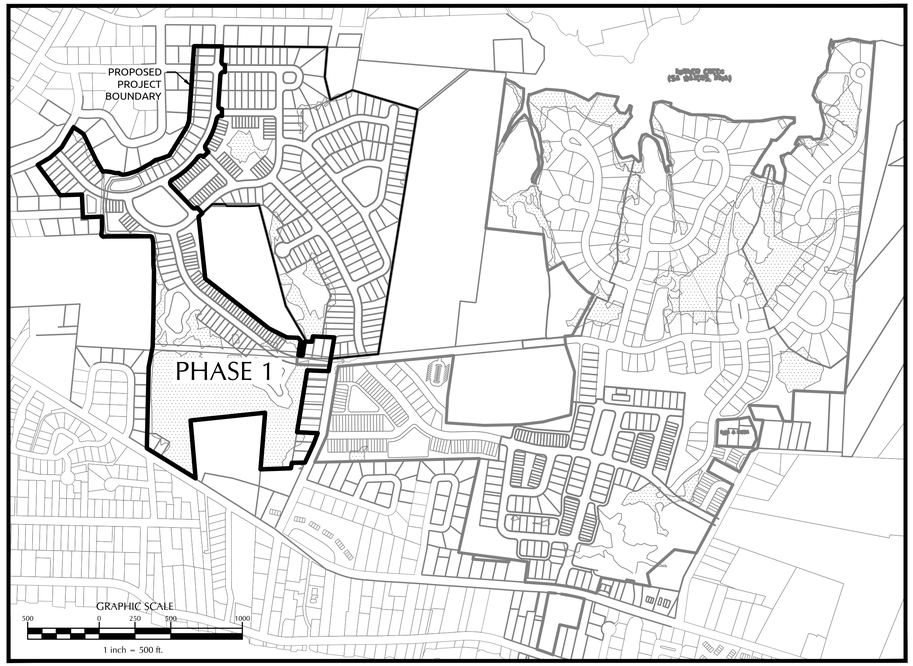
BEAUFORT, NC

SEPTEMBER 2020

CONSTRUCTION PLANS
FOR: BEAUFORT EAST VILLAGE PH 1
W&R PROJECT NO.: 02080976

VICINITY MAP





LEGEND

LINETYPE DESCRIPTION		LINETYPE DESCRIPTION	
EXISTING WATERLINE	W	PROPOSED UNDERGROUND ELECTRIC	UE
PROPOSED WATERLINE	W	EXISTING GASLINE	G
EXISTING STORM DRAINAGE		PROPOSED GASLINE	G
PROPOSED STORM DRAINAGE		SILT FENCE	SF
EXISTING SANITARY SEWER	SS	FENCE	XX XX XX XX XX XX
PROPOSED SANITARY SEWER	SS	TREE PROTECTION	TP
EXISTING FORCE MAIN	FM	SWALE	
PROPOSED FORCE MAIN	FM	RIGHT-OF-WAY	
EXISTING ELECTRIC (OVERHEAD)	E	EXISTING WETLANDS	
PROPOSED ELECTRIC (OVERHEAD)	E	1' CONTOUR	
EXISTING UNDERGROUND ELECTRIC	UE	5' CONTOUR	
EXISTING EASEMENT		PROPOSED EASEMENT	

NORTH CAROLINA PROFESSIONAL SEAL 39113 ENGINEER JOSEPH S. BOYD
9-29-2020

FINAL DESIGN
NOT APPROVED FOR CONSTRUCTION

PREPARED BY:

WithersRavenel
Engineers | Planners | Surveyors
219 Station Road, Suite 101 | Wilmington, NC 28405 | t: 910.256.9277 | license #: C-0832 |
www.withersravenel.com

INDEX OF SHEETS

SHEET NO.	SHEET TITLE
C-1	PROJECT NOTES
C-2	EXISTING CONDITIONS
C-3	SUBDIVISION PLAN
C-4	ZONING & LOT USE PLAN
C-5	UTILITY PLAN
C-6	OVERALL DRAINAGE PLAN
C-7	EROSION CONTROL PLAN
C-8	PINE VIEW BLVD. PLAN & PROFILE STA. 0+00 TO 13+00
C-9	PINE VIEW BLVD STA. 13+00 TO 19+89 AND GEORGE ST. STA. 10+00 TO 2+50 PLAN & PROFILE
C-10	SPOONBILL LANE PLAN & PROFILE STA. 0+00 TO 7+13
C-11	FREEDOM PARK RD. PLAN & PROFILE STA. 0+00 TO 13+00
C-12	FREEDOM PARK RD. PLAN & PROFILE STA. 13+00 TO 15+75 & YELLOWLEGS LANE PLAN & PROFILE
C-13	PS-1 TO MH-1 SEWER RUN PLAN & PROFILE
C-14	LENNOXVILLE ROAD AND LEONDA DRIVE SEWER EXTENSIONS PLAN & PROFILE
P-1	SKIMMER BASIN & BMP #7A WET DETENTION POND DETAILS
P-2	BMP#7B & BMP #7C WET DETENTION POND DETAILS
P-3	BMP#7D WET DETENTION POND DETAILS
L1.0	OVERALL LANDSCAPE PLAN
L1.1	LANDSCAPE PLAN
L1.2	LANDSCAPE PLAN
L1.3	LANDSCAPE PLAN
S-1	LANDSCAPE PLAN DETAILS
D-1	PRELIMINARY STREET LIGHTING PLAN
D-2	ROADWAY & STORM DRAIN DETAILS
D-3	WATER DETAILS
D-4	WATER & SEWER DETAILS
D-5	SEWER, STORM & ROADWAY DETAILS
D-6	WATER, SEWER & STORM DETAILS
PS-1	EROSION CONTROL DETAILS
PS-2	PUMP STATION GENERAL NOTES
PS-3	PUMP STATION SITE PLAN
PS-4	PUMP STATION ACCESS ROAD LAYOUT
PS-5	PUMP STATION PLAN DETAIL
PS-6	PUMP STATION SECTION DETAIL
PS-7	PUMP STATION DETAILS
PS-8	PUMP STATION ELECTRICAL PLAN & DETAILS
PS-9	PUMP STATION ELECTRICAL PLAN & DETAILS
PS-10	PUMP STATION MISCELLANEOUS DETAILS
PS-11	PUMP STATION MISCELLANEOUS DETAILS
	PUMP STATION MISCELLANEOUS DETAILS

DEVELOPER/OWNER

BLUE TREASURE, LLC
100 WESTON ESTATES WAY
CARY, NORTH CAROLINA 27513
919-481-3000

ATTN: KARL BLACKLEY

K:\08\08-0970\0809776.20-Beaufort East Village Ph 1\Civil\COVER-BEU-PH1.dwg- Wednesday, September 30, 2020 8:06:22 AM - BOYD, JOSEPH

DEVELOPMENT DATA:

TOTAL PHASE 1 AREA: 41.79 AC.

ALL OF PHASE 1 DRAINS TO SC WATERS

AREA OF LOTS: 11.74 AC.
RECREATION AREA: 1.58 AC.
AREA OF R/W: 5.45 AC.
AREA OF WETLANDS: 13.97 AC.
AREA OF OPEN SPACE: 23.02 AC.

PROPOSED STREETS: 4,527 LF

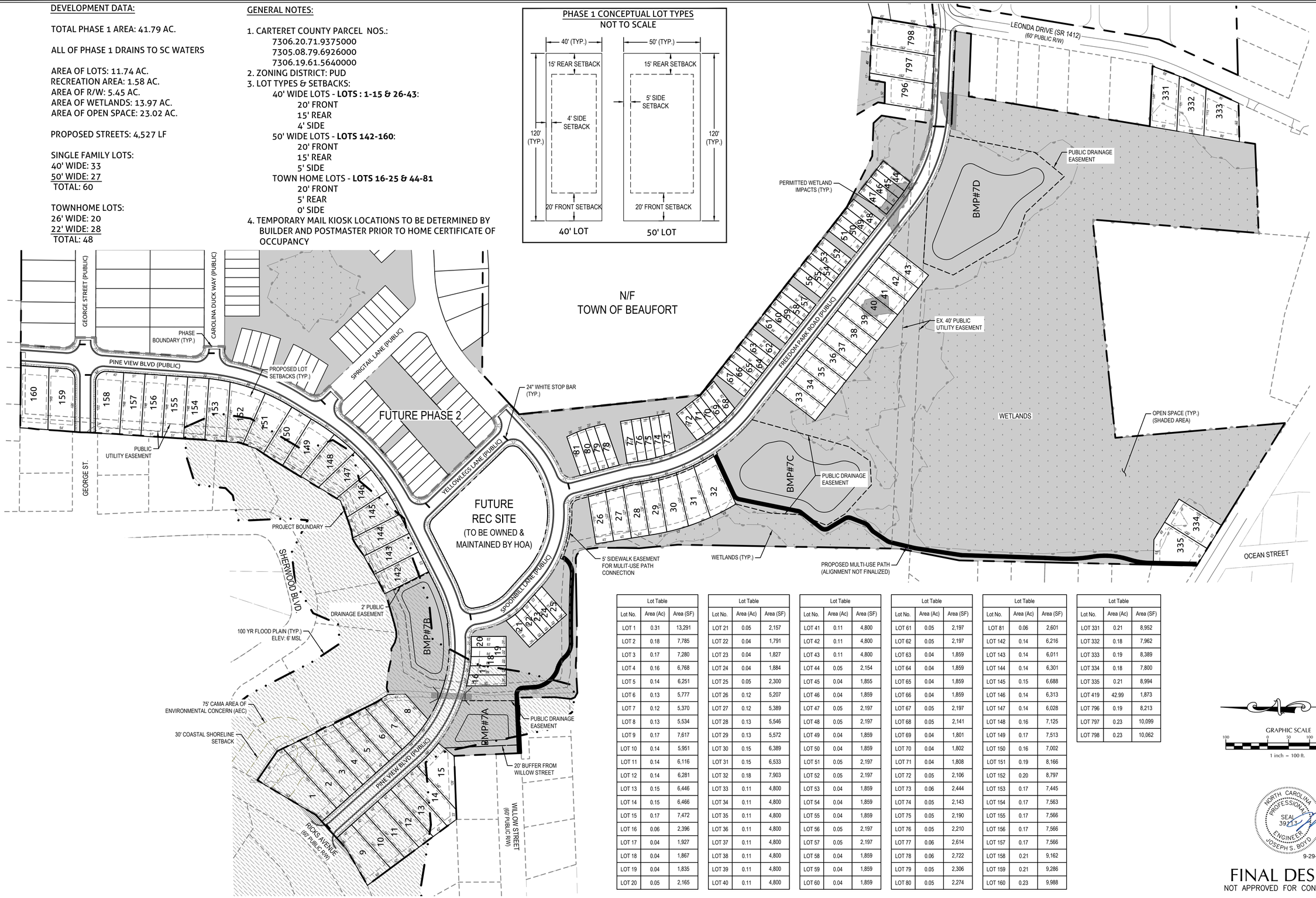
SINGLE FAMILY LOTS:
40' WIDE: 33
50' WIDE: 27
TOTAL: 60

TOWNHOME LOTS:
26' WIDE: 20
22' WIDE: 28
TOTAL: 48

GENERAL NOTES:

1. CARTERET COUNTY PARCEL NOS.:
   7306.20.71.9375000
   7305.08.79.6926000
   7306.19.61.5640000
2. ZONING DISTRICT: PUD
3. LOT TYPES & SETBACKS:
   40' WIDE LOTS - **LOTS : 1-15 & 26-43**:
   20' FRONT
   15' REAR
   4' SIDE
   50' WIDE LOTS - **LOTS 142-160**:
   20' FRONT
   15' REAR
   5' SIDE
   TOWN HOME LOTS - **LOTS 16-25 & 44-81**
   20' FRONT
   5' REAR
   0' SIDE
4. TEMPORARY MAIL KIOSK LOCATIONS TO BE DETERMINED BY BUILDER AND POSTMASTER PRIOR TO HOME CERTIFICATE OF OCCUPANCY

PHASE 1 CONCEPTUAL LOT TYPES
NOT TO SCALE



Lot Table		
Lot No.	Area (Ac)	Area (SF)
LOT 1	0.31	13,291
LOT 2	0.18	7,785
LOT 3	0.17	7,280
LOT 4	0.16	6,768
LOT 5	0.14	6,251
LOT 6	0.13	5,777
LOT 7	0.12	5,370
LOT 8	0.13	5,534
LOT 9	0.17	7,617
LOT 10	0.14	5,951
LOT 11	0.14	6,116
LOT 12	0.14	6,281
LOT 13	0.15	6,446
LOT 14	0.15	6,466
LOT 15	0.17	7,472
LOT 16	0.06	2,396
LOT 17	0.04	1,927
LOT 18	0.04	1,867
LOT 19	0.04	1,835
LOT 20	0.05	2,165

Lot Table		
Lot No.	Area (Ac)	Area (SF)
LOT 21	0.05	2,157
LOT 22	0.04	1,791
LOT 23	0.04	1,827
LOT 24	0.04	1,884
LOT 25	0.05	2,300
LOT 26	0.12	5,207
LOT 27	0.12	5,389
LOT 28	0.13	5,546
LOT 29	0.13	5,572
LOT 30	0.15	6,389
LOT 31	0.15	6,533
LOT 32	0.18	7,903
LOT 33	0.11	4,800
LOT 34	0.11	4,800
LOT 35	0.11	4,800
LOT 36	0.11	4,800
LOT 37	0.11	4,800
LOT 38	0.11	4,800
LOT 39	0.11	4,800
LOT 40	0.11	4,800

Lot Table		
Lot No.	Area (Ac)	Area (SF)
LOT 41	0.11	4,800
LOT 42	0.11	4,800
LOT 43	0.11	4,800
LOT 44	0.05	2,154
LOT 45	0.04	1,855
LOT 46	0.04	1,859
LOT 47	0.05	2,197
LOT 48	0.05	2,197
LOT 49	0.04	1,859
LOT 50	0.04	1,859
LOT 51	0.05	2,197
LOT 52	0.05	2,197
LOT 53	0.04	1,859
LOT 54	0.04	1,859
LOT 55	0.04	1,859
LOT 56	0.05	2,197
LOT 57	0.05	2,197
LOT 58	0.04	1,859
LOT 59	0.04	1,859
LOT 60	0.04	1,859

Lot Table		
Lot No.	Area (Ac)	Area (SF)
LOT 61	0.05	2,197
LOT 62	0.05	2,197
LOT 63	0.04	1,859
LOT 64	0.04	1,859
LOT 65	0.04	1,859
LOT 66	0.04	1,859
LOT 67	0.05	2,197
LOT 68	0.05	2,141
LOT 69	0.04	1,801
LOT 70	0.04	1,802
LOT 71	0.04	1,808
LOT 72	0.05	2,106
LOT 73	0.06	2,444
LOT 74	0.05	2,143
LOT 75	0.05	2,190
LOT 76	0.05	2,210
LOT 77	0.06	2,614
LOT 78	0.06	2,722
LOT 79	0.05	2,306
LOT 80	0.05	2,274

Lot Table		
Lot No.	Area (Ac)	Area (SF)
LOT 81	0.06	2,601
LOT 142	0.14	6,216
LOT 143	0.14	6,011
LOT 144	0.14	6,301
LOT 145	0.15	6,688
LOT 146	0.14	6,313
LOT 147	0.14	6,028
LOT 148	0.16	7,125
LOT 149	0.17	7,513
LOT 150	0.16	7,002
LOT 151	0.19	8,166
LOT 152	0.20	8,797
LOT 153	0.17	7,445
LOT 154	0.17	7,563
LOT 155	0.17	7,566
LOT 156	0.17	7,566
LOT 157	0.17	7,566
LOT 158	0.21	9,162
LOT 159	0.21	9,286
LOT 160	0.23	9,988

Lot Table		
Lot No.	Area (Ac)	Area (SF)
LOT 331	0.21	8,952
LOT 332	0.18	7,962
LOT 333	0.19	8,389
LOT 334	0.18	7,800
LOT 335	0.21	8,994
LOT 419	42.99	1,873
LOT 796	0.19	8,213
LOT 797	0.23	10,099
LOT 798	0.23	10,062

GRAPHIC SCALE
100 0 50 100 200
1 inch = 100 ft.

NORTH CAROLINA PROFESSIONAL SEAL 39213 ENGINEER JOSEPH S. BOYD
9-29-2020

FINAL DESIGN
NOT APPROVED FOR CONSTRUCTION

No.	Revision	Date	By
1	REVISED PER TOWN OF BEAUFORT COMMENTS	6-30-16	JSB
2	REVISED BMP #5 PER SEWER EASEMENT	7-11-16	JSB
3	REVISED PER TOWN SW COMMENTS	8-1-16	JSB
4	UPDATED PER EX.40' FORCEMAIN EASEMENT	9-20-16	JSB
5	REMOVED 30' UTILITY EASEMENT BEHIND LOTS 44-81	9-29-20	JSB

Designer JSB	Scale NOTED
Drawn By JSB	Date 9/14/15
Checked By JJW	Job No. 02080976.20

BEAUFORT EAST VILLAGE PHASE 1
IMPROVEMENTS WITHIN DRAINAGE AREA #7
Beaufort Carteret County North Carolina

SUBDIVISION PLAN

WithersRavenel
Engineers | Planners | Surveyors
1410 Commonwealth Drive, Suite 101 | Wilmington, NC 28403 | t: 910.256.9277 | license #: C-0832 | www.withersravenel.com

Sheet No.
C-3

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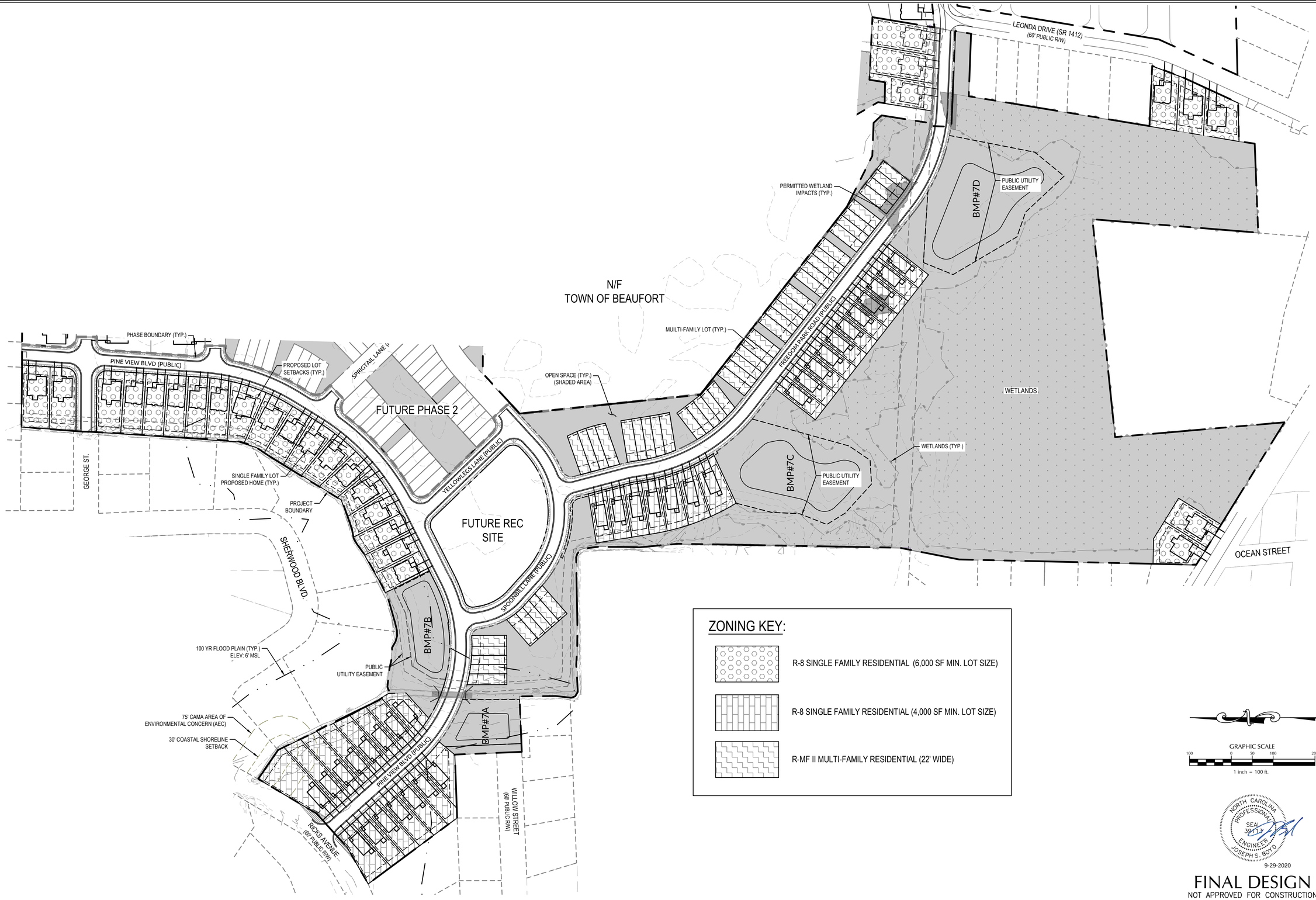

No.	Revision	Date	By
1	REVISED PER TOWN OF BEAUFORT COMMENTS	6-30-16	JSB
2	REVISED BMP #5 PER SEWER EASEMENT	7-11-16	JSB
3	UPDATED PER EX.40' FORCEMAIN EASEMENT	9-20-16	JSB

Designer JSB	Scale NOTED
Drawn By JSB	Date 9/14/15
Checked By JJW	Job No. 02080976.20

BEAUFORT EAST VILLAGE PHASE 1

Beaufort Carteret County North Carolina

ZONING & LOT USE PLAN

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Engineers | Planners | Surveyors
1410 Commonwealth Drive, Suite 101 | Wilmington, NC 28403 | t: 910.256.9277 | license #: C-0832 | www.withersravenel.com

Sheet No.
C-4

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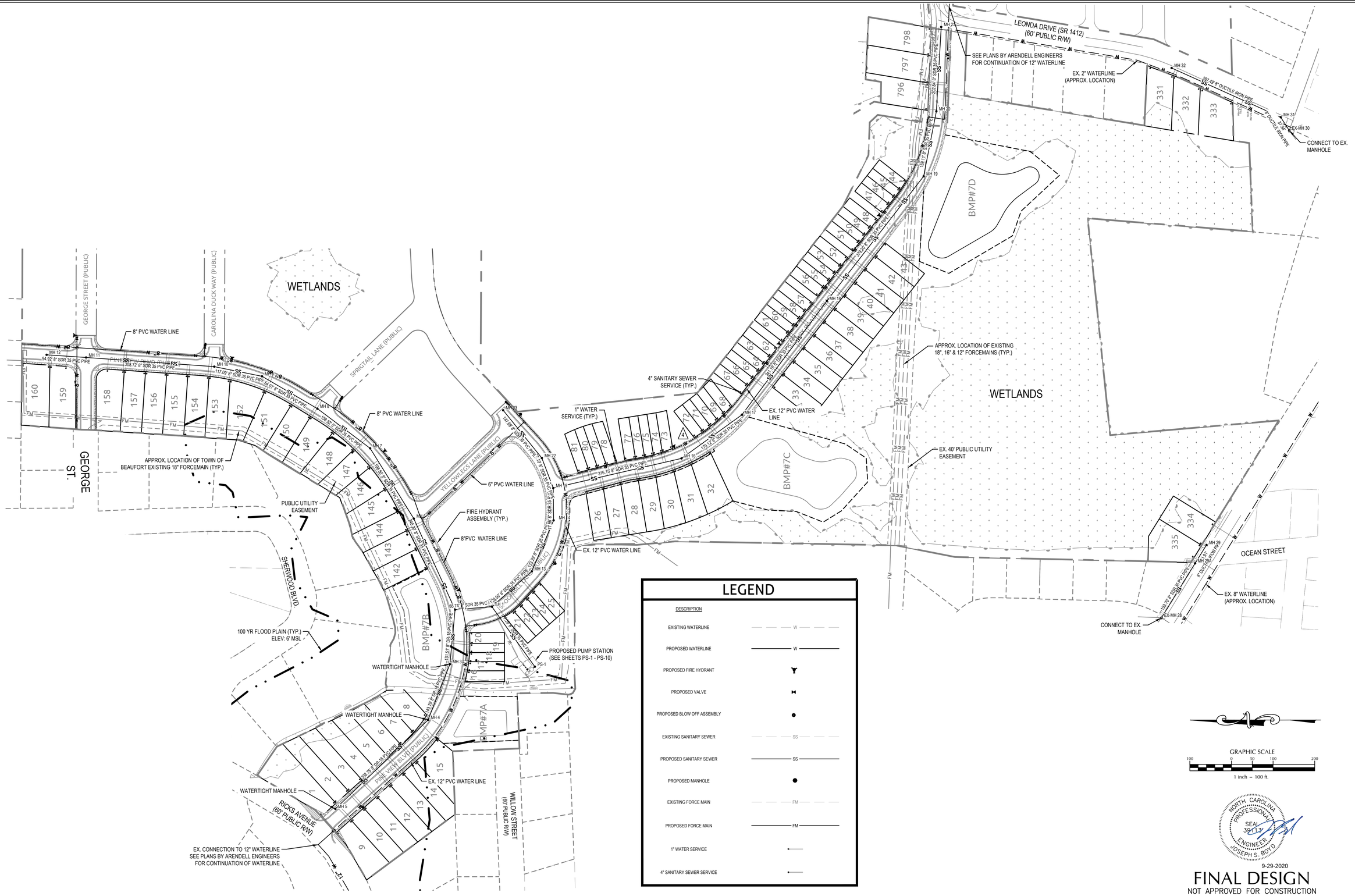

