



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

Board of Commissioners
Regular Meeting
6:00 PM Monday, July 08, 2024
Train Depot, 614 Broad Street

Call to Order/Pledge of Allegiance

Roll Call

Agenda Approval

Charters of Freedom Display

Items of Consent

- [1.](#) Meeting Minutes- June 10th

Old Business

- [1.](#) Case # 24-10 - Towns at Live Oak Site Plan
- [2.](#) Sewer Allocation Request - The Towns at Live Oak
- [3.](#) Capital Reserve Fund Amendment #19- 1809 Live Oak St.
- [4.](#) 233 Leonda Drive- Certificate of Sufficiency

Public Comment

New Business

- [1.](#) FY 2025 Budget Amendment #1

Mayor/Commissioner Comments

Manager Report

Closed Session

- [1.](#) Pursuant to NCGS 143-318.11 (a) (3) and NCGS 143-318.11 (a) (4)

Adjourn



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**Board of Commissioners
Regular Meeting
6:00 PM Monday, July 8, 2024**

AGENDA CATEGORY: Items of Consent

SUBJECT: Meeting Minutes

REQUESTED ACTION:

Approval of the June 10, 2024, Board of Commissioners Regular Meeting Minutes.

SUBMITTED BY:

Elizabeth Lewis, Town Clerk



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Board of Commissioners
Regular Meeting
6:00 PM Monday, June 10, 2024
Train Depot, 614 Broad Street

Call to Order/Pledge of Allegiance

Mayor Harker called the meeting to order at 6:00 p.m. and invited all to join in reciting the Pledge of Allegiance.

Roll Call

Elizabeth Lewis, Town Clerk, called the roll.

PRESENT:

- Mayor Harker
- Mayor Pro Tem Cooper
- Commissioner Gillikin
- Commissioner LoPiccolo
- Commissioner Oliver
- Commissioner Spiegler

ABSENT: None

Agenda Approval

Commissioner Cooper made a motion to approve the agenda as presented.

The motion carried unanimously.

Items of Consent

1. Meeting Minutes- May 13th, 14th, 22nd, and 28th
 2. Capital Reserve Fund Amendment #18
 3. Case #24-11 - Special Use Permit (SUP) for "The Watering Hole" - Order
- Commissioner Oliver made a motion to approve the Items of Consent as presented.
The motion carried unanimously.

Public Hearing

1. Proposed Fiscal Year 2025 Budget
- Commissioner Cooper made a motion to open the public hearing.

The motion carried unanimously.

Todd Clark, Town Manager, provided a recap of the budget process and summarized the recommended changes following the budget work sessions. He shared the total proposed FY 2025 Budget was \$21,468,948. He noted with the adoption of the proposed budget, the stormwater fee would be increased to \$5 a month for residential property owners and \$10 a month for non-residential property owners.

Mayor Harker opened the floor for the public to make comments on the proposed budget.

Robert Harper, 1020 Broad Street in Beaufort, spoke in opposition of the proposed stormwater fee and suggested the Town encourage residents to build in a way that limits stormwater runoff.

Commissioner Cooper made a motion to close the public hearing.

The motion carried unanimously.

Commissioner Oliver made a motion to approve the proposed FY 2025 Budget with notable changes as presented, with the adoption of the corresponding budget ordinance as referenced in the meeting packet.

The motion carried unanimously.

Quasi-Judicial Proceeding

- 1. Case 24-09 - Special Use Permit (SUP) for "The Periwinkle"

Mayor Harker opened the discussion regarding Case #24-09.

Michelle Eitner, Town Planner, shared new evidence had been provided and was referenced in the meeting packet as "Attachment B" for the item. She explained the additional evidence was provided by the applicant to comply with the Board's request for additional financial information to review the principal verses accessory use of the business.

In consideration of the additional evidence, the Board consensus was that The Periwinkle's principal use does not require a SUP, as it is not a Tavern/Bar/Pub; and therefore, it was recommended the applicant rescind the application.

Beckie Davis, applicant, said if they were not required to have a SUP they would like to rescind the application.

Commissioner Oliver made a motion to terminate the SUP request. Commissioner LoPiccolo seconded the motion.

The motion carried unanimously.

Public Comment

There was none.

New Business

- 1. Case # 24-10 - Towns at Live Oak Site Plan

Ms. Eitner shared the request was from Ron Cullipher, agent for 1809 LLC, for a site plan review to construct a 135-unit Townhome development at 1809 Live Oak Street. She explained the Town of Beaufort's site plan review process is an administrative review process that is measured against the requirements and standards set out in the Land Development Ordinance (LDO). She shared the vicinity map that better describes the 14.033 acre tract. She noted the zoning district as Townhome, Condominium and Apartment (TCA). She noted several features and aspects included in the proposed site plan, all included in the meeting packet. She noted the preliminary plat provided was to exemplify that the project is for true townhomes, which subdivides the land underneath the

unit to ensure the unit and land are sold together. She also discussed landscaping requirements. It was noted that the Planning Board voiced concerns regarding the lack of applicability of requirements for street trees, sidewalks and additional parking throughout the site plan, but recommended approval at their May 20th meeting.

Commissioner Oliver confirmed the lots could be sold individually. He raised concerns about stormwater management for two adjacent lots not included in the application.

Commissioner LoPiccolo asked about the garage spaces for each unit.

Ms. Eitner confirmed they were single car garages. She also shared that according to Town ordinance, the requirement for parking spaces was two per unit in this case.

Commissioner LoPiccolo asked if there was a traffic study performed for the development.

Ms. Eitner confirmed that to her knowledge, there had not been a traffic study completed nor was one required. She did share the Town was in the process of making several road improvements in that area, such as a middle turn lane. She also noted the County had been collecting information in that area as part of a comprehensive transportation project.

Commissioner Spiegler asked if two per unit meant one in the garage and one behind the garage in the driveway.

Ms. Eitner confirmed that was correct.

Commissioner Spiegler noted the importance of providing enough parking spaces.

Commissioner Cooper also shared concerns related to traffic in the area.

Commissioner Gillikin encouraged the Town to pay close attention to the infrastructure improvements and construction of any turn lanes in the area.

Ron Cullipher, with The Cullipher Engineering Group, introduced himself as a representative of the developers, Dale and Allison Britt. He explained that the two parcels on the highway frontage did have some type of an agreement to share drains in prior years, but confirmed there was no longer a shared agreement for stormwater associated with the parcel in question. He explained there had not been a traffic study because related improvements to the area had already been proposed by the Town.

Commissioner Oliver asked questions regarding the construction and long-term plan associated with operation of the units.

Mr. Cullipher explained that when the appropriate number of sales were complete, it would then be managed by the HOA.

Commissioner Oliver spoke on the Town's prior commitment to provide water and sewer extensions. He asked for further explanation on the stormwater portion of the project.

Mr. Cullipher noted that the Town of Beaufort has a rule that is stricter than the state rules and regulations, requiring a large amount of water to be collected and held. He shared the stormwater pond met normal state regulations as well as the Town of Beaufort's. He also noted there was a large canal that drains off the property.

Commissioner Oliver asked if the covenants were adequate in protecting and informing property owners of ongoing maintenance responsibilities.

Mr. Cullipher noted the importance of having an active HOA. He explained the way it would be set up in the common areas, there would be folks mowing grass and maintaining the facilities and stormwater pond regularly.

Commissioner Oliver asked if phasing was involved in the construction of the 135 units.

Mr. Cullipher confirmed there would be phases to the project.

Commissioner Oliver asked if there were any comments or restrictions in the covenants regarding short term rentals.

Dale Britt, developer, shared they would be selling lots to Caviness and Cates Construction and they will be building the homes and selling them. He noted there had been no consideration of restrictions for individual lots. He explained as a developer, he hates to tie the hands of the builder and the buyers.

Commissioner Oliver asked if they felt they had done everything they could as far as planting trees and such on the entirety of the property.

Mr. Britt noted they had met all the requirements of the Town of Beaufort. He shared their goal was to build a beautiful community and would add whatever landscaping is necessary to make that happen.

Commissioner Oliver confirmed there was to be no parking on the streets. He suggested taking the word, "regularly", out of the section in the covenant that addressed the topic, so that it would read, "no parking".

Commissioner LoPiccolo said he hoped the developer would consider the comments regarding short term rentals. He also shared concerns about providing an adequate number of parking spaces. He suggested a unit could be removed to add extra parking. He noted it was a very dense development.

Mr. Cullipher explained the price per unit goes up when density is lost. He shared that they were trying to provide a workforce housing type of product.

Commissioner Spiegler asked if the average selling price for each unit was known.

Mr. Britt said he could not speak to that, at this point it was unknown. He noted the rising cost of building materials over the past few years. He suggested the goal was to have a blend of smaller units in with the larger ones to meet the demand and be more affordable.

Commissioner Spiegler expressed concerns regarding the varying definitions of workforce housing.

Mr. Britt said compared to other products being offered now, the proposed units would be less expensive.

Commissioner Spiegler also shared concerns about the number of parking spaces provided per unit.

Mr. Cullipher shared extra vehicles would have to use the overflow parking and people would need to make arrangements accordingly.

Commissioner Spiegler suggested the lack of interior sidewalks was a safety concern.

Mr. Britt said initially there would not be sidewalks put in because they would be torn up. He indicated the builder would be responsible for interior sidewalks when they pour driveways. He said he could make the commitment there would be interior sidewalks, but they would not be placed until the homes were built.

Commissioner Spiegler asked about trees and landscaping amongst the interior of the development.

Mr. Cullipher explained they were showing what was required. He noted he was not suggesting there would be no landscaping in the interior. He noted the amount of landscaping for the project was very expensive and they wanted to make it look nice.

Commissioner Spiegler discussed the benefits of having trees in the area.

Commissioner Cooper had additional questions regarding the covenants. He asked if Food Lion parking lot would be used during construction.

Mr. Cullipher explained they would be using their driveway and tying into the lanes that run east and west. He shared there was no official agreement for shared parking with Food Lion and noted they had been great to work with. He suggested if any problems arose, they would be addressed accordingly.

Commissioner Cooper expressed the importance of maintaining a clean construction site. He suggested the short-term rental comments and concerns be relayed to the builders.

Commissioner Gillikin thanked Mr. Britt for making the verbal commitment regarding the interior sidewalks even though it was not a requirement. She suggested when an affordable housing committee was established, the builder and developers could be invited to take part in those conversations. She also expressed the importance of trees throughout the development.

Commissioner Oliver asked who would be collecting the trash.

Mr. Cullipher said Waste Management would be responsible and explained there were multiple dumpsters on site.

Mayor Harker discussed workforce housing and the need for it in the area, especially for those working in the service industry. She asked they seriously consider what housing affordability looks like for the community, to be able to offer the opportunity for homeownership.

Commissioner Oliver shared several items that should be further discussed. These included: short-term rentals; cleaning up the covenants to be more definitive on no parking in the streets; and re-examining the garbage collection.

He noted that he would like the developer and builder to consider short term rentals be no less than 30 days. He asked the Town Attorney if that could be a condition of approval.

Mr. Grady explained it could not, as the Town's ordinance did not allow that action.

Commissioner Oliver made a motion to table the request until the next regularly scheduled meeting. He asked that the developers consider the issues discussed and report back to the Board.

The motion carried unanimously.

2. Sewer Allocation Request- The Towns at Live Oak

Commissioner Cooper made a motion to table the sewer allocation request, as the site plan at The Towns at Live Oak had been tabled, to allow the items to potentially be approved concurrently.

The motion carried unanimously.

3. Sewer Allocation Request- Beaufort Maritime Museum Education Center

Mr. Meshaw noted the request for sewer allocation was 7,250 GPD per plumbing fixture. He shared the site plan for the Beaufort Maritime Museum Education Center was approved in March of 2024.

Commissioner Gillikin made a motion to approve the sewer allocation request as presented.

The motion carried unanimously.

4. Acceptance of Public Improvements- Beau Coast Subdivision, Phase 5

Mr. Meshaw asked the Board to consider adopting a resolution accepting certain sewer and water utilities, sewer and water easements, public streets, public access and sidewalk infrastructure, and the public lands, rights-of-way, and easements, related thereto within Phase 5 of the Beau Coast subdivision. He noted construction of the improvements have been observed by both Blue Treasure's engineer and Town Utilities staff on a periodic basis and were deemed satisfactory.

Commissioner Cooper made a motion to accept the Public Improvements for Phase 5 of Beau Coast Subdivision with approval of the resolution as presented.

The motion carried unanimously.

5. Resolution- Petition for Annexation, 233 Leonda Drive

Ms. Lewis noted that a petition for annexation had been submitted for 233 Leonda Drive; with the application, a map and supporting documents were provided as part of the meeting packet. She explained the first part of the process was for the Board to instruct the Town Clerk to investigate the sufficiency of the petition.

The Board suggested the Town Clerk contact the surrounding ETJ property owners to gauge their interest in annexing their lots as well.

Commissioner Cooper made a motion to adopt a resolution instructing the Town Clerk to move forward with investigating the petition for annexation.

The motion carried unanimously.

Manager Report

Mr. Clark provided a monthly Town Manger's report which was projected and shared with those in attendance. The monthly report can also be found online at: <https://www.beaufortnc.org/boardofcommissioners/page/managers-report>. Some notable upcoming events were the UDO Meetings and the Hurricane Forum.

Mayor/Commissioner Comments

Commissioner Oliver had no comments.

Commissioner LoPiccolo had no comments.

Commissioner Spiegler thanked those in attendance and online. She encouraged everyone to begin preparing a hurricane kit for the season.

Commissioner Cooper shared information about an upcoming Juneteenth celebration.

Commissioner Gillikin shared in June 1724, the trustees of the town of Beaufort deeded to the "wardens of the Parish of St. Johns and the rest of the Vestrymen," Old Town Lot 91.

Mayor Harker encouraged pet owners to be responsible, specifically to make sure dogs are leashed properly when in public. She thanked staff for their work in preparing the FY 2025 Budget.

Adjourn

Commissioner Cooper made a motion to adjourn the meeting at 7:40 p.m.

The motion carried unanimously.

Sharon E. Harker, Mayor

Elizabeth Lewis, Town Clerk



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**Board of Commissioners
Regular Meeting
6:00 PM Monday, July 8, 2024
614 Broad Street – Train Depot**

AGENDA CATEGORY: Old Business

SUBJECT: Approve or deny the proposed Towns at Live Oak site plan

BRIEF SUMMARY:

The Cullipher Group, agent for 1809 LLC, has applied for site plan review to build a 135-unit townhome development. Revised plans have been provided to address the Board’s concerns at the June 10th meeting.

REQUESTED ACTION:

Decision on Proposed Site Plan

EXPECTED LENGTH OF PRESENTATION:

15 Minutes

SUBMITTED BY:

Michelle Eitner
Town Planner

BUDGET AMENDMENT REQUIRED:

N/A



STAFF REPORT



To: Board of Commissioners
From: Michelle Eitner, Town Planner
Date: July 8, 2024
Case No. 24-10 Site Plan – The Towns at Live Oak
REQUEST: Approve or deny proposed site plan, “The Towns at Live Oak,” a 135-unit townhome development.

INFORMATION:

Location: 1809 Live Oak Street
Property Owner: 1809 LLC (Dale Britt)
Applicant: Ron Cullipher with The Cullipher Group PA
Zoning District: Townhouse Condominium Apartment (TCA)
Existing Land Use: Undeveloped (recently timbered with grading underway)
Adjoining Uses/Zoning: North: Pirates Landing townhomes (TCA), Palmetto Place duplexes (TCA)
West: Town’s well site (TCA), Undeveloped property (R-20)
East: Food Lion Shopping Center and stormwater pond tract (B-1)
South: Two undeveloped properties (B-1)
Size: 14.033 acres / 61,129.63sf
Proposed Density: 9.62 units/acre (135 units ÷ 14.033 acres)

PUBLIC UTILITIES & WORKS:

Water: Town of Beaufort
Sewer: Town of Beaufort

The Town will complete the water and sewer connections from Live Oak Street to the southern property edge. Public Services states that this work is anticipated for this summer/fall. The road connection to the development as well as associated right-turn lane and center turn lane improvements are going to be made by the Town as well.

OPTIONS:

1. Approve the Site Plan
2. Deny the Site Plan based on specific failures to meet requirements.

ATTACHMENTS:

- Attachment A – Staff Report
- Attachment B – Vicinity Map
- Attachment C – Zoning Map
- Attachment D – Updated Site Plans
- Attachment E – Plans discussion notes for updates
- Attachment F – Updated Draft Covenants

STAFF COMMENTS:

The Cullipher Group, agent for 1809 LLC, has applied for site plan review to build a 135-unit townhome development including:

- 69 larger 3-bedroom “Type 1” townhomes with 1,984sf
- 66 smaller 3-bedroom “Type 2” townhomes with 1,648sf
- 366 parking spaces (96 more spaces than the 270 required by LDO)
 - 207 spaces for Type 1 units at 3 parking spaces per unit (one garage space and two driveway spaces)
 - 132 spaces for Type 2 units at 3 parking spaces per unit (one garage space and one driveway spaces)
 - 27 community spaces throughout development
- Landscaping/buffering
 - Type A opaque buffer along the east and north property lines
 - Type B semi-opaque buffer along the property line border with the Town’s well site
 - Vehicle Accommodation Area landscaping throughout development
 - Stormwater pond perimeter landscaping
- Two dumpster sites for residential use with 8’-tall opaque fencing
- Mail kiosk (rather than individual mailboxes)
- Three recreational facilities
 - Dog park
 - Playground
 - Walking path around stormwater pond
- Two points of ingress/egress
 - Main entry at the Town’s road connection to Live Oak Street
 - Secondary entry at the connection to the Food Lion parking lot
- Town to maintain access to well site property at northwestern corner

The Technical Review Committee met on April 18, 2024 to review this project and provide comments. Revised plans to meet TRC members’ requests for additional information were submitted on May 6th. All TRC members (Police, Fire, Engineering, Public Works, Public Utilities) have agreed that the project meets their requirements and have no further comments. Planning staff agrees that the project meets the criteria required in the LDO.

The Planning Board met on May 20, 2024 to review this project and make a recommendation to the Board of Commissioners. Several aspects of the project were discussed and determined to meet the requirements set out in the LDO, but the Planning Board members felt that they were insufficient for this type of development. The Planning Board recommended this project for approval to the Board of Commissioners at a 4-1 vote. Staff will address these concerns with development standards, such as street trees and sidewalks within a multi-family development, in the upcoming UDO update process.

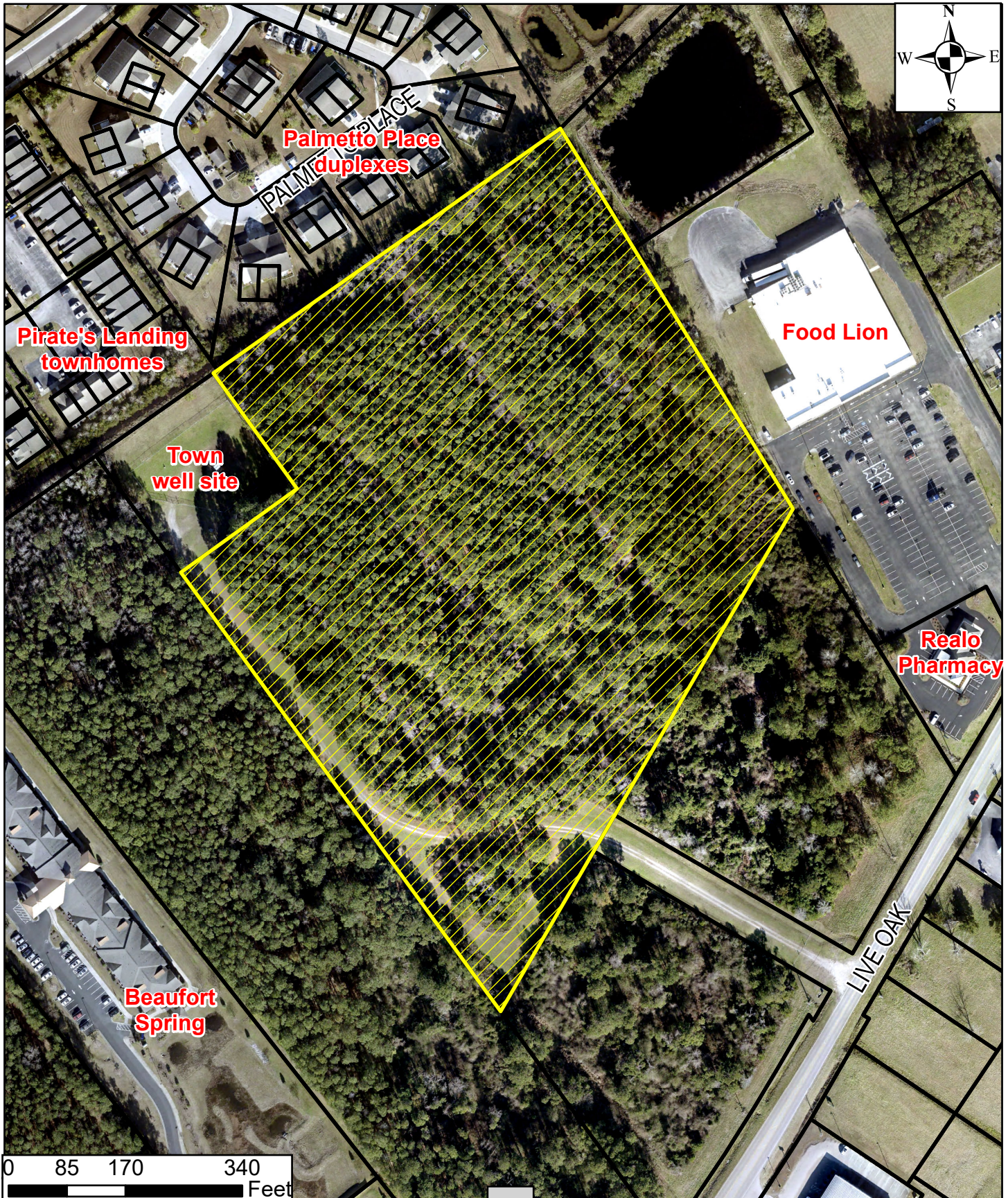
STAFF COMMENTS (continued):

In review of the project on June 10th, the Board of Commissioners expressed several concerns with the project based on sparse sidewalks, trees, and parking spaces, as well as solid waste collection and short-term rentals. The following items were addressed in the resubmitted plans:

- Staff reviewed the concern with solid waste collection with Public Works as well as GFL and confirmed that the appropriate method of collection for a multi-family development is dumpsters and that the collection volume shown is adequate for the number of units in the development.
- The development team responded by updating the site plans to include an additional parking space for each of the 69 Type 1 units, so the project now has 366 parking spaces versus the original 297 spaces.
- The development team has agreed that each of the 135 units will have individual landscaping in the front yard to include a tree.
- The development now includes sidewalks to provide additional connection from the secondary entrance at Food Lion along Monroe Court to connect the mail kiosk, recreation area, tot lot dumpsters, and walking trail (around the stormwater pond landscaping). Expanded parking has made sidewalks throughout the entirety of the development even less feasible.
- The restrictive covenants for the project have been updated to include the following:
 - Paved single parking driveways are limited to two vehicles per Unit & paved double parking driveways are limited to three vehicles per unit.
 - Prohibiting any parking on any street
 - Short term rentals are restricted to a minimum of 30 days

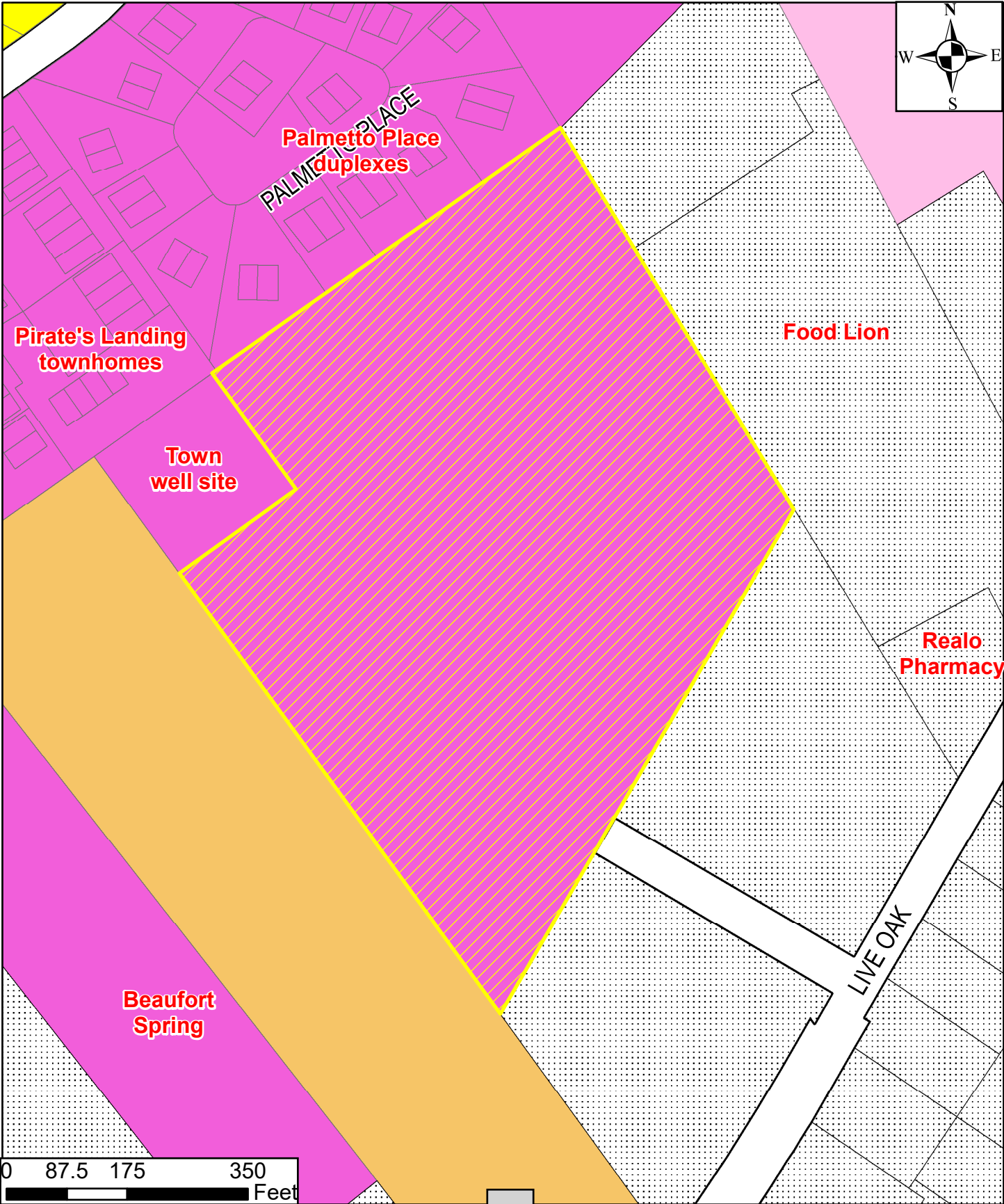
The Towns at Live Oak Site Plan Vicinity Map

1809 Live Oak Street



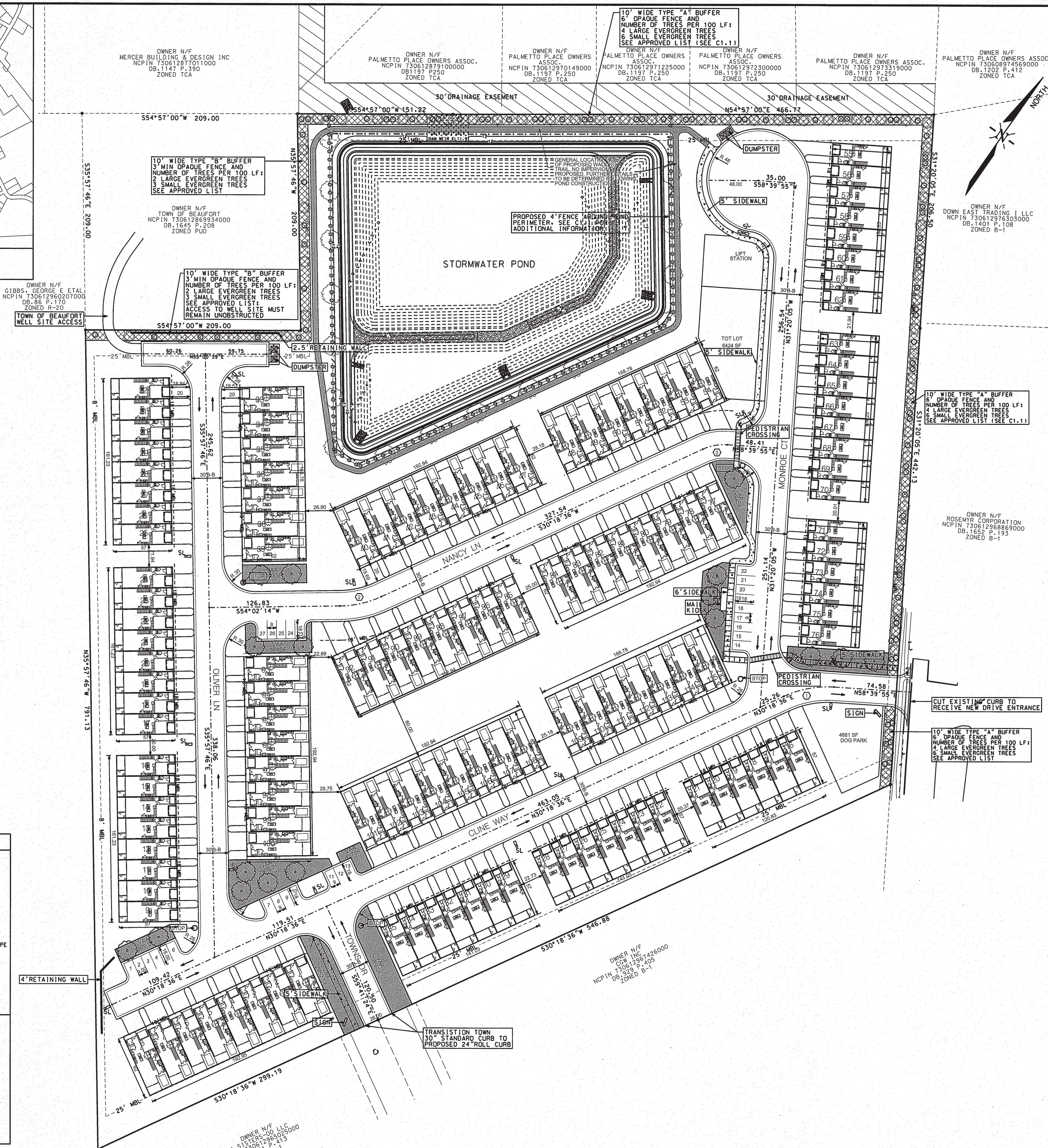
The Towns at Live Oak Site Plan Zoning Map

1809 Live Oak Street





VICINITY MAP



SITE DATA

PARCEL AREA = 14.033 AC
 DISTURBED ACREAGE = 14.59 AC
 (INCLUDES ACCESS TO LIVE OAK ST)
 TOTAL SQUARE FOOTAGE = 61129.63 SF
 PROPOSED USE: RESIDENTIAL TOWNHOME COMMUNITY
 FLOOD ZONE: NONE
 ZONE - TCA - TOWNHOMES, CONDOMINIUMS, APARTMENTS
 NUMBER TOWNHOME UNITS = 135
 TYPE 1 UNIT
 NUMBER OF UNITS = 69
 HEATED AREA = 1,984 SF
 NUMBER OF BEDROOMS = 3
 TYPE 2 UNIT
 NUMBER OF UNITS = 66
 HEATED AREA = 1,648 SF
 NUMBER OF BEDROOMS = 3
 DENSITY - 9.62 UNITS/ACRE
 PERIMETER SETBACKS:
 FRONT = 25'
 REAR = 25'
 SIDE = 8'
 PROPOSED IMPERVIOUS AREA (AS SHOWN)
 DRIVES/PARKING = 92,982 SF 93458 SF
 TOWNHOME LOTS = 213,042 SF 219792 SF
 SIDEWALKS = 510 SF 3973 SF
 DUMPSTERS = 308 SF 358 SF
 TOTAL = 305,892 SF 317581 SF
 % IMPERVIOUS = 52%

CURVE DATA

- ① ARC L=49.98
R=101.00
CHD BRG N44-29-16E
CHD DIST. 49.48
- ② ARC L=41.41
R=100.00
CHD BRG N42-10-25E
CHD DIST. 41.14
- ③ ARC L=24.74
R=50.00
CHD BRG N44-29-15E
CHD DIST. 24.49

PARKING DATA

TYPE 1 UNIT
 PARKING 3 SPACES PER UNIT
 ONE IN AND TWO OUT OF GARAGE
 69 UNITS 207 SPACES

TYPE 2 UNIT
 PARKING 2 SPACES PER UNIT
 ONE IN AND ONE OUT OF GARAGE
 66 UNITS 132 SPACES

UNIT SPACES 339 SPACES
 COMMUNITY SPACES 27 SPACES
 TOTAL PARKING SPACES 366 SPACES

LOT BUILT UPON AREA

LOTS 9-32,55-76,116-135 = 1,600 SF
 LOTS 1-8,33-54,77-115 = 1,900 SF

NOTES

1. SITE DRAINS TO TOWN CREEK, WATER CLASSIFICATION SC PART OF THE WHITE OAK RIVER BASIN.
2. THERE ARE NO SURFACE WATERS, PROTECTED VEGETATED SETBACKS, OR PROTECTED RIPARIAN BUFFERS LOCATED ON THE PROPERTY.
3. EASEMENTS TO BE PROVIDED FOR ALL UTILITIES, INGRESS, EGRESS AND STORMWATER. SEE PRELIMINARY PLAT.
4. BOUNDARY TAKEN FROM MB31 PG794 AND DB1645 PG208 AS RECORDED IN THE CARTERET COUNTY REGISTER OF DEEDS ENTITLED RECOMBINATION SURVEY 22.53 ACRES TO BE RECOMBINED FOR THE TOWN OF BEAUFORT, 4 SISTERS-OO LLC AND CGW, LLC SURVEYED BY WILLIAM C. GODFREY JR, PLS WITH RIVERS & ASSOCIATES, INC DATED 11/12/2009.
5. SPOT ELEVATIONS TAKEN FROM MAP ENTITLED BOUNDARY AND PARTIAL TOPOGRAPHIC SURVEY FOR CRAIG SOUZA ON PROPERTY IN THE NAME OF TOWN OF BEAUFORT AND SURVEYED BY JAMES I. PHILLIPS III, PLS WITH JAMES I. PHILLIPS LAND SURVEYING DATED 3/13/2019. ALL ELEVATIONS ARE NAVD 1988.
6. TOPOGRAPHY COMPUTER GENERATED BY THE CULLIPHER GROUP PA USING SPOT ELEVATIONS FROM SURVEY REFERENCED ABOVE.
7. PLAT NOT FOR RECORDING. ALL STAKING AND LOT INFORMATION/DIMENSIONS TO BE VERIFIED BY A PROFESSIONAL LAND SURVEYOR.
8. ALL DRIVEWAYS ARE MINIMUM 10' X 20' EXCEPT FOR LOTS 32,33 & 40 (SEE PLAN)
9. REFUSE COLLECTION = DUMPSTERS (PREFERRED); POSSIBLY ROLL-OUT CARTS AS APPROVED BY GFL.
10. ALL STORMWATER FEATURES INCLUDING: STORM DRAINS, CATCH BASINS, DRAINAGE SWALES, DITCHES AND STORMWATER PONDS SHALL BE MANAGED AND MAINTAINED BY THE HOME OWNERS ASSOCIATION. THE TOWN OF BEAUFORT IS NOT RESPONSIBLE FOR ITS MAINTENANCE.

NO WETLANDS EXIST ONSITE

REVISIONS:

NO.	BY	DATE	DESCRIPTION
1	RDC	6/28/24	ADD PARKING/SW

OWNER N/F
 LIVE OAK 1809 LLC
 NCPIN 730612962791000
 DB.1645 P.208
 MB.31 P.794

SITE PLAN

THE TOWNS AT LIVE OAK

BEAUFORT TOWNSHIP, CARTERET COUNTY, NORTH CAROLINA

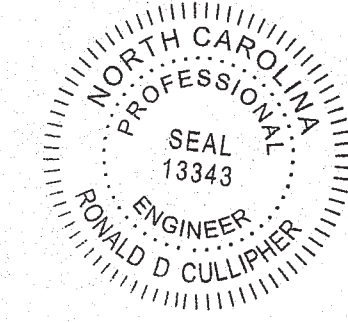
CLIENT: 1809, LLC
 ADDRESS: 710 ARENELLE STREET, SUITE 201
 MOREHEAD CITY, NC 28557
 PHONE: 252-725-5375

DESIGNED: RDC/GYT
 DRAWN: RDC/GYT
 CHECKED: RDC
 APPROVED: RDC

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

RONALD D. CULLIPHER P.E. 6/28/24

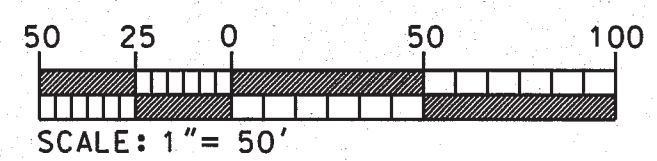
DATE: 4/24/24
 SCALE: 1" = 50'

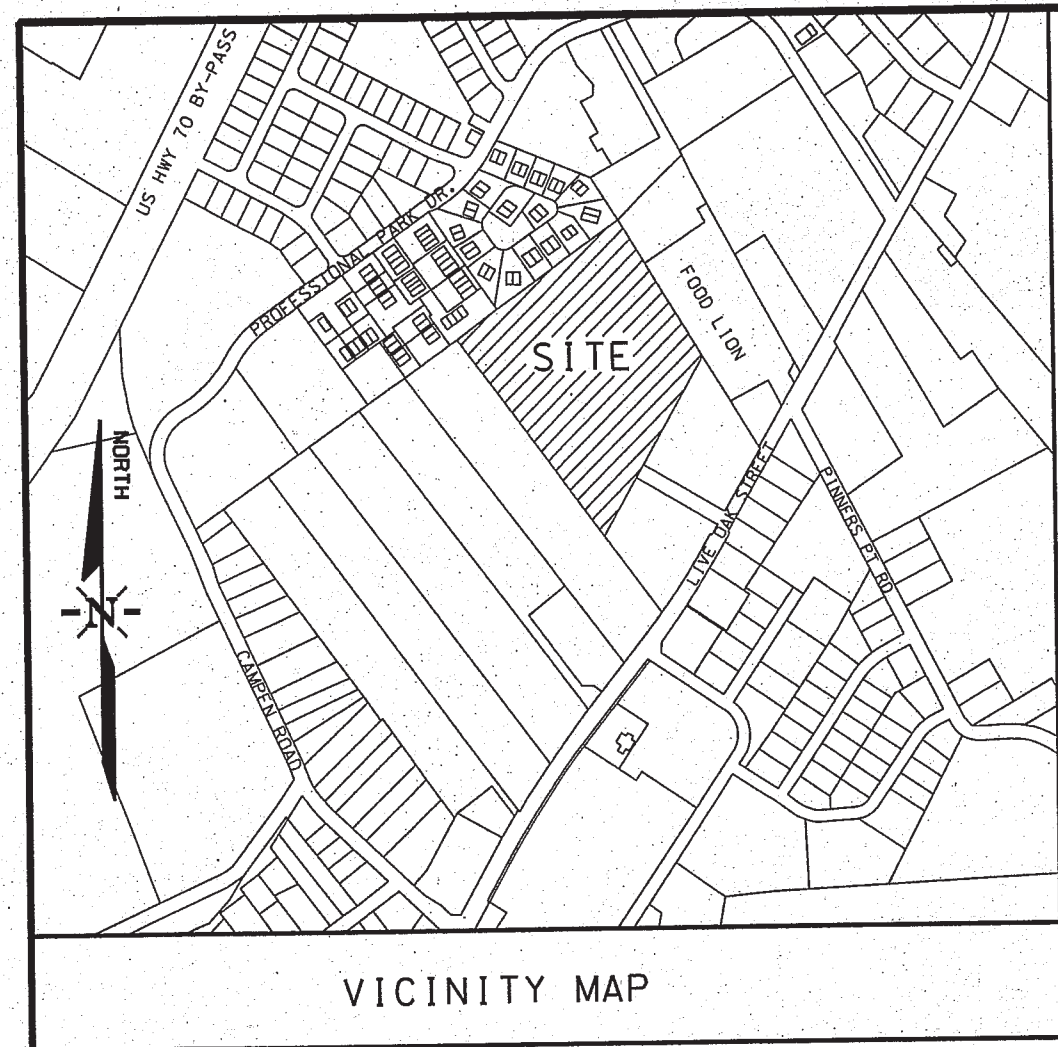


LEGEND

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

— SF — SILT FENCE	— x — LANDSCAPE POND FENCE	— 10 — EXISTING CONTOURS	— 12 — PROPOSED CONTOURS	— — PROPOSED WATER LINE	— — PROPOSED SEWER FM	— — LAND DISTURBANCE LIMITS	— — DIVERSION DITCH	— — UTILITY, DRAINAGE & STORMWATER EASEMENTS	— — CONCRETE	— — STREET LIGHT, DUKE ENERGY PED SHOEBOX 6105 LUMENS, 50 WATTS, 20' HEIGHT	— — ROCK DOUGHNUT	— — FIRE HYDRANT	— — TRAFFIC FLOW	— — STOP SIGN
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VICINITY MAP

Special Characteristics Key

Code	Special Characteristics Key	Code	Special Characteristics Key
Auf	Autumn flowering	S	Stately
AW	Attracts wildlife	SF	Spring Flowering
D	Drought tolerant	ST	Salt tolerant
E	Evergreen	SuF	Summer flowering
F	Fragrant	TW	Tolerates wet areas
FC	Fall color	W	Resistant to wind damage
LL	Long-lived	WI	Winter interest
LM	Low maintenance	WK	Weak wood
S	Stately	YLI	Year-long interest

Native Shrubs

Common Name	Botanical Name	Special Characteristics*
American beauty berry	<i>Callicarpa Americana</i>	FC, SF-white, lush berries in fall, AW
Bear grass	<i>Vaccia floribunda</i>	E, SF-white, ST, AW
Cabbage palmetto**	<i>Sabal palmetto</i>	E, ST, W
Carolina allspice	<i>Lindera benzoin</i>	FC, SF-white, berries, AW, F
Coastal dwarf azalea	<i>Rhododendron arbutum</i>	SF-white, F, TW
Dahoon (Holly)	<i>Ilex cassine</i>	E, SF-white, red berries, AW
Dwarf Yaupon Holly	<i>Ilex vomitoria</i>	E, SF-white, red berries, AW, culinary/leaves (tea)
Fetterbush, leucothoe	<i>Leucothoe axillaris</i>	E, SF-white, AW
Fringe tree, old man's beard	<i>Chionanthus virginicus</i>	FC, SF-white
Grounds tree	<i>Baccharis halimifolia</i>	E, FC-white
Heart's-broken*	<i>Garrymima americana</i>	SF-white, striking fruit, WI
High bush blueberry	<i>Vaccinium corymbosum</i>	FC, very early SF-white, AW
Hydrangea	<i>Hydrangea sp.</i>	SuF-white, WI, ST
Inkberry holly	<i>Ilex glabra</i>	E, SF-white, berries, AW
Lyonia, fetterbush	<i>Lyonia lucida</i>	E, SF-pink, AW
New Jersey tea	<i>Campanula americana</i>	SF-white, TW, AW
Red chokeberry	<i>Sorbus arbutifolia</i>	FC, SF-white/pink, AW, F
Smooth sumac**	<i>Rhus glabra</i>	F, SuF-white, AW
Spanish dagger	<i>Vaccia albigula</i>	E, SuF-white, ST, AW
St. John's wort	<i>Hypericum perforatum</i>	SuF-yellow
Swamp honeysuckle	<i>Rhododendron vitaceum</i>	SF-white, TW
Swamp rose	<i>Rosa palustris</i>	SuF-pink, winter red hips, AW, TW
Sweet pepper bush	<i>Clethra alnifolia</i>	FC, SuF-white, AW, ST
Sweet shrub**	<i>Colecanthus floridus</i>	SF-maroon, F
Virginia sweet spire	<i>Itea virginica</i>	FC, SF-white, AW, F
Wax myrtle (myrtle)	<i>Myrica cerifera</i>	E, ST, AW, leaves fragrant
Wild azalea	<i>Rhododendron nudiflorum</i>	FC, SuF-white/pink, TW
Winter berry, black elder	<i>Ilex verticillata</i>	Red berries, AW, TW
Witch alder	<i>Fothergilla gardenii</i>	FC, SF-white
Zenobia	<i>Zenobia pulverulenta</i>	SF, SuF-white, TW

Small Native Trees

Common Name	Botanical Name	Special Characteristics*
Georgia fever tree (rare)	<i>Pinckneya bracteata</i>	SuF-pink, YLI
Loblolly bay	<i>Gordonia lasiantha</i>	SuF-white, TW, F, semi-E
Persimmon	<i>Diospyros virginiana</i>	SF-white, edible fruit
Possum haw	<i>Ilex decidua</i>	SF-white, AW, WI
Red buckeye	<i>Aesculus pavia</i>	SuF-red
Redbud	<i>Cercis canadensis</i>	FC, FC-deep pink
Servicberry	<i>Amelanchier canadensis</i>	Early SF-pink/white
Tea olive	<i>Cymatanthus americanus</i>	E, SF-white, ST, F
Titi, leatherwood	<i>Cyrilla racemiflora</i>	FC, SuF-white
Wax myrtle	<i>Myrica cerifera</i>	E, fast growing, AW, fragrant leaves
Witch hazel	<i>Hamamelis virginiana</i>	FC, early SF-orange/yellow
Yaupon holly	<i>Ilex vomitoria</i>	E, WI-red berries, SF-white, culinary/leaves (tea), dwarf varieties up to 10'

Medium Native Trees

Common Name	Botanical Name	Special Characteristics*
Black cherry	<i>Prunus serotina</i>	SF-white, AW
Carolina cherry laurel	<i>Prunus caroliniana</i>	E, SF-white
Dogwood	<i>Cornus florida</i>	SF-white, YLI
Eastern red cedar	<i>Juniperus virginiana</i>	E, LM
Margaretta or Post oak	<i>Quercus margaretta</i>	AW
Pinchot oak	<i>Alnus incana</i>	SF-maroon, edible fruit
Red bay	<i>Persea borbonia</i>	E, fragrant culinary leaves
Sassafras	<i>Sassafras albidum</i>	FC, SF-yellow, culinary
Sourwood	<i>Oxydendrum arboreum</i>	FC, SF-white, YLI
Sweet Bay magnolia	<i>Magnolia virginiana</i>	SF-white, F, semi-E

