



## **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](http://www.beaufortnc.org)

### **Town of Beaufort Planning Board Regular Meeting 6:00 PM Monday, June 20, 2022 - Train Depot, 614 Broad Street, Beaufort, NC 28516 Monthly Meeting**

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#### **Call to Order**

#### **Roll Call**

#### **Agenda Approval**

#### **Minutes Approval**

- [1.](#) PB Draft Minutes 05.16.22

#### **Public Comment**

#### **Public Hearing**

- [1.](#) Pollock Street

#### **New Business**

- [1.](#) Case # 22-12 AA Storage Site Plan.
- [2.](#) Case # 22-13 Preliminary Plat – 1791 Live Oak
- [3.](#) Case #22-16 Special Use Permit for a Mini-Storage facility at 1791 Live Oak Street

#### **Commission / Board Comments**

#### **Staff Comments**

#### **Adjourn**



## **Town of Beaufort, NC**

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### **Town of Beaufort Planning Board Regular Meeting 6:00 PM Monday, May 16, 2022 - Train Depot, 614 Broad Street, Beaufort, NC 28516 Minutes**

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#### **Call to Order**

Chair Neve called the May 16, 2022 Planning Board meeting to order at 6:00 p.m.

#### **Roll Call**

Chair Neve asked Secretary Anderson to conduct a roll call.

In attendance: Chair Neve, Vice Chair Merrill, Member Bowler, Member LoPiccolo, Member Meelheim, Member Vreugdenhil

Secretary Anderson declared a quorum present.

Also present for the meeting were Town Attorney Arey Grady, Kyle Garner, and Laurel Anderson.

#### **Agenda Approval**

Chair Neve asked if there were any changes to the Agenda and hearing none, he asked for a motion.

*Vice-Chair Merrill made the motion to approve the agenda as presented and Member Bowler made the second. Chair Neve took a vote that was unanimous.*

*Voting yea: Chair Neve, Vice-Chair Merrill, Member Bowler, Member LoPiccolo, Member Meelheim, Member Vreugdenhil*

#### **Minutes Approval**

##### **1. PB Draft Minutes for 4.18.22**

Chair Neve asked if there were any changes to the Minutes from the April 18, 2022 meeting and hearing none, he asked for a motion.

*Member Meelheim made the motion to approve the minutes and Member LoPiccolo made the second. Chair Neve took a vote that was unanimous.*

*Voting yea: Chair Neve, Vice-Chair Merrill, Member Bowler, Member LoPiccolo, Member Meelheim, Member Vreugdenhil*

## Public Comment

Chair Neve opened public comments and explained that there would be two opportunities to comment. The second opportunity would be the continuation of the public hearing of the rezoning of 801 Mulberry Street, and he stated that those who had not spoken yet on that item would be able to comment when the public hearing was reopened. For those who wanted to speak on other items, public comment was available at the present time.

Robert Harper, 1020 Broad St Beaufort NC, spoke regarding the bike/pedestrian plan and stated that he would speak further during the public hearing.

The following spoke against the proposed Salt Wynd subdivision:

Harriett Altman, 103 Leonda Dr, Beaufort NC

Logan Louis, 900 Cedar St, Beaufort NC

Jud Kenworthy, 109 Holly Ln, Beaufort NC

Lisa Rider, 114 Silver Circle Dr, Swansboro NC

Martha Kenworthy, 109 Holly Ln, Beaufort NC

Susan Schmitt, 1527 Ann St, Beaufort NC

Charlie Fernandez, 405 Steep Point Rd, Beaufort NC

Eric Remmington, attorney for the proposed Salt Wynd subdivision, spoke against the Board allowing public comments regarding Salt Wynd, objected to his client being asked to submit an Environmental Impact Statement, and asked for the Board to approve the project.

Daphne Littiken, 102 Stanton Rd, Beaufort NC spoke regarding flooding in Town Creek.

## Public Hearing

1. Rezone 801 Mulberry Street totaling 15.87 acres from TR to PUD With Master Plan & Special Use Permit

Chair Neve asked for a motion to re-open the continuation of the Public Hearing.

*Member Bowler made the motion to re-open the continuation of the Public Hearing. Member Meelheim made the second. Chair Neve took a vote that was unanimous.*

*Voting yea: Chair Neve, Vice-Chair Merrill, Member Bowler, Member LoPiccolo, Member Meelheim, Member Vreugdenhil*

Chair Neve then opened the floor for public comments pertaining to the public hearing.

Kate Allen, 410 Plantation Rd, Morehead City, pointed out that under current standards, the applicants could have planned for up to 128 dwelling units which was considerably more than what they had requested.

Robert Harper, 1020 Broad St, Beaufort NC, asked the Board to request the developers to provide an easement through the marshland on the north side of the property to allow the development of a bike/pedestrian trail, extending through Trestle Walk development across the property on Mulberry St to the intersection of Turner St/Hwy 70, across the marshland. The entire loop would be about two miles in distance.

Marji Rawson, 900 Cedar St, presented a slideshow on the history of the Turner St bridge and stormwater issues.

Susan Schmitt, 1527 Ann St, Beaufort NC, stated that the land north of Town Creek had been Quaker property and there were Quaker graves from the 1700's which were threatened by potential flooding.

Chair Neve asked if there were any other public comments and hearing none, asked for a motion to close the public hearing.

*Vice-Chair Merrill made the motion to close the Public Hearing and Member LoPiccolo made the second. Chair Neve took a vote that was unanimous.*

*Voting yea: Chair Neve, Vice-Chair Merrill, Member Bowler, Member LoPiccolo, Member Meelheim, Member Vreugdenhil*

Chair Neve asked Town staff if they had anything to add and hearing that they did not, asked the applicant if they would like to add anything further. Ron Cullipher, representing the applicant, stated that they would design according to the Town rules and regulations and would take into account the flood zone issues, and he asked that the Board approve their request for rezoning. Sammy Ballou, representing the developer, said that they agreed to the easement for the bike/pedestrian trail and they wanted to work with the Town.

Chair Neve then opened discussion among the Board members, who all agreed to move forward with the rezoning. Mr. Garner explained that with PUD rezoning no use is allowed as permitted by right and every use is a special use, so the developer had to list every use on their request. He further stated that the Board could ask for conditions to be placed for the developer to meet if approval was given.

*Member Vreugdenhil made the motion to approve the rezoning request and Vice-Chair Merrill made the second. Board Secretary Anderson took a vote that was unanimous.*

*Voting yea: Chair Neve, Vice-Chair Merrill, Member Bowler, Member LoPiccolo, Member Meelheim, Member Vreugdenhil*

*Vice-Chair Merrill made a motion to request the Board of Commissioners place the following conditions on the rezoning and Member Meelheim made the second:*

- 1. To maintain the density less than or equal to what was provided on the plan.*
- 2. To include a nature buffer with a pedestrian easement in accordance with the adopted Beaufort Bike/Pedestrian Plan.*
- 3. To request the plans for the Mixed-Use area duplexes be provided to the Planning Board for review regardless of total square footage, even if they fall below the threshold.*

*Chair Neve took a vote that was unanimous.*

*Voting yea: Chair Neve, Vice-Chair Merrill, Member Bowler, Member LoPiccolo, Member Meelheim, Member Vreugdenhil*

## Old Business

### 1. Preliminary Plat for Salt Wynd Preserve Phase I

Chair Neve explained the process to the public and stated that while the Board usually made recommendations to the Commissioners, in this case the Board was empowered to decide whether to approve or deny the preliminary plat, and that the Planning Board is bound by the subdivision ordinance as it currently exists, and the decision for approval or denial must be based solely on the standards explicitly set forth in the subdivision ordinance. If the Board denied approval, they must specify their reasons in writing and state where the request goes against the Land Development Ordinance. The Ordinance empowers the Board to request an Environmental Impact Statement but does not give any guidance or authority insofar as



how they can use the Statement in the decision-making process. Chair Neve further stated that the Board currently does not have the tools in the Subdivision Ordinance to base decisions on matters not set forth in the Ordinance. Once the CAMA process is complete, the revisions to the current Land Development Ordinance would be updated in a new Ordinance.

Chair Neve asked Town staff if they had anything to add and hearing that they did not, asked the applicant if they would like to add anything further. The applicant for Beaufort Agrihood Development, Beth Clifford, stated that the development is 84 acres, a by-right subdivision, and when they undertook the development, they looked at it to make it the most environmentally sensitive project that they could. She stated that they wanted to preserve the farmland and how important it was to Pearl West and her family, and that Mrs. West was excited the farm would be maintained and be a farmland. Ms. Clifford stated that the Environmental Impact Statement was moot at this point.

Chair Neve then opened Board discussion. Vice-Chair Merrill expressed concern at the five flag lots and stated that the subdivision ordinance allows their use “judiciously”, and it would set a precedent to allow them in this subdivision. Member Vreugdenhil asked about permeable streets. Member Meelheim referred to the EIS, page 16, and asked who the environmental expert was. Ms. Clifford stated that NC Coastal Federation was a point of contact at the start of the project, but they had nothing to do with the EIS. Member Meelheim also noted the sensitivity of the project and asked Ms. Clifford if she had considered giving some of the sensitive area to Beaufort to be a reserve. Ms. Clifford stated that they were holding back all the farmland and 20 acres of land that would never be platted for residential use. Member Bowler asked if Salt Wynd would agree to voluntary environmental monitoring and Ms. Clifford stated that she would agree. Chair Neve stated that he did appreciate the environmental steps that had been taken, and that it would be a great model for future developments, especially with the covenants placed on the landholders.

Chair Neve closed discussion and asked for a motion.

*Member LoPiccolo made a motion approve the preliminary plat for Salt Wynd and Member Bowler made the second. Board Secretary Anderson took a roll call vote.*

*Voting yea: Chair Neve, Vice-Chair Merrill, Member Bowler, Member LoPiccolo, Member Meelheim*

*Voting nay: Member Vreugdenhil*

## **Commission / Board Comments**

Member Meelheim said that she was looking forward to an updated Land Development Ordinance that will enable the Board to do what they need to do. Member Bowler added that she was looking forward to the Resilient Beaufort project put into action in the LDO, so the LDO can address the environmental concerns raised by citizens. Member LoPiccolo agreed. Vice-Chair Merrill discussed the Resilient Beaufort and CAMA Land Use Plans, and stated that in the Health Department survey, the issue of the lack of affordable housing was one of the top concerns. Member Vreugdenhil thanked the staff and also thanked the citizens for their respectful behavior. Chair Neve also thanked the staff and suggested a process to break up project discussion over two meetings. Vice-Chair Merrill agreed and said that the 801 Mulberry Street project was a good example of breaking up project discussion and slowing the process down.

## **Staff Comments**

None.

## **Adjourn**

*Member LoPiccolo made the motion to adjourn and Member Vreugdenhil made the second. Chair Neve took a vote that was unanimous.*

*Voting yea: Chair Neve, Vice-Chair Merrill, Member Bowler, Member LoPiccolo, Member Meelheim, Member Vreugdenhil*

Chair Neve then declared the meeting adjourned.

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Ryan Neve, Chair

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Laurel Anderson, Board Secretary



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**Town of Beaufort Planning Board Regular Meeting  
6:00 PM Monday, June 20, 2022 – 614 Broad Street – Train Depot**

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**AGENDA CATEGORY:** Public Hearing

**SUBJECT:** Pollock Street

**BRIEF SUMMARY:**

The applicant had submitted a request to rezone to CS-MU however after hearing from neighbors withdrew their application.

**REQUESTED ACTION:**

- Discussion on Preliminary
- Decision on Preliminary Plat

**EXPECTED LENGTH OF PRESENTATION:**

10 Minutes

**SUBMITTED BY:**

Kyle Garner, AICP  
Planning & Inspections Director

**BUDGET AMENDMENT REQUIRED:**

N/A



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**Beaufort Planning Board Regular Meeting  
6:00 PM Monday, June 20, 2022 – 614 Broad Street – Train Depot**

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**AGENDA CATEGORY:** New Business

**SUBJECT:** To recommend approval or denial to the Board of Commissioners for the Site Plan for AA Storage.

**BRIEF SUMMARY:**

The applicant wishes to construct a Mini Storage facility totaling 150,567 square feet and includes:  
4 – one-story climate controlled buildings, each totaling 24,000 square feet.  
1 – one-story covered open air storage area totaling 52,967 square feet.  
1 – two-story office totaling 1,600 square feet.

Additionally, as part of the Special Use Permit the applicant agreed to install a 30 foot wide landscape buffer between the facility and adjoining residential properties along Piver Road.

**REQUESTED ACTION:**

Discussion on Proposed Site Plan

Recommendation to Board of Commissioners for Site Plan & Sewer Allocation Request

**EXPECTED LENGTH OF PRESENTATION:**

15 Minutes

**SUBMITTED BY:**

Kyle Garner, AICP

Planning & Inspections Director

**BUDGET AMENDMENT REQUIRED:**

N/A

# STAFF REPORT



**To:** Planning Board Members  
**From:** Kyle Garner, AICP, Town Planner  
**Date:** June 13, 2022  
**Project** 2176 Live Oak - Site Plan – AA Storage

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**THE QUESTION:** To recommend approval or denial to the Board of Commissioners for the Site Plan for AA Storage.

**BACKGROUND:** This site currently is an undeveloped and has been annexed, rezoned and been given a Special Use Permit for the Mini-Storage Units. The site plan is the next step in the process.

Location: 2176 Live Oak  
Owners: The Rosemyr Corporation  
Requested Action: To recommend approval or denial to the Board of Commissioners  
Existing Zoning: B-1  
Pin #: 731703102015000, 731605191929000, 731605192705000  
Size: 12.74 acres  
Building Square Footage: 150,567 Square Feet  
Existing Land Use: Undeveloped

**PUBLIC UTILITIES & WORKS:**  
Water: Town of Beaufort  
Sanitary Sewer: Town of Beaufort

- OPTIONS:**
1. Recommend approval of the Site Plan
  2. Recommend denial of the Site Plan based on specific failures to meet requirements of the LDO.

- ATTACHMENTS:**
- A. Vicinity Map
  - B. Site Plan – AA Storage Site Plan
  - C. NCDOT Driveway Permit Application

**Staff Comments:**

The applicant wishes to construct a Mini Storage facility totaling 150,567 square feet and includes:

4 – one-story climate controlled buildings, each totaling 24,000 square feet.

1 – one-story covered open air storage area totaling 52,967 square feet.

1 – two-story office totaling 1,600 square feet.

Additionally, as part of the Special Use Permit the applicant agreed to install a 30 foot wide landscape buffer between the facility and adjoining residential properties along Piver Road.

This site has already been annexed, rezoned and received a Special Use Permit for the Mini-Storage Facility.

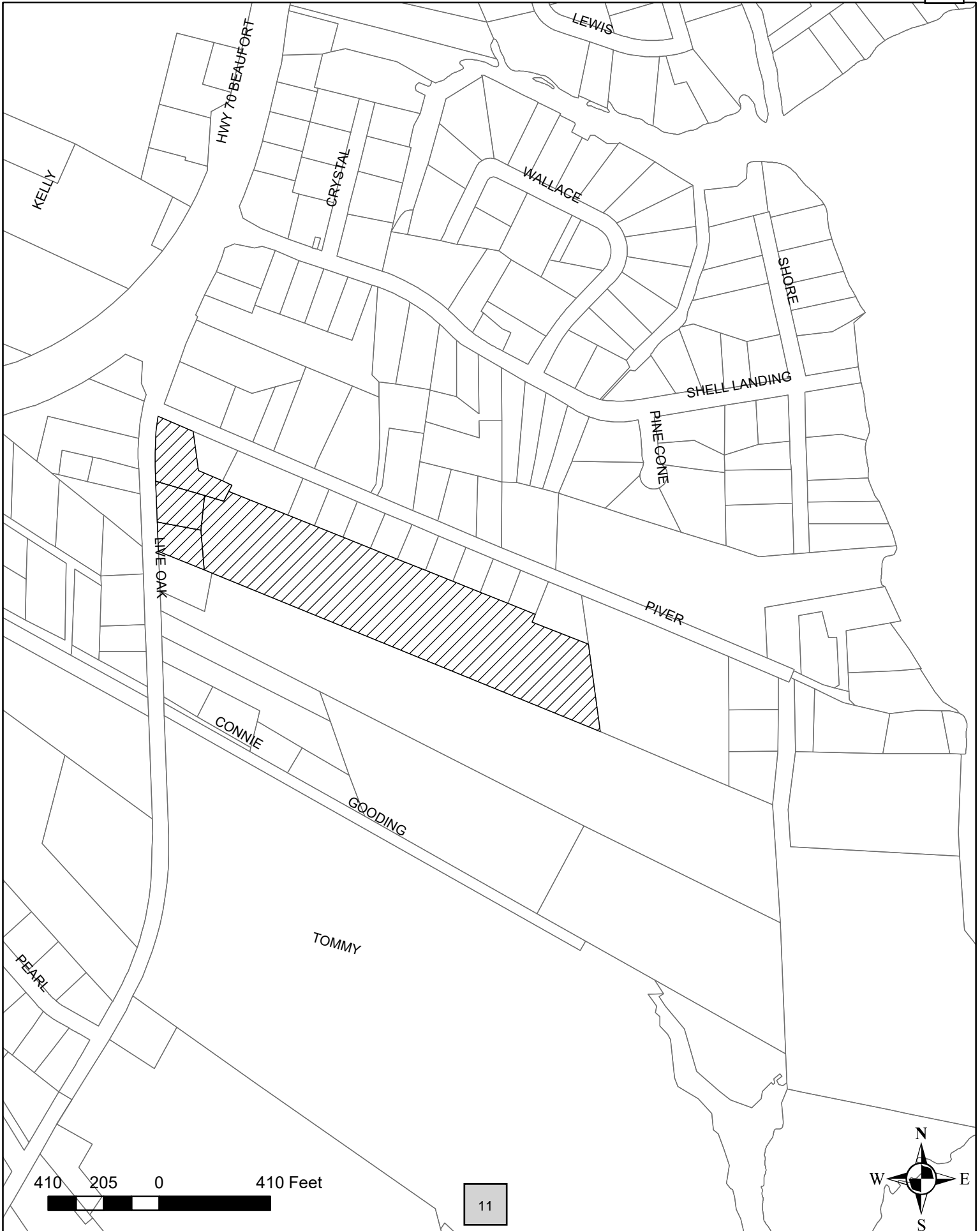
**Conclusion**

This project meets the design criteria required in the LDO and staff recommends approval.

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# Case # 22-12 Vicinity Map - Site Plan - AA Storage 2176 Live Oak

1.



410 205 0 410 Feet

11





APPLICATION IDENTIFICATION		N.C. DEPARTMENT OF TRANSPORTATION STREET AND DRIVEWAY ACCESS PERMIT APPLICATION
Driveway Permit No.	Date of Application 4/4/2022	
County: Carteret		
Development Name: AA Storage Beaufort		

**LOCATION OF PROPERTY:**

Route/Road: Live Oak St

Exact Distance 0.1  Miles  Feet      N S E W

From the Intersection of Route No. US70 and Route No. SR1493 Toward Beaufort

Property Will Be Used For:  Residential /Subdivision  Commercial  Educational Facilities  TND  Emergency Services  Other  
Property:  is  is not within Beaufort City Zoning Area.

**AGREEMENT**

- I, the undersigned property owner, request access and permission to construct driveway(s) or street(s) on public right-of-way at the above location.
- I agree to construct and maintain driveway(s) or street entrance(s) in absolute conformance with the current "Policy on Street and Driveway Access to North Carolina Highways" as adopted by the North Carolina Department of Transportation.
- I agree that no signs or objects will be placed on or over the public right-of-way other than those approved by NCDOT.
- I agree that the driveway(s) or street(s) will be constructed as shown on the attached plans.
- I agree that that driveway(s) or street(s) as used in this agreement include any approach tapers, storage lanes or speed change lanes as deemed necessary.
- I agree that if any future improvements to the roadway become necessary, the portion of driveway(s) or street(s) located on public right-of-way will be considered the property of the North Carolina Department of Transportation, and I will not be entitled to reimbursement or have any claim for present expenditures for driveway or street construction.
- I agree that this permit becomes void if construction of driveway(s) or street(s) is not completed within the time specified by the "Policy on Street and Driveway Access to North Carolina Highways".
- I agree to pay a \$50 construction inspection fee. Make checks payable to NCDOT. This fee will be reimbursed if application is denied.
- I agree to construct and maintain the driveway(s) or street(s) in a safe manner so as not to interfere with or endanger the public travel.
- I agree to provide during and following construction proper signs, signal lights, flaggers and other warning devices for the protection of traffic in conformance with the current "Manual on Uniform Traffic Control Devices for Streets and Highways" and Amendments or Supplements thereto. Information as to the above rules and regulations may be obtained from the District Engineer.
- I agree to indemnify and save harmless the North Carolina Department of Transportation from all damages and claims for damage that may arise by reason of this construction.
- I agree that the North Carolina Department of Transportation will assume no responsibility for any damages that may be caused to such facilities, within the highway right-of-way limits, in carrying out its construction.
- I agree to provide a Performance and Indemnity Bond in the amount specified by the Division of Highways for any construction proposed on the State Highway system.
- The granting of this permit is subject to the regulatory powers of the NC Department of Transportation as provided by law and as set forth in the N.C. Policy on Driveways and shall not be construed as a contract access point.
- I agree that the entire cost of constructing and maintaining an approved private street or driveway access connection and conditions of this permit will be borne by the property owner, the applicant, and their grantees, successors, and assignees.
- **I AGREE TO NOTIFY THE DISTRICT ENGINEER WHEN THE PROPOSED WORK BEGINS AND WHEN IT IS COMPLETED.**

2004-07      NOTE: Submit Four Copies of Application to Local District Engineer, N.C. Department of Transportation      TEB 65-04rev.  
61-03419



**SIGNATURES OF APPLICANT**

PROPERTY OWNER (APPLICANT)		WITNESS	
COMPANY	Rosemyr Corporation	NAME	Sarah M. Tucker
SIGNATURE	<i>Wm W Cuffey Jr</i>	SIGNATURE	<i>Sarah M. Tucker</i>
ADDRESS	231 Garnett St Henderson, NC Phone No. 252-430-6161	ADDRESS	231 S. Garnett St Henderson NC 27536

AUTHORIZED AGENT		WITNESS	
COMPANY	The Cullipher Group, PA	NAME	Lauren Cox
SIGNATURE	<i>Chad M Cullipher</i>	SIGNATURE	<i>Lauren Cox</i>
ADDRESS	151A NC HWY 24 Morehead City Phone No. 252-773-0090	ADDRESS	151A NC HWY 24 Morehead City, NC 28557

**APPROVALS**

APPLICATION RECEIVED BY DISTRICT ENGINEER

_____	_____
SIGNATURE	DATE

APPLICATION APPROVED BY LOCAL GOVERNMENTAL AUTHORITY (when required)

_____	_____	_____
SIGNATURE	TITLE	DATE

APPLICATION APPROVED BY NCDOT

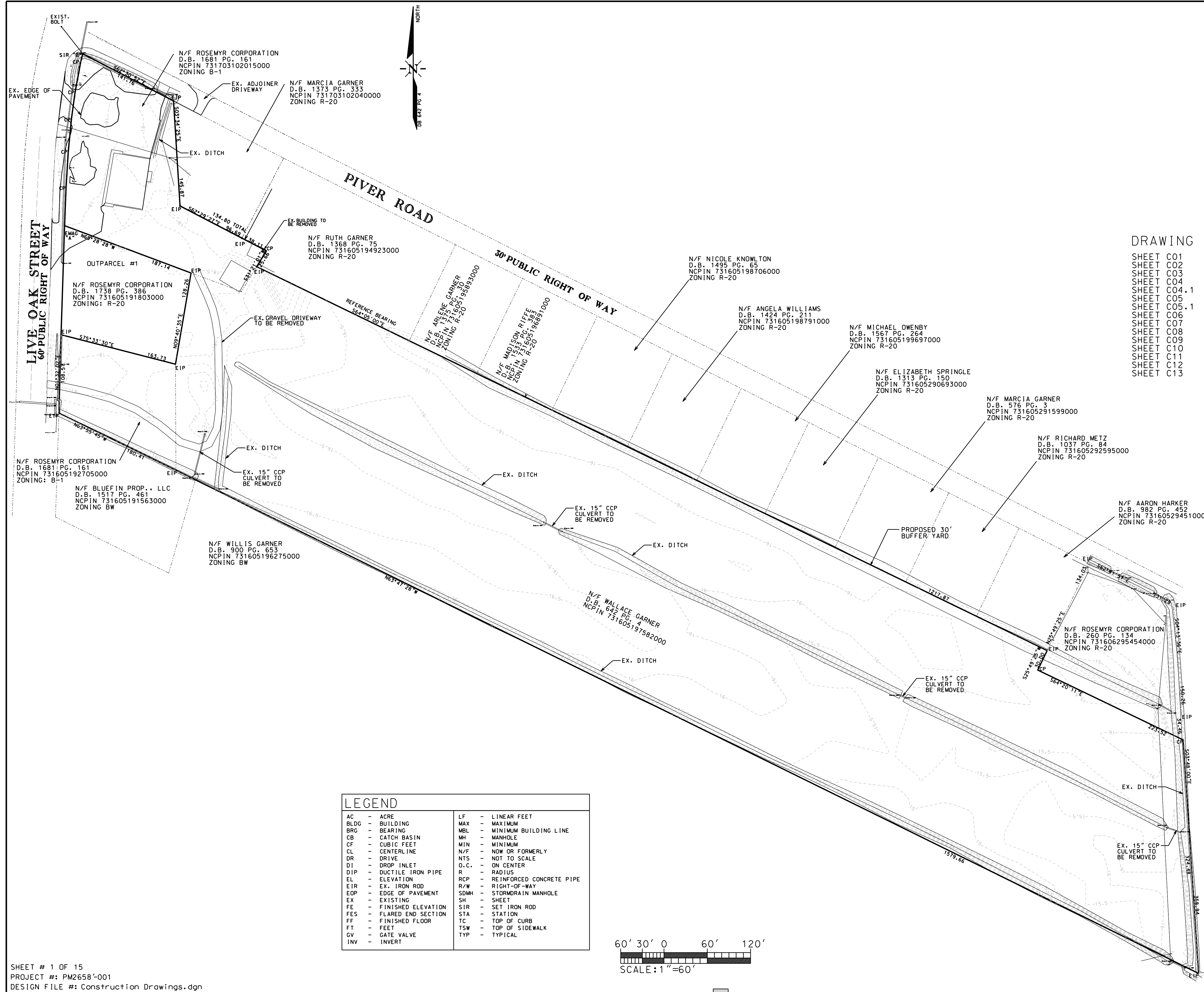
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SIGNATURE	TITLE	DATE

INSPECTION BY NCDOT

_____	_____	_____
SIGNATURE	TITLE	DATE

COMMENTS:





**DRAWING INDEX**

SHEET C01	EXISTING CONDITIONS PLAN
SHEET C02	SITE PLAN
SHEET C03	EROSION CONTROL PLAN PHASE 1
SHEET C04	EROSION CONTROL PLAN PHASE 2
SHEET C04.1	EROSION CONTROL PLAN PHASE 2 - OFFICE LOT
SHEET C05	GRADING AND DRAINAGE PLAN
SHEET C05.1	GRADING AND DRAINAGE PLAN - OFFICE LOT
SHEET C06	SITE AND EROSION CONTROL DETAILS
SHEET C07	BMP DETAILS
SHEET C08	UTILITY & LIFT STATION PLAN
SHEET C09	GROUND STABILIZATION AND MATERIAL HANDLING
SHEET C10	SELF INSPECTION
SHEET C11	DRAINAGE AREA DELINEATION MAP
SHEET C12	OVERALL DRAINAGE AREA MAP
SHEET C13	UTILITY DETAILS

N/F PENCO LAND CO., LLC  
 D.B. 1228 PG. 301  
 NCPIN 731606299105000  
 ZONING R-20

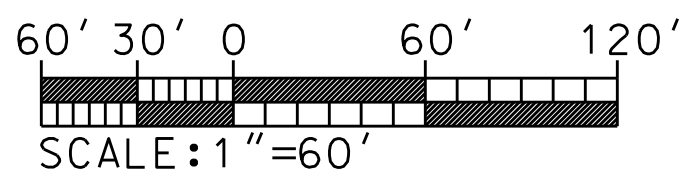


**REVISIONS:**

No.	BY	DATE	DESCRIPTION
1	CDI	2/22/22	PER NCDEQ
2	CDI	4/26/22	PER NCDEQ
3	CDI	5/12/22	GRADING
4	CDI	5/17/22	PER TOWN ENG.
5	CDI	6/7/22	PER TOWN ENG.

**LEGEND**

AC - ACRE	LF - LINEAR FEET
BLDG - BUILDING	MAX - MAXIMUM
BRG - BEARING	MBL - MINIMUM BUILDING LINE
CB - CATCH BASIN	MH - MANHOLE
CF - CUBIC FEET	MIN - MINIMUM
CL - CENTERLINE	N/F - NOW OR FORMERLY
DR - DRIVE	NTS - NOT TO SCALE
DI - DROP INLET	O.C. - ON CENTER
DIP - DUCTILE IRON PIPE	R - RADIUS
EL - ELEVATION	RCP - REINFORCED CONCRETE PIPE
EIR - EX. IRON ROD	R/W - RIGHT-OF-WAY
EOP - EDGE OF PAVEMENT	SDMH - STORMDRAIN MANHOLE
EX - EXISTING	SH - SHEET
FE - FINISHED ELEVATION	SIR - SET IRON ROD
FES - FLARED END SECTION	STA - STATION
FF - FINISHED FLOOR	TC - TOP OF CURB
FT - FEET	TSW - TOP OF SIDEWALK
GV - GATE VALVE	TYP - TYPICAL
INV - INVERT	



SHEET # 1 OF 15  
 PROJECT #: PM2658-001  
 DESIGN FILE #: Construction Drawings.dgn

**EXISTING CONDITIONS PLAN**

**AA STORAGE BEAUFORT**  
 2176 LIVE OAK ST.  
 BEAUFORT TWP., CARTERET COUNTY, NORTH CAROLINA

CLIENT: THE ROSEMYR CORPORATION  
 ADDRESS: PO BOX 108  
 HENDERSON, NC 27536  
 PHONE: 252-430-6161

DESIGNED: CMC  
 DRAWN: CMC  
 CHECKED: CMC  
 APPROVED: CMC

DATE: 12/15/21  
 SCALE: 1"=60'

**THE CULLIPHER GROUP, P.A.**  
 ENGINEERING & SURVEYING SERVICES  
 151A HIGHWAY 24  
 MOREHEAD CITY, N.C. 28557  
 (252) 773-0090 LICENSE NO. C-4482

**CHARLES M. CULLIPHER P.E.**



LANDSCAPING AND BUFFER YARD NOTES

VEHICULAR SURFACE AREA (VSA) = 113,390 SF  
 BUILDING IMPERVIOUS AREAS = 150,567 SF  
 CONCRETE S/W IMPERVIOUS AREAS = 2,879 SF  
 FUTURE IMPERVIOUS AREA = 20,293 SF  
 TOTAL IMPERVIOUS AREA = 287,129 SF  
 TOTAL TRACT AREA = 530,561 SF  
 IMPERVIOUS SURFACE AREA RATIO = 0.541  
 IMPERVIOUS SURFACE INTENSITY CLASSIFICATION = MODERATE

GROUND COVER IN LANDSCAPE AREAS WILL CONSIST OF MULCH OR PINE STRAW.

REFER TO TABLE BELOW FOR REQUIRED NUMBER OF PLANTINGS AND APPROVED PLANTINGS LIST PER TOWN OF BEAUFORT RULES

TYPE "A" BUFFER YARD REQUIREMENTS:

NUMBER OF TREES REQUIRED FOR 1,440 LF OF 30' WIDE BUFFER  
 LARGE EVERGREEN TREES = 58  
 SMALL EVERGREEN TREES = 87  
 LARGE EVERGREEN SHRUBS = 360  
 NO FENCE REQUIRED

NUMBER OF TREES REQUIRED FOR 353 LF OF 15' WIDE BUFFER  
 LARGE EVERGREEN TREES = 15  
 SMALL EVERGREEN TREES = 22  
 6" TALL OPAQUE FENCE

REFER TO TABLE BELOW FOR REQUIRED NUMBER OF PLANTINGS APPROVED PLANTINGS LIST PER TOWN OF BEAUFORT RULES



SITE DATA

MAIN TRACT AREA = 12.18 AC  
 OUTPARCEL #1 AREA = 0.56 AC  
 TOTAL = 12.74 AC  
 APPROXIMATE LAND DISTURBANCE AREA = 12.18 AC

PROPOSED SPECIAL USE: BOAT/RV STORAGE

FLOOD ZONE: SHADED X (APPROXIMATE LOCATION FROM CARTERET COUNTY GIS)

ZONE - B-1 GENERAL BUSINESS DISTRICT

PROPOSED BUILDINGS  
 (4) ONE-STORY 240' x 100' CLIMATE CONTROLLED MINI-STORAGE  
 PREFABRICATED METAL BUILDINGS (24,000 SF EACH W/ 132 UNITS PER BUILDING, 528 TOTAL)  
 (1) ONE-STORY 1,059' 4" x 50' 0" COVERED, OPEN AIR RV AND BOAT PARKING  
 PREFABRICATED METAL STRUCTURE (52,967 SF)  
 (1) 3-200 SF (40' x 40') TWO STORY OFFICE BUILDING, WOOD FRAME CONSTRUCTION, VINYL AND BRICK SIDING  
 TOTAL BUILDING AREA = 150,567 SF

TYPICAL PARKING SPACE = 9' x 18'  
 REQUIRED PARKING = 9 (1 SPACE PER 250 SF OF OFFICE SPACE)  
 PROVIDED PARKING = 9 TOTAL (8 REGULAR, 1 HANDICAP)

SETBACKS:  
 FRONT = 20'  
 REAR = 20'  
 SIDE = 15'

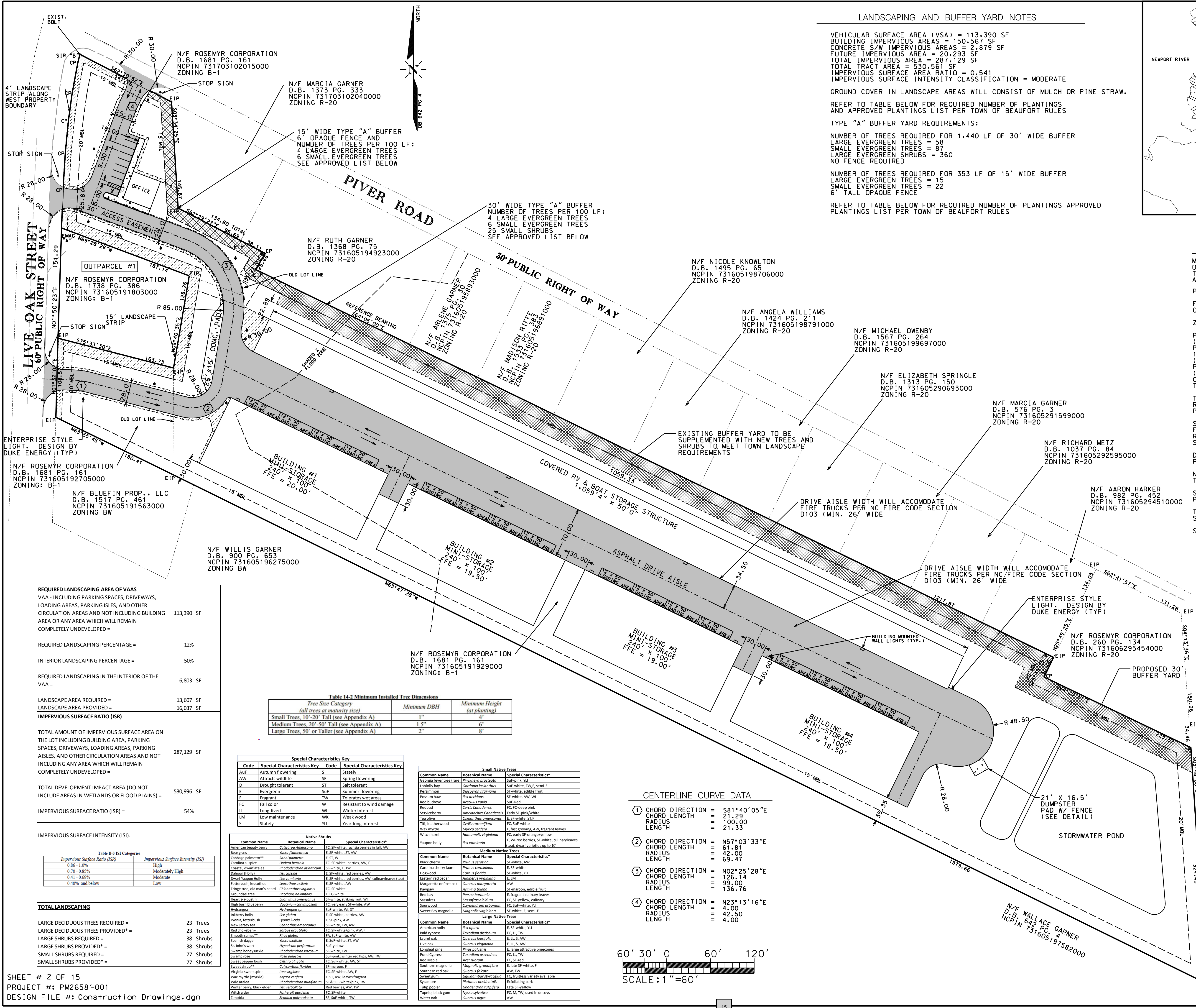
DEED BOOK/PAGE = 1681-161  
 PIN = 731703102015, 731605192705, 731605191929

NO PORTION OF THE PROPERTY IS INCLUDED IN ANY ADOPTED TOWN PLAN.