No.	Revision	Date	By
1	REVISED PER TOWN OF BEAUFORT COMMENTS	6-30-16	JSB
2	REVISED BMP #5 & EX. FORCEMAIN PER SEWER EASEMENT	7-11-16	JSB
3	ADDED SEWER EXT. TO LOTS 331-335 & UPDATED EX FMS	10-21-16	JSB
4	WATERLINE REVISION	2-16-18	JSB
5	WL UPDATES PER 12" LINE INSTALLED	9-29-19	JSB

Designer	JSB	Scale	NOTED
Drawn By	JSB	Date	9/14/15
Checked By	JJW	Job No.	02080976.20

BEAUFORT EAST VILLAGE PHASE 1

Beaufort Carteret County North Carolina

UTILITY PLAN

WithersRavenel
Engineers | Planners | Surveyors
1410 Commonwealth Drive, Suite 101 | Wilmington, NC 28403 | t: 910.256.9277 | license #: C-0832 | www.withersravenel.com

Sheet No. C-5

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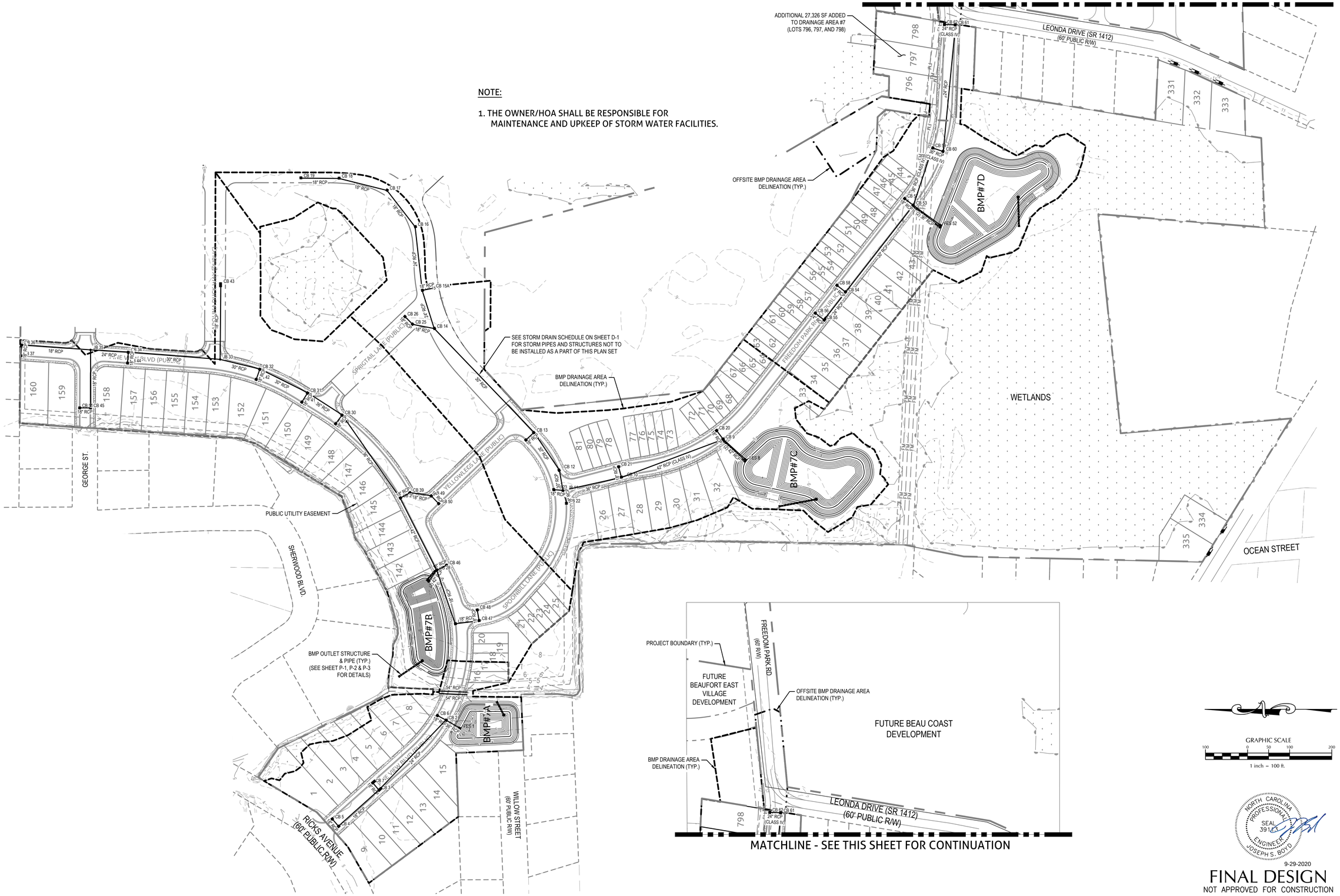
MATCHLINE - SEE THIS SHEET FOR CONTINUATION

NOTE:

1. THE OWNER/HOA SHALL BE RESPONSIBLE FOR MAINTENANCE AND UPKEEP OF STORM WATER FACILITIES.



MATCHLINE - SEE THIS SHEET FOR CONTINUATION

NORTH CAROLINA PROFESSIONAL SEAL 39141 ENGINEER JOSEPH S. BOYD

9-29-2020

FINAL DESIGN

NOT APPROVED FOR CONSTRUCTION

No.	Revision	Date	By
1	REVISED BMP #5 PER SEWER EASEMENT	7-11-16	JSB
2	REVISED PER TOWN SW COMMENTS	8-1-16	JSB
3	STORM DRAIN & GRADING UPDATES	9-29-19	JSB

Designer JSB	Scale NOTED
Drawn By JSB	Date 9/14/15
Checked By JJW	Job No. 02080976.20

BEAUFORT EAST VILLAGE PHASE 1

IMPROVEMENTS WITHIN DRAINAGE AREA #7

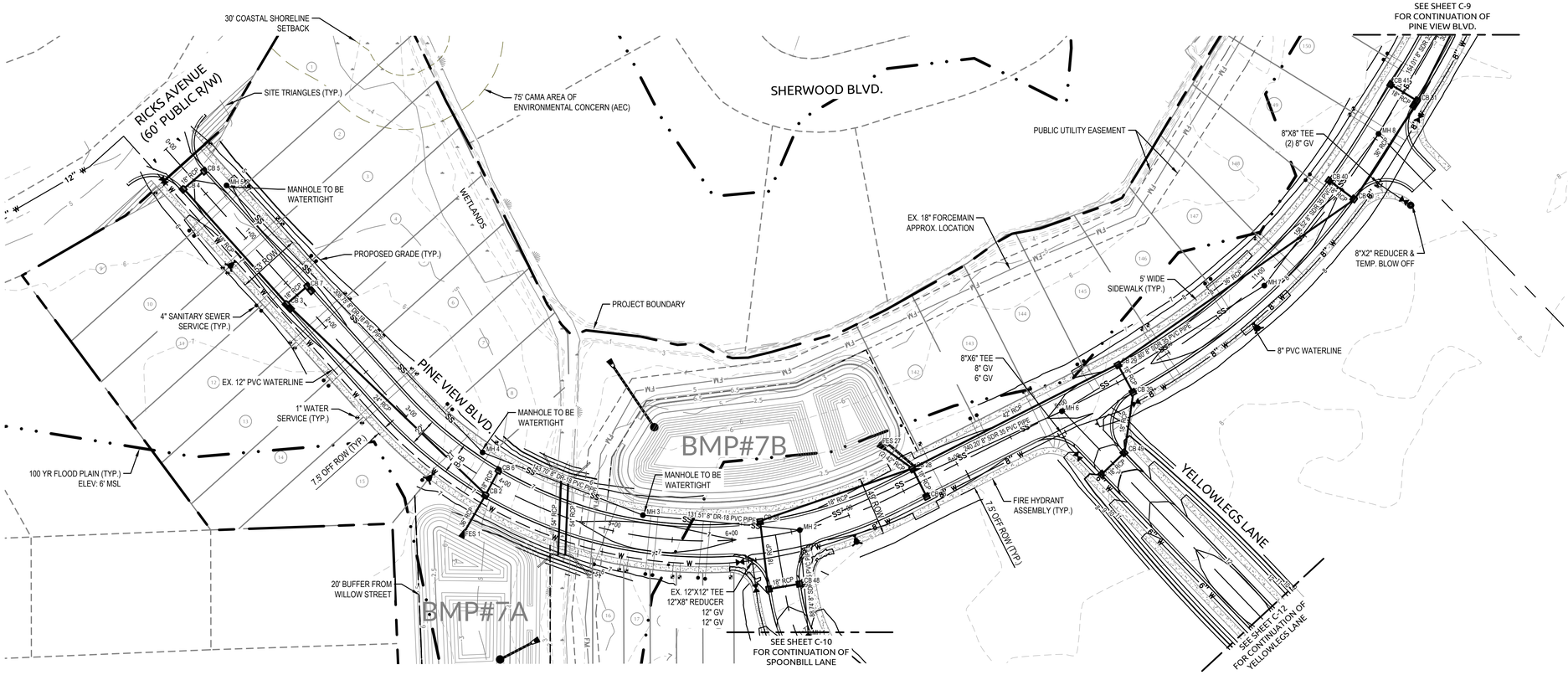
Beaufort Carteret County North Carolina

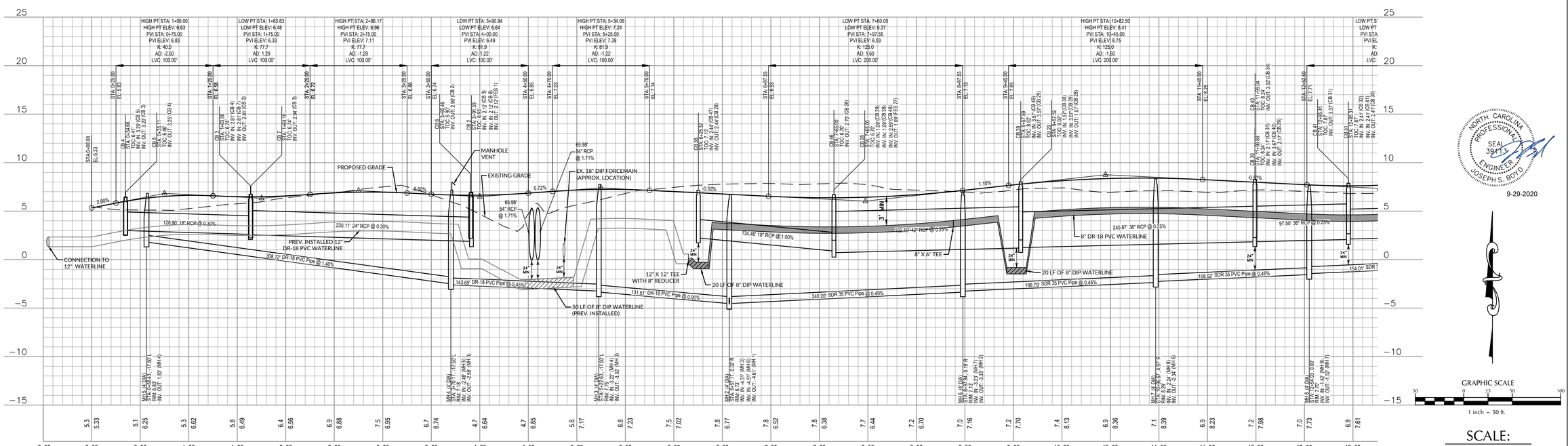
DRAINAGE PLAN

WithersRavenel
Engineers | Planners | Surveyors
1410 Commonwealth Drive, Suite 101 | Wilmington, NC 28403 | t: 910.256.9277 | license #: C-0832 | www.withersravenel.com

Sheet No. C-6

K:\WR\02-0976\02080976.20-Beaufort East Village Ph 1\CAD\CONSTRUCTION SHEETS.dwg- Tuesday, September 29, 2020 12:59:35 PM - BOYD, JOSEPH





NORTH CAROLINA PROFESSIONAL SEAL 39113 ENGINEER JOSEPH S. BOYD
9-29-2020

FINAL DESIGN
NOT APPROVED FOR CONSTRUCTION

SCALE:
1" = 50' HORIZ.
1" = 5' VERT.

No.	Revision	Date	By
1	REVISED PER TOWN OF BEAUFORT COMMENTS	6-30-16	JSB
2	REVISED BMP #5 PER SEWER EASEMENT	7-11-16	JSB
3	WATERLINE REVISION	2-16-18	JSB
4	12" WL, STORM DRAIN & GRADING UPDATES	9-29-19	JSB

Designer JSB	Scale NOTED
Drawn By JSB	Date 9/14/15
Checked By JJW	Job No. 02080976.20

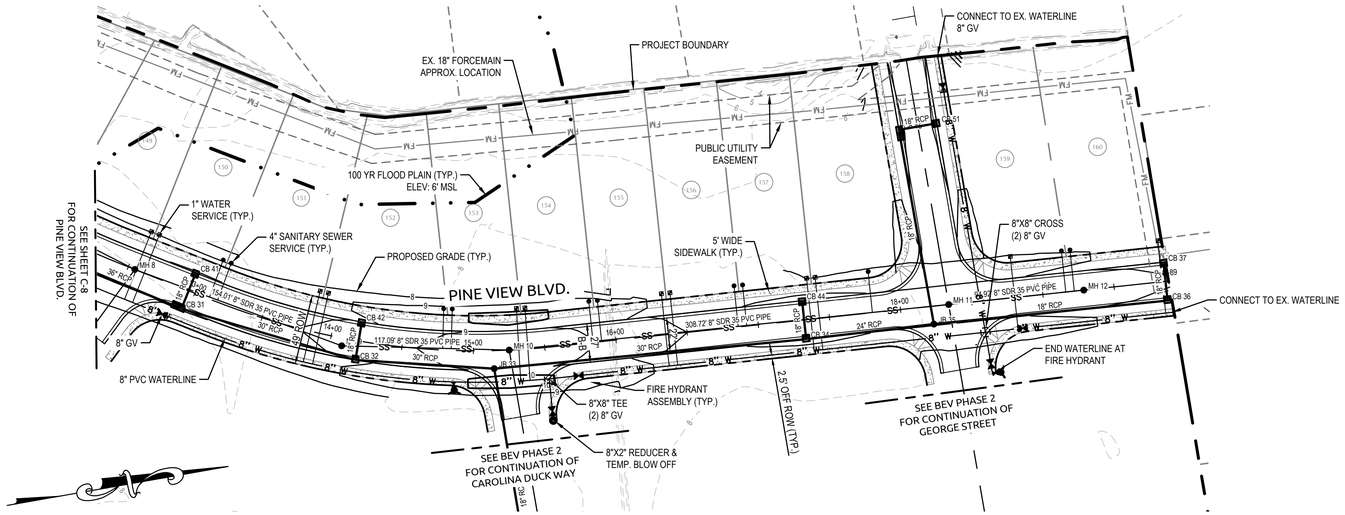
BEAUFORT EAST VILLAGE PHASE 1
Beaufort Carteret County North Carolina

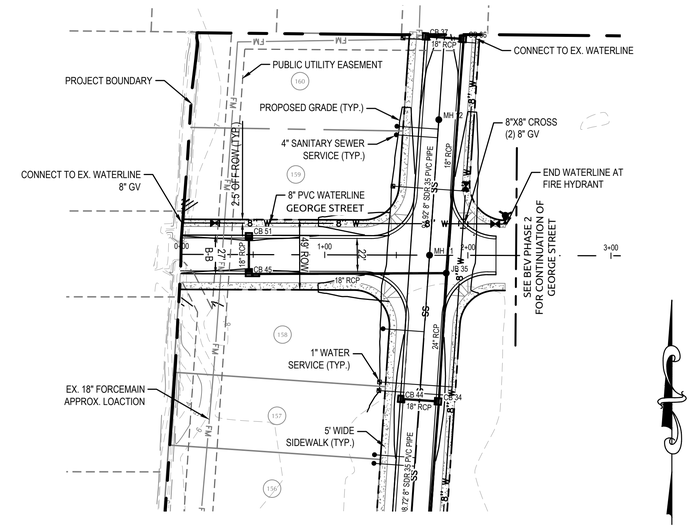
PINE VIEW BLVD PLAN & PROFILE
STA. 0+00 TO 13+00

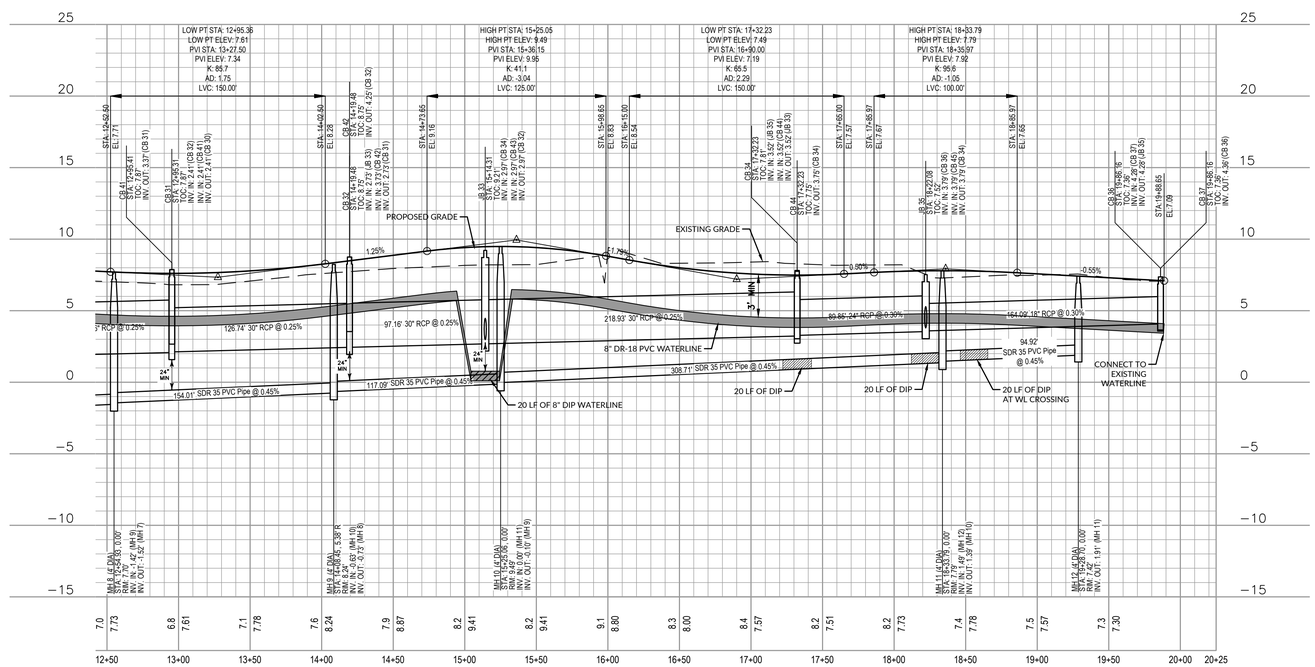
WithersRavenel
Engineers | Planners | Surveyors
1410 Commonwealth Drive, Suite 101 | Wilmington, NC 28403 | t: 910.256.9277 | license #: C-0832 | www.withersravenel.com

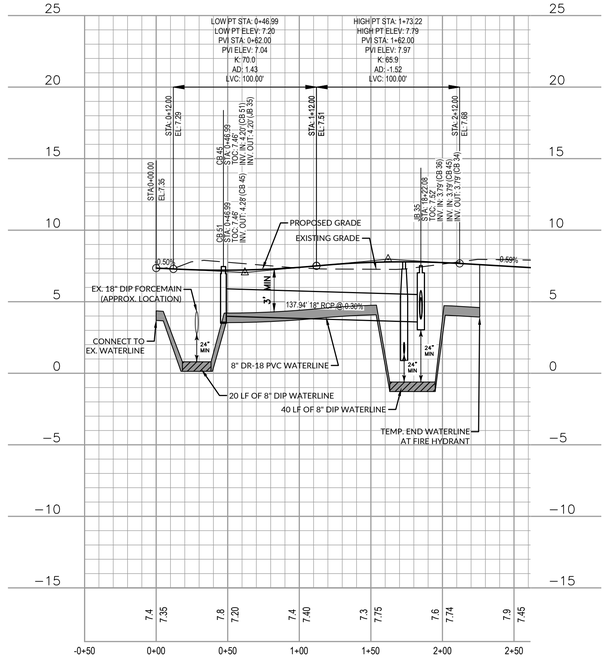
Sheet No.
C-8

K:\08\08-09770\08097620-Beaufort East Village Ph 1\CAD\CONSTRUCTION SHEETS.dwg– Tuesday, September 29, 2020 1:00:02 PM – BOYD, JOSEPH









NORTH CAROLINA PROFESSIONAL SEAL 39113 ENGINEER JOSEPH S. BOYD

9-29-2020

GRAPHIC SCALE

1 inch = 50 ft.

FINAL DESIGN

NOT APPROVED FOR CONSTRUCTION

SCALE:

1" = 50' HORIZ.
1" = 5' VERT.