Large Native Trees

Common Name	Botanical Name	Special Characteristics*
American holly	<i>Ilex opaca</i>	E, SF-white, YLI
Bald cypress	<i>Taxodium distichum</i>	FC, LL, TW
Laurel oak	<i>Quercus laurifolia</i>	E, LL, S, AW
Live oak	<i>Quercus virginiana</i>	E, LL, S, AW
Longleaf pine	<i>Pinus palustris</i>	E, large attractive pinecones
Pond Cypress	<i>Taxodium ascendens</i>	FC, LL, TW
Red Maple	<i>Acer rubrum</i>	FC, SF-red
Southern magnolia	<i>Magnolia grandiflora</i>	E, late SF-white, F
Southern red oak	<i>Quercus falcata</i>	AW, TW
Sweet gum	<i>Liquidambar styraciflua</i>	FC, fruitless variety available
Sycamore	<i>Platanus occidentalis</i>	Exfoliating bark
Tulip poplar	<i>Liriodendron tulipifera</i>	Late SF-yellow
Tupelo, black gum	<i>Nyssa sylvatica</i>	FC, M, TW, used in decoys
Water oak	<i>Quercus nigra</i>	AW

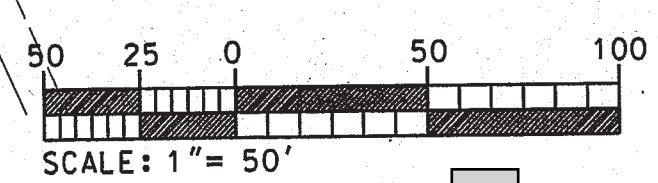
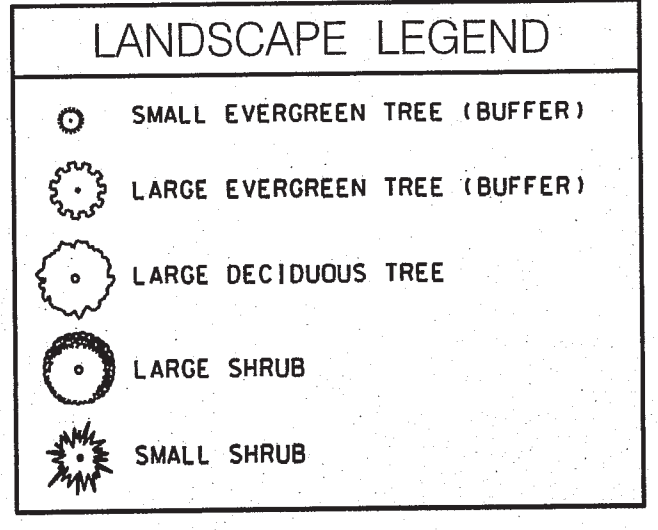
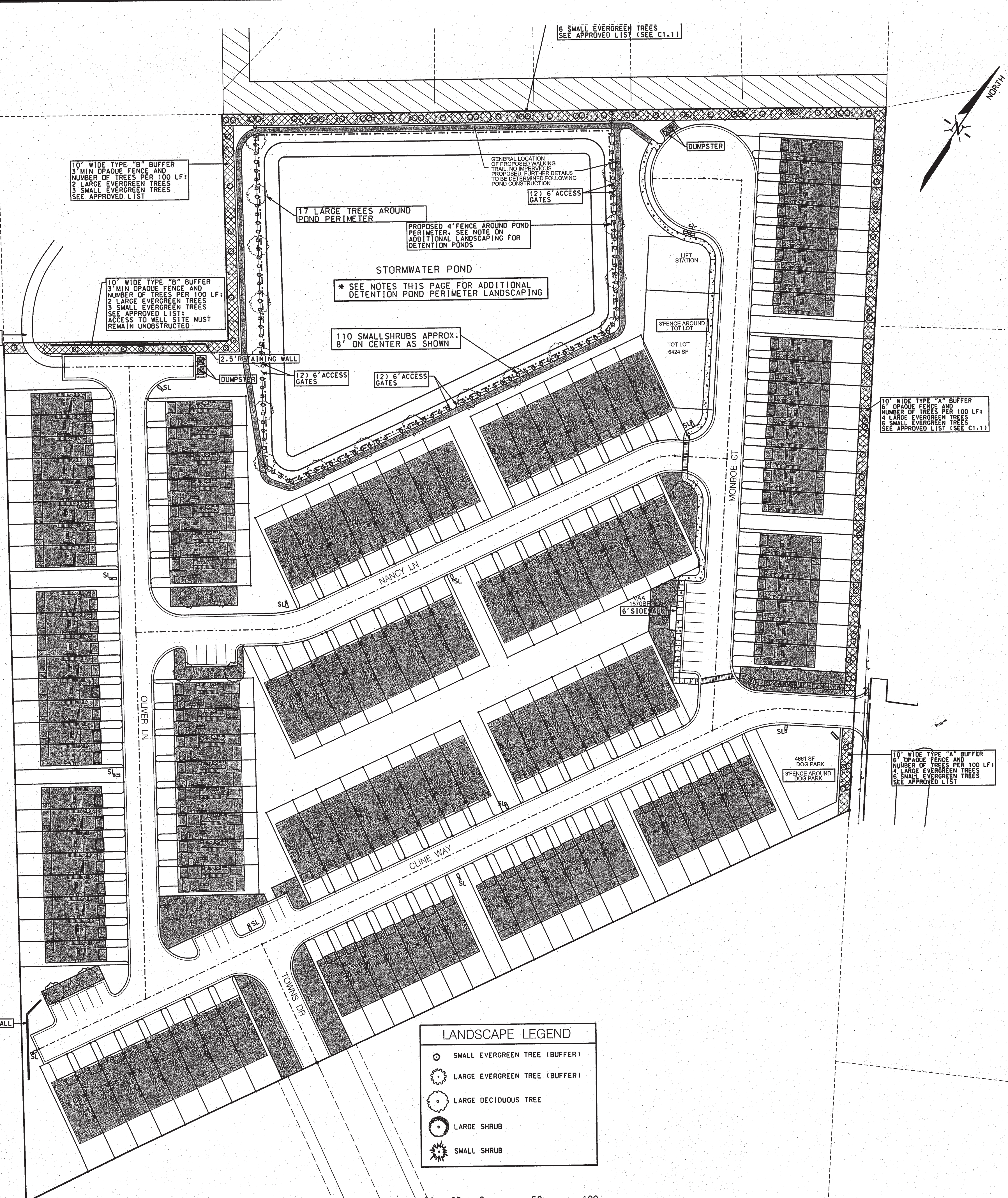
LANDSCAPING AND BUFFER YARD NOTES

TYPE "A" BUFFER YARD REQUIREMENTS:
FOUR LARGE EVERGREEN TREES AND SIX SMALL EVERGREEN TREES PER 100 LF
NUMBER OF TREES REQUIRED FOR 1267 LF OF 10' WIDE BUFFER
LARGE EVERGREEN TREES = 4
SMALL EVERGREEN TREES = 76
6" TALL OPAQUE FENCE

TYPE "B" BUFFER YARD REQUIREMENTS:
TWO LARGE EVERGREEN TREES AND THREE SMALL EVERGREEN TREES PER 100 LF
NUMBER OF TREES REQUIRED FOR 418 LF OF 10' WIDE BUFFER
LARGE EVERGREEN TREES = 2
SMALL EVERGREEN TREES = 13
3" TALL OPAQUE FENCE

GROUND COVER IN LANDSCAPE AREAS WILL CONSIST OF MULCH OR PINE STRAW.
REFER TO TABLE ON THIS SHEET FOR REQUIRED NUMBER OF PLANTINGS
AND APPROVED PLANTINGS LIST PER TOWN OF BEAUFORT RULES

SHEET # C1.1
PROJECT #: PM3040
DESIGN FILE # PM3040 CONSTRUCTION.DGN



VAA CALCULATIONS

REQUIRED LANDSCAPING AREA OF VAAS	REQUIRED LANDSCAPING PERCENTAGE	LANDSCAPING AREA PROVIDED	EXEMPTIONS FOR LANDSCAPING (YES/NO)
1. 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, CALCULATE	12%	11,218 SF	NO
2. REQUIRED LANDSCAPING PERCENTAGE	12%	11,218 SF	NO
3. FOR REQUIRED LANDSCAPING AREA, MULTIPLY LINE 1 BY LINE 2		11,218 SF	NO
4. INTERIOR LANDSCAPING PERCENTAGE =	50%	5,609 SF	NO
5. FOR THE REQUIRED LANDSCAPING IN THE INTERIOR OF THE VAA, MULTIPLY LINE 3 AND LINE 4		5,609 SF	NO
6. EXISTING LANDSCAPING AREA, IF ANY, TO BE RETAINED IN AND AROUND THE VAA		11,218 SF	NO
7. LANDSCAPING AREA REQUIRED =		11,218 SF	NO
LANDSCAPING AREA PROVIDED =		13,157 SF	NO
IMPERVIOUS SURFACE RATIO (ISR)			
8. 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.		17,738 SF	NO
9. TOTAL DEVELOPMENT IMPACT AREA (DO NOT INCLUDE AREAS IN WETLANDS OR FLOOD PLAINS)		411,227 SF	NO
10. IMPERVIOUS SURFACE RATIO (ISR) =		4.31%	NO
11. INCLUDING PARKING SPACES, DRIVEWAYS, LOADING AREAS, PARKING AISLES, AND OTHER CIRCULATION AREAS AND NOT INCLUDING BUILDING AREA OR ANY AREA WHICH WILL REMAIN COMPLETELY UNDEVELOPED, CALCULATE THE SQUARE FOOTAGE OF THE VAA.		63,438 SF	NO
IMPERVIOUS SURFACE INTENSITY (ISI)			
Table B-3.303 Categories			
Impervious Surface Area (ISF)	Impervious Surface Intensity (ISI)	High	NO
0.86 - 1.0%	0.01 - 0.05%	Moderate	NO
0.01 - 0.85%	0.06 - 0.09%	Low	NO
0.40% and below			NO
REQUIRED VAA LANDSCAPING CALCULATIONS			
12. DECIDUOUS TREES NEEDED (USE ISR FROM LINE 11 ABOVE TO DETERMINE ISI RATIO):		19 Trees	NO
13. SHRUBS NEEDED (USE ISR FROM LINE 11 ABOVE TO DETERMINE ISI RATIO):		94 Shrubs	NO
14. IS THE AMOUNT OF PARKING MORE THAN WHAT IS PRESCRIBED IN SECTION 137?		YES	NO
15. FOR EXTRA TREES REQUIRED, MULTIPLY LINE 12 BY 0.05:		0.95 Trees	NO
16. FOR EXTRA SHRUBS REQUIRED, MULTIPLY LINE 13 BY 0.05:		4.7 Shrubs	NO
17. SUBTOTAL (DECIDUOUS TREES) ADD LINE 12 & LINE 15:		20 Trees	NO
18. SUBTOTAL (SHRUBS) ADD LINE 13 & LINE 16:		98.7 Shrubs	NO

ADDITIONAL DETENTION POND LANDSCAPING

PER THE TOWN OF BEAUFORT'S LAND DEVELOPMENT ORDINANCE

A. FENCING AROUND PONDS SHALL BE FOUR FEET (4') IN HEIGHT. IT SHALL BE A STEEL OR ALUMINUM CHAIN LINK FENCE WITH BLACK OR GREEN VINYL COATING. ALL FENCES SHALL PROVIDE SECURE ENTRANCES/EXITS TO ALL OF THE SIDES OF THE FENCE TO ALLOW ACCESS FOR MAINTENANCE PERSONNEL AND EQUIPMENT AND TO PROVIDE FOR THE SAFETY OF CITIZENS.

B. LANDSCAPING REQUIREMENTS

1. SHRUBS REQUIRED: EXCEPT FOR FENCE ENTRANCES, SHRUBS SHALL BE PROVIDED AROUND THE PERIMETER OF THE REQUIRED FENCE TO SCREEN FIFTY PERCENT (50%) OF THE FENCE AT MATURITY. THE REQUIRED SHRUBS SHALL BE MAINTAINED AT A HEIGHT OF FOUR FEET (4'). THE PARTICULAR VARIETY OF SHRUBS TO BE USED TO SATISFY THIS REQUIREMENT SHOULD COME FROM THOSE LISTED AS TOLERANT OF WET CONDITIONS SHOWN IN THE TABLE ON THIS SHEET OR SHOULD OTHERWISE BE APPROVED IN WRITING BY THE TOWN.

2. TREES REQUIRED: LARGE OR MEDIUM TREES SHALL BE PLACED OUTSIDE THE REQUIRED FENCING AREA AT A HEIGHT OF ONE FEET LINEAR FEET OF FENCING AROUND THE POND. THE PARTICULAR VARIETY OF LARGE OR MEDIUM TREES TO BE USED TO SATISFY THIS REQUIREMENT SHOULD COME FROM THOSE LISTED AS TOLERANT OF WET CONDITIONS SHOWN IN THE TABLE ON THIS SHEET OR SHOULD OTHERWISE BE APPROVED IN WRITING BY THE TOWN.

REVISIONS:

No.	BY	DATE	DESCRIPTION
1	ROC	6/28/24	ADD PARKING/SW

OWNER N/F
LIVE OAK 1809 LLC
NCPIN 73061292791000
DB-1645 P-208
MB-31 P-794

BUFFERING & LANDSCAPE PLAN

THE TOWNS AT LIVE OAK
BEAUFORT TOWNSHIP, CARTERET COUNTY, NORTH CAROLINA

CLIENT: 1809, LLC
ADDRESS: 710 ARENDELL STREET, SUITE 201
MOREHEAD CITY, NC 28557
PHONE: 252-725-5375

DESIGNED: RDC/GYT
DRAWN: RDC/GYT
CHECKED: RDC
APPROVED: RDC

THE CULLIPHER GROUP, P.A.
ENGINEERING & SURVEYING SERVICES
151A HIGHWAY 24
MOREHEAD CITY, N.C. 28557
(252) 779-0090 LICENSE NO. C-4482

DATE: 4/24/24
SCALE: 1" = 50'

SEAL 13343
RONALD D. CULLIPHER, P.E.

COLOR VERSION OF BUFFERING AND LANDSCAPE PLAN
PRELIMINARY NOT FOR CONSTRUCTION

OWNER N/F
MERCER BUILDING & DESIGN INC
NCPIN 73061285867000
DB.1147 P.390
ZONED TCA

OWNER N/F
MERCER BUILDING & DESIGN INC
NCPIN 73061285867000
DB.1147 P.390
ZONED TCA

OWNER N/F
PALMETTO PLACE OWNERS ASSOC.
NCPIN 73061281910000
DB.1197 P.250
ZONED TCA

OWNER N/F
PALMETTO PLACE OWNERS ASSOC.
NCPIN 730612819149000
DB.1197 P.250
ZONED TCA

10' WIDE TYPE "A" BUFFER
6' OPADUE FENCE AND
NUMBER OF TREES PER 100 LF:
1 LARGE EVERGREEN TREES
6 SMALL EVERGREEN TREES
SEE APPROVED LIST (SEE C1.1)

OWNER N/F
PALMETTO PLACE OWNERS ASSOC.
NCPIN 73061281225000
DB.1197 P.250
ZONED TCA

OWNER N/F
PALMETTO PLACE OWNERS ASSOC.
NCPIN 730612817230000
DB.1197 P.250
ZONED TCA

OWNER N/F
PALMETTO PLACE OWNERS ASSOC.
NCPIN 730608974569000
DB.1232 P.412
ZONED TCA

OWNER N/F
GIBBS, GEORGE F. ETAL
NCPIN 730612960207000
DB.86 P.170
ZONED R-20

OWNER N/F
TOWN OF BEAUFORT
NCPIN 730612869934000
DB.165 P.208
ZONED PUD

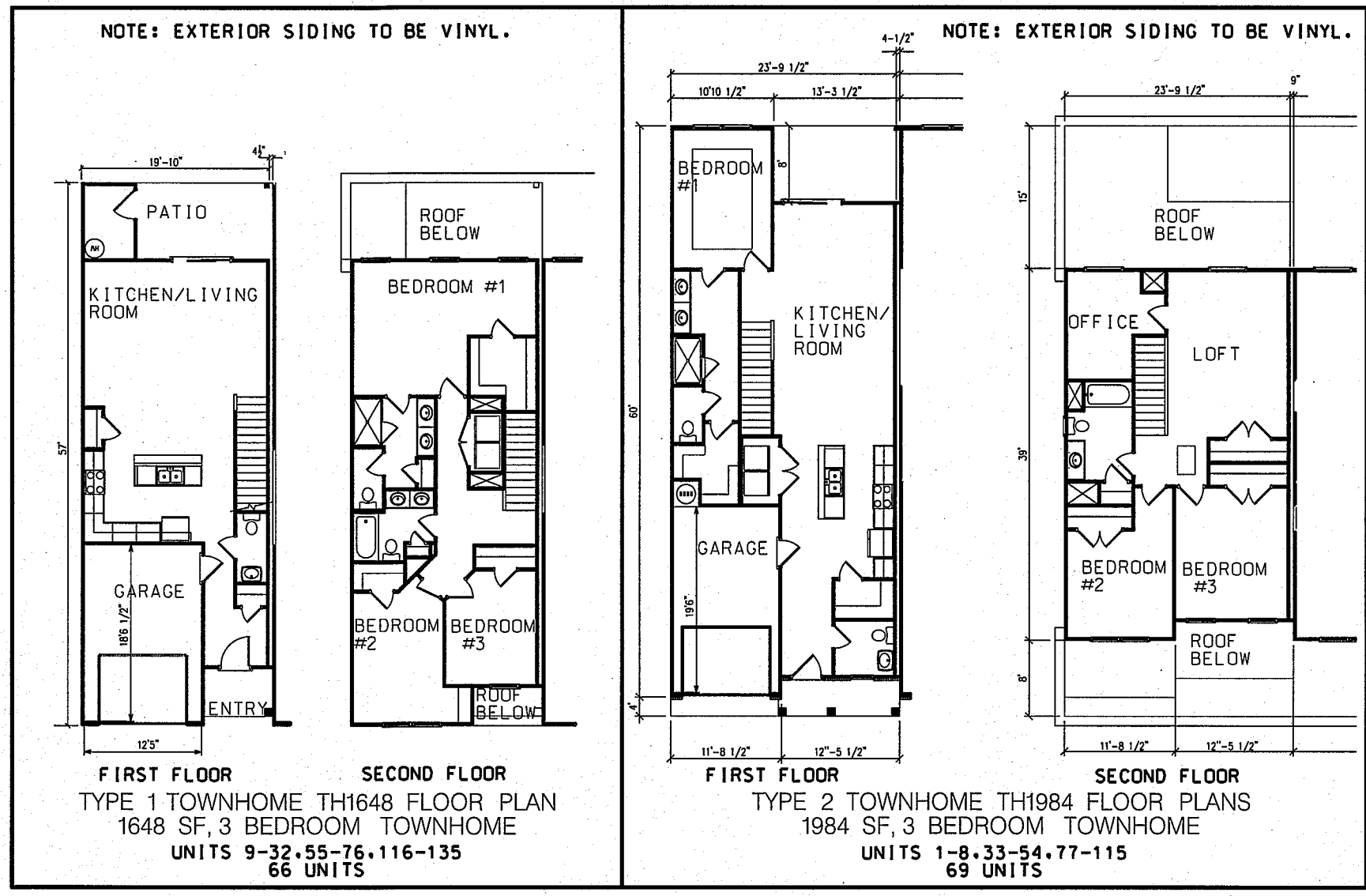
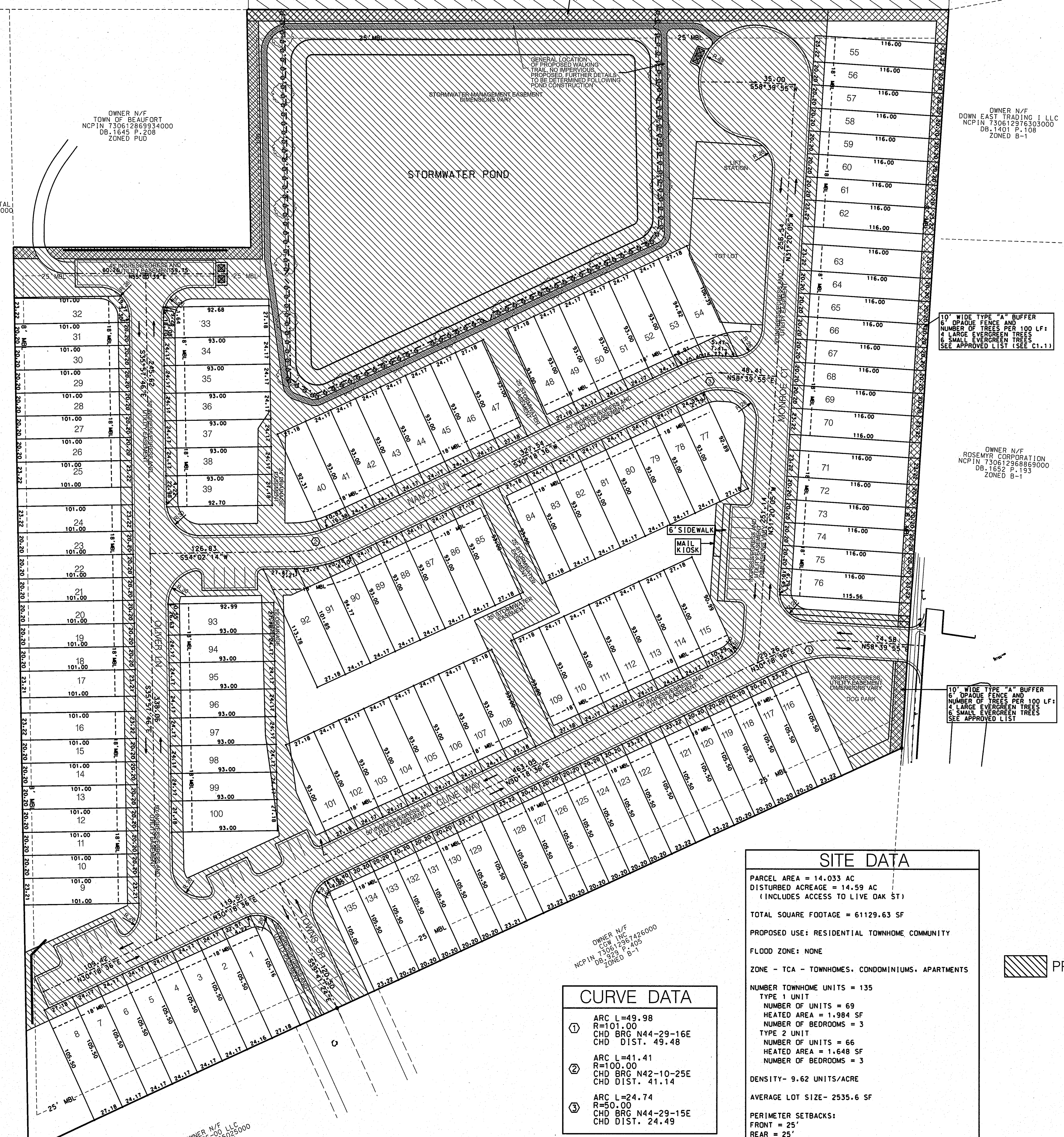
OWNER N/F
DOWN EAST TRADING I LLC
NCPIN 730612976303000
DB.1401 P.108
ZONED B-1

OWNER N/F
ROSEMYR CORPORATION
NCPIN 730612968669000
DB.1655 P.153
ZONED B-1

OWNER N/F
MERCER BUILDING & DESIGN INC
NCPIN 73061285867000
DB.1212 P.413
ZONED B-1



VICINITY MAP



- NOTES**
- SITE DRAINS TO TOWN CREEK. WATER CLASSIFICATION SC PART OF THE WHITE OAK RIVER BASIN.
 - THERE ARE NO SURFACE WATERS, PROTECTED VEGETATED SETBACKS, OR PROTECTED RIPARIAN BUFFERS LOCATED ON THE PROPERTY.
 - EASEMENTS TO BE PROVIDED FOR ALL UTILITIES, INGRESS, EGRESS AND STORMWATER. SEE PRELIMINARY PLAN.
 - BOUNDARY TAKEN FROM MB31 PG794 AND DB1645 PG208 AS RECORDED IN THE CARTERET COUNTY REGISTER OF DEEDS ENTITLED RECOMBINATION SURVEY 22.53 ACRES TO BE RECOMBINED FOR THE TOWN OF BEAUFORT. 4 SISTERS-00 LLC AND COV. LLC SURVEYED BY WILLIAM C. GODFREY JR. PLS WITH RIVERS & ASSOCIATES, INC DATED 11/12/2009.
 - SPOT ELEVATIONS TAKEN FROM MAP ENTITLED BOUNDARY AND PARTIAL TOPOGRAPHIC SURVEY FOR CRAIG SOUZA ON PROPERTY IN THE NAME OF TOWN OF BEAUFORT AND SURVEYED BY JAMES I. PHILLIPS III, PLS WITH JAMES I. PHILLIPS LAND SURVEYING DATED 3/13/2019. ALL ELEVATIONS ARE NAVD 1988.
 - TOPOGRAPHY COMPUTER GENERATED BY THE CULLIPHER GROUP PA USING SPOT ELEVATIONS FROM SURVEY REFERENCED ABOVE.
 - PLAT NOT FOR RECORDING. ALL STAKING AND LOT INFORMATION/DIMENSIONS TO BE VERIFIED BY A PROFESSIONAL LAND SURVEYOR.
 - ALL DRIVEWAYS ARE MINIMUM 10' X 20' EXCEPT FOR LOTS 32.33 & 40 (SEE PLAN)
 - REFUSE COLLECTION = DUMPSTERS (PREFERRED); POSSIBLY ROLL-OUT CARTS AS APPROVED BY GFL.
 - ALL STORMWATER FEATURES INCLUDING: STORM DRAINS, CATCH BASINS, DRAINAGE SWALES, DITCHES AND STORMWATER PONDS SHALL BE MANAGED AND MAINTAINED BY THE HOME OWNERS ASSOCIATION. THE TOWN OF BEAUFORT IS NOT RESPONSIBLE FOR ITS MAINTENANCE.

SITE DATA

PARCEL AREA = 14.033 AC
DISTURBED ACREAGE = 14.59 AC
(INCLUDES ACCESS TO LIVE OAK ST)

TOTAL SQUARE FOOTAGE = 61129.63 SF

PROPOSED USE: RESIDENTIAL TOWNHOME COMMUNITY

FLOOD ZONE: NONE

ZONE - TCA - TOWNHOMES, CONDOMINIUMS, APARTMENTS

NUMBER TOWNHOME UNITS = 135
TYPE 1 UNIT
NUMBER OF UNITS = 69
HEATED AREA = 1,984 SF
NUMBER OF BEDROOMS = 3
TYPE 2 UNIT
NUMBER OF UNITS = 66
HEATED AREA = 1,648 SF
NUMBER OF BEDROOMS = 3

DENSITY - 9.62 UNITS/ACRE

AVERAGE LOT SIZE - 2535.6 SF

PERIMETER SETBACKS:
FRONT = 25'
REAR = 25'
SIDE = 8'

CURVE DATA

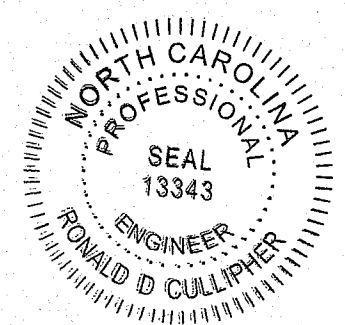
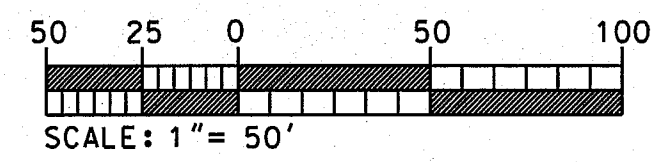
- ARC L=49.98
R=101.00
CHD BRG N44-29-16E
CHD DIST. 49.48
- ARC L=41.41
R=100.00
CHD BRG N42-10-25E
CHD DIST. 41.14
- ARC L=24.74
R=50.00
CHD BRG N44-29-15E
CHD DIST. 24.49

LEGEND

A	- ARC LENGTH	FT	- FEET
AC	- ACRE	GV	- GATE VALVE
ABC	- AGGREGATE BASE COURSE	INV	- INVERT
BCSC	- BITUMINOUS CONCRETE SURFACE COURSE	LF	- LINEAR FEET
BLOC	- BUILDING	MBL	- MINIMUM BUILDING LINE
BRC	- BEARING	MM	- MANHOLE
CB	- CATCH BASIN	MIN	- MINIMUM
CF	- CUBIC FEET	N/F	- NOW OR FORMERLY
CL	- CENTERLINE	NTS	- NOT TO SCALE
DR	- DRIVE	O.C.	- ON CENTER
D1	- DROP INLET	PBD	- PERMANENT BLOW OFF
DIP	- DUCTILE IRON PIPE	R	- RADIUS
EL	- ELEVATION	RCP	- REINFORCED CONCRETE PIPE
ELR	- EX. IRON ROD	R/W	- RIGHT-OF-WAY
EDP	- EDGE OF PAVEMENT	SOMH	- STORMHRAIN MANHOLE
EX	- EXISTING	SHT	- SHEET
FE	- FINISHED ELEVATION	SIR	- SET IRON ROD
FES	- FLARED END SECTION	STA	- STATION
FF	- FINISHED FLOOR	TC	- TOP OF CURB
FH	- FIRE HYDRANT	TSW	- TOP OF SIDEWALK
FM	- FORCEMAIN	TYP	- TYPICAL

—SF	- SILT FENCE	ROCK DOUGHNUT
x	- LANDSCAPE POND FENCE	FIRE HYDRANT
-9.5	- EXISTING CONTOURS	TRAFFIC FLOW
-12	- PROPOSED CONTOURS	STOP SIGN
(-)	- PROPOSED WATERLINE	
(-)	- PROPOSED SEWER FM	
-LD	- LAND DISTURBANCE LIMITS	
-D	- DIVERSION DITCH	
—	- PROPOSED UTILITY, DRAINAGE & STORMWATER EASEMENTS	
—	- CONCRETE	
SL	- STREET LIGHT, DUNE ENERGY PFD SMOKEBY 6105 LUMENS, 50 WATTS, 20' HEIGHT	

SHEET # C2.0
PROJECT #: PM3040
DESIGN FILE #: PM3040 CONSTRUCTION.DGN



REVISIONS:

NO.	BY	DATE	DESCRIPTION

OWNER N/F
LIVE OAK 1809 LLC
NCPIN 730612962791000
DB.1645 P.208
MB.31 P.794

PRELIMINARY PLAT

THE TOWNS AT LIVE OAK

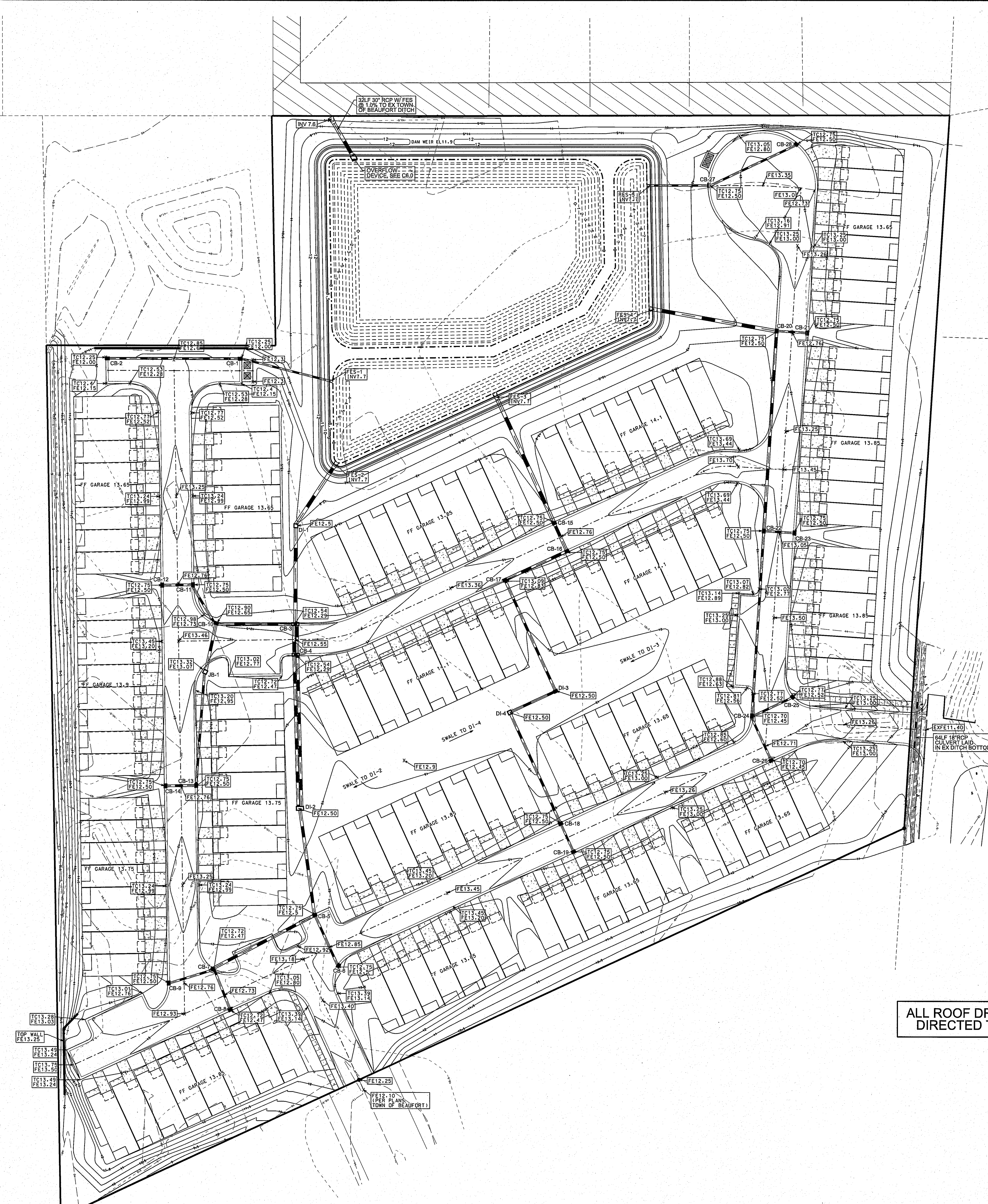
BEAUFORT TOWNSHIP, CARTERET COUNTY, NORTH CAROLINA

CLIENT: 1809, LLC
ADDRESS: 710 ARENELL STREET, SUITE 201
MOREHEAD CITY, NC 28557
PHONE: 252-725-5375

DESIGNED: RDC/GYT
DRAWN: RDC/GYT
CHECKED: RDC
APPROVED: RDC

THE CULLIPHER GROUP, P.A.
ENGINEERING & SURVEYING SERVICES
151A HIGHWAY 24
NORHEAD CITY, N.C. 28557
(252) 273-0090 LICENSE NO. C-4482

DATE: 4/24/24
SCALE: 1" = 50'



STORM STRUCTURES			
STRUCTURE	TC (HOOD)/GRATE ELEVATION	INV ELEVATION OUT	ADDITIONAL INV ELEVATION
FES-1	-	7.70	-
CB-1	12.25	8.31	-
CB-2	12.25	9.20	-
FES-2	-	7.70	-
DI-1	12.50	8.02	-
CB-3	12.54	8.47	-
CB-4	12.54	8.53	-
DI-2	12.50	8.85	-
CB-5	12.75	9.14	-
CB-6	12.75	9.42	-
CB-7	12.72	9.60	-
CB-8	12.72	9.72	-
CB-9	12.75	9.72	-
CB-10	12.75	8.81	9.23 (18")
CB-11	12.75	9.39	-
CB-12	12.75	9.50	-
JB-1	13.32	8.94	-
CB-13	12.75	9.45	-
CB-14	12.75	9.55	-
FES-3	-	7.70	-
CB-15	12.75	8.07	-
CB-16	12.75	8.21	-
CB-17	13.09	8.45	-
DI-3	12.50	8.89	-
DI-4	12.50	9.07	-
CB-18	12.75	9.45	-
CB-19	12.75	9.55	-
FES-4	-	7.70	-
CB-20	12.75	8.25	9.00 (15")
CB-21	12.75	9.30	-
CB-22	12.75	8.79	-
CB-23	12.75	9.20	-
CB-24	12.70	9.42	-
CB-25	12.77	9.54	-
CB-26	12.70	9.55	-
FES-5	-	7.70	-
CB-27	12.75	8.25	8.65 (15")
CB-28	12.75	9.50	-

PIPE CHART					
UPSTREAM STRUCTURE	DOWNSTREAM STRUCTURE	NUMBER OF PIPES	PIPE DIAMETER (IN)	LENGTH (LF)	SLOPE (%)
CB-1	FES-1	1	15	80	0.76%
CB-2	CB-1	1	15	118	0.75%
DI-1	FES-2	1	30	60	0.53%
CB-3	DI-1	1	30	87	0.52%
CB-4	CB-3	2	24	26	0.23%
DI-2	CB-4	2	24	137	0.23%
CB-5	DI-2	1	24	95	0.30%
CB-6	CB-5	1	18	49	0.57%
CB-7	CB-5	1	18	102	0.45%
CB-8	CB-7	1	18	38	0.32%
CB-9	CB-7	1	15	41	0.30%
CB-10	CB-3	1	24	68	0.50%
CB-11	CB-10	1	18	40	1.48%
CB-12	CB-11	1	18	26	0.42%
JB-1	CB-10	1	24	43	0.30%
CB-13	JB-1	1	18	101	0.50%
CB-14	CB-13	1	15	26	0.38%
CB-15	FES-3	1	30	123	0.30%
CB-16	CB-15	1	24	27	0.52%
CB-17	CB-16	1	24	60	0.40%
DI-3	CB-17	1	24	111	0.40%
DI-4	DI-3	1	24	44	0.41%
CB-18	DI-4	1	18	109	0.35%
CB-19	CB-18	1	15	26	0.38%
CB-20	FES-4	1	30	110	0.50%
CB-21	CB-20	1	15	26	1.15%
CB-22	CB-20	1	24	180	0.30%
CB-23	CB-22	1	15	26	1.58%
CB-24	CB-22	1	18	165	0.38%
CB-25	CB-24	1	15	40	0.30%
CB-26	CB-24	1	15	42	0.31%
CB-27	FES-5	1	18	48	1.15%
CB-28	CB-27	1	15	86	0.99%

REVISIONS:			
No.	BY	DATE	DESCRIPTION

OWNER N/F
LIVE OAK 1809 LLC
NCPIN 730612962791000
DB-1645 P.208
MB-31 P.794

GRADING & DRAINAGE PLAN

THE TOWNS AT LIVE OAK

BEAUFORT TOWNSHIP, CARTERET COUNTY, NORTH CAROLINA

CLIENT: 1809, LLC
ADDRESS: 710 ARENDELL STREET, SUITE 201
MOREHEAD CITY, NC 28557
PHONE: 252-725-5375

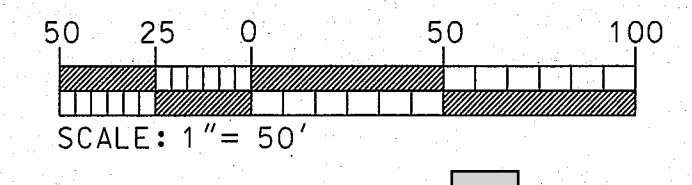
DESIGNED: RDC/GYT
DRAWN: RDC/GYT
CHECKED: RDC
APPROVED: RDC

DATE: 4/24/24
SCALE: 1" = 50'

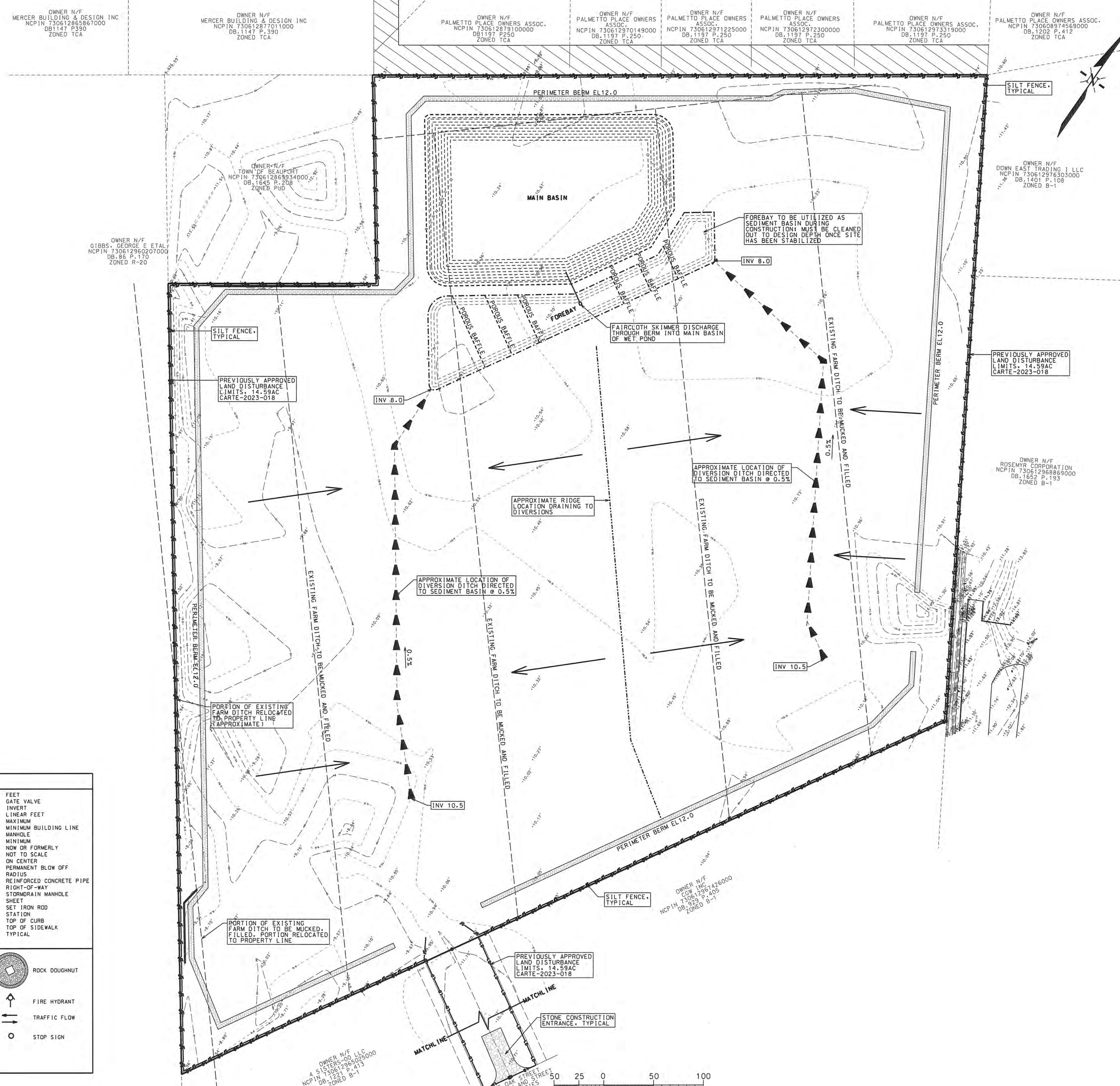
THE CULLIPHER GROUP, P.A.
ENGINEERING & SURVEYING SERVICES
151A HIGHWAY 24
MORRISVILLE, N.C. 28557
(252) 729-0090 LICENSE NO. C-4482
Ronald D. Cullipher 4/24/24
RONALD D. CULLIPHER P.E.

LEGEND	
A	- ARC LENGTH
AC	- ACRE
ABC	- AGGREGATE BASE COURSE
BCSC	- BITUMINOUS CONCRETE SURFACE COURSE
BLDG	- BUILDING
BRG	- BEARING
CB	- CATCH BASIN
CF	- CURB FOOT
CL	- CENTERLINE
DR	- DRIVE
DI	- DROP INLET
DIP	- DUCTILE IRON PIPE ELEVATION
EIR	- EX. IRON ROD
EOP	- EDGE OF PAVEMENT
EX	- EXISTING
FE	- FINISHED ELEVATION
FES	- FLARED END SECTION
FF	- FINISHED FLOOR
FH	- FIRE HYDRANT
FM	- FORCE MAIN
FT	- FEET
GV	- GATE VALVE
INV	- INVERT
LF	- LINEAR FEET
MAX	- MAXIMUM
MBL	- MINIMUM BUILDING LINE
MM	- MANHOLE
MIN	- MINIMUM
N/F	- NOW OR FORMERLY
NTS	- NOT TO SCALE
D.C.	- ON CENTER
PBO	- PERMANENT BLOW OFF
R	- RADIUS
RCP	- REINFORCED CONCRETE PIPE
R/W	- RIGHT-OF-WAY
SDMH	- STORM DRAIN MANHOLE
SH	- SHEET
SIR	- SET IRON ROD
STA	- STATION
TC	- TOP OF CURB
TSW	- TOP OF SIDEWALK
TYP	- TYPICAL
—SF—	SILT FENCE
—X—	LANDSCAPE POND FENCE
+0 -9.5	EXISTING CONTOURS
-12	PROPOSED CONTOURS
— —	PROPOSED WATER LINE
— —	PROPOSED SEWER FM
— —	LAND DISTURBANCE LIMITS
— —	DIVERSION DITCH
— —	UTILITY, DRAINAGE & STORMWATER EASEMENTS
— —	CONCRETE
— —	STREET LIGHT, DUKE ENERGY PED SHEARBOX 6"ØS LUMENS 50 WATTS, 20' HEIGHT
— —	ROCK DOUGHNUT
— —	FIRE HYDRANT
— —	TRAFFIC FLOW
— —	STOP SIGN

ALL ROOF DRAINAGE TO BE DIRECTED TO THE POND



SHEET # C3.0
PROJECT #: PM3040
DESIGN FILE #: PM3040 CONSTRUCTION.DGN



SEED BED PREPARATION

LIME----- 2 TONS/AC
 10-10-10----- 1,000 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
 KOBE LESPEDEZA (SCARIFIED)---50 LBS/AC
 (OMIT ANNUAL LESPEDEZA WHEN DURATION OF TEMPORARY COVER IS NOT TO EXTEND 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 50LB/AC KOBE.)

PERMANENT SEEDING MIXTURE

TALL FESCUE----- 60 LBS/AC
 PENSACOLA BAHIAGRASS----- 50 LBS/AC
 SERICEA LESPEDEZA----- 30 LBS/AC
 KOBE LESPEDEZA----- 10 LBS/AC

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

PERMANENT SEEDING MIXTURE (SWALES & DITCHES)

COMMON BERMOUDAGRASS----- 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. MOW AS NEEDED WHEN SERICEA IS OMITTED FROM THE MIXTURE. RESEED, FERTILIZE AND MULCH DAMAGED AREAS IMMEDIATELY.