SITE DRAINS TO NORTH RIVER, WATER CLASSIFICATION SA: HOW PART OF THE WHITE OAK RIVER BASIN

THERE ARE NO WETLANDS, SURFACE WATERS, PROTECTED VEGETATED SETBACKS, OR PROTECTED RIPARIAN BUFFERS LOCATED ON THE PROPERTY.

STORAGE OF HAZARDOUS CHEMICALS SHALL BE PROHIBITED.



**REQUIRED LANDSCAPING AREA OF VAAS**

VAA - INCLUDING PARKING SPACES, DRIVEWAYS, LOADING AREAS, PARKING ISLES, AND OTHER CIRCULATION AREAS AND NOT INCLUDING BUILDING AREA OR ANY AREA WHICH WILL REMAIN COMPLETELY UNDEVELOPED = 113,390 SF

REQUIRED LANDSCAPING PERCENTAGE = 12%

INTERIOR LANDSCAPING PERCENTAGE = 50%

REQUIRED LANDSCAPING IN THE INTERIOR OF THE VAA = 6,803 SF

LANDSCAPE AREA REQUIRED = 13,607 SF  
 LANDSCAPE AREA PROVIDED = 16,037 SF

**IMPERVIOUS SURFACE RATIO (ISR)**

TOTAL AMOUNT OF IMPERVIOUS SURFACE AREA ON THE LOT INCLUDING BUILDING AREA, PARKING SPACES, DRIVEWAYS, LOADING AREAS, PARKING AISLES, AND OTHER CIRCULATION AREAS AND NOT INCLUDING ANY AREA WHICH WILL REMAIN COMPLETELY UNDEVELOPED = 287,129 SF

TOTAL DEVELOPMENT IMPACT AREA (DO NOT INCLUDE AREAS IN WETLANDS OR FLOOD PLAINS) = 530,996 SF

IMPERVIOUS SURFACE RATIO (ISR) = 54%

IMPERVIOUS SURFACE INTENSITY (ISI).

**Table 14-2 Minimum Installed Tree Dimensions**

Tree Size Category: fall trees at maturity size

Tree Size Category	Minimum DBH	Minimum Height (at planting)
Small Trees, 10'-20' Tall (see Appendix A)	1"	4'
Medium Trees, 20'-50' Tall (see Appendix A)	1.5"	6'
Large Trees, 50' or Taller (see Appendix A)	2"	8'

**Special Characteristics Key**

Code	Special Characteristics Key	Code	Special Characteristics Key
AW	Attracts wildlife	S	Stately
D	Drought tolerant	SP	Spring flowering
E	Evergreen	ST	Salt tolerant
F	Fragrant	SUF	Summer flowering
FL	Fall color	TW	Tolerates wet areas
LL	Long-lived	W	Resistant to wind damage
LM	Low maintenance	WI	Winter interest
L	Stately	WK	Weak wood
		YU	Year-long interest

**Small Native Trees**

Common Name	Botanical Name	Special Characteristics*
American holly berry	<i>Colony americana</i>	FC, SF, white, berries on fall, AW
Bear grass	<i>Yucca filamentosa</i>	E, SF, white, ST, AW
Cabbage palmetto**	<i>Sabal palmetto</i>	FC, ST, W
Carolina allspice	<i>Lindera benzoin</i>	FC, SF, white, berries, AW, F
Coastal dwarf aralia	<i>Rhododendron arboreum</i>	FC, white, TW
Eastern holly	<i>Ilex opaca</i>	FC, SF, white, red berries, AW, Culinary/medicinal (tea)
Dwarf Yaupon Holly	<i>Ilex vomitoria</i>	E, SF, white, AW
Fernleaf holly	<i>Leucothoe axillaris</i>	E, SF, white, AW
Fringe tree, red man's beard	<i>Chionochloa virginiana</i>	FC, SF, white, AW
Groundnut tree	<i>Bouffonia hirsutifolia</i>	E, FC, white
Heart's-a-Burnin'	<i>Euonymus americanus</i>	FC, white, striking fruit, WI
High bush blueberry	<i>Vaccinium corymbosum</i>	FC, SF, white, AW
Hydrangea	<i>Hydrangea sp.</i>	Suff. white, WI, ST
Wild rose	<i>Rosa glabris</i>	E, SF, white, berries, AW
Yucca, yucca	<i>Yucca alopecuroides</i>	E, SF, white, AW
Yucca, yucca	<i>Yucca filamentosa</i>	E, SF, white, AW

**Medium Native Trees**

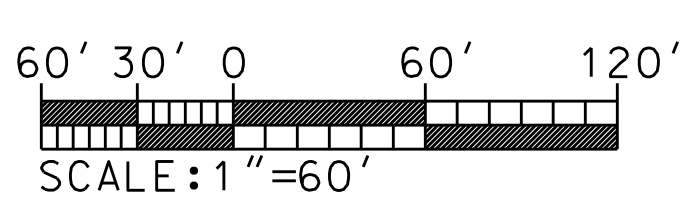
Common Name	Botanical Name	Special Characteristics*
Black cherry	<i>Prunus serotina</i>	FC, white, AW
Carolina cherry laurel	<i>Prunus caroliniana</i>	FC, white, TW, F, semi E
Opagone	<i>Cornus florida</i>	FC, white, WI
Eastern red cedar	<i>Juniperus virginiana</i>	E, LM
Margaretta or Post oak	<i>Quercus margaretta</i>	AW
Pringle	<i>Asimina triloba</i>	FC, SF, white, AW
Red bay	<i>Persea borbonia</i>	E, fragrant, culinary leaves
Sassafras	<i>Sassafras albidum</i>	FC, SF, yellow, culinary
Sourwood	<i>Ostrya virginiana</i>	FC, SF, white, WI
Sweet bay magnolia	<i>Magnolia virginiana</i>	Suff. white, F, semi E

**Large Native Trees**

Common Name	Botanical Name	Special Characteristics*
American holly	<i>Ilex opaca</i>	E, SF, white, WI
Bald cypress	<i>Taxodium distichum</i>	FC, LI, TW
Live oak	<i>Quercus virginiana</i>	E, LI, S, AW
Live oak	<i>Quercus virginiana</i>	E, LI, S, AW
Live oak	<i>Quercus virginiana</i>	E, LI, S, AW
Live oak	<i>Quercus virginiana</i>	E, LI, S, AW
Live oak	<i>Quercus virginiana</i>	E, LI, S, AW
Live oak	<i>Quercus virginiana</i>	E, LI, S, AW
Live oak	<i>Quercus virginiana</i>	E, LI, S, AW
Live oak	<i>Quercus virginiana</i>	E, LI, S, AW
Live oak	<i>Quercus virginiana</i>	E, LI, S, AW

**CENTERLINE CURVE DATA**

①	CHORD DIRECTION = 81° 40' 05" E
	CHORD LENGTH = 21.25
	RADIUS = 100.00
	LENGTH = 21.33
②	CHORD DIRECTION = N57° 03' 33" E
	CHORD LENGTH = 61.81
	RADIUS = 42.00
	LENGTH = 69.47
③	CHORD DIRECTION = N02° 25' 28" E
	CHORD LENGTH = 126.14
	RADIUS = 99.00
	LENGTH = 136.76
④	CHORD DIRECTION = N23° 13' 16" E
	CHORD LENGTH = 4.00
	RADIUS = 42.50
	LENGTH = 4.00



**LEGEND**

- [Hatched Box] = PROPOSED LANDSCAPE BUFFER
- [Dotted Box] = PROPOSED INTERNAL LANDSCAPE AREA
- [Solid Grey Box] = PROPOSED ASPHALT

**Legend**

- EIR = EXISTING IRON ROD
- EIP = EXISTING IRON PIPE
- R/W = RIGHT OF WAY
- TEL = TELEPHONE
- OE = OVERHEAD ELECTRIC
- MB = MAP BOOK
- DB = DEED BOOK
- PG = PAGE
- CO = CLEAN OUT
- WM = WATER METER
- FH = FIRE HYDRANT
- CP = COMPUTED POINT
- LP = LIGHT POLE
- ELEC = ELECTRIC
- ST = SITE TRIANGLE



**REVISIONS:**

No.	BY	DATE	DESCRIPTION
1	CDI	2/22/22	PER NCEDE
2	CDI	4/26/22	PER NCEDE
3	CDI	5/12/22	GRADING
4	CDI	5/17/22	PER TOWN ENG.
5	CDI	6/7/22	PER TOWN ENG.

**SITE, LANDSCAPE, AND BUFFER YARD PLAN**

**AA STORAGE BEAUFORT**  
 2176 LIVE OAK ST.

BEAUFORT TWP., CARTERET COUNTY, NORTH CAROLINA

CLIENT: THE ROSEMYR CORPORATION

DESIGNED: CMC

ADDRESS: PO BOX 108  
 HENDERSON, NC 27536

DRAWN: CMC

PHONE: 252-430-6161

CHECKED: CMC

APPROVED: CMC

**THE CULLIPHER GROUP, P.A.**  
 ENGINEERING & SURVEYING SERVICES  
 1514 HIGHWAY 24  
 MORHEAD CITY, N.C. 28557  
 (252) 773-0090 LICENSE NO. C-4482

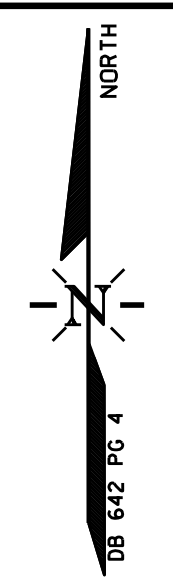
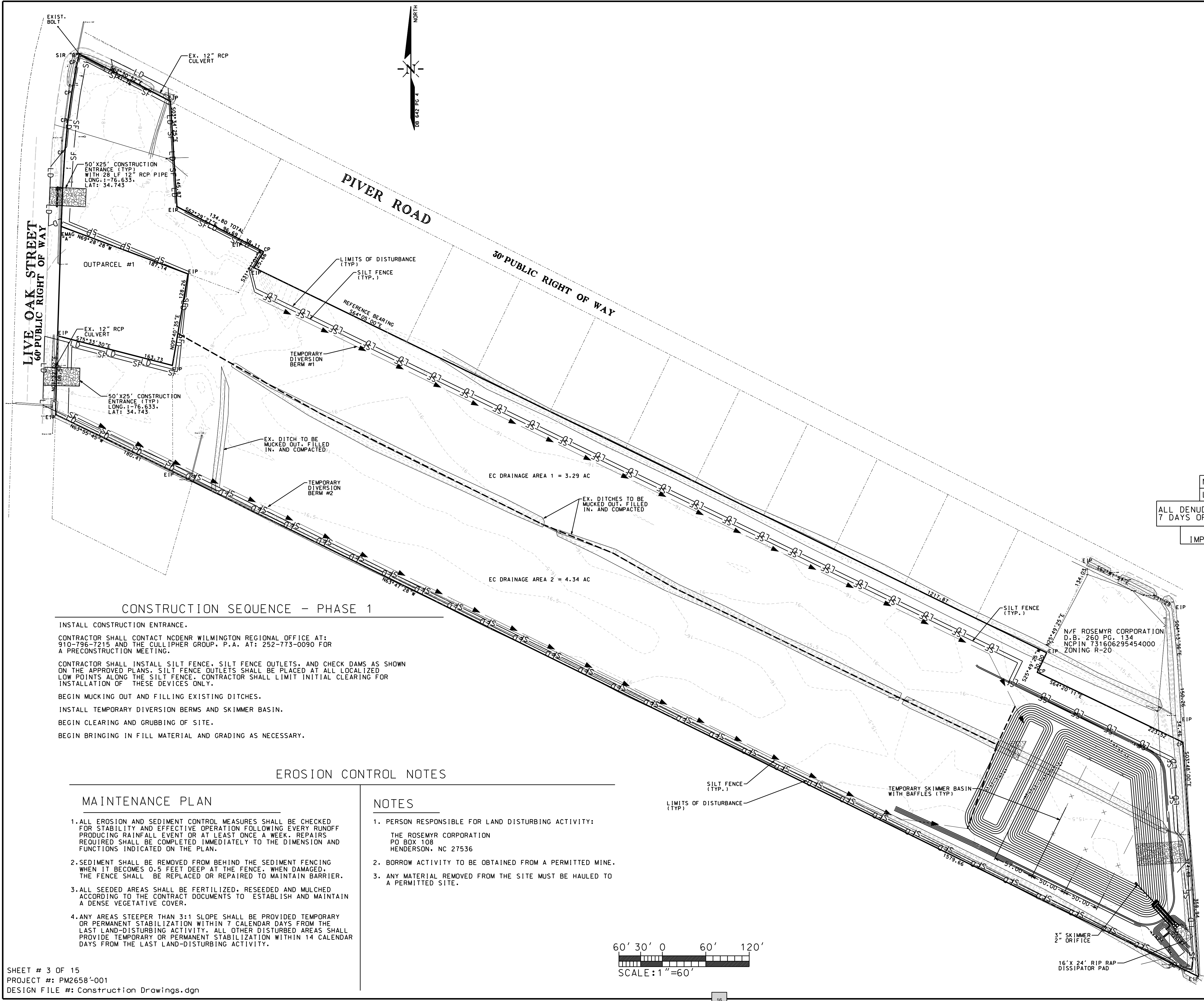
DATE: 12/15/21

SCALE: 1"=60'

**CHARLES M. CULLIPHER P.E.**

SHEET # 2 OF 15  
 PROJECT #: PM2658-001  
 DESIGN FILE #: Construction Drawings.dgn





NO CONCRETE WASHDOWN ALLOWED  
 LAND DISTURBANCE = 12.18 AC  
 ALL DENUDED AREAS SHALL BE STABILIZED WITHIN  
 7 DAYS OF BEING BROUGHT TO ROUGH FINAL GRADE  
 THERE ARE NO WETLAND  
 IMPACTS PROPOSED WITH THIS PLAN

**CONSTRUCTION SEQUENCE - PHASE 1**

- INSTALL CONSTRUCTION ENTRANCE.
- CONTRACTOR SHALL CONTACT NCDENR WILMINGTON REGIONAL OFFICE AT: 910-796-7215 AND THE CULLIPHER GROUP, P.A. AT: 252-773-0090 FOR A PRECONSTRUCTION MEETING.
- CONTRACTOR SHALL INSTALL SILT FENCE, SILT FENCE OUTLETS, AND CHECK DAMS AS SHOWN ON THE APPROVED PLANS. SILT FENCE OUTLETS SHALL BE PLACED AT ALL LOCALIZED LOW POINTS ALONG THE SILT FENCE. CONTRACTOR SHALL LIMIT INITIAL CLEARING FOR INSTALLATION OF THESE DEVICES ONLY.
- BEGIN MUCKING OUT AND FILLING EXISTING DITCHES.
- INSTALL TEMPORARY DIVERSION BERMS AND SKIMMER BASIN.
- BEGIN CLEARING AND GRUBBING OF SITE.
- BEGIN BRINGING IN FILL MATERIAL AND GRADING AS NECESSARY.

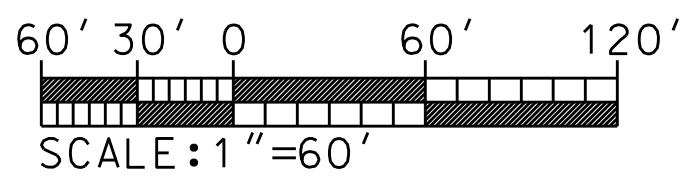
**EROSION CONTROL NOTES**

**MAINTENANCE PLAN**

1. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE CHECKED FOR STABILITY AND EFFECTIVE OPERATION FOLLOWING EVERY RUNOFF PRODUCING RAINFALL EVENT OR AT LEAST ONCE A WEEK. REPAIRS REQUIRED SHALL BE COMPLETED IMMEDIATELY TO THE DIMENSION AND FUNCTIONS INDICATED ON THE PLAN.
2. SEDIMENT SHALL BE REMOVED FROM BEHIND THE SEDIMENT FENCING WHEN IT BECOMES 0.5 FEET DEEP AT THE FENCE. WHEN DAMAGED, THE FENCE SHALL BE REPLACED OR REPAIRED TO MAINTAIN BARRIER.
3. ALL SEEDED AREAS SHALL BE FERTILIZED, RESEEDED AND MULCHED ACCORDING TO THE CONTRACT DOCUMENTS TO ESTABLISH AND MAINTAIN A DENSE VEGETATIVE COVER.
4. ANY AREAS STEEPER THAN 3:1 SLOPE SHALL BE PROVIDED TEMPORARY OR PERMANENT STABILIZATION WITHIN 7 CALENDAR DAYS FROM THE LAST LAND-DISTURBING ACTIVITY. ALL OTHER DISTURBED AREAS SHALL PROVIDE TEMPORARY OR PERMANENT STABILIZATION WITHIN 14 CALENDAR DAYS FROM THE LAST LAND-DISTURBING ACTIVITY.

**NOTES**

1. PERSON RESPONSIBLE FOR LAND DISTURBING ACTIVITY:  
 THE ROSEMYR CORPORATION  
 PO BOX 108  
 HENDERSON, NC 27536
2. BORROW ACTIVITY TO BE OBTAINED FROM A PERMITTED MINE.
3. ANY MATERIAL REMOVED FROM THE SITE MUST BE HAULED TO A PERMITTED SITE.



**LEGEND**

- 0.5 — EXISTING CONTOURS
- 9.0 — PROPOSED CONTOURS
- >— TEMPORARY DIVERSION BERM
- SF— PROPOSED SILT FENCE
- EROSION CONTROL DRAINAGE AREA DELINEATION
- x— PROPOSED BAFFLES
- LD— LIMITS OF DISTURBANCE

**REVISIONS:**

No.	BY	DATE	DESCRIPTION
1	CDI	2/22/22	PER NCDENR
2	CDI	4/26/22	PER NCDENR
3	CDI	5/12/22	GRADING
4	CDI	5/17/22	PER TOWN ENG.
5	CDI	6/7/22	PER TOWN ENG.



**EROSION CONTROL PHASE 1**

**AA STORAGE BEAUFORT**  
 2176 LIVE OAK ST.  
 BEAUFORT TWP., CARTERET COUNTY, NORTH CAROLINA

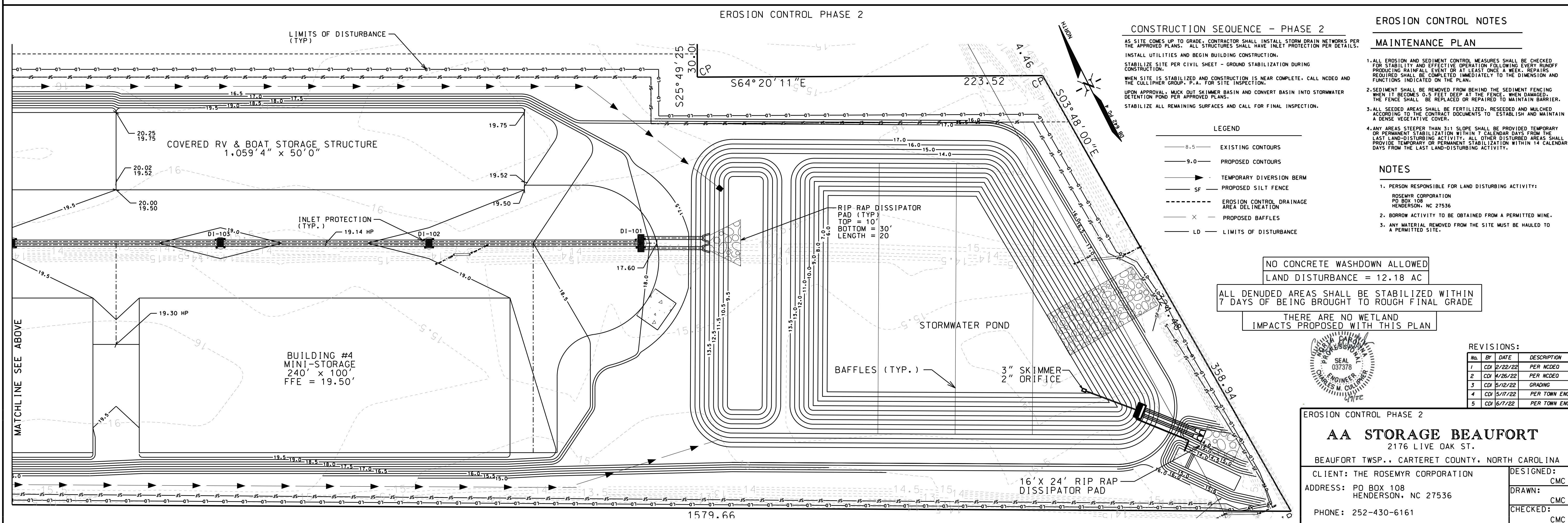
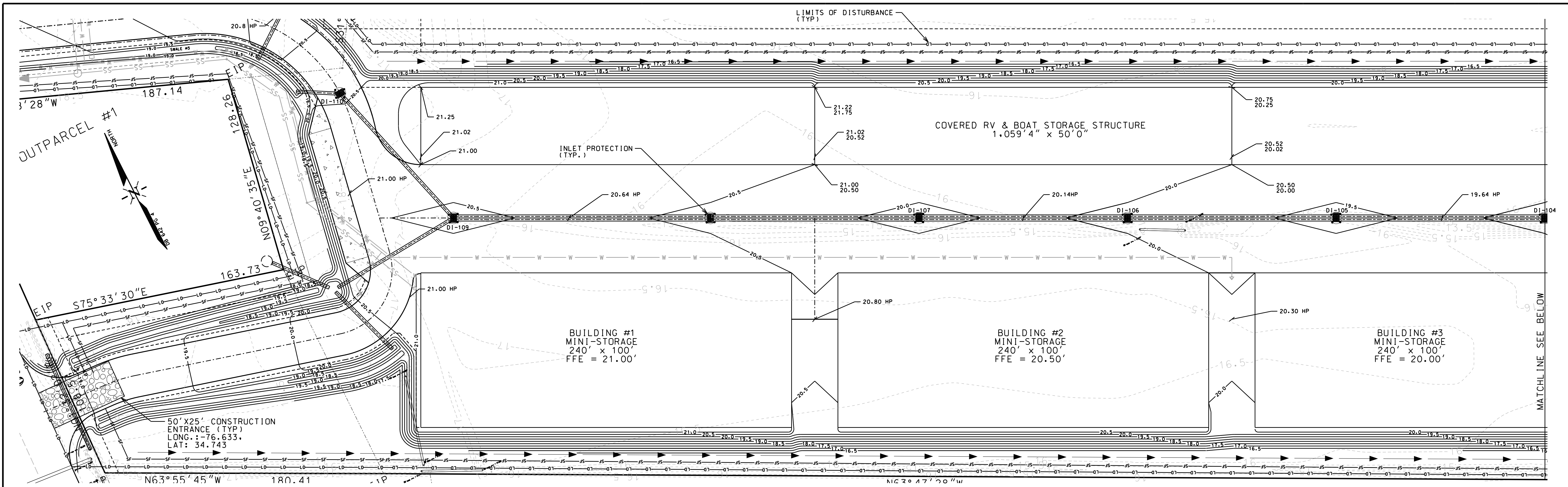
CLIENT: THE ROSEMYR CORPORATION  
 ADDRESS: PO BOX 108  
 HENDERSON, NC 27536  
 PHONE: 252-430-6161

DESIGNED: CMC  
 DRAWN: CMC  
 CHECKED: CMC  
 APPROVED: CMC

DATE: 12/15/21  
 SCALE: 1"=60'

**CHARLES M. CULLIPHER P.E.**





**CONSTRUCTION SEQUENCE - PHASE 2**

AS SITE COMES UP TO GRADE, CONTRACTOR SHALL INSTALL STORM DRAIN NETWORKS PER THE APPROVED PLANS. ALL STRUCTURES SHALL HAVE INLET PROTECTION PER DETAILS. INSTALL UTILITIES AND BEGIN BUILDING CONSTRUCTION. STABILIZE SITE PER CIVIL SHEET - GROUND STABILIZATION DURING CONSTRUCTION. WHEN SITE IS STABILIZED AND CONSTRUCTION IS NEAR COMPLETE, CALL NCDEQ AND THE CULLIPHER GROUP, P.A. FOR SITE INSPECTION. UPON APPROVAL, MUCK OUT SKIMMER BASIN AND CONVERT BASIN INTO STORMWATER DETENTION POND PER APPROVED PLANS. STABILIZE ALL REMAINING SURFACES AND CALL FOR FINAL INSPECTION.

**EROSION CONTROL NOTES**

**MAINTENANCE PLAN**

- ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE CHECKED FOR STABILITY AND EFFECTIVE OPERATION FOLLOWING EVERY RUNOFF PRODUCING RAINFALL EVENT OR AT LEAST ONCE A WEEK. REPAIRS REQUIRED SHALL BE COMPLETED IMMEDIATELY TO THE DIMENSIONS AND FUNCTIONS INDICATED ON THE PLAN.
- SEDIMENT SHALL BE REMOVED FROM BEHIND THE SEDIMENT FENCING WHEN IT BECOMES 0.5 FEET DEEP AT THE FENCE. WHEN DAMAGED, THE FENCE SHALL BE REPLACED OR REPAIRED TO MAINTAIN BARRIER.
- ALL SEEDED AREAS SHALL BE FERTILIZED, RESEEDED AND MULCHED ACCORDING TO THE CONTRACT DOCUMENTS TO ESTABLISH AND MAINTAIN A DENSE VEGETATIVE COVER.
- ANY AREAS STEEPER THAN 3:1 SLOPE SHALL BE PROVIDED TEMPORARY OR PERMANENT STABILIZATION WITHIN 7 CALENDAR DAYS FROM THE LAST LAND-DISTURBING ACTIVITY. ALL OTHER DISTURBED AREAS SHALL PROVIDE TEMPORARY OR PERMANENT STABILIZATION WITHIN 14 CALENDAR DAYS FROM THE LAST LAND-DISTURBING ACTIVITY.

**LEGEND**

- 8.5 EXISTING CONTOURS
- 9.0 PROPOSED CONTOURS
- TEMPORARY DIVERSION BERM
- SF PROPOSED SILT FENCE
- EROSION CONTROL DRAINAGE AREA DELINEATION
- X PROPOSED BAFFLES
- LD LIMITS OF DISTURBANCE

**NOTES**

- PERSON RESPONSIBLE FOR LAND DISTURBING ACTIVITY:  
ROSEMYR CORPORATION  
PO BOX 108  
HENDERSON, NC 27536
- BORROW MATERIAL TO BE OBTAINED FROM A PERMITTED MINE.
- ANY MATERIAL REMOVED FROM THE SITE MUST BE HAULED TO A PERMITTED SITE.

**NO CONCRETE WASHDOWN ALLOWED**  
**LAND DISTURBANCE = 12.18 AC**  
**ALL DENUDED AREAS SHALL BE STABILIZED WITHIN 7 DAYS OF BEING BROUGHT TO ROUGH FINAL GRADE**  
**THERE ARE NO WETLAND IMPACTS PROPOSED WITH THIS PLAN**

**REVISIONS:**

No.	BY	DATE	DESCRIPTION
1	CDI	2/22/22	PER NCDEQ
2	CDI	4/26/22	PER NCDEQ
3	CDI	5/12/22	GRADING
4	CDI	5/17/22	PER TOWN ENG.
5	CDI	6/7/22	PER TOWN ENG.



**EROSION CONTROL PHASE 2**

**AA STORAGE BEAUFORT**  
2176 LIVE OAK ST.  
BEAUFORT TWP., CARTERET COUNTY, NORTH CAROLINA

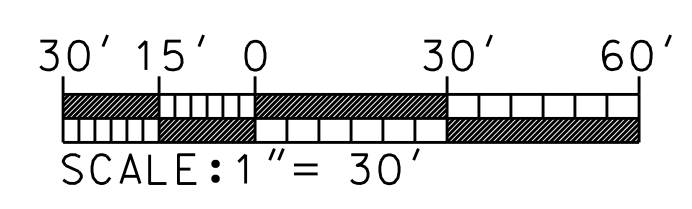
CLIENT: THE ROSEMYR CORPORATION  
ADDRESS: PO BOX 108  
HENDERSON, NC 27536  
PHONE: 252-430-6161

DESIGNED: CMC  
DRAWN: CMC  
CHECKED: CMC  
APPROVED: CMC

**THE CULLIPHER GROUP, P.A.**  
ENGINEERING & SURVEYING SERVICES  
151A HIGHWAY 24  
MORRHEAD CITY, N.C. 28557  
(252) 773-0090 LICENSE NO. C-4482

**CHARLES M. CULLIPHER P.E.**

DATE: 12/15/21  
SCALE: 1" = 30'

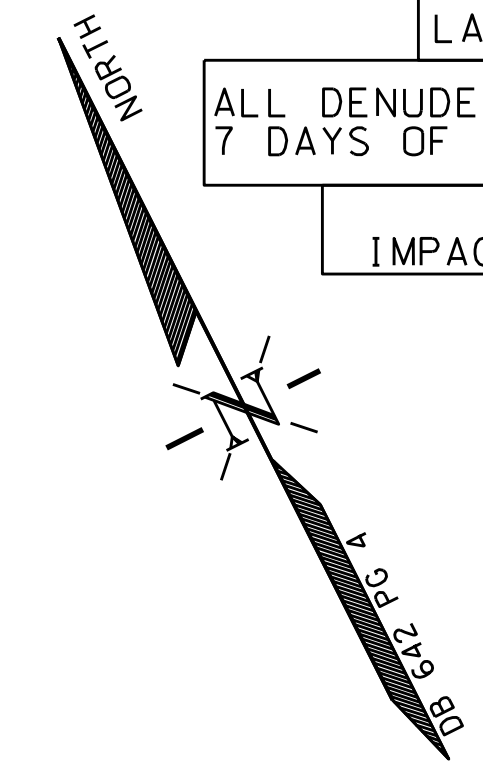




NO CONCRETE WASHDOWN ALLOWED  
 LAND DISTURBANCE = 12.18 AC

ALL DENUDED AREAS SHALL BE STABILIZED WITHIN  
 7 DAYS OF BEING BROUGHT TO ROUGH FINAL GRADE

THERE ARE NO WETLAND  
 IMPACTS PROPOSED WITH THIS PLAN



PI

**CONSTRUCTION SEQUENCE - PHASE 2**

- AS SITE COMES UP TO GRADE, CONTRACTOR SHALL INSTALL STORM DRAIN NETWORKS PER THE APPROVED PLANS. ALL STRUCTURES SHALL HAVE INLET PROTECTION PER DETAILS.
- INSTALL UTILITIES AND BEGIN BUILDING CONSTRUCTION.
- STABILIZE SITE PER CIVIL SHEET - GROUND STABILIZATION DURING CONSTRUCTION.
- WHEN SITE IS STABILIZED AND CONSTRUCTION IS NEAR COMPLETE, CALL NCDEQ AND THE CULLIPHER GROUP, P.A. FOR SITE INSPECTION.
- UPON APPROVAL, MUCK OUT SKIMMER BASIN AND CONVERT BASIN INTO STORMWATER DETENTION POND PER APPROVED PLANS.
- STABILIZE ALL REMAINING SURFACES AND CALL FOR FINAL INSPECTION.

**EROSION CONTROL NOTES**

**MAINTENANCE PLAN**

1. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE CHECKED FOR STABILITY AND EFFECTIVE OPERATION FOLLOWING EVERY RUNOFF PRODUCING RAINFALL EVENT OR AT LEAST ONCE A WEEK. REPAIRS REQUIRED SHALL BE COMPLETED IMMEDIATELY TO THE DIMENSION AND FUNCTIONS INDICATED ON THE PLAN.
2. SEDIMENT SHALL BE REMOVED FROM BEHIND THE SEDIMENT FENCING WHEN IT BECOMES 0.5 FEET DEEP AT THE FENCE. WHEN DAMAGED, THE FENCE SHALL BE REPLACED OR REPAIRED TO MAINTAIN BARRIER.
3. ALL SEEDED AREAS SHALL BE FERTILIZED, RESEEDED AND MULCHED ACCORDING TO THE CONTRACT DOCUMENTS TO ESTABLISH AND MAINTAIN A DENSE VEGETATIVE COVER.
4. ANY AREAS STEEPER THAN 3:1 SLOPE SHALL BE PROVIDED TEMPORARY OR PERMANENT STABILIZATION WITHIN 7 CALENDAR DAYS FROM THE LAST LAND-DISTURBING ACTIVITY. ALL OTHER DISTURBED AREAS SHALL PROVIDE TEMPORARY OR PERMANENT STABILIZATION WITHIN 14 CALENDAR DAYS FROM THE LAST LAND-DISTURBING ACTIVITY.

**NOTES**

1. PERSON RESPONSIBLE FOR LAND DISTURBING ACTIVITY:  
 ROSEMYR CORPORATION  
 PO BOX 108  
 HENDERSON, NC 27536
2. BORROW ACTIVITY TO BE OBTAINED FROM A PERMITTED MINE.
3. ANY MATERIAL REMOVED FROM THE SITE MUST BE HAULED TO A PERMITTED SITE.

**LEGEND**

- 8.5 - EXISTING CONTOURS
- 9.0 - PROPOSED CONTOURS
- TEMPORARY DIVERSION BERM
- SF - PROPOSED SILT FENCE
- EROSION CONTROL DRAINAGE AREA DELINEATION
- X - PROPOSED BAFFLES
- LD - LIMITS OF DISTURBANCE

**REVISIONS:**

No.	BY	DATE	DESCRIPTION
1	CDI	2/22/22	PER NCDEQ
2	CDI	4/26/22	PER NCDEQ
3	CDI	5/12/22	GRADING
4	CDI	5/17/22	PER TOWN ENG.
5	CDI	6/7/22	PER TOWN ENG.