No.	Revision	Date	By
1	REVISED PER TOWN OF BEAUFORT COMMENTS	6-30-16	JSB
2	REVISED BMP #5 PER SEWER EASEMENT	7-11-16	JSB
3	12" WL, STORM DRAIN & GRADING UPDATES	9-29-19	JSB

Designer JSB	Scale NOTED
Drawn By JSB	Date 9/14/15
Checked By JJW	Job No. 02080976.20

BEAUFORT EAST VILLAGE PHASE 1

Beaufort Carteret County North Carolina

PINE VIEW BLVD STA. 13+00 TO 19+89 AND GEORGE ST. STA. 0+00 TO 2+50 PLAN & PROFILE

WithersRavenel
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Sheet No. C-9

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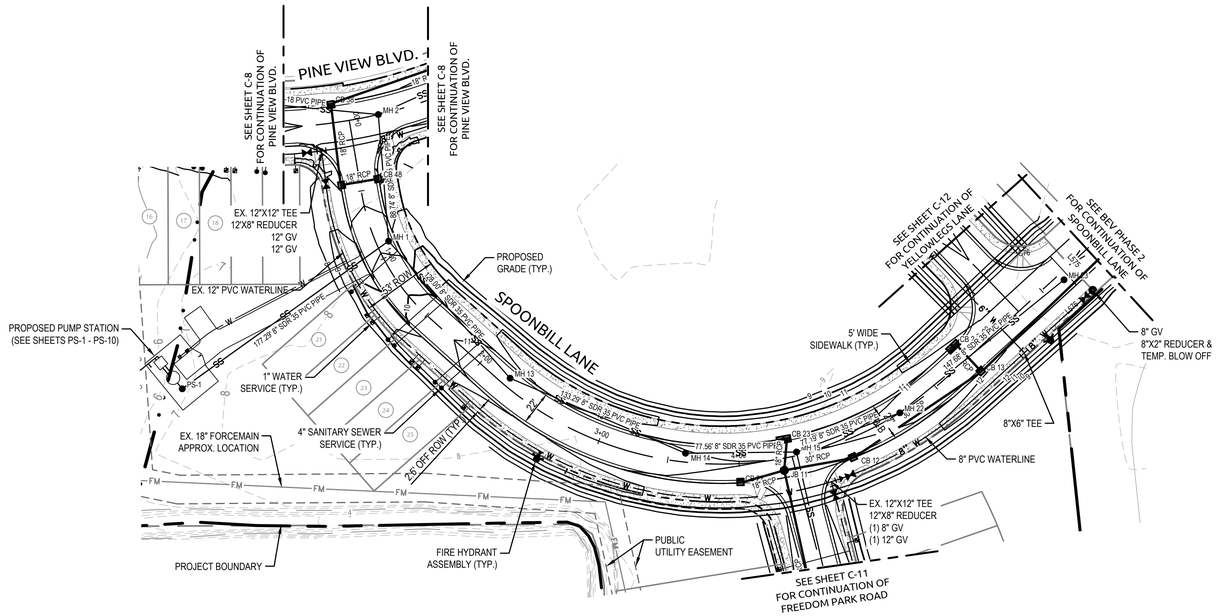

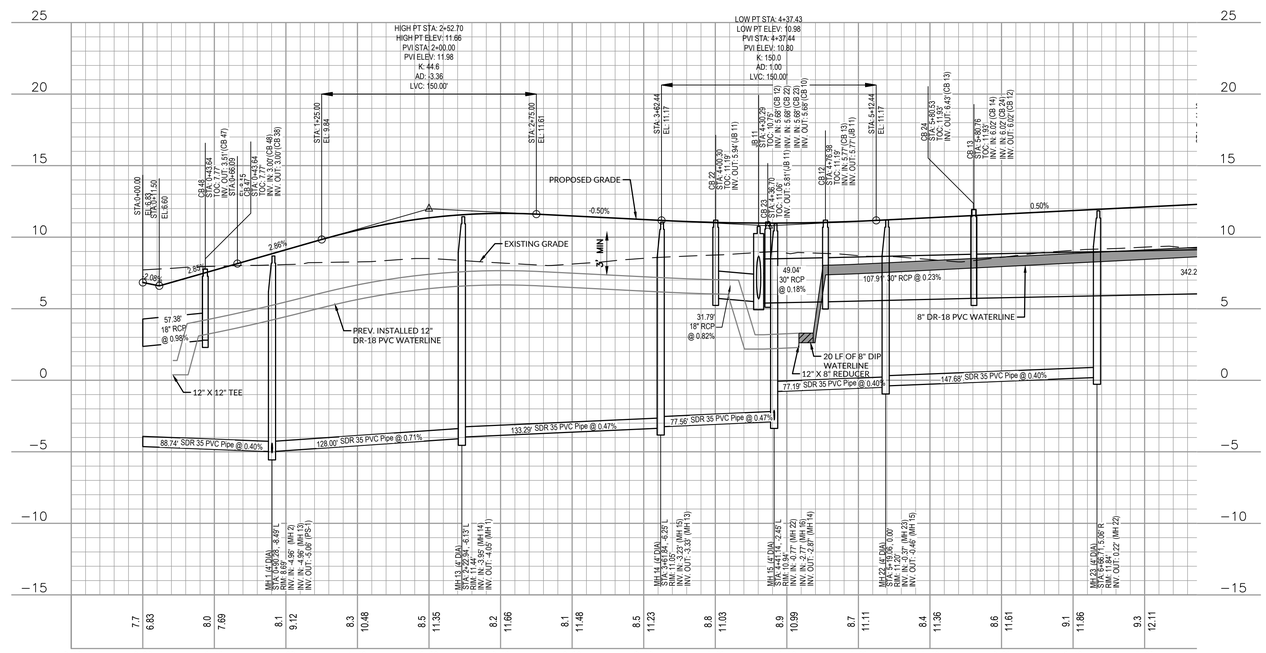

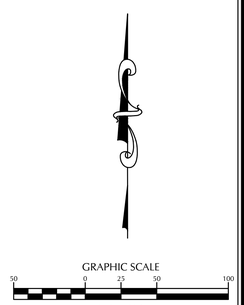

NORTH CAROLINA PROFESSIONAL SEAL 39113 ENGINEER JOSEPH S. BOYD
9-29-2020

FINAL DESIGN
NOT APPROVED FOR CONSTRUCTION

SCALE:
1" = 50' HORIZ.
1" = 5' VERT.

No.	Revision	Date	By
1	REVISED PER FORCEMAIN SEWER EASEMENT	7-11-16	JSB
2	WATERLINE REVISION	2-16-18	JSB
3	12" WL, STORM DRAIN & GRADING UPDATES	9-29-19	JSB

Designer: JSB	Scale: NOTED
Drawn By: JSB	Date: 9/14/15
Checked By: JJW	Job No.: 02080976.20

BEAUFORT EAST VILLAGE PHASE 1

Beaufort Carteret County North Carolina

SPOONBILL LANE PLAN & PROFILE STA. 0+00 TO 7+13

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Sheet No. C-10

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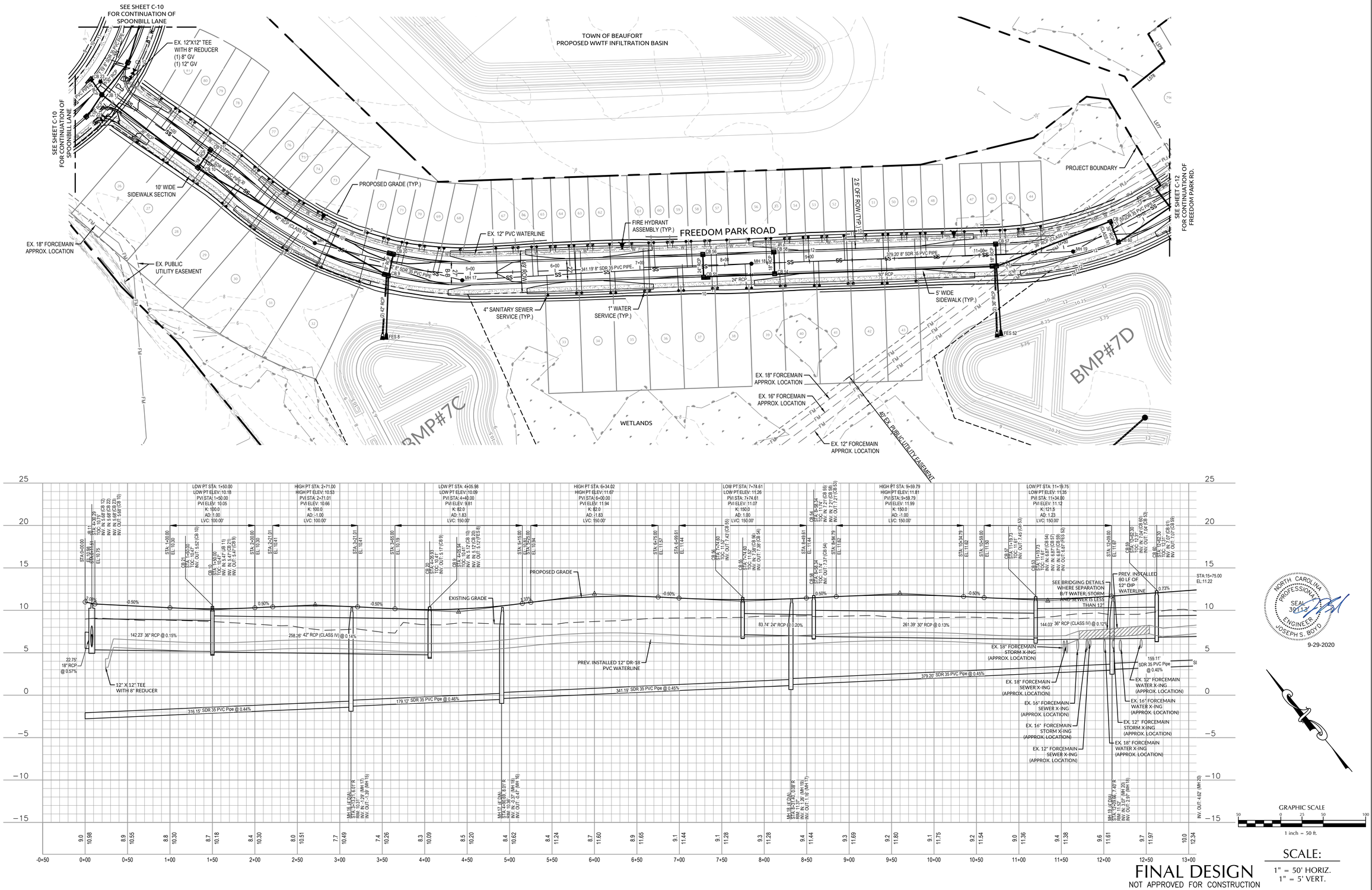

FINAL DESIGN
NOT APPROVED FOR CONSTRUCTION

SCALE:
1" = 50' HORIZ.
1" = 5' VERT.

No.	Revision	Date	By
1	REVISED PER TOWN OF BEAUFORT COMMENTS	6-30-16	JSB
2	UPDATED EX. EASEMENT & EX FORCEMAINS	9-20-16	JSB
3	REVISED PER NCPWS COMMENTS	03-27-17	JSB
4	WATERLINE REVISION	2-16-18	JSB
5	12" WL, STORM DRAIN & GRADING UPDATES	9-29-19	JSB

Designer: JSB	Scale: NOTED
Drawn By: JSB	Date: 9/14/15
Checked By: JJW	Job No.: 02080976.20

BEAUFORT EAST VILLAGE PHASE 1

Beaufort — Carteret County — North Carolina

FREEDOM PARK ROAD PLAN & PROFILE STA. 0+00 TO 13+00

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Sheet No.
C-11

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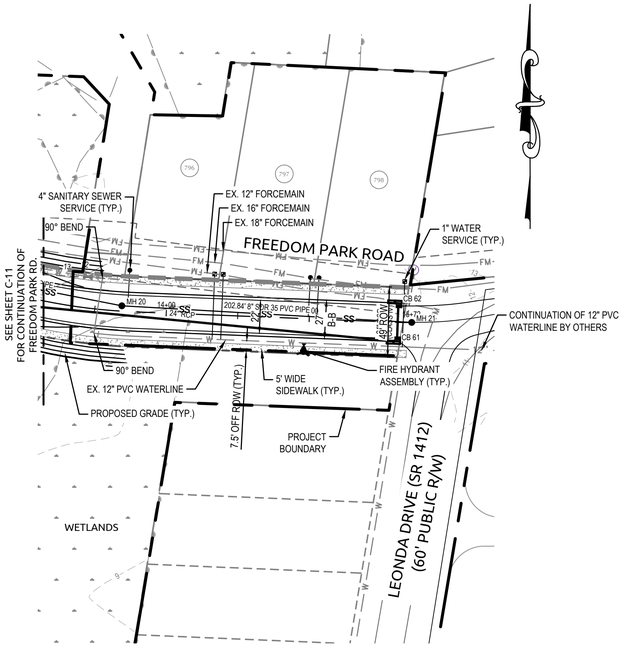

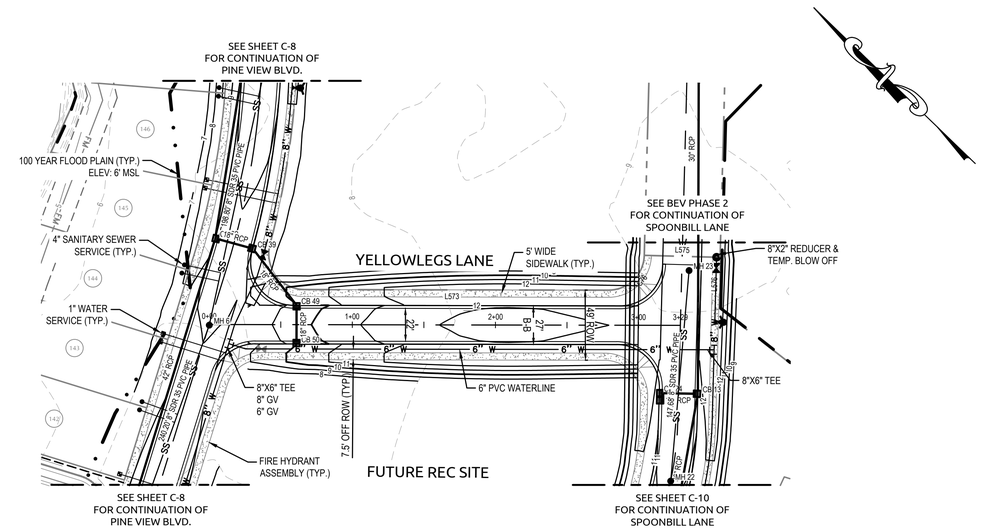

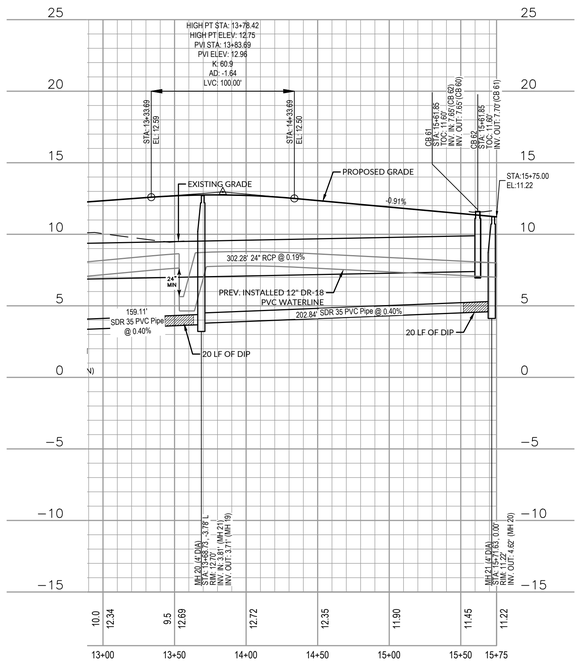

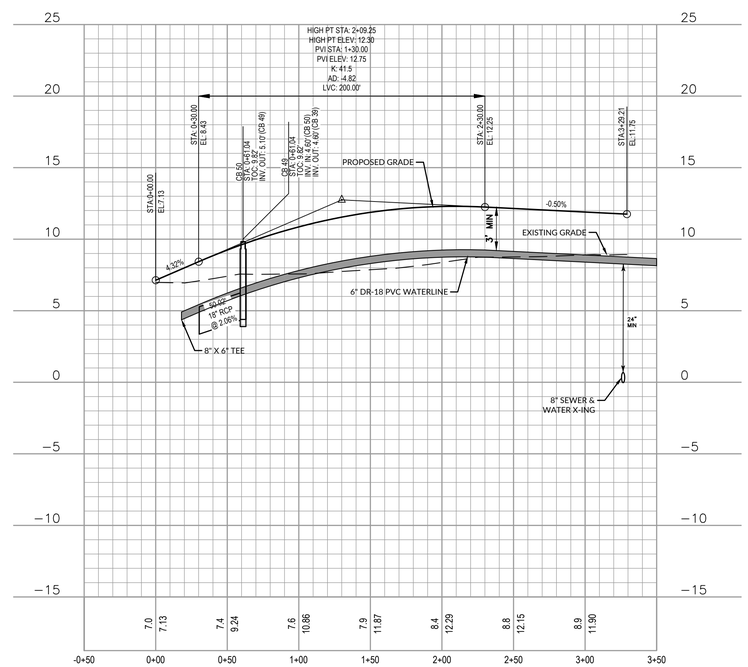

NORTH CAROLINA PROFESSIONAL SEAL 38117 ENGINEER JOSEPH S. BOYD
9-29-2020

GRAPHIC SCALE
50 0 25 50 100
1 inch = 50 ft.

SCALE:
1" = 50' HORIZ.
1" = 5' VERT.

FINAL DESIGN
NOT APPROVED FOR CONSTRUCTION

No.	Revision	Date	By
1	REVISED PER TOWN OF BEAUFORT COMMENTS	6-30-16	JSB
2	UPDATED EX. EASEMENT & EX FORCEMAINS	9-20-16	JSB
3	REVISED PER NCPWS COMMENTS	03-27-17	JSB
4	WATERLINE REVISION	2-16-18	JSB
5	12" WL, STORM DRAIN & GRADING UPDATES	9-29-19	JSB

Designer JSB	Scale NOTED
Drawn By JSB	Date 9/14/15
Checked By JJW	Job No. 02080976.20

BEAUFORT EAST VILLAGE PHASE 1
Beaufort Carteret County North Carolina

FREEDOM PARK RD. STA. 13+00 TO 15+75 AND YELLOWLEGS LANE PLAN & PROFILE

WithersRavenel
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Sheet No.
C-12

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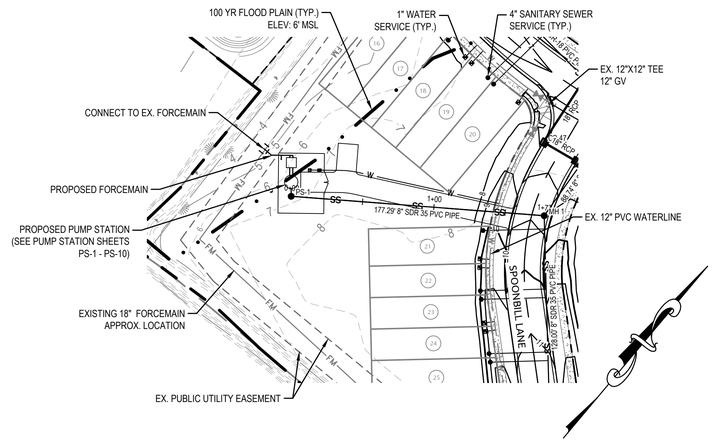

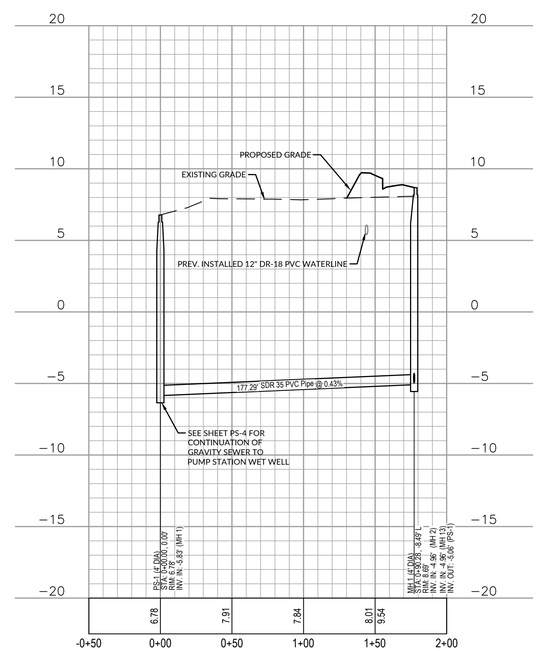

NORTH CAROLINA PROFESSIONAL SEAL 39713 ENGINEER JOSEPH S. BOYD

9-29-2020

GRAPHIC SCALE

50 0 25 50 100

1 inch = 50 ft.

SCALE:

1" = 50' HORIZ.
1" = 5' VERT.

FINAL DESIGN
NOT APPROVED FOR CONSTRUCTION

No.	Revision	Date	By
1	REVISED PER FORCEMAIN SEWER EASEMENT	7-11-16	JSB
2	12" WL, STORM DRAIN & GRADING UPDATES	9-29-20	JSB

Designer JSB	Scale NOTED
Drawn By JSB	Date 9/14/15
Checked By JJW	Job No. 02080976.20

BEAUFORT EAST VILLAGE PHASE 1

Beaufort Carteret County North Carolina

PS-1 TO MH-1 SEWER RUN
PLAN & PROFILE

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Sheet No.
C-13

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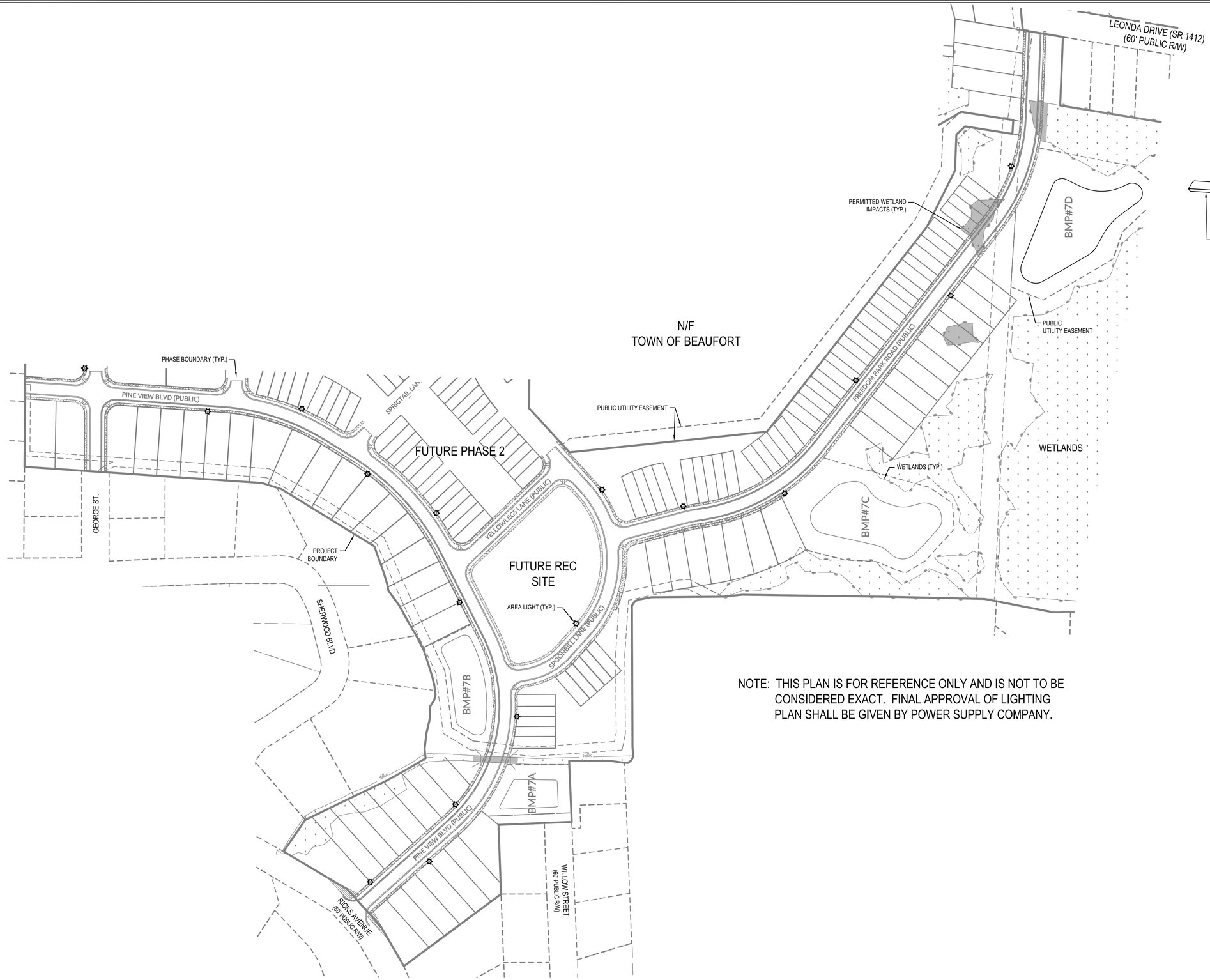
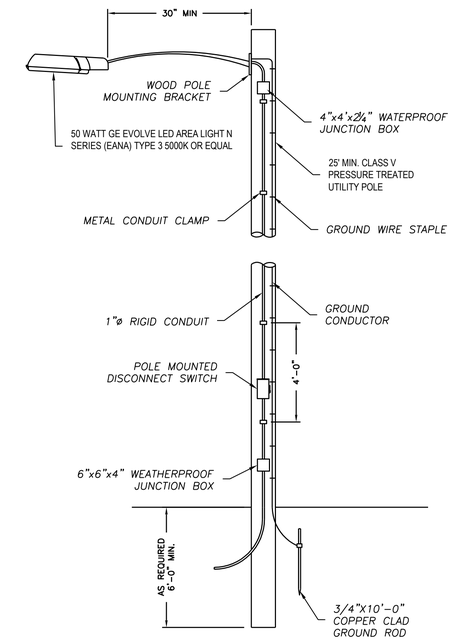


NOTE: THIS PLAN IS FOR REFERENCE ONLY AND IS NOT TO BE CONSIDERED EXACT. FINAL APPROVAL OF LIGHTING PLAN SHALL BE GIVEN BY POWER SUPPLY COMPANY.



LIGHT POLE DETAIL

NOT TO SCALE

GRAPHIC SCALE

100 0 50 100 200

1 inch = 100 ft.