SEEDING SCHEDULE

1. A MINIMUM OF 48 HOURS PRIOR TO PHASE 1 LAND DISTURBANCE, CONTACT NCDEQ LAND QUALITY SECTION AT 910-796-7215 & THE CULLIPHER GROUP, PA TO SCHEDULE A PRECONSTRUCTION CONFERENCE.
2. INSTALL STONE CONSTRUCTION ENTRANCE.
3. INSTALL SILT FENCING AND PERIMETER BERMS AT LOCATIONS ON THE PLAN.
4. CONSTRUCT DIVERSION DITCHES TO PROPOSED WET POND USED AS TEMPORARY SEDIMENT BASIN.
5. BEGIN EXCAVATING FOREBAY (SEDIMENT BASIN) WITH FLOW CONTROL BARRIERS AND SKIMMER DEVICE.
6. BEGIN FILLING SITE, DRAINING TOWARDS DIVERSION DITCHES WITH EXCAVATED POND MATERIAL FROM BOTH FOREBAY AND MAIN BASIN, IF DETERMINED SUITABLE BY A LICENSED SOIL SCIENTIST OR GEOTECHNICAL ENGINEER.
7. ONCE MASS FILLING AND GRADING IS COMPLETE, SEED AND MULCH ALL AREAS OF DISTURBANCE NOT TO BE PAVED WITHIN 7 DAYS.

CONSTRUCTION SEQUENCE - PHASE 1

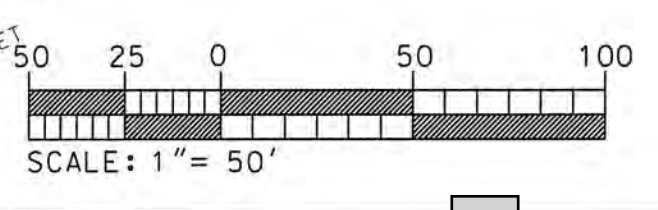
SEE SHEET C4.2 FOR DETAILS

LEGEND

A - ARC LENGTH	FT - FEET
AC - ACRE	GV - GATE VALVE
ABC - AGGREGATE BASE COURSE	INV - INVERT
BCSC - BITUMINOUS CONCRETE SURFACE COURSE	LF - LINEAR FEET
BLOG - BUILDING	MAX - MAXIMUM
BRC - BEARING	MBL - MINIMUM BUILDING LINE
CB - CATCH BASIN	MH - MANHOLE
CF - CURB FEET	MIN - MINIMUM
CL - CENTERLINE	N/P - NOW OR FORMERLY
DR - DRIVE	NTS - NOT TO SCALE
D1 - DROP INLET	O.C. - ON CENTER
DIP - DUCTILE IRON PIPE	PBO - PERMANENT BLOW OFF
EL - ELEVATION	R - RADIUS
EIR - EX. IRON ROD	RCP - REINFORCED CONCRETE PIPE
EQP - EDGE OF PAVEMENT	R/W - RIGHT-OF-WAY
EX - EXISTING	SDMH - STORMDRAIN MANHOLE
FE - FINISHED ELEVATION	SH - SHEET
FES - FLARED END SECTION	SIR - SET IRON ROD
FF - FINISHED FLOOR	STA - STATION
FN - FIRE HYDRANT	TC - TOP OF CURB
FM - FORCEMAIN	TSW - TOP OF SIDEWALK
	TYP - TYPICAL

SF - SILT FENCE	ROCK DOUGHNUT
x - LANDSCAPE POND FENCE	FIRE HYDRANT
-9.5- EXISTING CONTOURS	TRAFFIC FLOW
-12- PROPOSED CONTOURS	STOP SIGN
-1- PROPOSED WATERLINE	
-1- PROPOSED SEWER FM	
-LO- LAND DISTURBANCE LIMITS	
-D-D- DIVERSION DITCH	
UTILITY, DRAINAGE & STORMWATER EASEMENTS	
CONCRETE	

SHEET # C4.0
 PROJECT #: PM3040
 DESIGN FILE #: PM3040 CONSTRUCTION.DGN



REVISIONS:

No.	BY	DATE	DESCRIPTION

OWNER N/F
 LIVE OAK 1809 LLC
 NCPIN 730612962791000
 DB.1645 P.208
 MB.31 P.794

PHASE 1 - EROSION & SEDIMENTATION CONTROL PLAN

THE TOWNS AT LIVE OAK

BEAUFORT TOWNSHIP, CARTERET COUNTY, NORTH CAROLINA

CLIENT: 1809, LLC
 ADDRESS: 710 ARENDELL STREET, SUITE 201
 MOREHEAD CITY, NC 28557
 PHONE: 252-725-5375

DESIGNED: RDC/GYT
 DRAWN: RDC/GYT
 CHECKED: RDC
 APPROVED: RDC

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

Ronald D. Cullipher
 RONALD D. CULLIPHER P.E.

DATE: 4/24/24
 SCALE: 1" = 50'

OWNER N/F
MERCER BUILDING & DESIGN INC
NCPIN 730612865867000
DB:1147 P.250
ZONED TCA

OWNER N/F
MERCER BUILDING & DESIGN INC
NCPIN 73061287101000
DB:1147 P.250
ZONED TCA

OWNER N/F
PALMETTO PLACE OWNERS ASSOC.
NCPIN 73061291100000
DB:1197 P.250
ZONED TCA

OWNER N/F
PALMETTO PLACE OWNERS ASSOC.
NCPIN 7306129149000
DB:1197 P.250
ZONED TCA

OWNER N/F
PALMETTO PLACE OWNERS ASSOC.
NCPIN 73061291225000
DB:1197 P.250
ZONED TCA

OWNER N/F
PALMETTO PLACE OWNERS ASSOC.
NCPIN 73061292300000
DB:1197 P.250
ZONED TCA

OWNER N/F
PALMETTO PLACE OWNERS ASSOC.
NCPIN 7306129319000
DB:1197 P.250
ZONED TCA

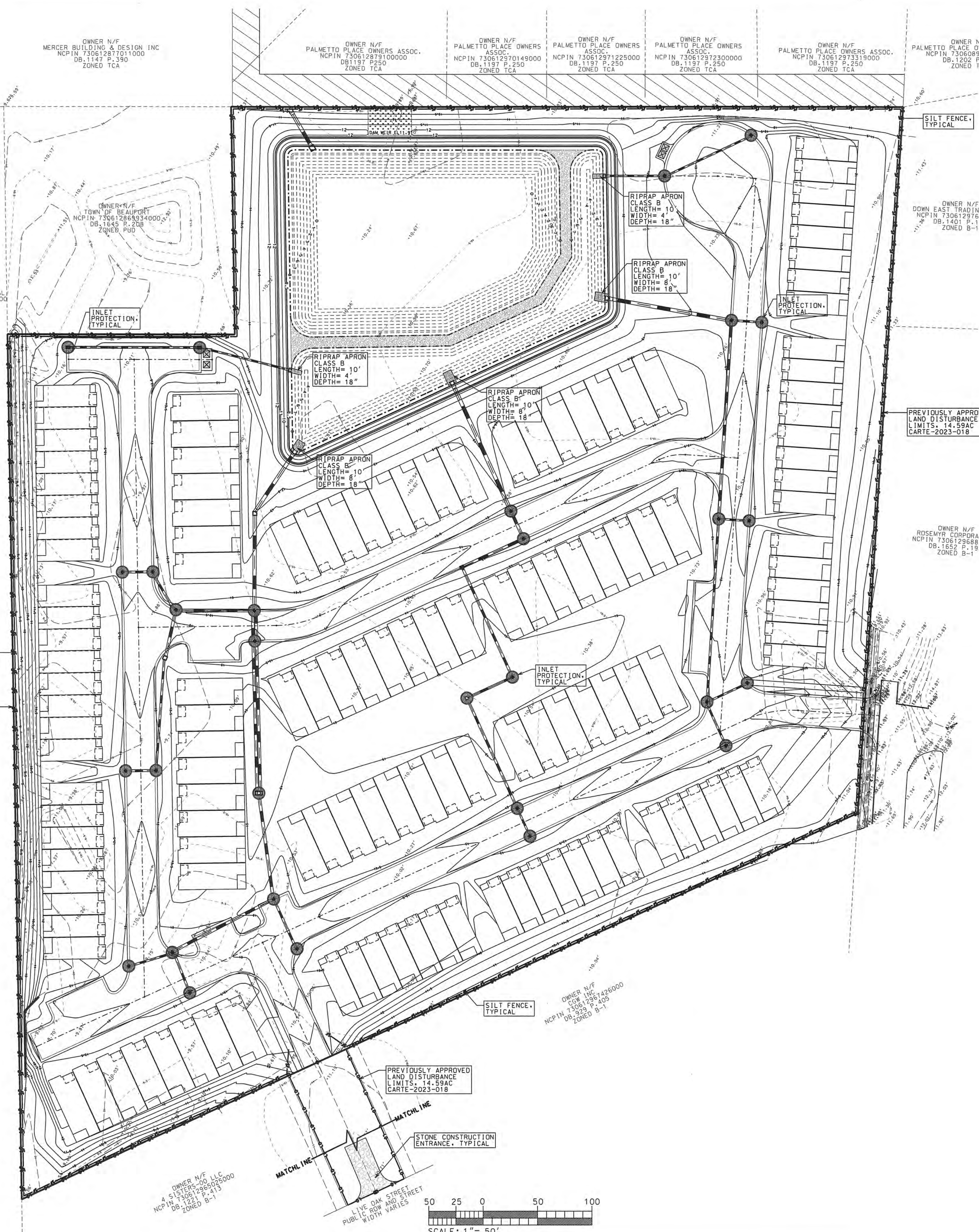
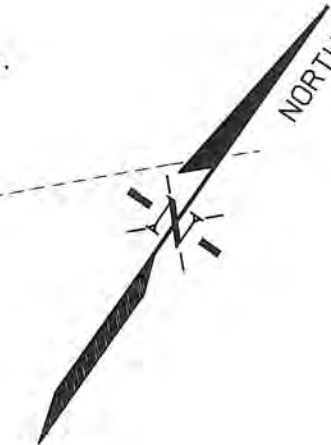
OWNER N/F
PALMETTO PLACE OWNERS ASSOC.
NCPIN 73060874569000
DB:1202 P.412
ZONED TCA

OWNER N/F
GIBBS, GEORGE E ETAL
NCPIN 730612960207000
DB:96 P.170
ZONED R-20

OWNER N/F
TOWN OF BEAUFORT
NCPIN 73061296934000
DB:1645 P.208
ZONED PUB

OWNER N/F
DOWN EAST TRADING I LLC
NCPIN 730612976303000
DB:1401 P.108
ZONED B-1

OWNER N/F
ROSEMYR CORPORATION
NCPIN 730612968890000
DB:1652 P.183
ZONED B-1



1. INSTALL GRAVITY SEWER.
2. INSTALL NETWORK OF STORM DRAIN PIPING AND INLETS INCLUDING INLET PROTECTION.
3. INSTALL OTHER UTILITIES. (WATER, SEWER FORCE MAIN, ELECTRIC, ETC.)
4. FINE GRADE SITE AND BUILDING PADS.
5. FINE GRADE DRIVES AND PARKING AREA. PLACE STONE BASE COURSE.
6. SEED AND MULCH ALL AREAS OF DISTURBANCE NOT TO BE PAVED WITHIN 7 DAYS OF LAND DISTURBANCE.
7. CONSTRUCT BUILDINGS.
8. REMOVE STONE CONSTRUCTION ENTRANCE.
9. PAVE DRIVES AND PARKING AREAS.
10. PERFORM FINAL GRADING, SEED AND MULCH ALL REMAINING DISTURBED AREAS. INSTALL ALL PLANTS PER LANDSCAPING AND POND VEGETATION PLANS.
11. REMOVE SILT FENCE AND REGRADE SEDIMENT BASIN TO PERMITTED DEPTHS.

CONSTRUCTION SEQUENCE - PHASE 2

SEE SHEET C4.2 FOR DETAILS

REVISIONS:

No.	BY	DATE	DESCRIPTION

OWNER N/F
LIVE OAK 1809 LLC
NCPIN 730612962791000
DB:1645 P.208
MB:31 P.794

PHASE 2 - EROSION & SEDIMENTATION CONTROL PLAN

THE TOWNS AT LIVE OAK

BEAUFORT TOWNSHIP, CARTERET COUNTY, NORTH CAROLINA

CLIENT: 1809, LLC
ADDRESS: 710 ARENDELL STREET, SUITE 201
MORHEAD CITY, NC 28557
PHONE: 252-725-5375

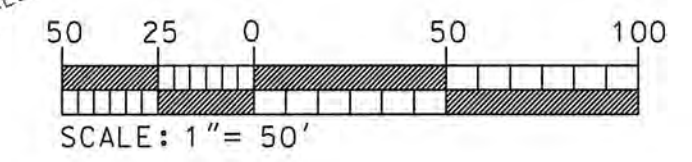
DESIGNED: RDC/GYT
DRAWN: RDC/GYT
CHECKED: RDC
APPROVED: RDC

DATE: 4/24/24
SCALE: 1" = 50'

THE CULLIPHER GROUP, P.A.
ENGINEERING & SURVEYING SERVICES
151A HIGHWAY 24
MORHEAD CITY, N.C. 28557
(252) 778-0090 LICENSE NO. C-4482
Ronald D. Cullipher 4/24/24
RONALD D. CULLIPHER P.E.

LEGEND	
A	ARC LENGTH
AC	ACRE
ABC	AGGREGATE BASE COURSE
BCSC	SITUMINOUS CONCRETE SURFACE COURSE
BLOG	BUILDING
BRG	BEARING
CB	CATCH BASIN
CF	CUBIC FEET
CL	CENTERLINE
DR	DRIVE
DI	DROP INLET
DIP	DUCTILE IRON PIPE
EL	ELEVATION
EIR	EX. IRON ROD
EQP	EDGE OF PAVEMENT
EX	EXISTING
FE	FINISHED ELEVATION
FES	FLARED END SECTION
FF	FINISHED FLOOR
FM	FIRE HYDRANT
FT	FEET
GV	GATE VALVE
INV	INVERT
LF	LINEAR FEET
MAX	MAXIMUM
MEL	MINIMUM BUILDING LINE
MH	MANHOLE
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N/F	NOW OR FORMERLY
NTS	NOT TO SCALE
O.C.	ON CENTER
PBO	PERMANENT BLOW OFF
R	RADIUS
RCP	REINFORCED CONCRETE PIPE
R/W	RIGHT-OF-WAY
SOMH	STORMDRAIN MANHOLE
SH	SHEET
SIR	SET IRON ROD
STA	STATION
TC	TOP OF CURB
TSW	TOP OF SIDEWALK
TYP	TYPICAL
---	SILT FENCE
---	LANDSCAPE POND FENCE
-10 -9.5	EXISTING CONTOURS
-12	PROPOSED CONTOURS
---	PROPOSED WATERLINE
---	PROPOSED SEWER FM
---	LAND DISTURBANCE LIMITS
---	DIVERSION DITCH
---	UTILITY DRAINAGE & STORMWATER EASEMENTS
---	CONCRETE
⊙	ROCK DOUGHNUT
⬆	FIRE HYDRANT
→	TRAFFIC FLOW
○	STOP SIGN
⊙	STREET LIGHT, DUKE ENERGY RED SHOEBOX 6100 LUMENS, 50 WATTS, 20' HEIGHT

SHEET # C4.1
PROJECT #: PM3040
DESIGN FILE #: PM3040 CONSTRUCTION.DGN



DATE: _____ PAGE: _____

PIPE OUTLET TO FLAT AREA NO WELL-DEFINED CHANNEL

PLAN

PIPE OUTLET TO WELL-DEFINED CHANNEL

SECTION AA

La = Length of Riprap Apron
d = Thickness of Riprap Apron

NOTES:

- Compact any fill required in the subgrade to the density of the surrounding undisturbed material. Low areas in the subgrade on undisturbed soil may also be filled by increasing the riprap thickness.
- The riprap and gravel filter must conform to the specified grading limits shown on the plans.
- Filter cloth, when used, must meet design requirements, and be properly protected from punching or tearing during installation. Repair any damage by removing the riprap and placing another piece over the damaged area. If the damage is extensive, replace the entire filter cloth.
- All connecting joints should overlap so the top layer is above the downstream layer a minimum of 1 foot.
- The minimum thickness of the riprap should be 1.5 times the maximum stone diameter but not less than 6".
- Riprap may be field stone or rough quarry stone. It should be hard, angular highly weather-resistant and well graded.
- Construct the apron on zero grade with no overlap at the end. Make the top of the riprap at the downstream end level with the receiving area or slightly below it.
- Ensure that the apron is properly aligned with the receiving stream and preferably straight throughout its length. If a curve is needed, place in the upper section of the apron.

MAINTENANCE:

- Inspect outlet structures at least weekly and after each rainfall of 1.0 inch or greater.
- Check outlets for erosion around or below riprap and if for stones have been dislodged. Make repairs immediately to prevent further damage.

Effective Date: 9/1/2023
In accordance with the 2013 Design Manual Updates

DATE: _____ PAGE: _____

CLASS B OR CLASS 1 RIPRAP

NCDOT #5 OR #57 WASHED STONE

PLAN VIEW

NOTES:

- Clear the area of all debris that might hinder excavation and disposal of spoil.
- Grade shallow depression uniformly towards the inlet with side slopes no greater than 2:1. Grade a 1-foot wide level area set 4 inches below the area adjacent to the inlet.
- Install the Class B or Class 1 riprap in a circle around the inlet. The minimum crest width of the riprap should be 18 inches, with a minimum bottom width of 7.5 feet. The minimum crest height of the stone is 2 feet.
- The outside face of the riprap is then lined with 12 inches of NC DOT #5 or #57 washed stone.

MAINTENANCE:

- Inspect all measures at least weekly and after each rainfall of 1.0 inch or greater; make any repairs immediately.
- Remove sediment from the sediment pool area when the volume is decreased by half. Stabilize excavated material appropriately.
- Do not damage or undercut the structure during sediment removal. Remove debris and replace stone as needed. If inlet is covered with wire mesh, clean wire mesh free of debris.

Effective Date: 9/1/2023
In accordance with the 2013 Design Manual Updates

DATE: _____ PAGE: _____

8" MAX. STANDARD STRENGTH FABRIC WITH WIRE FENCE
6" MAX. EXTRA STRENGTH FABRIC WITHOUT WIRE FENCE

WIRE FENCE

BACKFILL TRENCH AND COMPACT THOROUGHLY

CROSS SECTION VIEW

Max. Slope Length and Slope for Which Sediment Fence is Applicable

Slope	Slope Length (ft)	Max. Area (ft ²)
<2%	100	10,000
2 to 5%	75	7,500
5 to 10%	50	5,000
10 to 20%	25	2,500
>20%	15	1,500

NOTES:

- Construct the sediment barrier of standard strength or extra strength synthetic filter fabrics.
- Ensure that the height of the sediment fence does not exceed 24 inches above the ground. (Higher fences may impound volumes of water sufficient to cause failure of the structure)
- Construct the filter fabric from a continuous roll cut to the length of the barrier to avoid joints. When joints are necessary, securely fasten the filter cloth only at a support post with 4 feet minimum overlap to the next post.
- Support standard strength filter fabric by wire mesh fastened securely to the upslope side of the posts. Extend the wire mesh support to the bottom of the trench. Fasten the wire reinforcement, then fabric on the upslope side of the fence post. Wire or plastic zip ties should have a minimum 50 pound tensile strength.
- When a wire mesh support fence is used, space posts a maximum of 8 feet apart. Supports should be driven securely into the ground a minimum of 24 inches. Wire mesh should be a minimum 14-gauge with 6 inch mesh spacing.
- Extra strength filter fabric with 6 foot post spacing does not require a wire mesh support fence. Securely fasten the filter fabric directly to posts. Wire or plastic zip ties should have a minimum of 50 pound tensile strength.
- Excavate the trench approximately 4 inches wide and 8 inches deep along the proposed line of the posts and upslope from the barrier.
- Place 12 inches of fabric along the bottom and side of the trench.
- Backfill the trench with soil placed over the filter fabric and compact. Thorough compaction of the backfill is critical to silt fence performance.
- Do not attach filter fabric to existing trees.
- Do not place across ditches, streams, or any other areas of concentrated flow.

MAINTENANCE:

- Inspect all measures at least weekly and after each rainfall of 1.0 inch or greater. Make any required repairs immediately.
- Should the fabric of a sediment fence collapse, tear, decompose, or become ineffective, replace it promptly.
- Remove sediment deposits as necessary to provide adequate storage volume for the next rain and reduce pressure on the fence. Take care to avoid undermining the fence during cleanouts.
- Remove all fencing materials and unstable sediment deposits and bring the area to grade and stabilize it after the contributing drainage area has been properly stabilized.

Effective Date: 9/1/2023
In accordance with the 2013 Design Manual Updates

DATE: _____ PAGE: _____

Public Road

IF 50' CANNOT BE REACHED A LENGTH SUFFICIENT ENOUGH TO RETAIN SEDIMENT ON SITE AND OFF ROADWAYS.

50' MIN.

6" MIN.

2.3" COURSE AGGREGATE

AS REQUIRED

12" MIN.

CONSTRUCTION:

- Clear the entrance and exit area of all vegetation, roots, and other objectionable material and properly grade it.
- Place the gravel to the specific grade and dimensions shown on the plans, and smooth it.
- Provide drainage to carry water to a sediment trap or other suitable outlet.
- Use geotextile fabrics in order to improve stability of the foundation in locations subject to seepage or high water table.

MAINTENANCE:

- Inspect all measures at least weekly and after each rainfall of 1.0 inch or greater. Make any required repairs immediately.
- Maintain the gravel pad in a condition to prevent mud or sediment from leaving the construction site. This may require periodic topdressing with 2-inch stone.
- Sediment on roadways is to be removed immediately by broom and shovel, either by manual or mechanical means, and not to be washed off where it has the potential to enter a stream, drainage way or storm drain system.

Effective Date: 9/1/2023
In accordance with the 2013 Design Manual Updates

DATE: _____ PAGE: _____

PERSPECTIVE VIEW

SECTION VIEW

2.5" SKIMMER FULLY OPEN NO ORIFICE

NOTES:

- Clear, grub and strip the area under the embankment of all vegetation and root mat. Remove all surface soil containing high amounts of organic matter and scrape or dispose of it properly. Haul all objectionable material to the designated disposal area. Place temporary sediment control measures below basin as needed.
- Place the fill in lifts not to exceed 9 inches, and machine compact it. Over fill the embankment 6 inches to allow for settlement.
- Place the barrel on a firm, smooth foundation of impervious soil. Do not use pervious material such as sand, gravel, or crushed stone as backfill around the pipe. Place the fill around the pipe spillway in 4-inch layers and compact it under and around the pipe to at least the same density as the adjacent embankment.
- Place a minimum depth of 2 feet compacted backfill over the pipe spillway before closing with construction equipment.
- Ensure that the flow length to basin width ratio is at least 2:1 to improve trapping efficiency. Length is measured at the elevation of the principal spillway.
- Assemble the skimmer following manufacturers instructions or as designed and lay on the bottom of the basin with the flexible joint at the inlet of the barrel pipe. Attach the flexible joint to the side of the basin. This will be used to pull the skimmer to the side for maintenance.
- Install the spillway in undisturbed soil to the greatest extent possible. The spillway should be lined with laminated plastic or impermeable geotextile fabric. The fabric must be wide and long enough to cover the bottom and sides and extend onto the top of the dam for anchoring in a trench. The edges may be secured with 8-inch staples or pins.
- Filter fabric must be long enough to extend down the slope and exit onto stable ground. The width of the fabric must be one piece, not joined or spliced, otherwise water can get under the fabric.
- The upper section(s) should overlap the lower section(s) so that water cannot flow under the fabric. Secure the upper edge and sides of the fabric in a trench with staples or pins.
- Discharge water into the basin in a manner to prevent erosion. Use temporary slope drains or diversions with outlet protection to divert sediment-laden water to the upper end of the pool area to improve basin top efficiency.
- Stabilize the emergency spillway embankment and all other disturbed areas above the crest of the principal spillway immediately after construction.

MAINTENANCE:

- Inspect all measures at least weekly and after each rainfall of 1.0 inch or greater. Make necessary repairs immediately.
- Remove sediment and restore the basin to its original dimensions when sediment accumulates to one-half the height of the first baffle. Pull the skimmer to one side so that the sediment underneath can be excavated.
- Excavate the sediment from the entire basin, not just around the skimmer or within the first coil.
- Make sure any vegetation growing in the bottom of the basin does not hold down the skimmer.
- Repair baffles if they are damaged. Re-install the baffles if water is flowing underneath or around them.
- Ensure the skimmer is not clogged with trash or debris.
- If the skimmer arm or barrel pipe is clogged, remove orifice and clear debris with a plumber's snake or by flushing with clean water. Be sure to replace the orifice before repositioning the skimmer.
- Check fabric lined spillway for damage and make any required repairs with fabric that spans the full width of the spillway. Check the embankment, spillways, and outlet for erosion damage, and inspect the embankment for piping and settlement.

Effective Date: 9/1/2023
In accordance with the 2013 Design Manual Updates

DATE: _____ PAGE: _____

DRAP Baffle MATERIAL OVER WIRE STRAND AND SECURE WITH PLASTIC TIES AT POSTS AND ON WIRE EVERY 12"

EXTEND 9 GAUGE WIRE TO BASIN SIDE OR INSTALL T-POST TO ANCHOR Baffle TO SIDE OF BASIN AND SECURE TO VERTICAL POST.

9 GAUGE MIN. HIGH TENSION WIRE STRAND SHALL BE SECURED TO POST TO SUPPORT Baffle MATERIAL

3" MIN.

4" MAX.

SECURE BOTTOM OF Baffle TO GROUND WITH 12" STAPLES AT 12" MAXIMUM SPACING

11 GAUGE LANDSCAPING STAPLE

Baffle MATERIAL SHOULD BE SECURED TO THE BOTTOM AND SIDES OF BASIN USING 12" LANDSCAPE STAPLES

NOTES:

- Use matting made of 100% coconut fiber (coir) twine woven into high strength matrix.
- Staples should be made of 0.125 inch diameter, new steel wire formed into a "U" shape not less than 12 inches in length with a throat of 1 inch in width. The staples anchor the porous baffles into the sides and bottom of the basin.
- Grade the basin so that the bottom is level front to back and side to side.
- Install the coir fiber baffles immediately upon excavation of the basins.
- Install posts across the width of the sediment trap.
- Steel posts should be driven to a depth of 24 inches and spaced in a maximum of 4 feet apart. The top of the fabric should be a minimum of 6 inches higher than the invert of the spillway. Tops of the baffles should be a minimum of 2 inches lower than the top of the earthen embankment.
- Install 3 coir fiber baffles in basins at drainage outlets with a spacing of 1/4 the basin length. 2 coir fiber baffles can be installed in the basins less than 20 feet in length with a spacing of 1/3 the basin length.
- Attach a 9-gauge high tension wire strand to the steel posts at a height of 6 inches above the spillway elevation with plastic ties or wire fasteners to prevent sagging. If the temporary sediment basin will be converted to a permanent stormwater basin of a greater depth, the baffle height should be based on the pool depth during use as a temporary sediment basin.

MAINTENANCE:

- Inspect all measures at least weekly and after each rainfall of 1.0 inch or greater and repair immediately.
- Maintain access to baffles. If the fabric collapses, tears, decomposes, or becomes ineffective, replace immediately.
- Remove sediment deposits when it reaches half full. Replace if baffle fabric is damaged during clean-out operations. Sediment depth should never exceed half the designed storage depth.

Effective Date: 9/1/2023
In accordance with the 2013 Design Manual Updates

DATE: _____ PAGE: _____

TEMPORARY EARTHEN DIVERSION DIKE

COMPACTED SOIL

2" MIN.

2:1 MAX

18" MIN.

6" TYPICAL

TEMPORARY GRAVEL DIVERSION DIKE FOR VEHICLE CROSSING

COURSE AGGREGATE

3:1 MAX

18" MIN.

9" TYPICAL

2' MIN BOTTOM WIDTH

NOTES:

- Remove and properly dispose of all tree, brush, stumps, and other objectionable material.
- Temporary diversions are to only be used for drainage areas of 5 acres or less.
- Ridges will have a 2 feet minimum top width, 2:1 or flatter side slopes and a minimum of 0.3 feet freeboard.
- Channels will have a parabolic, trapezoidal, or V shape with side slopes of 2:1 or flatter.
- Any point where vehicles will be crossing should have 3:1 or flatter side slopes.
- Ensure the top of the dike is not lower at any point than the design elevation plus the specified settlement.
- Provide sufficient room around diversions to permit machine re-grading and cleanout.
- Vegetate the ridge immediately after construction unless it will remain in place less than 30 working days.

MAINTENANCE:

- Inspect all measures at least weekly and after every rainfall of 1.0 inch or greater.
- Make all repairs immediately.
- Immediately remove any sediment from the flow area and repair the diversion ridge.
- Check outlets and make timely repairs as needed.

Effective Date: 9/1/2023
In accordance with the 2013 Design Manual Updates

DATE: _____ PAGE: _____

INSTALL EXCELSIOR EROSION CONTROL BLANKET ON TOP AND NON-FILLED SIDE OF DIKE

EL. 12.0

SEED PER SEEDING SCHEDULE, C.4.0

3:1 MIN.

TEMPORARY PERIMETER DIKE

EXISTING GRADE

VARIES 2' - 4'

SCALE: NOT TO SCALE

NOTE: ONCE AREA FILLED IS STABILIZED, TOP OF DIKE TO BE GRADED TO FINISHED GRADES SHOWN ON PLANS WHERE NECESSARY

Effective Date: 9/1/2023
In accordance with the 2013 Design Manual Updates

REVISIONS:

No.	BY	DATE	DESCRIPTION

EROSION CONTROL DETAILS

THE TOWNS AT LIVE OAK

BEAUFORT TOWNSHIP, CARTERET COUNTY, NORTH CAROLINA

CLIENT: 1809, LLC
ADDRESS: 710 ARENDELL STREET, SUITE 201
MOREHEAD CITY, NC 28557
PHONE: 252-725-5375

DESIGNED: RDC/GYT
DRAWN: RDC/GYT
CHECKED: RDC
APPROVED: RDC

DATE: 4/24/24
SCALE: NOT TO SCALE

THE CULLIPHER GROUP, P.A.
ENGINEERING & SURVEYING SERVICES
151A HIGHWAY 24
MOREHEAD CITY, N.C. 28557
(252) 778-0090 LICENSE NO. C-4482

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

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

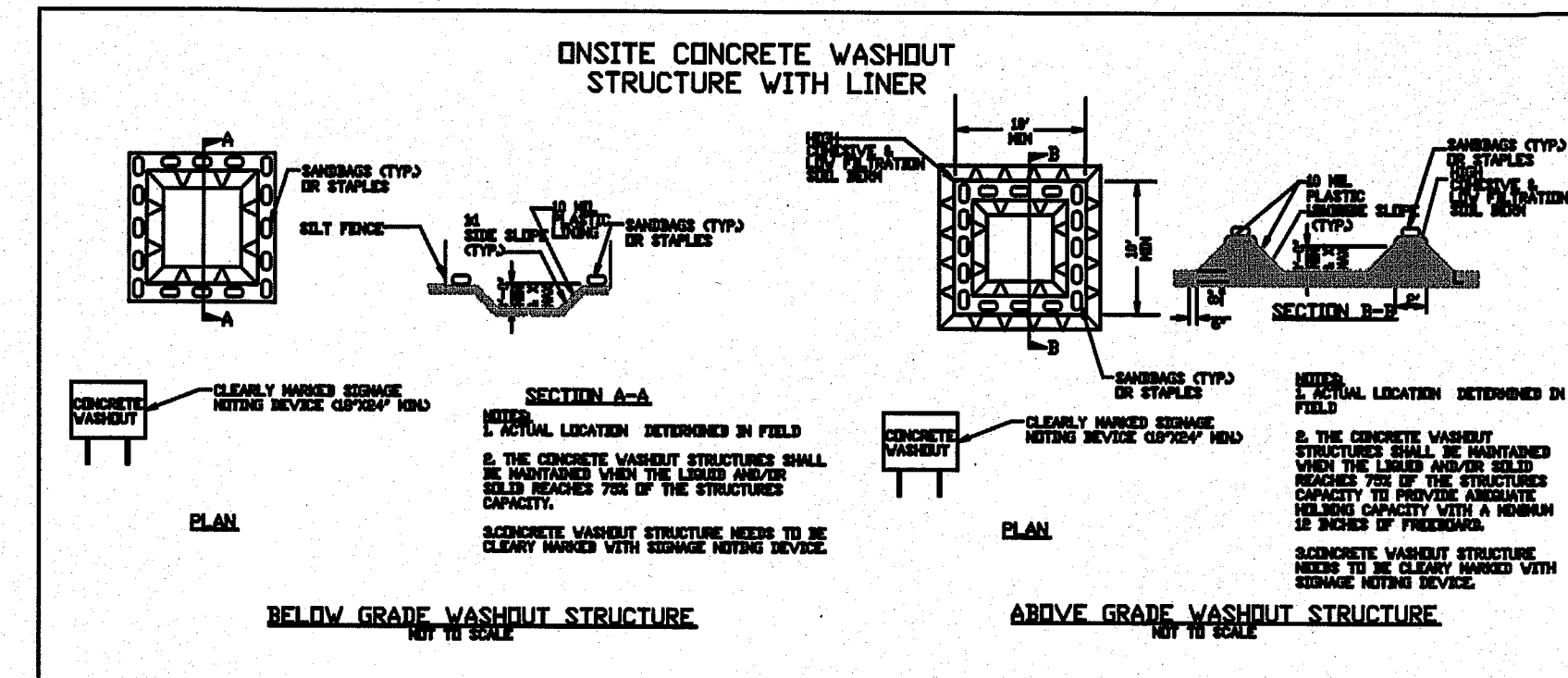
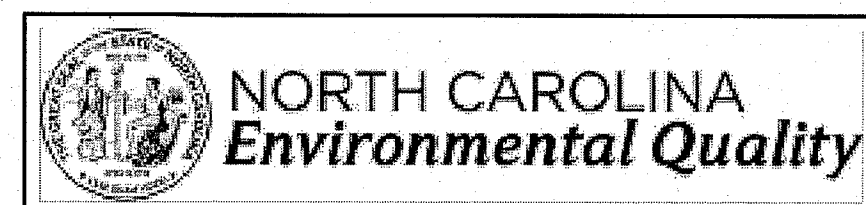
- Do not dump paint and other liquid waste into storm drains, streams or wetlands.
- Locate paint washouts at least 50 feet away from storm drain inlets and surface waters unless no other alternatives are reasonably available.
- Contain liquid wastes in a controlled area.
- Containment must be labeled, 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

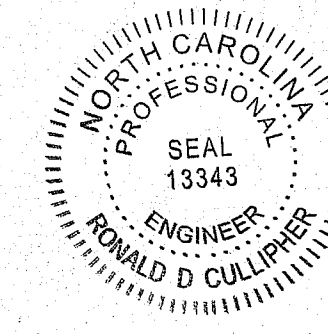
- Create designated hazardous waste collection areas on-site.
- Place hazardous waste containers under cover or in secondary containment.
- Do not store hazardous chemicals, drums or bagged materials directly on the ground.

REVISIONS:

No.	BY	DATE	DESCRIPTION

NCG01 GROUND STABILIZATION AND MATERIALS HANDLING

EFFECTIVE: 04/01/19



NCG01 GROUND STABILIZATION AND MATERIALS HANDLING

THE TOWNS AT LIVE OAK

BEAUFORT TOWNSHIP, CARTERET COUNTY, NORTH CAROLINA

CLIENT: 1809, LLC
ADDRESS: 710 ARENDELL STREET, SUITE 201
MOREHEAD CITY, NC 28557
PHONE: 252-725-5375

DESIGNED: NCDEO
DRAWN: NCDEO
CHECKED: NCDEO
APPROVED: NCDEO

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

DATE: 4/24/24
SCALE: NOT TO SCALE

Donald D. Cullipier 4/24/24

**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 (SDCs)	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.
(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 kept on site and available for inspection at all times during normal business hours.

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 to be Kept on Site

In addition to the E&SC plan documents above, the following items shall be kept on the site and available for 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:

- (a) This General Permit as well as the Certificate of Coverage, after it is received.
- (b) Records of inspections made during the previous twelve months. 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.

3. Documentation to be Retained for Three Years

All data used to complete the e-NOI and all 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:

- (a) Visible sediment deposition in a stream or wetland.
- (b) 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).
- (c) 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.
- (d) Anticipated bypasses and unanticipated bypasses.
- (e) 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 Department's Environmental Emergency Center personnel at (800) 858-0368.

Occurrence	Reporting Timeframes (After Discovery) and Other Requirements
(a) Visible sediment deposition in a stream or wetland	<ul style="list-style-type: none"> • Within 24 hours, an oral or electronic notification. • Within 7 calendar days, 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. • If the stream is named on the NC 303(d) list 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.
(b) Oil spills and release of hazardous substances per Item 1(b)-(c) above	<ul style="list-style-type: none"> • Within 24 hours, an oral or electronic notification. The notification shall include information about the date, time, nature, volume and location of the spill or release.
(c) Anticipated bypasses [40 CFR 122.41(m)(3)]	<ul style="list-style-type: none"> • A report at least ten days before the date of the bypass, if possible. The report shall include an evaluation of the anticipated quality and effect of the bypass.
(d) Unanticipated bypasses [40 CFR 122.41(m)(3)]	<ul style="list-style-type: none"> • Within 24 hours, an oral or electronic notification. • Within 7 calendar days, a report that includes an evaluation of the quality and effect of the bypass.
(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"> • Within 24 hours, an oral or electronic notification. • Within 7 calendar days, 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). • Division staff may waive the requirement for a written report on a case-by-case basis.

PART II, SECTION G, ITEM (4)

DRAW DOWN OF SEDIMENT BASINS FOR MAINTENANCE OR CLOSE OUT

Sediment basins and traps that receive runoff from drainage areas of one acre or more shall use outlet structures that withdraw water from the surface when these devices need to be drawn down for maintenance or close out unless this is infeasible. The circumstances in which it is not feasible to withdraw water from the surface shall be rare (for example, times with extended cold weather). Non-surface withdrawals from sediment basins shall be allowed only when all of the following criteria have been met:

- (a) The E&SC plan authority has been provided with documentation of the non-surface withdrawal and the specific time periods or conditions in which it will occur. The non-surface withdrawal shall not commence until the E&SC plan authority has approved these items,
- (b) The non-surface withdrawal has been reported as an anticipated bypass in accordance with Part III, Section C, Item (2)(c) and (d) of this permit,
- (c) Dewatering discharges are treated with controls to minimize discharges of pollutants from stormwater that is removed from the sediment basin. Examples of appropriate controls include properly sited, designed and maintained dewatering tanks, weir tanks, and filtration systems,
- (d) Vegetated, upland areas of the sites or a properly designed stone pad is used to the extent feasible at the outlet of the dewatering treatment devices described in Item (c) above,
- (e) Velocity dissipation devices such as check dams, sediment traps, and riprap are provided at the discharge points of all dewatering devices, and
- (f) Sediment removed from the dewatering treatment devices described in Item (c) above is disposed of in a manner that does not cause deposition of sediment into waters of the United States.



NCG01 SELF-INSPECTION, RECORDKEEPING AND REPORTING

EFFECTIVE: 04/01/19

REVISIONS:

No.	BY	DATE	DESCRIPTION

NCG01 SELF-INSPECTION, RECORDKEEPING AND REPORTING

THE TOWNS AT LIVE OAK

BEAUFORT TOWNSHIP, CARTERET COUNTY, NORTH CAROLINA

CLIENT: 1809, LLC
ADDRESS: 710 ARENDELL STREET, SUITE 201
MOREHEAD CITY, NC 28557

PHONE: 252-725-5375

DESIGNED: NCDEODRAWN: NCDEOCHECKED: NCDEO

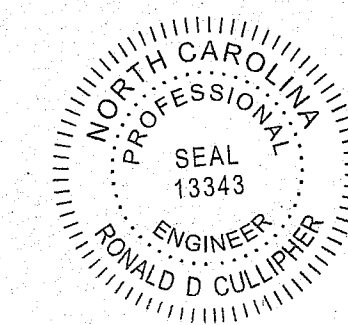
APPROVED: NCDEO

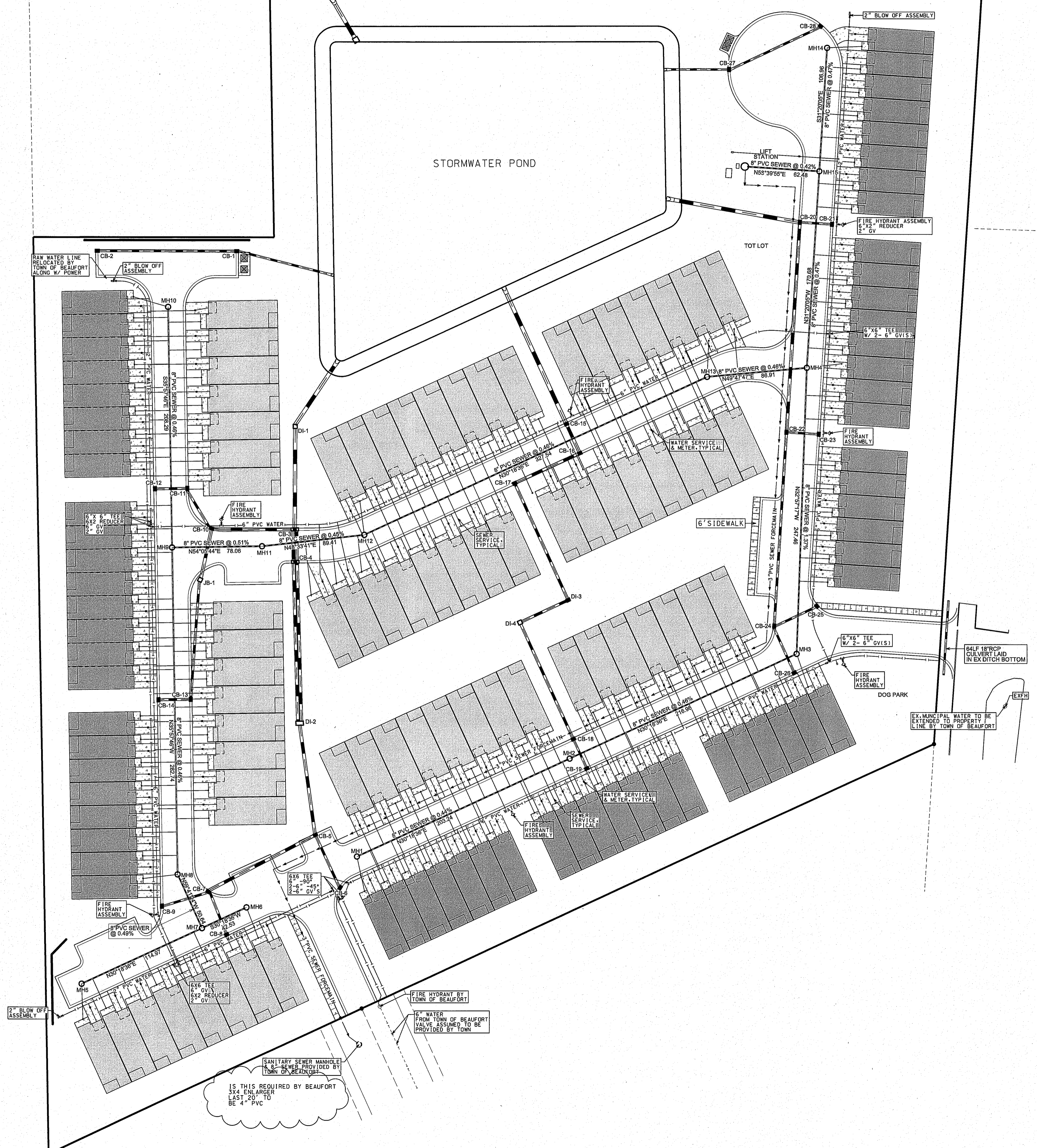
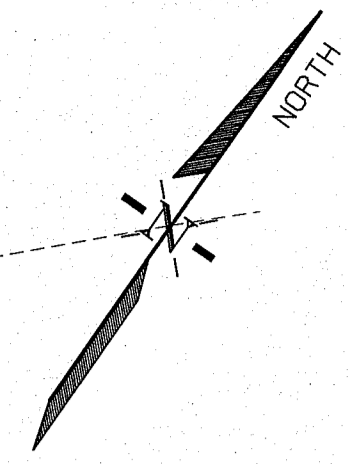
DATE: 4/24/24

SCALE: NOT TO SCALE

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

Ronald D. Cullipher 4/29/24

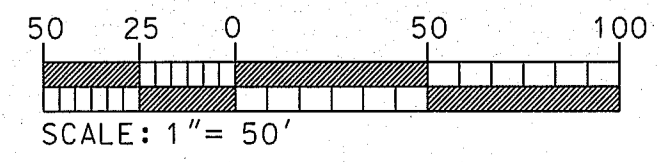




LEGEND			
A	- ARC LENGTH	FT	- FEET
AC	- ACRE	GV	- GATE VALVE
ABC	- AGGREGATE BASE COURSE	INV	- INVERT
BCSC	- BITUMINOUS CONCRETE SURFACE COURSE	LF	- LINEAR FEET
BLOG	- BUILDING	MAX	- MAXIMUM
BRC	- BEARING	MBL	- MINIMUM BUILDING LINE
CB	- CATCH BASIN	MH	- MANHOLE
CF	- CUBIC FEET	MIN	- MINIMUM
CL	- CENTERLINE	N/F	- NOW OR FORMERLY
DR	- DRIVE	N/S	- NOT TO SCALE
DI	- DROP INLET	O.C.	- ON CENTER
DIP	- DUCTILE IRON PIPE	PBO	- PERMANENT BLOW OFF
EL	- ELEVATION	R	- RADIUS
EIR	- EX. IRON ROD	RCP	- REINFORCED CONCRETE PIPE
EDP	- EDGE OF PAVEMENT	R/W	- RIGHT-OF-WAY
EX	- EXISTING	SDMH	- STORMDRAIN MANHOLE
FE	- FINISHED ELEVATION	SH	- SHEET
FES	- FLARED END SECTION	SIR	- SET IRON ROD
FF	- FINISHED FLOOR	STA	- STATION
FH	- FIRE HYDRANT	TC	- TOP OF CURB
FM	- FORCEMAIN	TSW	- TOP OF SIDEWALK
		TYP	- TYPICAL

---	SILT FENCE	⊙	ROCK DOUGHNUT
---	LANDSCAPE POND FENCE	⊕	FIRE HYDRANT
-10 -9.5-	EXISTING CONTOURS	→	TRAFFIC FLOW
-12-	PROPOSED CONTOURS	○	STOP SIGN
---	PROPOSED WATERLINE		
---	PROPOSED SEWER FM		
---	LAND DISTURBANCE LIMITS		
---	DIVERSION DITCH		
▨	UTILITY, DRAINAGE & STORMWATER EASEMENTS		
■	CONCRETE		
⊙	STREET LIGHT, DUKE ENERGY RED SQUARE 6' DB LUMENS, 50 WATTS, 20' HEIGHT		

SHEET # C5.0
 PROJECT #: PM3040
 DESIGN FILE #: PM3040 CONSTRUCTION.DGN



REVISIONS:

No.	BY	DATE	DESCRIPTION

OWNER N/F
 LIVE OAK 1809 LLC
 NCPIN 730612962791000
 DB-1645 P.208
 MB-31 P.194

UTILITY PLAN

THE TOWNS AT LIVE OAK

BEAUFORT TOWNSHIP, CARTERET COUNTY, NORTH CAROLINA

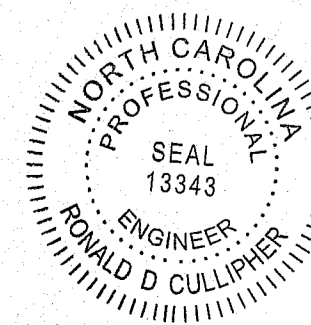
CLIENT: 1809, LLC
 ADDRESS: 710 ARENDELL STREET, SUITE 201
 MOREHEAD CITY, NC 28557
 PHONE: 252-725-5375

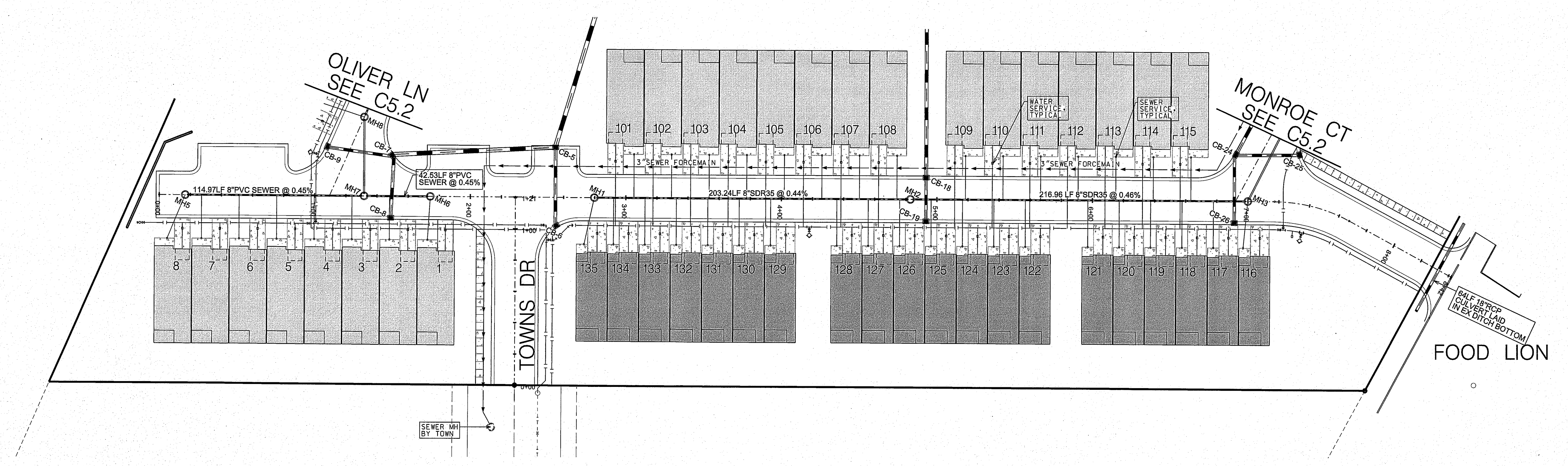
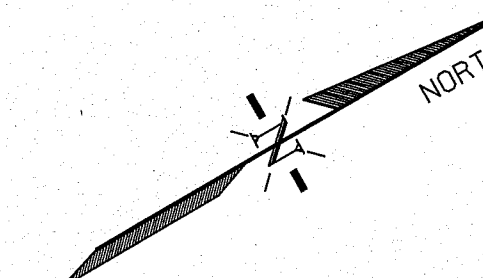
DESIGNED: RDC/GYT
 DRAWN: RDC/GYT
 CHECKED: RDC
 APPROVED: RDC

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

Ronald D. Cullipher 4/24/24
 RONALD D. CULLIPHER P.E.