EROSION CONTROL PHASE 2 - OFFICE LOT

**AA STORAGE BEAUFORT**  
 2176 LIVE OAK ST.  
 BEAUFORT TWP., CARTERET COUNTY, NORTH CAROLINA

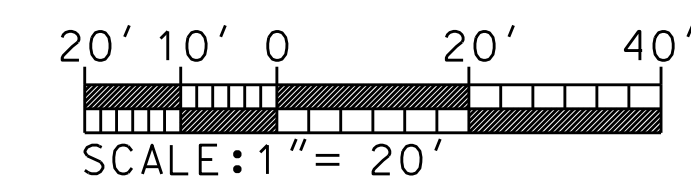
CLIENT: THE ROSEMYR CORPORATION  
 ADDRESS: PO BOX 108, HENDERSON, NC 27536  
 PHONE: 252-430-6161

DESIGNED: CMC  
 DRAWN: CMC  
 CHECKED: CMC  
 APPROVED: CMC

**THE CULLIPHER GROUP, P.A.**  
 ENGINEERING & SURVEYING SERVICES  
 151A HIGHWAY 24, MOREHEAD CITY, N.C. 28557  
 (252) 773-0090 LICENSE NO. C-4482

DATE: 12/15/21  
 SCALE:

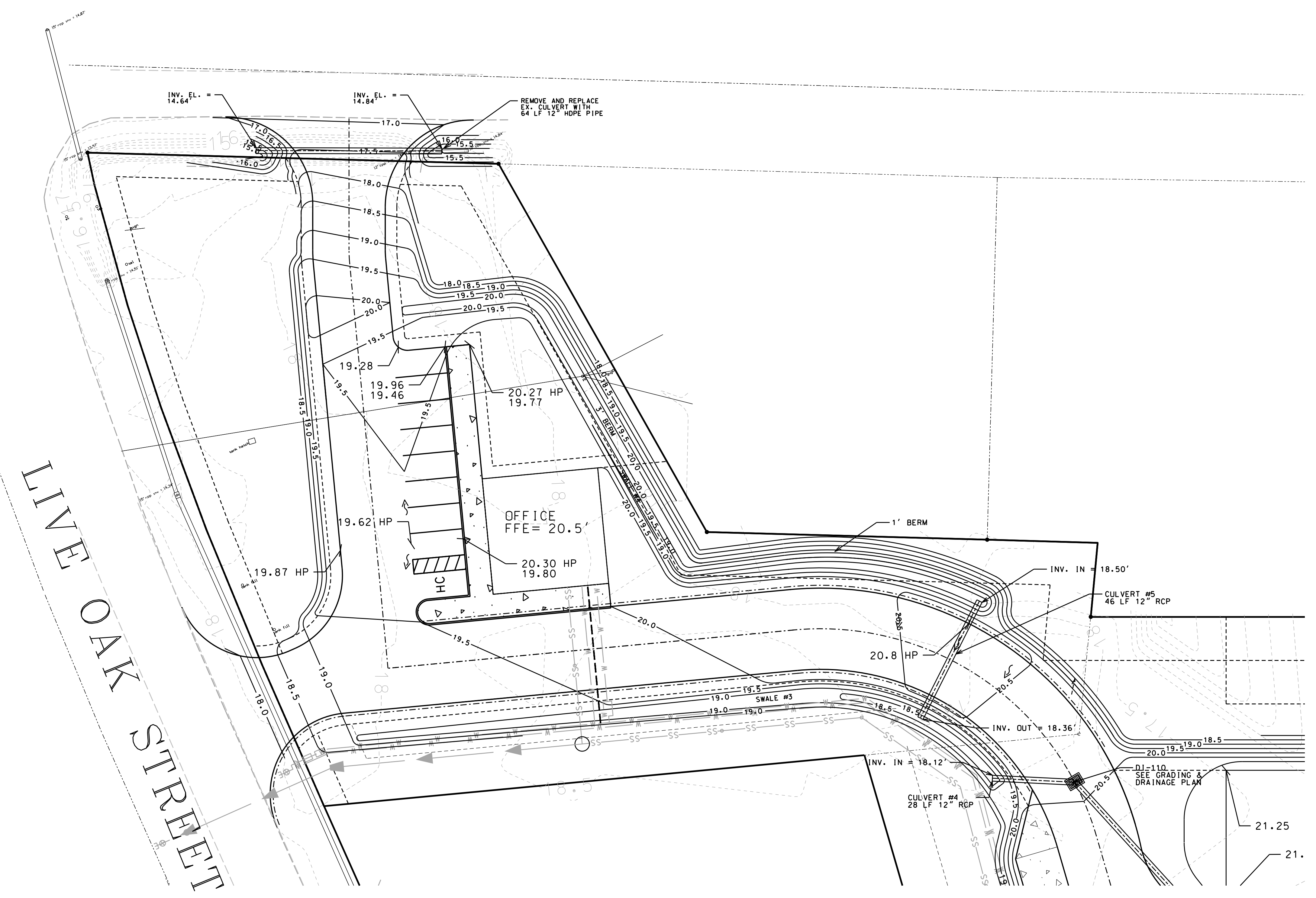
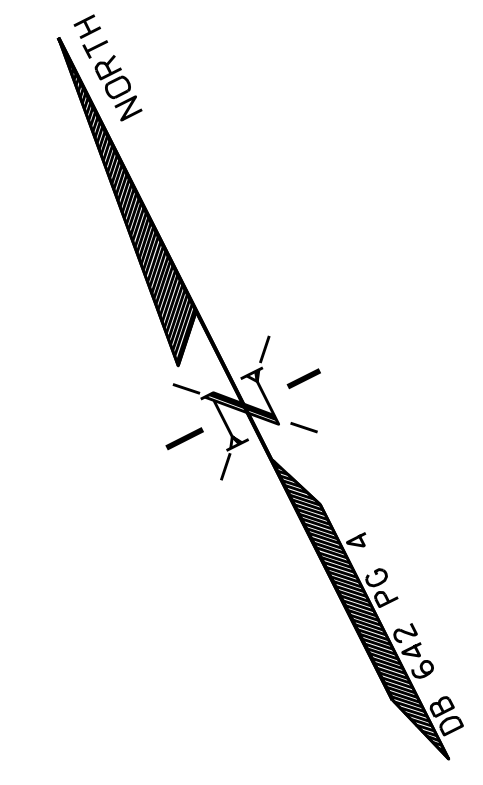
**CHARLES M. CULLIPHER P.E.**





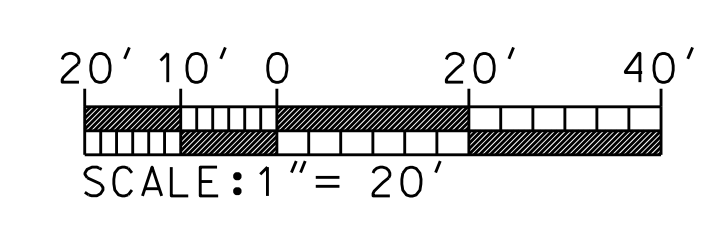






LEGEND	
-18.5-	EX. CONTOURS
-19.5-	PROPOSED CONTOURS
→	FLOW DIRECTION
HP	HIGH POINT
---	PROPOSED STORM DRAINAGE
CB	CATCH BASIN
DI	DROP INLET
SOMH	STORM DRAIN MANHOLE
OS	OUTLET STRUCTURE

REVISIONS:			
No.	BY	DATE	DESCRIPTION
1	CDI	2/22/22	PER NCDEQ
2	CDI	4/26/22	PER NCDEQ
3	CDI	5/12/22	GRADING
4	CDI	5/17/22	PER TOWN ENG.
5	CDI	6/7/22	PER TOWN ENG.



GRADING PLAN - OFFICE LOT

**AA STORAGE BEAUFORT**  
2176 LIVE OAK ST.  
BEAUFORT TWP., CARTERET COUNTY, NORTH CAROLINA

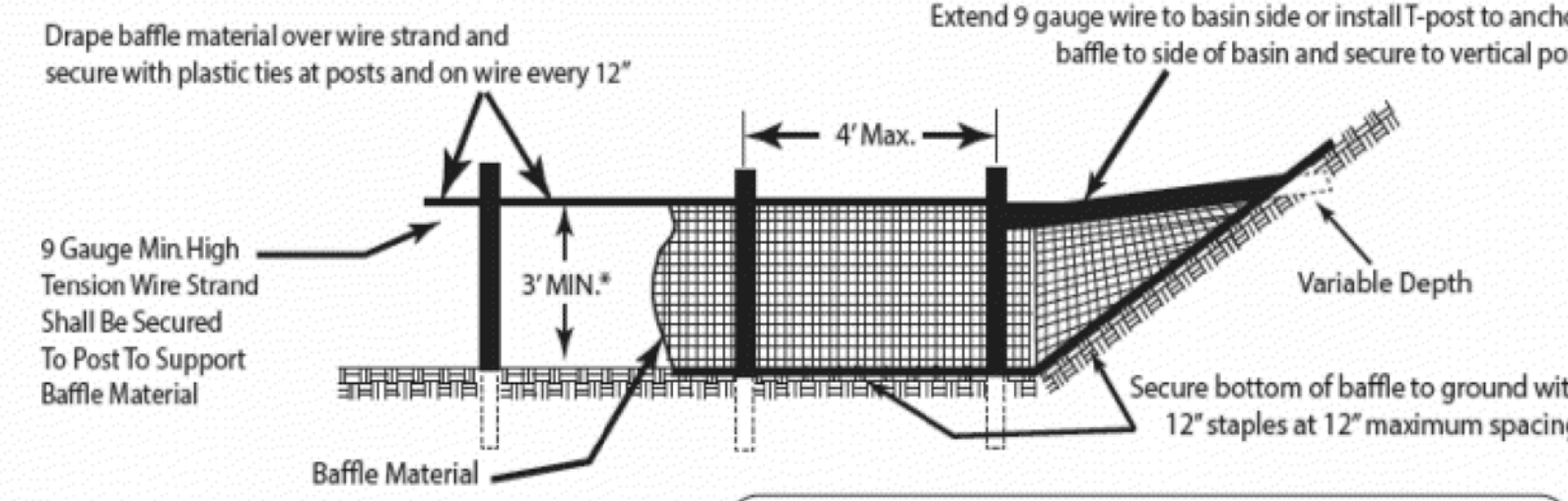
CLIENT: THE ROSEMYR CORPORATION  
ADDRESS: PO BOX 108  
HENDERSON, NC 27536  
PHONE: 252-430-6161

DESIGNED: CMC  
DRAWN: CMC  
CHECKED: CMC  
APPROVED: CMC

DATE: 12/15/21  
SCALE: 1" = 20'

**CHARLES M. CULLIPHER P.E.**





\* If the temporary sediment basin will be converted to a permanent stormwater basin of greater depth, the baffle height should be based on the pool depth during use as a temporary sediment basin.

Note: Install three (3) coir fiber baffles in basins at drainage outlets with a spacing of 1/4 the basin length. Two (2) coir fiber baffles can be installed in the basins less than 20 ft. in length with a spacing of 1/3 the basin length.

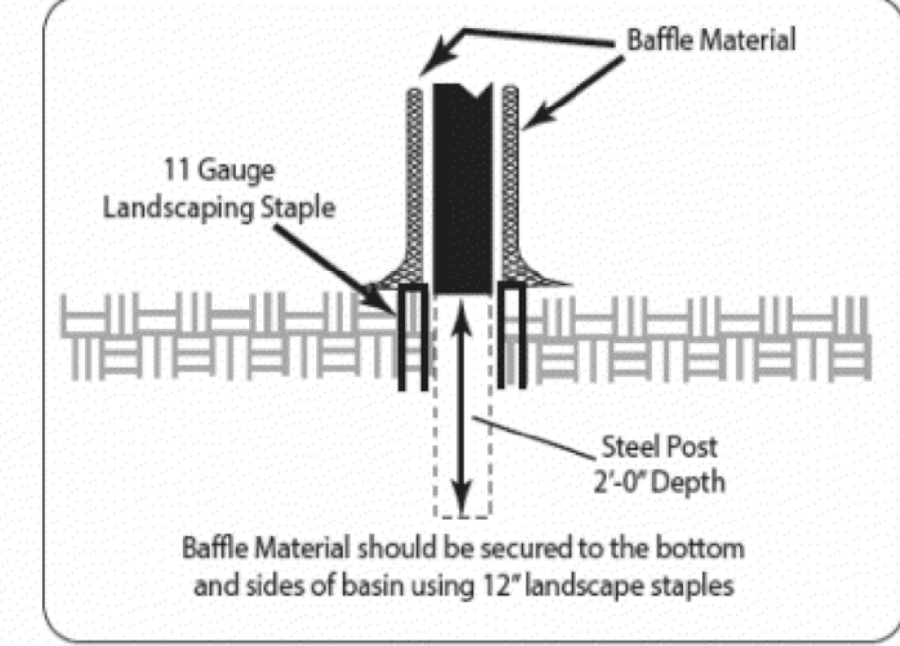


Figure 6.65b Coir Fiber Baffle Detail  
Cross section of a porous baffle in a sediment basin.

**SEED BED PREPARATION**

LIME-----1,000 LBS/AC  
10-10-10-----100 LBS/AC  
SURFACE ROUGHENING: IF RECENT TILLAGE OPERATIONS HAVE RESULTED IN A LOOSE SURFACE, ADDITIONAL ROUGHENING MAY NOT BE REQUIRED EXCEPT TO BREAK UP LARGE CLODS. IF RAINFALL CAUSES THE SURFACE TO BECOME SEALED OR CRUSTED, LOOSEN IT JUST PRIOR TO SEEDING BY DISKING, RAKING OR HARROWING. GROOVE OR FURROW SLOPES STEEPER THAN 3:1 ON THE CONTOUR BEFORE SEEDING.

**TEMPORARY SEEDING MIXTURE**

(DECEMBER 1 - APRIL 15)  
RYE (GRAIN)-----120 LBS/AC  
KOBÉ LESPEDEZA (SCARIFIED)-----50 LBS/AC  
10M1 ANNUAL LESPEDEZA WHEN DURATION OF TEMPORARY COVER IS NOT TO EXCEED BEYOND JUNE  
(APRIL 15 - AUGUST 15)  
GERMAN MILLET-----40 LBS/AC  
(AUGUST 15 - DECEMBER 30)  
RYE (GRAIN)-----25 LBS/AC  
(IF IT IS NECESSARY TO EXTEND TEMPORARY COVER BEYOND JUNE 15, OVERSEED WITH 50LBS/AC KOBÉ.)

**PERMANENT SEEDING MIXTURE**

TALL FESCUE-----60 LBS/AC  
PENSACOLA BAHIAGRASS-----50 LBS/AC  
SERICEA LESPEDEZA-----30 LBS/AC  
KOBÉ LESPEDEZA-----10 LBS/AC  
1. FROM SEPTEMBER 1 - MARCH 1, USE UNSCARIFIED SERICEA SEED ON POORLY DRAINED SITES OMIT SERICEA AND INCREASE KOBÉ TO 30 LBS/AC  
2. WHERE A NEAT APPEARANCE IS DESIRED, OMIT SERICEA AND INCREASE KOBÉ TO 40 LBS/AC.  
3. BETWEEN APRIL 15 AND AUGUST 15, ADD 10 LB/AC GERMAN MILLET OR 15 LB/AC SIDINGRASS. PRIOR TO MAY 1 OR AFTER AUG 15, ADD 25 LB/AC RYE (GRAIN).

**PERMANENT SEEDING MIXTURE (SWALES & DITCHES)**

COMMON BERMDAGRASS-----80 LBS/AC

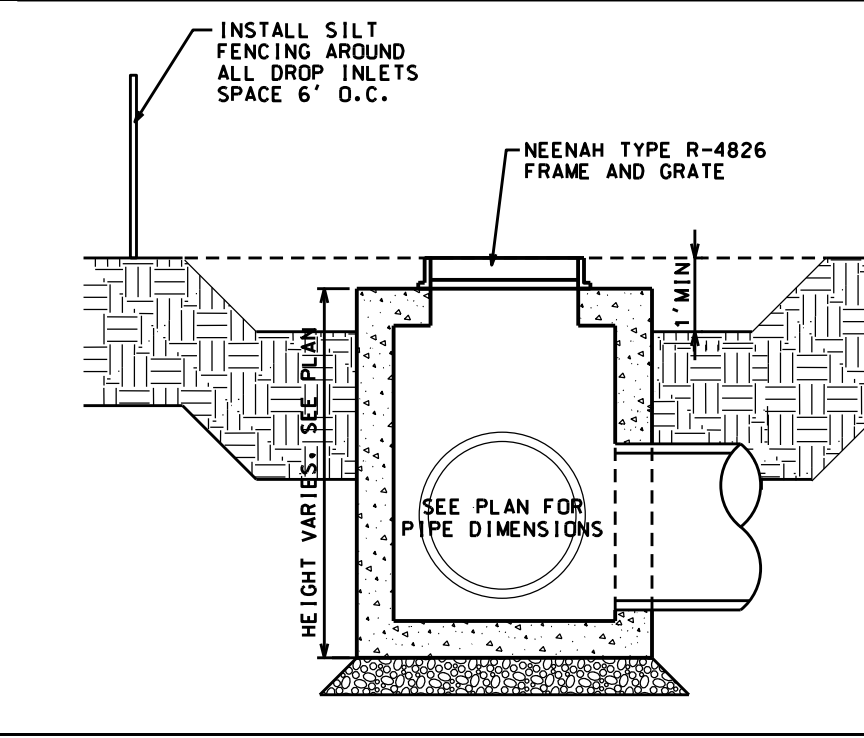
**MULCHING**

STRAW (WHEAT, OATS, BARLEY, RYE)-----1-2 TONS/AC (AFTER SEEDING)  
(STRAW QUALITY SHALL BE DRY, UNCHOPPED & UNWEATHERED)  
ASPHALT TACK-----200 GAL./TON OF MULCH  
1. APPLY 4000 LB/AC STRAW. ANCHOR STRAW BY TACKING WITH ASPHALT. NETTING OR A MULCH ANCHORING TOOL. A DISK WITH BLADES SET NEARLY STRAIGHT CAN BE USED AS A MULCH ANCHORING TOOL.  
2. A CHANNEL LINING MATERIAL (SEE DETAIL BELOW) SHALL COVER THE BOTTOM OF SWALES & DITCHES. THE LINING SHALL EXTEND ABOVE THE HIGHEST DEPTH OF FLOW WITHIN GIVEN CHANNEL. ON CHANNEL SIDE SLOPES ABOVE THIS HEIGHT APPLY STRAW AS PREVIOUSLY INSTRUCTED.

**MAINTENANCE**

IF GROWTH IS LESS THAN FULLY ADEQUATE, REFERTILIZE IN THE SECOND YEAR WITH 500 LB/AC 10-10-10 FERTILIZER. NOW AS NEEDED WHEN SERICEA IS OMITTED FROM THE MIXTURE. RESEED, FERTILIZE AND MULCH DAMAGED AREAS IMMEDIATELY.

**SEEDING SCHEDULE**

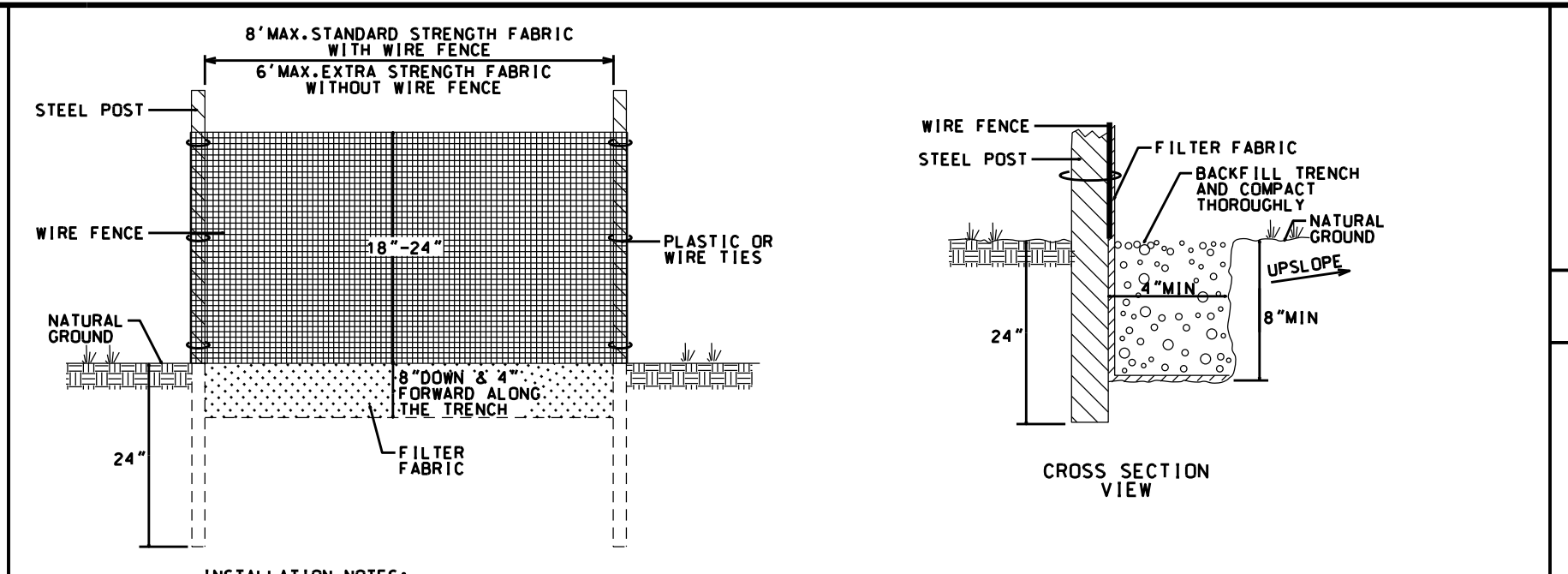


STORM STRUCTURE W/  
INLET PROTECTION  
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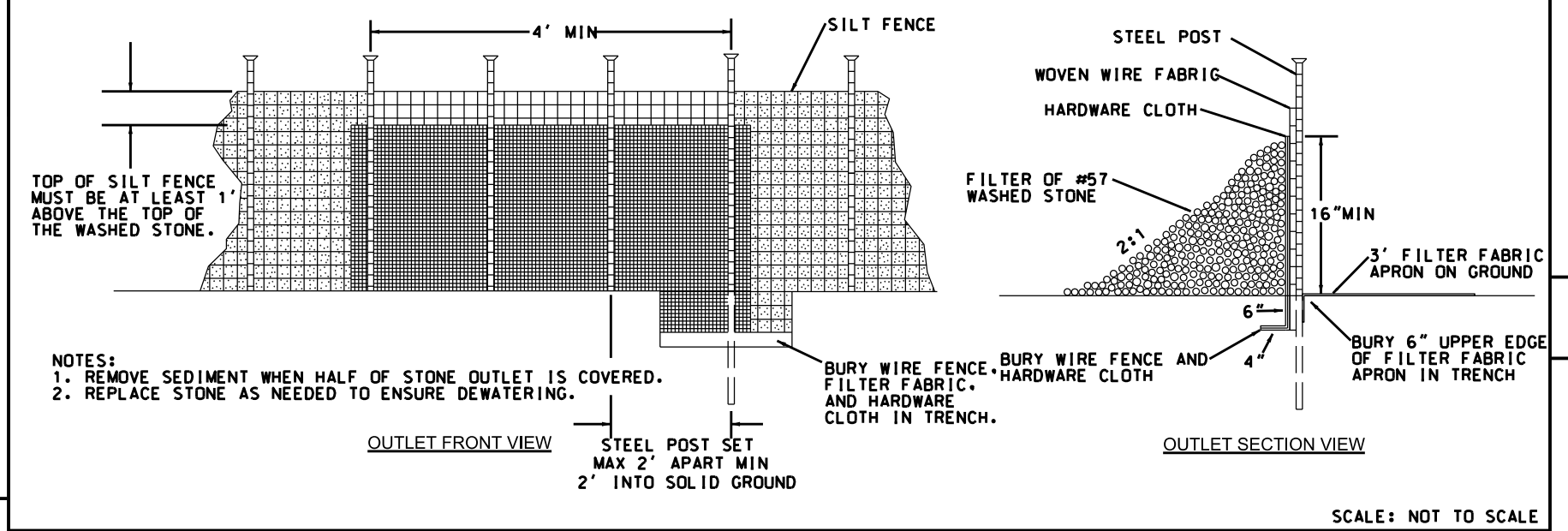
CONTRACTOR SHALL STOCK PILE SPOILS WITHIN THE LIMITS OF DISTURBANCE PER THIS DETAIL, IF REQUIRED.



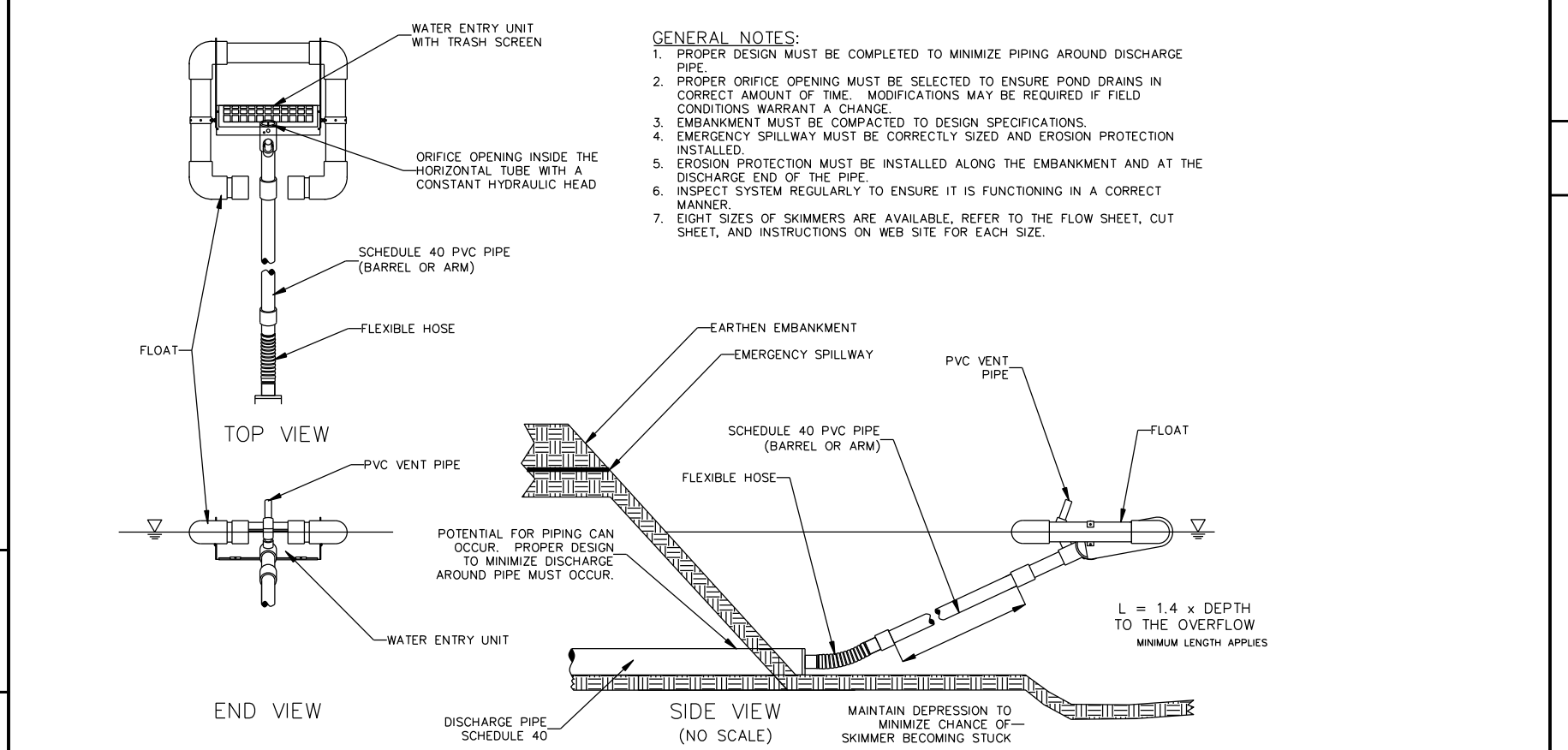
STOCK PILE  
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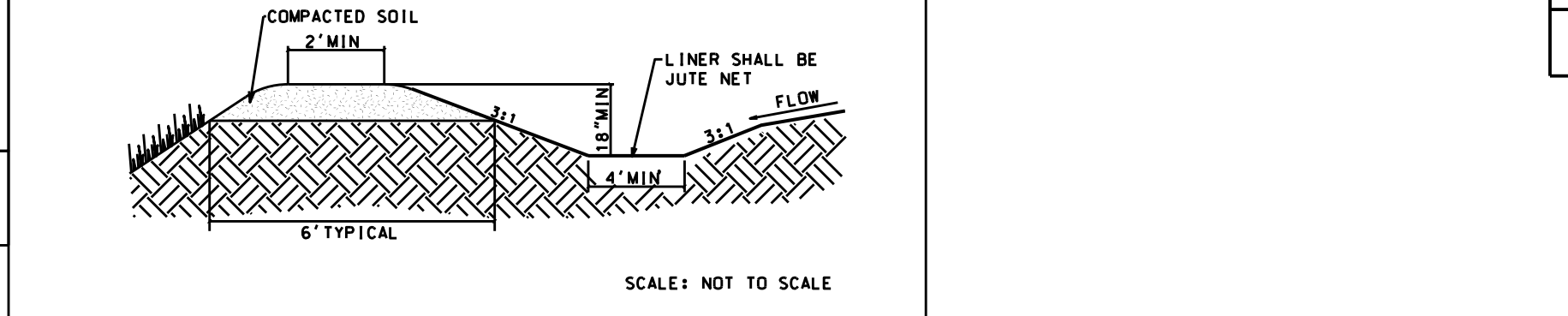
- INSTALLATION NOTES:**
1. THE BASE OF BOTH END POSTS SHOULD BE AT LEAST ONE FOOT HIGHER THAN THE MIDDLE OF THE FENCE.
  2. CHECK WITH A LEVEL IF NECESSARY.
  3. INSTALL POSTS 4 FEET APART IN CRITICAL AREAS AND 6 FEET APART ON STANDARD APPLICATIONS.
  4. LESPEDEZA SHOULD BE APPLIED TO THE DOWNSTREAM SIDE OF THE SILT FENCE, AND AS CLOSE AS POSSIBLE TO THE FABRIC. ENABLING POSTS TO SUPPORT THE FABRIC FROM UPSTREAM WATER PRESSURE.
  5. INSTALL POSTS WITH THE NIPPLES FACING AWAY FROM THE FABRIC.
  6. ATTACH THE FABRIC TO EACH POST WITH THREE TIES, ALL SPACED WITHIN THE TOP 8 INCHES OF THE FABRIC. ATTACH EACH TIE DIAGONALLY 45 DEGREES THROUGH THE FABRIC. WITH EACH PUNCTURE AT LEAST 1 INCH VERTICALLY APART. ALSO, EACH TIE SHOULD BE POSITIONED TO HANG ON A POST NIPPLE WHEN TIGHTENED TO PREVENT SAGGING.
  7. WRAP APPROXIMATELY 6 INCHES OF FABRIC AROUND THE END POSTS AND SECURE WITH 3 TIES.
  8. NO MORE THAN 24 INCHES OF A 36 INCH FABRIC IS ALLOWED ABOVE GROUND LEVEL.
  9. THE INSTALLATION SHOULD BE CHECKED AND CORRECTED FOR ANY DEVIATIONS BEFORE COMPACTION.
  10. COMPACTION IS VITAL FOR EFFECTIVE RESULTS. COMPACT THE SOIL IMMEDIATELY NEXT TO THE SILT FENCE FABRIC WITH THE FRONT WHEEL OF THE TRACTOR. SKID STEER, OR ROLLER EXERTING AT LEAST 60 POUNDS PER SQUARE INCH. COMPACT THE UPSTREAM SIDE FIRST, AND THEN EACH SIDE TWICE FOR A TOTAL OF 4 TRIPS.



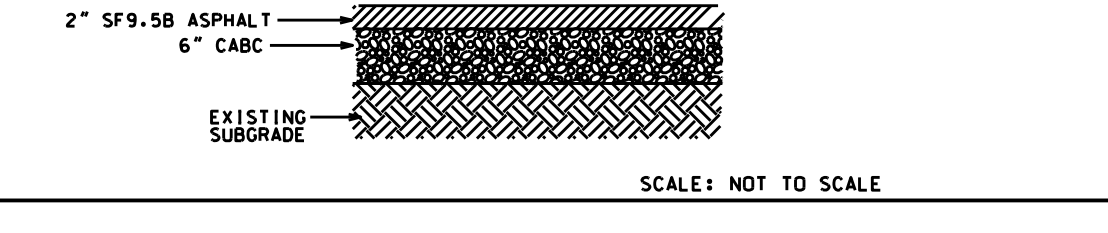
**SILT FENCE AND OUTLET**



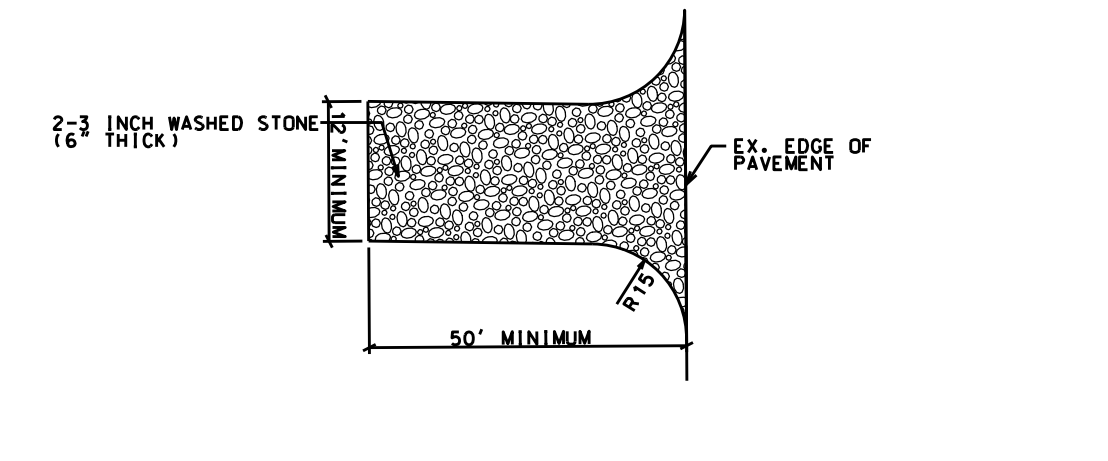
**SKIMMER DETAIL**



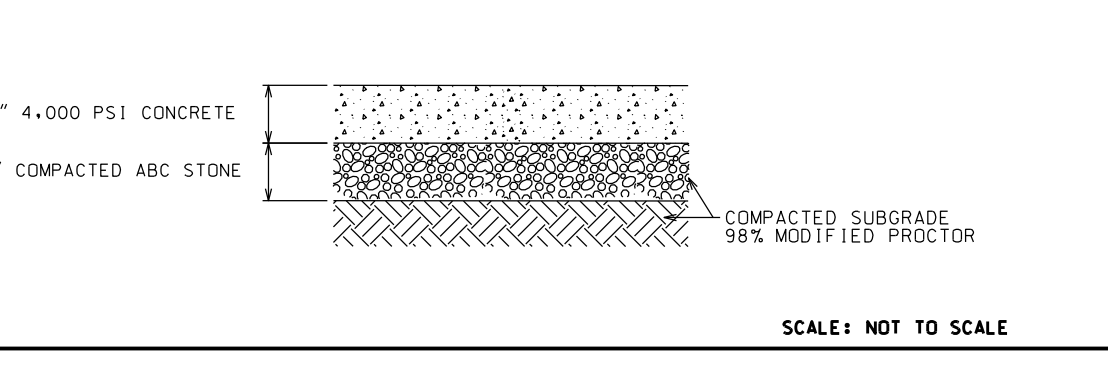
TEMPORARY DIVERSION  
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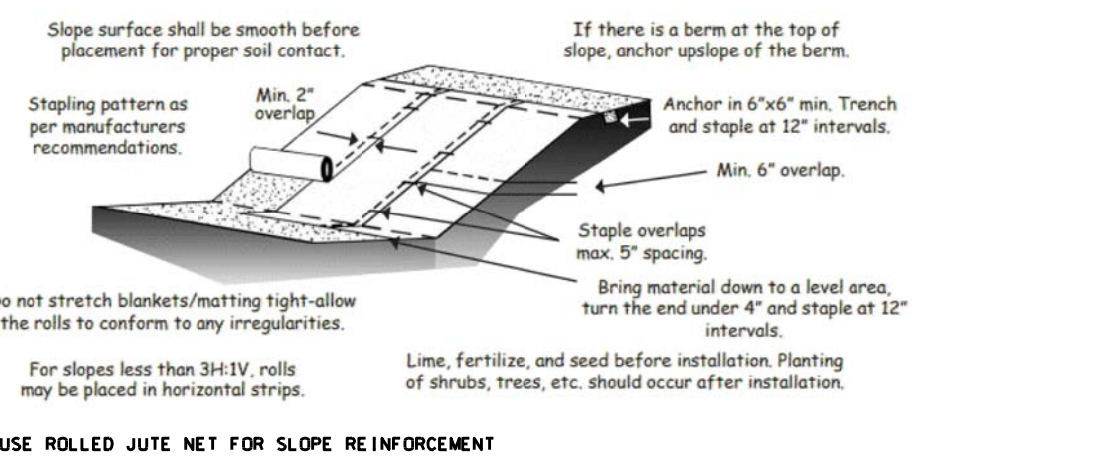
**PARKING LOT PAVING**



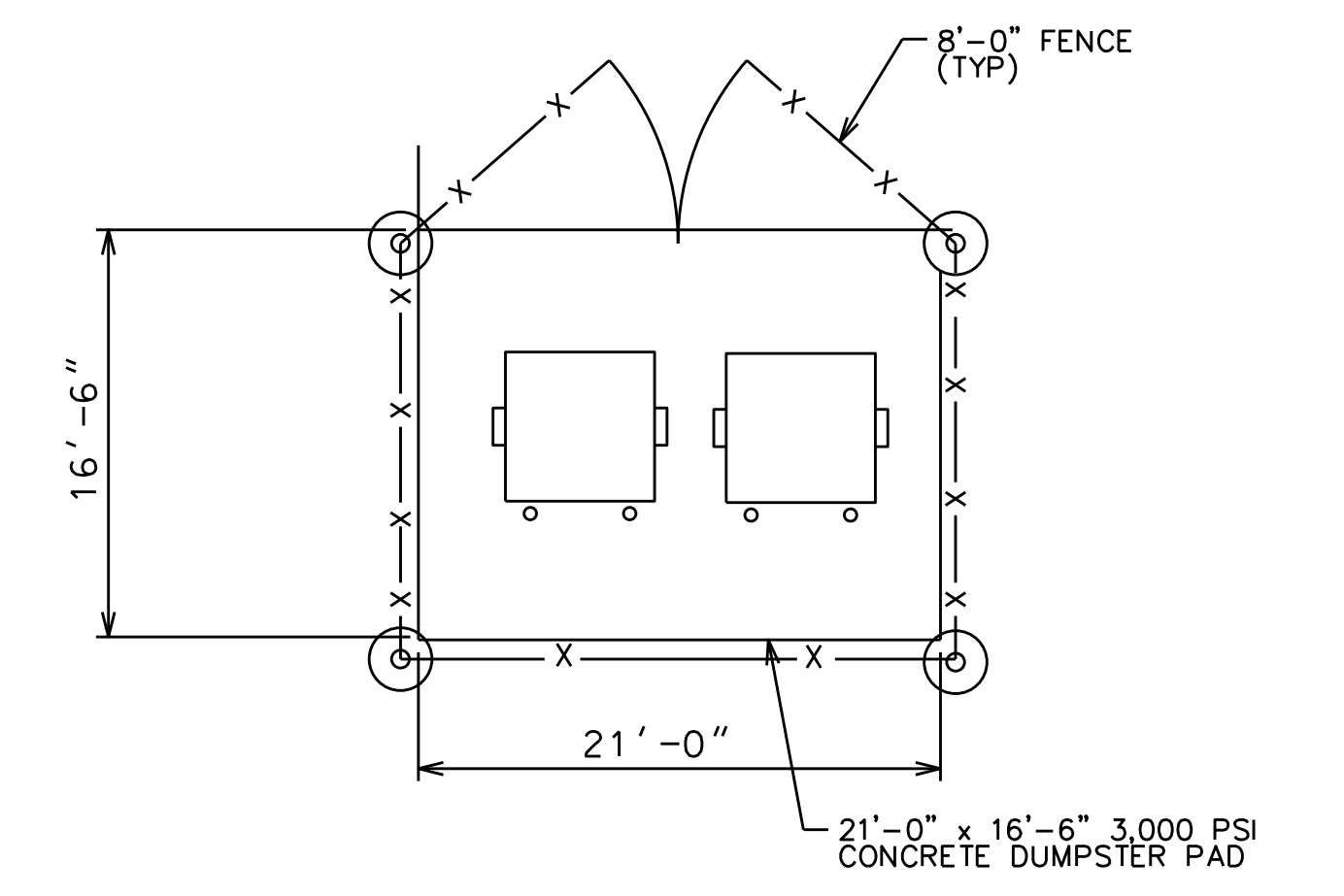
**STONE CONSTRUCTION ENTRANCE**



**TYPICAL HEAVY DUTY CONCRETE SECTION**



**SLOPE REINFORCEMENT DETAIL**



DUMPSTER PAD DETAIL

ROADWAY STANDARD DRAWING FOR  
STATE OF NORTH CAROLINA  
DEPT. OF TRANSPORTATION  
RALEIGH, N.C.

