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 Board of Commissioners Work Session Meeting
4:00 PM Tuesday, May 26, 2020 - Town Hall Conference Room, 701 Front Street, Beaufort, NC
Monthly Meeting

Call To Order

Roll Call

Agenda Approval

Public Comment

Presentations

1. Repetitive Loss Area Analysis – 2020 Update

Items for Discussion and Consideration

1. Adoption of Pamlico Sound Regional Hazard Mitigation Plan
2. Preliminary Plat for Beau Coast Subdivision Phase V
3. Modify/Revise the Existing Planned Unit Development (PUD) for Beau Coast Subdivision
4. **511 & 513 Turner Street** - Site Plan/Preliminary Plat
5. Final Plat – Gallants Point Subdivision (Aqua 10)
6. Capital Project Ordinances
7. Capital Reserve Fund #3
8. FY 20 Budget Amendment #13
9. April Financial Report
10. Asset Inventory Assessment Wastewater
11. Case 19-12 Text Amendment - Lower Live Oak Overlay District
12. Case 19-13 Lower Live Oak Corridor Overlay District
13. Voluntary Annexation Request for 165 Lena Perry Lane
14. Meeting Street Flooding

15. Paid Parking 2020 Season
16. FY21 Proposed Budget Presentation

Mayor/Commission Comments

Adjourn

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Town of Beaufort Board of Commissioners Work Session
4:00 PM Tuesday, May 26, 2020 – Town Hall Conference Room, 701 Front Street, Beaufort

AGENDA CATEGORY: Presentations

SUBJECT: Repetitive Loss Area Analysis – 2020 Update

BRIEF SUMMARY:

Repetitive Loss Area Analysis is a requirement of the Community Rating System and must be updated every five years.

REQUESTED ACTION:

Approval of Repetitive Loss Area Analysis – 2020 Update

EXPECTED LENGTH OF PRESENTATION:

10 Minutes

SUBMITTED BY:

Kate Allen

BUDGET AMENDMENT REQUIRED:

No

Town of Beaufort

Repetitive Loss Area Analysis: 2020 Update

Executive Summary

In order to reduce flood ins urance claims and loss of life and property, the Town engaged in a Repetitive Loss Area Analysis (RLAA). This analysis is conducted using a five step process. In 2015, Town staff conducted the initial Repetitive Loss Area Analysis. At that time, the Town of Beaufort and its Extraterritorial Jurisdiction (ETJ) had twelve (12) repetitive loss properties in six (6) geographic locations.

As a part of the Town's 5-year CRS Verification cycle, this RLAA must be updated. This update was conducted using the same five step process.

Step 1. Our office mailed over 250 letters to property owners in Repetitive Loss Areas. These letters included a questionnaire for the property owners to complete in order to gain insight on flooding issues in their area. We received almost sixty completed questionnaires.

Step 2. Our office contacted several agencies to see if there are any specific plans or studies regarding flooding in our community. Of note, Holland Consulting was able to provide historical data that was beneficial.

Steps 3, 4, and 5 were combined in our analysis and involved looking at each of the geographic areas. Staff conducted site visits in order to obtain photographs of the subject areas. Site visits were conducted on a rainy day in order to gain insight on potential stormwater issues in each geographic area. To date, the Town of Beaufort and its ETJ has twenty (20) repetitive loss properties in twelve (12) geographic areas.

- RLA1 – Oakwood Acres – 60 properties with 4 repetitive loss properties
- RLA2 – Shell Landing – Consists of 43 properties and 3 repetitive loss properties.
- RLA3 – Pearl Drive – Consists of 16 properties and-1 repetitive loss property
- RLA4 – Copeland Road – 19 properties and -1 repetitive loss property
- RLA5 – Gibbs Landing – 22 properties and 2 repetitive loss properties
- RLA6 – Sycamore Drive – 10 properties and 1 repetitive loss property
- RLA7 – Sherwood Boulevard – 17 properties and 2 repetitive loss properties
- RLA8 – West Beaufort Road – 18 properties and 1 repetitive loss property
- RLA9 – Live Oak Street – 27 properties and 2 repetitive loss properties
- RLA10 – Front Street – 40 properties and 1 repetitive loss property
- RLA11– Lennoxville Point Road – 13 properties and 1 repetitive loss property
- RLA12 – Lennoxville Road – 24 properties and 1 repetitive loss property

RLA1 – Oakwood Acres

Description of Area: Oakwood Acres is located in the Northeastern boundary of the Town of Beaufort's Extraterritorial Jurisdiction. This neighborhood is also located in a Special Flood Hazard Area, specifically AE-8, AE-9 and VE-9. The majority of the houses in this area were built in the early to mid 1970's and do not meet current elevation requirements. In September 2018, Hurricane Florence wreaked havoc on this neighborhood, resulting in 8 substantially damaged structures. Six (6) of the eight (8) SD structures have been demolished, one (1) is in the process of elevating the structure, and the remaining structure has applied for and is awaiting Hazard Mitigation Grant funding awards.

Cause of Flooding: Nor'easters, hurricanes and storm surge are the primary causes of flooding in this area.

Site Observations: Several houses in the neighborhood do not meet current elevation requirements. A canal runs between Canal Road and Margaret Road which further exacerbates flooding during named storm events. Several structures in this neighborhood were demolished following Hurricane Florence.

Recommended Actions: Mitigate repetitive loss properties by elevating, demolishing, or relocating the noncompliant structures. The cost would be the property owner's responsibility. Town staff can assist the property owner in identifying potential grant funding opportunities in order to offset the cost.

RL Area 1
Oakwood Acres



RL Area 1
Oakwood Acres



RLA2 – Shell Landing

Description of Area: Shell Landing is located in the Northeastern portion of the Town's Extraterritorial Jurisdiction. This is an older neighborhood with homes dating back to the 1970's and early 1980's. The homes in this area are primarily ranch style homes overlooking the North River. The neighborhood is developed as suburban on large lots served by individual wells and septic tanks. Since most of the structures were built prior to current standards, a lot of structures are not elevated and do not have proper flood openings.

Cause of Flooding: Nor'easters, Hurricanes and Storm Surge are the primary causes of flooding in this neighborhood given its proximity to Davis Bay and North River.

Site Observations: This appears to be an older neighborhood with several preFIRM structures that are not properly elevated. Site visit was conducted on a rainy day; staff observed ponding in several yards.

Recommended Actions: Mitigate repetitive loss properties by elevating, demolishing, or relocating the noncompliant structures. The cost would be the property owner's responsibility. Town staff can assist the property owner in identifying potential grant funding opportunities in order to offset the cost.

RL Area 2
Shell Landing



RL Area 2
Shell Landing



RLA3 – Pearl Drive

Description of Area: The Pear Drive neighborhood is located within the Town of Beaufort's Extraterritorial Jurisdiction (ETJ) and is not located within a SFHA. It is accessible only via Old US-70 (Live Oak Street). Pearl Drive and the rights-of-way are maintained by the North Carolina Department of Transportation (NCDOT).

Cause of Flooding: The primary cause of flooding is thunderstorms/flash floods. Heavy rain is not uncommon in Beaufort which occasionally results in flash flooding.

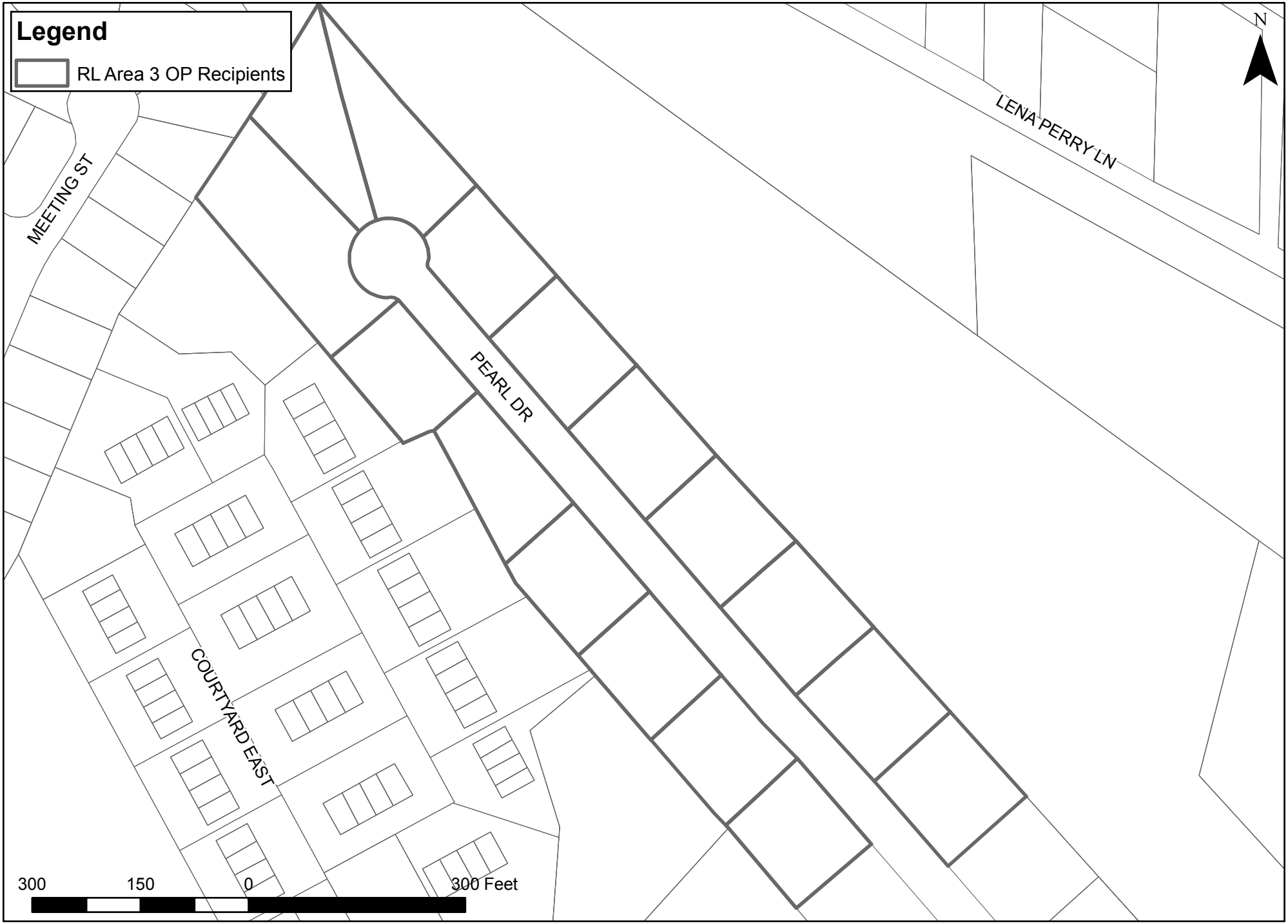
Site Observations: Drainage ditches and swales appear to be well maintained. Site visit was conducted on a rainy day in order to observe stormwater runoff. Stormwater appears well controlled with existing drainage ditches and swales.

Recommended Actions: In order to prevent further repetitive loss, the existing drainage system should be cleaned and regularly maintained.

RL Area 3
Pearl Drive



RL Area 3
Pearl Drive



RLA4 – Copeland Road

Description of Area: Copeland Road is located in the northwestern portion of the Town's Extraterritorial Jurisdiction. Gable Creek is to the west, which feeds into the Newport River. This is an older residential area with several pre-FIRM structures.

Cause of Flooding: Hurricanes and storm surge are the primary source of flooding in this area.

Site Observations: This neighborhood is in a low lying area, close to the water. Site visit was conducted on a rainy day in order to observe the flow of stormwater during rain events. Staff observed ponding in yards and driveways. The existing structures do not appear to be elevated, as the majority are pre-FIRM structures.

Recommended Actions: Property owners of pre-FIRM structures should elevate, relocate or demolish the existing noncompliant structures. The cost would be the property owner's responsibility. Town staff can assist the property owner in identifying potential grant funding opportunities in order to offset the cost.

RL Area 4
Copeland Road



RL Area 4
Copeland Road



RLA5 – Gibbs Landing

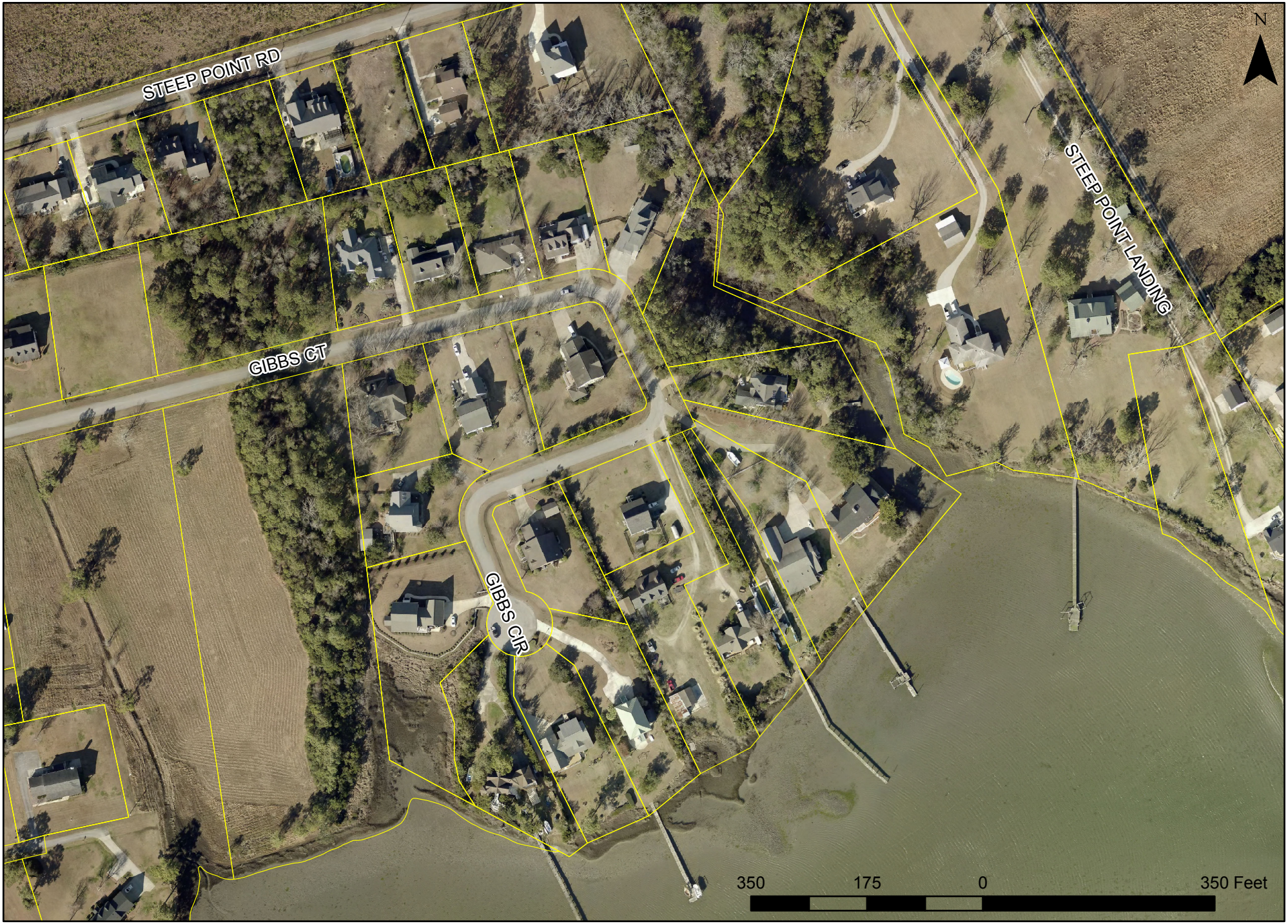
Description of Area: The Gibbs Landing neighborhood is located within the Town's ETJ and is located within an AE-6 Special Flood Hazard Area. It is accessible primarily via Old US-70 (Live Oak Street) and Steep Point Road, both of which are maintained by the North Carolina Department of Transportation. This area is comprised of single family residential with quarter acre or larger lots. The majority of residences in the neighborhood were constructed in the 1980's. The neighborhood is adjacent to Davis Bay which feeds into Turners Creek.

Cause of Flooding: Nor'easters, costal flooding and storm surge are the primary causes of flooding in this area.

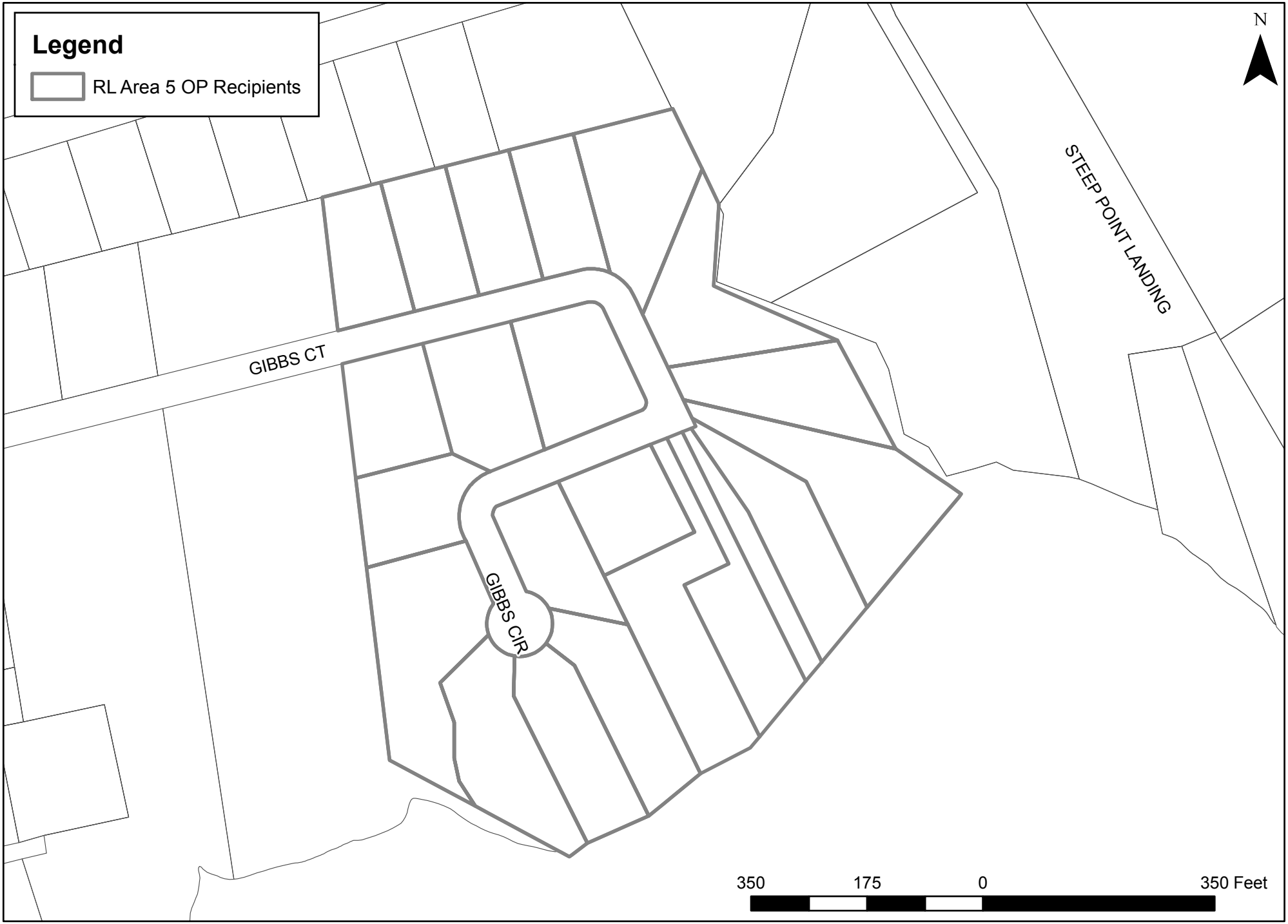
Site Observations: This neighborhood is in a low lying area, close to the water. Site visit was conducted on a rainy day in order to observe the flow of stormwater during rain events. Staff observed ponding in yards and driveways. The existing structures do not appear to be elevated, as the majority are pre-FIRM structures.

Recommended Actions: Property owners of pre-FIRM structures should elevate, relocate or demolish the existing noncompliant structures. The cost would be the property owner's responsibility. Town staff can assist the property owner in identifying potential grant funding opportunities in order to offset the cost.

RL Area 5
Gibbs Landing



RL Area 5
Gibbs Landing



RLA6 – Sycamore Drive

Description of Area: This neighborhood is located within Beaufort's Corporate Limits with the majority of properties in the RL analysis area falling within a Shaded X SFHA.

Cause of Flooding: Thunderstorms/Flash flooding events are the primary cause of flooding in this area. This area can also be impacted by storm surge associated with hurricanes as shown in SLOSH inundation models.

Site Observations: Site visit was conducted on a rainy day to observe stormwater runoff. Staff observed ponding in some yards, but drainage swales and ditches appear effective and free of obstruction. Many of the existing structures are slab on grade and not elevated.

Recommended Actions: Continue regular maintenance of swales and ditches to ensure water is able to flow freely. Property owners should explore floodproofing measures to avoid future flooding. Follow recommendations provided in the Stormwater Capital Improvements Plan for this area.

RL Area 6
Sycamore Drive



RL Area 6
Sycamore Drive



RLA7 – Sherwood Boulevard

Description of Area: This neighborhood is located within Beaufort's Corporate Limits with the majority of properties in the RL analysis area falling within a Shaded X SFHA.

Cause of Flooding: Thunderstorms/Flash flooding events are the primary cause of flooding in this area. This area can also be impacted by storm surge associated with hurricanes as shown in SLOSH inundation models.

The capacity of the ditch on the north side of Fairview Dr. was limited by accumulated sand and vegetation. Deepening the ditch and removing the vegetation will cause sand on the banks to erode and refill the ditch. Ditch maintenance is partially a Town responsibility when they are in the public right of way, but property owners have altered these ditches by the placement of pipes to allow driveways over ditches.

Site Observations: Site visit was conducted on a rainy day to observe stormwater runoff. Staff observed ponding in some yards, but drainage swales and ditches appear effective and free of obstruction. Many of the existing structures are slab on grade and not elevated.

Recommended Actions: Continue regular maintenance of swales and ditches to ensure water is able to flow freely. Property owners should explore floodproofing measures to avoid future flooding. Follow recommendations provided in the Stormwater Capital Improvements Plan for this area.

RL Area 7
Sherwood Blvd.



RL Area 7
Sherwood Blvd.



RLA8 – West Beaufort Road

Description of Area: The West Beaufort Road Repetitive Loss Area is located within the Town's corporate limits at the terminus of West Beaufort Road. Town Creek is to the east of the study area, with wetlands to the south. The North Carolina Department of Transportation recently completed the Gallants Channel Bridge and relocation of US-70 (R-3307).

Cause of Flooding: Hurricanes, storm surge and flash flooding are responsible for flooding issues in this area. While this area is located in a Special Flood Hazard Area, flooding issues were exacerbated by the Gallants Channel Bridge project.

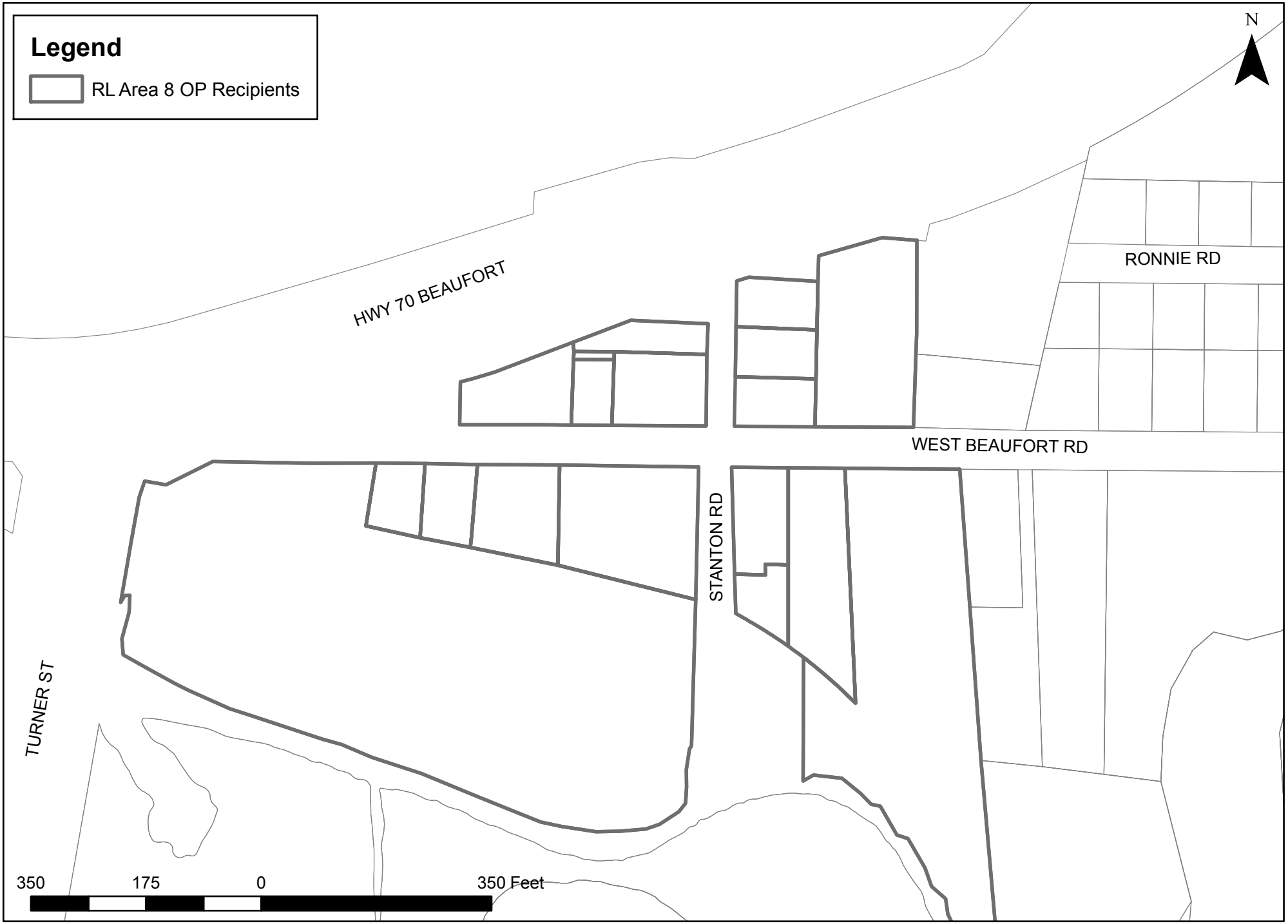
Site Observations: NCDOT has demolished several properties in this area. Site visit was conducted on a rainy day, and standing water was not observed.

Recommended Actions: Ensure future construction meets or exceeds current floodplain development standards.

RL Area 8
West Beaufort Road



RL Area 8
West Beaufort Road



RLA9 – Live Oak Street

Description of Area: This RL Area is located within the Town's Corporate Limits. The majority of the properties in this area are located in a SFHA (AE-6). This area consists of several pre-FIRM structures that are not elevated to current standards.

Cause of Flooding: Thunderstorms and flash flooding are the primary causes of flooding in this area. Craven and First Street were identified as a "Stormwater Hotspot" in the Stormwater Capital Improvements Plan completed in 2019. The report notes sand from the banks of ditches has eroded and blocked pipes under the roads, resulting in restricted drainage and flooding. Ditches were not adequately maintained to provide capacity for flood flows.

Site Observations: Site visit was conducted on a rainy day in order to observe stormwater flow. There are not swales in front of the properties in this area. Staff further observed high impervious surface coverage on some properties.

Recommended Actions: The Stormwater Capital Improvements Plan recommends replacement of a drop inlet and drain pipes in this area. These improvements are identified as a Priority 1 Improvement and should be completed within two years. Property owners should consider reducing the amount of impervious surface coverage where possible. Property owners of pre-FIRM structures should elevate, relocate or demolish the existing noncompliant structures. The cost would be the property owner's responsibility. Town staff can assist the property owner in identifying potential grant funding opportunities in order to offset the cost.

RL Area 9
Live Oak Street



RL Area 9
Live Oak Street



RLA10 – Front Street

Description of Area: Front Street is one of the oldest streets in the town dating back to 1709. The area of analysis is also located within a National and Local Historic District and within a Special Flood Hazard Area as defined by FEMA. The surrounding properties are a mix of commercial and older residential structures. Taylors Creek is the adjacent water body which is tidal and flows into North River on the east and Gallants Channel on the west and subsequently into the Atlantic Ocean. The Rachel Carson Reserve is located south of Front Street and is comprised of several barrier islands which provide protection to the waterfront as well as a harbor of refuge for the boating community.

Cause of Flooding: The main causes of flooding in this area are storm surge and stormwater runoff.

Site Observations: This area is located along the waterfront with a high amount of impervious surface coverage.

Recommended Actions: This area is identified in the Beaufort Stormwater Capital Improvements Plan (completed 2019) as a "Stormwater Hotspot." The plan includes recommendations for improvements along Front Street. Property owners should explore floodproofing options (wet or dry) as the majority of structures in this area are commercial structures.

RL Area 10
Front Street



RL Area 10
Front Street



RLA11– Lennoxville Point Road

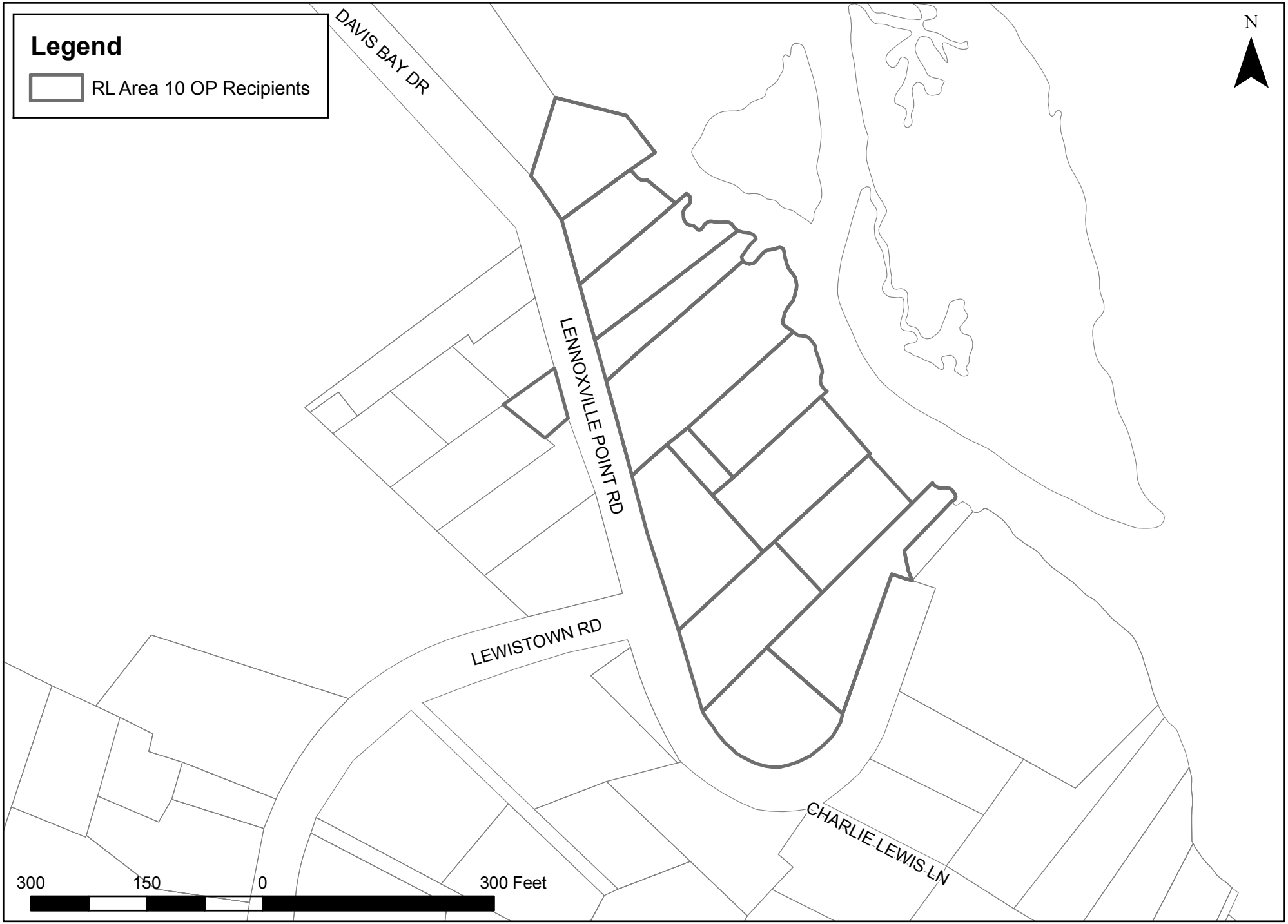
Description of Area: The Lennoxville Road repetitive loss area is located at the southeastern tip of the Town of Beaufort's Extraterritorial Jurisdiction and falls within an AE-7/AE-8 SFHA. Steep Point Channel is located to the East, which is subject to tidal flooding. The area is heavily wooded with large Live Oaks which provide a natural buffer from high winds.

Cause of Flooding: Hurricanes and storm surge are the primary sources of flooding given the proximity to Turners Creek and North River. In most situations, water recedes within one to two days following a coastal flooding event.

Site Observations: This is an older neighborhood with many pre-FIRM structures. Very few homes are adequately elevated and/or vented.

Recommended Actions: Elevate, relocate or demolish the existing repetitive loss property. The cost would be the property owner's responsibility. Town staff can assist the property owner in identifying potential grant funding opportunities in order to offset the cost.