DATE: 4/24/24
 SCALE: 1" = 50'

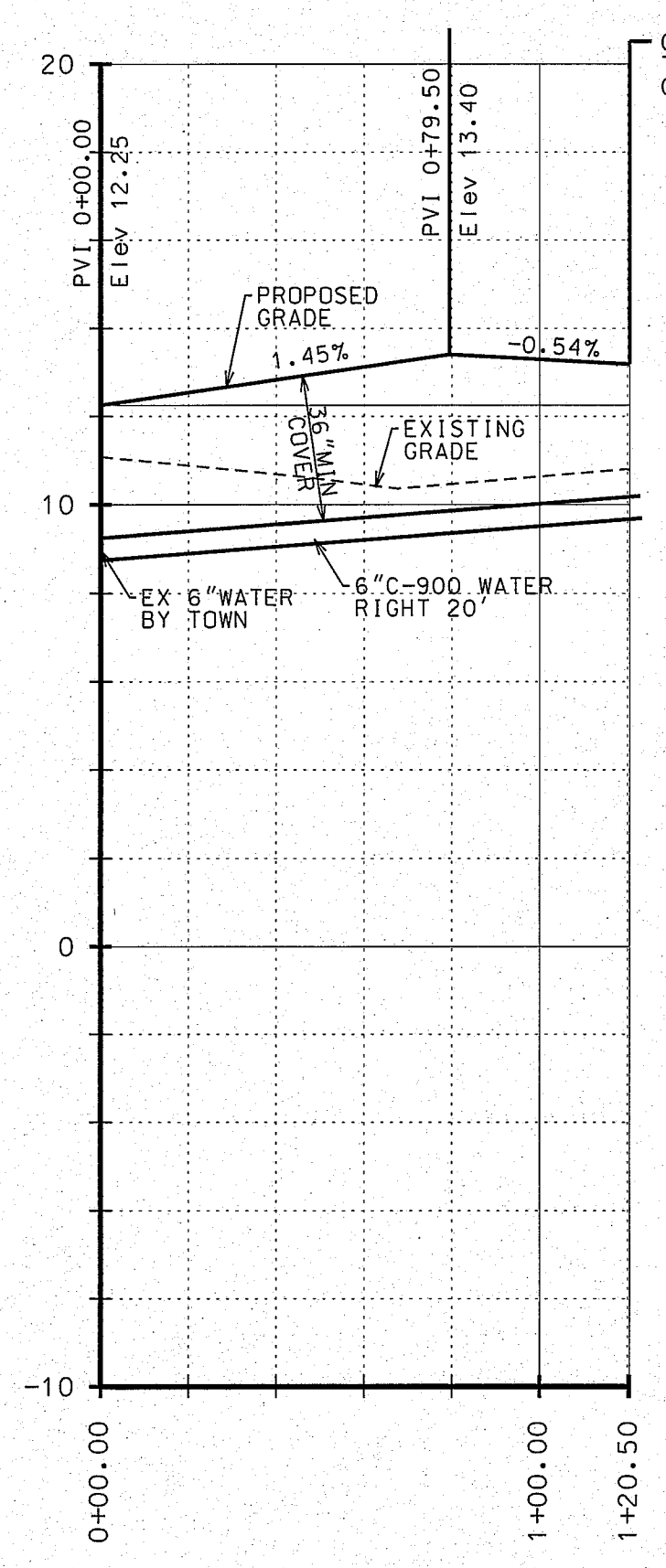
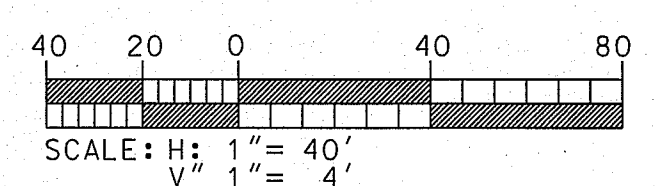




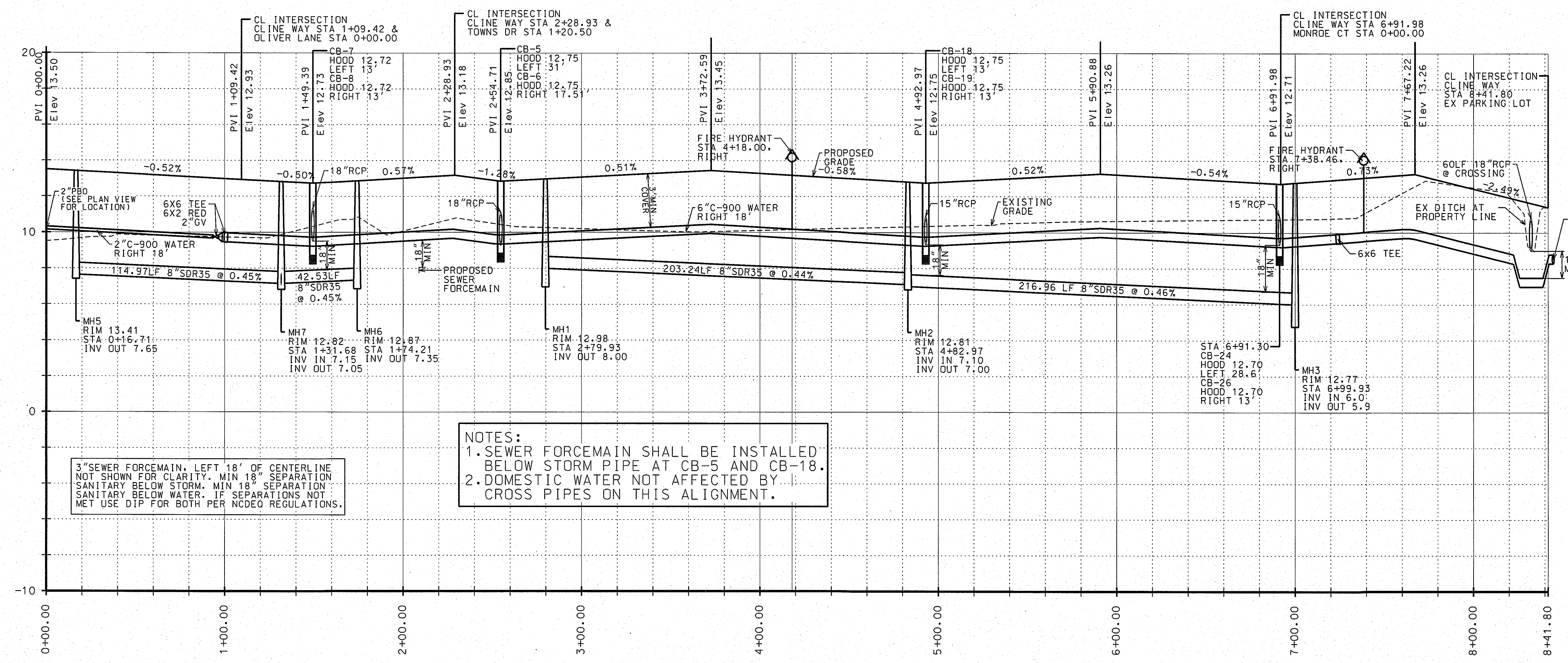
LEGEND			
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AC	ACRE	GV	GATE VALVE
ABC	AGGREGATE BASE COURSE	INV	INVERT
BCSC	BITUMINOUS SURFACE CONCRETE	LF	LINEAR FEET
BLOG	BUILDING	MAX	MAXIMUM
BRG	BEARING	MBL	MINIMUM BUILDING LINE
CB	CATCH BASIN	MH	MANHOLE
CF	CUBIC FEET	MIN	MINIMUM
CL	CENTERLINE	N/F	NEW OR FORMERLY
DR	DRIVE	NTS	NOT TO SCALE
D1	DROP INLET	O.C.	ON CENTER
DIP	DUCTILE IRON PIPE	PBD	PERMANENT BLOW OFF
EL	ELEVATION	R	RADIUS
EIR	EX. IRON ROD	RCP	REINFORCED CONCRETE PIPE
EOP	EDGE OF PAVEMENT	R/W	RIGHT-OF-WAY
EX	EXISTING	SMH	STORMRAIN MANHOLE
FE	FINISHED ELEVATION	SH	SHEET
FES	FLARED END SECTION	SIR	SET IRON ROD
FF	FINISHED FLOOR	STA	STATION
FH	FIRE HYDRANT	TC	TOP OF CURB
FM	FORCEMAIN	TSW	TOP OF SIDEWALK
		TYP	TYPICAL

—	SILT FENCE	⊗	ROCK DOUGHNUT
—	LANDSCAPE POND FENCE	⬆	FIRE HYDRANT
—	EXISTING CONTOURS	↔	TRAFFIC FLOW
—	PROPOSED CONTOURS	⊙	STOP SIGN
—	PROPOSED WATERLINE		
—	PROPOSED SEWER FM		
—	LAND DISTURBANCE LIMITS		
—	DIVERSION DITCH		
▨	UTILITY, DRAINAGE & STORMWATER EASEMENTS		
▩	CONCRETE		
⊔	STREET LIGHT, DUKE ENERGY PED SHOEBOX 6108 LUMENS, 50 WATTS, 20' HEIGHT		

PLAN VIEW - CLINE WAY



PROFILE VIEW - TOWNS DRIVE



PROFILE VIEW - CLINE WAY

NOTES:
 1. SEWER FORCEMAIN SHALL BE INSTALLED BELOW STORM PIPE AT CB-5 AND CB-18.
 2. DOMESTIC WATER NOT AFFECTED BY CROSS PIPES ON THIS ALIGNMENT.

NO.	DATE	DESCRIPTION	REVISIONS:	
			BY	DATE
1				
2				
3				
4				
5				
6				

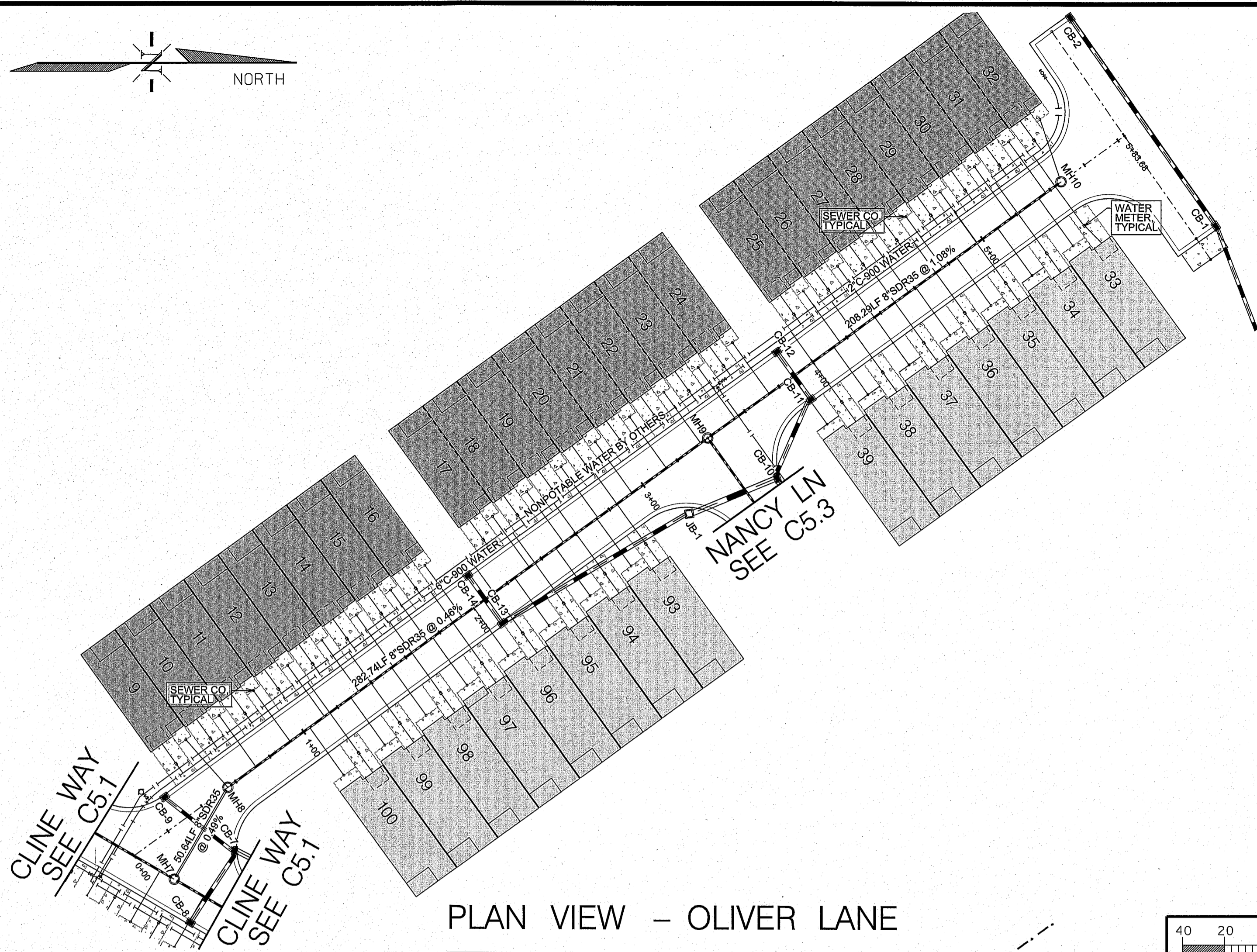
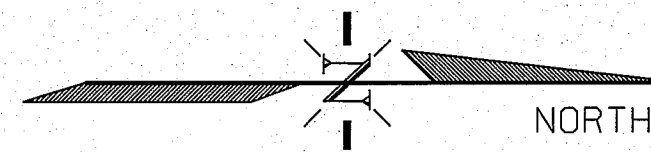
DESTONED:	RDC	CHECKED:	RDC
DRAWN:	RDC/GYT	APPROVED:	RDC
SCALE:	AS NOTED	DATE:	4/24/24

CLIENT: 1809, LLC
 ADDRESS: 710 ARENELL STREET, SUITE 201, MORRISVILLE, NC 28557
 PHONE: 252-725-5375

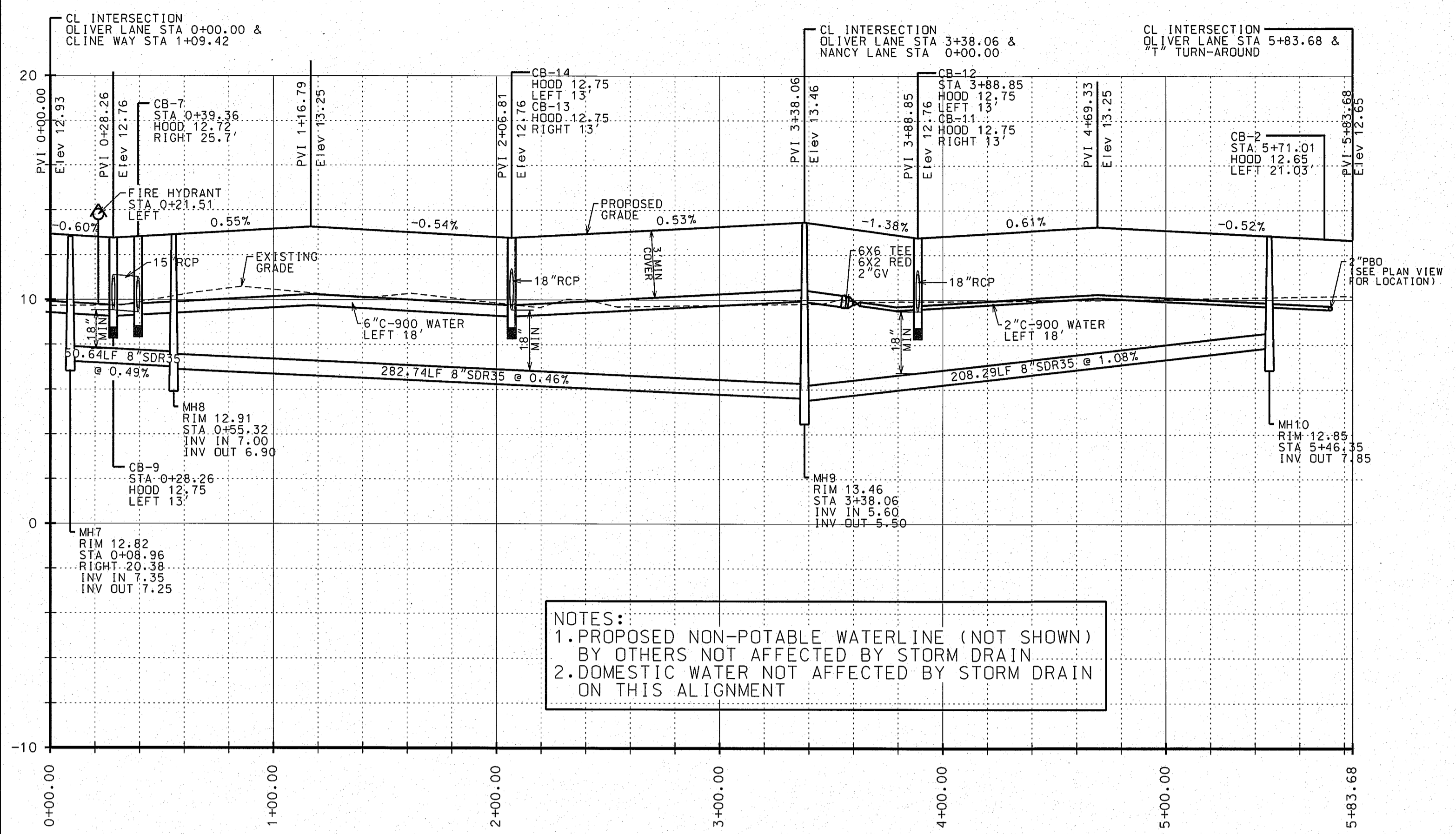
PLAN & PROFILE -
THE TOWNS AT LIVE OAK
 BEAUFORT TWP., CARTERET CO., NORTH CAROLINA

THE CULLIPHER GROUP, P.A.
 ENGINEERING & SURVEYING SERVICES
 151A HIGHWAY 24, MORRISVILLE, NC 28557
 LICENSE NO. C-4482
 (652) 773-0090
Ronald D. Cullipher, P.E.
RONALD D. CULLIPHER, P.E.

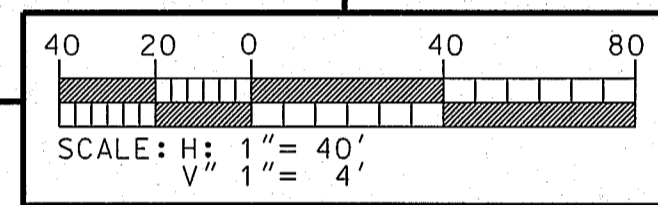
PROFESSIONAL SEAL
 3343
 ENGINEER
 STATE OF NORTH CAROLINA



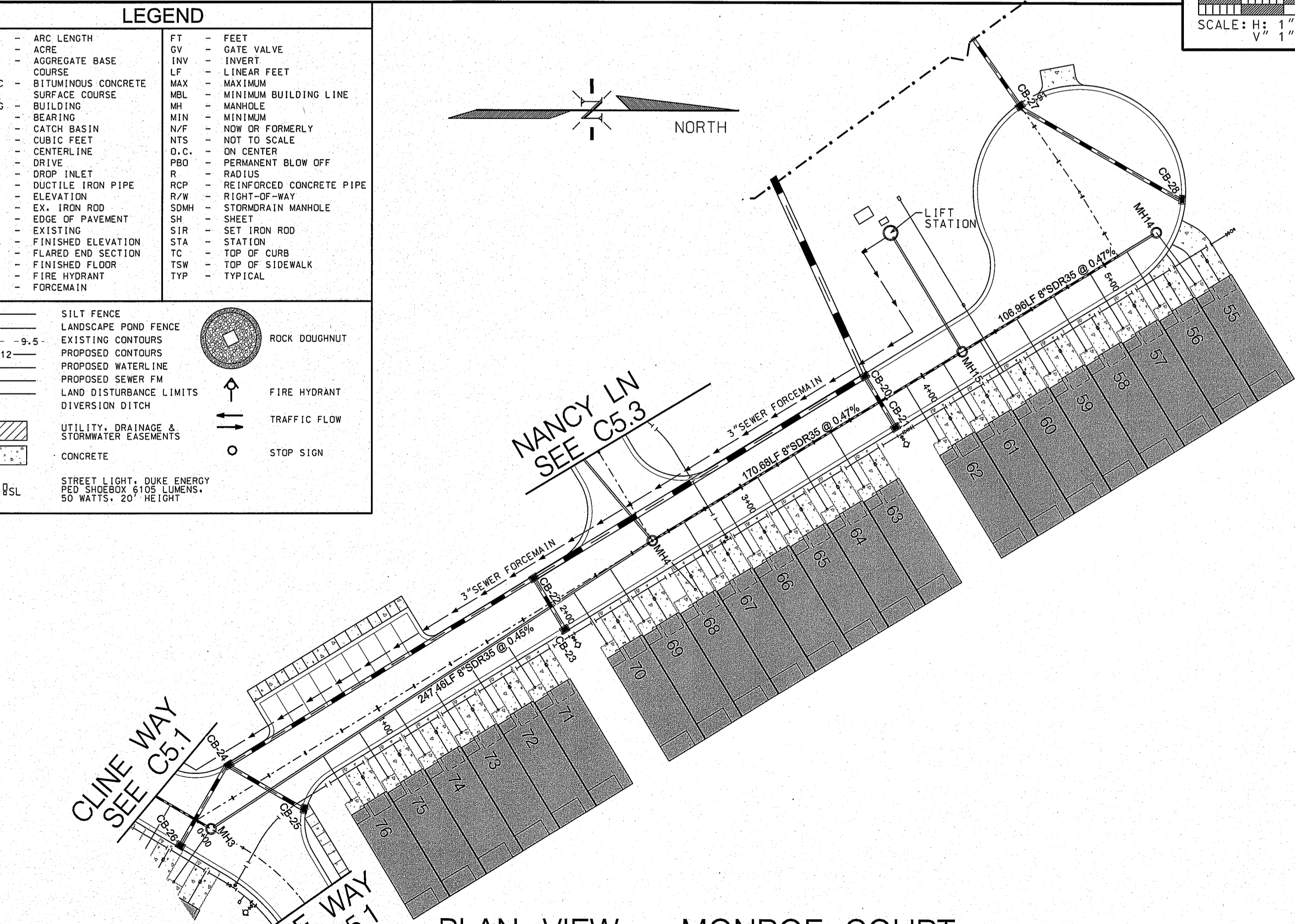
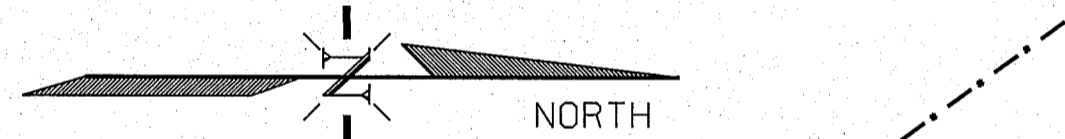
PLAN VIEW - OLIVER LANE



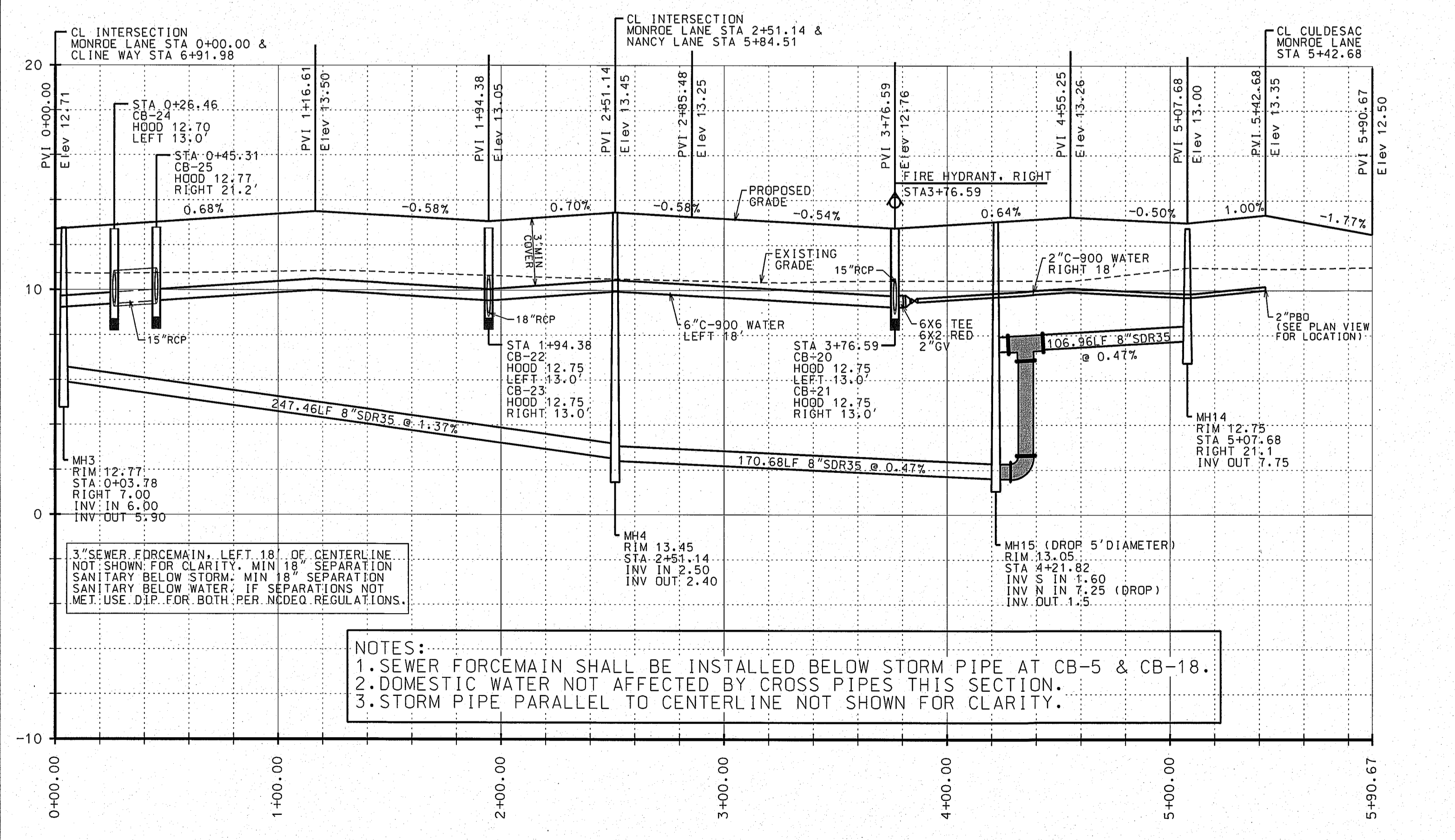
PROFILE VIEW - OLIVER LANE



LEGEND			
A	ARC LENGTH	FT	FEET
AC	ACRE	GV	GATE VALVE
ABC	AGGREGATE BASE	INV	INVERT
BCSC	BITUMINOUS CONCRETE SURFACE COURSE	LF	LINEAR FEET
BLDG	BUILDING	MAX	MAXIMUM
BRG	BEARING	MIN	MINIMUM
CB	CATCH BASIN	N/F	NOW OR FORMERLY
CF	CUBIC FEET	N/S	NOT TO SCALE
CL	CENTERLINE	O.C.	ON CENTER
DR	DRIVE	PBO	PERMANENT BLOW OFF
DI	DROP INLET	R	RADIUS
DIP	DUCTILE IRON PIPE	RCP	REINFORCED CONCRETE PIPE
EL	ELEVATION	R/W	RIGHT-OF-WAY
EIR	EX. IRON ROD	SDMH	STORMDRAIN MANHOLE
EOP	EDGE OF PAVEMENT	SN	SHEET
EX	EXISTING	SIR	SET IRON ROD
FE	FINISHED ELEVATION	STA	STATION
FES	FLARED END SECTION	TC	TOP OF CURB
FF	FINISHED FLOOR	TSW	TOP OF SIDEWALK
FH	FIRE HYDRANT	TYP	TYPICAL
FM	FORCEMAIN		
	SILT FENCE		
	LANDSCAPE POND FENCE		
	EXISTING CONTOURS		
	PROPOSED CONTOURS		
	PROPOSED WATERLINE		
	PROPOSED SEWER FM		
	LAND DISTURBANCE LIMITS		
	DIVERSION DITCH		
	UTILITY, DRAINAGE & STORMWATER EASEMENTS		
	CONCRETE		
	STREET LIGHT, DUKE ENERGY PFD SHEET PIS LUMENS, 50 WATTS, 20' HEIGHT		
	ROCK DOUGHNUT		
	FIRE HYDRANT		
	TRAFFIC FLOW		
	STOP SIGN		



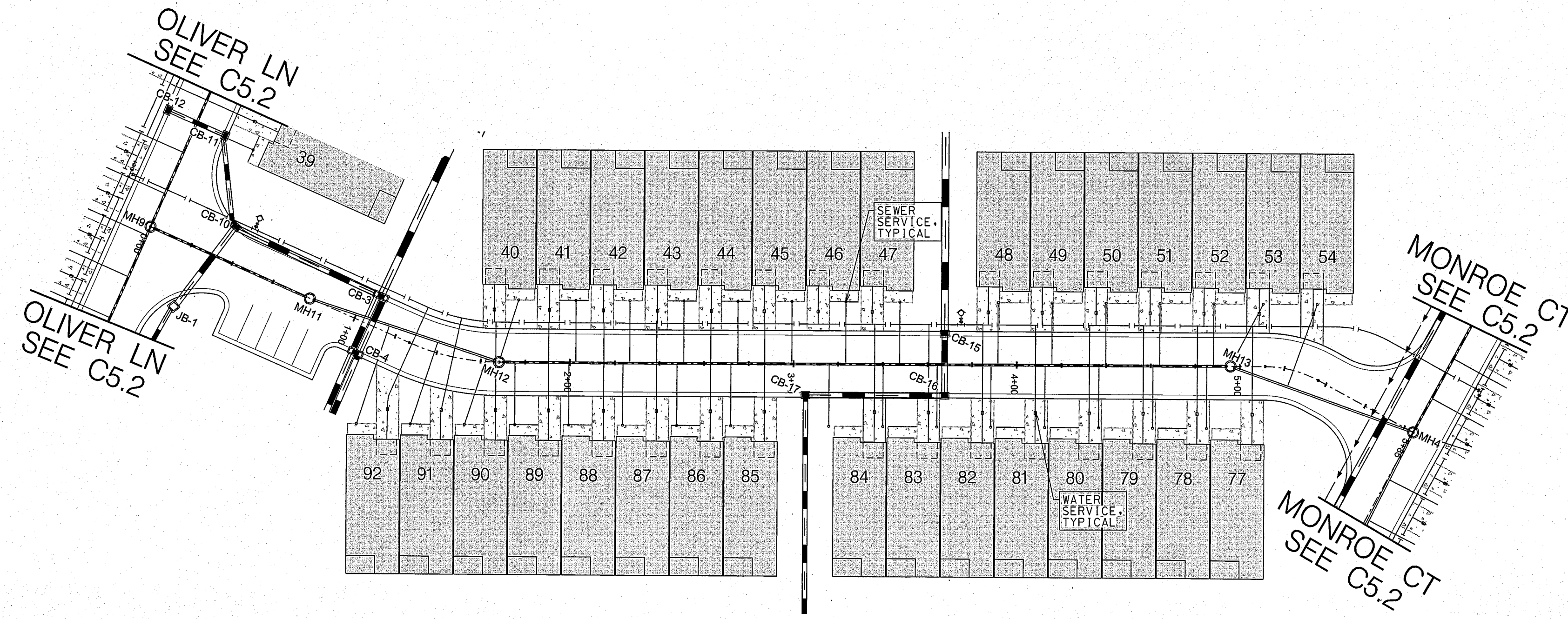
PLAN VIEW - MONROE COURT



PROFILE VIEW - MONROE COURT

SHEET # C5.2
PROJECT #: PM3040
DESIGN FILE #: PM3040 CONSTRUCTION.DGN

DESIGNED: RUC/GYT	CHECKED: RUC/GYT	APPROVED: RUC	DATE: 4/24/24
DRAWN: RUC/GYT	SCALE: AS NOTED	DATE: 4/24/24	
CLIENT: 1809, LLC	ADDRESS: 710 ARENDELL STREET SUNBELT CITY, NC 28557	PHONE: 252-725-5375	
THE TOWNS AT LIVE OAK			
BEAUFORT TWP., CARTERET CO., NORTH CAROLINA			
THE CULLIPHER GROUP, P.A. ENGINEERING & SURVEYING SERVICES 1514 HIGHWAY 24 MOREHEAD CITY, N.C. 28557 (252) 773-0090		LICENSE NO. C-4482 	
PLAN & PROFILE - C5.2		SHEET NO.:	



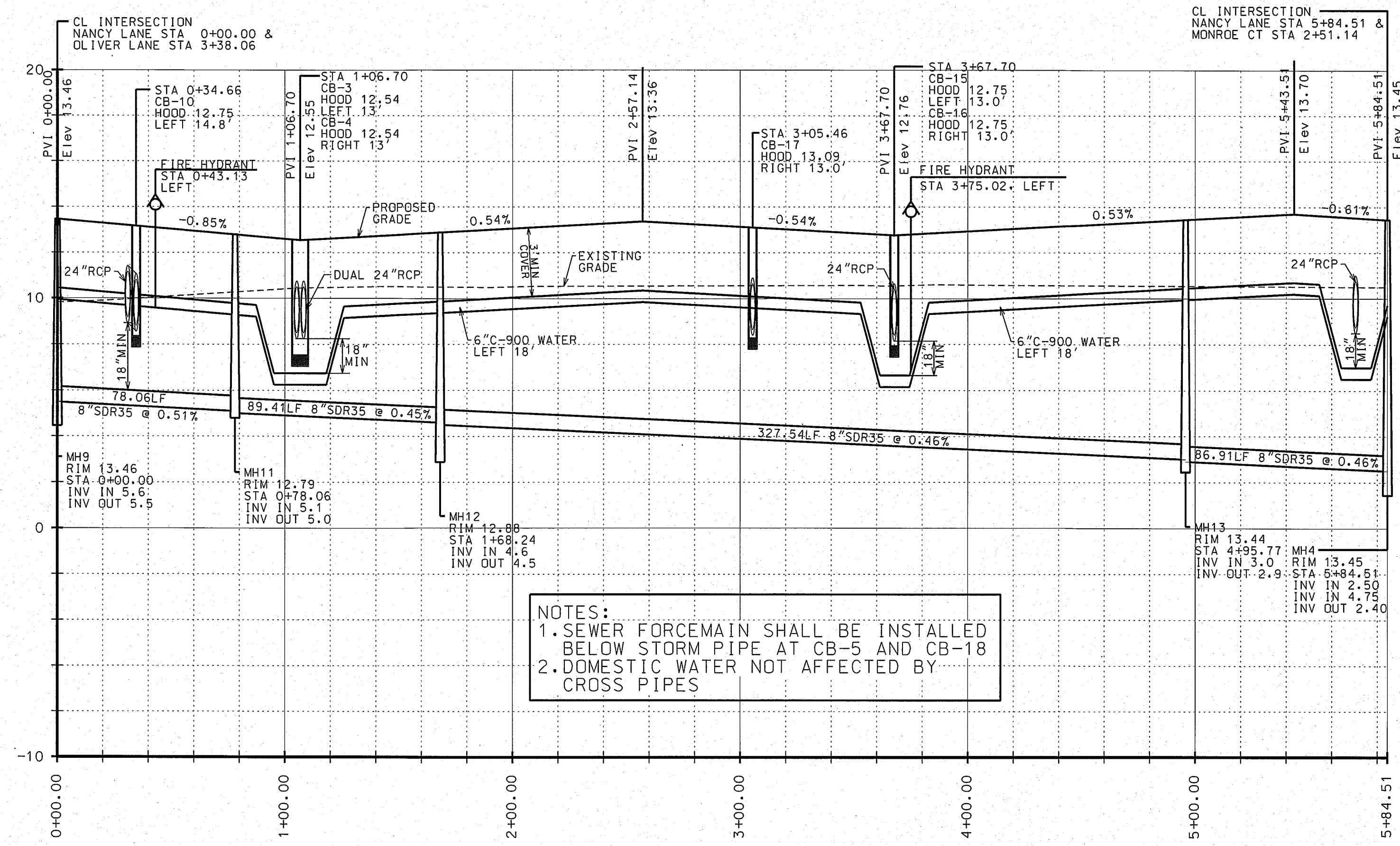
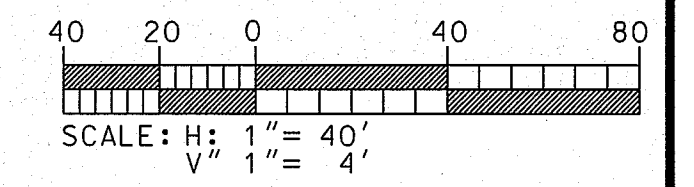
LEGEND

A - ARC LENGTH	FT - FEET
AC - ACRE	GV - GATE VALVE
ABC - AGGREGATE BASE COURSE	INV - INVERT
BCSC - BITUMINOUS CONCRETE SURFACE COURSE	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
CR - DRIVE	NTS - NOT TO SCALE
DI - DROP INLET	O.C. - ON CENTER
DIP - DUCTILE IRON PIPE	PBD - PERMANENT BLOW OFF
EL - ELEVATION	R - RADIUS
SIR - EX. IRON ROD	RCP - REINFORCED CONCRETE PIPE
EOP - EDGE OF PAVEMENT	R/W - RIGHT-OF-WAY
EX - EXISTING	SDMH - STORMRAIN MANHOLE
FE - FINISHED ELEVATION	SH - SHEET
FES - FLARED END SECTION	SIR - SET IRON ROD
FF - FINISHED FLOOR	STA - STATION
FH - FIRE HYDRANT	TC - TOP OF CURB
FM - FOREMAN	TSW - TOP OF SIDEWALK
	TYP - TYPICAL

—	SILT FENCE	⊗	ROCK DOUGHNUT
-+ -9.5-	LANDSCAPE POND FENCE	⬆	FIRE HYDRANT
-12-	EXISTING CONTOURS	→	TRAFFIC FLOW
—	PROPOSED CONTOURS	○	STOP SIGN
—	PROPOSED WATER LINE		
—	PROPOSED SEWER FM		
—	LAND DISTURBANCE LIMITS		
—	DIVERSION DITCH		
▨	UTILITY, DRAINAGE & STORMWATER EASEMENTS		
▩	CONCRETE		

USL STREET LIGHT, DUKE ENERGY RED SHOEBOX, 6105 LUMENS, 90 WATTS, 20' HEIGHT

PLAN VIEW - NANCY LANE



NOTES:
 1. SEWER FORCEMAIN SHALL BE INSTALLED BELOW STORM PIPE AT CB-5 AND CB-18
 2. DOMESTIC WATER NOT AFFECTED BY CROSS PIPES

PROFILE VIEW - NANCY LANE

SHEET # C5.3
 PROJECT #: PM3040
 DESIGN FILE #: PM3040 CONSTRUCTION.DGN

DESIGNED: RDC/GYT	CHECKED: RDC	REVISIONS:
DRAWN: RDC/GYT	APPROVED: RDC	NO. BY DATE DESCRIPTION
SCALE: AS NOTED	DATE: 4/24/24	1
		2
		3
		4
		5
		6

CLIENT: 1809, LLC
 ADDRESS: 710 ARENDELL STREET SUITE 201 MOREHEAD CITY, NC 28557
 PHONE: 252-725-5375

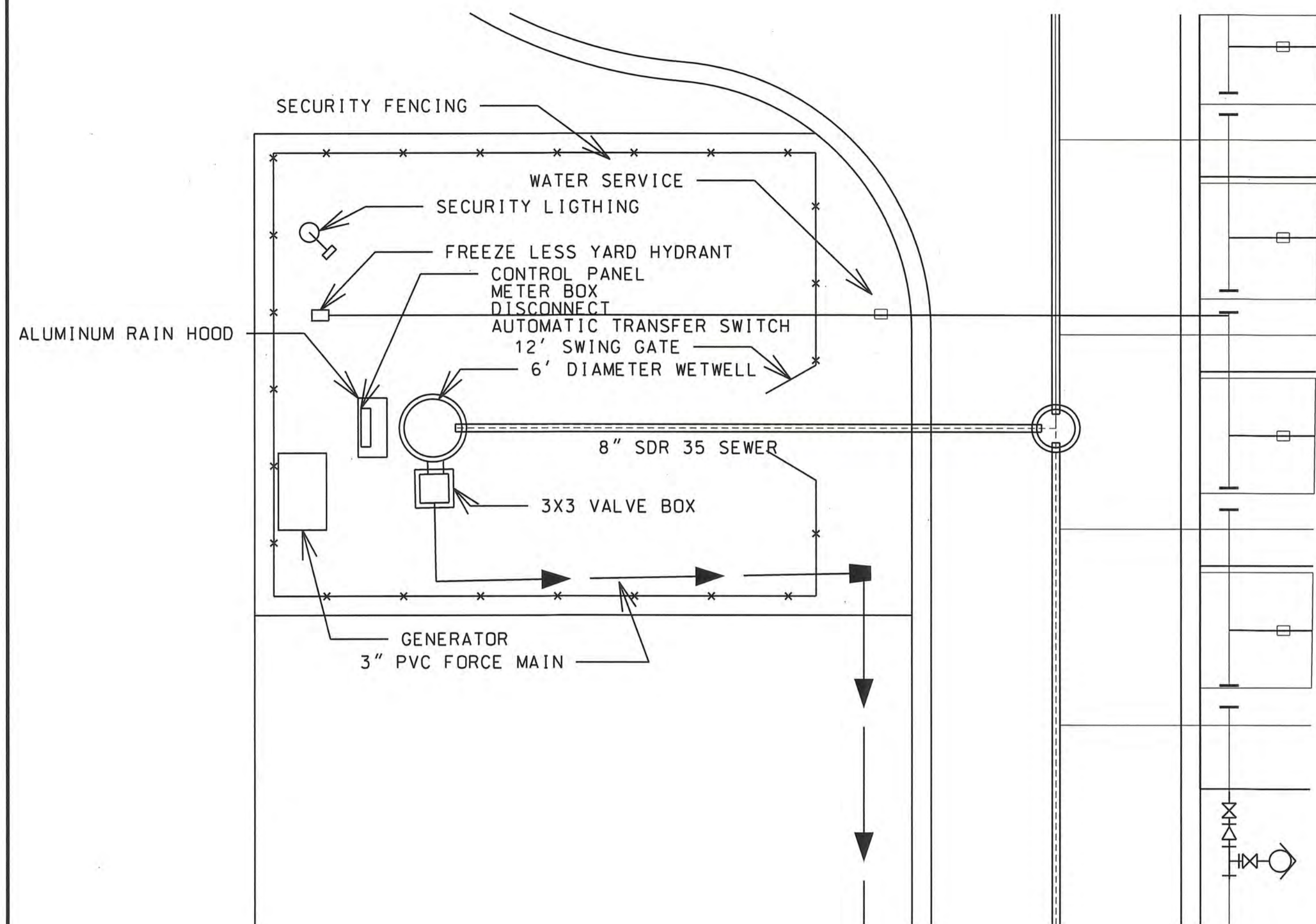
PLAN & PROFILE -
THE TOWNS AT LIVE OAK
 BEAUFORT TWP., CARTERET CO., NORTH CAROLINA

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

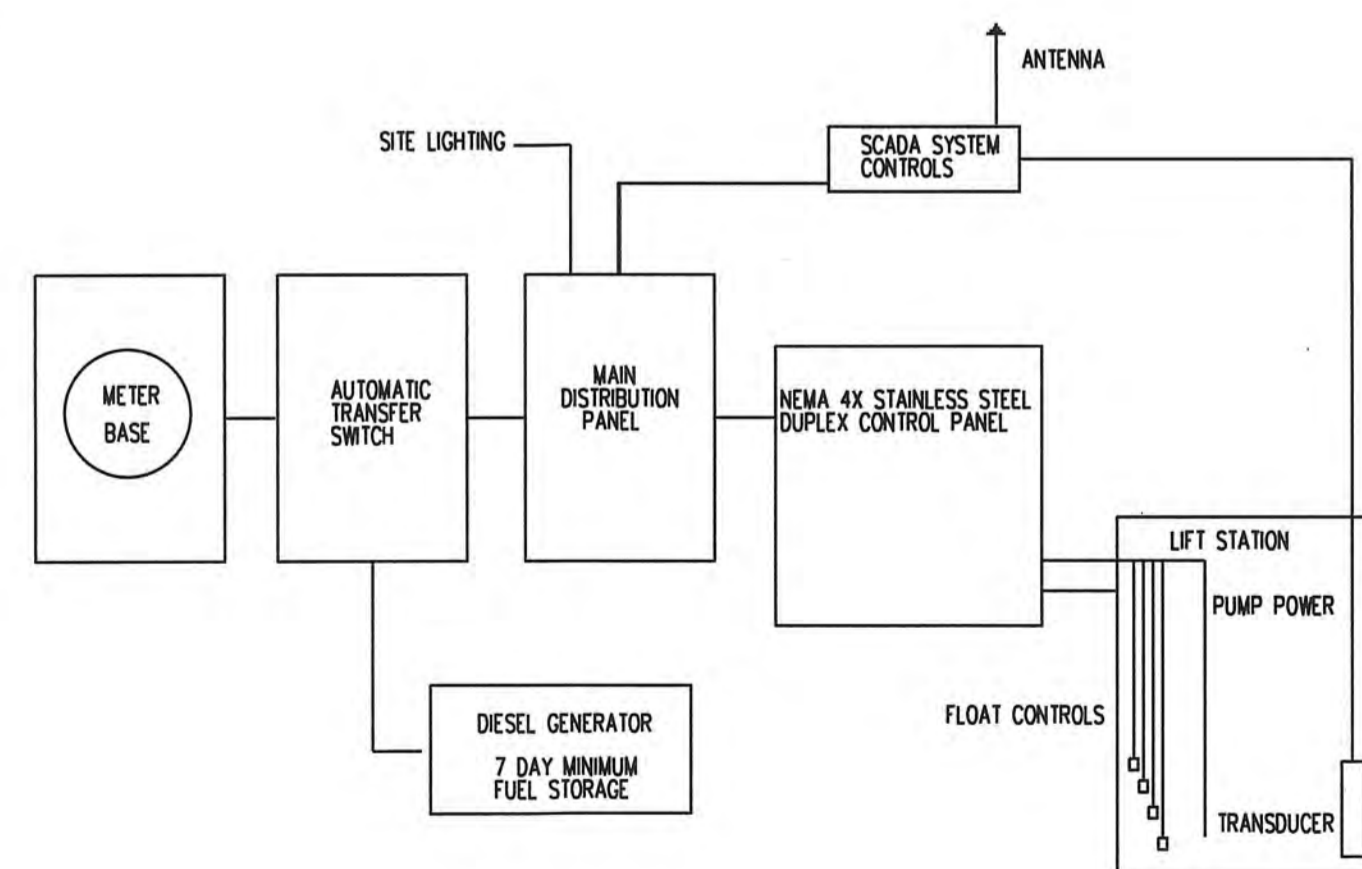
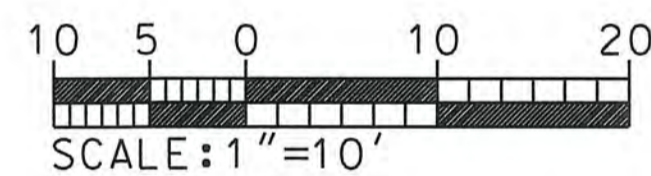
Ronald D. Cullipher, P.E.
RONALD D. CULLIPHER, P.E.