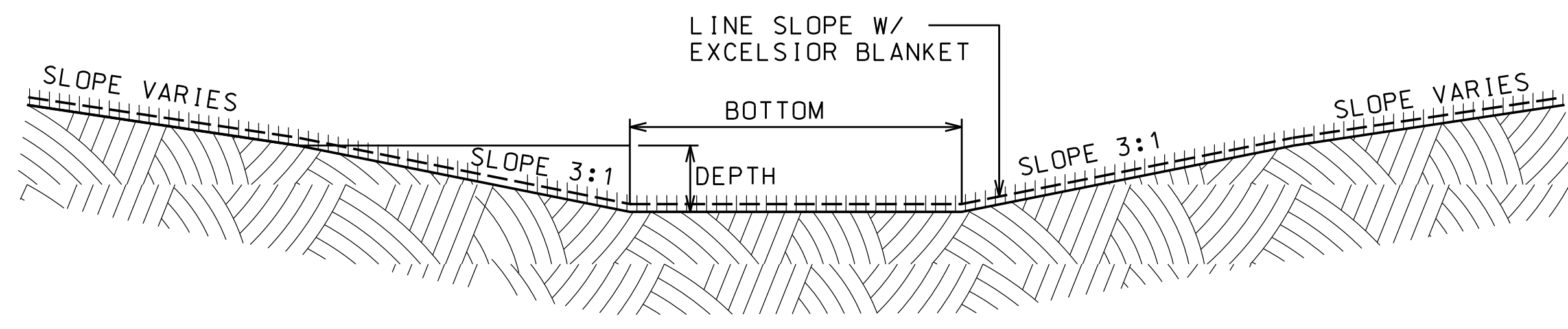
SHEET 1 OF 2  
876.02

D	OUTLET W/DITCH				OUTLET W/O DITCH					
	CLASS B RIP RAP	CLASS I RIP RAP	S.Y.	TONS	CLASS B RIP RAP	CLASS I RIP RAP	S.Y.	TONS		
12"	2	5	5	2	5	1	4	2	1	4
15"	2	7	7	3	7	1	5	3	2	6
18"	3	10	9	4	10	2	7	4	2	9
24"	5	14	15	7	15	3	11	7	4	12
30"	8	21	21	11	22	5	16	11	7	17
36"	11	28	29	15	30	7	22	15	10	23
42"	15	37	39	20	39	10	28	22	13	30
48"	-	-	49	26	50	-	-	28	17	38
54"	-	-	60	33	62	-	-	35	21	47
60"	-	-	73	40	75	-	-	44	26	56
66"	-	-	87	48	89	-	-	54	32	67
72"	-	-	102	57	104	-	-	64	38	78

NOTE:  
FOR CALCULATION PURPOSES  
CLASS B RIP RAP = 100 LBS./FT<sup>3</sup>  
CLASS I RIP RAP = 105 LBS./FT<sup>3</sup>

H= RIP RAP TO TOP OF PIPE (MAX. H = D + T)  
T= 15" CLASS I RIP RAP, UNLESS OTHERWISE SHOWN ON PLANS  
T= 12" CLASS B RIP RAP, UNLESS OTHERWISE SHOWN ON PLANS

- NOTES:
1. FES-100 RIP RAP DISSIPATOR PAD SHALL CONSIST OF 44 S.Y. (26 TONS) OF CLASS I RIP RAP IN 15" LAYER OVER TOP OF 56 S.Y. OF GEOTEXTILE FABRIC.
  2. FES-A RIP RAP DISSIPATOR PAD SHALL CONSIST OF 49 S.Y. (26 TONS) OF CLASS I RIP RAP IN 15" LAYER OVER TOP OF 50 S.Y. OF GEOTEXTILE FABRIC.



- SWALE #1: BOTTOM WIDTH = 2.0', DEPTH VARIES  
SWALE #2: BOTTOM WIDTH = 2.0', DEPTH VARIES  
SWALE #3: BOTTOM WIDTH = 2.0', DEPTH VARIES  
SWALE #4: BOTTOM WIDTH = 0.0', DEPTH VARIES

**VEGETATED SWALE**



REVISIONS:

No.	BY	DATE	DESCRIPTION
1	CDI	2/22/22	PER NCEO
2	CDI	4/26/22	PER NCEO
3	CDI	5/12/22	GRADING
4	CDI	5/17/22	PER TOWN ENG.
5	CDI	6/7/22	PER TOWN ENG.

**SITE AND EROSION CONTROL DETAILS**

**AA STORAGE BEAUFORT**  
2176 LIVE OAK ST.  
BEAUFORT TWP., CARTERET COUNTY, NORTH CAROLINA

CLIENT: THE ROSEMYR CORPORATION  
ADDRESS: PO BOX 108  
HENDERSON, NC 27536  
PHONE: 252-430-6161

DESIGNED: CMC  
DRAWN: CMC  
CHECKED: CMC  
APPROVED: CMC

DATE: 12/15/21  
SCALE: NTS

**CHARLES M. CULLIPHER P.E.**



### WET DETENTION POND DESIGN DATA

DRAINAGE AREA =	555,020 SF
DESIGN IMPERVIOUS AREA =	309,982 SF

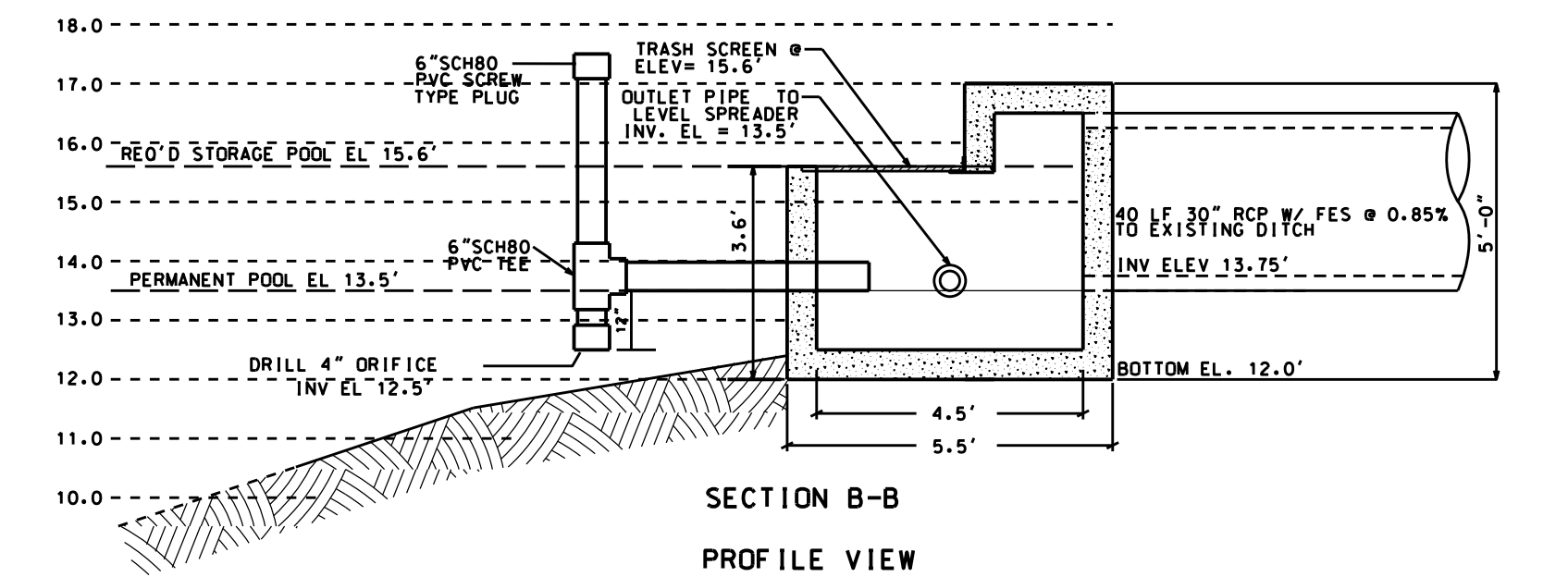
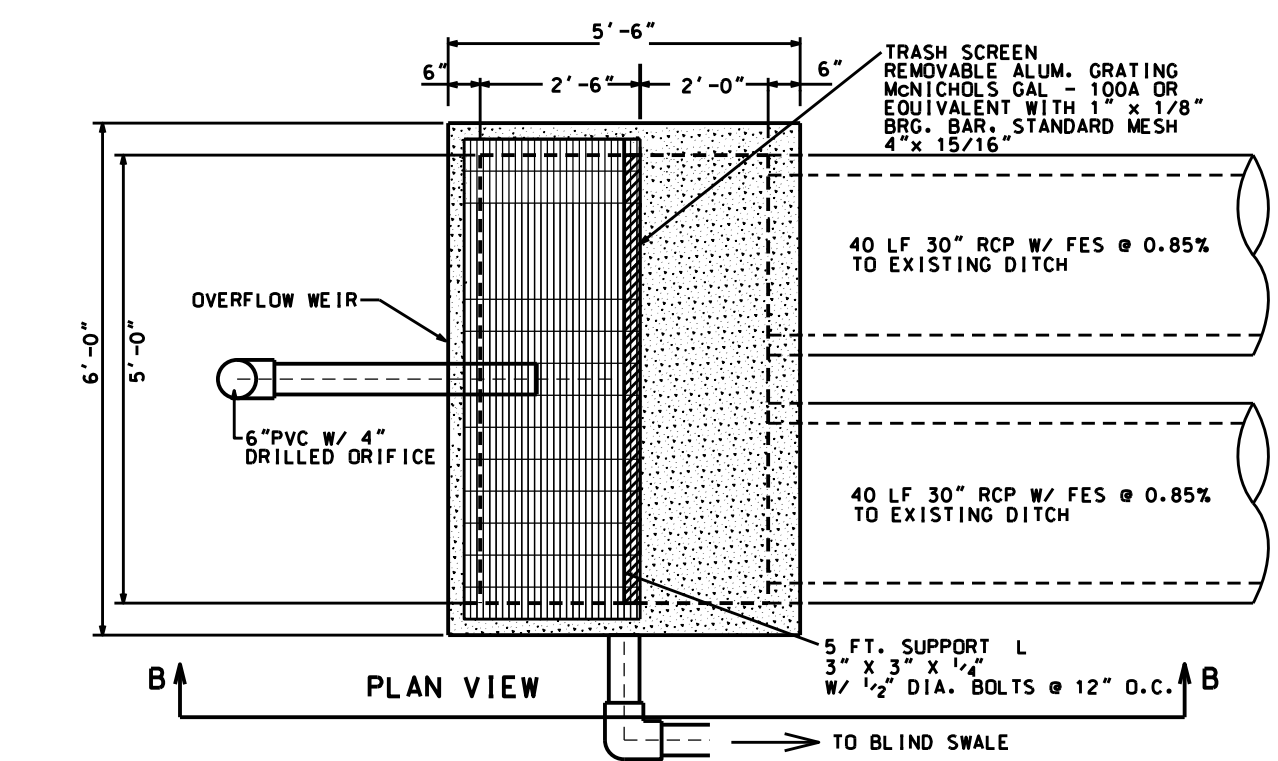
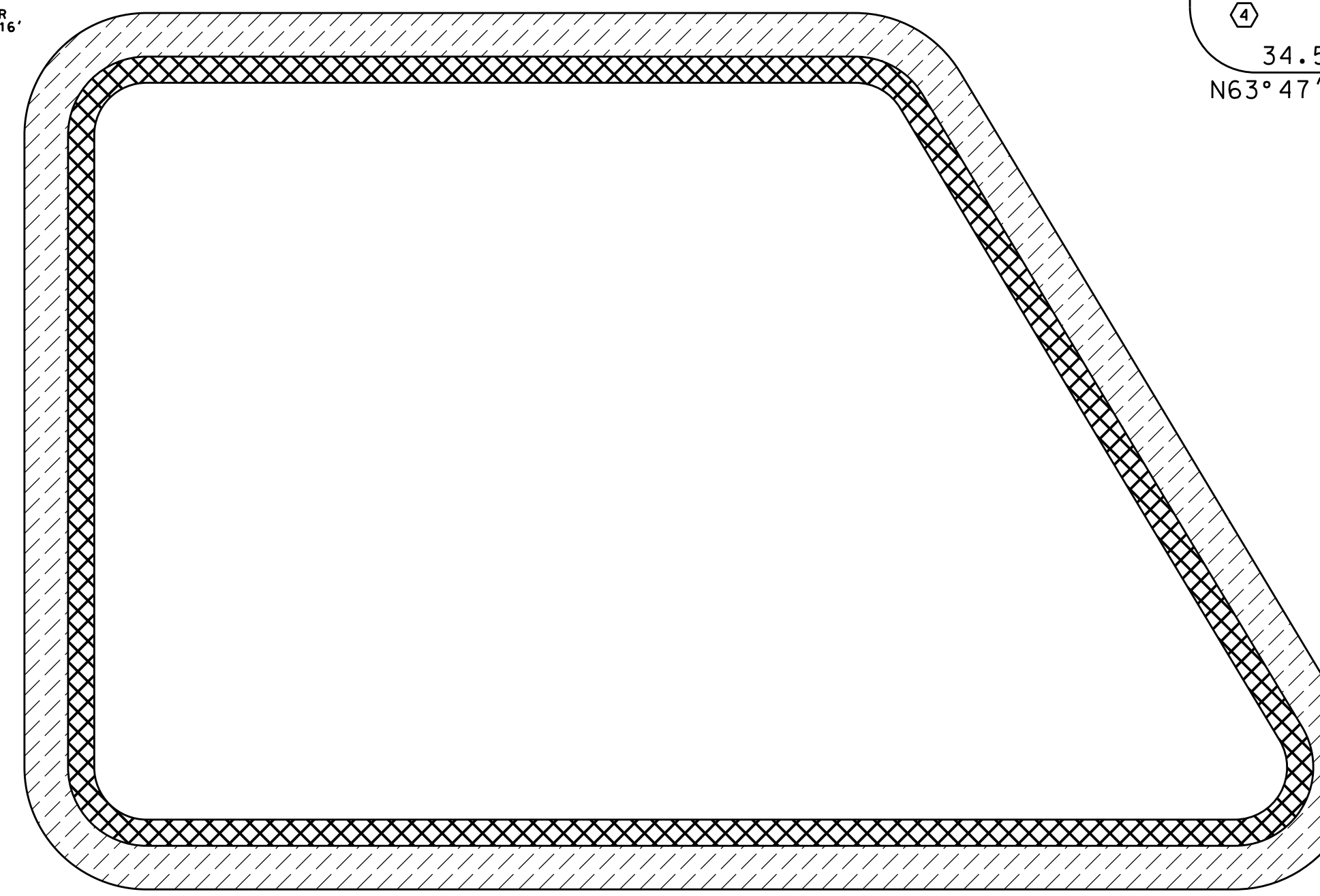
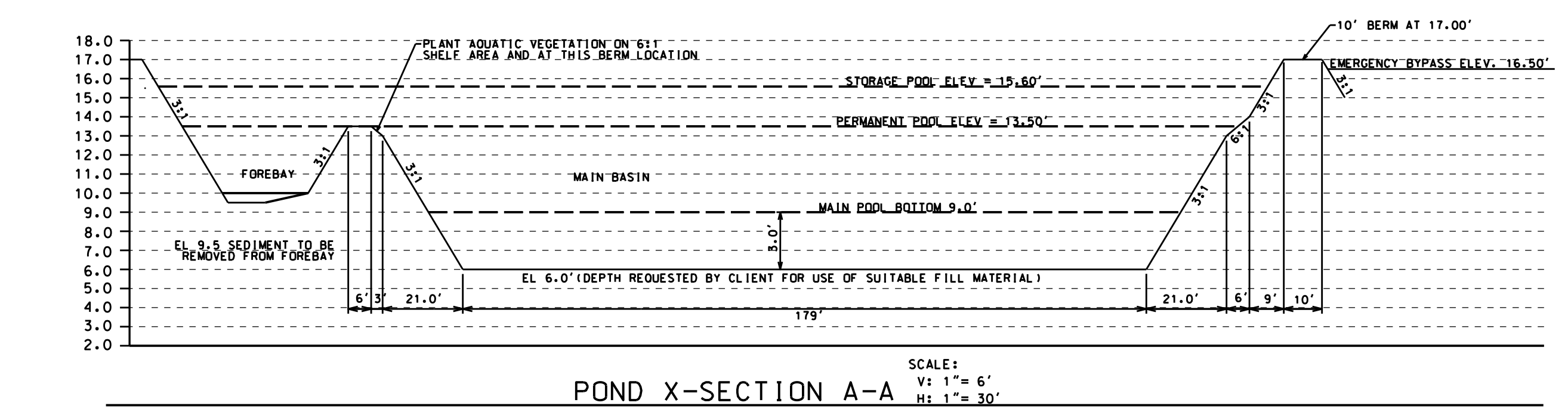
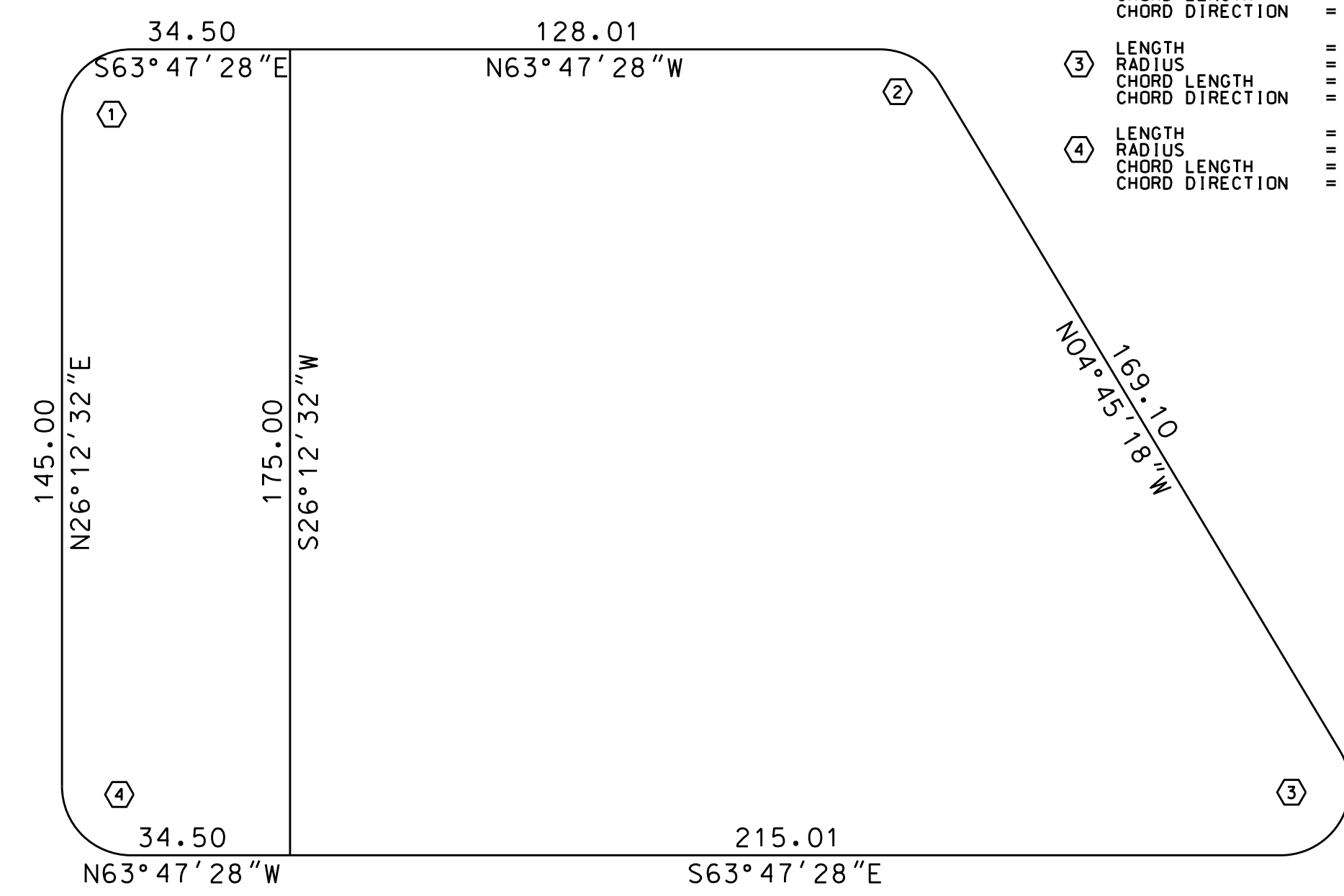
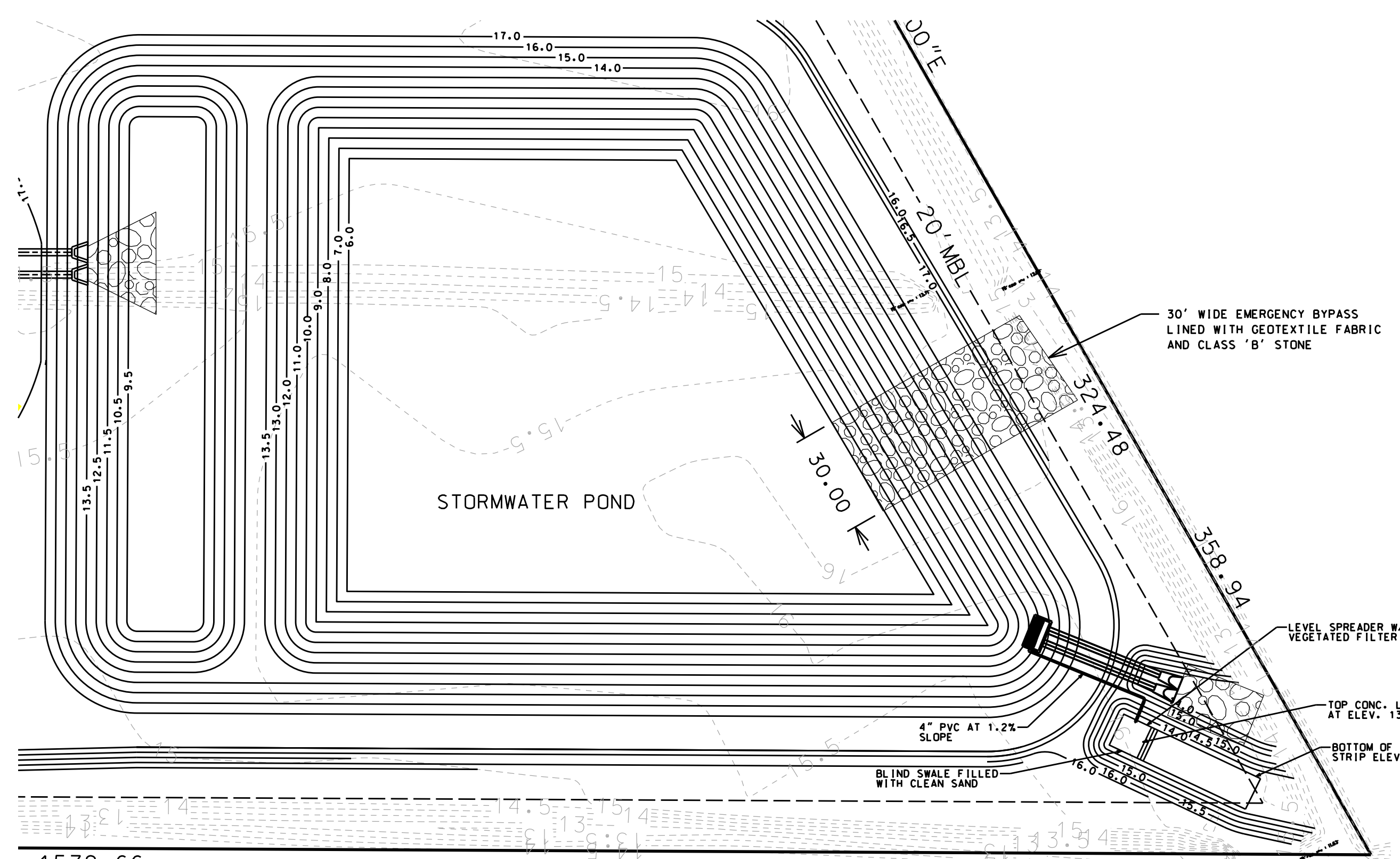
### POND DESIGN SUMMARY

PERMANENT POOL ELEVATION =	13.5 FT
PERMANENT POOL SURFACE AREA REQ'D =	17,150 SF
PERMANENT POOL SURFACE AREA =	32,282 SF
PERMANENT POOL VOLUME =	120,644 CF
STORAGE POOL ELEVATION =	15.60 FT
STORAGE POOL SURFACE AREA =	48,807 SF
REQUIRED STORAGE VOLUME =	92,258 CF
PROPOSED STORAGE VOLUME =	95,844 CF
FOREBAY DEPTH =	3.5 FT
FOREBAY VOLUME =	18,738 CF
MAIN BASIN DEPTH =	4.5 FT
MAIN BASIN VOLUME =	120,644 CF
AVERAGE MAIN BASIN DEPTH =	3.98 FT
(USED 3.5 FOR SA/DA CHART)	

- NOTES:
- FOREBAY AND MAIN BASIN TO BE CLEANED OUT TO PERMANENT GRADE AT COMPLETION OF CONSTRUCTION.
  - PROVIDE PUMP MECHANISM ON SITE FOR MAINTENANCE AND/OR EMERGENCY POND DRAINING.

#### PERMANENT POOL

①	LENGTH = 23.56
	RADIUS = 15.00
	CHORD LENGTH = 21.21
	CHORD DIRECTION = S71°12'32"W
②	LENGTH = 15.46
	RADIUS = 15.00
	CHORD LENGTH = 14.78
	CHORD DIRECTION = S34°16'23"E
③	LENGTH = 31.67
	RADIUS = 15.00
	CHORD LENGTH = 26.11
	CHORD DIRECTION = N55°43'37"E
④	LENGTH = 23.56
	RADIUS = 15.00
	CHORD LENGTH = 21.21
	CHORD DIRECTION = S18°47'28"E



#### LEGEND

POND VEGETATION SCHEDULE

WETLAND VEGETATED SHELF	SQ.FT. AREA	PLANT CATEGORY	NUMBER OF PLANTS OF CATEGORY IN WETLAND AREA
	5,838	HERBACEOUS PLANTS	1,460

SUBMERGED & PARTIALLY SUBMERGED PLANTS (ALONG THE 6' WIDE VEGETATED SHELF)  
 CENTIPEDE SOD (ALONG DAM AND FRONT AND BACK SLOPES OF POND)

### WET POND PLANT RECOMMENDATIONS

### PLANTING SEASONS:

TREES/SHRUBS.....OCTOBER TO JUNE  
 HERBACEOUS PLANTS (SHALLOW LAND).....OCTOBER TO JUNE  
 HERBACEOUS PLANTS (SHALLOW WATER).....APRIL TO JUNE (RECOMMENDED)  
 GRASSES.....MID-SEPTEMBER TO MID-OCTOBER YEAR ROUND

PLANTING OUT OF SEASON IS NOT RECOMMENDED. IF CONSTRUCTION SCHEDULE AND PLANTING SCHEDULE DO NOT CORRESPOND, STABILIZE BANKS UPLAND AREA AND SHALLOW LAND WITH APPROPRIATE TEMPORARY COVER CROP AND EROSION CONTROL MATTING UNTIL APPROPRIATE PLANTING SEASON.

PLANTS SHOULD BE INSTALLED AS LARGE DRIFTS (I.E. MASSES OF A SINGLE SPECIES WITHIN THEIR RESPECTIVE PLANTING AREA. OVERLAPPING OR NEARING OF THE PLANTING AREA EDGES IS RECOMMENDED.

ALL PLANTS SHALL BE DIRECTLY DESCENDED FROM INDIVIDUALS GROWING WILD WITHIN 100 MILES OF THE PROJECT SITE. IF SUITABLE STOCK CANNOT BE OBTAINED, PLANTS OF OTHER GENETIC PROVENANCE MAY BE UTILIZED WITH THE APPROVAL OF THE LOCAL REGULATORY AGENCY.

IRRIGATION MAY BE NECESSARY FOR SHALLOW LAND AND WATER ZONES IF PROLONGED DROUGHT DRAWS WATER LEVELS 6" OR MORE BELOW NORMAL POOL DURING THE FIRST SUMMER FOLLOWING PLANT INSTALLATION.

DO NOT PLANT CATTAILS. CATTAILS, ALTHOUGH A WETLAND PLANT, PROVIDE A HAVEN FOR MOSQUITOES AND WILL TAKE OVER AND CROWD OUT OTHER VITAL VEGETATION.

#### VEGETATIVE SHELF SUBMERGED AND PARTIALLY SUBMERGED PLANTS

BOTANICAL NAME	COMMON NAME
<b>HERBACEOUS PLANTS</b>	
ASCLEPIAS INCARNATA	SWAMP MILKWEED
CAREX TENERA	QUILL SEDGE
CHELONE GLABRA	WHITE TURTLEHEAD
EUPATORIUM ADOPHIS	DWARF JOE PYE WEE
EUPATORIUM ADOPHIS	JOE PYE WEE
EUPATORIUM ADOPHIS	SPOTTED TRUMPETWEED
HIBISCUS COCCINEUS	SCARLET ROSE MALLOW
HIBISCUS LAEVIS	HALBERDLAF ROSEMALLOW
KOSTELEZKIA VIRGINICA	SEAGORSE MALLOW
LOBELIA CARDINALIS	CARDINAL FLOWER
LOBELIA ELONGATA	LONGLEAF LOBELIA
LOBELIA SIPHILLITICA	GREAT BLUE LOBELIA
RHYNCHOSPORA COLORATA	STARBUSSH
SACCHARUM BALDWINII	NARROW PLUMEGRASS
<b>SHRUBS</b>	
ARONIA ARBUTIFOLIA	RED CHOKEBERRY
CEPHALANTHUS OCCIDENTALIS	COMMON BUTTONGUSH
CLETHRA ALNIFOLIA	SWEET PEPPERBUSH
CORNUS AMOMUM	SILKY DOGWOOD
CORALLIA RACEMIFLORA	TITI
GORDONIA LASIANTHUS	LOBLOLLY BAY
HYPERICUM BENSI FLORIBUNDUM	ST. JOHNSWORT
ILEX DECIDUA	POSSUMHAW
ILEX GLABRA	INKBERRY
ITEA VIRGINICA	YERBENA SWEETSPIRE
ROSA PALUSTRIS	SWAMP ROSE
VACCINIUM CRASSIFOLIUM	CREeping BLUEBERRY
VIBURNUM INDIAN VARI.	POSSUMHAW

- #### PLANT REQUIREMENTS:
- SELECT PLANTS FROM THE PLANT LIST ABOVE.
  - A MINIMUM OF THREE (3) DIVERSE SPECIES OF SHALLOW LAND HERBACEOUS VEGETATION.
  - A MINIMUM TWO-YEAR WARRANTY PERIOD STIPULATING REQUIREMENTS FOR PLANT SURVIVAL/REPLACEMENT, AT THE END OF THE FIRST YEAR AND AGAIN AT THE END OF THE TWO-YEAR WARRANTY PERIOD, ALL PLANTS THAT DO NOT SURVIVE MUST BE REPLACED.
  - THE DESIGN FOR PLANTINGS SHALL MINIMIZE THE NEED FOR HERBICIDES, FERTILIZERS, PESTICIDES, OR SOIL AMENDMENTS AT ANY TIME BEFORE, DURING AND AFTER CONSTRUCTION AND ON A LONG TERM BASIS. PLANTINGS SHALL BE DESIGNED TO MINIMIZE THE NEED FOR MOWING, PRUNING AND IRRIGATION.
  - PLANT MATERIAL SHOULD BE PURCHASED FROM A SIMILAR PROVENANCE OR LOCAL SOURCE TO ENSURE SURVIVABILITY.

