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

# Town of Beaufort Planning Board Regular Meeting
## 6:00 PM Monday, April 20, 2026 - Train Depot, 614 Broad Street, Beaufort, NC 28516
## Monthly Meeting

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**Call to Order**

**Roll Call**

**Agenda Approval**

**Election of Officers**

**Minutes Approval**

1. PB Draft Minutes 021626

**Public Comment**

**New Business**

1. Case 26-06 Special Use Permit – Minuteman Gas Station 110 Towns Drive
2. Case 26-07 Rezoning 143/179 Pinners Point Road from R-20 to B-1
3. Case 26-08 Special Use Permit – Beaufort Bar Outdoor Operation at 410 Live Oak Street
4. Case 26-09 - 100 Cedar Street Rezoning B-1 to CS-MU

**Commission / Board Comments**

**Staff Comments**

**Adjourn**

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# Town of Beaufort Planning Board Regular Meeting
# 6:00 PM Monday, February 16th, 2026 - Train Depot, 614 Broad Street, Beaufort, NC 28516
# Minutes

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**Call to Order**

Chair Neve called the February 16th, 2026 Planning Board meeting to order at 6:00 p.m.

**Roll Call**

The Secretary conducted the roll call for the meeting.

Members Present: Ryan Neve, Chair; George Stanziale, Vice-Chair; Tammy Hunsucker, Vic Fasolino, Jeff Vreugdenhil, Cameron White

Members Absent: Clark Patton

A quorum was declared with six members present.

Town Staff Present: Kyle Garner, Planning Director; Michelle Eitner, Town Planner, Brad Fockler, Code Enforcement Officer; Jill Quattlebaum, Town Attorney; Laurel Anderson, Board Secretary

**Agenda Approval**

*Vice-Chair Stanziale made the motion to approve the agenda and Member Fasolino made the second. Chair Neve took a vote that was unanimously approved.*

*Voting yea: Chair Neve, Vice-Chair Stanziale, Tammy Hunsucker, Vic Fasolino, Jeff Vreugdenhil, Cameron White*

**Minutes Approval**

1. PB Draft Minutes 012026

*Vice-Chair Stanziale made the motion to approve the minutes as presented and Member Fasolino made the second. Chair Neve took a vote that was unanimously approved.*

*Voting yea: Chair Neve, Vice-Chair Stanziale, Tammy Hunsucker, Vic Fasolino, Jeff Vreugdenhil, Cameron White*

**Public Comment**

Chair Neve then asked if anyone would like to speak. There were no public comments.

**New Business**

1. Case #26-03 Special Use Permit – 201 Ann St Accessory Dwelling Unit

Mrs. Eitner presented an application for a Special Use Permit at 201 Ann Street to establish an Accessory Dwelling Unit (ADU) in the historic district. This site is within the Transitional (TR) zoning district which allows for ADUs as special uses. The abutting property, St Paul's Episcopal Church, is also TR but the properties across Ann and Moore streets are R-8 single-family zoning. (which also allows ADU SUPs)

The Technical Review Committee (TRC) received this item for review digitally and responded either requesting clarification/additional information or with no comments. Following consultation with the applicant, the one question is the design of the driveway to extend brick pavers into the right-of-way. The applicant agreed to, depending on the Historic Preservation Commission's determination, either switch it to a concrete apron or provide an agreement that the property owner would be responsible for replacement of the pavers if Public Works needs to access lines underneath them.

Board questions for Mrs. Eitner included accessory structure setbacks, encroachments, and off-street parking impacts.

Eric Lindstrom, applicant, then made his presentation and addressed neighbor relations noting that he had received letters of support from neighbors and he had kept them involved in the project. He stated that he would take responsibility for maintaining the brick driveway and noted that the town's emergency services approved the site plan as the structure is adjacent to Moore Street.

There was discussion regarding definitions of accessory structures and accessory dwelling units and the setbacks. Mr. Garner clarified that this particular property is an existing nonconforming lot of record at 52 feet and therefore has a built in schedule to have reduced setbacks for any structure, including accessory structures.

A further question was raised regarding future use of the structure and Mr. Garner clarified that the Board of Commissioners had, at times, put limitations on whether accessory structures could be used as Airbnb's.

Member Vreugdenhil moved to recommend approval based on the structure meeting the setbacks and the square footage of the lot according to the Land Development Ordinance.

*Member Vreugdenhil made the motion to approve as presented and Vice-Chair Stanziale made the second. Chair Neve took a vote that was unanimously approved.*

*Voting yea: Chair Neve, Vice-Chair Stanziale, Tammy Hunsucker, Vic Fasolino, Jeff Vreugdenhil, Cameron White*

2. Final Plat – Beaufort Coast Phase 4

Mr. Garner presented Case #26-04, the final plat for Beau Coat Phase 4 and stated the request is to subdivide a 23.09 acre tract into 36 single family lots. The existing zoning is planned unit development and the land use is currently undeveloped. It is located in the corporate limit, is served by town infrastructure and the bonding of the infrastructure is in the amount of $461,411.11. Mr. Garner noted that the final plat is identical to the preliminary plat submission.

In answer to board members' questions regarding sewer allotment, Mr. Garner explained that when Beau Coast and Beaufort East Village were originally developed, the developers paid extra money into a fund to help expand the existing sewer treatment plant, and in concert with that, the town gave them vouchers for certain numbers of water and sewer based the number of bedrooms and the volume of that water and sew These official water and sewer vouchers are submitted every

time a house is built, and are specifically for that infrastructure, and the allocation for this development has been deducted from the town's overall capacity.

Member Vreugdenhil asked the size of the water line and Joe Boyd of WithersRavenel stated that it is an 8-inch water line in this section and the gravity sewer is 8-inch. The lift station will flow back to the pump station in Phase 2A.

*Member Vreugdenhil made the motion to approve as presented and Vice-Chair Stanziale made the second. Chair Neve took a vote that was unanimously approved.*

*Voting yea: Chair Neve, Vice-Chair Stanziale, Tammy Hunsucker, Vic Fasolino, Jeff Vreugdenhil, Cameron White*

3. Final Plat – Beaufort Coast Phase 2 & 3

Mr. Garner presented Case #26-05, the final plat for Beau Coast Phase 2 and 3, and stated the request is to subdivide a 43.483 acre tract into 157 single family residential and 68 townhome lots for a total of 225 lots. The existing zoning is planned unit development and the land use is currently undeveloped. It is located in the corporate limits, is served by town infrastructure and the bonding of the infrastructure is in the amount of $3,804,380.56. Mr. Garner noted that the final plat is identical to the preliminary plat submission.

Mr. Garner noted that there are at least four points of ingress and egress to this section.

Mr. Boyd stated that the bond covered utilities including roads, water, sewer, and a pump station and he works closely with the town's engineer to establish the bond, and Mr. Garner explained the bond process.

*Vice-Chair Stanziale made the motion to approve as presented and Member Fasolino made the second. Chair Neve took a vote that was unanimously approved.*

*Voting yea: Chair Neve, Vice-Chair Stanziale, Tammy Hunsucker, Vic Fasolino, Jeff Vreugdenhil, Cameron White*

**Commission/Board Comments**

The two re-elected board members, Vic Fasolino and George Stanziale, commented that they were looking forward to serving for three more years.

Member Vreugdenhil asked about the clearing on the right-of-way east of the Hwy 101/70 bypass.

Chair Neve welcomed new member Cameron White to the board.

**Staff Comments**

Mr. Garner stated that they anticipated a meeting next month and thanked Mr. Fockler and Ms. Quattlebaum for their assistance during the meeting.

He also noted and expressed appreciation that Member Vreugdenhil had cleared subdivision roads and driveways during the recent winter storm.

**Adjourn**

*Vice-Chair Stanziale made the motion to adjourn and Member Fasolino made the second. Chair Neve took a vote that was unanimously approved.*

*Voting yea: Chair Neve, Vice-Chair Stanziale, Tammy Hunsucker, Vic Fasolino, Jeff Vreugdenhil, Cameron White*

Chair Neve then declared the meeting adjourned at 6:40 p.m.

DRAFT

Ryan Neve, Chair

Laurel Anderson, Board Secretary

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**Town of Beaufort Planning Board Regular Meeting**
**6:00 PM Monday, April 20, 2026 – Train Depot**

**AGENDA CATEGORY:** New Business

**SUBJECT:** Case 26-06 Special Use Permit – Minuteman Gas Station 110 Towns Drive

**BRIEF SUMMARY:**

To recommend to the Board of Commissioners approval or denial of the proposed Special Use Permit (SUP) for a gas station at 110 Towns Drive.

**REQUESTED ACTION:**

Presentation and discussion of special use permit request

Recommendation to Board of Commissioners to approve or deny the special use permit

**EXPECTED LENGTH OF PRESENTATION:**

30 Minutes

**SUBMITTED BY:**

Michelle Eitner

Town Planner

**BUDGET AMENDMENT REQUIRED:**

N/A

# STAFF REPORT

**To:** Planning Board Members
**From:** Michelle Eitner, Town Planner
**Date:** April 20, 2026
**Case No.** 26-06 Special Use Permit – Minuteman Gas Station 110 Towns Drive

**THE REQUEST:** To recommend to the Board of Commissioners approval or denial of the proposed Special Use Permit (SUP) for a gas station at 110 Towns Drive.

**INFORMATION:**

| | |
|---|---|
| Location: | 110 Towns Drive (NW corner of Live Oak Street & Towns Drive) |
| Property Owner: | CGW Inc (4C Development LLC under contract) |
| Applicant: | Rhetson Companies Inc |
| Zoning District: | B-1 General Business District |
| Flood Zone: | X (in preliminary and effective FIRMs) |
| LUP Future Land Use: | Commercial Center (no Non-Intensification Zone overlay) |
| Size: | 3.76 acres |
| Existing Land Use: | Undeveloped |
| Proposed Land Use: | Gas station (Minuteman convenience store with fuel sales and a quick service/drive-through restaurant, with automatic car wash) |
| Adjoining Uses/Zoning: | North & East: Food Lion Shopping Center and Realo Drug (B-1)<br>West: Townhouse development "1809 Live Oak" (TCA)<br>South (Across Towns Dr): Undeveloped (B-1)<br>South & East (Across Live Oak St): Multiple B-1 lots - Undeveloped, "The Wash" automatic and self-service car wash, and Slicks Tinting & Auto Center |
| Utilities: | Water and wastewater provided by Town |

**OPTIONS:**

1. Recommend approval of the special use permit as presented
2. Recommend approval of the special use permit with conditions to bring the proposal into compliance with the Required Findings
3. Recommend denial of the special use permit based on specific failures to meet requirements
4. Table the recommendation pending additional information necessary to make a decision

**ATTACHMENTS:**

- Attachment A – Staff Report
- Attachment B – Vicinity Map
- Attachment C – Zoning Map
- Attachment D – Application Package
- Attachment E – LDO Section 20 Special Use Permits (Especially Section 20.E.1 Required Findings)
- Attachment F – LDO Section 9.C. B-1 General Business District
- Attachment G – Comprehensive and CAMA Land Use Plan Future Land Use Map & Classification

**STAFF COMMENTS:**

Matt Williams with Rhetson Companies has applied for a Special Use Permit to establish a gas station at 110 Towns Drive. Rhetson is representing 4C Development, LLC, which is under contract to purchase the property from current property owner CGW, Inc.

**STAFF COMMENTS CONTINUED:**

The subject property is located between Live Oak Street, newly constructed Towns Drive, the new "1809 Live Oak" townhouse development, and the Food Lion shopping center/Realo Drugstore. This property was historically farmland through the 90s and has been forested (undeveloped) for the past twenty years or so (based on aerial imagery). The gas station development proposal includes a convenience store with indoor quick-service/drive-through restaurant, fuel pump canopy, and automatic tunnel car wash. "Minuteman" is the brand for the whole development, which will include a gas tenant and a fast-food tenant (neither of which are known at this time). While convenience stores, indoor restaurants, and car washes (accessory uses of this project) are permitted by-right in the B-1 zoning district, the principal use of the proposed development is gas station, which requires a special use permit in any zoning district in Beaufort.

There are 26 parking spaces shown on the plan, which exceeds the 17 spaces required for the project, as well as a dedicated truck loading/unloading space behind the building. The traffic circulation is sufficient to support large delivery vehicles, fuel trucks, and emergency vehicles. The dumpster enclosure at the back of the property meets requirements for refuse disposal. The required landscaping for the project includes Type A buffering along the western property line (between gas station and townhouses), VAA (parking lot) landscaping, and stormwater pond landscaping.

The project does not require a NCDOT driveway permit because it has only one point of ingress/egress off Towns Drive (not on Live Oak or through adjacent parking lots). The developers coordinated with NCDOT during site design and were required to propose plans to extend the newly created right-turn-lane along Live Oak Street. This will better accommodate stacking of vehicles turning onto Towns which would access the proposed gas station as well as the "1809 Live Oak" townhouse development currently under construction.

While the stormwater and sedimentation/erosion control plans are subject to NCDEQ review and permitting, it bears noting that this development is held to higher standards due to the proximity of the project within ½ mile to SA/HQW tidal salt waters (Gibbs Creek). Similarly permitted commercial projects include State Employees Credit Union, Taco Bell, and McDonalds.

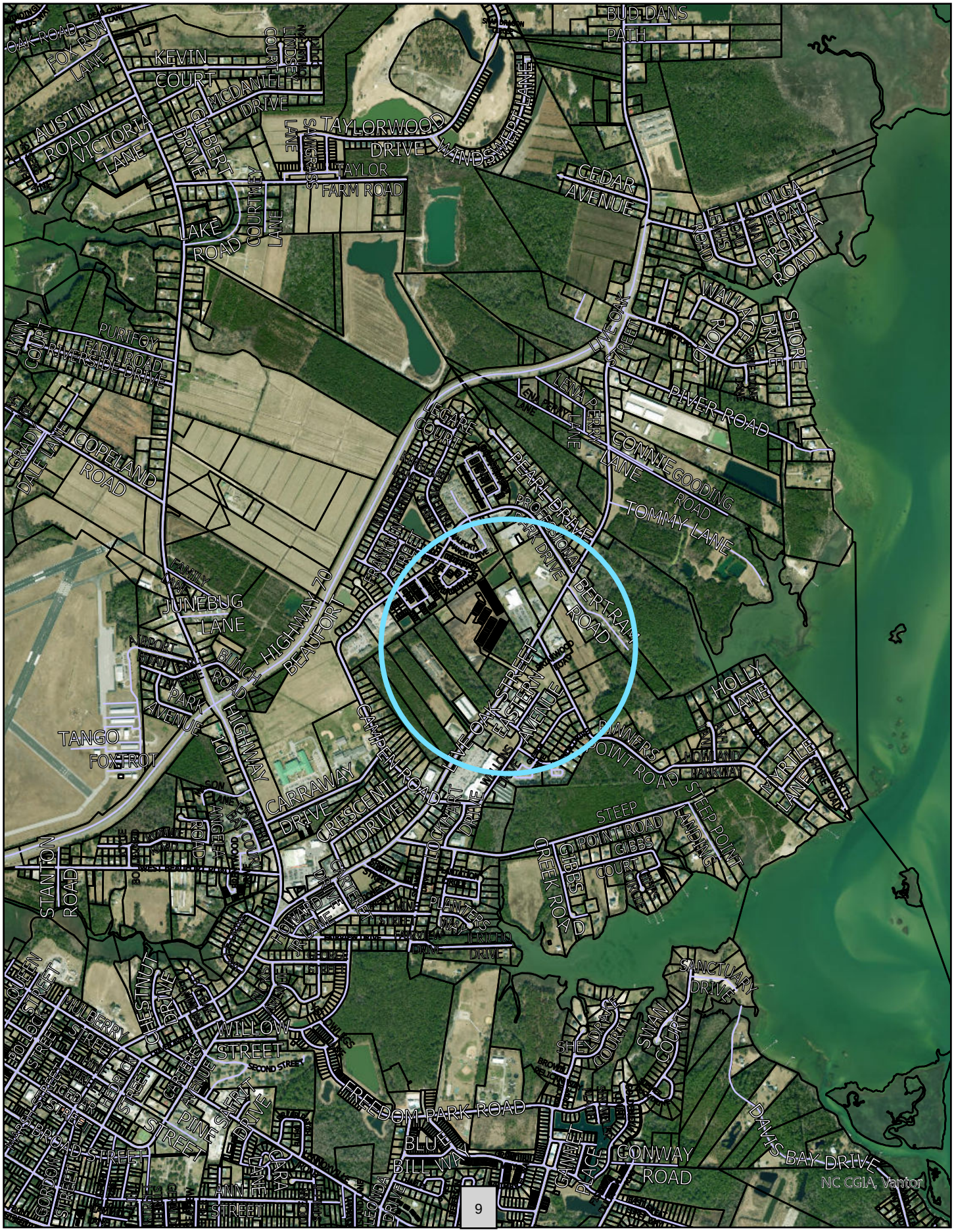
This project is located entirely in the X flood zone (current and future flood maps), so no additional site design or construction standards apply with regard to the Town's Flood Damage Prevention Ordinance (link here). The building is also proposed to be served by a backup generator. These resilience efforts (upland location and backup energy source) are consistent with guidance Beaufort's Comprehensive and CAMA Land Use Plan (esp. p196-199, link here) and Resilient Beaufort plan (esp. p17, link here).

The Future Land Use Map of the LUP identifies this location as Commercial Center, which is described as "These areas have large-scale non-residential uses that serve the entire community and larger region." A second gas station would serve the entire community and larger region, especially in emergency situations such as hurricanes when fuel is scarce.

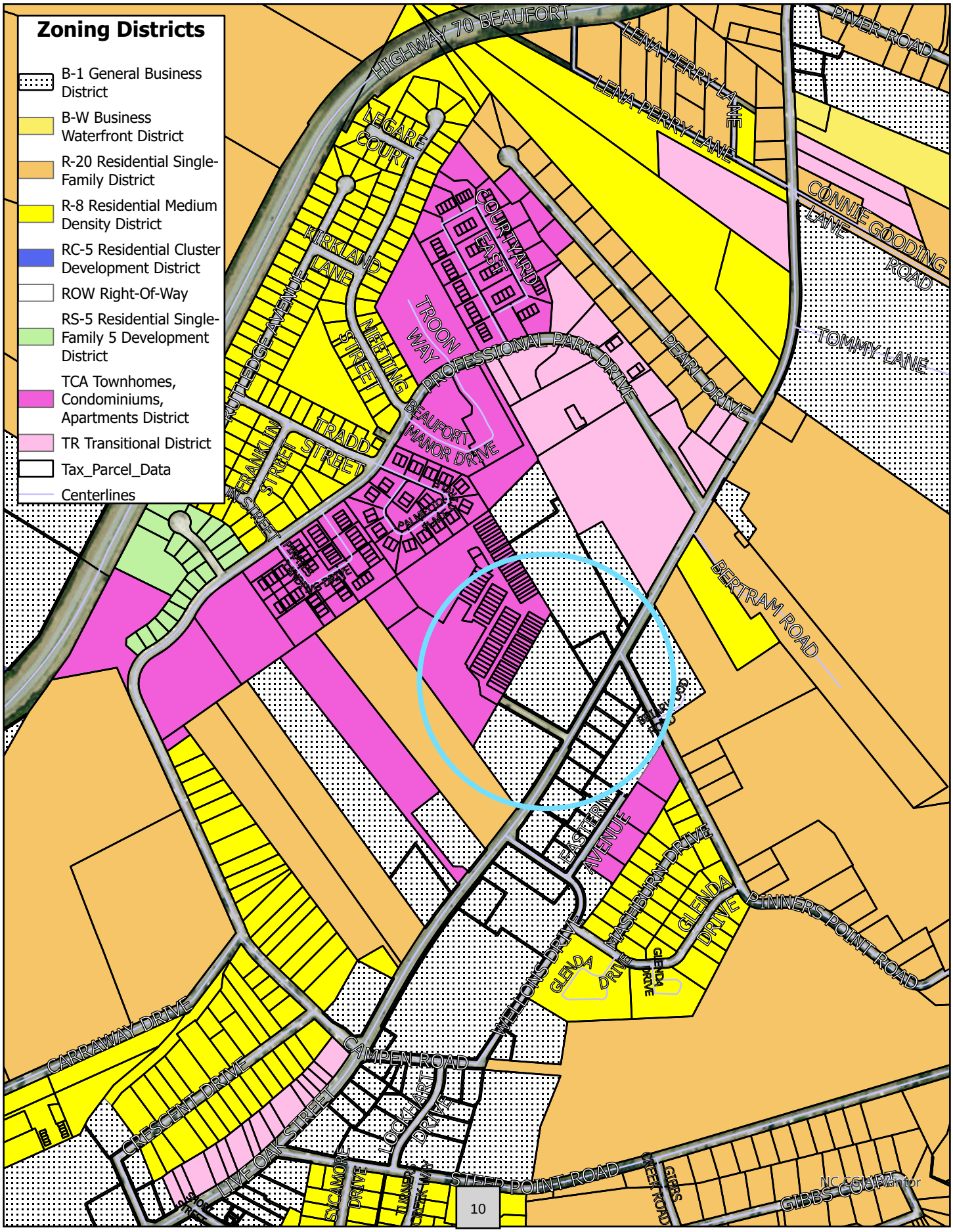
The Technical Review Committee met on February 27th to review the project. Comments and requests for clarifications or revisions were provided by Planning, Public Works, Utilities, and Engineering. These items were addressed in revised submissions received the following week and approved by those that had the comments/requests. The plan appears to be compliant with applicable regulations at this time.

LDO Section 20.C identifies, "The Planning Board will review and make recommendations regarding all applications for a special use permit." The Special Use Permit Required Findings section is included in the agenda packet for consideration. The applicants have provided responses to the required findings in their application submission.

# Case 26-06 SUP Minuteman Gas Station 110 Towns Drive
# Vicinity Map



# Case 26-06 SUP Minuteman Gas Station 110 Towns Drive
# Zoning Map



RHETSON COMPANIES, INC

# Rhetson Companies, Inc

## Town of Beaufort, NC

## – Request for Special Use Permit –

Parcel ID Number: 730612967426000

110 Towns Drive, Beaufort, NC 28516

Requesting approval for a Special Use Permit to build a Minuteman convenience store with fuel sales, a quick service restaurant, and a tunnel carwash at the specified address. The 3.76-acre property is designated as B-1 zoning and is located within the Live Oak Street Corridor Overlay District. The proposed development's combined uses qualify it as a Special Use under the current zoning classification and overlay guidelines. Rhetson Companies, Inc, respectfully submits this application, along with all accompanying materials, and acknowledges the value of the expert testimony expected during the quasi-judicial meeting proceedings.

2075 Juniper Lake Road
West End, NC 27376
910-944-0881 | www.rhetson.com

RHETSON COMPANIES, INC

## Comments in Support of Findings Required

*Rhetson considered the findings below required per Section 20 of the Land Development Ordinance:*

a) The proposed use is an allowable special use in the zoning district it is being located within;
*110 Towns Drive is located in the B-1 District. A Convenience Store, Restaurant with Drive-Thru Service, and Car Wash are permitted uses, by-right. A Gas/Service Station are allowable with a Special Use Permit.*

b) The application is complete;
*The application has been reviewed with Town Staff and is believed to be complete.*

c) The location and character of the use will be in conformity with the Town's Comprehensive and CAMA Land Use Plan and other comprehensive planning elements;
*The proposed site design is consistent with the Comprehensive and CAMA Land Use Plans. Based upon the Town of Beaufort Comprehensive and CAMA Land Use Plan's Future Land Use Map, the subject property is designated for a future land use of "Commercial Center". The Commercial Center description details that these areas will have large-scale, non-residential uses that serve the entire community and larger region.*

d) Streets, driveways, parking lots, traffic control, and any other traffic circulation features shall be designed and provided in accordance with current traffic engineering standards and Town regulations and found to be adequate for the proposed special use;
*The proposed site design of the streets, driveways, parking lots, traffic control, and any other traffic circulation features have been designed in accordance with the Town of Beaufort regulations and codes, as well as to NCDOT standards. Access to the site will be made from Towns Drive, as the lower classification road than Live Oak Street (SR 1493 & US Highway 70). Towns Drive has been newly constructed with a right-turn lane off Live Oak Street. Summit Design and Engineering Services have had conversations with NCDOT on the proposed use, and based upon those discussions, NCDOT will be requiring the addition of 75' of storage and 50' of taper to the newly construction turn lane. This makes the turn lane a total of 225' with 150' of taper. The proposed turn lane and improvements are shown on the site plan.*

e) The proposed special use will not substantially injure the value of adjoining or abutting properties;
*The improvements of this parcel will not reduce the value of adjoining and/or abutting properties. Instead, Beaufort, NC appears to only have one (1) gas station(s) within town limits, which is insufficient to meet community needs, particular in times of inclement weather and/or crisis.*

2075 Juniper Lake Road
West End, NC 27376
910-944-0881 | www.rhetson.com

f) The proposed special use will be compatible and in harmony with adjoining land uses and the development patterns of the immediate area; and,

*The proposed Gas/Service station and Car Wash have been designed to be compatible with the adjoining land uses and development patterns of the immediate area in that the proposed site is of a similar commercial use to the neighboring parcels and parcels in the immediate area. These developments in the immediate area include a prescription drugstore/pharmacy, grocery store, nail salon, post office, bank/credit union, automotive service, car wash, gas station, retail store, and fast-food restaurant. Additionally, the proposed special use is compatible and is an allowable special use of the B-1 district which the parcel is zoned and is compatible with the future land use designation of "Commercial Center" in the Town of Beaufort Comprehensive and CAMA Land Use Plan.*

g) The proposed use will not materially endanger the public health or safety of the community if located where proposed and developed according to the submitted and approved plan.

*The proposed Gas/Service Station and Car Wash are readily accessible from Towns Drive, directly off Live Oak Street (SR 1493 & US Highway 70) for emergency and fire department access. The uses are allowed as by-right or Special Uses under the B-1 District per the Town of Beaufort, NC Land Development Ordinance, and are compatible with the Town of Beaufort Comprehensive and CAMA Land Use Plans. Additionally, the information regarding NCDOT correspondence on site plan design, further the mitigation of public health and safety and are referenced in subsection "d)."*



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West End, NC 27376
910-944-0881 | www.rhetson.com

RHETSON COMPANIES, INC

# ARCHITECTURAL ELEVATION EXAMPLES

Renderings & Elevations of
all uses for this project to be submitted
when finalized

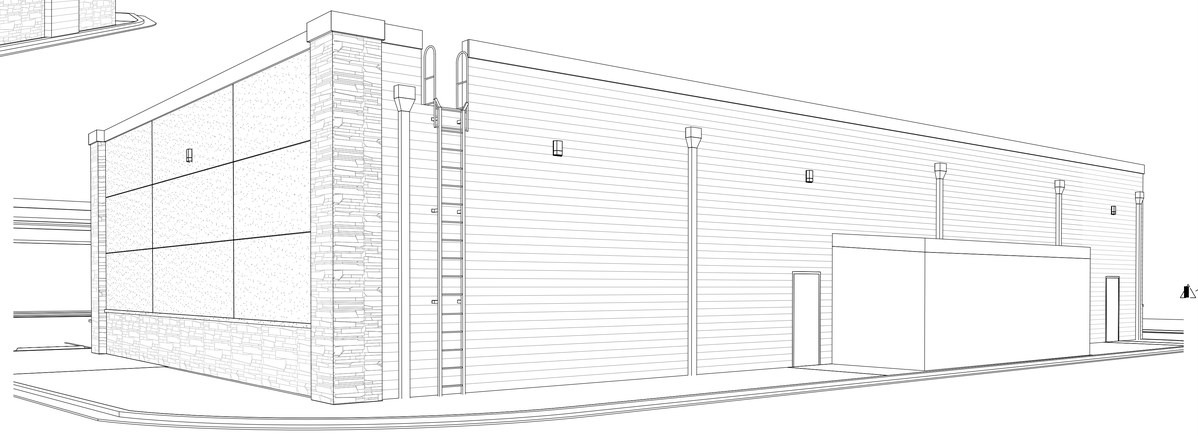
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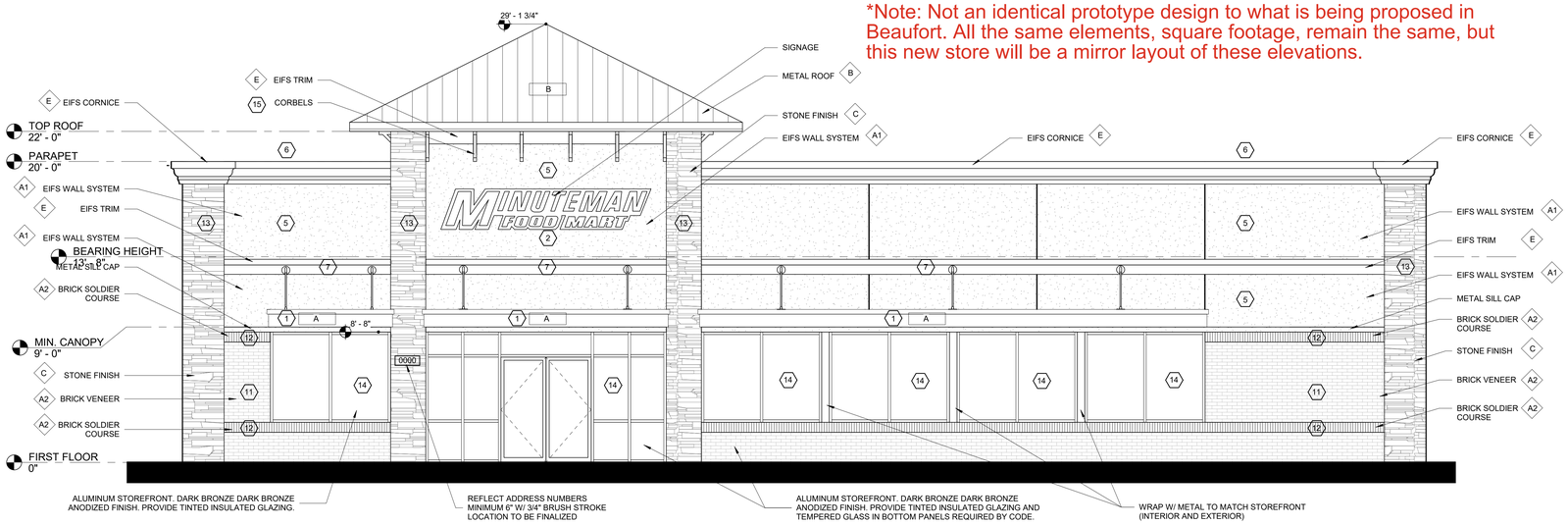




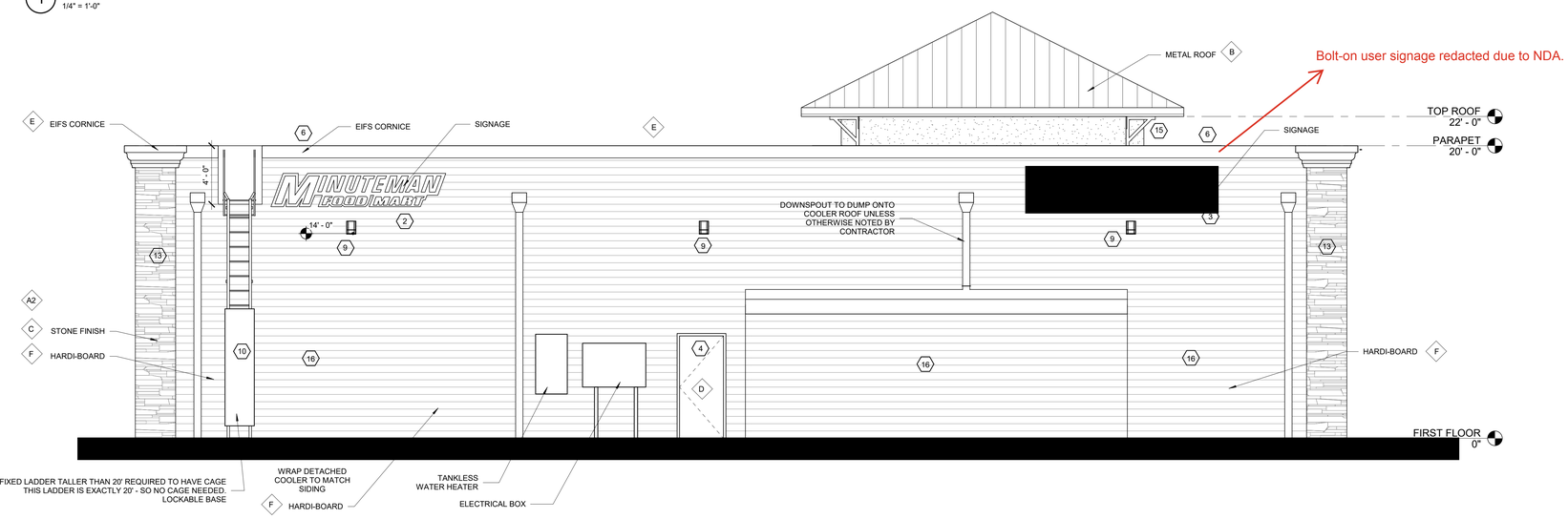
AYNOR, SOUTH CAROLINA

REVISIONS

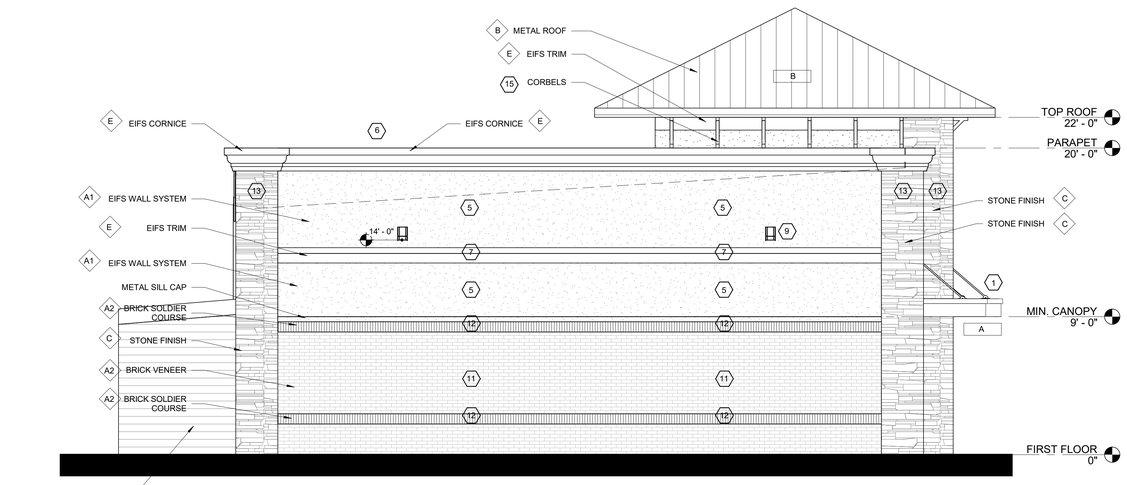
*Note: Not an identical prototype design to what is being proposed in Beaufort. All the same elements, square footage, remain the same, but this new store will be a mirror layout of these elements.



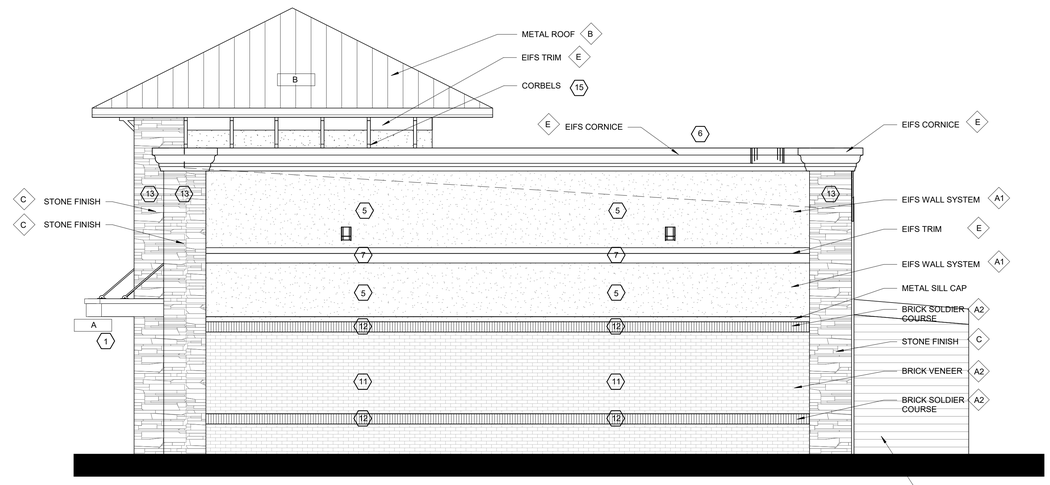

## 1 FRONT ELEVATION
1/4" = 1'-0"




## 2 BACK ELEVATION
1/4" = 1'-0"




## 3 LEFT SIDE ELEVATION
1/4" = 1'-0"




## 4 RIGHT SIDE ELEVATION
1/4" = 1'-0"

Finish examples. Subject to change due to product availability, LDO requirements, client desires. (Wanted to at least provide some examples of what has been used on projects past)

## FINISH SCHEDULE

| MARK | MANUFACTURER | DESCRIPTION | NOTES |
|---|---|---|---|
| **FINISHES** | | | |
| A1 | DRYVIT | EIFS WALL SYSTEM | COLOR: S.W. 7036 ACCESSIBLE BEIGE<br>TEXTURE: SANDPEBBLE |
| A2 | PALMETTO BRICK | ONSLOW, OVERSIZED | TEXTURE: SMOOTH<br>GROUT: |
| B | SHERWIN WILLIAM | RAL 3002<br>CARMINE RED | SATIN FINISH |
| C | CANYON STONE | TIMBER LEDGE - DEER VALLEY | - |
| D | SHERWIN WILLIAMS | SW #7024<br>FUNCTIONAL GRAY | SATIN FINISH |
| E | SHERWIN WILLIAMS | SW #7005<br>PURE WHITE | SATIN FINISH |
| F | HARDI-BOARD | HARDI-BOARD HORIZONTAL WALL SYSTEM | COLOR: S.W. 7036 ACCESSIBLE BEIGE<br>TEXTURE: |
| **METALS** | | | |
| A | PREFABRICATED CANOPY/BAND | PRODUCT CODE: 9840-30200R<br>PRODUCT NAME: FC SD RAL 3000 FLAME RED | |
| B | METAL ROOF | PRODUCT CODE: 9840-30200R<br>PRODUCT NAME: FC SD RAL 3000 FLAME RED | |

1. PAINT ALL EXPOSED METERS, SERVICE ENTRANCES, GAS PIPE, ROOF ACCESS LADDER, ETC. TO MATCH ADJACENT EXTERIOR WALL SURFACE.
2. PROVIDE TEMPORARY MASKING OF EXPOSED STAINLESS STEEL DURING ACID WASHING OF MASONRY.
3. PROVIDE SOLID MASONRY UNITS AT THE ENDS OF JAMBS , SILLS, ETC.
4. TO HELP PREVENT EFFLORESCENCE ALL MASONRY UNITS ARE TO BE MANUFACTURED WITH INTEGRAL WATER REPELLANT. WATER REPELLENT ADMIXTURE IS TO BE MIXED IN AND PRE-WASHED SAND IS TO BE USED IN ALL MORTAR MIXES.
5. MAKE SURE THAT WALL WEEPS AND FLASHING ARE INSTALLED CORRECTLY. DO NOT BLOCK WEEPS.
6. ALUMINUM STOREFRONT TO BE DARK BRONZE.
7. ALL GLAZING TO BE 1" INSULATED LOW-E GLAZING.
8. BASIS OF DESIGN FOR THE EIFS WALL SYSTEM IS DRYVIT OUTSULATION PLUS MD. EIFS WALL SYSTEM IS 2" THICK UNLESS NOTED OTHERWISE. INSTALL EIFS PRODUCT IN STRICT ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS AND DETAILS.
9. SIGNAGE IS SHOWN FOR REFERENCE ONLY. FINAL SIZE, LOCATION AND QUANTITY TO BE DETERMINED BY SIGNAGE VENDOR. SIGNAGE VENDER SHALL PERMIT ALL SIGNS UNDER SEPARATE COVER.
10. REFER TO ELECTRICAL DRAWINGS FOR EXTERIOR LIGHTING SPECIFICATIONS.
11. PAINT ALL EXPOSED BRICK LINTELS TO MATCH STOREFRONT.
12. ALL WALL MOUNTED LIGHT FIXTURES TO BE SET IN CONTINUOUS BEAD OF CAULK AND THEN SHALL BE SEALED TO WALL WITH SEPARATE BEAD OF CAULK. CAULK TO MATCH ADJACENT SURFACE.
13. ALL BRICK VENEER SHALL BE A RUNNING BOND, U.N.O. ALL BRICK SHALL BE INSTALLED FLUSH. U.N.O. (EXCEPTIONS INCLUDE: ROWLOCK SILL)

## CODED NOTES (#) (NOT ALL CODED NOTES MAY BE USED)

1. PRE-FABRICATED METAL CANOPY
2. MINUTEMAN SIGNAGE. REFER TO SIGNAGE VENDOR DRAWINGS.
3. LITTLE CAESARS SIGNAGE. REFER TO SIGNAGE VENDOR DRAWINGS.
4. PAINT DOOR AND FRAME.
5. EIFS WALL SYSTEM.
6. EIFS CORNICE.
7. EIFS TRIM.
8. DRIVE THRU WINDOW. PROVIDE STAINLESS STEEL SILL.
9. WALL MOUNTED LIGHT FIXTURE.
10. PAINT ROOF LADDER.
11. BRICK VENEER. RUNNING BOND.
12. BRICK SOLIDER COURSE.
13. STONE FINISH.
14. ALUMINUM STOREFRONT.
15. WOOD CORBELS
16. HARDI-BOARD SIDING

**ALL STOREFRONT WINDOWS TO BE TINTED - COLOR TBD BY OWNER

**AS REQUIRED BY CODE - NECESSARY STOREFRONTS / DRIVE THRU WINDOWS TO BE HURRICANE RATED.
SEE CODE FOR EXACT SPECS

CONSTRUCTION DOCUMENTS

[redacted]

VASS, NORTH CAROLINA

[redacted]

REVISIONS

| No. | Date | Description |
|---|---|---|

[redacted]

FOR CONSTRUCTION

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| EPA REQUIREMENTS | D-6 |
| STORMWATER DETAILS | D-7 |

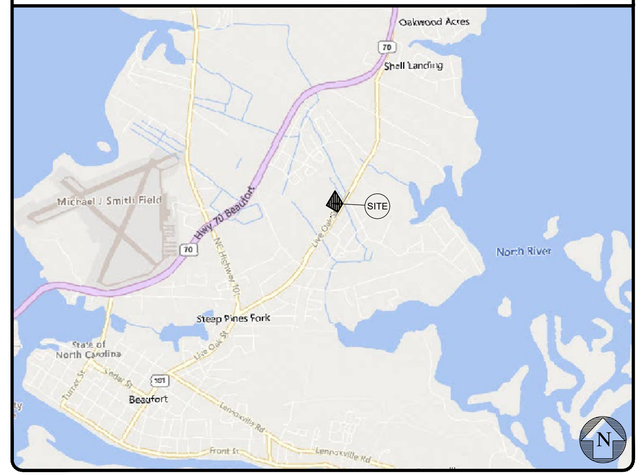

# SITE DEVELOPMENT PLANS

FOR

# BEAUFORT MINUTE-MAN

## LIVE OAK STREET
## BEAUFORT, NC

## VICINITY MAP
NOT TO SCALE

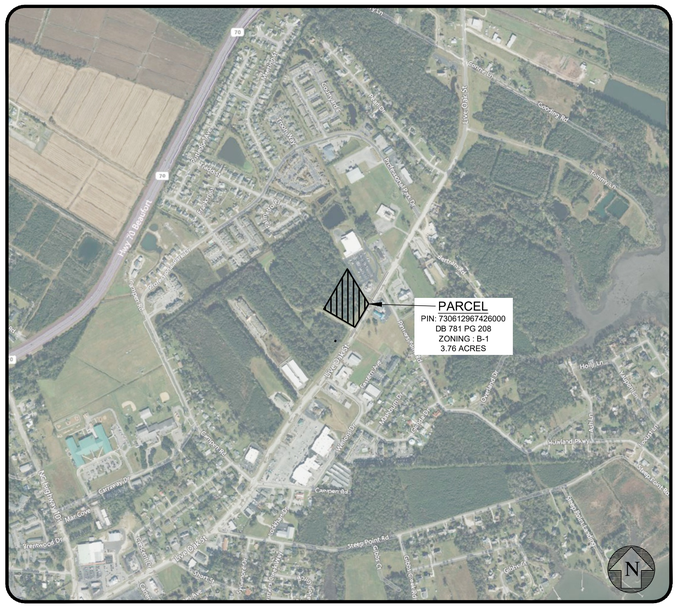



## GENERAL NOTES:

1. CONSTRUCTION ON THIS PROJECT SHALL BE IN ACCORDANCE WITH TOWN OF BEAUFORT, NCDEQ, AND NCDOT STANDARD SPECIFICATIONS.
2. THE GRADE LINES DENOTE THE FINISHED ELEVATIONS OF THE PROPOSED FINISHED PAVEMENT. GRADE LINES MAY BE ADJUSTED AT THEIR BEGINNING, ENDING, AND AT STRUCTURES AS DIRECTED BY THE ENGINEER IN ORDER TO PROVIDE A PROPER TIE-IN.
3. UNDERGROUND UTILITIES MAY EXIST ON, ALONG OR WITHIN CONFLICT OF THIS PROJECT. THE CONTRACTOR IS RESPONSIBLE FOR CONTACTING NC 811 OR THE APPROPRIATE UTILITY COMPANIES 3 FULL BUSINESS DAYS PRIOR TO ANY EXCAVATION. **THE CONTRACTOR MUST FIELD VERIFY ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION**. IN CASE OF CONFLICT, NOTIFY ENGINEER AND DO NOT CONSTRUCT.
4. THE EARTHWORK ON THIS PLAN DOES NOT BALANCE; OFFSITE BORROW OR WASTE WILL BE REQUIRED.
5. THE CONTRACTOR SHALL PERFORM ALL CONSTRUCTION IN ACCORDANCE WITH LOCAL CITY, COUNTY AND STATE BUILDING CODES.
6. THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR THE DEMOLITION OF ALL EXISTING ON SITE FACILITIES, ABOVE AND BELOW GROUND. THE CONTRACTOR IS ALSO RESPONSIBLE FOR REMOVAL OF ALL WASTE RESULTING FROM DEMOLITION, AS WELL AS GRADING AND FILLING OF ALL DEPRESSIONS TO INSURE THAT THE SITE REMAINS AESTHETICALLY ACCEPTABLE. DISPOSAL SHALL BE IN ACCORDANCE WITH ALL LOCAL, STATE, & FEDERAL RULES & REGULATIONS.
7. THE CONTRACTOR SHALL OBSERVE ALL REQUIRED SAFETY PRECAUTIONS IN THE PERFORMANCE OF ALL WORK IN ACCORDANCE WITH OSHA.
8. THE CONTRACTOR SHALL GRADE, SEED AND SOD OR OTHERWISE PROVIDE TEMPORARY AND PERMANENT STABILIZATION OF ALL DISTURBED AREAS, ESPECIALLY SLOPES. SEE EROSION CONTROL INSTRUCTIONS, IF APPLICABLE.
9. WORK WITHIN PUBLIC RIGHT-OF-WAYS SHALL BE IN ACCORDANCE WITH ALL STATE AND LOCAL REQUIREMENTS, NOTIFICATIONS, STANDARDS AND POLICIES.
10. ANY SUBSTITUTIONS, CHANGES, OR MODIFICATIONS SHALL BE APPROVED BY THE PROJECT ENGINEER, PLANNING DEPARTMENT STAFF, AND DEVELOPER.
11. PRIOR TO BEGINNING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR ACQUIRING ALL PERMITS NECESSARY FOR CONSTRUCTION. THE CONTRACTOR SHALL READ ALL PERMITS AND ENSURE THAT CONSTRUCTION COMPLIES WITH THE PERMITS. REQUIRED PERMITS MAY INCLUDE, BUT ARE NOT LIMITED TO: CITY/COUNTY APPROVALS/PERMITS, VDOT PERMITS, DRIVEWAY PERMITS, EROSION CONTROL PERMITS, VDEQ PERMITS, ENVIRONMENTAL PERMITS, STREAM CROSSING PERMITS, USACE/DWQ PERMITS, AND STORMWATER PERMITS. IF THE CONTRACTOR HAS QUESTIONS ABOUT PERMIT LANGUAGE, OR THE NEED FOR A PERMIT, HE MUST CONTACT THE DEVELOPER AND THE ENGINEER PRIOR TO BEGINNING CONSTRUCTION.
12. THE GRADING CONTRACTOR MUST MAINTAIN COPIES OF THE LAND DISTURBANCE PERMIT AND THE NPDES PERMIT ONSITE. HE MUST READ AND FOLLOW THE CONDITIONS OF THE PERMITS.
13. THE CONTRACTOR MUST VERIFY ALL FIELD ELEVATIONS PRIOR TO CONSTRUCTION. NOTIFY ENGINEER OF ANY VARIATION OF FIELD ELEVATIONS.

## CONSTRUCTION SEQUENCE:

1. OBTAIN APPROVED SET OF CONSTRUCTION DRAWINGS. A ZONING COMPLIANCE PERMIT FROM TOWN OF BEAUFORT AND A LAND DISTURBANCE PERMIT SHALL BE REQUIRED BEFORE THE ONSET OF ANY GRADING ACTIVITY. KEEP A COPY OF BOTH ITEMS ONSITE THROUGHOUT CONSTRUCTION. SEE PUBLIC SERVICE CONTACTS ON THIS SHEET. CONTACT TOWN OF BEAUFORT ENGINEERING & NCDEQ WILMINGTON REGIONAL OFFICE (SEE PUBLIC SERVICE CONTACTS ON THIS SHEET) ~48 HOURS PRIOR TO INITIATING LAND DISTURBANCE ACTIVITIES. EROSION AND SEDIMENT CONTROL (E&SC) PERMIT AND A CERTIFICATE OF COVERAGE (COC) MUST BE OBTAINED BEFORE AND LAND DISTURBING ACTIVITIES OCCUR." THE COC CAN BE OBTAINED BY FILLING OUT THE ELECTRONIC NOTICE OF INTENT (E-NOI) FORM AT DEQ.NC.GOV/NCG01. PLEASE NOTE, THE E-NOI FORM MAY ONLY BE FILLED OUT ONCE THE PLANS HAVE BEEN APPROVED. A COPY OF THE E&SC PERMIT, THE COC, AND A HARD COPY OF THE PLAN MUST BE KEPT ON SITE, PREFERABLY IN A PERMITS BOX, AND ACCESSIBLE DURING INSPECTION.
2. PER NPDES REQUIREMENTS, A RAIN GAUGE, SELF-INSPECTION REPORTS, EROSION CONTROL PERMIT, COC, AND THE E&SC PLAN ARE REQUIRED TO BE MAINTAINED ON SITE AND ACCESSIBLE DURING INSPECTION. IT IS RECOMMENDED THAT THESE ITEMS BE PLACED IN A PERMIT BOX AT THE BEGINNING OR ENTRANCE OF THE PROJECT.
3. INSTALL CONSTRUCTION ENTRANCE, TREE PROTECTION FENCE, SILT FENCE, AND SILT FENCE OUTLETS PRIOR TO ANY LAND DISTURBING ACTIVITIES (INCLUDING ANY TREE CLEARING OR DEMOLITION). CLEAR ONLY AS NECESSARY TO INSTALL THESE DEVICES AS SPECIFIED ON THE APPROVED PLAN SHEET. INSTALL ALL OTHER EROSION CONTROL MEASURES AS REQUIRED BY NCDENR INCLUDING SKIMMER BASINS, BARRIERS, AND DIVERSION DITCHES AS NEEDED. CLEAR ONLY AS NECESSARY TO INSTALL THESE DEVICES. INSTALL TEMPORARY DIVERSIONS TO DIRECT FLOW TO SKIMMER BASIN.. SEED TEMPORARY DIVERSIONS, BERMS, AND BASINS IMMEDIATELY AFTER INSTALLATION. INSTALL COIR WATTLES OR CHECK DAMS IN TEMPORARY DIVERSIONS." (GS 113A-57(3), 15A NCAC 04B .0113)
4. INSTALL PHASE 1 SKIMMER BASIN AS SHOWN ON E&S SHEET C-4 AND CORRESPONDING DETAIL SHEETS.
5. TEMPORARILY SEED, MULCH, ANCHOR AND STABILIZE ALL EROSION CONTROL DEVICES IMMEDIATELY AFTER CONSTRUCTION.
6. BEGIN CLEARING AND GRUBBING VEGETATION AND DEMOLITION OF OTHER SITE ITEMS AS SHOWN ON THE E&S PLAN AS WELL AS THE EXISTING CONDITIONS PLAN. DISPOSE OF ALL WASTE MATERIALS IN ACCORDANCE WITH THE APPROVED SOLID WASTE MANAGEMENT PLAN AND ALL APPLICABLE GUIDELINES OF TOWN OF BEAUFORT.
7. BEGIN CUT/FILL ACTIVITIES TO OBTAIN FINISHED GRADES AS SHOWN ON THE PLANS.
8. AS FILL ACTIVITIES PROGRESS CONTRACTOR SHALL RAISE THE SKIMMER BASIN DAM SIMULTANEOUSLY UNTIL THE BASIN IS CONSTRUCTED IN ACCORDANCE WITH SHEET C-5. THE BASIN WILL REMAIN IN THIS STATE UNTIL PERMANENT SCM CONVERSION. PERMANENT BASIN RISER AND PIPE SHALL BE INSTALLED AT THIS TIME BUT TO REMAIN CAPPED.
9. PREPARE A SOIL STOCKPILE/SPOIL AREA AS SHOWN ON E&S PLANS. STOCKPILES, LAYDOWN OR WASTE AREAS, CONCRETE WASHOUTS, PORTABLE TOILETS, AND FUELS MUST BE LOCATED AT LEAST 50' AWAY FROM ANY OPEN WATER CONVEYANCES, SUCH AS BASINS, DITCHES, STORM DRAIN INLETS, ETC.
10. TEMPORARY SEED AS CONDITIONS WARRANT THE NEED IN AREAS WITH NO CURRENT WORK.
11. INSTALL UTILITIES AS CUT/FILL ACTIVITIES PROMOTE.
12. CONTINUE MAINTENANCE AND INSPECTION OF EROSION CONTROL DEVICES AFTER RUNOFF PRODUCING STORM EVENTS. **NO DISTURBED AREA IS TO BE LEFT WITHOUT PROTECTIVE COVER (MULCH OR STRAW / TACK) AFTER COMPLETION OF CONSTRUCTION OR DEVELOPMENT ACTIVITIES PER THE TIME FRAMES ESTABLISHED IN THE STABILIZATION CHART ON SHEET C-4. DURING CONSTRUCTION OR DEVELOPMENT ACTIVITIES, ANY DISTURBED AREAS SHALL BE PROTECTED AND STABILIZED ACCORDING TO THE STABILIZATION TIMEFRAME CHART. DISTURBED AREAS FOR ANY PORTION OF THE SITE SHALL BE STABILIZED WITHIN 7 DAYS UPON COMPLETION OF CONSTRUCTION OR DEVELOPMENT ACTIVITIES IN THAT AREA.**
13. INSTALL SUBGRADE STONE PER PLANS AND BEGIN CONSTRUCTION STAKING ACTIVITIES.
14. BEGIN BUILDING AND PARKING LOT CONSTRUCTION.
15. NO SEDIMENT CONTROL MEASURES ARE TO BE REMOVED WITHOUT APPROVAL OF NCDEQ AND TOWN OF BEAUFORT.
16. UPON ACHIEVING ROUGH GRADE OF FINISHED ELEVATIONS AND ALL NECESSARY GRADING ACTIVITIES, APPLY TOPSOIL A MINIMUM OF 4" THICK TO ALL AREAS REQUIRING PERMANENT VEGETATION.
17. APPLY FERTILIZER, LIME, PERMANENT SEEDING OR SOD TO ALL FINISHED AREAS PER THE DETAILS SHEET.
18. INSTALL BLANKET MATTING ON ALL SLOPES 3:1 OR GREATER. WHEN THE SITE IS STABILIZED. MAT SLOPES IN SUMMER AND WINTER. GRADED SLOPES AND FILLS SHALL BE PROTECTED WITH A ROLLED EROSION CONTROL PRODUCT IF COMPLETED OUTSIDE OPTIMUM GERMINATION SEASONS, WHEN UNFAVORABLE WEATHER CONDITION PREVENT ESTABLISHMENT OF VEGETATED GROUND COVER.
19. ONCE THE SITE IS STABILIZED, CONTACT NCDEQ & TOWN OF BEAUFORT FOR BASIN CONVERSION AUTHORIZATION. UPON NCDEQ & TOWN OF BEAUFORT AUTHORIZATION CONVERT TO THE PERMANENT STRUCTURE. DEWATERING SHALL OCCUR THROUGH A SILT SOCK, REMOVING & DISPOSING OF ACCUMULATED SEDIMENT, REMOVING THE SKIMMER, CONVERTING RISER STRUCTURE, SEEDING & CONSTRUCTING IN ACCORDANCE W/ PLAN SHEET D-7.
20. ONCE ALL CONSTRUCTION ACTIVITIES HAVE BEEN COMPLETED AND THE SITE HAS BEEN STABILIZED WITH PERMANENT VEGETATION CONTACT NCDEQ FOR AUTHORIZATION TO REMOVE REMAINING PERIMETER MEASURES AND STABILIZE ANY REMAINING BARE AREAS.
21. WHEN ALL WORK IS FINISHED. CONTACT NCDEQ TO SCHEDULE A CLOSE-OUT INSPECTION. AFTER NCDEQ INFORMS THE PERMITTEE OF THE PROJECT CLOSE OUT, VIA INSPECTION REPORT, THE PERMITTEE SHALL VISIT DEQ.NC.GOV/NCGO1 TO SUBMIT AN ELECTRONIC NOTICE OF TERMINATION (E-NOT). A $100 ANNUAL GENERAL PERMIT FEE WILL BE CHARGED UNTIL THE E-NOT HAS BEEN FILLED OUT.