RL Area 11
Lennoxville Point Road



RL Area 11
Lennoxville Point Road



RLA12 – Lennoxville Road

Description of Area: The Lennoxville Road repetitive loss area is located at the southeastern tip of the Town of Beaufort's Extraterritorial Jurisdiction and falls within an AE-7/AE-8 SFHA. The neighborhood is developed as suburban with half acre lots or larger. The majority of structures are located above base flood elevation. Taylors Creek and North River join in this area, both of which are tidal. The area is heavily wooded with large Live Oaks which provide a natural buffer from high winds.

Cause of Flooding: Hurricanes and storm surge are the primary sources of flooding given the proximity to Turners Creek and North River. In most situations, water recedes within one to two days following a coastal flooding event.

Site Observations: The majority of structures are properly elevated and with flood opening as required.

Recommended Actions: Elevate, relocate or demolish the existing repetitive loss property. The cost would be the property owner's responsibility. Town staff can assist the property owner in identifying potential grant funding opportunities in order to offset the cost.

RL Area 12
Lennoxville Road



RL Area 12
Lennoxville Road



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Town of Beaufort Board of Commissioners Work Session
4:00 PM Tuesday, May 26, 2020 – Town Hall Conference Room, 701 Front Street, Beaufort

AGENDA CATEGORY:	Items for Discussion and Consideration
SUBJECT:	Adoption of Pamlico Sound Regional Hazard Mitigation Plan

BRIEF SUMMARY:

Town Staff has been working with representatives of Holland Consulting Planners on the new Pamlico Sound Regional Hazard Mitigation Plan. FEMA requires an adopted Hazard Mitigation Plan in order to receive Public Assistance during declared disasters. The full text of the draft document is available at http://www.pamlicohmp.com/draftDocuments.html

REQUESTED ACTION:

Adopt Pamlico Sound Regional Hazard Mitigation Plan by Resolution

EXPECTED LENGTH OF PRESENTATION:

10 minutes

SUBMITTED BY:

Kate Allen, Town Planner

BUDGET AMENDMENT REQUIRED:

No

Town of Beaufort, North Carolina

RESOLUTION ADOPTING THE
PAMLICO SOUND REGIONAL HAZARD MITIGATION PLAN

WHEREAS, the Town of Beaufort is vulnerable to an array of natural hazards that can cause loss of life and damages to public and private property; and

WHEREAS, the County and participating municipal jurisdictions desire to seek ways to mitigate situations that may aggravate such circumstances; and

WHEREAS, the development and implementation of a hazard mitigation plan can result in actions that reduce the long-term risk to life and property from hazard hazards; and

WHEREAS, it is the intent of the Town of Beaufort Board of Commissioners to protect its citizens and property from the effects of natural hazards by preparing and maintaining a local hazard mitigation plan; and

WHEREAS, it is also the intent of the Town of Beaufort Board of Commissioners to fulfill its obligation under North Carolina General Statutes, Chapter 166A: North Carolina Emergency Management Act and Section 322: Mitigation Planning of the Robert T. Stafford Disaster Relief and Emergency Assistance Act to remain eligible to receive state and federal assistance in the event that a declared disaster affecting the Town of Beaufort; and

WHEREAS, the Town of Beaufort actively participated in the planning process of the Pamlico Sound Regional Hazard Mitigation Plan and has prepared a regional hazard mitigation plan with input from the appropriate local and state officials; and

WHEREAS, the North Carolina Division of Emergency Management and the Federal Emergency Management Agency have reviewed the Pamlico Sound Regional Hazard Mitigation Plan for legislative compliance and have approved the plan pending the completion of local adoption procedures;

NOW, THEREFORE, be it resolved that the Board of Commissioners of the Town of Beaufort hereby:

1. Adopts the Pamlico Sound Regional Hazard Mitigation Plan; and

2. Vests the Town Planner, Kate Allen with the responsibility, authority, and the means to:

(a) Inform all concerned parties of this action.

(b) Cooperate with Federal, State and local agencies and private firms which undertake to study, survey, map, and identify floodplain or flood-related erosion areas, and cooperate with neighboring communities with respect to management of adjoining floodplain and/or flood-related erosion areas in order to prevent aggravation of existing hazards.

4. Appoints the Town Planner to assure that, in cooperation with the other participating jurisdictions, the Hazard Mitigation Plan is reviewed annually and every five years as specified in the Plan to assure that the Plan is in compliance with all State and Federal regulations and that any needed revisions or amendments to the Plan are developed and presented to the Town of Beaufort Board of Commissioners for consideration.

5. Agrees to take such other official action as may be reasonably necessary to carry out the objectives of the 2020 Pamlico Sound Regional Hazard Mitigation Plan.

Adopted this _____ day of _____, 2020.

_____
Everette S. Newton, Mayor

ATTEST:

_____
Michele Davis, Town Clerk (SEAL)

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Town of Beaufort Board of Commissioners Workshop Meeting
4:00 PM Tuesday, May 26, 2020 – Virtual Meeting via Zoom

AGENDA CATEGORY: Discussion & Consideration

SUBJECT: Preliminary Plat for Beau Coast Subdivision Phase V

BRIEF SUMMARY:

The applicant wishes to Subdivide a 15.45 Acre Tract into 86 Lots (49 Single-Family Lots & 37 Multi-Family Lots). In addition to Planning Staff the Town Engineer and applicants Engineer will also be available to answer questions regarding the proposed infrastructure.

REQUESTED ACTION:

Place on June 8th 2020 agenda for discussion & consideration

EXPECTED LENGTH OF PRESENTATION:

5 Minutes

SUBMITTED BY:

Kyle Garner, AICP

Planning & Inspections Director

BUDGET AMENDMENT REQUIRED:

N/A

PLANNING BOARD STAFF REPORT

To: Beaufort Planning Board Members

From: Kyle Garner, AICP, Town Planner

Date: May 19, 2020

Project Beaufort Coast Phase V – Preliminary Plat

THE QUESTION: Subdivide a 15.45 Acre Tract into 86 Lots (49 Single-Family Lots & 37 Multi-Family Lots)

BACKGROUND:

Location:	Leonda Drive & Freedom Park Drive
Owners:	Blue Treasure, LLC
Requested Action:	Subdivide a 15.45 acre tract into 86 lots
Existing Zoning	PUD
Size:	15.45 Acres
Amount of Wetlands:	.17 Acres
Amount of Open Space:	6.49 Acres
Existing Land Use:	Undeveloped
Adjoining Land Use & Zoning:	North – By Freedom Park & Town of Beaufort Utilities, Zoned R-20 South – By Single-Family Homes, Zoned R-8 East – Beau Coast Phase I, Zoned PUD West – Across Leonda Drive by residential properties, Zoned R-20

SPECIAL INFORMATION: This preliminary plat runs concurrently with the Amendment to the Master Plan dated February 14, 2020.

Public Utilities & Works:

Water:	Town Water
Sanitary Sewer:	Town Sewer

OPTIONS:

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

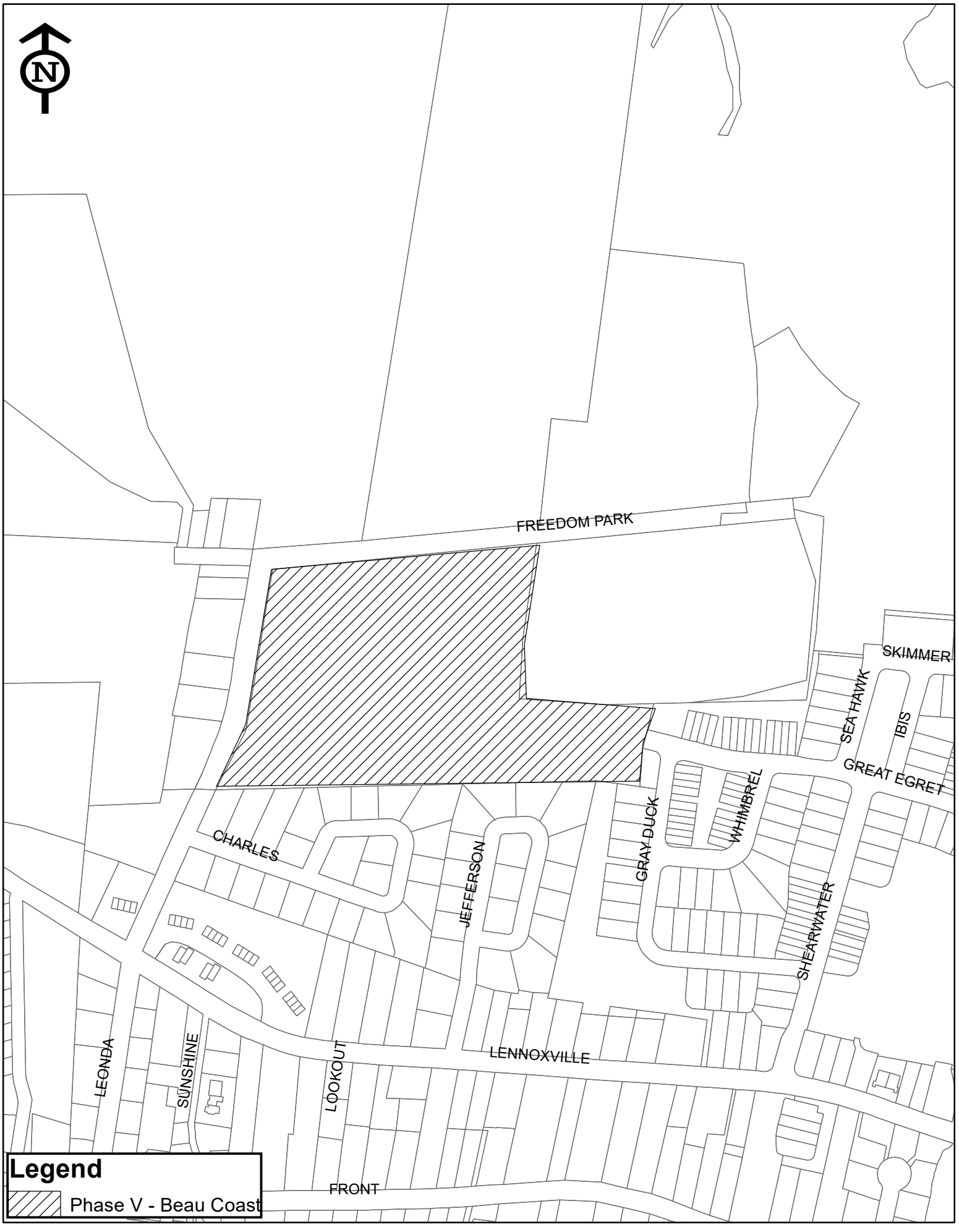
RECOMMENDATIONS:

At their May 18, 2020 meeting the Planning Board unanimously recommend approval with a request of the developer to retain as much natural vegetation in the 20' buffer as possible along the southern boundary with the Charles Street Subdivision.

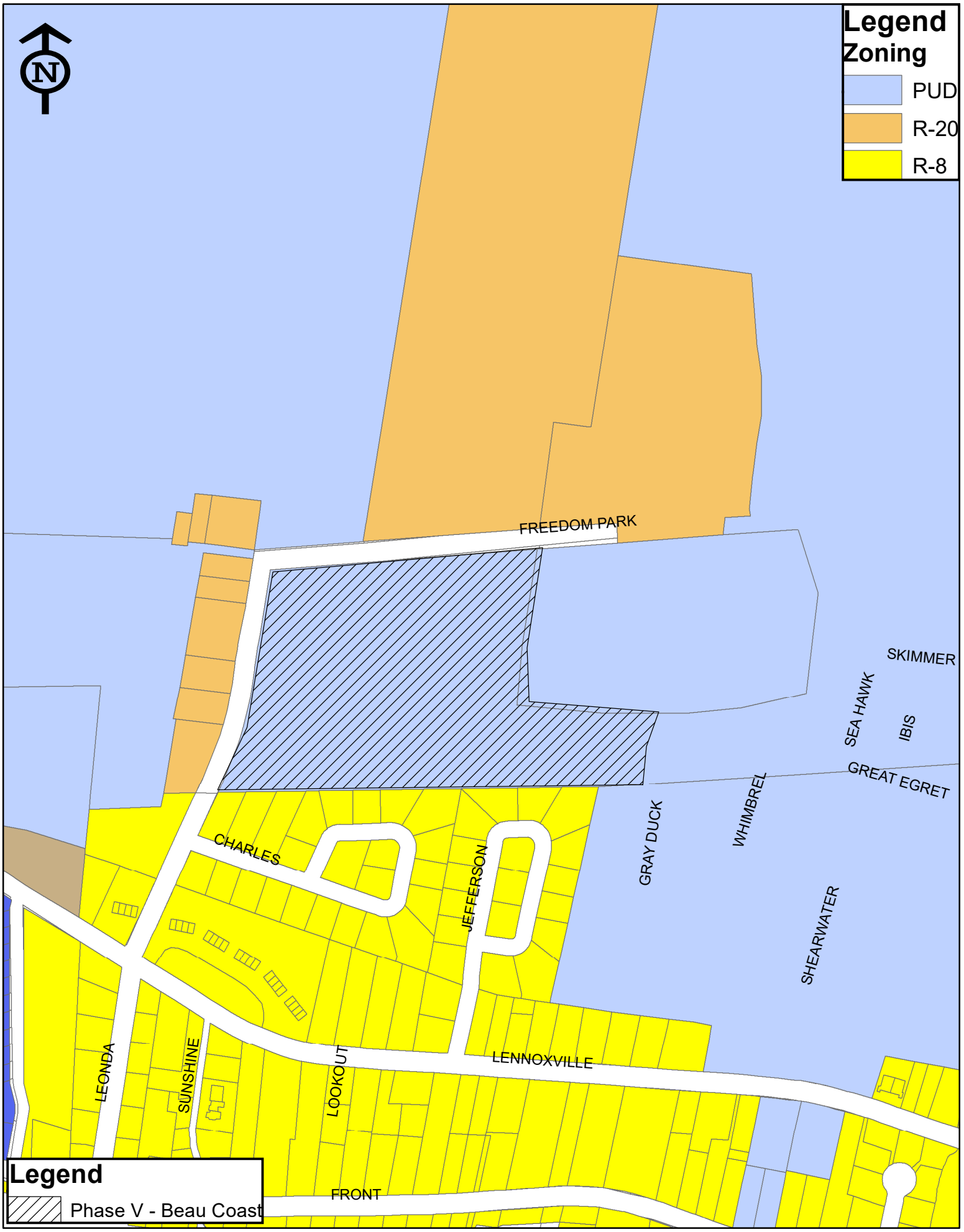
ATTACHMENTS:

Vicinity Map
Zoning Map
Construction Drawings

Case 20-03 Vicinity Map - Preliminary Plat - Phase V - Beau Coast



Case 20-03 Current Zoning Map - Preliminary Plat - Phase V - Beau Coast



WithersRavenel
Our People. Your Success.

March 17, 2020

Greg Meshaw, PE
Town Engineer
Town of Beaufort
701 Front Street
Beaufort, NC 28516

RE: Beau Coast Phase 5
Town of Beaufort Stormwater Review Comments Response
WR Project #: 02080976.50

Dear Mr. Meshaw:

We received your comments and marked up plan set via email on March 9, 2020 for the above referenced project. We have addressed your comments and marked up plans, and for clarity we will state the comment first, followed by our response in bold and then will break down the plan revisions on a sheet by sheet basis.

COMMENTS:

1. SUBPARAGRAPH (G)(1) OF SECTION 54.01, "STORMWATER CONTROL" OF THE TOWN'S CODE OF ORDINANCES STATES THE FOLLOWING:

   A stormwater impact statement prepared by a qualified professional engineer registered to practice in North Carolina shall be submitted to the Town with the initial application for any Regulated Development. The impact statement shall identify the impacts from the development site to the confluence point downstream where the area of the proposed development is less than ten percent of the total drainage area (the "ten percent point"). The impact statement shall verify the effects of detention on the downstream hydrographs to ensure that the peaks do not increase for a given storm. The impact statement shall list the infrastructure (ditches, culverts, and the like) and indicate all the adverse effects and impacts (to roads, culverts, businesses, homes, lawns, and the like) from the development to the ten percent point for the one-year, 24-hour and ten-year, 24-hour storms. If the downstream infrastructure is inadequate, the statement shall include proposed improvements to correct the deficiencies.

   WE SUSPECT THAT GIVEN THE SIZE OF THE DEVELOPMENT, IT ENCOMPASSES MORE THAN 10 PERCENT OF THE WATERSHED IN WHICH IT IS LOCATED AT ITS ULTIMATE DISCHARGE POINT. THIS FINAL POINT OF DISCHARGE IS BELIEVED TO OCCUR THROUGH A CULVERT BENEATH FRONT STREET. CONSEQUENTLY, SUCH ANLAYSIS SHOULD ADDRESS THE IMPACTS FROM THIS DEVELOPMENT TO THAT POINT WHILE ALSO TAKING

INTO ACCOUNT UPSTREAM CULVERTS TO INCLUDE THE CULVERT THROUGH AN OLD RAILROAD BED AND CULVERT(S) BENEATH LENNOXVILLE ROAD. THE ENGINEER'S STATEMENT SHOULD BE ACCOMPANIED BY CALCULATIONS IN SUPPORT OF HIS STATEMENT THAT ESSENTIALLY PROVIDE STAGE-STORAGE DATA FOR THE CURRENT SITUATION (TO INCLUDE ALL CURRENTLY APPROVED PHASES OF THE DEVELOPMENT TO THE CONDITIONS ANTICIPATED FROM THE PHASE FOR WHICH APPROVAL IS BEING SOUGHT.

- **As stated in the email sent to you on March 10th, we provided the Stormwater Management Report for Beau Coast Phase 1, which tracks the discharge to the development's most southern point in the Taylor Creek watershed, and then offsite to the southside of the railroad culvert. In our opinion, this report and the calculations already submitted for Beau Coast Phase 5, answers your concerns stated in the comment above.**

- **As can be seen in the attached report (see Summary on Page 4), Phase 1's post development condition is less than the predevelopment condition for the 1, 10, and 100-year storm event. As previously submitted for this new Phase of development (Beau Coast Phase 5), the design also has a post development flow less than predevelopment flow for the 1- and 10-year storm event, meeting Town requirements.**

- **With all flows proposed for the development discharging through the railroad culvert being less than the current conditions, further analysis beyond this should not be necessary.**

PLAN SHEETS:

SHEET C0.1:

1. **The notes under the sequence of construction have been updated as requested. In particular, we made references to BMP#7E clearer.**

SHEET C2.0:

1. **Additional radii have been labeled as noted.**
2. **Also please note that after conversations with Town Staff and the NCDOT, we have revised the 13th and 15th Alley's to now connect to Leonda Drive.**

SHEET C5.0:

1. **The note about "Stormwater Control" has been addressed above.**
2. **We slightly revised the limits of disturbance to include the expansion of sidewalk on Leonda and minor internal revisions.**
3. **Baffles have been added to the BMP to address the comment on Sheet D2.0.**

SHEET C9.0:

1. **The profiles have been updated to reflect DIP material for the waterline when dropping under another utility line.**

SHEET C9.1:

1. **The profiles have been updated to reflect DIP material for the waterline when dropping under another utility line.**

SHEET C9.5:

1. **The sidewalks have been extended as requested.**
2. **The handicap ramps have been added to the plan as requested.**
3. **Due to the extension of the sidewalk and storm piping, we also revised the storm drain design for Leonda. Attached are the updated calculations.**
4. **As noted previously, connections to Leonda Drive via 13th and 15th Alley have been made.**

SHEET C11.0:

1. **The backflow preventer has been added to the plan as requested.**

SHEET D2.0:

1. **No changes have been made to this plan sheet, but as noted above the baffles are now shown on Sheet C5.0.**

See attached for the updated plan set and the revised storm drain calculations for Leonda Drive.

We trust that these revisions will be deemed acceptable by the Town. Please advise if you require additional information or have any questions concerning our revised plans, calculations or responses to the review comments.

Sincerely,
WithersRavenel

Joe Boyd, PE
Project Manager

CC: Kyle Garner – Town of Beaufort Planning & Inspections Director
Don Mizelle - WithersRavenel

CONSTRUCTION DRAWINGS FOR

BEAU COAST

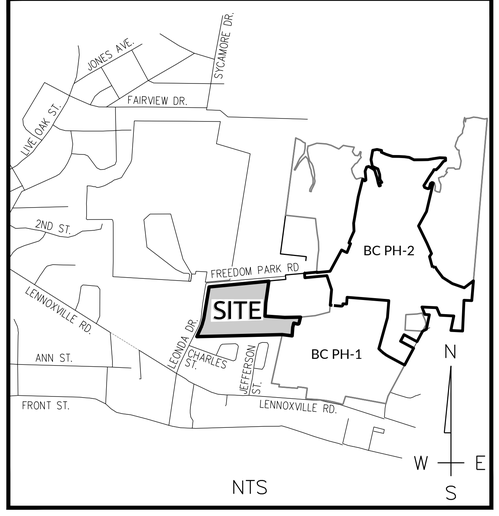
PHASE 5

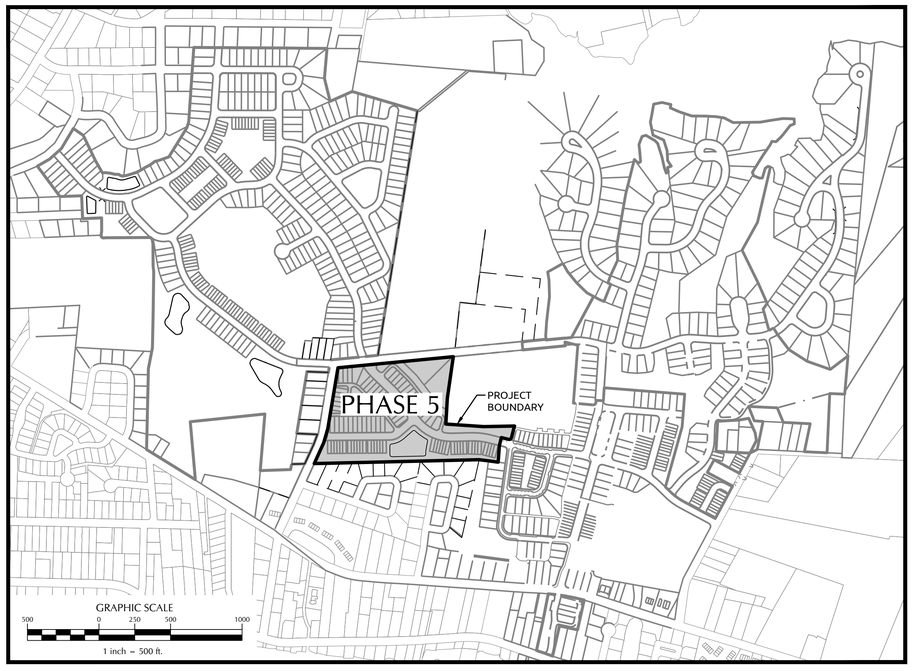
BEAUFORT, NC

MARCH 2020

CONSTRUCTION PLANS
FOR BEAU COAST PHASE 5
W&R PROJECT NO.: 0208097.50

VICINITY MAP





Sheet List Table

Sheet Number	Sheet Title
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C0.2	NCG01 NOTES
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C2.0	SITE PLAN
C3.0	LOT FIT PLAN
C4.0	ZONING PLAN
C5.0	EROSION CONTROL PLAN - PHASE 1
C6.0	EROSION CONTROL PLAN - PHASE 2
C7.0	STORMWATER PLAN
C8.0	UTILITY PLAN
C9.0	GREAT EGRET WAY PLAN & PROFILE
C9.1	BLUE BILL WAY & 14TH ALLEY PLAN & PROFILE
C9.2	16TH ALLEY PLAN & PROFILE
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D3.0	WATER DETAILS
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D6.0	SEWER, STORM & ROADWAY DETAILS
D7.0	EROSION CONTROL DETAILS
L1.0	LANDSCAPE PLAN AND DETAILS

LEGEND

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

NORTH CAROLINA PROFESSIONAL ENGINEER SEAL JOSEPH S. BOYLE

PRELIMINARY
NOT APPROVED FOR CONSTRUCTION

PREPARED BY:

WithersRavenel

219 Station Road, Suite 101 | Wilmington, NC 28405 | t: 919.469.3340 | license #: C-0832 |
www.withersravenel.com

DEVELOPER/OWNER

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

ATTN: KARL BLACKLEY

K:\JOB\08-0970\0809076.50-Beau Coast Phase 5\CAD\Drawing Sets\Construction\C0.0 COVER.dwg - Thursday, March 12, 2020 4:34:00 PM - GARRICH, TOM

COORDINATION NOTES:

1. THE CONTRACTOR IS REQUIRED TO OBTAIN ANY/ALL PERMITS REQUIRED FOR CONSTRUCTION OF THESE PLANS.
2. ALL WORK IS TO BE IN ACCORDANCE WITH THE TOWN OF BEAUFORT, CARTERET COUNTY, AND THE STATE OF NORTH CAROLINA.
3. THE CONTRACTOR IS TO ESTABLISH AND CHECK ALL HORIZONTAL AND VERTICAL CONTROLS TO BE USED WITH THE PROJECT. IN ADDITION, THE CONTRACTOR IS TO COMPUTE THE LAYOUT OF THE ENTIRE SITE PLAN IN ADVANCE OF BEGINNING ANY WORK ASSOCIATED WITH THE SUBJECT PLANS. CONTRACTOR SHALL EMPLOY A PROFESSIONAL SURVEYOR TO PERFORM SITE IMPROVEMENT STAKEOUT(S).
4. ANY TIME WORK IS PERFORMED OFF-SITE OR WITHIN AN EXISTING EASEMENT, THE CONTRACTOR IS TO NOTIFY THE HOLDER OF SAID EASEMENT AS TO THE NATURE OF PROPOSED WORK, AND TO FOLLOW ANY GUIDELINES OR STANDARDS WHICH ARE ASSOCIATED WITH OR REFERENCED IN THE RECORDED EASEMENT.
5. THE CONTRACTOR SHALL SCHEDULE A PRECONSTRUCTION MEETING WITH DEMLR-WILMINGTON REGIONAL OFFICE AND NOTIFY THE ENGINEER AT LEAST 48 HOURS PRIOR TO THE MEETING.

GENERAL NOTES:

1. THE TOPOGRAPHIC SURVEY HAS BEEN PROVIDED BY WITHERSRAVENEL.
2. WETLAND DELINEATION BY LAND MANAGEMENT GROUP, INC. ENVIRONMENTAL CONSULTANTS, P0 BOX 2522, WILMINGTON, NC 28402, TEL. (910) 452-0001. WETLAND LOCATION BY WITHERS RAVENEL, INC. USING TRIMBLE PRO XR GPS RECEIVER CAPABLE OF SUB-METER ACCURACY.
3. FEMA FLOOD DESIGNATIONS ON THIS PROPERTY TAKEN FROM FIRM PANEL #3720731600J, 3720731500J, 3720730600J, AND 3720730500J, DATED JULY 16, 2003.
4. THERE ARE NO KNOWN U.S. LISTED DEPARTMENT OF INTERIOR'S NATIONAL REGISTER OF HISTORICAL PLACES, "HISTORICAL PROPERTY" PURSUANT TO G.S. CHAPTER 160A, ARTICLE 19, PART 3 ,OR A "HISTORIC DISTRICT" DESIGNATED BY A LOCAL ORDINANCE PURSUANT TO G.S. CHAPTER 160A-400.4 WITHIN THIS PROJECT.
5. REASONABLE CARE HAS BEEN EXERCISED IN SHOWING THE LOCATION OF EXISTING UTILITIES ON THE PLANS. THE EXACT LOCATION OF ALL EXISTING UTILITIES IS NOT KNOWN IN ALL CASES. THE CONTRACTOR SHALL EXPLORE THE AREA AHEAD OF DITCHING OPERATIONS BY OBSERVATIONS, ELECTRONIC DEVICES, HAND DIGGING AND BY PERSONAL CONTACT WITH THE UTILITY COMPANIES. IN ORDER TO LOCATE EXISTING UTILITIES IN ADVANCE OF TRENCHING OPERATIONS SO AS TO ELIMINATE OR MINIMIZE DAMAGE TO EXISTING UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL COSTS RESULTING FROM ANY DAMAGE TO THE EXISTING UTILITY LINES INCLUDING LOSS OF UTILITY REVENUES. CONTRACTOR SHALL ARRANGE FOR TEMPORARY SUPPORT OF EXISTING UTILITIES, SUCH AS POLES, CONDUITS, FIBER OPTIC CABLES, TELEPHONE CABLES, WATER LINES, ETC.
6. CONTRACTOR SHALL COMPLY WITH THE LATEST REVISIONS AND INTERPRETATIONS OF THE DEPARTMENT OF LABOR SAFETY AND HEALTH REGULATIONS FOR CONSTRUCTION PROMULGATED UNDER THE OCCUPATIONAL SAFETY AND HEALTH ACT. CONTRACTOR SHALL PLAN AND CONSTRUCT WORK SO AS TO CAUSE MINIMUM INCONVENIENCE TO THE OWNER AND THE PUBLIC.
7. CONTRACTOR SHALL PLAN AND CONSTRUCT WORK SO AS TO CAUSE MINIMUM INCONVENIENCE TO THE OWNER AND THE PUBLIC. THE CONTRACTOR SHALL PROVIDE, ERECT AND MAINTAIN AT ALL TIMES DURING THE PROGRESS OR TEMPORARY SUSPENSION OF WORK, SUITABLE BARRIERS, FENCES, SIGNS OR OTHER ADEQUATE PROTECTION, INCLUDING FLAG MEN AND WATCHMEN AS NECESSARY TO INSURE THE SAFETY OF THE PUBLIC AS WELL AS THOSE ENGAGED IN THE CONSTRUCTION WORK. CONSTRUCTION SIGNING SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF "CONSTRUCTION AND MAINTENANCE OPERATIONS SUPPLEMENT TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" BY THE NCDOT.
8. ALL MATERIAL CLEARED OR DEMOLISHED BY THE CONTRACTOR IN ORDER TO CONSTRUCT THE WORK SHALL BECOME THE PROPERTY OF THE CONTRACTOR AND SHALL BE PROPERLY DISPOSED OF OFF-SITE OR BURNED IF PROPER PERMITS ARE RECEIVED.
9. ALL WORK BY THE CONTRACTOR SHALL BE WARRANTED BY THE CONTRACTOR FOR A PERIOD OF ONE YEAR AFTER THE OWNER ACCEPTS THE WORK.
10. CONTRACTOR SHALL CALL THE NORTH CAROLINA ONE-CALL CENTER AT 811 FOR ASSISTANCE IN LOCATING UTILITIES. THE CONTRACTOR SHALL CALL AT LEAST 72 HOURS PRIOR TO ANY DIGGING.
11. ALL PAVEMENT MARKINGS IN PUBLIC RIGHT-OF-WAYS AND FOR DRIVEWAYS ARE TO BE THERMOPLASTIC AND MEET TOWN AND/OR NCDOT STANDARDS.
12. ALL SIGNS AND PAVEMENT MARKINGS IN AREAS OPEN TO PUBLIC TRAFFIC ARE TO MEET MUTCD (MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES) STANDARDS.
13. ALL TRAFFIC CONTROL SIGNS AND MARKINGS OFF THE RIGHT-OF-WAY ARE TO BE MAINTAINED BY THE PROPERTY OWNER IN ACCORDANCE WITH MUTCD STANDARDS.
14. ALL PARKING STALL MARKINGS AND LANE ARROWS WITHIN THE PARKING AREAS SHALL BE WHITE.
15. ANY BROKEN OR MISSING SIDEWALK PANELS, DRIVEWAY PANELS AND CURBING SHALL BE REPLACED BY THE CONTRACTOR AT NO COST TO THE OWNER.
16. THE HOMEOWNERS ASSOCIATION WILL MAINTAIN THE TREES AND GRASS IN THE RIGHT OF WAY.
17. DURING CONSTRUCTION, COPIES OF NPDES AND SIMILAR MAINTENANCE REPORTS ARE TO BE SUBMITTED TO THE TOWN ON AT LEAST A QUARTERLY BASIS. AFTER PROJECT COMPLETION, THE HOMEOWNERS ASSOCIATION WILL TAKE RESPONSIBILITY OF SUBMITTING SUCH MAINTENANCE REPORTS TO THE TOWN.
18. THERE WILL BE NO PARKING ON 13TH, 14TH 15TH & 16TH ALLEYS.

DEMOLITION NOTES:

1. CONTRACTOR TO COORDINATE WITH THE OWNER TO PROPERLY MAINTAIN OR RELOCATE EXISTING SERVICE CONNECTIONS WHEN NECESSARY.
2. CONTRACTOR IS TO WALK THE SITE AND BECOME FAMILIAR WITH THE SCOPE OF DEMOLITION REQUIRED. ALL DEMOLITION WORK REQUIRED TO CONSTRUCT NEW SITE IMPROVEMENTS WILL BE PERFORMED BY THE CONTRACTOR AND WILL BE UNCLASSIFIED EXCAVATION.
3. DEMOLITION SHALL INCLUDE BUT IS NOT LIMITED TO THE EXCAVATION, HAULING AND OFFSITE DISPOSAL OF CONCRETE PADS, CONCRETE DITCHES, FOUNDATIONS, SLABS, STEPS, AND STRUCTURES; ABANDONED UTILITIES, BUILDINGS, PAVEMENTS AND ALL MATERIALS CLEARED AND STRIPPED TO THE EXTENT NECESSARY AS DIRECTED BY THE SOILS ENGINEER FOR THE INSTALLATION OF THE NEW IMPROVEMENTS AND WITHIN THE LIMITS OF CLEARING AND GRADING AND AS SHOWN ON THESE PLANS.
4. THE CONTRACTOR SHALL PROTECT ALL ADJACENT PROPERTY, STRUCTURES AND UTILITIES ON THE PROPERTY NOT TO BE DEMOLISHED. DAMAGE TO PROPERTIES OF OTHERS DUE TO THE CONTRACTOR'S ACTIVITIES SHALL BE REPLACED IN KIND BY THE CONTRACTOR AT NO COST TO OWNER.
5. ELECTRIC, TELEPHONE, SANITARY SEWER, WATER AND STORM SEWER UTILITIES THAT SERVICE OFF-SITE PROPERTIES SHALL BE MAINTAINED DURING THE CONSTRUCTION PROCESS BY THE CONTRACTOR.
6. EXISTING UTILITIES NOT INTENDED FOR DEMOLITION SHALL BE MAINTAINED, PROTECTED AND UNDISTURBED DURING DEMOLITION.
7. ALL EXISTING IMPROVEMENTS INDICATED OR REQUIRED TO BE DEMOLISHED SHALL INCLUDE REMOVAL FROM THE PROPERTY AND PROPER DISPOSAL.
8. CONTRACTOR SHALL COORDINATE RELOCATION OF ALL EXISTING OVER HEAD AND UNDERGROUND UTILITIES INCLUDING CABLE, GAS, TELEPHONE AND ELECTRIC AND ANY OTHER UTILITIES THROUGH THE SITE WITH THE RESPECTIVE COMPANIES.
9. PROVIDE SMOOTH SAW CUT OF EXISTING PAVEMENTS, CURBS AND GUTTERS AND SIDEWALKS TO BE DEMOLISHED.
10. ALL DEMOLITION WORK SHALL BE DONE IN STRICT ACCORDANCE WITH LOCAL, STATE AND FEDERAL REGULATIONS AS WELL AS OSHA REGULATIONS.
11. INFORMATION CONCERNING UNDERGROUND UTILITIES WAS OBTAINED FROM AVAILABLE RECORDS, BUT THE CONTRACTOR MUST DETERMINE THE EXACT LOCATION AND ELEVATIONS OF THE MAINS BY DIGGING TEST PITS BY HAND.