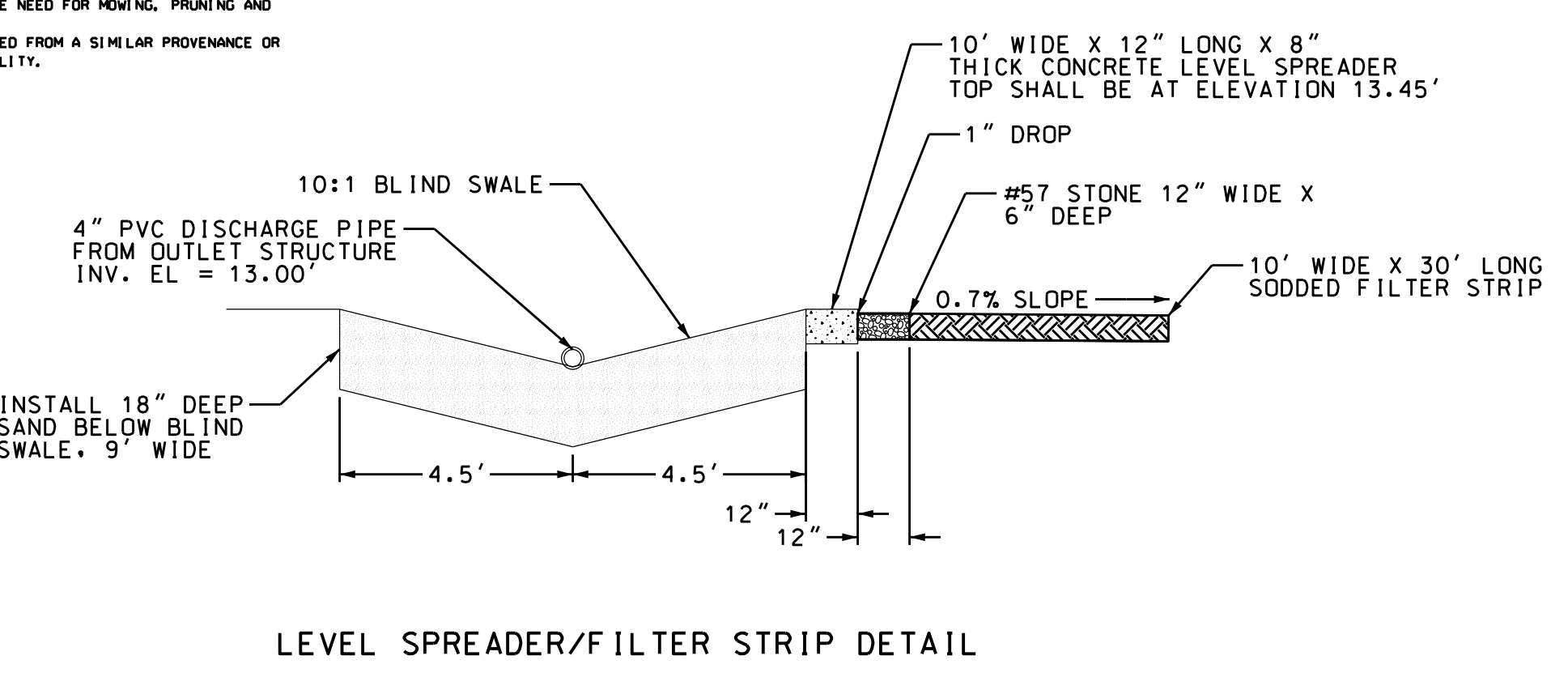
### GENERAL NOTES:

- TOPSOIL FROM THE SITE WILL BE SPREAD ACROSS THE SHALLOW WATER AND SHALLOW ZONES PRIOR TO PLACEMENT OF PLANTS.
  - SHRUBS SHOULD BE PLANTED IN CLUMPS TO FORM 'LANDSCAPE ISLANDS' RATHER THAN EVENLY SPACED. THE ISLANDS SHOULD BE A MINIMUM OF 6' APART.
  - NO SHRUBS SHOULD BE PLANTED WITHIN 10 FEET OF THE INLET OR OUTLET PIPES.
- #### SOIL SPECIFICATIONS
- SOILS USED WITHIN A STORMWATER BMP MUST ADHERE TO THE FOLLOWING REQUIREMENTS:
- THE SOIL MIX MUST BE UNIFORM AND FREE OF STONES, STUMPS, ROOTS, OR OTHER SIMILAR MATERIAL GREATER THAN 2 INCHES.
  - SOIL TEXTURE OF THE MIX USED FOR STORMWATER WETLANDS SHOULD BE LOAMY SAND, WITH NO MORE THAN 18% CLAY USDA SOIL TEXTURAL CLASSIFICATION.
  - A MINIMUM ORGANIC CONTENT OF 1% BY DRY WEIGHT FOR AREAS PLANTED WITH WOODY SPECIES AND 5% FOR TURF AREAS.
  - THE PH SHOULD BE BETWEEN 5.5 AND 7.0. IF THE PH FALLS OUTSIDE OF THIS RANGE, IT MAY BE MODIFIED WITH LIME TO INCREASE THE PH OR IRON SULFATE AND SULFUR TO LOWER THE PH. THE LIME OR IRON SULFATE MUST BE MIXED UNIFORMLY INTO THE SOIL PRIOR TO USE.
  - TOPSOIL STOCKPILE LOCATION (IF USING ON-SITE SOILS) OR SOURCE OF TOPSOIL IF IMPORTED TO THE SITE. SOIL ANALYSIS FOR ALL TOPSOIL TO BE USED WITHIN A BMP PLANTING.

### PLANTING SPECIFICATIONS:

- FOR EROSION CONTROL PLANTING AND BANK STABILIZATION (UPLAND AREA) FOLLOW EROSION CONTROL SEEDING SCHEDULE.
- UTILIZE A 90-DAY SLOW RELEASE FERTILIZER TABLET FOR PLANTS.
- PLACE 3 OR 4 INCHES OF QUALITY TOPSOIL TO THE SHALLOW LAND AND SHALLOW WATER REGIONS. THE PROJECT CAN UTILIZE THE EXISTING TOPSOIL BY STOCK PILING ON SITE AND AMENDING SOIL AS NECESSARY BASED ON SOIL ANALYSIS RESULTS.
- THE DETENTION POND MUST BE STABILIZED WITHIN 14 DAYS OF CONSTRUCTION. CONSIDER CONSTRUCTION SEQUENCING SO THAT PLANTS CAN BE PLANTED AND THE POND CAN BE BROUGHT ONLINE WITHIN 14 DAYS.

### PLANTING PLAN



#### REVISIONS:

No.	BY	DATE	DESCRIPTION
1	CDI	2/22/22	PER NCEOE
2	CDI	4/26/22	PER NCEOE
3	CDI	5/12/22	GRADING
4	CDI	5/17/22	PER TOWN ENG.
5	CDI	6/7/22	PER TOWN ENG.

### BMP DETAILS

## AA STORAGE BEAUFORT

2176 LIVE OAK ST.

BEAUFORT TWP., CARTERET COUNTY, NORTH CAROLINA

CLIENT: THE ROSEMYR CORPORATION

ADDRESS: PO BOX 108  
HENDERSON, NC 27536

PHONE: 252-430-6161

DESIGNED: CMC

DRAWN: CMC

CHECKED: CMC

APPROVED: CMC

DATE: 12/15/21

SCALE: NTS

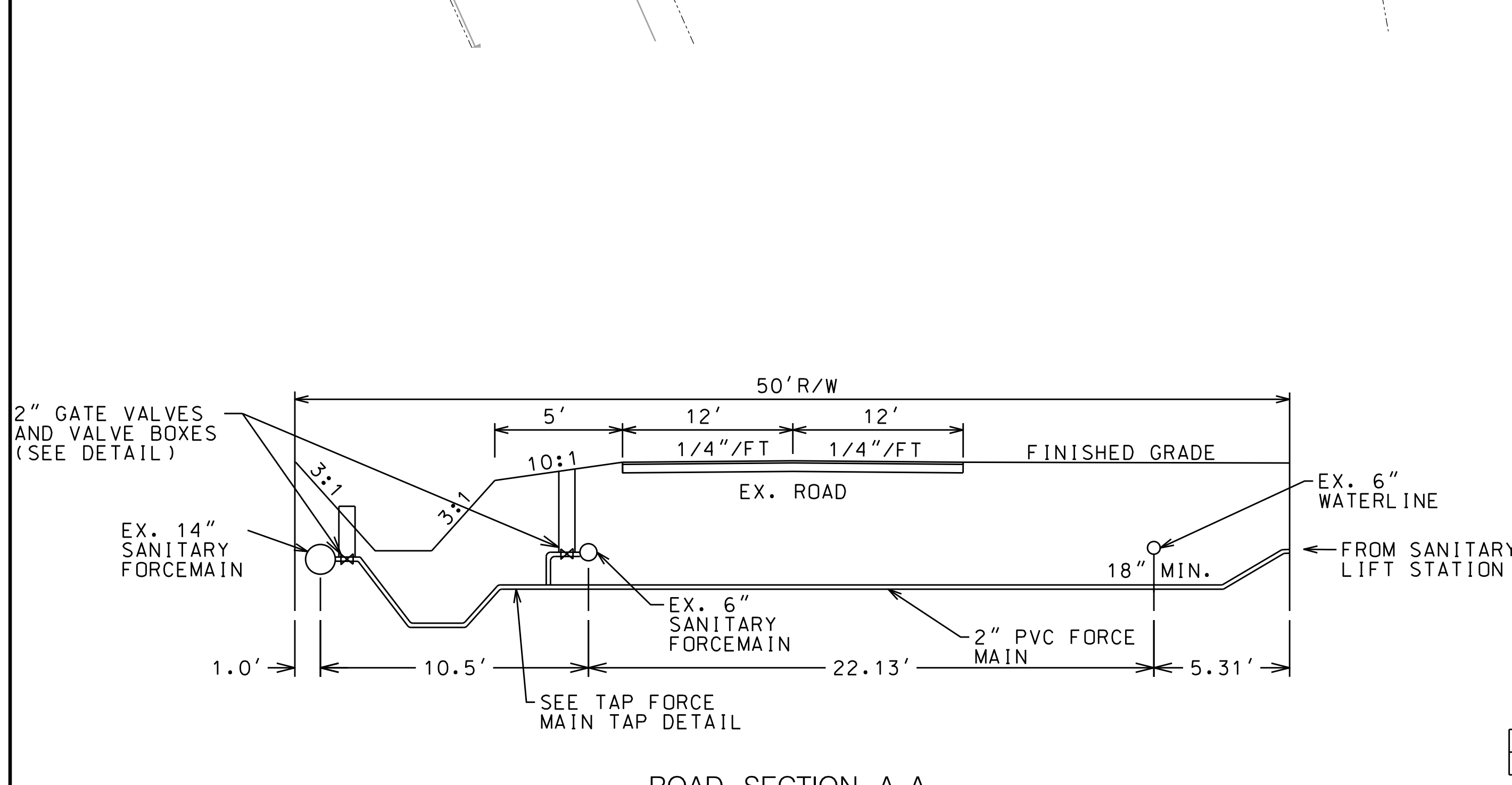
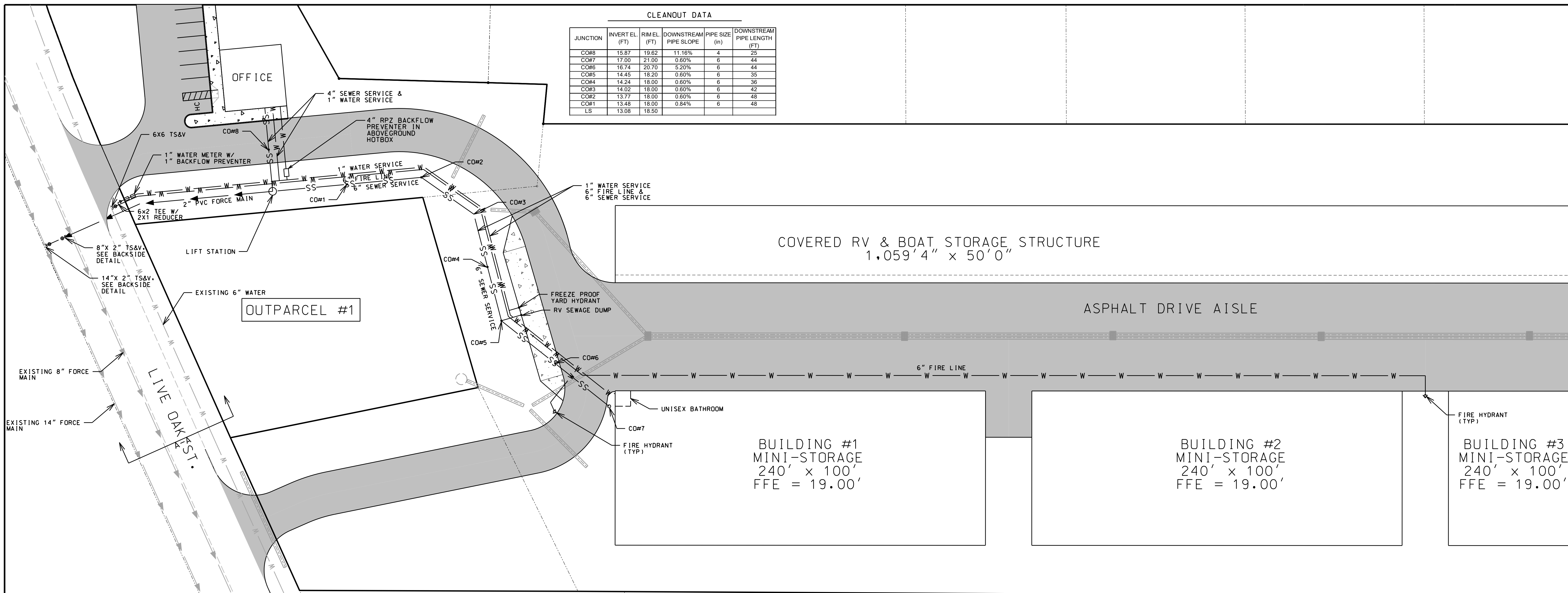
THE CULLIPHER GROUP, P.A.  
ENGINEERING & SURVEYING SERVICES  
151A HIGHWAY 24  
MORHEAD CITY, N.C. 28557  
(252) 773-0090 LICENSE NO. C-4482

**CHARLES M. CULLIPHER P.E.**

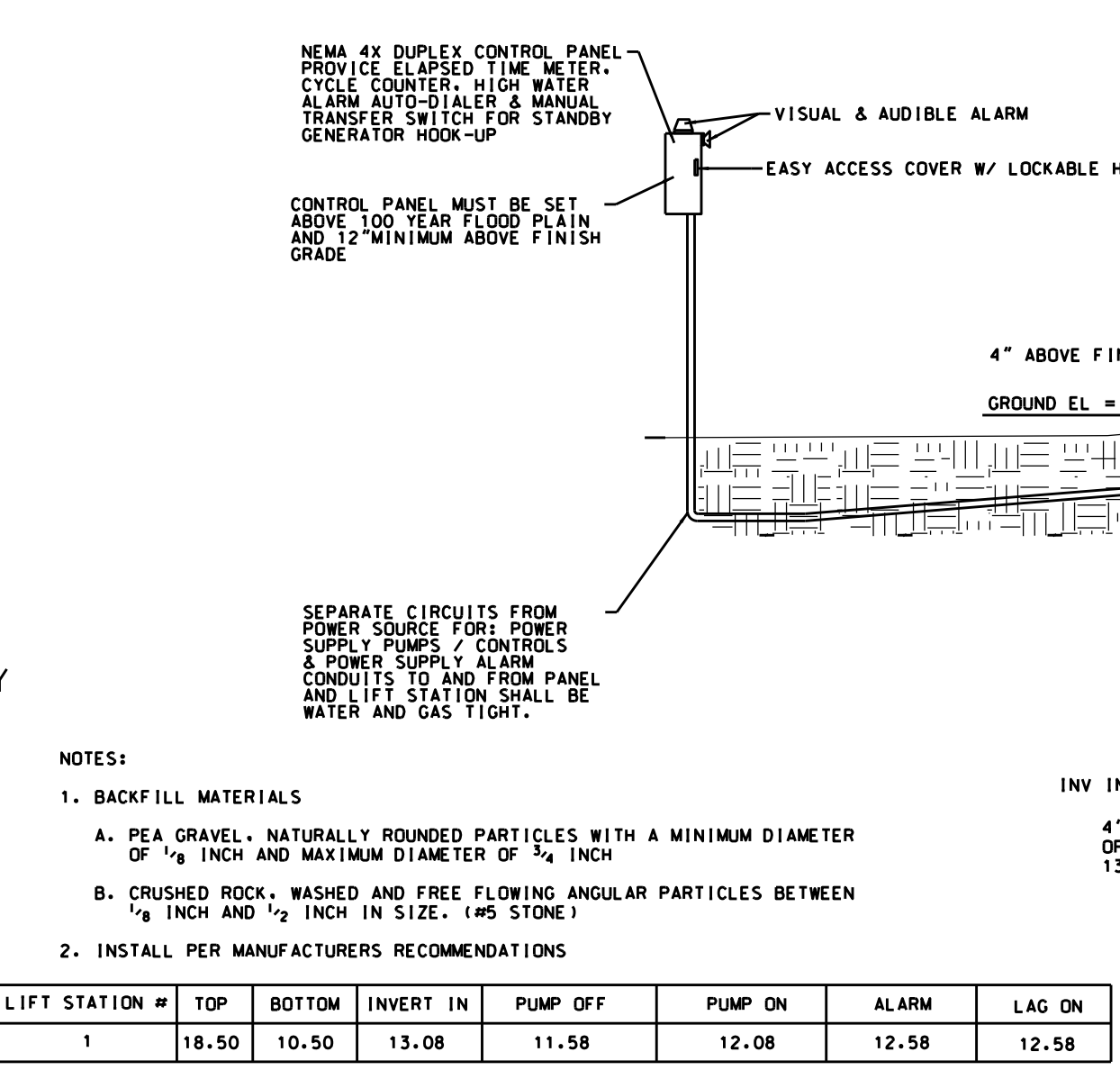


CLEANOUT DATA

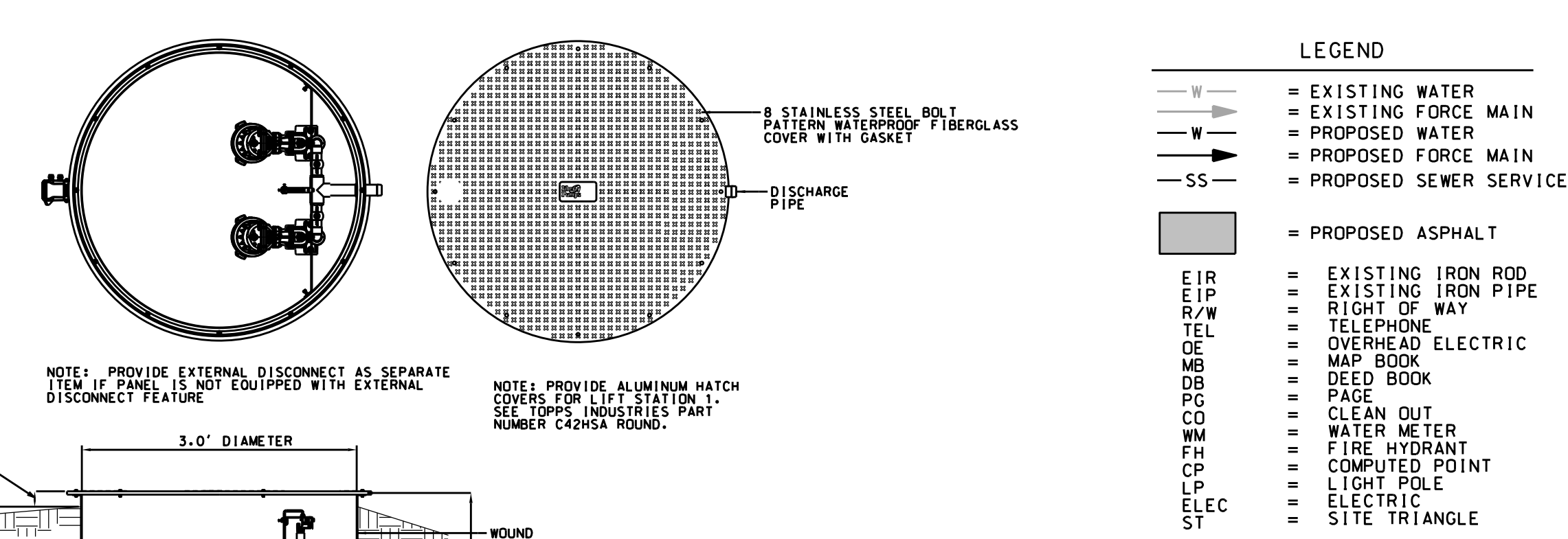
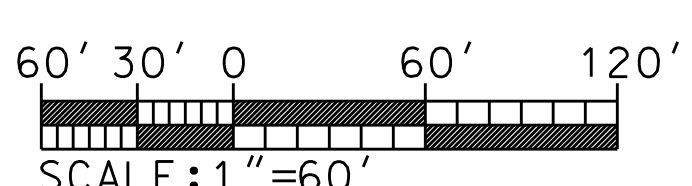
JUNCTION	INVERT EL (FT)	RIM EL (FT)	DOWNSTREAM PIPE SLOPE	PIPE SIZE (IN)	DOWNSTREAM PIPE LENGTH (FT)
CO#8	15.87	19.62	11.16%	4	25
CO#7	17.00	21.00	0.80%	6	44
CO#6	16.74	20.70	5.20%	6	44
CO#5	14.45	18.20	0.60%	6	35
CO#4	14.24	18.00	0.60%	6	36
CO#3	14.02	18.00	0.60%	6	42
CO#2	13.77	18.00	0.60%	6	48
CO#1	13.48	18.00	0.84%	6	48
LS	13.08	18.50			



ROAD SECTION A-A



LIFT STATION #	TOP	BOTTOM	INVERT IN	PUMP OFF	PUMP ON	ALARM	LAG ON
1	18.50	10.50	13.08	11.58	12.08	12.58	12.58



REVISIONS:

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5	CDI	6/7/22	PER TOWN ENG.

UTILITY PLAN AND LIFT STATION DETAIL

**AA STORAGE BEAUFORT**  
2176 LIVE OAK ST.

BEAUFORT TWP., CARTERET COUNTY, NORTH CAROLINA

CLIENT: THE ROSEMYR CORPORATION  
ADDRESS: PO BOX 108  
HENDERSON, NC 27536  
PHONE: 252-430-6161

DESIGNED: CMC  
DRAWN: CMC  
CHECKED: CMC  
APPROVED: CMC

DATE: 12/15/21  
SCALE: 1"=60'

THE CULLIPHER GROUP, P.A.  
ENGINEERING & SURVEYING SERVICES  
151A HIGHWAY 24  
MORRHEAD CITY, N.C. 28557  
(252) 773-0090 LICENSE NO. C-4482

CHARLES M. CULLIPHER P.E.



**GROUND STABILIZATION AND MATERIALS HANDLING PRACTICES FOR COMPLIANCE WITH THE NCG01 CONSTRUCTION GENERAL PERMIT**

Implementing the details and specifications on this plan sheet will result in the construction activity being considered compliant with the Ground Stabilization and Materials Handling sections of the NCG01 Construction General Permit (Sections E and F, respectively). The permittee shall comply with the Erosion and Sediment Control plan approved by the delegated authority having jurisdiction. All details and specifications shown on this sheet may not apply depending on site conditions and the delegated authority having jurisdiction.

**SECTION E: GROUND STABILIZATION**

Required Ground Stabilization Timeframes		
Site Area Description	Stabilize within this many calendar days after ceasing land disturbance	Timeframe variations
(a) Perimeter dikes, swales, ditches, and perimeter slopes	7	None
(b) High Quality Water (HQW) Zones	7	None
(c) Slopes steeper than 3:1	7	If slopes are 10' or less in length and are not steeper than 2:1, 14 days are allowed
(d) Slopes 3:1 to 4:1	14	-7 days for slopes greater than 50' in length and with slopes steeper than 4:1 -7 days for perimeter dikes, swales, ditches, perimeter slopes and HQW Zones -10 days for Falls Lake Watershed
(e) Areas with slopes flatter than 4:1	14	-7 days for perimeter dikes, swales, ditches, perimeter slopes and HQW Zones -10 days for Falls Lake Watershed unless there is zero slope

**Note:** After the permanent cessation of construction activities, any areas with temporary ground stabilization shall be converted to permanent ground stabilization as soon as practicable but in no case longer than 90 calendar days after the last land disturbing activity. Temporary ground stabilization shall be maintained in a manner to render the surface stable against accelerated erosion until permanent ground stabilization is achieved.

**GROUND STABILIZATION SPECIFICATION**

Stabilize the ground sufficiently so that rain will not dislodge the soil. Use one of the techniques in the table below:

Temporary Stabilization	Permanent Stabilization
<ul style="list-style-type: none"> <li>Temporary grass seed covered with straw or other mulches and tackifiers</li> <li>Hydroseeding</li> <li>Rolled erosion control products with or without temporary grass seed</li> <li>Appropriately applied straw or other mulch</li> <li>Plastic sheeting</li> </ul>	<ul style="list-style-type: none"> <li>Permanent grass seed covered with straw or other mulches and tackifiers</li> <li>Geotextile fabrics such as permanent soil reinforcement matting</li> <li>Hydroseeding</li> <li>Shrubs or other permanent plantings covered with mulch</li> <li>Uniform and evenly distributed ground cover sufficient to restrain erosion</li> <li>Structural methods such as concrete, asphalt or retaining walls</li> <li>Rolled erosion control products with grass seed</li> </ul>

**POLYACRYLAMIDES (PAMS) AND FLOCCULANTS**

- Select flocculants that are appropriate for the soils being exposed during construction, selecting from the *NC DWR List of Approved PAMS/Flocculants*.
- Apply flocculants at or before the inlets to Erosion and Sediment Control Measures.
- Apply flocculants at the concentrations specified in the *NC DWR List of Approved PAMS/Flocculants* and in accordance with the manufacturer's instructions.
- Provide ponding area for containment of treated Stormwater before discharging offsite.
- Store flocculants in leak-proof containers that are kept under storm-resistant cover or surrounded by secondary containment structures.

**EQUIPMENT AND VEHICLE MAINTENANCE**

- Maintain vehicles and equipment to prevent discharge of fluids.
- Provide drip pans under any stored equipment.
- Identify leaks and repair as soon as feasible, or remove leaking equipment from the project.
- Collect all spent fluids, store in separate containers and properly dispose as hazardous waste (recycle when possible).
- Remove leaking vehicles and construction equipment from service until the problem has been corrected.
- Bring used fuels, lubricants, coolants, hydraulic fluids and other petroleum products to a recycling or disposal center that handles these materials.

**LITTER, BUILDING MATERIAL AND LAND CLEARING WASTE**

- Never bury or burn waste. Place litter and debris in approved waste containers.
- Provide a sufficient number and size of waste containers (e.g dumpster, trash receptacle) on site to contain construction and domestic wastes.
- Locate waste containers at least 50 feet away from storm drain inlets and surface waters unless no other alternatives are reasonably available.
- Locate waste containers on areas that do not receive substantial amounts of runoff from upland areas and does not drain directly to a storm drain, stream or wetland.
- Cover waste containers at the end of each workday and before storm events or provide secondary containment. Repair or replace damaged waste containers.
- Anchor all lightweight items in waste containers during times of high winds.
- Empty waste containers as needed to prevent overflow. Clean up immediately if containers overflow.
- Dispose waste off-site at an approved disposal facility.
- On business days, clean up and dispose of waste in designated waste containers.

**PAINT AND OTHER LIQUID WASTE**

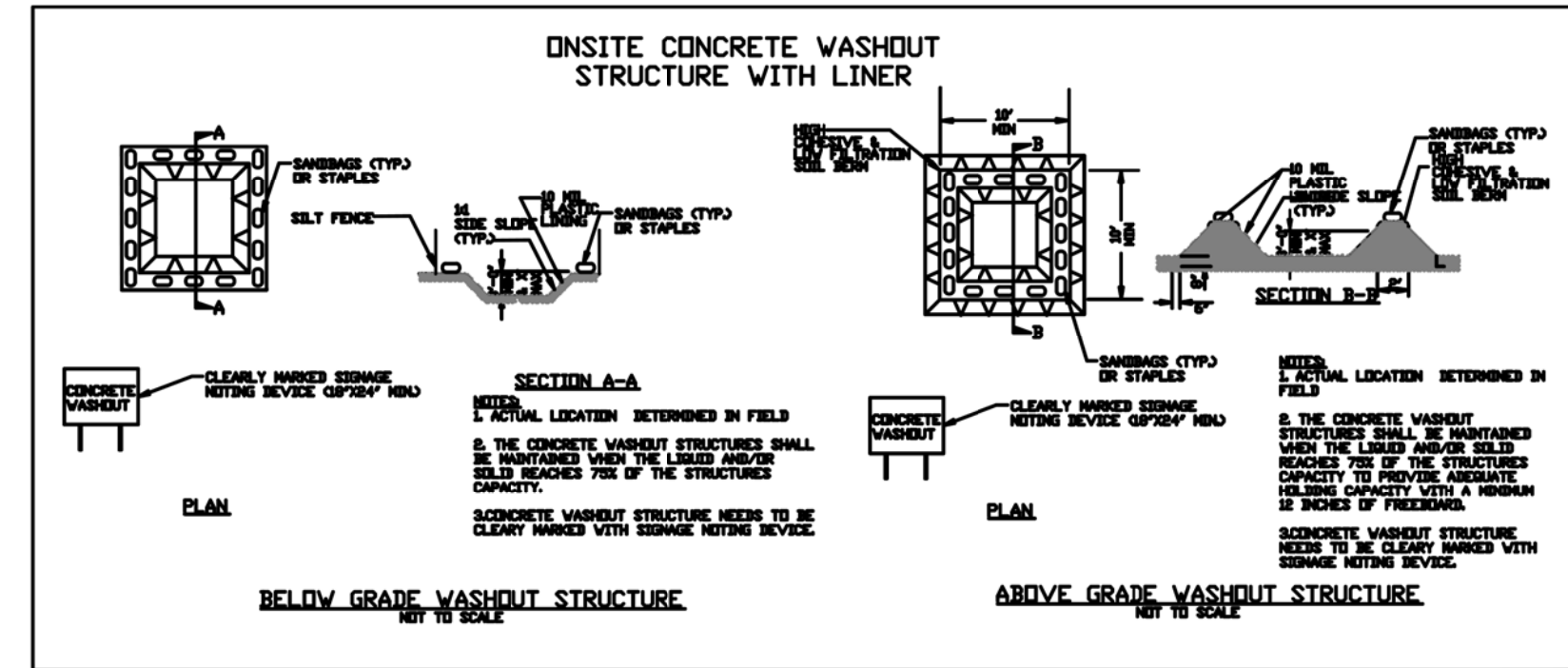
- Do not dump paint and other liquid waste into storm drains, streams or wetlands.
- Locate paint washouts at least 50 feet away from storm drain inlets and surface waters unless no other alternatives are reasonably available.
- Contain liquid wastes in a controlled area.
- Containment must be labeled, sized and placed appropriately for the needs of site.
- Prevent the discharge of soaps, solvents, detergents and other liquid wastes from construction sites.

**PORTABLE TOILETS**

- Install portable toilets on level ground, at least 50 feet away from storm drains, streams or wetlands unless there is no alternative reasonably available. If 50 foot offset is not attainable, provide relocation of portable toilet behind silt fence or place on a gravel pad and surround with sand bags.
- Provide staking or anchoring of portable toilets during periods of high winds or in high foot traffic areas.
- Monitor portable toilets for leaking and properly dispose of any leaked material. Utilize a licensed sanitary waste hauler to remove leaking portable toilets and replace with properly operating unit.

**EARTHEN STOCKPILE MANAGEMENT**

- Show stockpile locations on plans. Locate earthen-material stockpile areas at least 50 feet away from storm drain inlets, sediment basins, perimeter sediment controls and surface waters unless it can be shown no other alternatives are reasonably available.
- Protect stockpile with silt fence installed along toe of slope with a minimum offset of five feet from the toe of stockpile.
- Provide stable stone access point when feasible.
- Stabilize stockpile within the timeframes provided on this sheet and in accordance with the approved plan and any additional requirements. Soil stabilization is defined as vegetative, physical or chemical coverage techniques that will restrain accelerated erosion on disturbed soils for temporary or permanent control needs.



**CONCRETE WASHOUTS**

- Do not discharge concrete or cement slurry from the site.
- Dispose of, or recycle settled, hardened concrete residue in accordance with local and state solid waste regulations and at an approved facility.
- Manage washout from mortar mixers in accordance with the above item and in addition place the mixer and associated materials on impervious barrier and within lot perimeter silt fence.
- Install temporary concrete washouts per local requirements, where applicable. If an alternate method or product is to be used, contact your approval authority for review and approval. If local standard details are not available, use one of the two types of temporary concrete washouts provided on this detail.
- Do not use concrete washouts for dewatering or storing defective curb or sidewalk sections. Stormwater accumulated within the washout may not be pumped into or discharged to the storm drain system or receiving surface waters. Liquid waste must be pumped out and removed from project.
- Locate washouts at least 50 feet from storm drain inlets and surface waters unless it can be shown that no other alternatives are reasonably available. At a minimum, install protection of storm drain inlet(s) closest to the washout which could receive spills or overflow.
- Locate washouts in an easily accessible area, on level ground and install a stone entrance pad in front of the washout. Additional controls may be required by the approving authority.
- Install at least one sign directing concrete trucks to the washout within the project limits. Post signage on the washout itself to identify this location.
- Remove leavings from the washout when at approximately 75% capacity to limit overflow events. Replace the tarp, sand bags or other temporary structural components when no longer functional. When utilizing alternative or proprietary products, follow manufacturer's instructions.
- At the completion of the concrete work, remove remaining leavings and dispose of in an approved disposal facility. Fill pit, if applicable, and stabilize any disturbance caused by removal of washout.

**HERBICIDES, PESTICIDES AND RODENTICIDES**

- Store and apply herbicides, pesticides and rodenticides in accordance with label restrictions.
- Store herbicides, pesticides and rodenticides in their original containers with the label, which lists directions for use, ingredients and first aid steps in case of accidental poisoning.
- Do not store herbicides, pesticides and rodenticides in areas where flooding is possible or where they may spill or leak into wells, stormwater drains, ground water or surface water. If a spill occurs, clean area immediately.
- Do not stockpile these materials onsite.

**HAZARDOUS AND TOXIC WASTE**

- Create designated hazardous waste collection areas on-site.
- Place hazardous waste containers under cover or in secondary containment.
- Do not store hazardous chemicals, drums or bagged materials directly on the ground.

REVISIONS:

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1	CDI	2/22/22	PER NCDEQ
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4	CDI	5/17/22	PER TOWN ENG.
5	CDI	6/7/22	PER TOWN ENG.

**NCG01 GROUND STABILIZATION AND MATERIALS HANDLING**

**EFFECTIVE: 04/01/19**

GROUND STABILIZATION AND MATERIALS HANDLING

**AA STORAGE BEAUFORT**  
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BEAUFORT TWP., CARTERET COUNTY, NORTH CAROLINA

CLIENT: THE ROSEMYR CORPORATION  
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PHONE: 252-430-6161

DESIGNED: CMC  
DRAWN: CMC  
CHECKED: CMC  
APPROVED: CMC

DATE: 12/15/21  
SCALE: NTS

**THE CULLIPHER GROUP, P.A.**  
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**CHARLES M. CULLIPHER P.E.**



**PART III  
SELF-INSPECTION, RECORDKEEPING AND REPORTING**

**SECTION A: SELF-INSPECTION**

Self-inspections are required during normal business hours in accordance with the table below. When adverse weather or site conditions would cause the safety of the inspection personnel to be in jeopardy, the inspection may be delayed until the next business day on which it is safe to perform the inspection. In addition, when a storm event of equal to or greater than 1.0 inch occurs outside of normal business hours, the self-inspection shall be performed upon the commencement of the next business day. Any time when inspections were delayed shall be noted in the Inspection Record.