NORTH CAROLINA PROFESSIONAL SEAL 39113 ENGINEER JOSEPH S. BOYD

FINAL DESIGN

NOT APPROVED FOR CONSTRUCTION

No.	Revision	Date	By

Designer JSB	Scale NOTED
Drawn By JSB	Date 9/14/15
Checked By JJW	Job No. 02080976.20

BEAUFORT EAST VILLAGE PHASE 1

Beaufort Carteret County North Carolina

PRELIMINARY STREET LIGHTING PLAN

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Sheet No. S-1

K:\DR\08-0970\08097620-Beaufort East Village Ph 1\CAD\CONSTRUCTION SHEETS.dwg- Thursday, December 22, 2016 2:20:39 PM - FAUL, SANDRA

STORM SYSTEM DATA

DOWNSTREAM STRUCTURE	UPSTREAM STRUCTURE	SIZE	LENGTH	SLOPE	MATERIAL	DOWNSTREAM INVERT	UPSTREAM INVERT
E-FES 94	E-DI 95	24	48.52	1.96%	Reinforced Concrete Pipe	5.73	6.68
~~CB 15~~	~~CB 15A~~	~~18~~	~~26.70~~	~~0.75%~~	~~RCP~~	~~6.89~~	~~7.09~~
CB 61	CB 62	24	27.00	0.19%	Reinforced Concrete Pipe	7.65	7.70
CB 60	CB 61	24	302.28	0.19%	Reinforced Concrete Pipe	7.07	7.65
CB 59	CB 60	36	27.00	0.11%	Reinforced Concrete Pipe	7.04	7.07
CB 53	CB 59	36	144.03	0.12%	Reinforced Concrete Pipe	6.87	7.04
CB 54	CB 58	18	27.00	0.59%	RCP	7.21	7.37
CB 53	CB 57	18	27.02	2.15%	RCP	6.87	7.45
CB 55	CB 56	24	27.00	0.19%	Reinforced Concrete Pipe	7.38	7.43
CB 54	CB 55	24	83.74	0.20%	Reinforced Concrete Pipe	7.21	7.38
CB 53	CB 54	30	261.39	0.13%	Reinforced Concrete Pipe	6.87	7.21
FES 52	CB 53	36	81.94	0.15%	Reinforced Concrete Pipe	6.75	6.87
CB 45	CB 51	18	27.00	0.30%	RCP	4.20	4.28
JB 35	CB 45	18	137.94	0.30%	RCP	3.79	4.20
CB 34	CB 44	18	27.00	0.85%	RCP	3.52	3.75
JB 33	CB 43	18	179.81	0.75%	RCP	2.97	4.31
CB 32	CB 42	18	27.00	1.93%	RCP	3.73	4.25
CB 31	CB 41	18	27.00	3.56%	RCP	2.41	3.37
CB 30	CB 40	18	27.00	0.93%	RCP	3.67	3.92
CB 49	CB 50	18	27.00	1.85%	RCP	4.60	5.10
CB 39	CB 49	18	50.02	2.06%	RCP	3.57	4.60
CB 29	CB 39	18	27.23	1.84%	RCP	3.07	3.57
~~CB 28~~	~~CB 46~~	~~18~~	~~27.00~~	~~0.41%~~	~~RCP~~	~~2.59~~	~~2.70~~
CB 47	CB 48	18	27.00	1.89%	RCP	3.00	3.51
CB 38	CB 47	18	57.38	0.98%	RCP	2.44	3.00
CB 28	CB 38	18	134.46	1.00%	RCP	1.09	2.44
CB 36	CB 37	18	27.00	0.30%	RCP	4.28	4.36
JB 35	CB 36	18	164.09	0.30%	RCP	3.79	4.28
CB 34	JB 35	24	89.85	0.30%	Reinforced Concrete Pipe	3.52	3.79
~~JB 33~~	~~CB 34~~	~~30~~	~~218.93~~	~~0.25%~~	~~Reinforced Concrete Pipe~~	~~2.97~~	~~3.52~~
CB 32	JB 33	30	97.16	0.25%	Reinforced Concrete Pipe	2.73	2.97
CB 31	CB 32	30	126.74	0.25%	Reinforced Concrete Pipe	2.41	2.73
CB 30	CB 31	36	97.50	0.25%	Reinforced Concrete Pipe	2.17	2.41
CB 29	CB 30	36	240.87	0.25%	Reinforced Concrete Pipe	1.57	2.17
CB 28	CB 29	42	192.10	0.25%	Reinforced Concrete Pipe	1.09	1.57
FES 27	CB 28	42	34.56	0.26%	Reinforced Concrete Pipe	1.00	1.09
~~CB 25~~	~~CB 26~~	~~18~~	~~26.97~~	~~1.88%~~	~~RCP~~	~~7.38~~	~~7.57~~
~~CB 14~~	~~CB 25~~	~~18~~	~~51.99~~	~~1.15%~~	~~RCP~~	~~6.70~~	~~7.39~~
CB 13	CB 24	18	27.00	1.52%	RCP	6.02	6.43
JB 11	CB 23	18	22.75	0.57%	RCP	5.68	5.81
JB 11	CB 22	18	31.79	0.82%	RCP	5.68	5.94
CB 10	CB 21	18	27.02	0.19%	RCP	5.47	5.52
CB 9	CB 20	18	27.01	0.19%	RCP	5.12	5.17
~~CB 18~~	~~CB 19~~	~~18~~	~~59.58~~	~~0.15%~~	~~RCP~~	~~7.54~~	~~7.68~~
~~CB 17~~	~~CB 18~~	~~18~~	~~117.30~~	~~0.15%~~	~~RCP~~	~~7.36~~	~~7.54~~
~~CB 16~~	~~CB 17~~	~~18~~	~~109.23~~	~~0.15%~~	~~RCP~~	~~7.19~~	~~7.36~~
~~CB 15~~	~~CB 16~~	~~24~~	~~151.99~~	~~0.20%~~	~~Reinforced Concrete Pipe~~	~~6.89~~	~~7.19~~
~~CB 14~~	~~CB 15~~	~~24~~	~~95.11~~	~~0.20%~~	~~Reinforced Concrete Pipe~~	~~6.70~~	~~6.89~~
~~CB 13~~	~~CB 14~~	~~30~~	~~342.26~~	~~0.20%~~	~~Reinforced Concrete Pipe~~	~~6.02~~	~~6.70~~
CB 12	CB 13	30	107.91	0.23%	Reinforced Concrete Pipe	5.77	6.02

STORM SYSTEM DATA

DOWNSTREAM STRUCTURE	UPSTREAM STRUCTURE	SIZE	LENGTH	SLOPE	MATERIAL	DOWNSTREAM INVERT	UPSTREAM INVERT
JB 11	CB 12	30	49.04	0.18%	Reinforced Concrete Pipe	5.68	5.77
CB 10	JB 11	36	142.23	0.15%	Reinforced Concrete Pipe	5.47	5.68
CB 9	CB 10	42	258.26	0.14%	Reinforced Concrete Pipe	5.12	5.47
FES 8	CB 9	42	74.62	0.16%	Reinforced Concrete Pipe	5.00	5.12
CB 2	CB 6	18	22.32	3.49%	RCP	2.12	2.90
CB 3	CB 7	18	21.95	0.59%	RCP	2.81	2.94
CB 4	CB 5	18	21.93	0.23%	RCP	3.20	3.25
CB 3	CB 4	18	128.90	0.30%	RCP	2.81	3.20
CB 2	CB 3	24	230.11	0.30%	Reinforced Concrete Pipe	2.12	2.81
FES 1	CB 2	36	40.99	0.29%	Reinforced Concrete Pipe	2.00	2.12
DOUBLE CULVERT		54	65.98	1.71%	Reinforced Concrete Pipe	-0.19	0.94
DOUBLE CULVERT		54	65.98	1.71%	Reinforced Concrete Pipe	-0.19	0.94

- STRIKE THROUGH DENOTES STORM PIPE NOT TO BE INSTALLED AS A PART OF BEV PHASE 1

CONSTRUCTION SPECIFICATION

1. EXCAVATE BELOW CHANNEL OUTLET AND WIDEN CHANNEL TO THE REQUIRED RIPRAP THICKNESS FOR EACH APRON. FOUNDATION TO BE CUT TO ZERO GRADE AND SMOOTHED.

2. PLACE FILTER CLOTH ON BOTTOM AND SIDES OF PREPARED FOUNDATION. ALL JOINTS TO OVERLAP A MINIMUM OF 1.0'.

3. EXERCISE CARE IN RIPRAP PLACEMENT TO AVOID DAMAGE TO FILTER FABRIC.

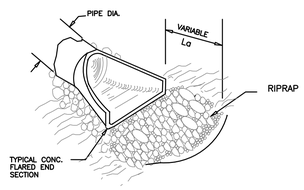
4. PLACE RIPRAP ON ZERO GRADE – TOP OF RIPRAP TO BE LEVEL WITH EXISTING OUTLET – NO OVERFALL AT ENDS.

5. RIPRAP TO BE HARD, ANGULAR, WELL GRADED CLASS B EROSION CONTROL STONE.

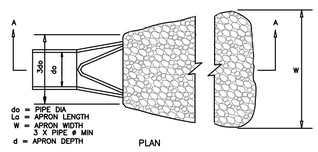
6. IMMEDIATELY AFTER CONSTRUCTION STABILIZED ALL DISTURBED AREAS WITH VEGETATION AS SHOWN IN VEGETATIVE PLAN.

MAINTENANCE

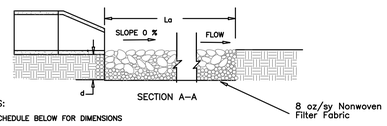
INSPECT RIP RAP DISSIPATERS WEEKLY AND AFTER EACH SIGNIFICANT (½ INCH OR GREATER) RAINFALL EVENT TO SEE IF ANY EROSION AROUND OR BELOW THE RIP RAP HAS TAKEN PLACE, OR IF STONES HAVE BEEN DISLODGED. IMMEDIATELY MAKE ALL NEEDED REPAIRS TO PREVENT FURTHER DAMAGE.



ISOMETRIC VIEW



PLAN



SECTION A–A

NOTES:

SEE SCHEDULE BELOW FOR DIMENSIONS

1. La is the length of the riprap apron.

2. d = 1.5 times the maximum stone diameter but not less than 6"

3. A filter blanket (filter fabric) shall be installed between the riprap and soil foundation.

ENERGY DISSIPATOR SCHEDULE

ENERGY DISSIPATOR NO.	PIPE DIAMETER (in)	APRON THICKNESS (in)	La (ft)	WIDTH (ft)	3do	RIPRAP SIZE
BMP 5 OUTLET	18	18	10	10	5	CLASS B
BMP 6 OUTLET	18	24	15	17	5	CLASS 1
BMP 7 OUTLET	18	24	10	12	5	CLASS 1
BMP 8 OUTLET	18	24	10	12	5	CLASS 1
FES 1	30	24	16	19	8	CLASS 1
FES 8	(2) 30	24	18	21	16	CLASS 1
FES 27	(2) 30	24	18	21	16	CLASS 1
FES 52	(2) 24	24	14	16	12	CLASS 1

RIP RAP ENERGY DISSIPATER

N.T.S.

STORM STRUCTURE TABLE

STRUCTURE	RIM EL	STRUCTURE IN	INVERT 1N	INVERT OUT
CB 2	6.95	CB 3 CB 6	2.12 2.12	2.12
CB 3*	6.74	CB 4 CB 7	2.81 2.81	2.81
CB 4	6.41	CB 5	3.20	3.20
CB 5	6.46			3.25
CB 6	6.90			2.90
CB 7*	6.74			2.94
CB 9*	10.41	CB 10 CB 20	5.12 5.12	5.12
CB 10	10.47	JB 11 CB 21	5.47 5.47	5.47
CB 12	11.19	CB 13	5.77	5.77
CB 13	11.93	CB 14 CB 24	6.02 6.02	6.02
~~CB 14~~	~~12.81~~	CB 15 CB 25	6.70 6.70	~~6.70~~
~~CB 15~~	~~12.34~~	CB 16 CB 15A	6.89 6.89	~~6.89~~
~~CB 15A~~	~~12.34~~			~~7.09~~
~~CB 16~~	~~11.77~~	~~CB 17~~	~~7.19~~	~~7.19~~
~~CB 17~~	~~12.19~~	~~CB 18~~	~~7.36~~	~~7.36~~
~~CB 18~~	~~12.36~~	~~CB 19~~	~~7.54~~	~~7.54~~
~~CB 19~~	~~12.04~~			~~7.68~~
CB 20*	10.41			5.17
CB 21	10.47			5.52
CB 22	11.19			5.94
CB 23*	11.06			5.81
CB 24*	11.93			6.43
~~CB 25~~	~~12.82~~	~~CB 26~~	~~7.38~~	~~7.38~~
~~CB 26~~	~~12.82~~			~~7.57~~
CB 28*	6.70	CB 29 CB 38 CB 46	1.09 1.09 2.59	1.09
CB 29	8.02	CB 30 CB 39	1.57 3.07	1.57
CB 30	8.24	CB 31 CB 40	2.17 3.67	2.17
CB 31*	7.87	CB 32 CB 41	2.41 2.41	2.41
CB 32	8.75	JB 33 CB 42	2.73 3.73	2.73
CB 34	7.81	JB 35 CB 44	3.52 3.52	3.52
CB 36	7.36	CB 37	4.28	4.28
CB 37	7.36			4.36
CB 38	7.15	CB 47	2.44	2.44
CB 39	8.02	CB 49	3.57	3.57
CB 40	8.24			3.92
CB 41	7.87			3.37
CB 42	8.75			4.25
~~CB 43*~~	~~9.20~~			~~4.31~~
CB 44	7.75			3.75
CB 45*	7.46	CB 51	4.20	4.20
CB 46	6.70			2.70
CB 47	7.77	CB 48	3.00	3.00
CB 48	7.77			3.51
CB 49	9.82	CB 50	4.60	4.60
CB 50	9.82			5.10
CB 51	7.46			4.28
CB 53*	11.61	CB 54 CB 57 CB 59	6.87 6.87 6.87	6.87
CB 54	11.74	CB 55 CB 58	7.21 7.21	7.21
CB 55*	11.52	CB 56	7.38	7.38
CB 56	11.52			7.43

* DENOTES A DOUBLE BOX STORM STRUCTURE

STORM DRAIN MATERIAL NOTE:

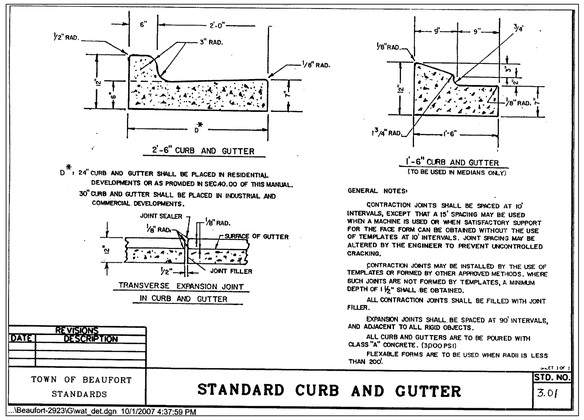
1. ADS MATERIAL FOR STORM DRAIN PIPING CAN BE USED IN LIEU OF RCP IF REQUEST IS SUBMITTED AND THEN APPROVED BY THE ENGINEER.

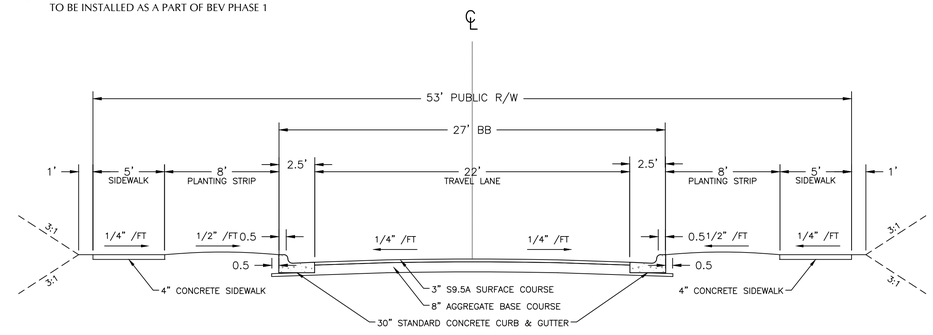
STORM STRUCTURE TABLE

STRUCTURE	RIM EL	STRUCTURE IN	INVERT 1N	INVERT OUT
CB 57	11.61			7.45
CB 58	11.74			7.37
CB 59	12.31	CB 60	7.04	7.04
CB 60	12.31	CB 61	7.07	7.07
CB 61*	11.60	CB 62	7.65	7.65
CB 62*	11.60			7.70
E-DI 95	9.56			6.68
E-FES 94	8.10	E-DI 95	5.73	
FES 1	4.95	CB 2	2.00	
FES 8	9.09	CB 9	5.00	
FES 27	5.09	CB 28	1.00	
FES 52	10.27	CB 53	6.75	
JB 11	10.75	CB 12 CB 22 CB 23	5.68 5.68 5.68	5.68
JB 33	9.21	CB 34 CB 43	2.97 2.97	2.97
JB 35	7.52	CB 36 CB 45	3.79 3.79	3.79

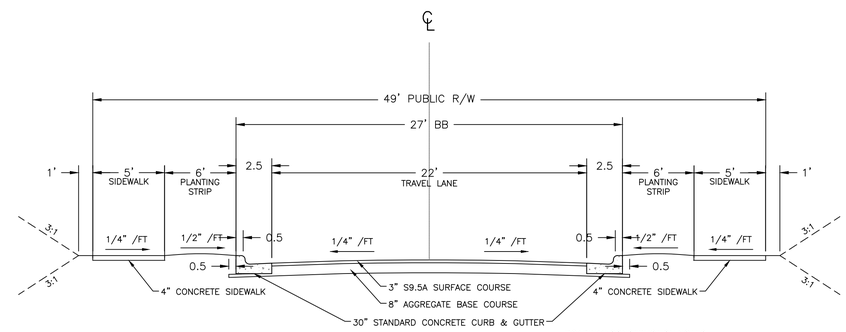
* DENOTES A DOUBLE BOX STORM STRUCTURE

- STRIKE THROUGH DENOTES STRUCTURE NOT TO BE INSTALLED AS A PART OF BEV PHASE 1





53' RIGHT OF WAY



49' RIGHT OF WAY

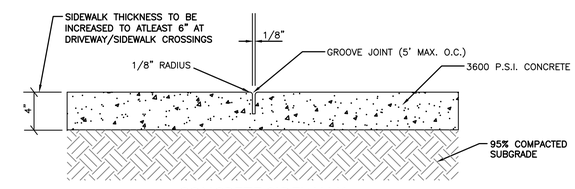
ROAD CROSS SECTIONS

N.T.S.

ROADWAY CONSTRUCTION NOTES:

1. ONLY LAY 1.5" LAYER OF ASPHALT DURING CONSTRUCTION AND UPON SUBSTANTIAL COMPLETION OR WHEN ACCESS IS DETERMINED FOR HEAVY TRAFFIC ADD THE ADDITIONAL 1.5" LAYER.

2. IN ADVANCE OF ALL PAVING AND SIDEWALK POURS, PUBLIC WORKS SHALL BE NOTIFIED FOR A SITE INSPECTION AND ALL ROADWAYS WILL HAVE A PROOF ROLL, WITH ENGINEER REPORTS TO COVER DEPTHS OF STONE AND COMPACTION DENSITY.



CONCRETE SIDEWALK

N.T.S.

GENERAL NOTES:
A GROOVE JOINT 1" DEEP WITH 1/8" RADII SHALL BE REQUIRED IN THE CONCRETE SIDEWALK AT 5' INTERVALS. ONE 1/2" EXPANSION JOINT WILL BE REQUIRED AT 45' INTERVALS. A 1/2" EXPANSION JOINT WILL BE REQUIRED WHERE THE SIDEWALK ABUTS ANY CURB & GUTTER AND ANY RIGID STRUCTURES. IN SIDEWALKS & PLAZA AREAS EXPANSION JOINTS ARE REQUIRED AT NO GREATER THAN 30' INTERVALS CONCRETE SHALL BE 3600 PSI. IN 28 DAYS.

FINAL DESIGN
NOT APPROVED FOR CONSTRUCTION

NORTH CAROLINA PROFESSIONAL SEAL 39113 ENGINEER JOSEPH S. BOYD
9-29-2020

No.	Revision	Date	By
1	REVISED PER TOWN OF BEAUFORT COMMENTS	7-6-16	JSB
2	REVISED PER BMP NUMBER CHANGE & SD UPDATES	8-1-16	JSB
3	STORM DRAIN & GRADING UPDATES	9-29-19	JSB

Designer JSB	Scale NOTED
Drawn By JSB	Date 9/14/15
Checked By JJW	Job No. 02080976.20

BEAUFORT EAST VILLAGE PHASE 1
IMPROVEMENTS WITHIN DRAINAGE AREA #7
Beaufort Carteret County North Carolina

ROADWAY & STORM DRAIN DETAILS

WithersRavenel
Engineers | Planners | Surveyors
1410 Commonwealth Drive, Suite 101 | Wilmington, NC 28403 | t: 910.256.9277 | license #: C-0832 | www.withersravenel.com

Sheet No.
D-1

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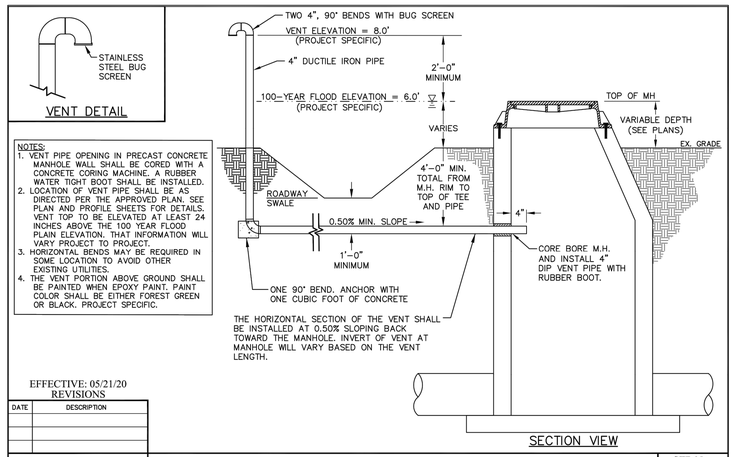


NOTES:
1. VENT PIPE OPENING IN PRECAST CONCRETE MANHOLE WALL SHALL BE CORED WITH A CONCRETE CORING MACHINE. A RUBBER WATER TIGHT BOOT SHALL BE INSTALLED.
2. LOCATION OF VENT PIPE SHALL BE AS DIRECTED PER THE APPROVED PLAN. SEE PLAN AND PROFILE SHEETS FOR DETAILS. VENT TOP TO BE ELEVATED AT LEAST 24 INCHES ABOVE THE 100 YEAR FLOOD PLAIN ELEVATION. THAT INFORMATION WILL VARY PROJECT TO PROJECT.
3. HORIZONTAL BENDS MAY BE REQUIRED IN SOME LOCATION TO AVOID OTHER EXISTING UTILITIES.
4. THE VENT PORTION ABOVE GROUND SHALL BE PAINTED WHEN EPOXY PAINT. PAINT COLOR SHALL BE EITHER FOREST GREEN OR BLACK. PROJECT SPECIFIC.