SEAL
 NORTH CAROLINA PROFESSIONAL ENGINEERS
 SEAL 13343
 ENGINEER
 RONALD D. CULLIPHER

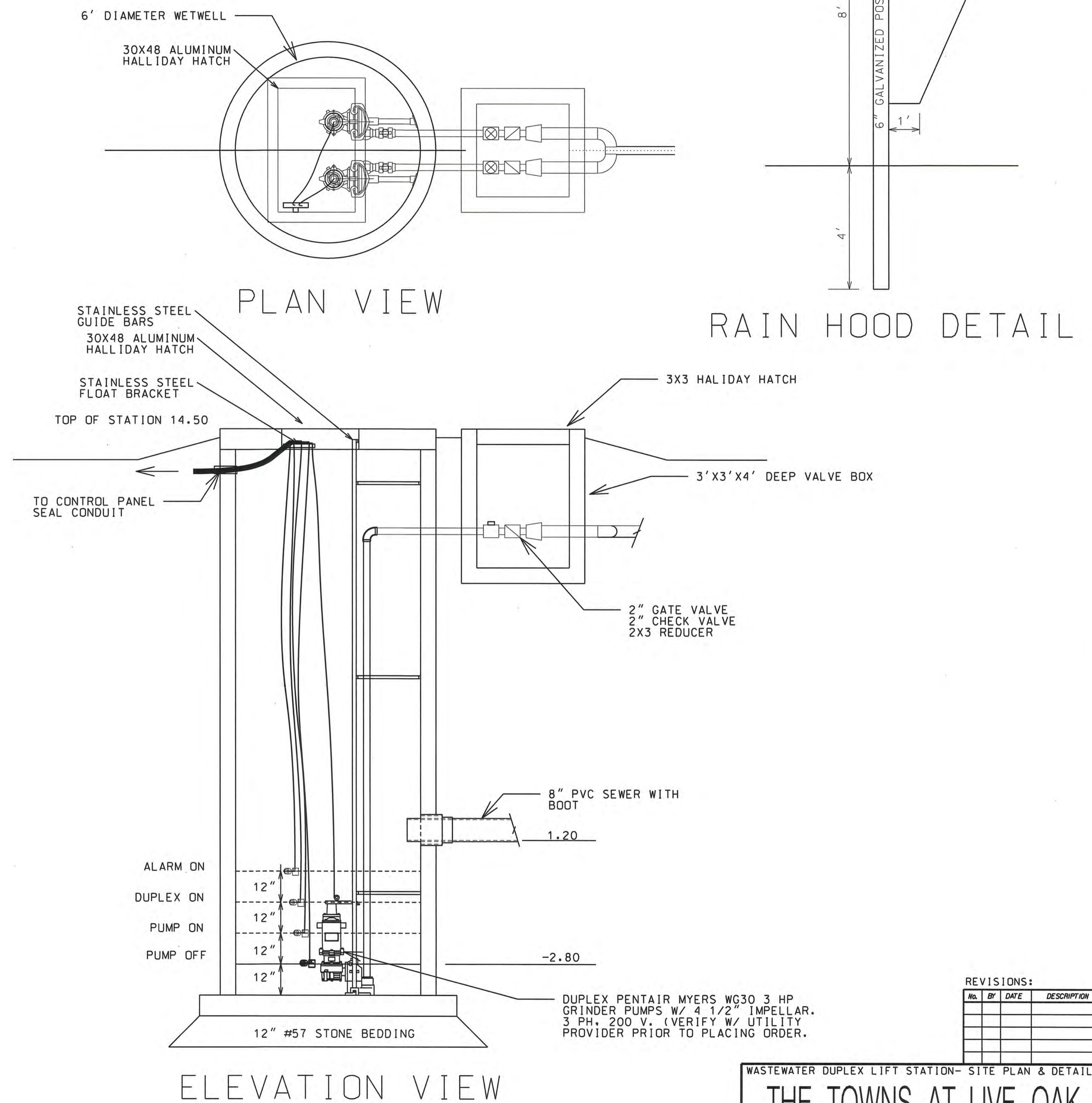
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C5.3



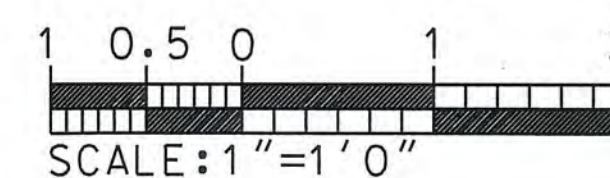
ENLARGED LIFT STATION SITE PLAN



ELECTRICAL SCHEMATIC



ENLARGED LIFT STATION DETAIL



REVISIONS:

NO.	BY	DATE	DESCRIPTION

WASTEWATER DUPLEX LIFT STATION- SITE PLAN & DETAIL

THE TOWNS AT LIVE OAK

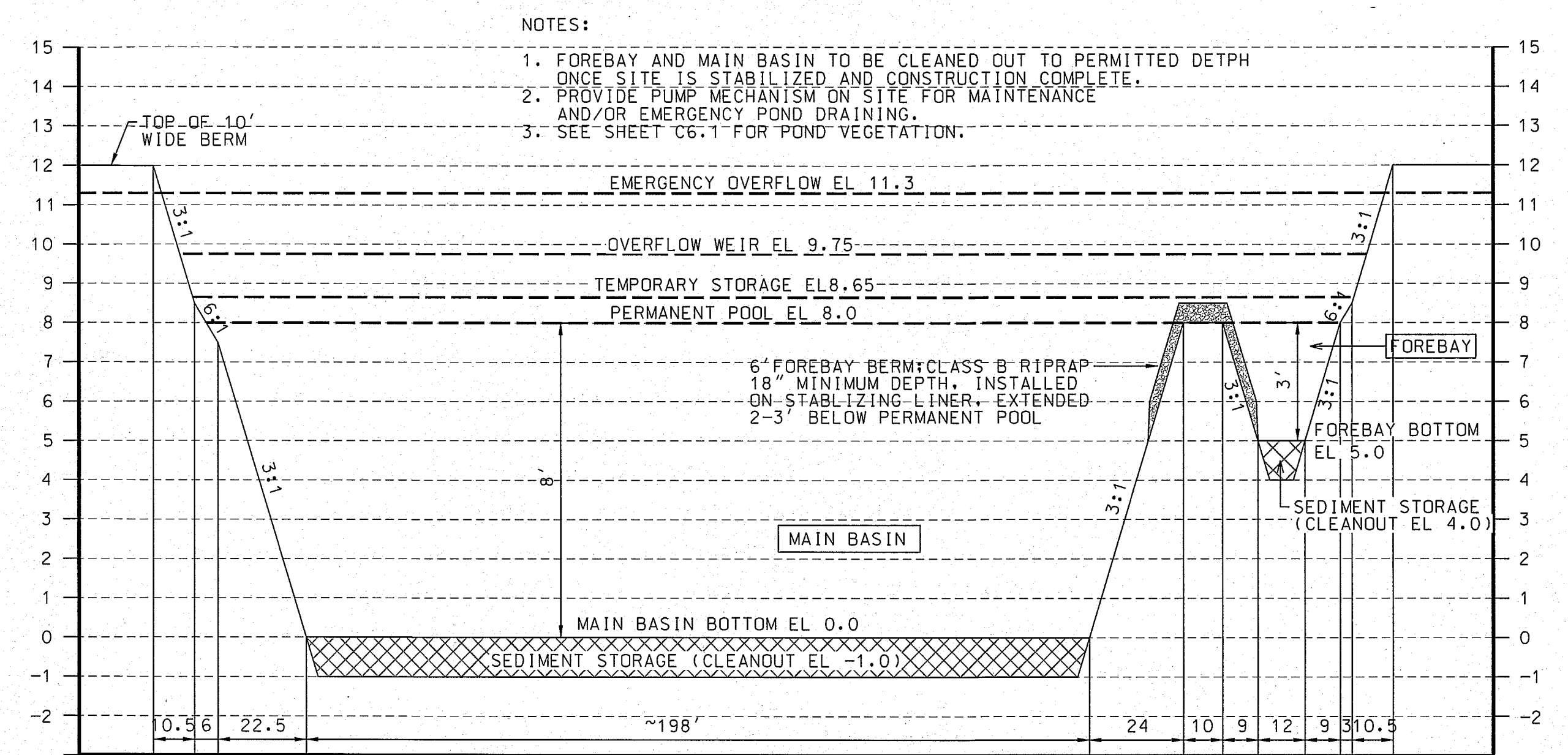
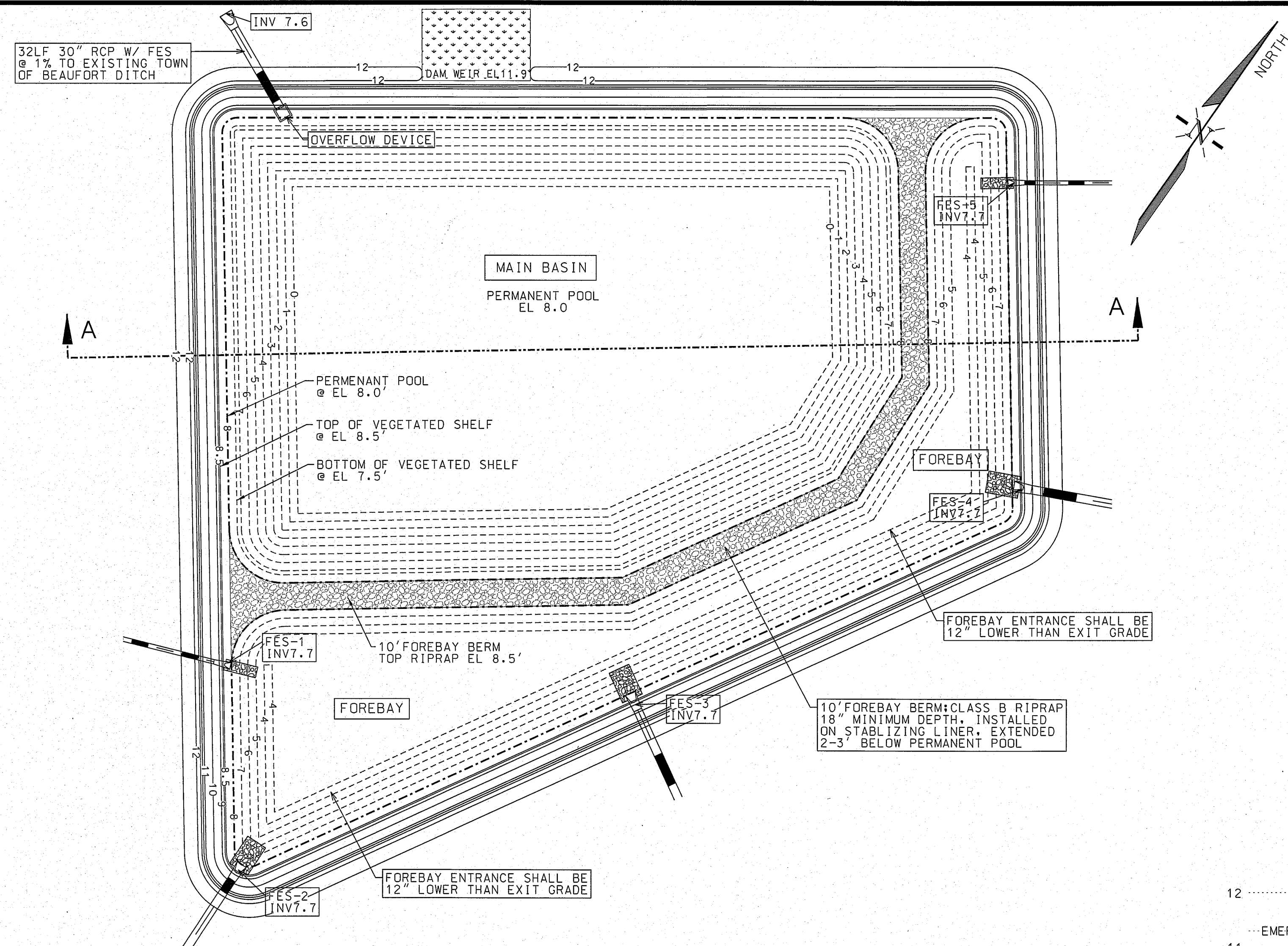
BEAUFORT TOWNSHIP, CARTERET COUNTY, NORTH CAROLINA

CLIENT: 1809, LLC
 ADDRESS: 710 ARENDELL STREET, SUITE 201
 MOREHEAD CITY, NC 28557
 PHONE: 252-725-5375

DESIGNED: RDC
 DRAWN: RDC
 CHECKED: RDC
 APPROVED: RDC

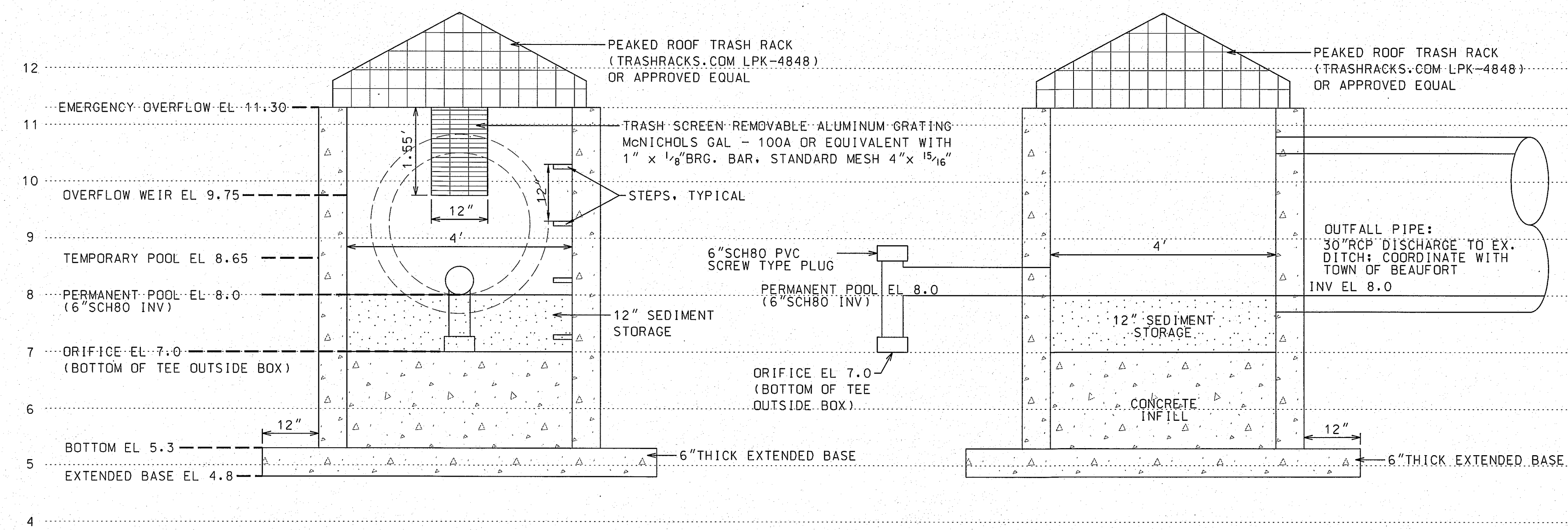
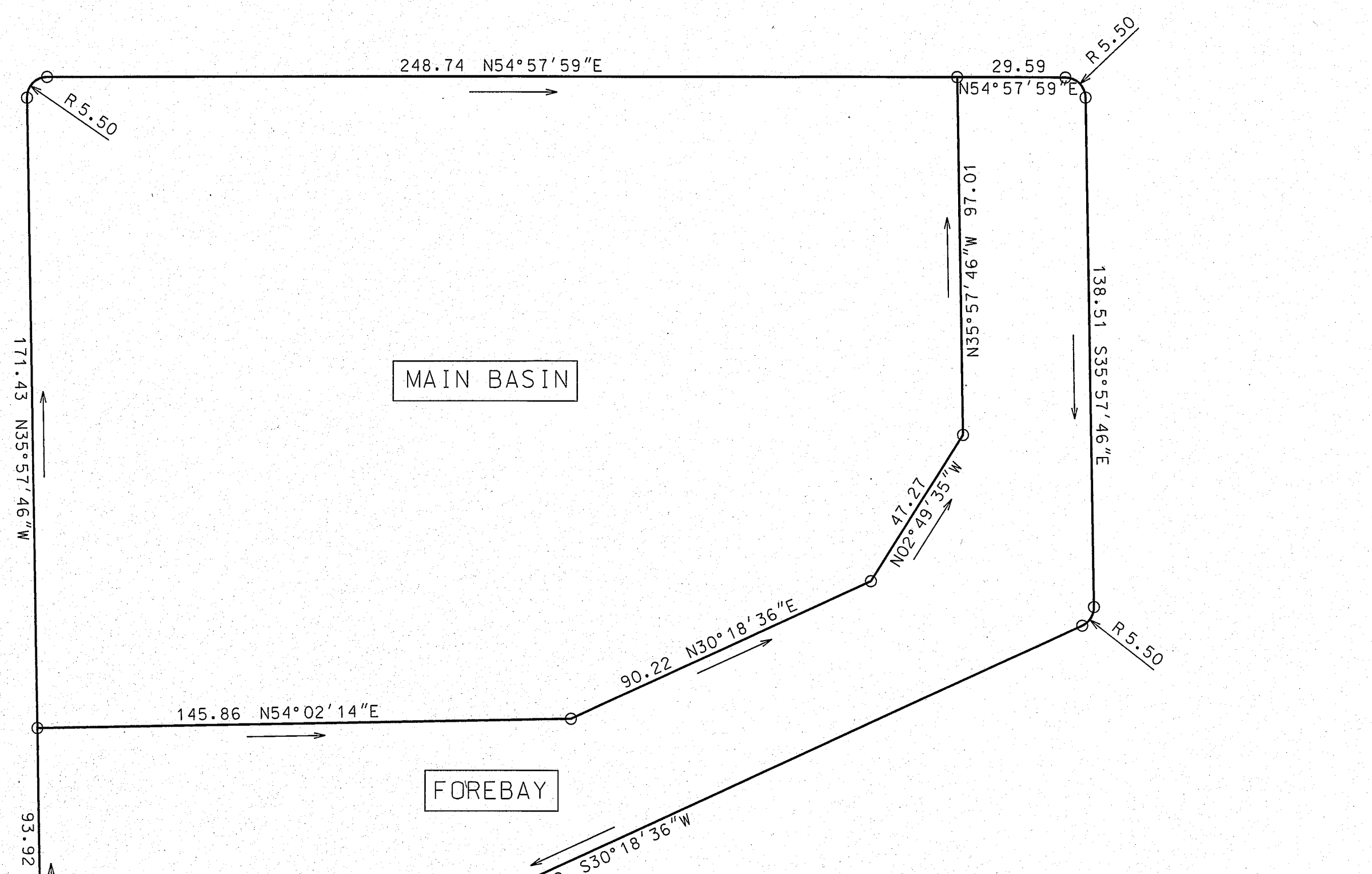
DATE: 4/24/24
 SCALE: AS NOTED

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



POND X-SECTION A-A

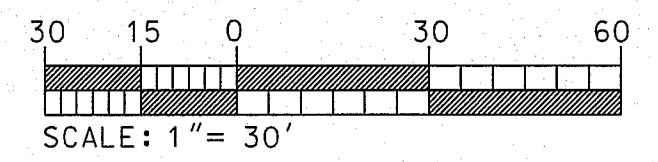
SCALE:
V: 1" = 3'
H: 1" = 30'



OVERFLOW DEVICE

SCALE: NOT TO SCALE

SCM POND DESIGN SUMMARY	
DRAINAGE AREA = 532,146 SF (12,216 AC) IMPERVIOUS AREA = 93,613 SF TOWNHOME LOTS = 236,700 SF SIDEWALKS = 1,550 SF AMENITIES = 135 SF FUTURE BUA = 3,254 SF TOTAL = 335,252 SF % IMPERVIOUS = 63% (WITHIN DRAINAGE AREA)	PERMANENT POOL ELEVATION = 8.0 FT PERMANENT POOL SURFACE AREA REO'D = 12,580 SF PERMANENT POOL SURFACE AREA = 39,485 SF PERMANENT POOL VOLUME = 238,660 CF STORAGE POOL ELEVATION = 8.65 FT STORAGE POOL SURFACE AREA = 65,274 SF REO'D STORAGE VOLUME = 41,042 CF PROPOSED STORAGE VOLUME = 41,386 CF FOREBAY DEPTH = 3.0 FT FOREBAY VOLUME = 41,661 CF MAIN BASIN DEPTH = 8.0 FT MAIN BASIN VOLUME = 238,660 CF FOREBAY % PP VOL = 17.46 % AVERAGE DEPTH = 6.04 FT (USED 6' FROM SA/DA CHART)



NOTES:

1. FOREBAY AND MAIN BASIN TO BE CLEANED OUT TO PERMITTED DETHP ONCE SITE IS STABILIZED AND CONSTRUCTION COMPLETE.
2. PROVIDE PUMP MECHANISM ON SITE FOR MAINTENANCE AND/OR EMERGENCY POND DRAINING.
3. SEE SHEET C6.1 FOR POND VEGETATION.

REVISIONS:

NO.	BY	DATE	DESCRIPTION

SHEET # C6.0
PROJECT #: PM3040
DESIGN FILE #: PM3040 CONSTRUCTION.DGN

POND PLAN

THE TOWNS AT LIVE OAK

BEAUFORT TOWNSHIP, CARTERET COUNTY, NORTH CAROLINA

CLIENT: 1809, LLC
ADDRESS: 710 AREDELLE STREET, SUITE 201
MOREHEAD CITY, NC 28557
PHONE: 252-725-5375

DESIGNED: RDC/GYT
DRAWN: RDC/GYT
CHECKED: RDC
APPROVED: RDC

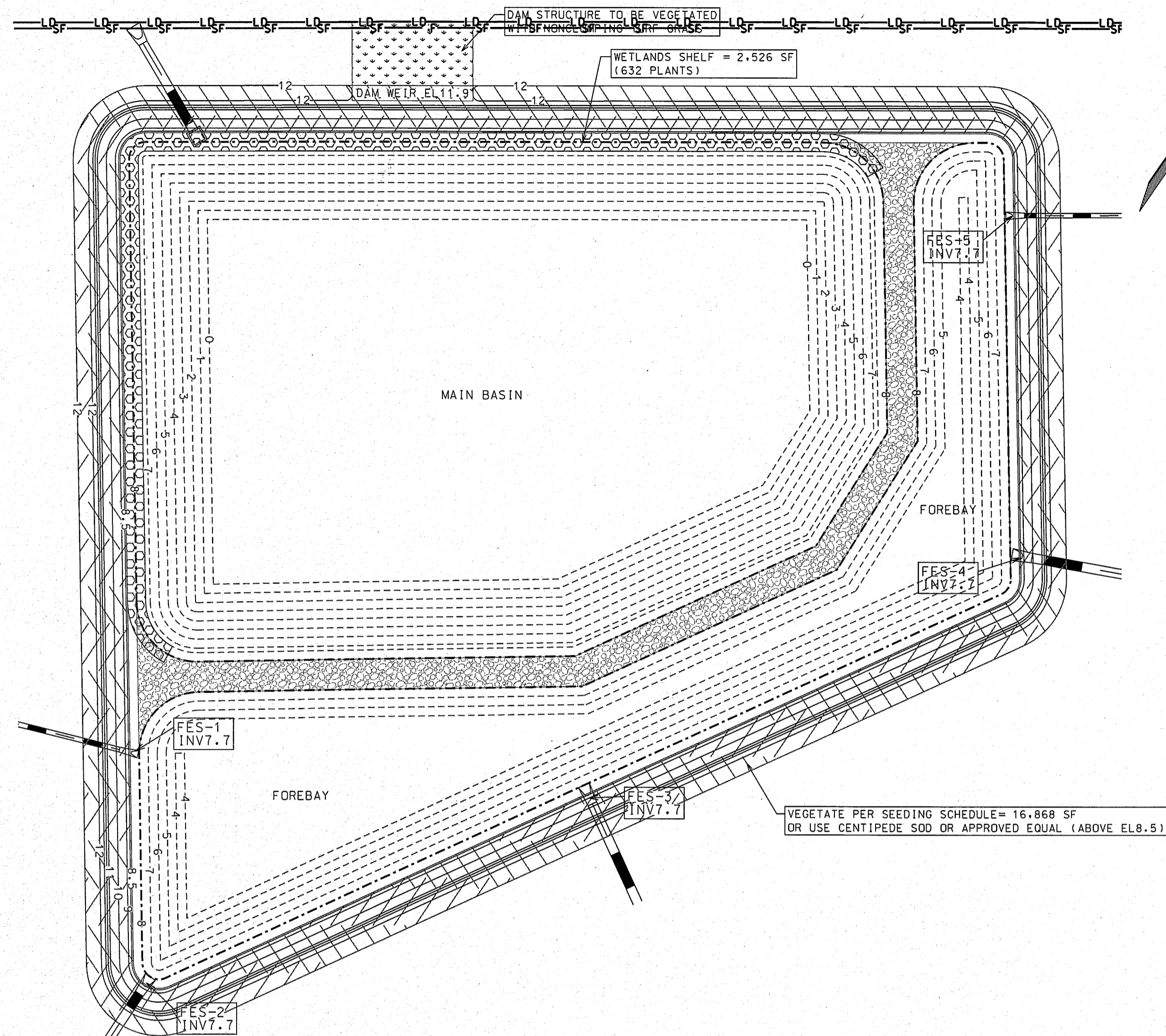
DATE: 4/24/24
SCALE: 1" = 30'

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

Ronald D. Cullipher
RONALD D. CULLIPHER P.E.

OPERATION AND MAINTENANCE

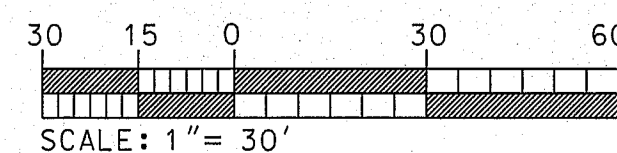
WETLAND PLANT RECOMMENDATIONS



WETLAND AREA	SQ FT IN WETLAND AREA	PLANT CATEGORY	# PLANTS OF CATEGORY IN WETLAND AREA
VEGETATED SHELF	2,526	HERBACEOUS PLANTS	632

	SUBMERGED & PARTIALLY SUBMERGED PLANTS (ALONG THE 6" WIDE VEGETATED SHELF)
	CENTIPEDE SOD OR APPROVED NON-CLUMPING TURF GRASS (FRONT AND BACK SLOPES OF POND)

SHEET # C6.1
PROJECT #: PM3040
DESIGN FILE #: PM3040 CONSTRUCTION.DGN



Wet Pond Maintenance Requirements		
Important operation and maintenance procedures:		
	Immediately after the wet detention basin is established, the plants on the vegetated shelf and perimeter of the basin should be watered twice weekly if needed, until the plants become established (commonly six weeks).	
	No portion of the wet pond should be fertilized after the initial fertilization that is required to establish the plants on the vegetated shelf.	
	Stable groundcover will be maintained in the drainage area to reduce the sediment load to the wet pond.	
	If the pond must be drained for an emergency or to perform maintenance, the flushing of sediment through the emergency drain will be minimized as much as possible.	
	At least once annually, a dam safety expert will inspect the embankment. Any problems that are found will be repaired immediately.	
	The measuring device used to determine the sediment elevation shall be such that it will give an accurate depth reading and not readily penetrate into accumulated sediments.	
After the wet pond is established, it will be inspected quarterly and within 24 hours after every storm event greater than 1.0 inches (or 1.5 inches if in a Coastal County) . Records of operation and maintenance shall be kept in a known set location and shall be available upon request.		
Inspection activities shall be performed as follows. Any problems that are found shall be repaired immediately.		
SCM element:	Potential problem:	How to remediate the problem:
The entire wet pond	Trash/debris is present.	Remove the trash/debris.
The perimeter of the wet pond	Areas of bare soil and/or erosive gullies have formed.	Regrade the soil if necessary to remove the gully, plant ground cover and water until it is established. Provide lime and a one-time fertilizer application.
The inlet device	The inlet pipe is clogged (if applicable).	Unclog the pipe. Dispose of the sediment off-site.
	The inlet pipe is cracked or otherwise damaged (if applicable).	Repair or replace the pipe.
	Erosion is occurring in the swale (if applicable).	Regrade the swale if necessary and provide erosion control devices such as reinforced turf matting or riprap to avoid future problems with erosion.
The forebay	Sediment has accumulated to a depth greater than the original design depth for sediment storage.	Search for the source of the sediment and remedy the problem if possible. Remove the sediment and dispose of it in a location where it will not cause impacts to streams or the SCM.
	Erosion has occurred.	Provide additional erosion protection such as reinforced turf matting or riprap if needed to prevent future erosion problems.
	Weeds are present.	Remove the weeds, preferably by hand. If pesticide is used, wipe it on the plants rather than spraying.
Wet Pond Maintenance Requirements (Continued)		
SCM element:	Potential problem:	How to remediate the problem:
The main treatment area	Sediment has accumulated to a depth greater than the original design sediment storage depth.	Search for the source of the sediment and remedy the problem if possible. Remove the sediment and dispose of it in a location where it will not cause impacts to streams or the SCM.
	Algal growth covers over 50% of the area.	Consult a professional to remove and control the algal growth.
	Cattails, phragmites or other invasive plants cover 50% of the basin surface.	Remove the plants by wiping them with pesticide (do not spray).
The vegetated shelf	Best professional practices show that pruning is needed to maintain optimal plant health.	Prune according to best professional practices.
	Plants are dead, diseased or dying.	Determine the source of the problem: soils, hydrology, disease, etc. Remedy the problem and replace plants. Provide a one-time fertilizer application to establish the ground cover if a soil test indicates it is necessary.
	Weeds are present.	Remove the weeds, preferably by hand. If pesticide is used, wipe it on the plants rather than spraying.
The embankment	Shrubs have started to grow on the embankment.	Remove shrubs immediately.
	Evidence of muskrat or beaver activity is present.	Consult a professional to remove muskrats or beavers and repair any holes or erosion.
	A tree has started to grow on the embankment.	Consult a dam safety specialist to remove the tree.
	An annual inspection by an appropriate professional shows that the embankment needs repair.	Make all needed repairs immediately.
The outlet device	Clogging has occurred.	Clean out the outlet device and dispose of any sediment in a location where it will not cause impacts to streams or the SCM.
	The outlet device is damaged.	Repair or replace the outlet device.
Floating wetland island (if applicable)	Weeds or volunteer trees are growing on the mat.	Remove the weeds or trees.
	The anchor cable is damaged, disconnected or missing.	Restore the anchor cable to its design state.
Wet Pond Maintenance Requirements (Continued)		
SCM element:	Potential problem:	How to remediate the problem:
The receiving water	Erosion or other signs of damage have occurred at the outlet.	Repair the damage and improve the flow dissipation structure.
	Discharges from the wet pond are causing erosion or sedimentation in the receiving water.	Contact the local NCDEQ Regional Office.

VEGETATIVE SHELF SUBMERGED AND PARTIALLY SUBMERGED PLANTS	
BOTANICAL NAME	COMMON NAME
HERBACEOUS PLANTS	
ASCLEPIAS INCARNATA	SWAMP MILKWEED
CAREX TENERA	QUILL SEDGE
CHELONE GLABRA	WHITE TURTLEHEAD
EUPATORIUM ADLPHUS DUBIUS	DWARF JOE PYE WEED
EUPATORIUM ADLPHUS FLUTUOSUS	JOE PYE WEED
EUPATORIUM ADLPHUS MACULATUS	SPOTTED TRUMPETWEED
HIBISCUS COCCINEUS	SCARLET ROSE MALLOW
HIBISCUS LAEVIS	HALBERDLEAF ROSEMALLOW
KOSTELETZKYA VIRGINICA	SEASHORE MALLOW
LOBELIA CARDINALIS	CARDINAL FLOWER
LOBELIA ELONGATA	LONGLEAF LOBELIA
LOBELIA SIPHILITICA	GREAT BLUE LOBELIA
RHYNCHOSPORA COLORATA	STARBUSSH WHITETOP
SACCHARUM BALDWINII	NARROW PLUMEGRASS

- PLANT REQUIREMENTS:**
- SELECT PLANTS FROM THE RECOMMENDED PLANT LIST.
 - 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.

MINIMUM PLANT MATERIAL QUANTITIES AND PLANT SIZES	
1.	50 HERBACEOUS PLANTS PER 200 SF OF SHELF AREA
2.	PLANTS AT LEAST 4 CUBIC-INCH CONTAINER

- GENERAL NOTES:**
- TOPSOIL FROM THE SITE WILL BE SPREAD ACROSS THE SHALLOW WATER AND SHALLOW LAND 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 SCM 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 10% CLAY (USDA SOIL TEXTURAL CLASSIFICATION).
 - A MINIMUM ORGANIC CONTENT OF 10% 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 SCM FACILITY.

- 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 SEASONS:**
- TREES/SHRUBS.....OCTOBER TO JUNE
HERBACEOUS PLANTS (SHALLOW LAND).....OCTOBER TO JUNE
HERBACEOUS PLANTS (SHALLOW WATER).....APRIL TO JUNE (RECOMMENDED)
MID-SEPTEMBER TO MID-OCTOBER
GRASSES.....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 SPECIE) WITHIN THEIR RESPECTIVE PLANTING AREA. OVERLAPPING OR WEAVING 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.

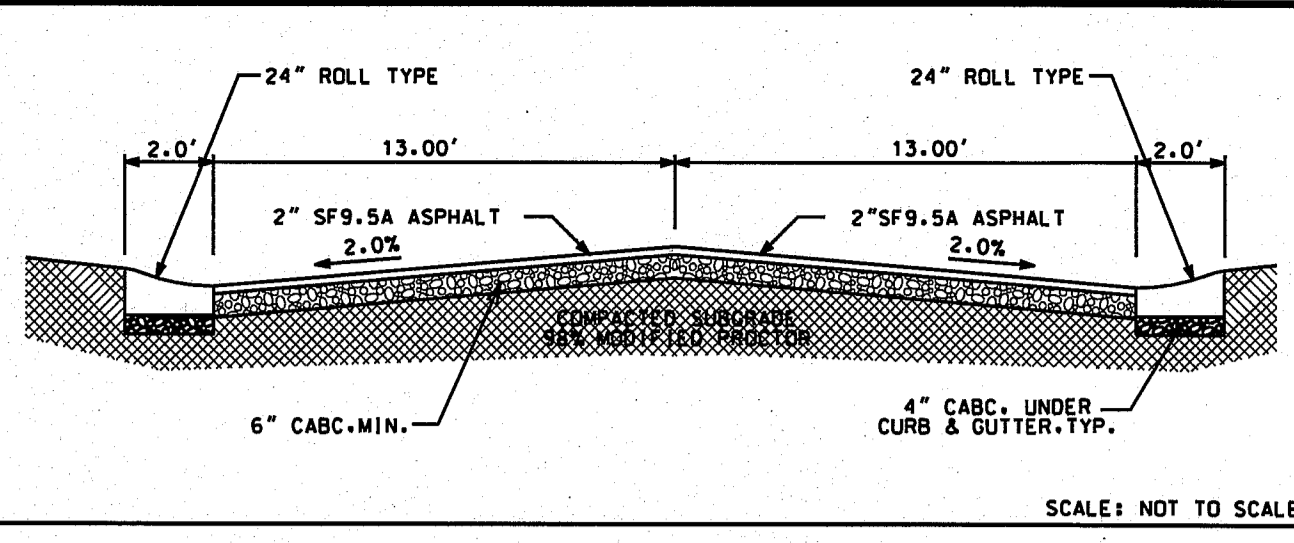
IRRIGATION MAY BE NECESSARY FOR SHALLOW LAND AND WATER ZONES IF PROLONGED DROUGHT DRAWS WATER LEVELS 6" OR MORE BELOW NORMAL POOL DURING THE FIRST SUMMER FOLLOWING PLANT INSTALLATION.

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

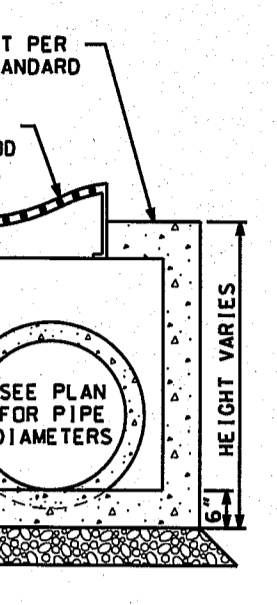
REVISIONS:			
No.	BY	DATE	DESCRIPTION

CONTRACTOR SHALL COORDINATE WITH A NURSERY SPECIALIST FROM A REGIONAL NURSERY FOR THREE HERBACEOUS PLANT SPECIES TO BE USED IN POND CONSTRUCTION BASED ON SEASONAL AVAILABILITY, REGIONAL SURVIVABILITY AND IN ACCORDANCE WITH THE APPROVED NCDEQ STORMWATER PERMIT.

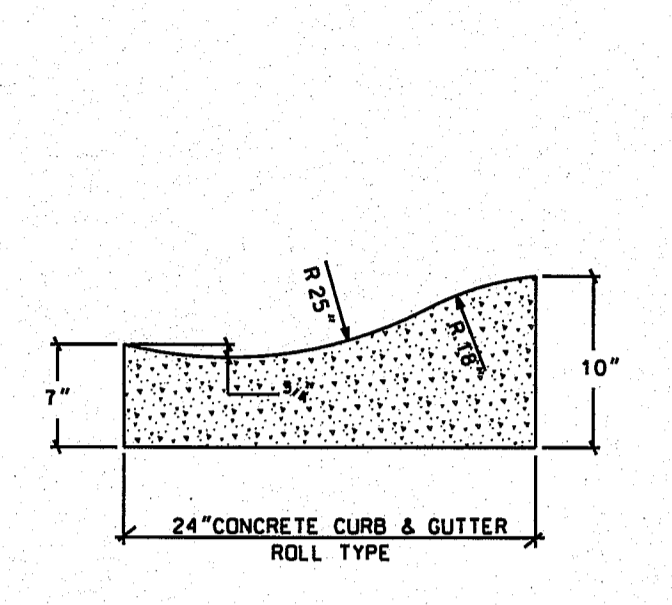
POND PLANTING, OPERATION & MAINTENANCE PLAN			
THE TOWNS AT LIVE OAK			
BEAUFORT TOWNSHIP, CARTERET COUNTY, NORTH CAROLINA			
CLIENT: 1809, LLC	DESIGNED: RDC/GYT	DRAWN: RDC/GYT	
ADDRESS: 710 ARENDELL STREET, SUITE 201 MOREHEAD CITY, NC 28557	PHONE: 252-725-5375	CHECKED: RDC	APPROVED: RDC
		DATE: 4/24/24	SCALE: 1" = 30'
RONALD D. CULLIPHER P.E.			