STABILIZATION NOTES

1. SLOPES LEFT EXPOSED WILL, WITHIN 14 CALENDAR DAYS OF ANY PHASE OF GRADING, BE PLANTED OR OTHERWISE PROVIDED WITH GROUND COVER, DEVICES, OR STRUCTURES TO RESTRAIN EROSION.
2. ALL OTHER DISTURBED AREAS SHALL BE PLANTED OR OTHERWISE PROVIDED PERMANENT GROUND COVER WITHIN 14 WORKING DAYS FOLLOWING COMPLETION OF CONSTRUCTION OR DEVELOPMENT WHICHEVER PERIOD IS SHORTER.

EROSION AND SEDIMENT CONTROL NOTES

1. CONTRACTOR SHALL BE RESPONSIBLE FOR CLEANING AND RESTORING TO PRE-CONSTRUCTION CONDITIONS ANY AREAS OUTSIDE THE PROJECT LIMITS THAT MAY INADVERTENTLY BE DAMAGED DUE TO THE FAILURE OF THE EROSION MEASURES
2. DURING GRADING AND AFTER GRADING HAS BEEN COMPLETED, CONTRACTOR SHALL CONTINUE TO MAINTAIN PERMANENT AND TEMPORARY EROSION CONTROL MEASURES UNTIL FINAL INSPECTION AND APPROVAL BY THE N.C.D.E.M.L.R.
3. WATER, FERTILIZE, MOW AND MAINTAIN SPRIGGED, SODDED AND PLANTED AREAS UNTIL FINAL APPROVAL BY N.C.D.E.M.L.R
4. PRIOR TO ANY CLEARING, GRADING OR CONSTRUCTION ACTIVITY, TREE PROTECTION FENCING WILL BE INSTALLED AROUND PROTECTED TREES OR GROVES OF TREES AND NO CONSTRUCTION WORKERS, TOOLS, MATERIALS, OR VEHICLES ARE PERMITTED WITHIN THE TREE PROTECTION FENCING.

SEQUENCE OF CONSTRUCTION:

1. FLAG THE CLEARING LIMITS AND INSTALL ALL SILT AND TREE PROTECTION FENCE.
2. HOLD PRE-CONSTRUCTION CONFERENCE AT LEAST ONE WEEK PRIOR TO STARTING CONSTRUCTION, NOTIFY BEAUFORT TOWN ENGINEER AND DEMLR-WILMINGTON REGIONAL OFFICE AT (910) 796-7215 A MINIMUM OF 48 HOURS PRIOR TO CONSTRUCTION BEGINNING.
3. INSTALL TEMPORARY CONSTRUCTION ENTRANCE ON GREAT EGRET WAY AND SILT FENCE.
4. CLEAR AND REMOVE FROM SITE ALL TREES, ROOTS, ROOT MAT, ETC. FROM THE AREA WITHIN THE DESIGNATED CLEARING LIMITS.
5. INSTALL BMP #7E AND OUTLET SWALE.
6. INSTALL TEMPORARY DIVERSION DITCHES TO DIRECT RUNOFF TO THE BMP #7E.
7. ROUGH GRADE THE REMAINING AREA WITHIN THE DESIGNATED CLEARING LIMITS.
8. INSTALL STORM DRAINAGE, INCLUDING INLET PROTECTION, SANITARY SEWER AND WATER AS SHOWN ON THE PLANS. ALL TRENCHES SHALL BE BACKFILLED AND STABILIZED DAILY.
9. DIRECT RUNOFF FROM ROADWAY INTO STORM DRAINAGE SYSTEM. REMOVE TEMPORARY DIVERSION DITCHES AS NEEDED FOR ROADWAY CONSTRUCTION. AFTER DITCH REMOVAL, CONTRACTOR SHALL VERIFY STORM WATER IS ROUTED THROUGH A BASIN OR SILT FENCE PRIOR TO LEAVING SITE.
10. COMPLETE FINE GRADING SITE.
11. MAINTAIN SEDIMENTATION AND EROSION CONTROL MEASURES UNTIL PERMANENT GROUND COVER IS ESTABLISHED.
12. REQUEST FINAL APPROVAL OF GROUND COVER BY THE EROSION CONTROL INSPECTOR.
13. ONCE SITE IS FULLY STABILIZED, REMOVE ALL REMAINING TEMPORARY MEASURES AND IMMEDIATELY REPAIR, DRESS-OUT, AND SEED & MULCH THESE AREAS.

MAINTENANCE PLAN

1. ALL EROSION AND SEDIMENT CONTROL PRACTICES WILL BE CHECKED FOR STABILITY AND OPERATION FOLLOWING EVERY RUNOFF-PRODUCING RAINFALL BUT IN NO CASE LESS THAN ONCE EVERY WEEK AND WITHIN 24 HOURS OF EVERY HALF INCH RAINFALL. ANY NEEDED REPAIRS WILL BE MADE IMMEDIATELY TO MAINTAIN ALL PRACTICES AS DESIGNED.
2. ALL POINTS OF EGRESS WILL HAVE CONSTRUCTION ENTRANCES THAT WILL BE PERIODICALLY TOP-DRESSED WITH AN ADDITIONAL 2 INCHES OF #4 STONE TO MAINTAIN PROPER DEPTH. THEY WILL BE MAINTAINED IN A CONDITION TO PREVENT MUD OR SEDIMENT FROM LEAVING THE SITE. IMMEDIATELY REMOVE OBJECTIONABLE MATERIAL SPILLED WASHED OR TRACKED ONTO THE CONSTRUCTION ENTRANCE OR ROADWAYS.
3. SEDIMENT WILL BE REMOVED BEHIND THE SEDIMENT FENCE WHEN IT BECOMES 0.5 FEET DEEP AT THE FENCE. THE SEDIMENT FENCE WILL BE REPAIRED AS NECESSARY TO MAINTAIN A BARRIER. SILT FENCE STAKES WILL BE SPACED 6 FEET APART UNLESS A WIRE BACKING IS USED WITH 8 FOOT STAKE SPACING.
4. SEDIMENT WILL BE REMOVED FROM SEDIMENT TRAPS WHEN THE SEDIMENT POOL NO LONGER DRAINS OR WHEN THE ROCK IS DISLODGED. BAFFLES WILL BE REPAIRED OR REPLACED IF THEY COLLAPSE, TEAR, DECOMPOSE OR BECOME INEFFECTIVE. THEY WILL BE REPLACED PROMPTLY. SEDIMENT WILL BE REMOVED WHEN DEPOSITS REACH HALF THE HEIGHT OF THE 1ST BAFFLE.
5. INLET PROTECTION DEVICES SHALL BE INSPECTED AFTER EVERY RAINFALL EVENT. DAMAGED SILT FENCE SHALL BE REPLACED AND GRAVEL SHALL BE CLEANED OR REPLACED WHEN INLET NO LONGER DRAINS PROPERLY.
6. ALL SEEDED AREAS WILL BE FERTILIZED, RESEEDED AS NECESSARY, AND MULCHED ACCORDING TO SPECIFICATIONS IN THE VEGETATIVE PLAN TO MAINTAIN A VIGOROUS, DENSE VEGETATIVE COVER. ALL SLOPES WILL BE STABILIZED PER THE GROUND STABILIZATION TABLE. ALL OTHER AREAS WILL BE STABILIZED WITHIN 14 WORKING DAYS.
7. SEDIMENT WILL BE REMOVED FROM AROUND TEMPORARY ROCK CHECK DAMS ONCE A WEEK AND AFTER EVERY RAIN EVENT.

PERMANENT SEEDING SCHEDULE - MIXTURE 5CP

Seeding Mixture

SPECIES	RATE (LB/ACRE)
CENTIPEDE GRASS	10-20

Seeding Dates
MARCH - JUNE

Soil Amendments
APPLY LIME AND FERTILIZER ACCORDING TO SOIL TESTS, OR APPLY 300 LB/ACRE 10-10-10 FERTILIZER.

Mulch
DO NOT MULCH.

Maintenance
FERTILIZE VERY SPARINGLY - 20 LB/ACRE NITROGEN IN SPRING WITH NO PHOSPHORUS.
CENTIPEDE GRASS CANNOT TOLERATE HIGH PH OR EXCESS FERTILIZER.

TEMPORARY SEEDING-LATE WINTER/EARLY SPRING

Seeding Mixture

WINTER AND EARLY SPRING

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.

SUMMER

SPECIES	RATE (LB/ACRE)
GERMAN MILLET	40

FALL

SPECIES	RATE (LB/ACRE)
RYE (GRAIN)	120

Seeding dates
COASTAL PLAIN - DEC.1-APR. 15 - LATE WINTER AND EARLY SPRING
APRIL 15 - AUG. 15 - SUMMER
AUG. 15 - DEC. 30 - FALL

Soil amendments
FOLLOW RECOMMENDATIONS OF SOIL TESTS OR APPLY 2,000 LB/ACRE GROUND AGRICULTURAL LIMESTONE AND 750 LB/ACRE 10-10-10 FERTILIZER.

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.

GROUND STABILIZATION

SITE AREA DESCRIPTION	STABILIZATION TIME FRAME	STABILIZATION TIME FRAME 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 FLATTER THAN 3:1	14 DAYS	7 DAYS FOR SLOPES GREATER THAN 50 FEET IN LENGTH
ALL OTHER AREAS WITH SLOPES FLATTER THAN 4:1	14 DAYS	NONE (EXCEPT FOR PERIMETERS AND HQW ZONES)

Extensions of time may be approved by the permitting authority based on weather or other site-specific conditions that make compliance impracticable. (Section 11.B(2)(b))

SITE NOTES

1. ANY DISCREPANCY IN THIS PLAN AND ACTUAL FIELD CONDITIONS SHALL BE REPORTED TO THE OWNER PRIOR TO START OF CONSTRUCTION. GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFICATION OF ALL SETBACKS, EASEMENTS AND DIMENSIONS SHOWN HEREON BEFORE BEGINNING CONSTRUCTION.
2. THE GENERAL CONTRACTOR SHALL CONTACT ALL OWNERS OF EASEMENTS, UTILITIES AND R.O.W.'S PUBLIC OR PRIVATE, PRIOR TO WORKING IN THESE AREAS.
3. CONTRACTOR SHALL MAINTAIN THE SITE IN A MANNER SO THAT WORKMEN AND PUBLIC SHALL BE PROTECTED FROM INJURY, AND ADJOINING PROPERTY PROTECTED FROM DAMAGE.
4. ACCESS TO UTILITIES, FIRE HYDRANTS, STREET LIGHTING, ETC., SHALL REMAIN UNDISTURBED, UNLESS COORDINATED WITH THE RESPECTIVE UTILITY.
5. DO NOT SCALE THIS DRAWING AS IT IS A REPRODUCTION AND SUBJECT TO DISTORTION.
6. THE GENERAL CONTRACTOR SHALL REMOVE ALL DEBRIS FROM THE SITE UPON COMPLETION OF THE PROJECT AND AT LEAST ONCE A WEEK DURING CONSTRUCTION.
7. THE GENERAL CONTRACTOR SHALL KEEP THE AREA OUTSIDE THE "CONSTRUCTION LIMITS" BROOM CLEAN AT ALL TIMES.
8. CONTRACTOR SHALL MAINTAIN AN "AS-BUILT" SET OF DRAWINGS TO RECORD THE EXACT LOCATION OF ALL PIPING PRIOR TO CONCEALMENT. DRAWINGS SHALL BE GIVEN TO THE OWNER AND TOWN OF BEAUFORT UPON COMPLETION OF THE PROJECT WITH A COPY OF THE TRANSMITTAL LETTER TO THE ENGINEER.
9. IF DEPARTURES FROM THE SPECIFICATIONS OR DRAWINGS ARE DEEMED NECESSARY BY THE CONTRACTOR, DETAILS OF SUCH DEPARTURES AND REASONS THEREOF SHALL BE GIVEN TO THE OWNER AND TOWN OF BEAUFORT FOR REVIEW, NO DEPARTURES FROM THE CONTRACT DOCUMENT SHALL BE MADE WITHOUT THE PERMISSION OF THE OWNER AND TOWN OF BEAUFORT.
10. CONTRACTOR SHALL VERIFY LOCATION AND ELEVATION OF ALL UNDERGROUND UTILITIES. THE LOCATION OF ALL EXISTING UTILITIES ARE NOT NECESSARILY SHOWN ON PLANS AND WHERE SHOWN ARE ONLY APPROXIMATE. THE CONTRACTOR SHALL ON HIS INITIATIVE AND AT NO EXTRA COST HAVE LOCATED ALL UNDERGROUND LINES AND STRUCTURES AS NECESSARY. NO CLAIMS FOR DAMAGES OR EXTRA COMPENSATION SHALL ACCRUE TO THE CONTRACTOR FROM THE PRESENCE OF SUCH PIPE OTHER OBSTRUCTIONS OR FROM DELAY DUE TO REMOVAL OR REARRANGEMENT OF THE SAME. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO UNDERGROUND STRUCTURES. CONTACT NORTH CAROLINA ONE CALL" TOLL FREE 1-800-632-4949 AT LEAST 48 HOURS PRIOR TO CONSTRUCTION. THE CONTRACTOR IS RESPONSIBLE FOR CONTACTING ALL NONSUBSCRIBING UTILITIES.
11. ALL PERMITS RELATIVE TO PROJECT MUST BE OBTAINED, PRIOR TO CONSTRUCTION
12. ALL CONSTRUCTION TO BE IN ACCORDANCE WITH PERMITS ISSUED AND APPLICABLE STATE, COUNTY, AND LOCAL CODES.
13. THE CONTRACTOR SHALL OBTAIN AND PAY FOR ALL INSPECTIONS, CERTIFICATIONS, EQUIPMENT, ETC., THAT MAY BE REQUIRED.
14. THE ENGINEER AND/OR OWNER DISCLAIM ANY ROLE IN THE CONSTRUCTION MEANS AND METHODS ASSOCIATED WITH THE PROJECT AS SET FORTH IN THESE PLANS.

EXISTING UTILITY NOTES:

1. IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO VERIFY THE ACTUAL LOCATION AND AVAILABILITY OF ALL EXISTING AND PROPOSED UTILITIES IN THE FIELD PRIOR TO GROUND BREAKING.
2. EXISTING UTILITIES AND STRUCTURES SHOWN, BOTH UNDERGROUND AND ABOVE GROUND ARE BASED ON A FIELD SURVEY AND THE BEST AVAILABLE RECORD DRAWINGS. THE CONTRACTOR SHALL FIELD VERIFY FIELD CONDITIONS PRIOR TO BEGINNING RELATED CONSTRUCTION. ANY DISCREPANCIES SHALL BE REPORTED TO THE OWNER'S REPRESENTATIVE IMMEDIATELY.

UTILITY CONTACTS:

1. CONTACT THE NORTH CAROLINA ONE CALL CENTER PRIOR TO DOING ANY DIGGING. 811.

NOTICE REQUIRED:

1. ALL EXISTING UNDERGROUND UTILITIES SHALL BE PHYSICALLY LOCATED BY CONTRACT PRIOR TO THE BEGINNING OF ANY CONSTRUCTION IN THE VICINITY OF SAID UTILITIES.
2. CONTRACTORS SHALL NOTIFY OPERATORS WHO MAINTAIN UNDERGROUND UTILITY LINES IN THE AREA OF PROPOSED EXCAVATION AT LEAST THREE WORKING DAYS, BUT NOT MORE THAN TEN WORKING DAYS PRIOR TO ANY EXCAVATION OR DEMOLITION.

CONTACT "CAROLINA ONE CALL" AT 811

EMERGENCY DIAL 911 POLICE - FIRE - RESCUE

UTILITY NOTES:

1. ALL UTILITY SERVICES, SUCH AS ELECTRIC POWER, CATV, GAS, AND TELEPHONE SHALL BE INSTALLED UNDERGROUND.
2. WATER AND SEWER SERVICES CAN NOT BE ACTIVATED ON NEW MAINS UNTIL THE ENGINEER'S CERTIFICATION AND AS-BUILTS ARE RECEIVED AND "FINAL APPROVAL" ISSUED BY THE PUBLIC WATER SUPPLY SECTION OF NCDEQ, AND "FINAL ENGINEERING CERTIFICATION" ISSUED BY DIVISION OF WATER QUALITY SECTION OF N.C.D.E.Q.
3. IF CONTRACTOR DESIRES WATER FOR CONSTRUCTION, HE SHALL APPLY IN ADVANCE FOR THIS SERVICE AND MUST PROVIDE A REDUCED PRESSURE ZONE (RPZ) BACKFLOW PREVENTION DEVICE ON THE DEVELOPER'S SIDE OF THE WATER METER BOX.
4. WHEN PVC WATER MAINS AND SERVICES ARE PROPOSED, THE PIPES ARE TO BE MARKED WITH NO. 10 INSULATED COPPER WIRE INSTALLED AND STRAPPED TO THE PIPES WITH DUCT TAPE. THE INSULATED WIRE IS TO BE STRIPPED TO BARE WIRE AND SECURED TO ALL VALVES AND FITTINGS. THIS WIRE IS TO BE ACCESSIBLE IN ALL VALVE AND METER BOXES TO AID IN FUTURE LOCATION OF FACILITIES.
5. THE CONTRACTOR IS RESPONSIBLE FOR THE LOCATION AND PROTECTION OR EXISTING UTILITIES DURING CONSTRUCTION. DAMAGED ITEMS HALL BE REPAIRED TO AT LEAST THE QUALITY OR WORKMANSHIP FOUND IN THE ORIGINAL ITEM.
6. SOLID WASTE DISPOSAL TO BE SERVED BY TOWN, AND PROVIDED BY INDIVIDUAL WASTE BINS FOR EACH LOT.

FIRE & LIFE SAFETY NOTES:

1. LANDSCAPING CANNOT BLOCK OR IMPEDE THE FDC OR FIRE HYDRANTS. A 3-FOOT (3') CLEAR SPACE SHALL BE MAINTAINED AROUND THE CIRCUMFERENCE OF THE HYDRANT AND FDC.
2. HYDRANTS MUST BE LOCATED WITHIN 8' OF THE CURB AND SET TO FINAL GRADE AT BURIAL LINE INDICATED ON THE RISER.
3. NEW HYDRANTS MUST BE AVAILABLE FOR USE PRIOR TO CONSTRUCTION OF THE BUILDING(S).
4. CONTRACTOR SHALL MAINTAIN AN ALL WEATHER ACCESS FOR EMERGENCY VEHICLES AT ALL TIMES DURING CONSTRUCTION.
5. TEMPORARY STREET SIGNS SHALL BE INSTALLED AT EACH STREET INTERSECTION WHEN CONSTRUCTION OF NEW ROADWAYS ALLOWS PASSAGE BY VEHICLES.
6. ALL FIRE PROTECTION SHALL BE INSTALLED PRIOR TO VERTICAL CONSTRUCTION.

TRAFFIC NOTES:

1. ALL SIGNS AND PAVEMENT MARKINGS IN AREAS OPEN TO PUBLIC TRAFFIC ARE TO MEET MUTCD STANDARDS.
2. ANY BROKEN OR MISSING SIDEWALK PANELS AND/OR CURBING SHALL BE REPLACED.

GRADING & STORMWATER MANAGEMENT NOTES:

1. STORMWATER MANAGEMENT WILL MEET BOTH THE STATE OR NORTH CAROLINA AND TOWN OF BEAUFORT REQUIREMENTS.
2. NO EQUIPMENT IS ALLOWED ON THE SITE UNTIL ALL TREE PROTECTION FENCING AND SILT FENCING HAS BEEN INSTALLED AND APPROVED.
3. PROTECTIVE FENCING IS TO BE MAINTAINED THROUGHOUT THE DURATION OF THE PROJECT. LAND CLEARING AND CONSTRUCTION CONTRACTORS SHALL RECEIVE ADEQUATE INSTRUCTION ON TREE PROTECTION REQUIREMENTS AND METHODS.
4. UPON PROJECT COMPLETION AND AFTER WARRANTY PERIOD, THE HOMEOWNERS ASSOCIATION WILL MAINTAIN AND BE RESPONSIBLE FOR ALL STORMWATER BMP'S AND ALL PIPING LOCATED IN THE RIGHT OF WAY.

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219 Station Road | Ste 101 | Wilmington, NC 28405 | t: 910.256.9277 | license # : C-0832 | www.withersravenel.com

BEAU COAST PHASE 5
BEAUFORT, NC

PROJECT NOTES

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

NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 036505 JOSEPH S. BOYLE
PRELIMINARY
NOT APPROVED FOR CONSTRUCTION

Revisions

Sheet No.
C0.1

K:\08\08 WP\02080976.50 Beau Coast Phase 3\CAD\Drawing Sets\Construction\C0.1 PROJECT NOTES.dwg Thursday, March 12, 2020 4:34:15 PM GABRICH, TOM

NCGO1-DETAIL GROUND STABILIZATION AND HANDLING PLAN

EFFECTIVE: 04/01/19

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

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

SECTION E: GROUND STABILIZATION

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

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

GROUND STABILIZATION SPECIFICATION

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

Temporary Stabilization	Permanent Stabilization
• Temporary grass seed covered with straw or other mulches and tackifiers • Hydroseeding • Rolled erosion control products with or without temporary grass seed • Appropriately applied straw or other mulch • Plastic sheeting	• Permanent grass seed covered with straw or other mulches and tackifiers • Geotextile fabrics such as permanent soil reinforcement matting • Hydroseeding • Shrubs or other permanent plantings covered with mulch • Uniform and evenly distributed ground cover sufficient to restrain erosion • Structural methods such as concrete, asphalt or retaining walls • Rolled erosion control products with grass seed

POLYACRYLAMIDES (PAMS) AND FLOCCULANTS

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.

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.

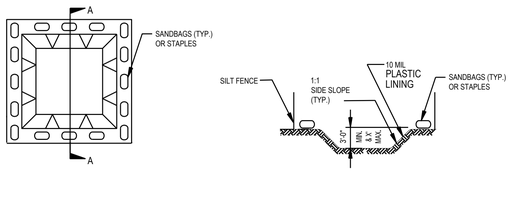
HERBICIDES, PESTICIDES AND RODENTICIDES

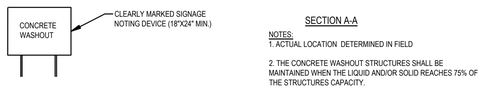
1. Store and apply herbicides, pesticides and rodenticides in accordance with label restrictions.
2. Store herbicides, pesticides and rodenticides in their original containers with the label, which lists directions for use, ingredients and first aid steps in case of accidental poisoning.
3. Do not store 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.

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





SECTION A-A

NOTES:
1. ACTUAL LOCATION DETERMINED IN FIELD

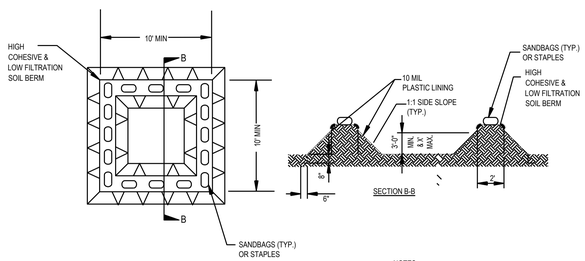
2. THE CONCRETE WASHOUT STRUCTURES SHALL BE MAINTAINED WHEN THE LIQUID AND/OR SOLID REACHES 75% OF THE STRUCTURES CAPACITY.

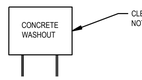
3.CONCRETE WASHOUT STRUCTURE NEEDS TO BE CLEARY MARKED WITH SIGNAGE NOTING DEVICE.

PLAN

BELOW GRADE WASHOUT STRUCTURE

NOT TO SCALE





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.

PLAN

ABOVE GRADE WASHOUT STRUCTURE

NOT TO SCALE

NCGO1-SELF INSPECTION, RECORDKEEPING & REPORTING

EFFECTIVE: 05/17/19

PART III
SELF-INSPECTION, RECORDKEEPING AND REPORTING

SECTION A: SELF-INSPECTION

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

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

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

PART III
SELF-INSPECTION, RECORDKEEPING AND REPORTING

SECTION B: RECORDKEEPING

1. E&SC Plan Documentation

The approved E&SC plan as well as any approved deviation shall be kept on the site. The approved E&SC plan must be kept up-to-date throughout the coverage under this permit. The following items pertaining to the E&SC plan shall be kept onsite and available for inspection at all times during normal business hours.

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

2. Additional Documentation to be Kept Onsite

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

(a) This general permit as well as the certificate of coverage, after it is received.

(b) Records of inspections made during the previous twelve months. The permittee shall record the required observations on the Inspection Record Form provided by the Division or a similar inspection form that includes all the required elements. Use of electronically-available records in lieu of the required paper copies will be allowed if shown to provide equal access and utility as the hard-copy records.

3. Documentation to be Retained for Three Years

All data used to complete the e-NOI and all inspection records shall be maintained for a period of three years after project completion and made available upon request. [40 CFR 122.41]

PART III
SELF-INSPECTION, RECORDKEEPING AND REPORTING

SECTION C: REPORTING

1. Occurrences that must be reported

Permittees shall report the following occurrences:

(a) Visible sediment deposition in a stream or wetland.

(b) Oil spills if:
- They are 25 gallons or more,
- They are less than 25 gallons but cannot be cleaned up within 24 hours,
- They cause sheen on surface waters (regardless of volume), or
- They are within 100 feet of surface waters (regardless of volume).

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

(b) Anticipated bypasses and unanticipated bypasses.

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

2. Reporting Timeframes and Other Requirements

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

Occurrence	**Reporting Timeframes (After Discovery) and Other Requirements**
(a) Visible sediment deposition in a stream or wetland	• ***Within 24 hours***, an oral or electronic notification. • ***Within 7 calendar days***, a report that contains a description of the sediment and actions taken to address the cause of the deposition. Division staff may waive the requirement for a written report on a case-by-case basis. • If the stream is named on the NC 303(d) list as impaired for sediment-related causes, the permittee may be required to perform additional monitoring, inspections or apply more stringent practices if staff determine that additional requirements are needed to assure compliance with the federal or state impaired-waters conditions.
(b) Oil spills and release of hazardous substances per Item 1(b)-(c) above	• ***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. • ***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. • ***Within 7 calendar days***, a report that contains a description of the noncompliance, and its causes; the period of noncompliance, including exact dates and times, and if the noncompliance has not been corrected, the anticipated time noncompliance is expected to continue; and steps taken or planned to reduce, eliminate, and prevent reoccurrence of the noncompliance. [40 CFR 122.41(l)(6). • Division staff may waive the requirement for a written report on a case-by-case basis.

PART II, SECTION G, ITEM (4)
DRAW DOWN OF SEDIMENT BASINS FOR MAINTENANCE OR CLOSE OUT

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

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

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

BEAU COAST PHASE 5

BEAUFORT, NC

NCG01 NOTES

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

NORTH CAROLINA PROFESSIONAL ENGINEER JOSEPH S. BOYD

PRELIMINARY
NOT APPROVED FOR CONSTRUCTION

Revisions

Sheet No.
C0.2

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FREEDOM PARK RD
60' PUBLIC R/W
MB 32 PG 457
MB 32 PG 458
MB 32 PG 458
DB 319 PG 25

FREEDOM PARK ROAD (60' R/W)

INV=6.84

INV=7.31'

12" GATE VALVE

2" REDUCER

8" GATE VALVE

8" PVC STUB

GUY POLE

GUY

EX. 15' WATERLINE EASEMENT
PER EASEMENT AGREEMENT

APPROXIMATE LOCATION BASED OFF OF ASBUILT DATA

BURIED TREASURE, INC
DB 1260 PG 53
MB 33 PG 328
PIN: 730620906114000

BEAU COAST PHASE 5 BOUNDARY

EXISTING EDGE OF PAVEMENT

MANHOLE
TOP=11.88'
FULL OF WATER
APPROX BTM=5.17'

EXISTING 2" WATERLINE

LEONDA DRIVE (SR 1412)
(60' PUBLIC R/W)

MANHOLE
TOP=11.98'
APPROX BTM=5.67'

END UNK

INV=8.80'

EXISTING CONTOUR
(TYP.)

MANHOLE
TOP=12.02'
INV(N)=3.41'
INV(S)=2.91'

NON-JURISDICTIONAL
ISOLATED WETLANDS

EXISTING FENCE AND
STRUCTURES TO BE REMOVED

EXISTING FENCE
TO BE REMOVED

PROJECT BOUNDARY
(TYP.)

4' FCL
GREEN HOUSE
SHED

8" PVC STUB
2" PVC BOA
12" GATE VALVE

APPROXIMATE LOCATION BASED OFF OF ASBUILT DATA

STUB OUT

EX. 15' WATERLINE EASEMENT
PER EASEMENT AGREEMENT

OPEN SPACE 11

CB 124
TOP(BC): 14.15'
INV OUT: 9.95'

CB 123
TOP(BC): 13.80'
INV. IN(124): 9.5
INV OUT: 9.41'

OPEN SPACE 5

BEAU COAST PHASE 1

SWAMPWK PROPERTIES, LLC
DB 1185 PG 2475
MB 16 PG 94
PIN: 7305-0889-2475

JACQUELINE O'DONNELL
DB 1567 PG 29
MB 16 PG 94
PIN: 7305-0889-3434

CHRISTOPHER STEPHENS, ET EX
DB 1602 PG 836
MB 16 PG 94
PIN: 7305-0889-4433

STERLING P. MCCARTHY AND
WIFE, GAYLA F. MCCARTHY
DB 440 PG 46
MB 16 PG 94
PIN: 7305-0889-5434

JACOB BOYD ET AL
DB 1651 PG 71
MB 16 PG 94
PIN: 7305-0889-6428

VENUE HOLDINGS, LLC
DB 1381 PG 365
MB 16 PG 60
PIN: 7305-0889-7408

MITCHELL A. KERNODLE
DB 1020 PG 370
MB 16 PG 94
PIN: 7305-0889-8408

KELLI STEED MEAN AND
BRENTON E. CREELMAN
DB 841 PG 474
MB 16 PG 94
PIN: 7305-0889-9416

JAMES A. RAVE AND
WIFE, MARY LYNNE RAVE
DB 1073 PG 164
MB 18 PG 6
PIN: 7305-0899-0424

FOUZI BOUHARNA
DB 883 PG 502
MB 18 PG 6
PIN: 7305-0899-1419

BEAUFORT BUTTERFLY, LLC
DB 1637 PG 246
MB 18 PG 6
PIN: 7305-0899-2419

KERRY VAN OSBORNE SR.
DB 1312 PG 272
MB 18 PG 6
PIN: 7305-0899-3415

Line Table		
Line #	Length	Direction
L1	1151.632	S88° 38' 11.91"W
L2	206.707	N24° 21' 55.41"E
L3	488.104	N09° 27' 57.99"E
L4	809.565	N84° 30' 57.32"E
L5	293.115	S08° 11' 35.19"W
L6	181.075	S03° 19' 39.71"W
L7	265.551	S86° 06' 37.33"E
L8	214.120	N88° 49' 56.58"E
L9	83.303	S13° 59' 00.04"W
L11	51.765	N76° 00' 59.96"W
L12	57.000	S13° 58' 35.28"W
L13	116.895	S04° 21' 17.43"W
L14	68.413	N82° 07' 50.29"W
L15	65.956	N82° 59' 57.72"W

Curve Table			
Curve #	Length	Radius	Delta
C1	26.704	17.000	090.0000

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

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BEAU COAST PHASE 5

BEAUFORT, NC

EXISTING CONDITIONS PLAN

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

NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 040224 JOSEPH S. BOYD
PRELIMINARY
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Revisions

Sheet No.
C1.0

K:\BRO\08-09\02080976.50\Beau Coast Phase 5\CAD\Drawing Sets\Construction\C1.0 EXISTING CONDITIONS.dwg Thursday, February 13, 2020 1:42:31 PM GABBOCK, TOM

SITE DEVELOPMENT DATA

GENERAL NOTES:

OWNER: BLUE TREASURE, LLC
ADDRESS: 105 WESTON ESTATES WAY
CARY, NC 27513
PHONE: (919) 481-3000
ATTN: KARL BLACKLEY

CARTERET COUNTY PARCEL NO.:
7316005005458000

TOTAL TRACT AREA: 15.45 AC.±

SETBACKS:

32' WIDE LOTS:

4' FRONT

4' SIDE

5' REAR

TOWNHOME LOTS:

20' FRONT

0' SIDE

5' REAR

DEVELOPMENT DATA:

TOTAL TRACT AREA: 15.45 AC +/-

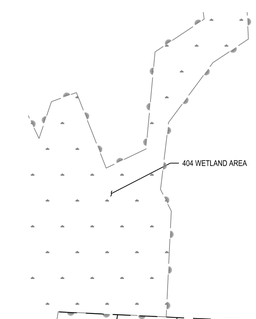
AREA OF LOTS = 5.72 AC.
AREA OF R/W = 3.24 AC.
AREA OF WETLANDS = 0.17 AC.
AREA OF OPEN SPACE = 6.49 AC.
LINEAR FEET OF STREETS = 1,722
LINEAR FEET OF ALLEYS = 1,963
IMPERVIOUS AREA = 2.54 AC.
STREETS = 2.00 AC.
SIDEWALKS = 0.41 AC.
PARKING LOT = 0.13 AC.