SITE LOCATION MAP
NOT TO SCALE

811 Know what's below. Call before you dig.

CONTRACTOR SHALL NOTIFY "NC811" (811) OR (1-800-632-4949) AT LEAST 3 FULL BUSINESS DAYS PRIOR TO BEGINNING CONSTRUCTION OR EXCAVATION TO HAVE EXISTING UTILITIES LOCATED. CONTRACTOR SHALL CONTACT ANY LOCAL UTILITIES THAT PROVIDE THEIR OWN LOCATOR SERVICES INDEPENDENT OF "NC811". REPORT ANY DISCREPANCIES TO THE ENGINEER IMMEDIATELY.

### ENGINEER CONTACT
SUMMIT DESIGN & ENGINEERING SERVICES
MATT HASTINGS, P.E.
606 BROAD STREET, SUITE C
SOUTH BOSTON, VA 24592
(434) 579-4604 (PHONE)
(434) 575-0617 (FAX)
MATT.HASTINGS@SUMMITDE.COM

### SURVEY CONTACT
INTRACOASTAL LAND SURVEYING, PLLC
CHRISTOPHER L. CARROLL, PLS
P.O. BOX 12050
WILMINGTON, NC 28405
(910) 769-0009 (PHONE)
CHRIS@INTRACOASTALLANDSURVEYING.COM

### DEVELOPER/FUTURE OWNER
RHETSON CAPITAL, LLC
GREG STEWART
2075 JUNIPER LAKE RD
WEST END, NC 27376
(910) 944-0881 (PHONE)
PERMITS@RHETSON.COM

### PUBLIC SERVICE CONTACTS :

| | |
|---|---|
| WATER & SEWER: | TOWN OF BEAUFORT PUBLIC UTILITIES<br>301 FREEDOM PARK ROAD<br>BEAUFORT, NC 28516<br>(910) 253-2600<br>CONTACT: SAMUEL BELL<br>SS.BELL@BEAUFORTNC.ORG<br>(252) 728-2141 EXT. 234 |
| FIRE: | BEAUFORT FIRE DEPARTMENT STA. 54<br>506 LIVE OAK STREET<br>BEAUFORT, NC 28516<br>(252) 728-4325 |
| ELECTRIC: | DUKE ENERGY PROGRESS<br>103 EXECUTIVE PARKWAY<br>NEW BERN, NC 28562<br>(800) 452-2777 |
| STATE ROADWAYS: | NCDOT DIVISION 2, DISTRICT 1<br>ROBBIY L. TAYLOR<br>1701 W 5TH STREET<br>WASHINGTON, NC 27889<br>(252) 623-5300<br>RLTAYLOR@NCDOT.GOV |
| STORMWATER (NCDEQ): | NCDEQ WILMINGTON REGIONAL OFFICE<br>127 CARDINAL DRIVE EXT.<br>WILMINGTON, NC 28405<br>(910) 796-7215<br>CONTACT: CHRISTINE HALL<br>CHRISTINE.HALL@DEQ.NC.GOV<br>(910) 796-7339 |
| E&S: (NCDEQ): | NCDEQ WILMINGTON REGIONAL OFFICE<br>127 CARDINAL DRIVE EXT.<br>WILMINGTON, NC 28405<br>(910) 796-7215<br>CONTACT: CHRISTINE HALL<br>CHRISTINE.HALL@DEQ.NC.GOV<br>(910) 796-7339 |
| BUILDING INSPECTIONS: | BEAUFORT PLANNING & INSPECTIONS<br>701 FRONT STREET<br>BEAUFORT, NC 28516<br>(252) 728-2141 |
| PLANNING: | BEAUFORT PLANNING & INSPECTIONS<br>701 FRONT STREET<br>BEAUFORT, NC 28516<br>(252) 728-2141 |

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REVISIONS


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PROJECT ENGINEER/ARCHITECT: MWH|MATT.HASTINGS@SUMMITDE.COM|
PROJECT MANAGER: MWH|MATT.HASTINGS@SUMMITDE.COM|

DRAWN BY: MTM|MITCHELL.MARTIN@SUMMITDE.COM|
FIRST ISSUE DATE: 10-29-2025

NORTH CAROLINA SEAL 36928 ENGINEER MATTHEW W. HASTINGS 12/3/25

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TYPE OF DRAWINGS
BEAUFORT - MINUTE MAN
LIVE OAK STREET
BEAUFORT, NC

COVER SHEET
-

PROJECT NO.
25-0099
DRAWING NAME:
---
SHEET NO.
C-1

**EXISTING CONDTIONS/SURVEY NOTES:**

1. TOPOGRAPHIC SURVEY, DATA AND LOCATIONS BY INTRACOASTAL LAND SURVEYING, PLLC (SEE COVER SHEET).
2. ALL MEASUREMENTS ARE HORIZONTAL GROUND DISTANCES AND AREAS HAVE BEEN CALCULATED BY COORDINATE METHOD.
3. THE LOCATION OF UNDERGROUND UTILITIES ARE SHOWN BASED ON VISIBLE EVIDENCE AND DRAWINGS PROVIDED TO THE SURVEYOR. EXACT LOCATION OF UNDERGROUND UTILITIES AND STRUCTURES MAY VARY FROM THAT SHOWN AND ADDITIONAL BURIED UTILITIES MAY EXIST. CONTACT THE APPROPRIATE UTILITY COMPANIES FOR INFORMATION REGARDING BURIED UTILITIES. SPECIAL CARE SHALL BE EXERCISED DURING ANY SUBGRADE WORK OR DEMOLITION TO PREVENT UNINTENDED LOSS OF SERVICE TO SURROUNDING PROPERTIES.
4. THERE ARE NO SURFACE WATERS, PROTECTED VEGETATED SETBACKS, OR PROTECTED RIPARIAN BUFFERS ON THIS SITE.
5. THERE ARE NO EXISTING WETLANDS ON THIS SITE.
6. THIS PROPERTY IS WITHIN THE WHITE OAK RIVER BASIN.

**DEMOLITION NOTES:**

1. ALL DEMOLITION, TRANSPORT, AND DISPOSAL OF WASTE MATERIALS SHALL BE IN ACCORDANCE WITH ALL APPLICABLE TOWN, COUNTY, STATE AND FEDERAL REGULATIONS.
2. REGULATED MATERIALS SUCH AS ASBESTOS, LEAD, ETC. MAY EXIST ON SITE AND SHALL BE IDENTIFIED AND A PLAN FOR DEMOLITION AND DISPOSAL PRESENTED TO AND APPROVED BY THE CITY/COUNTY AND OWNERS PRIOR TO COMMENCING DEMOLITION ON CORRESPONDING STRUCTURES.
3. THE LOCATIONS OF ALL EXISTING FEATURES SHOWN ON THIS SHEET WERE PROVIDED AS PART OF THE SURVEY REFERENCED ON THIS SHEET. OTHER UNIDENTIFIED UTILITIES OR SITE FEATURES MAY EXIST AND SPECIAL CARE SHALL BE EXERCISED DURING ANY SUBGRADE WORK OR DEMOLITION TO PREVENT UNINTENDED LOSS OF SERVICE TO SURROUNDING PROPERTIES.
4. CONTRACTOR IS RESPONSIBLE FOR OBTAINING ANY PERMITS FOR WORK IN THE NCDOT RIGHTS OF WAY. ANY DAMAGED INFRASTRUCTURE IN THE RIGHTS-OF-WAY CAUSED BY CONSTRUCTION ACTIVITIES MUST BE REPAIRED TO NCDOT STANDARDS. THIS INCLUDES, BUT IS NOT LIMITED TO UTILITIES, CURB & GUTTER, PAVEMENT, SIGNS AND ROADSIDE SWALES.



GRAPHIC SCALE
25 0 0 25 50 100
( IN FEET )
1 inch = 50 ft.

## UTILITIES LEGEND:

EXIST / PROPOSED

- WATER VALVE
- FIRE HYDRANT
- WATER METER
- FIRE DEPT. CONNECTION (FDC)
- REDUCER
- PLUG & BLOCK
- MECHANICAL JOINT / BEND
- POST INDICATOR VALVE (PIV)
- AIR RELEASE VALVE (ARV)
- SANITARY SEWER MANHOLE
- SEWER CLEAN OUT
- CURB INLET
- DROP INLET
- JUNCTION BOX
- FLARED END SECTION (FES)
- POWER POLE
- COMMUNICATION BOX
- EXISTING WATER MAIN
- PROPOSED WATER MAIN / SERVICE
- EXISTING GAS MAIN
- PROPOSED GAS MAIN
- EXISTING OVERHEAD ELECTRIC
- PROPOSED UNDERGROUND ELECTRIC
- EXISTING SEWER MAIN
- PROPOSED SEWER MAIN / SERVICE
- EXISTING STORM PIPE
- PROPOSED STORM PIPE
- TREE LINE
- TREE CLEARING LINE

Know what's below. Call before you dig.

CONTRACTOR SHALL NOTIFY "NC811" (811) OR (1-800-632-4949) AT LEAST 3 FULL BUSINESS DAYS PRIOR TO BEGINNING CONSTRUCTION OR EXCAVATION TO HAVE EXISTING UTILITIES LOCATED. CONTRACTOR SHALL CONTACT ANY LOCAL UTILITIES THAT PROVIDE THEIR OWN LOCATOR SERVICES INDEPENDENT OF "NC811". REPORT ANY DISCREPANCIES TO THE ENGINEER IMMEDIATELY.

PHASE 1
ZONING: TCA
**1809 LIVE OAK SUBDIVISION**
MB 35 PG 78

LOT 135 LOT 134 LOT 133 LOT 132 LOT 131 LOT 130 LOT 129 LOT 128 LOT 127 LOT 126 LOT 125 LOT 124 LOT 123 LOT 122 LOT 121 LOT 120 LOT 119 LOT 118 LOT 117 LOT 116

55' INGRESS/EGRESS AND UTILITY EASEMENT (MB 35 PG 78)
25' 30'

25' UTILITY EASEMENT (MB 35 PG 78)

INGRESS/EGRESS AND UTILITY EASEMENT DIMENSION VARY (MB 35 PG 78)

20' MINIMUM WIDTH TYPE "A" BUFFER (MB 35 PG 78)

N 31°28'05" W 169.88' (TIE)

EIR

EIP

N 30°18'36" E
516.88' TOTAL

IPS

SANITARY SEWER MANHOLE
RIM: 11.98
CL INV: 4.27

EX. FIRE HYDRANT

EX. 8" WATELINE (APPROX.)

DA DELINEATION LINE

TREE CLEARING LIMITS

Tc

PROPERTY LINE

SETBACK

TRACT "A"
ZONING: B-1
**DOWN EAST TRADING POST SUBDIVISION**
MB 31 PG 260

NOW OR FORMERLY
ROSEMYR CORPORATION
DB 1652 PG 193

PRE DA 2
AREA - 0.3 AC
OVERLAND - 75' @ 0.2%
WOODS - 100%

36' CP&L EASEMENT (DB 784 PG 990)

ASPHALT CURB

ASPHALT PARKING LOT

LOT 1
ZONING: B-1
**THE 4 SISTERS-00, LLC & CGW, INC. PROPERTIES SUBDIVISION**
MB 32 PG 32

NOW OR FORMERLY
4 SISTERS-00 LLC
DB 898 PG 004

10' UTILITY EASEMENT (MB 31 PG 794)

CONCRETE CURB & GUTTER

TOWNS DRIVE (BEAUFORT DRIVE PER PLAT)
60' RIGHT OF WAY (MB 32 PG 32)

FLUME INV: 10.63

FLUME INV: 10.61

S 69°41'24" E
400.00'

PID: 730612967426000
LOT 2
DB 781 PG 208
3.76 ACRES±
VACANT

PRE DA 1
AREA - 3.92 AC
OVERLAND - 100' @ 0.4%
SHALLOW CONC - 329' @ 0.3%
CHANNEL - 125' @0.2%
WOODS - 3.45 AC (88%)
GRASS - 0.47 AC (12%)

EX. TREELINE

OUTPARCEL 1
ZONING: B-1
**DOWN EAST TRADING POST SUBDIVISION**
MB 31 PG 260

NOW OR FORMERLY
HICKS-TODD LLC
DB 1845 PG 206

SITE BENCHMARK
SET MAG NAIL - ELEV: 13.40

S 31°28'05" E
454.54' TOTAL

SANITARY SEWER MANHOLE
RIM: 11.72
CL INV: 2.69

INV: 7.91

INV: 7.77

8" PVC

10' TEMPORARY CONSTRUCTION EASEMENT (DB 1854 PG 134)

S 30°18'36" W
301.00'

POSSIBLE NCDOT TAKING IN THIS AREA

VARIABLE WIDTH DRAINAGE & UTILITY EASEMENT (MB 33 PG 970)

10' UTILITY & MAINTENANCE EASEMENT (DB 1314 PG 182)

20' PERMANENT UTILITY EASEMENT (DB 1854 PG 134)

30' UTILITY EASEMENT (DB 79 PG 31)

LIVE OAK STREET (SR 1493 & US HIGHWAY 70)
VARIABLE WIDTH PUBLIC RIGHT OF WAY (MB 32 PG 32)

SANITARY SEWER MANHOLE
RIM: 10.04
CL INV: 1.54

SEWER VALVE MANHOLE
RIM: 10.54

SANITARY SEWER MANHOLE
RIM: 11.32
CL INV: -0.29

N 37° 38'25" E 229.0'± (TIE TO INTERSECTION)

FIELD LOCATED CENTERLINE INTERSECTION

RIGHT OF WAY LINE PER MB 29 PG 422

PINNERS POINT ROAD (SR 1303)
60' RIGHT OF WAY (MB 28 PG 40)

30.0' 30.0'

R/W

MNS



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DRAWN BY
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FIRST ISSUE DATE
10-29-2025

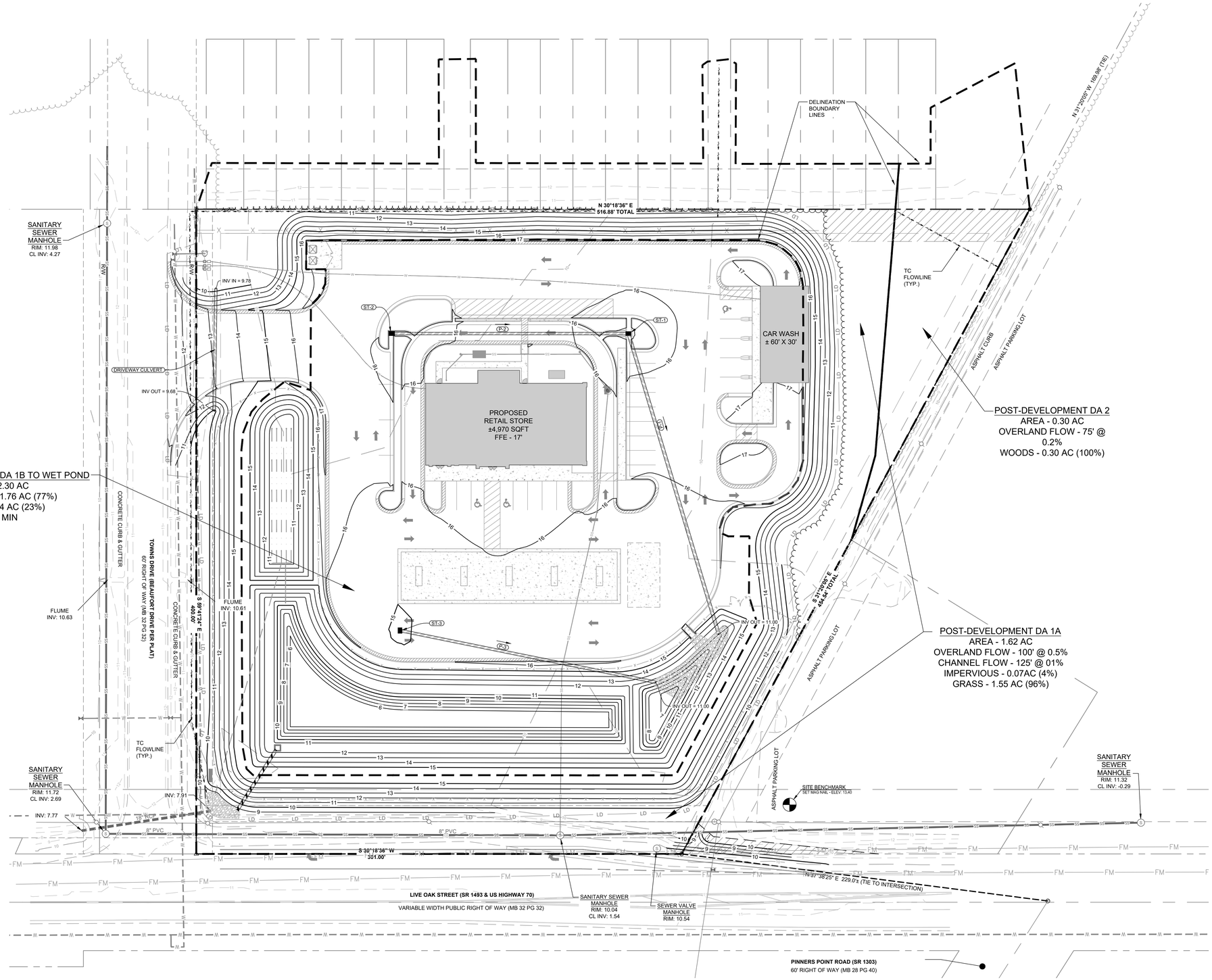
NORTH CAROLINA SEAL 39293 ENGINEER MATTHEW W. HASTINGS 11.3.26

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TYPE OF DRAWINGS
**BEAUFORT - MINUTE MAN**
LIVE OAK STREET
BEAUFORT, NC

EXISTING CONDITIONS & DEMOLITION PLAN

PROJECT NO.
25-0099
DRAWING NAME:
25-0099_XC
SHEET NO.
C-2




## GRADING & STORM LEGEND:

- EXISTING WATER METER
- EXISTING CLEANOUT
- EXISTING FIRE HYDRANT
- EXISTING UTILITY POLE
- EXISTING LIGHT POLE
- EXISTING BOLLARD
- EXISTING POST INDICATOR VALVE
- EXISTING SANITARY SEWER MANHOLE
- EXISTING TELEPHONE PEDESTAL
- EXISTING ELECTRIC ACCESS
- EXISTING GAS METER
- EXISTING GAS REGULATOR
- EXISTING WATER VALVE

EXIST / PROPOSED

- CURB INLET
- DROP INLET
- JUNCTION BOX
- FLARED END SECTION (FES)
- EXISTING STORM PIPE
- PROPOSED STORM PIPE
- LIMITS OF DISTURBANCE
- LIMITS OF DISTURBANCE & TREE PROTECTION FENCE
- TREE PROTECTION FENCE
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- WOODS LINE

Know what's below. Call before you dig.

GRAPHIC SCALE
15 0 15 30 60
( IN FEET )
1 inch = 30 ft.

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| 3 | | | |
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| | REVISIONS | DATE | BY |

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DRAWING ALTERATION
IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS THEY ARE ACTING UNDER THE DIRECTION OF A LICENSED ARCHITECT, PROFESSIONAL ENGINEER, LANDSCAPE ARCHITECT, OR LICENSED LAND SURVEYOR TO ALTER ANY ITEM ON THESE CONSTRUCTION DRAWINGS IN ANY MANNER WHICH ALTERS THE DOCUMENT IS REQUIRED BY LAW TO HAVE THE ALTERING PERSON'S SEAL AFFIXED TO THE DOCUMENT AND A NOTATION "ALTERED BY" FOLLOWED BY HIS SIGNATURE AND A SPECIFIC DESCRIPTION OF THE ALTERATIONS.

PROJECT ENGINEER/ARCHITECT
MWHMATT.HASTINGS@SUMMITDE.COM)
PROJECT MANAGER
MWHMATT.HASTINGS@SUMMITDE.COM)
DRAWN BY
MTM(MITCHELL.MARTIN@SUMMITDE.COM)

FIRST ISSUE DATE
10-29-2025

NORTH CAROLINA SEAL 36903 ENGINEER MATTHEW W. HASTINGS
04.23.26

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TYPE OF DRAWINGS
# BEAUFORT - MINUTE MAN
LIVE OAK STREET
BEAUFORT, NC

POST DEVELOPMENT DRAINAGE MAP
-

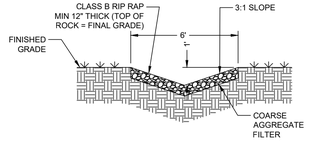
PROJECT NO.
25-0099
DRAWING NAME:
25-0099_S
SHEET NO.
C-3

## EROSION CONTROL & MAINTENANCE PLAN NOTES:

1. ALL EROSION CONTROL MEASURES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE STANDARDS, SPECIFICATIONS AND DETAILS OF THE NORTH CAROLINA EROSION & SEDIMENT CONTROL PLANNING & DESIGN MANUAL.
2. RETAIN FLOATABLE WIND BLOWN MATERIALS ON SITE BY STORING ALL TRASH AND BUILDING MATERIAL WASTE IN ENCLOSURES UNTIL DISPOSAL AT OFF-SITE FACILITIES. CHECK ADJACENT AREAS DAILY AND PICK UP CONSTRUCTION WASTE MATERIALS AND DEBRIS THAT HAVE BLOWN OR WASHED OFF SITE.
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5. INSTALLATION OF ADDITIONAL EROSION CONTROL MEASURES MAY BE REQUIRED BY THE CITY OR COUNTY. CONTRACTOR TO VERIFY REQUIREMENTS PRIOR TO BEGINNING ANY WORK ON PROJECT SITE.
6. CARE SHALL BE TAKEN TO MINIMIZE THE ENCROACHMENT OF SEDIMENT INTO ALL STORM DRAIN APPURTENANCES, PUBLIC STREETS, AND ONTO PRIVATE PROPERTY UNTIL IMPERVIOUS MATERIAL (ROAD/PARKING AREA SURFACE) IS APPLIED OR UNTIL PROPOSED LANDSCAPE HAS BEEN ESTABLISHED.
7. ALL AREAS NOT SHOWN AS PAVEMENT OR BUILDING UNDER FINAL CONSTRUCTION SHALL BE TEMPORARILY AND PERMANENTLY SEEDED AS REQUIRED.
8. ALL GRASS SLOPES WHICH EXCEED 3:1 (H:V) AND ALL SWALES SHALL UTILIZE NORTH AMERICAN GREEN (NAG) CONSTRUCTION PRODUCTS TURF REINFORCEMENT MATS SC150 OR APPROVED EQUAL UNLESS OTHERWISE SPECIFIED ON PLANS. MATS SHALL BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS AND STANDARDS. CONTRACTOR SHALL COORDINATE INSTALLATION INSPECTION WITH MANUFACTURER.
9. THE CONTRACTOR SHALL PROVIDE COPIES OF VALID PERMITS FOR ANY OFFSIDE BORROW OR WASTE AREAS.
10. THE APPROVAL OF THIS PLAN BY NCDEQ DEMLR DOES NOT ABSOLVE THE OWNER/OPERATOR FROM OBTAINING PERMITS FROM OTHER AGENCIES (I.E. VANCE COUNTY, DWR, DWM, USACE, DAQ, ETC.).
11. NO TIMBERING OR DEMOLITION OF EXISTING STRUCTURES WILL BE ALLOWED UNTIL PLAN IS APPROVED.
12. PERIMETER MEASURES MUST BE LEFT IN PLACE UNTIL ALL UPLAND AREAS ARE PERMANENTLY STABILIZED. AFTER SITE IS PERMANENTLY STABILIZED, REMOVE ALL TEMPORARY EROSION CONTROL MEASURES AND PROVIDE PERMANENT SEEDING WHERE TEMPORARY MEASURES HAVE BEEN REMOVED AND GROUND COVER IS NOT ADEQUATE. SEDIMENT BASINS MAY NOT BE REMOVED OR CONVERTED TO PERMANENT SCMS UNTIL ALL UPLAND AREAS ARE PERMANENTLY STABILIZED." (GS 113A-57(3), 15A NCAC 04B .0113).
13. SELF-INSPECTION FORMS WERE UPDATED ON 07/01/2020. PLEASE ENSURE NEW VERSION OF FORMS IS USED." (GS 113A-54.1 (E), 15A NCAC 04B.0131, NCG01 PART III SECTIONS A AND B)
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16. THE SILT BAG(S) WILL BE CONTINUOUSLY MONITORED DURING OPERATION. (GS 113A-57(3), 15A NCAC 04B .0113)
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18. INSTALL SILT FENCING OVER AND AROUND TOP OF CULVERTS TO PREVENT EROSION AROUND PIPE. PROVIDE SILT FENCE ALONG STREAM BANK TO PREVENT SEDIMENT LOSS INTO THE STREAM. (GS 113A-57(3))

## CONSTRUCTION ENTRANCE NOTES:

1. CONSTRUCTION ENTRANCE SHALL BE 12' MINIMUM WIDTH AND 70' MINIMUM LENGTH AND 6" MINIMUM THICKNESS OF STONE (1.5"-3.5") COARSE AGGREGATE WITH GEOTEXTILE UNDERLINER. SEE SHEET D-2
2. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOW OF MUD ONTO PUBLIC RIGHT-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH 1.5"-3.5" STONE, AS CONDITIONS DEMAND, AND REPAIR AND/OR CLEAN OUT OF ANY STRUCTURE USED TO TRAP SEDIMENT. ALL MATERIALS SPILLED, DROPPED, WASHED, OR TRACKED FROM VEHICLES OR SITE ONTO ROADWAYS OR INTO STORM DRAINS MUST BE REMOVED IMMEDIATELY.
3. WHEELS MUST BE CLEANED TO REMOVE MUD PRIOR TO ENTRANCE ONTO PUBLIC RIGHT-OF-WAY. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA WITH CRUSHED STONE WHICH DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN LOCATED PER THE CITY OR STATE REQUIREMENTS.




## INLET/OUTLET PROTECTION RIP RAP CHANNEL

BASIN INLET PROTECTION MAINTENANCE:

1. RIPRAP SHOULD BE CHECKED AT LEAST ANNUALLY AND AFTER EVERY MAJOR STORM FOR DISPLACED STONES, SLUMPING, AND EROSION AT EDGES, ESPECIALLY DOWNSTREAM OR DOWNSLOPE. IF THE RIPRAP HAS BEEN DAMAGED, IT SHOULD BE REPAIRED IMMEDIATELY BEFORE FURTHER DAMAGE CAN TAKE PLACE.
2. WOODY VEGETATION SHOULD BE REMOVED FROM THE ROCK RIPRAP ANNUALLY BECAUSE TREE ROOTS WILL EVENTUALLY DISLODGE THE RIPRAP.
3. IF THE RIPRAP IS ON A CHANNEL BANK, THE STREAM SHOULD BE KEPT CLEAR OF OBSTRUCTIONS SUCH AS FALLEN TREES, DEBRIS, AND SEDIMENT BARS THAT MAY CHANGE FLOW PATTERNS, WHICH COULD DAMAGE OR DISPLACE THE RIPRAP

## STABILIZATION TIMEFRAMES

| Site Area Description | Stabilization | Timeframe Exceptions |
|---|---|---|
| Perimeter dikes, swales, ditches and slopes | 7 days | None |
| High Quality Water (HQW) Zones | 7 days | None |
| Slopes steeper than 3:1 | 7 days | If slopes are 10' or less in length and are not steeper than 2:1, 14 days are allowed |
| Slopes 3:1 or flatter | 14 days | 7 days for slopes greater than 50' in length |
| All other areas with slopes flatter than 4:1 | 14 days | None, except for perimeters and HQW Zones |

NOTES:

1. ALL SLOPES 3:1 AND STEEPER, AND DITCHES SHALL BE STABILIZED WITHIN 7 DAYS AND BE LINED WITH BLANKET MATTING.
2. PERMANENT GROUNDCOVER WILL BE PROVIDED FOR ALL DISTURBED AREAS WITHIN 15 WORKING DAYS OR NO MORE THAN 90 CALENDAR DAYS (WHICHEVER IS SHORTER).
3. ROADSIDE DITCHES MUST HAVE MATTING IMMEDIATELY UPON CONSTRUCTION OR BY END OF DAY IF CONSTRUCTION CANNOT BE COMPLETED IN ONE DAY.

THERE ARE NO STREAMS OR WETLANDS PRESENT ON THE PROJECT SITE.

DISTURBED AREA
3.29 ACRES

| SKIMMER BASIN PHASE 1 | | |
|---|---|---|
| DRAINAGE AREA (acres): | 2.3 | |
| Q25: (CIA) 0.45*5.7 in/hr*2.3 acres | | |
| Q25 (cfs): | 5.90 | |
| BASIN INFORMATION | REQUIRED | PROVIDED @ SPILLWAY' |
| SURFACE AREA (sf): | 1918 | 5890 |
| VOLUME (cf): | 4140 | 9543 |
| DEPTH (ft): | 2 | 2 |
| WEIR WIDTH (ft): | | 10 |
| TOP BANK ELEV (ft): | | 10 |
| BOTTOM TRAP ELEV (ft): | | 7 |
| WEIR ELEV (ft): | | 9 |
| DESIGN STORM ELEV (ft): | | 9.2 |
| SKIMMER SIZE (in): | 1.5 | 1.5 |
| ORIFACE SIZE (diameter - in): | 1.4 | 1.4 |
| Baffle Spacing (Equidistant, ft): | | Varies - Position Minimum of 2 Between Inflow and Skimmer |
| Basin Dewatering Time, days | 3 | 3 |

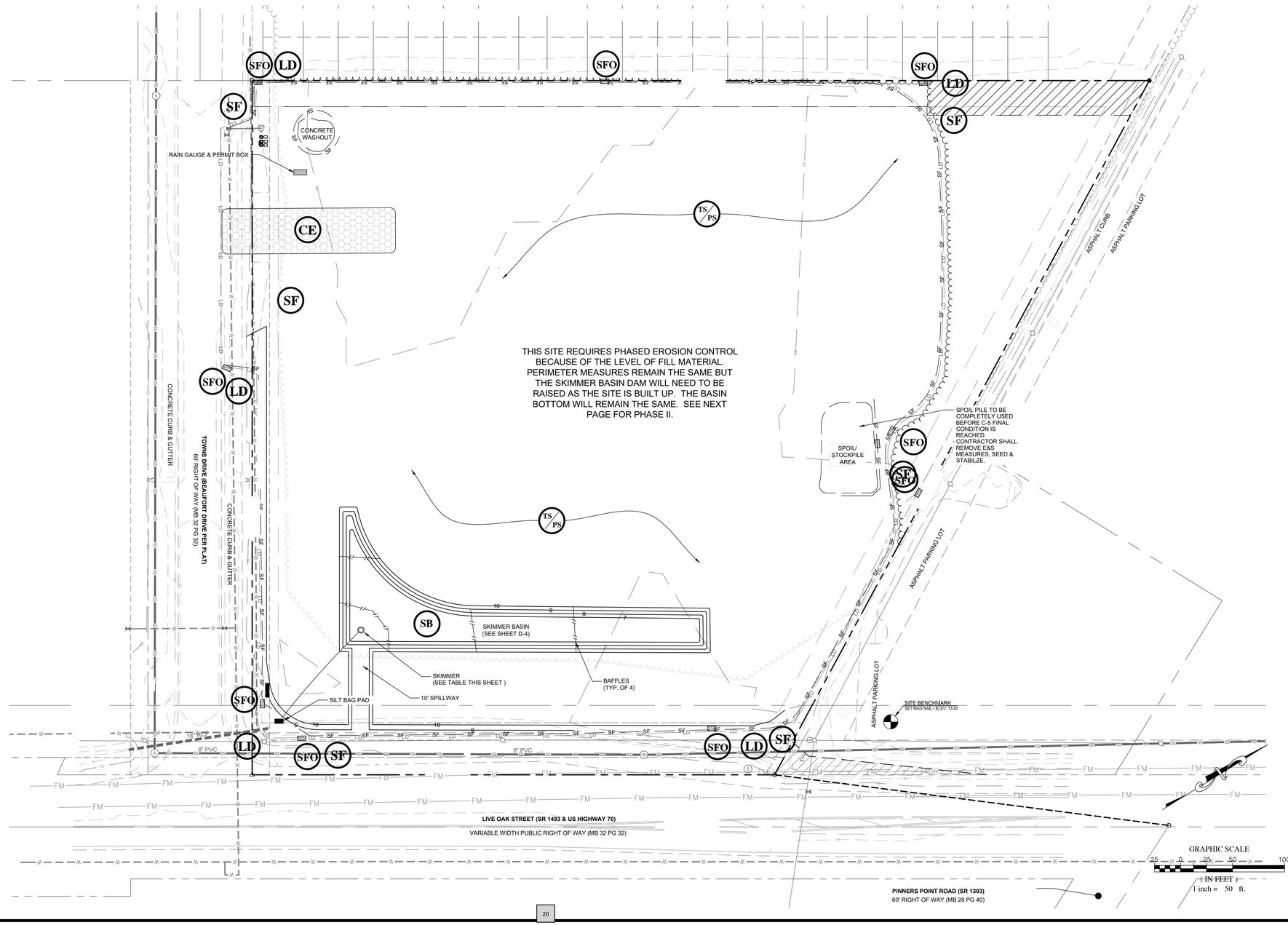
THE TABLE ABOVE IS WORST CASE SCENARIO INITIALLY THERE IS LESS THAN 2 ACRES DRAINAGE TO THIS BASIN BUT AS THE SITE IS RAISED IT WILL CAPTURE 2.3 ACRES AT FULL BUILDOUT

### E&S LEGEND:

EXIST / PROPOSED

- CURB INLET
- DROP INLET
- JUNCTION BOX
- FLARED END SECTION (FES)
- EXISTING STORM PIPE
- PROPOSED STORM PIPE
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- WOODS LINE
- SFO — SILT FENCE OUTLET
- LD — LIMITS OF DISTURBANCE
- SF — SILT FENCE
- TS/PS — TEMPORARY & PERMANENT SEEDING
- TS — TEMPORARY SEEDING
- CE — TEMPORARY STONE CONSTRUCTION ENTRANCE (26'X100')
- OP — OUTLET PROTECTION
- IP — INLET PROTECTION
- CIP — CULVERT INLET PROTECTION
- BM — BLANKET MATTING
- SB — SKIMMER BASIN

811 Know what's below. Call before you dig.




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REVISIONS

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PROJECT ENGINEER/ARCHITECT
MWHMATT.HASTINGS@SUMMITDE.COM
PROJECT MANAGER
MWHMATT.HASTINGS@SUMMITDE.COM
DRAWN BY
MTMMITCHELL.MARTIN@SUMMITDE.COM

FIRST ISSUE DATE
10-29-2025

NORTH CAROLINA SEAL 39093 ENGINEER MATTHEW W. HASTINGS 04.23.26

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TYPE OF DRAWINGS
# BEAUFORT - MINUTE MAN
LIVE OAK STREET
BEAUFORT, NC

EROSION CONTROL PLAN
PHASE I

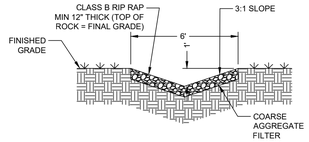
PROJECT NO.
25-0099
DRAWING NAME:
25-0099_S
SHEET NO.
C-4

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## INLET/OUTLET PROTECTION RIP RAP CHANNEL

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## STABILIZATION TIMEFRAMES

| Site Area Description | Stabilization | Timeframe Exceptions |
|---|---|---|
| Perimeter dikes, swales, ditches and slopes | 7 days | None |
| High Quality Water (HQW) Zones | 7 days | None |
| Slopes steeper than 3:1 | 7 days | If slopes are 10' or less in length and are not steeper than 2:1, 14 days are allowed |
| Slopes 3:1 or flatter | 14 days | 7 days for slopes greater than 50' in length |
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NOTES:
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3. ROADSIDE DITCHES MUST HAVE MATTING IMMEDIATELY UPON CONSTRUCTION OR BY END OF DAY IF CONSTRUCTION CANNOT BE COMPLETED IN ONE DAY.

THERE ARE NO STREAMS OR WETLANDS PRESENT ON THE PROJECT SITE.

DISTURBED AREA
3.29 ACRES

| SKIMMER BASIN PHASE 2 | | |
|---|---|---|
| DRAINAGE AREA (acres): | 2.3 | |
| Q25: (CIA) 0.7*9.96 in/hr*2.3 acres | | |
| Q25 (cfs): | 16.04 | |
| BASIN INFORMATION | REQUIRED | PROVIDED @ SPILLWAY* |
| SURFACE AREA (sf): | 5212 | 15715 |
| VOLUME (cf): | 4140 | 47680 |
| DEPTH (ft): | 2 | 6 |
| WEIR WIDTH (ft): | | 10 |
| TOP BANK ELEV (ft): | | 10 |
| BOTTOM TRAP ELEV (ft): | | 7 |
| WEIR ELEV (ft): | | 13 |
| DESIGN STORM ELEV (ft): | | 13.3 |
| SKIMMER SIZE (in): | 1.5 | 1.5 |
| ORIFACE SIZE (diameter - in): | 1.4 | 1.4 |
| Baffle Spacing (Equidistant, ft): | | Varies - Position Minimum of 2 Between Inflow and Skimmer |
| Basin Dewatering Time, days | 3 | 3 |

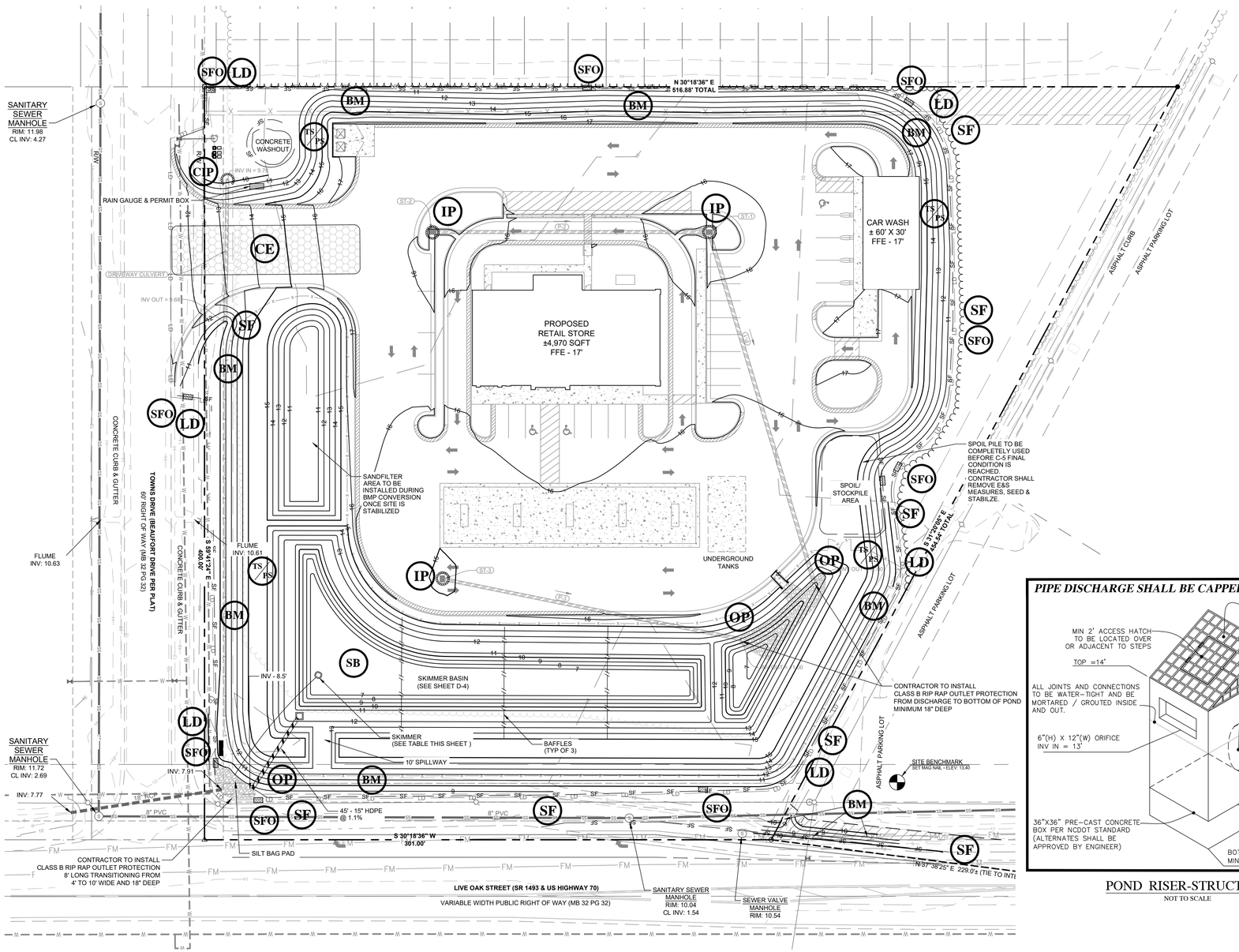
## E&S LEGEND:

EXIST / PROPOSED

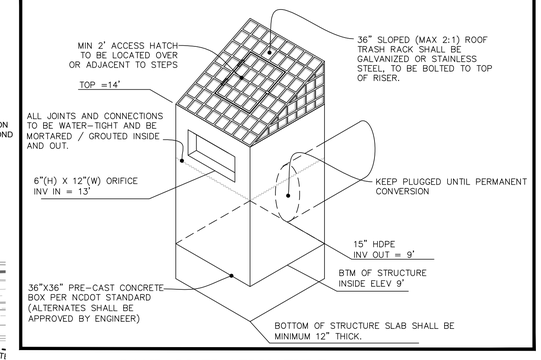
- CURB INLET
- DROP INLET
- JUNCTION BOX
- FLARED END SECTION (FES)
- EXISTING STORM PIPE
- PROPOSED STORM PIPE
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- WOODS LINE
- SFO — SILT FENCE OUTLET
- LD — LIMITS OF DISTURBANCE
- SF — SILT FENCE
- TS / PS — TEMPORARY & PERMANENT SEEDING
- TS — TEMPORARY SEEDING
- CE — TEMPORARY STONE CONSTRUCTION ENTRANCE (26'X100')
- OP — OUTLET PROTECTION
- IP — INLET PROTECTION
- CIP — CULVERT INLET PROTECTION
- BM — BLANKET MATTING
- SB — SKIMMER BASIN

811 Know what's below. Call before you dig.

GRAPHIC SCALE
25 0 25 50 100
( IN FEET )
1 inch = 50 ft.




### PIPE DISCHARGE SHALL BE CAPPED OFF UNTIL SCM CONVERSION




POND RISER-STRUCTURE
NOT TO SCALE

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| | REVISIONS | | | | | | DATE | BY |

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PROJECT ENGINEER/ARCHITECT
MW|MATT.HASTINGS@SUMMITDE.COM|
PROJECT MANAGER
MW|MATT.HASTINGS@SUMMITDE.COM|

DRAWN BY
MTM|MITCHELL.MARTIN@SUMMITDE.COM|

FIRST ISSUE DATE
10-29-2025

NORTH CAROLINA SEAL 38093 ENGINEER MATTHEW M. HASTINGS 11.3.26

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TYPE OF DRAWINGS
BEAUFORT - MINUTE MAN
LIVE OAK STREET
BEAUFORT, NC

EROSION CONTROL PLAN
PHASE II

PROJECT NO.
25-0099
DRAWING NAME:
25-0099_S
SHEET NO.
C-5

## SITE INFORMATION

| | |
|---|---|
| OWNER | RHETSON CAPITAL, LLC |
| CONTACT: | GREG STEWART |
| MAILING ADDRESS: | 2075 JUNIPER LAKE RD<br>WEST END, NC 27376 |
| TELEPHONE NUMBER: | (910) 944-0881 |
| PARCEL #: | 7306129674260000 |
| PROPERTY ADDRESS: | LIVE OAK STREET |
| PLANNING JURISDICTION: | TOWN OF BEAUFORT |
| STATE: | NORTH CAROLINA |
| RECEIVING CHANNEL | OUTLET NORTH RIVER |
| RIVER: | NORTH RIVER |
| RIVER BASIN: | WHITE OAK |
| HUC: | 030203010503 |
| FEMA MAP NUMBER: | 3720730600J (NOT IN FLOODPLAIN) |

| SOILS: | NAME: | DESCRIPTION: | SLOPES: |
|---|---|---|---|
| | Ap | (ARAPAHOE FINE SANDY LOAM) | |
| | Tm | (TOMOTLEY FINE SANDY LOAM) | |

| | |
|---|---|
| DEED: | BK 781; PG 208 |
| TOTAL PARCEL AREA: | 3.76 ACRES |
| PROP. IMPERVIOUS AREA: | 1.83 ACRES (49%) |
| MAX. ALLOWABLE: | N/A |
| MIN. LOT SIZE: | 5,000 SF |
| MIN. LOT WIDTH: | 60' |
| MAX. HEIGHT: | 40' |
| EXISTING ZONING: | B-1 |
| CURRENT USE: | VACANT |
| PROPOSED USE: | COMMERICAL - GAS STATION |
| FRONT SETBACK: | 30' |
| REAR SETBACK: | 15' |
| SIDE SETBACKS: | 15' |
| HOURS OF OPERATION: | SUNDAY-SATURDAY; 8AM-10PM |
| PARKING PROVIDED: | 26 SPACES + 1 LOADING AREA |


### ENGINEER CONTACT

SUMMIT DESIGN & ENGINEERING SERVICES
MATT HASTINGS, P.E.
606 BROAD STREET, SUITE C
SOUTH BOSTON, VA 24592
(434) 579-4604 (PHONE)
(434) 575-0617 (FAX)
MATT.HASTINGS@SUMMITDE.COM

### DEVELOPER/FUTURE OWNER

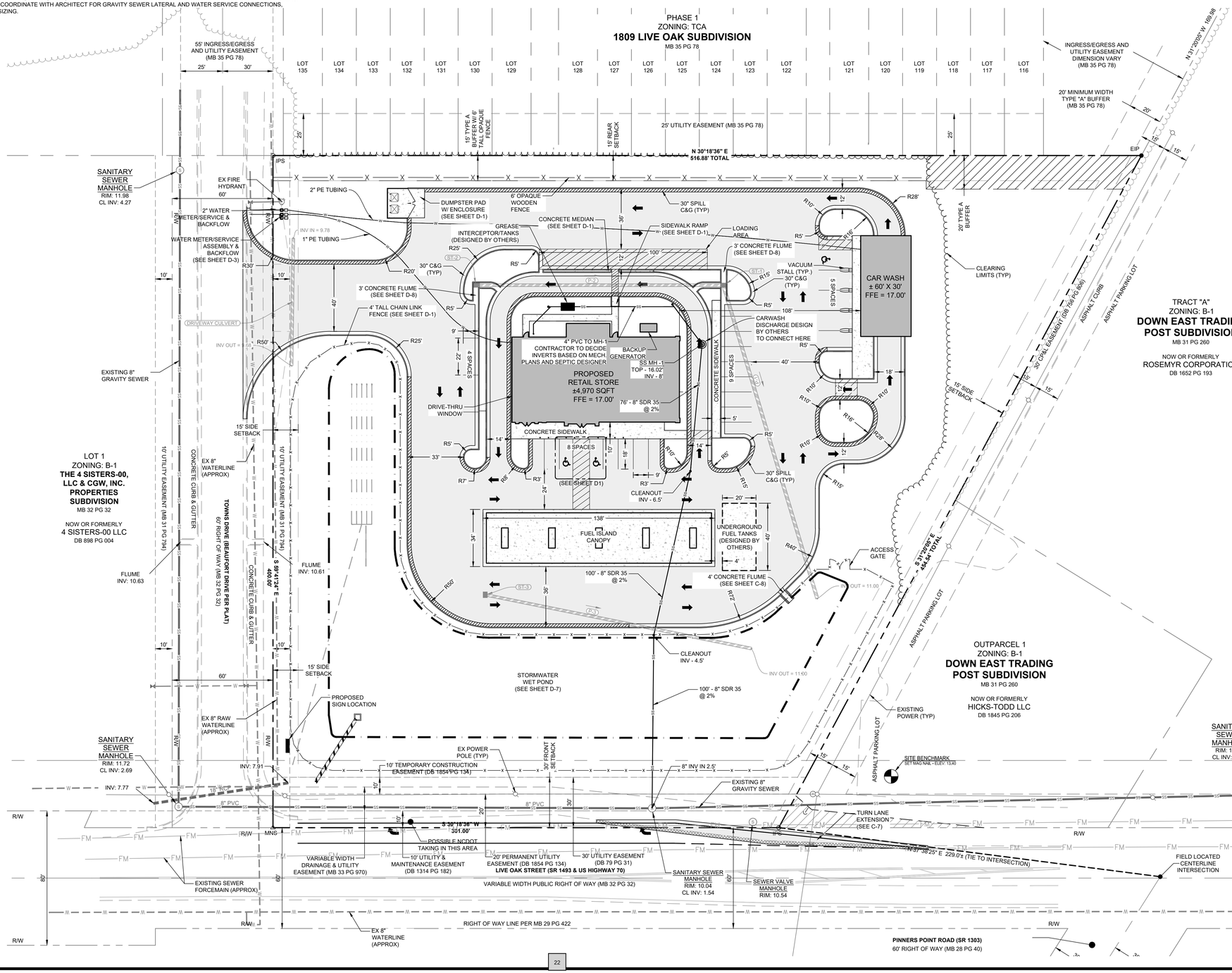
RHETSON CAPITAL, LLC
GREG STEWART
2075 JUNIPER LAKE RD
WEST END, NC 27376
(910) 944-0881 (PHONE)
PERMITS@RHETSON.COM


**SITE NOTES:**

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH TOWN OF BEAUFORT, NCDOT, NCDEQ, AND NCDWR STANDARDS AND SPECIFICATIONS.
2. ALL PAVEMENT AND CONCRETE SECTIONS SHALL MEET OR EXCEED NCDOT AND THE TOWN OF BEAUFORT STANDARDS.
3. PARKING AREAS AND DRIVE ISLES SHALL BE CONSTRUCTED TO MEET TOWN OF BEAUFORT DEVELOPMENT STANDARDS.
4. CONTRACTOR SHALL MAINTAIN ANY EXISTING ACCESSES TO ADJACENT RESIDENCES, BUSINESSES AND PROPERTIES AT ALL TIMES.
5. CONTRACTOR IS RESPONSIBLE FOR OBTAINING ANY PERMITS NECESSARY FOR CONSTRUCTION.
6. THIS SITE IS NOT LOCATED WITHIN THE FLOODPLAIN.

**UTILITY NOTES:**

1. THE CONTRACTOR SHALL FIELD VERIFY EXISTING UTILITY LOCATIONS BY "SPOT DIGGING" BEFORE EXCAVATION WORK.
2. ALL NEW UTILITIES SHALL BE LOCATED UNDERGROUND IF ALLOWED BY LOCAL CODES.
3. ALL PUBLIC UTILITIES AND CONNECTIONS TO PUBLIC UTILITIES SHALL CONFORM TO THE TOWN OF BEAUFORT STANDARDS AND SPECIFICATIONS.
4. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ANY PERMITS NECESSARY FOR CONSTRUCTION.
5. PRIOR TO THE CONSTRUCTION OF ANY WATER OR SEWER MAIN EXTENSIONS, THE ENGINEER OF RECORD SHALL BE CONTACTED BY THE GENERAL CONTRACTOR TO DISCUSS CERTIFICATION REQUIREMENTS. FAILURE TO CONTACT THE ENGINEER OF RECORD OR PROVIDE ANY OF THE REQUESTED DOCUMENTATION DISCUSSED MAY RESULT IN THE INABILITY OF THE ENGINEER TO CERTIFY THE LINE OR ACCEPTANCE BY THE TOWN OF BEAUFORT.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION OF THE LOCATION AND/OR RELOCATION OF ALL EXISTING UTILITIES WITH THE APPROPRIATE UTILITY, AGENCY OR COMPANY.
7. THE CONTRACTOR SHALL COORDINATE ALL UTILITY CONNECTIONS AND DISTURBANCES WITH EXISTING USERS AND THE TOWN OF BEAUFORT, SO THAT ANY SERVICE INTERRUPTIONS ARE MINIMAL.
8. ALL WATER MAIN FITTINGS, BENDS, TEES, ETC. SHALL BE RESTRAINED w/ MECHANICAL JOINT FITTINGS OR THRUST BLOCKS.
9. CONTRACTOR TO COORDINATE WITH ARCHITECT FOR GRAVITY SEWER LATERAL AND WATER SERVICE CONNECTIONS, MATERIALS, AND SIZING.




GRAPHIC SCALE
15 0 15 30 60
( IN FEET )
1 inch = 30 ft.