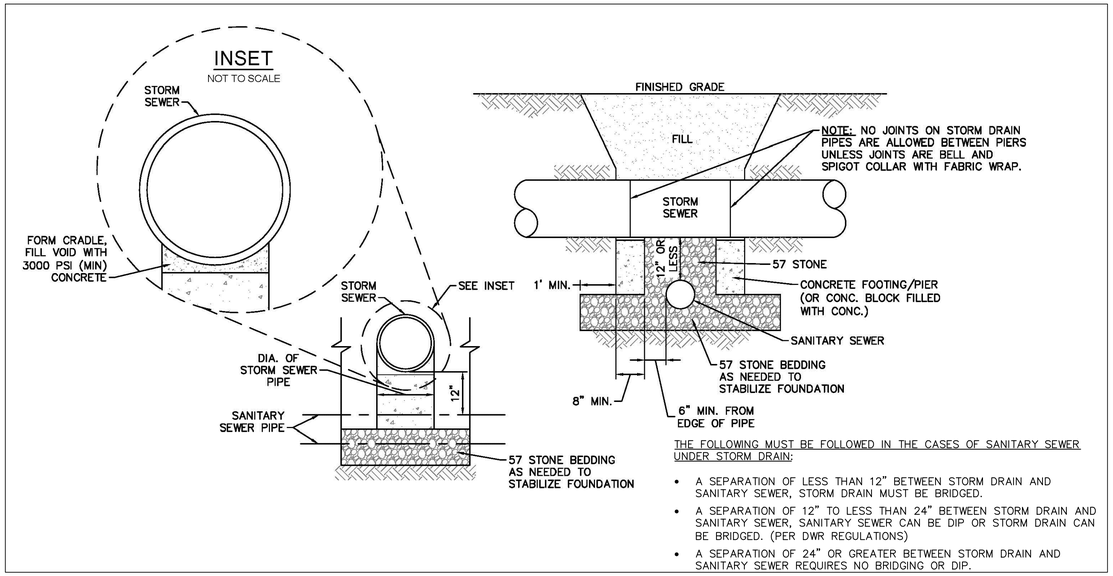
EFFECTIVE: 05/21/20
REVISIONS

DATE	DESCRIPTION

TOWN OF BEAUFORT STANDARDS

OFFSET MANHOLE VENT

STD No. 2.15.1
SHEET 1 OF 1

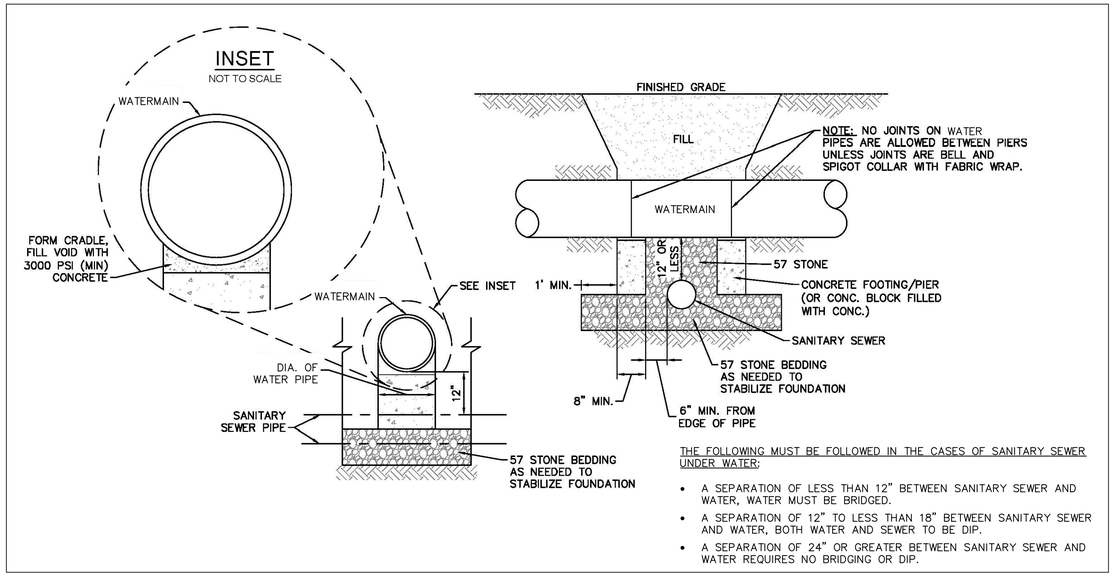


THE FOLLOWING MUST BE FOLLOWED IN THE CASES OF SANITARY SEWER UNDER STORM DRAIN;

- A SEPARATION OF LESS THAN 12" BETWEEN STORM DRAIN AND SANITARY SEWER, STORM DRAIN MUST BE BRIDGED.
- A SEPARATION OF 12" TO LESS THAN 24" BETWEEN STORM DRAIN AND SANITARY SEWER, SANITARY SEWER CAN BE DIP OR STORM DRAIN CAN BE BRIDGED. (PER DWR REGULATIONS)
- A SEPARATION OF 24" OR GREATER BETWEEN STORM DRAIN AND SANITARY SEWER REQUIRES NO BRIDGING OR DIP.

STRUCTURAL BRIDGING DETAIL FOR STORMWATER OVER SANITARY SEWER INSTALLATIONS WITH LESS THAN 12" SEPARATION

N.T.S.



THE FOLLOWING MUST BE FOLLOWED IN THE CASES OF SANITARY SEWER UNDER WATER;

- A SEPARATION OF LESS THAN 12" BETWEEN SANITARY SEWER AND WATER, WATER MUST BE BRIDGED.
- A SEPARATION OF 12" TO LESS THAN 18" BETWEEN SANITARY SEWER AND WATER, BOTH WATER AND SEWER TO BE DIP.
- A SEPARATION OF 24" OR GREATER BETWEEN SANITARY SEWER AND WATER REQUIRES NO BRIDGING OR DIP.

STRUCTURAL BRIDGING DETAIL FOR WATER OVER SANITARY SEWER INSTALLATIONS WITH LESS THAN 12" SEPARATION

N.T.S.

FINAL DESIGN
NOT APPROVED FOR CONSTRUCTION

NORTH CAROLINA PROFESSIONAL SEAL 39143 ENGINEER JOSEPH S. BOYD
9-29-20

No.	Revision	Date	By
1	REVISED PER TOWN OF BEAUFORT COMMENTS	7-6-16	JSB
2	ADDED OFFSET MANHOLE VENT DETAIL	9-27-20	JSB

Designer JSB	Scale NTS
Drawn By JSB	Date 9/14/15
Checked By JJW	Job No. 02080976.20

BEAUFORT EAST VILLAGE PHASE 1
IMPROVEMENTS WITHIN DRAINAGE AREA #7
Beaufort Carteret County North Carolina

WATER, SEWER & STORM DETAILS

WithersRavenel
Engineers | Planners | Surveyors
1410 Commonwealth Drive, Suite 101 | Wilmington, NC 28403 | t: 910.256.9277 | license #: C-0832 | www.withersravenel.com

Sheet No. D-5

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EROSION CONTROL NOTES

1. ALL LAND DISTURBING ACTIVITIES SHALL BE CONDUCTED IN ACCORDANCE WITH SEDIMENTATION AND EROSION CONTROL STANDARDS AND PRACTICES PRESCRIBED BY THE STATE OF NORTH CAROLINA, WAKE COUNTY AND THE TOWN OF KNIGHTDALE. WHERE STANDARDS AND PRACTICES CONFLICT, THE MORE STRINGENT SHALL APPLY.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING AND MAINTAINING ALL TEMPORARY EROSION AND SEDIMENTATION CONTROL DEVICES SHOWN ON THE APPROVED PLAN.
3. ALL NON-PAVED AREAS DISTURBED DURING CONSTRUCTION SHALL BE STABILIZED WITHIN 7 WORKING DAYS FOLLOWING COMPLETION OF ANY PHASE OF GRADING. PERMANENT SEEDING AND MULCHING SHALL BE PERFORMED FOLLOWING COMPLETION OF THE INSTALLATION OF THE PUMP STATION AND APPURTENANCES.
4. SLOPES SHALL BE NO STEEPER THAN 2:1 FOR VEGETATIVE COVER.
5. THE CONTRACTOR SHALL FAITHFULLY MAINTAIN ALL EROSION AND SEDIMENTATION CONTROL MEASURES AND TAKE ALL PRECAUTIONARY MEASURES NECESSARY TO ENSURE THAT NO SILT LEAVES THE PROJECT SITE AND ENTERS ANY NATURAL STREAM OR WATERWAY.
6. RECEIVING WATERCOURSE: ATLANTIC OCEAN.
7. 100 YEAR FLOOD ELEVATION AT PUMP STATION = 6.0'
8. TOTAL DISTURBED AREA FOR PUMP STATION AND ACCESS ROAD IS APPROXIMATELY 0.20 ACRES.

CONSTRUCTION SEQUENCE

1. OBTAIN COPY OF LAND DISTURBING PERMIT FROM WAKE COUNTY ENVIRONMENT SERVICES.
2. PRIOR TO THE START OF CONSTRUCTION, INSTALL EROSION AND SEDIMENTATION CONTROL MEASURES.
3. OBTAIN A CERTIFICATE OF COMPLIANCE THROUGH ON-SITE INSPECTION BY WAKE COUNTY ENVIRONMENT SERVICES.
4. PROCEED WITH INSTALLATION OF PUMP STATION.
5. AT THE END OF EACH WORKDAY, BACKFILL ALL TRENCHES AND TOP WITH NOT LESS THAN 8-INCHES CABC. BROOM SWEEP ASPHALT PAVEMENT TO REMOVE SOIL RESIDUE. EXCESS SOIL WILL BE DISPOSED OF OFF SITE IN A LEGAL MANNER.
6. CLEAN CONTROL MEASURES AFTER EACH RAINFALL EVENT.
7. REMOVE SEDIMENT FROM CURB INLET SEDIMENT FILTERS, CHECK DAMS AND FROM BEHIND SILT FENCES WHEN DIRECTED BY INSPECTOR, OWNER, OR ENGINEER.
8. STABILIZE SITE WITHIN IN 7 DAYS ON PERIMETER AREAS AND SLOPES GREATER THAN 3:1 AND WITHIN 14 DAYS ON OTHER AREAS, SEE SHEET 28 FOR DETAILED TIME TABLE.
9. PROVIDE SEEDING AND MULCHING AT THE END OF EACH WORK DAY WHERE INDIVIDUAL LOTS ARE DISTURBED FOR THE RECONNECTION OF WATER AND SEWER SERVICES.
10. MAINTAIN EROSION AND SEDIMENTATION CONTROL MEASURES UNTIL PERMANENT GROUND COVER IS ESTABLISHED.
11. REQUEST FINAL APPROVAL OF GROUND COVER BY WAKE COUNTY ENVIRONMENT SERVICES INSPECTOR.
12. WHEN AUTHORIZED BY WAKE COUNTY ENVIRONMENT SERVICES INSPECTOR, REMOVE EROSION AND SEDIMENTATION CONTROL MEASURES AND STABILIZE AREAS FORMERLY OCCUPIED BY THESE MEASURES.

RELATION OF WATER MAINS AND SEWERS

(A) LATERAL SEPARATION OF SEWERS AND WATER MAINS: WATER MAINS SHALL BE LAID AT LEAST 10 FEET LATERALLY FROM EXISTING OR PROPOSED SEWERS, UNLESS LOCAL CONDITIONS OR BARRIERS PREVENT A 10-FOOT LATERAL SEPARATION--IN WHICH CASE:

(1) THE WATER MAIN IS LAID IN A SEPARATE TRENCH, WITH THE ELEVATION OF THE BOTTOM OF THE WATER MAIN AT LEAST 18 INCHES ABOVE THE TOP OF THE SEWER; OR

(2) THE WATER MAIN IS LAID IN THE SAME TRENCH AS THE SEWER WITH THE WATER MAIN LOCATED AT ONE SIDE ON A BENCH OF UNDISTURBED EARTH, AND WITH THE ELEVATION OF THE BOTTOM OF THE WATER MAIN AT LEAST 18 INCHES ABOVE THE TOP OF THE SEWER.

(B) CROSSING A WATER MAIN OVER A SEWER: WHENEVER IT IS NECESSARY FOR A WATER MAIN TO CROSS OVER A SEWER, THE WATER MAIN SHALL BE LAID AT SUCH AN ELEVATION THAT THE BOTTOM OF THE WATER MAIN IS AT LEAST 18 INCHES ABOVE THE TOP OF THE SEWER, UNLESS LOCAL CONDITIONS OR BARRIERS PREVENT AN 18 INCH VERTICAL SEPARATION--IN WHICH CASE BOTH THE WATER MAIN AND SEWER SHALL BE CONSTRUCTED OF FERROUS MATERIALS AND WITH JOINTS THAT ARE EQUIVALENT TO WATER MAIN STANDARDS FOR A DISTANCE OF 10 FEET ON EACH SIDE OF THE POINT OF CROSSING.

(C) CROSSING A WATER MAIN UNDER A SEWER: WHENEVER IT IS NECESSARY FOR A WATER MAIN TO CROSS UNDER A SEWER, BOTH THE WATER MAIN AND THE SEWER SHALL BE CONSTRUCTED OF FERROUS MATERIALS AND WITH JOINTS EQUIVALENT TO WATER MAIN STANDARDS FOR A DISTANCE OF 10 FEET ON EACH SIDE OF THE POINT OF CROSSING. A SECTION OF WATER MAIN PIPE SHALL BE CENTERED AT THE POINT OF CROSSING.

GENERAL NOTES

1. THE CONTRACTOR SHALL HAVE A COMPLETE SET OF CONTRACT DOCUMENTS AS WELL AS ALL PERMIT APPROVALS AND EASEMENTS ON THE JOB SITE AT ALL TIMES.
2. CONSTRUCTION AND MATERIAL SPECIFICATIONS SHALL CONFORM TO THE STATE OF NORTH CAROLINA AND THE TOWN OF BEAUFORT STANDARDS.
3. ALL SHOP DRAWINGS MUST BE REVIEWED AND APPROVED BY THE ENGINEER AND TOWN BEFORE EQUIPMENT IS ORDERED.
4. THE CONTRACTOR SHALL PROMPTLY NOTIFY THE ENGINEER OF ANY CONFLICTS, ERRORS, AMBIGUITIES, OR DISCREPANCIES THAT ARE DISCOVERS IN THE CONTRACT DOCUMENTS AND SHALL ABIDE TO THE SOLUTION PROVIDED BY THE ENGINEER AND THE TOWN.
5. ALL KNOWN UTILITIES HAVE BEEN LOCATED FROM THE INFORMATION AVAILABLE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ACCURATELY LOCATE BOTH HORIZONTALLY AND VERTICALLY ALL EXISTING UTILITIES PRIOR TO START OF CONSTRUCTION (ONE CALL CENTER 811 OR 1-800-632-4949). ALL COSTS ASSOCIATED WITH ANY DAMAGE TO KNOWN OR UNKNOWN EXISTING UTILITIES RESULTING FROM THE CONTRACTOR'S FAILURE TO ADEQUATELY PROTECT THE EXISTING UTILITIES DURING CONSTRUCTION SHALL BE BORNE SOLELY BY THE CONTRACTOR.
6. CONTRACTOR SHALL MAKE EVERY EFFORT TO SAVE PROPERTY IRONS, MONUMENTS, OTHER PERMANENT POINTS AND LINES OF REFERENCE AND CONSTRUCTION STAKES. A REGISTERED LAND SURVEYOR AT THE CONTRACTOR'S EXPENSE SHALL REPLACE PROPERTY IRONS, MONUMENTS, AND OTHER PERMANENT POINTS OF REFERENCE DESTROYED BY THE CONTRACTOR.
7. CONTRACTOR SHALL CLEAR AND GRUB ALL UTILITY EASEMENTS, AS DIRECTED BY THE OWNER, TO INSTALL NEW UTILITIES. ON ROADWAY RIGHT-OF-WAYS, THE CONTRACTOR SHALL ONLY REMOVE THE TREES MARKED ON THE PLANS AND SHALL MAKE EVERY EFFORT DURING CONSTRUCTION TO PROTECT THE TREES THAT WILL NOT BE REMOVED.
8. EXISTING BUILDING LOCATIONS ARE APPROXIMATE AND SHOWN FOR INFORMATION ONLY.
9. CONTRACTOR SHALL REPAIR ALL DRIVEWAYS, PAVED OR UNPAVED, TO EXISTING OR BETTER CONDITIONS IF DISTURBED DURING CONSTRUCTION.
10. THE CONTRACTOR SHALL FURNISH, INSTALL, AND MAINTAIN ALL NECESSARY EROSION CONTROL MEASURES WHETHER OR NOT SHOWN ON THE PLANS TO PROTECT ADJACENT CREEKS, RIVERS, ROADWAYS, ETC. FROM SILT AND EROSION.
11. DISRUPTION TO ANY UTILITY SHALL BE COORDINATED WITH THE AFFECTED PROPERTY OWNER.
12. THE CONTRACTOR SHALL BE RESPONSIBLE FOR RELOCATION OF EXISTING UTILITIES IF REQUIRED DURING INSTALLATION OF NEW WORK. THERE WILL BE NO ADDITIONAL OR SEPARATE PAY ITEM FOR THIS WORK UNLESS SPECIFICALLY CALLED OUT IN THE BID FORM. ANY RELOCATION OF EXISTING UTILITIES MUST BE COORDINATED WITH THE AFFECTED UTILITY COMPANY.
13. THE CONTRACTOR SHALL SUPPORT ALL UTILITY POLES AS NECESSARY. THE CONTRACTOR SHALL COORDINATE UTILITY POLE SUPPORT WITH THE APPROPRIATE UTILITY COMPANIES.
14. CONTRACTOR SHALL RESTORE/REPLACE ALL SIGNS, MAILBOXES, ETC. ENCOUNTERED DURING CONSTRUCTION TO ORIGINAL CONDITION.
15. THE CONTRACTOR SHALL RESTORE ALL DISTURBED AREAS TO THE EXISTING GRADE UNLESS OTHERWISE NOTED ON THE DRAWINGS.
16. ALL DRIVEWAYS SHALL BE REPAIRED AS SOON AS CONSTRUCTION HAS PASSED. A MINIMUM OF 6" OF CABC SHALL BE USED FOR TEMPORARY REPAIR ON ASPHALT AND CONCRETE DRIVEWAYS UNTIL PERMANENT REPAIR CAN BE COMPLETED AND A MINIMUM OF 6" OF CABC SHALL BE USED AS PERMANENT REPAIR ON GRAVEL DRIVEWAYS.
17. CONTRACTOR SHALL REPLACE WITH NEW ALL DRIVEWAY PIPES AND OTHER DRAINAGE PIPES/CULVERTS THAT ARE DISTURBED WHILE INSTALLING THE UTILITIES. ALL PIPE/CULVERTS SHALL MEET THE REQUIREMENTS OF NCDOT AND OR THE TOWN OF BEAUFORT.
18. ROADS ARE ASPHALT UNLESS OTHERWISE NOTED.
19. ALL ROADWAY DITCHES DISTURBED DURING CONSTRUCTION SHALL BE RESTORED TO PRE-CONSTRUCTION CONDITION OR BETTER AND CONFORM TO NCDOT REQUIREMENTS. ALL DITCHES SHALL BE LINED WITH EROSION CONTROL MATTING UNLESS OTHERWISE NOTED.
20. THE CONTRACTOR SHALL REMOVE EXISTING FENCING AS REQUIRED TO INSTALL NEW UTILITIES AND REPLACE WITH NEW FENCING OF THE SAME TYPE. TEMPORARY FENCING SHALL BE INSTALLED AS REQUIRED TO CONTAIN LIVESTOCK DURING CONSTRUCTION.
21. ALL EXCAVATED MATERIAL SHALL BE PLACED WITHIN THE LIMITS OF DISTURBANCE DURING UTILITY INSTALLATION. THE CONTRACTOR SHALL PROVIDE THE NECESSARY SEDIMENT AND EROSION CONTROL MEASURES TO CONTROL RUN-OFF. ALL EXCESS EXCAVATED MATERIAL SHALL BE REMOVED FROM THE CONSTRUCTION SITE AND DISPOSED OF LEGALLY.
22. ALL STREAM CROSSINGS SHALL UTILIZE CLEAN WASHED STONE. SOIL OF ANY TYPE WILL NOT BE PERMITTED IN ANY STREAM CROSSING.
23. CONTRACTOR IS RESPONSIBLE FOR ALL SAFETY PRECAUTIONS AND SHALL INSTALL TRAFFIC SAFETY MEASURES IN ACCORDANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, LATEST EDITION.
24. SITE SHALL BE STABILIZED, SEEDED AND MULCHED, AND PAVED AS INDICATED IN THE EROSION CONTROL NOTES PRIOR TO FINAL INSPECTION.
25. POSITIVE DRAINAGE SHALL BE PROVIDED FOR THE CONSTRUCTION AREA THROUGHOUT THE CONSTRUCTION PERIOD.
26. CONTRACTOR SHALL PROVIDE PROPER OIL POLLUTION PREVENTION MEASURES TO MINIMIZE THE IMPACT OF DIESEL FUEL TO THE ENVIRONMENT. MEASURES SHALL BE IN ACCORDANCE WITH STATE AND LOCAL LAWS.
27. CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVAL AND DISPOSAL OF EXCESS SOIL FROM THE JOB SITE AND SHALL BE REQUIRED TO OBTAIN PROPER PERMITS FROM THE STATE.
28. ALL GRID COORDINATES SHOWN ON THE DRAWINGS ARE BASED UPON HORIZONTAL GROUND DISTANCES FROM NCGS MONUMENTS. NO SCALE FACTORS HAVE BEEN USED. THESE COORDINATES SHOULD BE USED FOR CONSTRUCTION PURPOSED ONLY.
29. INSTALL FORCE MAIN AT THE ELEVATIONS SHOWN ON THE DRAWINGS.
30. ANTI-SEEP COLLARS SHALL BE INSTALLED AS SHOWN ON THE DRAWINGS AND BE CONSTRUCTED OF CLASS B CONCRETE.
31. PROVIDE SEEDING AND MULCHING AT THE END OF EACH WORK DAY WHERE INDIVIDUAL LOTS ARE DISTURBED FOR THE RECONNECTION OF WATER AND SEWER SERVICES.
32. SURVEY IS PROVIDED BY WITHERS & RAVENEL.
33. VERTICAL DATUM ARE NGVD 1988 AND HORIZONTAL DATUM IS NAD 1983.

PRELIMINARY
NOT APPROVED FOR CONSTRUCTION

NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 024429 CHRISTOPHER N. JOSEPH

SEAL NOT VALID UNLESS SIGNED AND DATED

No.	Revision	Date	By

Designer CNH	Scale AS SHOWN
Drawn By CNH	Date JUNE 2016
Checked By JJW	Job No. 2080976.20

BEAUFORT EAST VILLAGE PHASE 1

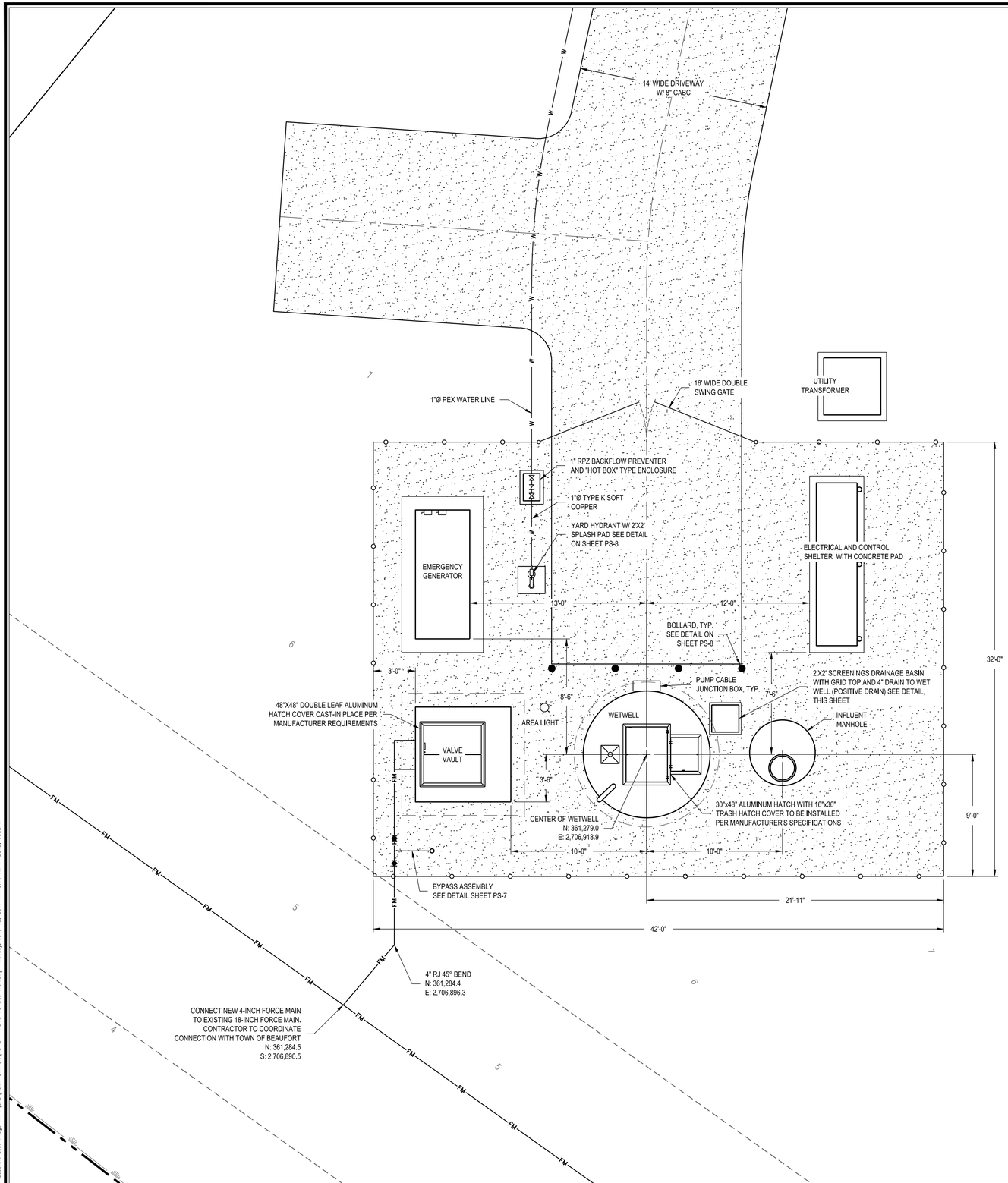
Town of Beaufort Carteret County North Carolina

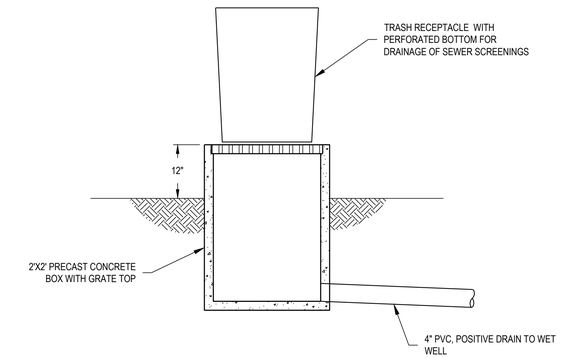
PUMP STATION
GENERAL NOTES

WithersRavenel
Engineers | Planners | Surveyors
115 MacKenan Drive | Cary, NC 27511 | t: 919.469.3340 | license #: C-0832 | www.withersravenel.com

Sheet No.
PS-1

K:\080_08-09\20\080976.20-Beaufort East Village Ph 1\CAD\Build\ STATION\PS-1 - General Notes.dwg- Monday, June 19, 2017 11:14:07 AM - BRYO\ JOSEPH





SCREENINGS DRAINAGE BASIN DETAIL

N.T.S.