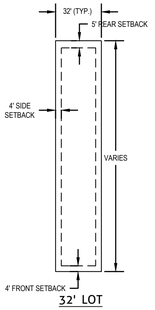
SINGLE FAMILY LOTS:
32' WIDE = 49

TOWNHOME UNITS:
20' WIDE = 23
25' WIDE = 14
TOTAL = 37

Line Table		
Line #	Length	Direction
L1	1151.632	S88° 38' 11.91"W
L2	206.707	N24° 21' 55.41"E
L3	488.104	N09° 27' 57.99"E
L4	809.565	N84° 30' 57.32"E
L5	293.115	S08° 11' 35.19"W
L6	181.075	S03° 19' 39.71"W
L7	265.551	S86° 06' 37.33"E
L8	214.120	N88° 49' 56.58"E
L9	83.303	S13° 59' 00.04"W
L11	51.765	N76° 00' 59.96"W
L12	57.000	S13° 58' 35.28"W
L13	116.895	S04° 21' 17.43"W
L14	68.413	N82° 07' 50.29"W
L15	65.956	N82° 59' 57.72"W

Curve Table			
Curve #	Length	Radius	Delta
C1	26.704	17.000	090.0000





PARCEL TABLE		
Parcel #	Area (SF)	Area (Ac)
368	2,286	0.05
369	1,829	0.04
370	1,829	0.04
371	2,280	0.05
372	2,290	0.05
373	1,853	0.04
374	1,853	0.04
375	2,292	0.05
376	2,275	0.05
377	1,820	0.04
378	1,820	0.04
379	1,820	0.04
380	2,276	0.05

PARCEL TABLE		
Parcel #	Area (SF)	Area (Ac)
381	2,380	0.05
382	1,848	0.04
383	1,824	0.04
384	1,824	0.04
385	1,848	0.04
386	2,380	0.05
387	2,275	0.05
388	1,820	0.04
389	1,820	0.04
390	1,820	0.04
391	1,820	0.04
392	2,275	0.05
393	2,275	0.05

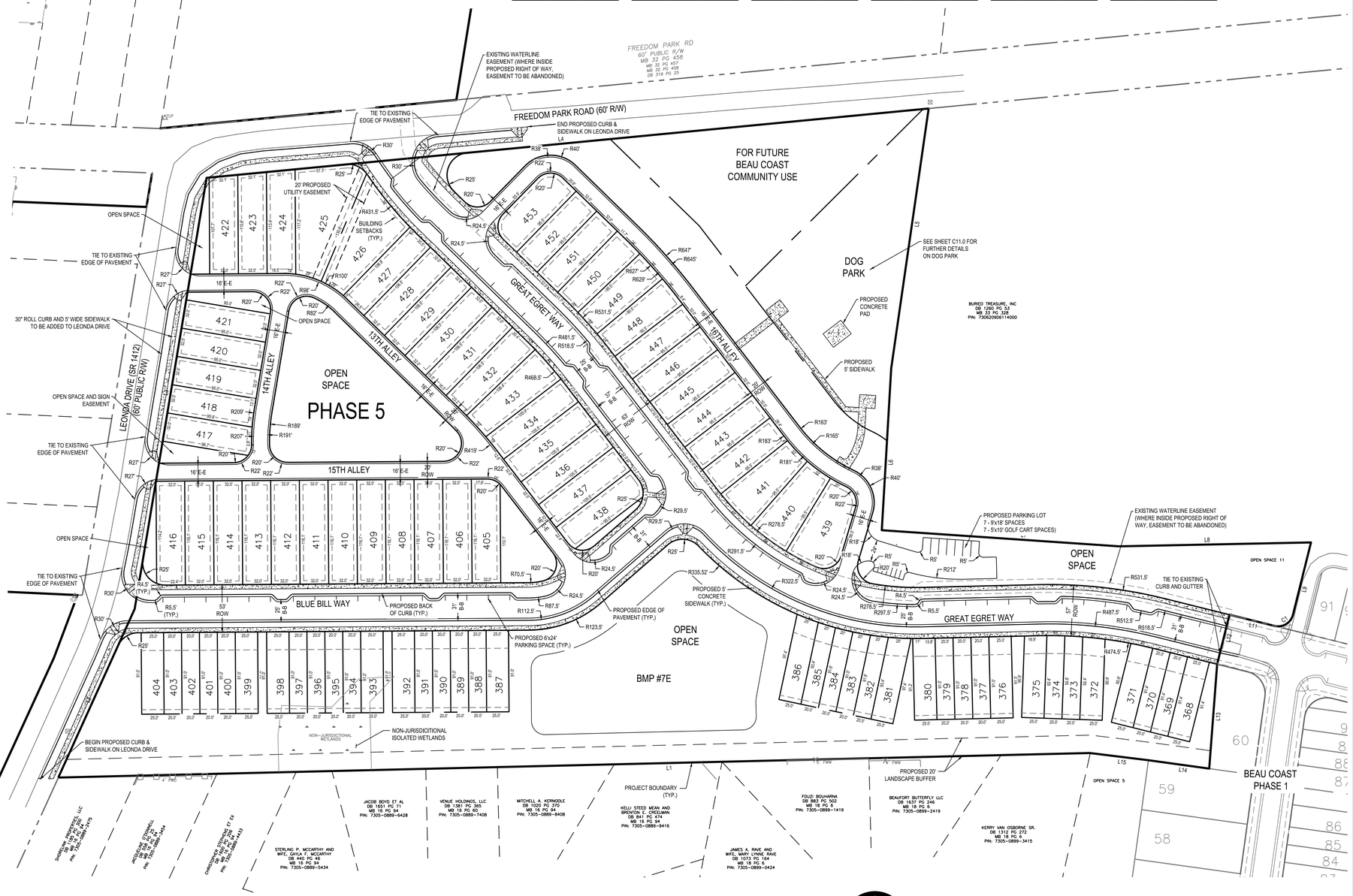
PARCEL TABLE		
Parcel #	Area (SF)	Area (Ac)
394	1,820	0.04
395	1,820	0.04
396	1,820	0.04
397	1,820	0.04
398	2,275	0.05
399	2,275	0.05
400	1,820	0.04
401	1,820	0.04
402	1,820	0.04
403	1,820	0.04
404	2,275	0.05
405	3,689	0.08
406	3,716	0.09

PARCEL TABLE		
Parcel #	Area (SF)	Area (Ac)
407	3,716	0.09
408	3,716	0.09
409	3,716	0.09
410	3,716	0.09
411	3,716	0.09
412	3,716	0.09
413	3,716	0.09
414	3,716	0.09
415	3,716	0.09
416	3,710	0.09
417	3,121	0.07
418	3,045	0.07
419	3,040	0.07

PARCEL TABLE		
Parcel #	Area (SF)	Area (Ac)
420	3,040	0.07
421	3,040	0.07
422	3,493	0.08
423	3,584	0.08
424	3,680	0.08
425	6,971	0.16
426	5,859	0.13
427	3,409	0.08
428	3,408	0.08
429	3,408	0.08
430	3,408	0.08
431	3,408	0.08
432	3,589	0.08

PARCEL TABLE		
Parcel #	Area (SF)	Area (Ac)
433	4,022	0.09
434	3,378	0.08
435	3,376	0.08
436	3,376	0.08
437	3,376	0.08
438	3,323	0.08
439	4,499	0.10
440	3,858	0.09
441	3,858	0.09
442	3,146	0.07
443	3,056	0.07
444	3,056	0.07
445	3,056	0.07

PARCEL TABLE		
Parcel #	Area (SF)	Area (Ac)
446	3,056	0.07
447	3,056	0.07
448	3,259	0.07
449	3,331	0.08
450	3,230	0.07
451	3,056	0.07
452	3,056	0.07
453	3,701	0.08



GRAPHIC SCALE
60 0 30 60 120
1 inch = 60 ft.

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BEAU COAST PHASE 5
BEAUFORT, NC

SITE PLAN

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

NORTH CAROLINA PROFESSIONAL ENGINEER SEAL JOSEPH S. BOYD

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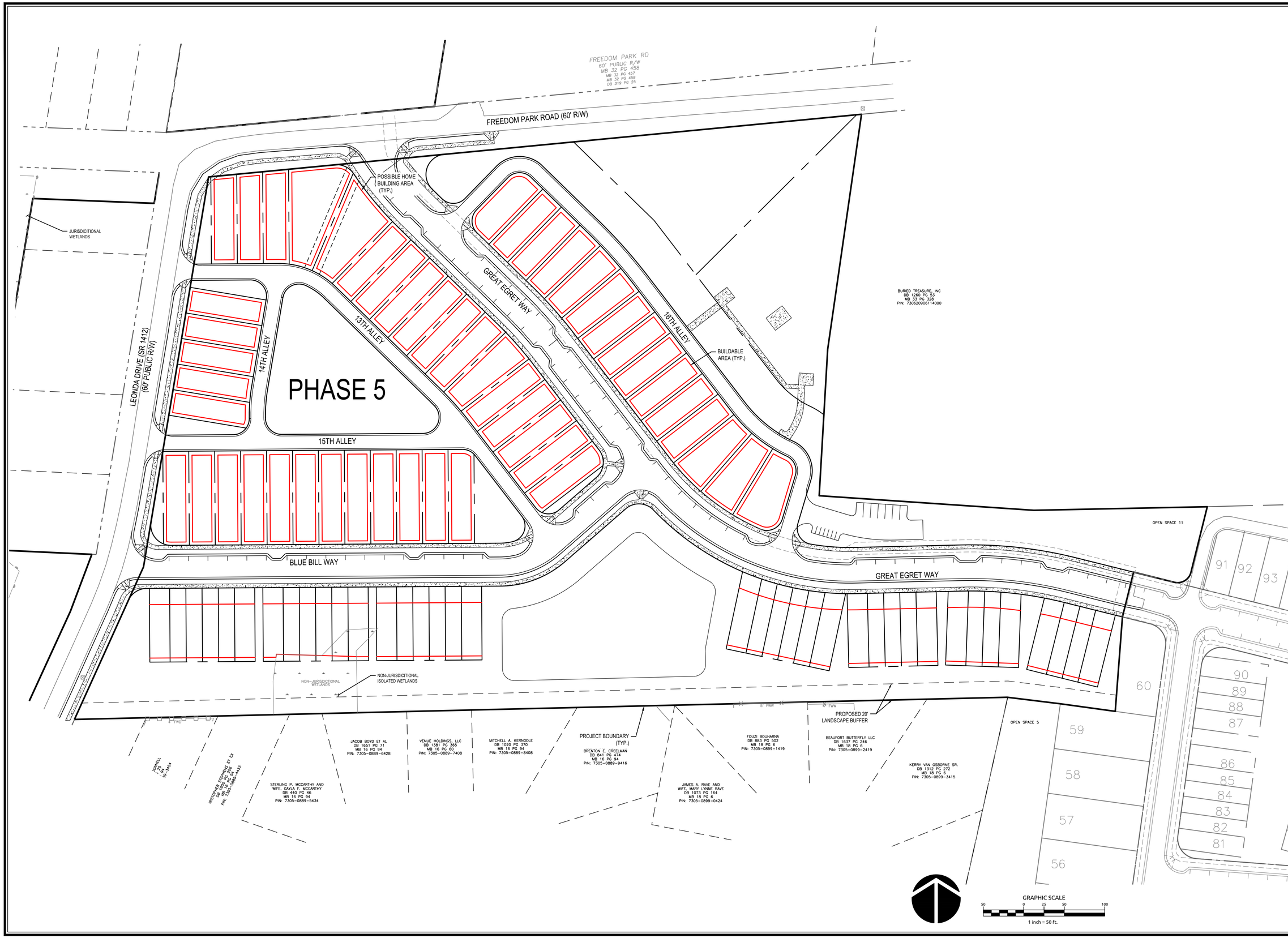
Revisions

Sheet No.
C2.0

K:\08\08-09\7908097A\50-Beau Coast Phase 5\CAD\Drawing Sets\Construction\C2.0 SITE PLAN.dwg, Monday, March 16, 2020 1:05:09 PM, BOYD, JOSEPH



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BEAU COAST PHASE 5

BEAUFORT, NC

LOT FIT PLAN

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

NORTH CAROLINA PROFESSIONAL ENGINEER JOSEPH S. BOYD

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Sheet No.
C3.0

ZONING KEY:

- B2 SINGLE FAMILY RESIDENTIAL
- TOWNHOUSE FAMILY RESIDENTIAL

FREEDOM PARK RD
60' PUBLIC R/W
MB 32 PG 458
MB 32 PG 457
MB 32 PG 458
DB 319 PG 25

FREEDOM PARK ROAD (60' R/W)

LEONDA DRIVE (SR 1412)
(60' PUBLIC R/W)

PHASE 5

13TH ALLEY

14TH ALLEY

15TH ALLEY

16TH ALLEY

GREAT EGRET WAY

BLUE BILL WAY

BURIED TREASURE, INC
DB 1260 PG 53
MB 33 PG 328
PIN: 7306209061140000

OPEN SPACE 11

OPEN SPACE 5

NON-JURISDICTIONAL WETLANDS

NON-JURISDICITIONAL ISOLATED WETLANDS

PROJECT BOUNDARY (TYP.)

SHORELINE PROPERTIES, LLC
DB 1789 PG 2475
MB 16 PG 94
PIN: 7305-0889-2475

JACQUINE O'DONNELL
DB 1519 PG 34
MB 16 PG 94
PIN: 7305-0889-3454

BRISTOPHE STEPHENS ET UX
DB 1565 PG 705
MB 16 PG 94
PIN: 7305-0889-4413

STERLING P. MCCARTHY AND WIFE, GAYLA F. MCCARTHY
DB 440 PG 46
MB 16 PG 94
PIN: 7305-0889-5434

JACOB BOYD ET AL
DB 1651 PG 71
MB 16 PG 94
PIN: 7305-0889-6428

VENUE HOLDINGS, LLC
DB 1381 PG 365
MB 16 PG 60
PIN: 7305-0889-7408

MITCHELL A. KERNODLE
DB 1020 PG 370
MB 16 PG 94
PIN: 7305-0889-8408

KELLI DIEU MEAN AKA BRENTON E. CREELMAN
DB 841 PG 474
MB 16 PG 94
PIN: 7305-0889-9416

JAMES A. RAVE AND WIFE, MARY LYNNE RAVE
DB 1073 PG 164
MB 18 PG 6
PIN: 7305-0899-0424

FOUZI BOUHARNA
DB 883 PG 502
MB 18 PG 6
PIN: 7305-0899-1419

BEAUFORT BUTTERFLY LLC
DB 1637 PG 246
MB 18 PG 6
PIN: 7305-0899-2419

KERRY VAN OSBORNE SR.
DB 1312 PG 272
MB 18 PG 6
PIN: 7305-0899-3415

91 92 93 94

90 89 88 87 86 85 84 83 82 81

59 58 57 60

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

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BEAU COAST PHASE 5

BEAUFORT, NC

ZONING PLAN

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

NORTH CAROLINA PROFESSIONAL ENGINEER JOSEPH S. BOYD

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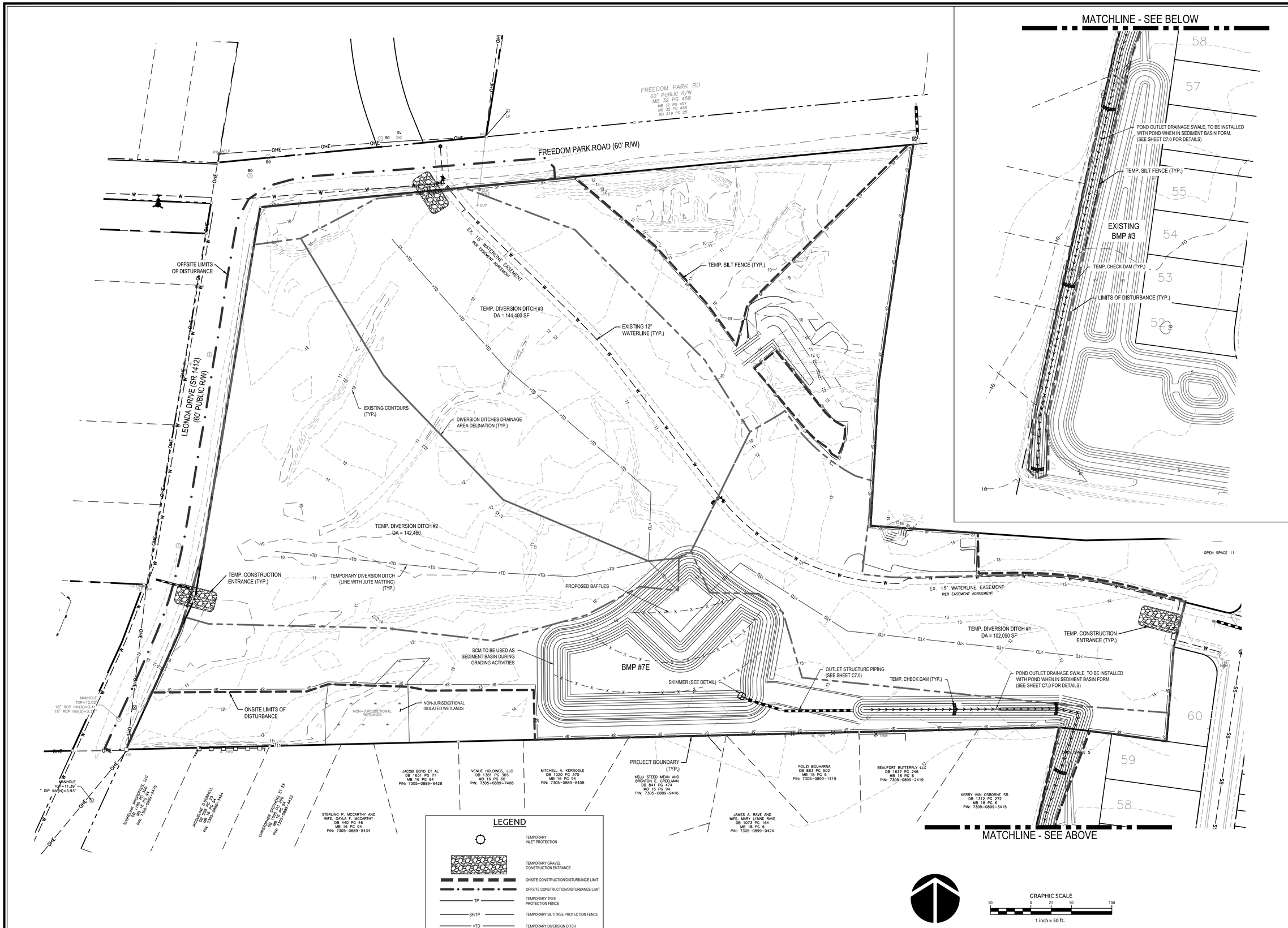
Revisions

Sheet No.
C4.0

K:\08\08-09\7\08097\6.50 Beau Coast Phase 5\CAD\Drawing Set\Construction\C4.0 ZONING PLAN.dwg Monday, March 16, 2020 1:06:33 PM BOYD, JOSEPH



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BEAU COAST PHASE 5

BEAUFORT, NC

EROSION CONTROL PLAN - PHASE 1

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

NORTH CAROLINA PROFESSIONAL ENGINEER JOSEPH S. BOYD
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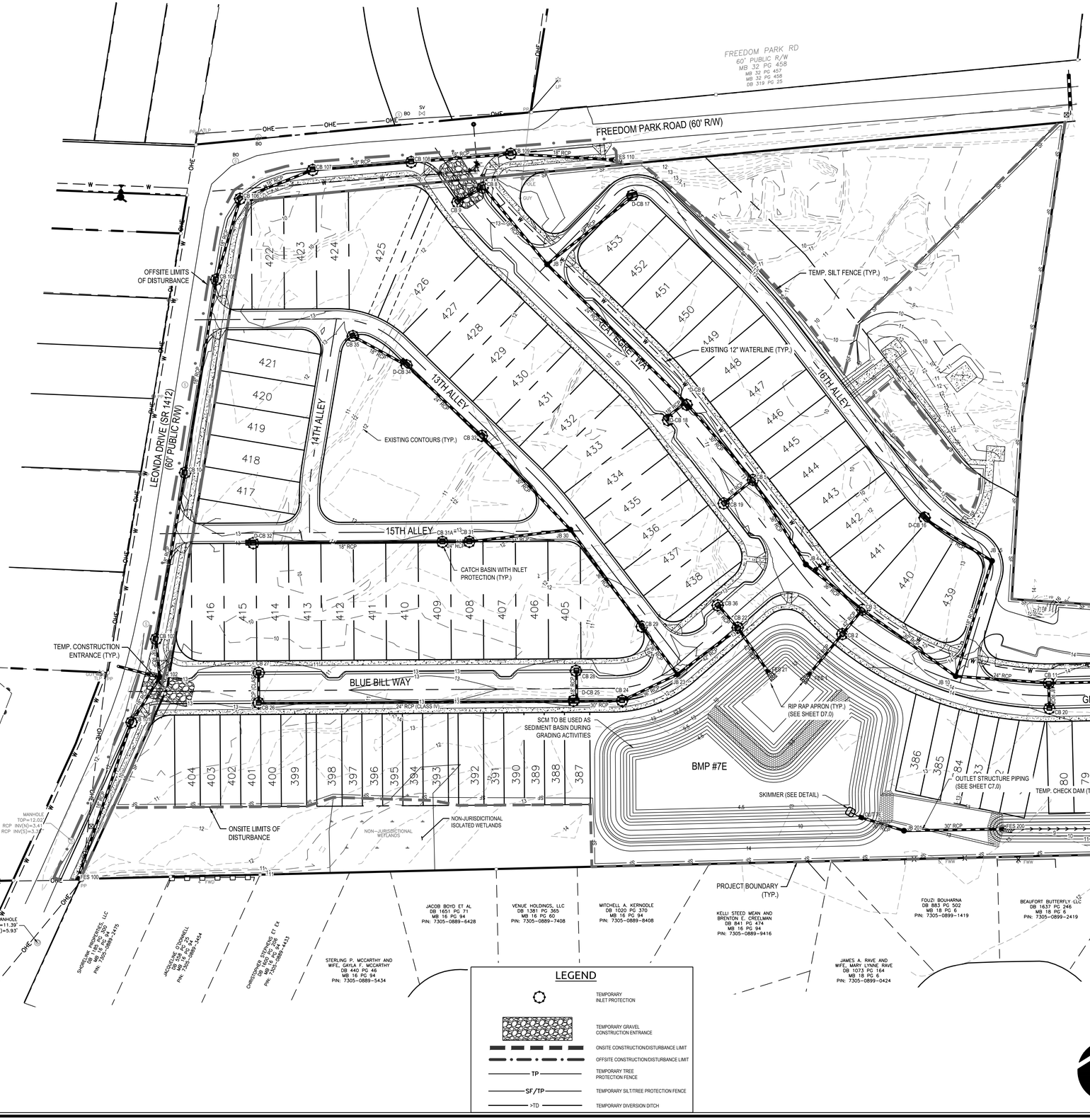
Sheet No.
C5.0



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BEAU COAST PHASE 5

BEAUFORT, NC

EROSION CONTROL PLAN - PHASE 2

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

NORTH CAROLINA PROFESSIONAL ENGINEER JOSEPH S. BOYD

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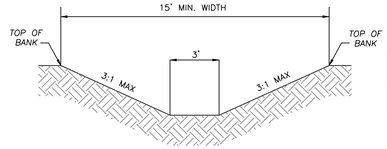
Revisions

Sheet No.
C6.0

K:\08\08-09\76\08976.50\Beau Coast Phase 5\CAD\Drawing Set\Construction\C6.0 EROSION CONTROL PLAN - PHASE 2.dwg Monday, March 16, 2020 1:07:23 PM - BOYD, JOSEPH

NOTES:

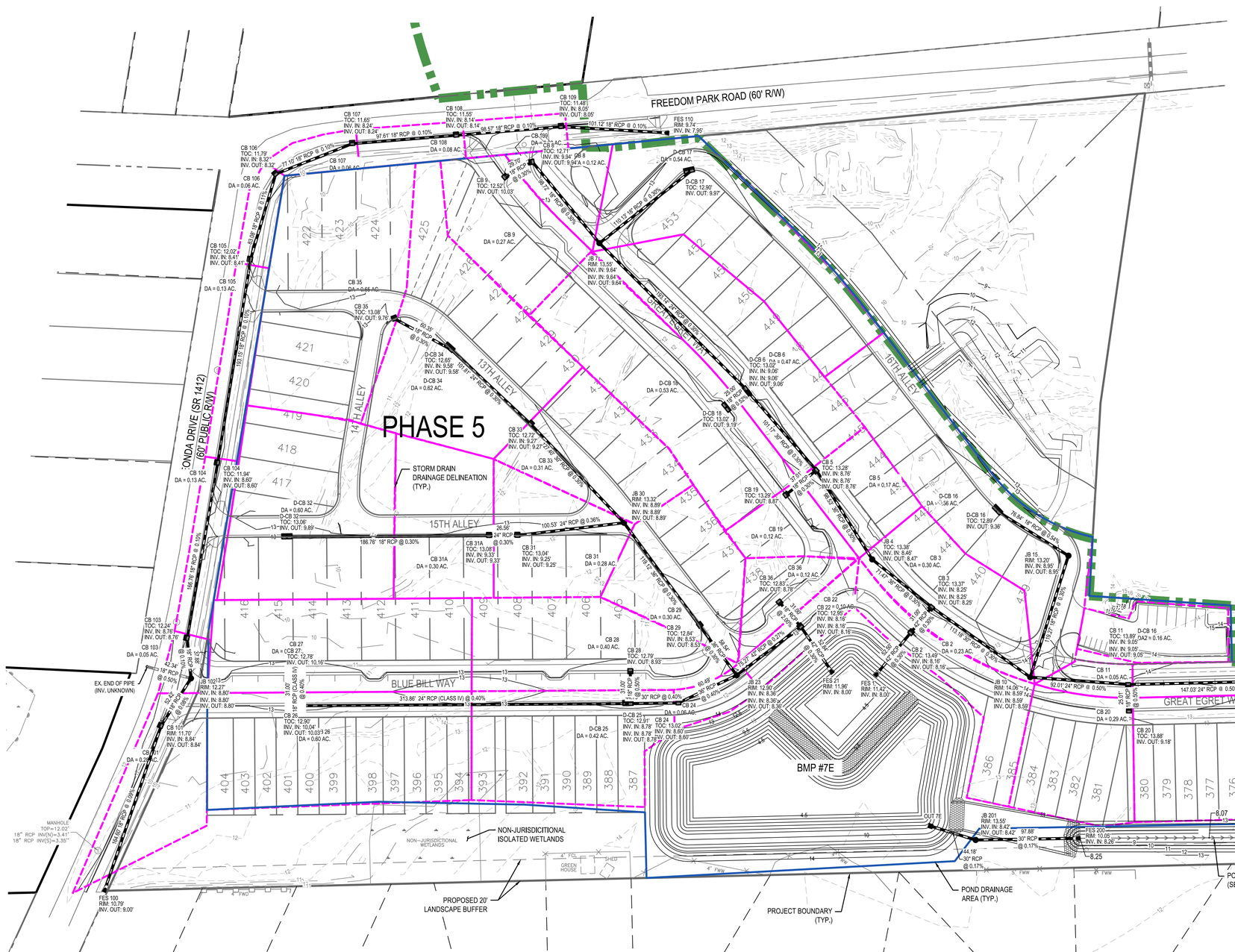
1. ALL ROOF DRAINAGE TO DIRECTED STORM DRAIN SYSTEM.
2. STRUCTURES LABELED "D-CB" DENOTES A DOUBLE CATCH BASIN.

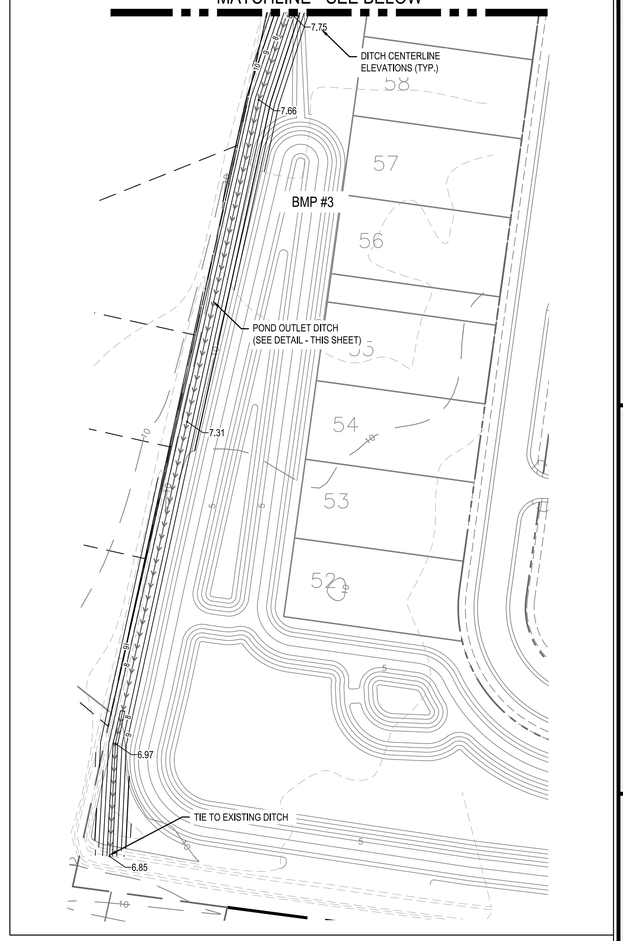


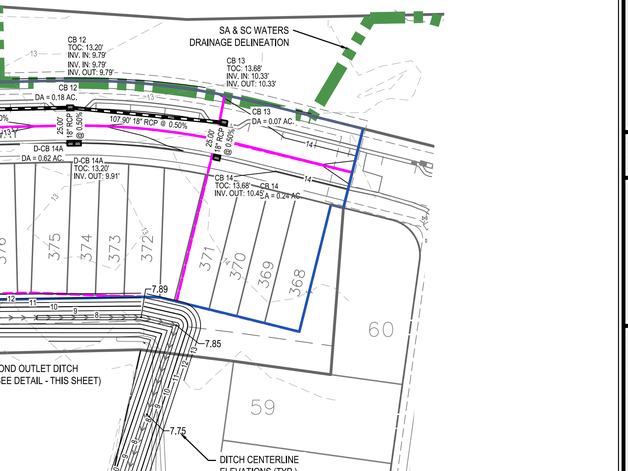
STARTING ELEV.	ENDING ELEV.	LENGTH	AVERAGE SLOPE	TEMP. LINER	SWALE LINER
8.25	6.85	1030'	0.17%	EXCELSIOR MATTING	GRASS

POND OUTLET TRAPEZOIDAL DITCH CROSS SECTION DETAIL

NOT TO SCALE







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

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BEAU COAST PHASE 5

BEAUFORT, NC

STORMWATER PLAN

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

NORTH CAROLINA PROFESSIONAL ENGINEER JOSEPH S. BOYD

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Sheet No.
C7.0

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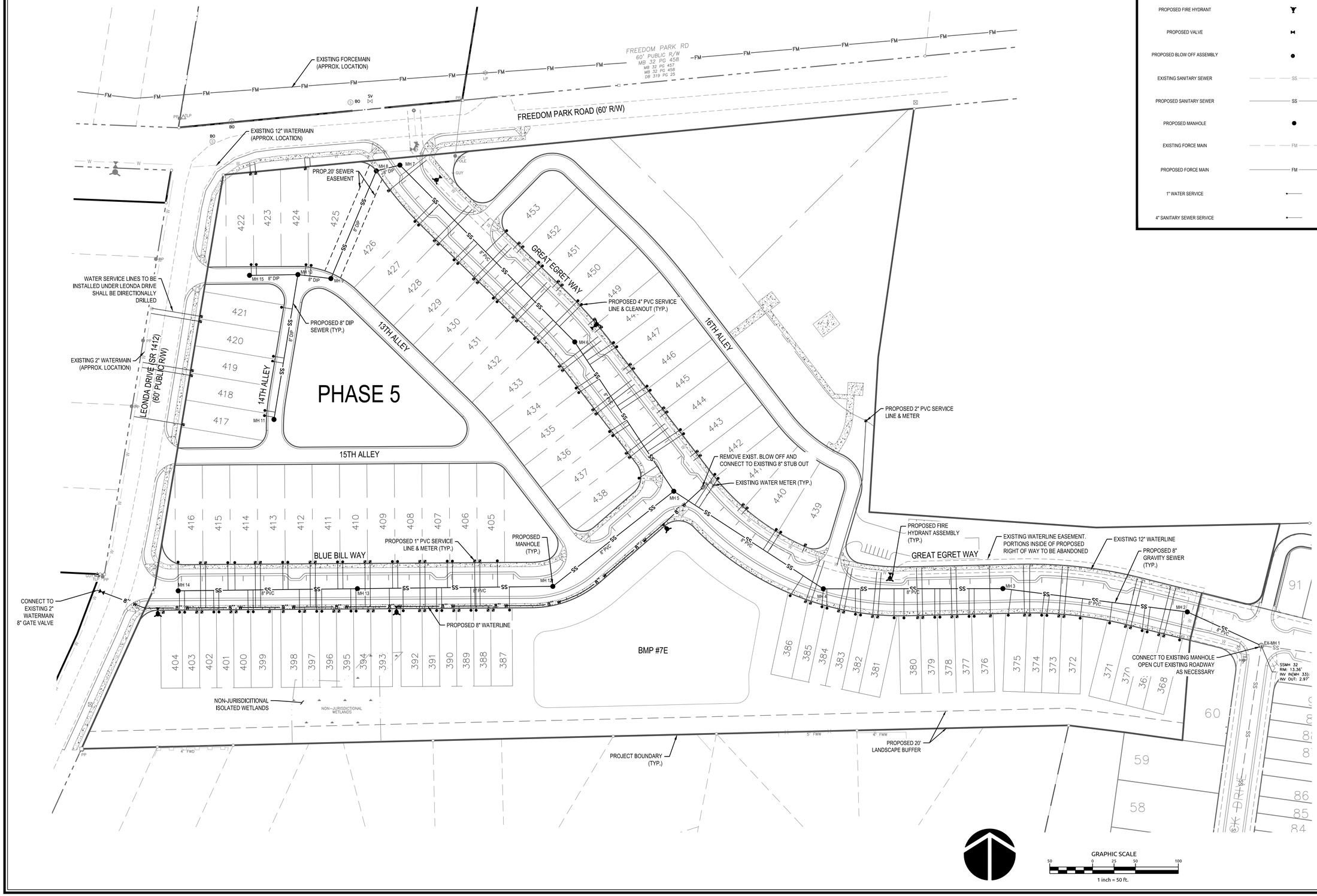