### UTILITIES LEGEND:

EXIST / PROPOSED

- WATER VALVE
- FIRE HYDRANT
- WATER METER
- FIRE DEPT. CONNECTION (FDC)
- REDUCER
- PLUG & BLOCK
- MECHANICAL JOINT / BEND
- POST INDICATOR VALVE (PIV)
- AIR RELEASE VALVE (ARV)
- SANITARY SEWER MANHOLE
- SEWER CLEAN OUT
- CURB INLET
- DROP INLET
- JUNCTION BOX
- FLARED END SECTION (FES)
- EXISTING WATER MAIN
- PROPOSED WATER MAIN / SERVICE
- EXISTING GAS MAIN
- PROPOSED GAS MAIN
- EXISTING OVERHEAD ELECTRIC
- PROPOSED UNDERGROUND ELECTRIC
- EXISTING SEWER MAIN
- PROPOSED SEWER MAIN / SERVICE
- EXISTING STORM PIPE
- PROPOSED STORM PIPE
- PROPOSED FENCE

811 Know what's below. Call before you dig.



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PROJECT ENGINEER/ARCHITECT
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PROJECT MANAGER
MWH|MATT.HASTINGS@SUMMITDE.COM|

DRAWN BY
MTM|MITCHELL.MARTIN@SUMMITDE.COM|

FIRST ISSUE DATE
10-29-2025

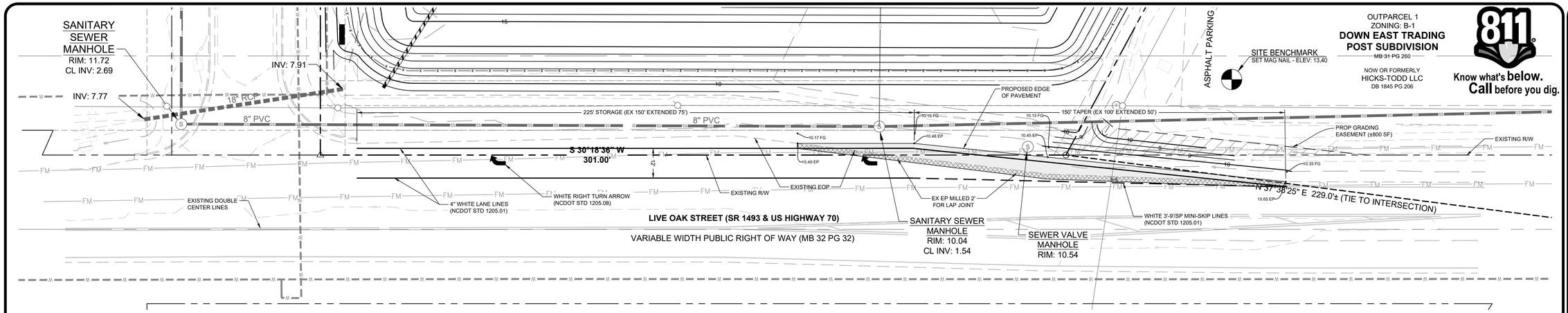
NORTH CAROLINA SEAL 39293 ENGINEER MATTHEW W. HASTINGS 04.03.26

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320 Executive Court
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TYPE OF DRAWINGS
BEAUFORT - MINUTE MAN
LIVE OAK STREET
BEAUFORT, NC

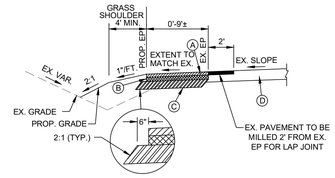
SITE & UTILITY PLAN
-

PROJECT NO.
25-0099
DRAWING NAME:
25-0099_S
SHEET NO.
C-6




NOTES:

1. ALL PAVEMENT MARKINGS SHALL BE THERMO PLASTIC AND COMPLY w/ LATEST NCDOT STANDARD DRAWINGS.
2. ALL PUBLIC TRAFFIC IMPROVEMENTS, MARKINGS & SIGNAGE SHALL BE PROVIDED IN ACCORDANCE WITH 2024 NCDOT STANDARD DRAWINGS, AS WELL AS STANDARD SPECIFICATIONS FOR ROADWAYS & STUCTURES
3. ALL ROADSIDE SIGNS ADJACENT TO SECTIONS OF ROAD WIDENING SHALL BE RELOCATED PER NCDOT REQUIREMENTS.
4. CONTRACTOR SHALL ADHERE STRICTLY TO ALL PROVISIONS AND CONDITIONS OF THE DRIVEWAY PERMITS AND ENCROACHMENT AGREEMENTS




RIGHT TURN LANE - TYPICAL SECTION

NTS

| PAVEMENT SCHEDULE | |
|---|---|
| A | 3"-S9.5C WHICH INCLUDES TWO - 1.5" LIFTS |
| B | 4" - I19.0C |
| C | 5" - B25.0C |
| D | EX. PAVEMENT STRUCTURE |

NOTES:

1. ALL EARTHWORK AND FILL FOR TRAFFIC IMPROVEMENTS SHALL BE CONDUCTED AND TESTED IN ACCORDANCE WITH NCDOT SPECIFICATIONS.
2. ALL GRASS SLOPES WHICH EXCEED 3:1 (H:V) SHALL UTILIZE NORTH AMERICAN GREEN (NAG) CONSTRUCTION PRODUCTS TURF REINFORCEMENT MATS SC150 OR APPROVED EQUAL UNLESS OTHERWISE SPECIFIED ON PLANS. MATS SHALL BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS AND STANDARDS. CONTRACTOR SHALL COORDINATE INSTALLATION INSPECTION WITH MANUFACTURER.



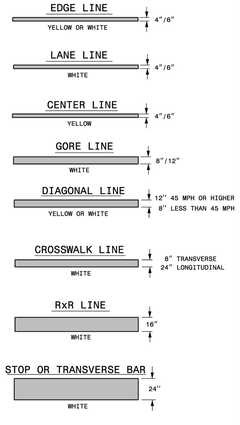
GRAPHIC SCALE

10 0 5 10 20 40

( IN FEET )

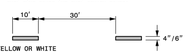
1 inch = 20 ft.

## CONTINUOUS LINES




## 10'-30'/SP SKIP LINE

UNLESS OTHERWISED SHOWN, USE 10'-30'/SP SKIPS FOR SKIP LANE LINES AND SKIP CENTER LINES.




## 2'-6'/SP MINI-SKIP LINE

UNLESS OTHERWISED SHOWN, USE 2'-6'/SP MINI-SKIPS FOR LANE LINE EXTENSIONS THROUGH INTERSECTIONS, EDGE LINE EXTENSIONS THROUGH INTERSECTIONS AND BICYCLE LANE EXTENSIONS.




## 3'-3'/SP MINI-SKIP LINE

UNLESS OTHERWISED SHOWN, USE 3'-3'/SP MINI-SKIPS FOR THE WHITE EDGE LINE EXTENSIONS AT ROUNDABOUTS.




## 3'-9'/SP MINI-SKIP LINE

UNLESS OTHERWISED SHOWN, USE 3'-9'/SP MINI-SKIPS FOR MINI-SKIP LANE LINES, LINE EXTENSIONS THROUGH TAPERS, AND MINI-SKIPS USED FOR BICYCLE LANE LINES.




GENERAL NOTES:

1- USE 6" LANE, EDGE, AND CENTER LINES ON ALL FULL CONTROL OF ACCESS FACILITIES AND OTHER ROUTES AS DIRECTED BY THE ENGINEER.

2- LANE LINES INDICATED AS "WIDE" ON THE ROADWAY STANDARD DRAWINGS SHALL BE AT LEAST TWICE THE WIDTH OF THE NORMAL LINE.

3- GORE LINES SHALL BE TWICE THE WIDTH OF THE NORMAL LINE.

STATE OF NORTH CAROLINA DEPT. OF TRANSPORTATION DIVISION OF HIGHWAYS RALEIGH, N.C.

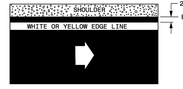
1-24

ROADWAY STANDARD DRAWING FOR **PAVEMENT MARKINGS** LINE TYPES AND OFFSETS

SHEET 1 OF 2

**1205.01**

## EDGE LINE OFFSET DETAIL




## CENTER LINE OFFSET DETAIL




## LANE LINE OFFSET DETAIL

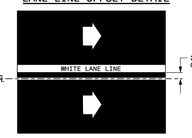



TABLE 1

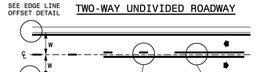
EDGE LINE OFFSETS FOR 2-LANE, 2-WAY ROADWAYS WITH UN-PAVED SHOULDERS

| WIDTH (W) OF TRAVEL PAVEMENT | MAX. EDGE LINE OFFSET FROM E.O.T. | MINIMUM LANE WIDTH (W) |
|---|---|---|
| 18' - 18' | 2" | 8' - 9' |
| 19' | 4" | 9' |
| 20' | 6" | 9.5' |
| 21' | 8" | 10' |
| 22' | 10" | 10' |
| 23' | 10" | 10.5' |
| 24' | 1' | 11' |
| 26' | 2' | 11' |
| 28' | 2' | 12' |
| 30' | 3' | 12' |
| 32' | 4' | 12' |

LEGEND

W = WIDTH OF TRAVEL LANE
E.O.T.= EDGE OF TRAVEL
DIRECTION OF TRAFFIC FLOW

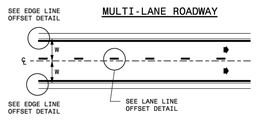
## TWO-WAY UNDIVIDED ROADWAY




## TWO-WAY UNDIVIDED ROADWAY WITH TWO-WAY LEFT TURN LANE




## MULTI-LANE ROADWAY




STATE OF NORTH CAROLINA DEPT. OF TRANSPORTATION DIVISION OF HIGHWAYS RALEIGH, N.C.

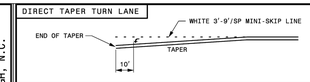
1-24

ROADWAY STANDARD DRAWING FOR **PAVEMENT MARKINGS** LINE TYPES AND OFFSETS

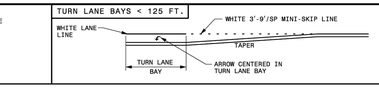
SHEET 2 OF 2

**1205.01**

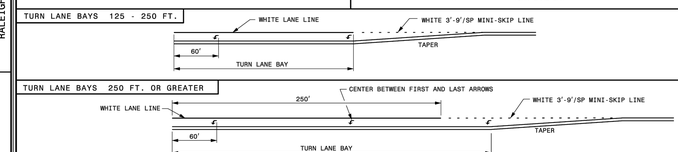
## DIRECT TAPER TURN LANE



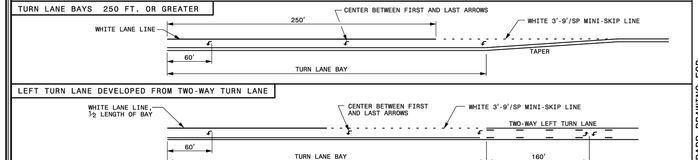

## TURN LANE BAYS < 125 FT.



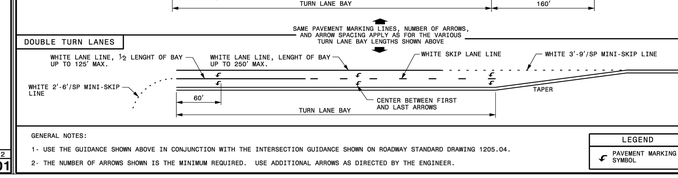

## TURN LANE BAYS 125 - 250 FT.




## TURN LANE BAYS 250 FT. OR GREATER




## LEFT TURN LANE DEVELOPED FROM TWO-WAY TURN LANE




## DOUBLE TURN LANES




GENERAL NOTES:

1- USE THE GUIDANCE SHOWN ABOVE IN CONJUNCTION WITH THE INTERSECTION GUIDANCE SHOWN ON ROADWAY STANDARD DRAWING 1205.04.

2- THE NUMBER OF ARROWS SHOWN IS THE MINIMUM REQUIRED. USE ADDITIONAL ARROWS AS DIRECTED BY THE ENGINEER.

LEGEND

PAVEMENT MARKING SYMBOL

STATE OF NORTH CAROLINA DEPT. OF TRANSPORTATION DIVISION OF HIGHWAYS RALEIGH, N.C.

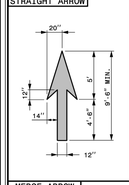
1-24

ROADWAY STANDARD DRAWING FOR **PAVEMENT MARKINGS** TURN LANES

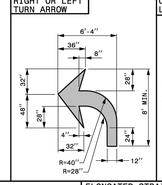
SHEET 1 OF 1

**1205.05**

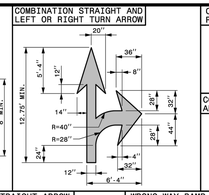
## STRAIGHT ARROW



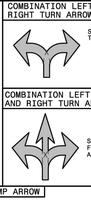

## RIGHT OR LEFT TURN ARROW




## COMBINATION STRAIGHT AND LEFT OR RIGHT TURN ARROW



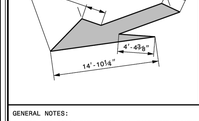

## COMBINATION LEFT AND RIGHT TURN ARROW



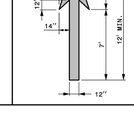

## COMBINATION LEFT AND STRAIGHT AND RIGHT TURN ARROW



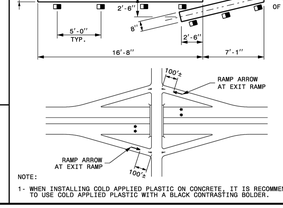

## MERGE ARROW




## ELONGATED STRAIGHT ARROW




## WRONG-WAY RAMP ARROW




NOTE:

1- WHEN INSTALLING COLD APPLIED PLASTIC ON CONCRETE, IT IS RECOMMENDED TO USE COLD APPLIED PLASTIC WITH A BLACK CONTRASTING BOLDER.

GENERAL NOTES:

1- USE THE COLOR WHITE FOR ALL PAVEMENT MARKING SYMBOLS.

2- DO NOT LOCATE PAVEMENT MARKING SYMBOLS AS TO ENCROACH INTO INTERSECTION AREAS.

3- DO NOT PLACE SYMBOLS ACROSS TRANSVERSE EXPANSION JOINTS ON PORTLAND CEMENT CONCRETE PAVEMENTS, UNLESS APPROVED BY THE ENGINEER.

4- CONFORM ALL SYMBOLS TO THE FHWA "STANDARD HIGHWAY SIGNS" MANUAL WHICH INCLUDES PAVEMENT MARKINGS AND STANDARD ALPHABETS (REFER TO SHEETS 6 THRU 9). DIMENSIONS CAN VARY AMONG MANUFACTURERS, THEREFORE SLIGHT VARIANCES ARE ACCEPTABLE. HOWEVER, ALL SYMBOLS ARE REQUIRED TO BE APPROVED BY THE DEPARTMENT.

STATE OF NORTH CAROLINA DEPT. OF TRANSPORTATION DIVISION OF HIGHWAYS RALEIGH, N.C.

ROADWAY STANDARD DRAWING FOR **PAVEMENT MARKINGS** SYMBOLS AND WORD MESSAGES

SHEET 1 OF 9

**1205.08**

| | | | | | | | | | |
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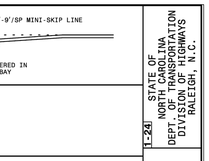
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TYPE OF DRAWINGS
**BEAUFORT - MINUTE MAN**
LIVE OAK STREET
BEAUFORT, NC

LIVE OAK ST TURN LANE EXTENSION
-

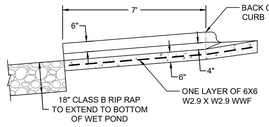
PROJECT NO.
25-0099

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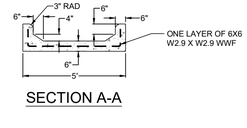
SHEET NO.
C-7

**GRADING & STORM DRAINAGE NOTES:**

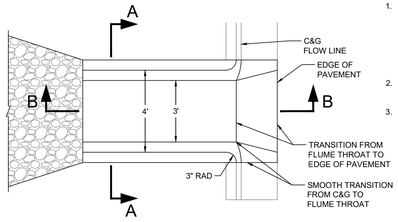
1. ALL PIPE TO BE INSTALLED ON-SITE AND IN THE RIGHTS OF WAY SHALL MEET OR EXCEED THE NCDOT ASTM AND AASHTO SPECIFICATION REQUIREMENTS FOR SUCH PIPE MATERIAL. CONTRACTOR SHALL VERIFY APPROVAL WITH NCDOT FOR ALL PIPE MATERIALS TO BE USED IN THE RIGHT OF WAY.
2. ALL WORK WITHIN NCDOT ROW SHALL COMPLY w/ 2024 NCDOT STANDARD SPECIFICATIONS FOR ROADS AND STRUCTURES, NCDOT STANDARD DRAWINGS, AND THE MUTCD STANDARDS.
3. ALL ON-SITE PIPE SHALL BE INSTALLED MEETING COVER, BACKFILL AND BEDDING REQUIREMENTS PER THE MANUFACTURER'S RECOMMENDATIONS.
4. NCDOT PRE-CAST DRAINAGE STRUCTURES CAN BE USED IN LIEU OF NCDOT STANDARD BRICK OR CONCRETE CATCH BASINS. ANY DEVIATION FROM THE SPECIFIED STRUCTURES SHALL BE APPROVED BY ENGINEER PRIOR TO INSTALLATION AND SHALL MAINTAIN COMPLIANCE WITH ALL CORRESPONDING NCDOT MATERIAL, DRAWING & DETAILED SPECIFICATIONS.
5. CONTRACTOR SHALL FIELD VERIFY THAT PROPOSED GRADES MATCH EXISTING PAVEMENT AT ALL CONNECTION/TIE POINTS PRIOR TO FINAL LIFT OF ASPHALT. CONTRACTOR SHALL NOTIFY ENGINEER IF DISCREPANCY OCCURS.
6. PROPOSED CONTOUR LINES REPRESENT FINISHED GRADE ELEVATIONS. CONTOUR LINES MAY BE ADJUSTED AT THEIR BEGINNING, ENDING AND AT STRUCTURES AS DIRECTED BY THE ENGINEER IN ORDER TO PROVIDE A PROPER TIE-IN.
7. CONTRACTOR SHALL FIELD VERIFY TIE OUT POINTS, PROPOSED INVERTS, FFE'S & FINISHED SURFACES PRIOR TO CONSTRUCTION TO AVOID CONFLICTS. CONTACT ENGINEER IF DISCREPANCIES ARE FOUND.
8. MONITOR, MAINTAIN, MOVE AND/OR ADD SILT FENCE, AND SILT FENCE OUTLETS AS NEEDED BASED ON FIELD AND RUNOFF CONDITIONS AND AS DIRECTED BY THE ENGINEER AND/OR COUNTY REPRESENTATIVE.
9. A SEDIMENTATION AND EROSION CONTROL PLAN MUST BE SUBMITTED TO NCDEQ AND APPROVED PRIOR TO MOVING FORWARD WITH CONSTRUCTION.
10. ALL REQUIRED STORM DRAINAGE AND BMP EASEMENTS TO BE PLATTED UPON FINAL CONSTRUCTION OF NEW CONVEYANCES.
11. ALL GRASS SLOPES WHICH EXCEED 3:1 (H:V) SHALL UTILIZE NORTH AMERICAN GREEN (NAG) CONSTRUCTION PRODUCTS TURF REINFORCEMENT MATS SC150 OR APPROVED EQUAL UNLESS OTHERWISE SPECIFIED ON PLANS. MATS SHALL BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS AND STANDARDS. CONTRACTOR SHALL COORDINATE INSTALLATION INSPECTION WITH MANUFACTURER.
12. ALL UTILITY TRENCHING, BACKFILL, AND SUB-GRADE COMPACTION EFFORTS SHALL MEET/EXCEED NCDOT REQUIREMENTS AND SPECIFICATIONS.
13. THE EARTHWORK ON THIS PLAN DOES NOT NECESSARILY BALANCE; OFFSITE BORROW OR WASTE MAY BE REQUIRED.
14. ALL ENTRANCES SHALL BE IN ACCORDANCE WITH NCDOT STANDARDS.




SECTION B-B




SECTION A-A




**FLUME CONSTRUCTION NOTES:**

1. THE SUBGRADE SHALL BE CONSTRUCTED TO THE LINES AND GRADES SHOWN ON THE PLANS. REMOVE ALL UNSUITABLE MATERIAL AND REPLACE THEM IF NECESSARY WITH COMPACTED STABLE FILL MATERIALS. SHAPE SUBGRADE TO UNIFORM SURFACE. WHERE CONCRETE IS POURED DIRECTLY ON SUBSOIL, MAINTAIN IT IN A MOIST CONDITION.
2. ON FILL SLOPES, THE SOIL ADJACENT TO THE CHUTE, FOR A MINIMUM OF 5 FEET, MUST BE WELL COMPACTED.
3. PLACE CONCRETE FOR THE FLUME TO THE THICKNESS SHOWN ON THE PLANS AND FINISH ACCORDING TO DETAILS. PROTECT FRESHLY POURED CONCRETE FROM EXTREME TEMPERATURES (HOT OR COLD) AND ENSURE PROPER CURING.

| STRUCTURE DATA |
|---|
| ST-1<br>RIM = 15.44<br>INV IN = 12.30 (P-2 15" Reinforced Concrete Pipe)<br>INV OUT = 12.20 (P-1 18" Reinforced Concrete Pipe) |
| ST-2<br>RIM = 15.50<br>INV OUT = 13.20 (P-2 15" Reinforced Concrete Pipe) |
| ST-3<br>RIM = 14.86<br>INV OUT = 12.61 (P-3 15" Reinforced Concrete Pipe) |

**PIPE SCHEDULE**

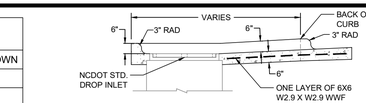
| NAME | MATERIAL | LENGTH | SIZE | SLOPE | START | INVERT UP | END | INVERT DOWN |
|---|---|---|---|---|---|---|---|---|
| DRIVEWAY CULVERT | Reinforced Concrete Pipe | 75.98' | 15" | 0.13% | | 9.68 | | 9.68 |
| P-1 | Reinforced Concrete Pipe | 194.69' | 18" | 0.62% | ST-1 | 12.20 | | 11.00 |
| P-2 | Reinforced Concrete Pipe | 146.77' | 15" | 0.61% | ST-2 | 13.20 | ST-1 | 12.30 |
| P-3 | Reinforced Concrete Pipe | 161.68' | 15" | 1.00% | ST-3 | 12.61 | | 11.00 |

**Beaufort Minuteman Inlet Summary - 10 YEAR (5 MIN. TC)**

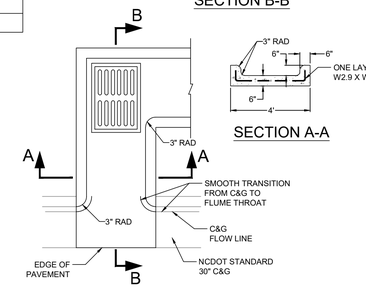
**Designed January 2026**

**Storm Network Inlets**

| Inlet # | Street Slope,% | Spread, ft | Q Total, cfs | Bypass, cfs | Q Bypass Previous, cfs | Q Runoff | A, AC | A,SF | C | I, in/hr |
|---|---|---|---|---|---|---|---|---|---|---|
| ST-1 | SAG | NA | 2.88 | 0.00 | 0.00 | 2.88 | 0.389 | 16934.00 | 0.84 | 8.82 |
| ST-2 | SAG | NA | 2.50 | 0.00 | 0.00 | 2.50 | 0.337 | 14698.00 | 0.84 | 8.82 |
| ST-3 | SAG | NA | 2.37 | 0.00 | 0.00 | 2.37 | 0.301 | 13127.00 | 0.89 | 8.82 |
| Flume | SAG | NA | 3.70 | 0.00 | 0.00 | 3.70 | 0.482 | 21007.00 | 0.87 | 8.82 |




SECTION B-B



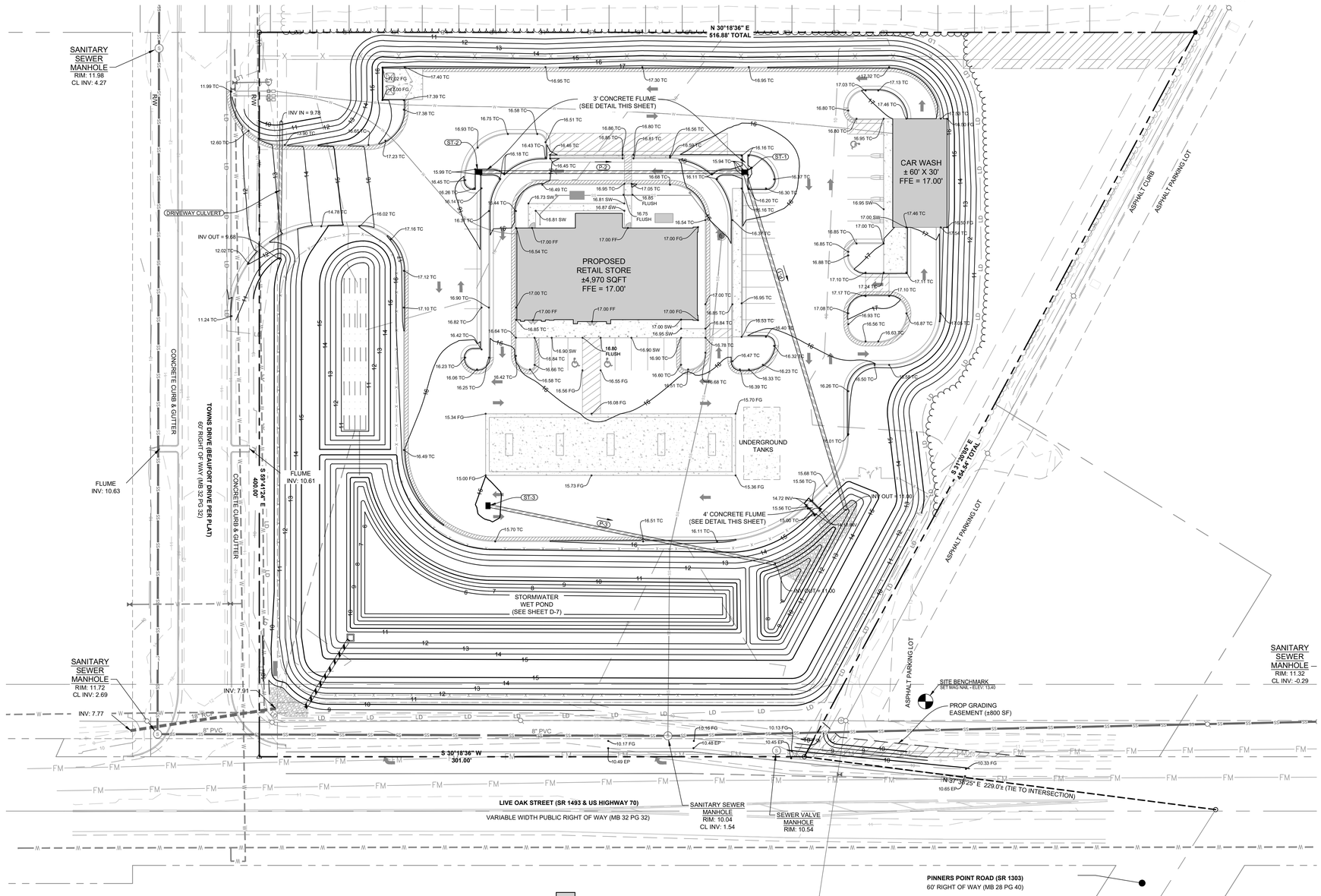

SECTION A-A

## 4' CONCRETE FLUME PLAN

N.T.S.

## 3' CONCRETE FLUME PLAN

N.T.S.




**STABILIZATION TIMEFRAMES**

| Site Area Description | Stabilization | Timeframe Exceptions |
|---|---|---|
| Perimeter dikes, swales, ditches and slopes | 7 days | None |
| High Quality Water (HQW) Zones | 7 days | None |
| Slopes steeper than 3:1 | 7 days | None |
| Slopes 3:1 or flatter | 7 days | None |
| All other areas with slopes flatter than 4:1 | 7 days | None |

*ALL SLOPES STEEPER THAN 3:1, AND DITCHES, SHALL BE STABILIZED WITHIN 7 DAYS

DISTURBED AREA
3.29 ACRES

**GRADING & STORM LEGEND:**

- EXISTING WATER METER
- EXISTING CLEANOUT
- EXISTING FIRE HYDRANT
- EXISTING UTILITY POLE
- EXISTING LIGHT POLE
- EXISTING BOLLARD
- EXISTING POST INDICATOR VALVE
- EXISTING SANITARY SEWER MANHOLE
- EXISTING TELEPHONE PEDESTAL
- EXISTING ELECTRIC ACCESS
- EXISTING GAS METER
- EXISTING GAS REGULATOR
- EXISTING WATER VALVE

EXIST / PROPOSED

- CURB INLET
- DROP INLET
- JUNCTION BOX
- FLARED END SECTION (FES)
- EXISTING STORM PIPE
- PROPOSED STORM PIPE
- LIMITS OF DISTURBANCE
- LIMITS OF DISTURBANCE & TREE PROTECTION FENCE
- TREE PROTECTION FENCE
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- WOODS LINE

Know what's below. Call before you dig.

GRAPHIC SCALE
15 0 15 30 60
( IN FEET )
1 inch = 30 ft.

| NO. | DATE | BY |
|---|---|---|
| 1 | ... | ... |
| 2 | ... | ... |
| 3 | ... | ... |
| 4 | ... | ... |
| 5 | ... | ... |
| 6 | ... | ... |
| 7 | | |

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FIRST ISSUE DATE
10-29-2025

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TYPE OF DRAWINGS
BEAUFORT - MINUTE MAN
LIVE OAK STREET
BEAUFORT, NC

GRADING PLAN

PROJECT NO.
25-0099
DRAWING NAME:
25-0099_S
SHEET NO.
C-8

# GENERAL LANDSCAPING NOTES:

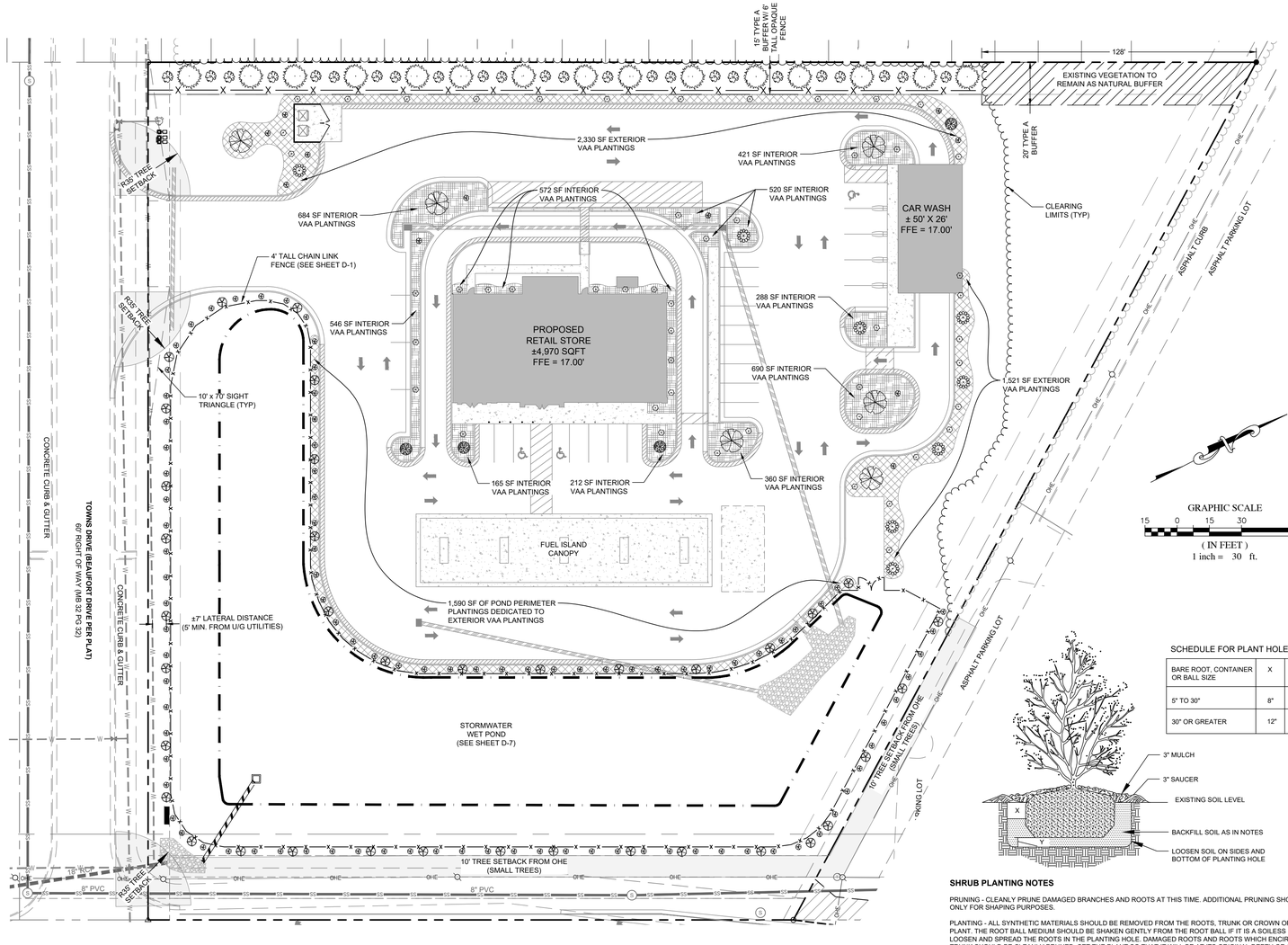
1. LANDSCAPE CONTRACTOR SHALL HAVE ALL UNDERGROUND UTILITIES AND PROPOSED SITE LIGHTING POLE LOCATIONS LOCATED PRIOR TO INSTALLING PLANT MATERIAL.
2. ALL LANDSCAPING SHALL COMPLY WITH SECTIONS 14, 15, AND 19 OF THE LAND DEVELOPMENT ORDINANCE FOR THE TOWN OF BEAUFORT.
3. CONTRACTOR SHALL NOT PLANT NEW PLANT MATERIAL IN CRITICAL ROOT ZONES OF EXISTING TREES TO BE SAVED AND PROTECTED ON SITE.
4. ANY DISTURBED AREAS NOT SCHEDULED FOR HARDSCAPE, PLANTING, SOD OR MULCH SHALL BE SEEDED LAWN.
5. CONTRACTOR SHALL AMEND ALL PROPOSED PLANT BEDS WITH ORGANIC SOIL AMENDMENT (COMPOST). ROTOTILL BEDS TO A DEPTH OF 8", ADD 2" OF COMPOST AND ROTOTILL AGAIN. REMOVE ALL EXIST. WEEDS, GRASS AND ROOTS.
6. CONTRACTOR SHALL RAKE SMOOTH AND APPLY 1" TO 2" TOPSOIL TO ALL LAWN AREAS RECEIVING SEED. REMOVE ALL EXIST. WEEDS, GRASS AND ROOTS.
7. ALL PLANT AND BED LINE LOCATIONS SHALL BE STAKED IN THE FIELD AND APPROVED BY THE OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION.
8. ALL PLANTINGS SHALL BE INSTALLED WITH THE SPECIFIED LAYER OF MULCH. REFERENCE DETAILS FOR DEPTH AND TYPE OF MULCH. ALL TREES AND SHRUBS SHALL BE PLANTED IN MULCH BEDS.
9. FINISHED GRADE IN LANDSCAPE ISLANDS THAT ARE TO RECEIVE MULCH SHALL BE SET SO THAT IT IS ONE INCH LOWER THAN THE TOP OF SURROUNDING CURBS. MULCH WITH 3" OF TRIPLE SHREDDED HARDWOOD MULCH FROM A REPUTABLE LOCAL SOURCE.
10. CONTRACTOR SHALL PROVIDE WATER PERMEABLE WEED MAT FOR ALL PLANTING BEDS.
11. ALL TREES SHALL BE PLANTED IN A MULCH BED 4'-6 WIDE MINIMUM DEPENDING ON TREE SIZE AT MATURITY.
12. CONTRACTOR MAY SUBSTITUTE SHRUBS AND TREES FROM THE LAND DEVELOPMENT ORDINANCE'S "NATIVE SHRUBS AND TREES OF CARTERET COUNTY" TABLES WITH THE TOWN'S APPROVAL.

## PLANTING SCHEDULE

| SYM./KEY | QTY | BOTANICAL NAME | COMMON NAME | SPECIFICATION | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| | | | | CALIPER | INITIAL HEIGHT | MATURE HGT | ROOT | SPACING |
| LARGE TREES | | | | | | | | |
| | 6 | NYSSA SYLVATICA | BLACK GUM | 2" MIN. | 8' MIN. | 30'-50' | B&B | AS SHOWN |
| | 15 | ILEX OPACA | AMERICAN HOLLY | 2" MIN. | 8' MIN. | 15'-30' | B&B | AS SHOWN |
| MEDIUM TREES | | | | | | | | |
| | 4 | OXYDENDRUM ARBOREUM | SOURWOOD | 1.5" MIN. | 6' MIN. | 20'-30' | B&B | AS SHOWN |
| | 8 | PERSEA BORBONIA | RED BAY | 1.5" MIN. | 6' MIN. | 30'-50' | B&B | AS SHOWN |
| SMALL TREES | | | | | | | | |
| | 37 | MRYICA CERIFERA | WAX MYRTLE | 1" MIN. | 4.5' MIN. | 20'-25' | B&B | AS SHOWN |
| | 23 | OSMOANTHUS AMERICANUS | TEA OLIVE | 1" MIN. | 4.5' MIN. | 15'-25' | B&B | AS SHOWN |
| SHRUBS | | | | | | | | |
| | 105 | PHDODDENDRON NUDIFLORUM | WILD AZALEA | | 18"-24" | 4'-10' | | AS SHOWN |
| | 50 | LEUCOTHOE AXILLARIS | FETTERBUSH | | 18" | 3'-4' | | AS SHOWN |




NATURAL BUFFER EXHIBIT
NTS




GRAPHIC SCALE
15 0 15 30 60
( IN FEET )
1 inch = 30 ft.

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

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

**Table 14-3 Tree Planting Distance from Curb, Curb Line, or Sidewalk**

| *Size* | *Distance from Curb, Curb Line, or Sidewalk* |
|---|---|
| Small Trees, 10'-20' Tall (see Appendix A) | Two feet (2') |
| Medium Trees, 20'-50' Tall (see Appendix A) | Three feet (3') |
| Large Trees, 50' or Taller (see Appendix A) | Four feet (4') |

**Table 14-4 Shrub Size at Time of Planting**

| *Size of Shrub in Height or Spread at the Time of Planting* | *Requirement Fulfilled* |
|---|---|
| 18" | The parking lot interior |
| 24" | The parking lot street frontage |
| * 18" | The foundation |
| **36" | The loading dock screening |

**Table 14-5 Minimum Planter Width**

| *Tree Size at Maturity* | *Minimum Planter Width* |
|---|---|
| Small Trees, 10'-20' Tall (see Appendix A, Table A-3) | Four feet (4') |
| Medium Trees, 20'-50' Tall (see Appendix A, Table A-4) | Four feet (4') |
| Large Trees, 50' or Taller (see Appendix A, Table A-5) | Six feet (6') |

**Table 14-6 Required Tree Variety**

| *Number of Required Trees* | *Varieties* |
|---|---|
| More than 10 trees required | Two or more types |
| 20-40 trees required | No more than 50% of one type |
| 40+ trees required | No more than 25% of one type |

**Table 19-1 "Typ" A" Screen/Buffer Yard**

| *MINIMUM PLANTS PER 100 LINEAR FEET* | | |
|---|---|---|
| *SCREENING/BUFFERING MATERIAL* | *BUFFER YARD WIDTH OPTIONS* | |
| | 10-19 ft. | 20 ft. or more |
| Large trees (evergreen) | 4 | 4 |
| Small trees (evergreen) | 6 | 6 |
| Large Shrubs (evergreen only) | 0 | 25 |
| Built opaque fence or wall'(6' height minimum) covering entire length of buffer yard | Required | Optional |
| MINIMUM AMOUNT OF REQUIRED SCREENING/BUFFERING MATERIAL PER 100 LINEAR FEET TOTAL | 10 trees plus fence or wall | 10 trees plus 25 large shrubs |

## TYPE "A" BUFFER W/ FENCE PLANT CALCULATIONS

| PLANTS | RATE | CALCULATION | QTY | PROVIDED |
|---|---|---|---|---|
| | BUFFER LENGTH | | 386' | |
| LARGE TREES REQUIRED | 4 / 100' | (386'/100')x4 = 23.2 | 15 | 15 |
| SMALL TREES REQUIRED | 6 / 100' | (386'/100')x6 = 15.4 | 23 | 24 |
| LARGE SHRUBS REQUIRED | | | 0 | 0 |

* 386' OF REAR BUFFER YARD MEETS THE TYPE "A" BUFFER W/ FENCE REQUIREMENTS. THE REMAINING 128' OF REAR BUFFER YARD WILL A NATURAL BUFFER THROUGH PRESERVATION OF EXISTING VEGETATION.

## VAA LANDSCAPING LEGEND

| | | |
|---|---|---|
| | INTERIOR PROVIDED | (4,458 SF) |
| | REQUIRED | (4,242 SF) |
| | EXTERIOR PROVIDED | (5,441 SF) |
| | REQUIRED | (4,242 SF) |
| TOTAL PROVIDED VAA AREA | | 9,899 SF |
| TOTAL REQUIRED VAA AREA | | 8,484 SF |

## UTILITIES LEGEND:

EXIST / PROPOSED

- WATER VALVE
- FIRE HYDRANT
- WATER METER
- FIRE DEPT. CONNECTION (FDC)
- REDUCER
- PLUG & BLOCK
- MECHANICAL JOINT / BEND
- POST INDICATOR VALVE (PIV)
- AIR RELEASE VALVE (ARV)
- SANITARY SEWER MANHOLE
- SEWER CLEAN OUT
- CURB INLET
- DROP INLET
- JUNCTION BOX
- FLARED END SECTION (FES)
- EXISTING WATER MAIN
- PROPOSED WATER MAIN / SERVICE
- EXISTING GAS MAIN
- PROPOSED GAS MAIN
- EXISTING OVERHEAD ELECTRIC
- PROPOSED UNDERGROUND ELECTRIC
- EXISTING SEWER MAIN
- PROPOSED SEWER MAIN / SERVICE
- EXISTING STORM PIPE
- PROPOSED STORM PIPE
- PROPOSED FENCE

## Vehicle Accommodation Area (VAA) Calculations

| | | | |
|---|---|---|---|
| **Required Landscaping Area of VAAs** | | | |
| **Table B-1 VAA Landscaping Calculations** | | | Unit |
| 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 square footage of the VAA. | 70,703 | SF |
| 2 | Required landscaping percentage. | 12 | % |
| 3 | For required landscaping area, multiply line 1 by line 2. | 8,484 | SF |
| 4 | Interior landscaping percentage. | 50 | % |
| 5 | For the required landscaping in the interior of the VAA, multiply line 3 and line 4. | 4,242 | SF |
| 6 | Existing landscaping area, if any, to be retained in and around the VAA. | 0 | SF |
| 7 | Subtract line 3 from line 6. This is the landscape area required. | 8,484 | SF |
| **Impervious Surface Ratio (ISR)** | | | |
| **Table B-2 ISR Calculations** | | | Unit |
| 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. | 71,568 | SF |
| 9 | Total development impact area (do not include areas in wetlands or flood plains) | 163,578 | SF |
| 10 | For Impervious Surface Ratio (ISR), divide line 1 by line 2: | 44 | % |
| 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. | 70,703 | SF |
| **Impervious Surface Intensity (ISI)** | | | |
| **Table B-3 ISI Categories** | | | |
| Impervious Surface Ratio (ISR) | Impervious Surface Intensity (ISI) | | |
| 0.96 - 1.0% | High | | |
| 0.70 - 0.85% | Moderately High | | |
| 0.41 - 0.69% | Moderate | | |
| 0.40% and below | Low | | |
| **Required VAA Landscaping Calculations** | | | |
| **Table B-4 Required VAA Landscaping Calculations** | | | Unit |
| 12 | Deciduous trees needed (use ISR from line 11 above to determine ISI ratio): For **High ISR**, enter 0.0003: For **Moderately High ISR**, enter 0.00025: For **Moderate ISR**, enter 0.00020: For **Low ISR**, enter 0.00016: | 14 | Trees |
| 13 | Shrubs needed (use ISR from line 11 above to determine ISI ratio): For **High ISR**, enter 0.0030: For **Moderately High ISR**, enter 0.0020: For **Moderate ISR**, enter 0.0010: For **Low ISR**, enter 0.0003: | 71 | Shrubs |
| 14 | Is the amount of parking more than what is prescribed in Section 13. **If "YES", go to line 15. If "NO", stop here.** | YES | |
| 15 | For extra trees required, multiply line 12 by 0.05: | 1 | Trees |
| 16 | For extra shrubs required, multiply line 13 by 0.05: | 4 | Shrubs |
| 17 | Subtotal (deciduous trees) add line 12 & line 15: | 15 | Trees |
| 18 | Subtotal (shrubs) add line 13 & line 16: | 74 | Shrubs |
| **Exceptions to Landscaping. Check all boxes which apply in lines 19-22** | | | |
| 19 | A minimum of 30% of the parking is provided in the side or rear of the building. | YES | |
| 20 | VAAs are distinctly divided into smaller units. (each less than 25,000 ft.2) | YES | |
| 21 | Storm water detention pond is incorporated with the landscaping | YES | |
| 22 | A minimum of 20% of the total VAAs are paved using paving grids. | NO | |
| 23 | Total number of boxes checked in lines 19 through 22: | 3 | |
| 24 | Reduction multiplier: Multiply line 23 by 0.05 (5% reduction in required landscaping) | 15 | % |
| **Additional Exemptions. Check all boxes which apply in lines 25-27** | | | |
| 25 | Street trees planted at rate of 1 per 30' of street | NO | |
| 26 | Evergreen shrubs screen VAAs from adjacent lots and street | YES | |
| 27 | Adequate provisions have been made for pedestrian and bike traffic by installing walkways, bikeways, bicycle parking, and other similar facilities within the VAAs. | NO | |
| 28 | Total number of boxes checked in lines 25 27: | 1 | |
| 29 | Reduction in landscaping: Multiply line 28 by 0.1 (10% reduction in required landscaping) | 10 | % |
| 30 | Total Exemptions add line 24 & line 29: | 25 | % |
| **Reduction in Landscaping** | | | |
| 31 | For the reduction in the number of deciduous trees required, multiply line 17 and line 30: | 4 | Trees |
| 32 | For the reduction in the number of shrubs required, multiply line 18 and line 30: | 19 | Shrubs |
| **TOTAL LANDSCAPING REQUIRED** | | | |
| 33 | For the reduction in the number of deciduous trees required, | 11 | Trees |
| 34 | For the reduction in the number of shrubs required, multiply line | 56 | Shrubs |

## POND PERIMETER PLANT CALCULATIONS

| PLANTS | RATE | CALCULATION | QTY | PROVIDED |
|---|---|---|---|---|
| | FENCE LENGTH | | 1,116' | |
| LARGE OR MEDIUM TREES | 1 / 50' | 1,116'/50' = 23.3 | 23 | *37 |
| SHRUBS (6' MATURE WIDTH) | 50% SCREENING OF FENCE | (1,116'/6')*50% = 93 | 93 | 94 |

* SMALL TREES WERE SUBSTITUTED FOR MEDIUM OR LARGE TREES DUE TO OVERHEAD ELECTRICAL DISTRUBUTION LINE SPACING (MIN. 10' FOR SMALL TREES). SMALL TREES WERE PLANTED AT A RATE OF 1 / 30' OF POND FENCE.




SCHEDULE FOR PLANT HOLE SIZE

| BARE ROOT, CONTAINER OR BALL SIZE | X | Y |
|---|---|---|
| 5" TO 30" | 8" | 4" |
| 30" OR GREATER | 12" | 6" |

**SHRUB PLANTING NOTES**

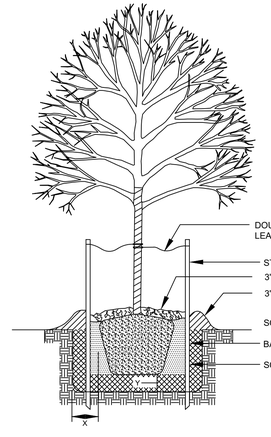
PRUNING - CLEANLY PRUNE DAMAGED BRANCHES AND ROOTS AT THIS TIME. ADDITIONAL PRUNING SHOULD BE ONLY FOR SHAPING PURPOSES.

PLANTING - ALL SYNTHETIC MATERIALS SHOULD BE REMOVED FROM THE ROOTS, TRUNK OR CROWN OF THE PLANT. THE ROOT BALL MEDIUM SHOULD BE SHAKEN GENTLY FROM THE ROOT BALL IF IT IS A SOILESS MIXTURE. LOOSEN AND SPREAD THE ROOTS IN THE PLANTING HOLE. DAMAGED ROOTS AND ROOTS WHICH ENCIRCLE THE TRUNK SHOULD BE CLEANLY PRUNED. SET THE PLANT SO THAT IT WILL BE AT ITS ORIGINAL DEPTH OR SLIGHTLY ABOVE THE EXISTING GRADE. BACKFILL WITH SOIL FROM THE HOLE. TAMP AND WATER THE SOIL TO PREVENT AIR POCKETS. DO NOT AMEND THE SOIL AT THIS TIME EXCEPT TO ADJUST THE PH.

STAKING - STAKE ONLY LARGER PLANTS THAT WILL CATCH THE WIND. EVERGREENS MAY NEED ATTENTION WHERE DECIDUOUS PLANTS DO NOT.

WATERING - THE BACKFILL AND ROOTS OF ALL NEWLY SET PLANT MATERIAL SHOULD BE WATERED AS BACKFILLING IS DONE SO THAT THE SOIL AND ROOTS ARE THOROUGHLY SOAKED.

SHRUB PLANTING DETAIL
NTS




**NOTES**

REMOVE BURLAP FROM TOP OF ROOT BALL BEFORE BACKFILLING AROUND BALL IS COMPLETED

ALL TREES WHICH ARE SMOOTH BARKED AT THE TIME OF PLANTING AND HAVE MORE THAN 2' OF CLEAR TRUNK SHALL BE WRAPPED

ALL TREE WRAPPING SHALL EXTEND FROM THE TOP OF THE BACKFILL TO THE LOWERMOST TREE BRANCHES

**TREE PLANTING AND STAKING**

STAKING - TREES WILL BECOME STRONGER FASTER WHEN THE TOP 2/3 OF THE TREE IS FREE TO SWAY. TIE THE TRUNK LOOSELY WITH WIDE STRIPS OF RUBBER OR CLOTH ABOUT 1/3 UP THE TRUNK AND TIE TO THREE STAKES POSITIONED EVENLY AROUND THE TRUNK. STAKES SHOULD BE DRIVEN DEEPLY INTO THE GROUND TO PREVENT DISLODGING. CHECK AT LEAST EVERY THREE MONTHS FOR BINDING OR OTHER PROBLEMS. STAKES AND TIES SHOULD BE REMOVED SIX MONTHS TO ONE YEAR AFTER PLANTING.

WRAPPING - WRAP ONLY THIN BARKED TREES IF THEY HAVE BEEN REMOVED FROM SHADE TO WHERE THE TRUNK IS EXPOSED TO DIRECT SUNLIGHT DURING THE DAY. WRAPPING SHOULD BEGIN AT THE BOTTOM AND WORK UP. WRAPPING MATERIAL SHOULD NOT TRAP OR HOLD WATER.

PRUNING - CLEANLY PRUNE DAMAGED BRANCHES AND ROOTS AT THIS TIME. ADDITIONAL PRUNING SHOULD BE ONLY FOR SHAPING PURPOSES.

PLANTING - ALL SYNTHETIC MATERIALS SHALL BE CLEARED FROM THE ROOTS, TRUNK AND CROWN OF THE PLANT. THE ROOT BALL MEDIUM SHOULD BE SHAKEN GENTLY FROM THE ROOT BALL IF IT IS A SOILESS MIXTURE. LOOSEN AND SPREAD THE ROOTS IN THE PLANTING HOLE. DAMAGED ROOTS AND ROOTS WHICH ENCIRCLE THE TRUNK SHOULD BE CLEANLY PRUNED. SET THE PLANT SO THAT IT WILL BE AT ITS ORIGINAL DEPTH OR SLIGHTLY ABOVE EXISTING GRADE. BACKFILL WITH SOIL FROM THE HOLE. TAMP AND WATER THE SOIL TO PREVENT AIR POCKETS. DO NOT AMEND THE SOIL AT THIS POINT EXCEPT TO AMEND THE PH.

WATERING - THE BACKFILL AND ROOTS OF ALL NEWLY SET PLANTS SHOULD BE WATERED AS BACKFILLING IS BEING DONE SO THAT THE SOIL AND ROOTS ARE THOROUGHLY SOAKED.

TREE PLANTING AND STAKING DETAIL
NTS

811 Know what's below. Call before you dig.



| | | | | | | | | | |
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| 7 | 6 | 5 | 4 | 3 | 2 | 1 | ... | REVISIONS | DATE | BY |

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FIRST ISSUE DATE
10-29-2025

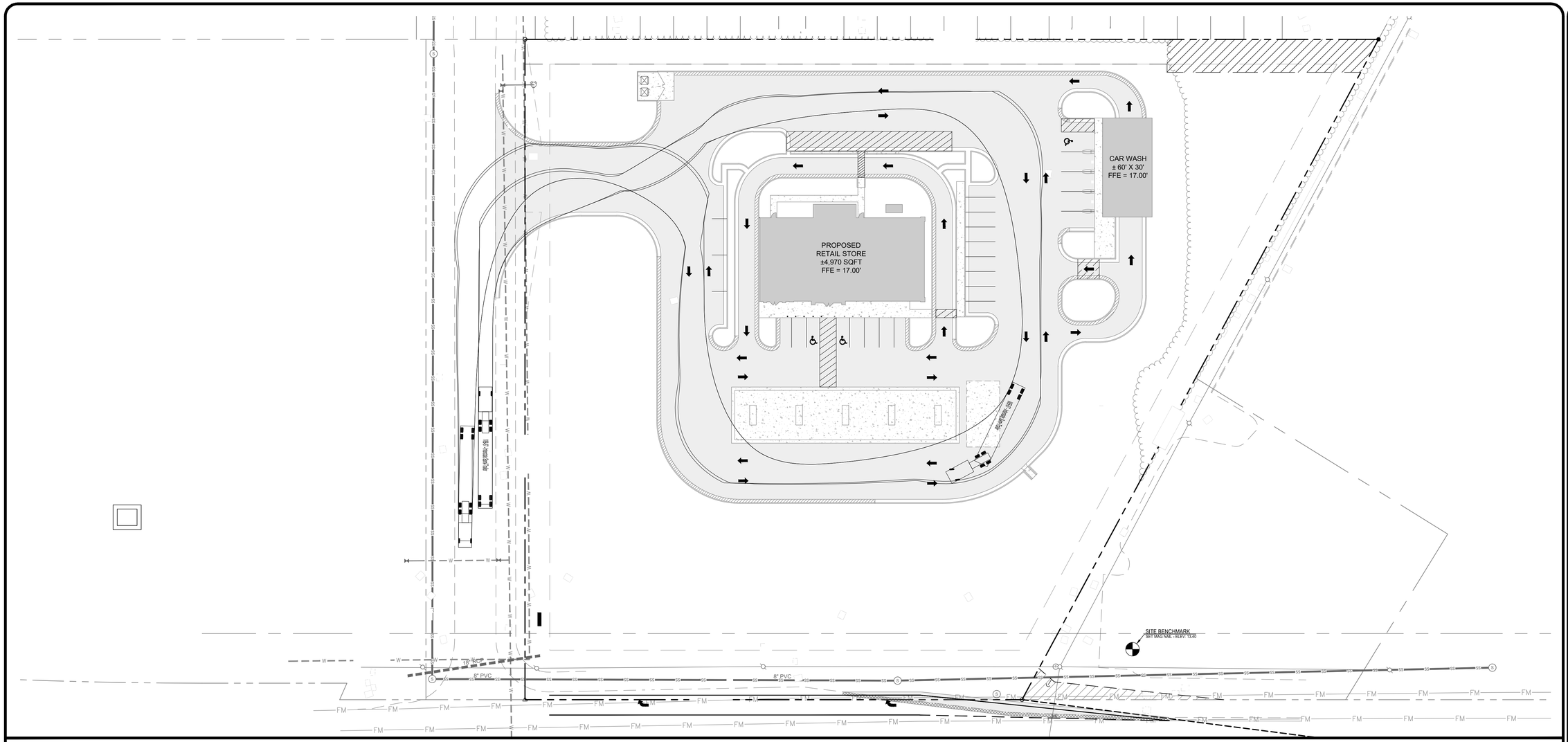
NORTH CAROLINA PROFESSIONAL SEAL 36008 ENGINEER MATTHEW W. HASTINGS
Date: 10/31/25

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Hillsborough, NC 27278
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www.summitde.com

TYPE OF DRAWINGS
BEAUFORT - MINUTE MAN
LIVE OAK STREET
BEAUFORT, NC

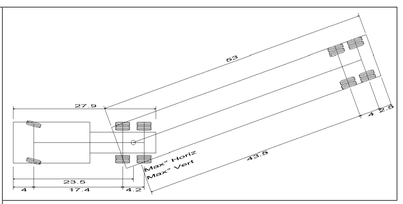
LANDSCAPING PLAN
-

PROJECT NO.
25-0099
DRAWING NAME:
25-0099_S
SHEET NO.
C-9




**Vehicle Tracking Vehicle Details** **Ref: 100033**

| | |
|---|---|
| **Unit Name:** | **WB-67 - Interstate Semi-Trailer Tractor** |
| Type: | Tractor (with driver controlled steering) |
| Body style: | Articulated Vehicle Tractor (Large Sleeper Cab) |
| Classification | Autodesk |
| Source: | AASHTO handbook 2011 |
| Description: | Design vehicle |
| Notes: | |
| Datum: | Front Primary Axle |
| Front Axle(s): | 1 Ackerman (axles fixed, wheels turn) |
| Primary Front Axle Offset: | 0.000ft |
| Effective Front Axle Offset: | 0.000ft (Auto Calculated) |
| Maximum Wheel Angle: | 28.400deg (Any Front Wheel) |
| Status: | Active Non Self-Steered |
| Track Width: | 8.000ft |
| Total Wheels: | 2 (positioned at the ends of the axle) |
| Tire Width: | 0.800ft (Auto Calculated - proportion of Track Width) |
| Tire Diameter: | 2.800ft (Auto Calculated - proportion of Track Width) |
| Rear Axle(s): | 2 Fixed (All axles identical) |
| Primary Rear Axle Offset: | 17.400ft (Innermost Axle behind Front Primary Axle) |
| Effective Rear Axle Offset: | 19.500ft (Auto Calculated) |
| Maximum Wheel Angle: | Unlimited |
| Rear Axle Spacing: | 4.200ft |
| Status: | Active Non Self-Steered |
| Track Width: | 8.000ft |
| Total Wheels: | 4 (positioned at the ends of the axle) |
| Tire Width: | 0.800ft (Auto Calculated - proportion of Track Width) |
| Tire Diameter: | 2.800ft (Auto Calculated - proportion of Track Width) |
| Steering: | Front Axle(s): |
| Maximum Virtual Steering Angle: | 28deg |
| Lock-to-Lock Time (Fwd/Rev): | 6.0sec / 6.0sec |
| Driver / Pilot | |
| Driver Offset Longitudinally: | -0.921ft (in front of Front Primary Axle) |
| Driver / Pilot Offset Laterally: | -1.969ft (Right of Centerline) |
| Driver Height: | 7.382ft (Above ground level) |
| Front Coupling: | None |
| Rear Coupling: | Generic |
| Coupling Offset: | 19.500ft (behind Front Primary Axle) |
| Coupling Height: | 2.800ft (Auto Calculated - proportion of Tire Diameter) |
| Capability: | Can Tow or be Towed |
| Max. Horizontal Articulation Angle: | 68.500deg |
| Max. Vertical Articulation Angle: | 10.000deg |
| Body outline (plan): | |
| Outline Type: | Tractor Body |




GRAPHIC SCALE
15 0 15 30 60
( IN FEET )
1 inch = 30 ft.