NOTES:

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH CURRENT TOWN OF BEAUFORT STANDARDS AND SPECIFICATIONS.
2. PUMP STATION VERTICAL DATUM = NAVD 88

PRELIMINARY
NOT APPROVED FOR CONSTRUCTION

NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 024420 CHRISTOPHER N. JUNG

SEAL NOT VALID UNLESS SIGNED AND DATED

GRAPHIC SCALE

4 0 2 4 8

1 inch = 4 ft.

No.	Revision	Date	By

Designer CNH	Scale AS SHOWN
Drawn By CNH	Date JUNE 2016
Checked By JJW	Job No. 2080976.20

BEAUFORT EAST VILLAGE PHASE 1

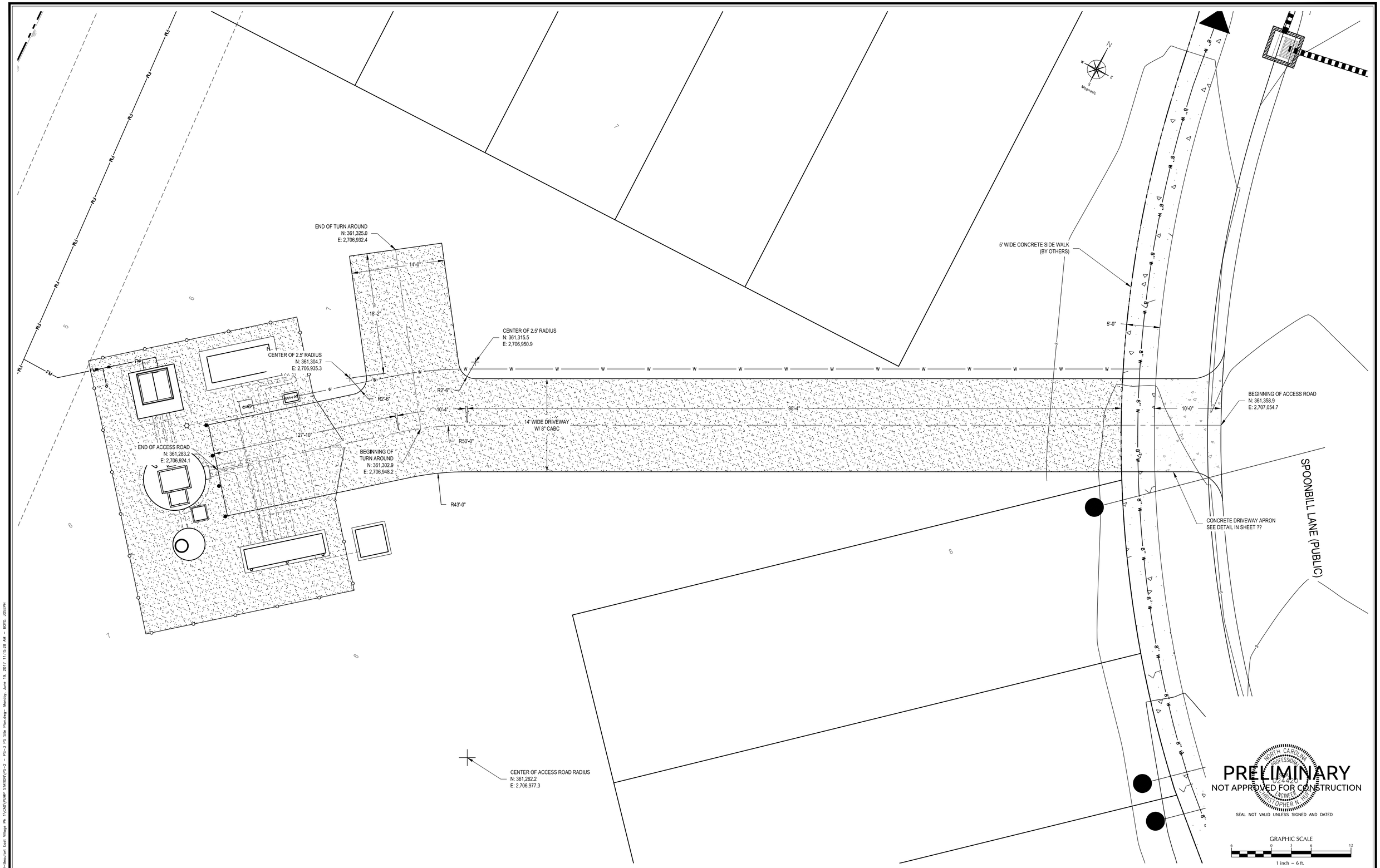
Town of Beaufort Carteret County North Carolina

SITE PLAN

WithersRavenel
Engineers | Planners | Surveyors
115 MacKenan Drive | Cary, NC 27511 | t: 919.469.3340 | license #: C-0832 | www.withersravenel.com

Sheet No.
PS-2

K:\08\08-0970\080970.20-Beaufort East Village Ph. 1\CAD\PrelMP STATION\PS-2 - PS-3 PS Site Plan.dwg, Monday, June 19, 2017 11:15:16 AM - BRYD, JOSEPH



No.	Revision	Date	By

Designer CNH	Scale AS SHOWN
Drawn By CNH	Date JUNE 2016
Checked By JJW	Job No. 2080976.20

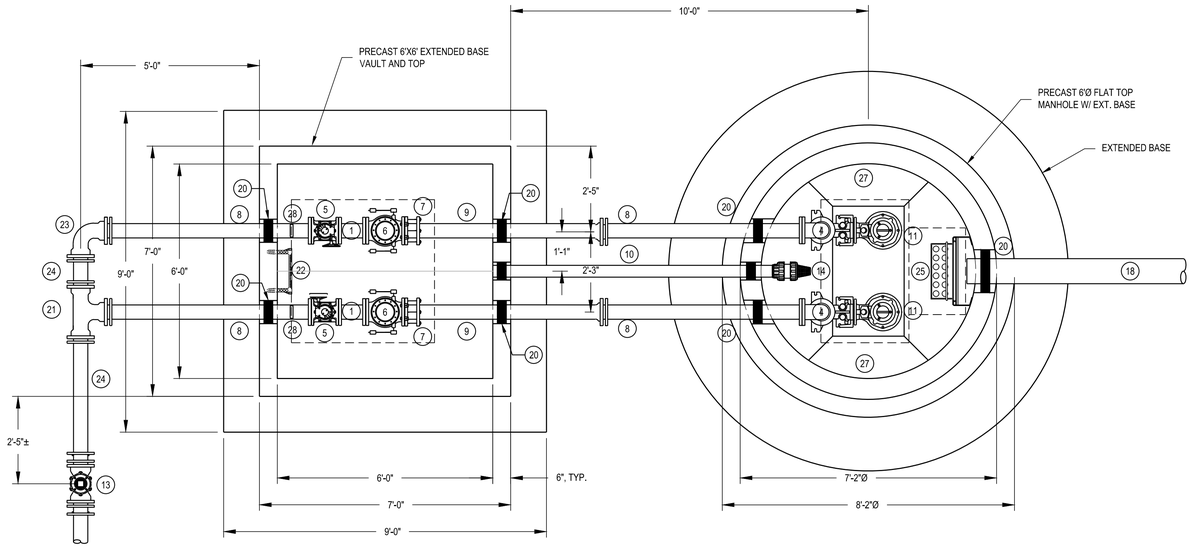
BEAUFORT EAST VILLAGE PHASE 1

Town of Beaufort Carteret County North Carolina

ACCESS ROAD LAYOUT

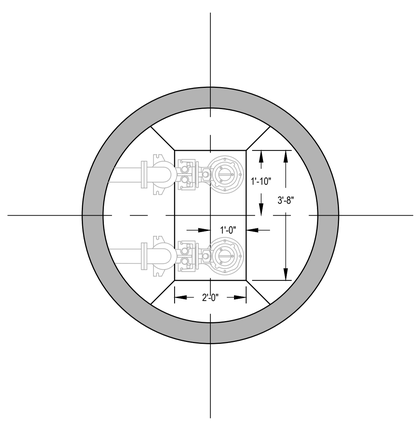
WithersRavenel
Engineers | Planners | Surveyors
115 MacKenan Drive | Cary, NC 27511 | t: 919.469.3340 | license #: C-0832 | www.withersravenel.com

Sheet No.
PS-3



PUMP STATION PLAN

N.T.S.



FILLET DETAIL

N.T.S.

KEY NOTES

1. 4" FL DIP
2. 4" S.S. VENT PIPE WITH S.S INSECT SCREEN
3. 2" CONDUIT WITH ABOVE GROUND JUNCTION BOX, TYP.
4. 4" FL 90° BEND
5. 4" FL PLUG VALVE W/ HANDWHEEL
6. 4" FL CHECK VALVE
7. 4" FL RESTRAINED DISMANTLING COUPLING
8. 4" FL x RJ PIPE
9. 4" RJ x PE PIPE
10. 3" DIP DRAIN LINE (SLOPE 1/4" PER FOOT)
11. SUBMERSIBLE PUMP
12. STEEL ADJUSTABLE PIPE SUPPORT
13. 4" RJ PLUG VALVE W/ VALVE NUT AND BOX
14. 3" FLAP VALVE
15. PUMP LEVEL PROBE ROD (TYP.)
16. S.S. LIFT CABLE (EACH PUMP) SEE NOTE 12
17. INTERMEDIATE GUIDE RAIL SUPPORT (EACH PUMP)
18. 8" INFLUENT SEWER
19. PIPE SUPPORT IN WETWELL (EACH PUMP)
20. LINK SEAL OR NON-SHRINK GROUT
21. 4" RJ TEE
22. STEPS
23. 4" RJ 90° BEND
24. 4" RJ PIPE
25. ALUMINUM TRASH BASKET ASSEMBLY (SEE SHEET PS-5)
26. S.S. CABLE HANGER (SEE SHEET PS-5)
27. FILLET
28. 0-100 PSI PRESSURE GAUGE, 4" DIAL W/ SHUTOFF VALVE AND SNUBBER
29. 2" SCH. 40 304 S.S GUIDE RAIL (2 RAILS PER PUMP)

NOTES:

1. SPOOL PIPE BETWEEN CHECK VALVE AND PLUG VALVE IN VALVE VAULT SHALL BE 8-INCH MIN. LENGTH TO ALLOW INSTALLATION OF BOLTS.
2. DAVIT CRANE SHALL BE THERN SERIES 5110, HAVE A MINIMUM LOAD CAPACITY OF 1,000 LBS, OR APPROVED EQUAL (NOT SHOWN ON THIS PLAN, SEE SHEET PS-5 FOR ADDITIONAL INFORMATION).
3. HATCH SAFETY NETTING SHALL BE HATCH NET AS MANUFACTURE BY SAFE APPROACH, INC. OR APPROVED EQUAL.
4. ALL HARDWARE IN WETWELL AND VALVE VAULT SHALL BE 316 STAINLESS STEEL.
5. SEE ELECTRICAL SHEETS FOR ADDITIONAL DETAILS.
6. NO UNI-FLANGE OR DRESSER COUPLING IN WET WELL.
7. ALL PIPE CONNECTIONS TO BE FLANGED PRESSURE CLASS 350 DIP UNLESS OTHERWISE NOTED.
8. PROVIDE S.S. "O" OR "D" RINGS @ 5' INTERVALS ON ALL LIFT CHAINS.
9. ALL PENETRATIONS INTO PRECAST STRUCTURES SHALL BE DONE BY CORE DRILLING AND PIPES SHALL BE SEALED WITH NON-SHRINK GROUT, LINK-SEALS OR OTHER APPROVED MEANS TO MAKE A WATER TIGHT SEAL.
10. CONTRACTOR SHALL VERIFY SIZE OF WETWELL ACCESS HATCH TO DETERMINE IF HATCH SIZE ON PLANS WILL ACCOMMODATE SELECTED PUMP AND TRASH BASKET.
11. INTERIOR OF WET WELL SHALL RECEIVE 2 COATS OF KOPPERS "SUPER SERVICE BLACK" OR A SUITABLE COAL TAR EPOXY OF AT LEAST 24-MILS THICKNESS.
12. EACH PUMP LIFT CHAIN SHALL CONSIST OF THE FOLLOWING: TWO FEET OF STAINLESS STEEL CABLE CONNECTED TO THREE FEET 5/16 IN STAINLESS STEEL CHAIN THEN BACK TO STAINLESS STEEL CABLE TO THE TOP OF THE WET WELL WITH THREE FEET EXTENDED BEYOND THE HATCH.
13. ALL PUMPS AND CONTROL PANELS SHALL BE MANUFACTURED BY FLYGT.

PRELIMINARY
NOT APPROVED FOR CONSTRUCTION

NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 024420 CHRISTOPHER N. HUE

SEAL NOT VALID UNLESS SIGNED AND DATED

No.	Revision	Date	By

Designer CNH	Scale AS SHOWN
Drawn By CNH	Date JUNE 2016
Checked By JJW	Job No. 2080976.20

BEAUFORT EAST VILLAGE PHASE 1

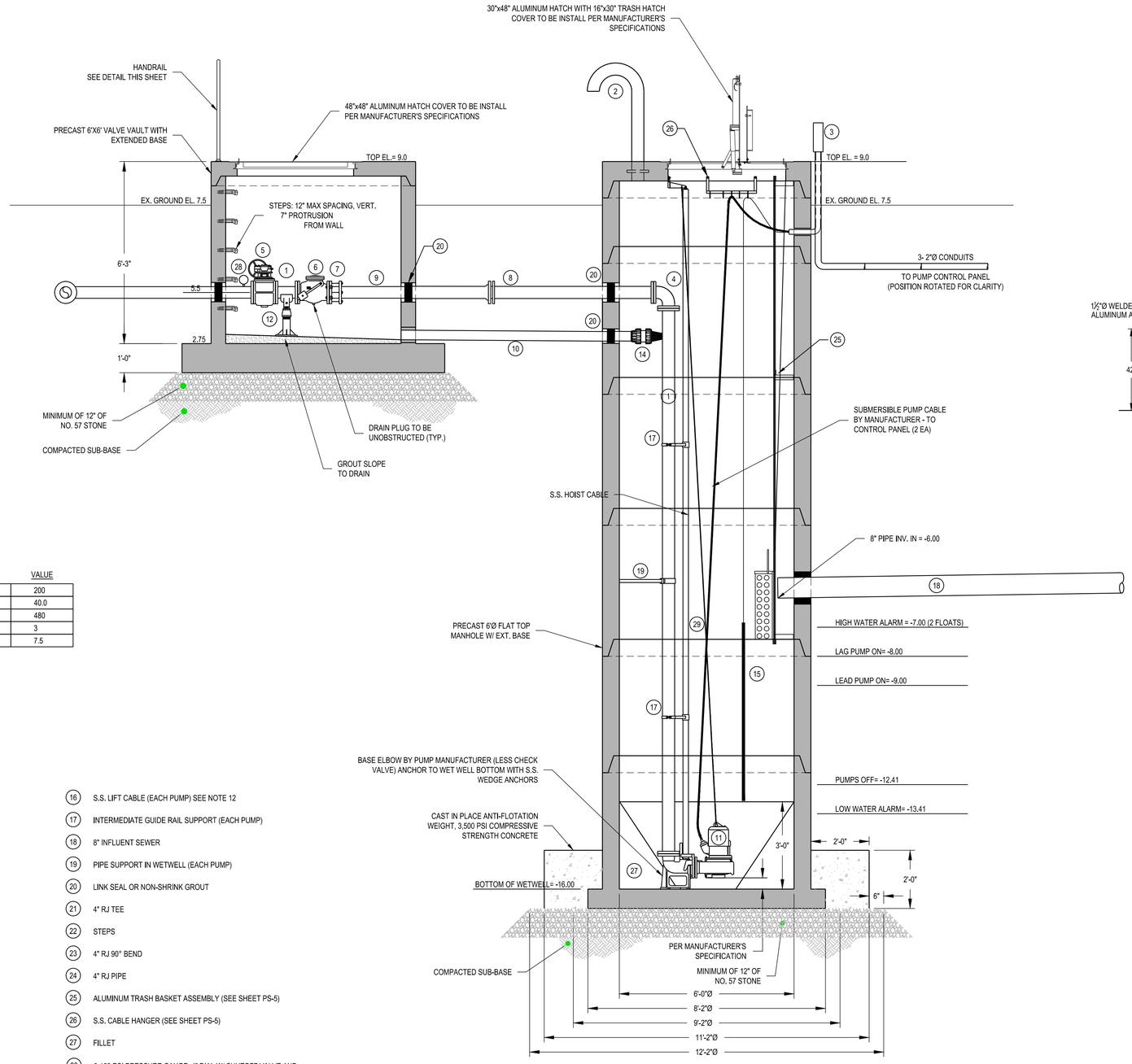
Town of Beaufort Carteret County North Carolina

PLAN DETAIL

WithersRavenel
Engineers | Planners | Surveyors
115 MacKenan Drive | Cary, NC 27511 | t: 919.469.3340 | license #: C-0832 | www.withersravenel.com

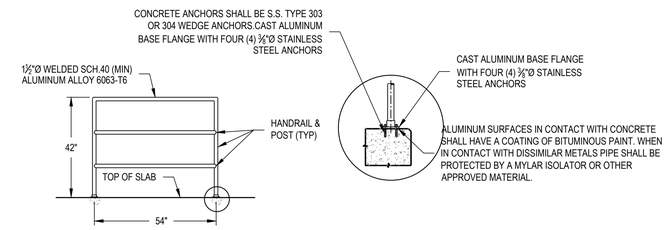
Sheet No.
PS-4

K:\080_08-0970\080976.20-Beaufort East Village Ph 1\CAD\PUMP STATION\PS-4 - PS-6 PS Plan and Section.dwg - Monday, June 19, 2017 11:15:54 AM - BOYD, JOSEPH



PUMP STATION SECTION

N.T.S.



HANDRAIL DETAIL

N.T.S.

OPERATING CONDITION

ITEM	VALUE
DESIGN FLOW, GPM	200
DESIGN HEAD (TDH), FT	40.0
VOLTAGE	480
PHASE	3
HORSEPOWER, RECOMMENDED MINIMUM	7.5

NOTE:

DUTY POINT FOR ONE PUMP RUNNING IN A DUPLEX STATION.

KEY NOTES

1. 4" FL DIP
2. 4" S.S. VENT PIPE WITH S.S INSECT SCREEN
3. 2" CONDUIT WITH ABOVE GROUND JUNCTION BOX, TYP.
4. 4" FL 90° BEND
5. 4" FL PLUG VALVE W/ HANDWHEEL
6. 4" FL CHECK VALVE
7. 4" FL RESTRAINED DISMANTLING COUPLING
8. 4" FL x RJ PIPE
9. 4" RJ x PE PIPE
10. 3" DIP DRAIN LINE (SLOPE 1/4" PER FOOT)
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25. ALUMINUM TRASH BASKET ASSEMBLY (SEE SHEET PS-5)
26. S.S. CABLE HANGER (SEE SHEET PS-5)
27. FILLET
28. 0-100 PSI PRESSURE GAUGE, 4" DIAL W/ SHUTOFF VALVE AND SNUBBER
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NOTES:

1. SPOOL PIPE BETWEEN CHECK VALVE AND PLUG VALVE IN VALVE VAULT SHALL BE 8-INCH MIN. LENGTH TO ALLOW INSTALLATION OF BOLTS.
2. DAVIT CRANE SHALL BE THERN SERIES 5110, HAVE A MINIMUM LOAD CAPACITY OF 1,000 LBS, OR APPROVED EQUAL (NOT SHOWN ON THIS PLAN, SEE SHEET PS-5 FOR ADDITIONAL INFORMATION).
3. HATCH SAFETY NETTING SHALL BE HATCH NET AS MANUFACTURE BY SAFE APPROACH, INC. OR APPROVED EQUAL.
4. ALL HARDWARE IN WETWELL AND VALVE VAULT SHALL BE 316 STAINLESS STEEL.
5. SEE ELECTRICAL SHEETS FOR ADDITIONAL DETAILS.
6. NO UNI-FLANGE OR DRESSER COUPLING IN WET WELL.
7. ALL PIPE CONNECTIONS TO BE FLANGED PRESSURE CLASS 350 DIP UNLESS OTHERWISE NOTED.
8. PROVIDE S.S. "O" OR "D" RINGS @ 5' INTERVALS ON ALL LIFT CHAINS.
9. ALL PENETRATIONS INTO PRECAST STRUCTURES SHALL BE DONE BY CORE DRILLING AND PIPES SHALL BE SEALED WITH NON-SHRINK GROUT, LINK-SEALS OR OTHER APPROVED MEANS TO MAKE A WATER TIGHT SEAL.
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13. ALL PUMPS AND CONTROL PANELS SHALL BE MANUFACTURED BY FLYGT.

PRELIMINARY
NOT APPROVED FOR CONSTRUCTION

NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 024499 CHRISTOPHER W. HAFF

SEAL NOT VALID UNLESS SIGNED AND DATED

No.	Revision	Date	By

Designer CNH	Scale AS SHOWN
Drawn By CNH	Date JUNE 2016
Checked By JJW	Job No. 2080976.20

BEAUFORT EAST VILLAGE PHASE 1

Town of Beaufort Carteret County North Carolina

SECTION DETAIL

WithersRavenel
Engineers | Planners | Surveyors
115 MacKenan Drive | Cary, NC 27511 | t: 919.469.3340 | license #: C-0832 | www.withersravenel.com

Sheet No. PS-5

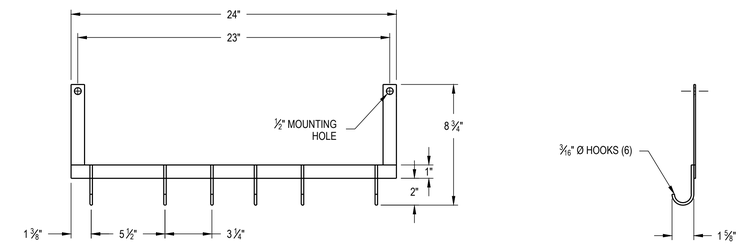
K:\081Off-0970\080976.20-Beaufort East Village Ph 1\CAD\Pump Station\PS-4 - PS-6 PS Plan and Section.dwg - Monday, June 19, 2017 11:16:01 AM - BRYD, JOSEPH

NOTES:

1. THE TRASH BASKET SYSTEM SHALL BE MODEL B1A AS MANUFACTURED BY HALLIDAY PRODUCTS, INC. OF ORLANDO, FLORIDA OR EQUAL.
2. THE TRASH BASKET SHALL BE OF THE PERFORATED SCREEN STYLE BASKET, HAVING 2" HOLES ON 3" CENTERS.
3. THE BASKET SHALL BE OF .080" ALUMINUM WITH ALUMINUM TRACKING ANGLES AS PART OF THE BASKET FRAME.
4. THE GUIDE RAILS SHALL BE EXTRUDED ALUMINUM CHANNELS SIZED TO FACILITATE EASY OPERATION OF THE BASKET.
5. AN ALUMINUM BASKET STOP SHALL BE SUPPLIED AT THE BOTTOM OF GUIDE RAIL ASSEMBLY.
6. BASKET HOIST CABLE TO BE 1/4" S.S. AND PERMANENTLY ATTACHED TO THE BASKET.