LEGEND

DESCRIPTION	
EXISTING WATERLINE	W
PROPOSED WATERLINE	W
PROPOSED FIRE HYDRANT	
PROPOSED VALVE	
PROPOSED BLOW OFF ASSEMBLY	
EXISTING SANITARY SEWER	SS
PROPOSED SANITARY SEWER	SS
PROPOSED MANHOLE	
EXISTING FORCE MAIN	FM
PROPOSED FORCE MAIN	FM
1" WATER SERVICE	
4" SANITARY SEWER SERVICE	

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BEAU COAST PHASE 5

BEAUFORT, NC

UTILITY PLAN

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

NORTH CAROLINA PROFESSIONAL ENGINEER SEAL JOSEPH S. BOYD

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Sheet No.
C8.0

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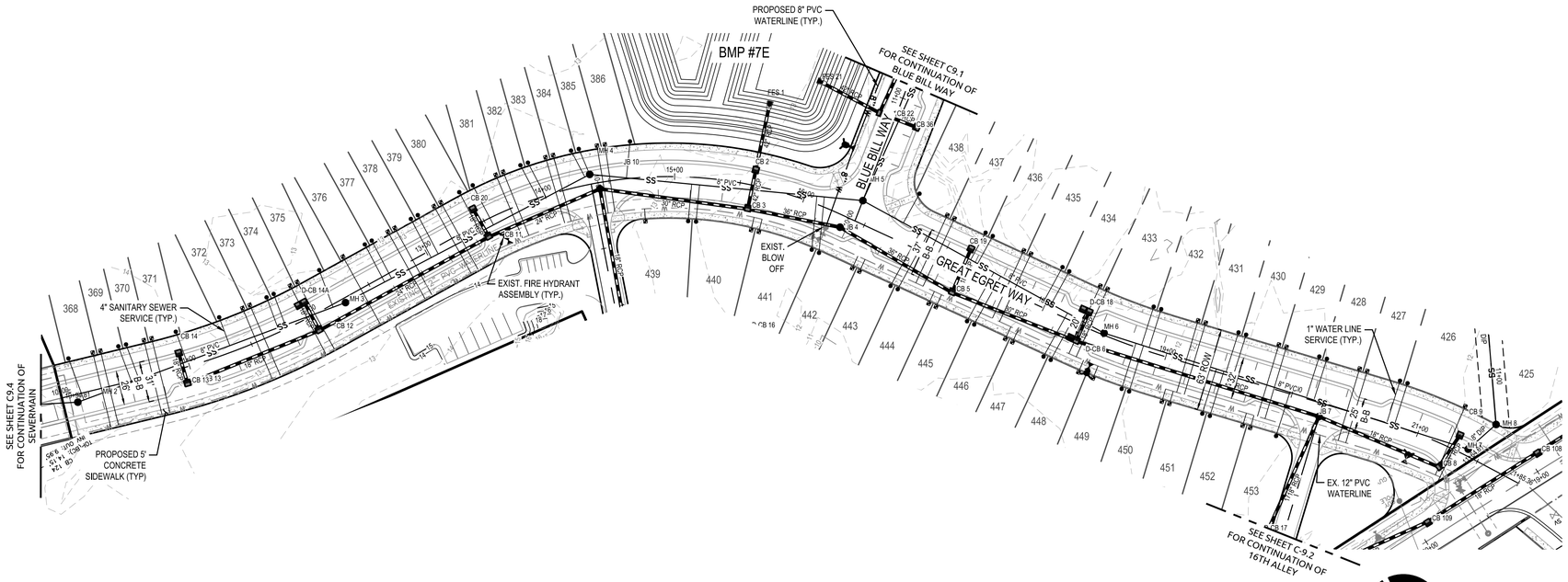
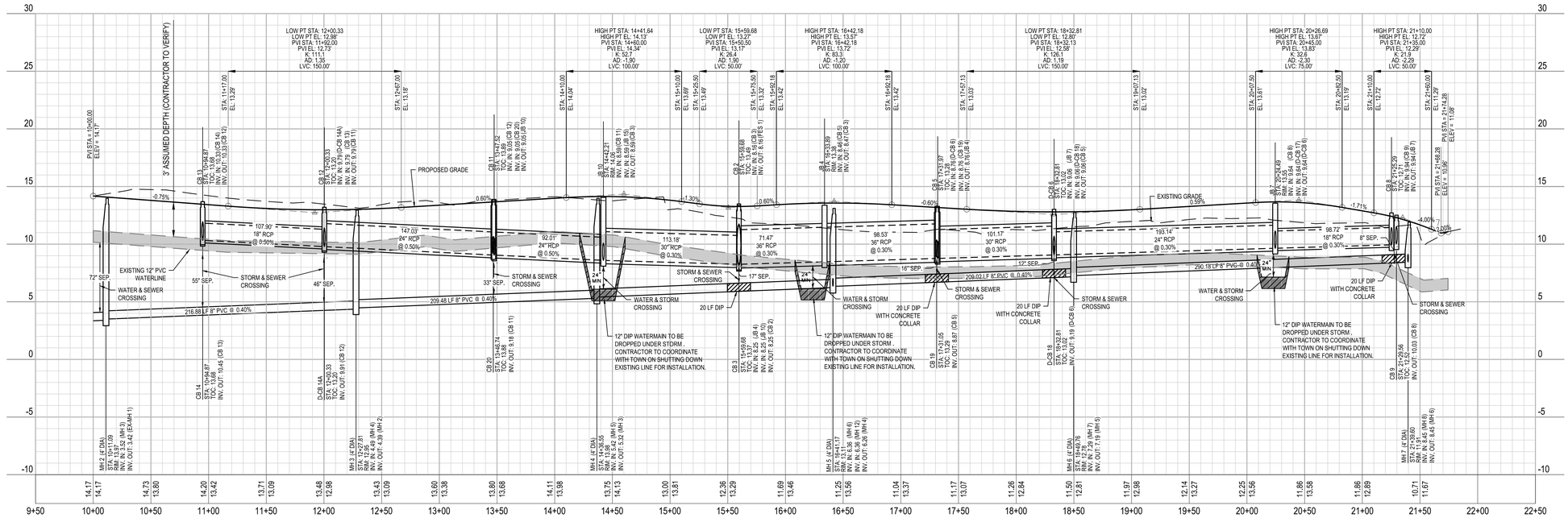


SCALE:
1" = 50' HORIZ.
1" = 5' VERT.

GREAT EGRET WAY



GRAPHIC SCALE
1 inch = 50 ft.

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BEAU COAST PHASE 5
BEAUFORT, NC

GREAT EGRET WAY PLAN & PROFILE

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

NORTH CAROLINA PROFESSIONAL ENGINEER JOSEPH S. BOYD
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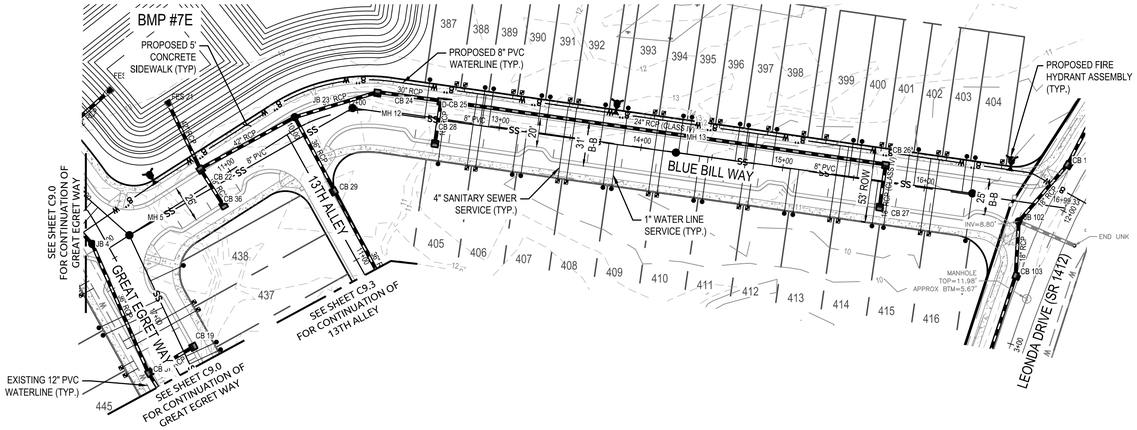
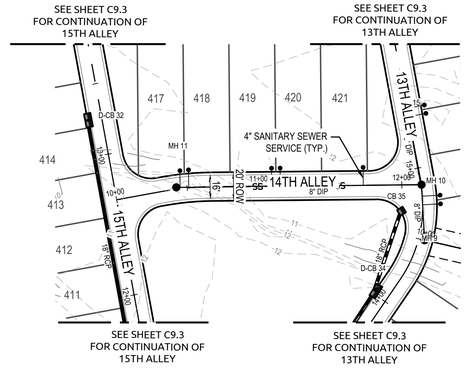
Sheet No.
C9.0

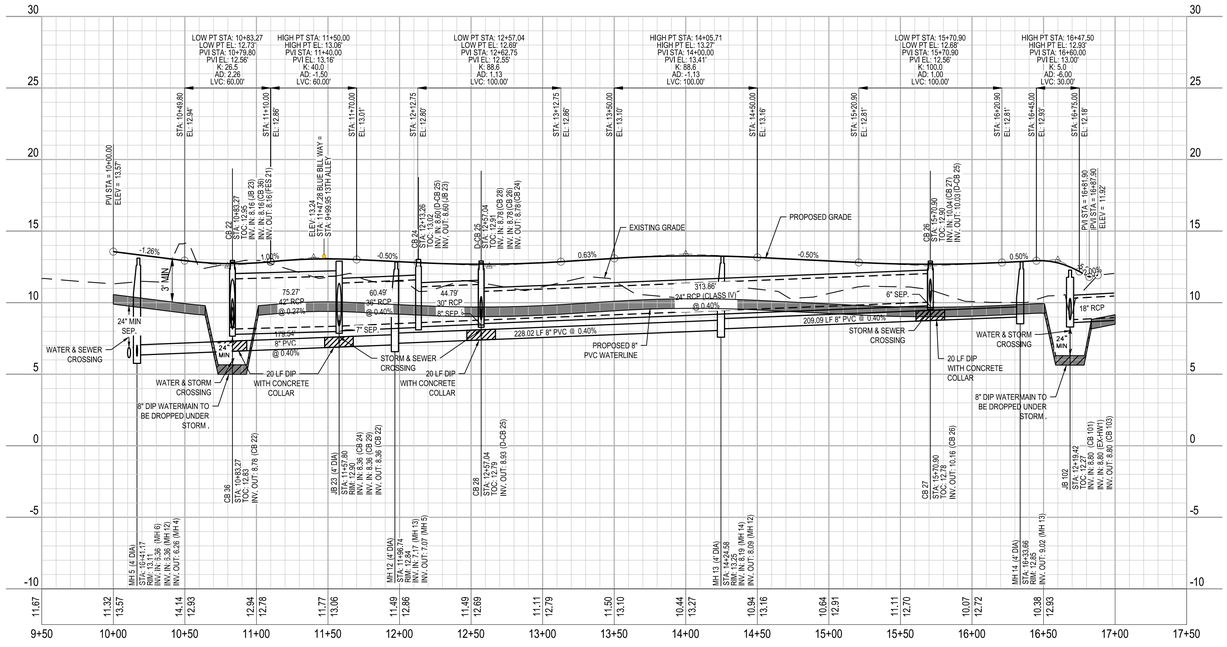


SCALE:
1" = 50' HORIZ.
1" = 5' VERT.

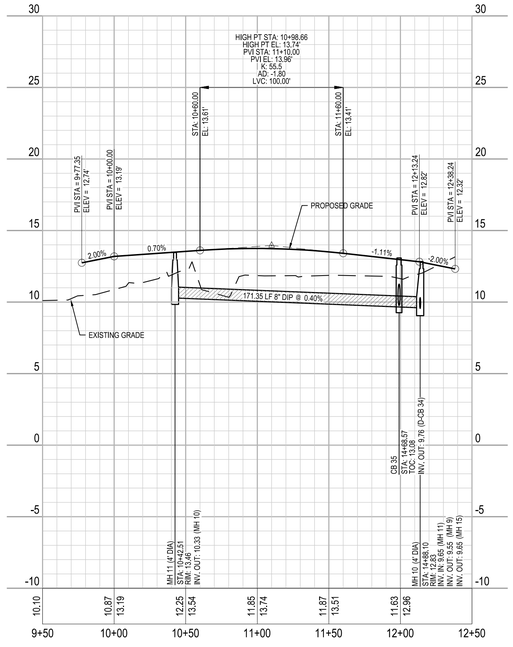


SCALE:
1" = 50' HORIZ.
1" = 5' VERT.

BLUE BILL WAY



14TH ALLEY



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

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BEAU COAST PHASE 5
BEAUFORT, NC

BLUE BILL WAY & 14TH ALLEY PLAN & PROFILE

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

NORTH CAROLINA PROFESSIONAL ENGINEER SEAL JOSEPH S. BOYLE
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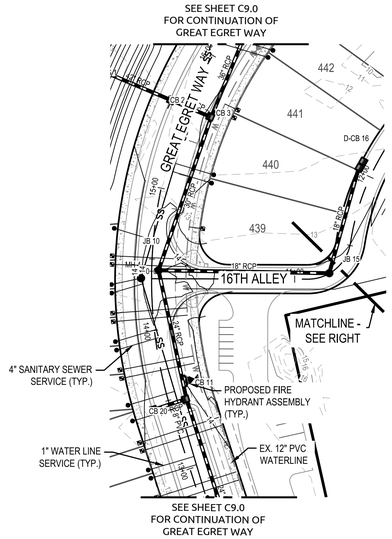
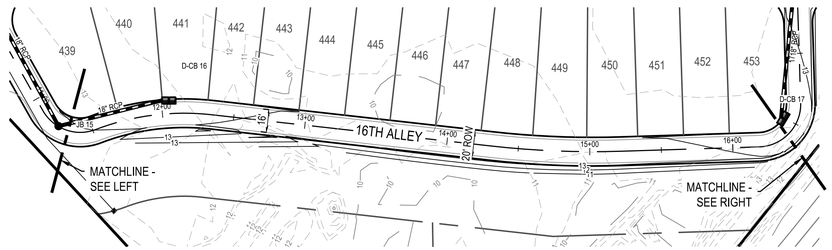
Revisions

Sheet No.
C9.1

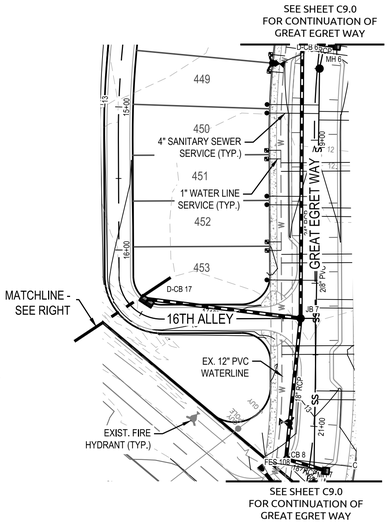
K:\08\08-97\08097650-Beau Coast Phase 5\CAD\Drawing Set\Construction\C9.1-PLAN & PROFILE.dwg Thursday, March 12, 2020 4:39:13 PM - GARBICH, TOM



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



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



SCALE:
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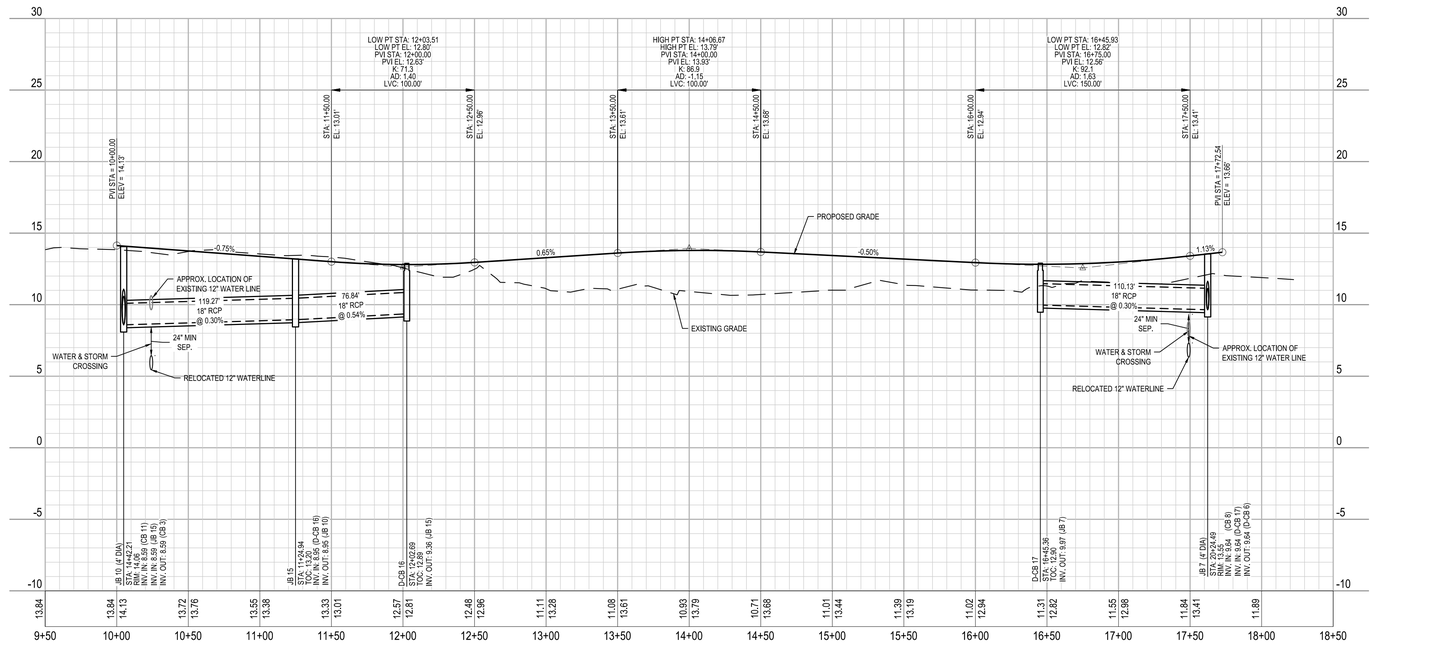
1" = 5' VERT.

16TH ALLEY



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

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BEAU COAST PHASE 5
BEAUFORT, NC

16TH ALLEY PLAN & PROFILE

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

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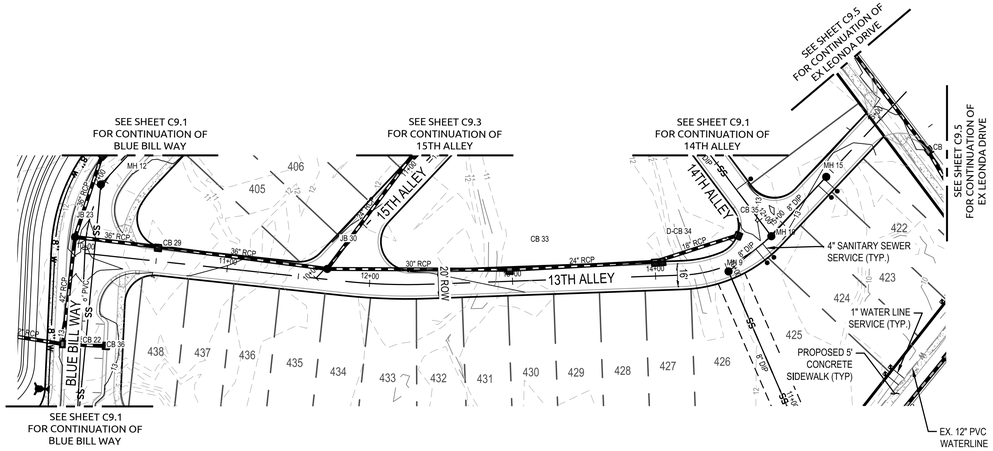
Revisions

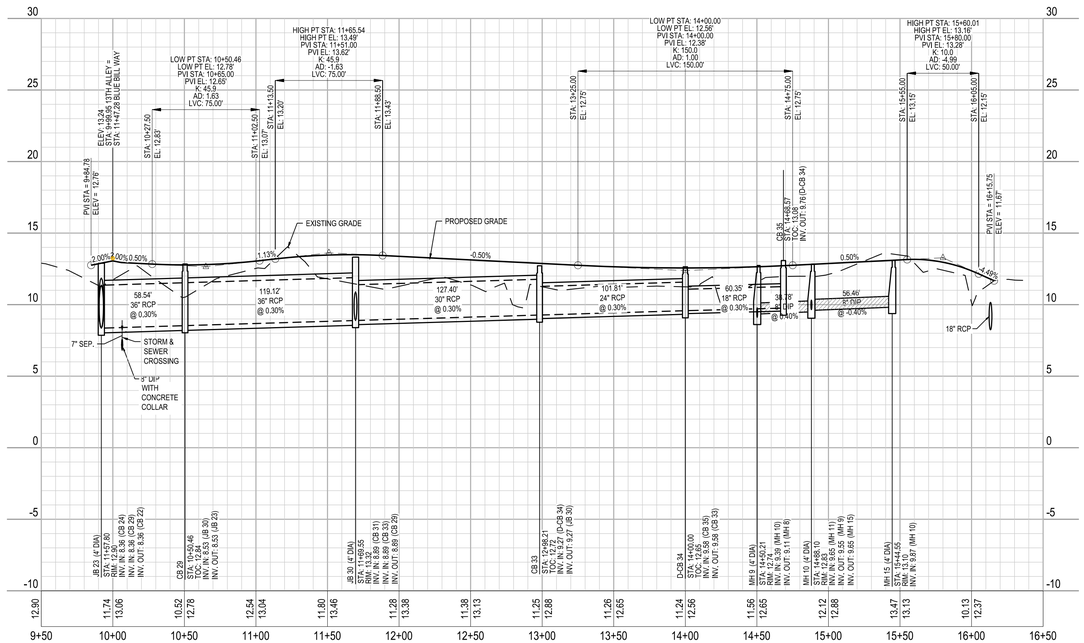
Sheet No.
C9.2

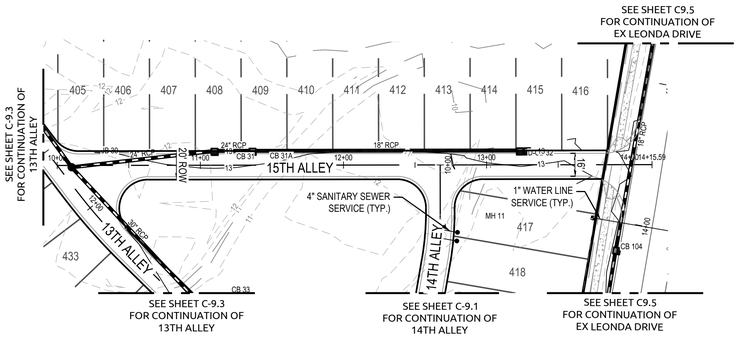
K:\08\08-09\70\080976.50-Beau Coast Phase 5\CAD\Drawing Set\Construction\C9.0 PLAN & PROFILE.dwg, Monday, February 17, 2020 12:29:56 PM, BOYD, JOSEPH



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

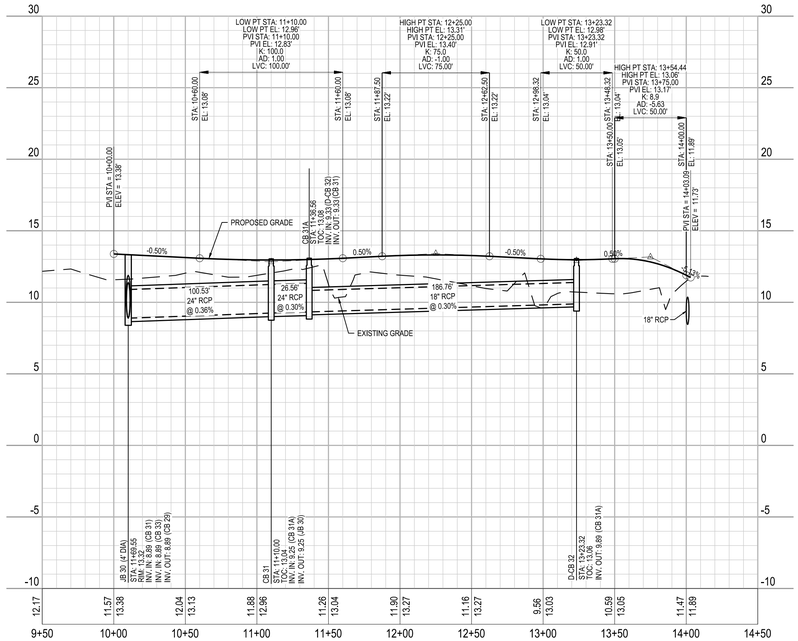
13TH ALLEY





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

15TH ALLEY



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

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BEAU COAST PHASE 5
BEAUFORT, NC

13TH ALLEY & 15TH ALLEY
PLAN & PROFILE

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

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JOSEPH S. BOYD

Revisions

Sheet No.
C9.3

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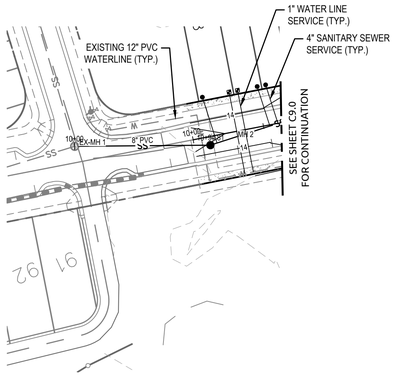
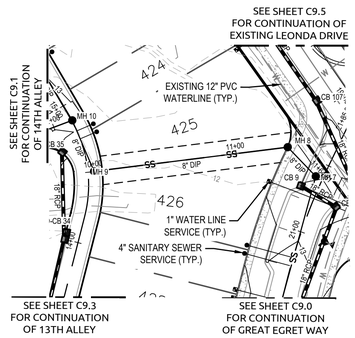
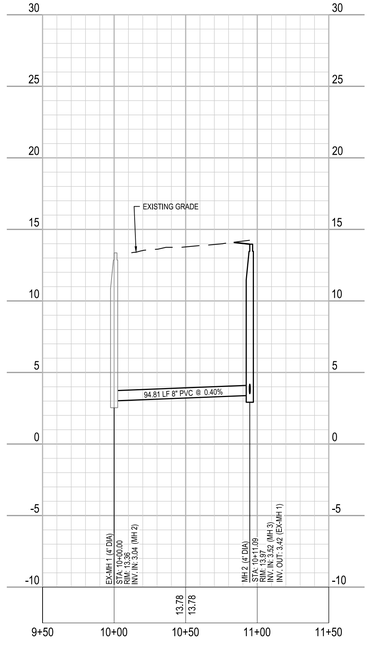


SCALE:
1" = 50' HORIZ.
1" = 5' VERT.

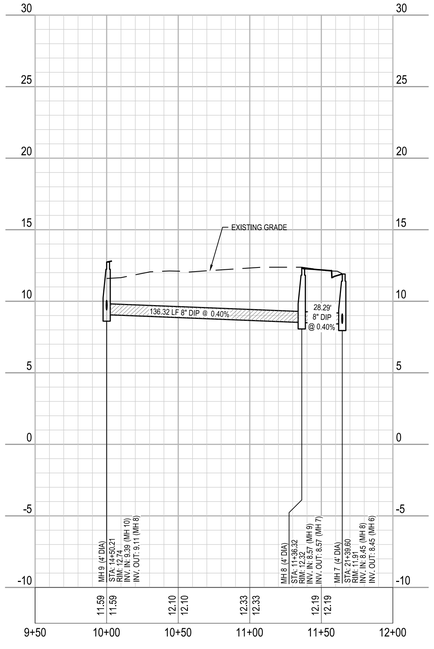


SCALE:
1" = 50' HORIZ.
1" = 5' VERT.

EX-MH1-MH2



MH7-MH9



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

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BEAU COAST PHASE 5
BEAUFORT, NC

EX-MH-1-MH2 & MH7-MH9
PLAN & PROFILE

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

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C9.4

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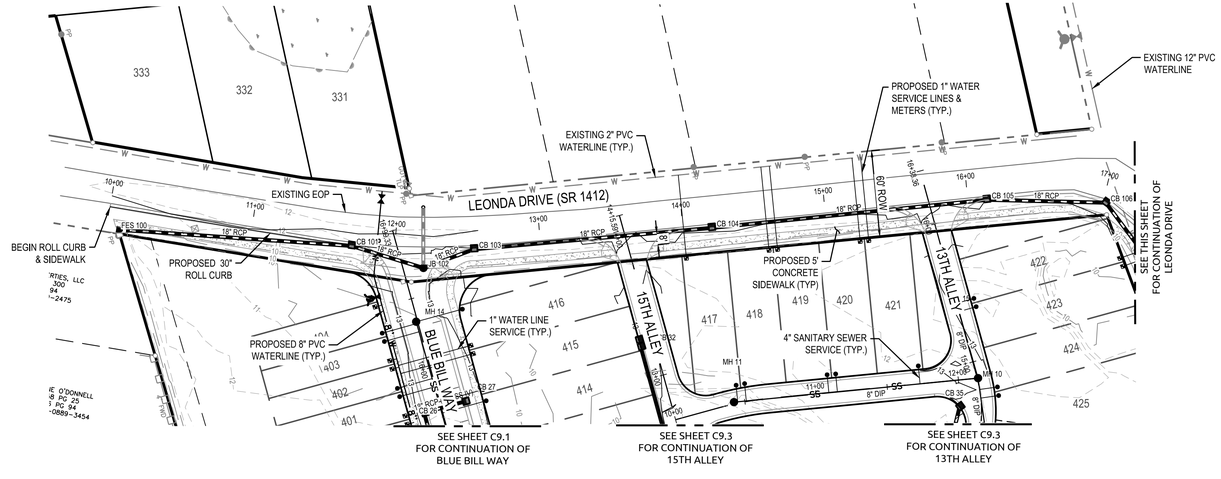
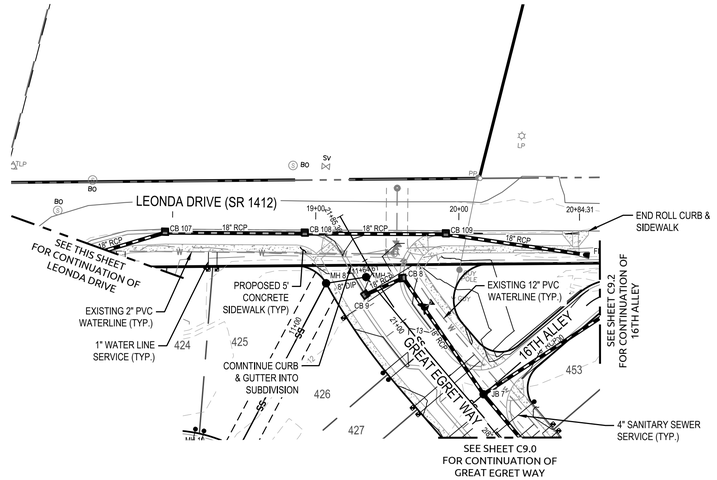


SCALE:
1" = 50' HORIZ.
1" = 5' VERT.