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| 1 | ... | REVISIONS | DATE BY |

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FIRST ISSUE DATE
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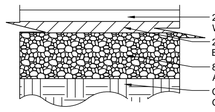
TYPE OF DRAWINGS
# BEAUFORT - MINUTE MAN
LIVE OAK STREET
BEAUFORT, NC

TRUCK TRACKING PLAN
-

PROJECT NO.
25-0099
DRAWING NAME:
25-0099_S
SHEET NO.
C-10

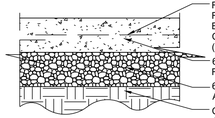
## PAVEMENT DETAILS

1. DETAILS ARE UNIVERSAL AND MAY CHANGE WITH VARIOUS SOIL CONDITIONS OR STATE/LOCAL REQUIREMENTS. A GEOTECHNICAL INVESTIGATION WITH PAVEMENT DESIGN RECOMMENDATIONS SHALL BE COMPLETED FOR EACH DEVELOPMENT. THE FOLLOWING DETAILS ARE UNIVERSAL AND ANY RECOMMENDED DESIGN CHANGES ARE TO BE USED.
2. THE SUBGRADE MATERIALS SHALL BE PROOF ROLLED AND/OR SCARIFIED AND COMPACTED PRIOR TO PLACEMENT OF BASE MATERIAL. WHERE EXISTING SUBGRADE MATERIALS ARE UNSUITABLE, THEY SHALL BE REMOVED AND REPLACED WITH COMPACTED SELECT MATERIAL IN ACCORDANCE WITH GEOTECHNICAL RECOMMENDATIONS.
3. HEAVY DUTY CONCRETE PAVEMENT AND STANDARD DUTY CONCRETE PAVEMENT (AS RECOMMENDED BY THE GEOTECHNICAL REPORT OR STATE/LOCAL STANDARDS) SHALL BE STEEL REINFORCED. REINFORCEMENT TYPE SHALL MEET ACI/ASTM REQUIREMENTS.
4. ALL JOINTS MUST BE SEALED WITH AN APPROVED SEALANT. STEEL REINFORCING SHALL BE USED AT JOINTS. REFER TO ACI 330R (GUIDE FOR DESIGN AND CONSTRUCTION OF CONCRETE PARKING LOTS) FOR JOINT DESIGN AND LAYOUT.



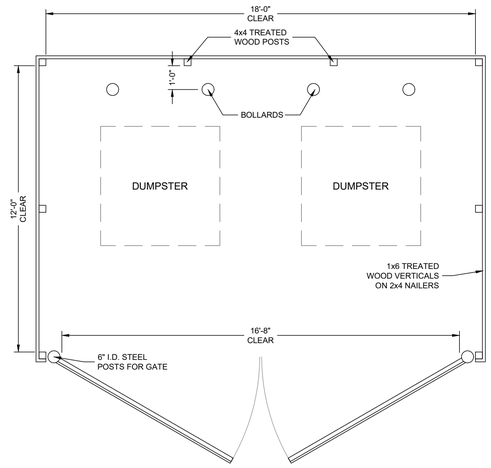

ASPHALT DETAIL

SCALE: NOT TO SCALE



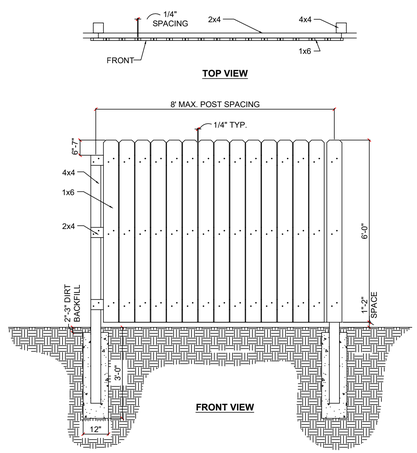

CONCRETE DETAIL

SCALE: NOT TO SCALE




**DUMPSTER ENCLOSURE PLAN**

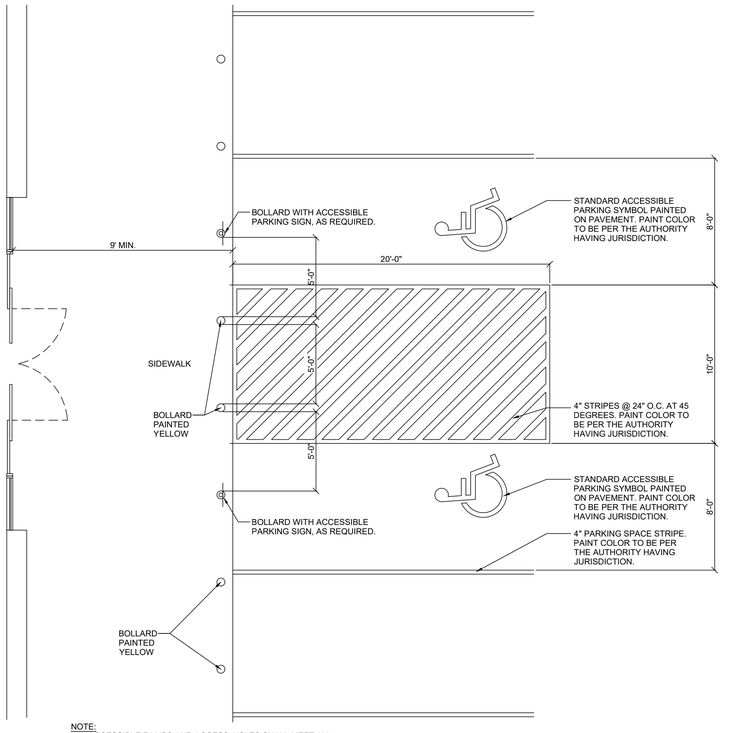
**SCALE: NTS**




NOTE:
1. WOOD TO BE TREATED PINE. USE GALVANIZED NAILS FOR FASTENING.
2. NUMBER OF BOARDS WILL VARY DEPENDING ON SPACE BETWEEN BOARDS AND ACTUAL WIDTH OF BOARDS.

**PRIVACY FENCE/DUMPSTER SCREEN DETAIL**

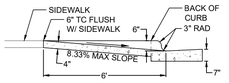
**SCALE: NTS**



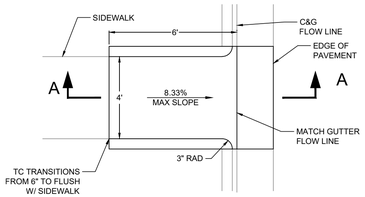

NOTE:
ALL ACCESSIBLE RAMPS AND ACCESS AISLES SHALL MEET ALL CODES AND ADAAG REGULATIONS.

**ACCESSIBLE PARKING DETAIL**

**SCALE: NTS**

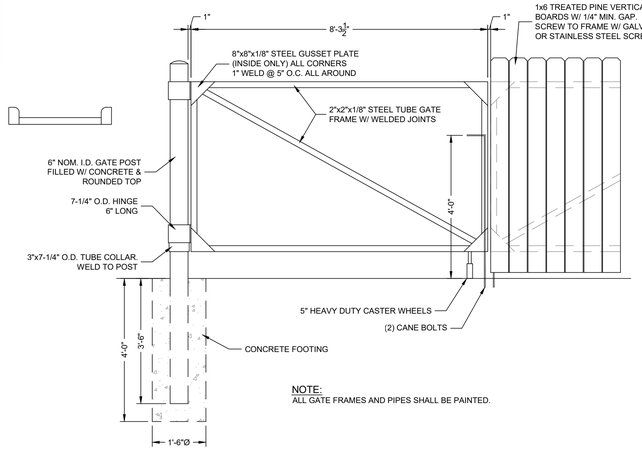



SECTION A-A




## SIDEWALK RAMP DETAIL

N.T.S.




NOTE:
ALL GATE FRAMES AND PIPES SHALL BE PAINTED.

**DUMPSTER ENCLOSURE GATE**

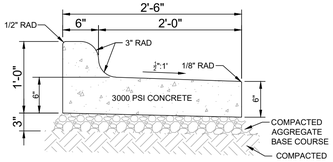
**SCALE: NTS**




- CONTROL JOINTS SHALL BE PLACED AT 10'
- INTERVALS EXPANSION JOINTS SHALL BE PLACED AT 30' INTERVALS

## 30" CURB AND GUTTER

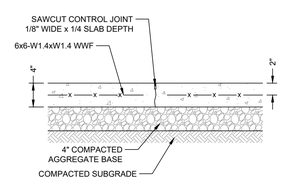
NTS




- CONTROL JOINTS SHALL BE PLACED AT 10'
- INTERVALS EXPANSION JOINTS SHALL BE PLACED AT 30' INTERVALS

## 30" SPILLCURB AND GUTTER

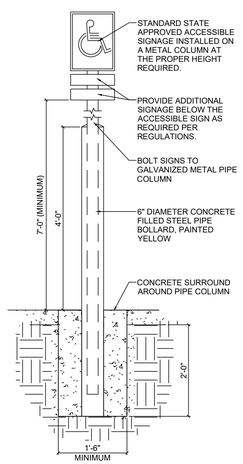
NTS




NOTES:
1. PROVIDE CONTROL JOINTS AT INTERVALS EQUAL TO THE WIDTH OF THE SIDEWALK.
2. EXPANSION JOINTS TO BE INSTALLED AT INTERVALS NOT EXCEEDING 50'

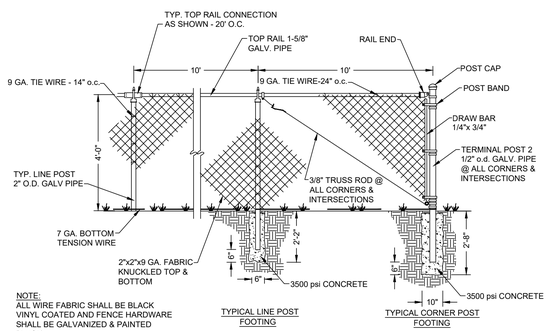
SIDEWALK DETAIL

N.T.S.




**ACCESSIBLE PARKING DETAIL**

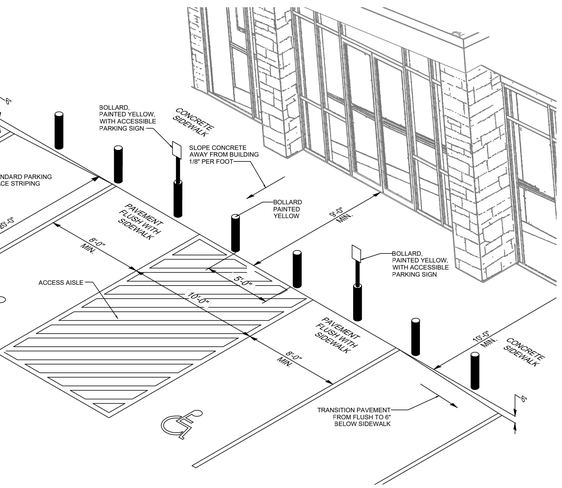
**SCALE: NTS**




NOTE:
ALL WIRE FABRIC SHALL BE BLACK VINYL COATED AND FENCE HARDWARE SHALL BE GALVANIZED & PAINTED BLACK.

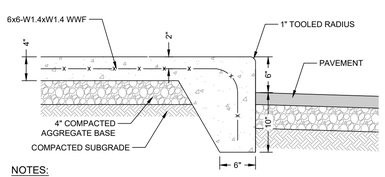
## 4' CHAIN LINK FENCE DETAIL

**NTS**




**ACCESSIBLE PARKING, ACCESSIBLE RAMP AND ACCESS AISLE DETAILS**

**SCALE: NTS**




NOTES:
1. PROVIDE CONTROL JOINTS AT INTERVALS EQUAL TO THE WIDTH OF THE SIDEWALK.
2. EXPANSION JOINTS TO BE INSTALLED AT INTERVALS NOT EXCEEDING 50'

TURN DOWN SIDEWALK DETAIL

N.T.S.

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| | | DATE | BY |

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FIRST ISSUE DATE
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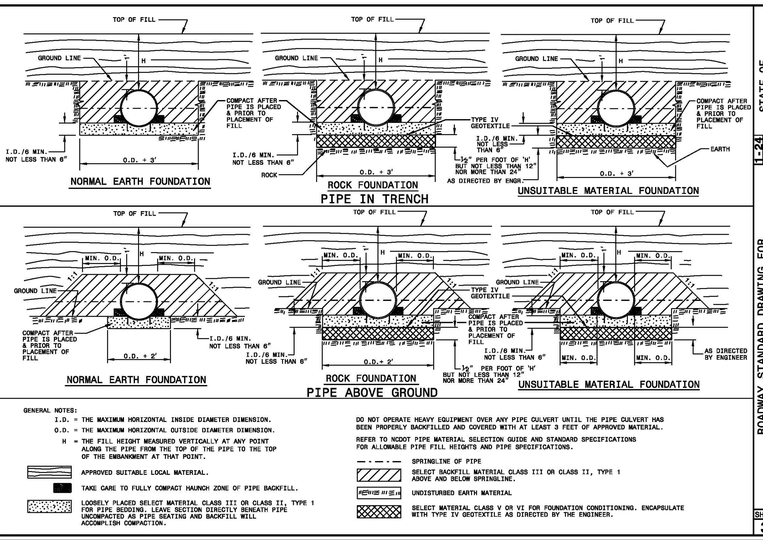
NORTH CAROLINA PROFESSIONAL SEAL 36003 ENGINEER MATTHEW W. HASTINGS
Matthew W. Hastings
10/29/25

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TYPE OF DRAWINGS
**BEAUFORT - MINUTE MAN**
LIVE OAK STREET
BEAUFORT, NC

SITE DETAILS

PROJECT NO.
25-0099
DRAWING NAME:
25-0099_D
SHEET NO.
D-1




GENERAL NOTES:

I.D. = THE MAXIMUM HORIZONTAL INSIDE DIAMETER DIMENSION.
O.D. = THE MAXIMUM HORIZONTAL OUTSIDE DIAMETER DIMENSION.
H = THE FILL HEIGHT MEASURED VERTICALLY AT ANY POINT ALONG THE PIPE FROM THE TOP OF THE PIPE TO THE TOP OF THE EMBANKMENT AT THAT POINT.

APPROVED SUITABLE LOCAL MATERIAL.

TAKE CARE TO FULLY COMPACT HAUNCH ZONE OF PIPE BACKFILL.

LOOSELY PLACED SELECT MATERIAL CLASS III OR CLASS II, TYPE 1 FOR PIPE BEDDING. LEAVE SECTION DIRECTLY BENEATH PIPE UNCOMPACTED AS PIPE SEATING AND BACKFILL WILL ACCOMPLISH COMPACTION.

DO NOT OPERATE HEAVY EQUIPMENT OVER ANY PIPE CULVERT UNTIL THE PIPE CULVERT HAS BEEN PROPERLY BACKFILLED AND COVERED WITH AT LEAST 3 FEET OF APPROVED MATERIAL.

REFER TO NCDOT PIPE MATERIAL SELECTION GUIDE AND STANDARD SPECIFICATIONS FOR ALLOWABLE PIPE FILL HEIGHTS AND PIPE SPECIFICATIONS.

SPRINGLINE OF PIPE

SELECT BACKFILL MATERIAL CLASS III OR CLASS II, TYPE 1 ABOVE AND BELOW SPRINGLINE.

UNDISTURBED EARTH MATERIAL

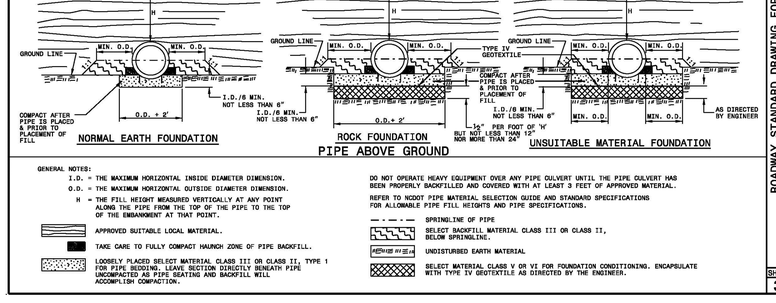
SELECT MATERIAL CLASS V OR VI FOR FOUNDATION CONDITIONING. ENCAPSULATE WITH TYPE IV GEOTEXTILE AS DIRECTED BY THE ENGINEER.

STATE OF NORTH CAROLINA DEPT. OF TRANSPORTATION DIVISION OF HIGHWAYS RALEIGH, N.C.

1-24

ROADWAY STANDARD DRAWING FOR
**METHOD OF PIPE INSTALLATION**
FLEXIBLE PIPE

SHEET 1 OF 2
**300.01**




GENERAL NOTES:

I.D. = THE MAXIMUM HORIZONTAL INSIDE DIAMETER DIMENSION.
O.D. = THE MAXIMUM HORIZONTAL OUTSIDE DIAMETER DIMENSION.
H = THE FILL HEIGHT MEASURED VERTICALLY AT ANY POINT ALONG THE PIPE FROM THE TOP OF THE PIPE TO THE TOP OF THE EMBANKMENT AT THAT POINT.

APPROVED SUITABLE LOCAL MATERIAL.

TAKE CARE TO FULLY COMPACT HAUNCH ZONE OF PIPE BACKFILL.

LOOSELY PLACED SELECT MATERIAL CLASS III OR CLASS II, TYPE 1 FOR PIPE BEDDING. LEAVE SECTION DIRECTLY BENEATH PIPE UNCOMPACTED AS PIPE SEATING AND BACKFILL WILL ACCOMPLISH COMPACTION.

DO NOT OPERATE HEAVY EQUIPMENT OVER ANY PIPE CULVERT UNTIL THE PIPE CULVERT HAS BEEN PROPERLY BACKFILLED AND COVERED WITH AT LEAST 3 FEET OF APPROVED MATERIAL.

REFER TO NCDOT PIPE MATERIAL SELECTION GUIDE AND STANDARD SPECIFICATIONS FOR ALLOWABLE PIPE FILL HEIGHTS AND PIPE SPECIFICATIONS.

SPRINGLINE OF PIPE

SELECT BACKFILL MATERIAL CLASS III OR CLASS II, BELOW SPRINGLINE.

UNDISTURBED EARTH MATERIAL

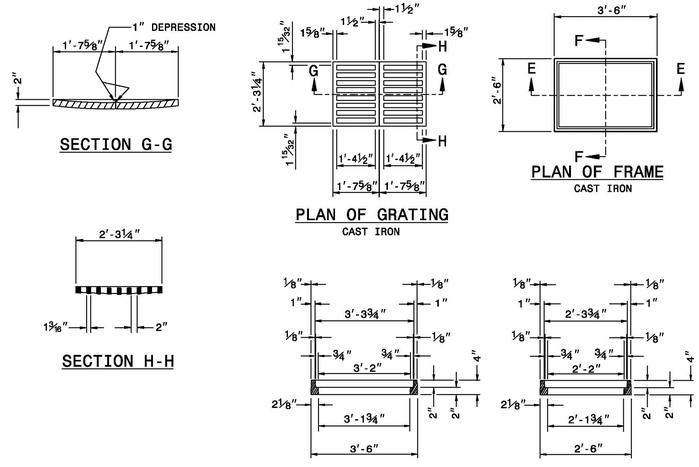
SELECT MATERIAL CLASS V OR VI FOR FOUNDATION CONDITIONING. ENCAPSULATE WITH TYPE IV GEOTEXTILE AS DIRECTED BY THE ENGINEER.

STATE OF NORTH CAROLINA DEPT. OF TRANSPORTATION DIVISION OF HIGHWAYS RALEIGH, N.C.

1-24

ROADWAY STANDARD DRAWING FOR
**METHOD OF PIPE INSTALLATION**
RIGID PIPE

SHEET 2 OF 2
**300.01**

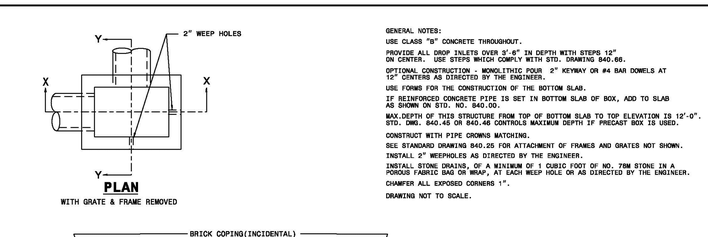



STATE OF NORTH CAROLINA DEPT. OF TRANSPORTATION DIVISION OF HIGHWAYS RALEIGH, N.C.

1-24

ROADWAY STANDARD DRAWING FOR
**DROP INLET FRAME AND GRATES**
FOR USE WITH STD. DWG.S 840.14 AND 840.15

SHEET 1 OF 1
**840.16**




GENERAL NOTES:

USE CLASS "B" CONCRETE THROUGHOUT.

PROVIDE ALL DROP INLETS OVER 3'-6" IN DEPTH WITH STEPS 12" ON CENTER. USE STEPS WHICH COMPLY WITH STD. DRAWING 840.66.

OPTIONAL CONSTRUCTION - MONOLITHIC POUR 2" KEYWAY OR #4 BAR DOWELS AT 12" CENTERS AS DIRECTED BY THE ENGINEER.

USE FORMS FOR THE CONSTRUCTION OF THE BOTTOM SLAB.

IF REINFORCED CONCRETE PIPE IS SET IN BOTTOM SLAB OF BOX, ADD TO SLAB AS SHOWN ON STD. NO. 840.00.

MAX. DEPTH OF THIS STRUCTURE FROM TOP OF BOTTOM SLAB TO TOP ELEVATION IS 12'-0". STD. DWG. 840.45 OR 840.46 CONTROLS MAXIMUM DEPTH IF PRECAST BOX IS USED.

CONSTRUCT WITH PIPE CROWNS MATCHING.

SEE STANDARD DRAWING 840.25 FOR ATTACHMENT OF FRAMES AND GRATES NOT SHOWN.

INSTALL 2" WEEPHOLES AS DIRECTED BY THE ENGINEER.

INSTALL STONE DRAINS, OF A MINIMUM OF 1 CUBIC FOOT OF NO. 78M STONE IN A POROUS FABRIC BAG OR WRAP, AT EACH WEEP HOLE OR AS DIRECTED BY THE ENGINEER.

CHAMFER ALL EXPOSED CORNERS 1".

DRAWING NOT TO SCALE.

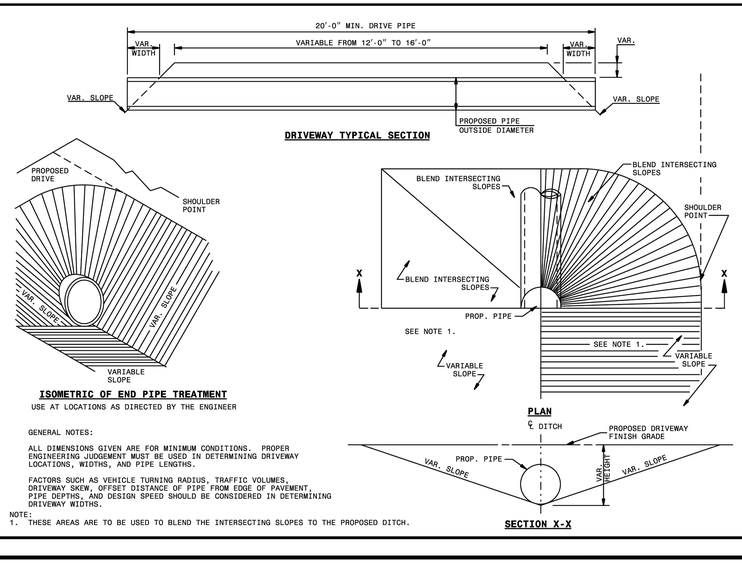
| DIMENSIONS AND QUANTITIES FOR DROP INLET(BASED ON WIN. HEIGHT, H) | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| DIMENSIONS OF BOX & PIPE | | | | CUBIC YARDS CONC. IN BOX | | | DEDUCTIONS FOR ONE PIPE | | |
| PIPE D | SPAN A | WIDTH B | WIN. HEIGHT H | BOTTOM SLAB | WALL PER FT. HT. | TOTAL CONCRETE FOR MINIMUM HEIGHT - H | C.M. | R.C. |
| 12" | 3'-0" | 2'-0" | 2'-0" | 0.222 | 0.222 | 0.592 | 0.015 | 0.026 |
| 15" | / | / | 2'-3" | / | / | 0.648 | 0.023 | 0.036 |
| 18" | / | / | 2'-6" | / | / | 0.703 | 0.033 | 0.049 |
| 24" | / | / | 3'-0" | / | / | 0.814 | 0.059 | 0.085 |
| 30" | 3'-0" | 2'-0" | 3'-6" | 0.222 | 0.222 | 0.925 | 0.092 | 0.127 |

STATE OF NORTH CAROLINA DEPT. OF TRANSPORTATION DIVISION OF HIGHWAYS RALEIGH, N.C.

1-24

ROADWAY STANDARD DRAWING FOR
**CONCRETE DROP INLET**
12" THRU 30" PIPE

SHEET 1 OF 1
**840.14**




GENERAL NOTES:

ALL DIMENSIONS GIVEN ARE FOR MINIMUM CONDITIONS. PROPER ENGINEERING JUDGEMENT MUST BE USED IN DETERMINING DRIVEWAY LOCATIONS, WIDTHS, AND PIPE LENGTHS.

FACTORS SUCH AS VEHICLE TURNING RADIUS, TRAFFIC VOLUMES, DRIVEWAY SKEW, OFFSET DISTANCE OF PIPE FROM EDGE OF PAVEMENT, PIPE DEPTHS, AND DESIGN SPEED SHOULD BE CONSIDERED IN DETERMINING DRIVEWAY WIDTHS.

NOTE:
1. THESE AREAS ARE TO BE USED TO BLEND THE INTERSECTING SLOPES TO THE PROPOSED DITCH.

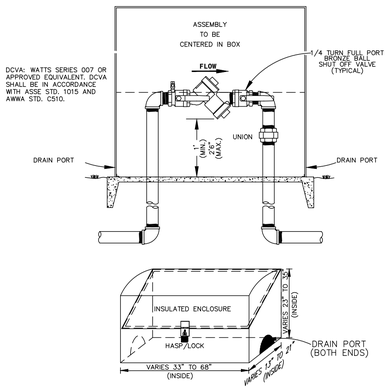
STATE OF NORTH CAROLINA DEPT. OF TRANSPORTATION DIVISION OF HIGHWAYS RALEIGH, N.C.

1-24

ROADWAY STANDARD DRAWING FOR
**DRIVEWAY PIPE CONSTRUCTION**
USING NO SPECIAL END SECTIONS

SHEET 1 OF 1
**310.10**

| | | | | | | | | |

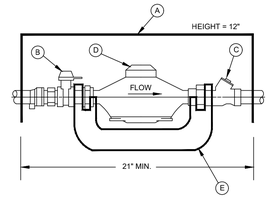



OUTDOOR FREEZE PROTECTION INSTALLATION

ENCLOSURE: HOTBOX, HB.75 – HB3E OR APPROVED EQUIVALENT.
ENCLOSURE SHALL MEET ASSE STD. 1060.

## INSULATED HOTBOX ENCLOSURE

NOT TO SCALE




A = METER BOX, STANDARD FLARED-BOTTOM PLASTIC (18"D)
W/CAST IRON LID, DFW D1200 OR APPROVED
EQUAL, CAST IRON BOX AND LID FOR TRAFFIC
AREASLID TO BE PRE-DRILLED (2" DIA) FOR
PRO-READ INSTALLATION

B = FORD METER STOPS or APPROVED EQUAL

| METER | METER STOP |
|---|---|
| 3/4" X 5/8" | No. B94-323WG |
| 1" | No. B94-344WG |

C = DUAL CHECK VALVE
FORD HHS91-323 (3/4"), HHS91-334 (1"), OR APPROVED EQUAL

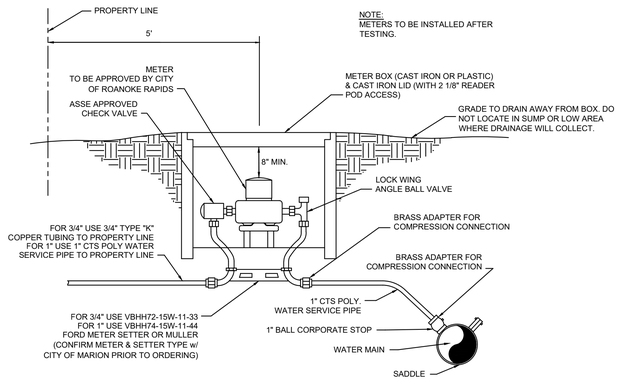
D = NEPTUNE T10 DISC WATER METER WITH E-CODER )R-900I PIT SET
REGISTER IN GALLONS

E = METER YOKE, FORD Y502 (5/8" X 3/4"), Y504 (1")

NOTE: 1 1/2" & 2" METER INSTALLATIONS SHALL USE A FORD 70
SERIES COPPERSETTER WITH BALL VALVE INLET & OUTLET
(OR EQUAL)

## WATER METER INSTALLATION

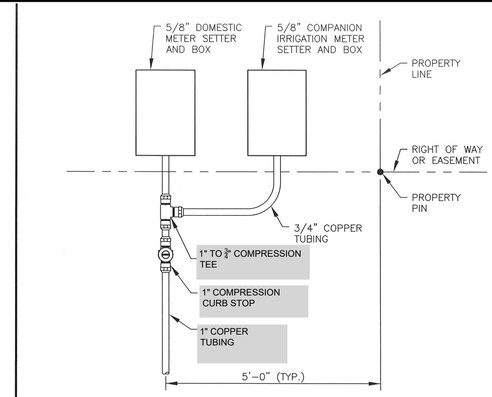
NTS




NOTE:
METERS TO BE INSTALLED AFTER
TESTING.

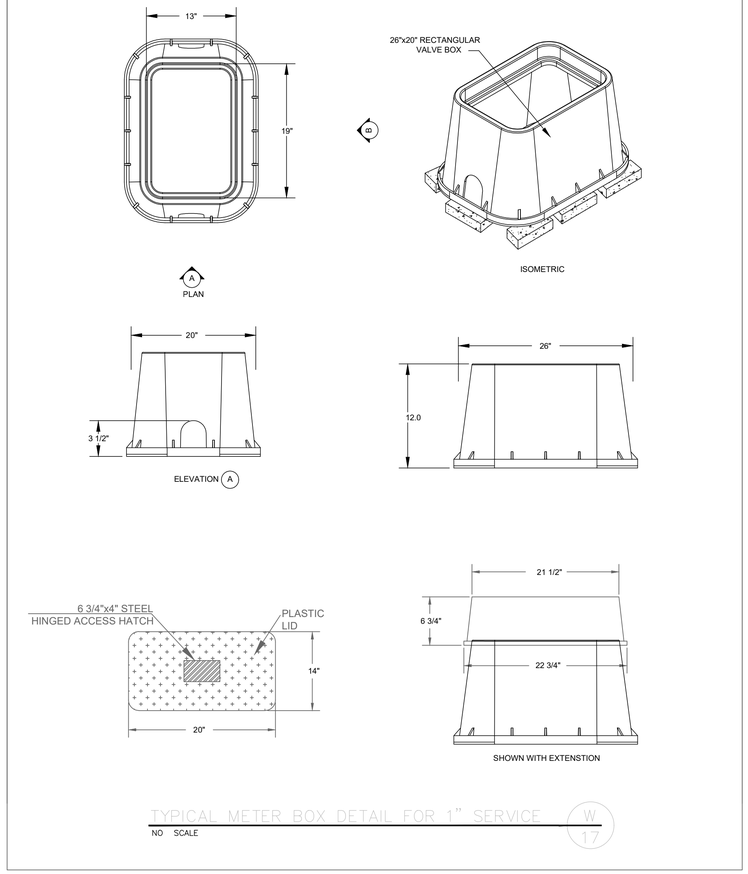
## 3/4" & 1" WATER SERVICE DETAIL

NOT TO SCALE




NOTE:
UNLESS OTHERWISE APPROVED, COMPANION METER SHALL BE INSTALLED CLOSER TO PROPERTY LINE AND DOMESTIC METER INSTALLED CLOSEST TO BUILDING.

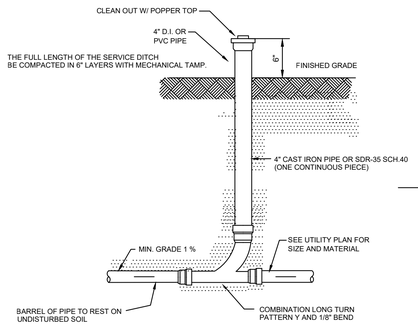
| DATE: | DOMESTIC AND IRRIGATION METER SETS | DWG. NO. |
|---|---|---|
| FEB. 2020 | | MET-12 |
| REVISION: MAY 2020 | | |




TYPICAL METER BOX DETAIL FOR 1" SERVICE

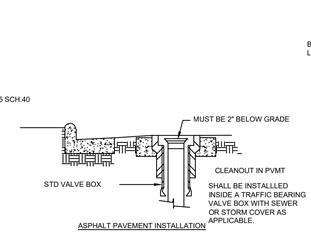
NO SCALE

W-17

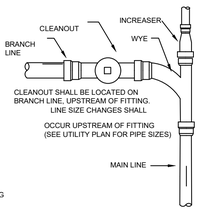



## CLEANOUT DETAIL

NOT TO SCALE




ASPHALT PAVEMENT INSTALLATION




PLAN VIEW AT FITTINGS




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| BY | DATE | REVISIONS |
|---|---|---|
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| 7 | 6 | 5 | 4 | 3 | 2 | 1 | |

PROJECT ENGINEER/ARCHITECT
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PROJECT MANAGER
MWH(MATT-HASTINGS@SUMMITDE.COM)

DRAWN BY
MTM(MITCHELL.MARTIN@SUMMITDE.COM)

FIRST ISSUE DATE
10-29-2025

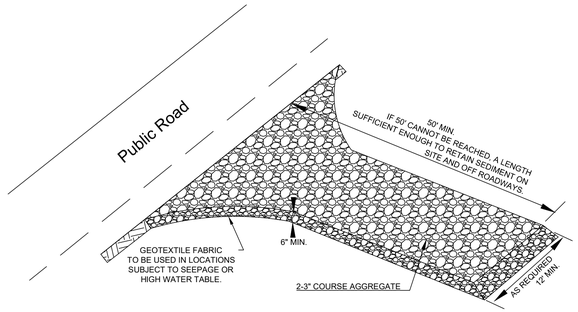
NORTH CAROLINA
PROFESSIONAL
SEAL
36008
ENGINEER
MATTHEW W. HASTINGS

TYPE OF DRAWINGS
BEAUFORT - MINUTE MAN
LIVE OAK STREET
BEAUFORT, NC

WATER & SEWER DETAILS

PROJECT NO.
25-0099
DRAWING NAME:
25-0099_D
SHEET NO.
D-3

# TEMPORARY GRAVEL CONSTRUCTION ENTRANCE/EXIT

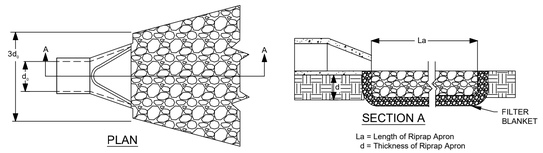



Construction:
1. Clear the entrance and exit area of all vegetation, roots, and other objectionable material and properly grade it.
2. Place the gravel to the specific grade and dimensions shown on the plans, and smooth it.
3. Provide drainage to carry water to a sediment trap or other suitable outlet.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

Maintenance:
1. Inspect all measures at least weekly and after each rainfall of 1.0 inch or greater. Make any required repairs immediately.
2. 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.
3. 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.

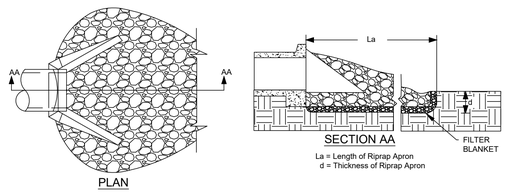
# OUTLET STABILIZATION STRUCTURE

## PIPE OUTLET TO FLAT AREA NO WELL-DEFINED CHANNEL




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

## PIPE OUTLET TO WELL-DEFINED CHANNEL




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

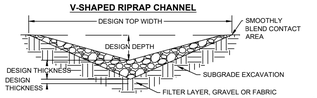
NOTES:
1. Compact any fill required in the subgrade to the density of the surrounding undisturbed material. Low areas in the subgrade on undisturbed soil may also be filled by increasing the riprap thickness.
2. The riprap and gravel filter must conform to the specified grading limits shown on the plans.
3. 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.
4. All connecting joints should overlap so the top layer is above the downstream layer a minimum of 1 foot.
5. The minimum thickness of the riprap should be 1.5 times the maximum stone diameter but not less than 6".
6. Riprap may be field stone or rough quarry stone. It should be hard, angular highly weather-resistant and well graded.
7. Construct the apron on zero grade with no overfill at the end. Make the top of the riprap at the downstream end level with the receiving area or slightly below it.
8. 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:
1. Inspect outlet structures at least weekly and after each rainfall of 1.0 inch or greater.
2. Check outlets for erosion around or below riprap and for if stones have been dislodged. Make repairs immediately to prevent further damage.

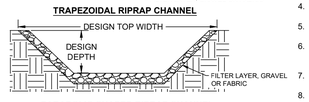



| Channel Lining Thickness | |
|---|---|
| **Material** | **Minimum Thickness** |
| Concrete | 4 inches |
| Rock Riprap | 1.5 times maximum stone diameter |
| Flagstone | 4 inches including mortar |

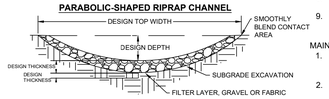
**V-SHAPED RIPRAP CHANNEL**




**TRAPEZOIDAL RIPRAP CHANNEL**




**PARABOLIC-SHAPED RIPRAP CHANNEL**

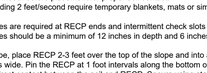



NOTES:
1. Clear the foundation area of trees, stumps, roots, loose rock, and other objectionable material.
2. Excavate the cross section to the lines and grades of the foundation of the liner as shown on the plans. Bring over-excavated areas to grade by increasing the thickness of the liner or by backfilling with moist soil compacted to the density of the surrounding material.
3. Concrete linings:
   - Place concrete linings to the thickness shown on the plans and finish them in a workmanlike manner.
   - Take adequate precautions to protect freshly placed concrete from extreme temperatures to ensure proper curing.
   - Ensure that subgrade is moist when concrete is poured.
   - Install foundation drains or weep holes where needed to protect against uplift and piping.
   - Provide transverse(contraction) joints to control cracking at approximately 20-feet intervals.
   - Install expansion joints at intervals not to exceed 100 feet.
4. Rock riprap linings should be installed per the standards and specifications outlined on following sheets.
5. Place filters, bedding's, and foundation drains to line and grade in the manner specified. Place filter and bedding materials immediately after slope preparation.
6. For synthetic filter fabrics, overlap the downstream edge by at least 12 inches with the upstream edge which is buried a minimum 12 inches in a trench. Space anchor pins every 3 feet along the overlap.
7. Spread granular materials in a uniform layer. When more than one gradation is required, spread the layers so there is minimal mixing.
8. Filter material should consist of a least 3 inches of material on all sides of the drain pipe. The drain pipe conduit should be a minimum of 4 inches in diameter.
9. Perform all channel construction to keep erosion and water pollution to a minimum. Immediately vegetate all disturbed areas or otherwise protect them against soil erosion.

MAINTENANCE:
1. Inspect channels at least weekly and after each rainfall of 1.0 inch or greater and make repairs promptly. Give special attention to the outlet and inlet sections and other points where concentrated flow enters.
2. Carefully check stability at road crossings, looking for indication of piping, scour holes, or bank failures. Make any repairs immediately.
3. Maintain all vegetation adjacent to the channel in a healthy, vigorous condition.

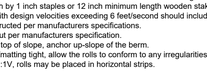
# RIPRAP AND PAVED CHANNELS

TRIANGULAR "V" CHANNEL CROSS SECTION




X-Section Area (A) = $Zd^2$
Top Width (T) = 2dz
$Z = \frac{S}{S}$

PARABOLIC CHANNEL CROSS SECTION




X-Section Area (A) = $\frac{2}{3}$ Td
Top Width (T) = $\frac{1.5A}{d}$

TRAPEZOIDAL CHANNEL CROSS SECTION

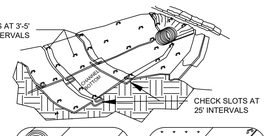


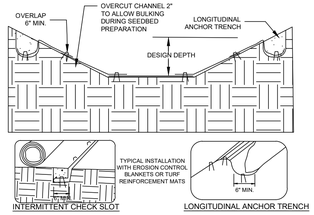

X-Section Area (A) = bd + $Zd^2$
Top Width (T) = b + 2dz
$Z = \frac{S}{S}$

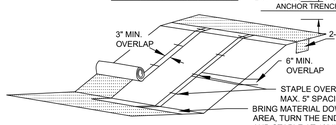
NOTES:
1. At a minimum, grass-lined channels should carry peak runoff from the 10-year storm without eroding. Increase the capacity according to the potential damage if flood hazard exists.
2. If design velocity of the channel to be vegetated by seeding exceeds 2 feet per second, a temporary channel liner is required.
3. Channel side slopes should be 3:1 or flatter to aid in the establishment of vegetation and for maintenance. V-shaped channels along roadways should have side slopes of 6:1 or flatter for safety.
4. Remove all trees, brush, stumps, and other objectionable material from the foundation area, and dispose of properly.
5. Excavate the channel, and shape it to neat lines and dimensions shown on the plans plus a 0.2 foot overcut around the channel perimeter to allow for bulking during seedbed preparations and sod buildup.
6. Remove and properly dispose of all excess soil so that the surface water may enter the channel freely.
7. The procedure used to establish grass in the channel will depend upon the severity of the conditions and selection of species. Protect the channel with mulch or a temporary liner sufficient to withstand anticipated velocities during the establishment period.

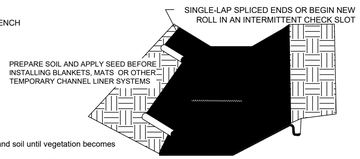
Maintenance:
1. During the establishment period, check grass-lined channels after every rainfall.
2. After grass is established, periodically check the channel, check after heavy rainfall events and immediately make any necessary repairs.
3. Check the channel outlet and all road crossings for bank stability and evidence of piping or scour holes.
4. Remove all significant sediment accumulations to maintain the designed carrying capacity.
5. Keep grass in a healthy, vigorous condition at all times.

# GRASS-LINED CHANNELS



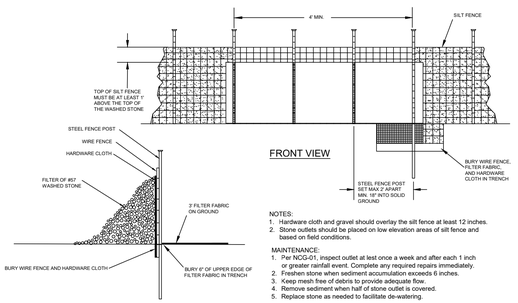




NOTES:
1. Lime, fertilize and seed before installation. Planting of shrubs, trees, etc. should occur after installation.
2. Slope surface shall be smooth before placement for proper soil contact.
3. Design velocities exceeding 2 feet/second require temporary blankets, mats or similar liners to protect seed and soil until vegetation becomes established.
4. Terminal anchor trenches are required at RECP ends and intermittent check slots must be constructed across channels at 25 foot intervals.
5. Terminal anchor trenches should be a minimum of 12 inches in depth and 6 inches in width. Intermittent check slots should be 6 inches deep and 6 inches wide.
6. For installation on a slope, place RECP 2-3 feet over the top of the slope and into an excavated end trench measuring approximately 12 inches deep by 6 inches wide. Pin the RECP at 1 foot intervals along the bottom of the trench, backfill and compact. Unroll the RECP down the slope maintaining direct contact between the soil and RECP. Secure using staples or pins in a 3 foot center-to-center pattern.
7. 11 gauge, at least 6 inch by 1 inch staples or 12 inch minimum length wooden stakes are recommended for anchoring.
8. Grass-lined channels with design velocities exceeding 6 feet/second should include turf reinforcement mats
9. Check slots to be constructed per manufacturers specifications.
10. Staking or stapling layout per manufacturers specification.
11. If there is a berm at the top of slope, anchor up-slope of the berm.
12. Do not stretch blankets/matting tight, allow the rolls to conform to any irregularities.
13. For slopes less than 3H:1V, rolls may be placed in horizontal strips.

MAINTENANCE:
1. Inspect Rolled Erosion Control Products at least weekly and after each rainfall of 1.0 inch or greater; repair immediately.
2. Good contact with the ground must be maintained, and erosion must not occur beneath the RECP.
3. Any areas of the RECP that are damaged or not in close contact with the ground shall be repaired and stapled.
4. If erosion occurs due to poorly controlled drainage, the problem shall be fixed and the eroded area protected.
5. Monitor and repair the RECP as necessary until ground cover is established.

# ROLLED EROSION CONTROL PRODUCTS




NOTES:
1. Hardware cloth and gravel should overlay the silt fence at least 12 inches.
2. Stone outlets should be placed on low elevation areas of silt fence and based on field conditions.

MAINTENANCE:
1. Per NCG-01, inspect outlet at lest once a week and after each 1 inch or greater rainfall event. Complete any required repairs immediately.
2. Freshen stone when sediment accumulation exceeds 6 inches.
3. Keep mesh free of debris to provide adequate flow.
4. Remove sediment when half of stone outlet is covered.
5. Replace stone as needed to facilitate de-watering.

# SILT FENCE OUTLET

TEMPORARY SEEDING RECOMMENDATIONS FOR LATE WINTER AND EARLY SPRING

**Seeding Mixture**

| Species | Rate (lb/acre) |
|---|---|
| Rye (grain) | 120 |
| Annual lespedeza (Kobe in Piedmont and Coastal Plain, Korean in Mountains) | 50 |

Omit annual lespedeza when duration of temporary cover is not to extend beyond June.

**Seeding Dates**
Mountains—Above 2500 feet: Feb. 15 - May 15
Below 2500 feet: Feb. 1- May 1
Piedmont—Jan. 1 - May 1
Coastal Plain—Dec. 1 - Apr. 15

Apply 4,000 lb/acre 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.

**Maintenance**
Refertilize if growth is not fully adequate. Reseed, refertilize and mulch immediately following erosion or other damage.

TEMPORARY SEEDING RECOMMENDATIONS FOR SUMMER

**Seeding Mixture**

| Species | Rate (lb/acre) |
|---|---|
| German millet | 40 |

In the Piedmont and Mountains, a small-stemmed Sudangrass may be substituted at a rate of 50 lb/acre.

**Seeding Dates**
Mountains — May 15 - Aug. 15
Piedmont — May. 1 - Aug. 15
Coastal Plain — Apr. 15 - Aug. 15

**Mulch**
Apply 4,000 lb/acre 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.

**Maintenance**
Refertilize if growth is not fully adequate. Reseed, refertilize and mulch immediately following erosion or other damage.

TEMPORARY SEEDING RECOMMENDATIONS FOR FALL

**Seeding Mixture**

| Species | Rate (lb/acre) |
|---|---|
| Rye (grain) | 120 |

**Seeding Dates**
Mountains — Aug. 15 - Dec. 15
Coastal Plain and Piedmont — Aug. 15 - Dec. 31

**Mulch**
Apply 4,000 lb/acre 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.

**Maintenance**
Repair and refertilize damaged areas immediately. Topdress with 50 lb/acre of nitrogen in March. If it is necessary to extend temporary cover beyond June 15, overseed with 50 lb/acre Kobe (Piedmont and Coastal Plain) or Korean (Mountains) lespedeza in late February or early March.

**SEED BED PREPARATION:**
LIMING- Apply lime according to soil test recommendations. If the pH (acidity) of the soil is not known, an application of ground agricultural limestone at the rate of 1-1½ tons/acre on coarse-textured soils and 2-3 tons/acre on fine-textured soils is usually sufficient. Apply limestone uniformly and incorporate into the top 4-6 inches of soil. Soils with a pH of 6 or higher need not be limed.
FERTILIZER- Base application rates on soil tests. When these are not possible, apply a 10-10-10 grade fertilizer at 700 - 1,000 lb/acre. Both fertilizer and lime should be incorporated into the top 4-6 inches of soil. If a hydraulic seeder is used, do not mix seed and fertilizer more than 30 minutes before application.
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 raking, harrowing, or other suitable methods for fine grading. The finished grade shall be a smooth even soil surface with a loosen uniformly fine texture. All ridges and depressions shall be removed and filled to provide the approved surface drainage. Planting is to be done immediately after finished grades are obtained and seedbed preparation is completed.

# TEMPORARY SEEDING

NON-INVASIVE PERMANENT SEEDING RECOMMENDATIONS FOR LATE WINTER AND EARLY SPRING

**SEEDING MIXTURE**

| Species | Rate |
|---|---|
| Centipede | 5 lbs/acre |
| Indian Woodoats | 1.5-2.5 lbs/acre* |
| Virginia Wild Rye | 4-6 lbs/acre |

*Depending upon mix with other species. See table 6.11.d from Chapter 6 of the NC Erosion and Sediment Control Planning and Design Manual.

**Seeding Dates**
Coastal or Eastern Piedmont for Centipede- Sept. 1 - May 1
Coastal and Piedmont for Indian Woodoats and Virginia Wild Rye- Feb 15 - April 1
Mountains for Indian Woodoats and Virginia Wild Rye- March 1 - May 15

**Maintenance:**
Significant maintenance may be required to obtain desired cover.

NON-INVASIVE PERMANENT SEEDING RECOMMENDATIONS FOR SUMMER

**SEEDING MIXTURE**

| Species | Rate |
|---|---|
| Indian Woodoats | 1.5-2.5 lbs/acre* |
| Virginia Wild Rye | 4-6 lbs/acre* |

*Depending upon mix with other species. See table 6.11.d from Chapter 6 of the NC Erosion and Sediment Control Planning and Design Manual.

**Seeding Dates**
Mountains - July 15- Aug 15
Piedmont - Aug 15 - Oct 15

**Maintenance:**
Indian Woodoats and Virginia Wild Rye are both sun and shade tolerant.

NON-INVASIVE PERMANENT SEEDING RECOMMENDATIONS FOR FALL

**SEEDING MIXTURE**

| Species | Rate |
|---|---|
| Hard Fescue | 15 lbs/acre |
| Switchgrass | 2.5-3.5 lbs/acre* |
| Indian Grass | 5-7 lbs/acre* |
| Big Bluestem | 5-7 lbs/acre* |
| Indian Woodoats | 1.5-2.5 lbs/acre* |
| Virginia Wild Rye | 4-6 lbs/acre* |

*Depending upon mix with other species. See table 6.11.d from Chapter 6 of the NC Erosion and Sediment Control Planning and Design Manual.

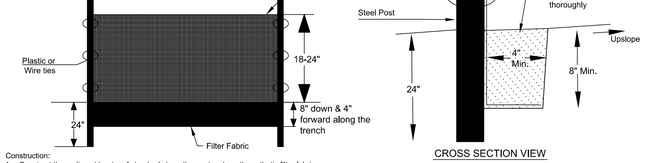
**Seeding Dates**
Mountains - Hard Fescue- Aug 1 - June 1
Mountains- Switchgrass, Indian Grass, Big Bluestem- Dec 1 - April 15
Piedmont and Coastal- Switchgrass, Indian Grass, Big Bluestem- Dec 1 - April 1
Coastal- Indian Woodoats and Virginia Wild Rye- Sept 1 - Nov 1

**Maintenance:**
Hard Fescue is not recommended for slopes > 5%. Prefers shade.

**SEED BED PREPARATION:**
LIMING- Apply lime according to soil test recommendations. If the pH (acidity) of the soil is not known, an application of ground agricultural limestone at the rate of 1 to 1 ½ tons/acre on coarse0textured soils and 2-3 tons/acre on fine-textured soils is usually sufficient. Apply limestone uniformly and incorporate into the top 4-6 inches of soil. Soils with a pH of 6 or higher need not be limed.
FERTILIZER- Base application rates on soil tests. When these are not possible, apply a 10-10-10 grade fertilizer at 700-1,000 lb/acre. Both fertilizer and lime should be incorporated into the top 4-6 inches of soil. If a hydraulic seeder is used, do not mix seed and fertilizer more than 30 minutes before application.
SURFACE ROUGHENING- If recent tillage operations 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 raking, harrowing, or other suitable methods for fine grading. the finished grade shall be a smooth even soil surface with a loosen uniformly fine texture. all ridges and depressions shall be removed and filled to provide the approved surface drainage . Planting is to be done immediately after finished grades are obtained and seedbed preparation is completed.

NOTES:
1. Permanent seeding, sodding or other means of stabilization are required when all construction work is completed according to the NPDES timeframes table.
2. A North Carolina Department of Agriculture soils test (or equal) is highly recommended to be obtained for all areas to be seeded, sprigged, sodded or planted.
3. Use a seeding mix that will produce fast0growing nurse crops and includes non-invasive species that will eventually provide a permanent groundcover. Soil blankets may be used in lieu of nurse crops. Mat, tack or crimp mulch, as needed to stabilize seeded areas until root establishment. Mulch must cover at leaser 80% of the soil surface.
4. Ground cover shall be maintained until permanent vegetation is established and stable against accelerated erosion.

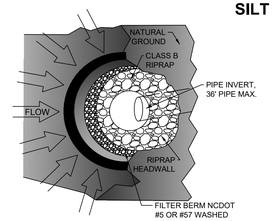
# PERMANENT SEEDING

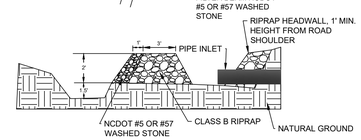



Construction:
1. Construct the sediment barrier of standard strength or extra strength synthetic filter fabrics.
2. Ensure that the height of the sediment fence does not exceed 24 inches above the ground. (Higher fences may impound volumes of water sufficient to cause failure of the structure)
3. Construct 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.
4. 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.
5. 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.
6. 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.
7. Excavate the trench approximately 4 inches wide and 8 inches deep along the proposed line of the posts and upslope from the barrier.
8. Place 12 inches of fabric along the bottom and side of the trench.
9. Backfill the trench with soil placed over the filter fabric and compact. Thorough compaction of the backfill is critical to silt fence performance.
10. Do not attach filter fabric to existing trees.

Maintenance:
1. Inspect sediment fences at least once a week and after each 1 inch or greater rainfall, Make any required repairs immediately,
2. Should the fabric of a sediment fence collapse, tear, decompose, or become ineffective, replace it promptly,
3. 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.
4. 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.