NOTES:

1. CABLE HANGER TO BE 316 STAINLESS STEEL.
2. CABLE HANGER SHALL BE SUPPLIED WITH 6 HOOKS.
3. CABLE HANGER CAN BE EITHER WALL OR ACCESS FRAME MOUNTED.

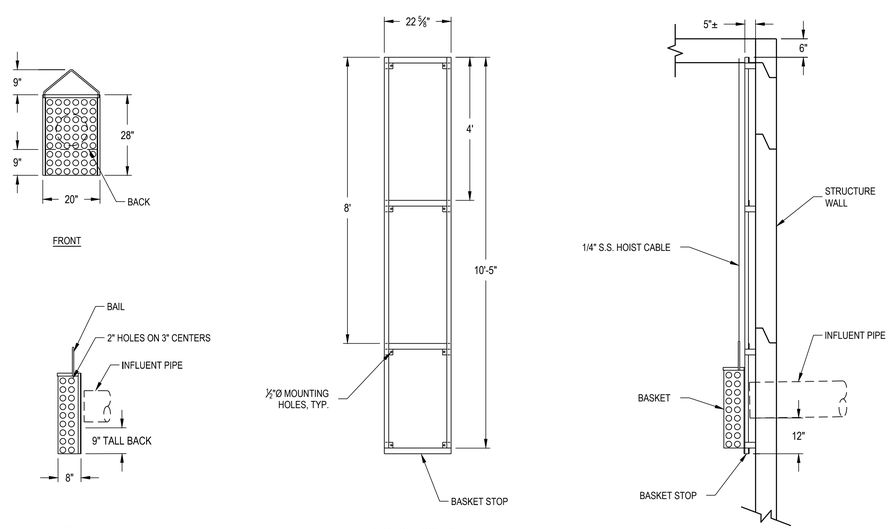


CABLE HANGER

N.T.S.

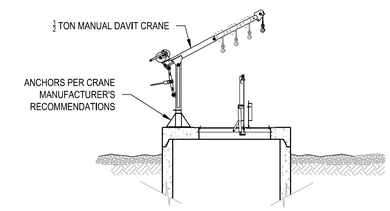
ASSEMBLED SECTION

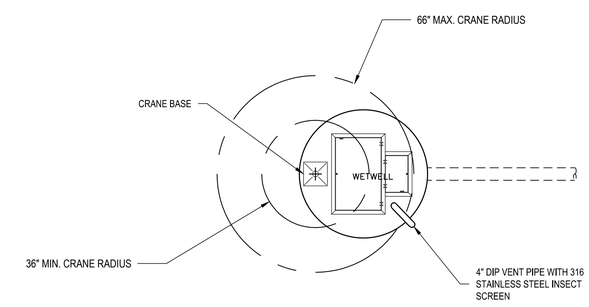
WALL SECTION



TRASH BASKET ASSEMBLY

N.T.S.





DAVIT CRANE

N.T.S.

PRELIMINARY
NOT APPROVED FOR CONSTRUCTION

NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 024420 CHRISTOPHER N. HUE

SEAL NOT VALID UNLESS SIGNED AND DATED

No.	Revision	Date	By

Designer CNH	Scale AS SHOWN
Drawn By CNH	Date JUNE 2016
Checked By JJW	Job No. 2080976.20

BEAUFORT EAST VILLAGE PHASE 1

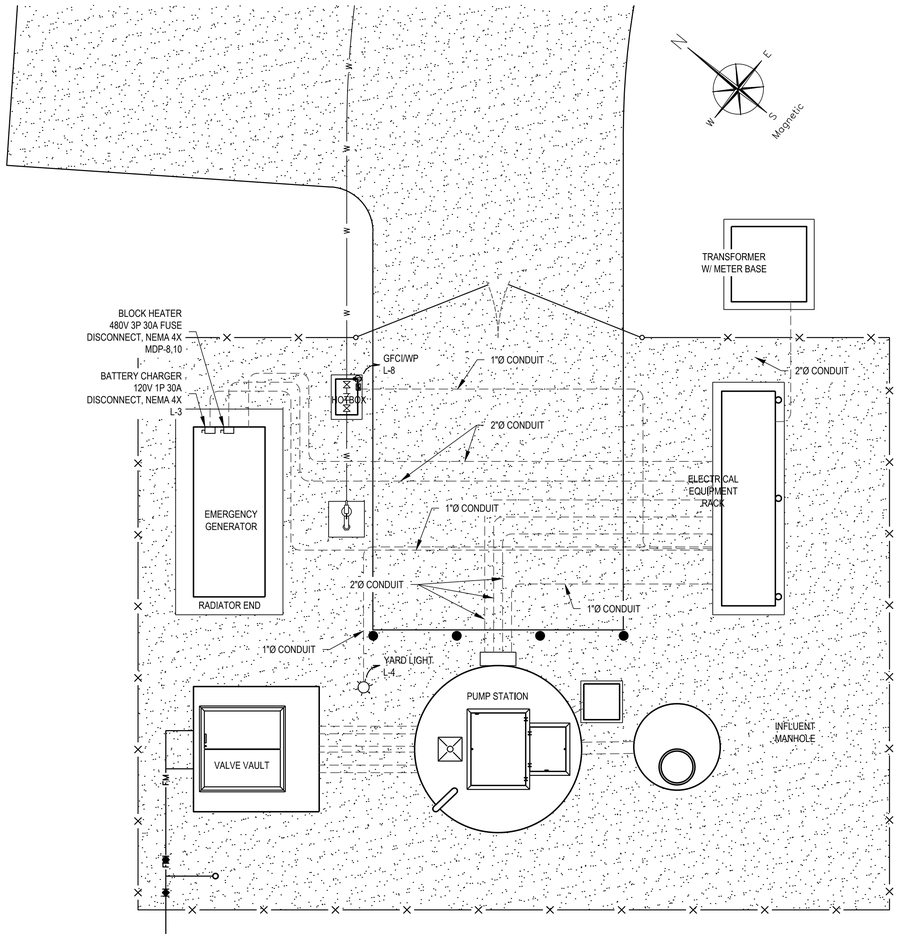
Town of Beaufort Carteret County North Carolina

DETAILS

WithersRavenel
Engineers | Planners | Surveyors
115 MacKenan Drive | Cary, NC 27511 | t: 919.469.3340 | license #: C-0832 | www.withersravenel.com

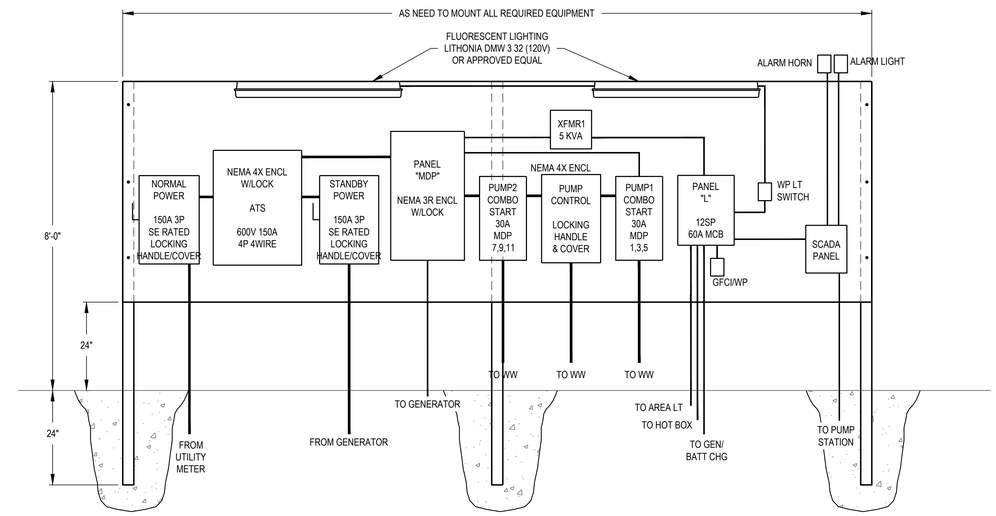
Sheet No.
PS-6

K:\080_Beaufort East Village Ph 1\CAD\SWMP STATION\PS-4 - PS-6 PS Plan and Section.dwg - Monday, June 19, 2017 11:16:09 AM - BOYD, JOSEPH



SITE ELECTRICAL LAYOUT

NOT TO SCALE

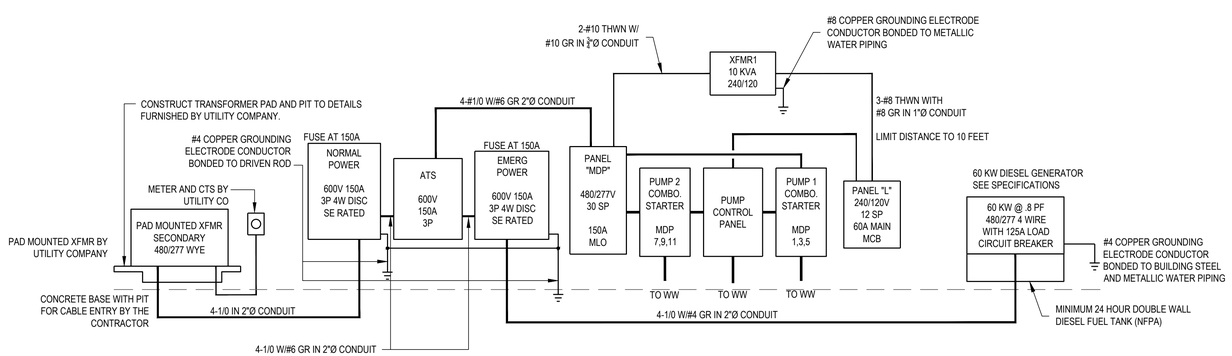


ELECTRICAL SERVICE ARRANGEMENT - FRONT VIEW

NOT TO SCALE

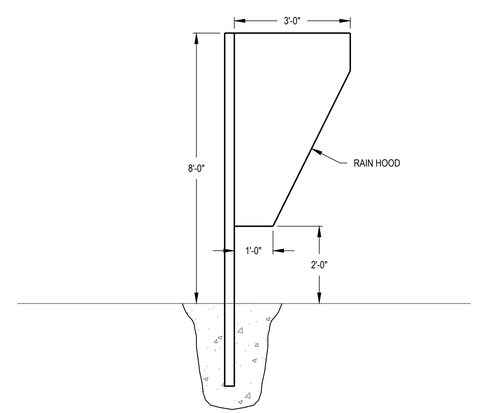
NOTES:

1. ALL DISCONNECTS SHALL BE HEAVY DUTY.
2. MINIMUM NEMA 4X RATING ON ENCLOSURES.
3. SEE SHEET PS-7 FOR ELECTRICAL NOTES.



ELECTRICAL RISER SCHEMATIC DIAGRAM

NOT TO SCALE



ELECTRICAL SERVICE ARRANGEMENT - SIDE VIEW

NOT TO SCALE

D.N. Kisley P.E.

115 MacKenan Drive
Cary, NC 27511
Phone: 460-9091

PRELIMINARY
NOT APPROVED FOR CONSTRUCTION

SEAL NOT VALID UNLESS SIGNED AND DATED

ELECTRICAL DESIGN

No.	Revision	Date	By

Designer CNH	Scale AS SHOWN
Drawn By CNH	Date JUNE 2016
Checked By JJW	Job No. 2080976.20

BEAUFORT EAST VILLAGE PHASE 1

Town of Beaufort Carteret County North Carolina

PUMP STATION ELECTRICAL PLAN & DETAILS

WithersRavenel
Engineers | Planners | Surveyors
115 MacKenan Drive | Cary, NC 27511 | t: 919.469.3340 | license #: C-0832 | www.withersravenel.com

Sheet No.
PS-7

K:\080 08-09\70\080976.20-Beaufort East Village Ph 1\CAD\Plan\PS7\PS7-7 - PS-8 PS Electrical.dwg - Monday, June 19, 2017 11:16:34 AM - BOYD, JOSEPH

Panel Schedule: PANEL"MDP" 3 Phase 4 Wire Voltage LL: 480 Voltage LG: 277

OC Devices: BREAKERS Device Family: BOLT ON Mounting: SURFACE Enclosure: NEMA 4X
Comments: 30 SPACE MAIN LUGS Bus Rating: 150A Available Fault Duty: 65 KA 3 Phase

CKT NO	DESCRIPTION/ LOCATION	*LOAD TYPE	*CRITERIA EA	QTY	DEM	TOTAL VA	REMARKS	DEVICE AMPS	P	PH	DEVICE AMPS	P	REMARKS	TOTAL VA	*LOAD TYPE	*CRITERIA EA	QTY	DEM	DESCRIPTION/ LOCATION	CKT NO
01	PUMP 1 COMBO STARTER 10HP	MTR			9	4850	3 #10 W/ #10 GR	25	3	A	30	2	2 #8 W/ #10 GR	3000	BUS#			3	$$XFMR1PRIM	02
03					9	4850				B			2 #8 W/ #10 GR	3000	BUS#			3	$$XFMR1PRIM	04
05					9	4850				C										06
07	PUMP 2 COMBO STARTER 10HP	MTR			9	3900	3 #10 W/ #10 GR	25	3	A	30	2	2 #10 W/ #10 GR	1500	MTR			9	BLOCK HEATER	08
09					9	3900				B				1500				9		10
11					9	3900				C										12
13										A										14
15										B										16
17										C										18
19										A										20
21										B										22
23										C										24
25										A										26
27										B										28
29										C										30

ENDUSE LOADS: PHASE A VA 13,250 PHASE B VA 13,250 PHASE C VA 13,250
TOTAL LOADS: DESIGN KVA 13.2 13.2 13.2
DESIGN FLA 48A 48A 48A

Panel Schedule PANEL "L" 3 Phase 4 Wire Voltage LL: 240 Voltage LG: 120
OC Devices: BREAKERS Device Family: BOLT ON Mounting: SURFACE Enclosure: NEMA 4X
Comments: 12 SPACE 60 MCB Bus Rating: 60A Available Fault Duty: 16KA 1 Phase

CKT NO	DESCRIPTION/ LOCATION	*LOAD TYPE	*CRITERIA EA	QTY	DEM	TOTAL VA	REMARKS	DEVICE AMPS	P	PH	DEVICE AMPS	P	REMARKS	TOTAL VA	*LOAD TYPE	*CRITERIA EA	QTY	DEM	DESCRIPTION/ LOCATION	CKT NO
01	DIALER/SCADA	GEN			1	500	2#12 W/#12GR	20	1	A	20	1	2#12W #12GR	1000	RECP			3	RECEPTACLES	02
03	BATTERY CHARGER	GEN			1	1500	2#12 W/#12GR	20	1	B	20	1	2#12W #12GR	500	LTS			1	YARD LIGHT	04
05	PUMP CONTROL PANEL	GEN			1	500	2#12 W/#12GR	20	1	A	20	1	2#12W #12GR	500	LTS			1	SHELTER LIGHT	06
07										B	20	1	2#12W #12GR	1000	LTS			1	HOT BOX	08
09										A										10
11										B										12

END USE LOADS: PHASE A VA 3,000 PHASE B VA 3,000
TOTAL LOADS: DESIGN KVA 3.0 3.0
DESIGN FLA 25.0 25.0

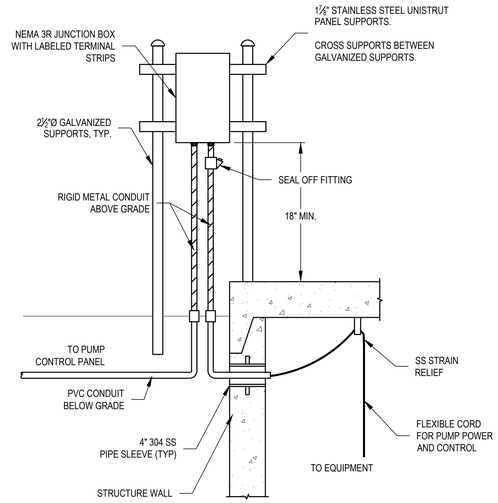
PS=PUMP STATION VENDOR
GS=GENERATOR/ATS SUPPLIER
EC=ELECTRICAL CONTRACTOR

CBOX Channel	Alarm Type	Alarm Status for Circuit	Wire Color Cable 1	Wire Color Cable 2	Responsible Party	
1	HIGH LEVEL ALARM	CLOSED	RED	RED	FURNISH	PS
					INSTALL	EC
2	LOW LEVEL ALARM	CLOSED	WHITE		FURNISH	PS
					INSTALL	EC
3	PUMP #1 HIGH TEMP	CLOSED	BLACK		FURNISH	PS
					INSTALL	EC
4	PUMP #2 HIGH TEMP	CLOSED	GREEN		FURNISH	PS
					INSTALL	EC
5	PUMP#1-SEAL FAILURE	CLOSED	BLACK		FURNISH	PS
					INSTALL	EC
6	PUMP#2-SEAL FAILURE	CLOSED	BLUE		FURNISH	PS
					INSTALL	EC
7	PUMP #1 RUN FAILURE	CLOSED		RED	FURNISH	GS
					INSTALL	EC
8	PUMP #2 RUN FAILURE	CLOSED		BLACK	FURNISH	GS
					INSTALL	EC
9	GENERATOR RUNNING NO ALARMS	CLOSED		BROWN	FURNISH	GS
					INSTALL	EC
10	GENERATOR START FAIL	OPEN		WHITE	FURNISH	GS
					INSTALL	EC
11	POSITION SWITCH ON ATS STATION ON COMMERCIAL POWER	OPEN		BLUE	FURNISH	GS
					INSTALL	EC

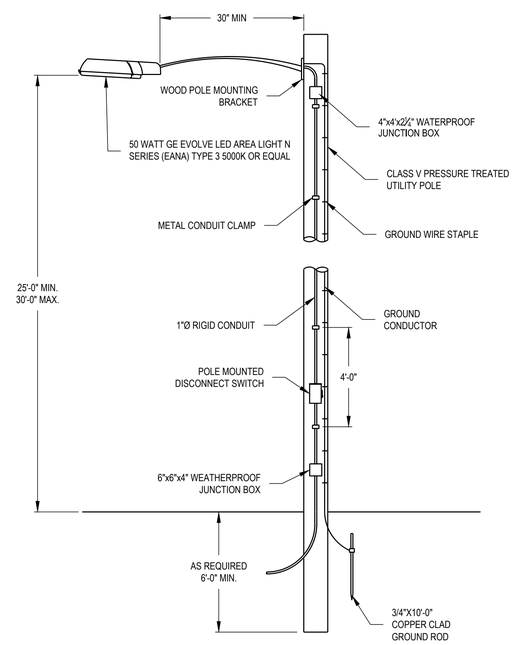
NOTES:

JB ABOVE GROUND JUNCTION BOX TO JOIN EQUIPMENT BRANCH CIRCUIT TO FLEXIBLE LEADS. BOX TO BE WATER PROOF. SEAL FLEXIBLE CABLE ENTRY INTO BOX WITH SEALOFF FITTING (GAS TIGHT). INSTALL KELLUMS CORD GRIPS AT TOP OF STRUCTURES TO SUPPORT VERTICAL SECTIONS OF EQUIPMENT FEED CABLE.

JBC ABOVE GROUND JUNCTION BOX TO JOIN EQUIPMENT CONTROLS TO FLEXIBLE CONTROL WIRE. INSTALL ADEQUATE SIZED WATERTIGHT PVC CONDUIT BELOW GRADE TO EQUIPMENT CONTROL PANELS AS REQUIRED.



JUNCTION BOX
NOT TO SCALE



LIGHT POLE DETAIL
NOT TO SCALE

NOTES:

1. CONTRACTOR SHALL PROVIDE A COMPLETE SET OF SHOP DRAWINGS FOR ENGINEERS APPROVAL.
2. ALL ELECTRICAL WORK SHALL CONFORM TO LATEST NATIONAL, STATE AND LOCAL CODES AND REQUIREMENTS.
3. THE ELECTRICAL COMPONENTS WERE DESIGNED BASED ON PUMP MOTORS WITH A RATING OF 10-HP WITH ACROSS THE LINE STARTERS.
4. PUMPS TO HAVE STAGGERED START SO THAT ONLY 1 PUMP CAN BE STARTED AT ANY 1 TIME WITH A MINIMUM 5 SECOND ADJUSTABLE DELAY.
5. CONTRACTOR SHALL COORDINATE AND PAY FOR ELECTRICAL SERVICE AND TRANSFORMER TO BE INSTALLED BY UTILITY COMPANY.
6. OVERCURRENT DEVICES SHALL BE READILY ACCESSIBLE AND SHALL BE INSTALLED SO THAT THE CENTER OF THE GRIP OF THE OPERATING HANDLE OF THE SWITCH OR CIRCUIT BREAKER, WHEN IN IT'S HIGHEST POSITION, IS NOT MORE THAN 5'-6" ABOVE FFE OF EQUIPMENT PAD. A PERMANENT WORKING PLATFORM COMPLETE WITH STEPS AND HANDRAILS MAY BE REQUIRED AND SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AT NO ADDITIONAL COST TO OWNER. THE PLATFORM MUST COMPLY WITH ALL OSHA REQUIREMENTS.
7. THE GENERATOR SHALL INCLUDE A SOUND ATTENUATING ENCLOSURE AND HOSPITAL GRADE SILENCER. THE GENERATOR SHALL HAVE A SOUND RATING OF LESS THAN 70 DBA AT A DISTANCE OF 7 METERS FROM THE OPERATING EQUIPMENT.
5. CONTRACTOR TO PROVIDE FUEL FOR TESTING THE GENERATOR. THE FUEL TANK SHALL BE TOPPED OFF AFTER ACCEPTANCE OF THE STATION.
6. ALL ABOVE GRADE CONDUIT SHALL BE RIGID METALLIC. MEYERS HUBS SHALL BE USED AT ALL PANEL CONNECTIONS.
10. CONDUIT NUMBER AND SIZE ARE APPROXIMATE. CONTRACTOR TO VERIFY CONDUIT SIZE AND ENSURE ITS ADEQUACY FOR ITS INTENDED PURPOSE.
11. EACH CONDUIT FROM WET WELL MUST HAVE A SEAL OFF BEFORE ENTERING A NEMA 4X 316 STAINLESS STEEL JUNCTION BOX.
12. USE NON-HARDENING MATERIAL IN CONDUIT SEALS ENTERING JUNCTION BOX.
13. BOTTOM OF JUNCTION BOX(ES) SHALL BE A MINIMUM 18" ABOVE GROUND LEVEL.
14. ALL ENCLOSURES SHALL BE NEMA 3R S.S. OR BETTER.
15. ALL DISCONNECTS SHALL BE HEAVY DUTY.
16. ALARM HORN AND LIGHT ARE ACTIVATED ANYTIME THE TELEMETRY INITIATES AN ALARM. SILENCER FOR ALARM HORN SHALL BE LOCATED IN PUMP CONTROL PANEL.
17. CONTROL PANEL SHALL BE INSTALLED WITH AUTOMATIC ALARM DIALER MEETING TOWN OF BEAUFORT SPECIFICATIONS.
18. ALL FIELD WIRING AND CONNECTIONS BETWEEN PUMPS AND FLOAT SWITCHES AND CONTROL PANEL BY CONTRACTOR.
19. ALL TRANSFORMERS ARE THREE PHASE GENERAL PURPOSE DRY TYPE FOR OUTDOOR USE UNLESS OTHERWISE NOTED.
20. FURNISH AND INSTALL SUITABLY SIZED EQUIPMENT GROUNDING CONDUCTORS IN ALL FEEDERS AND BRANCH CIRCUITS.
21. SOLIDLY GROUND ALL TRANSFORMERS TO DRIVEN ROD(S). ALL DISCONNECTS SHALL BE RATED FOR THE VOLTAGE OF THE SYSTEM IN WHICH THEY ARE INSTALLED AND SHALL BE HEAVY DUTY FUSIBLE TYPE UNLESS NOTED.
22. PANEL LAYOUT IS SCHEMATIC ONLY. CONTRACTOR SHALL DETERMINE LENGTH AND HEIGHT OF ELECTRICAL EQUIPMENT RACK, PROVIDED DIMENSIONS ARE FOR REFERENCE ONLY. MAINTAIN 4" MIN. CLEARANCE BETWEEN PANELS AND WEATHER HOOD SIDES.
23. EQUIPMENT RACK BACKING PLATE TO BE $\frac{1}{4}$" THICK ALUMINUM. MOUNT TO 4-INCH GALVANIZED STEEL POSTS WITH STAINLESS STEEL NUT, BOLTS, AND WASHERS.
24. ELECTRICAL EQUIPMENT SHALL BE MOUNTED TO THE ALUMINUM BACKING PLATE WITH NYLON SPACERS & STAINLESS STEEL NUTS, BOLTS & WASHERS.
25. ALL POSTS EMBEDDED IN CONCRETE SHALL BE COATED WITH BITUMINOUS PAINT.
26. NO EQUIPMENT SHALL BE MOUNTED LESS THAN 36" ABOVE FINISHED GRADE. MINIMUM CLEARANCE FROM WORK LIGHT TO STANDING PAD SHALL BE 7'-6".
27. NO PANELS SHALL EXTEND BEYOND BACK PANEL.