TYPICAL DRIVE SECTION



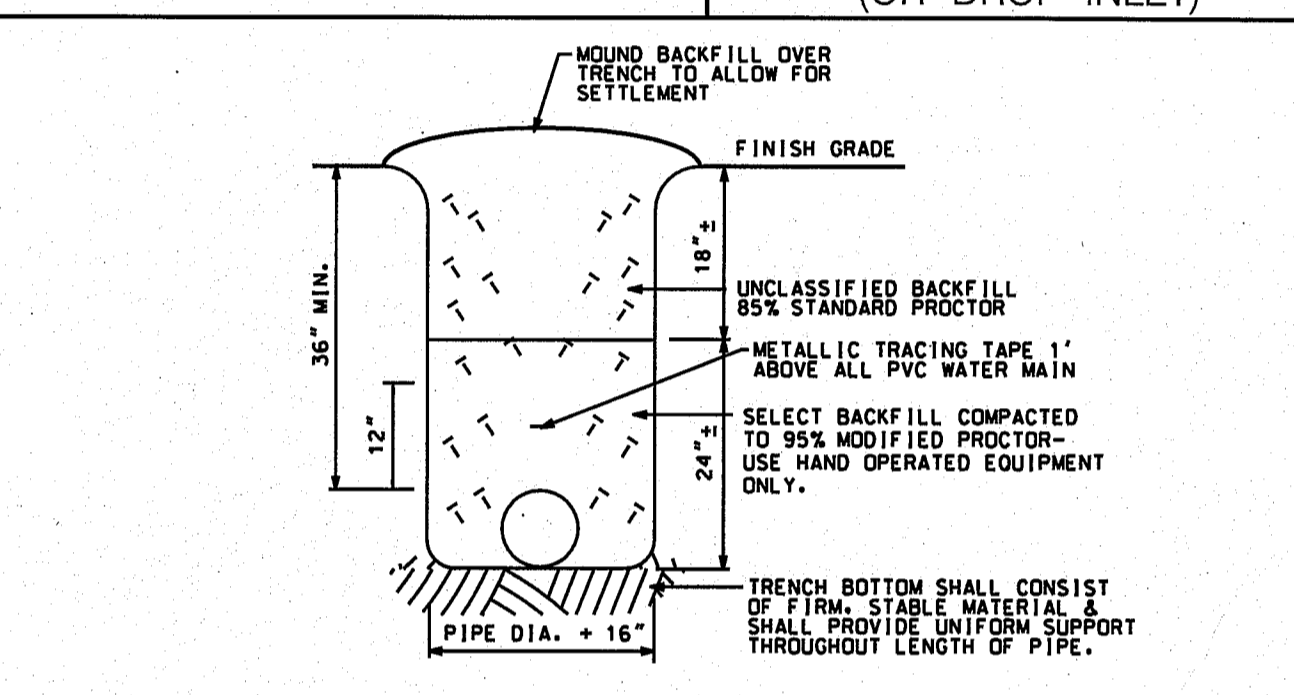
PRECAST CATCH BASIN (OR DROP INLET)



ROLL TYPE CURB AND GUTTER

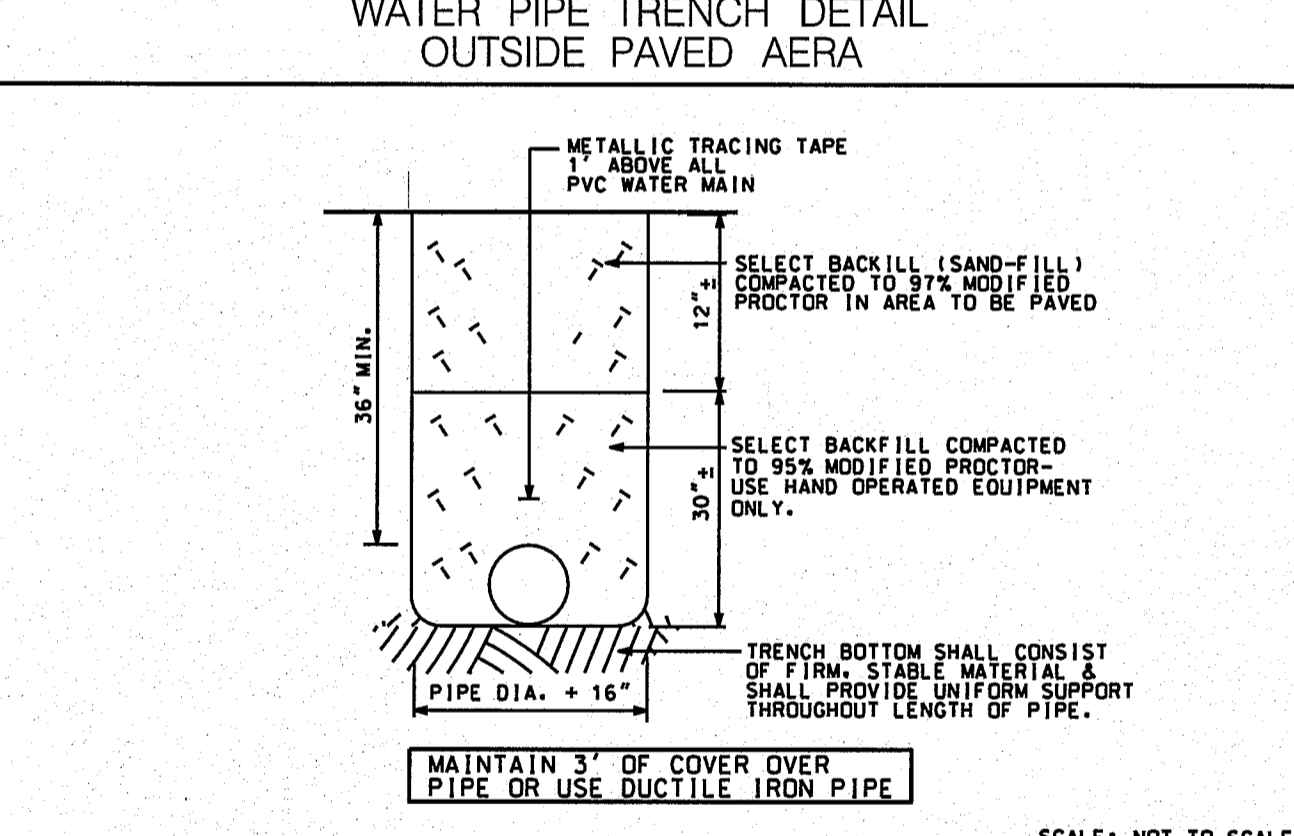
SCALE: NOT TO SCALE

SCALE: NOT TO SCALE



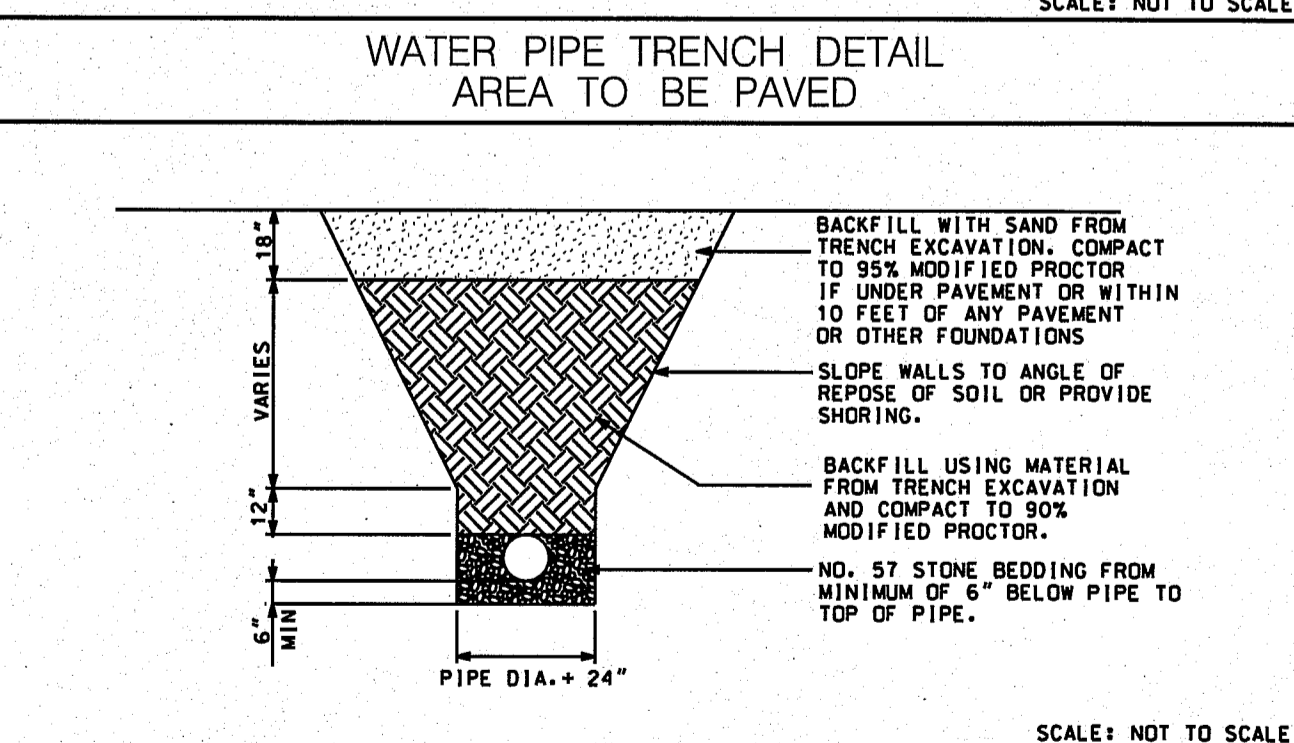
WATER PIPE TRENCH DETAIL OUTSIDE PAVED AREA

SCALE: NOT TO SCALE



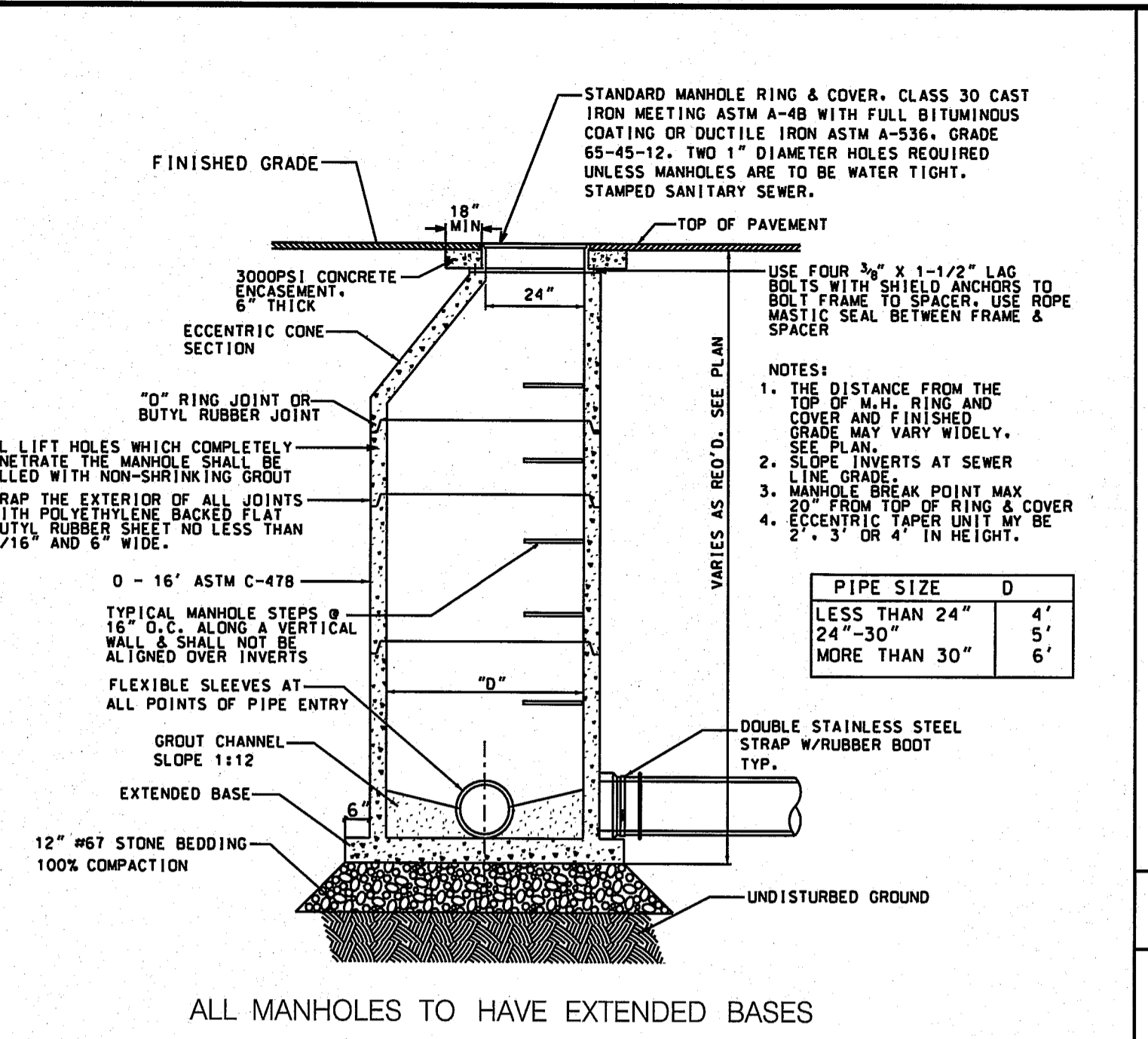
WATER PIPE TRENCH DETAIL AREA TO BE PAVED

SCALE: NOT TO SCALE



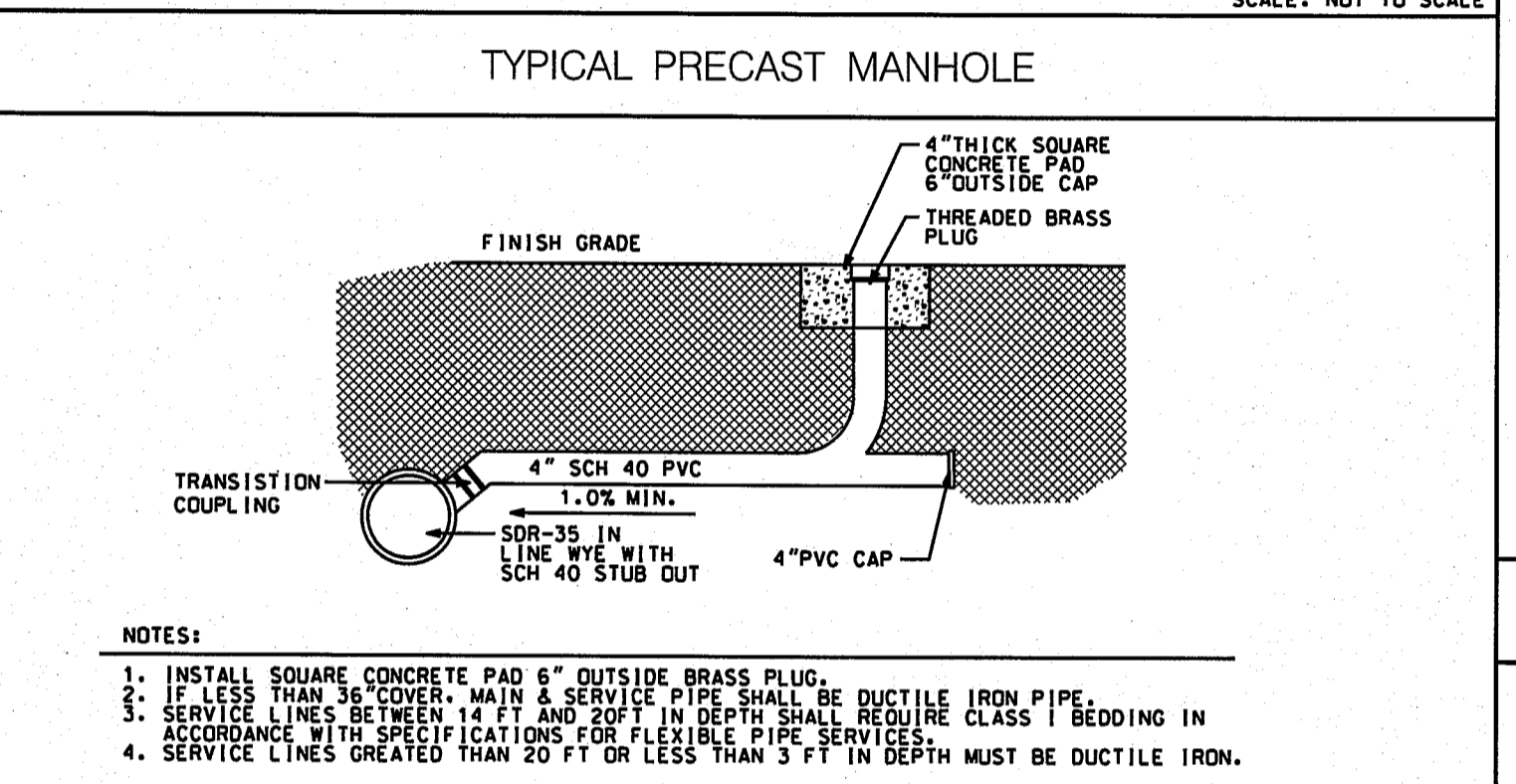
SEWER PIPE TRENCH

SCALE: NOT TO SCALE



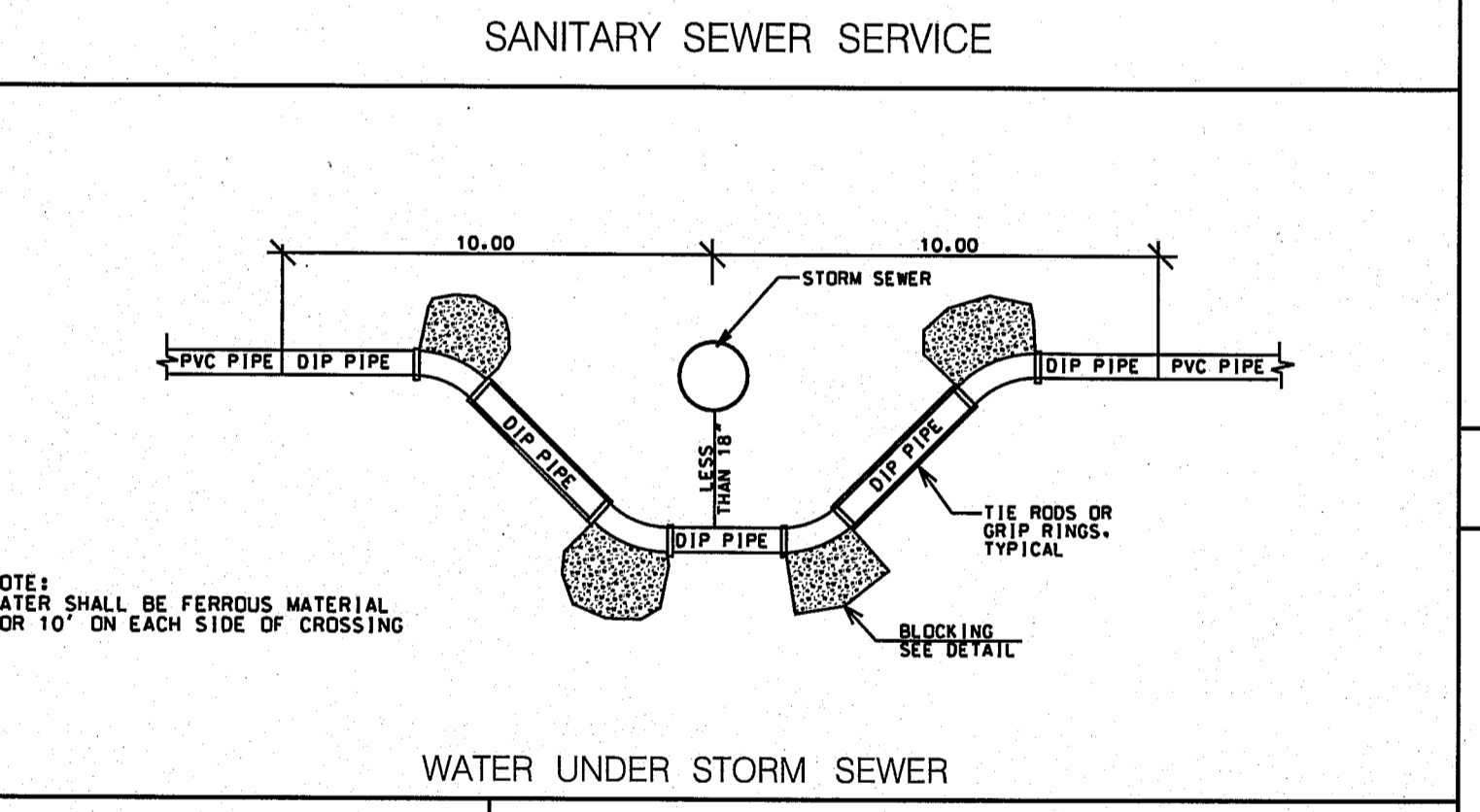
TYPICAL PRECAST MANHOLE

SCALE: NOT TO SCALE



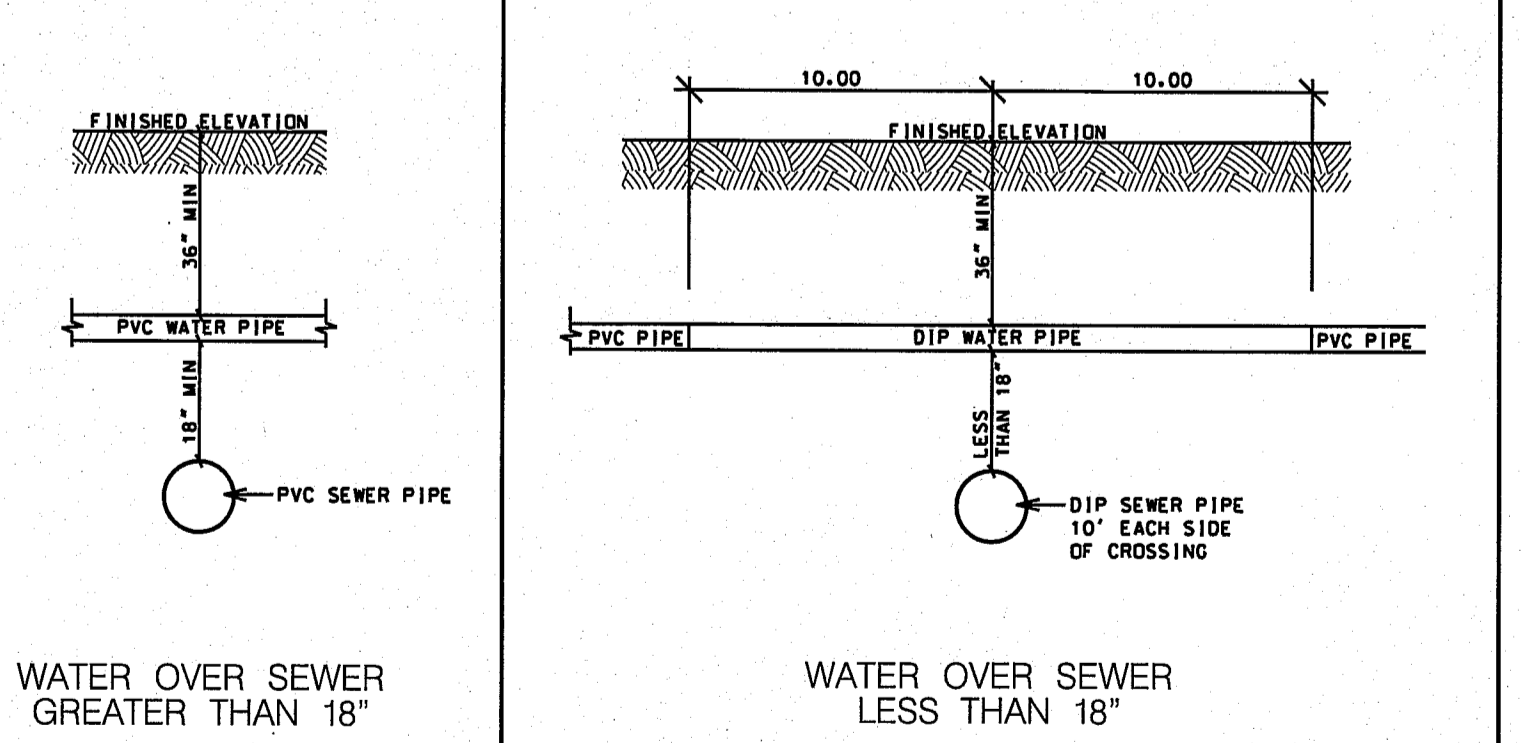
SANITARY SEWER SERVICE

SCALE: NOT TO SCALE



WATER UNDER STORM SEWER

SCALE: NOT TO SCALE



CROSSING DETAILS

SCALE: NOT TO SCALE

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

PIPE DIA.	90°	45°	12 1/2°	11 1/2°
4"	2,100	3,400	2,100	1,100
6"	3,400	5,100	3,400	1,700
8"	4,700	7,000	4,700	2,400
10"	6,000	9,000	6,000	3,100
12"	7,300	11,000	7,300	3,800
14"	8,600	13,000	8,600	4,500
16"	9,900	15,000	9,900	5,200
18"	11,200	17,000	11,200	5,900
20"	12,500	19,000	12,500	6,600
24"	15,400	23,000	15,400	8,000
30"	19,300	29,000	19,300	10,000
36"	23,200	35,000	23,200	12,000
42"	27,100	41,000	27,100	14,000
48"	31,000	47,000	31,000	16,000
54"	34,900	53,000	34,900	18,000

BEARING LOAD (LB./SQ. FT.)

MUCK	0
SOFT CLAY	1,000
SANDY SILT	3,000
SANDY CLAY	4,000
HARD CLAY	5,000

NOTES:

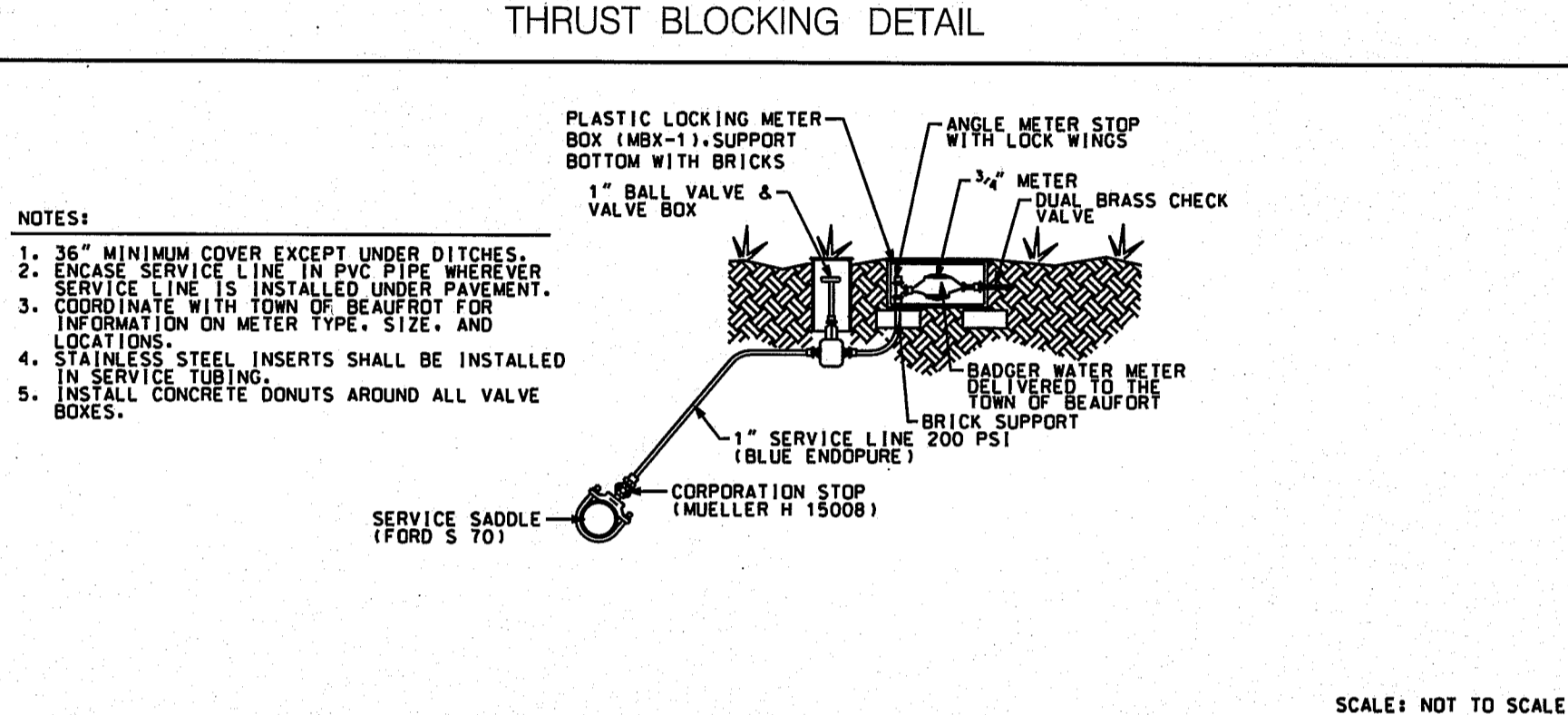
1. THRU LINE CONNECTION, TEE
2. THRU LINE CONNECTION, CROSS USED AS TEE.
3. LESS CHANGE, ELBOW
4. CHANGE LINE SIZE, REDUCER
5. DIRECTION CHANGE, TEE USED AS ELBOW
6. DIRECTION CHANGE, CROSS USED AS ELBOW
7. DIRECTION CHANGE

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 THIS TABLE DUE TO THE WIDE VARIATION OF BEARING LOAD CAPACITIES FOR EACH SOIL TYPE.

SEE BEAUFORT MANUAL FOR ADDITIONAL DETAILS ON THRUST BLOCKING

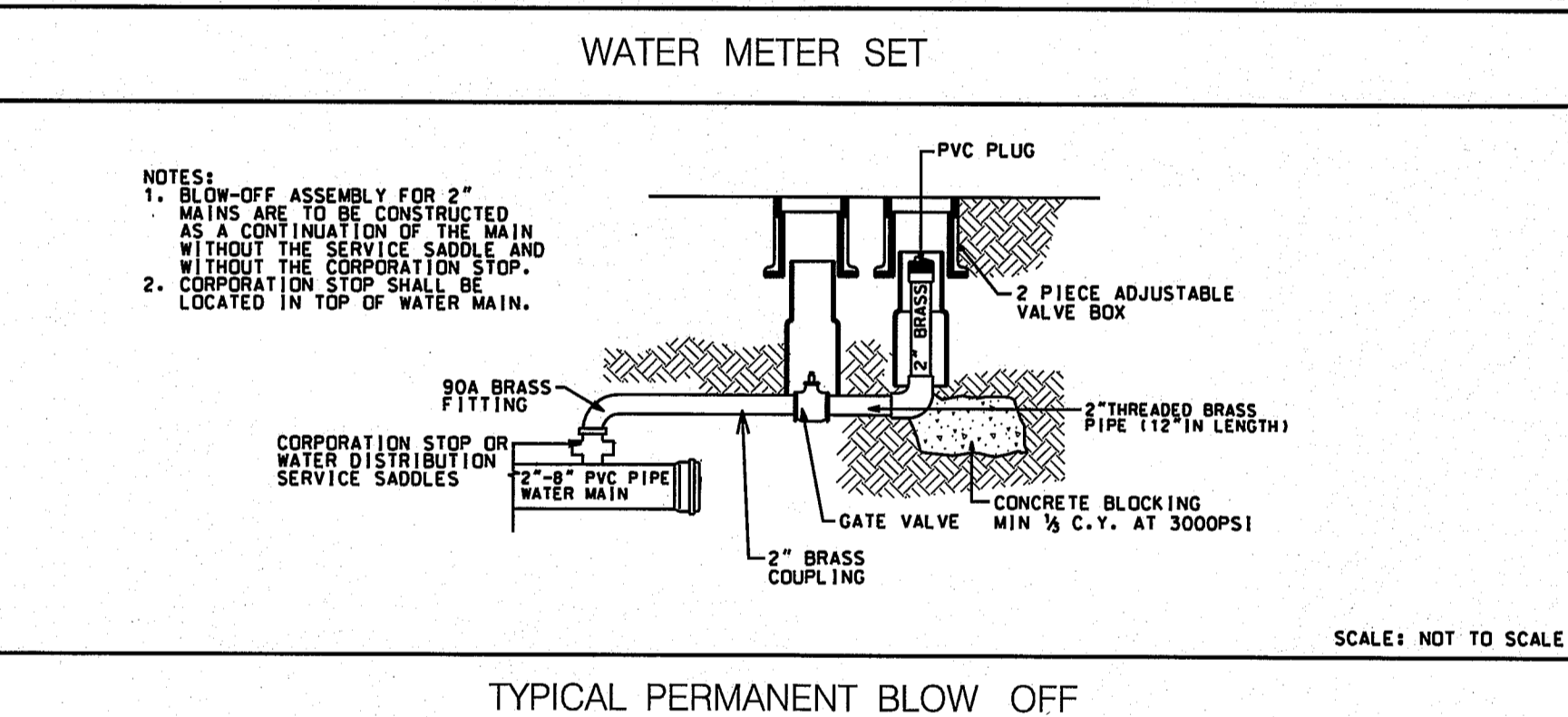
THRUST BLOCKING DETAIL

SCALE: NOT TO SCALE



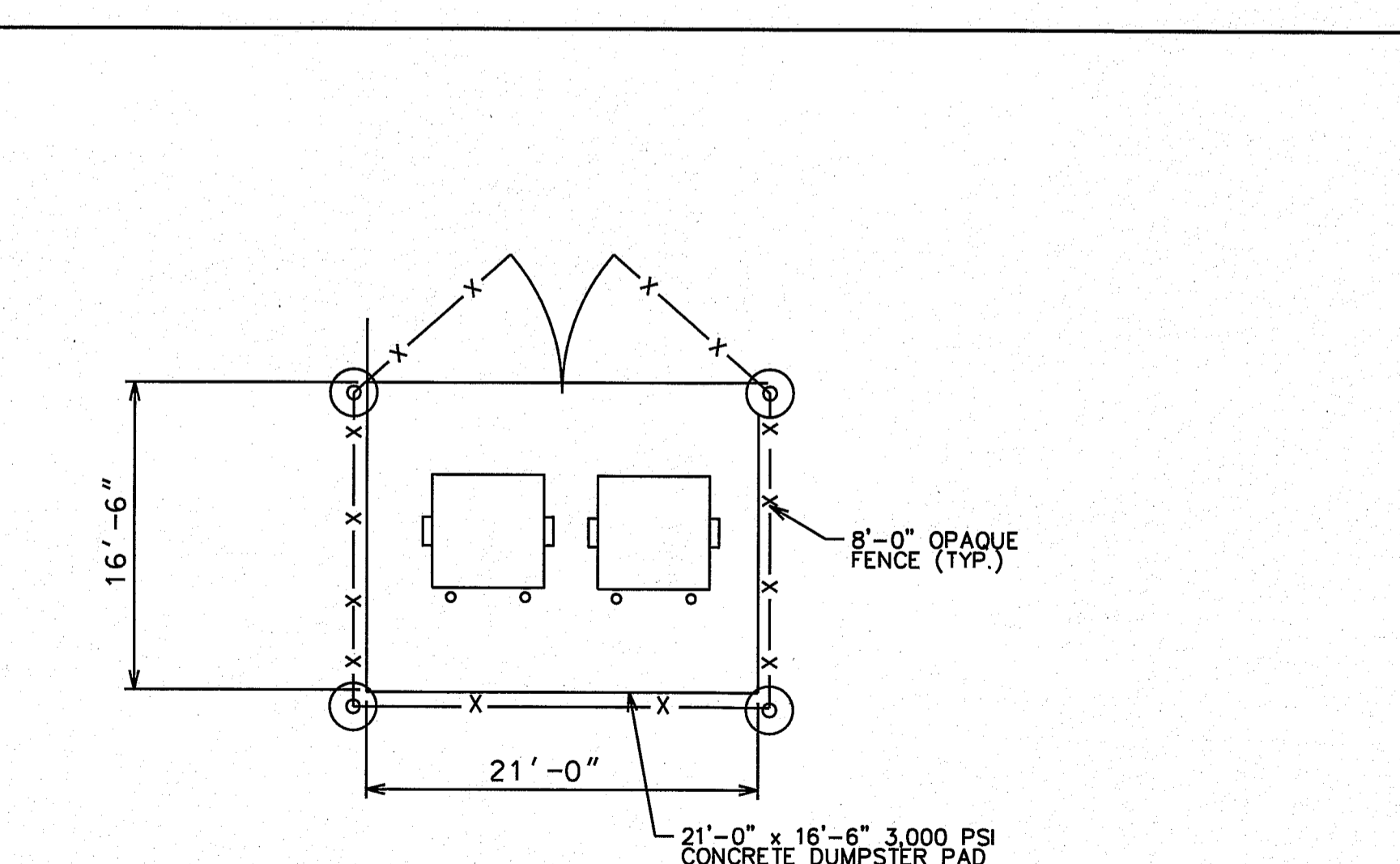
WATER METER SET

SCALE: NOT TO SCALE



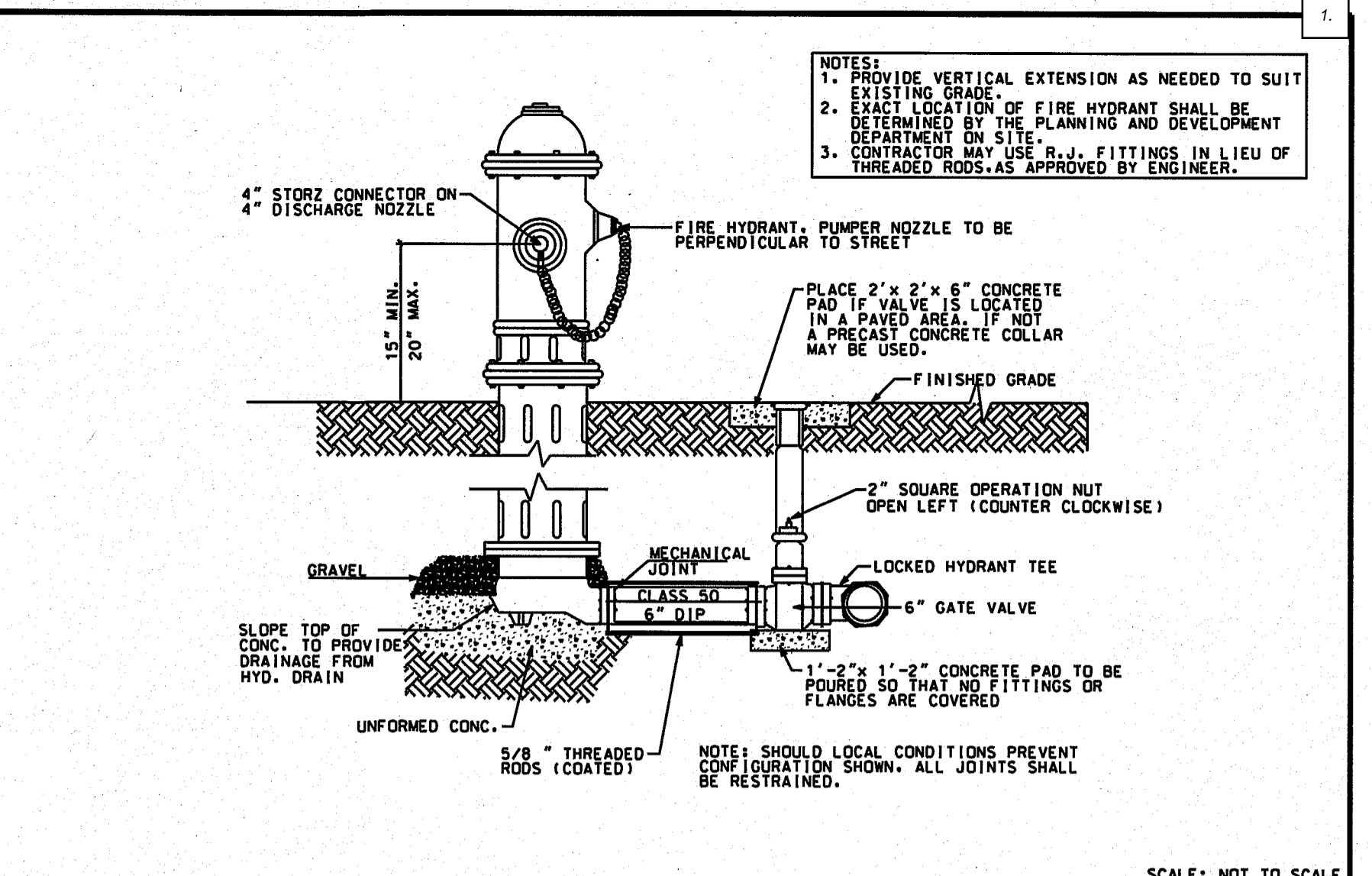
TYPICAL PERMANENT BLOW OFF

SCALE: NOT TO SCALE



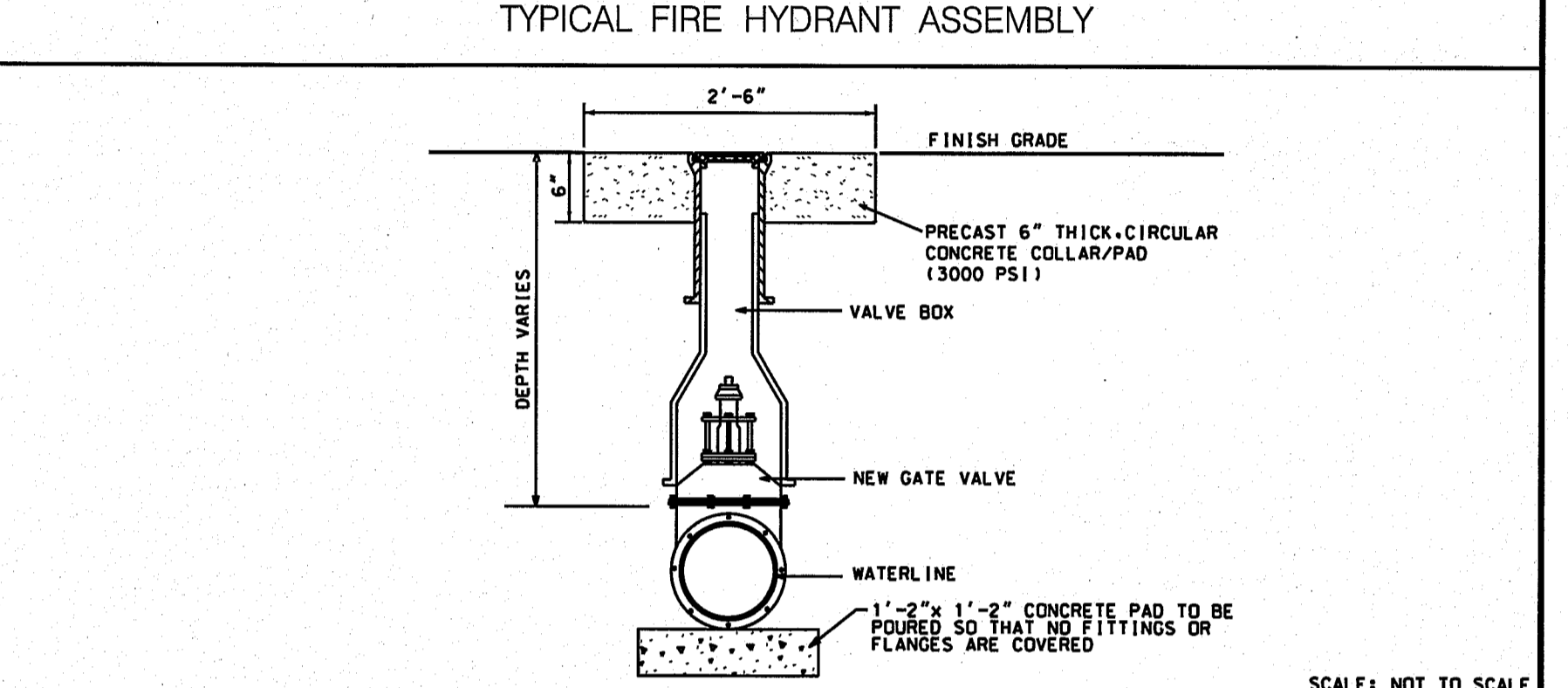
DUMPSTER PAD DETAIL

SCALE: NOT TO SCALE



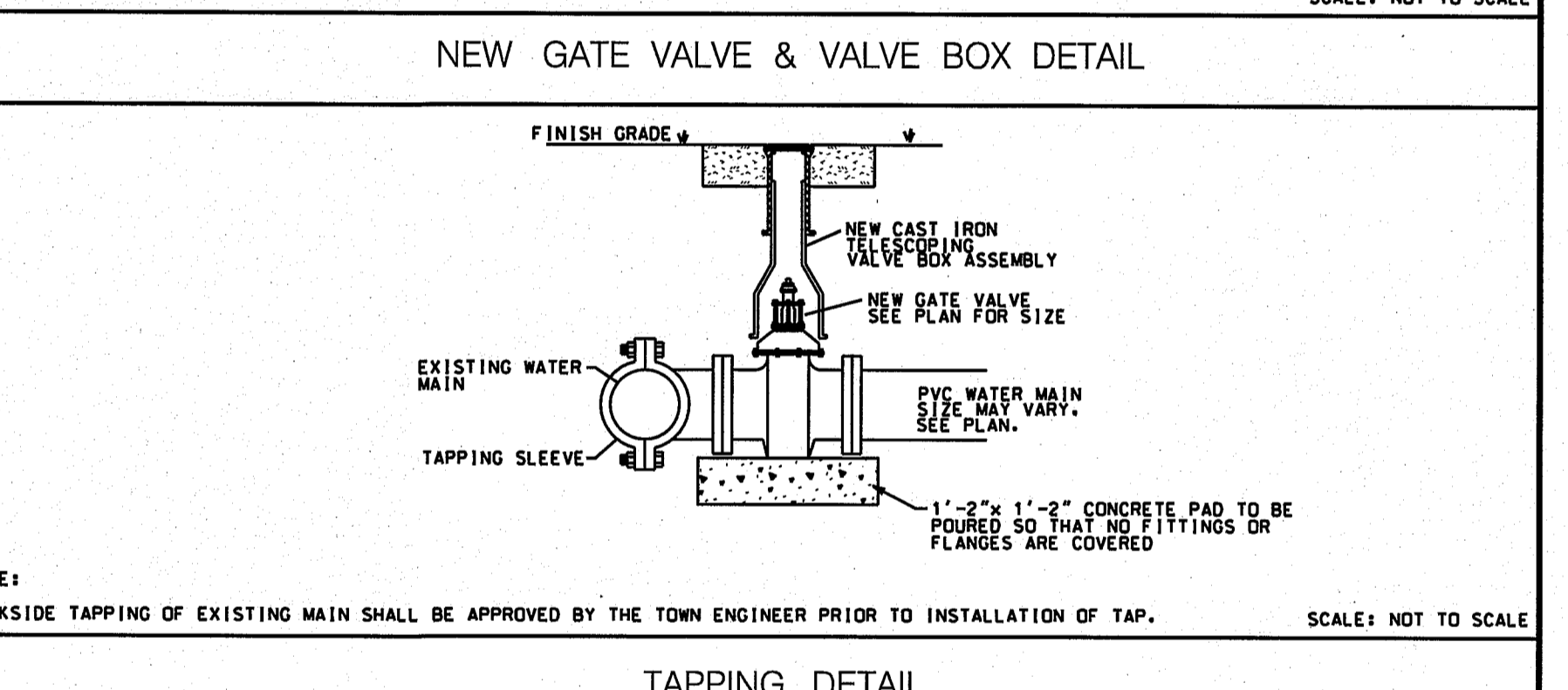
TYPICAL FIRE HYDRANT ASSEMBLY

SCALE: NOT TO SCALE



NEW GATE VALVE & VALVE BOX DETAIL

SCALE: NOT TO SCALE



TAPPING DETAIL

SCALE: NOT TO SCALE

REVISIONS:

No.	BY	DATE	DESCRIPTION

DETAILS

THE TOWNS AT LIVE OAK

BEAUFORT TOWNSHIP, CARTERET COUNTY, NORTH CAROLINA

CLIENT: 1809, LLC
 ADDRESS: 710 ARENDELL STREET, SUITE 201
 MOREHEAD CITY, NC 28557
 PHONE: 252-725-5375

DESIGNED: RDC/GYT
 DRAWN: RDC/GYT
 CHECKED: RDC
 APPROVED: RDC

DATE: 4/24/24
 SCALE: AS NOTED

THE CULLIPHER GROUP, P.A.
 161A HIGHWAY 24
 MOREHEAD CITY, N.C. 28557
 (252) 779-0080 LICENSE NO. C-4482

RONALD D. CULLIPHER P.E.