# SILT FENCE




NOTES:
1. Clear the area of all debris that might hinder excavation and disposal of spoil.
2. Install the Class B or Class 1 riprap in a semi-circle around the pipe inlet. The stone should be built up higher on each end where it ties into the embankment. The minimum crest width of the riprap should be 3 feet, with a minimum bottom width of 11 feet. The minimum height should be 2 feet, but also 1 foot lower than the embankment of diversions.
3. A 1 foot thick layer of NC DOT #5 or #57 stone should be placed on the outside slope of the riprap.
4. The sediment storage area should be excavated around the outside of the stone horseshoe 18 inches below natural grade.
5. When contributing drainage area has been stabilized, remove the pipe and rock, fill depression, establish final grading elevations, compact the area properly, and stabilize with ground cover.

MAINTENANCE:
1. Inspect all measures at least weekly and after each rainfall of 1.0 inch or greater and repair immediately.
2. Remove sediment and restore the sediment storage area to its original dimensions when the sediment has accumulated to one-half the design depth of the trap.
3. Place the sediment that is removed in the designated disposal area and replace the contaminated part of the gravel facing.
4. Check the structure for damage. Any riprap displaced from the stone horseshoe must be replaced immediately.
5. After all the sediment-producing areas have been permanently stabilized, remove the structure and all the unstable sediment. Smooth the area to blend with the adjoining areas and provide permanent ground cover.

# ROCK PIPE INLET PROTECTION

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FIRST ISSUE DATE
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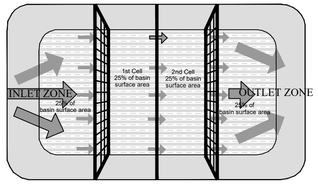
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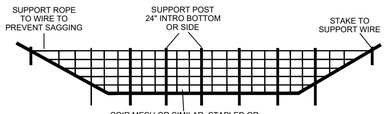
TYPE OF DRAWINGS
BEAUFORT - MINUTE MAN
LIVE OAK STREET
BEAUFORT, NC

EROSION CONTROL DETAILS

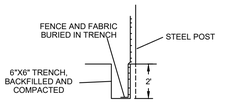
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DRAWING NAME:
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SHEET NO.
D-4




PLAN VIEW

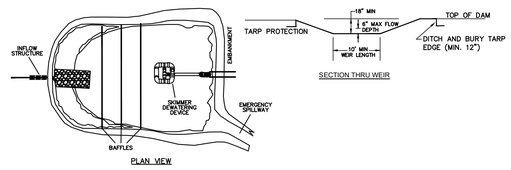



CROSS SECTION



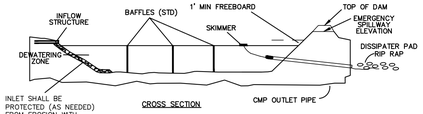

SECTION VIEW AT OPENING

NOTES:
1. BAFFLE MATERIAL SHOULD BE SECURED AT THE BOTTOM AND SIDES USING STAPLES OR BY TRENCHING AS FOR SILT FENCE.
2. MOST OF THE SEDIMENT WILL ACCUMULATE IN THE 1ST BAY, WHICH SHOULD BE READILY ACCESSIBLE FOR MAINTENANCE.
3. PROVIDE 3 BAFFLES (USE TWO IF LESS THAN 20 FEET IN LENGTH). PROVIDE 5 BAFFLES FOR DRAINAGE AREAS GREATER THAN 10 ACRES.
4. BAFFLE SHALL BE 700 G/M2 COIR EROSION BLANKET.
5. TOPS OF BAFFLES SHOULD BE 2 INCHES LOWER THAN THE TOP OF THE BERMS
6. INSPECT BAFFLES FOR REPAIR ONCE A WEEK AND AFTER EACH RAINFALL



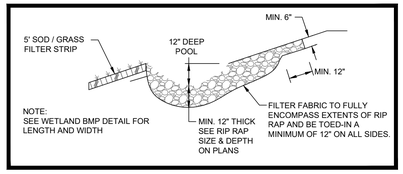

PLAN VIEW

SECTION THRU WEIR




CROSS SECTION

NOTES:
1. BASIN SHOULD BE CLEANED OUT WHEN CAPACITY REACHES AN ELEVATION REPRESENTING THAT THE BASIN IS HALF–FULL.
2. THE TARP USED TO PROTECT THE WEIR SHALL BE THE WIDTH SPECIFIED. THE LENGTH OF THE TARP SHALL BE ACCORDING TO AVAILABLE SUPPLY. IF MULTIPLE TARPS ARE TO BE USED, THEN TARPS SHALL BE OVERLAPPED AT LEAST 12". THE UPSTREAM 12" TARP SHALL OVERLAP THE DOWNSTREAM TARP. THE TARP SHALL BE 50 MIL. HEAVY DUTY SILVER TARPAULINS OR EQUIVALENT FOR U.V. RESISTANCE.
3. PROVIDE A MINIMUM OF THREE POROUS BAFFLES TO EVENLY DISTRIBUTE FLOW ACROSS THE BASIN, REDUCING TURBULENCE.
4. BAFFLE MATERIAL MUST BE SECURED AT THE BOTTOM AND SIDES USING STAPLES OR BY TRENCHING AS FOR A SILT FENCE.
5. MOST OF THE SEDIMENT WILL ACCUMULATE IN THE FIRST BAY, SO THIS SHOULD BE READILY AVAILABLE FOR MAINTENANCE.
6. DURING THE CONSTRUCTION PHASE OF THE PROJECT, PERMANENT STORMWATER RISER SHALL ONLY DEWATER FROM THE TOP OF PIPE.
7. POND SHALL NOT BE CONVERTED FOR STORMWATER USE UNTIL APPROVED BY ENVIRONMENTAL ENGINEER.

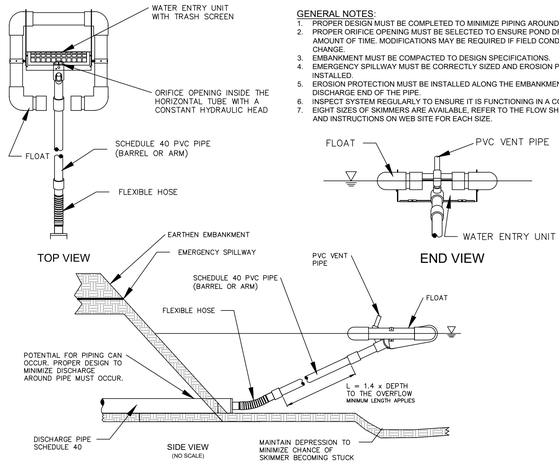



**RIP RAP PLUNGE POOL MAINTENANCE**

1. INSPECT RIP RAP PLUNGE POOL WEEKLY AND AFTER SIGNIFICANT (1/2" OR GREATER) RAINFALL EVENTS TO SEE IF ANY EROSION AROUND OR BELOW THE RIP RAP HAS TAKEN PLACE, OR IF STONES HAVE BEEN DISLODGED. IMMEDIATELY MAKE ALL NEEDED REPAIRS TO PREVENT FURTHER DAMAGE.

## RIP RAP PLUNGE POOL

NOT TO SCALE




GENERAL NOTES:
1. PROPER DESIGN MUST BE COMPLETED TO MINIMIZE PIPING AROUND DISCHARGE PIPE.
2. PROPER ORIFICE OPENING MUST BE SELECTED TO ENSURE POND DRAINS IN CORRECT AMOUNT OF TIME. MODIFICATIONS MAY BE REQUIRED IF FIELD CONDITIONS WARRANT A CHANGE.
3. EMBANKMENT MUST BE COMPACTED TO DESIGN SPECIFICATIONS.
4. EMERGENCY SPILLWAY MUST BE CORRECTLY SIZED AND EROSION PROTECTION INSTALLED.
5. EROSION PROTECTION MUST BE INSTALLED ALONG THE EMBANKMENT AND AT THE DISCHARGE END OF THE PIPE.
6. INSPECT SYSTEM REGULARLY TO ENSURE IT IS FUNCTIONING IN A CORRECT MANNER.
7. EIGHT SIZES OF SKIMMERS ARE AVAILABLE, REFER TO THE FLOW SHEET, CUT SHEET, AND INSTRUCTIONS ON WEB SITE FOR EACH SIZE.

## SKIMMER

NOT TO SCALE

**SKIMMER & SKIMMER BASIN MAINTENANCE**

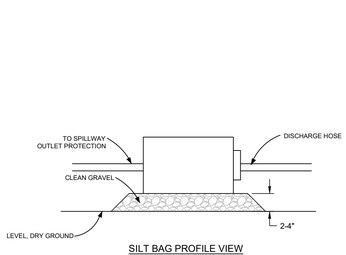
1. INSPECT SKIMMER SEDIMENT BASIN AT LEAST WEEKLY AND AFTER EACH SIGNIFICANT (1/2" OR GREATER) RAINFALL EVENT AND REPAIR IMMEDIATELY. REMOVE SEDIMENT AND RESTORE THE BASIN TO ITS ORIGINAL DIMENSIONS WHEN IT ACCUMULATES TO ONE-HALF THE HEIGHT OF THE FIRST BAFFLE. PULL THE SKIMMER TO ONE SIDE SO THAT THE SEDIMENT UNDERNEATH IT CAN BE EXCAVATED. EXCAVATE THE SEDIMENT FROM THE ENTIRE BASIN, NOT JUST AROUND THE SKIMMER OR THE FIRST CELL. MAKE SURE VEGETATION GROWING IN THE BOTTOM OF THE BASIN DOES NOT HOLD DOWN THE SKIMMER.
2. REPAIR THE BAFFLES IF THEY ARE DAMAGED. RE-ANCHOR THE BAFFLES IF WATER IS FLOWING UNDERNEATH OR AROUND THEM.
3. IF THE SKIMMER IS CLOGGED WITH TRASH AND THERE IS WATER IN THE BASIN, USUALLY JERKING ON THE ROPE WILL MAKE THE SKIMMER BOB UP AND DOWN AND DISLODGE THE DEBRIS AND RESTORE FLOW. IF THIS DOES NOT WORK, PULL THE SKIMMER OVER TO THE SIDE OF THE BASIN AND REMOVE THE DEBRIS. ALSO CHECK THE ORIFICE INSIDE THE SKIMMER TO SEE IF IT IS CLOGGED. IF SO REMOVE THE DEBRIS.

**SKIMMER & SKIMMER BASIN MAINTENANCE CONT'D**

4. IF THE SKIMMER ARM OR BARREL PIPE IS CLOGGED, THE ORIFICE CAN BE REMOVED AND THE OBSTRUCTION CLEARED WITH A PLUMBER'S SNAKE OR BY FLUSHING WITH WATER. BE SURE AND REPLACE THE ORIFICE BEFORE REPOSITIONING THE SKIMMER.
5. CHECK THE 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. MAKE ALL NECESSARY REPAIRS IMMEDIATELY. REMOVE ALL TRASH AND OTHER DEBRIS FROM THE SKIMMER AND POOR AREAS.
6. FREEZING WEATHER CAN RESULT IN ICE FORMING IN THE BASIN. SOME SPECIAL PRECAUTIONS SHOULD BE TAKEN IN THE WINTER TO PREVENT THE SKIMMER FROM PLUGGING WITH ICE.

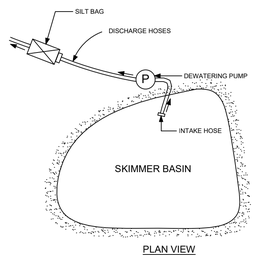
## SKIMMER BASIN

NOT TO SCALE




SILT BAG PROFILE VIEW

NOTE: REMOVE GRAVEL AND SEED WHEN PUMP AROUND OPERATION IS COMPLETED.




PLAN VIEW

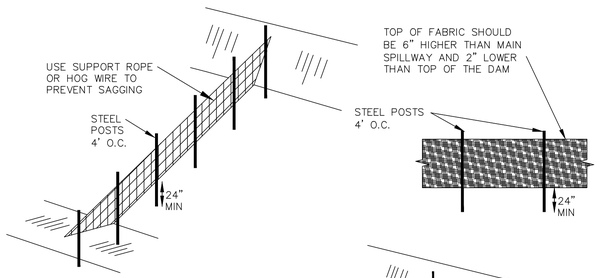
NOTE: ESTIMATED MINIMUM PUMP SIZE NEEDED FOR BASE FLOW IS 2" PUMP. CONTRACTOR IS RESPONSIBLE FOR SIZING PUMP AND MAINTAINING WORK "IN THE DRY".

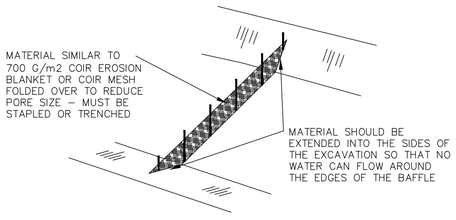
**SILT BAG MAINTENANCE**

1. INSPECT INLET PIPE AND BAG FOR DAMAGE AND BLOCKAGE.
2. REPLACE BAG WHEN 3/4 FULL OF SEDIMENT.

## SKIMMER BASIN DEWATERING

NOT TO SCALE




**POROUS BAFFLE MAINTENANCE**

1. INSPECT BAFFLES AT LEAST ONCE A WEEK AND AFTER EACH RAINFALL. MAKE ANY REQUIRED REPAIRS IMMEDIATELY.
2. BE SURE TO MAINTAIN ACCESS TO THE BAFFLES. SHOULD THE FABRIC OF A BAFFLE COLLAPSE, TEAR, DECOMPOSE, OR BECOME INEFFECTIVE, REPLACE IT PROMPTLY.
3. REMOVE SEDIMENT DEPOSITS WHEN IT REACHES HALF FULL, TO PROVIDE ADEQUATE STORAGE VOLUME FOR THE NEXT RAIN AND TO REDUCE PRESSURE ON THE BAFFLES. TAKE CARE TO AVOID DAMAGING THE BAFFLES DURING CLEANOUT, AND REPLACE IF DAMAGED DURING CLEANOUT OPERATIONS. SEDIMENT DEPTH SHOULD NEVER EXCEED HALF THE DESIGNED STORAGE DEPTH.
4. AFTER CONTRIBUTING DRAINAGE AREA HAS BEEN PROPERLY STABILIZED, REMOVE ALL BAFFLE MATERIALS AND UNSTABLE SEDIMENT DEPOSITS, BRING THE AREA TO GRADE, AND STABILIZE IT.

## POROUS BAFFLES AND INSTALLATION

NOT TO SCALE





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FIRST ISSUE DATE
10-29-2025

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TYPE OF DRAWINGS
BEAUFORT - MINUTE MAN
LIVE OAK STREET
BEAUFORT, NC

EROSION CONTROL DETAILS

PROJECT NO.
25-0099
DRAWING NAME:
25-0099_D
SHEET NO.
D-5

DATE:

PAGE:

## 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 feet 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<br>-7 days for perimeter dikes, swales, ditches, perimeter slopes and HQW Zones<br>-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<br>-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 |
|---|---|
| • Temporary grass seed covered with straw or other mulches and tackifiers<br>• Hydroseeding<br>• Rolled erosion control products with or without temporary grass seed<br>• Appropriately applied straw or other mulch<br>• Plastic sheeting | • Permanent grass seed covered with straw or other mulches and tackifiers<br>• Geotextile fabrics such as permanent soil reinforcement matting<br>• Hydroseeding<br>• Shrubs or other permanent plantings covered with mulch<br>• Uniform and evenly distributed ground cover sufficient to restrain erosion<br>• Structural methods such as concrete, asphalt or retaining walls<br>• Rolled erosion control products with grass seed |

## POLYACRYLAMIDES (PAMS) AND FLOCCULANTS

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

## EQUIPMENT AND VEHICLE MAINTENANCE

1. Maintain vehicles and equipment to prevent discharge of fluids.
2. Provide drip pans under any stored equipment.
3. Identify leaks and repair as soon as feasible, or remove leaking equipment from the project.
4. Collect all spent fluids, store in separate containers and properly dispose as hazardous waste (recycle when possible).
5. Remove leaking vehicles and construction equipment from service until the problem has been corrected.
6. 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

1. Never bury or burn waste. Place litter and debris in approved waste containers.
2. Provide a sufficient number and size of waste containers (e.g dumpster, trash receptacle) on site to contain construction and domestic wastes.
3. Locate waste containers at least 50 feet away from storm drain inlets and surface waters unless no other alternatives are reasonably available.
4. 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.
5. Cover waste containers at the end of each workday and before storm events or provide secondary containment. Repair or replace damaged waste containers.
6. Anchor all lightweight items in waste containers during times of high winds.
7. Empty waste containers as needed to prevent overflow. Clean up immediately if containers overflow.
8. Dispose waste off-site at an approved disposal facility.
9. On business days, clean up and dispose of waste in designated waste containers.

## PAINT AND OTHER LIQUID WASTE

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

## PORTABLE TOILETS

1. 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.
2. Provide staking or anchoring of portable toilets during periods of high winds or in high foot traffic areas.
3. 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.

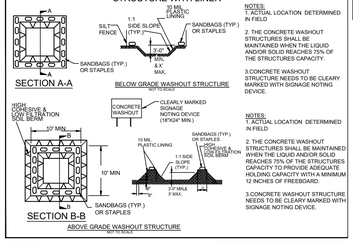
## EARTHEN STOCKPILE MANAGEMENT

1. 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.
2. Protect stockpile with silt fence installed along toe of slope with a minimum offset of five feet from the toe of stockpile.
3. Provide stable stone access point when feasible.
4. 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.

## HAZARDOUS AND TOXIC WASTE

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

## ONSITE CONCRETE WASHOUT STRUCTURE WITH LINER




NOTES:
1. ACTUAL LOCATION DETERMINED IN FIELD
2. THE CONCRETE WASHOUT STRUCTURES SHALL BE MAINTAINED WHEN THE LIQUID AND/OR SOLID REACHES 75% OF THE STRUCTURES CAPACITY.
3.CONCRETE WASHOUT STRUCTURE NEEDS TO BE CLEARY MARKED WITH SIGNAGE NOTING DEVICE.

NOTES:
1. ACTUAL LOCATION DETERMINED IN FIELD
2. THE CONCRETE WASHOUT STRUCTURES SHALL BE MAINTAINED WHEN THE LIQUID AND/OR SOLID REACHES 75% OF THE STRUCTURES CAPACITY TO PROVIDE ADEQUATE HOLDING CAPACITY WITH A MINIMUM 12 INCHES OF FREEBOARD.
3.CONCRETE WASHOUT STRUCTURE NEEDS TO BE CLEARY MARKED WITH SIGNAGE NOTING DEVICE.

## CONCRETE WASHOUTS

1. Do not discharge concrete or cement slurry from the site.
2. Dispose of, or recycle settled, hardened concrete residue in accordance with local and state solid waste regulations and at an approved facility.
3. 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.
4. 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.
5. 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.
6. 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
7. 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.
8. 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.
9. 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.
10. 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

1. Store and apply herbicides, pesticides and rodenticides in accordance with label restrictions.
2. 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.
3. 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.
4. Do not stockpile these materials onsite.

NORTH CAROLINA *Environmental Quality*

EFFECTIVE DATE: 11/12/2020

# NCG-01 GROUND COVER & MATERIALS HANDLING

DATE:

PAGE:

## 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.

## 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.<br>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 (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 ≥ 1.0 inch in 24 hours. | 1. Identification of the measures inspected<br>2. Date and Time of the inspection<br>3. Name of the person performing the inspection<br>4. Indication of whether the measures were operating properly<br>5. Description of maintenance needs for the measure<br>6. Description, Evidence, and date of corrective actions taken |
| (3) Stormwater discharge outfalls(SDOs) | At least once per 7 calendar days and within 24 hours of a rain event ≥ 1.0 inch in 24 hours. | 1. Identification of the discharge outfalls inspected<br>2. Date and Time of the inspection<br>3. Name of the person performing the inspection<br>4. Evidence of indicators of stormwater pollution such as oil sheen, floating or suspended solids or discoloration<br>5. Indication of visible sediment leaving the site<br>6. Description, Evidence, and date corrective actions taken |
| (4) Perimeter of Site | At least once per 7 calendar days and within 24 hours of a rain event ≥ 1.0 inch in 24 hours. | If visible Sedimentation is found outside site limits, then record of the following shall be made:<br>1) Actions taken to clean up or stabilize sediment that has left the site limits<br>2) Description, Evidence and date of corrective actions taken<br>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 ≥ 1.0 inch in 24 hours. | If the stream or wetland has increased visible sedimentation or has visible increased turbidity from the construction activity, then a record of the following shall be made:<br>1)Description, Evidence and date of corrective actions taken<br>2)Records of 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).<br>2. Documentation that the required ground stabilization measures have been provided within the required timeframe or 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 | Document 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 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

**3. Documentation to be Retained for Three Years**

the hard-copy records.

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 Timeframe (After Discovery) and Other Requirements |
|---|---|
| (a) Visible sediment deposition in a stream or wetland | • Within 24 hours, an oral or electronic notification.<br>• 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.<br>• If the stream is named on the NC 303(d) list as impaired for sediment-related caused, 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 | • 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)] | • *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)] | • Within 24 Hours, an oral or electronic notification<br>• 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)] | • Within 24 Hours, an oral or electronic notification<br>• 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).<br>• Division staff may waive the requirement for a written report on a case-by-case basis. |

NORTH CAROLINA *Environmental Quality*

EFFECTIVE DATE: 11/12/2020

# NCG01- SELF INSPECTION



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REVISIONS

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FIRST ISSUE DATE
10-29-2025

NORTH CAROLINA PROFESSIONAL SEAL 36008 ENGINEER MATTHEW W. HASTINGS

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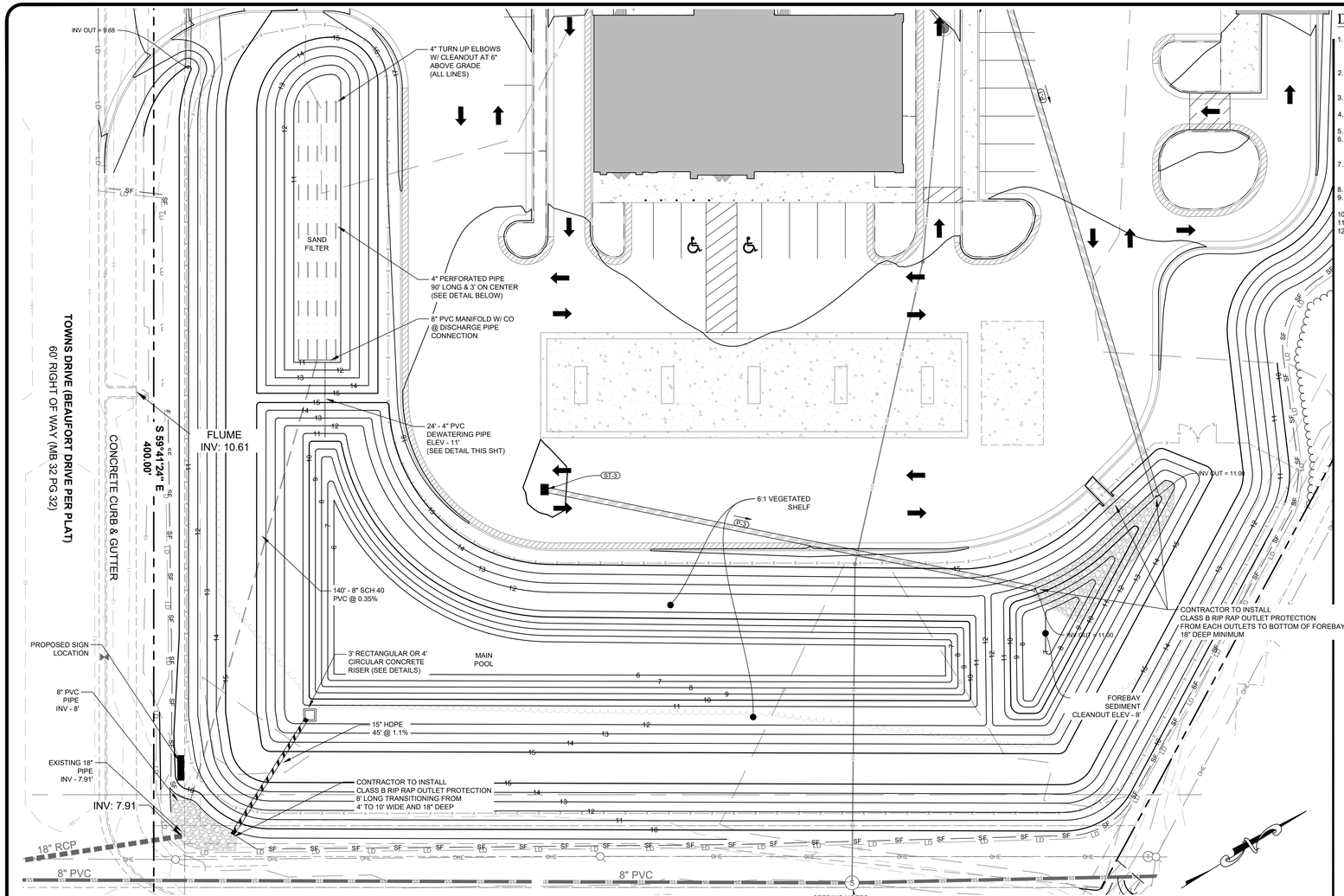
TYPE OF DRAWINGS
BEAUFORT - MINUTE MAN
LIVE OAK STREET
BEAUFORT, NC

EPA STORMWATER REQUIREMENTS

PROJECT NO.
25-0099

DRAWING NAME:
25-0105_D

SHEET NO.
D-6




IF DEWATERING IS REQUIRED FOR PLANTING OR REPAIRS IT SHALL BE DONE WITH TEMPORARY PUMPS AND THE DISCHARGE SHALL BE INTO THE RIP RAP SPILLWAY APRON OR RIP RAP OUTLET PROTECTION THROUGH A SEDIMENT BAG.

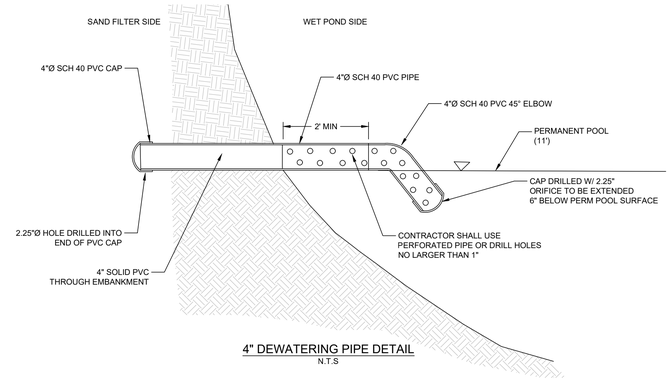
## WET POND (CONVERTED SKIMMER BASIN)

SCALE: 1"=20'

**SEEDING NOTES:**
POND SLOPES AND DAM SHALL BE SEEDED OR SODDED WITH SAHARA BERMUDAGRASS OR SIMILAR TO MEET NCDEQ WET POND REQUIREMENTS. ALTERNATIVES SHOULD BE APPROVED BY ENGINEER.

## DAM EMBANKMENT CONSTRUCTION STANDARDS:

1. CONTROLLED FILL, AS SPECIFIED BY THE GEOTECHNICAL ENGINEER, IN THE DAM EMBANKMENT SHALL BE PLACED IN 6-INCH LOOSE LAYERS (3-INCH LOOSE LAYERS WITHIN 3-FEET OF EITHER SIDE OF THE PRINCIPAL SPILLWAY PIPE TO A DEPTH OF 2-FEET OVER THE PIPE) AND SHALL BE COMPACTED TO A DENSITY OF NO LESS THAN 95% OF THE STANDARD PROCTOR MAXIMUM DENSITY AT A MOISTURE CONTENT OF + OR - TWO PERCENTAGE POINTS OF THE OPTIMUM MOISTURE CONTENT IN ACCORDANCE WITH ASTM D698.
2. ALL VISIBLE ORGANIC DEBRIS SUCH AS ROOTS AND LIMBS SHALL BE REMOVED FROM THE FILL MATERIAL PRIOR TO COMPACTION TO THE REQUIRED DENSITY. SOILS WITH ORGANIC MATTER CONTENT EXCEEDING 5% BY WEIGHT SHALL NOT BE USED. STONES GREATER THAN 3-INCH (IN ANY DIRECTION) SHALL BE REMOVED FROM THE FILL PRIOR TO COMPACTION.
3. FILL MATERIAL PLACED AT DENSITIES LOWER THAN SPECIFIED MINIMUM DENSITIES OR AT MOISTURE CONTENTS OUTSIDE THE SPECIFIED RANGES OR OTHERWISE NOT CONFORMING TO SPECIFIED REQUIREMENTS SHALL BE REMOVED AND REPLACED WITH ACCEPTABLE MATERIALS.
4. ANY FILL LAYER THAT IS SMOOTH DRUM ROLLED TO REDUCE MOISTURE PENETRATION DURING A STORM EVENT SHALL BE PROPERLY SCARIFIED PRIOR TO THE PLACEMENT OF THE NEXT SOIL LIFT.
5. SURFACE WATER AND STREAM FLOW SHALL BE CONTINUOUSLY CONTROLLED THROUGHOUT CONSTRUCTION AND THE PLACEMENT OF CONTROLLED FILL.
6. FOUNDATION AREAS MAY REQUIRE UNDERCUTTING OF COMPRESSIBLE AND/OR UNSUITABLE SOILS IN ADDITION TO THAT INDICATED ON THE PLANS. ALL SUCH UNDERCUTTING SHALL BE PERFORMED AT THE DISCRETION OF THE GEOTECHNICAL ENGINEER AND SHALL BE MONITORED AND DOCUMENTED. IN NO CASE SHALL THERE BE AN ATTEMPT TO STABILIZE ANY PORTIONS OF THE FOUNDATION SOILS WITH CRUSHED STONE.
7. TREATMENT OF SEEPAGE AREAS, SUBGRADE PREPARATION, FOUNDATION DEWATERING AND ROCK FOUNDATION PREPARATION (I.E., TREATMENT WITH SLUSH GROUTING, DENTAL CONCRETE, ETC.) MAY BE REQUIRED AT THE DISCRETION OF THE GEOTECHNICAL ENGINEER. ALL SUCH ACTIVITIES SHALL BE CLOSELY MONITORED AND DOCUMENTED BY THE GEOTECHNICAL ENGINEER.
8. FILL ADJACENT TO THE RISER AND PRINCIPAL SPILLWAY PIPE SHALL BE PLACED SO THAT LIFTS ARE AT THE SAME LEVEL ON BOTH SIDES OF THE STRUCTURES.
9. EARTHWORK COMPACTION WITHIN 3-FEET OF ANY STRUCTURES SHALL BE ACCOMPLISHED BY MEANS OF HAND TAMPERS, MANUALLY DIRECTED POWER TAMPERS OR PLATE COMPACTORS OR MINIATURE SELF-PROPELLED ROLLERS.
10. COMPACTION BY MEANS OF DROP WEIGHTS FROM A CRANE OR HOIST SHALL NOT BE PERMITTED.
11. HEAVY EQUIPMENT SHALL NOT BE ALLOWED TO PASS OVER CAST-IN-PLACE STRUCTURES (INCLUDING THE CRADLE) UNTIL ADEQUATE CURING TIME HAS ELAPSED.
12. TO RE-ESTABLISH VEGETATION AFTER CONSTRUCTION, A 2- TO 3- INCH LAYER OF TOPSOIL SHALL BE PLACED ON THE DISTURBED EMBANKMENT SURFACE AND THE AREA SEEDED AND SODDED OR HYDROSEEDED.




## 4" DEWATERING PIPE DETAIL

N.T.S

**SKIMMER BASIN TO WET POND CONSTRUCTION SEQUENCE:**

AT THE COMPLETION OF CONSTRUCTION THE SKIMMER BASIN SHALL BE CONVERTED INTO A STORMWATER WET POND. THE FOLLOWING STEPS SHALL BE FOLLOWED:

1. DEWATER THE BASIN VIA PUMP THROUGH SEDIMENT BAG
2. BAG SHALL DISCHARGE INTO A STABLE AGGREGATE DISSIPATOR PAD OR A DENSELY VEGETATED AREA.
3. REMOVE AND PROPERLY DISPOSE OF BAFFLES.
4. REMOVE DEPOSITED SEDIMENT IN POND AND STRUCTURE. PROPERLY DISPOSE OF OFF-SITE.
5. ADJUST GRADES AS NECESSARY TO MATCH PLANS INCLUDING EXCAVATION OF PERMANENT POOL.
6. AS-BUILT CONDITIONS SHOULD BE VERIFIED PRIOR TO PLANTING TO ENSURE SIZE, SLOPES, ETC. ARE ADEQUATE.
7. INSTALL 3-4" OF TOPSOIL TO INTERIOR SLOPES, FERTLIZE, LIME, AND EITHER SOD OR SEED AND MAT. INSTALL WETLAND PLANTINGS PER DETAILS ON THIS SHEET WITHIN VEGETATED SHELF.
8. REMOVE SKIMMER FLEXIBLE TUBING
9. BREAK OR CUT PERMANANT ORIFICES AS SHOWN ON THIS SHEET.
10. WATER GRASS AS NECESSARY TO HELP ESTABLISHMENT. CONTRACTOR IS RESPONSIBLE FOR ESTABLISHING HEALTHY STAND OF GRASS

MAINTENANCE:
DURING AND AFTER CONSTRUCTION THE STORMWATER WET POND MUST BE PERIODICALLY CHECKED FOR PROPER FUNCTION. THE BASIN SHALL ALSO BE INSPECTED AFTER RAIN EVENTS. PROPER FUNCTION WILL BE EVIDENT BY A WET POND CONDITION. PERIODS OF EXTENDED PONDING ABOVE THE WQ ORIFICE (42.5') INDICATE A BLOCKED DISCHARGE ORIFICE. ROUTINE INSPECTION TO BE DONE BY WALKING DOWN AND VISUALLY INSPECTING. IF ORIFICE FOUND TO BE CLOGGED BY TRASH OR SEDIMENT IT SHALL BE REMOVED AND PROPERLY DISPOSED OF.

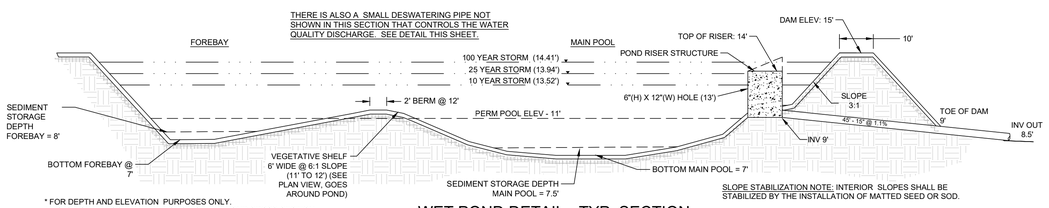
IN THE EVENT THERE ARE SLOPE FAILURES OR LARGE MAINTENANCE ISSUES A TRACKED EXCAVATOR SHALL BE USED TO ACCESS THE POND. IN THE EVENT OF LARGE MAINTENANCE ISSUES REQUIRING DEWATERING THE WET POND SHOULD BE DEWATERED VIA PUMP TO A STABLE OUTLET.

**WET POND SHELF PLANTING CHART**

Total Planting Area = 3,488 SF

| SHALLOW LAND PLANTS (upper 6" of shelf) | | | |
|---|---|---|---|
| *Shallow Land Planting Area, SF* | | *3488* | |
| *Total Plants Required* | | *872* | |
| **SCIENTIFIC NAME** | **COMMON NAME** | **QTY.** | **PCT. OF QTY.** |
| ASCLEPIAS INCARNATA | SWAMP MILK WEED | 174.4 | 20% |
| LOBELIA CARDINALIS | CARDINAL FLOWER | 174.4 | 20% |
| EUPATORIADELPHUS FISTULOSUS | JOE PYE WEED | 174.4 | 20% |
| HIBISCUS COCCINEUS | SCARLET ROSE MALLOW | 174.4 | 20% |
| KOSTELETZKYA VIRGINICA | SEASHORE MALLOW | 174.4 | 20% |
| | **SUB TOTAL:** | **872** | **100%** |

*Contractor Shall Select at minimum 3 species. Total quantity of plants will remain the same*

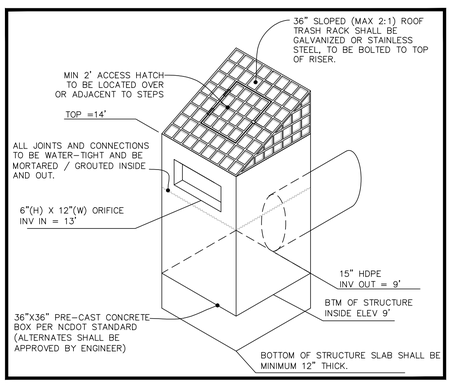



* FOR DEPTH AND ELEVATION PURPOSES ONLY.
THIS IS NOT AN ACCURATE DEPICTION OF THE POND CROSS-SECTION

## WET POND DETAIL - TYP. SECTION

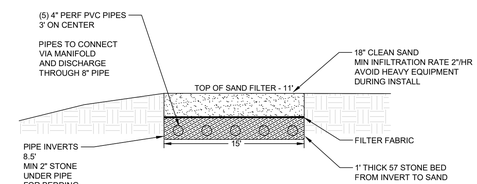
NTS

SLOPE STABILIZATION NOTE: INTERIOR SLOPES SHALL BE STABILIZED BY THE INSTALLATION OF MATTED SEED OR SOD.




## POND RISER-STRUCTURE

NOT TO SCALE




## SAND FILTER DISCHARGE AREA DETAIL - TYP. SECTION

NTS

| | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| 7 | | | | | | | | | |
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| NO. | | | | | | | | REVISIONS | DATE |

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PROJECT MANAGER
MWH(MATT-HASTINGS@SUMMITDE.COM)
DRAWN BY
MTM(MITCHELL.MARTIN@SUMMITDE.COM)
FIRST ISSUE DATE
10-29-2025

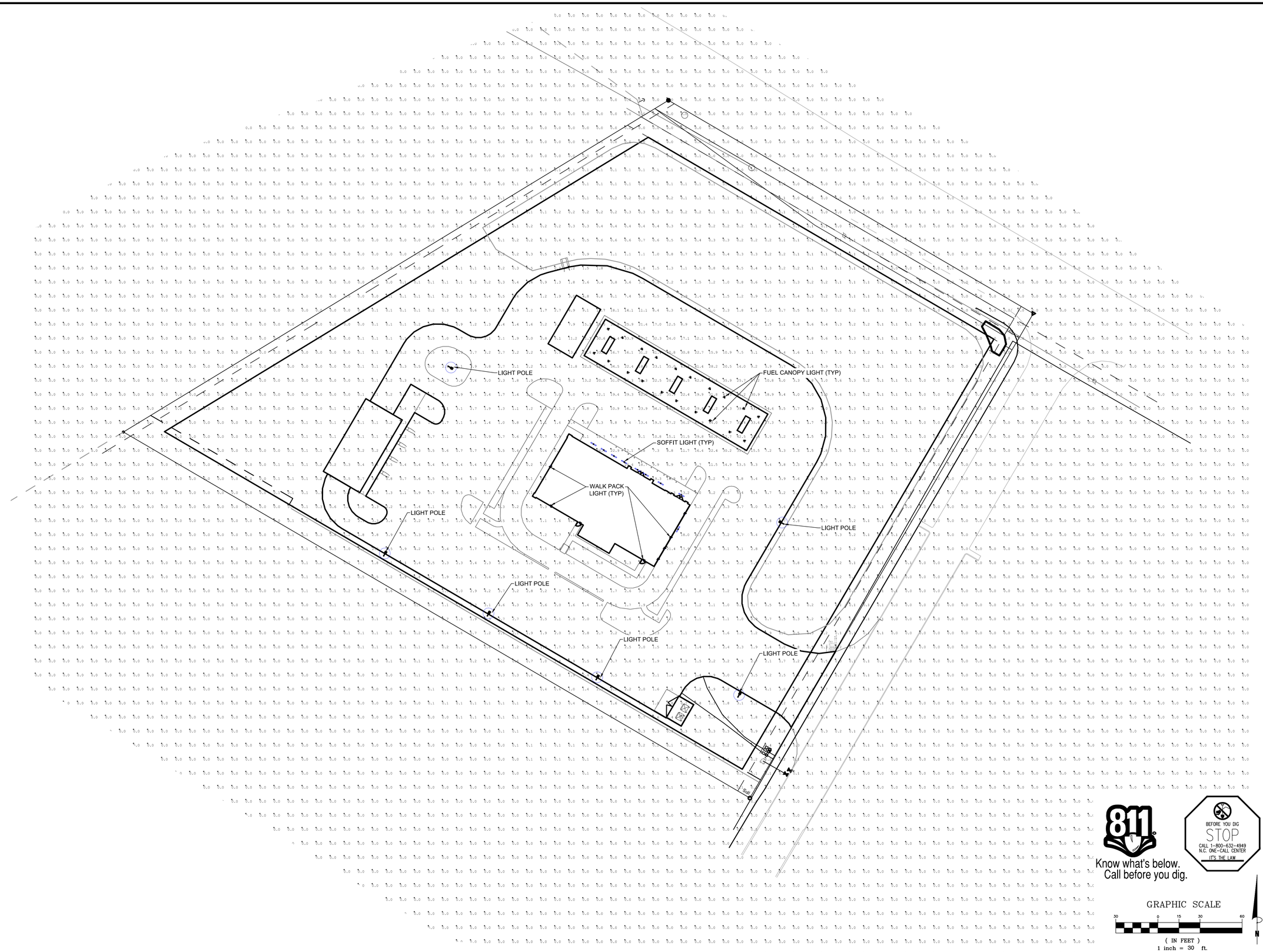
NORTH CAROLINA PROFESSIONAL SEAL 36008 ENGINEER MATTHEW W. HASTINGS

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TYPE OF DRAWINGS
**BEAUFORT - MINUTE MAN**
LIVE OAK STREET
BEAUFORT, NC

STORMWATER DETAILS

PROJECT NO.
25-0099
DRAWING NAME:
23-0196_D
SHEET NO.
D-7




Know what's below. Call before you dig.

BEFORE YOU DIG STOP CALL 1-800-632-4949 N.C. ONE-CALL CENTER IT'S THE LAW

GRAPHIC SCALE

30 0 15 30 60

( IN FEET )
1 inch = 30 ft.

N

Bowman

Bowman North Carolina, Ltd.
4005 Barrett Dr
Suite 104
Raleigh, NC 27609
Phone: (919) 553-6570
FIRM# F-1445

bowman.com

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LIGHTING PLAN

BEAUFORT - MINUTEMAN

LIVE OAK STREET - BEAUFORT, NC

NORTH CAROLINA PROFESSIONAL SEAL 24434 ENGINEER MATTHEW E LOWDER

| PLAN STATUS | |
|---|---|
| DATE | DESCRIPTION |

| MEL | | |
|---|---|---|
| DESIGN | DRAWN | CHKD |

SCALE H: 1" = 30'
V: N/A

JOB No. 220206-01-029

DATE MARCH 6, 2026

SHEET L1.0

Cad file name: V:\220206 - Rhetson Companies Rip Tide\220206-01-029 (ENG) - Campbell Oil - Beaufort, NC\Engineering\Engineering Plans\220206-01-029-LIGHT.dwg 3/6/2026

# Scottsdale® Legacy (CRUS)

## LED Canopy Luminaire



| OVERVIEW | |
|---|---|
| Lumen Package (lm) | 5,000 - 22,000 |
| Wattage Range (W) | 38 - 152 |
| Efficacy Range (LPW) | 114 -156 |
| Weight lbs (kg) | 23 (10.4) |

## QUICK LINKS

Ordering Guide | Performance | Photometrics | Dimensions

## FEATURES & SPECIFICATIONS

### Construction

- Features a ultra-slim 11/16" profile die-cast housing, with flat clear or diffused tempered glass lens. Unit is water-resistant, sealed and IP66 rated. Integral designed heat sink does not trap dirt and grime, ensuring cool running performance over the life of the fixture.
- Standard color is white and is finished with LSI's DuraGrip® polyester powder coat process. DuraGrip withstands extreme weather changes without cracking or peeling.
- Luminaire assembly incorporates a pressure stabilizing vent breather to prevent seal fatigue and failure.

### Optical System

- Features an array of select, mid-power, high brightness, high efficiency LED; 3000K, 4000K, 5000K color temperature, 80 CRI (nominal).
- Choice of Symmetric or Asymmetric distribution. Asymmetric provides a wider distribution pattern. Optional symmetric with diffused lens also available.
- Forward Throw distribution provides an industry leading unique distribution pattern that illuminates the area under the gas canopy and beyond. The forward through optic directs the light to the forecourt from the gas canopy eliminating the need for supplemental floodlights and extensive perimeter lighting.
- Diffuse lens available as an option to soften brightness of the luminaire.
- Six Lumen Packages: 5,000, 9,000, 10,000, 13,000, 18,000 and 22,000 Lumens.

### Electrical

- High performance factory programmable driver features over-voltage, under voltage, short-circuit and over temperature protection with integral 6kV surge protection that meets IEEE C62.41.2 and ANSI C82.77-5 Location Category C Low standards. Additional field replaceable 10kV surge protection device meets a minimum Category C Low operation (per ANSI/ IEEE C62.41.2). Custom lumen and wattage packages available.
- Driver components are fully encased in potting for moisture resistance. Complies with IEC and FCC standards. 0-10 V dimming supplied standard with all drive currents.
- Die-cast aluminum, wet location rated driver/electrical enclosure is elevated above canopy deck to prevent water entry, provide easy "knock-out" connection of primary wiring and acts as the primary heatsink ensuring cool operation of internal components for longer life. Seals to optical housing via one-piece molded silicone gasket.
- Universal voltage power supply, 120-277 VAC, 50/60 HZ and 347-480 VAC, 50/60 HZ input.
- -40°C to 55°C (-40°F to 131°F) ambient operating temperature. (Varies based on lumen package and mounting style see performance data for specifics.)
- Minimum 60,000 to 100,000 hours depending upon the ambient temperature of the installation location (see performance data for specifics.)

### Hazardous Location

- Designed for lighter than air fuel applications. Product is suitable for Class 1 Divisions 2 only when properly installed per LSI installation instructions. See lsicorp.com for specific guidance. Not available on SLW.

### Installation

- One-person installation.
- Installs in a 12" or 16" deck pan. Deck penetration consists of a 4" hole, simplifying installation and water sealing. Unit is designed to quickly retrofit into existing Scottsdale (4") hole as well as openings for Encore and Encore Top Access and to reconnect wiring for the SC/ECTA without having to relocate the conduit.
- Retro panels are available for existing Encores as well as kits for recessed and 2x2 installations (see separate spec sheets). Support brackets are provided standard, to prevent sagging of deck.

### Warranty

- LSI luminaires carry a 5-year limited warranty. Refer to https://www.lsicorp.com/resources/terms-conditions-warranty/ for more information.

### Listings

- UL and ETL listed to UL 1598, UL 8750 and other U.S. and International safety standards. Suitable for wet locations.
- DesignLights Consortium® (DLC) Premium qualified product. Not all versions of this product may be DLC Premium qualified. Please check the DLC Qualified Products List at www.designlights.org/QPL to confirm which versions are qualified.
- Meets Buy American Act requirements.
- IDA compliant with 3000K or lower color temperature.



**LSI Industries Inc.** 10000 Alliance Rd. Cincinnati, OH 45242 • (513) 372- www.lsicorp.com

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# Scottsdale® Legacy (CRUS) LED Canopy Luminaire

**Have questions?** Call us at (800) 436-7800

Type : 1.

## ORDERING GUIDE

Back to Quick Links

**TYPICAL ORDER EXAMPLE: CRUS SCFT LED VHO 50 UE WHT DFL**

| Prefix | Distribution | Light Source | Driver | Color Temperature | Input Voltage | Finish | Options[4] |
|---|---|---|---|---|---|---|---|
| **CRUS** - LED Canopy Luminaire | **SC** - Symmetric<br>**AC**[1] - Asymmetric<br><br>**SCFT**[2] - Combination Standard Symmetric and Forward Throw | **LED** | **SLW** - 5,000 Lumens<br>**VLW** - 9,000 Lumens<br>**LW** - 11,000 Lumens<br>**SS** - 13,000 Lumens<br>**HO** - 19,000 Lumens<br>**VHO** - 22,000 Lumens[2]<br><br>**Custom Lumen Packages**[3]<br><br>**VHO** - 22,000 Lumens | **30** - 3000K<br>**40** - 4000K<br>**50** - 5000K | **UE** - Universal Voltage (120 - 277V)<br>**HV** - High Voltage (347 - 480V) | **WHT** - White<br>**BRZ** - Bronze<br>**BLK** - Black | **HL**[5] - Hazardous Location<br>**DFL** - Diffuse Lens |

**Need more information?**
Click here for our glossary

**Have additional questions?**
Call us at (800) 436-7800

## ACCESSORY ORDERING INFORMATION (Accessories are field installed)

| Order Number | Description |
|---|---|
| **525946** | Retrofit Panels - EC / ECTA / SCF to CRUS, for 16" Deck Panel |
| **530281** | Retrofit Panels - ECTA / SCF to CRUS, for 12" Deck Panel |
| **357282** | Retrofit 2x2 Cover Panel Blank (no holes) |

| Order Number | Description |
|---|---|
| **354702** | Retrofit RIC Cover Panel Blank (no holes) |
| **1320540** | Kit - Hole Plugs and Silicone (enough for 25 retrofits)* |

*Consists of (25) 7/8" hole plugs, (100) 5/16" hole plugs and (1) tube of RTV

1 AC distribution utilizes a reflector which alters the look from a standard SC distribution.
2 FT distribution option only available with VHO 22,000 lumen package.
3 Custom lumen and wattage packages available consult factory Values are within industry standard tolerances but not DLC listed.
4 Not available with SCFT.
5 Not available on SLW.



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## PERFORMANCE

| Delivered Lumens | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|
| Lumen Package | Distribution | 3000K CCT | | | 4000K CCT | | | 5000K CCT | | | Wattage |
| | | Delivered Lumens | Efficacy | BUG Rating | Delivered Lumens | Efficacy | BUG Rating | Delivered Lumens | Efficacy | BUG Rating | |
| VHO | SC | 21,301 | 140 | B4-U0-G2 | 21,835 | 144 | B4-U0-G2 | 22,697 | 150 | B4-U0-G2 | 152 |
| | AC | 17,355 | 114 | B3-U0-G3 | 17,799 | 117 | B3-U0-G3 | 18,502 | 122 | B3-U0-G3 | |
| | SCFT | 22,192 | 146 | B3-U0-G3 | 22,598 | 149 | B3-U0-G3 | 23,269 | 153 | B3-U0-G3 | |
| HO | SC | 17,889 | 143 | B3-U0-G1 | 18,346 | 146 | B3-U0-G2 | 19,071 | 152 | B4-U0-G2 | 125 |
| | AC | 14,582 | 116 | B3-U0-G2 | 14,955 | 119 | B3-U0-G2 | 15,546 | 124 | B3-U0-G2 | |
| SS | SC | 13,113 | 141 | B3-U0-G1 | 13,449 | 144 | B3-U0-G1 | 13,980 | 150 | B3-U0-G1 | 93 |
| | AC | 11,468 | 123 | B3-U0-G2 | 11,761 | 126 | B3-U0-G2 | 12,226 | 131 | B3-U0-G2 | |
| LW | SC | 10,457 | 144 | B3-U0-G1 | 10,724 | 148 | B3-U0-G1 | 11,148 | 154 | B3-U0-G1 | 73 |
| | AC | 9,145 | 126 | B2-U0-G2 | 9,379 | 129 | B2-U0-G2 | 9,749 | 134 | B2-U0-G2 | |
| VLW | SC | 8,783 | 146 | B3-U0-G1 | 9,008 | 149 | B3-U0-G1 | 9,364 | 155 | B3-U0-G1 | 60 |
| | AC | 7,681 | 127 | B2-U0-G1 | 7,878 | 131 | B2-U0-G1 | 8,189 | 136 | B2-U0-G1 | |
| SLW | SC | 5,585 | 146 | B2-U0-G1 | 5,728 | 150 | B2-U0-G1 | 5,954 | 156 | B2-U0-G1 | 38 |
| | AC | 4,884 | 128 | B1-U0-G1 | 5,009 | 131 | B1-U0-G1 | 5,207 | 136 | B1-U0-G1 | |

*LEDs are frequently updated therefore values are nominal.

| Electrical Data (AMPS) | | | | | | | |
|---|---|---|---|---|---|---|---|
| Lumen Package | Wattage | 120V | 208V | 240V | 277V | 347V | 480V |
| VHO | 152 | 1.27 | 0.73 | 0.64 | 0.55 | 0.44 | 0.32 |
| HO | 124 | 1.03 | 0.6 | 0.52 | 0.45 | 0.36 | 0.26 |
| SS | 92 | 0.77 | 0.44 | 0.38 | 0.33 | 0.27 | 0.19 |
| LW | 72 | 0.6 | 0.35 | 0.3 | 0.26 | 0.21 | 0.15 |
| VLW | 60 | 0.5 | 0.29 | 0.25 | 0.22 | 0.17 | 0.13 |
| SLW | 38 | 0.32 | 0.18 | 0.16 | 0.14 | 0.11 | 0.08 |

*Electrical data at 25C (77F). Actual wattage may differ by +/-10%.

| OPERATING TEMPERATURE | | |
|---|---|---|
| Lumen Package | Mounting | Max |
| VHO | Metal/Wood Canopy | 45 C |
| HO | Metal/Wood Canopy | 45 C |
| SS | Metal/Wood Canopy | 55 C |

| Recommended Lumen Maintenance[1] CRUS VHO | | | | | |
|---|---|---|---|---|---|
| Ambient Temperature °C | Initial[2] | 25k hr[2] | 50k hr[2] | 75k hr[3] | 100k hr[3] |
| 0 C | 102% | 97% | 92% | 88% | 84% |
| 10 C | 102% | 97% | 92% | 88% | 84% |
| 20 C | 102% | 97% | 92% | 88% | 84% |
| 25 C | 102% | 97% | 92% | 88% | 84% |
| 30 C | 102% | 97% | 92% | 88% | 84% |
| 40 C | 101% | 95% | 90% | 85% | 80% |
| 50 C | 101% | 94% | 89% | 83% | 78% |

| Recommended Lumen Maintenance[1] CRUS SS | | | | | |
|---|---|---|---|---|---|
| Ambient Temperature °C | Initial[2] | 25k hr[2] | 50k hr[2] | 75k hr[3] | 100k hr[3] |
| 0 | 102% | 97% | 92% | 88% | 84% |
| 10 | 102% | 97% | 92% | 88% | 84% |
| 20 | 102% | 97% | 92% | 88% | 84% |
| 25 | 102% | 97% | 92% | 88% | 84% |
| 30 | 102% | 97% | 92% | 88% | 84% |
| 40 | 102% | 97% | 92% | 88% | 84% |
| 50 | 101% | 95% | 91% | 86% | 82% |

1 Lumen maintenance values at 25 ° C are calculated per TM-21 based on LM-80 data and in-situ luminaire testing.
2 In accordance with IESNA TM-21-11, Projected Values represent interpolated value based on time durations that are within six times (6X) the IESNA LM-80-08 total test duration (in hours) for the device under testing (DUT) i.e. the packaged LED).
3 In accordance with IESNA TM-21-11, Calculated Values represent time durations that exceed six times NA LM-80-08 total test duration (in hours) for the device under testing (DUT) i.e. the packaged LED).



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## PHOTOMETRICS

Luminaire photometry has been conducted by a NVLAP accredited testing laboratory in accordance with IESNA LM-79-08. As specified by IESNA LM-79-08 the entire luminaire is tested as the source resulting in a luminaire efficiency of 100%.

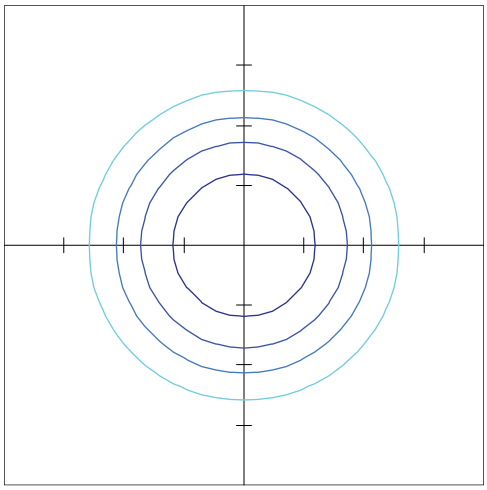
See the individual product page on https://www.lsicorp.com/ for detailed photometric data.