Inspect	Frequency (during normal business hours)	Inspection records must include:
(1) Rain gauge maintained in good working order	Daily	Daily rainfall amounts. If no daily rain gauge observations are made during weekend or holiday periods, and no individual-day rainfall information is available, record the cumulative rain measurement for those unattended days (and this will determine if a site inspection is needed). Days on which no rainfall occurred shall be recorded as "zero." The permittee may use another rain-monitoring device approved by the Division.
(2) E&SC Measures	At least once per 7 calendar days and within 24 hours of a rain event $\geq$ 1.0 inch in 24 hours	1. Identification of the measures inspected, 2. Date and time of the inspection, 3. Name of the person performing the inspection, 4. Indication of whether the measures were operating properly, 5. Description of maintenance needs for the measure, 6. Description, evidence, and date of corrective actions taken.
(3) Stormwater discharge outfalls (SDOs)	At least once per 7 calendar days and within 24 hours of a rain event $\geq$ 1.0 inch in 24 hours	1. Identification of the discharge outfalls inspected, 2. Date and time of the inspection, 3. Name of the person performing the inspection, 4. Evidence of indicators of stormwater pollution such as oil sheen, floating or suspended solids or discoloration, 5. Indication of visible sediment leaving the site, 6. Description, evidence, and date of corrective actions taken.
(4) Perimeter of site	At least once per 7 calendar days and within 24 hours of a rain event $\geq$ 1.0 inch in 24 hours	If visible sedimentation is found outside site limits, then a record of the following shall be made: 1. Actions taken to clean up or stabilize the sediment that has left the site limits, 2. Description, evidence, and date of corrective actions taken, and 3. An explanation as to the actions taken to control future releases.
(5) Streams or wetlands onsite or offsite (where accessible)	At least once per 7 calendar days and within 24 hours of a rain event $\geq$ 1.0 inch in 24 hours	If the stream or wetland has increased visible sedimentation or a stream has visible increased turbidity from the construction activity, then a record of the following shall be made: 1. Description, evidence and date of corrective actions taken, and 2. Records of the required reports to the appropriate Division Regional Office per Part III, Section C, Item (2)(a) of this permit of this permit.
(6) Ground stabilization measures	After each phase of grading	1. The phase of grading (installation of perimeter E&SC measures, clearing and grubbing, installation of storm drainage facilities, completion of all land-disturbing activity, construction or redevelopment, permanent ground cover). 2. Documentation that the required ground stabilization measures have been provided within the required timeframe or an assurance that they will be provided as soon as possible.

NOTE: The rain inspection resets the required 7 calendar day inspection requirement.

**PART III  
SELF-INSPECTION, RECORDKEEPING AND REPORTING**

**SECTION B: RECORDKEEPING**

**1. E&SC Plan Documentation**

The approved E&SC plan as well as any approved deviation shall be kept on the site. The approved E&SC plan must be kept up-to-date throughout the coverage under this permit. The following items pertaining to the E&SC plan shall be documented in the manner described:

Item to Document	Documentation Requirements
(a) Each E&SC Measure has been installed and does not significantly deviate from the locations, dimensions and relative elevations shown on the approved E&SC Plan.	Initial and date each E&SC Measure on a copy of the approved E&SC Plan or complete, date and sign an inspection report that lists each E&SC Measure shown on the approved E&SC Plan. This documentation is required upon the initial installation of the E&SC Measures or if the E&SC Measures are modified after initial installation.
(b) A phase of grading has been completed.	Initial and date a copy of the approved E&SC Plan or complete, date and sign an inspection report to indicate completion of the construction phase.
(c) Ground cover is located and installed in accordance with the approved E&SC Plan.	Initial and date a copy of the approved E&SC Plan or complete, date and sign an inspection report to indicate compliance with approved ground cover specifications.
(d) The maintenance and repair requirements for all E&SC Measures have been performed.	Complete, date and sign an inspection report.
(e) Corrective actions have been taken to E&SC Measures.	Initial and date a copy of the approved E&SC Plan or complete, date and sign an inspection report to indicate the completion of the corrective action.

**2. Additional Documentation**

In addition to the E&SC Plan documents above, the following items shall be kept on the site and available for agency inspectors at all times during normal business hours, unless the Division provides a site-specific exemption based on unique site conditions that make this requirement not practical:

- This general permit as well as the certificate of coverage, after it is received.
- Records of inspections made during the previous 30 days. The permittee shall record the required observations on the Inspection Record Form provided by the Division or a similar inspection form that includes all the required elements. Use of electronically-available records in lieu of the required paper copies will be allowed if shown to provide equal access and utility as the hard-copy records.
- All data used to complete the Notice of Intent and older inspection records shall be maintained for a period of three years after project completion and made available upon request. [40 CFR 122.41]

**PART III  
SELF-INSPECTION, RECORDKEEPING AND REPORTING**

**SECTION C: REPORTING**

**1. Occurrences that must be reported**

- Permittees shall report the following occurrences:
- Visible sediment deposition in a stream or wetland.
  - Oil spills if:
    - They are 25 gallons or more,
    - They are less than 25 gallons but cannot be cleaned up within 24 hours,
    - They cause sheen on surface waters (regardless of volume), or
    - They are within 100 feet of surface waters (regardless of volume).

(a) Releases of hazardous substances in excess of reportable quantities under Section 311 of the Clean Water Act (Ref: 40 CFR 110.3 and 40 CFR 117.3) or Section 102 of CERCLA (Ref: 40 CFR 302.4) or G.S. 143-215.85.

(b) Anticipated bypasses and unanticipated bypasses.

(c) Noncompliance with the conditions of this permit that may endanger health or the environment.

**2. Reporting Timeframes and Other Requirements**

After a permittee becomes aware of an occurrence that must be reported, he shall contact the appropriate Division regional office within the timeframes and in accordance with the other requirements listed below. Occurrences outside normal business hours may also be reported to the Division's Emergency Response personnel at (800) 662-7956, (800) 858-0368 or (919) 733-3300.

Occurrence	Reporting Timeframes (After Discovery) and Other Requirements
(a) Visible sediment deposition in a stream or wetland	<ul style="list-style-type: none"> <li><b>Within 24 hours</b>, an oral or electronic notification.</li> <li><b>Within 7 calendar days</b>, a report that contains a description of the sediment and actions taken to address the cause of the deposition. Division staff may waive the requirement for a written report on a case-by-case basis.</li> <li>If the stream is named on the <a href="#">NC 303(d) list</a> as impaired for sediment-related causes, the permittee may be required to perform additional monitoring, inspections or apply more stringent practices if staff determine that additional requirements are needed to assure compliance with the federal or state impaired-waters conditions.</li> </ul>
(b) Oil spills and release of hazardous substances per Item 1(b)-(c) above	<ul style="list-style-type: none"> <li><b>Within 24 hours</b>, an oral or electronic notification. The notification shall include information about the date, time, nature, volume and location of the spill or release.</li> </ul>
(c) Anticipated bypasses [40 CFR 122.41(m)(3)]	<ul style="list-style-type: none"> <li><b>A report at least ten days before the date of the bypass, if possible.</b> The report shall include an evaluation of the anticipated quality and effect of the bypass.</li> </ul>
(d) Unanticipated bypasses [40 CFR 122.41(m)(3)]	<ul style="list-style-type: none"> <li><b>Within 24 hours</b>, an oral or electronic notification.</li> <li><b>Within 7 calendar days</b>, a report that includes an evaluation of the quality and effect of the bypass.</li> </ul>
(e) Noncompliance with the conditions of this permit that may endanger health or the environment [40 CFR 122.41(l)(7)]	<ul style="list-style-type: none"> <li><b>Within 24 hours</b>, an oral or electronic notification.</li> <li><b>Within 7 calendar days</b>, a report that contains a description of the noncompliance, and its causes; the period of noncompliance, including exact dates and times, and if the noncompliance has not been corrected, the anticipated time noncompliance is expected to continue; and steps taken or planned to reduce, eliminate, and prevent reoccurrence of the noncompliance. [40 CFR 122.41(l)(6)].</li> <li>Division staff may waive the requirement for a written report on a case-by-case basis.</li> </ul>



**NCG01 SELF-INSPECTION, RECORDKEEPING AND REPORTING**

**EFFECTIVE: 04/01/19**

**REVISIONS:**

No.	BY	DATE	DESCRIPTION
1	CDI	2/22/22	PER NCEQ
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4	CDI	5/17/22	PER TOWN ENG.
5	CDI	6/7/22	PER TOWN ENG.

SELF-INSPECTION, RECORDKEEPING, AND REPORTING

**AA STORAGE BEAUFORT**  
2176 LIVE OAK ST.  
BEAUFORT TWP., CARTERET COUNTY, NORTH CAROLINA

CLIENT: THE ROSEMYR CORPORATION  
ADDRESS: PO BOX 108  
HENDERSON, NC 27536  
PHONE: 252-430-6161

DESIGNED: CMC  
DRAWN: CMC  
CHECKED: CMC  
APPROVED: CMC

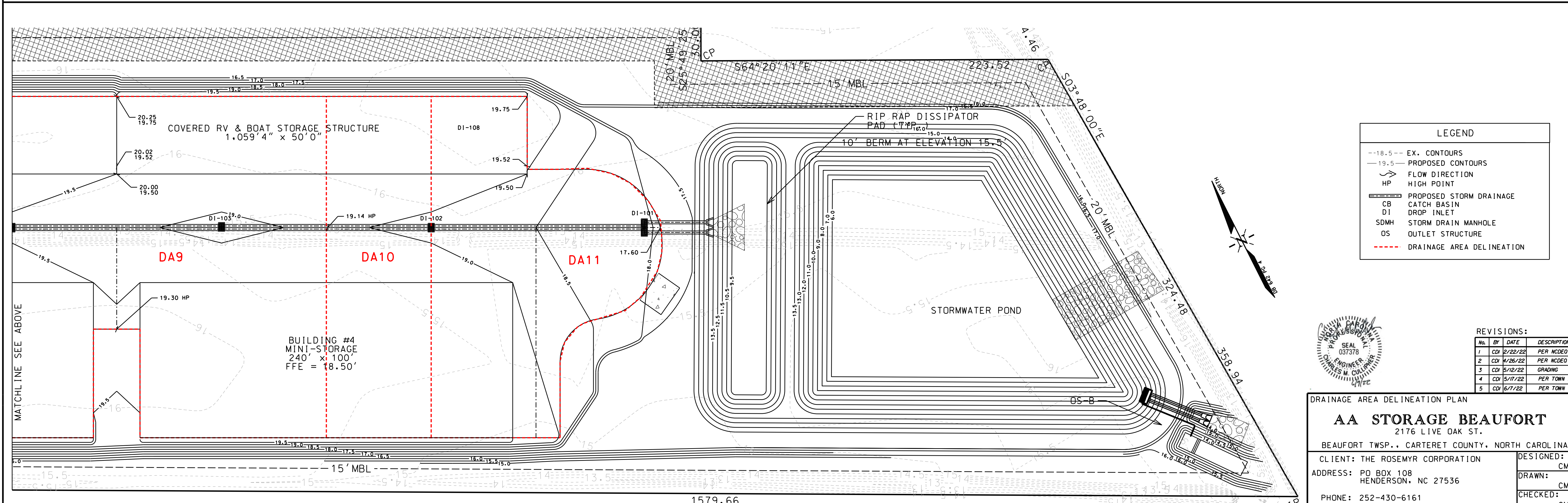
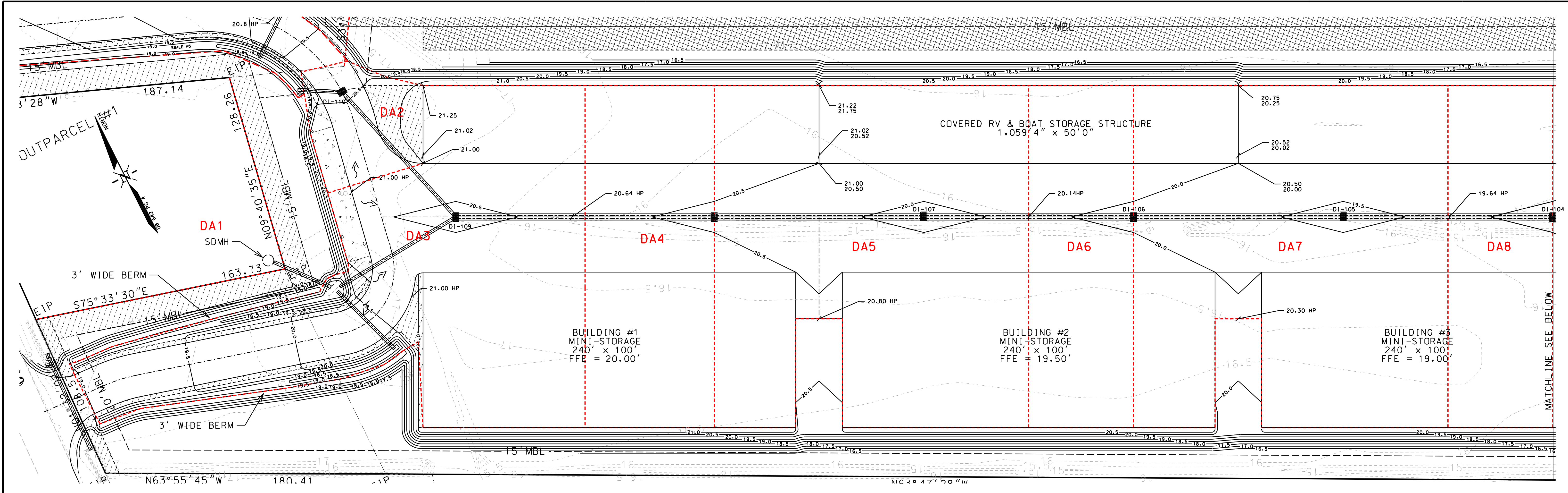
**THE CULLIPHER GROUP, P.A.**  
ENGINEERING & SURVEYING SERVICES  
151A HIGHWAY 24  
MORRISVILLE, N.C. 28557  
(252) 773-0090 LICENSE NO. C-4482

DATE: 12/15/21  
SCALE: NTS

**CHARLES M. CULLIPHER P.E.**







LEGEND

- 18.5- EX. CONTOURS
- 19.5- PROPOSED CONTOURS
- FLOW DIRECTION
- HP HIGH POINT
- PROPOSED STORM DRAINAGE
- CB CATCH BASIN
- D1 DROP INLET
- SDMH STORM DRAIN MANHOLE
- OS OUTLET STRUCTURE
- - - DRAINAGE AREA DELINEATION

REVISIONS:

No.	BY	DATE	DESCRIPTION
1	CDI	2/22/22	PER NCEOG
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5	CDI	6/7/22	PER TOWN ENG.



DRAINAGE AREA DELINEATION PLAN

**AA STORAGE BEAUFORT**  
2176 LIVE OAK ST.  
BEAUFORT TWSP., CARTERET COUNTY, NORTH CAROLINA

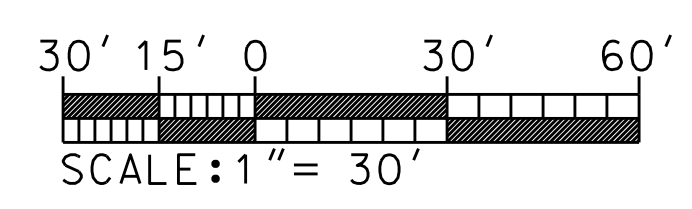
CLIENT: THE ROSEMYR CORPORATION  
ADDRESS: PO BOX 108  
HENDERSON, NC 27536  
PHONE: 252-430-6161

DESIGNED: CMC  
DRAWN: CMC  
CHECKED: CMC  
APPROVED: CMC

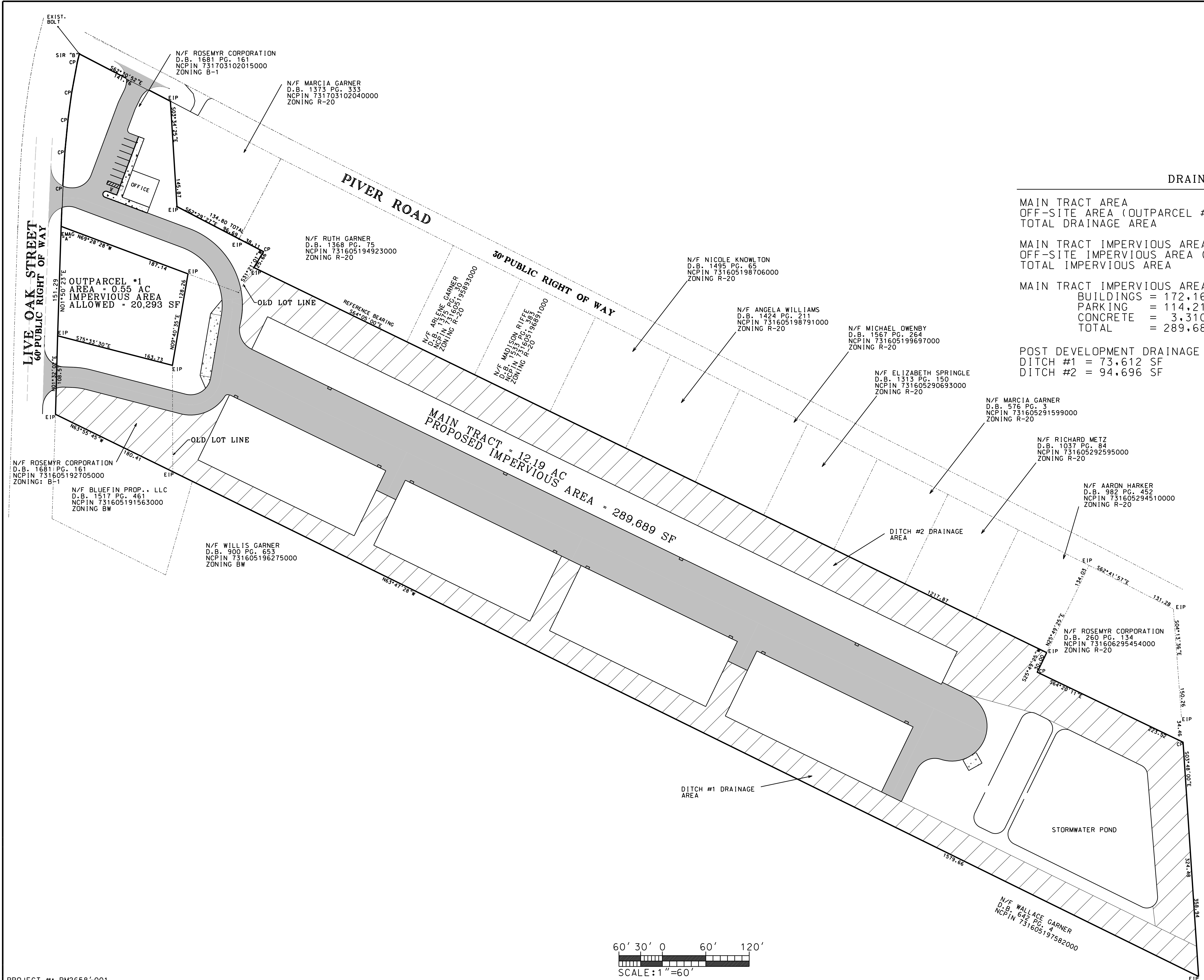
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SCALE: 1" = 30'

**CHARLES M. CULLIPHER P.E.**

SHEET # 13 OF 15  
PROJECT #: PM2658-001  
DESIGN FILE #: Construction Drawings.dgn



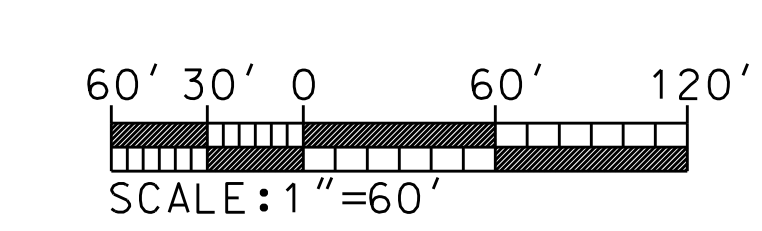




**DRAINAGE AREA TABLE**

MAIN TRACT AREA	= 531,146 SF (12.18 AC)
OFF-SITE AREA (OUTPARCEL #1)	= 23,874 SF (0.56 AC)
TOTAL DRAINAGE AREA	= 555,020 SF (12.74 AC)
MAIN TRACT IMPERVIOUS AREA	= 289,689 SF (6.65 AC)
OFF-SITE IMPERVIOUS AREA (OUTPARCEL #1)	= 20,293 SF (0.47 AC)
TOTAL IMPERVIOUS AREA	= 309,982 SF (7.12 AC)
MAIN TRACT IMPERVIOUS AREA BREAKDOWN	
BUILDINGS	= 172,167 SF
PARKING	= 114,212 SF
CONCRETE	= 3,310 SF
TOTAL	= 289,689 SF
POST DEVELOPMENT DRAINAGE AREAS FOR EX. DITCHES	
DITCH #1	= 73,612 SF
DITCH #2	= 94,696 SF

PROJECT #: PM2658-001  
 DESIGN FILE #: Construction Drawings.dgn



REVISIONS:

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OVERALL DRAINAGE AREA MAP

**AA STORAGE BEAUFORT**  
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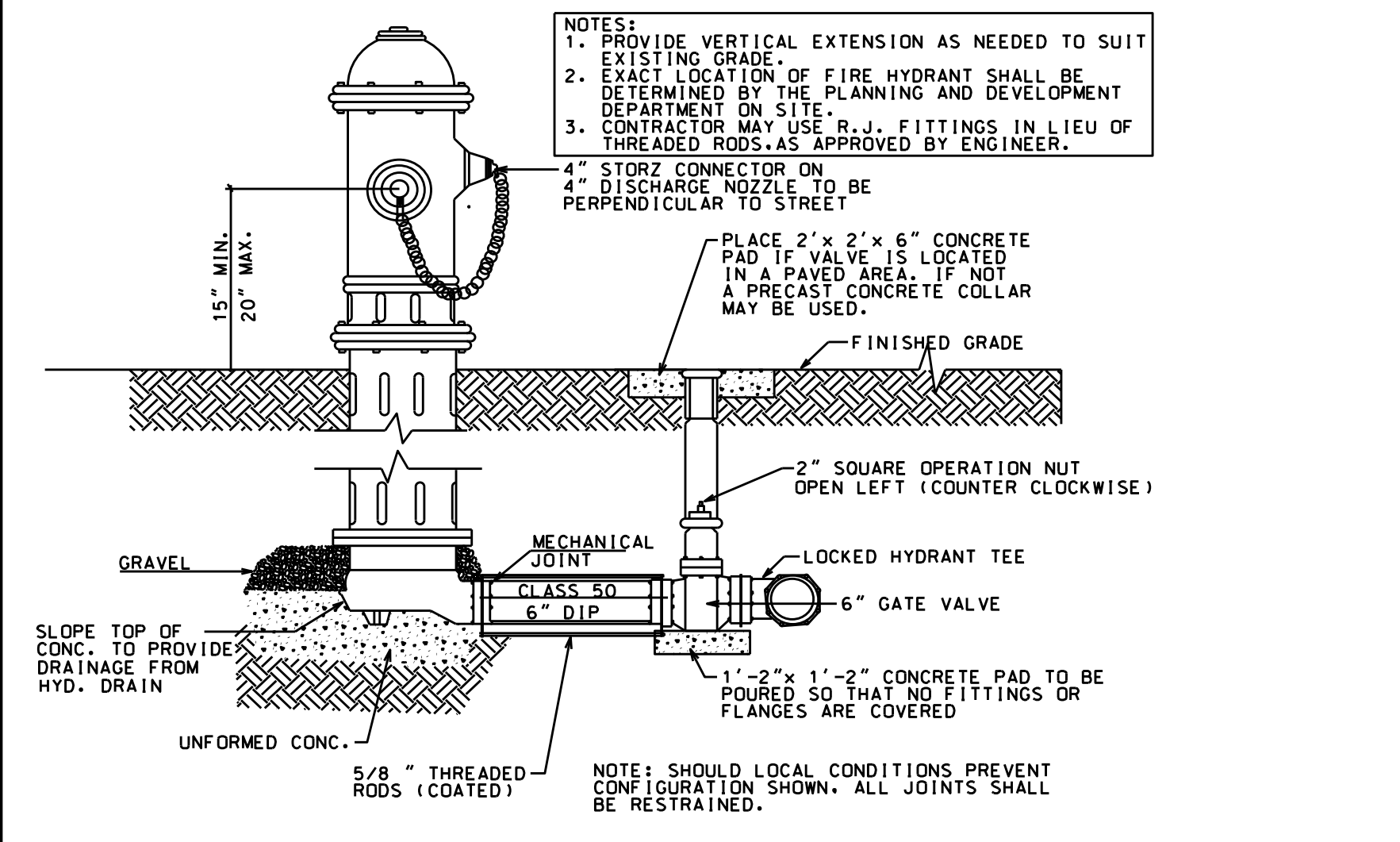
DESIGNED: CMC  
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THE CULLIPHER GROUP, P.A.  
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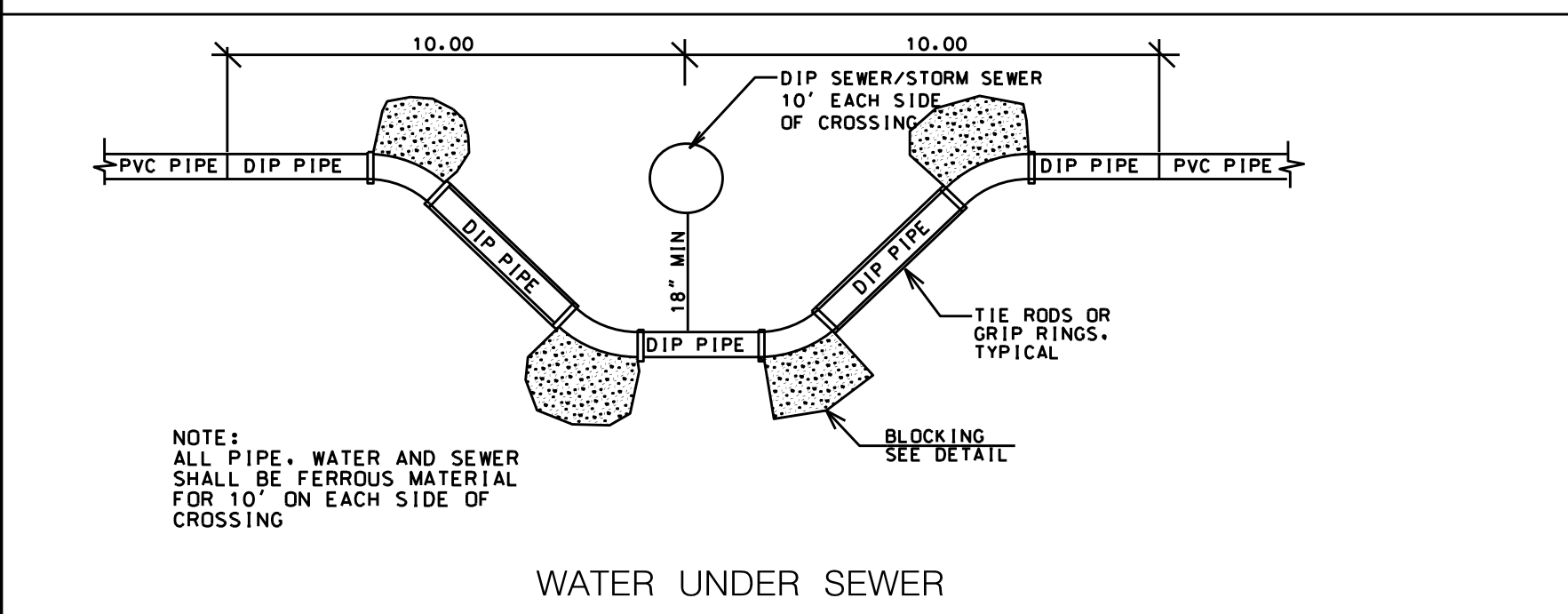
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 SCALE: 1"=60'

**CHARLES M. CULLIPHER P.E.**

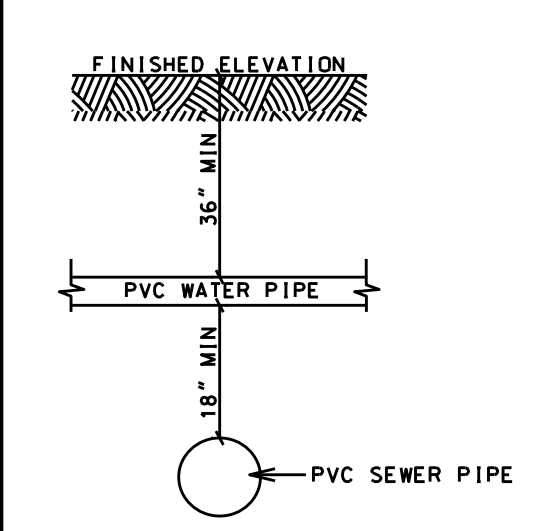




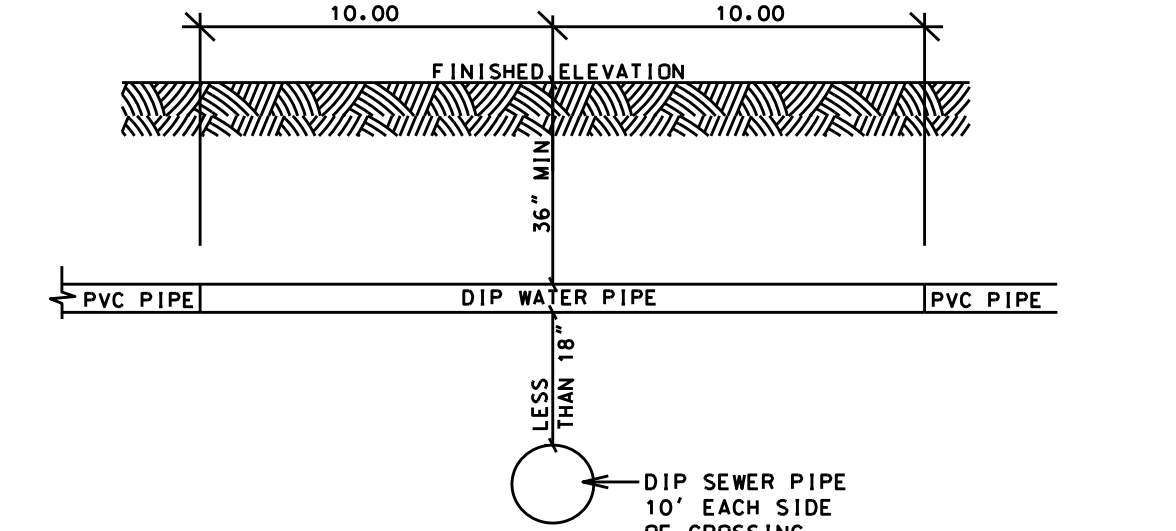
1/8 TYPICAL FIRE HYDRANT ASSEMBLY



WATER UNDER SEWER



WATER OVER SEWER GREATER THAN 18"



WATER OVER SEWER LESS THAN 18"

2/8 CROSSING DETAILS

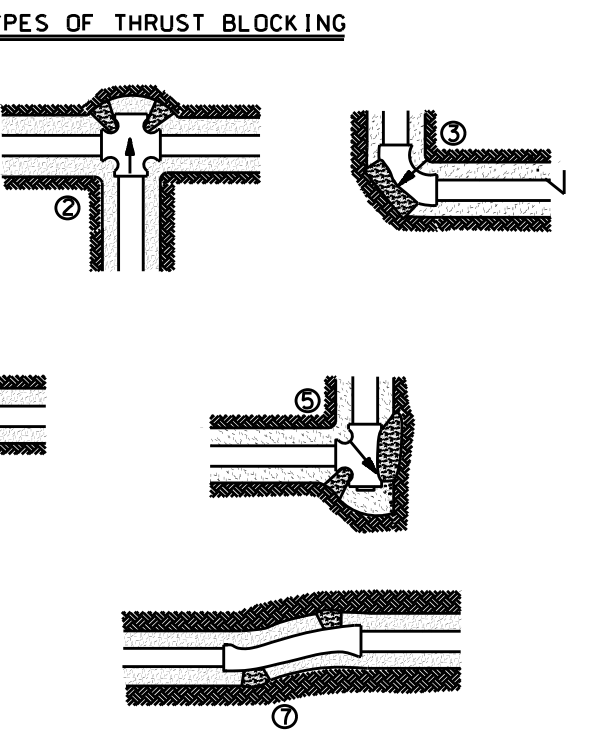
**RESULTANT THRUST AT FITTING AT 150 P.S.I. WATER PRESSURE**

NORMAL PIPE DIA.	TOTAL POUNDS				
	90° BEND	45° BEND	22 1/2° BEND	11 1/4° BEND	
4"	2,700	3,800	2,100	1,100	530
6"	5,600	8,000	4,300	2,200	1,100
8"	9,700	13,600	7,400	3,600	1,900
10"	14,500	20,500	11,100	5,700	2,800
12"	20,500	29,000	15,700	8,000	4,000
14"	27,600	39,000	21,100	11,000	5,400
16"	35,700	50,400	27,300	14,000	7,000
18"	44,800	63,400	34,400	17,500	8,800
20"	55,000	77,800	42,100	21,500	10,800
24"	78,500	111,000	60,000	31,600	15,400
30"	120,800	170,600	98,300	47,100	23,600
36"	172,800	274,400	132,300	67,500	33,800
42"	233,300	330,000	178,600	91,000	45,700
48"	304,000	430,000	232,700	118,600	59,800
54"	384,100	543,200	294,000	149,000	75,300

**BEARING LOAD (LB./SQ. FT.)**

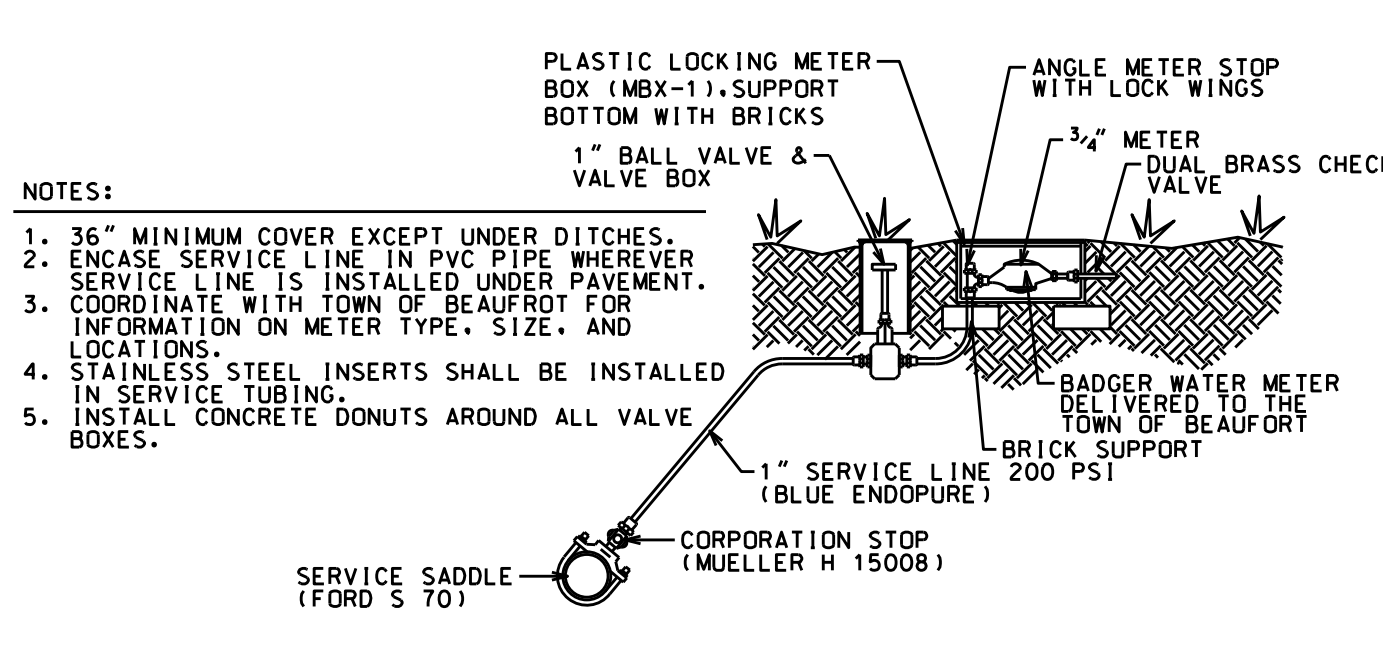
MUCK	0
SOFT CLAY	1,000
SILT	1,500
SANDY SILT	3,000
SANDY CLAY	4,000
HARD CLAY	6,000
HARD CLAY	9,000

TO DETERMINE THE SIZE OF A CONCRETE THRUST BLOCK, DIVIDE THE TOTAL FORCE BY THE BEARING VALUES OF THE SOIL. THE QUOTIENT WILL BE THE SIZE OF THE BEARING AREA OF THE THRUST BLOCK IN SQUARE FEET. APPROXIMATE VALUES FOR VARIOUS TYPES OF SOILS ARE LISTED IN THE TABLE. NO RESPONSIBILITY CAN BE ASSUMED FOR THE ACCURACY OF THE DATA IN THIS TABLE DUE TO THE WIDE VARIATION OF BEARING LOAD CAPACITIES FOR EACH SOIL TYPE.