June 13, 2024

1809 Live Oak – Townhome Preliminary Map Discussion

Items of Concern from June 10 Beaufort Commissioners Meeting

- **Parking – although we have met the parking requirements per the Town ordinance, we will be adding available parking for three vehicles in the larger 1984 sq ft homes. Double parking in front of each home and single in garage adding 69 total spaces**
- **Restrictive Covenants – language will be added “Prohibiting any parking on any street”**
- **Trees – in addition to the existing landscaping/buffer requirements being met, each townhome will be landscaped in front with a tree included**
- **Trash – Planner Michelle Eitner met with Public Works Director Mark Eakes and because of logistics and aesthetics, Public Works prefers the use of communal solid waste disposal (dumpsters) managed by the HOA, We have experienced the Roll Out Toters at the 11@Main Community in Winterville and it is not working. Plans are in the works there to eliminate Toters and install Dumpsters**
- **Short Term Rentals – Restrictive Covenants language will be added only allow rentals for a minimum of 30 days**
- **Sidewalks – Ron Cullipher is adding sidewalks to the design that will provide inner connectivity to Live Oak Street, Food Lion Shopping Center, and along the common areas along Monroe Court which will provide access to the Mail Kiosk as well as the Recreation Area, Tot Lot, Dumpster Area, and Walking Trail around the Pond. Setback limitations along with impervious issues restrict sidewalks in front of each home**

NORTH CAROLINA
CARTERET COUNTY

Prepared By:
White & Allen, P.A.
304 N. 35th Street, Morehead City, NC 28557

DECLARATION OF CONDITIONS, RESTRICTIONS AND COVENANTS
OF THE TOWNS AT LIVE OAK SUBDIVISION

THIS DECLARATION, made on the date hereinafter set forth by, 1809, LLC, a North Carolina limited liability company hereinafter referred to as "Declarant," who do hereby covenant and agree to and with all other persons, firms or corporations now owning or hereafter acquiring as owners any tract or parcel of land in the area designated.

WITNESSETH:

WHEREAS, 1809, LLC is the owner of certain property in Beaufort Township, Carteret County, North Carolina; and,

WHEREAS, Declarant desires to provide for the maintenance and upkeep of the common area located within The Towns At Live Oak Subdivision (the "Subdivision") and to provide for enforcement of covenants and restrictions applicable to the Subdivision, and desires to subject all of the property within the Subdivision to the covenants, conditions, restrictions, easements, charges, and liens hereinafter set forth, each and all of which is and are for the benefit of said property and each owner thereof; and

WHEREAS, Declarant has deemed it advisable to create an organization to own, maintain and administer the Common Area (as herein after defined), to administer and enforce covenants and restrictions applicable to the Subdivision, and to collect and disburse the assessments and charges hereinafter created, and Declarant has therefore incorporated under North Carolina law as a non-profit corporation, The Towns At Live Oak Homeowners Association, Inc. for the purpose of exercising the aforesaid functions; and,

WHEREAS, Caviness and Cates Building and Development Company has entered in an Agreement with 1809, LLC whereby Caviness and Cates Building and Development Company will be the builder of all townhome units located on the Property.

NOW, THEREFORE, Declarant hereby declares that the Property shall be held, owned, sold and conveyed subject to the following easements, restrictions, covenants, and conditions, which are for the purpose of protecting the value and desirability of same, and which shall run with the real property and be binding on all parties having any right, title, or interest in the described properties or any part thereof, their heirs, successors and assigns, and shall inure to the benefit of each owner thereof.

ARTICLE I
DEFINITIONS

Any defined term used in this Declaration shall have the meaning set forth below or, if not specifically defined in this Article I, the meaning of such term as set forth in the Act or in any other provision of this Declaration.

Section 1: "Act" shall mean Chapter 47F of the North Carolina General States, known as the North Carolina Planned Community Act.

Section 2: "Association" shall mean The Towns At Live Oak Homeowners Association, Inc. and its successors and assigns.

Section 3: "Owner" shall mean the record owner, whether one or more persons or entities, of fee simple title to any Lot which is a part of the Property, including contract sellers, but excluding those having such interest merely as security for the performance of an obligation.

Section 4: "Property" shall mean that certain real property herein described in Article II, Section 1, and such additions thereto as may hereafter be brought within the jurisdiction of the Association.

Section 5: "Common Area" shall mean all real property (including any improvements thereto) and personal property owned or maintained by the Association for the common use and enjoyment of Owners. Common Area shall also include, for purposes of maintenance, operation, repair and improvements, all utilities, drainage easements and storm water detention facilities located on or connected with the Property and any additions thereto as provided in this Declaration.

Section 6: "Lot" shall mean any plot of land shown upon any recorded subdivision plat of the Property with the exception of the Common Area and any public street rights-of-way shown on said plat. In the event that any Lot is increased or decreased in size by recombination or resubdivision through recordation of a new subdivision plat, any newly-platted Lot shall thereafter constitute a Lot hereunder.

Section 7: "Member" shall mean every person or entity who holds membership in the Association as the Owner of a Lot.

Section 8: “Unit” shall mean any building or portion thereof within the Property which is designated and intended for use and occupancy as a residence by a single family, whether by the Owner of such Unit or by tenants or lessees of such Owner.

Section 9: “Declarant” shall mean and refer collectively to 1809, LLC and their successor and/or assigns.

ARTICLE II
PROPERTY SUBJECT TO DECLARATION

Section 1: Existing Property. The real property which is and shall be held, transferred, sole, conveyed, used and occupied subject to this Declaration as of the date of recording hereof, which is within the jurisdiction of the Association, is described as follows:

Lying and being in Beaufort Township, Carteret County, North Carolina and being more particularly described as follows:

All of that property, including lots and common area as shown on that plat entitled “The Towns at Live Oak” prepared by The Cullipher Group, P.A. dated 3/25/24 and recorded in Book _____, page _____, (file# _____) Carteret County Registry.

Section 2: Annexation of Additional Property. At any time prior to June 1, 2054, additional land may be annexed by 1809, LLC without the consent of the Members and therefore shall become subject to this Declaration by the recording by 1809, LLC of a plat showing such property to be annexed and of a supplementary declaration extending the operation and effect of this Declaration to the property to be annexed. Furthermore, at any time either Declarant owns any Lot within the Property, additional land may be annexed by 1809, LLC without the consent of the Members and therefore become subject to this Declaration by the recording by 1809, LLC of a plat showing such property to be annexed of a supplementary declaration extending the operation and effect of this Declaration to the property to be annexed. Any property annexed must be contiguous to property already subject to this Declaration. Any property annexed pursuant to this subsection may be annexed and subjected to this Declaration as one parcel or as several parcels at different times. The addition of such property pursuant to this Section may increase the cumulative number of Lots within the Property and, therefore, may alter the relative maximum voting strength of the various types of Members.

A supplementary declaration may contain such complementary additions to and modifications of the covenants and restrictions contained in this Declaration, including, without limitation, different voting rights and different annual and special assessments for the Lots so annexed, as Declarant, in its sole discretion, may deem necessary or appropriate to reflect the different character or use of the property added. Except as provided in Section 3 of Article IX hereof, in no event, however, shall any supplementary declaration revoke, modify or add to the covenants and restrictions established by this Declaration so as to materially and adversely affect any portion of the Property already subject to this Declaration, except for the dilution of voting strength that occurs as a result of the inclusion of additional Members of the Association. A supplementary declaration annexing additional property need only be executed by the Declarant, and if applicable, by the owner of the property being annexed, and shall not require the joinder or consent of the Association or any of its Members. Nothing

contained in this Article shall be construed to obligate or require Declarant to make any additions to the Property.

Section 3: Merger. Additional property may also be made subject to this Declaration by merger or consolidation of the Association with another non-profit corporation formed for the same or similar purposes. The surviving or consolidated association shall administer the covenants and restrictions established by this Declaration within the Property and the covenants and restrictions established upon property owned by the other association as one scheme. No such merger or consolidation shall cause any revocation, change or addition to this Declaration.

Section 4: Withdrawal of Property. Declarant reserves the right to amend this Declaration so long as it has a right to annex Additional Property pursuant to this Article for the purpose of removing any portion of the Property then owned by Declarant or the Association from the coverage of this Declaration, to the extent originally included in error or as a result of changes whatsoever in the plans for the Subdivision, provided such withdrawal is not unequivocally contrary to the overall, uniform scheme of development for the Subdivision.

Section 5: Good Faith Lender’s Clause. Any violation of these covenants, conditions or restrictions shall not affect any lien or deed of trust of record held in good faith, upon any Lot or commercial Unit, which liens may be enforced in due course, subject to the terms of this Declaration.

ARTICLE III
PROPERTY RIGHTS

Section 1: Owner's Easement of Enjoyment. Except as otherwise provided herein any by the rules and regulations adopted by the Board of Directors of the Association, each Owner shall have a right and easement of enjoyment in and to the Common Area which shall be appurtenant to and shall pass with the title to every Lot, subject to the following provisions:

(a) The right of the Association to suspend the voting rights of an Owner, subject to a hearing or opportunity to present evidence in accordance with NCGS Section 47F-3-107.1 for any period during which any assessment against his or her Lot remains unpaid, or for a period exceed sixty (60) days for any infraction of the published rules and regulations of the Association.

(b) The right of the Association to dedicate or transfer all or any part of the Common Area to any public or quasi-public agency, authority, or utility for such purposes and subject to such conditions as may be agreed to by the Members. After Class B Lots cease to exist, no such dedication or transfer shall be effective unless the Members entitled to at least 80% of the vote of the entire membership of the Association agree to such dedication, sale, or transfer and signify their agreement by a signed document recorded in the applicable public registry for Carteret County, North Carolina. Nothing herein shall be deemed to prohibit the Board of Directors of the Association, without the consent of the Members, from granting easements over and across the Common Area to any public or quasi-public agency, authority or utility for the installation and maintenance of sewage, utility (including cable television or internet) or drainage facilities when, in the opinion of the Board of Directors of the Association, such easements are necessary for the convenient use and enjoyment of properties within the Subdivision. Notwithstanding anything herein to the contrary, the Common Area shall be preserved for the perpetual benefit of the owners of Lots within the Subdivision and

shall not be conveyed except to a governmental entity or another non-profit corporation organized for similar purposes.

(c) the right of the Association to borrow money, and, after Class B Lots cease to exist, with the assent of Members' entitled to at least 80% of the votes of the entire membership of the Association, mortgage, pledge, deed of trust or hypothecate any or all of its real or personal property as security for money borrowed or debts incurred, provided that the rights of any such lender shall be subordinate to the property rights of the Members and the Association.

(d) the right of the Association to exchange all or part of the Common Area for other property and consideration of like value and utility, provided, however, that after Class B Lots cease to exist, any such dedication shall require the consent of the Members as set forth in Section (b) above, and further provided that, if the Board of Directors of the Association determines, in its sole discretion, that such exchange is necessary to cure an encroachment or setback violation on any Lot, the Board may effect such exchange without the consent of or approval by the Members.

(e) the right of the Association to expand or add to the Common Area and to improve, maintain and operate the Common Area.

(f) the right of the Association to adopt, promulgate and enforce rules and regulations concerning the use of the Common Area.

Section 2: Conveyance of Common Area. No later than the time during which there are no Class B Lots, the Declarant shall convey and transfer to the Association, and the Association shall accept, fee simple title to the Common Area, subject to any easements, reservations, and restrictions of record. Notwithstanding the foregoing, if the Declarant owns one or more Lots at the time of said conveyance, the Declarant reserves an easement over and across any Common Area for the purpose of construction and maintaining any improvements on the Common Area as the Declarant deems necessary or advisable.

Section 3. Regulation and Maintenance of Common Area. It is the intent of the Developer that the Common Area be preserved to the perpetual benefit of the Owners within the Subdivision. The board of directors of the Association may adopt and promulgate rules and regulations governing the use of the Common Area by the Owners and their family, guests, and invitees. No Owner or family, guest or invitee thereof shall use the Common Area in violation of any such rules or regulations or in any manner that in any way interferes with the rights of the other Owners. The Association shall be responsible for the management and control of the Common Area and shall keep the Common Area in good condition, order and repair, at its expense. The Association and its employees, agents, contractors and subcontractors shall have a nonexclusive right and easement at all times to enter upon any portion of a Lot to the extent necessary to gain access and maintain improvements and facilities within a Common Area and no such entry shall be deemed a trespass.

Section 4. Insurance. The Association shall obtain and at all times maintain adequate liability insurance covering the Association itself and the Common Area and other property owned by the Association, including but not limited to officers' and directors' liability insurance.

Section 5. Declarant's Reserved Rights. Until such time as no Declarant owns any Lots in the Subdivision, the Declarant shall have the right to alter the boundaries of the Common Area,

whether or not it has been previously deeded to the Association, subject to NCGS §47F-3-112; provided that such alteration does not substantially, materially and adversely affect the function and use of the Common Area. The Association and each Owner hereby irrevocably appoints both parties comprising the Declarant as his, her or its attorney-in-fact to execute and/or deliver any documents, plats, deeds or other written matters necessary or convenient to accomplish the addition of the Common Area or Property or both, to create easements as deemed necessary by Declarant, and to adjure the boundary or boundaries of the Common Area.

During all such times as there are multiple parties comprising the Declarant, all rights of the Declarant hereunder shall be exercised only jointly by the Declarant, or as otherwise determined by the parties comprising the Declarant, with the exception of voting rights a Declarant may have by virtue of lot ownership, which may be exercised by each party comprising the Declarant individually.

ARTICLE IV
MEMBERSHIP AND VOTING RIGHTS

Section 1: Membership. Every Owner of a Lot which is subject to assessment shall be a Member of the Association. Membership shall be appurtenant to and may not be separated from ownership of any Lot which is subject to assessment.

Section 2: Classes of Membership. The Association shall have two classes of voting membership. The voting rights of the membership shall be appurtenant to the ownership of the Lots and may not be separated from ownership of any Lot.

(a) Class A Lots. Class A Lots shall consist of all Lots except Class B Lots. Ownership of a Class A Lot shall entitle the Owner of such Lot to one (1) vote. When more than one person holds an interest in any Lot (other than a leasehold or security interest), all such persons shall be Members. The vote for such Lot shall be exercised as they determine, but in no event shall more than one vote be cast with respect to any Lot. Fractional voting shall not be allowed.

(b) Class B Lots. Class B Lots shall be all Lots owned by either Declarant which have not been converted to Class A Lots as set forth below. Each Declarant shall be entitled to twenty (20) votes for each Class B Lot it owns. Class B membership shall cease and Class B Lots shall be converted to Class A Lots upon the earlier to occur of the following: (i) no Declarant owns any Lots within the Property; or (ii) upon written waiver of the Class B membership by the Declarant, which waiver shall apply only to such Lots as may be owned by said Declarant. When the Class B Lots cease to exist and are converted to Class A Lots, Declarant shall have the same voting rights as other Owners of Class A Lots.

(c) Declarant’s Voting Rights. Until the Class B Lots cease to exist, as provided above, Declarant shall be vested with the sole voting rights of the Association on all matters (including but not limited to election and removal of directors and officers of the Association), except such matters to which the Declaration, the Articles of Incorporation of the Association or the Bylaws of the Association specifically require a vote of the Class A Members.

ARTICLE V
COVENANT FOR MAINTENANCE ASSESSMENTS

Section 1: Creation of the Lien and Personal Obligation of Assessments. The Declarant, for each Lot owned within the Property, hereby covenants, and each Owner of any Lot, by acceptance of a deed therefore, whether or not it shall be so expressed in such deed, is deemed to covenant and agree to pay to the Association annual assessments and special assessments, such assessments to be established and collected as hereinafter provided. All assessments which are unpaid when due, together with interest and late charges set forth in Section 9 of this Article V and all costs of collection, including reasonable attorneys' fees, shall be a charge against and a continuing lien upon the Lot against which such assessment is made subject to NCGS § 47F-3-116, as amended. Each such assessment or charge, together with interest and costs of collection, including reasonable attorney's fees, subject to notice provided in NCGS § 47F-3-116(e), shall also be the personal or corporate obligation of the person, firm or corporation owning such Lot at the time when such assessment fell due, but such personal obligation shall not be imposed on such Owner's successors in title unless expressly assumed by them. Although unpaid assessments and charges are not the personal obligation of such Owner's successors in title unless expressly assumed by them, the unpaid assessments and charges shall continue to be a lien upon the Lot against which the assessment or charge was made.

It is the intent of the Declarant that any monetary fines imposed against an Owner pursuant to the Bylaws of the Association or in this Declaration and, subject to NCGS §47F-3-107.1, shall constitute a lien against the Lot of such Owner to the same extent as if such fine were an assessment against such Lot.

Section 2: Purpose of Assessments. The assessments levied by the Association shall be used exclusively to promote the recreation, health, safety, and welfare of the residents of the Subdivision and, in particular, for the acquisition, improvement and maintenance of properties, services and facilities devoted to this purpose and related to the use and enjoyment of the Common Area, including but not limited to, maintenance, reconstruction and repair of water and sewer lines and detention ponds located within the Common Area, restoration of party walls in the event of destruction or damage, landscaping maintenance, the cost of repairs, electricity, utilities, replacements and additions, the cost of labor, and equipment, the payment of taxes assessed against the Common Area, the procurement and maintenance of insurance in accordance with the By-Laws, garbage and trash collection services, street lighting, the employment of attorneys to represent the Association when necessary, and such other needs as may arise.

Section 3: Basis and Maximum of Annual Assessments. (a) No assessments shall be made on any Lot until the first day of the first year following the date the platted Lot shall have been conveyed by deed to an Owner other than Declarant. Until January 1 of the second year following the conveyance of the first Lot to an Owner, the maximum annual assessment shall be One Thousand Two Hundred Dollars (\$1,200.00) per Lot.

For so long as Class B Lots exist, the Board of Directors, in its sole discretion, shall have the authority to adopt an annual budget without a vote of the membership. Once Class B Lots cease to exist, the annual assessment may be increased by the Board of Directors effective January 1 of each year without a vote of the Members, but subject to the limitation that the percentage of any such increase shall not exceed 15% of the annual assessment for the previous year unless such increase is

approved as set forth in Section 3(b) of this Article V.

(b) Annual Assessments and Ratifications by Budgets. After Class B Lots cease to exist, the Board of Directors shall adopt a proposed budget (including the proposed annual assessment for each Class of Lots) at least annually. Within 30 days after adoption of the proposed budget, the Board of Directors shall send a copy of the proposed budget and shall give written notice to the Members of a meeting of the Members to consider ratification of the budget, such meeting to be held not sooner than 10 days nor more than 60 days after the mailing of such notice. Such meeting may, but need not be, combined with the annual meeting of Members. Except as required by Section 7 below, there shall be no requirement that a quorum be present in order to vote on ratification of the budget (although a quorum must be present to vote on other matters). The budget shall be deemed ratified unless, at that meeting, Members having a majority of the votes of the entire membership cast votes to reject the budget. Notwithstanding the foregoing, if the budget provides for annual assessments not larger than 10% of the assessment in effect for the immediately preceding year, such budget shall be deemed ratified unless Members having at least 80% of the votes of the entire membership vote to reject the budget. If the proposed budget is rejected, the budget last ratified by the Members shall be continued until such time as the Members ratify a subsequent budget proposed by the Board. Any annual assessment ratified by the Members shall continue thereafter from year to year as the annual assessment until changed by the Board of Directors and ratified by the Members as set forth herein.

Section 4: Special Assessments. In addition to the annual assessments authorized above, the Association may levy, in any assessment year, a special assessment for the purpose of defraying, in whole or in part, the current or future cost of any construction, reconstruction, repair or replacement of a capital improvement upon the Common Area, including fixtures and personal property related thereto, including but not limited to water and sewer lines and the detention ponds, for the repayment of any indebtedness and interest thereon, or for any other purpose provided that any such assessment shall have the same consent of the Members as provided in Section 3(b) of this Article.

Section 5: Assessment Rate and Collection Period. Except as provided in Section 6 of this Article V, the annual and special assessments shall be fixed at a uniform rate for all Lots within each subclass of Lots and may be collected on a yearly, semi-annually, quarterly or monthly basis, as determined by the Board of Directors.

Section 6: Declarant’s Assessments. Notwithstanding any other provision of this Declaration or the Bylaws of the Association, the Declarant shall not be obligated for, nor subject to, any annual or special assessment for any Lot or other property that it owns within the Property. Notwithstanding the foregoing any Lot owned by Declarant which contains a dwelling occupied as a residence shall be assessed at the rate applicable to Class A Lots.

Section 7. Notice and Quorum for Any Action Authorized Under Sections 3(a) and 4. After Class B Lots cease to exist, written notice of any meeting called for the purpose of taking any action authorized under Section 3(a) or 4 shall be sent to all Members not less than ten (10) days nor more than sixty (60) days prior to the meeting. At such meeting, the presence of Members, in person or by proxy, entitled to cast sixty (60%) percent of the votes of the entire membership shall constitute a quorum. If the required quorum is not present, another meeting may be called subject to the same notice requirements, and if called for a date not later than sixty (60) days after the date of the first

meeting, the required quorum at the subsequent meeting shall be one-half (1/2) of the required quorum at the preceding meeting.

Section 8: Date of Commencement of Annual Assessment; Amount of Initial and Subsequent Annual Assessments; Certificate of Payment. Unless a different commencement date is set by the Board of Directors, the annual assessments provided for herein shall commence as to each Lot in any phase on the first day of the month following the conveyance of a Lot within that phase to an Owner other than the Declarant or a builder. Unless a lower amount is set by the Board of Directors and ratified by the Members, the first annual assessment shall be the “Maximum Annual Assessment” set forth in Section 3 of this Article and shall be prorated according to the number of days remaining in the calendar year.

The Association shall, upon demand, and for a reasonable charge, furnish a certificate signed by an officer of the Association setting forth whether the assessments on a specified Lot have been paid. A properly executed certificate of the Association as to the status of assessments on a Lot is binding upon the Association as of the date of its issuance.

Section 9. Remedies for Nonpayment of Assessment. Any assessment not paid within ten (10) days after the due date shall bear a late charge as the Board of Directors may from time to time establish, and, if not paid within thirty (30) days after the due date, shall also bear interest from the due date at the lesser of the annual rate of eighteen percent (18%) or the maximum amount permitted by law. The Association may bring an action at law against the Owner personally obligated to pay the same, and/or foreclose the lien against the Lot for which such assessment is due subject to NCGS §47F-3-116, as amended. Interest, late payment charges, reasonable attorneys’ fees and the costs of such action or foreclosure shall be added to the amount of such assessment. No Owner may waive or otherwise escape or deny liability for the assessments provided for herein by non-use of the Common Area or abandonment of his Lot.

Section 10: Subordination of the Lien to Mortgages. The lien of the assessments provided for herein shall be subordinate to the lien of any first mortgage encumbering a Lot. Sale or transfer of any Lot shall not affect the assessment lien except as otherwise provided by law. No sale or transfer shall relieve such Lot from liability for any assessments thereafter becoming due or from the lien thereof, but the liens provided herein shall continue to be subordinate to the lien of any first mortgage.

Section 11. Exempt Property. All property dedicated to and accepted by a public authority and all property owned by a charitable or non-profit organization exempt from taxation by the laws of the State of North Carolina shall be exempt from assessments created herein. Notwithstanding the foregoing, no land or improvements devoted to dwelling use shall be exempt from said assessments.

ARTICLE VI
MAINTENANCE OF LOTS AND UNITS

Section 1. Association’s Responsibility. In addition to maintenance of the Common Area and the improvements and facilities located thereon, the Association shall be responsible for maintaining the grass, plants, shrubs, trees, landscaping, walks and parking areas (“Yard Improvements”) installed by Developer or the Association, and any Yard Improvements installed by an Owner with the prior written consent of the Association (but only to the extent that such consent specifically provides that the Association will maintain such added landscaping). The Association shall also be responsible for

certain exterior maintenance of the Units, including the painting, repair, replacement and care of exterior building surfaces (including exterior doors installed as part of the initial construction of the Unit), roofs, gutters and down spouts, sidewalks, stoops and parking area. The Association shall not be responsible for maintenance or repair of glass surfaces or for any improvements not part of the original construction unless the architectural approval granted by the Association for subsequent improvements specifically provides that the Association will maintain such improvements. Furthermore, (i) the Association shall not be responsible for repair or replacement of any Yard Improvements or the exterior of any Unit when such repair or replacement is necessitated by work done by or at the request of any Owner or any utility company or governmental entity; and (ii) the Association shall not be responsible for repairing any damage caused by the negligent or willful act or omission of the Owner of such Unit or such Owner's tenants, subtenants, or family members or the guests or invitees of any of them. In order to enable the Association to perform the maintenance and repairs which are its responsibility, there is hereby reserved to the Association the right to unobstructed access over and upon each Lot at all reasonable times to perform maintenance.

In the event that the need for maintenance, repair or replacement is caused through the willful or negligent act of the Owner, his family, guests or invitees, or is caused by fire, lightning, windstorm, hail, explosion, riot, attending a strike, civil commotion, aircrafts, vehicles, and smoke, as the foregoing are defined and explained in the North Carolina Standard Fire and Extended Coverage insurance policies and the Association chooses to undertake such maintenance, repair or replacement, the cost of such performance, replacement or repairs shall be added to and become a part of the assessment to which such Lot is subject.

Section 2. Maintenance of Detention Ponds. The Association shall be responsible for maintaining and repairing the detention ponds located on the Common Area in accordance with the standards required by the Town of Beaufort and the State of North Carolina.

Section 3. Maintenance of Water and Sewer Lines. The water and sewer lines and all appurtenances thereto located within the Common Areas shall be properly maintained and operated by the Association in accordance with all applicable state and local laws. The Association shall allocate in its yearly budget and set aside in a separate account funds which may be used to repair, maintain, or reconstruct said water and sewer lines and appurtenances thereto should same become necessary. In the event of a voluntary dissolution by the Association, the Association shall first transfer said water and sewer lines and all appurtenances thereto to some other person, corporation or entity acceptable to and approved by the State of North Carolina and the Town of Beaufort.

Section 4. Owner's Responsibility; Remedy for Owner's Failure to Maintain. Any maintenance on a Lot that is not the responsibility of the Association, whether by the terms of this Declaration or by written acceptance of same, shall be the responsibility of the Owner of such Lot. Each Owner shall keep his Lot and Unit in an orderly condition and shall keep the improvements thereon in a suitable state of repair, except for those improvements that the Association is responsible for maintaining as provided in this Declaration. If an Owner does not make any repair or perform any maintenance required of such Owner, the Association shall have the right (but not the obligation), through its agents and employees, by the affirmative vote of a majority of the board of directors of the Association, to enter upon such Lot and to repair, maintain and restore the Lot or exterior of the Unit erected thereon, and the cost of such exterior maintenance, plus a surcharge of 15% for administration, shall be assessed in accordance with Section 3 of this Article. Prior to such entry, the

Association shall give written notice to the Owner stating: (i) the specific item(s) needing maintenance; (ii) the corrective action to be taken; (iii) a time, not less than 15 calendar days from the date of notice, in which the Owner is to perform the necessary maintenance; and (iv) a statement that, if the Owner fails to perform the maintenance within such time period, the Association will exercise its right to perform the maintenance and that the Owner will be assessed with the costs thereof as provided in this Article VI.

Section 5. Assessment of Cost. In the event that the Association performs maintenance on any Lot as provided in Section 4 of this Article VI, the cost of any such maintenance, replacement or repairs (including the administration fee) shall be assessed against the Lot upon which such maintenance is done and shall be added to and become a part of the assessments to which such Lot is subject, enforceable under the terms thereof.

ARTICLE VII
COMMITTEES

The Board of Directors of the Association shall appoint an Architectural Review Committee, which shall have authority to review and approve any Improvements, as hereinafter defined, to a Lot after occupancy of a dwelling as a residence on said Lot pursuant to a certificate of occupancy or other similar certificate issued by the appropriate governmental authority. The Architectural Review Committee shall be composed of three or more persons appointed by the Board of Directors of the Association. No Improvements to the Lot, including without limitation the replacement of any previously existing Improvements shall be commenced or maintained upon the Property nor shall any exterior addition to or change or alteration thereof be made nor shall a building permit for such Improvements be applied for or obtained until plans and specifications showing information required by the Architectural Review Committee have been submitted to and approved in writing by the same. The Association shall have the right to charge a reasonable fee for receiving and processing each application.

The Declarant and, after the Declarant no longer owns any Lot within the Property, the Association, shall have the right to promulgate and from time to time amend written architectural standards and construction specifications (“Architectural Guidelines”) which may establish, define and expressly limit the standards and specifications which will be approved, including but not limited to, architectural style, exterior color or finish, roofing material, siding material, driveway material, landscape design and construction technique. Neither the Declarant, the Association, the Board of Directors or the Architectural Review Committee, nor any member or employee of any of them, shall have liability to any person or entity by reason of any acts taken or omitted by them, or any of them, in good faith pursuant to this Article.

The Board of Directors may, by the vote or written consent of a majority of the members thereof, allow reasonable variances as to the covenants, conditions or restrictions contained in the Declaration, on such terms and conditions as it shall require; provided that all such variances shall be in keeping with the general plan of the improvements and development of the Property. Variances contained in plans that are inadvertently approved by the Architectural Review Committee as part of the proposed improvements shall not be considered as having been approved unless specifically approved by the Board in accordance with this paragraph.

ARTICLE VIII
PARTY WALLS

Section 1: Rules of Law. All common party walls as between individual Units shall confirm to the requirements of the North Carolina State Building Code. The general rules of law regarding party walls, lateral support, and liability for property damage due to negligence or willful acts or omissions shall apply to each wall which is built as a part of the original construction of the Units within the Property and which is placed on the dividing line between Lots, and to all reconstruction or extension of such walls, to the extent not inconsistent with the provisions of this Article.

Section 2: Sharing of Repair and Maintenance. The cost of reasonable repair and maintenance of a party wall shall be shared by the Owners who make use of the wall in proportion to such use.

Section 3: Destruction by Fire or Other Casualty. If a party wall is destroyed or damaged by fire or other casualty, any Owner who or which uses the wall may restore it, and if the other Owners thereafter make use of the wall, they shall contribute to the cost of restoration thereof in proportion to such use, without prejudice, however, to the right of any such Owner to call for a larger contribution from the others under any rule of law regarding liability for willful acts or omissions.

Section 4: Easement and Right of Entry for Repair, Maintenance and Reconstruction. Every Owner shall have an easement and right of entry upon the Lot of any other Owner and the Common Area to the extent reasonably necessary to perform repair, maintenance or reconstruction of a party wall and those improvements belonging to his Lot which encroach on an adjoining Lot or Common Area. Such repair, maintenance, or reconstruction shall be done expeditiously, and upon completion of the Work, the Owner shall restore the adjoining Lot(s) and Common Area to as nearly the same condition as that which existed prior to commencement of the work as is reasonably practicable. Except in an emergency situation, an Owner entering upon another Owner's Lot as provided herein shall give reasonable oral or written notice to the Owner of the Lot on which such entry is to be made.

Section 5: Weatherproofing: Notwithstanding any other provision of this Article, an Owner who, by his negligence or other willful act or omission, causes the party wall to be exposed to the elements, shall bear the entire cost of furnishing the necessary protection against such elements and of repairing any damages resulting from such Owner's failure to timely and adequately provide such protection.

Section 6: Right to Contribution Runs With Land. The right of any Owner to contribution from any other Owner under this Article shall be appurtenant to the land and shall pass to such Owner's successors in title.

Section 7: Certification by Adjoining Property Owner That No Contribution is Due. If any Owner desires to sell his Lot, such Owner, in order to assure a prospective purchaser that no Owner of an adjoining Lot has a right of contribution as provided in this Article, may request that the adjoining property Owner make a certification that no right of contribution exists, whereupon it shall be the duty of each adjoining property Owner to make such certification immediately upon request, and without charge; provided, however, that where the adjoining property Owner claims a right of contribution, the certification shall contain a recital of the amount claimed. If an adjoining Owner fails to give a

certification within ten (10) days of actual receipt of such request, such failure shall be conclusively deemed a certification that no such contribution is due.

ARTICLE IX
USE RESTRICTIONS

Section 1: Use. No Lot shall be used except for townhome residential purposes. No Lot shall be subdivided by any Owner except with Declarant's prior written permission. No structure shall be erected, placed or permitted to remain on any Lot other than one attached single family townhome dwelling not to exceed two and one-half (2 ½) stories in height. No garage shall be converted to or used as a bedroom, storage room or other living space. The number of bedrooms in a Unit shall not be increased without the approval of the Association. Notwithstanding the foregoing, the Declarant reserves the right for itself and its assigns to use any Lot or Unit as a sales office and/or model which may be shown to prospective purchasers of Lots.

Section 2: No commercial use. Except as otherwise specifically provided herein, no business, trade, industry, profession, or commercial enterprise may be carried on, maintained or permitted upon any Lot. The restrictions contained herein shall not apply to the development or marketing of Lots in the Subdivision or construction of same. An Owner or occupant of a Unit may conduct business activities within such Unit so long as: (a) the existence or operation of the business activity is not apparent or detectable by sight, sound or smell from the outside of the Lot; (b) the business activity conforms to all applicable zoning requirements, without the need for a variance or special or conditional use permit; (c) the business activity does not involve door-to-door solicitation of the residents of the Subdivision; (d) the business activity does not, in the reasonable judgment of the board of directors of the Association, general a level of vehicular or pedestrian traffic or a number of vehicles parked in the Subdivision which is noticeably greater than which is typical of Lots in which no business activity is being conducted; (e) the business activity is consistent with the residential character of the Subdivision, does not create a hazardous or dangerous condition or threaten the security or safety of other occupants of the Subdivision, and is not a nuisance or an unreasonable annoyance or offensive use, all as may be determined in the sole discretion of the Board of Directors of the Association.

The terms “business,” “trade,” “industry,” “occupation” and “profession” as used in this Section shall be construed to have their ordinary, generally-accepted meanings and shall include without limitation, any occupation, work or activity which involves the provision of goods or services to persons other than the provider’s immediate family and for which the provider receives a fee, compensation or other form of consideration, regardless of whether such activity is engaged in full or part-time, such activity is intended to or does generate a profit, or whether a license is required. The leasing of a Lot in accordance with this Declaration shall not be considered a business or trade within the meaning of this Section.

Section 3: Plan approval. The Declarant shall have the sole and absolute right to determine the style and appearance of the dwellings, including, but not limited to, flags, subject to NCGS §47F-3-121, flag poles, flag staffs, fences, walls, buildings, outbuildings, garages, storage sheds, lawn decorations, structure of any type or color thereof, grading, landscaping, patio covers and trellises, plans of off-street parking of vehicles, utility layout and any other improvements (the “Improvements”) to be built or constructed on any Lot.

No site preparation or initial construction, erection or installation of any improvement, including, but not limited to, dwelling units, outbuildings, driveways, fences, walls, signs, or other structures shall be undertaken upon any Lot or parcel of land on the Property without the prior written approval of the building plans, exterior paint or color schemes and exterior materials by the Declarant or its successors or designees (including the Architectural Review Committee once Declarant assigns such rights and obligations to the Association). A dumpster is to be placed on each Lot at the commencement of any construction for debris. A detailed landscaping plan must be approved by the Declarant or its successors or designees. All landscaping plans shall reflect and include a minimum of one (1) tree to be planted in the front yard area and shrubbery covering the entire front elevation of the structure. Landscaping shall be completed by the time of occupancy, unless an extension is given by the Declarant. All driveways must be constructed of concrete materials. It is the intent of the Declarant that all exteriors of the structures shall be harmonious with all of the other structures in the Subdivision. No any structure of any type shall be started on any Lot until a plot plan showing the location of such structure has been approved in writing by the Declarant or its successors or designees. If no approval or rejection has been given for such planned use or for such plans which have been hand-delivered to the Declarant, its successors or designees within sixty (60) days after written application, the plan shall be deemed to have been approved.

Section 4: Driveways and Parking. Paved driveways are required for each Unit. Residents of each Unit that have single paved driveways are limited to two (2) vehicles per Unit. Residents of each Unit that have double paved driveways are limited to three (3) vehicles per Unit. Designated off street parking areas will be made available for guests and invitees, but all Unit residents are prohibited from using said areas for long-term parking. There shall be no parking allowed within any street right of way.

Section 5: Minimum Square Footage. Any residence constructed on a Lot must have a minimum square footage, more specifically described as heated living area, exclusive of open porches, garage and basements, of not less than One Thousand (1,000) square feet.

Section 6: Structure Type. All homes place on any Lots shall be attached single-family townhomes. No mobile home, pre-fab, modular home, package home or other pre-built home shall be placed on any Lot. Any residence built on any Lot shall be "stick built" except that pre-fabricated roof trusses and pre-fabricated fireplaces and chimneys may be utilized.

Section 7: Setbacks. No buildings shall be located on any Lot nearer to any lot line than as shown on the recorded plat. No buildings other than the Unit may be placed on any Lot.

Section 8: Nuisance. No noxious or offensive trade or activity shall be carried on upon any Lot nor shall anything be done thereon which may be or become an annoyance or nuisance to the neighborhood.

Section 9: Temporary structures. No trailer, basement, tent, shack, garage, barn or other outbuilding erected in the tract shall at any time be used as a residence temporarily or permanently nor shall any structure of a temporary character be used as a residence.

Section 10: Livestock and Pets. No barns, stables, and outbuildings for the purpose of maintaining horses or other livestock type animals shall be permitted on any Lot. No animals,

livestock, poultry, or reptiles of any kind shall be raised, bred or kept on any portion of the Property, except that no more than two domesticated dogs and cats and small non-offensive household pets may be kept by the Owner, provided that they are not kept or used for breeding or maintained for any commercial purpose. Pets may not be constitute a danger or nuisance including, but not by way of limitation, excessive barking or causing property damage to other Owners or to the Property. When outside, no animal may be staked out, and all pets must be kept on a leash. No animal pens, runs, housing or like enclosure shall be kept or placed on any Lot.

Section 11: Parking. There shall be no parking allowed within any street right of way. No trucks, tractors or trailers may be regularly stored or parked upon the Property. This provision shall not, however, be interpreted to prohibit the owner of a pick-up truck, up to 1 ton in size, being used by any Owner for his personal conveyance, and such truck maybe parked upon the Owner's Lot. No boat, trailer, mobile home, camper or recreational vehicle shallbe permitted to remain upon any street or any Lot. No vehicle required by the State of North Carolina to have a current license may be kept on the Property or any Lot for more than 10 days without a current valid license plate.

Section 12: Clotheslines. No outside clotheslines shall be erected or kept on any Lot.

Section 13: Satellite dishes. No satellite dish or comparable communication device having a size larger than eighteen (18) inches in diameter may be located on any Lot; further any suchsatellite dish or comparable communication device must be located in the back yard of any Lot. No transmitting tower or antenna exceeding a height of twenty (20) feet from ground level shall be placed, used or erected on any Lot, either temporarily or permanently. No solar panel shall be placed on the Lot or the structure without approval of the Declarant.

Section 14: Fences. No fence shall be constructed, built or erected on any Lot.

Section 15: Signs. No sign of any kind shall be displayed to the public view on any Lot or the Common Area except (a) one sign of not more than eight (8) square feet advertising aLot for sale, or signs used by a builder, developer, Realtor or Owner to advertise the Lot during construction and then for sale and (b) one sign with the maximum dimensions of 24 inches by 24 inches expressing support of or opposition to political candidates or other issues which will appear on the ballot of a primary, general or special election; provided that such political signs shall not be placed on a Lot earlier than forty-five (45) days before such election and shall be removed within seven (7) days after such election. No yard or lawn ornaments of any kind will be permitted to be placed on any Lot, except in the rear portion of the yard, said rear portion of the yard being defined as that particular area of the yard located between the rear corner of the residence and the back or rearlot line.

Section 16: Lot Maintenance and Patios and Decks. All Lots, whether occupied or unoccupied, shall be well maintained and kept free of rubbish and debris. Rubbish, trash, debris, garbage and other waste must be kept only in sanitary containers which are in a screened area not generally visible from the road. All containers, or other equipment for storage of disposal of such waste materials shall be kept in a clean and sanitary condition and shall be disposed of on a regular basis. Burning of trash or debris is not permitted. Patio and deck areas are to be kept in good order and condition with only patio furniture, outdoor grills, and house plants located thereon. No drying or airing of any clothing or bedding shall permitted outdoors on any Lot, including but not limited to on any patio or deck.

Section 17: Entertainment Structures. No bicycle, skateboard or other entertainment ramps or other temporary or permanent recreational structures may be erected or placed on any Lot. No above ground swimming pools shall be located on any Lot.

Section 18: Lighting. Following the installation of residential street lighting by means of mercury vapor or sodium vapor lighting units on the Property, any party or person who may then own, or who may hereafter own, any interest in any Lot, shall be obligated to pay to Duke Power, the monthly rate per Lot (plus applicable North Carolina sales tax) that is normally charged by the utility for subdivision lots. The obligation to pay such a monthly rate, as it may change from time to time, shall continue until such time as the Subdivision on the Property is annexed into the corporate limits of a city, town or village, and responsibility for the cost of street lighting is assumed by, or transferred to, a governmental unit.

Section 19: Water Detention Ponds. No docks or other structures shall be erected in water detention ponds. All other uses of the water retention areas are prohibited without the express consent of the Association.

Section 20: Permitted Use and Restriction on Rentals. No Lot or Living Unit shall be used for any purpose other than residential. Nothing contained herein, however, shall be deemed to prevent an Owner from leasing a residence to a single-family unit for residential use under the conditions set out below.

Rental Restrictions: Residences located upon the lots may be rented under the following conditions:

Definition – “Rental” shall mean and refer to any agreement, oral or written, between an Owner and another person or entity which allows a third party, other than the property owner, to occupy Owner’s residence, or any portion of it, on the lot for any consideration or compensation.

It is specifically provided that Owners who rent their residence or part thereof, must comply with the following provisions:

- a. Owners shall not rent or exchange their residence, nor a room or rooms, in whole or in part, for any rental term less than 30 days. The Owner should have a personal knowledge of the character of the person(s) leasing their residence and upon request shall provide references to the Association, if requested. Total occupancy of any residence by more than eight (8) persons shall be specifically prohibited, whether during a rental term or not.
- b. The Owner of any residence that is rented to others in accordance with this section must ensure that their tenants have a written copy of Declaration, and Rules and Regulations set out by the Association, including parking restrictions and use of common areas of the subdivision, and such owner must ensure that all tenants agree to follow them. Each Owner will be liable for their tenants’ non-compliance as if the owner him/herself had committed the violation.
- c. Violation of this section, the Declaration and the rules and regulations by Tenants will subject the Lot owner to fines and suspension of subdivision privileges or services. The fines and

suspension shall be levied in accord with N.C. Gen. Stat. §47F-3-102 and N.C. Gen. Stat. §47F-3-107.1, and this remedy shall be in addition to all others remedies given to the Association under the Declaration.

ARTICLE VII EASEMENTS

Section 1: Access and Utility Easements. Easements for installation and maintenance of roadways, driveways, walkways, water, gas, telephone, sewer facilities, electric power and cable transmission lines, utilities, storm water drainage facilities and for other public and private utility installations are reserved as shown on the recorded plat of the Property. The Association may grant or reserve easements over the Common Area as provided herein. In addition, easements for installation and maintenance of utilities and drainage facilities not shown on the recorded plats including, water lines, sewer lines, gutter lines, gas lines and that area used for French drains are reserved. Within these easements no structure, planting or other material shall be placed or permitted to remain which may interfere with the installation and maintenance of utilities, or which may change the direction of flow of drainage channels in the easements, or which may obstruct or retard the flow of water through drainage pipes or channels constructed in in the easements.

For a period of thirty (30) years from the date hereof, Declarant shall have and reserves unto itself and its employees, agents, contractors, successor and assigns, an easement upon and right of ingress, egress, and regress on, over and under the Property for the purposes of constructing and maintaining water, sewer, gas, storm water drainage and retention, telephone, cable television, electric and other utility facilities and roadways to the extent required by an governmental entity or determined by the Declarant to be necessary or convenient for the development, use and enjoyment of the Property and Common Area and the conduct of construction, sales and marketing activities. Such right expressly includes the right to cut any trees, bushes or shrubbery, make any grading of the soil, relocate utility facilities within said easement and take any other similar actions that it deems necessary or appropriate. After such action has been completed, Declarant shall grade and seed the affected property and otherwise restore the affected property to its original condition to the extent practicable but shall not be required to replace any trees, bushes or shrubbery necessarily removed. Declarant shall give reasonable notice of its intent to take such action to each Owner whose Lot is affected.

Section 2: Easements for Governmental Access. An easement is hereby established over the Common Area and every lot within the Property for the benefit of applicable governmental agencies and utilities for installing, removing, reading water meters, maintaining and replacing water and sewer facilities and acting for other purposes consistent with public safety and welfare, including without limitation, law enforcement, fire protection, garbage collection and the delivery of mail.

Section 3: Unintentional Encroachments. If any portion of the Common Area encroaches upon any Unit or any Unit encroaches upon any other Unit or upon any portion of the Common Areas as a result of settling or shifting of a building, an easement for the encroachment and for the maintenance of same shall exist so long as the building stands. If the building, the Unit, an adjoining Unit or any adjoining part of the Common Area shall be partially or totally destroyed as a result of fire or other casualty or as a result of eminent domain proceedings, and then rebuilt, encroachments on parts of the Common Area of any Unit or of any Unit upon any other Unit or upon any portion of the Common Area due to such rebuilding shall be permitted and valid easements for such encroachments and the

maintenance thereof shall exist so long as the subject building shall stand.

ARTICLE IX
GENERAL PROVISIONS

Section 1: Enforcement. The Declarant, the Association, or any Owner, shall have the right to enforce, by any proceeding at law or in equity, all restrictions, conditions, covenants, reservations, liens and charges now or hereafter imposed by the provisions of this Declaration. Failure by the Association or by any Owner to enforce any covenant or restrictions herein contained shall in no event be deemed a waiver of the right to do so thereafter.

Section 2: Severability. Invalidation of any one of these covenants or restrictions by judgment or court order shall in no way affect any other provisions which shall remain in full force and effect.

Section 3: Amendment. For so long as Declarant owns any Lot within the Subdivision, this Declaration may be amended by the Declarant without the consent or joinder of any other Owner or the Association. Any such amendment shall be effective upon recording of the same in the applicable public registry for Carteret County, North Carolina. No amendment shall be binding upon any Lot or Owner until fifteen (15) days after a copy of such amendment has been provided to such Owner.

The covenants and restrictions of this Declaration shall run with and bind the land, for a term of twenty (20) years from the date this Declaration is recorded, after which time they shall be automatically extended for successive periods of ten (10) years. After Class B Lots cease to exist, Declaration may be amended during the first twenty year period by an instrument signed by the Owners of not less than seventy-five (75%) of the Lots and thereafter amended by an instrument signed by the Owners of not less than sixty-seven percent (67%) of the Lots; provided, however, that so long as there is Class B membership, no amendment adopted by the Owners shall be effective unless and until such amendment is approved in writing by the Declarant. Any amendment shall be by written instrument signed by the appropriate persons and recorded in the public registry for Carteret County, North Carolina, and upon recordation, shall be binding on all Lots within the Property and the Owners thereof, without regard to whether the Owner of such Lot voted for or against or signed or did not sign the amendment.