### CRUS-SC-SS-50

| Luminaire Data | |
|---|---|
| **Type 5 Distribution** | |
| **Description** | 5000 Kelvin, 80 CRI |
| **Delivered Lumens** | 13,980 |
| **Watts** | 93 |
| **Efficacy** | 150 |
| **IES Type** | Type VS - Very Short |
| **BUG Rating** | B3-U0-G1 |

| Zonal Lumen Summary | | |
|---|---|---|
| **Zone** | **Lumens** | **% Luminaire** |
| **Low (0-30°)** | 3,479.6 | 26.7% |
| **Medium (30-60°)** | 7,109.8 | 54.5% |
| **High (60-80°)** | 2,334.8 | 17.9% |
| **Very High (80-90°)** | 114.4 | 0.9% |
| **Uplight (90-180°)** | 0.0 | 0.0% |
| **Total Flux** | 13,038.6 | 100% |

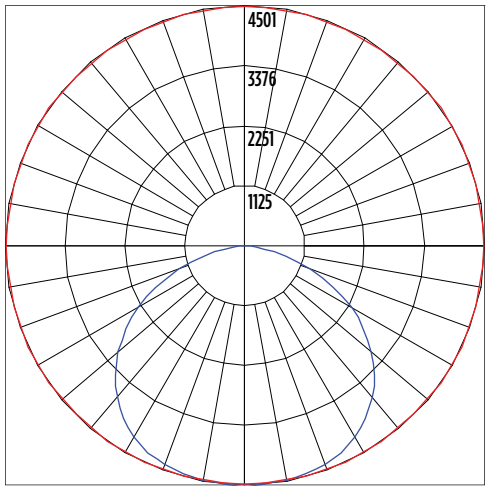
**ISO Footcandle**



10' Mounting Height / 10' Grid Spacing

5 FC 2 FC 1 FC 0.5 FC

**Polar Curve**



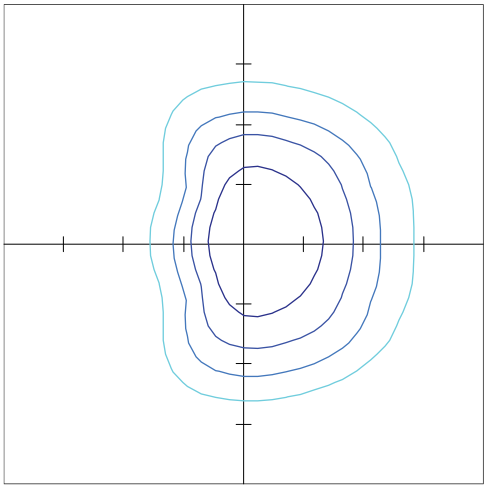

Vertical Plane Horizontal Cone

### CRUS-AC-SS-50

| Luminaire Data | |
|---|---|
| **Type 3 Distribution** | |
| **Description** | 5000 Kelvin, 80 CRI |
| **Delivered Lumens** | 12,226 |
| **Watts** | 93 |
| **Efficacy** | 131 |
| **IES Type** | Type III, Very Short |
| **BUG Rating** | B3-U0-G2 |

| Zonal Lumen Summary | | |
|---|---|---|
| **Zone** | **Lumens** | **% Luminaire** |
| **Low (0-30°)** | 3,240.3 | 27% |
| **Medium (30-60°)** | 6,245.5 | 51% |
| **High (60-80°)** | 2,594.6 | 21% |
| **Very High (80-90°)** | 146.1 | 1% |
| **Uplight (90-180°)** | 0 | 0% |
| **Total Flux** | 12,227 | 100% |

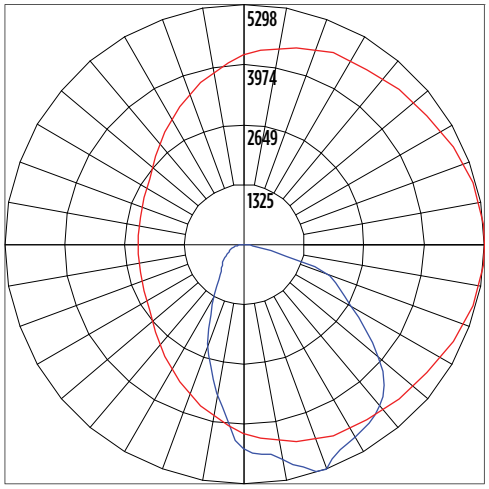
**ISO Footcandle**



15' Mounting Height / 15' Grid Spacing

5 FC 2 FC 1 FC 0.5 FC

**Polar Curve**




Vertical Plane Horizontal Cone



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# Scottsdale® Legacy (CRUS) LED Canopy Luminaire

**Have questions?** Call us at (800) 436-7800

Type : 1.

## PHOTOMETRICS

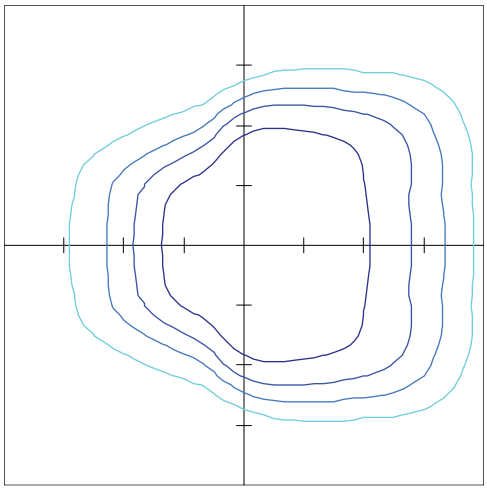
Back to Quick Links

### CRUS-SCFT-SS-50

| Luminaire Data | |
|---|---|
| **Type 5 Distribution** | |
| **Description** | 5000 Kelvin, 80 CRI |
| **Delivered Lumens** | 13,980 |
| **Watts** | 93 |
| **Efficacy** | 150 |
| **IES Type** | Type VS - Very Short |
| **BUG Rating** | B3-U0-G3 |

| Zonal Lumen Summary | | |
|---|---|---|
| **Zone** | **Lumens** | **% Luminaire** |
| **Low (0-30°)** | 2,397.7 | 10.30% |
| **Medium (30-60°)** | 8,658.8 | 37.20% |
| **High (60-80°)** | 4,914.2 | 21.10% |
| **Very High (80-90°)** | 225.7 | 1.00% |
| **Uplight (90-180°)** | 0 | 0% |
| **Total Flux** | 23,269.3 | 100% |

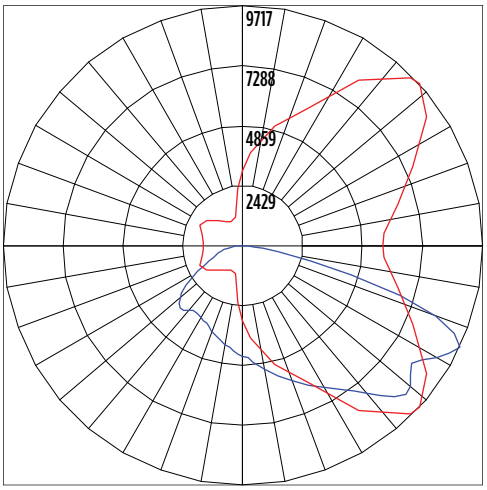
**ISO Footcandle**



10' Mounting Height / 10' Grid Spacing

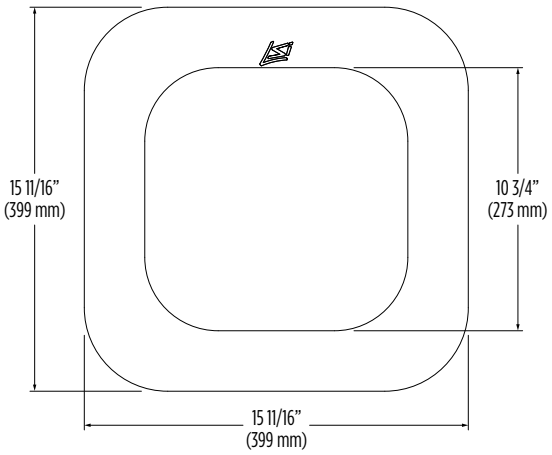
5 FC 2 FC 1 FC 0.5 FC

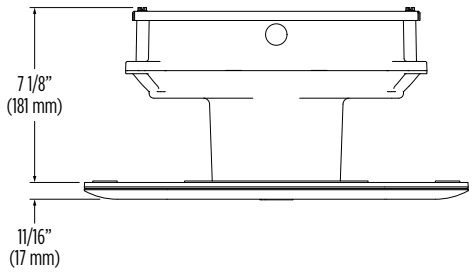
**Polar Curve**

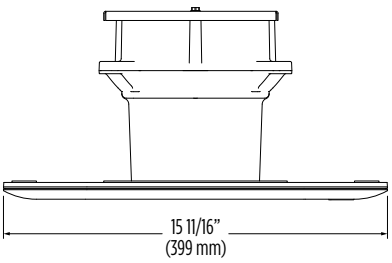



Vertical Plane Horizontal Cone

## PRODUCT DIMENSIONS








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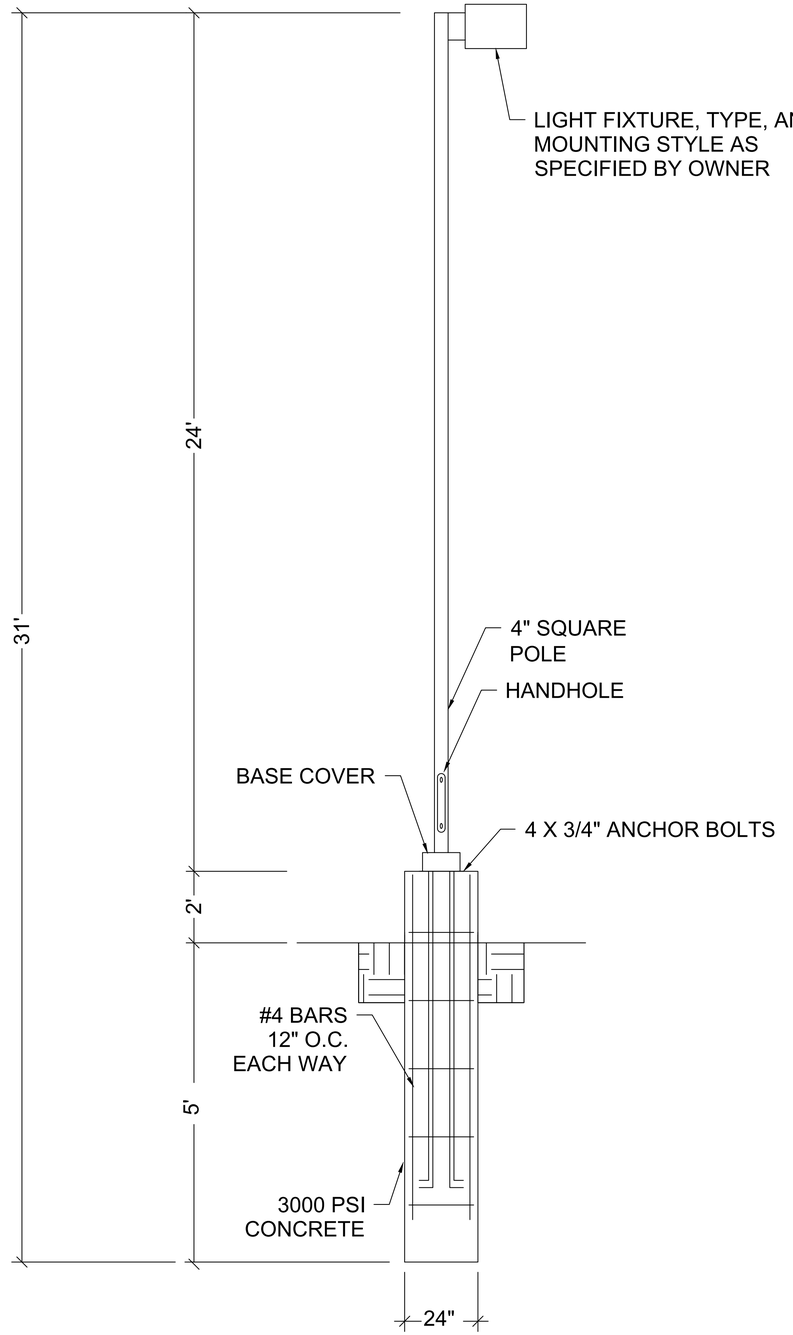
# LED Wall Pack - 7,700 Lumens

1.



More Images

| MODEL NO. | DIMENSIONS W x H | WATTS | LUMENS |
|---|---|---|---|
| H-9996 | 14 x 7 1/2 x 9 1/2" | 76 | 7,700 |




1 POLE LIGHT DETAIL
Scale: None

KILIAN
A Stratus Team Company
115 Young St, Suite C, Henderson, NC 27536
www.kilianengineering.com | (P) 252.436.8778
CORPORATE LICENSE 7403

SOUTH CAROLINA REGISTERED PROFESSIONAL ENGINEER
No. 27511
MICHAEL W KILIAN
11/13/2025

SOUTH CAROLINA
KILIAN ENGINEERING, INC
No. 7403
CERTIFICATE OF AUTHORIZATION

MINUTEMAN #63
CONWAY, SC

REVISION
7 6 5 4 3 2 1 DESCRIPTION DATE

ISSUED: 11/10/2025
ISSUED FOR PERMITTING
DESCRIPTION

DRAWN BY: BSL
CHECKED BY: MWK

SHEET:
POLE LIGHT DETAIL

SHEET NO.
E-001

PROJECT NO: 2025-1099

# SECTION 20 Special Use Permits

A) ***General.***
Special uses are practices which are not permitted by right in any zoning district in the Town but may only be granted after due consideration by the BOC. The consideration of a special use application is a quasi-judicial function to be conducted in accordance with the procedure set forth in Section 32, Quasi-Judicial Procedure. Special use permits may only be granted by the BOC following a recommendation by the Planning Board and the completion of the quasi-judicial review process by the BOC as outlined in Section 32.

A Special Use Permit is a permit issued to authorize development or land uses in a particular zoning district upon presentation of competent, material, and substantial evidence establishing compliance with one or more general standards requiring that judgment and discretion be exercised as well as compliance with specific standards.

B) ***Special Use Permit Application Procedures.***

1) A written application for a special use permit in all zones shall be submitted to the Town's Planning and Inspections Department in accordance with the requirements of Section 1 and Section 31 of this Ordinance and all applicable administrative regulations. The application shall include:
   a) A proposed use site plan which contains information documented in Section 18(C) of this Ordinance and the specific information below:
      i) A vicinity map and survey of the parcel which shall include the zoning and use of all adjacent properties;
      ii) A legend identifying all symbols on the map;
      iii) A North arrow and a scale;
      iv) A preliminary design of the proposed use which shows all existing and proposed structures, parking layouts, driveways, buffering, landscaping, points of ingress and egress, easements, minimum building lines, and street rights-of-way;
      v) A site data block of features which includes the proposed use(s), square footage of the proposed and existing structure(s), site zoning, total acreage, number of lots, minimum lot size, and average lot size;
      vi) The map book, page number, and deed book information;
      vii) A note stating whether any portion of the property is included in any adopted Town plan; and,
      viii) Any other related information requested by Town staff, the Planning Board, or the BOC.
      ix) All required environmental permit improvements needed for the property.
   b) The special use permit sought; and,
   c) Information supporting the existence of the required findings, and providing such plans or other relevant data as may be required by the Town.

2) Whenever an application is submitted for a special use permit in a residential zone, the applicant shall also include:
   a) A narrative which illustrates the appropriateness of the proposed use in a residential zone. This narrative shall also describe all the architectural design features which make the proposed use and associated building compatible with the urban character of the residential neighborhood;
   b) The submitted site plan shall also include all street front architectural elevation drawings to ensure the compatibility of the building(s) with the surrounding residential structures; and,
   c) Additionally, the BOC and Town staff may require a professional rendering or any other graphic illustration of the proposed structure.
3) The application shall be reviewed by Town staff and submitted with comments and recommendation to the Planning Board for review. The Planning Board shall review the application for a special use permit and make a recommendation as to whether is should be approved or denied. After the Planning Board makes its recommendation, the application shall be forwarded to the BOC for consideration.

C) ***Quasi-Judicial Proceeding Notification Requirements.***
The Planning Board will review and make recommendations regarding all applications for a special use permit. The BOC shall schedule a quasi-judicial proceeding for the application and BOC consideration after reasonable opportunity for staff and Planning Board review. In considering the application, the BOC shall follow the procedures set forth in Section 32, Quasi-Judicial Procedure.

D) ***Procedures on Special Use Applications.***
In considering whether to approve an application for a special use permit, the BOC shall proceed as follows:

1) The BOC shall conduct an evidentiary hearing in accordance with the provisions of Section 32, Quasi-Judicial Procedure, herein. And consider relevant information regarding whether the required findings under Section 20(E) exist and whether the special use is appropriate in the proposed location.
2) The BOC shall consider whether the application complies with each individual required finding specified in Section 20(E). The BOC need not make the required findings at the time of the hearing and may vote to table the matter and request information if needed. If the special use permit application is approved, the BOC motion shall contain language showing all the required findings under Section 20(E) have been met, and in the absence of specific findings, it shall be conclusively presumed the application complies with all the findings in Section 20(E).
3) The BOC shall render a decision within a reasonable period of time not to exceed ninety days after holding the evidentiary hearing for the proposed special use application. The BOC need not issue a decision at the time of the hearing if additional information is needed and may table the matter until a later date.
4) If the application is found not to be in compliance with one or more of the required findings of Section 20(E) or any other applicable section of this Ordinance, the application shall be denied. Such motion shall specify the particular findings the application fails to meet.

5) Notwithstanding the specific requirements of this Ordinance, the BOC may impose additional conditions and reasonable requirements upon the requested special use permit in order to ensure the use is consistent with the required findings as specified under Section 20(E).
6) The BOC shall render its decision on the special use permit application, in writing, in accordance with the provisions of Section 32 herein.

E) ***Required Findings.***

1) In addition to any other findings or requirements as specified by any other section of this Ordinance, before any application for a special use may be granted or denied, the BOC shall make each of the following findings:
   a) The proposed use is an allowable special use in the zoning district it is being located within;
   b) The application is complete;
   c) The location and character of the use will be in conformity with the Town's Comprehensive and CAMA Land Use Plan and other comprehensive planning elements;
   d) Streets, driveways, parking lots, traffic control, and any other traffic circulation features shall be designed and provided in accordance with current traffic engineering standards and Town regulations and found to be adequate for the proposed special use;
   e) The proposed special use will not substantially injure the value of adjoining or abutting properties;
   f) The proposed special use will be compatible and in harmony with adjoining land uses and the development patterns of the immediate area; and,
   g) The proposed use will not materially endanger the public health or safety of the community if located where proposed and developed according to the submitted and approved plan.
2) The BOC shall make its findings based on "competent, material and substantial evidence" as described in N.C. Gen. Stat. §160D-406 in accordance with the procedures set forth in Section 32 herein.
3) Compatibility Standards for Special Uses in Residential Zones:
   In deciding whether the architectural elements of the proposed special use in a residential zone will be compatible with the adjoining buildings, the BOC shall review said proposal in reference to the following architectural elements:
   a) Size (footprint);
   b) Height;
   c) Proportion and scale;
   d) Roof shape(s);
   e) Setbacks;
   f) Location, size, and number of openings (doors and windows);
   g) Materials;
   h) Color; and,
   i) Texture.

C) ***B-1 General Business District.***

The General Business District is established as the zoning district in which a wide variety of sales and service facilities may be provided to the general public. This district will be located throughout the Town's planning and development regulation jurisdiction.

1) Minimum Lot Size.
All lots in the B-1 district shall be a minimum of five thousand square feet (5,000 $ft^2$).

2) Minimum Lot Width.
All lots in the B-1 district shall have a minimum lot width of sixty feet (60') at the minimum building line.

3) Building Setback and Building Height Requirements and Limitations.
Subject to the exceptions allowed in this Ordinance, each structure on a lot in this zoning district shall be set back from the boundary lines of the lot at least the distances provided in the tables set forth in this section. The building height limitation in this district is provided in the tables set forth in this section.

**Table 9-5 Lot Requirements**

| *District* | *Front Setback (Right-of-Way)* | *Rear Setback* | *Side Setback* | *Building Height Limitation* |
|---|---|---|---|---|
| B-1 | 30 feet | 15 feet | 15 feet | 40 feet |

4) Accessory Building Setback Requirements.
All accessory buildings shall comply with all setback provisions of this Ordinance, including but not limited to Section 2(F), Section 6 and Section 15 of this Ordinance.

5) Permitted Uses.

Amusement Establishment
Antenna Co-Location on Existing Tower
Aquaculture
Assisted Living
Athletic Field, Public
Bed & Breakfast
Boat Sales/Rentals
Car Wash
Club, Lodge, or Hall
Commercial Indoor Recreation Facility
Community Garden
Concealed (Stealth) Antennae & Towers
Convenience Store
Day Care Center
Dock
Dry Boat Storage
Financial Institution
Government/Non-Profit Owned/ Operated Facilities & Services
Hospital
Hotel or Motel
Kennel, Indoor Operation Only
Library
Liquor Store
Moped/Golf Cart Sales/Rentals
Mortuary/Funeral Home/Crematorium
Motor Vehicle Sales/Rentals
Museum
Neighborhood Recreation Center, Public
Nursing Home
Office: Business, Professional, or Medical
Other Building-Mounted Antennae & Towers
Outdoor Retail Display/Sales
Park, Public
Parking Lot
Parking Structure
Personal Service Establishment
Pool Hall or Billiard Hall
Produce Stand/Farmers' Market
Public Safety Station
Public Utility Facility
Religious Institution
Resource Conservation Area

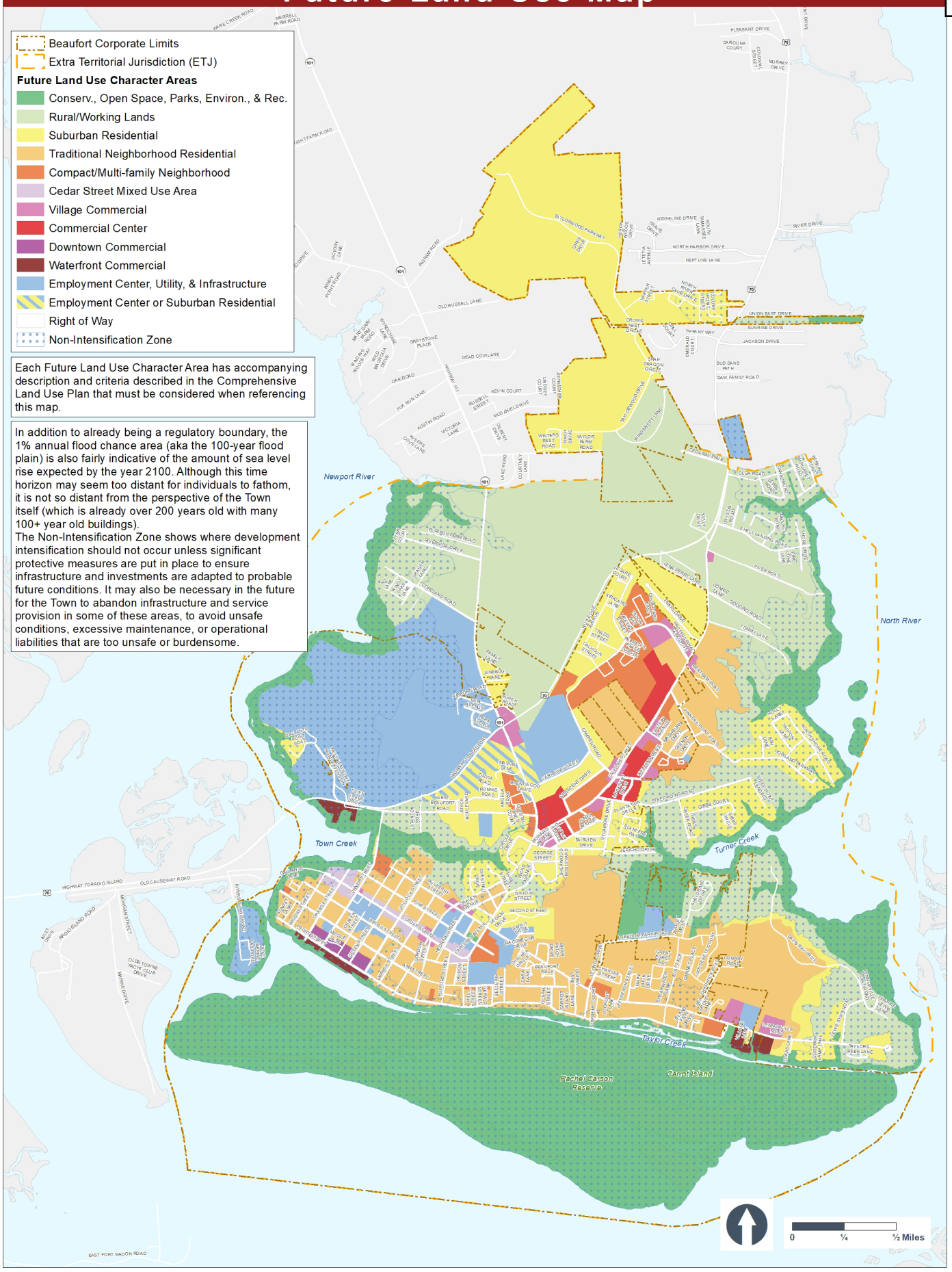
Restaurant with Drive-Thru Service
Restaurant with Indoor Operation
Retail Store
Satellite Dish Antenna
Signs, Commercial Free-Standing
Tavern/Bar/Pub with Indoor Operation
Temporary Construction Trailer
Theater, Small
Transportation Facility
Utility Minor
Vehicle Charging Station
Vehicle Service

6) Special Uses (*Special Uses* requirements may be found in Section 20 of this Ordinance).

Adult-Oriented Retail Establishment
Commercial Outdoor Amphitheater
Commercial Outdoor Recreation Facility
Commercial Waterfront Facility
Gas/Service Station
Golf Driving Range
Hazardous Material Storage
Kennel, Indoor/Outdoor Operation
Manufacturing, Light
Marina
Microbrewery
Microdistillery
Mini-Storage
Mixed Use
Outdoor Amphitheater, Public
Outdoor Storage
Preschool
Restaurant with Outdoor Operation
School, K-12
School, Post-Secondary
Tavern/Bar/Pub with Outdoor Operation
Theater, Large
Utility Facility
Wholesale Establishment

# Future Land Use Map

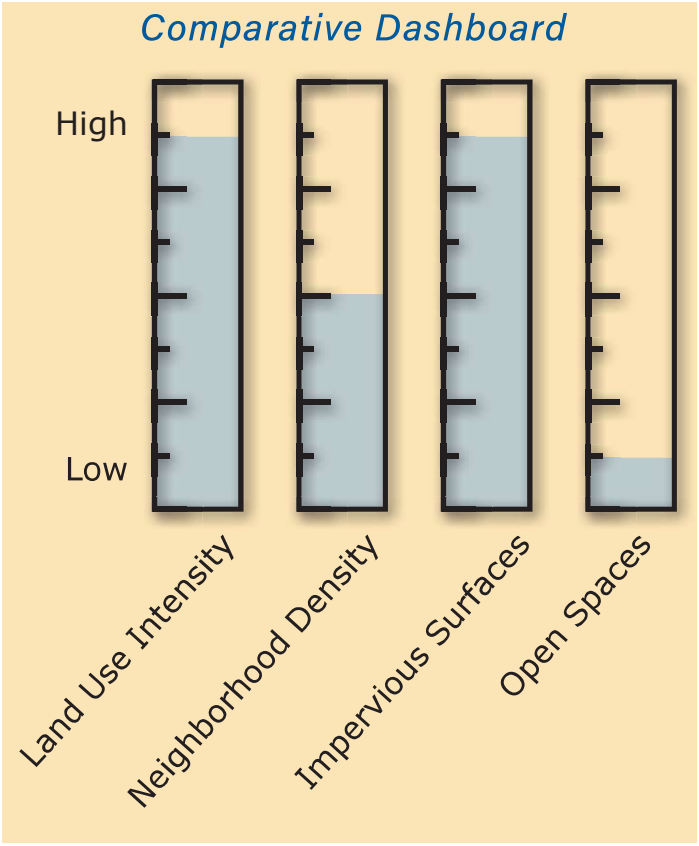




# Commercial Center

## General Description:

These areas have large-scale non-residential uses that serve the entire community and larger region. These sites are often occupied or anchored by a large tenant ("big box") and the development may span the entire block. Often it is a multi-tenant development with outparcels and large swaths of shared parking, but it can have other, more pedestrian-friendly configurations, as well. Buildings are generally set back from the public street and often front on individual or shared parking lots. Some developments may have buildings pulled up to the street, with parking in the rear, especially at busy intersections or in particularly active nodes that are accessible by nearby residents via walking. However, these places are typically automobile-oriented, generate large volumes of traffic, and are not particularly walkable.




## EXAMPLE USES:

### *Typical Uses:*

Large footprint, higher intensity, regional commercial, retail, services, or offices, including less pedestrian friendly uses such as vehicle and machinery repair, sales, and rental, lumber yards, commercial nurseries, fast food restaurants, etc. Hotels are also appropriate. Automobile-dependent businesses predominate.

### *If Context Appropriate:*

- Institutional uses (churches, primary or secondary schools, hospital, government buildings, etc.), provided they do not detract from the overall commercial nature of an area.
- On parcels directly adjacent to this character area, multi-family residential is often appropriate, particularly if it is walkable to nearby businesses. Higher density residential development, whether as detached or attached residential, is usually appropriate within a ¼ mile network walking distance of these areas.
- Upper story dwellings (aka "live/work") may be appropriate in extremely limited instances.

# Commercial Center

## Streets and Circulation:

Streets should be (or have easy access to) higher volume streets or highways. Business frontages should have pedestrian connections to each other and to the surrounding sidewalk network, even if walking is not as convenient because of the longer distances. Automobiles are usually prioritized, but pedestrians should not be forgotten. If developments use extensive private drives or have adjacent parking areas, cross-access (automobile and pedestrian) should be required to adjacent non-residential or multi-family residential uses, in order to reduce traffic congestion on the main roads. Due to the high attraction of these centers, there might even be a transit stop nearby one day. Blocks should not exceed 700' feet on a side. If they do, the site may need to be redesigned to accommodate the public street network. Landscaping and proper stormwater management are key to ensuring attractive parking areas that do not contribute to excessive runoff.

## Other Concerns:

Maintaining connectivity through these developments and to surrounding and adjacent neighborhoods and parcels is important. Allowing these developments to connect only to the main thoroughfare will contribute to additional traffic congestion as neighboring developments will have to travel the major thoroughfare to enter through the front, instead of having access from the sides and/or rear of the parcel. The connectivity, longevity, and public utility of the public street network must be a top consideration during the development process. Commercial areas are developed and redeveloped, but the right-of-way network established at the subdivision or site plan stage of development defines the built environment into the forseeable future and beyond.







*Examples of Commercial Centers*

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

**Town of Beaufort Planning Board Regular Meeting**
**6:00 PM Monday, April 20, 2026 – Train Depot**

**AGENDA CATEGORY:** New Business

**SUBJECT:** Case 26-07 Rezoning 143/179 Pinners Point Road from R-20 to B-1

**BRIEF SUMMARY:**

To recommend to the Board of Commissioners approval or denial of the request to rezone 143/179 Pinners Point Road from R-20 to B-1 with LUP FLUM amendment

**REQUESTED ACTION:**

Presentation and discussion of proposed rezoning

Recommendation to Board of Commissioners

**EXPECTED LENGTH OF PRESENTATION:**

30 Minutes

**SUBMITTED BY:**

Michelle Eitner

Town Planner

**BUDGET AMENDMENT REQUIRED:**

N/A

# STAFF REPORT

**To:** Planning Board Members
**From:** Michelle Eitner, Town Planner
**Date:** April 20, 2026
**Case #:** 26-07 Rezoning 143/179 Pinners Point Road from R-20 to B-1

**THE REQUEST:** To recommend to the Board of Commissioners approval or denial of the request to rezone 143/179 Pinners Point Road from R-20 to B-1 with LUP FLUM amendment

**INFORMATION:**

| | |
|---|---|
| Location: | 143/179 Pinners Point Road PIN 731609066438000 (fronts Live Oak St between SECU & Tiller School & fronts Pinners Point Rd behind them) |
| City Limits: | Extra-territorial Jurisdiction (ETJ), concurrent annexation request to BOC |
| Property Owner: | Pearl G West Trustee, represented by Roberta West (Britt Development under contract, represented by Dale Britt & Alison Britt Gordon) |
| Applicant: | Ron Cullipher, P.E. with The Cullipher Group PA |
| Lot Size: | 682,620.543sf/15.671a |
| Flood Zone: | Effective FIRM: X and Shaded X, approx. 650sf AE6 in southeast corner<br>Preliminary FIRM: X and Shaded X, approx. 5000sf AE7 in southeast corner |
| Existing Land Use: | Undeveloped/former farm land |
| Current Zoning District: | Residential Single-Family District (R-20) |
| Proposed Zoning District: | General Business District (B-1) |
| Current Future Land Use Map Classification: | Traditional Neighborhood Residential |
| Proposed Future Land Use Map Classification: | Commercial Center |
| Adjoining Uses/Zoning: | North: State Employees Credit Union (B-1) and Tiller School (R-8)<br>West: Single-family residential (R-20 & R-8) and vacant (TCA & B-1)<br>South: Undeveloped and single-family residential (R-20)<br>East: Mixed commercial & residential - manufactured home park (R-20) |

**OPTIONS:**

1. Recommend approval of the rezoning with LUP FLUM amendment as requested
2. Recommend denial of the rezoning
3. Table the recommendation pending additional information necessary to make a decision

**ATTACHMENTS:**

- Attachment A – Staff Report
- Attachment B – Vicinity Map
- Attachment C – Zoning Map
- Attachment D – Application Package
- Attachment E – Abutting Property Owners
- Attachment F – LDO Zoning District Sections
- Attachment G – Comprehensive and CAMA Land Use Plan Future Land Use Map & Classifications
- Attachment H – Draft Consistency Statement

**STAFF COMMENTS:**

Ron Cullipher, P.E. of The Cullipher Group PA, representing Britt Development Co., has requested a rezoning of 143/179 Pinners Point Road from R-20 to B-1 with a Comprehensive & CAMA Land Use Plan Future Land Use Map amendment from Traditional Neighborhood Residential to Commercial Center. An annexation request has also been submitted for this property, anticipated to be reviewed concurrently by the Board of Commissioners.

This property has had several (predominantly residential) development requests over the past few years with varied results. This applicant's recent interest in residential development on this property has not been met favorably by Commissioners, so they're looking towards commercial development instead. The applicant worked with the property owner to adjust the property line between two large tracts to create the subject parcel that is predominantly out of the special flood hazard area and wetlands.

As this request of R-20 to B-1 is inconsistent with the Future Land Use Map classification of Traditional Neighborhood Residential, a concurrent Comprehensive & CAMA Land Use Plan amendment from Traditional Neighborhood Residential to Commercial Center is required to ensure consistency between the zoning map amendment and the land use plan.

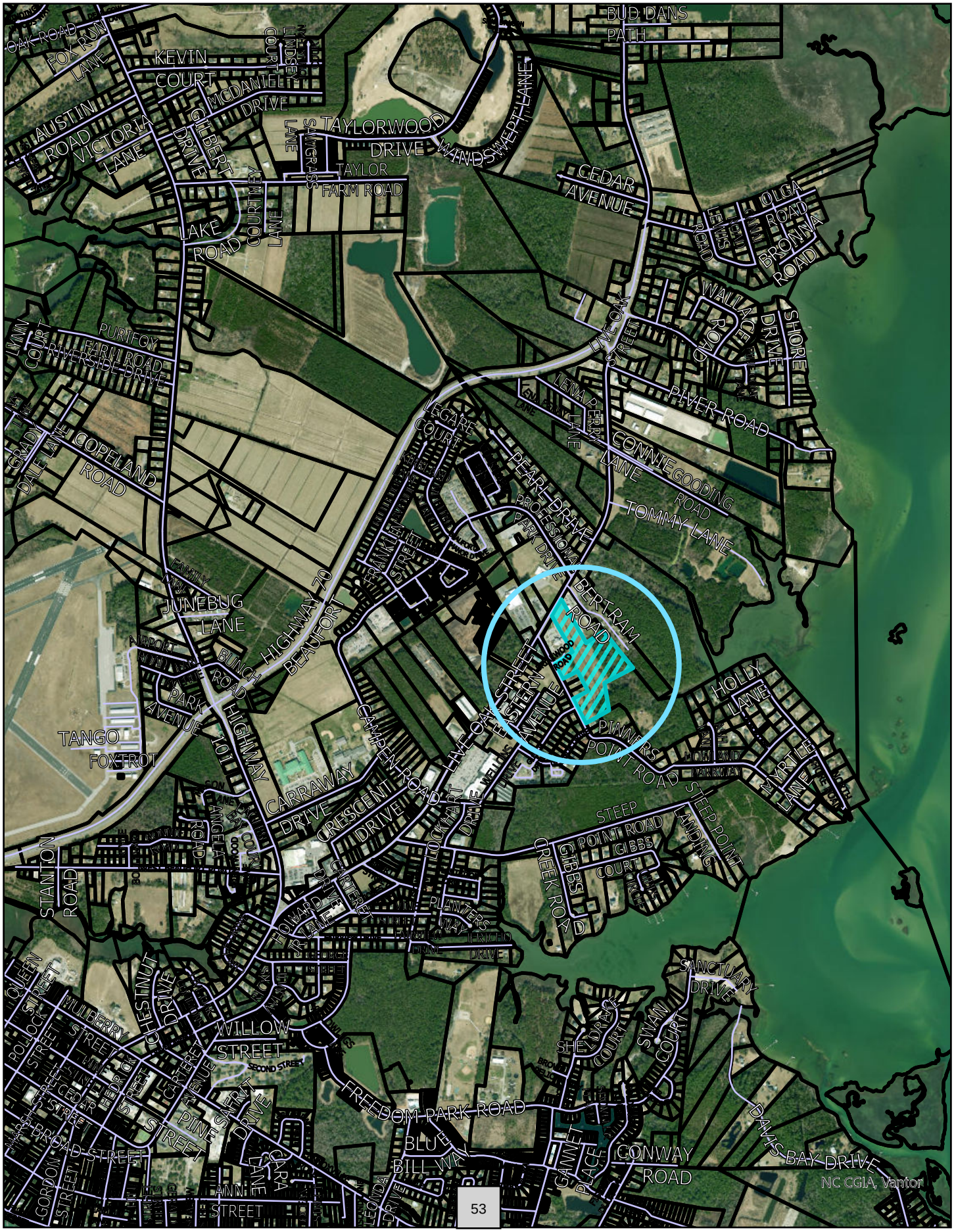
Chapter 6 of Beaufort's Comprehensive and CAMA Land Use Plan identifies "The FLUM is descriptive and not prescriptive. It identifies the predominant land use types and character intended for different parts of the study area, but as conditions evolve, other recommendations may be more relevant." It further encourages that each individual rezoning be based on a variety of factors, including surrounding context, presence/absence of adequate public facilities, potential financial impact/burden, environmental impact, and others. As Commissioners have recently opposed residential development on this parcel and others, a transition to nonresidential could be an appropriate response.

In accordance with NCGS § 160D-604(d), when conducting a review of proposed zoning text or map amendments the Planning Board shall advise and comment on whether the proposed action is consistent with the Town of Beaufort Comprehensive and CAMA Land Use Plan and any other officially adopted plan that is applicable. The Planning Board shall provide a written recommendation to the BOC that addresses plan consistency and other matters as deemed appropriate by the Planning Board, but a comment by the Planning Board that a proposed amendment is inconsistent with the Town of Beaufort Comprehensive and CAMA Land Use Plan shall not preclude consideration or approval of the proposed amendment by the BOC.

# Case 26-07 143/179 Pinners Point Road Rezoning R-20 to B-1
## Vicinity Map



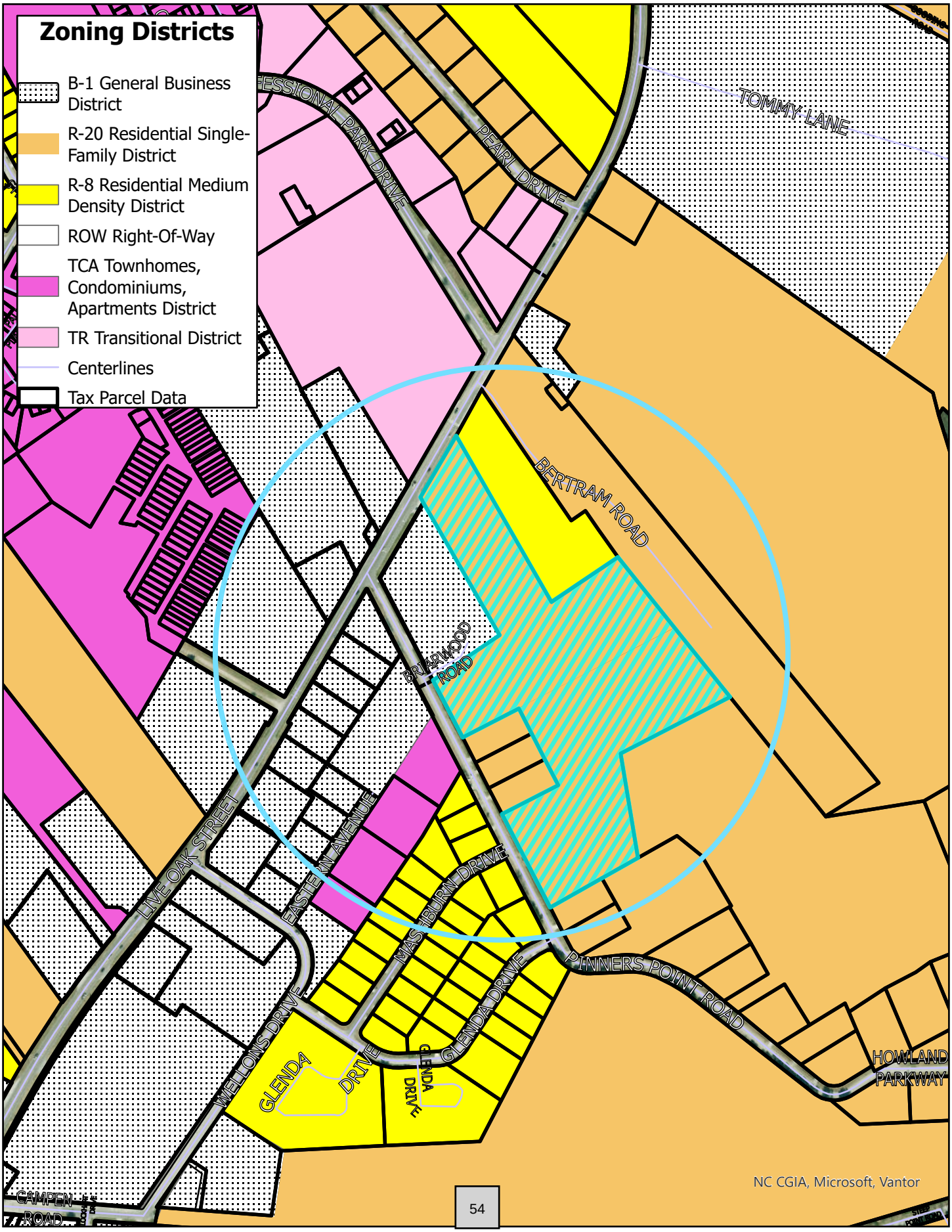
N



# Case 26-07 143/179 Pinners Point Road Rezoning R-20 to B-1
# Zoning Map



N



**THE CULLIPHER GROUP, P.A.**
**ENGINEERING & SURVEYING SERVICES**

March 3, 2026

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

Re: Rezoning and Annexation Request 15.67 acres Pearl G. West Trustee PIN 731609066438000
143,149,179 & 189 Pinners Point Road

Dear Mr. Garner,

Please find the attached applications and maps for the proposed rezoning and annexation request for the above referenced parcel. We would ask that the schedule would be organized that the rezoning be approved prior to an annexation vote. They could be at the same meeting if that is how you would like to do it; we just want to make sure we are not annexed without the rezoning approval.

**REZONING REQUEST**

The rezoning request does not match the future land use plan which currently shows this property as Traditional Neighborhood Residential. We believe that with this property fronting on Live Oak Street, US HWY 70 and neighboring the State Employees Credit Union and the Tiller School a residential neighborhood does not fit at this location. We have included the $400.00 fee with this request.

The potential for commercial growth at this location should promote the public health, safety or general welfare of the Town of Beaufort. This opportunity provides the ability to establish additional commercial opportunities and convenience to the citizens for the uses that might be generated within the B-1 allowable businesses.

We are including a copy of the deed as requested in the application. The proposed rezoning map included the north arrow, the property lines of the property proposed for rezoning, adjacent street, and names. No known structures or easements exist and therefore none are shown. The zoning on the adjoining properties are shown. B-1 for the credit union, R-8 for the Tiller School with everything else being R-20.

We will submit an electronic copy as requested and have provided the property owners and addresses within 100 feet of the property to be rezoned.

**ANNEXATION REQUEST**

The application fee of $350.00 is waived due to the previous application being placed on hold. We are submitting the annexation survey for review. The same deed book 1162 pg 462 from the rezoning request applies for the annexation request as does the adjoining owners and tax card. While the potential end user of the property is not known a definitive estimate for water and sewer is a

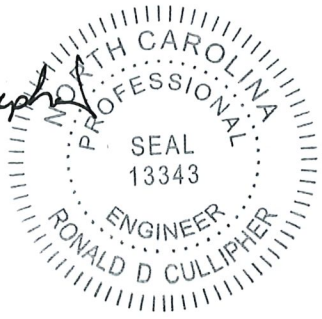
**HESTRON PLAZA TWO**
**151-A NC HWY 24**
**MOREHEAD CITY, NC 28557**
**(252) 773-0090**

guestimate. If we assumed a 50,000 sf retail facility or facilities the 2T rules suggest 100 gpd/1000sf which would equate to 5000 gallons per day. Should a restaurant be included those numbers would go up a bit.

We request that you review our submittal and let us know if you detect any deficiencies. Should the applications be deemed complete please let us know an anticipated schedule for planning and council.

Sincerely,

Ronald D. Cullipher, P.E.

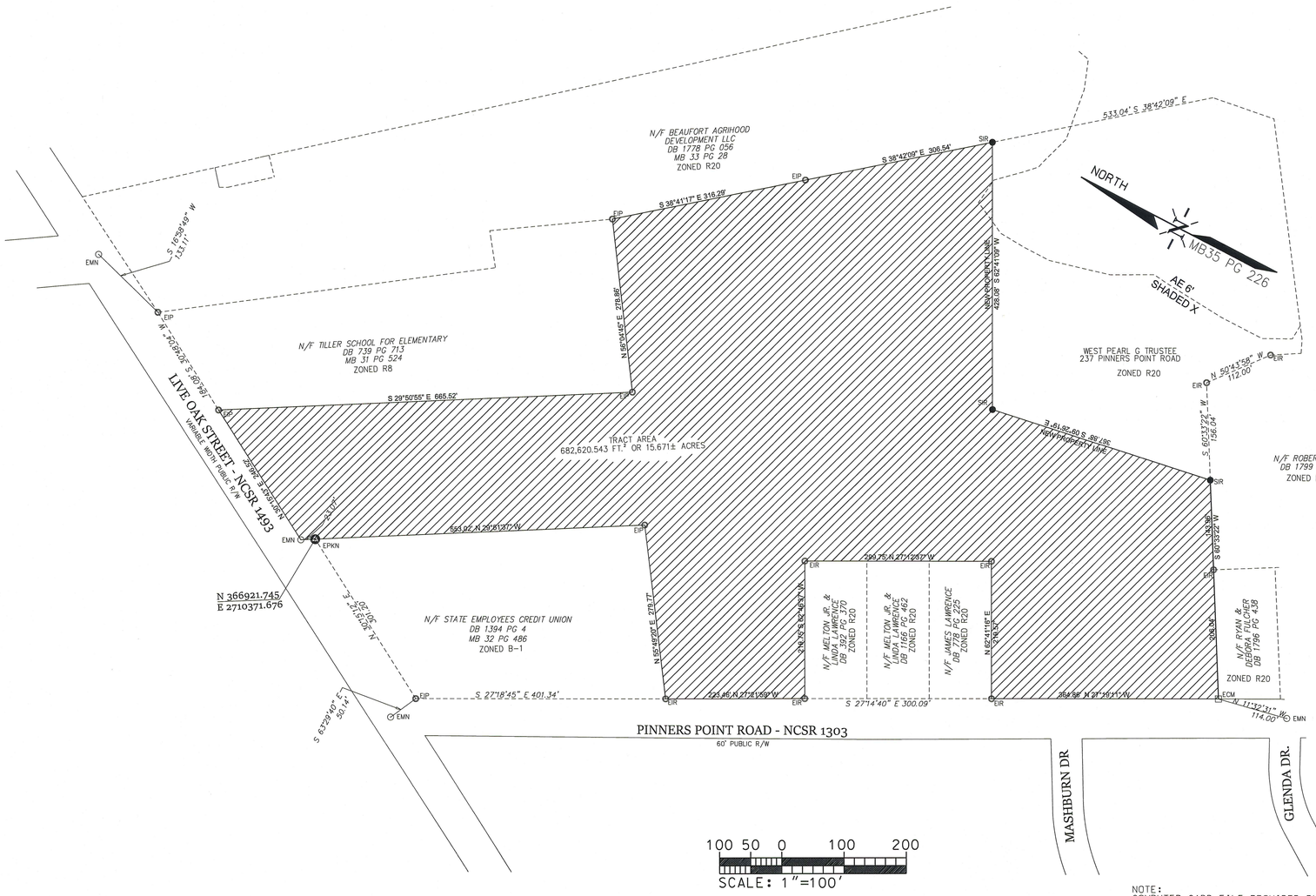



Cc: Alison Britt
Dale Britt




VICINITY MAP

NOT TO SCALE




N/F
PEARL G. WEST TRUSTEE
D.B. 1327 PG. 241
M.B. 32 PG. 92, M.B. 35 PG. 5,
M.B. 35 PG 226
NCPIN: 7316090664380000
ADDRESSES: 143, 149, 179, 189,
237 PINNERS POINT ROAD

REVISIONS:

| No. | BY | DATE | DESCRIPTION |
|---|---|---|---|
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |

REZONING REQUEST R20 TO B-1

# WEST PROPERTY

BEAUFORT, CARTERET COUNTY, NORTH CAROLINA

CLIENT: BRITT DEVELOPMENT CO. OF ARCHDALE, LLC
ADDRESS: C/O DALE BRITT
710 ARENDELL ST., SUITE 201
MOREHEAD CITY, NC 28557
PHONE: (252) 723-5375

DESIGNED: RDC
DRAWN: RDC
CHECKED: RDC
APPROVED: RDC
DATE: 2/27/26
SCALE: 1"=100'

THE CULLIPHER GROUP, P.A.
ENGINEERING & SURVEYING SERVICES
151A HIGHWAY 24
MOREHEAD CITY, N.C. 28557
(252) 723-0090 LICENSE NO. C-4482
RONALD D. CULLIPHER, P.E.

NORTH CAROLINA PROFESSIONAL SEAL 13343 ENGINEER RONALD D CULLIPHER

SHEET # 1 OF 1
PROJECT #: PM3030'-004
DESIGN FILE #: REZONING AND ANNEXATION.DGN

NOTE:
COMPUTER CADD FILE PROVIDED BY STROUD ENGINEERING.PA.
MR. JERERMY McCOMBS ENTITLED LSM698-001 BOUNDARY_MFR_OUT.DWG

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

# Case #26-07 143/179 Pinners Point Road Abutting Neighbors
# Rezoning Request for R-20 to B-1

| | |
|---|---|
| STEPHENSON CAMERON BROOKS<br>340 EASTMILL LN<br>HOLLY SPRINGS, NC 27540 | JEAN R WELLONS LLC<br>3003 BRIDGES ST<br>MOREHEAD CITY, NC 28557 |
| LAWRENCE JAMES E<br>169 PINNERS POINT RD<br>BEAUFORT, NC 28516 | WEST PEARL G TRUSTEE<br>231 PINNERS POINT ROAD<br>BEAUFORT, NC 28516 |
| TILLER SCHOOL FOR ELEMENTARY<br>EDUCATIONAL INC<br>1950 LIVE OAK STREET<br>BEAUFORT, NC 28516 | BEAUPO LLC<br>C/O COURTNEY & SCOTT AUMAN<br>104 MAGENS CT E<br>CEDAR POINT, NC 28584 |
| FROST I LLC<br>C/O GREGORY & JODY GILLUM<br>120 W PELICAN DR<br>OAK ISLAND, NC 28465 | LEWIS KAREN JOY<br>170 PINNERS POINT RD<br>BEAUFORT, NC 28516 |
| STATE EMPLOYEES CREDIT UNION<br>10TH FLOOR ACCOUNTINGPO BOX 26807<br>RALEIGH, NC 27611 | FULCHER RYAN HARRIS<br>FULCHER DEBORA S L/T<br>3506 W AZEELE ST #114<br>TAMPA, FL 33609 |
| LAWRENCE MELTON JR ETUX LINDA<br>155 PINNERS POINT RD<br>BEAUFORT, NC 28516 | BEAUFORT AGRIHOOD DEVELOPMENT LLC<br>10 STATE RD # 289<br>BATH, ME 0 |
| WEST ROBERTA D<br>231 PINNERS POINT ROAD<br>BEAUFORT, NC 28516 | WEST PEARL G TRUSTEE<br>231 PINNERS POINT ROAD<br>BEAUFORT, NC 28516 |
| FIRST ORIGINAL FREE WILL BAPTIST<br>CHURCH OF BEAUFOR T N.C. INC<br>PO BOX 2069<br>BEAUFORT, NC 28516 | LAWRENCE MELTON JR ETUX LINDA<br>155 PINNERS POINT RD<br>BEAUFORT, NC 28516 |
| JENKINS DEREK ETUX LAUREN<br>166 PINNERS POINT ROAD<br>BEAUFORT, NC 28516 | |

# SECTION 7 Residential Zoning Districts

A) ***R-20 Residential Single-Family District.***
This residential district is intended to maintain a compatible mixture of single-family residential and bona fide farm uses with a density of two families per acre in accordance with the North Carolina State Board of Health recommendations for residential areas without public water and public sewer, and to prevent the development of blight and slum conditions.

1) Minimum Lot Size.
All lots in this district shall be a minimum of twenty thousand square feet (20,000 $ft^2$).

2) Minimum Lot Width.
All lots in the R-20 district shall have a minimum lot width of one hundred feet (100') at the minimum building line.

3) Building Setback and Building Height Requirements and Limitations.
Subject to the exceptions allowed in this Ordinance, each structure on a lot in this zoning district shall be set back from the boundary lines of the lot at least the distances provided in the tables set forth in this section. The building height limitation in this district is provided in the tables set forth in this section.

**Table 7-1 Interior Lot Requirements**

| *District* | *Front Setback (Right-of-Way)* | *Rear Setback* | *Side Setback* | *Building Height Limitation* |
|---|---|---|---|---|
| R-20 | 30 feet | 25 feet | 15 feet | 40 feet |

**Table 7-2 Corner Lot Requirements**

| *District* | *Designated Front (Right-of-Way) Setback* | *Designated Side (Right-of-Way) Setback* | *Rear Setback* | *Side Setback* | *Building Height Limitation* |
|---|---|---|---|---|---|
| R-20 | 30 feet | 30 feet | 25 feet | 15 feet | 40 feet |

**Table 7-3 Double Frontage Lot Requirements**

| *District* | *Designated Front (Right-of-Way) Setback* | *Designated Rear (Right-of-Way) Setback* | *Side Setback* | *Building Height Limitation* |
|---|---|---|---|---|
| R-20 | 30 feet | 25 feet | 15 feet | 40 feet |

4) Accessory Building Setback Requirements.
All accessory buildings shall comply with all setback provisions of this Ordinance, including but not limited to Section 2(F), Section 6 and Section 15 of this Ordinance.

5) Permitted Uses.