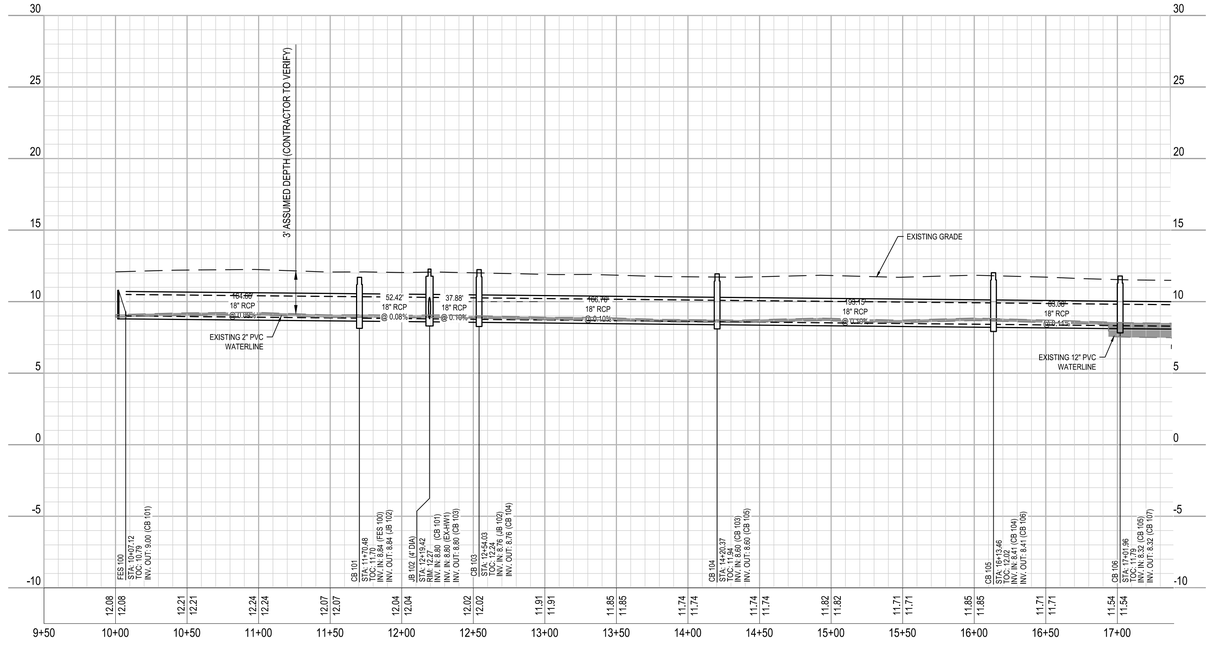


SCALE:
1" = 50' HORIZ.
1" = 5' VERT.

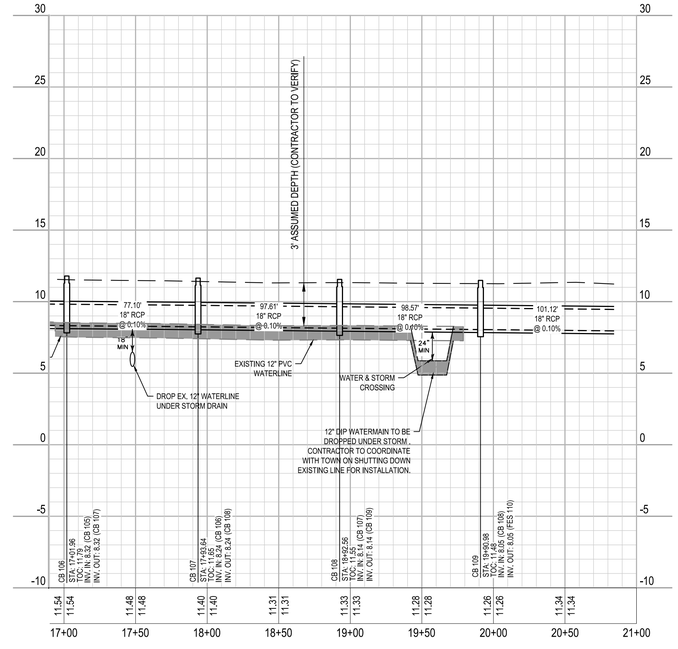
NOTE:

EXISTING LEONDA DRIVE PROPOSED TO HAVE 30" CURB & GUTTER AND SIDEWALKS IN NCDOT RIGHT OF WAY FROM STATION 10+00 TO 20+85.

LEONDA DRIVE



LEONDA DRIVE



GRAPHIC SCALE
1 inch = 50 ft.

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BEAU COAST PHASE 5
BEAUFORT, NC

EXISTING LEONDA DRIVE PLAN & PROFILE

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

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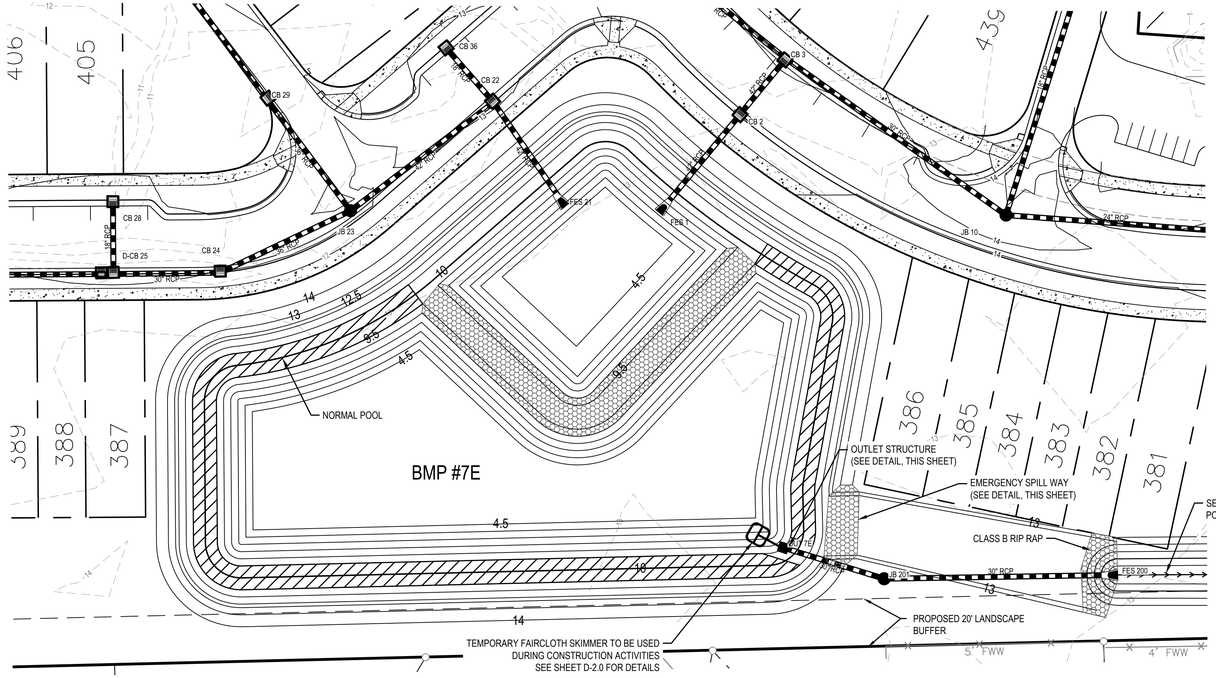
Sheet No.
C9.5

BMP #7E SITE PLAN



VEGETATIVE SHELF SHALLOW WATER EMERGENT COMMUNITY MINIMUM REQUIREMENT: 1,425 PLANTS & MIN. 3 SPECIES (50 PLANTS PER 200 SF)

PROPOSED PLANTINGS:

QUA.	BOTANICAL NAME	COMMON NAME	LAYER	SPACING (FT) ON-CENTER	MIN. PLANT SIZE
360	SAGITTARIA LATIFOLIA	DUCK POTATO	HERBACEOUS	2X2	PLUG
360	JUNCUS EFFUSUS	COMMON RUSH	HERBACEOUS	2X2	PLUG
360	PONTEDERIA CORDATA	PICKEREL WEED	HERBACEOUS	2X2	PLUG
360	PELTANDRA VIRGINICA	ARROW ARUM	HERBACEOUS	2X2	PLUG

STORMWATER POND NOTES:

1. REMOVE ACCUMULATED SEDIMENTS FROM BOTH FOREBAY AND MAIN POND AT COMPLETION OF CONSTRUCTION.
2. SEE LANDSCAPE PLAN FOR POND PLANTINGS.
3. PONDS SHALL BE PUMPED OUT OR HAVE OUTLET STRUCTURE VALVE OPENED FOR MAINTENANCE IF THEY EVER NEED TO BE DRAINED.

POND MAINTENANCE:

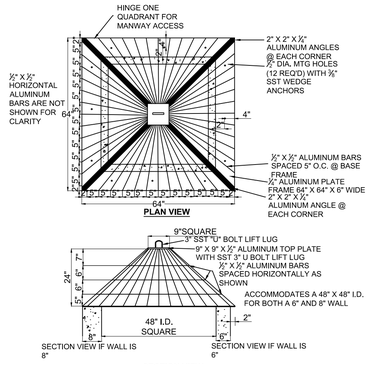
INSPECT SEDIMENT BASINS AT LEAST WEEKLY AND AFTER EACH SIGNIFICANT (½ INCH OR GREATER) RAINFALL EVENT AND REPAIR IMMEDIATELY. REMOVE SEDIMENT AND RESTORE THE BASIN TO ITS ORIGINAL DIMENSIONS WHEN IT ACCUMULATES TO ONE-FOURTH (¼) THE DESIGN DEPTH. PLACE REMOVED SEDIMENT IN AN AREA WITH SEDIMENT CONTROLS.

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 RISER AND POOL AREA.

GRAPHIC SCALE

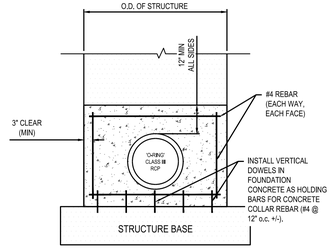
30 0 15 30 60

1 inch = 30 ft.



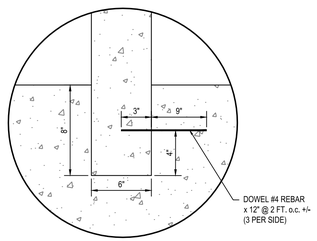
RISER TRASH RACK DETAIL

NOT TO SCALE



CONCRETE COLLAR DETAIL

NOT TO SCALE



ANCHOR DETAIL

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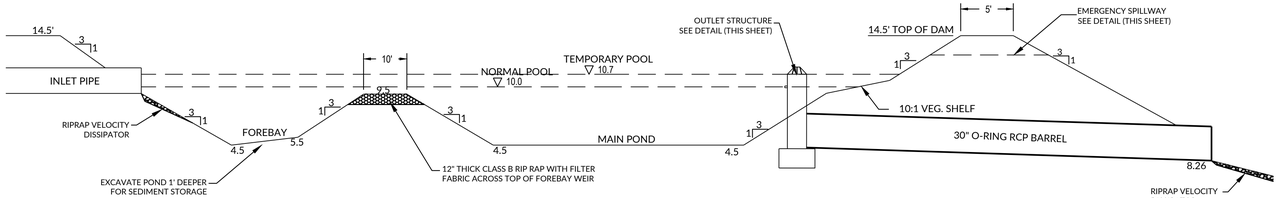
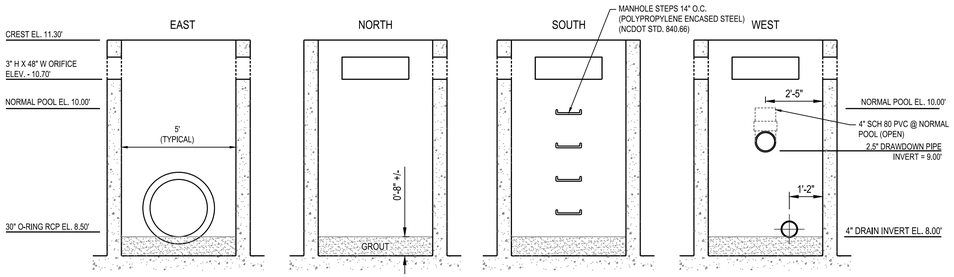


STORMWATER MANAGEMENT BMP #7E SECTION

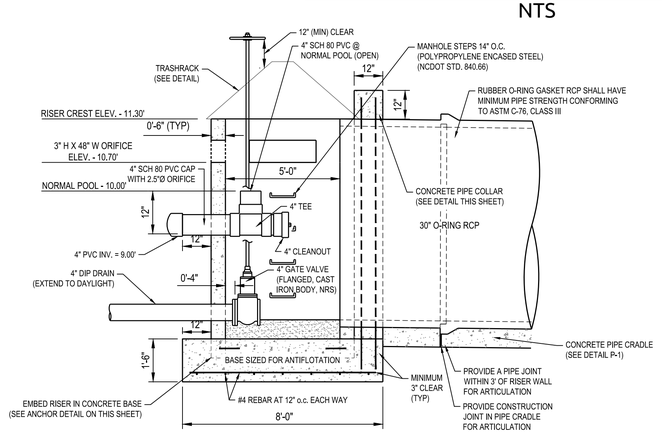
NTS



NOTE: TRASH RACK NOT SHOWN FOR CLARITY

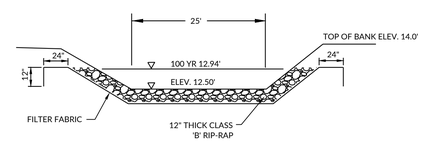
BMP #7E RISER WALL ELEVATIONS

NOT TO SCALE



BMP #7E RISER DETAIL

NOT TO SCALE



BMP #7E EMERGENCY SPILLWAY

NTS

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BEAU COAST PHASE 5

BEAUFORT, NC

BMP 7E DETAILS

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

NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 040777 JOSEPH S. BOYD

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Revisions

Sheet No.
C10.0

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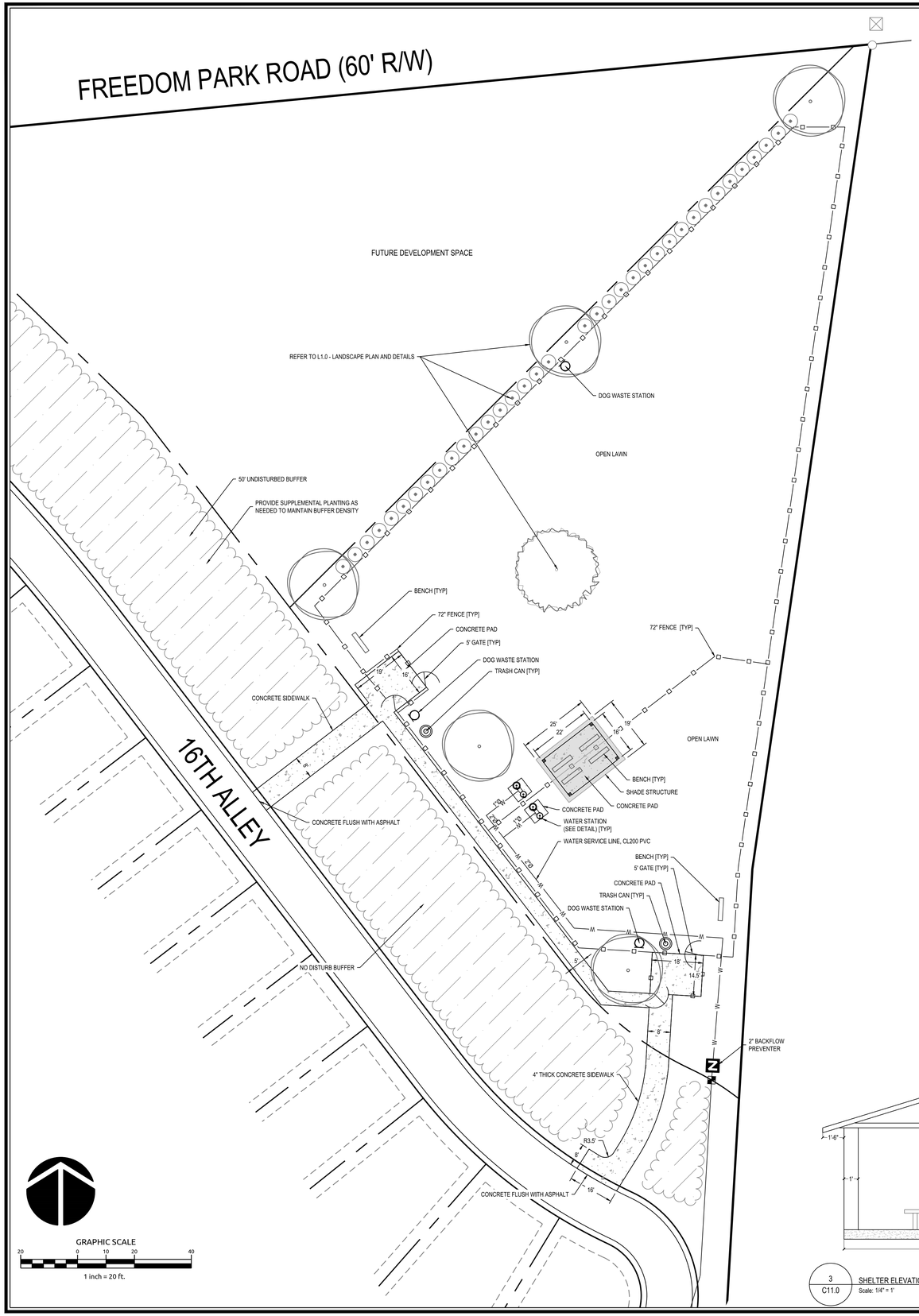
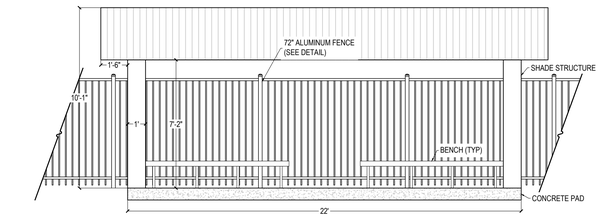
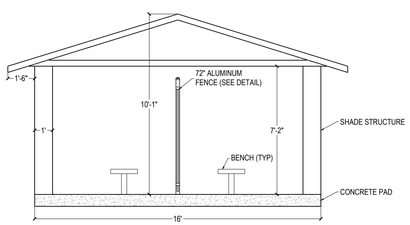




2 / C11.0 SHELTER ELEVATION SOUTH
Scale: 1/4" = 1'



3 / C11.0 SHELTER ELEVATION WEST
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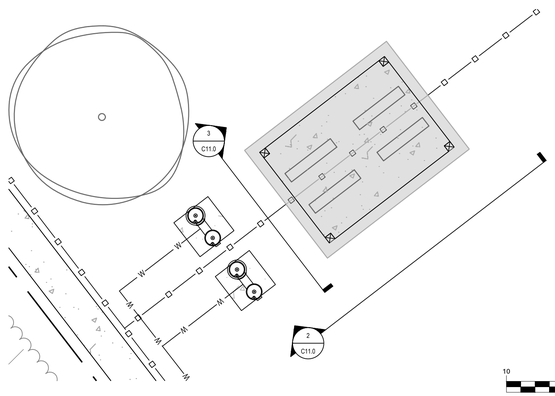

ENLARGED SHELTER PLAN

GRAPHIC SCALE
1 inch = 10 ft.

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BEAU COAST PHASE 5

BEAUFORT, NC

AMENITY SITE PLAN

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

NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 049181 TIMOTHY B. WHALEY

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Sheet No.
C11.0

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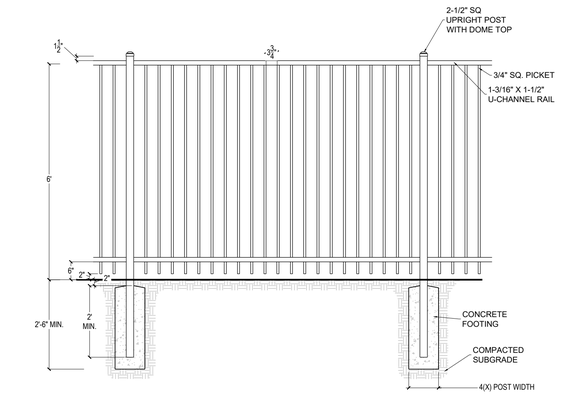

C11.1 — FENCE DETAIL(2)
Scale: 1/2" = 1'-0"

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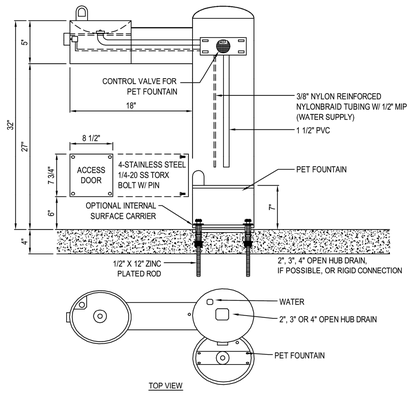

TOP VIEW

NOTES:
1. OPTIONAL STAINLESS STEEL SURFACE CARRIER RECOMMENDED.
2. SHOWN WITH OPTIONAL 10 SS SURFACE CARRIER, ATTACHED PET FOUNTAIN.
3. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
4. DO NOT SCALE DRAWING.
5. THIS DRAWING IS INTENDED FOR USE BY ARCHITECTS, ENGINEERS, CONTRACTORS, CONSULTANTS AND DESIGN PROFESSIONALS FOR PLANNING PURPOSES ONLY. THIS DRAWING MAY NOT BE USED FOR CONSTRUCTION.
6. ALL INFORMATION CONTAINED HEREIN WAS CURRENT AT THE TIME OF DEVELOPMENT BUT MUST BE REVIEWED AND APPROVED BY THE PRODUCT MANUFACTURER TO BE CONSIDERED ACCURATE.
7. CONTRACTOR'S NOTE: FOR PRODUCT AND COMPANY INFORMATION VISIT www.CADdetails.com/info AND ENTER REFERENCE NUMBER 3354-1.32.

MODEL 410 SM
SHOWN W/ OPTIONAL SS SURFACE CARRIER,PF

3354-1-32 REVISION DATE 06/13/2018

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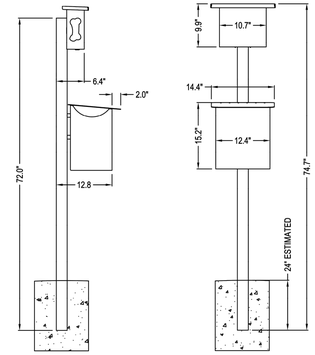
FAX: (800) 931-6152
www.livinthedoglife.com

☑ SELECT DESIRED COLOR:
- ☐ BLACK
- ☐ NUTMEG BROWN
- ☐ CORN YELLOW
- ☐ GRASS GREEN
- ☐ WATER BLUW
- ☐ CARDINAL RED

☑ SELECT DESIRED MOUNT:
- ☐ IN-GROUND (**IG**) (SHOWN)
- ☐ SURFACE MOUNT (**SM**)
- ☐ PORTABLE / FREESTANDING (**FS**)



STANDARD FEATURES:
-MADE IN U.S.A
-ALUMINUM ALL-WEATHER MATERIAL
-ADA COMPATIBLE
-HEAVY-DUTY ONE PIECE MOUNTING POST
-CAN BE CUSTOMIZED WITH YOUR BRAND OR SPECIAL LOGO
-PROPRIETARY FLAT SURFACE FOR STORAGE: LEASH, KEYS, CELL PHONES
-600 BAG CAPACITY MEANS LESS REFILL TIME

PRODUCT DIMENSIONS:
DIMENSIONS:
72" H X 15" W X 69" L
RECOMMENDED SPECIFICATIONS:
ITEM:
-DL-PWS100-PCIG
COMPONENTS:
-DL-PNSBAG-TPC (BOX)
-DL-PWSIGP (POST - IG)
MATERIALS:
-POWDER COATED ALUMINUM BAG DISPENSER BOX
-POWDER COATED ALUMINUM POST DESIGNED FOR BURIAL

NOTES:
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5. CONTRACTORS NOTE: FOR PRODUCT AND COMPANY INFORMATION VISIT www.CADdetails.com/info AND ENTER REFERENCE NUMBER 5017-066.

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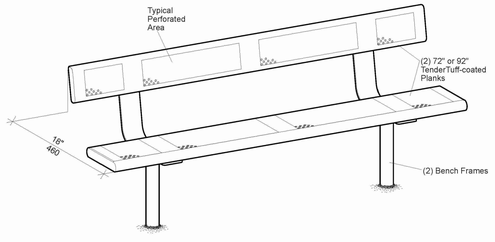

Site Furnishings **141683 Bench, TenderTuff-coated, w/Back** Sheet 1 of 2

601 7TH STREET SOUTH, DELANO, MINNESOTA 55328-0605 888-874-4679 LSI Install Help 888-438-6674 LSI Direct 763-972-6200 Int. FAX (763) 972-3188

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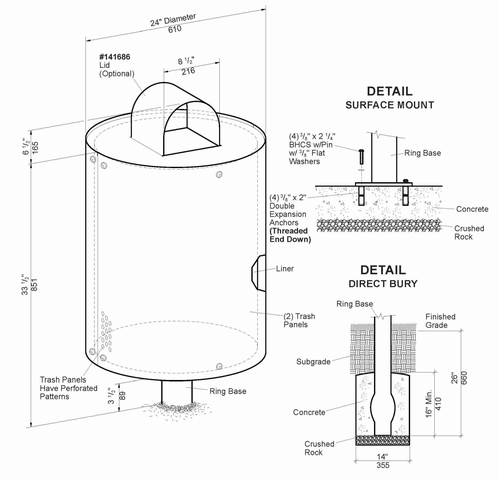

Site Furnishings **141685 Litter Receptacle** Sheet 1 of 2

601 7TH STREET SOUTH, DELANO, MINNESOTA 55328-0605 888-874-4679 LSI Install Help 888-438-6674 LSI Direct 763-972-6200 Int. FAX (763) 972-3188

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BEAU COAST PHASE 5

BEAUFORT, NC

AMENITY SITE DETAILS

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

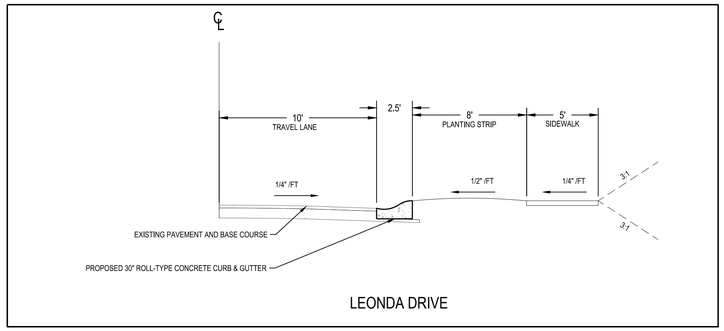
NORTH CAROLINA REGISTERED LANDSCAPE ARCHITECT JOEL B. WHITLEY

PRELIMINARY
NOT APPROVED FOR CONSTRUCTION

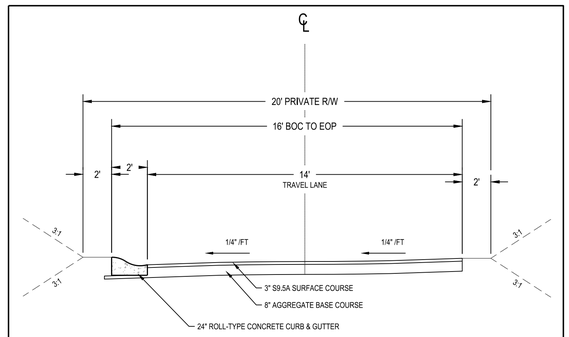
Revisions

Sheet No.
C11.1

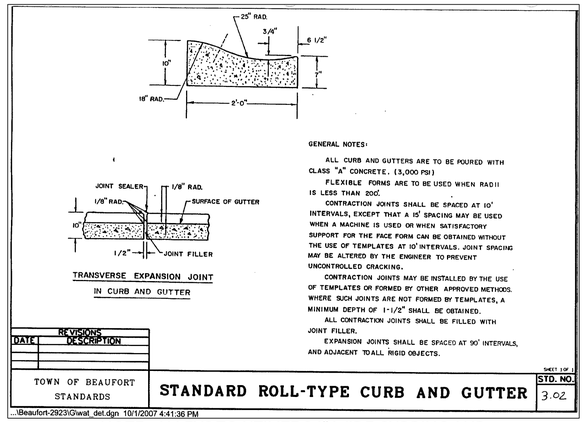
\\wrcorpfile03\activeno01.com\K\08108-09770-08\09776.50 Beau Coast Phase 5\CAD\Drawing Set\Construction\C11.0 AMENITY SITE PLAN.dwg Thursday, February 13, 2020 11:46:14 AM JWHITLEY (JWHIL



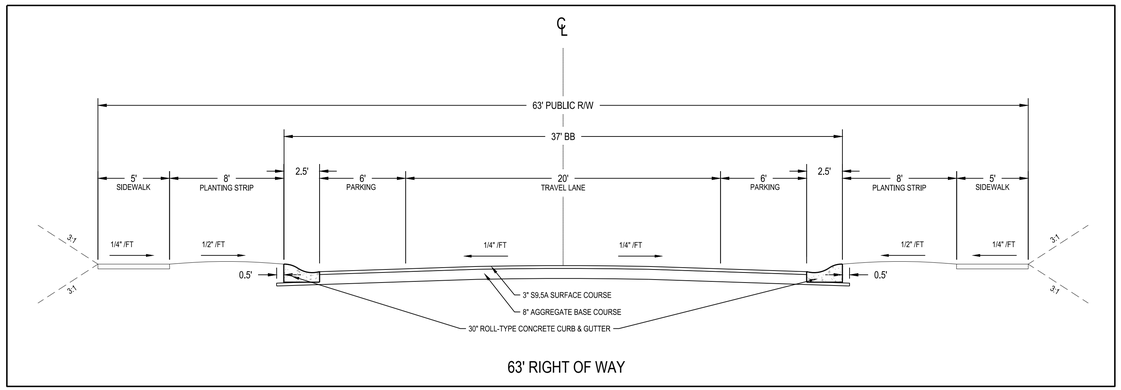
LEONDA DRIVE



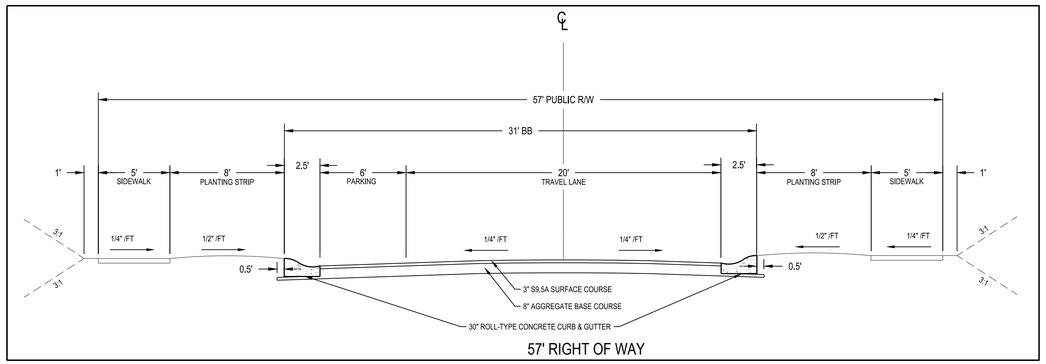
20' ALLEY RIGHT OF WAY



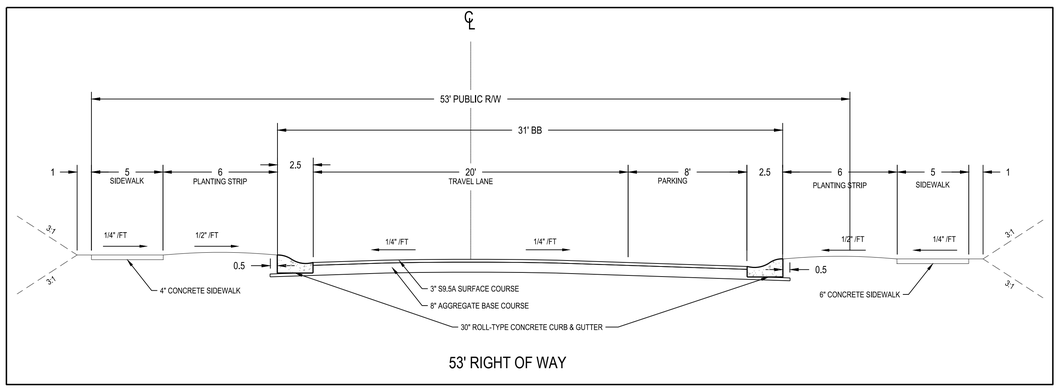
NOTE: ALLEYS TO UTILIZE 24" WIDE CURBING AND ROADWAYS TO UTILIZE 30" WIDE CURBING



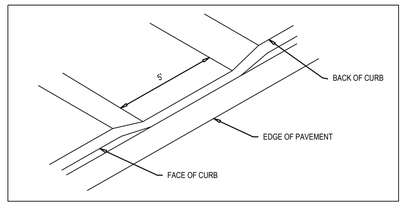
63' RIGHT OF WAY



57' RIGHT OF WAY

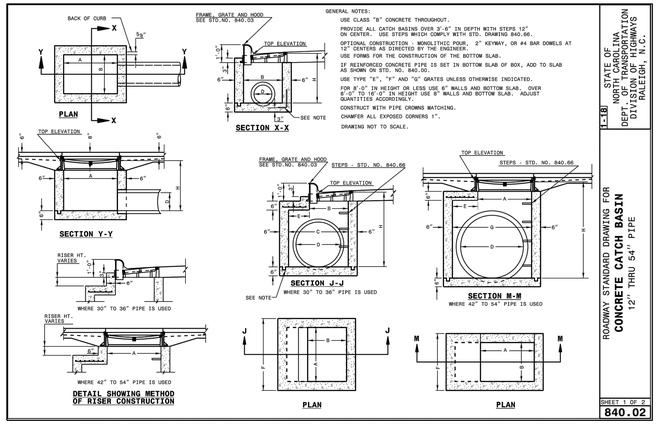


53' RIGHT OF WAY



CURB CUT DETAIL

N.T.S.