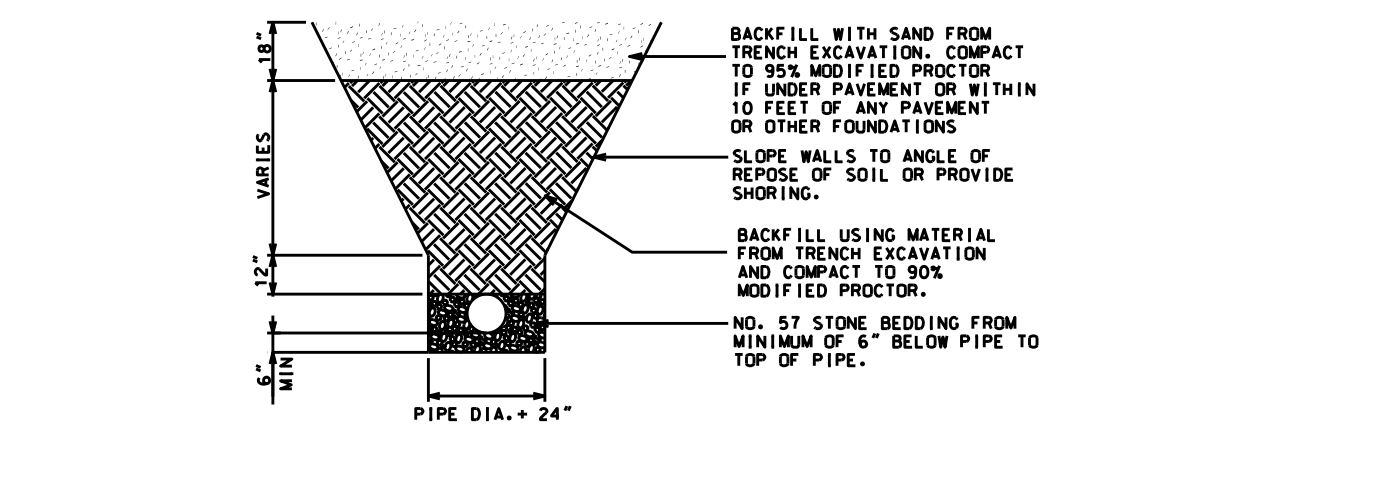


3/8 THRUST BLOCKING DETAIL

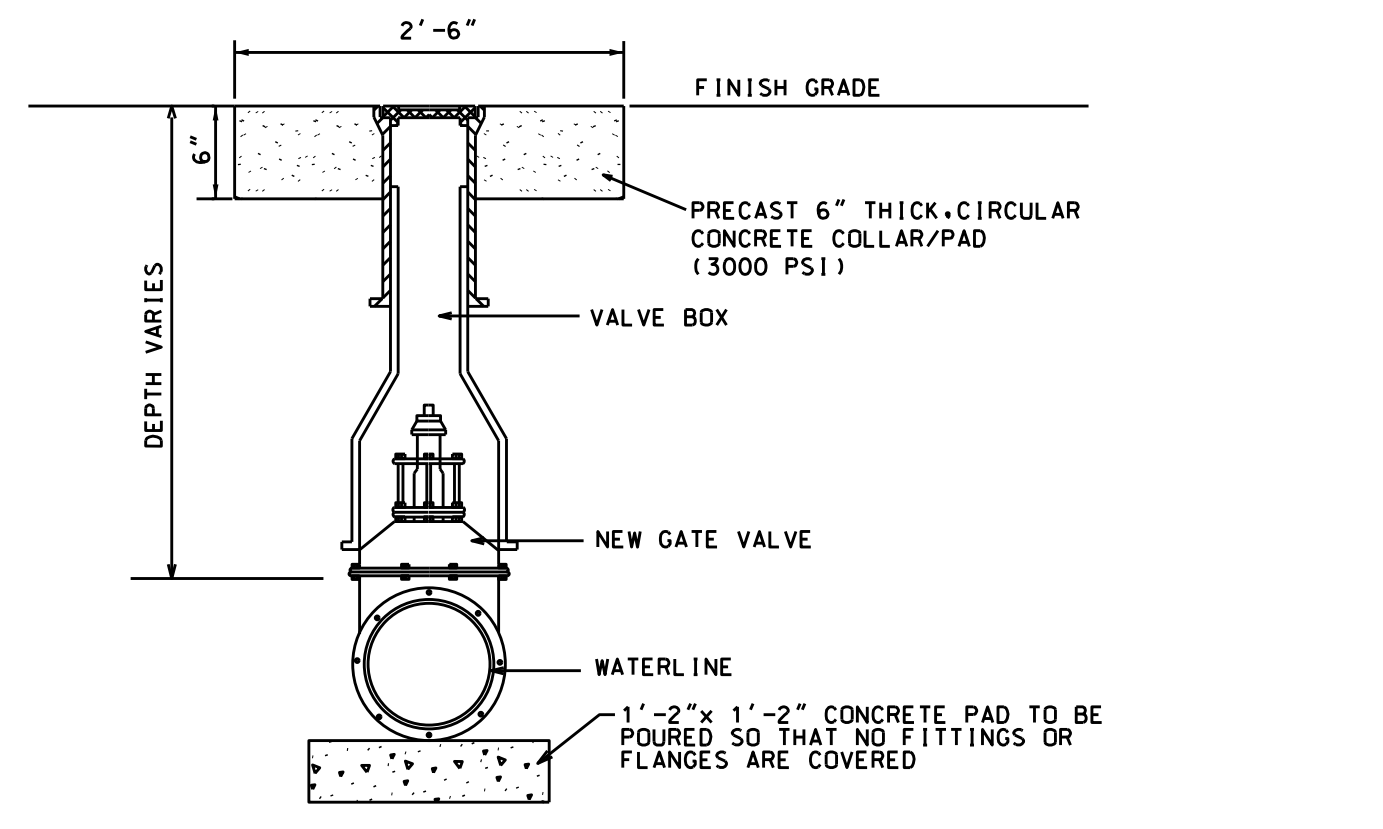
SEE BEAUFORT MANUAL FOR ADDITIONAL DETAILS ON THRUST BLOCKING



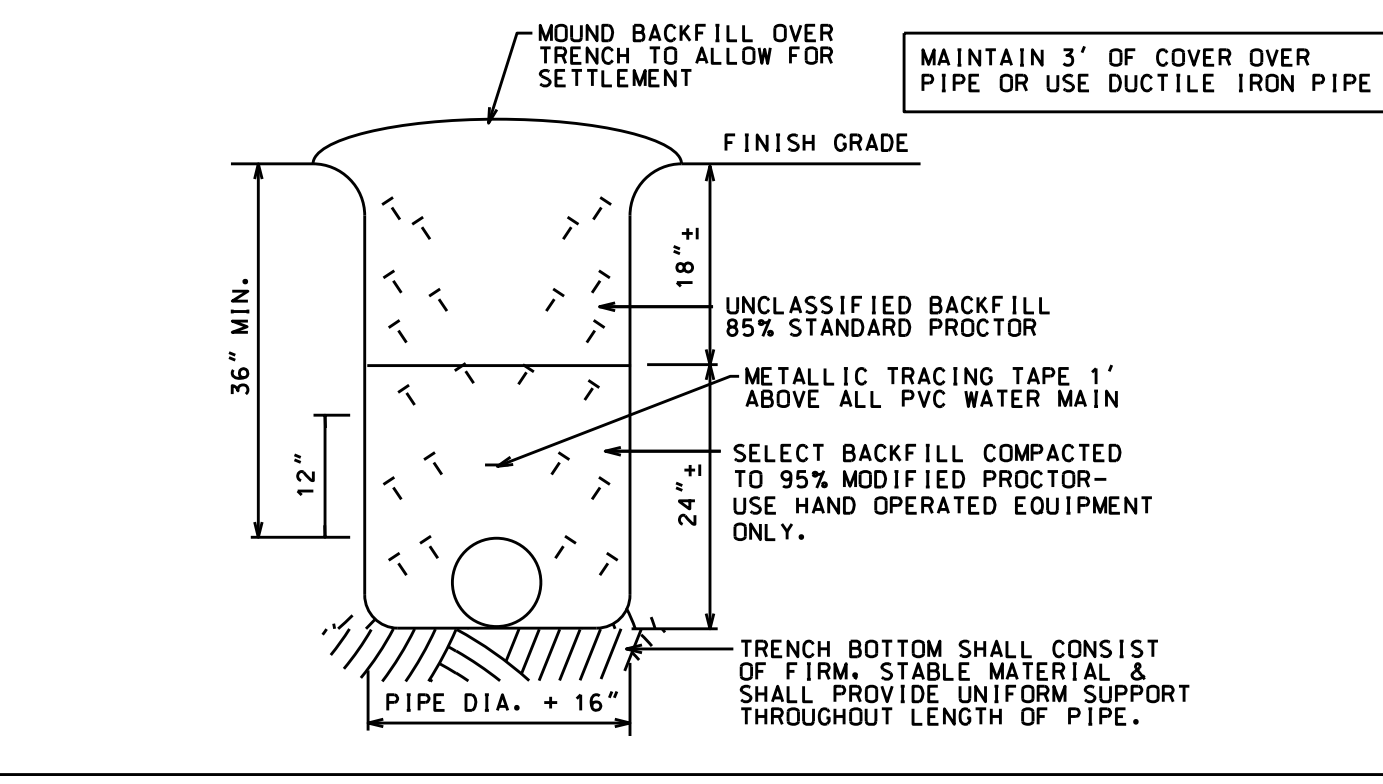
4/8 WATER METER SET



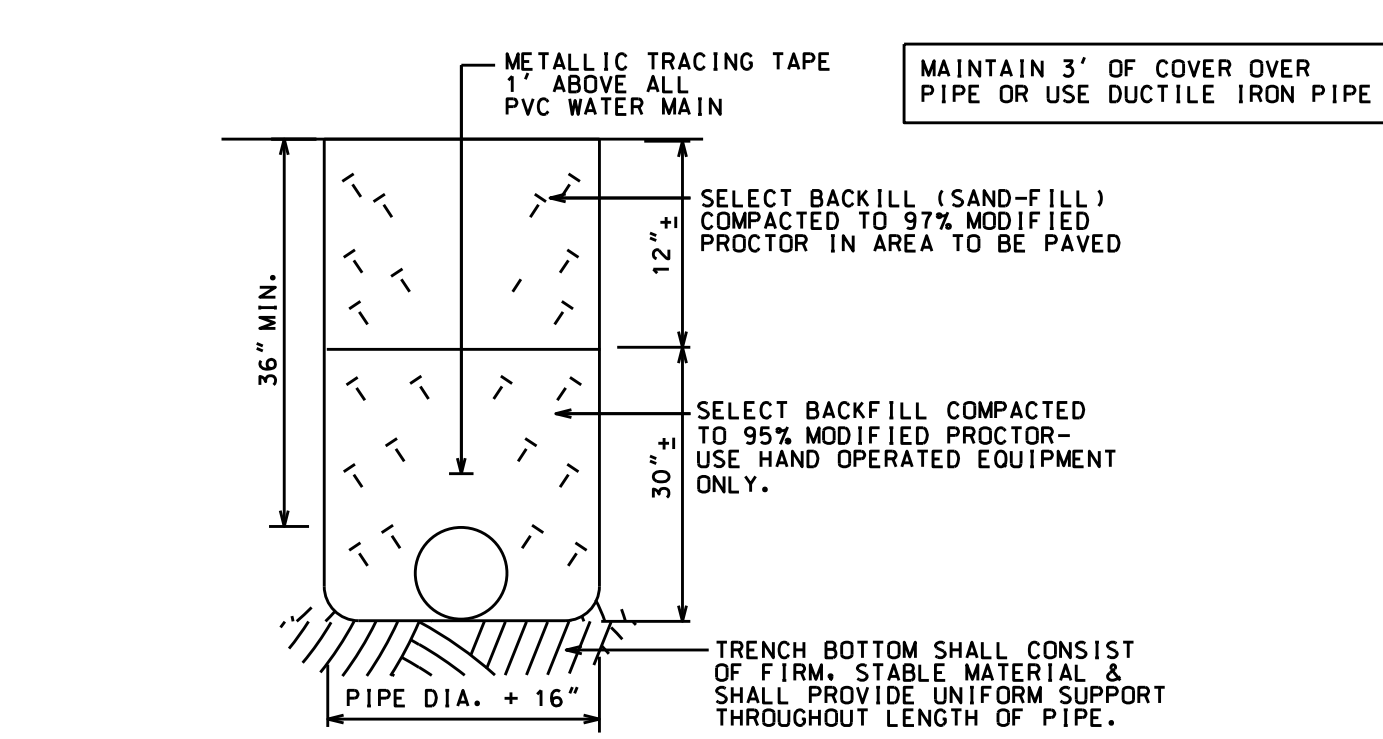
15/8 SEWER PIPE TRENCH



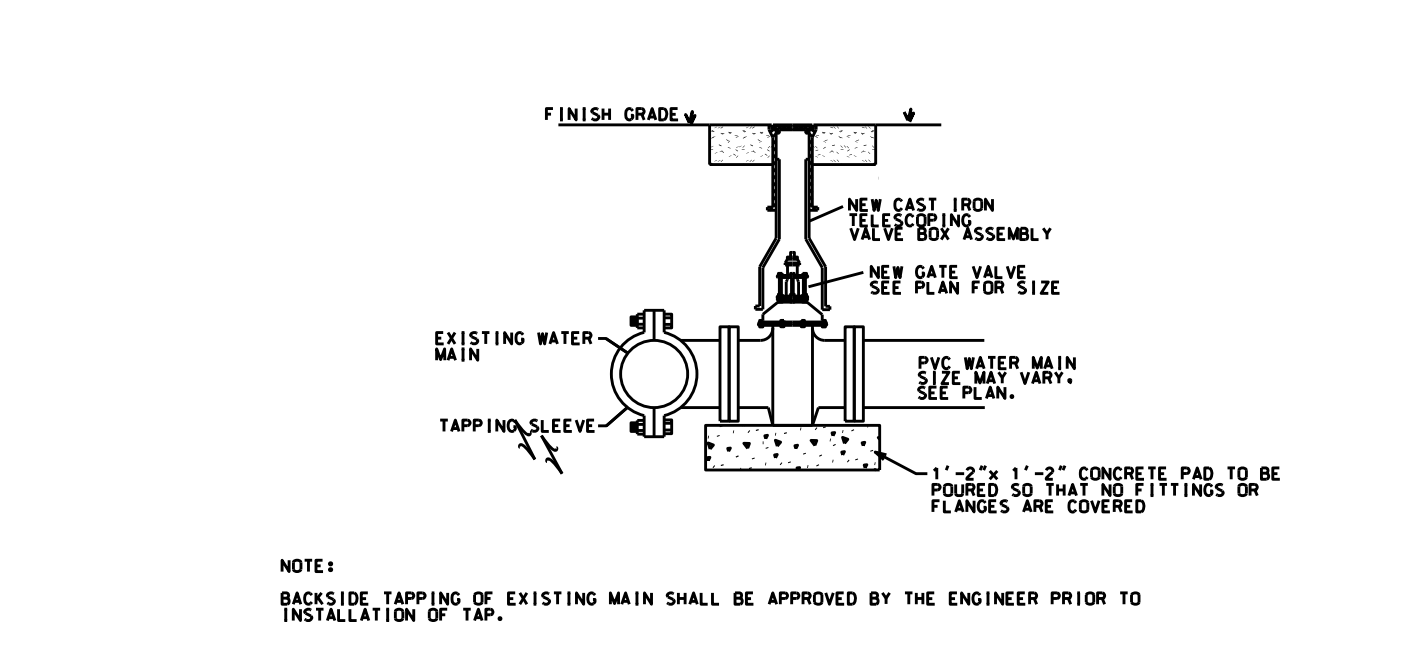
6/8 NEW GATE VALVE & VALVE BOX DETAIL



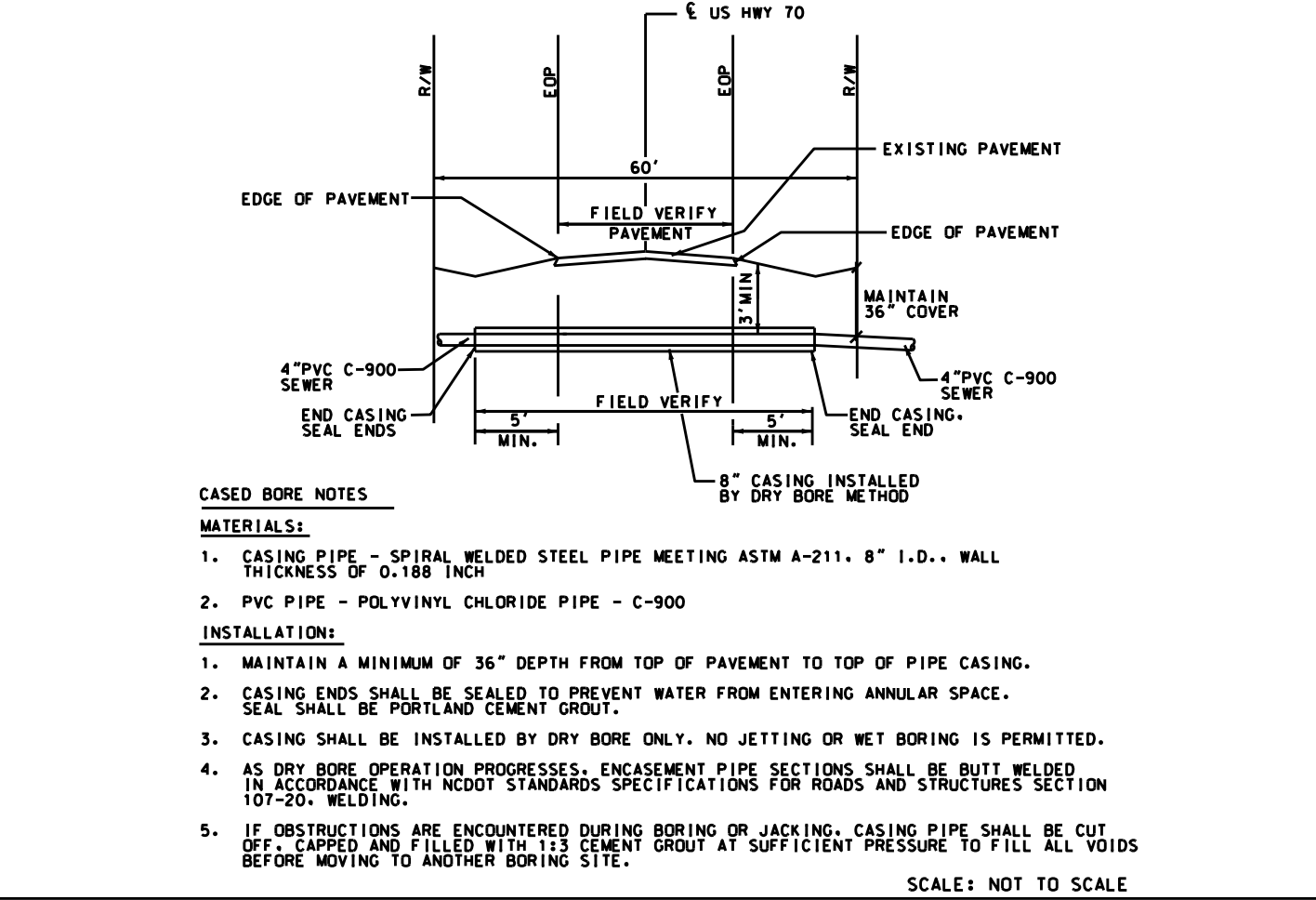
7/8 WATER PIPE TRENCH DETAIL OUTSIDE PAVED AREA



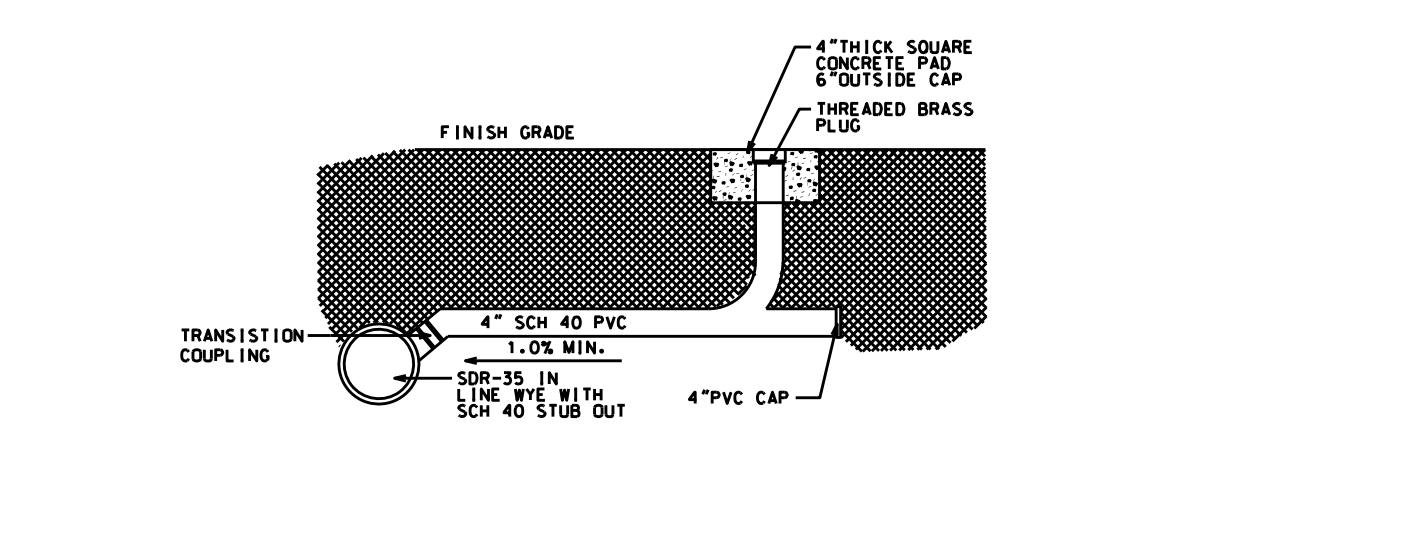
8/8 WATER PIPE TRENCH DETAIL AREA TO BE PAVED



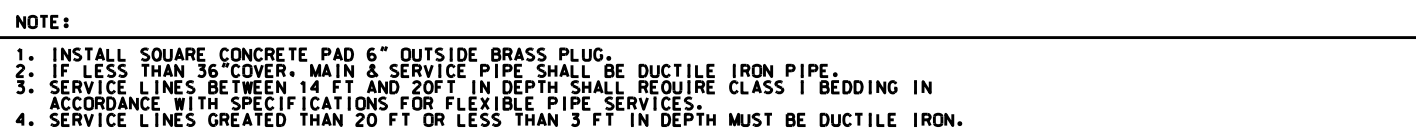
24/7 TAPPING DETAIL



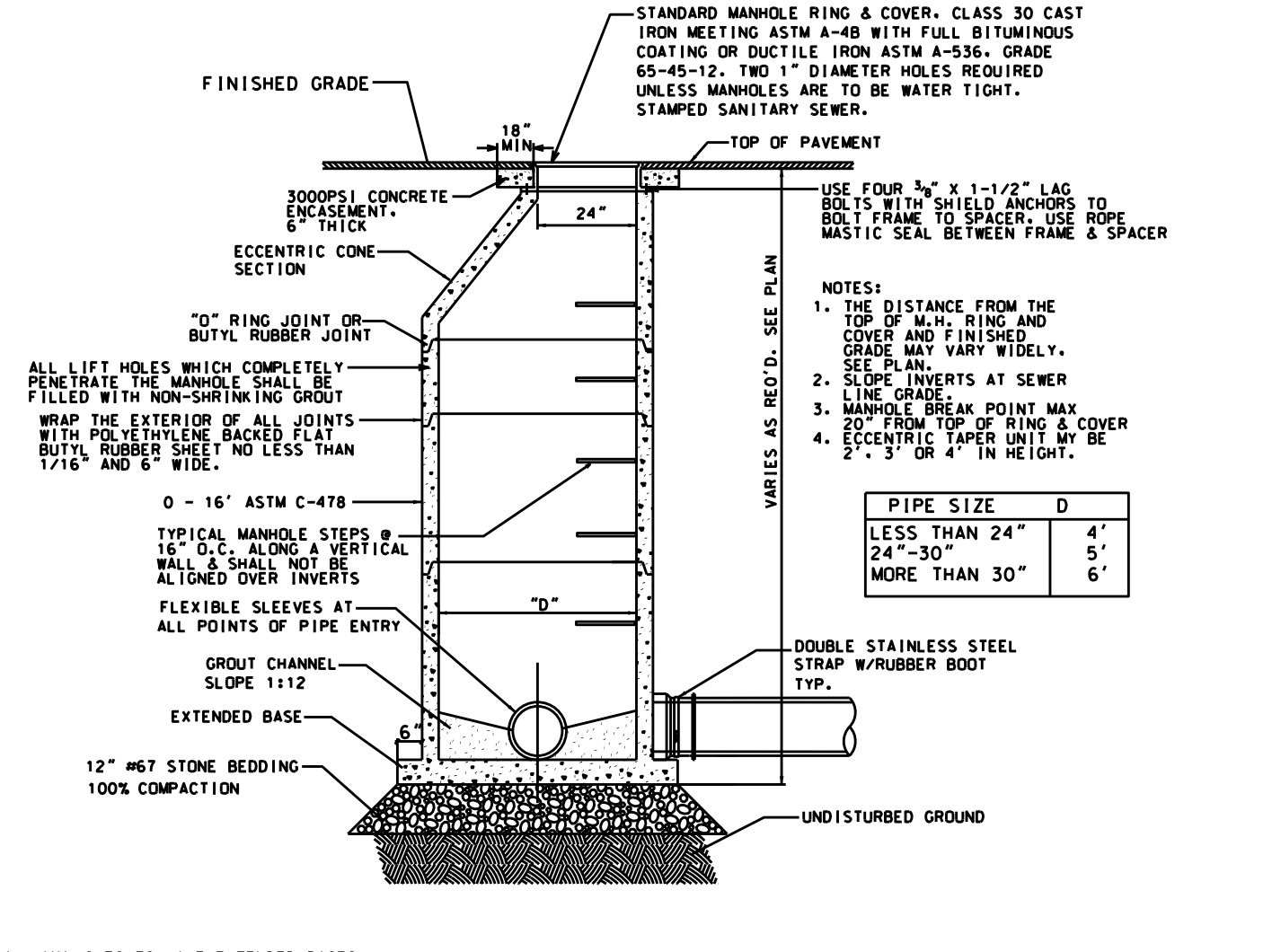
13/8 FORCE MAIN BORE



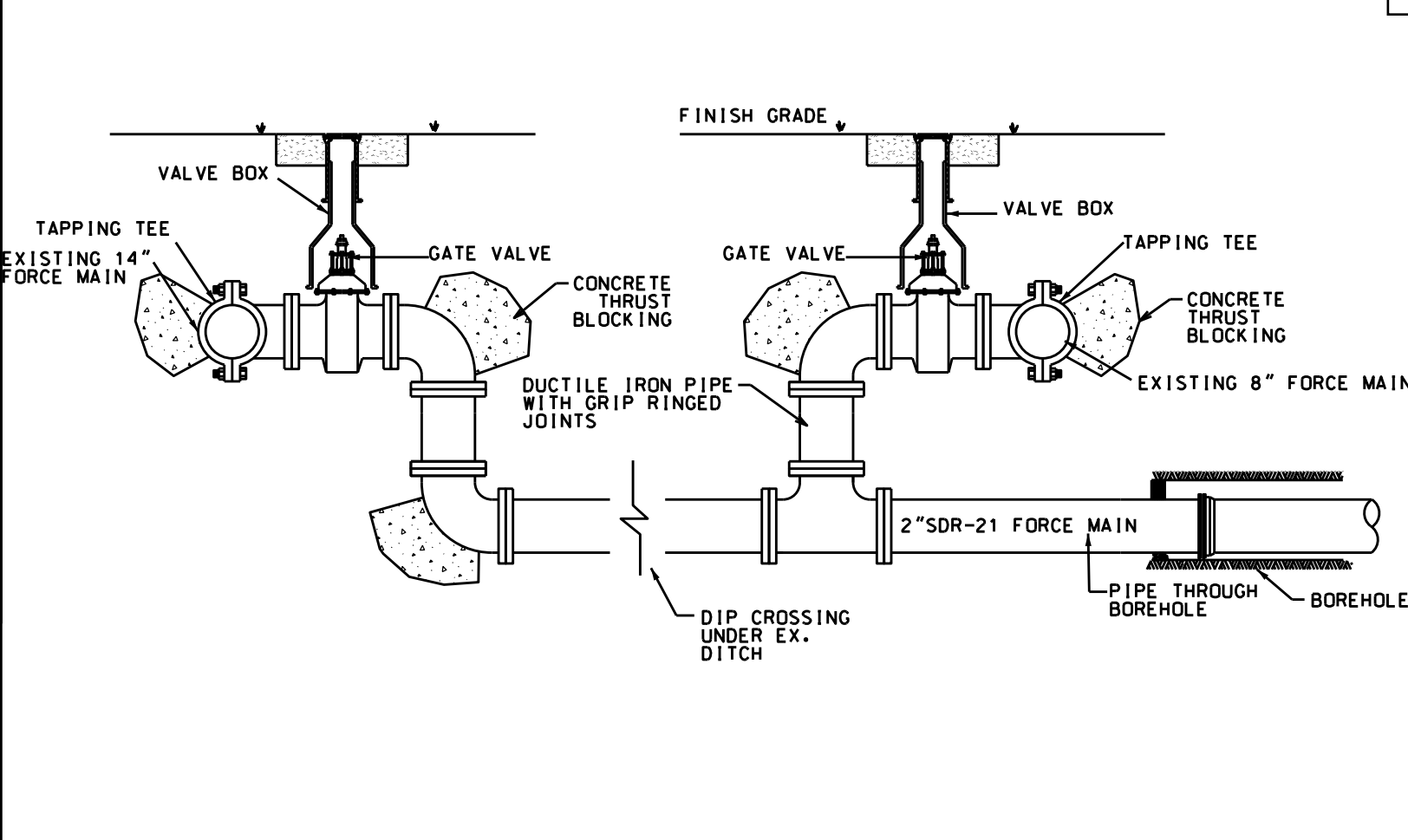
OUTDOOR HOT BOX



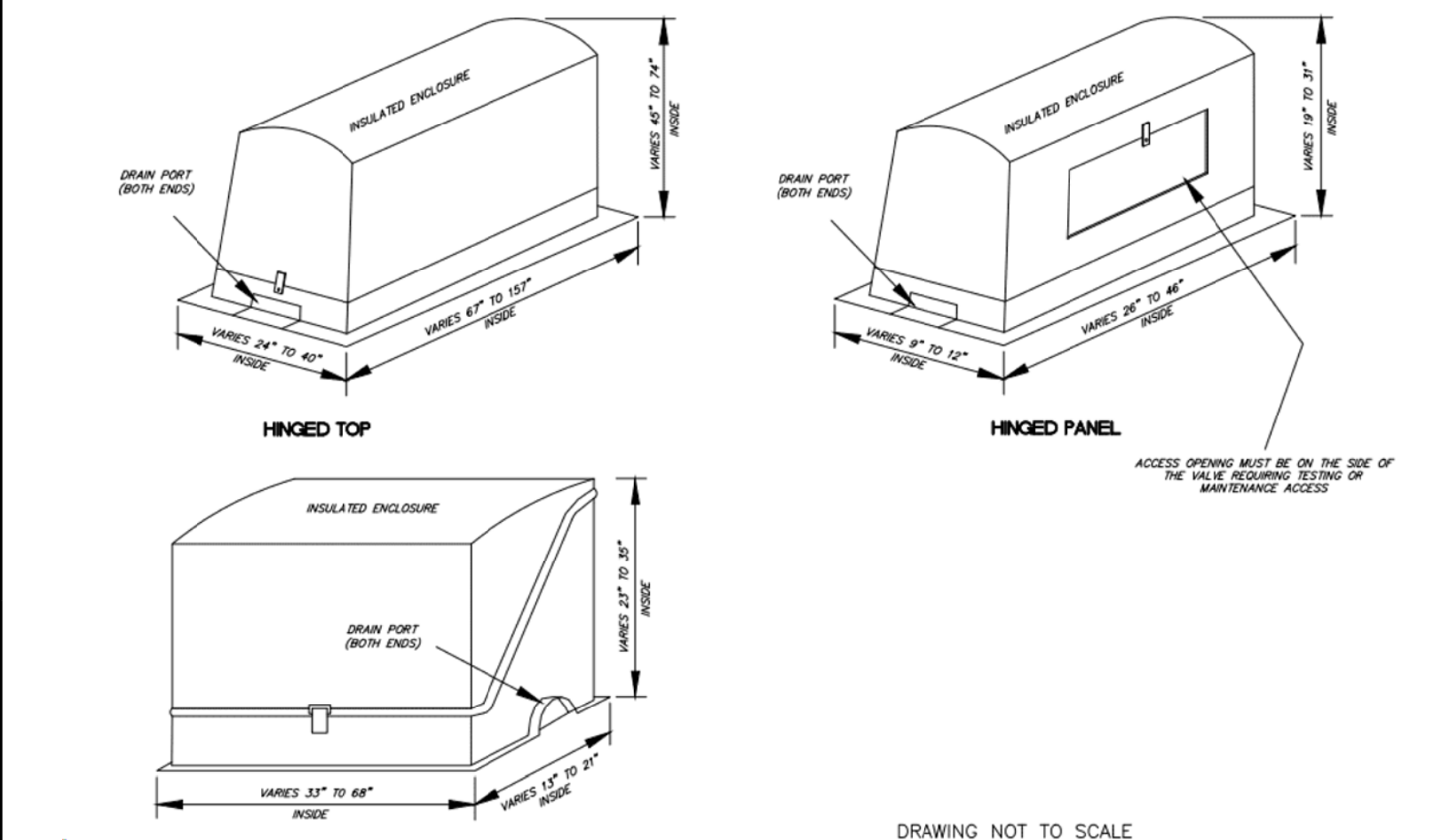
13/7 SANITARY SEWER SERVICE



14/7 TYPICAL PRECAST MANHOLE



SANITARY FORCE MAIN TAP DETAILS



DRAWING NOT TO SCALE

OUTDOOR HOT BOX



**REVISIONS:**

No.	BY	DATE	DESCRIPTION
1	CDI	2/22/22	PER NCEO
2	CDI	1/26/22	PER NCEO
3	CMC	5/18/22	REWORK
4	CDI	5/17/22	PER TOWN ENG.
5	CDI	6/7/22	PER TOWN ENG.

**UTILITY DETAILS**

**AA STORAGE BEAUFORT**  
 2176 LIVE OAK ST.  
 BEAUFORT TWP., CARTERET COUNTY, NORTH CAROLINA

CLIENT: THE ROSEMYR CORPORATION  
 ADDRESS: PD BOX 108  
 HENDERSON, NC 27536  
 PHONE: 252-430-6161

DESIGNED: CMC  
 DRAWN: CMC  
 CHECKED: CMC  
 APPROVED: CMC

**THE CULLIPHER GROUP, P.A.**  
 ENGINEERING & SURVEYING SERVICES  
 151A HIGHWAY 24  
 MORRHEAD CITY, N.C. 28557  
 (252) 773-0090 LICENSE NO. C-4482

DATE: 12/15/21  
 SCALE: NTS

**CHARLES M. CULLIPHER P.E.**





**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

**Town of Beaufort Planning Board Regular Meeting  
6:00 PM Monday, June 20, 2022 – 614 Broad Street – Train Depot**

---

**AGENDA CATEGORY:** New Business

**SUBJECT:** Case # 22-13 Preliminary Plat – 1791 Live Oak

**BRIEF SUMMARY:**

The applicant wishes to subdivide an 8.3 acre tract into 2 lots.