Agritourism
Antenna Co-Location on Existing Tower
Aquaculture
Assisted Living
Athletic Field, Public
Athletic Field, Private
Carport
Club, Lodge, or Hall
Community Garden
Dock
Dwelling, Single-Family
Family Care Homes
Farming, General
Forestry
Garage, Private Detached
Government/Non-Profit Owned/ Operated Facilities & Services
Group Home
Home Occupation
Manufactured Home
Neighborhood Recreation Center Indoor/Outdoor, Private
Neighborhood Recreation Center, Public
Nursing Home
Park, Public
Produce Stand/Farmers' Market
Public Utility Facility
Religious Institution
Resource Conservation Area
Satellite Dish Antenna
Shed
Swimming Pool (Personal Use)
Temporary Construction Trailer
Utility Minor
Vehicle Charging Station

6) Special Uses. (*Special Uses* requirements may be found in Section 20 of this Ordinance).

Accessory Dwelling Unit
Bed & Breakfast
Boat Sales/Rentals
Cemetery/Graveyard
Concealed (Stealth) Antennae & Towers
Day Care/Child Care Home
Dry Boat Storage
Golf Course, Privately Owned
Golf Driving Range
Kennel, Indoor Operation Only
Kennel, Indoor /Outdoor Operation
Marina
Museum
Office: Small Business
Other Free Standing Towers
Outdoor Amphitheater, Public
Preschool
Public Safety Station
School, K-12
School, Post-Secondary
Utility Facility

C) ***B-1 General Business District.***

The General Business District is established as the zoning district in which a wide variety of sales and service facilities may be provided to the general public. This district will be located throughout the Town's planning and development regulation jurisdiction.

1) Minimum Lot Size.
All lots in the B-1 district shall be a minimum of five thousand square feet (5,000 $ft^2$).

2) Minimum Lot Width.
All lots in the B-1 district shall have a minimum lot width of sixty feet (60') at the minimum building line.

3) Building Setback and Building Height Requirements and Limitations.
Subject to the exceptions allowed in this Ordinance, each structure on a lot in this zoning district shall be set back from the boundary lines of the lot at least the distances provided in the tables set forth in this section. The building height limitation in this district is provided in the tables set forth in this section.

**Table 9-5 Lot Requirements**

| *District* | *Front Setback (Right-of-Way)* | *Rear Setback* | *Side Setback* | *Building Height Limitation* |
|---|---|---|---|---|
| B-1 | 30 feet | 15 feet | 15 feet | 40 feet |

4) Accessory Building Setback Requirements.
All accessory buildings shall comply with all setback provisions of this Ordinance, including but not limited to Section 2(F), Section 6 and Section 15 of this Ordinance.

5) Permitted Uses.

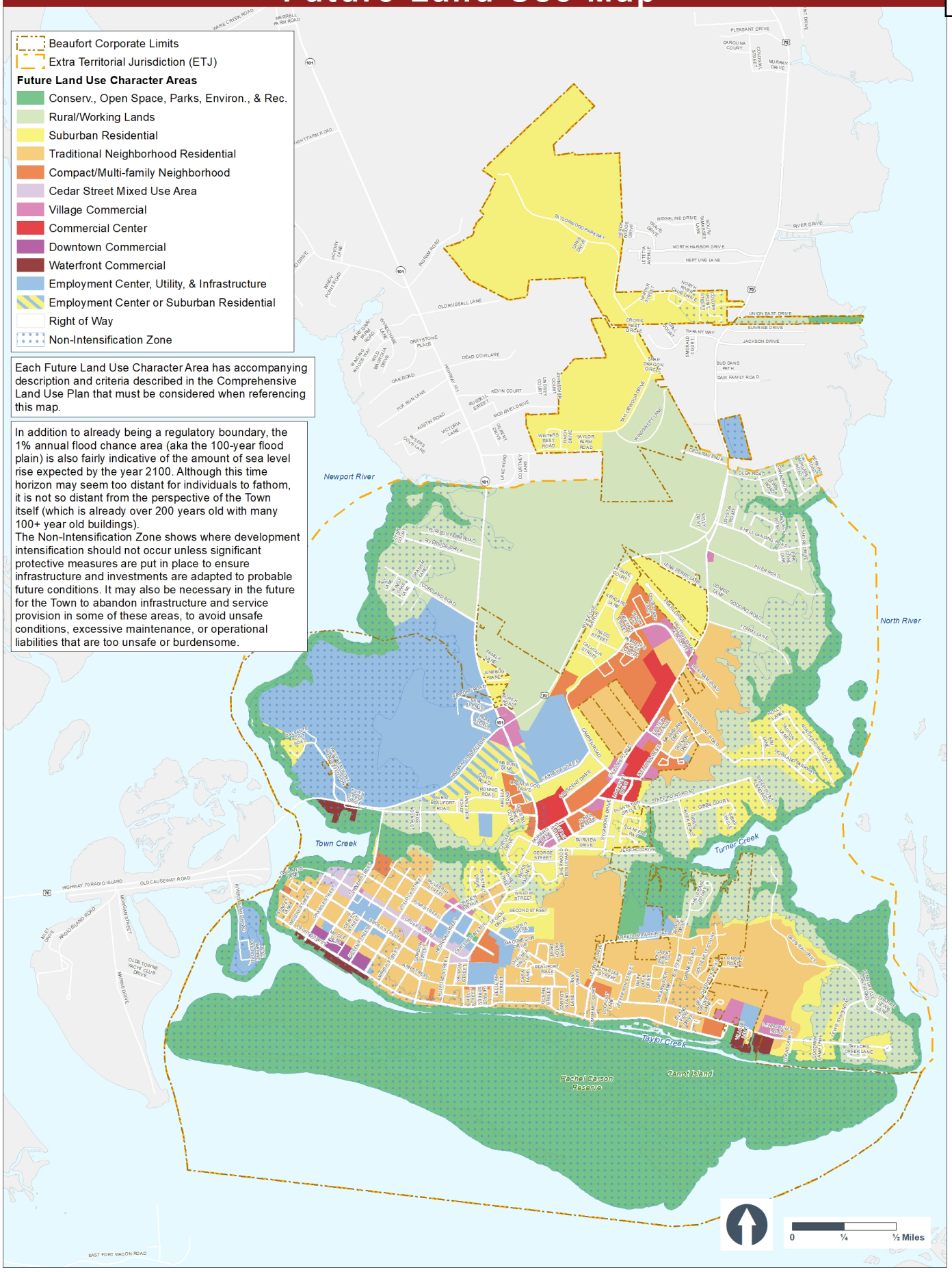
Amusement Establishment
Antenna Co-Location on Existing Tower
Aquaculture
Assisted Living
Athletic Field, Public
Bed & Breakfast
Boat Sales/Rentals
Car Wash
Club, Lodge, or Hall
Commercial Indoor Recreation Facility
Community Garden
Concealed (Stealth) Antennae & Towers
Convenience Store
Day Care Center
Dock
Dry Boat Storage
Financial Institution
Government/Non-Profit Owned/ Operated Facilities & Services
Hospital
Hotel or Motel
Kennel, Indoor Operation Only
Library
Liquor Store
Moped/Golf Cart Sales/Rentals
Mortuary/Funeral Home/Crematorium
Motor Vehicle Sales/Rentals
Museum
Neighborhood Recreation Center, Public
Nursing Home
Office: Business, Professional, or Medical
Other Building-Mounted Antennae & Towers
Outdoor Retail Display/Sales
Park, Public
Parking Lot
Parking Structure
Personal Service Establishment
Pool Hall or Billiard Hall
Produce Stand/Farmers' Market
Public Safety Station
Public Utility Facility
Religious Institution
Resource Conservation Area

Restaurant with Drive-Thru Service
Restaurant with Indoor Operation
Retail Store
Satellite Dish Antenna
Signs, Commercial Free-Standing
Tavern/Bar/Pub with Indoor Operation
Temporary Construction Trailer
Theater, Small
Transportation Facility
Utility Minor
Vehicle Charging Station
Vehicle Service

6) Special Uses (*Special Uses* requirements may be found in Section 20 of this Ordinance).

Adult-Oriented Retail Establishment
Commercial Outdoor Amphitheater
Commercial Outdoor Recreation Facility
Commercial Waterfront Facility
Gas/Service Station
Golf Driving Range
Hazardous Material Storage
Kennel, Indoor/Outdoor Operation
Manufacturing, Light
Marina
Microbrewery
Microdistillery
Mini-Storage
Mixed Use
Outdoor Amphitheater, Public
Outdoor Storage
Preschool
Restaurant with Outdoor Operation
School, K-12
School, Post-Secondary
Tavern/Bar/Pub with Outdoor Operation
Theater, Large
Utility Facility
Wholesale Establishment

# Future Land Use Map



# Traditional Neighborhood Residential

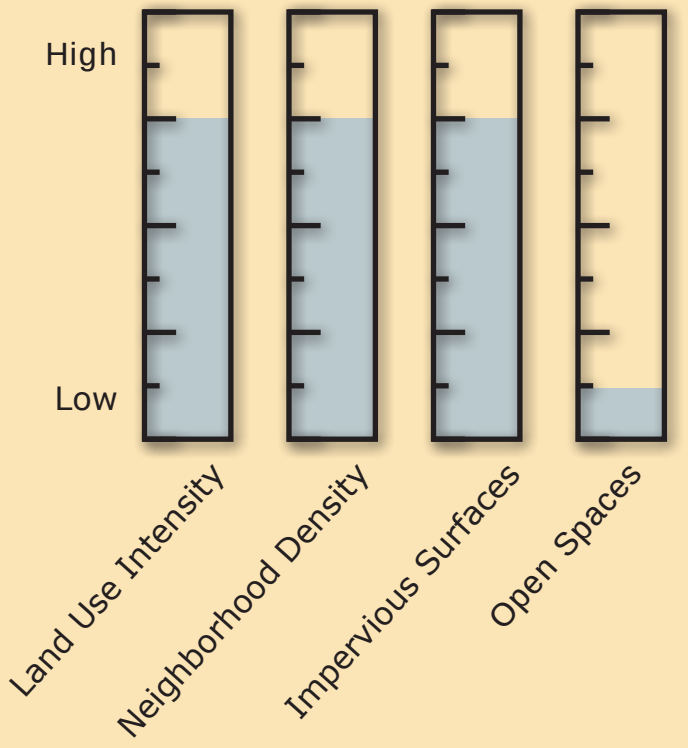
## General Description:

These neighborhoods are walkable with structures situated close to each other. The residential areas exemplify the character found in the historic district and closer to downtown. Lots are typically smaller and closely packed with residential densities generally around 3 to 5 dwelling units per acre, although some areas may approach 7 dwelling units per acre. The historic development pattern prioritizes people and accommodates cars. Off-street parking is often to the side or around back, with homes pulled up close enough to the street to allow neighbors to engage with people on the sidewalk.

## Streets and Circulation:

Streets are typically low volume and prioritize pedestrians, with sidewalks on both sides and street trees whenever possible. Connectivity is high because blocks are generally 500’ or less. On-street parking is either formal or informal, depending on context. Low speed limits allow bicycles to share the travel lanes.

*Comparative Dashboard*




## EXAMPLE USES:

*Typical Uses:*

Primarily single family detached residential, with a mix of other highly compatible residential uses scattered throughout, including duplexes, accessory dwellings, garage apartments, and occasionally even larger homes that have been converted to discrete multi-family structures or even small bed-n-breakfast businesses.

# Traditional Neighborhood Residential

## Other Concerns:

In the historic district, these neighborhoods have significant restrictions that preserve their quaint appearance and character. Although there may not be full support to extend all of these requirements to other areas, it may be possible to extract some of the more defining characteristics (buildings close to the street, parking in the rear, street trees, narrow streets, etc.) and bring those design elements to other neighborhoods.





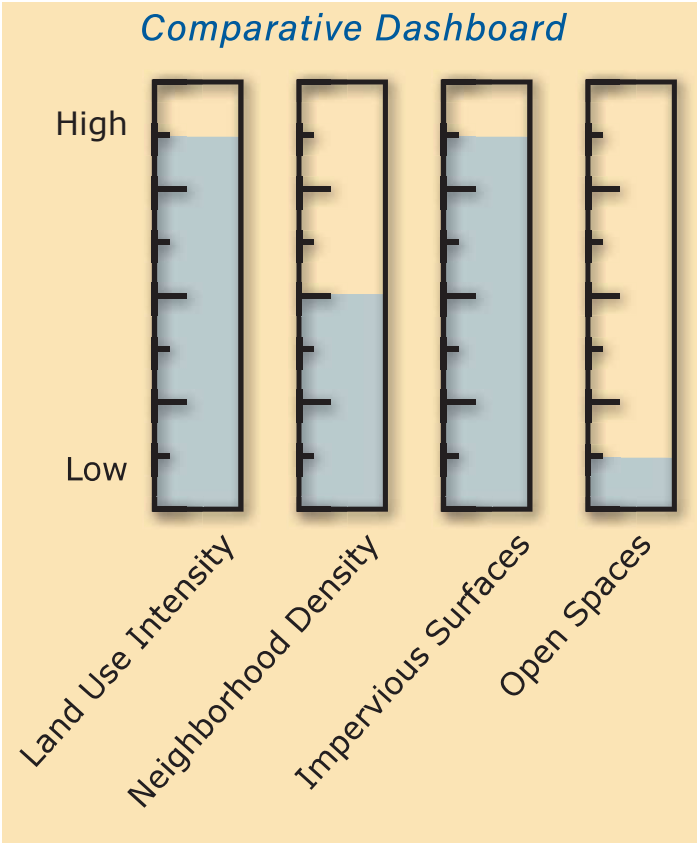


*Examples of the traditional neighborhood development style.*

# Commercial Center

## General Description:

These areas have large-scale non-residential uses that serve the entire community and larger region. These sites are often occupied or anchored by a large tenant ("big box") and the development may span the entire block. Often it is a multi-tenant development with outparcels and large swaths of shared parking, but it can have other, more pedestrian-friendly configurations, as well. Buildings are generally set back from the public street and often front on individual or shared parking lots. Some developments may have buildings pulled up to the street, with parking in the rear, especially at busy intersections or in particularly active nodes that are accessible by nearby residents via walking. However, these places are typically automobile-oriented, generate large volumes of traffic, and are not particularly walkable.




## EXAMPLE USES:

### *Typical Uses:*

Large footprint, higher intensity, regional commercial, retail, services, or offices, including less pedestrian friendly uses such as vehicle and machinery repair, sales, and rental, lumber yards, commercial nurseries, fast food restaurants, etc. Hotels are also appropriate. Automobile-dependent businesses predominate.

### *If Context Appropriate:*

- Institutional uses (churches, primary or secondary schools, hospital, government buildings, etc.), provided they do not detract from the overall commercial nature of an area.
- On parcels directly adjacent to this character area, multi-family residential is often appropriate, particularly if it is walkable to nearby businesses. Higher density residential development, whether as detached or attached residential, is usually appropriate within a ¼ mile network walking distance of these areas.
- Upper story dwellings (aka "live/work") may be appropriate in extremely limited instances.

# Commercial Center

## Streets and Circulation:

Streets should be (or have easy access to) higher volume streets or highways. Business frontages should have pedestrian connections to each other and to the surrounding sidewalk network, even if walking is not as convenient because of the longer distances. Automobiles are usually prioritized, but pedestrians should not be forgotten. If developments use extensive private drives or have adjacent parking areas, cross-access (automobile and pedestrian) should be required to adjacent non-residential or multi-family residential uses, in order to reduce traffic congestion on the main roads. Due to the high attraction of these centers, there might even be a transit stop nearby one day. Blocks should not exceed 700' feet on a side. If they do, the site may need to be redesigned to accommodate the public street network. Landscaping and proper stormwater management are key to ensuring attractive parking areas that do not contribute to excessive runoff.

## Other Concerns:

Maintaining connectivity through these developments and to surrounding and adjacent neighborhoods and parcels is important. Allowing these developments to connect only to the main thoroughfare will contribute to additional traffic congestion as neighboring developments will have to travel the major thoroughfare to enter through the front, instead of having access from the sides and/or rear of the parcel. The connectivity, longevity, and public utility of the public street network must be a top consideration during the development process. Commercial areas are developed and redeveloped, but the right-of-way network established at the subdivision or site plan stage of development defines the built environment into the forseeable future and beyond.







*Examples of Commercial Centers*

**TOWN OF BEAUFORT**
**PLANNING BOARD**

**RESOLUTION ADVISING THAT PROPOSED AMENDMENT TO THE TOWN OF BEAUFORT ZONING MAP IS IN ACCORDANCE WITH ALL OFFICIALLY ADOPTED PLANS; IS REASONABLE; AND IS IN THE PUBLIC INTEREST.**

WHEREAS, the North Carolina General Assembly has given the Town of Beaufort ("Town") the authority to adopt and amend zoning and development regulation ordinances, of which the zoning map is part, for the purpose of promoting the health, safety, morals, and general welfare of its citizens;

WHEREAS, N.C.G.S. §160D-604(d) requires the Town of Beaufort Planning Board shall advise and comment on whether the proposed action is consistent with the Town of Beaufort CAMA Core Land Use Plan that has been adopted and any other officially adopted plan that is applicable, and provide a written recommendation to the Board of Commissioners that addresses plan consistency and other matters as deemed appropriate by the Planning Board; and

WHEREAS, the Planning Board has in fact met to consider and evaluate the proposed zoning map amendment; and

NOW THEREFORE, BE IT HEREBY RESOLVED, that the Planning Board finds that the proposed amendment to the zoning map is in accordance with all officially adopted Town plans for the reasons stated in the Staff Report for Case 26-07, and therefore recommends adoption by the Board of Commissioners. The Planning Board finds that the proposed amendment reasonable and in the public interest because it (insert discussed reasoning here), and is in furtherance of the Town plans, ordinances and regulations.

This Resolution is effective upon its adoption this 20th day of April 2026.

**TOWN OF BEAUFORT**
**PLANNING BOARD**

_____
_____, Acting Chair

ATTEST:

_____
_____, Secretary

DRAFT

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

**Town of Beaufort Planning Board Regular Meeting**
**6:00 PM Monday, April 20, 2026 – Train Depot**

**AGENDA CATEGORY:** New Business

**SUBJECT:** Case 26-08 Special Use Permit – Beaufort Bar Outdoor Operation at 410 Live Oak Street

**BRIEF SUMMARY:**

To recommend to the Board of Commissioners approval or denial of proposed special use permit to continue outdoor operation at Beaufort Bar at 410-A Live Oak Street.

**REQUESTED ACTION:**

Presentation and discussion of special use permit request

Recommendation to Board of Commissioners to approve or deny the special use permit

**EXPECTED LENGTH OF PRESENTATION:**

30 Minutes

**SUBMITTED BY:**

Michelle Eitner

Town Planner

**BUDGET AMENDMENT REQUIRED:**

N/A

# STAFF REPORT

**To:** Planning Board Members
**From:** Michelle Eitner, Town Planner
**Date:** April 20, 2026
**Case No.** 26-08 Special Use Permit – Beaufort Bar Outdoor Operation at 410 Live Oak Street

**THE REQUEST:** To recommend to the Board of Commissioners approval or denial of proposed special use permit to continue outdoor operation at Beaufort Bar at 410-A Live Oak St.

**INFORMATION:**

| | |
|---|---|
| Location: | 416 Live Oak Street Unit A |
| Property Owner: | Zachos Man LLC (Zach Manousardis) |
| Zoning District: | General Business (B-1) with Live Oak Street Corridor Overlay |
| LUP Future Land Use: | Employment Center, Utility, & Infrastructure |
| Size: | 0.24 acres / 10,560sf |
| Existing Land Use: | Commercial – Indoor/Outdoor Bar |
| Proposed Land Use: | Commercial – Indoor/Outdoor Bar |
| Adjoining Uses/Zoning: | North: Commercial - multiple tenants (B1)<br>West: Four Seasons Heating & Air (B-1) and single-family residential (B-1)<br>East: Town of Beaufort Public Works (B-1) and Duke Progress Energy Substation (B-1)<br>South: No Name Pizza (B-1) |
| Utilities: | Water and wastewater provided by Town |

**OPTIONS:**

1. Recommend approval of the special use permit as presented
2. Recommend approval of the special use permit with conditions to bring the proposal into compliance with the Required Findings
3. Recommend denial of the special use permit based on specific failures to meet requirements
4. Table the recommendation pending additional information necessary to make a decision

**ATTACHMENTS:**

- Attachment A – Staff Report
- Attachment B – Vicinity Map
- Attachment C – Zoning Map
- Attachment D – Application Package (including 2025 Special Use Permit)
- Attachment E – LDO Section 20 Special Use Permits (Especially Section 20.E.1 Required Findings)
- Attachment F – LDO Section 9.C. B-1 General Business District
- Attachment G – Comprehensive and CAMA Land Use Plan Future Land Use Map & Classification

**STAFF COMMENTS:**

Mike Thagard has applied for a special use permit to continue outdoor operation of Beaufort Bar at 410-A Live Oak Street. Beaufort Bar was established in July 2024, which is an indoor tavern/bar/pub and as such is a permitted use in the General Business (B-1) zoning district. The applicant was granted a special use permit to add outdoor operation to Beaufort Bar in 2025, which was granted for a period of twelve months and will expire on July 14, 2026. This special use permit application requests continuation of the outdoor operation beyond the current sunset date.

**STAFF COMMENTS CONTINUED:**

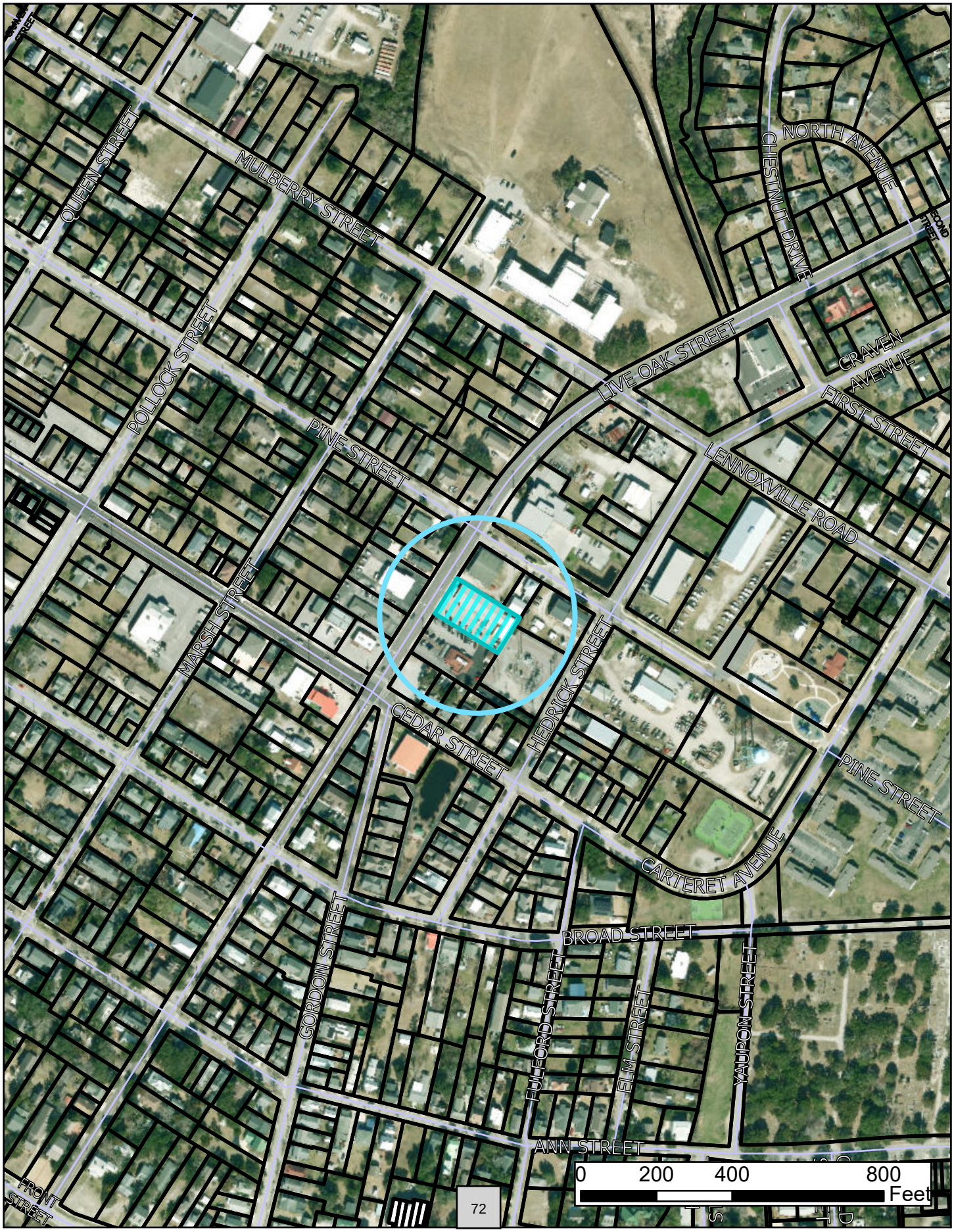
Upon approval of last year's special use permit, the applicant complied with the requirement to construct a six-foot tall fence surrounding the outdoor area in addition to the proposed roof structure.

The Technical Review Committee provided comments virtually on March 26th. Public Works, Utilities, Engineering, and Fire departments had no comments or proposed conditions for the continuation of the outdoor operation of Beaufort Bar. The Police Chief identified, "Since June 2025, we have had only 2 reports of loud music coming from the establishment (6/27/25 and 11/5/25) which were immediately rectified upon request. I have no additional conditions to request." The special use permit appears to be compliant with applicable regulations at this time and continuation of the use is recommended.

LDO Section 20.C identifies, "The Planning Board will review and make recommendations regarding all applications for a special use permit." The Special Use Permit Required Findings section is included in the agenda packet for consideration. The applicants have provided responses to the required findings in their application submission.

# Case 26-08 SUP Beaufort Bar Outdoor Operation at 410 Live Oak St
## Vicinity Map

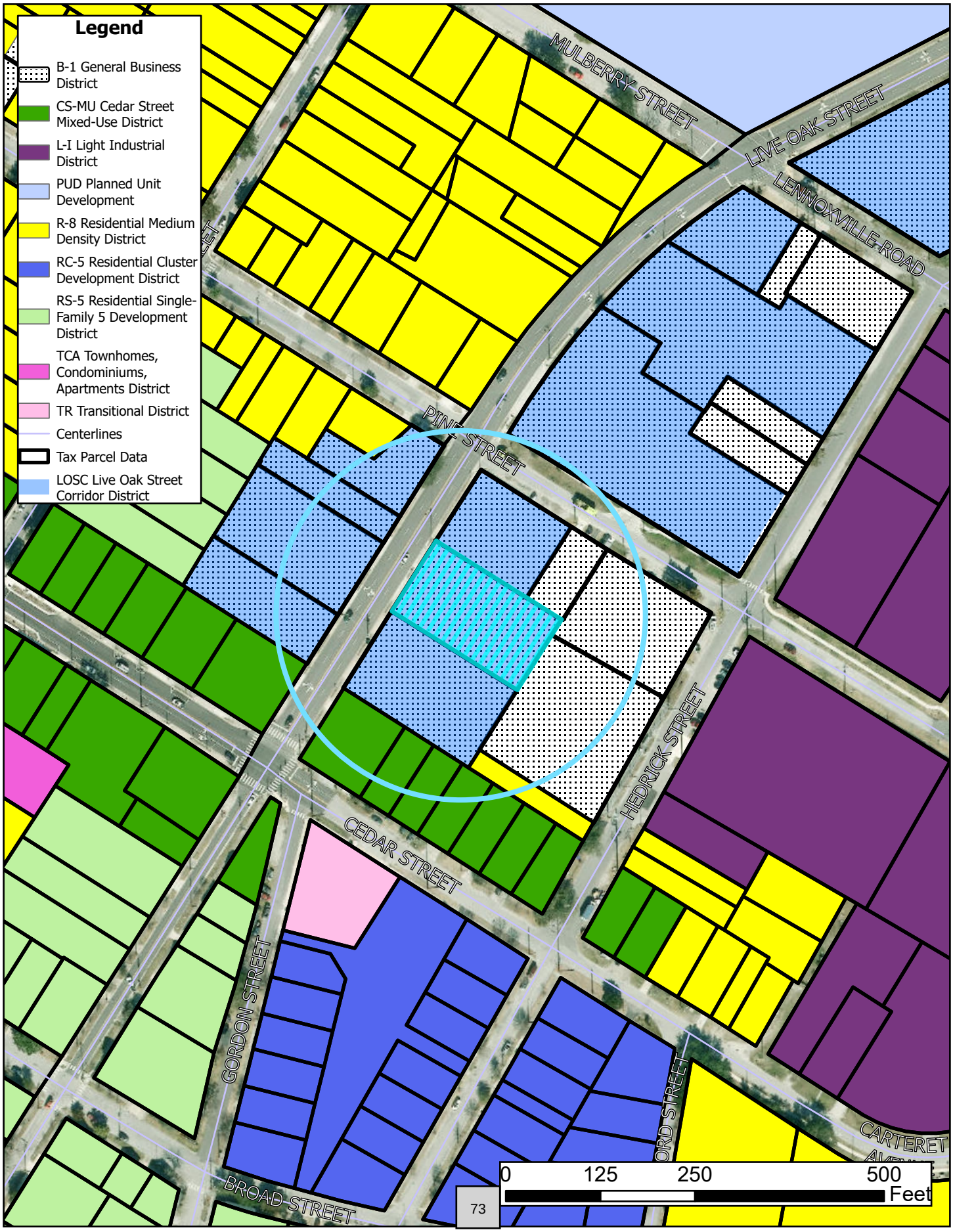




# Case 26-08 SUP Beaufort Bar Outdoor Operation at 410 Live Oak St.
# Zoning Map



N



# APPLICATION FOR A SPECIAL USE PERMIT

**Instructions:**

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

## APPLICANT INFORMATION

Applicant Name: Beaufort Bar / Michael Thagard

Applicant Address: 410 Live Oak St. Beaufort NC 28516

Phone Number: 252 732 5919 Email: ncbeaufortbar@gmail.com

Property Owner Name: Zacharias Manousaridis

Address of Property Owner: 3511 Country Club Rd. Morehead City NC 28557

Phone Number: 252-725-4405 Email: zax05123@yahoo.com

## PROPERTY INFORMATION

Property Address: 410 Live Oak St. [redacted] Unit A, Beaufort NC 28516

15-Digit PIN: 730618402514000 Lot/Block #: _____

Size of Property (in square feet or acres): 6490 sq ft Current Zoning: B-1

Current Use of Property: Bar w/ outdoor operation Requested Use: continued Bar w/ outdoor operation

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

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

The town's website address is www.beaufortnc.org.

Applicant Signature — Date of Applicant's Signature: 3/25/26

Property Owner Signature (if different than above) — Date of Owner's Signature: 3-25-26

OFFICE USE ONLY Revised 8/2020

Date: _____ Reviewed for Completeness By: _____

Received by: _____ Date Deemed Complete and Accepted: _____

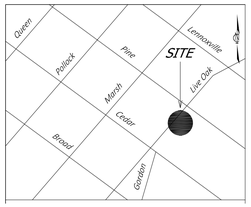
a) **The proposed use is an allowable special use in the zoning district it is being located within;**
    a. Beaufort Bar located at 410 Live Oak Street, Beaufort NC 28516 is zoned B-1, in the General Business District. The General Business District is established as the district in which a wide variety of sales and service facilities may be provided to the general public. In the B-1 General Business District, the permitted uses include Tavern/Bar/Pub with Indoor Operation as well as special uses for Tavern/Bar/Pub with Outdoor Operation.
b) **The application is complete;**
c) **The location and character of the use will be in conformity with the Town's Comprehensive and CAMA Land Use Plan and other comprehensive planning elements;**
    a. The Town of Beaufort's Existing Land Use Map shows Beaufort Bar's address to be in Commercial, Office, Service and Mixed' use area. Commercial land use designation was applied to any property where commerce such as service, retail, sales, or office work is the primary use. This includes hotels, stores, medical offices, marinas, boat slips, and small office buildings. This is less than 4% of the total acreage. Future Land Use map shows Beaufort Bar's address to be in the Employment Center, Utility, and infrastructure area. With Beaufort Bar being a business, that's not in a neighborhood, has no open spaces surrounding the address, and is prime for high intensity, it is able to have the special use of outdoor operation. The Beaufort Bars proposed plan supports the towns Small Area Plan with a social and attractive space that is walkable and bicycle friendly, also supporting the Bicycle/Pedestrian Plan. The existing zoning as B-1 and the towns proposed future land use plan has zoning as general commercial.
d) **Streets, driveways, parking lots, traffic control, and any other traffic circulation features shall be designed and provided in accordance with current traffic engineering standards and Town regulations and found to be adequate for the proposed special use;**
    a. There will be no changes to the streets, driveways, and parking lots, with Beaufort Bars outdoor operation. The area for outdoor operation will include a fence to separate outdoor area and parking lot. The current area for outdoor operation doesn't currently contain any labeled parking so there will be no change to the current parking and traffic circulation. There has been no issues with parking since our opening date of July 5th 2024. Our parking lot is used by 2 other businesses that have little overlapping operating hours. Any

increase in demand from an outside operation would be little to no issue for traffic control and circulation.

e) **The proposed special use will not substantially injure the value of adjoining or abutting properties;**
   a. The outdoor operation is designed in a way that enhances the visual appeal of the property rather than detracts from it. There will be clean and decorative design with some enhancing lighting and materials to give the area a more vibrant and appealing streetscape, potentially even increasing property values in the area. Outdoor operations are often seen as amenities that can enhance the attractiveness of a business, leading to more customers and visitors. Increased foot traffic to Beaufort Bar can support nearby businesses and help revitalize the area, potentially benefiting surrounding property owners. A lively, well-designed outdoor space can make the area more desirable, potentially attracting higher-value businesses or customers, and thereby increasing the overall value of neighboring properties.

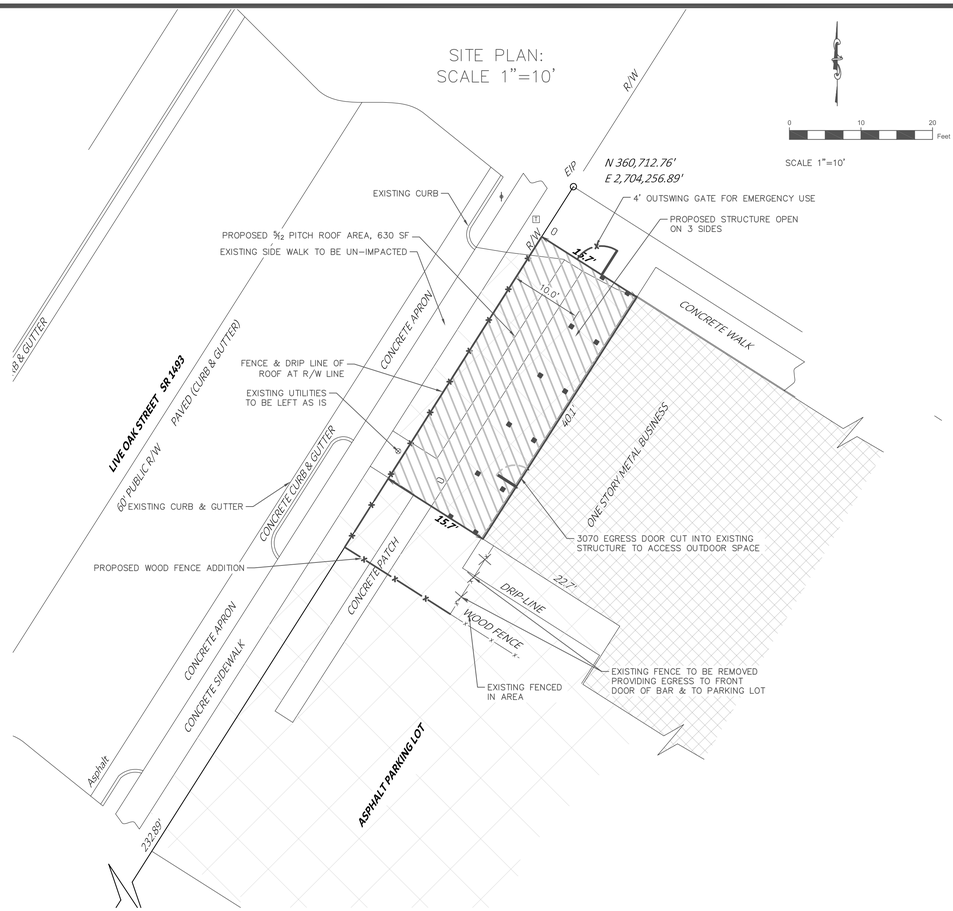
f) **The proposed special use will be compatible and in harmony with adjoining land uses and the development patterns of the immediate area; and,**
   a. Beaufort Bar is situated within a commercial district with restaurants and other commercial businesses. The proposed outdoor operation aligns with the surrounding land use, which can support activities such as dining and outdoor seating. Since the surrounding area is already developed for commercial purposes, an outdoor patio is an appropriate use that is consistent with the neighborhood's character.

g) **The proposed use will not materially endanger the public health or safety of the community if located where proposed and developed according to the submitted and approved plan.**
   a. The outdoor operation space will comply with all safety codes, including fire regulations, sanitation, and proper waste management. A well-maintained, safe, and hygienic space will further ensure that there are no health or safety concerns that would negatively impact surrounding properties.




VICINITY SKETCH
NTS

SITE PLAN:
SCALE 1"=10'




LEGEND

| | |
|---|---|
| R/W | RIGHT OF WAY |
| EIP | EXISTING IRON PIPE |
| EIS | EXISTING IRON STAKE (RE-BAR) |
| EOP | EDGE OF PAVEMENT |
| WM | WATER METER |
| WV | WATER VALVE |
| TP | TELEPHONE PEDESTAL |
| UP | UTILITY POLE |
| PT | PRESSURE TREATED |

THIS PLAN IS THE PROPERTY OF AMP'D ENGINEERING, PLLC, AND MAY NOT BE USED OR REPRODUCED WITHOUT THEIR PERMISSION. DESIGNER ASSUMES NO LIABILITY FOR ANY CONSTRUCTION FROM THIS PLAN. CONTRACTOR MUST VERIFY ALL DIMENSIONS PRIOR TO PROCEEDING WITH CONSTRUCTION. CAUTION MUST BE EXERCISED IN MAKING ANY CHANGES IN THIS PLAN, ONLY THE ENGINEER SHOULD ATTEMPT MODIFICATIONS. IT IS THE DUTY OF THE CONTRACTOR TO VERIFY ALL PERMITS ARE APPROVED, APPROVED PLANS BEING USED AND EXISTING CONDITIONS MATCH PLAN.

GENERAL NOTES:
1. CONSTRUCTION TO BEGIN ONLY AFTER ALL PERMITS HAVE BEEN ISSUED BY THE TOWN OF BEAUFORT.
2. PROPOSED COVERED PATIO AREA TO EXTEND FROM EXISTING STRUCTURE TO THE R/W. ALL SUPPORT PILINGS TO REMAIN 10' FROM R/W.
3. PROPERTY INFORMATION:
   3.1. DEED REF 1717-266 4/15/2021
   3.2. PLAT REF MM-511
4. THE PROPERTY IS WITHIN THE LOWER LIVE OAK STREET CORRIDOR OVERLAY DISTRICT, B-1 ZONING.
5. THE SPECIAL USE PERMIT DESIRED IS FOR OUTDOOR BAR USE.
6. SURVEY AND EXISTING CONDITIONS DATA PROVIDED BY KR BAREFOOT SURVEYING DATED MARCH 3, 2025.
7. AREA DISTURBED ONLY PROPOSED THAT OF THE FENCED IN AREA OUTSIDE OF PROPOSED DRIP LINE OF ROOF AND UNDER DRIP LINE, 828 SF.
8. EXISTING AREA WHERE PROJECT IS PROPOSED CURRENTLY IS ALL IMPERVIOUS, CONCRETE OR ASPHALT COVERS AREA. CONCRETE WILL BE PLACED BACK IN AREA UNDER ROOF AREA AND WITHIN FENCED IN AREA.

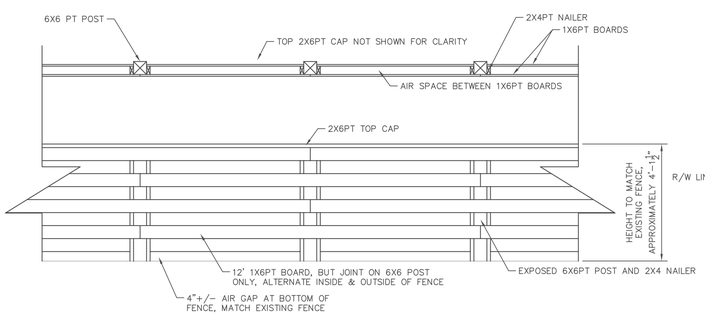
811 Know what's below. Call before you dig.

NORTH CAROLINA PROFESSIONAL SEAL 43250 ENGINEER ATHAN M. PARKER

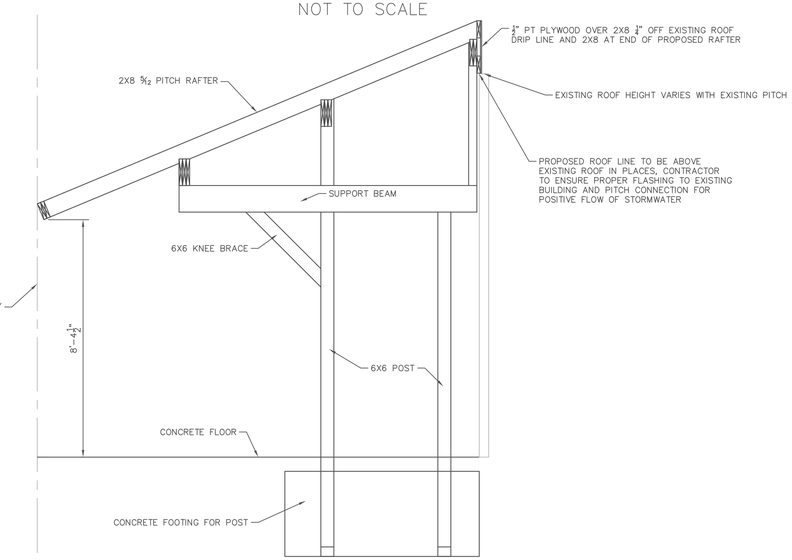
PROPOSED STRUCTURE
PLAN VIEW:
SCALE 1/4"=1'




PROPOSED FENCE
DETAIL:
NOT TO SCALE




PROPOSED STRUCTURE
PROFILE VIEW:
NOT TO SCALE




AMP'D ENGINEERING, PLLC
FIRM LICENSE NO P-1532
PO BOX 4580
EMERALD ISLE, NC 28594
athan.parker@ampdengineering.com
252-777-0141

PROJECT AREAS:

| | |
|---|---|
| PROPOSED ROOF: | 630 SF |
| FENCED AREA: | 828 SF |

OWNER:
ZACHOS MAN, LLC
408 LIVE OAK ST
BEAUFORT, NC 28516

DEVELOPER/APPLICANT:
BEAUFORT BAR
MICHAEL THAGARD
2629 LENNOXVILLE RD
BEAUFORT, NC 28516
252-732-5919

# BEAUFORT BAR

PROPOSED COVERED OUTDOOR PATIO TO SERVE THE BEAUFORT BAR
410 LIVE OAK ST
UNIT A
BEAUFORT, NC

DATE: 4/3/2025

| REV: | DATE: |
|---|---|
| ADD DETAIL FOR APPLICATION | 4/17/2025 |
| TRC COMMENTS | 5/1/2025 |
| | |
| | |
| | |
| | |
| | |

SHEET:
SITE PLAN &
BUILDING PLAN

SHEET NUMBER:
1 OF 1

# TOWN OF BEAUFORT
# ORDER APPROVING A SPECIAL USE PERMIT

The Board of Commissioners for the Town of Beaufort, having held an evidentiary hearing on June 9, 2025, to consider Case # 25-09, submitted by Michael Thagard, a request to add outdoor operation to the "Beaufort Bar", an existing indoor bar at 410-A Live Oak Street in the General Business (B-1) zoning district, and having heard all of the evidence and arguments presented at the hearing, makes the following **FINDINGS OF FACT** and draws the following **CONCLUSIONS**:

In accordance with Section 20 of the Town's Land Development Ordinance, the Board **FINDS** as follows: a) The proposed use is an allowable special use in the zoning district it is being located within; b) The application is complete; c) the location and character of the use will be in conformity with the Town's Comprehensive and CAMA Land Use Plan and other comprehensive planning elements; d) Streets, driveways, parking lots, traffic control, and any other traffic circulation features shall be designed and provided in accordance with current traffic engineering standards and Town regulations and found to be adequate for the proposed special use; e) The proposed special use will not substantially injure the value of adjoining or abutting properties; f) The proposed special use will be compatible and in harmony with adjoining land uses and the development patterns of the immediate area; and, g) The proposed use will not materially endanger the public health or safety of the community if located where proposed and developed according to the submitted and approved plan.

Therefore, on the basis of all the foregoing, **IT IS ORDERED** that the application for a **SPECIAL USE PERMIT** be **APPROVED TO ALLOW A TAVERN/BAR/PUB WITH INDOOR AND OUTDOOR OPERATION AT 410-A LIVE OAK STREET FOR A PERIOD OF TWELVE MONTHS FOLLOWING VALIDATION OF THIS SPECIAL USE PERMIT, WITH THE FOLLOWING CONDITIONS:**

- The Special Use Permit hereby issued shall expire and be of no further force and effect at 11:59 am on July 14, 2026;
- A six-foot tall fence must be erected surrounding the outdoor area to aid in noise attenuation.

Ordered this 14th day of July, 2025.

Sharon E. Harker, Mayor

Elizabeth Lewis,
Clerk to the Board

SEAL OF TOWN OF BEAUFORT • NORTH CAROLINA
TOWN OF BEAUFORT
17 22
North Carolina
INC. 1722

# SECTION 20 Special Use Permits

A) ***General.***
Special uses are practices which are not permitted by right in any zoning district in the Town but may only be granted after due consideration by the BOC. The consideration of a special use application is a quasi-judicial function to be conducted in accordance with the procedure set forth in Section 32, Quasi-Judicial Procedure. Special use permits may only be granted by the BOC following a recommendation by the Planning Board and the completion of the quasi-judicial review process by the BOC as outlined in Section 32.

A Special Use Permit is a permit issued to authorize development or land uses in a particular zoning district upon presentation of competent, material, and substantial evidence establishing compliance with one or more general standards requiring that judgment and discretion be exercised as well as compliance with specific standards.

B) ***Special Use Permit Application Procedures.***

1) A written application for a special use permit in all zones shall be submitted to the Town's Planning and Inspections Department in accordance with the requirements of Section 1 and Section 31 of this Ordinance and all applicable administrative regulations. The application shall include:
   a) A proposed use site plan which contains information documented in Section 18(C) of this Ordinance and the specific information below:
      i) A vicinity map and survey of the parcel which shall include the zoning and use of all adjacent properties;
      ii) A legend identifying all symbols on the map;
      iii) A North arrow and a scale;
      iv) A preliminary design of the proposed use which shows all existing and proposed structures, parking layouts, driveways, buffering, landscaping, points of ingress and egress, easements, minimum building lines, and street rights-of-way;
      v) A site data block of features which includes the proposed use(s), square footage of the proposed and existing structure(s), site zoning, total acreage, number of lots, minimum lot size, and average lot size;
      vi) The map book, page number, and deed book information;
      vii) A note stating whether any portion of the property is included in any adopted Town plan; and,
      viii) Any other related information requested by Town staff, the Planning Board, or the BOC.
      ix) All required environmental permit improvements needed for the property.
   b) The special use permit sought; and,
   c) Information supporting the existence of the required findings, and providing such plans or other relevant data as may be required by the Town.

2) Whenever an application is submitted for a special use permit in a residential zone, the applicant shall also include:
   a) A narrative which illustrates the appropriateness of the proposed use in a residential zone. This narrative shall also describe all the architectural design features which make the proposed use and associated building compatible with the urban character of the residential neighborhood;
   b) The submitted site plan shall also include all street front architectural elevation drawings to ensure the compatibility of the building(s) with the surrounding residential structures; and,
   c) Additionally, the BOC and Town staff may require a professional rendering or any other graphic illustration of the proposed structure.
3) The application shall be reviewed by Town staff and submitted with comments and recommendation to the Planning Board for review. The Planning Board shall review the application for a special use permit and make a recommendation as to whether is should be approved or denied. After the Planning Board makes its recommendation, the application shall be forwarded to the BOC for consideration.

C) ***Quasi-Judicial Proceeding Notification Requirements.***
The Planning Board will review and make recommendations regarding all applications for a special use permit. The BOC shall schedule a quasi-judicial proceeding for the application and BOC consideration after reasonable opportunity for staff and Planning Board review. In considering the application, the BOC shall follow the procedures set forth in Section 32, Quasi-Judicial Procedure.

D) ***Procedures on Special Use Applications.***
In considering whether to approve an application for a special use permit, the BOC shall proceed as follows:

1) The BOC shall conduct an evidentiary hearing in accordance with the provisions of Section 32, Quasi-Judicial Procedure, herein. And consider relevant information regarding whether the required findings under Section 20(E) exist and whether the special use is appropriate in the proposed location.
2) The BOC shall consider whether the application complies with each individual required finding specified in Section 20(E). The BOC need not make the required findings at the time of the hearing and may vote to table the matter and request information if needed. If the special use permit application is approved, the BOC motion shall contain language showing all the required findings under Section 20(E) have been met, and in the absence of specific findings, it shall be conclusively presumed the application complies with all the findings in Section 20(E).
3) The BOC shall render a decision within a reasonable period of time not to exceed ninety days after holding the evidentiary hearing for the proposed special use application. The BOC need not issue a decision at the time of the hearing if additional information is needed and may table the matter until a later date.
4) If the application is found not to be in compliance with one or more of the required findings of Section 20(E) or any other applicable section of this Ordinance, the application shall be denied. Such motion shall specify the particular findings the application fails to meet.

5) Notwithstanding the specific requirements of this Ordinance, the BOC may impose additional conditions and reasonable requirements upon the requested special use permit in order to ensure the use is consistent with the required findings as specified under Section 20(E).
6) The BOC shall render its decision on the special use permit application, in writing, in accordance with the provisions of Section 32 herein.

E) ***Required Findings.***

1) In addition to any other findings or requirements as specified by any other section of this Ordinance, before any application for a special use may be granted or denied, the BOC shall make each of the following findings:
   a) The proposed use is an allowable special use in the zoning district it is being located within;
   b) The application is complete;
   c) The location and character of the use will be in conformity with the Town's Comprehensive and CAMA Land Use Plan and other comprehensive planning elements;
   d) Streets, driveways, parking lots, traffic control, and any other traffic circulation features shall be designed and provided in accordance with current traffic engineering standards and Town regulations and found to be adequate for the proposed special use;
   e) The proposed special use will not substantially injure the value of adjoining or abutting properties;
   f) The proposed special use will be compatible and in harmony with adjoining land uses and the development patterns of the immediate area; and,
   g) The proposed use will not materially endanger the public health or safety of the community if located where proposed and developed according to the submitted and approved plan.
2) The BOC shall make its findings based on "competent, material and substantial evidence" as described in N.C. Gen. Stat. §160D-406 in accordance with the procedures set forth in Section 32 herein.
3) Compatibility Standards for Special Uses in Residential Zones:
   In deciding whether the architectural elements of the proposed special use in a residential zone will be compatible with the adjoining buildings, the BOC shall review said proposal in reference to the following architectural elements:
   a) Size (footprint);
   b) Height;
   c) Proportion and scale;
   d) Roof shape(s);
   e) Setbacks;
   f) Location, size, and number of openings (doors and windows);
   g) Materials;
   h) Color; and,
   i) Texture.

C) ***B-1 General Business District.***

The General Business District is established as the zoning district in which a wide variety of sales and service facilities may be provided to the general public. This district will be located throughout the Town's planning and development regulation jurisdiction.

1) Minimum Lot Size.
All lots in the B-1 district shall be a minimum of five thousand square feet (5,000 $ft^2$).

2) Minimum Lot Width.
All lots in the B-1 district shall have a minimum lot width of sixty feet (60') at the minimum building line.

3) Building Setback and Building Height Requirements and Limitations.
Subject to the exceptions allowed in this Ordinance, each structure on a lot in this zoning district shall be set back from the boundary lines of the lot at least the distances provided in the tables set forth in this section. The building height limitation in this district is provided in the tables set forth in this section.

**Table 9-5 Lot Requirements**

| *District* | *Front Setback (Right-of-Way)* | *Rear Setback* | *Side Setback* | *Building Height Limitation* |
|---|---|---|---|---|
| B-1 | 30 feet | 15 feet | 15 feet | 40 feet |

4) Accessory Building Setback Requirements.
All accessory buildings shall comply with all setback provisions of this Ordinance, including but not limited to Section 2(F), Section 6 and Section 15 of this Ordinance.

5) Permitted Uses.

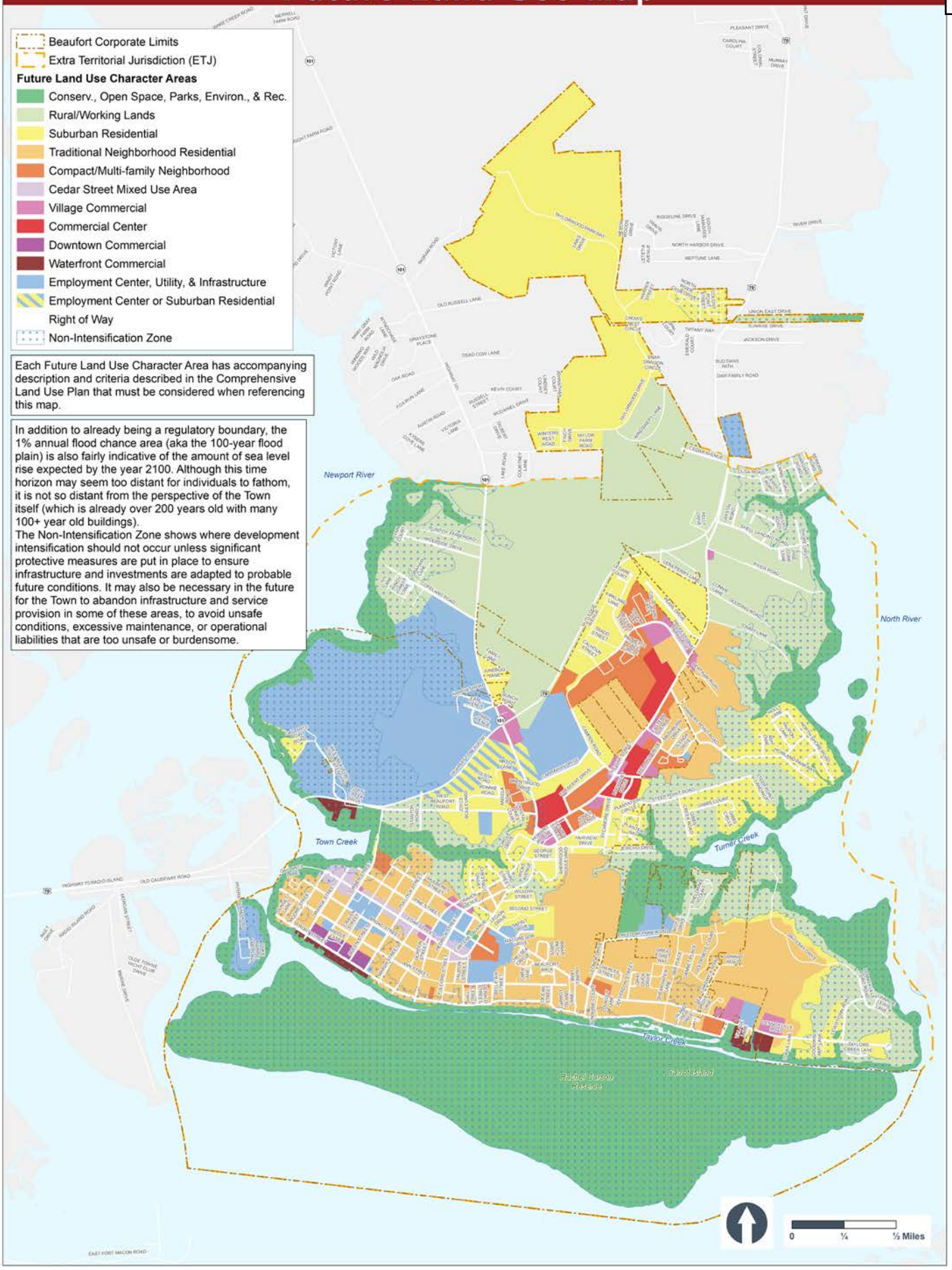
Amusement Establishment
Antenna Co-Location on Existing Tower
Aquaculture
Assisted Living
Athletic Field, Public
Bed & Breakfast
Boat Sales/Rentals
Car Wash
Club, Lodge, or Hall
Commercial Indoor Recreation Facility
Community Garden
Concealed (Stealth) Antennae & Towers
Convenience Store
Day Care Center
Dock
Dry Boat Storage
Financial Institution
Government/Non-Profit Owned/ Operated Facilities & Services
Hospital
Hotel or Motel
Kennel, Indoor Operation Only
Library
Liquor Store
Moped/Golf Cart Sales/Rentals
Mortuary/Funeral Home/Crematorium
Motor Vehicle Sales/Rentals
Museum
Neighborhood Recreation Center, Public
Nursing Home
Office: Business, Professional, or Medical
Other Building-Mounted Antennae & Towers
Outdoor Retail Display/Sales
Park, Public
Parking Lot
Parking Structure
Personal Service Establishment
Pool Hall or Billiard Hall
Produce Stand/Farmers' Market
Public Safety Station
Public Utility Facility
Religious Institution
Resource Conservation Area

Restaurant with Drive-Thru Service
Restaurant with Indoor Operation
Retail Store
Satellite Dish Antenna
Signs, Commercial Free-Standing
Tavern/Bar/Pub with Indoor Operation
Temporary Construction Trailer
Theater, Small
Transportation Facility
Utility Minor
Vehicle Charging Station
Vehicle Service

6) Special Uses (*Special Uses* requirements may be found in Section 20 of this Ordinance).