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

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BEAU COAST PHASE 5

BEAUFORT, NC

ROADWAY & STORM DRAIN DETAILS

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

NORTH CAROLINA PROFESSIONAL ENGINEER SEAL JOSEPH S. BOTH

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Revisions

Sheet No.
D1.0

K:\BR\08-9970\08976.50-Beau Coast Phase 5\CAD\Drawing Sets\Construction\D1.0 DETAILS.dwg Thursday, February 13, 2020 1:48:05 PM GABRIEL TOM

SEDIMENT BASIN MAINTENANCE:

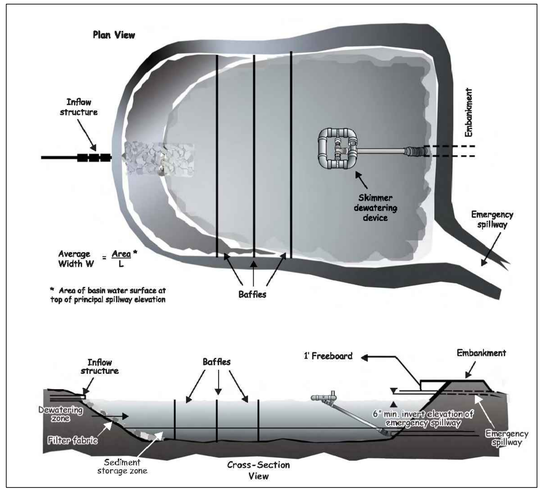
INSPECT SEDIMENT BASINS AT LEAST WEEKLY AND AFTER EACH SIGNIFICANT (ONE-HALF INCH OR GREATER) RAINFALL EVENT AND REPAIR IMMEDIATELY. PULL THE SKIMMER TO ONE SIDE SO THAT THE SEDIMENT UNDERNEATH IT CAN BE EXCAVATED. EXCAVATE THE SEDIMENT FROM THE ENTIRE BASIN, NOT JUST AROUND THE SKIMMER OR THE FIRST CELL. MAKE SURE VEGETATION GROWING IN THE BOTTOM OF THE BASIN DOES NOT HOLD DOWN THE SKIMMER.

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.

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.

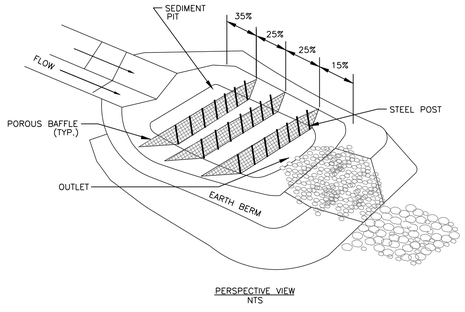
CHECK THE FABRIC LINED SPILLWAY FOR DAMAGE AND MAKE ANY REQUIRED REPAIRS WITH FABRIC THAT SPANS THE FULL WIDTH OF THE SPILLWAY. CHECK THE EMBANKMENT, SPILLWAYS, AND OUTLET FOR EROSION DAMAGE, AND INSPECT THE EMBANKMENT FOR PIPING AND SETTLEMENT. MAKE ALL NECESSARY REPAIRS IMMEDIATELY. REMOVE ALL TRASH AND OTHER DEBRIS FROM THE SKIMMER AND POOL AREAS.

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.



SEDIMENT BASIN DETAIL

NTS



PERSPECTIVE VIEW
NTS

POROUS BAFFLE INSTALLATION DETAIL

NTS

MAINTENANCE

INSPECT BAFFLES AT LEAST WEEKLY AND AFTER EACH RAINFALL EVENT. MAKE ANY REQUIRED REPAIRS IMMEDIATELY.

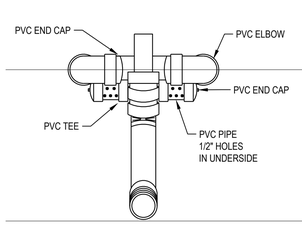
BE SURE TO MAINTAIN ACCESS TO THE BAFFLES. SHOULD THE FABRIC OF A BAFFLE COLLAPSE, TEAR, DECOMPOSE, OR BECOME INEFFECTIVE, REPLACE IT PROMPTLY.

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. SEDIMENT DEPTH SHOULD NEVER EXCEED HALF THE DESIGNED STORAGE DEPTH.

AFTER THE CONTRIBUTING DRAINAGE AREA HAS BEEN PROPERLY STABILIZED, REMOVE ALL BAFFLE MATERIALS AND UNSTABLE SEDIMENT DEPOSITS, BRING THE AREA TO GRADE, AND STABILIZE IT.

CONSTRUCTION SPECIFICATION

1. GRADE THE BASIN SO THAT THE BOTTOM IS LEVEL FRONT TO BACK AND SIDE TO SIDE.
2. INSTALL POSTS OR SAW HORSES ACROSS THE WIDTH OF THE SEDIMENT TRAP.
3. STEEL POSTS SHOULD BE DRIVEN TO A DEPTH OF 24 INCHES, SPACED AT A MAXIMUM OF 4 FEET APART, AND INSTALLED UP THE SIDES OF THE BASIN AS WELL. THE TOP OF THE FABRIC SHOULD BE 6 INCHES HIGHER THAN THE INVERT OF THE SPILLWAY. TOPS OF BAFFLES SHOULD BE 2 INCHES LOWER THAN THE TOP OF THE BERM.
4. INSTALL AT LEAST THREE ROWS OF BAFFLES BETWEEN THE INLET AND OUTLET DISCHARGE POINT.
5. WHEN USING POSTS, ADD A SUPPORT WIRE OR ROPE ACROSS THE TOP OF THE MEASURE TO PREVENT SAGGING.
6. WRAP POROUS MATERIAL, LIKE JUTE BACKED BY COIR MATERIAL, OVER A SAWHORSE OR THE TOP WIRE. HAMMER REBAR INTO THE SAWHORSE LEGS FOR ANCHORING. THE FABRIC SHOULD HAVE FIVE TO TEN PERCENT OPENINGS IN THE WEAVE. ATTACH FABRIC TO A ROPE AND A SUPPORT STRUCTURE WITH ZIP TIES, WIRE, OR STAPLES.
7. THE BOTTOM AND SIDES OF THE FABRIC SHOULD BE ANCHORED IN A TRENCH OR PINNED WITH 8 INCH EROSION CONTROL MATTING STAPLES.
8. DO NOT SPLICE THE FABRIC, BUT USE A CONTINUOUS PIECE ACROSS THE BASIN.



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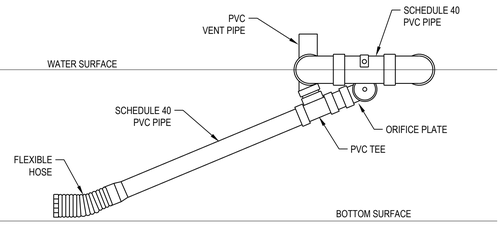

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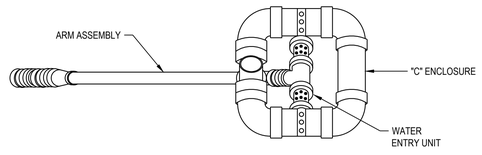

SKIMMER DETAIL

NTS

SKIMMER SIZING TABLE

NUMBER	SKIMMER SIZE (IN)	ORIFICE DIA. (IN)
SKIMMER BASIN #7E	3.0	3.00

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BEAU COAST PHASE 5

BEAUFORT, NC

BMP 7E EROSION CONTROL DETAILS

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

NORTH CAROLINA PROFESSIONAL ENGINEER JOSEPH S. BOYD

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Revisions

Sheet No.
D2.0

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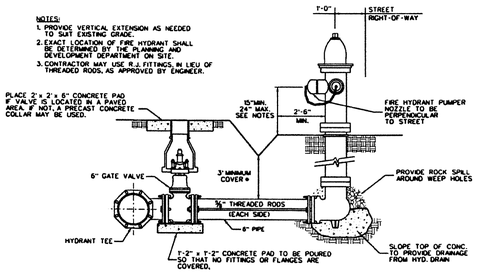

REVISIONS DATE	DESCRIPTION

SHEET 1 OF 1

TOWN OF BEAUFORT STANDARDS

TYPICAL FIRE HYDRANT DETAIL

STD. NO. 1.01

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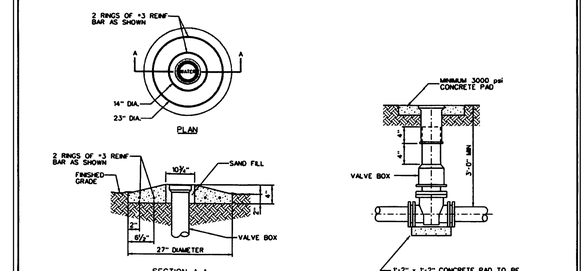

REVISIONS DATE	DESCRIPTION

SHEET 1 OF 1

TOWN OF BEAUFORT STANDARDS

TYPICAL VALVE BOX INSTALLATION

STD. NO. 1.02

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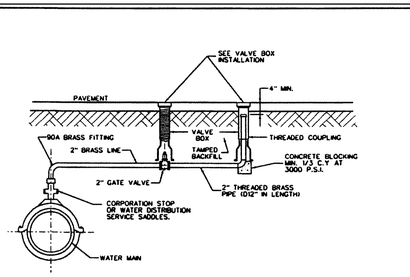

REVISIONS DATE	DESCRIPTION

SHEET 1 OF 1

TOWN OF BEAUFORT STANDARDS

STANDARD 2" BLOW-OFF ASSEMBLY

STD. NO. 1.03

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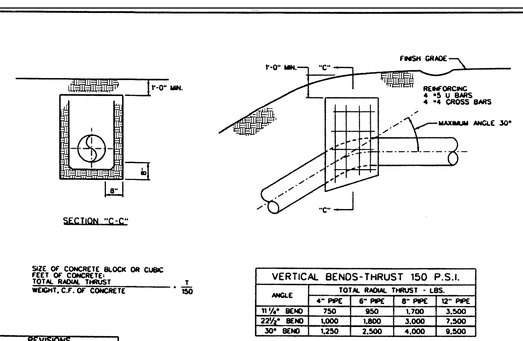

VERTICAL BENDS-THRUST 150 P.S.I.

ANGLE	TOTAL RADIAL THRUST - LBS. 4" PIPE	6" PIPE	8" PIPE	12" PIPE
11¼° BEND	750	950	1,700	3,500
22½° BEND	1,000	1,800	3,000	7,500
30° BEND	1,250	2,500	4,000	9,500

REVISIONS DATE	DESCRIPTION

SHEET 1 OF 1

TOWN OF BEAUFORT STANDARDS

VERTICAL THRUST BLOCK DETAIL

STD. NO. 1.05

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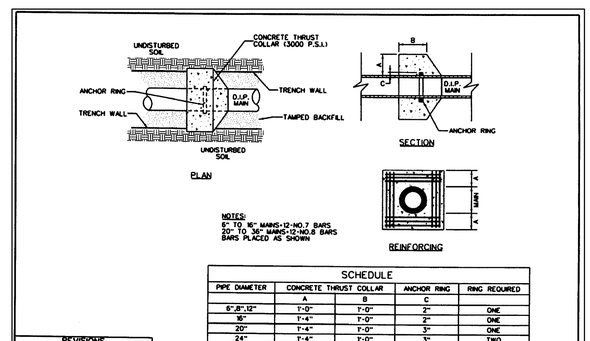

SCHEDULE

PIPE DIAMETER	CONCRETE THRUST COLLAR A	B	ANCHOR RING C	RING REQUIRED
6",8",12"	T'-0"	T'-0"	2"	ONE
16"	T'-4"	T'-0"	2"	ONE
20"	T'-4"	T'-0"	3"	ONE
24"	T'-4"	T'-0"	3"	TWO
30"	T'-4"	T'-2"	4"	TWO
36"	T'-4"	T'-4"	4"	TWO

REVISIONS DATE	DESCRIPTION

SHEET 1 OF 1

TOWN OF BEAUFORT STANDARDS

STANDARD THRUST COLLAR INSTALLATION

STD. NO. 1.06

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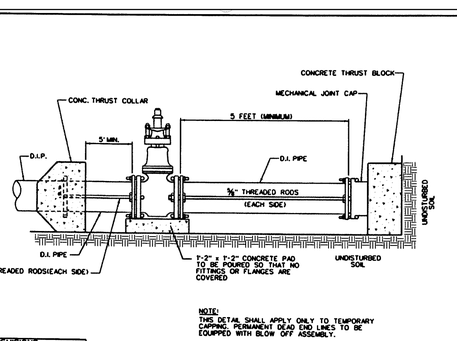

REVISIONS DATE	DESCRIPTION

SHEET 1 OF 1

TOWN OF BEAUFORT STANDARDS

STANDARD CAPPING DETAIL

STD. NO. 1.07

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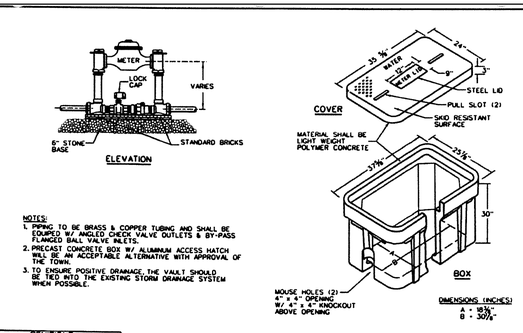

REVISIONS DATE	DESCRIPTION

SHEET 1 OF 1

TOWN OF BEAUFORT STANDARDS

STANDARD 1 ½" & 2" METER INSTALLATION AND VAULT

STD. NO. 1.09

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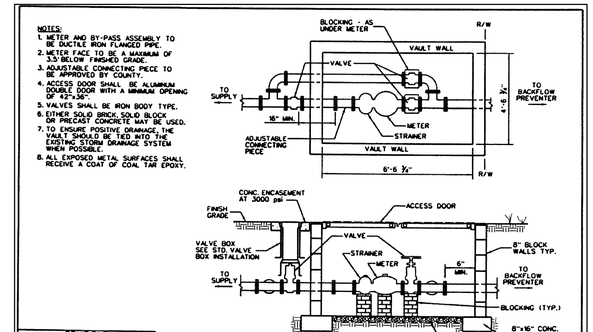

REVISIONS DATE	DESCRIPTION

SHEET 1 OF 1

TOWN OF BEAUFORT STANDARDS

STANDARD 3" & 4" METER INSTALLATION AND VAULT

STD. NO. 1.10

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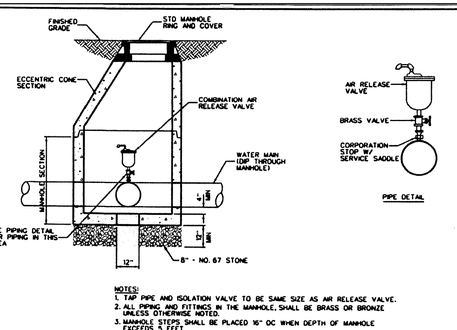

REVISIONS DATE	DESCRIPTION

SHEET 1 OF 1

TOWN OF BEAUFORT STANDARDS

COMBINATION AIR VALVE MANHOLE (FOR WATER MAINS)

STD. NO. 1.15

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TYPICAL DETAILS NOTE:
THE TYPICAL DETAILS ON THIS SHEET WERE DESIGNED AND PREPARED BY OTHERS.

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BEAU COAST PHASE 5
BEAUFORT, NC

WATER DETAILS

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

NORTH CAROLINA PROFESSIONAL ENGINEER SEAL JOSEPH S. BOYD
PRELIMINARY
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Revisions

Sheet No.
D3.0

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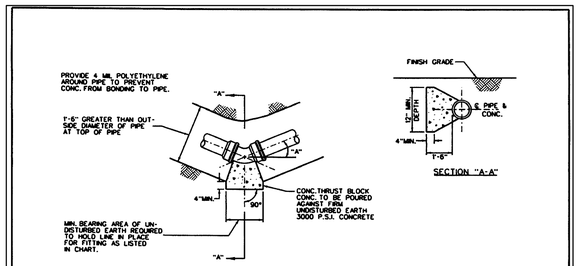

SQ. FT. BEARING AREA				
FITTING	4" PIPE	6" PIPE	8" PIPE	12" PIPE
90° BEND	1	3	5.5	40.8
D.E. OR TEE	1	2.5	3.8	31.5
45°OR LESS	1	2	3	22.1

EXCAVATE AS NEARLY VERTICAL AS POSSIBLE

REVISIONS DATE	DESCRIPTION

TOWN OF BEAUFORT STANDARDS

THRUST BLOCK FOR HORIZONTAL PIPE BENDS

STD. NO. 1.04

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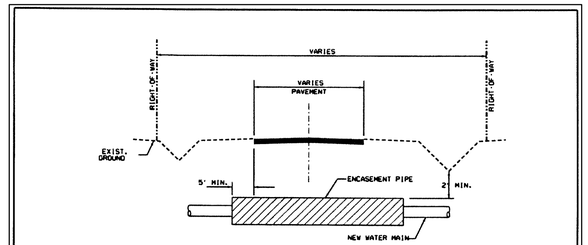

NOTES:
METAL "SPIDERS" SHALL BE USED FOR SUPPORT OF THE CARRIER PIPE WITHIN THE CASING PIPE. SEE DETAIL 1.12.

NOMINAL WATER SIZE	ENCASEMENT SIZE	MINIMUM WALL THICKNESS NCDOT CROSSING	MINIMUM WALL THICKNESS RAILWAY CROSSING
4	NONE	---	---
6	12"	0.188"	0.188"
8	16"	0.258"	0.281"
10	18"	0.258"	0.312"
12	20"	0.258"	0.344"

REVISIONS DATE	DESCRIPTION

TOWN OF BEAUFORT STANDARDS

BORE CROSSING DETAIL

STD. NO. 1.11

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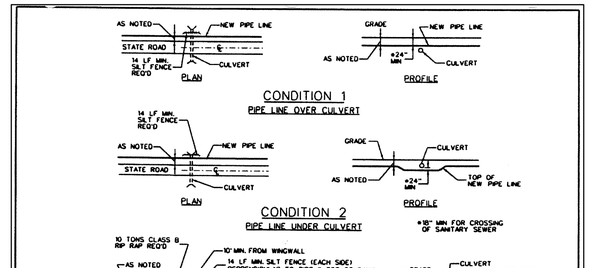

REVISIONS DATE	DESCRIPTION

TOWN OF BEAUFORT STANDARDS

INSTALLATION OF PIPELINE AT CULVERT DETAIL

STD. NO. 1.13

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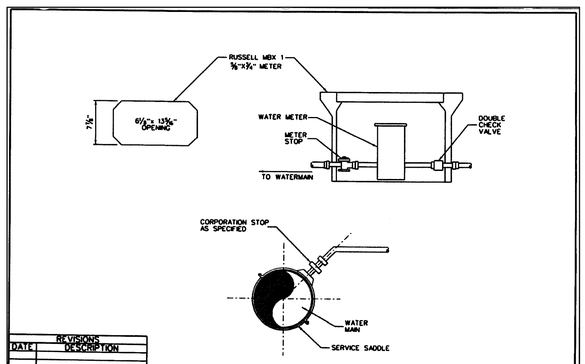

REVISIONS DATE	DESCRIPTION

TOWN OF BEAUFORT STANDARDS

WATER SERVICE ASSEMBLY

STD. NO. 1.08

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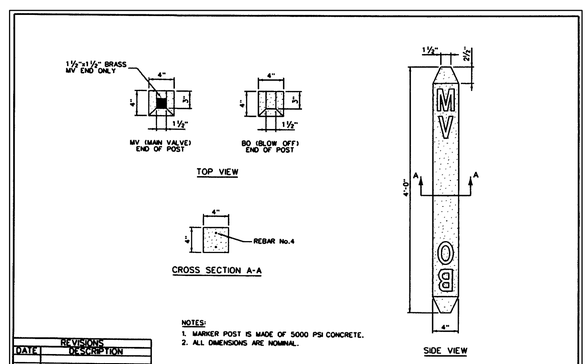

NOTES:
1. MARKER POST IS MADE OF 5000 PSI CONCRETE.
2. ALL DIMENSIONS ARE NOMINAL.

REVISIONS DATE	DESCRIPTION

TOWN OF BEAUFORT STANDARDS

4'x4"x4" WITNESS POST

STD. NO. 1.17

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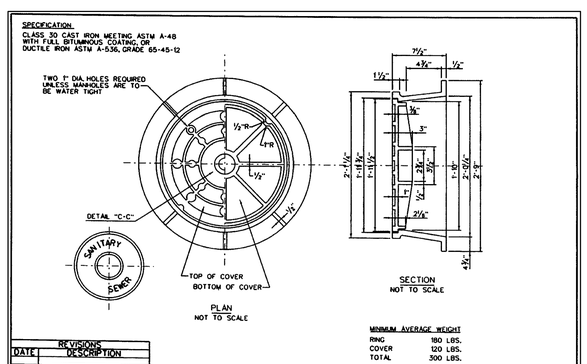
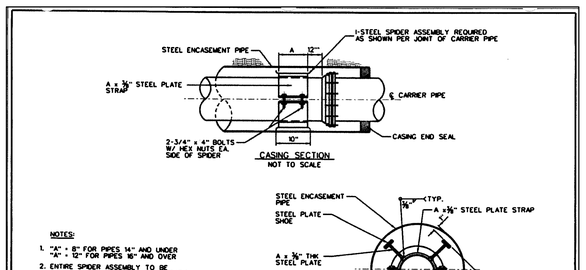


REVISIONS DATE	DESCRIPTION

TOWN OF BEAUFORT STANDARDS

MANHOLE RING AND COVER

STD. NO. 2.02



NOTES:
1. "A" = 8" FOR PIPES 14" AND UNDER "A" = 12" FOR PIPES 16" AND OVER
2. ENTIRE SPIDER ASSEMBLY TO BE BITUMINOUS COATED AFTER FABRICATION.

REVISIONS DATE	DESCRIPTION

TOWN OF BEAUFORT STANDARDS

WATER LINE STEEL ENCASEMENT

STD. NO. 1.12

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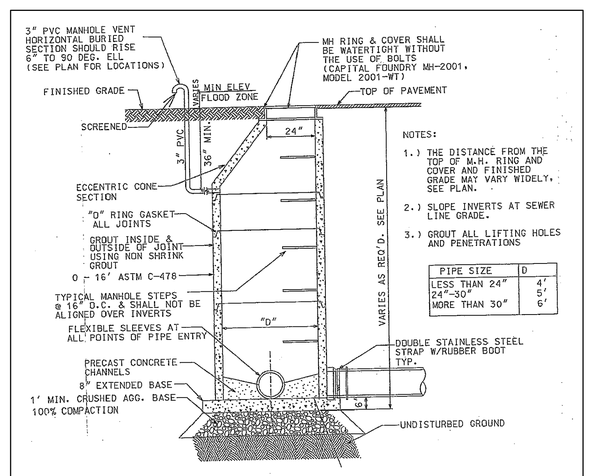
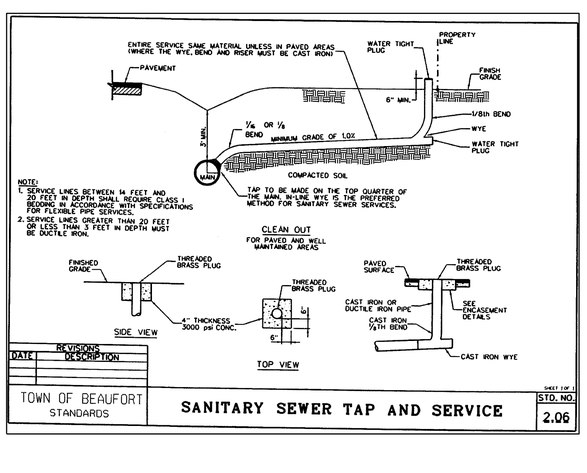


NOTES:
1.) THE DISTANCE FROM THE TOP OF M.H. RING AND COVER AND FINISHED GRADE MAY VARY WIDELY, SEE PLAN.
2.) SLOPE INVERTS AT SEWER LINE GRADE.
3.) GROUT ALL LIFTING HOLES AND PENETRATIONS

PIPE SIZE	D
LESS THAN 24"	4'
24"-30"	5'
MORE THAN 30"	6'

TYPICAL PRECAST MANHOLE

SCALE: NOT TO SCALE
EXTEND BASE 12"



NOTE:
1. SERVICE LINES BETWEEN 14 FEET AND 20 FEET IN DEPTH SHALL REQUIRE CLASS I BEDDING IN ACCORDANCE WITH SPECIFICATIONS FOR FLEXIBLE PIPE SERVICES.
2. SERVICE LINES GREATER THAN 20 FEET OR LESS THAN 3 FEET IN DEPTH MUST BE DUCTILE IRON.

REVISIONS DATE	DESCRIPTION

TOWN OF BEAUFORT STANDARDS

SANITARY SEWER TAP AND SERVICE

STD. NO. 2.06

TYPICAL DETAILS NOTE:
THE TYPICAL DETAILS ON THIS SHEET WERE DESIGNED AND PREPARED BY OTHERS.

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BEAU COAST PHASE 5
BEAUFORT, NC

WATER & SEWER DETAILS

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

NORTH CAROLINA PROFESSIONAL ENGINEER JOSEPH S. BOYD
PRELIMINARY
NOT APPROVED FOR CONSTRUCTION

Revisions

Sheet No.
D4.0

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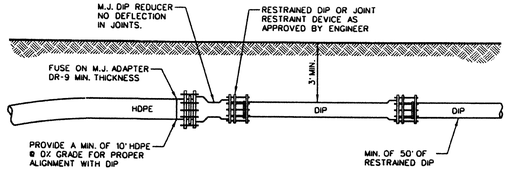

REVISIONS DATE	DESCRIPTION

TOWN OF BEAUFORT STANDARDS

PIPELINE RESTRAINT AT HDPE/DI CONNECTIONS DETAIL

SHEET 1 OF 1 — STD. NO. 1.14

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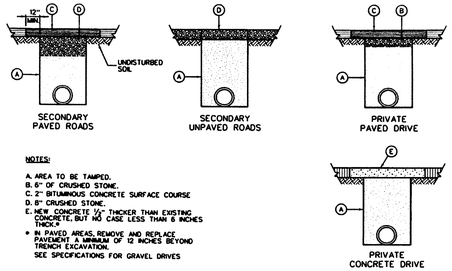

NOTES:

A. AREA TO BE TAMPED.
B. 6" OF CRUSHED STONE.
C. 2" BITUMINOUS CONCRETE SURFACE COURSE
D. 8" CRUSHED STONE.
E. NEW CONCRETE 1½" THICKER THAN EXISTING CONCRETE, BUT NO CASE LESS THAN 6 INCHES THICK.

* IN PAVED AREAS, REMOVE AND REPLACE PAVEMENT A MINIMUM OF 12 INCHES BEYOND TRENCH EXCAVATION.
SEE SPECIFICATIONS FOR GRAVEL DRIVES

REVISIONS DATE	DESCRIPTION

TOWN OF BEAUFORT STANDARDS

PAVEMENT REPLACEMENT DETAIL

SHEET 1 OF 1 — STD. NO. 1.16

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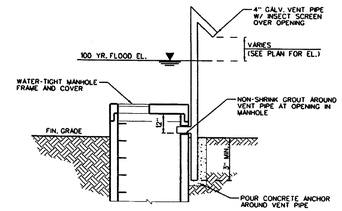
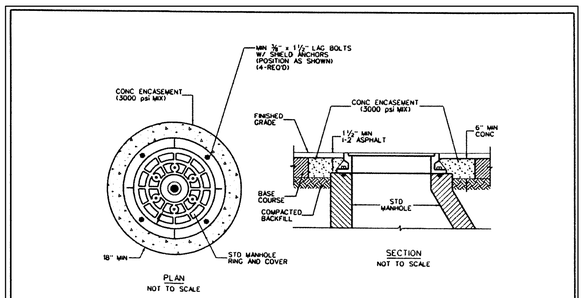


REVISIONS DATE	DESCRIPTION

TOWN OF BEAUFORT STANDARDS

MANHOLE VENT

SHEET 1 OF 1 — STD. NO. 2.15



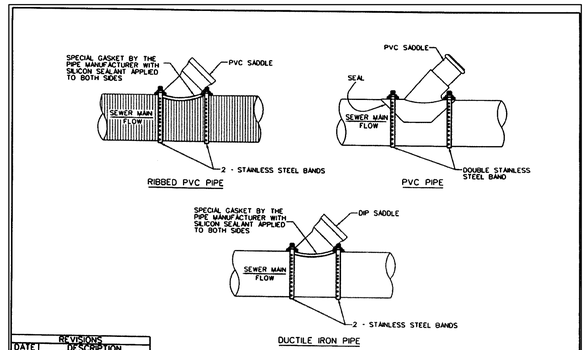
NOTE:
MANHOLE RING TO BE BOLTED AS SHOWN W/ ROPE MASTIC SEAL BETWEEN FRAME AND SPACER.

REVISIONS DATE	DESCRIPTION

TOWN OF BEAUFORT STANDARDS

MANHOLE RING AND COVER INSTALLATION IN PAVEMENT AREAS

SHEET 1 OF 1 — STD. NO. 2.03

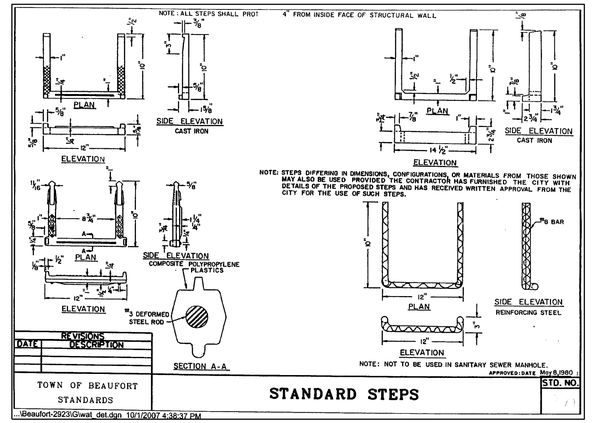


REVISIONS DATE	DESCRIPTION

TOWN OF BEAUFORT STANDARDS

SANITARY SEWER LATERAL CONNECTION

SHEET 1 OF 1 — STD. NO. 2.05



REVISIONS DATE	DESCRIPTION

TOWN OF BEAUFORT STANDARDS

STANDARD STEPS

STD. NO. 4.01

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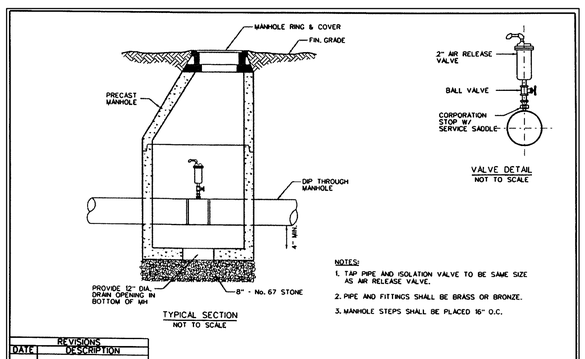


NOTES:

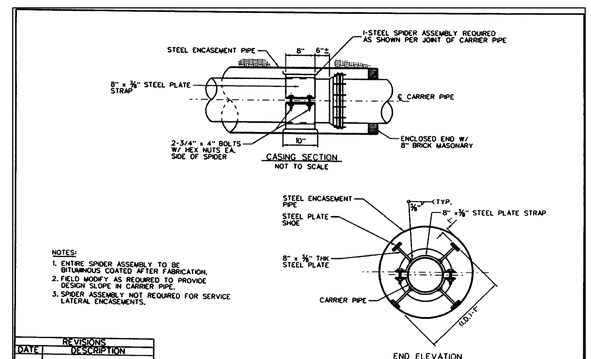
1. TAP PIPE AND ISOLATION VALVE TO BE SAME SIZE AS AIR RELEASE VALVE.
2. PIPE AND FITTINGS SHALL BE BRASS OR BRONZE.
3. MANHOLE STEPS SHALL BE PLACED 16" O.C.

REVISIONS DATE	DESCRIPTION

TOWN OF BEAUFORT STANDARDS

AIR RELEASE MANHOLE

SHEET 1 OF 1 — STD. NO. 2.07



NOTES:

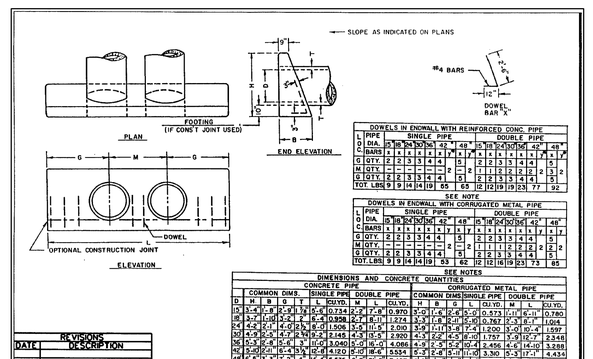
1. ENTIRE SPIDER ASSEMBLY TO BE BITUMINOUS COATED AFTER FABRICATION.
2. FIELD MODIFY AS REQUIRED TO PROVIDE DESIGN SLOPE IN CARRIER PIPE.
3. SPIDER ASSEMBLY NOT REQUIRED FOR SERVICE LATERAL ENCASEMENTS.