D.N. Kisley P.E.

115 MacKenan Drive
Cary, NC 27511
Phone: 460-9091

PRELIMINARY
NOT APPROVED FOR CONSTRUCTION

NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 25341 DONALD NICHOLAS KISLEY

SEAL NOT VALID UNLESS SIGNED AND DATED

ELECTRICAL DESIGN

No.	Revision	Date	By

Designer CNH	Scale AS SHOWN
Drawn By CNH	Date JUNE 2016
Checked By JJW	Job No. 2080976.20

BEAUFORT EAST VILLAGE PHASE 1
Town of Beaufort Carteret County North Carolina

PUMP STATION ELECTRICAL PLAN & DETAILS

WithersRavenel
Engineers | Planners | Surveyors
115 MacKenan Drive | Cary, NC 27511 | t: 919.469.3340 | license #: C-0832 | www.withersravenel.com

Sheet No. PS-8

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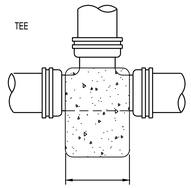
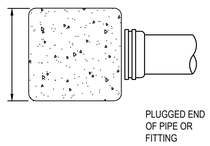


PIPE	AREA AGAINST UNDISTURBED SOIL
2"	1'-0" x 1'-0"
4"	1'-2" x 1'-2"
6"	1'-6" x 1'-6"
8"	1'-9" x 1'-9"
10"	2'-2" x 2'-2"
12"	2'-8" x 2'-8"

PLACE 20 GA. GALV. SHEET BETWEEN PLUG AND BLOCKING



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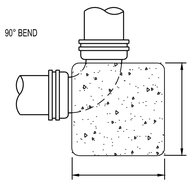
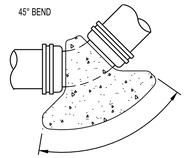
6"	1'-6" x 1'-6"
8"	1'-9" x 1'-9"
10"	2'-2" x 2'-2"
12"	2'-8" x 2'-8"

90° BEND



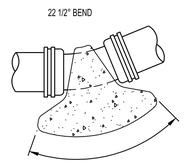
PIPE	AREA AGAINST UNDISTURBED SOIL
2"	1'-0" x 1'-0"
4"	1'-0" x 1'-0"
6"	1'-3" x 1'-3"
8"	2'-0" x 2'-0"
10"	2'-6" x 2'-6"
12"	3'-0" x 3'-0"

45° BEND



PIPE	AREA AGAINST UNDISTURBED SOIL
2"	1'-0" x 1'-0"
4"	1'-0" x 1'-0"
6"	1'-3" x 1'-3"
8"	1'-6" x 1'-6"
10"	2'-0" x 2'-0"
12"	2'-3" x 2'-3"

22 1/2° BEND



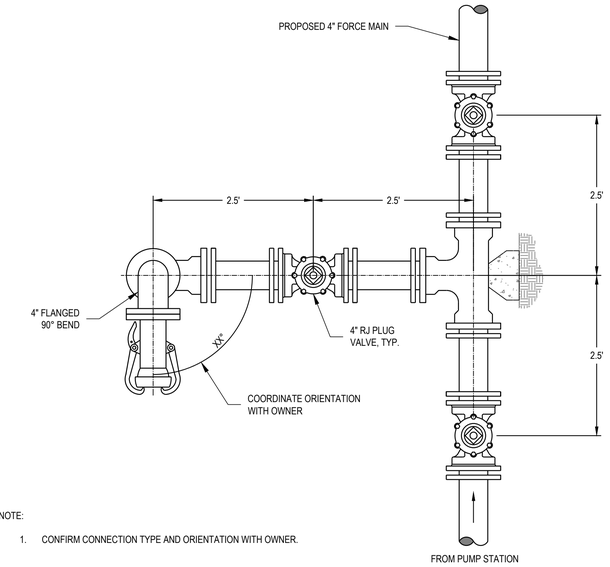
PIPE	AREA AGAINST UNDISTURBED SOIL
2"	1'-0" x 1'-0"
4"	1'-0" x 1'-0"
6"	1'-0" x 1'-0"
8"	1'-2" x 1'-2"
10"	1'-6" x 1'-6"
12"	1'-8" x 1'-8"

NOTES:

1. EITHER CONCRETE THRUST BLOCKING OR MECHANICAL RESTRAINTS ARE TO BE USED WHERE THERE IS A FITTING AND CHANGE OF LINE SIZE.
2. CONCRETE SHALL HAVE A MINIMUM 28-DAY COMPRESSIVE STRENGTH OF 3,000 PSI.
3. NO CONCRETE SHALL BE PLACED ON PIPE JOINT.
4. HEAVY DUTY PLASTIC SHALL BE WRAPPED AROUND JOINT WHERE CONCRETE BLOCKING IS USED.
5. PIPING LESS THAN 2" IN DIAMETER SHALL HAVE THE SAME REQUIREMENTS AS 2" DIAMETER PIPE.

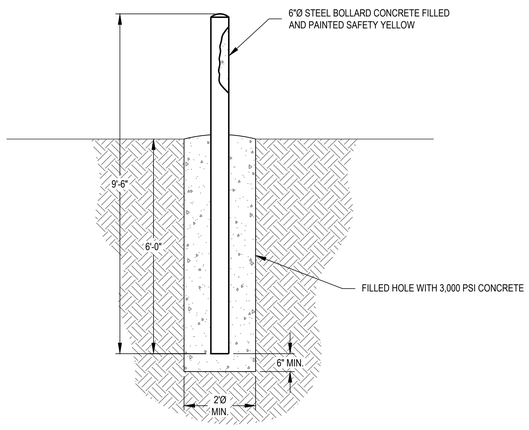
CONCRETE THRUST BLOCKING

NOT TO SCALE



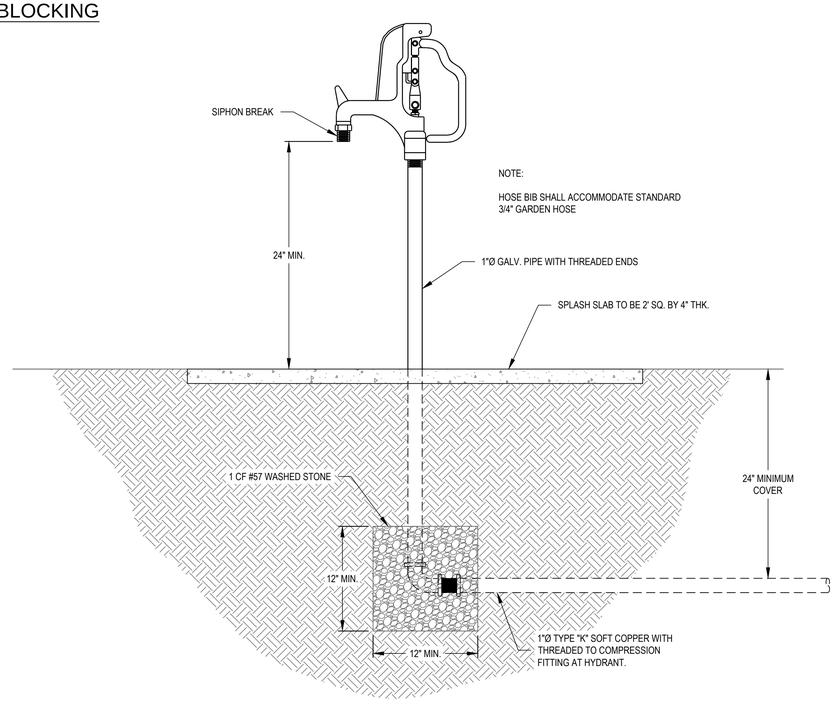
NOTE:

1. CONFIRM CONNECTION TYPE AND ORIENTATION WITH OWNER.



BOLLARD

NOT TO SCALE

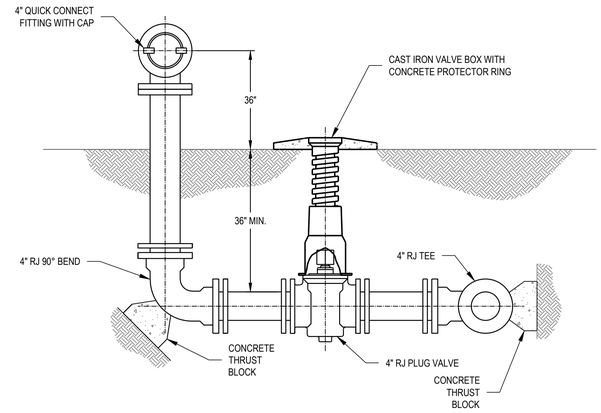


NOTE:

HOSE BIB SHALL ACCOMMODATE STANDARD 3/4" GARDEN HOSE

YARD HYDRANT - NONFREEZE TYPE

NOT TO SCALE



EMERGENCY BYPASS CONNECTION DETAIL

NOT TO SCALE

PRELIMINARY
NOT APPROVED FOR CONSTRUCTION

NORTH CAROLINA PROFESSIONAL SEAL 024212 ENGINEER CHRISTOPHER R. HAYES

SEAL NOT VALID UNLESS SIGNED AND DATED

No.	Revision	Date	By

Designer CNH	Scale AS SHOWN
Drawn By CNH	Date JUNE 2016
Checked By JJW	Job No. 2080976.20

BEAUFORT EAST VILLAGE PHASE 1

Town of Beaufort Carteret County North Carolina

PUMP STATION
MISCELLANEOUS DETAILS

WithersRavenel
Engineers | Planners | Surveyors
115 MacKenan Drive | Cary, NC 27511 | t: 919.469.3340 | license #: C-0832 | www.withersravenel.com

Sheet No.
PS-9

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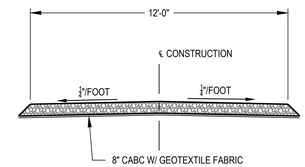
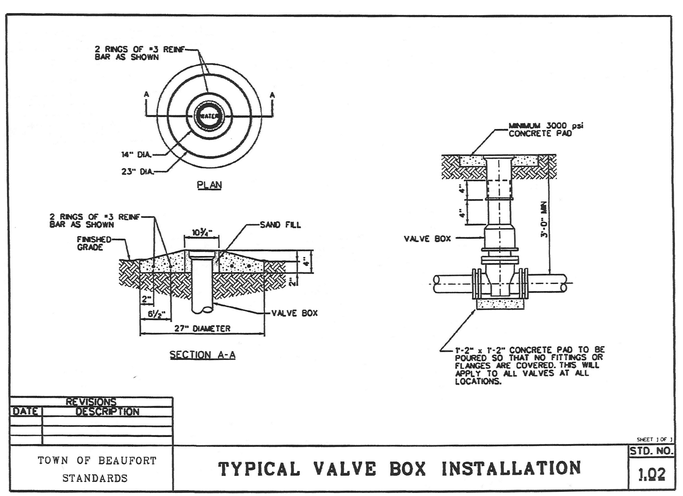
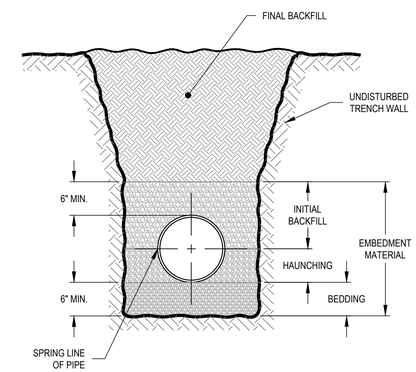


ACCESS DRIVE SECTION

NOT TO SCALE





TRENCH CROSSING SECTION

NOTES:

1. FOR FLEXIBLE PIPE EMBEDMENT MATERIAL MAY BE EITHER CLASS I OR CLASS II.
2. FOR SEMI-RIGID PIPE, EMBEDMENT MATERIAL MAY BE CLASS I, CLASS II OR CLASS III.
3. EMBEDMENT MATERIAL SHALL BE COMPACTED TO A MINIMUM OF 90% STANDARD PROCTOR DENSITY FOR CLASS I AND CLASS II MATERIALS, AND A MINIMUM OF 95% STANDARD PROCTOR DENSITY FOR CLASS III.

BEDDING FOR FLEXIBLE PIPE

NOT TO SCALE

PRELIMINARY
NOT APPROVED FOR CONSTRUCTION

NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 024420 CHRISTOPHER N. HUFF

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No.	Revision	Date	By

Designer CNH	Scale AS SHOWN
Drawn By CNH	Date JUNE 2016
Checked By JJW	Job No. 2080976.20

BEAUFORT EAST VILLAGE PHASE 1

Town of Beaufort Carteret County North Carolina

PUMP STATION
MISCELLANEOUS DETAILS

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Sheet No.
PS-10

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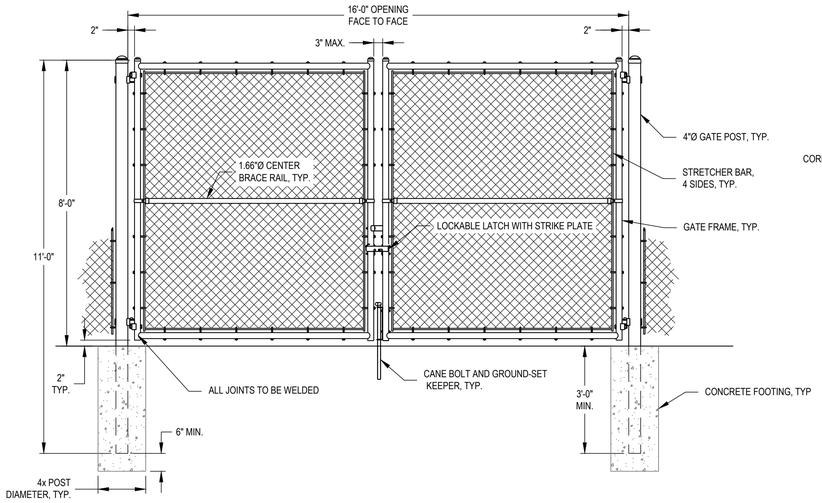
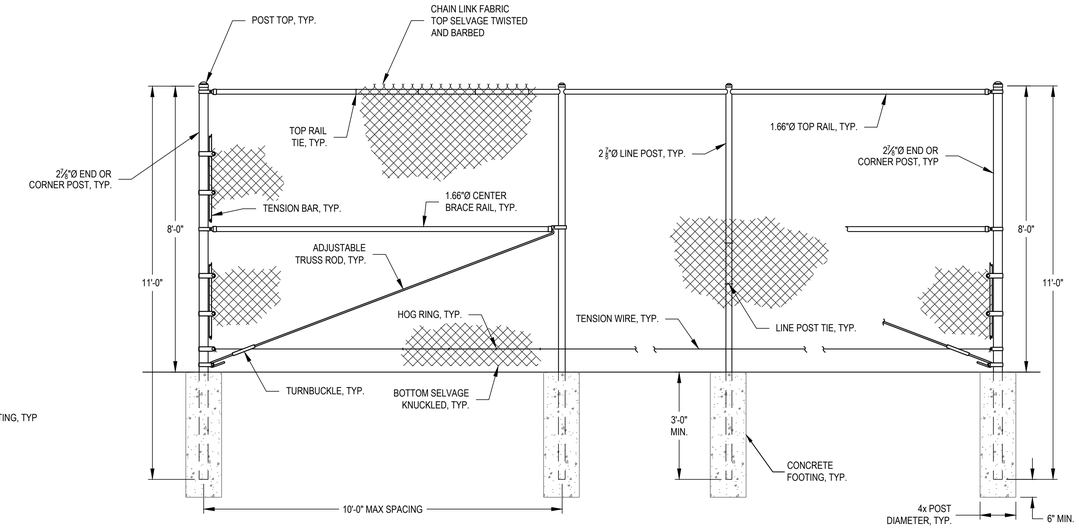


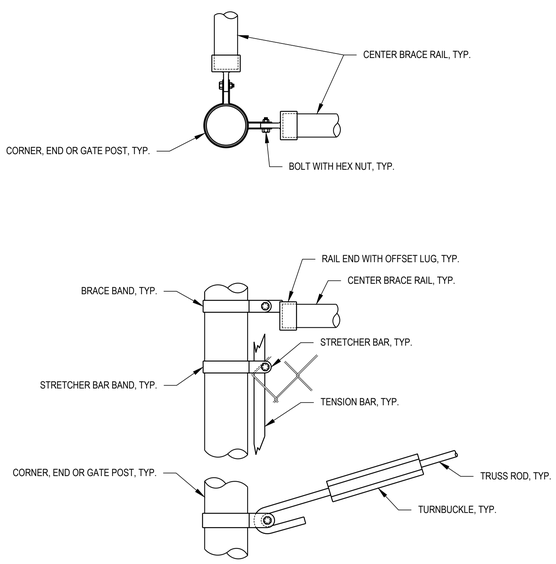


NOTES:

1. FENCE FABRIC, POSTS AND HARDWARE SHALL BE GALVANIZED AND VINYL COATED.
2. FENCE SHALL BE PROVIDED WITH VINYL SCREENING SLATS.
3. SEE PROJECT MANUAL FOR MATERIAL AND COMPONENT SPECIFICATIONS.

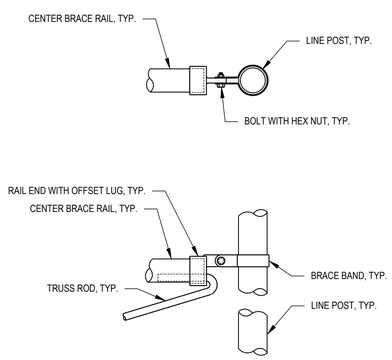
CHAIN LINK FENCE DETAIL

NOT TO SCALE



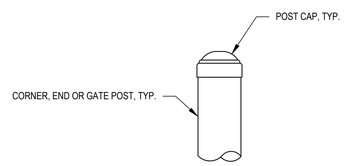
END, CORNER AND GATE POST

NOT TO SCALE



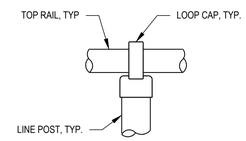
LINE POST

NOT TO SCALE



CORNER POST

NOT TO SCALE



ROUND TERMINAL POST

NOT TO SCALE

PRELIMINARY
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NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 024420 CHRISTOPHER N. JUE

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No.	Revision	Date	By

Designer CNH	Scale AS SHOWN
Drawn By CNH	Date JUNE 2016
Checked By JJW	Job No. 2080976.20

BEAUFORT EAST VILLAGE PHASE 1

Town of Beaufort Carteret County North Carolina

PUMP STATION
MISCELLANEOUS DETAILS

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Sheet No.
PS-11

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Town of Beaufort, NC

Board of Commissioners
Virtual Work Session
6:00 PM – Monday, April 12, 2021

AGENDA CATEGORY: Discussion and Consideration

SUBJECT: Beaufort Harbor and Waterways Master Plan Advisory Committee

BRIEF SUMMARY:

As discussed at the February 2020 Town Board retreat, a comprehensive harbor and waterways master plan is needed to address water quality, harbor management, the expiration of the current Beaufort Docks and National Park Service leases in 2024, the possible development of a mooring field, and how such items impact the timing of the replacement of the Front Street bulkhead and boardwalk.

At this year's Town Board retreat it was decided that an advisory committee should be appointed to assist in the effort. This committee will engage the public and work with the town's staff and consultant to advise the Board of Commissioners during the formation of a Beaufort Harbor & Waterways Master Plan.

The Board also discussed preparation of an updated application for appointments to boards and committees, including a question related to applicants' "connection" to Beaufort. There was consensus that there should not be a residency requirement for all appointees to this committee, and that there should be full disclosure of any potential financial implications for members.

At the March 22, 2021 Virtual Work Session, the Board recommended the Beaufort Harbor & Waterways Master Plan Advisory Committee be comprised of six members, with the term limits being set for the duration of the project. The Board unanimously agreed to follow the normal process for advertisement, recruitment, and appointment of the six new/vacant positions. In addition, the Board directed staff to begin working with Moffit and Nichols on a consulting contract.

A revised description of the committee' background, charge, and composition is attached.

REQUESTED ACTION:

The Manager recommends that the Board discuss and review the draft charge/composition document for the Beaufort Harbor and Waterways Master Plan Advisory Committee and provide direction to staff.

EXPECTED LENGTH OF PRESENTATION:

15 minutes

SUBMITTED BY:

John Day, Town Manager &

Allen Coleman, Town Clerk-Assistant to the Town Manager

BUDGET AMENDMENT REQUIRED:

N/A

Beaufort Harbor & Waterways Master Plan
Advisory Committee

Beaufort is largely defined by the waters around it – Beaufort Inlet, Taylors Creek, Town Creek, Turner Creek, Back Sound. Beaufort's economy has been dependent on these waters for its economy ever since its founding. At first for merchants and fishing, and now mostly for tourism, travel, and recreation.

Because of the town's dependence on these waters, it is important that it manage this resource, and the infrastructure in and around them, in a sustainable fashion that supports the town's economy.

Beaufort, NC Harbor

To effectively address the many issues coming to bear on the town's waters over the next few years in a coordinated fashion that supports a positive outcome for Beaufort's residents and visitors, the Beaufort Board of Commissioners establishes the *Beaufort Harbor & Waterways Master Plan Advisory Committee*. This committee will engage the public and work with the town's staff and consultant to advise the Board of Commissioners during the formation of a Beaufort Harbor & Waterways Master Plan.

The following elements, among others that may be identified during the process, should be addressed, coordinated, and integrated in the Master Plan:

1. Environmentally sensitive areas (examples follow)
    a. Best practices for reduction of black water and grey water
    b. Best practices for reduction of marine debris
    c. Protection of the Rachel Carson Reserve
2. Consideration of establishing a mooring field in Taylors Creek and Town Creek (harbor of refuge)
3. Disposition of the Beaufort Docks (the current lease expires in 2024)
4. Disposition of the National Park Service lease for the Town Hall Information Center and ferry concessionaire docks (the lease expires in 2024)
5. Reconstruction of the Front Street bulkhead between Turner and Queen Streets.
6. Reconstruction of the Front Street boardwalk
7. A dredging plan (which includes plans for the necessary environmental assessments)
8. Suggested amendments to the Navigable Waters Ordinance
9. Opportunities for public access

The Beaufort Harbor & Waterways Master Plan Advisory Committee will be comprised of six members, with the term limits being set for the duration of the project. The Board will follow the normal process for advertisement, recruitment, and appointment of the six new/vacant positions. The Committee will meet at least monthly, with a goal of holding its first meeting within three weeks of appointments.

The town has $40,000 appropriated in FY2021 to hire a consulting firm to assist in preparation of the Beaufort Harbor & Waterways Master Plan and expects to contract with Moffatt and Nichol.

Committee Timeline – *Proposed*

APRIL 2021
Form Committee Description, Set Composition and Advertise Vacancies

MAY 2021
Continue to Advertise Vacancies/Review Applications at Work Session

JUNE 2021
Appoint Members

JULY 2021
Committee Meetings Begin