Adult-Oriented Retail Establishment
Commercial Outdoor Amphitheater
Commercial Outdoor Recreation Facility
Commercial Waterfront Facility
Gas/Service Station
Golf Driving Range
Hazardous Material Storage
Kennel, Indoor/Outdoor Operation
Manufacturing, Light
Marina
Microbrewery
Microdistillery
Mini-Storage
Mixed Use
Outdoor Amphitheater, Public
Outdoor Storage
Preschool
Restaurant with Outdoor Operation
School, K-12
School, Post-Secondary
Tavern/Bar/Pub with Outdoor Operation
Theater, Large
Utility Facility
Wholesale Establishment

# Future Land Use Map



# Employment Center / Utility / Infrastructure

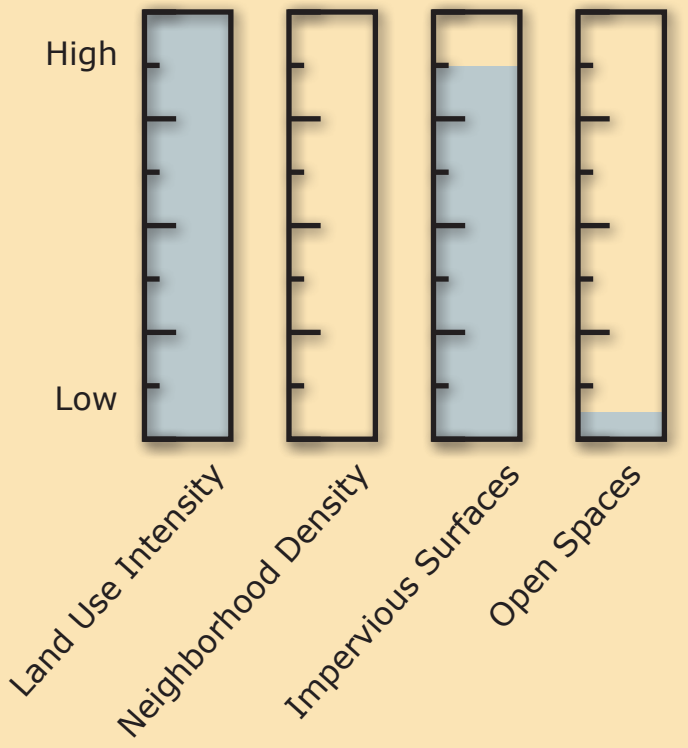
## General Description:

These employment-supporting land uses provide jobs and centers for economic growth. In many other Towns, these types of uses are heavily screened or separated from different uses, but in Beaufort they are typically pre-existing and/or are already closely located to neighboring structures. These areas should not be allowed to develop for lower intensity uses to infiltrate, since this type of land usually already has the unique combination of factors needed to support these higher intensity uses, and the value to the community of these larger employment-generating uses is significant.

## Streets and Circulation:

Because these uses have requirements that are often specific to the occupant, care should be taken at development to

*Comparative Dashboard*




## EXAMPLE USES:

### *Typical Uses:*

Offices, manufacturing, fabrication, and industrial uses, lumber yards or high intensity contractor's offices, breweries and distilleries, transportation, logistics, and warehousing. Industrial-supportive commercial uses, such as wholesale operations. Larger institutional uses, such as hospitals or technical colleges involving industrial uses, but excluding non-intensive uses such as churches and primary and secondary schools.

### *If Context Appropriate:*

» Institutional operations (government maintenance buildings, etc.), provided they do not detract from the overall commercial nature of an area.

» Some outside industrial operations may be permissible, depending on location and the extent of external impacts. Otherwise, indoor operations are preferable.

» Lay-down yards and outdoor storage of heavy equipment or materials.

» Storage of hazardous materials should only occur outside of areas susceptible to flooding. Best practices would exclude more than just areas in the 100-year floodplain to ensure the risk of environmental pollution is tightly managed.

# Employment Center / Utility/Infrastructure

maintain efficient traffic flow and cross access, while also respecting occupant needs. Automobiles and freight are prioritized over pedestrians, although pedestrian linkages may still be necessary in some locations. Streets are designed to accommodate larger vehicles and delivery trucks. Typically, blocks should not need to exceed 500' to 600', but in some locations (such as the old Atlantic Veneer campus) these areas have grown through the years with much larger block sizes.

## Other Concerns:

With the ever-present high demand for residential properties in coastal communities, it is difficult to argue against old industrial or manufacturing properties converting to residential neighborhoods. This is especially difficult if buildings are vacant and there is limited demand for manufacturing business space. However, it is important to realize that once these industrially-suited areas are lost they will likely never return. This may be tolerable and/or even appropriate, based on the specific situation, but it is a consideration to be discussed, especially given some community members' desire to diversify the employment base of the community away from a heavy reliance on tourism. If these properties are lost and demand for those uses still exists, it is likely new sites will be developed elsewhere, potentially not in Town limits.







*Examples of Employment Center/Utility/Infrastructure*

**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

**Beaufort Planning Board Regular Meeting**
**6:00 PM Monday, April 20, 2026 – 614 Broad Street- Train Depot**

**AGENDA CATEGORY:** New Business – Rezoning

**SUBJECT:** To recommend approval or denial to the Board of Commissioners for the rezoning of 100 Cedar Street from B-1 to CS-MU.

**BRIEF SUMMARY:**

The applicant wishes to rezone 100 Cedar Street which is currently zoned B-1 and contains 0.688 acres to R-8. The proposed rezoning is consistent with the adopted CAMA Land Use Plan of December 2023.

**REQUESTED ACTION:**

Discussion

Recommendation on Proposed Rezoning

**EXPECTED LENGTH OF PRESENTATION:**

20 Minutes

**SUBMITTED BY:**

Kyle Garner, AICP

Planning & Inspections Director

**BUDGET AMENDMENT REQUIRED:**

N/A

Attachment - A

# Staff Report

**To:** Planning Board
**From:** Kyle Garner, AICP

**Date:** 4/13/2026
**Meeting Date:** 4/20/2026

## Case Number 25-06

**Summary of Request:** Rezone 100 Cedar Street from B-1 to CS-MU

## Background

| | |
|---|---|
| **Location(s) & PIN** | 100 Cedar Street (Pin # 730617112912000) |
| **Owners**<br>**Applicant** | Beaufort TCS LLC |
| **Current Zoning** | R-20 |
| **Lot(s) Size & Conformity Status** | .24 Acres (10,474 sq. ft. approx.) Conforming |
| **Existing Land Use** | Commercial Office |
| **Adjoining Land Use & Zoning** | **North** Homer Smith Marina (Across Cedar Street) – WC<br>**South** Single Family zoned – 8<br>**East** Compass Hotel Parking Lot – B-1<br>**West** NCDOT Property – Former Bridge |
| **Special Flood Hazard Area** | ☒ Yes ☐ No |
| **Public Utilities** | |
| Water | ☒ Available ☐ Not Available |
| Sewer | ☒ Available ☐ Not Available |
| **Additional Information** | See Staff Comments |
| **Requested Action** | Discussion.<br>Provide recommendation to the Board of Commissioners to:<br>• Approve the request; • Deny the request; or<br>• Recommend more restrictive zoning district |

## Staff Comments

- In 2019 the Cedar Street Mixed Use District was created to complement the Entry Master Plan, CAMA Land Use Plan and the development pattern which was in a state of transition with the relocation of US Hwy. 70.
- There is currently one structure on the property which does not meet the setbacks for B-1 rendering it non-conforming.
- A rezoning to CS-MU would not change the non-conforming status of the structures as they would still not meet the rear yard setbacks of 20 feet.

**CAMA Land Use Plan – Future Land Use Classifications**

In accordance with **NCGS § 160D-604(d)**, when conducting a review of proposed zoning text or map amendments the Planning Board shall advise and comment on whether the proposed action is consistent with the Town of Beaufort Comprehensive and CAMA Land Use Plan that has been adopted and any other officially adopted plan that is applicable.

The Planning Board shall provide a written recommendation to the BOC that addresses plan consistency and other matters as deemed appropriate by the Planning Board, but a comment by the Planning Board that a proposed amendment is inconsistent with the Town of Beaufort Comprehensive and CAMA Land Use Plan shall not preclude consideration or approval of the proposed amendment by the BOC.

The recently adopted CAMA Land Use Plan identifies this property as **Cedar Street – Mixed Use** which is consistent with the rezoning request to CS-MU. (See Land Use Map & Attached Land Use Description

**Attachments:**

Attachment B - Vicinity Map
Attachment C - Zoning Map
Attachment D - CAMA Map
Attachment E – CAMA Description
Attachment F - Application Package
Attachment G - CAMA Consistency Statement
Attachment H - LDO Sections (B-1 & CS-MU)
Attachment I - Abutting Property Owners
Attachment J – Property Survey

# Comparison of Zoning Standards
# Existing B-1 to Proposed CS-MU

| Item | Existing (B-1) | Proposed (CS-MU) |
|---|---|---|
| **Minimum Lot Size** | 5,000 sq. ft. | N/A |
| **Lot Width** | 60’ Minimum | N/A |
| **Front Setback** | 30 feet | 10 foot minimum<br>20 feet maximum |
| **Side Setback** | 15 feet | 0 feet |
| **Rear Setback** | 15 feet | 20 feet |
| **Building Height** | 35 Feet*<br>Local Historic District | 35 Feet*<br>Local Historic District |

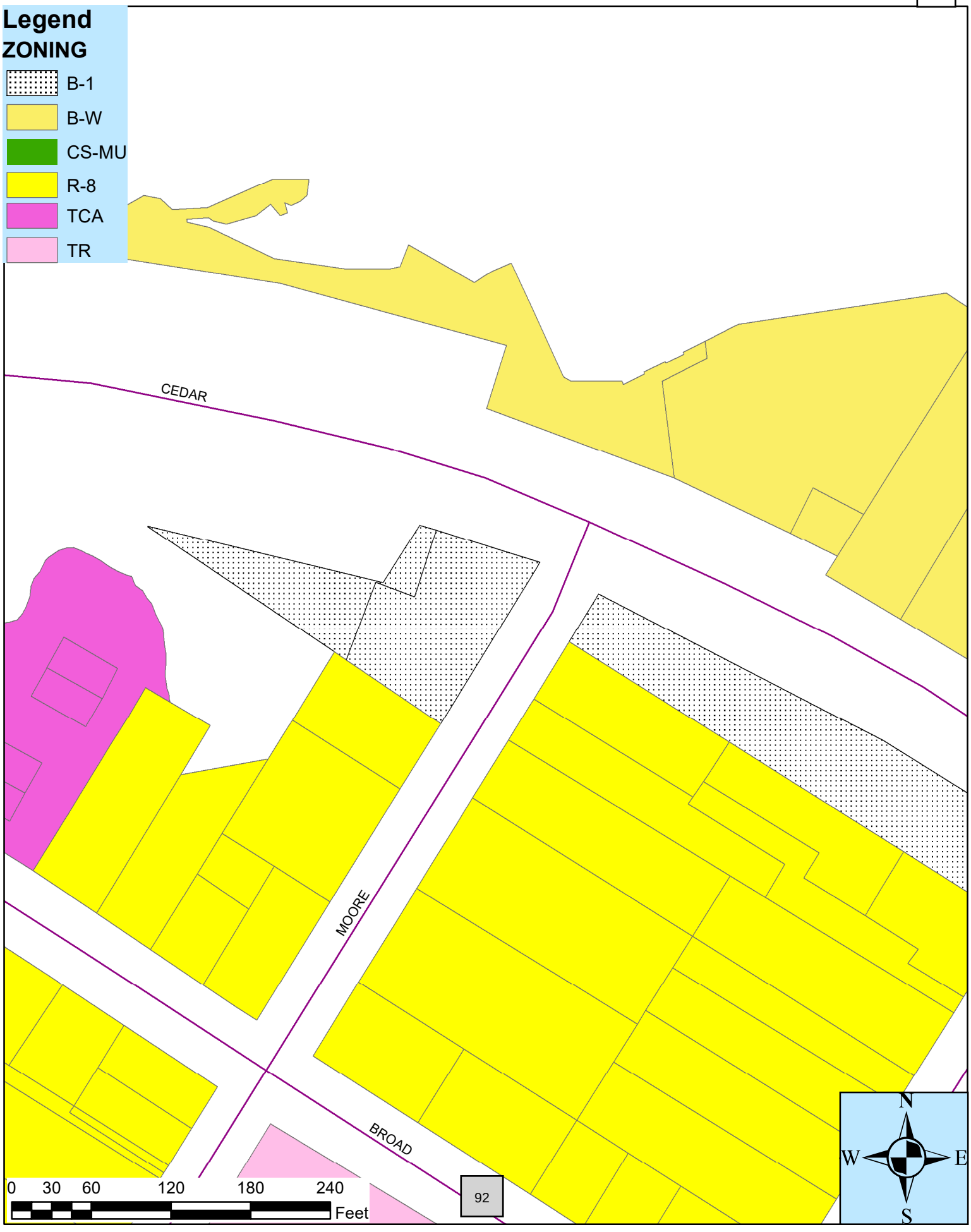
# Attachment - B - Case 26-09 - 100 Cedar Street Rezoning B-1 to CS-MU





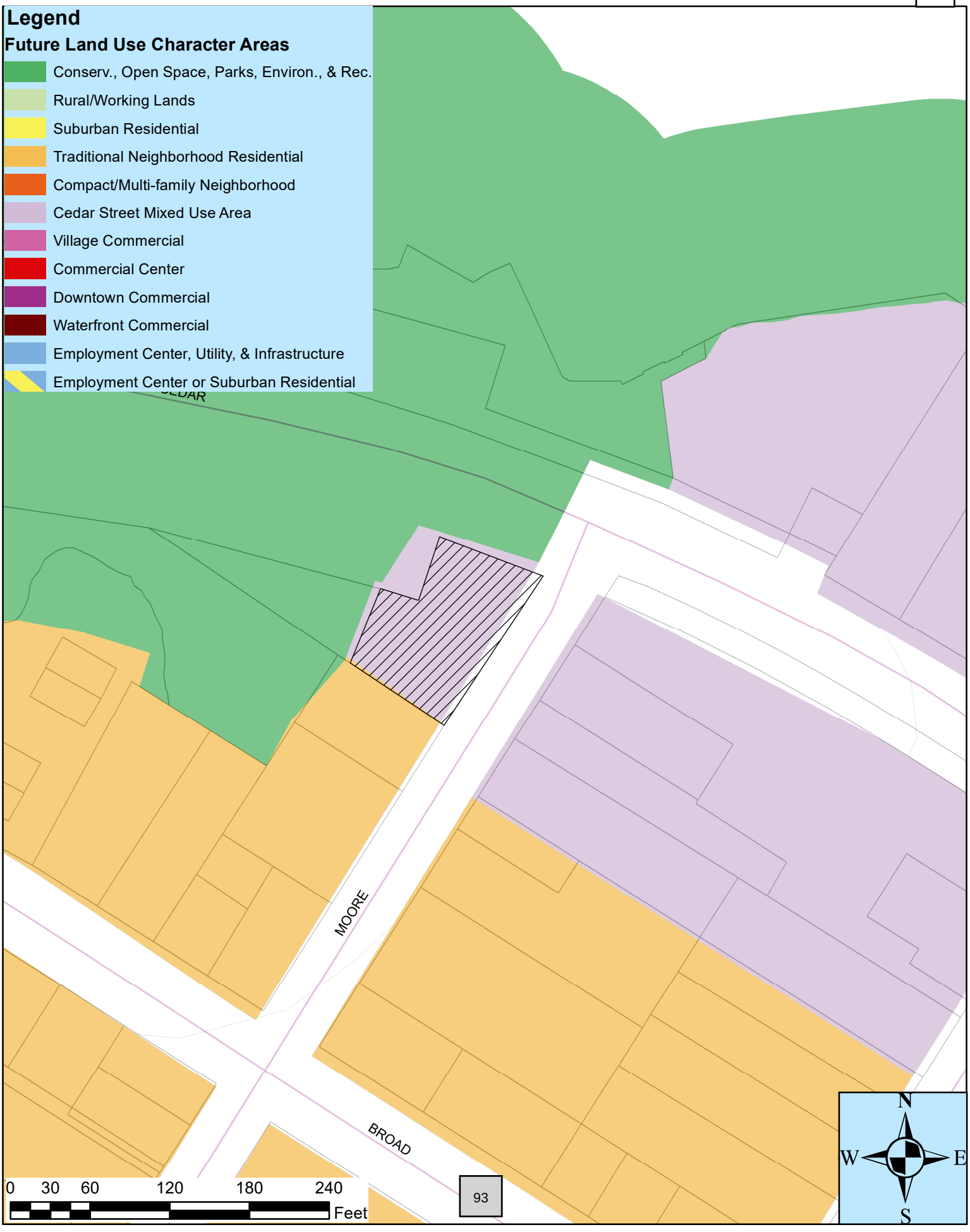
# Attachment C - Zoning Map





# Attachment D - CAMA Map





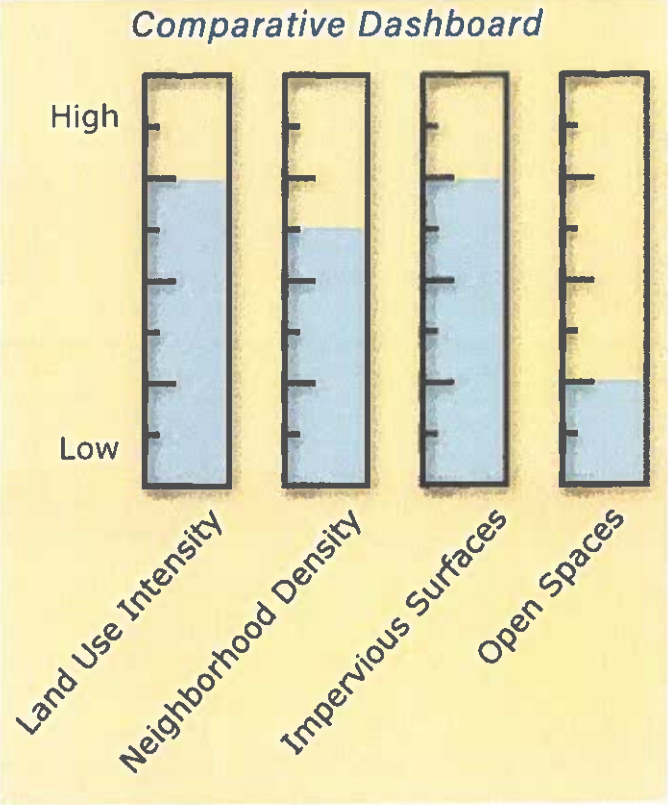
# Village Commercial

## General Description:

These areas have small-scale non-residential uses that serve the neighborhood and sometimes even a greater region. Often it may only be three or four corners of an intersection or one large, multi-tenant compound, but sometimes larger geographic stretches may also be appropriate. Sites, structures, and streets are human-scaled. Buildings may be setback from the street, particularly if it is a previously residential structure that has been converted for a commercial use. It may also be appropriate to have buildings pulled up to the street, with parking in the rear, especially at busy intersections or in particularly active nodes.

## Streets and Circulation:

Streets should have good pedestrian facilities to support walking from businesses-to-business or from home-to-business. Pedestrians are prioritized, but automobiles are accommodated, and




## EXAMPLE USES:

### *Typical Uses:*

Smaller footprint, lower intensity, neighborhood serving commercial, retail, services, or offices. Pedestrian-serving uses (boutique shops or fitness studios, personal care, arts) are more appropriate than automobile-oriented uses (vehicle or machinery repair, rental and service, commercial nurseries or lumber yards, fast food restaurants, drive-thru banks, etc.). Upper story dwellings (aka "live/work") are also appropriate.

### *If Context Appropriate:*

- Institutional uses (churches, schools, hospital, government buildings, etc.).
- On parcels directly adjacent to this area, multi-family residential may be appropriate, potentially providing customers for local businesses.
- Higher density residential development, whether as detached or low-impact attached residential is usually appropriate within a ¼ mile walking distance of these areas.

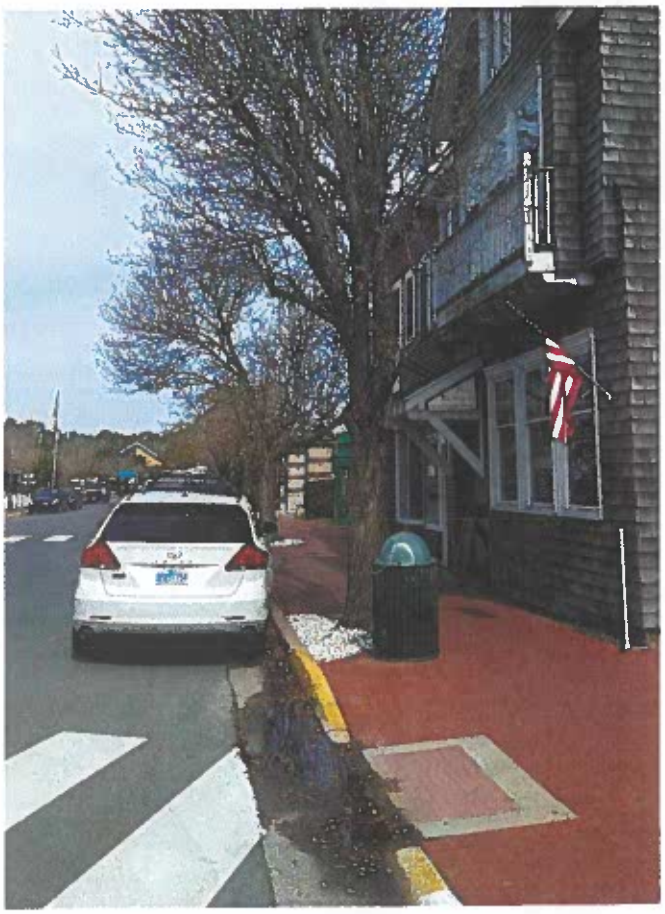
# Cedar Street Mixed-Use Area

rarely has blocks longer than 500' on a side. On-street parking serves both visitors and residents. Bicycles will have dedicated facilities but may share the vehicular travel lanes where speed limits and traffic volumes are low enough to accommodate them safely. It is important to prepare the area for potential future transit.

## Other Concerns:

Vertically integrating residential uses with commercial uses can maximize walkability and livability. Nearby public parks and access to the water provide outdoor recreational opportunities. It is possible that in the future, Cedar Street becomes a second downtown hub similar to Front Street.



*Examples of Cedar Street Mixed-Use Areas.*

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

# APPLICATION FOR AN AMENDMENT TO THE BEAUFORT ZONING MAP

**Instructions:**

Please complete the application below, include all the required attachments and the **$300.00 for Rezoning request with no Land Use Plan Change** or **$400.00 for Rezoning Request with Land Use Plan Change** and return to the Beaufort Town Hall, 701 Front Street or P.O. Box 390, Beaufort, N.C., 28516. Incomplete applications will not be processed and **will be** returned to the applicant. Please contact Planning and Inspections at 252-728-2142 if there are any questions.

## APPLICANT INFORMATION

Applicant Name: BTTP Partnership

Applicant Address: 1305 Front Street, Beaufort, NC 28516

Phone Number: (919) 272-1908 Email: tmikels@atlasstark.com

Property Owner Name: Beaufort TCS LLC

Address of Property Owner: 2301 Executive Circle, Greenville, NC 27834-3768

Phone Number: (252) 916-4053 Email: fbs@brucesalter.com

## PROPERTY INFORMATION

Property Address: 100 Cedar Street, Beaufort, NC 28516

15-Digit PIN: 730617112912000 Lot/Block Number: NA

Size of Property (in square feet or acres): 10474 SF

Current Zoning: B-1 Requested Zoning: CS-MU

Current Use of Property: ☐ Residential ☐ Vacant ☑ Commercial ☐ Other: _____

Applicant Signature — Date of Applicant's Signature: 3/27/26

SEE SECOND PAGE

Property Owner Signature (if different than applicant) — Date of Owner's Signature

An application fee of **$300.00 for Rezoning request with no Land Use Plan Change** or **$400.00 for Rezoning Request with Land Use Plan Change**, either in cash, money order, or check made payable to the "Town of Beaufort," should accompany this application. Payments can be made in person on the day of submittal and at such time, a credit card can be used to make the payment. Credit card payments are subject to a 3% extra fee.

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

## APPLICATION FOR AN AMENDMENT TO THE BEAUFORT ZONING MAP

**Instructions:**

Please complete the application below, include all the required attachments and the **$300.00 for Rezoning request with no Land Use Plan Change** or **$400.00 for Rezoning Request with Land Use Plan Change** and return to the Beaufort Town Hall, 701 Front Street or P.O. Box 390, Beaufort, N.C., 28516. Incomplete applications will not be processed and **will be** returned to the applicant. Please contact Planning and Inspections at 252-728-2142 if there are any questions.

### APPLICANT INFORMATION

Applicant Name: BTTP Partnership

Applicant Address: 1305 Front Street, Beaufort, NC 28516

Phone Number: (919) 272-1908 Email: tmikels@atlasstark.com

Property Owner Name: Beaufort TCS LLC

Address of Property Owner: 2301 Executive Circle, Greenville, NC 27834-3768

Phone Number: (252) 916-4053 Email: fbs@brucesalter.com

### PROPERTY INFORMATION

Property Address: 100 Cedar Street, Beaufort, NC 28516

15-Digit PIN: 730617112912000 Lot/Block Number: NA

Size of Property (in square feet or acres): 10474 SF

Current Zoning: B-1 Requested Zoning: CS-MU

Current Use of Property: ☐Residential ☐Vacant ☑Commercial ☐Other: _____

SEE SECOND PAGE
Applicant Signature

Date of Applicant's Signature

F. Bruce Salter
Property Owner Signature (if different than applicant)

3/27/26
Date of Owner's Signature

An application fee of **$300.00 for Rezoning request with no Land Use Plan Change** or **$400.00 for Rezoning Request with Land Use Plan Change**, either in cash, money order, or check made payable to the "Town of Beaufort," should accompany this application. Payments can be made in person on the day of submittal and at such time, a credit card can be used to make the payment. Credit card payments are subject to a 3% extra fee.

Please refer to the ***Land Development Ordinance***, Section 3 and all other pertinent sections for the information required to accompany this application.

## REQUIRED ATTACHMENTS FOR AN AMENDMENT TO THE BEAUFORT ZONING MAP

**Please provide the following as attachments to the zoning map amendment form:**

1. A statement as to whether or not the proposed zoning amendment is consistent with the Beaufort Land Use Plan.
2. A statement as to how the zoning amendment will promote the public health, safety or general welfare of the Town of Beaufort.
3. Proof of ownership (For example: a copy of the deed or city tax statement).

   If a property is owned by more than one individual or if multiple properties under different ownership are applying under one request, attach a statement and signatures indicating that all owners have given consent to request the zoning change.
4. An area map of property to scale which includes:
   - North Arrow;
   - All Property lines and accurate property line dimensions;
   - Adjacent streets and names;
   - Location of all easements;
   - Location of all structures;
   - Zoning classifications of all abutting properties.
5. Please submit one digital/electronic copy of any drawings or plans associated with the amendment. At least one paper copy of the drawings or plans should also be submitted.
6. A TYPED list all property owners (with addresses) within 100 feet of the boundary lines of all properties requested to be rezoned (notification of adjacent property owners by the Town is required by North Carolina law).

**THE COMPLETE APPLICATION WITH SUPPORTING DOCUMENTATION IS DUE TO TOWN STAFF AT LEAST 15 WORKING DAYS PRIOR TO A SCHEDULED PLANNING BOARD MEETING.**

The Town's website is **www.beaufortnc.org**.

**OFFICE USE ONLY** Revised 08/2020

Received by: _____ Reviewed for Completeness By: _____

Date: _____ Date Deemed Complete and Accepted: _____



**THE CULLIPHER GROUP, P.A.**
**ENGINEERING & SURVEYING SERVICES**

REZONING REQUEST

# 100 CEDAR STREET

B-1 TO CS-MU

**CONSISTENCY STATEMENT FOR PROPOSED REZONING IN ACCORDANCE WITH LAND USE PLAN.**

THE FUTURE LAND USE PLAN SHOWS THIS PROPERTY AS PART OF THE FUTURE CEDAR STREET MIXED USE DISTRICT, THEREFORE COMPLING.

**STATEMENT ON HOW ZONING AMENDMENT WILL PROMOTE HEALTH, SAFETY OR GENERAL WELFARE OF THE TOWN OF BEAUFORT.**

WE BELIEVE REZONING THE PROPERTY TO CS-MU WILL PROMOTE THE WELFARE OF THE TOWN OF BEAUFORT. THE PROPOSED ZONING MEETS THE PLANS FOR THE FUTURE LAND USE INDICATING THAT THE FUTURE OF THIS AREA WAS IN THE BEST INTEREST OF THE PUBLIC.

**COPY OF DEED ATTACHED**

**REZONING MAP ATTACHED**

**TYPED LIST OF PROPERTY OWNERS WITHIN 100 FEET ATTACHED .**

**HESTRON PLAZA TWO**
**151-A NC HWY 24**
**MOREHEAD CITY, NC 28557**
**(252) 773-0090**

FOR REGISTRATION REGISTER OF DEEDS
Karen S. Hardesty
Carteret County, NC
July 17, 2023 2:37:34 PM
DEED # Pages: 3
Fee:$26.00 NC Revenue Stamp:$1,580.00
FILE # 1804175

4.

Karen S. Hardesty

# NORTH CAROLINA GENERAL DEED

Excise Tax: $1580.00

Parcel Identifier No. 730617112912000 Verified by Carteret County on the ____ day of_____, 2023.
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: 100 Cedar Street

THIS DEED made this 13 day of July, 2023 by and between

| GRANTOR | GRANTEE |
|---|---|
| Sound Shore Construction, Inc.<br>A North Carolina Corporation<br>1913 Front Street<br>Beaufort, NC 28516 | Beaufort TCS, LLC<br>A North Carolina Limited Liability Company<br>P. O. Box 867<br>New Bern, NC 28561 |

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"**

Submitted electronically by "Ward and Smith, P.A."
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Carteret County Register of Deeds.

All or a portion of the property herein conveyed does not include the primary residence of a Grantor.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 1522, Page 448, Carteret County Registry.

A map showing the above described property is recorded in Plat Book ___, Page ___, Carteret County Registry.

TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

And the Grantor covenants with the Grantee, that Grantor is seized of the premises in fee simple, has the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever, other than the following exceptions:

IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

Victor Fasolino, Jr. (SEAL)
Victor Fasolino, President of Sound Shore Construction, Inc.

---

State of North Carolina
County of Carteret

I, a notary public of the county and state aforesaid, certify that Victor Fasolino personally appeared before me this day and acknowledged that he is the President of Sound Shore Construction, Inc., A North Carolina Corporation, and further acknowledged the due execution of the foregoing document.

Witness my hand and Notarial stamp or seal this 13 day of July, 2023.

Stacie L Cape
Notary Public

My Commission Expires:
June 6, 2027
(Affix Seal)

STACIE L CAPE
My Commission Expires
NOTARY PUBLIC
June 6, 2027
CARTERET COUNTY, NC

Exhibit "A"

Beginning at the southwest intersection of the rights of way of Cedar and Moore Street at a pk nail in the asphalt pavement, and running thence along the west right of way line of Moore Street S 39-55-00 W 134.89 feet to an existing iron pipe in said right of way; thence leaving said right of way N 50-01-24 w 84.72 feet to an existing iron pipe in the northernmost property line of Charles C. King as described in Deed Book 799, Page 32; thence N 28-31-00 E 61.50 feet to a new iron pipe set in the southern right of way line of Cedar Street (US Highway 70); thence along with the southern right of way line of Cedar Street S 64-46-08 E 29.78 feet, N 24-36-50 E 50.18 feet and S 62-56-39 E 83.4 feet to the POINT OF BEGINNING, and containing 10,470 square feet.

Property owners within 100 feet of the boundary line

1. WIGGINS IRMA BEST : 1677 WEST NEW HOPE ROAD GOLDSBORO, NC 27534
   Parcel: 730617111912000 (No Physical Address)
2. FAULKNER CHRISTOPHER LAWRENCE FAULKNER ANITA BENTLEY:
   Mailing Address: 1823 W FRIENDLY AVE GREENSBORO, NC 27403-1240
   Physical Address: 309 Moore Street, Beaufort, NC 28516
3. HOLLAND LAURA ELLEN:
   Physical and Mailing Address: 305 MOORE STREET BEAUFORT, NC 28516-1814
4. LAPSLEY BENJAMIN LAPSLEY TAMARA:
   Mailing Address: 1249 KILDAIRE FARM RD PMB 363 CARY, NC 27511-5523
   Physical Address: 308 Moore Street, Beaufort, NC 28516
5. SOUTHGATE MANAGEMENT LLC:
   Mailing Address: 305 MOORE STREET BEAUFORT, NC 28516
   Physical Address: 310 Moore Street, Beaufort, NC 28516
6. MCLAUGHLIN RICHARD KYLE MCLAUGHLIN ASHLEY MAK:
   Physical and Mailing Address: 312 MOORE ST BEAUFORT, NC 28516-1815
7. HAUS MARY K HAUS THOMAS REILLY:
   Mailing Address: 801 OAKLAWN AVE WINSTON SALEM, NC 27104
   Physical Address: 314 Moore Street, Beaufort, NC 28516
8. HAMILTON JULIAN CRAIG:
   Mailing Address: 795 SEASHORE DRIVE ATLANTIC, NC 28511
   Physical Address: 316 Moore Street, Beaufort, NC 28516
9. BEAUFORT PARTNERS LLC:
   Mailing Address: 2301 EXECUTIVE CIR GREENVILLE, NC 27834-3768
   Physical Address: 319 Orange Street, Beaufort, NC 28516
10. HOMER SMITH LLC:
    Physical and Mailing Address: 101 CEDAR STREET BEAUFORT, NC 28575

**TOWN OF BEAUFORT**
**PLANNING BOARD**

**RESOLUTION ADVISING THAT PROPOSED AMENDMENT TO THE TOWN OF BEAUFORT ZONING MAP IS IN ACCORDANCE WITH ALL OFFICIALLY ADOPTED PLANS; IS REASONABLE; AND IS IN THE PUBLIC INTEREST.**

WHEREAS, the North Carolina General Assembly has given the Town of Beaufort ("Town") the authority to adopt and amend zoning and development regulation ordinances, of which the zoning map is part, for the purpose of promoting the health, safety, morals, and general welfare of its citizens;

WHEREAS, N.C.G.S. §160D-604(d) requires the Town of Beaufort Planning Board shall advise and comment on whether the proposed action is consistent with the Town of Beaufort CAMA Core Land Use Plan that has been adopted and any other officially adopted plan that is applicable, and provide a written recommendation to the Board of Commissioners that addresses plan consistency and other matters as deemed appropriate by the Planning Board; and

WHEREAS, the Planning Board has in fact met to consider and evaluate the proposed zoning map amendment; and

NOW THEREFORE, BE IT HEREBY RESOLVED, that the Planning Board finds that the proposed amendment to the zoning map is in accordance with all officially adopted Town plans for the reasons stated in the Staff Report for Case 26-09 and therefore recommends adoption by the Board of Commissioners. The Planning Board finds that the proposed amendment reasonable and in the public interest because it allows the continuation of single-family residential use, and is in furtherance of the Town plans, ordinances and regulations.

This Resolution is effective upon its adoption this 20th day of April 2026.

**TOWN OF BEAUFORT**
**PLANNING BOARD**

_____
_____, Chairman

ATTEST:

_____
_____, Secretary

Any open space land use not included under the approval of the PUD preliminary plat must be reviewed by the Planning Board and approved by the BOC prior to its development.

7) Owner Association Required.
The creation of an owners' association shall be mandatory for all PUD developments.
   a) The owners' association shall be organized and established as a legal entity prior to the conveyance of any lot, townhome, or condominium within the PUD project.
   b) Membership in the owners' association shall be mandatory for each owner of a lot, townhome, or condominium within the PUD project.
   c) The owners' association shall have the authority to assess its members to produce revenues to cover the expenses of the association. Such assessments will be secured by a lien.
   d) The association shall be responsible for the payment of premiums for liability insurance, taxes, maintenance of recreational and other facilities located on common areas, payment of assessment for public and private capital improvements made to or for the benefit of the common areas, payment of assessment and maintenance of any private street, and for such other purposes as the organizing documents provide.
   e) A PUD may have a master association where all lot, townhome, and condominium owners are mandatory members. There also may be additional owners' associations or "section associations" for the individual housing sections developed within a PUD where only the lot, townhome, or condominium owners in such section are members.

8) Residential Development.
The applicable area, yard, and height requirements in Section 4 of this Ordinance shall be adhered to. With the exception of pre-designated lots employing the zero lot line provisions, the applicable yard setback requirements for single-family structures shall be based upon the square footage of the lot. All multi-family developments shall adhere to the applicable development regulations contained herein. The approved preliminary and final site plans for the PUD project shall designate the district category which shall apply to each parcel of property.

9) Commercial Development.
Any commercial land use will be developed under the regulations of this Ordinance. No commercial construction may begin until at least fifty percent (50%) of the proposed residential dwelling units or five hundred TCA dwelling units within the PUD, whichever is smaller, are completed and ready for occupancy.

D) ***Cedar Street Mixed-Use Zoning District (CS-MU)***

1) Purpose.
The purpose of this zoning district is to protect, enhance and guide the redevelopment of the Cedar Street corridor by reducing visual clutter through the implementation of commercial design standards and selecting the appropriate type of uses for this district. These standards are designed to improve the aesthetics, traffic congestion and provide for a solid and vibrant tax base as well as promote the public health, safety and welfare of the Town.

2) Adoption.
The Cedar Street Mixed Use Zoning District (CS-MU) for the Town, as set forth on a map so entitled and dated 07/08/2019, is hereby adopted and incorporated by reference as part of this Ordinance and the Official Zoning Map of the Town.

3) Permitted Uses
The uses listed here, with the exception of single-family residential uses, shall be subject to the Development Standards listed below.

Convenience Store
Dwelling, Single-family
Dwelling, Multi-family
Financial Institution
Hotel or Motel
Mixed Use
Office, Business, Professional, or Medical*
Outdoor Retail Display/Sales
Park, Public
Personal Service Establishment
Produce Stand/Farmers' Market
Public Utility Facility
Religious Institution
Restaurant with Indoor & Outdoor Operations
Retail Store
Utility Minor

*Includes Government Offices

4) Special Uses (*Special Use Requirements* may be found in Section 20 of the *LDO*)
Any commercial use which results in a structure or combination of structures with over 15,000 square feet.
- Microbrewery
- Tavern/Bar/Pub with Indoor Operation
- Tavern/Bar/Pub with Outdoor Operation

5) Prohibited Uses
Any use not listed in Sections 8(D)(3) or 8(D)(4) of this Ordinance is prohibited.

6) Development Standards
a) Design Criteria.
The intent of the following design criteria is to maintain and strengthen the unique character of Cedar Street by ensuring new development projects are architecturally compatible with the characteristics of the community. These characteristics include building forms, proportions, treatments, exterior materials, and architectural styles. It is intended that front elevations and overall massing of new structures shall be of human scale and related to the street. All design criteria will be reviewed and approved by the Zoning Administrator.

It is not the intent for new structures to closely duplicate existing historic structures. The intent is for new structures to include elements in ways which achieve a design compatible with and complementary to the historic character of the Town.

b) Site Plan Submission.
A detailed site plan, meeting all N.C. State Building Codes and Town Ordinances, shall be required for all commercial and mixed-use development within this zoning district.

c) Signage.
Whenever the regulations made under the authority of this section are in conflict with any other provisions of this Ordinance, the restrictions of this section shall supersede.

i. Only attached wall or projecting type signs made of wood or substitute materials which have the appearance of wood are permitted.

ii. The use of internally lit, flashing or free-standing signs of any kind is prohibited.

iii. Subject to the provisions of this section, the maximum sign surface area permitted in this district shall not be more than 0.75 square feet per linear foot of total lot frontage.

d) Landscaping.
Any new commercial site plan with on-site parking shall provide a detailed landscape plan identifying all shrub and tree types as well as the number of such trees and shrubs as per Section 14 and Section 19 of this Ordinance. Additionally, if developing adjacent to a different type of land use, a screening and buffering plan shall also be required.

e) Exterior Siding Materials (Commercial & Mixed-Use Structures Only).
The primary siding material constituting a minimum of eighty percent (80%) of the exterior shall be one or a combination of two of the following materials:
   i) Brick;
   ii) Stone: Natural, Limestone or Granite;
   iii) Fiber Cement (Lap or Board & Batten Siding);
   iv) Treated Wood excluding plywood (Board & Batten or Clapboard Design only); and/or,
   v) Cedar Shake.
   vi) Other materials or combinations thereof can be submitted to the Planning Board and BOC for consideration. Detailed elevation drawings and product specifications shall be required.

f) Outside Walls (Commercial & Mixed-Use Structures Only).
   i) The total area of glass, windows, and/or any similar transparent areas for any side of a commercial structure shall not exceed thirty-five percent (35%) of the surface area for such side of the building, and must be positioned uniformly along the face of the structure. This percentage may be increased if it needs to meet the state fire code. Each exterior wall of a building viewable from any public or private right-of-way shall incorporate architectural design features to create a visual break at least every one hundred feet (100') along the exterior wall in order to avoid a box like appearance. All plans for exterior walls shall be approved by the BOC as part of the site plan approval process.

g) Roof Forms (Commercial & Mixed-Use Structures Only).
   i) The dominant shape of roof forms shall be gabled, hipped or parapet. If pitched, the minimum pitch shall be five over twelve (5/12).
   ii) All roof top mounted equipment shall be fully screened from view and the method of screening shall be integrated into the overall building design, for example within or behind pitched roofs. Hipped or gabled roofs with a mechanical element will not be considered mansard roofs when the roof appears to be a true hipped or gabled roof design.

h) Driveway Limitations (Commercial & Mixed-Use Structures With Onsite Parking Only).
   i) Two driveways entering the same street from a single lot shall only be permitted if the minimum distance between the closest edges of the driveways equals to or exceeds one hundred feet (100').
   ii) In no case shall the total width of all driveways exceed fifty percent (50%) of the total property frontage.
   iii) No driveway shall be located within a hundred feet (100') of an intersection except in cases where no other access to a public street is available.

i) Parking Requirements.
   i) Mixed use, multi-family and single-family lots shall provide 1.5 onsite parking spaces/unit;

ii) Commercial lots with an area less than 5000 $ft^2$ have no requirements for onsite parking; and,

iii) Commercial lots with an area more than 5000 $ft^2$ shall provide 1 onsite parking space for every 600 $ft^2$ of gross floor area.

j) Exterior Elevation Drawings (Commercial & Mixed-Use Structures Only).
Exterior elevation drawings shall be submitted to determine the visual break of exterior walls for the structure or structures.

7) Minimum Lot Size.
The Cedar Street Mixed-Use Zoning District will not have a minimum lot size.

8) Minimum Lot Width.
No minimum lot width is required in the Cedar Street Mixed-Use Zoning District at the minimum building line.

9) Building Setback and Building Height Requirements and Limitations.
Subject to the exemptions of this Ordinance, each structure on said lot in this zoning district shall be set back from the boundary line of the lot at least the distance provided in the tables set forth in this section. The building height limitation in this district is also provided in the tables of this section.

**Table 8-6 Single Family Detached Setback Requirements**

| *District* | *Cedar Street Front Setback (Right-of-Way)* | *Rear Setback* | *Side Setback* | *Building Height Limitation* |
|---|---|---|---|---|
| | 15 feet minimum | 25 feet | 8 feet | 40 feet |
| | 20 feet maximum | 25 feet | 8 feet | 40 feet |

**Table 8-7 Corner Lot and Interior Lot Requirements for Commercial and Mixed Use**

| *District* | *Cedar Street Front Setback (Right-of-Way)* | *Designated Side (Right-of-Way) Setback* | *Rear Setback* | *Side Setback* | *Building Height Limitation* |
|---|---|---|---|---|---|
| | 10 feet minimum | 0 feet | 20 feet | 0 feet | 40 feet |
| | 20 feet maximum | 0 feet | 20 feet | 0 feet | 40 feet |

**Table 9-4 Interior Lot Requirements**

| *District* | *Front Setback (Right-of-Way)* | *Rear Setback* | *Side Setback* | *Building Height Limitation* |
|---|---|---|---|---|
| H-WBD | 0 feet | 0 feet | 0 feet | 35 feet |

4) Accessory Building Setback Requirements.
All accessory buildings shall comply with all setback provisions of this Ordinance, including but not limited to Section 2(F), Section 6 and Section 15 of this Ordinance.

5) Permitted Uses.

Antenna Co-Location on Existing Tower
Bed & Breakfast
Club, Lodge, or Hall
Commercial Indoor Recreation Facility
Community Garden
Concealed (Stealth) Antennae & Towers
Day Care Center
Dock
Financial Institutions
Government/Non-Profit Owned/ Operated Facilities & Services
Library
Mixed Use
Moped/Golf Cart Sales, Rentals
Mortuary/Funeral Home/Crematorium
Museum
Neighborhood Recreation Center, Public
Office: Business, Professional, or Medical
Park, Public
Parking Lot
Parking Structure
Personal Service Establishment
Pool Hall or Billiard Hall
Public Safety Station
Public Utility Facility
Resource Conservation Area
Restaurant with Indoor Operation
Retail Store
Tavern/Bar/Pub with Indoor Operation
Temporary Construction Trailer
Theater, Small
Transportation Facility
Utility Minor

6) Special Uses (*Special Uses* requirements may be found in Section 20 of this Ordinance).

Aquaculture
Boat Sales/Rentals
Commercial Outdoor Amphitheater
Commercial Waterfront Facility
Gas/Service Station
Hotel or Motel
Marina
Microbrewery
Microdistillery
Other Building-Mounted Antennae & Towers
Outdoor Amphitheater, Public
Preschool
Restaurant with Outdoor Operation
Satellite Dish Antenna
School, K-12
School, Post-Secondary
Tavern/Bar/Pub with Outdoor Operation
Theater, Large
Utility Facility

C) ***B-1 General Business District.***
The General Business District is established as the zoning district in which a wide variety of sales and service facilities may be provided to the general public. This district will be located throughout the Town's planning and development regulation jurisdiction.

1) Minimum Lot Size.
All lots in the B-1 district shall be a minimum of five thousand square feet (5,000 $ft^2$).

2) Minimum Lot Width.
All lots in the B-1 district shall have a minimum lot width of sixty feet (60') at the minimum building line.

3) Building Setback and Building Height Requirements and Limitations.
Subject to the exceptions allowed in this Ordinance, each structure on a lot in this zoning district shall be set back from the boundary lines of the lot at least the distances provided in the tables set forth in this section. The building height limitation in this district is provided in the tables set forth in this section.

**Table 9-5 Lot Requirements**

| *District* | *Front Setback (Right-of-Way)* | *Rear Setback* | *Side Setback* | *Building Height Limitation* |
|---|---|---|---|---|
| B-1 | 30 feet | 15 feet | 15 feet | 40 feet |

4) Accessory Building Setback Requirements.
All accessory buildings shall comply with all setback provisions of this Ordinance, including but not limited to Section 2(F), Section 6 and Section 15 of this Ordinance.

5) Permitted Uses.

Amusement Establishment
Antenna Co-Location on Existing Tower
Aquaculture
Assisted Living
Athletic Field, Public
Bed & Breakfast
Boat Sales/Rentals
Car Wash
Club, Lodge, or Hall
Commercial Indoor Recreation Facility
Community Garden
Concealed (Stealth) Antennae & Towers
Convenience Store
Day Care Center
Dock
Dry Boat Storage
Financial Institution
Government/Non-Profit Owned/ Operated Facilities & Services
Hospital
Hotel or Motel
Kennel, Indoor Operation Only
Library
Liquor Store
Moped/Golf Cart Sales/Rentals
Mortuary/Funeral Home/Crematorium
Motor Vehicle Sales/Rentals
Museum
Neighborhood Recreation Center, Public
Nursing Home
Office: Business, Professional, or Medical
Other Building-Mounted Antennae & Towers
Outdoor Retail Display/Sales
Park, Public
Parking Lot
Parking Structure
Personal Service Establishment
Pool Hall or Billiard Hall
Produce Stand/Farmers' Market
Public Safety Station
Public Utility Facility
Religious Institution
Resource Conservation Area
Restaurant with Drive-Thru Service
Restaurant with Indoor Operation
Retail Store
Satellite Dish Antenna
Signs, Commercial Free-Standing
Tavern/Bar/Pub with Indoor Operation
Temporary Construction Trailer
Theater, Small
Transportation Facility
Utility Minor
Vehicle Charging Station
Vehicle Service

6) Special Uses (*Special Uses* requirements may be found in Section 20 of this Ordinance).

Adult-Oriented Retail Establishment
Commercial Outdoor Amphitheater
Commercial Outdoor Recreation Facility
Commercial Waterfront Facility
Gas/Service Station
Golf Driving Range
Hazardous Material Storage
Kennel, Indoor/Outdoor Operation
Manufacturing, Light
Marina
Microbrewery
Microdistillery
Mini-Storage
Mixed Use
Outdoor Amphitheater, Public
Outdoor Storage
Preschool
Restaurant with Outdoor Operation
School, K-12
School, Post-Secondary
Tavern/Bar/Pub with Outdoor Operation
Theater, Large
Utility Facility
Wholesale Establishment

D) ***B-W Business Waterfront District.***

The objective of this zoning district shall be to protect the character of the commercial development along the waterfront of the Town.

1) Minimum Lot Size.
All lots in the B-W shall be a minimum of six thousand square feet (6,000 $ft^2$).

2) Minimum Lot Width.
All lots in the B-W district shall have a minimum lot width of sixty feet (60') at the minimum building line.

3) Building Setback and Building Height Requirements and Limitations.
Subject to the exceptions allowed in this Ordinance, each structure on a lot in this zoning district shall be set back from the boundary lines of the lot at least the distances provided in the tables set forth in this section. The building height limitation in this district is provided in the tables set forth in this Section.

**Table 9-6 Lot Requirements**

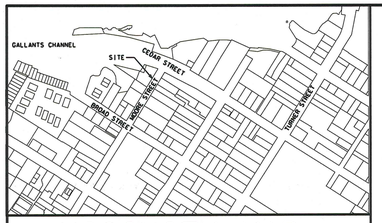
| *District* | *Front Setback (Right-of-Way)* | *Rear Setback* | *Side Setback* | *Building Height Limitation* |
|---|---|---|---|---|
| B-W | 30 feet | 15 feet | 15 feet | 40 feet |

4) Accessory Building Setback Requirements.
All accessory buildings shall comply with all setback provisions of this Ordinance, including but not limited to Section 2(F), Section 6 and Section 15 of this Ordinance.

5) Permitted Uses.

Amusement Establishment
Antenna Co-Location on Existing Tower
Aquaculture
Assisted Living
Bed & Breakfast
Boat Sales/Rentals
Car Wash
Club, Lodge, or Hall
Commercial Indoor Recreation Facility
Community Garden
Concealed (Stealth) Antennae & Towers
Convenience Store
Day Care Center
Dock
Dry Boat Storage
Financial Institution

| OWNER | Mailing Address |
|---|---|
| BEAUFORT PARTNERS LLC | 2301 EXECUTIVE CIR GREENVILLE, NC 27834 |
| FAULKNER CHRISTOPHER LAWRENCE | 1823 W FRIENDLY AVE GREENSBORO, NC 27403 |
| HAMILTON JULIAN CRAIG | 795 SEASHORE DRIVE ATLANTIC, NC 28511 |
| HAUS MARY K | 801 OAKLAWN AVE WINSTON SALEM, NC 27104 |
| HOMER SMITH LLC | 101 CEDAR STREET BEAUFORT, NC 28575 |
| MCLAUGHLIN RICHARD KYLE | 312 MOORE ST BEAUFORT, NC 28516 |
| WIGGINS IRMA BEST | 1677 WEST NEW HOPE ROAD GOLDSBORO, NC 27534 |




VICINITY MAP

CEDAR STREET
US HWY 70
R/W VARIES

PARCEL: 730617122175000
HOMES SMITH LLC
101 CEDAR STREET
BEAUFORT, NC 28575
ZONED B-w

NORTH

DB 1378/PG 311

MAG NAIL
IN ROLLED
CURB

S62°54'50"E
83.33

N24°36'50"E
50.18

EIP

S65°22'36"E
29.18

MAG NAIL
IN PAVEMENT

MAG NAIL

PARCEL: 730617112912000
BEAUFORT TCS LLC
2301 EXECUTIVE CIR
GREENVILLE, NC 27834-3768
100 CEDAR STREET
TRACT SIZE- 10,474 SF

N28°31'0"E
61.50

EIP

EX. BUILDING

EX. SIDEWALK

N50°5'0"W
84.00

S39°55'0"W
134.89

EIP

MOORE STREET
(50' R/W)

PARCEL: 730617115982000
BEAUFORT PARTNERS LLC
2301 EXECUTIVE CIR
GREENVILLE, NC 27834-3768
ZONED B-1
208 CEDAR STREET

PARCEL: 730617114784000
BEAUFORT PARTNERS LLC
2301 EXECUTIVE CIR
GREENVILLE, NC 27834-3768
ZONED B-1
208 CEDAR STREET

PARCEL: 730617111843000
FAULKNER CHRISTOPHER LAWRENCE
FAULKNER ANITA BENTLEY
1823 W FRIENDLY AVE
GREENSBORO, NC 27403-1240
ZONED R-8
309 MOORE STREET

PARCEL: 730617113861000
HAMILTON JULIAN CRAIG
795 SEASHORE DRIVE
ATLANTIC, NC 28511
316 MOORE STREET

PARCEL: 730617113776000
HAUS MARY K
HAUS THOMAS REILLY
801 OAKLAWN AVE
WINSTON SALEM, NC 27104
314 MOORE STREET

10 5 0 10 20
SCALE: 1"=10'

SURVEY DATA TAKEN FROM MAP PREPARED BY
POWELL SURVEYING, P.A. DATED 6/28/2016
FOR VICTOR FASOLINO

REVISIONS:

| No. | BY | DATE | DESCRIPTION |
|---|---|---|---|
| | | | |
| | | | |
| | | | |
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| | | | |

REZONING REQUEST B-1 GENERAL BUSINESS DISTRICT
TO CS-MU CEDAR STREET MIXED USE DISTRICT

# 100 CEDAR STREET

BEAUFORT TWSP, CARTERET COUNTY, NORTH CAROLINA

CLIENT: BTTP PARTNERSHIP
ADDRESS: 1305 FRONT STREET
BEAUFORT, NC 28516
PHONE: 919-272-1908

DESIGNED: RDC
DRAWN: RDC
CHECKED: RDC
APPROVED: RDC
DATE: 3/26/26
SCALE: 1"=10'

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.

NORTH CAROLINA PROFESSIONAL SEAL 13343 ENGINEER RONALD D CULLIPHER

SHEET # 1 OF 1
PROJECT #:PM1070-027'-001
DESIGN FILE #:PM1070-027'-001 CEDAR STREET.DGN