As the Board can see by the submitted preliminary there is a property line gap which the property owners are engaged in resolving and due to this gap the developer did not submit utility drawings. However, because the applicant is requesting a Special Use permit a full Site Plan will be required at a later date

**REQUESTED ACTION:**

Discussion on Preliminary  
Decision on Preliminary Plat

**EXPECTED LENGTH OF PRESENTATION:**

10 Minutes

**SUBMITTED BY:**

Kyle Garner, AICP  
Planning & Inspections Director

**BUDGET AMENDMENT REQUIRED:**

N/A



# STAFF REPORT



**To:** Planning Board Members  
**From:** Kyle Garner, AICP, Town Planner  
**Date:** June 13, 2022  
**Case No.** 22-13 Preliminary/Final Plat 1791 Live Oak

**THE QUESTION:** Subdivide a 8.3 acre tract into 2 lots.

**BACKGROUND:** This property is known as the County ABC Store Property

Location: 1791 Live Oak  
 Owners: Carteret County ABC  
 Requested Action: Subdivide a 8.3 Acre Tract into 2 Lots (ABC Approx. = 1.77 – Rear 6.53)  
 Existing Zoning: B-1  
 Size: 8.3 acres  
 Existing Land Use: Front portion (County ABC Store) Rear - Undeveloped

**SPECIAL INFORMATION:** As the Board can see by the submitted preliminary there is a property line gap which the property owners are engaged in resolving and due to this gap the developer did not submit utility drawings. However, because the applicant is requesting a Special Use permit a full Site Plan will be required at a later date. The applicants engineer will be available to explain more clearly the issues at hand with the shown gap.

**Public Utilities:**  
 Water: Town  
 Sanitary Sewer: Town

**OPTIONS:**  
 1. Decision on Preliminary Plat

- Attachments:**
- Attachment A - Vicinity Map
  - Attachment B - Preliminary/Final Plat

# Case # 22-13 - Preliminary Platt - Vicinity Map 1791 Live Oak

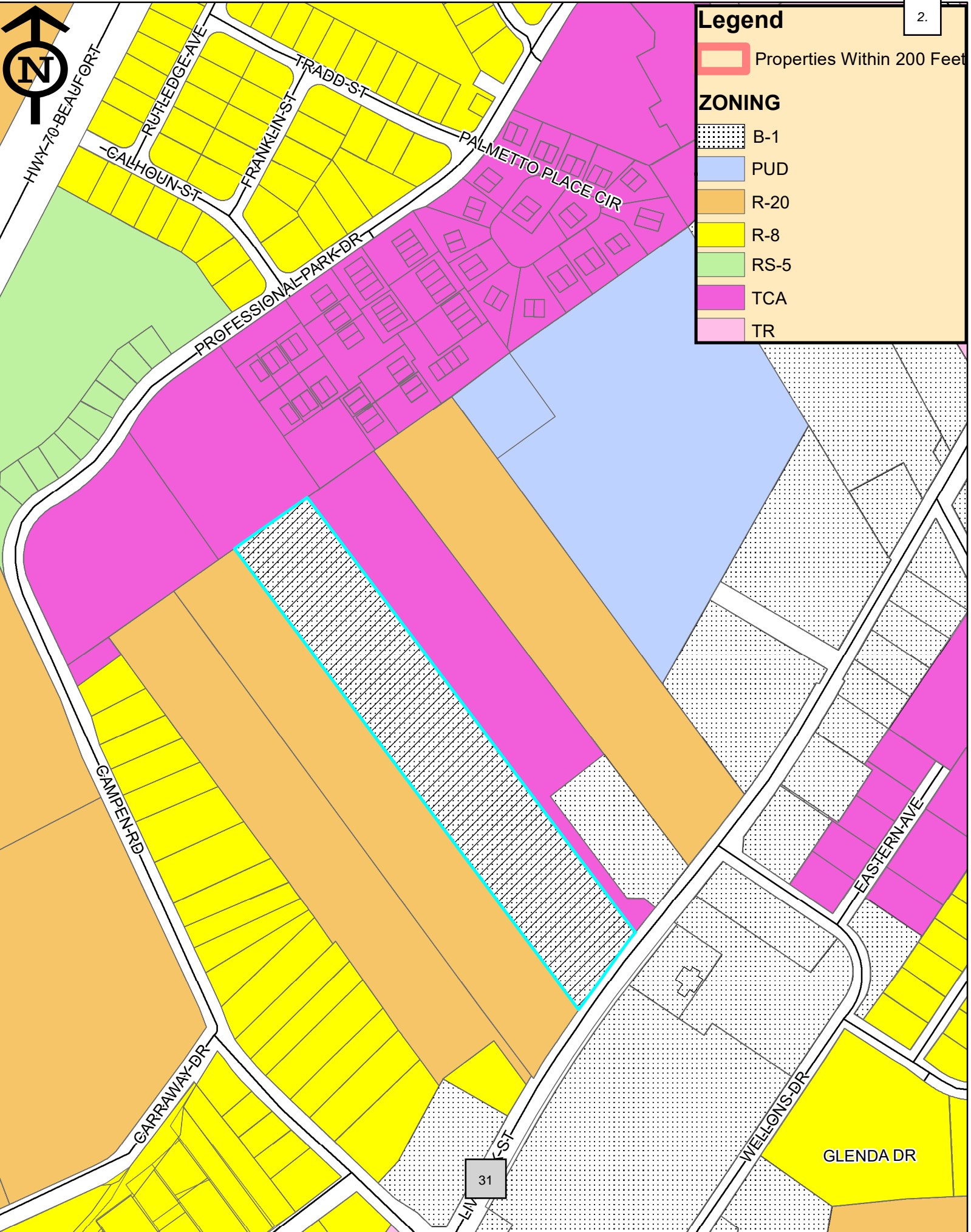


**Legend**

Properties Within 200 Feet

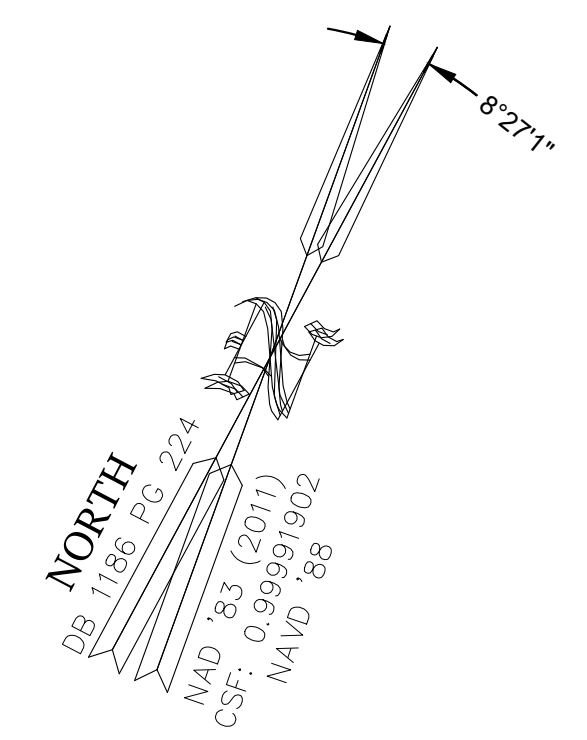
**ZONING**

- B-1
- PUD
- R-20
- R-8
- RS-5
- TCA
- TR





# PRELIMINARY NOT FOR SALES OR RECORDATION



VICINITY MAP (NOT TO SCALE)

### LEGEND

- R/W= RIGHT-OF-WAY
- CP = COMPUTED POINT BY DEED
- EIP= EXISTING IRON PIPE
- EIR= EXISTING IRON ROD
- EPK= EXISTING PARKER NYLON NAIL
- ERRS= EXISTING RAILROAD SPIKE
- BOUNDARY LINE
- NON-SURVEYED LINE
- PLATTED BY DEED
- EX. RIGHT-OF-WAY
- EX. EASEMENT LINE

### NOTES:

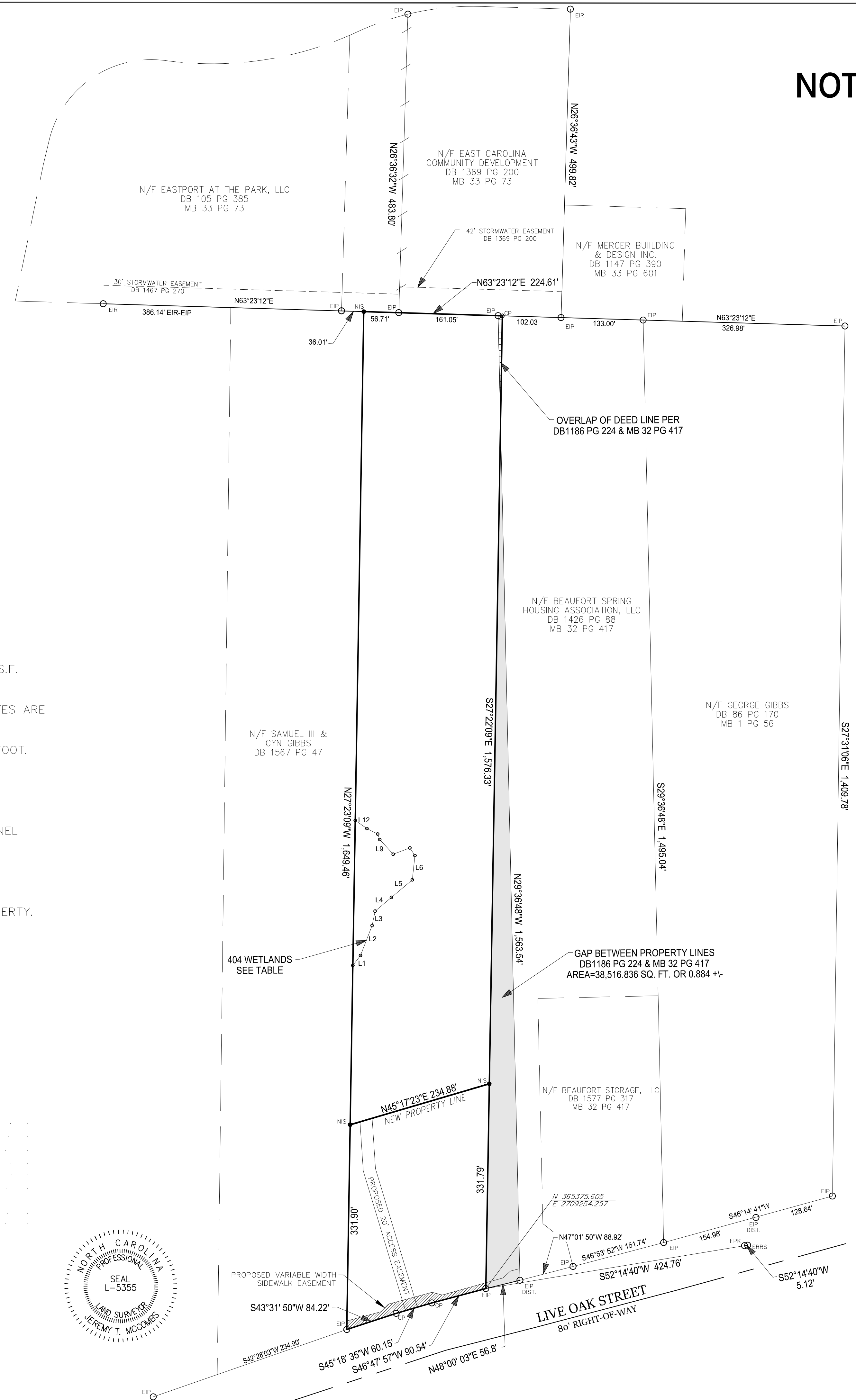
1. ALL AREAS CALCULATED BY COORDINATE GEOMETRY. AREA = 361,496.551 S.F. OR 8.30 +/- ACRES ON LAND.
2. ALL BEARINGS ARE BASED ON DEED BOOK 1186 PAGE 224 AND COORDINATES ARE BASED ON N.C. STATE PLANE COORDINATE SYSTEM; NAD 83 (2011).
3. ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES. UNITS: US SURVEY FOOT.
4. THIS PARCEL IS ZONED B-1 PER THE TOWN OF BEAUFORT UNIFIED DEVELOPMENT ORDINANCES.
5. THIS PROPERTY IS LOCATED IN FLOOD ZONE DESIGNATIONS: SHADED "X" AS DETERMINED BY THE NATIONAL FLOOD INSURANCE PROGRAM. FIRM PANEL 3720730600J, DATED 7/16/2003.
6. 404 WETLANDS DETERMINED BY THE U.S. ARMY CORPS OF ENGINEERS PER ACTION ID: SAW-2017-00741.
7. NO NGS HORIZONTAL MONUMENT WITHIN 2,000 FEET OF THE SUBJECT PROPERTY.

I, JEREMY T. MCCOMBS, CERTIFY THAT THIS PLAT WAS PREPARED UNDER MY SUPERVISION FROM AN ACTUAL FIELD SURVEY OF DESCRIPTION(S) AS RECORDED IN DEED BOOK 1186, PAGE 224. THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS SUCH AND WERE PLOTTED FROM INFORMATION AS REFERENCED HEREON: DB 1567 BK 47; MB 31 PG 794; MB 32 PG 417; MB 33 PG 73; MB 33 PG 601 THAT THE RATIO OF PRECISION WAS 1:10,000+ AND THAT THE GLOBAL NAVIGATION SATELLITE SYSTEM (GNSS) WAS USED TO PERFORM A PORTION OF THIS SURVEY AND THE FOLLOWING INFORMATION WAS USED:

(1) CLASS OF SURVEY:	CLASS A
(2) POSITIONAL ACCURACY:	0.05'
(3) TYPE OF GPS SURVEY:	RTK
(4) DATES OF SURVEY:	1-5-2022
(5) DATUM/EPOCH:	NAD83(2011)
(6) PUBLISHED/FIXED -CONTROL USE:	NC RTN
(7) GEOID MODEL:	2018
(8) COMBINED GRID FACTOR(S):	0.999991902
(9) UNITS:	US SURVEY FOOT

I FURTHER CERTIFY THIS IS A SURVEY OF AN EXISTING PARCEL OR PARCELS OF LAND OR ONE OR MORE EXISTING EASEMENTS AND DOES NOT CREATE A NEW STREET OR CHANGE AN EXISTING STREET. THAT THIS PLAT MEETS THE REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA (21 NCAC 56.1600) AND THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30(F)(11) AS AMENDED. WITNESS MY HAND AND SEAL THIS 26TH DAY OF MAY, A.D. 2022.

JEREMY T. MCCOMBS PLS L-5355



### 404 WETLAND TABLE

L1	N09°12'25"E	20.38'
L2	N07°06'08"W	52.05'
L3	N16°40'22"W	23.81'
L4	N21°36'05"E	34.54'
L5	N21°35'28"E	44.21'
L6	N22°16'13"W	39.64'
L7	N61°40'28"W	14.76'
L8	S40°55'14"W	28.92'
L9	N70°48'31"W	32.31'
L10	N48°45'39"W	9.49'
L11	S88°36'00"W	19.60'
L12	N83°25'32"W	23.03'

### REFERENCES

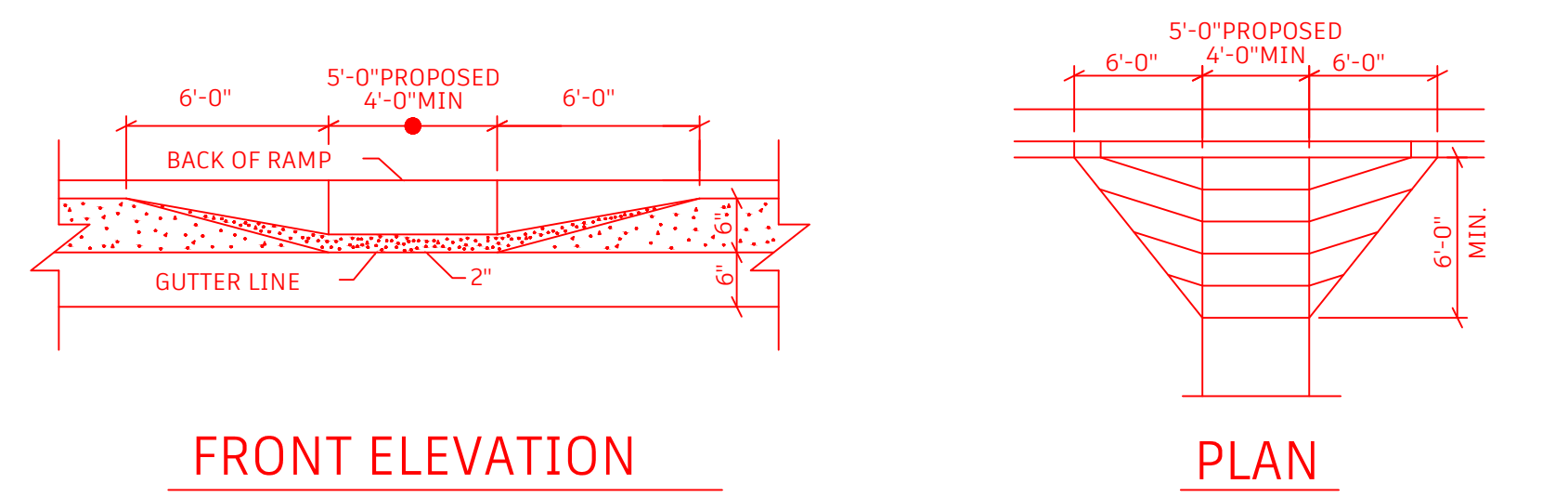
- DEED BOOK 1567 PAGE 47
- MAP BOOK 1 PAGE 56
- MAP BOOK 30 PAGE 757
- MAP BOOK 31 PAGE 260
- MAP BOOK 31 PAGE 723
- MAP BOOK 31 PAGE 794
- MAP BOOK 31 PAGE 905
- MAP BOOK 32 PAGE 32
- MAP BOOK 32 PAGE 417
- MAP BOOK 32 PAGE 454
- MAP BOOK 31 PAGE 905
- MAP BOOK 32 PAGE 73
- MAP BOOK 33 PAGE 466
- MAP BOOK 33 PAGE 509
- MAP BOOK 33 PAGE 601

SUBDIVISION PLAT OF  
TRACT #3 TOM GIBBS SUBDIVISION  
REFERENCE: DB 1186 PG 224 PIN: 730612856893000  
BEAUFORT, CARTERET COUNTY, NORTH CAROLINA

OWNER: CARTERET CO BD OF ALCOHOLIC CO	SURVEYED: BB/AC
ADDRESS: 1791 LIVE OAK STREET BEAUFORT, NC 28516	DRAWN: JTM
<b>STROUD ENGINEERING, P.A.</b> 422 HIGHWAY 24 MOREHEAD CITY, N.C. 28557 (252) 247-7479 LICENSE NO.C-0647	APPROVED: JTM
	DATE: 06/09/2022
	SCALE: 1" = 100'

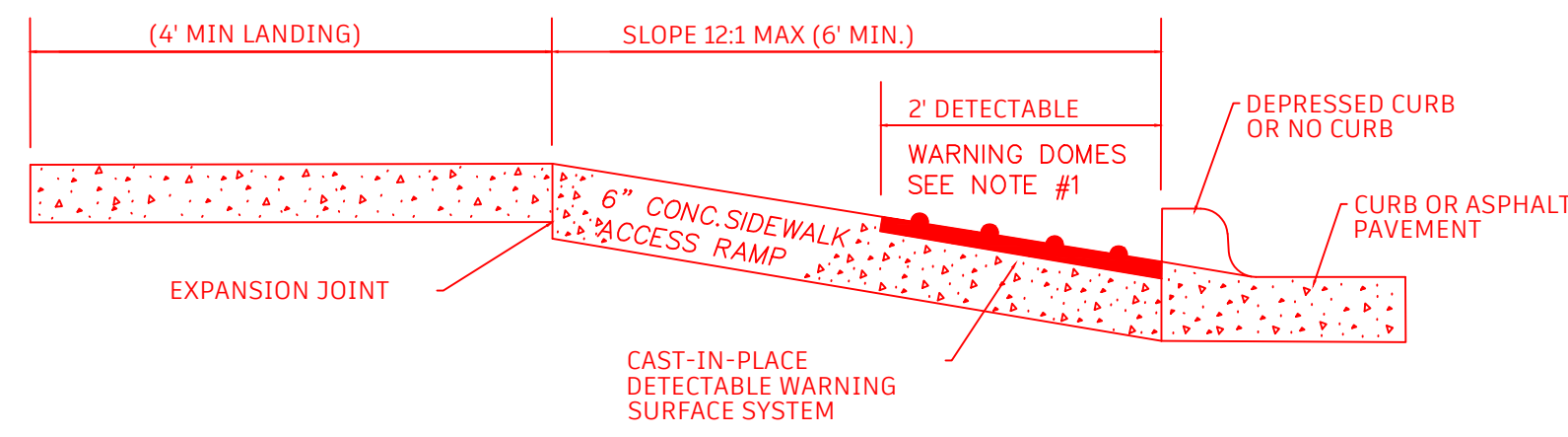
PM3071~001





FRONT ELEVATION

PLAN



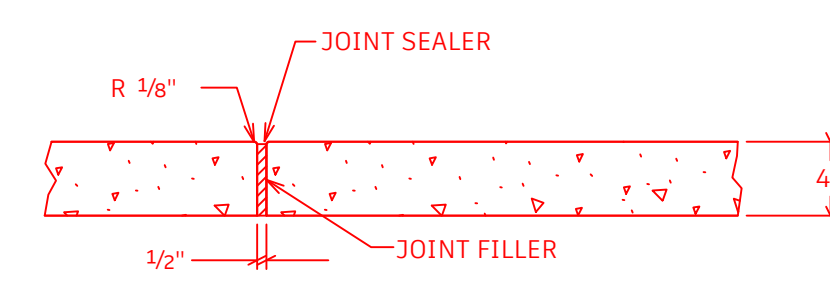
RAMP SECTION

WITH DETECTABLE WARNING SURFACE  
CAST-IN-PLACE SYSTEM

GENERAL NOTES:  
1. ENGINEER MAY SPECIFY LOCATION, RAMP TO ALIGN WITH EXISTING OR PROPOSED WALKS.  
2. GRADE CHANGES FROM SIDEWALK TO RAMP TO BE A MAXIMUM OF 12:1. DISTANCE TO BE GOVERNED BY GRADE.  
3. IN CASES WHERE THE 5'-0" LENGTH OF RAMP CAN BE ACHIEVED, KEEP BACK OF WALK ON UNIFORM GRADE.

SCALE: NOT TO SCALE

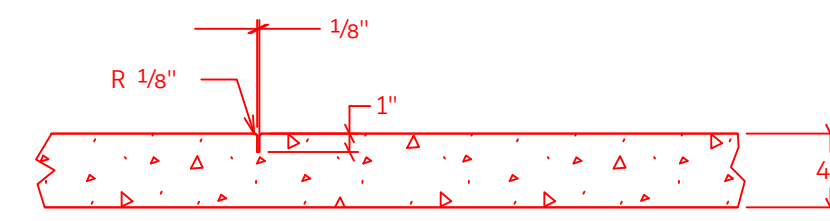
HANDICAP CURB RAMP



TRANSVERSE EXPANSION JOINT IN SIDEWALK

SCALE: NOT TO SCALE

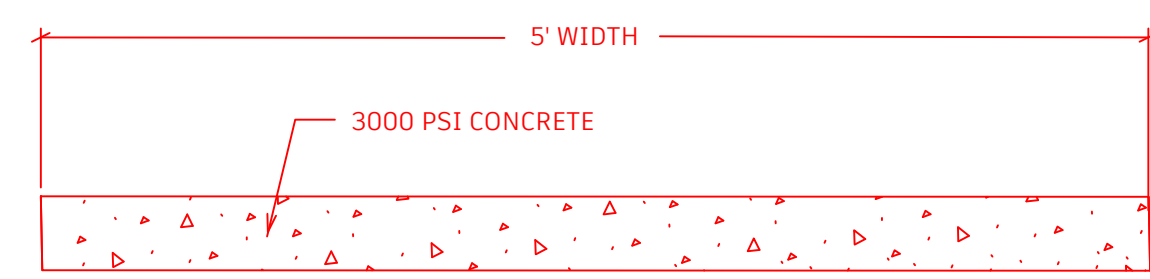
NOTE:  
A 1/2" EXPANSION JOINT SHALL BE REQUIRED AT 45' INTERVALS.  
A 1/2" EXPANSION JOINT SHALL BE REQUIRED WHERE THE SIDEWALK JOINS ANY RIGID STRUCTURE.



GROOVED JOINT IN SIDEWALK

SCALE: NOT TO SCALE

NOTE:  
A GROOVED JOINT 1" DEEP WITH 1/8" RADII SHALL BE REQUIRED IN THE CONCRETE SIDEWALK AT 5' INTERVALS



COMPACTED SUBGRADE TO 98% OF  
MODIFIED PROCTOR DENSITY

SCALE: NOT TO SCALE

TYPICAL SIDEWALK DETAIL



NOTES:

1. PAVEMENT MARKINGS TO BE 6" WHITE PAINTED.
2. MINOR FIELD ADJUSTMENTS TO SIDEWALK PLACEMENT MAY BE REQUIRED TO AVOID CONFLICTS WITH EXISTING UTILITIES.



REVISIONS			
BY	NO.	DATE	DESCRIPTION

SIDEWALK CONFIGURATION DETAILS

TRACT #3 TOM GIBBS SUBDIVISION

REFERENCE: DB 1186 PG 224 PIN: 730612856893000  
BEAUFORT, CARTERET COUNTY, NORTH CAROLINA

OWNER: CARTERET CO BD OF ALCOHOLIC CO  
ADDRESS: 1791 LIVE OAK STREET  
BEAUFORT, NC 28516  
PHONE: \_\_\_\_\_

DESIGNED: JLJ	DATE: 06/09/22
DRAWN: TLJ	SCALE: NTS
APPROVED: JLJ	SHEET 1 OF 1

STROUD ENGINEERING, P.A.  
422 HIGHWAY 24  
MOREHEAD CITY, NC 28557  
(252) 247-7479 LICENSE NO. C-0647

PROJECT NO.: PM3071-001  
DRAWING NO.: 001

**PRELIMINARY  
NOT FOR SALES OR RECORDATION**





**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

**Town of Beaufort Planning Board Regular Meeting  
6:00 PM Monday, June 20, 2022 – 614 Broad Street – Train Depot**

---

**AGENDA CATEGORY:** New Business

**SUBJECT:** Case #22-16 Special Use Permit for a Mini-Storage facility at 1791 Live Oak Street

**BRIEF SUMMARY:**

This property is zoned to B-1 and is part of the County ABC property. A full Site Plan, to include a stormwater management plan will be submitted after the decision of the Special Use Permit. The site plan will go through the Planning Board and Board of Commissioners for approval as part of that process.

**REQUESTED ACTION:**

Recommendation to Board of Commissioners

**EXPECTED LENGTH OF PRESENTATION:**

5 Minutes

**SUBMITTED BY:**

Kyle Garner, AICP  
Planning & Inspections Director

**BUDGET AMENDMENT REQUIRED:**

N/A

# PLANNING BOARD STAFF REPORT

**To:** Planning Board Members  
**From:** Kyle Garner, AICP, Planning Director  
**Date:** June 13, 2022  
**Case No.:** 22-16

**THE REQUEST:** Special Use Permit for Mini-Storage

**BACKGROUND:**

Location: 1791Live Oak  
Owner: Carteret County ABC  
Applicant: Same  
Requested Action: Provide Recommendation to Board of Commissioners  
CAMA Land Use: General Commercial (Compliant)  
PIN: 730612856893000  
Size: 8.51 Acres  
Existing Land Use: ABC Store in front –Rear Vacant Lot  
Adjoining Land Use & Zoning: North – East Port Apartments; Zoned TCA  
South – Beaufort Square & Wells Fargo; Zoned B-1  
West – Undeveloped Property; Zoned R-20  
East – Assisted Living; Zoned TCA & Mini Storage; Zoned B-1

**SPECIAL INFORMATION:** This property is part of a subdivision plat of the existing ABC Store property and is for the rear portion. If approved by the Board of Commissioners a full Site Plan, to include a stormwater management plan will be submitted after the decision of the Special Use Permit. The site plan will go through the Planning and Board of Commissioners for approval as part of that process.

**Public Utilities:** Water Existing Service  
Sanitary Sewer Existing Service

**ACTION:**  
1. Provide comments, concerns and suggestions to the Board of Commissioners



**STAFF COMMENTS:**

- This application is for a Special Use Permit for Mini Storage in a B-1 Zoning District.
- There are other Storage Facilities in the vicinity of the site.

**SECTION 20 Special Use Permit (*Town of Beaufort Land Development Ordinance*)**

**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.

**Exhibits:**

- B- Vicinity Map & Zoning Map
- C - List of Property Owners within 200 feet
- D - Section 20 Special Use Permit Information
- E – ABC Application



# Case # 22-16 - Special Use Permit - Zoning & Vicinity Map

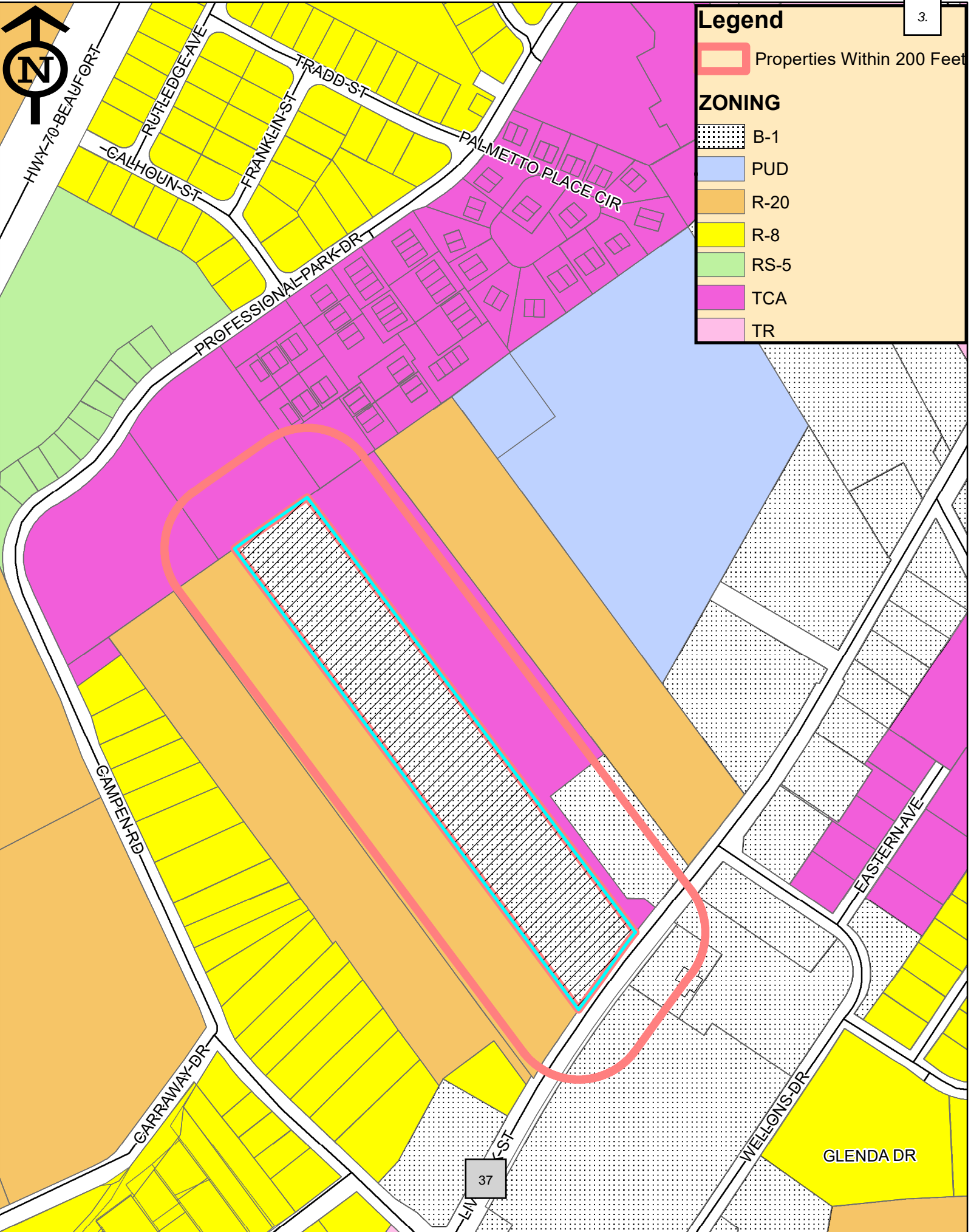


**Legend**

Properties Within 200 Feet

**ZONING**

- B-1
- PUD
- R-20
- R-8
- RS-5
- TCA
- TR



<u>OWNER</u>	<u>MAIL_HOUSE</u>	<u>MAIL_ST</u>	<u>MAIL_CITY</u>	<u>IL_ST</u>	<u>MAIL_ZIP</u>	<u>MAIL_ADD2</u>
BEAUFORT SPRING HOUSNG ASS LLC	7706	SIX FORKS ROAD #202	RALEIGH	NC	27615	
BEAUFORT SQUARE SHOPNG CTR LLC	2001	BALMORAL PLACE	WILMINGTON	NC	28405	
BEAUFORT STORAGE LLC	123	CORE DRIVE WEST	MOREHEAD CITY	NC	28557	
CARTERET CO BD OF ALCOHOLIC CO	410	LIVE OAK ST	BEAUFORT	NC	28516	
EAST CAROLINA COMMUNITY DEVELO	108	PROFESSIONAL PARK DR	BEAUFORT	NC	28516	
EASTPORT AT THE PARK LLC			BEAUFORT	NC	28516	PO BOX 2400
GIBBS,SAMUEL C III ETUX CYN TR	307	YELLOWOOD LANE	ASHEVILLE	NC	7401 28803	
MERCER BUILDING & DESIGN INC	106D	PROFESSIONAL PARK DR	BEAUFORT	NC	28516	
WELLONS GRANDCHILDREN LLC	3025I	BRIDGES STREET	MOREHEAD CITY	NC	28557	

**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,

*Land Development Ordinance for the Town of Beaufort*

- 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) *Quasi-Judicial Proceeding Notification Requirements.***

The Town shall schedule a 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 quasi-judicial proceeding shall be given using the standards set forth in 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 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 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 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 quasi-judicial proceeding for the proposed special use application.

*Land Development Ordinance for the Town of Beaufort*

The BOC need not issue a decision at the time of the hearing if additional information is needed and may 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<sup>2</sup>) of play area space per pupil.

*Land Development Ordinance for the Town of Beaufort*

- 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.



*Land Development Ordinance for the Town of Beaufort*

- 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) Marinas.

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<sup>2</sup>);
  - 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.



## APPLICATION FOR A SPECIAL USE PERMIT

### Instructions:

Please complete the form below including all required attachments, a **\$400.00 application fee**, and return to the Beaufort Town Hall; 701 Front Street; P.O. Box 390; Beaufort, N.C.; 28516. Incomplete applications will not be processed but will be returned to the applicant. Please call Planning and Inspections at (252) 728-2142 if there are any questions.

### APPLICANT INFORMATION

Applicant Name: Carteret County ABC

Applicant Address: 318 Greenfield Dr, Morehead City, NC

Phone Number: (252) 773. 6092 Email: \_\_\_\_\_

Property Owner Name: Carteret County ABC

Address of Property Owner: Same as above

Phone Number: Same as above Email: \_\_\_\_\_

### PROPERTY INFORMATION

Property Address: 1791 Live Oak St, Beaufort, NC 28516

15-Digit PIN: 730612856893000 Lot/Block #: 8

Size of Property (in square feet or acres): 8.51 Current Zoning: B1

Current Use of Property: Retail Requested Use: Storage

An application fee of **\$400.00**, either in cash, money order, or check made payable to the "Town of Beaufort" must accompany this application (a credit card payment can be made in person at Town Hall). The complete application, payment, and supporting materials must be received by Town Staff at least 15 working days prior to a regularly scheduled Planning Board meeting date.

Please refer to the Town's **Land Development Ordinance**, Sections 20 & 27, and all other pertinent sections of the Ordinance for information required to accompany this application. Any plans or documents submitted should be submitted in an electronic or digital format and one printed color copy of such documents submitted with the application.

The town's website address is [www.beaufortnc.org](http://www.beaufortnc.org).

Messie E. Wootley  
Applicant Signature

05/31/2022  
Date of Applicant's Signature

\_\_\_\_\_  
Property Owner Signature (if different than above)

\_\_\_\_\_  
Date of Owner's Signature

OFFICE USE ONLY

Revised 8/2020

Date: \_\_\_\_\_

Reviewed for Completeness By: \_\_\_\_\_

Received by: \_\_\_\_\_

Date Deemed Complete and Accepted: \_\_\_\_\_