Section 4: Entire Agreement. Nothing herein contained shall be construed as imposing any covenants or restrictions on any property of the owners of this tract of land other than those properties to which this Declaration specifically applies. No provision contained in this Declaration shall be deemed to have been waived, abandoned, and abrogated by reason of failure to enforce them on the part of any person as to the same or similar future violations, no matter how often the failure to enforce is repeated.

Section 5: Interpretation. Headings used herein are for reference purposes only and shall not be used to interpret or construe any provision hereof. Unless the context requires otherwise, the use herein of the singular shall include the plural and vice versa; the use of one gender shall include all genders; and the use of the work "including" shall mean "including, without limitation." This Declaration shall be construed and enforced in accordance with the laws of the State of North Carolina.

Section 6. Insurance. Every Owner shall maintain in full force and effect at all times fire and hazard insurance in an amount equal to the full replacement value of his or her Unit, including the value of excavations and foundations. An Owner shall provide a copy of his or her insurance certificate or declaration page, as evidence that such insurance is in effect to the Association within ten (10) day of purchasing a Lot, within ten (10) days of any change of insurance, and upon request by the Association.

[The remainder of this page has been left intentionally blank.]

IN WITNESS WHEREOF, the Declarant has executed this document, with authority duly given, the day and year first above written, intending it to be a sealed document.

This the ___ day of _____, 2024.

1809, LLC

By: _____ (SEAL)
_____, Member/Manager

NORTH CAROLINA
CARTERET
COUNTY

I, _____ a Notary Public of the County and State aforesaid, certify that _____, personally appeared before me this day in the capacity of Manager of 1809, LLC and acknowledged the execution of the foregoing instrument.

Witness my hand and official stamp or seal, this ___ day of _____, 2024.

Notary Public

My commission expires: _____



Town of Beaufort, NC

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

**Board of Commissioners
Regular Session Meeting
6:00 PM Monday, July 8, 2024**

AGENDA CATEGORY: Old Business
SUBJECT: Sewer Allocation Request
The Towns at Live Oak

BRIEF SUMMARY:

The applicant 1809 LLC is requesting that 24,300 gallons per day (gpd) of sewer treatment capacity be allocated to The Towns at Live Oak proposed residential subdivision. The capacity being requested for 135 residential units with 3 bedrooms that are to be constructed on the 14-acre tract located at 1809 Live Oak Street.

The allocation request is being brought forth by Town staff concurrent with the request by the applicant to approve the site plan for the proposed subdivision. The allocation request will fall within the Priority Level 1 category described by the Town’s “Wastewater Allocation Policy” if the site plan is approved. Priority Level 1 projects include the following classes of development provided all permitting and approval application requirements by the Town and other regulatory agencies having jurisdiction have been satisfied: 1) Infill development located within the Town’s corporate limits; 2) redevelopment located within the Town’s corporate limits; and 3) new development within the corporate limits.

If approved, the allocation represents approximately 1.6 percent of the 1.5 million gallons per day treatment capacity of the Town’s wastewater treatment plant (WWTP). The most recent accounting shows the sum of the utilized and reserved/allocated capacities to stand at approximately 80 percent.

REQUESTED ACTION:

Consider approving the allocation of 24,300 gpd of sewer capacity to 1809 LLC for The Towns at Live Oak proposed residential subdivision.

EXPECTED LENGTH OF PRESENTATION:

5 minutes

SUBMITTED BY:

Sam Bell, Assistant Town Engineer

BUDGET AMENDMENT REQUIRED:

No



May 31, 2024



TOWN OF Beaufort
Public Services Department
701 Front Street, Beaufort, NC 2816
P.O. Box 390, Beaufort, NC 28516
Phone: 252-728-2141

WASTEWATER ALLOCATION REQUEST

The Town of Beaufort, in an effort to manage and maintain the sewer and water capacity for the Town, requires that this application be completed and submitted to the Town for consideration of a utility allocation. Review fee is due upon submittal of request.

Wastewater Allocation Request Review Fee: \$50

SITE INFORMATION

Name of Project: The Towns at Live Oak **Acreage of Property:** 14.04 ac
County Tag Number: N/A **NC PIN:** 730612962791000
Address/Location: 1809 Live Oak Street, Beaufort, NC 28516

Zoning District: TCA
Location Status: Town Limits Existing Out-of-Town Service Area
 Out-of-Town Service Approval/Agreement

APPLICANT INFORMATION

Applicant: 1809 LLC
Mailing Address: 710 Arendell Street, Suite 201, Morehead City, NC 28557
Phone Number: 252-725-5375 **Fax:** N/A
Contact Person: Dale Britt
Email Address: dale@brittdevelopment.com

PROPERTY OWNER INFORMATION

Name: (same as applicant)
Mailing Address: _____
Phone Number: _____ **Fax:** _____
Email Address: _____

FOR OFFICE USE ONLY

Date Received: _____ **File Number/Name:** _____

PROJECT INFORMATION

Use: New Expanded Change Use Type: Residential Commercial

Proposed Use(s): 2/3 bedroom Townhomes Existing Use(s): None/Vacant

Developer Name: 1809 LLC
 Mailing Address: 710 Arendell Street, Suite 201, Morehead City, NC 28557
 Phone Number: 252-725-5375 Fax Number: N/A
 Email Address: dale@brittddevelopment.com

ALLOCATION REQUEST (See instructions on page 3 regarding use of Professional Engineer)

The following supplemental information is required:

- > Complete development proposal for Priority Levels 1, 2 or 3 allocation request
- > Preliminary plan or sketch plan for Priority Level 4 allocation request meeting requirements for site plans as established on the Town's Building Permit Application or as described for sketch plans by the Town's Subdivision Ordinance
- > If a phasing schedule is proposed, include as an attachment

Residential:

Gross Acreage: 14.04 acres

Single Family	# of Units	GPD per Unit	Total Requested GPD
1-2 Bedroom Units			
3 Bedroom Units	135	180	24300
>3 Bedroom Units			
Total		-----	

Multi-Family	# of Units	GPD per Unit	Total Requested GPD
1-2 Bedroom Units			
3 Bedroom Units	135	180	24,300
>3 Bedroom Units			
Total	135	-----	24,300

Non-Residential: (Design Flow Guideline provided as Appendix A)*

**If design flow deviates from the flow rates presented in Appendix A, provide supporting documentation/justification as an attachment in the form of 12 months of water bills demonstrating gallons per day utilized.*

Gross Acreage: _____

Use	Measurement Unit	# of Units	GPD per Unit	Total Requested GPD
Total			-----	

TOTAL REQUESTED GALLONS PER DAY: _____

APPLICANT AFFIDAVIT

I/We, the undersigned, do hereby make application and petition to the Town of Beaufort to approve the subject Wastewater Allocation. I hereby certify that I have full legal right to request such action and that the statements or information made in any paper or plans submitted herewith are true and correct to the best of my knowledge. I understand this application, related material and all attachments become official records of the Planning Department of the Town of Beaufort, North Carolina, and will not be returned.

1809 LLC by
RDAVE BRIT
Print Name

[Signature]
Signature of Applicant

6 Dec 2023
Date

ENGINEER'S CERTIFICATION

The allocation request data provided on page 2 of this form shall be provided by a Professional Engineer for all requests except single lot residential infill requests and commercial requests equal to or less than 360 gallons per day. The certification statement below shall be completed by the Professional Engineer providing the data.

I, Ronald D. Cullipher hereby attest that the total requested allocation and the values used to derive the total are to the best of my knowledge, accurate and complete having been prepared in accordance with the instructions of this form while also adhering to applicable State laws, regulations, and rules, concerning the determination of design daily wastewater flows from facilities served by public wastewater collection and treatment systems.

[Signature] 12/5/23
Signed and Dated Professional Engineer Seal



The Cullipher Group, PA
Firm Name

151A Highway 24, Morehead City, NC 28557
Address

252-773-0090
Telephone No.

ron@tegpa.com
Email Address

TOWN OF BEAUFORT OFFICE USE ONLY:

Approved by: Town Engineer
 Board of Comissioners

Allocation approved: _____ gallons per day

Date of Approval: _____

Confirmation signature by:

Town Manager

APPENDIX A: DESIGN FLOW RATES

The following table from the North Carolina Administrative Code 02T.0114 shall be used to determine the minimum allowable design daily flow of wastewater facilities. Alternatively, the Town in its sole and absolute discretion may calculate the customer's initial average daily wastewater flow based on data from the customer's operations (or from similarly situated customers) with a comparable sanitary sewer system, where such data are available and reasonably current.

Establishment Type	Daily Flow Rate
Barber and Beauty Shops	
Barber Shops	50 gal/chair
Beauty Shops	125 gal/booth or bowl
Businesses, Offices and Factories	
General business and office facilities	25 gal/employee/shift
Factories, excluding industrial waste	25 gal/employee/shift
Factories or businesses with showers or food preparation	35 gal/employee/shift
Warehouse	100 gal/loading bay
Warehouse – self storage (not including caretaker residence)	1 gal/unit
Churches	
Churches without kitchens, day care or camps	3 gal/seat
Churches with kitchen	5 gal/seat
Churches providing day care or camps	25 gal/person (child & employee)
Fire, Rescue and Emergency Response	
Fire or rescue stations without on-site staff	25 gal/person
Fire or rescue stations with on-site staff	50 gal/person/shift
Food and Drink Facilities	
Banquet, dining hall	30 gal/seat
Bars, cocktail lounges	20 gal/seat
Caterers	50 gal/100 sq. ft. floor space
Restaurant, full Service	40 gal/seat
Restaurant, single service articles	20 gal/seat
Restaurant, drive-in	50 gal/car space
Restaurant, carry out only	50 gal/100 sq. ft. floor space
Institutions, dining halls	5 gal/meal
Deli	40 gal/100 sq. ft. floor space
Bakery	10 gal/100 sq. ft. floor space
Meat department, butcher shop or fish market	75 gal/100 sq. ft. floor space
Specialty food stand or kiosk	50 gal/100 sq. ft. floor space
Hotels and Motels	
Hotels, motels and bed & breakfast facilities, without in-room cooking facilities	120 gal/room
Hotels and motels, with in-room cooking facilities	175 gal/room
Resort hotels	200 gal/room
Cottages, cabins	200 gal/unit
Self-service laundry facilities	500 gal/machine
Medical, Dental and Veterinary Facilities	
Medical or dental offices	250 gal/practitioner/shift
Veterinary offices (not including boarding)	250 gal/practitioner/shift
Veterinary hospitals, kennels, animal boarding facilities	20 gal/pen, cage, kennel or stall
Hospitals, medical	300 gal/bed
Hospitals, mental	150 gal/bed
Convalescent, nursing, rest homes without laundry facilities	60 gal/bed
Convalescent, nursing, rest homes with laundry facilities	120 gal/bed
Residential care facilities	60 gal/person
Parks, Recreation, Camp Grounds, R-V Parks and other Outdoor Activity Facilities	
Campgrounds with comfort station, without water or sewer hookups	75 gal/campsite

Establishment Type	Daily Flow Rate
Campgrounds with water and sewer hookups	100 gal/campsite
Campground dump station facility	50 gal/space
Construction, hunting or work camps with flush toilets	60 gal/person
Construction, hunting or work camps with chemical or portable toilets	40 gal/person
Parks with restroom facilities	250 gal/plumbing fixture
Summer camps without food preparation or laundry facilities	30 gal/person
Summer camps with food preparation and laundry facilities	60 gal/person
Swimming pools, bathhouses and spas	10 gal/person
Public access restrooms	325 gal/plumbing fixture
Schools, Pre-school and Day Care	
Day care and preschool facilities	25 gal/person (child & employee)
Schools with cafeteria, gym and showers	15 gal/student
Schools with cafeteria	12 gal/student
Schools without cafeteria, gym or showers	10 gal/student
Boarding schools	60 gal/person (student & employee)
Service Stations and Car Wash Facilities	
Service stations, gas stations	250 gal/plumbing fixture
Car wash facilities	1200 gal/bay
Sports Centers	
Bowling center	50 gal/lane
Fitness, exercise, karate or dance center	50 gal/100 sq. ft.
Tennis, racquet ball	50 gal/court
Gymnasium	50 gal/100 sq. ft.
Golf course with only minimal food service	250 gal/plumbing fixture
Country clubs	60 gal/member or patron
Mini golf, putt-putt	250 gal/plumbing fixture
Go-kart, motocross	250 gal/plumbing fixture
Bating cages, driving ranges	250 gal/plumbing fixture
Marinas without bathhouse	10 gal/slip
Marinas with bathhouse	30 gal/slip
Video game arcades, pool halls	250 gal/plumbing fixture
Stadiums, auditoriums, theaters, community centers	5 gal/seat
Stores, Shopping Centers, Malls and Flea Markets	
Auto, boat, recreational vehicle dealerships/showrooms with restrooms	125 gal/plumbing fixture
Convenience stores, with food preparation	60 gal/100 sq. ft.
Convenience stores, without food preparation	250 gal/plumbing fixture
Flea markets	30 gal/stall
Shopping centers and malls with food service	130 gal/1000 sq. ft.
Stores and shopping centers without food service	100 gal/1000 sq. ft.
Transportation Terminals	
Air, bus, train, ferry, port and dock	5 gal/passenger

Source: North Carolina Administrative Code 02T.0114, January 1, 2007

The North Carolina Division of Environmental Quality (NCDEQ) approved on August 8, 2022 the Town of Beaufort's request for an adjusted daily sewage flow rate (flow reduction) that would apply to all permitted but not yet tributary connections and all future connections from single-family, detached residential units within the Town of Beaufort service area. NCDEQ also approved on November 28, 2022 the Town's request that would apply to all permitted but not yet tributary multi-family residential units within the Town's service area. Accordingly, the in determining the volume from single-family, detached residential units and multi-family residential units, the flow rate shall be 60 gallons per day per bedroom. The minimum volume of sewage from each residential dwelling unit shall be 120 gallons per day and each additional bedroom above two bedrooms shall increase the volume by 60 gallons per day.

Each bedroom or any other room or addition that can function as a bedroom shall be considered a bedroom for design purposes.



Town of Beaufort, NC
 701 Front St. - P.O. Box 390 - Beaufort, N.C. 28516
 252-728-2141 - 252-728-3982 fax - www.beaufortnc.org
Board of Commissioners
Regular Meeting
6:00 PM – Monday, July 8, 2024
Train Depot, 614 Broad Street
Beaufort, NC 28516

AGENDA CATEGORY: Old Business
SUBJECT: Capital Reserve Fund Amendment #19

BRIEF SUMMARY:

- This amendment receives funds in the Capital Project Fund – 1809 Live Oak Street Water and Sewer Line Extension, from the Capital Reserve Fund - Utility Line Projects. The funds are needed in the Capital Project to complete the required utility extension. Funding for paving the road is covered in the Capital Project – Streets.

REQUESTED ACTION:

Approve Budget Amendment #19

EXPECTED LENGTH OF PRESENTATION:

5 minutes

SUBMITTED BY:

Christi Wood – Finance Director

BUDGET AMENDMENT REQUIRED:

Yes



TOWN OF BEAUFORT CAPITAL RESERVE FUND AMENDMENT #19

WHEREAS, the Town of Beaufort adopted a Capital Reserve Fund Ordinance for Bulkhead/Board Walk Project, Utility Line Improvement Project, and Street Resurfacing Project on May 13, 2019, and

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

BE IT THEREFORE ORDAINED that the Board of Commissioners of the Town of Beaufort amend the Capital Reserve Fund for the Bulkhead/Board Walk Project, Utility Line Improvement Project, and Street Resurfacing Project as follows:

- Transfer funds from the Capital Reserve Fund Utility Line Project to the 1809 Live Oak Street Water and Sewer Line Extension, \$400,000.

SECTION I: REVENUE

DECREASE

TRANSFER TO CPF- 1809 LIVE OAK ST. WATER & SEWER LINE EXT.....	\$ 400,000
TOTAL DECREASE.....	\$ 400,000

SECTION II: EXPENDITURES

DECREASE

FUTURE CAPITAL OUTLAY FOR UTILITY LINE PROJECT.....	\$ 400,000
TOTAL DECREASE.....	\$ 400,000

SECTION III: DISTRIBUTION

Copies of this ordinance shall be furnished to the Town Manager and Finance Officer, to be kept on file by them for their direction in the disbursement of funds for carrying out this project:

Adopted this 8th day of July, 2024

ATTEST:

Elizabeth Lewis
Town Clerk

Sharon E. Harker
Mayor



**TOWN OF BEAUFORT
CAPITAL PROJECT BUDGET AMENDMENT #1
1809 LIVE OAK STREET WATER AND SEWER LINE EXTENSION**

WHEREAS, the Town of Beaufort adopted the Capital Project Budget Ordinance for 1809 Live Oak Street Water and Sewer Line Extension on August 22, 2022, and

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

BE IT THEREFORE ORDAINED that the Board of Commissioners of the Town of Beaufort amend the Capital Project Budget Ordinance for 1809 Live Oak Street Water and Sewer Line Extension as follows:

- Transfer funds from the Capital Reserve Fund Utility Line Project to the 1809 Live Oak Street Water and Sewer Line Extension, \$400,000.

SECTION I: REVNUUE

TRANSFER IN FROM CAPITAL RESERVE FUND	\$400,000
TOTAL REVENUE	\$ 400,000

SECTION II: EXPENDITURES

WATER EXTENSION	\$ 200,000
SEWER EXTENSION	\$ 200,000
TOTAL EXPENDITURES	\$ 400,000

SECTION III: DISTRIBUTION

Copies of this ordinance shall be furnished to the Town Manager and Finance Officer to be kept on file for their direction in the disbursement of funds for carrying out this project.

Adopted this 8th day of July 2024.

ATTEST:

Elizabeth Lewis
Town Clerk

Sharon E. Harker
Mayor



Town of Beaufort, NC

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

**Board of Commissioners
Regular Meeting
6:00 PM Monday, July 8, 2024
Train Depot, 614 Broad Street**

AGENDA CATEGORY: Old Business
SUBJECT: 233 Leonda Drive- Certificate of Sufficiency

SUMMARY:

The Board instructed the Town Clerk to investigate the sufficiency of a petition for annexation submitted for 233 Leonda Drive. The complete application is attached for reference as well as a memo from the Planning Department regarding the property. It is important to note the Town’s Fire Department and Police Department will not be impacted by this request, as they currently serve this area. While the lot is currently vacant, the applicant has also submitted a wastewater allocation request with the Town’s Public Services Department. The request represents a total of 180 gallons per day (gpd), which signifies the construction of a 3-bedroom residential home. This sewer allocation request can be approved at the staff level, per Sam Bell, Assistant Town Engineer.

REQUESTED ACTION:

Upon the Town Clerk presenting a Certificate of Sufficiency regarding the petition for voluntary annexation of 233 Leonda Drive, the next step would be setting a public hearing on the question of annexation. The recommended public hearing date is August 12th, the Board’s next Regular Meeting. At that time, the applicant will be given an opportunity to speak as well as any residents of Beaufort.

EXPECTED LENGTH OF PRESENTATION:

10 Minutes

SUBMITTED BY:

Elizabeth Lewis, Town Clerk



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

APPLICATION FOR VOLUNTARY ANNEXATION REQUEST

Instructions: Please complete the form below and include all required attachments, including the **\$350 application fee (to The Town of Beaufort)** and return to the Planning Department, Town Hall, 701 Front St., PO Box 390, Beaufort, NC, 28516. Incomplete applications will not be processed and returned to the applicant. Please contact Town Hall at (252) 728-2141 with any questions.

KOREEN ENGLISH & PARKER YOST

Applicant Name: _____

5205 SORRELL GLEN DR, RALEIGH, NC 27603

Applicant Address: _____

919-236-9793

KORI2ENGLISH@GMAIL.CO

Phone Number: _____ Email: _____

SAME AS APPLICANT

Property Owner Name: _____

Address of Property: _____

Phone Number: _____ Email: _____

PROPERTY INFORMATION

233 LEONDA DRIVE

R-20

Property Address: _____ Current Zoning: _____

730508892847000

0.341 AC

15 Digit Pin: _____ Size of Property (Square Feet or Acres): _____

Is the property Contiguous to the City Limits: Yes No;

If Not Contiguous please indicate how many miles it is to the City Limits: _____

Current Use of Property:

Residential
 Commercial

Vacant
 Other: _____

5/22/2024

Date: _____

Applicant Signature

OFFICE USE ONLY

Revised 7/22

Received by: _____

Reviewed for Completeness By: _____

Date: _____

Date Deemed Complete and Accepted: _____

DocuSigned by:

Koreen English

5/22/2024

Date: _____

Property Owner Signature (if different than above)

A fee of \$350 to the Town of Beaufort must accompany this application.

REQUIRED ATTACHMENTS FOR A VOLUNTARY ANNEXATION REQUEST

Please provide the following as attachments to the voluntary annexation request form:

1. Copy of the Annexation Survey (suitable for recording)
2. Copy of all the deeds for the area to be annexed to verify ownership
3. A TYPED list of adjoining property owners
4. Carteret County Tax Parcel Card (Included should be parcel number and tax value)
5. Anticipated impact to city services including estimated gallons of water/sewer per day



STROUD ENGINEERING, P. A.

CONSULTING ENGINEERS
422 HIGHWAY 24
MOREHEAD CITY, NORTH CAROLINA 28557
WWW.STROUDENGINEER.COM
LICENSE NO. C-0647

ANNEXATION REQUEST FOR KOREEN ENGLISH & PARKER YOST
REQUESTED ADDRESS: 233 LEONDA DRIVE, BEAUFORT, N.C. 28516

LIST OF ADJOINING PROPERTY OWNERS:

231 LEONDA DRIVE: PIN 730508892729000
ANDERSON MARLOWE III

237 LEONDA DRIVE: PIN 730620802064000
EULA MITCHELL

1561 LENNOXVILLE ROAD PIN 730508796926000
BLUE TREASURE LLC

Anticipated impact on city services due to annexation:

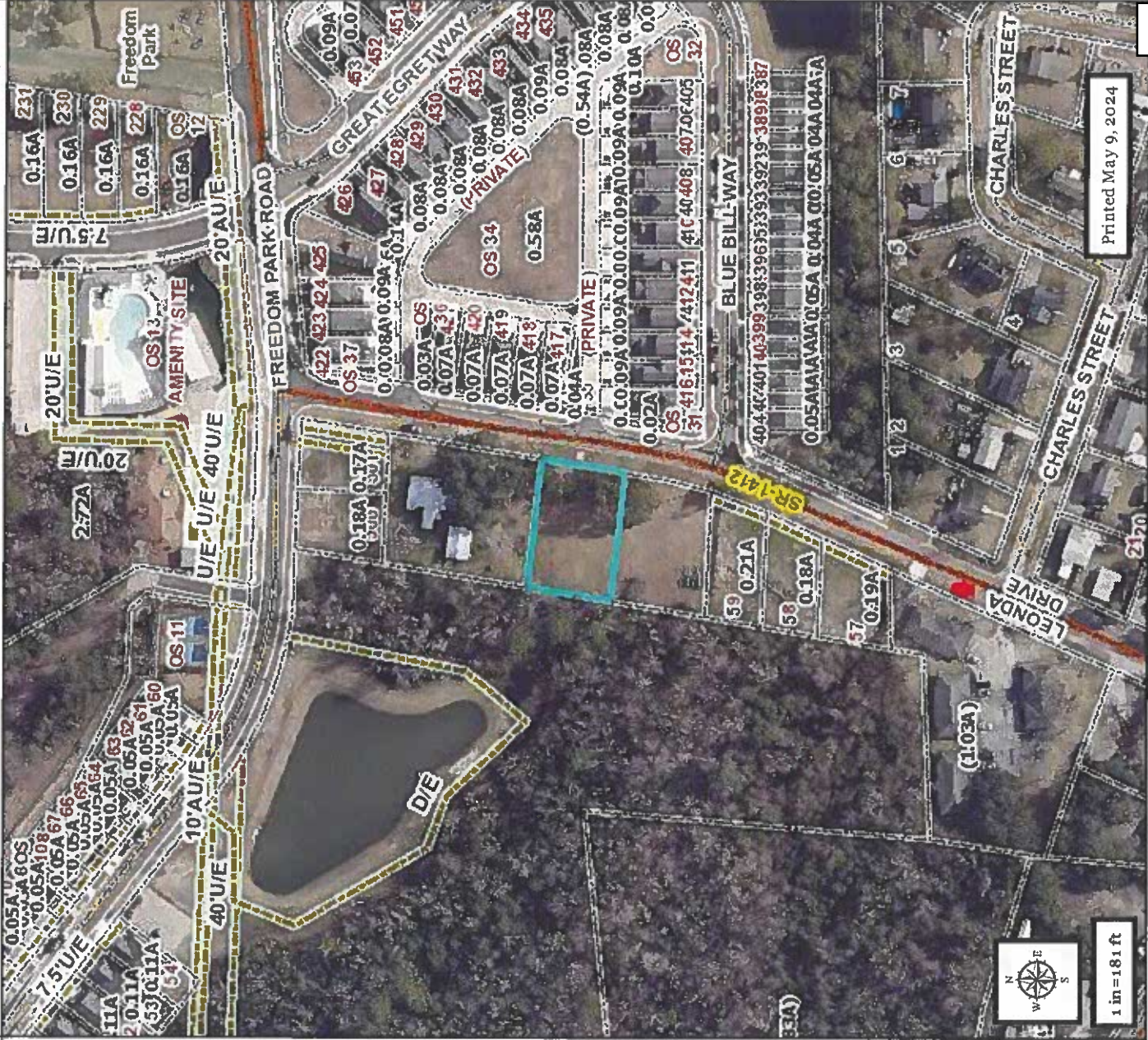
3 bedroom house:

- 400 gpd of water services
- 120 gpd of per bedroom sewer service = 360 gpd total impact

Tax Parcel Information:

Owner: ENGLISH, KOREEN ETAL PARKE YOST
Current PIN: 730508892847000
Site Address: 233 LEONDA DR BEAUFORT
Mailing Address: RALEIGH NC 27627 7759
Legal Description: LOT RUSSELL DR
Prior PIN: 11015H0108
City Limits:
Rescue District: BEAUFORT RESCUE
Fire District: BEAUFORT FIRE
Township: BEAUFORT
Use: VACANT W/ XFOB
Land Value: \$110,000
Bldg Value: \$0
Other Value: \$442
Total Value: \$110,442
Sale Price: \$149,000
Taxed Acres: 0.344
Plat Ref: /
Deed Ref: 1689 / 55
Bedrooms:

Carteret County, N.C.



Printed May 9, 2024



TOWN OF BEAUFORT
 701 FRONT ST.
 PO BOX 390
 BEAUFORT, NC 28516-0390

4.

INVOICE #
24-01137

INVOICE DATE: 05/22/24
 DUE DATE:

ACCOUNT ID: KOREE005 PIN: 962415
 KOREEN ENGLISH & PARKER YOST
 5205 SORRELL GLEN DR
 RALEIGH, NC 27603

QUANTITY/UNIT	SERVICE ID	DESCRIPTION	UNIT PRICE	AMOUNT
		ANNEXATION REQUEST 233 LEONDA		
1.0000	APPFEE	Other Application Fees ANNEXATION REQUEST 233 LEONDA	350.000000	350.00
			TOTAL DUE:	<u>\$ 350.00</u>

RECEIVED

MAY 22 2024

PAYMENT COUPON - PLEASE DETACH AND RETURN THIS PORTION ALONG WITH YOUR PAYMENT

TOWN OF BEAUFORT
 701 FRONT ST.
 PO BOX 390
 BEAUFORT, NC 28516-0390

INVOICE #: 24-01137
 DESCRIPTION: ANNEXATION REQUEST 233 LEONDA
 ACCOUNT ID: KOREE005 PIN: 962415
 DUE DATE:
 TOTAL DUE: \$ 350.00

KOREEN ENGLISH & PARKER YOST
 5205 SORRELL GLEN DR
 RALEIGH, NC 27603





FILE # 1689055

FOR REGISTRATION REGISTER OF DEEDS
Karen S. Hardesty
Carteret County NC
September 25, 2020 11:25:21 AM
IWN DEED 3 P
FEE: \$26.00
NC REVENUE STAMP: \$298.00
FILE # 1689055

C.R. Wheatly

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$298.00

Parcel Identifier No. 730508892847000 Verified by Carteret County on the _____ day of _____, 2020.
By: _____

Mail/Box to: Wheatly Law Group, PA, P O Box 360, Beaufort, NC 28516

This instrument was prepared by: C. R. Wheatly, III

Brief description for the Index: 231 Leonda Drive

THIS DEED made this 22 day of September 2020, by and between

GRANTOR

GRANTEE

Brandon Lewis Mitchell and wife, Cristy Worthington Mitchell
820 Van Gert Drive
Winterville, NC 28590

Koreen English
And
Parker William Yost
1140 Feldmen Drive
Raleigh, NC 27603

As Joint Tenants with Rights of Survivorship

Enter in appropriate block for each Grantor and Grantee: name, mailing address, and, if appropriate, character of entity, e.g. corporation or partnership.

The designation Grantor and Grantee as used herein shall include said parties, their heirs, successors, and assigns, and shall include singular, plural, masculine, feminine or neuter as required by context.

WITNESSETH, that the Grantor, for a valuable consideration paid by the Grantee, the receipt of which is hereby acknowledged, has and by these presents does grant, bargain, sell and convey unto the Grantee in fee simple, all that certain lot or parcel of land situated in the Beaufort Township, Carteret County, North Carolina and more particularly described as follows:

See attached Exhibit "A"

3

[Faint, illegible text from the reverse side of the page]

[Handwritten signature]

SEAL

Cristy W. Mitchell

(SEAL)

Cristy Worthington Mitchell

State of North Carolina
County of *Pitt*

I, the undersigned Notary Public of the County and State aforesaid, certify that Brandon Lewis Mitchell and Cristy Worthington Mitchell personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal this 22 day of September, 2020.

My Commission Expires: 9-22-24

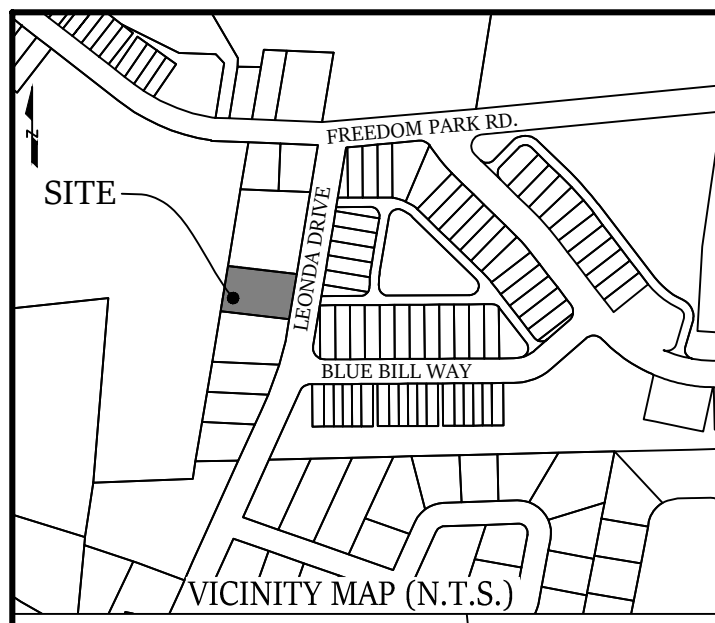
Madison H. Moore
Notary Public

(Affix Seal)

Madison H. Moore
Notary Public
Pitt County State of North Carolina
My Commission Expires 9/22/2024

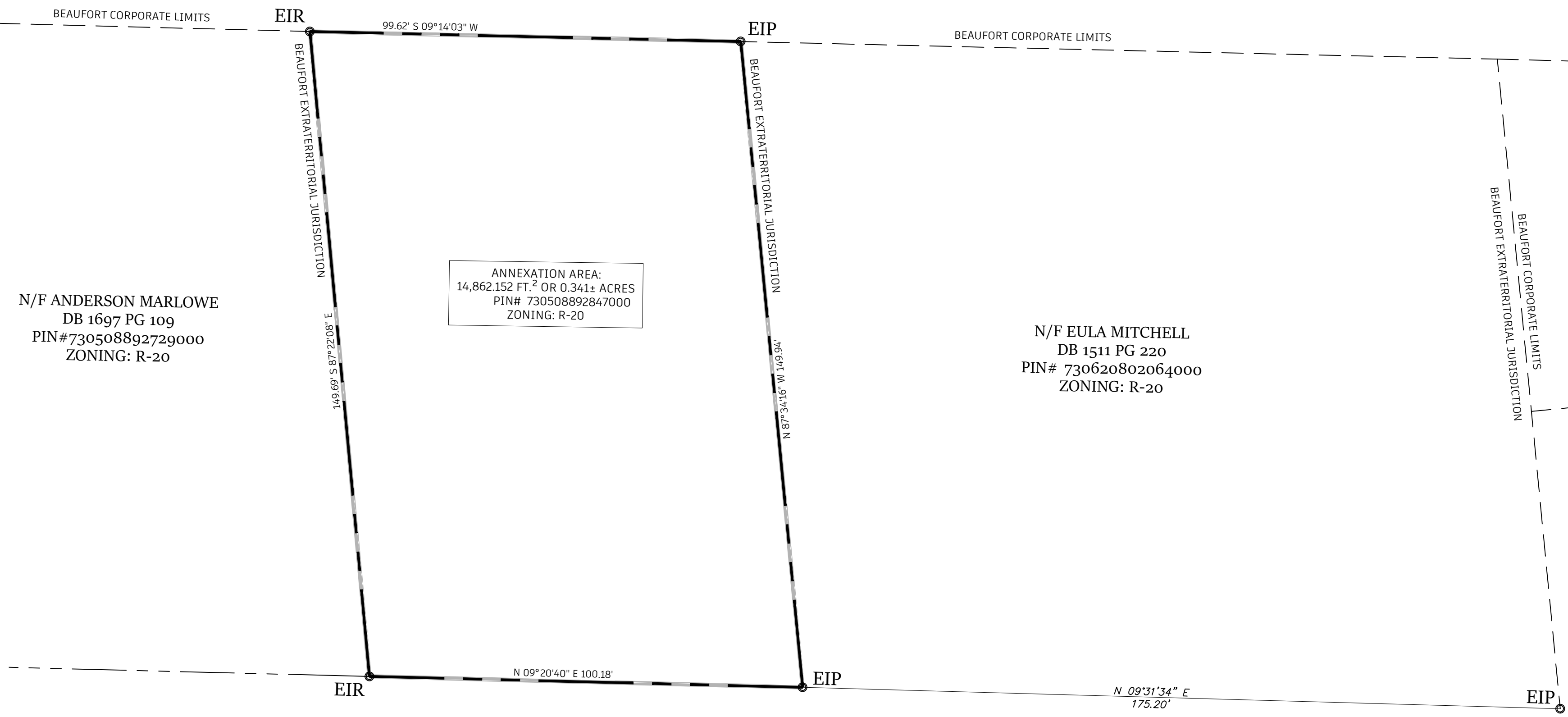
EXHIBIT A

Lying and being in the Town of Beaufort, Carteret County, North Carolina, and beginning at a point in the western right-of-way of Leonda Drive which point of beginning is described as being the following courses and distances from where the centerline of Leonda Drive, if extended, would intersect with the centerline of Lennoxville Road, and running thence from said point of intersection N 22-09-08 E, 760.04 feet to an existing concrete monument, running thence N 09-21-48 E, 100 feet to the point or place of beginning as evidenced by an existing iron rod; running thence from said point and running N 67-18-02 W, 149.59 feet to an existing iron rod, running thence from said point N 09-15-32 E, 99.66 feet to an existing iron pipe, running thence from said point S 87-32-49 E, 149.85 feet to an existing iron pipe in the western right-of-way of Leonda Drive, running thence with the western right-of-way of Leonda Drive S 09-21-48 W, 100.33 feet to the point or place of beginning. See map entitled, "Survey for Koreen English and Parker Yost" dated September 19, 2020, prepared by Jeffrey L. Green, P.L.S., which map is incorporated herein by reference.



LEGEND
 EIP= EXISTING IRON PIPE
 EIR= EXISTING IRON ROD
 BOUNDARY LINE
 NON-SURVEYED LINE
 (PLATTED BY DEED)
 EXISTING RIGHT-OF-WAY
 ANNEXATION BOUNDARY

N/F BLUE TREASURE LLC
 DB 1340 PG 006
 MB 34 PG 686
 PIN# 730508796926000
 ZONING: PUD



N/F ANDERSON MARLOWE
 DB 1697 PG 109
 PIN# 730508892729000
 ZONING: R-20

ANNEXATION AREA:
 14,862.152 FT.² OR 0.341± ACRES
 PIN# 730508892847000
 ZONING: R-20

N/F EULA MITCHELL
 DB 1511 PG 220
 PIN# 730620802064000
 ZONING: R-20

REGISTER OF DEEDS CERTIFICATION
 FILED FOR REGISTRATION AT _____ O'CLOCK ON
 THE _____ DAY OF _____, 2024.
 RECORDED IN MAP BOOK _____ PAGE _____
 KAREN S. HARDESTY, REGISTER OF DEEDS
 BY: _____
 ASSISTANT / DEPUTY
 STATE OF NORTH CAROLINA, COUNTY OF CARTERET

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

REVIEW OFFICER _____ DATE _____

I, JEREMY T. MCCOMBS, CERTIFY THAT THIS PLAT WAS PREPARED UNDER MY SUPERVISION FROM AN ACTUAL FIELD SURVEY REFERENCED HEREON. THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS SUCH AND WERE PLOTTED FROM INFORMATION AS REFERENCED HEREON; 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: 0.02
- (3) TYPE OF GPS SURVEY: RTK
- (4) DATES OF SURVEY: 5-9-2024
- (5) DATUM/EPOCH: NAD83(2011)
- (6) PUBLISHED/FIXED-CONTROL USE: VRS
- (7) GEOID MODEL: 2012B
- (8) COMBINED GRID FACTOR(S): 0.9999XXX
- (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 21ST DAY OF MAY, A.D. 2024.

PRELIMINARY
 JEREMY T. MCCOMBS PLS L-5355
 PROJECT NO.: L5M551-001
 DRAWING NO.: SURVEY

EX. EDGE OF PAVEMENT
LEONDA DRIVE
 60' PUBLIC R/W

CERTIFICATE OF PURPOSE OF PLAT
 (XX) D. THIS SURVEY IS OF ANOTHER CATEGORY, SUCH AS THE RECOMBINATION OF EXISTING PARCELS, A COURT-ORDERED SURVEY, OR OTHER EXCEPTION TO THE DEFINITION OF SUBDIVISION.

SURVEYOR _____ DATE _____

- NOTES**
- ALL AREAS CALCULATED BY COORDINATE GEOMETRY. ANNEXATION AREA = 14,862.152 FT² OR 0.341± ACRES OF LAND.
 - ALL BEARINGS AND COORDINATES ARE BASED ON N.C. STATE PLANE COORDINATE SYSTEM; NAD 83 (2011). ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES. UNITS: US SURVEY FOOT.
 - THIS PARCEL IS ZONED R-20 PER THE TOWN OF BEAUFORT CODE OF ORDINANCES. SETBACKS INCLUDE: 30' FRONT, 15' SIDE AND 25' REAR. SETBACKS SHOULD BE VERIFIED WITH PLANNING & DEVELOPMENT PRIOR TO DEVELOPMENT.
 - THIS PARCEL IS LOCATED IN FLOOD ZONE DESIGNATION: X AS DETERMINED BY THE NATIONAL FLOOD INSURANCE PROGRAM. FIRM PANEL 3720730500J, DATED 7/16/2003.
 - THIS MAP IS OF AN EXISTING PARCEL OF LAND AND THE PURPOSE OF THIS MAP IS TO DEPICT AND DESCRIBE THE AREA TO BE ANNEXED TO BEAUFORT CORPORATE LIMITS.
 - NO HORIZONTAL GEODETIC MOUMENT FOUND WITHIN 2,000' OF SUBJECT PROPERTY.

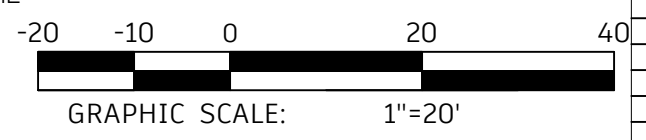
ANNEXATION CERTIFICATE
 I, _____, THE TOWN CLERK OF THE TOWN OF BEAUFORT, DO CERTIFY THAT THE BEAUFORT BOARD OF COMMISSIONERS APPROVED THIS MAP AND THE SITE HAS BEEN APPROVED FOR ANNEXATION AND RECORDING IN THE OFFICE OF THE REGISTER OF DEEDS.

BEAUFORT TOWN CLERK _____ DATE _____
 ADOPTED BY THE TOWN OF BEAUFORT BOARD OF COMMISSIONERS
 -ORDINANCE # _____

CERTIFICATE OF OWNERSHIP
 I (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON, WHICH WAS CONVEYED TO ME (US) BY DEED RECORDED IN BOOK 1689 PAGE 55, WHICH PROPERTY IS LOCATED WITHIN THE SUBDIVISION REGULATION JURISDICTION OF THE TOWN OF BEAUFORT, NORTH CAROLINA AND THAT I HEREBY FREELY ADOPT THIS PLAN OF ANNEXATION.

OWNER _____ DATE _____
 OWNER _____ DATE _____

PRELIMINARY
 NOT FOR SALES, RECORDATION,
 OR CONVEYANCES



REVISIONS			
BY	NO.	DATE	DESCRIPTION

ANNEXATION MAP FOR:
THE TOWN OF BEAUFORT
 PHYSICAL ADDRESS: 233 LEONDA DRIVE, BEAUFORT N.C.
 TAX PARCEL: 730508892847000 D.B. 1689 PG. 55
 BEAUFORT TOWNSHIP, CARTERET COUNTY, NORTH CAROLINA

OWNER: KOREEN ENGLISH & PARKER YOST	SURVEYED: AC
ADDRESS: 5205 SORRELL GLEN DR. RALEIGH, NC 27603	DRAWN: JTM
PHONE: N/A	APPROVED: JTM
 STROUD ENGINEERING, P.A. 422 HIGHWAY 24 MOREHEAD CITY, NC 28557 (252) 247-7479 <small>LICENSE NO. C-0647</small>	DATE: 5/21/2024
	SCALE: 1"=20'
	SHEET 1 OF 1



TOWN OF BEAUFORT
PLANNING & INSPECTIONS DEPARTMENT
701 Front St. - P.O. Box 390 - Beaufort, N.C. 28516
(252) 728-2141
Fax (252) 728-3982
www.beaufortnc.org

Michelle Eitner
m.eitner@beaufortnc.org

Memorandum

To: Elizabeth Lewis, Town Clerk
From: Michelle Eitner, Town Planner
Date: June 28, 2024
Re: 233 Leonda Drive

The parcel addressed 233 Leonda Drive (PIN 730508892847000) is within the R-20 zoning district. The property is not within the Special Flood Hazard Area (SFHA), and as such is also not within the Non-Intensification Zone (NIZ) as prescribed in the Town’s Comprehensive and CAMA Land Use Plan.



CERTIFICATE OF SUFFICIENCY

To the Board of Commissioners of the Town of Beaufort of Carteret County, North Carolina:

I, Elizabeth Lewis, Town of Beaufort Clerk, do hereby certify that I have investigated the attached petition and hereby make the following findings:

- a) The petition for Voluntary Annexation of 233 Leonda Drive, 0.341 acres, contains an adequate boundary of requested area to be annexed, via the survey map.
- b) The area described in the petition is contiguous to the Town of Beaufort primary corporate limits, as defined by G.S. 160A- 31.
- c) The petition is signed by the owner of the referenced parcel above and includes the addresses of all owners of real property lying in the area described therein.

In witness whereof, I have hereunto set my hand and affixed the seal of the Town of Beaufort of Carteret County, this ____ day of _____ 2024.

(SEAL)

Elizabeth Lewis
Town Clerk



Town of Beaufort, NC

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

**Board of Commissioners
Regular Meeting
6:00 PM – Monday, July 8, 2024
Train Depot, 614 Broad Street
Beaufort, NC 28516**

AGENDA CATEGORY: New Business
SUBJECT: FY 2025 Budget Amendment #1

BRIEF SUMMARY:

This amendment requests the appropriation of \$188,300 of Pcard Reward Dollars (\$65,000) and General Fund - Fund Balance (\$123,300) for:

Upfit of Town Hall to create needed additional office space within the space previously utilized by the National Park Service (\$125,000)

Town Manager Search Consultant (\$25,000)

Personnel Salary Adjustments (\$38,300)

REQUESTED ACTION:

Approve Budget Amendment #1

EXPECTED LENGTH OF PRESENTATION:

5 minutes

SUBMITTED BY:

Christi Wood – Finance Director

BUDGET AMENDMENT REQUIRED:

Yes



**TOWN OF BEAUFORT
FY 2025 BUDGET AMENDMENT #1**

WHEREAS, the Town of Beaufort adopted its Fiscal Year 2025 Budget through Ordinance on June 10, 2024, and

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

BE IT THEREFORE ORDAINED that the Board of Commissioners amends the Fiscal Year 2025 Budget as follows:

SECTION I: GENERAL FUND

This amendment requests the appropriation of Pcard Reward Dollars (\$65,000) and General fund -Fund Balance (\$123,300) for:

- Upfit of Town Hall to create needed additional office space within the space previously utilized by the National Park Service (\$125,000).
- Town Manager Search Consultant (\$25,000)
- Personnel Salary Adjustments (\$38,300)

A. REVENUE

<u>INCREASE</u>	
OTHER REVENUES	\$ 65,000
APPROPRIATED FUND BALANCE	\$ 123,300
TOTAL INCREASE	\$ 188,300

B. EXPENDITURES AUTHORIZED BY DEPARTMENT

<u>INCREASE</u>	
NON-DEPARTMENTAL	\$ 63,300
PUBLIC WORKS	\$ 125,000
TOTAL INCREASE	\$ 188,300

SECTION VI: DISTRIBUTION

Copies of this ordinance shall be furnished to the Town Manager and Finance Officer to be kept on file for their direction in the disbursement of funds.

Adopted this 8th day of July, 2024.

ATTEST:

Elizabeth Lewis
Town Clerk

Sharon E. Harker
Mayor



Town of Beaufort, NC

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

**Board of Commissioners
Regular Meeting
6:00 PM Monday, July 8, 2024
Train Depot, 614 Broad Street
Beaufort, NC 28516**

AGENDA CATEGORY: Closed Session

SUBJECT: Pursuant to NCGS 143-318.11 (a) (3) and NCGS 143-318.11 (a) (4)

REQUESTED ACTION:

Motion to enter closed session pursuant to NCGS 143-318.11 (a) (3) to allow the Board of Commissioners to consult with Town Attorney and NCGS 143-318.11 (a) (4) for the purpose of discussing economic development incentives.

SUBMITTED BY:

Todd Clark, Town Manager

BUDGET AMENDMENT REQUIRED:

No