REVISIONS DATE	DESCRIPTION

TOWN OF BEAUFORT STANDARDS

GRAVITY SEWER STEEL ENCASEMENT

SHEET 1 OF 1 — STD. NO. 2.08



DOWELS IN ENDWALL WITH REINFORCED CONC. PIPE

L PIPE	SINGLE PIPE						DOUBLE PIPE					
D DIA.	18"	24"	30"	36"	42"	48"	18"	24"	30"	36"	42"	48"
C BARS	# x	# x	# x	# x	# x	# x	# x	# x	# x	# x	# x	# x
G QTY.	2	2	3	3	4	4	5	2	2	3	3	4	4	5
M QTY.	-	-	-	-	-	-	5	2	2	3	3	4	4	5
G QTY.	2	2	3	3	4	4	5	2	2	3	3	4	4	5
TOT. LBS.	9	9	14	14	19	19	65	65	12	12	19	19	23	77	92

SEE NOTE

DOWELS IN ENDWALL WITH CORRUGATED METAL PIPE

L PIPE	SINGLE PIPE						DOUBLE PIPE					
D DIA.	18"	24"	30"	36"	42"	48"	18"	24"	30"	36"	42"	48"
C BARS	# x	# x	# x	# x	# x	# x	# x	# x	# x	# x	# x	# x
G QTY.	2	2	3	3	4	4	5	2	2	3	3	4	4	5
M QTY.	-	-	-	-	-	-	5	2	1	1	2	2	2	2
G QTY.	2	2	3	3	4	4	5	2	2	3	3	4	4	5
TOT. LBS.	9	9	14	14	19	63	62	12	12	16	19	23	73	85

SEE NOTES

DIMENSIONS AND CONCRETE QUANTITIES

	CONCRETE PIPE								CORRUGATED METAL PIPE					
	COMMON DIMS.				SINGLE PIPE	DOUBLE PIPE			COMMON DIMS		SINGLE PIPE	DOUBLE PIPE		
D	H	B	G	T	L	CU.YD.	M	L	CU.YD.	H	B	G	L	CU.YD.	M	L	CU.YD.
18"	3'-4"	4'-8"	5'-0"	8"	5'-6"	0.734	2'-2"	7'-8"	0.970	3'-0"	4'-6"	5'-0"	0.573	1'-11"	8'-11"	0.780
24"	3'-7"	5'-0"	5'-0"	8"	6'-0"	0.938	2'-7"	8'-11"	1.224	3'-3"	4'-8"	5'-0"	0.767	2'-3"	9'-1"	1.004
30"	4'-0"	5'-4"	6'-0"	8"	6'-6"	1.506	3'-0"	11'-5"	2.010	3'-9"	5'-4"	6'-0"	1.200	3'-0"	10'-4"	1.597
36"	4'-9"	6'-0"	6'-0"	8"	7'-0"	2.145	4'-3"	12'-5"	2.920	4'-3"	6'-0"	6'-0"	1.737	3'-9"	10'-7"	2.416
42"	5'-3"	6'-8"	6'-0"	8"	7'-6"	3.040	5'-0"	13'-0"	4.086	4'-9"	6'-8"	6'-0"	2.456	4'-6"	11'-10"	3.258
48"	5'-9"	6'-8"	6'-0"	8"	8'-0"	4.120	5'-0"	15'-6"	5.534	5'-3"	6'-8"	6'-0"	3.310	5'-3"	12'-1"	4.434
48"	6'-5"	8'-3"	7'-0"	8"	8'-6"	5.535	6'-0"	21'-0"	7.457	5'-9"	7'-11"	6'-8"	4.337	6'-0"	11'-4"	5.962

REVISIONS DATE	DESCRIPTION

TOWN OF BEAUFORT STANDARDS

STANDARD CONCRETE ENDWALL FOR SINGLE AND DOUBLE PIPE CULVERTS 15" THRU 48" PIPE-90° SKEW

SHEET 1 OF 1 — STD. NO. 4.03

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TYPICAL DETAILS NOTE:
THE TYPICAL DETAILS ON THIS SHEET WERE DESIGNED AND PREPARED BY OTHERS.

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BEAU COAST PHASE 5
BEAUFORT, NC

WATER, SEWER, STORM & ROADWAY DETAILS

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

NORTH CAROLINA PROFESSIONAL ENGINEER JOSEPH S. BOYD
PRELIMINARY NOT APPROVED FOR CONSTRUCTION

Revisions

Sheet No.
D5.0

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LOW PRESSURE AIR TESTING FOR GRAVITY SEWER MAINS

MINIMUM TIME REQUIRED FOR A MAXIMUM 1.0 PSIG PRESSURE DROP FOR SIZE AND LENGTH OF PIPE INDICATED

1 PIPE DIAMETER (IN)	2 MINIMUM TIME (MIN:SEC)	3 LENGTH FOR MINIMUM TIME (FT)	4 TIME FOR LONGER LENGTH (SEC)	SPECIFICATION TIME FOR LENGTH (L) SHOWN (MIN:SEC)							
				100 FT	150 FT	200 FT	250 FT	300 FT	350 FT	400 FT	450 FT
4	3:46	597	.398 L	3:46	3:46	3:46	3:46	3:46	3:46	3:46	3:46
6	5:48	398	.854 L	5:48	5:48	5:48	5:48	5:48	5:48	5:42	6:24
8	7:34	298	1.528 L	7:34	7:34	7:34	7:36	7:36	8:52	10:00	11:24
10	9:26	239	2.374 L	9:26	9:26	9:26	9:53	11:52	13:51	15:49	17:48
12	11:20	199	3.418 L	11:20	11:20	11:24	14:15	17:05	19:56	22:47	25:38
15	14:18	159	5.324 L	14:18	14:18	17:46	22:15	26:42	31:09	35:36	40:04
18	17:00	133	7.692 L	17:00	19:13	25:38	32:03	38:27	44:52	51:16	57:41
21	19:58	114	10.478 L	19:58	26:18	34:54	43:37	52:21	61:00	69:48	78:31
24	22:48	99	13.674 L	22:47	34:11	45:34	56:58	68:22	79:46	91:18	102:33
27	25:38	88	17.306 L	28:51	43:16	57:41	72:07	86:32	100:57	115:22	129:48
30	28:28	80	21.366 L	35:37	53:25	71:13	89:02	106:50	124:38	142:26	160:15
33	31:18	72	25.852 L	43:05	64:38	86:18	107:43	129:16	150:43	172:21	193:53
36	34:08	66	30.768 L	51:17	76:55	102:34	128:12	153:50	179:29	205:07	230:46

NOTE:
THIS TABLE IS FROM UNI-B-6-98. THE TABLE IS BASED ON A 0.0 ALLOWABLE AIR LOSS RATE IN TEST SECTION = 0.0015 CUBIC FEET/MINUTE/SQUARE FEET. TO SHORTEN REQUIRED TEST TIME, A MAXIMUM PRESSURE DROP OF 0.5 PSIG MAY BE USED AND TIME REQUIREMENTS REDUCED BY HALF.

REVISIONS DATE	DESCRIPTION

TOWN OF BEAUFORT STANDARDS

LOW PRESSURE AIR TESTING FOR GRAVITY SEWER MAINS

STD. NO. 2.11

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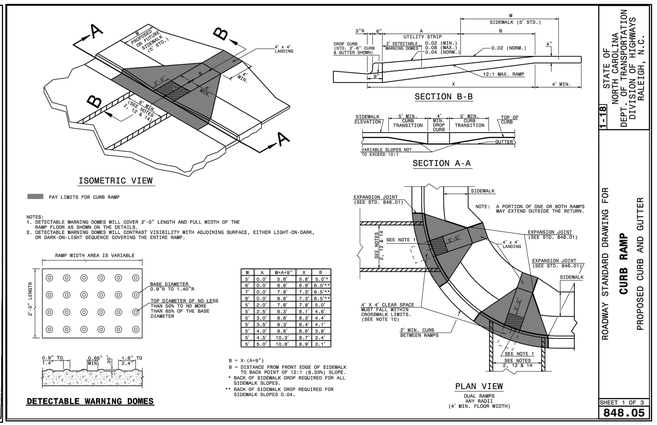


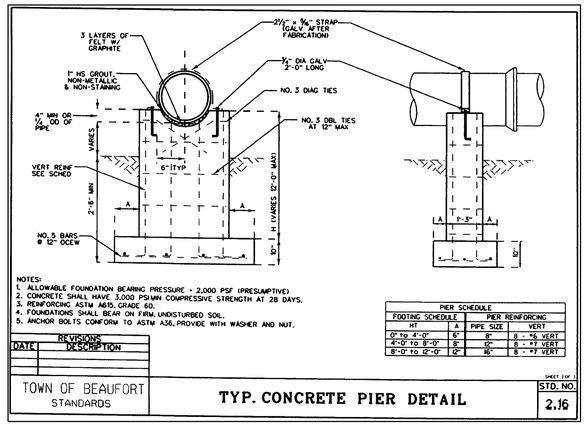
B	A	B=A+9"	I	D
4'	0.0'	0.8'	0.4'	0.0'
5'	0.0'	0.8'	0.4'	0.0'
6'	0.0'	0.8'	0.4'	0.0'
7'	0.0'	0.8'	0.4'	0.0'
8'	0.0'	0.8'	0.4'	0.0'
9'	0.0'	0.8'	0.4'	0.0'
10'	0.0'	0.8'	0.4'	0.0'
11'	0.0'	0.8'	0.4'	0.0'
12'	0.0'	0.8'	0.4'	0.0'
13'	0.0'	0.8'	0.4'	0.0'
14'	0.0'	0.8'	0.4'	0.0'
15'	0.0'	0.8'	0.4'	0.0'
16'	0.0'	0.8'	0.4'	0.0'
17'	0.0'	0.8'	0.4'	0.0'
18'	0.0'	0.8'	0.4'	0.0'
19'	0.0'	0.8'	0.4'	0.0'
20'	0.0'	0.8'	0.4'	0.0'
21'	0.0'	0.8'	0.4'	0.0'
22'	0.0'	0.8'	0.4'	0.0'
23'	0.0'	0.8'	0.4'	0.0'
24'	0.0'	0.8'	0.4'	0.0'
25'	0.0'	0.8'	0.4'	0.0'
26'	0.0'	0.8'	0.4'	0.0'
27'	0.0'	0.8'	0.4'	0.0'
28'	0.0'	0.8'	0.4'	0.0'
29'	0.0'	0.8'	0.4'	0.0'
30'	0.0'	0.8'	0.4'	0.0'
31'	0.0'	0.8'	0.4'	0.0'
32'	0.0'	0.8'	0.4'	0.0'
33'	0.0'	0.8'	0.4'	0.0'
34'	0.0'	0.8'	0.4'	0.0'
35'	0.0'	0.8'	0.4'	0.0'
36'	0.0'	0.8'	0.4'	0.0'

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

1-18

ROADWAY STANDARD DRAWING FOR **CURB RAMP** PROPOSED CURB AND GUTTER

SHEET 1 OF 3 848.05



NOTES:
1. ALLOWABLE FOUNDATION BEARING PRESSURE = 2,000 PSF (PRESUMPTIVE)
2. CONCRETE SHALL HAVE 3,000 PSI MIN COMPRESSIVE STRENGTH AT 28 DAYS.
3. REINFORCING ASTM A615, GRADE 60.
4. FOUNDATIONS SHALL BEAR ON FIRM UNDISTURBED SOIL.
5. ANCHOR BOLTS CONFORM TO ASTM A36, PROVIDE WITH WASHER AND NUT.

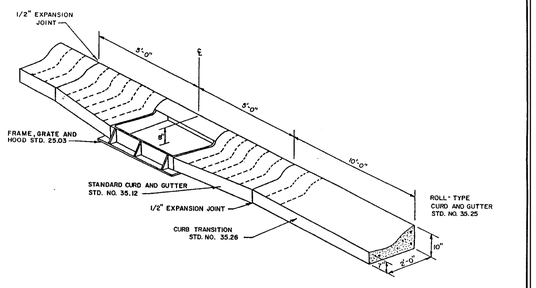
PIER SCHEDULE			
FOOTING SCHEDULE		PIER REINFORCING	
HT	A	PIPE SIZE	VERT
0" to 4'-0"	5'-	8"	8 - #6 VERT
4'-0" TO 8'-0"	5'-	12"	8 - #7 VERT
8'-0" to 12'-0"	6'-	16"	8 - #7 VERT

REVISIONS DATE	DESCRIPTION

TOWN OF BEAUFORT STANDARDS

TYP. CONCRETE PIER DETAIL

STD. NO. 2.16



REVISIONS DATE	DESCRIPTION

TOWN OF BEAUFORT STANDARDS

STANDARD CATCH BASIN IN ROLL TYPE CURB AND GUTTER

STD. NO. 3.06

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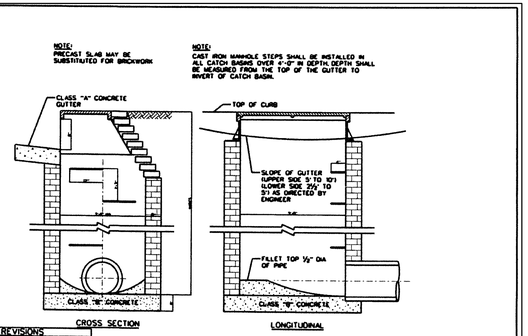

REVISIONS DATE	DESCRIPTION

TOWN OF BEAUFORT STANDARDS

TYPICAL CURB INLET

STD. NO. 4.01

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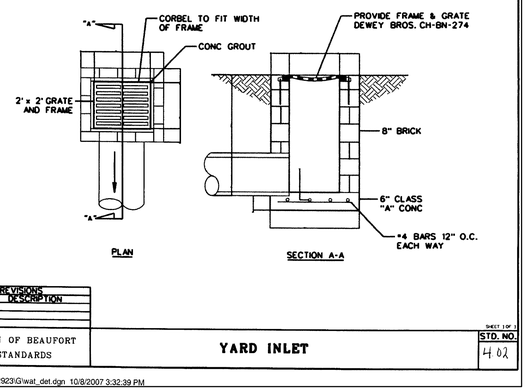

REVISIONS DATE	DESCRIPTION

TOWN OF BEAUFORT STANDARDS

YARD INLET

STD. NO. 4.02

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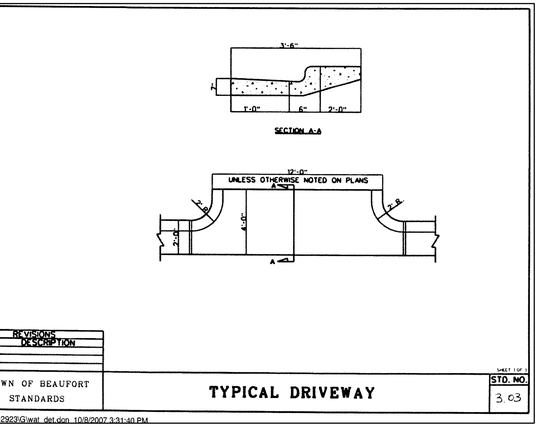

REVISIONS DATE	DESCRIPTION

TOWN OF BEAUFORT STANDARDS

TYPICAL DRIVEWAY

STD. NO. 3.03

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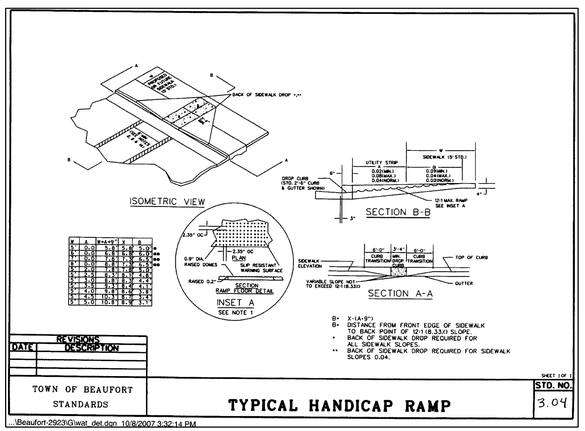

B=	A	B=A+9"	I	D
4'	0.0'	0.8'	0.4'	0.0'
5'	0.0'	0.8'	0.4'	0.0'
6'	0.0'	0.8'	0.4'	0.0'
7'	0.0'	0.8'	0.4'	0.0'
8'	0.0'	0.8'	0.4'	0.0'
9'	0.0'	0.8'	0.4'	0.0'
10'	0.0'	0.8'	0.4'	0.0'
11'	0.0'	0.8'	0.4'	0.0'
12'	0.0'	0.8'	0.4'	0.0'
13'	0.0'	0.8'	0.4'	0.0'
14'	0.0'	0.8'	0.4'	0.0'
15'	0.0'	0.8'	0.4'	0.0'
16'	0.0'	0.8'	0.4'	0.0'
17'	0.0'	0.8'	0.4'	0.0'
18'	0.0'	0.8'	0.4'	0.0'
19'	0.0'	0.8'	0.4'	0.0'
20'	0.0'	0.8'	0.4'	0.0'
21'	0.0'	0.8'	0.4'	0.0'
22'	0.0'	0.8'	0.4'	0.0'
23'	0.0'	0.8'	0.4'	0.0'
24'	0.0'	0.8'	0.4'	0.0'
25'	0.0'	0.8'	0.4'	0.0'
26'	0.0'	0.8'	0.4'	0.0'
27'	0.0'	0.8'	0.4'	0.0'
28'	0.0'	0.8'	0.4'	0.0'
29'	0.0'	0.8'	0.4'	0.0'
30'	0.0'	0.8'	0.4'	0.0'
31'	0.0'	0.8'	0.4'	0.0'
32'	0.0'	0.8'	0.4'	0.0'
33'	0.0'	0.8'	0.4'	0.0'
34'	0.0'	0.8'	0.4'	0.0'
35'	0.0'	0.8'	0.4'	0.0'
36'	0.0'	0.8'	0.4'	0.0'

B= X-(A+9")
B= DISTANCE FROM FRONT EDGE OF SIDEWALK TO BACK POINT OF 12:1 (8.33%) SLOPE.
* BACK OF SIDEWALK DROP REQUIRED FOR ALL SIDEWALK SLOPES.
** BACK OF SIDEWALK DROP REQUIRED FOR SIDEWALK SLOPES 0.04.

REVISIONS DATE	DESCRIPTION

TOWN OF BEAUFORT STANDARDS

TYPICAL HANDICAP RAMP

STD. NO. 3.04

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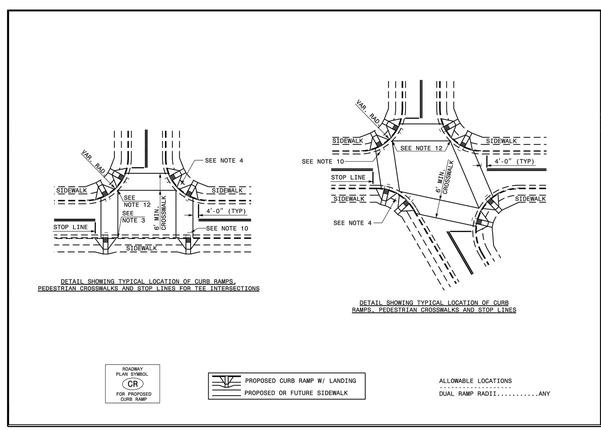

STATE OF NORTH CAROLINA DEPT. OF TRANSPORTATION DIVISION OF HIGHWAYS RALEIGH, N.C.

1-18

ROADWAY STANDARD DRAWING FOR **CURB RAMP** PROPOSED CURB AND GUTTER

SHEET 3 OF 3 848.05

NOTE:
THE LOCATION OF THE PEDESTRIAN CROSSWALKS TO BE DETERMINED BY THE TOWN OF BEAUFORT PRIOR TO RECORDATION OF THE FINAL PLAT.

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

BEAU COAST PHASE 5

BEAUFORT, NC

SEWER, STORM & ROADWAY DETAILS

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

NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 042905 JOSEPH S. BOYLE

PRELIMINARY
NOT APPROVED FOR CONSTRUCTION

Revisions

Sheet No.
D6.0

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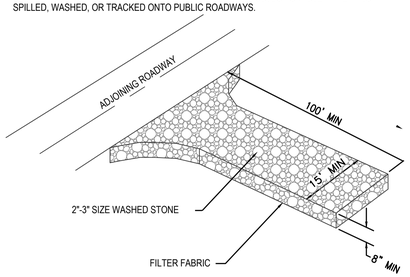
NOTES:

1. PROVIDE TURNING RADIUS SUFFICIENT TO ACCOMMODATE LARGE TRUCKS.
2. LOCATE ENTRANCE TO PROVIDE MAXIMUM UTILITY BY ALL CONSTRUCTION VEHICLES.
3. MUST BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING, OR DIRECT FLOW, OF MUD ONTO STREETS. PERIODIC TOPDRESSING WITH STONE WILL BE NECESSARY.
4. ANY MATERIAL WHICH MAKES IT ONTO THE ROAD MUST BE CLEANED UP IMMEDIATELY.
5. APPLICABLE AT ALL POINTS OF INGRESS EGRESS UNTIL SITE IS STABILIZED, FREQUENT CHECKS OF THE DEVICE AND TIMELY MAINTENANCE MUST BE PROVIDED.
6. WHEN TEMPORARY CONSTRUCTION ENTRANCES ARE LOCATED ON PAVED SURFACES, PLACE MINIMUM OF 2" OF SCREENINGS OR SAND TO HELP FACILITATE IN CLEAN-UP AND SITE RESTORATION.

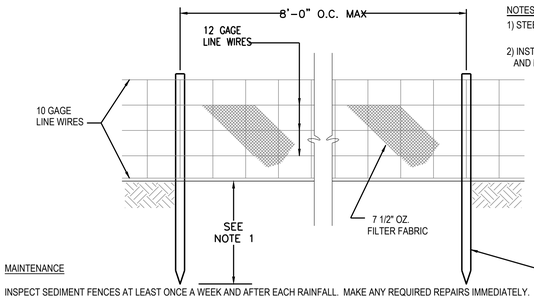
MAINTENANCE:

MAINTAIN THE GRAVEL PAD IN A CONDITION TO PREVENT MUD OR SEDIMENT FROM LEAVING THE C CONSTRUCTION SITE. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH 2-INCH STONE. AFTER EACH RAINFALL, INSPECT ANY STRUCTURE USED TO TRAP SEDIMENT AND CLEAN IT OUT AS NECESSARY. IMMEDIATELY REMOVE ALL OBJECTIONABLE MATERIALS SPILLED, WASHED, OR TRACKED ONTO PUBLIC ROADWAYS.



TEMPORARY CONSTRUCTION ENTRANCE

NTS



NOTES.

1) STEEL POSTS TO BE BURIED A MINIMUM OF 2'-0"

2) INSTALL SILT FENCE WHERE SHOWN ON DRAWINGS AND MAINTAIN UNTIL COMPLETION OF GRADING

MAINTENANCE

INSPECT SEDIMENT FENCES AT LEAST ONCE A WEEK AND AFTER EACH RAINFALL. MAKE ANY REQUIRED REPAIRS IMMEDIATELY.

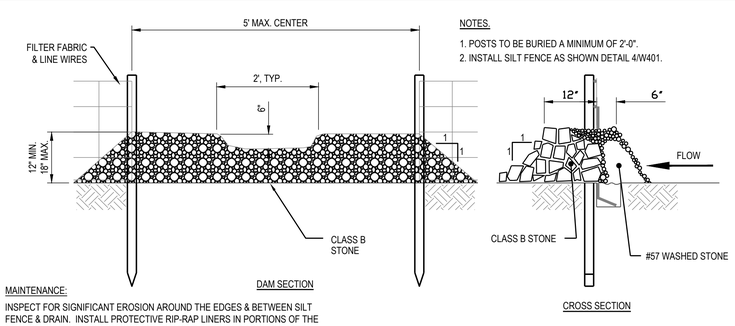
SHOULD THE FABRIC OF THE SEDIMENT FENCE COLLAPSE, TEAR, DECOMPOSE OR BECOME INEFFECTIVE, REPLACE IT PROMPTLY.

REMOVE SEDIMENT DEPOSITS AS NECESSARY TO PROVIDE ADEQUATE STORAGE VOLUME FOR THE NEXT RAIN AND TO REDUCE PRESSURE ON THE FENCE. TAKE CARE TO AVOID UNDERMINING THE FENCE DURING CLEANOUT.

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

NTS



CONSTRUCTION SPECIFICATION

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

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

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

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

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

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

MAINTENANCE

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

do = PIPE DIA
La = APRON LENGTH
W = APRON WIDTH
3 X PIPE Ø MIN
d = APRON DEPTH

NOTES:

SEE SCHEDULE BELOW FOR DIMENSIONS

1. La is the length of the riprap apron.

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

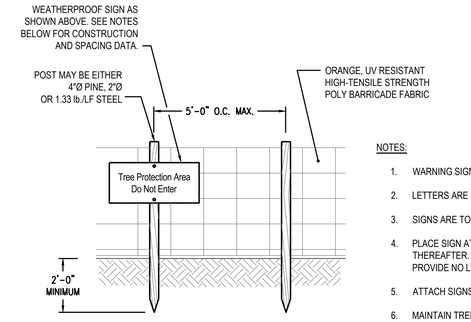
3. A filter blanket (filter fabric) shall be installed between the riprap and soil foundation.

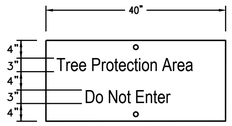
ENERGY DISSIPATER SCHEDULE

ENERGY DISSIPATOR NO.	PIPE DIAMETER (in)	APRON THICKNESS (in)	La (ft)	WIDTH (ft)	3do	RIPRAP SIZE
FES#1	42	36	20	24	11	CLASS 2
FES#21	42	36	20	24	11	CLASS 2
FES#108	18	18	9	11	5	CLASS A
FES#200	30	24	12	15	8	CLASS 1

RIP RAP ENERGY DISSIPATER

N.T.S.





NOTES:

1. WARNING SIGNS TO BE MADE OF DURABLE, WEATHERPROOF MATERIAL.
2. LETTERS ARE TO BE 3" HIGH MIN., CLEARLY LEGIBLE AND SPACED AS DETAILED.
3. SIGNS ARE TO BE PLACED NO GREATER THAN 200' ON CENTER.
4. PLACE SIGN AT EACH END OF LINEAR TREE PROTECTION AREA AND ON CENTER THEREAFTER. FOR TREE PROTECTION AREAS LESS THAN 200' IN PERIMETER, PROVIDE NO LESS THAN ONE SIGN PER PROTECTION AREA.
5. ATTACH SIGNS SECURELY TO FENCE POST AND FABRIC.
6. MAINTAIN TREE PROTECTION FENCE THROUGHOUT DURATION OF PROJECT.

TREE PROTECTION FENCE

NTS

NOTES.

1. POSTS TO BE BURIED A MINIMUM OF 2'-0".
2. INSTALL SILT FENCE AS SHOWN DETAIL 4/W401.

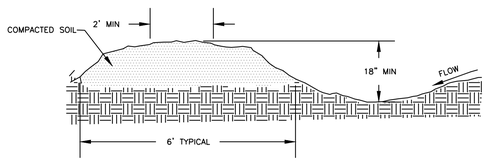
MAINTENANCE:

INSPECT FOR SIGNIFICANT EROSION AROUND THE EDGES & BETWEEN SILT FENCE & DRAIN. INSTALL PROTECTIVE RIP-RAP LINERS IN PORTIONS OF THE CHANNEL WHERE EROSION OCCURS. REMOVE SEDIMENT ACCUMULATED BEHIND THE DRAINS AS REQUIRED PREVENTING DAMAGE TO SILT FENCE & ADJACENT VEGETATION. ADD STONES TO DRAINS AS REQUIRED MAINTAINING DESIGN HEIGHT & CROSS SECTION.

SILT FENCE OUTLET

NTS

TEMPORARY DIVERSION BERMS							
TD#	DRAINAGE AREA (AC)	RUNOFF COEFFICIENT	SLOPE (%)	CONSTRUCTED DEPTH (FT)	NORMAL DEPTH (FT)	TOP WIDTH (FT)	VELOCITY (FPS)
1	1.25	0.35	0.5	2.0	1.1	9	1.89
2	1.25	0.35	0.5	2.0	1.1	9	1.89
3	1.25	0.35	0.5	2.0	1.1	9	1.89



MAINTENANCE

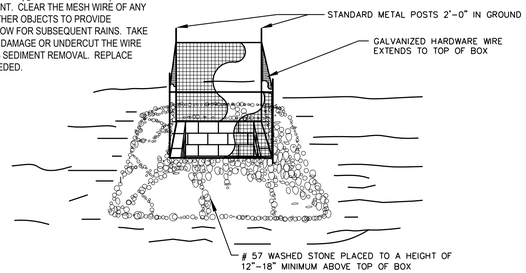
INSPECT TEMPORARY DIVERSIONS ONCE A WEEK AND AFTER EVERY RAINFALL. IMMEDIATELY REMOVE SEDIMENT FROM THE FLOW AREA AND REPAIR THE DIVERSION RIDGE. CAREFULLY CHECK OUTLETS AND MAKE TIMELY REPAIRS AS NEEDED. WHEN THE AREA PROTECTED IS PERMANENTLY STABILIZED, REMOVED THE RIDGE AND THE CHANNEL TO BLEND WITH THE NATURAL GROUND LEVEL AND APPROPRIATELY STABILIZE IT.

TEMPORARY DIVERSION SWALE

NTS

MAINTENANCE

INSPECT INLETS AT LEAST WEEKLY AND AFTER EACH SIGNIFICANT (½ INCH OR GREATER) RAINFALL EVENT. CLEAR THE MESH WIRE OF ANY DEBRIS OR OTHER OBJECTS TO PROVIDE ADEQUATE FLOW FOR SUBSEQUENT RAINS. TAKE CARE NOT TO DAMAGE OR UNDERCUT THE WIRE MESH DURING SEDIMENT REMOVAL. REPLACE STONE AS NEEDED.



STANDARD CATCH BASIN/YARD INLET PROTECTION

NTS

SEEDBED PREPARATION

1. CHISEL COMPACTED AREAS AND SPREAD TOPSOIL 3 INCHES DEEP OVER ADVERSE SOIL CONDITIONS, IF AVAILABLE.

2. RIP THE ENTIRE AREA TO 6 INCHES DEPTH.

3. REMOVE ALL LOOSE ROCK, ROOTS, AND OTHER OBSTRUCTIONS LEAVING SURFACE REASONABLY SMOOTH AND UNIFORM.

4. APPLY AGRICULTURAL LIME, FERTILIZER, AND SUPERPHOSPHATE UNIFORMLY AND MIX WITH SOIL.

5. CONTINUE TILLAGE UNTIL A WELL PULVERIZED, FIRM REASONABLY UNIFORM SEEDBED IS PREPARED 4 TO 6 INCHES DEEP.

6. SEED ON A FRESHLY PREPARED SEEDBED AND COVER SEED LIGHTLY WITH SEEDING EQUIPMENT OR CULTIPACK AFTER SEEDING.

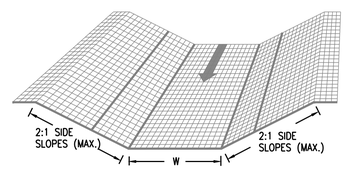
7. MULCH IMMEDIATELY AFTER SEEDING AND ANCHOR MULCH.

8. INSPECT ALL SEEDED AREAS AND MAKE NECESSARY REPAIRS OR RE-SEEDINGS WITHIN THE PLANTING SEASON, IF POSSIBLE. IF STAND SHOULD BE OVER 60% DAMAGED, RE-ESTABLISH FOLLOWING ORIGINAL LIME FERTILIZER AND SEEDING RATES.

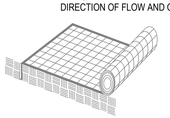
9. CONSULT CONSERVATION INSPECTOR ON MAINTENANCE TREATMENT AND FERTILIZATION AFTER PERMANENT COVER IS ESTABLISHED.

CONSULT CONSERVATION ENGINEER OR SOIL CONSERVATION SERVICE FOR ADDITIONAL INFORMATION CONCERNING OTHER ALTERNATIVES FOR VEGETATION OF DENUDED AREAS. THE VEGETATION RATES ARE THOSE WHICH DO WELL UNDER LOCAL CONDITIONS; OTHER SEEDING RATES COMBINATIONS ARE POSSIBLE.

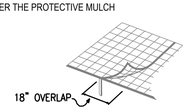
* TEMPORARY-RESEED ACCORDING TO OPTIMUM SEASON FOR DESIRED PERMANENT VEGETATION. DO NOT ALLOW TEMPORARY COVER TO GROW OVER 12" IN HEIGHT BEFORE MOWING.



IN CHANNELS, ROLL OUT STRIPS OF MATTING/NETTING PARALLEL TO THE DIRECTION OF FLOW AND OVER THE PROTECTIVE MULCH



ANCHOR MATTING/NETTING IN A 12" TRENCH



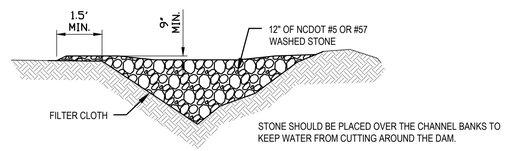
JOIN STRIPS BY ANCHORING AND OVERLAPPING

ROLLED EROSION CONTROL PRODUCT MAINTENANCE:

1. INSPECT ROLLED EROSION CONTROL PRODUCTS AT LEAST WEEKLY AND AFTER EACH SIGNIFICANT (1/2 INCH OR GREATER) RAINFALL EVENT, 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 HAS ESTABLISHED.

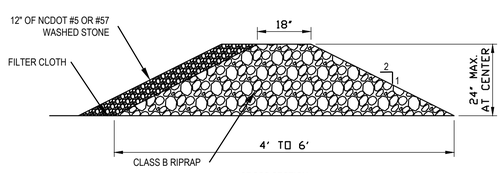
MATTING/NETTING PLACEMENT

NTS

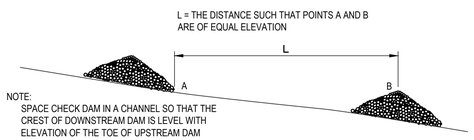


STONE SHOULD BE PLACED OVER THE CHANNEL BANKS TO KEEP WATER FROM CUTTING AROUND THE DAM.

DAM SECTION



CROSS SECTION



NOTE:
SPACE CHECK DAM IN A CHANNEL SO THAT THE CREST OF DOWNSTREAM DAM IS LEVEL WITH ELEVATION OF THE TOE OF UPSTREAM DAM

MAINTENANCE

INSPECT CHECK DAMS AND CHANNELS AT LEAST WEEKLY AND AFTER EACH SIGNIFICANT (½ INCH OR GREATER) RAINFALL EVENT AND REPAIR IMMEDIATELY. CLEAN OUT SEDIMENT, STRAW, LIMBS, OR OTHER DEBRIS THAT COULD CLOG THE CHANNEL WHEN NEEDED.

ANTICIPATE SUBMERGENCE AND DEPOSITION ABOVE THE CHECK DAM AND EROSION FROM HIGH FLOWS ROUND THE EDGES OF THE DAM. CORRECT ALL DAMAGE IMMEDIATELY. IF SIGNIFICANT EROSION OCCURS BETWEEN DAMS, ADDITIONAL MEASURES CAN BE TAKEN SUCH AS, INSTALLING A PROTECTIVE RIP RAP LINER IN THE THAT PORTION OF THE CHANNEL.

REMOVE SEDIMENT ACCUMULATED BEHIND THE DAMS AS NEEDED TO PREVENT DAMAGE TO CHANNEL VEGETATION, ALLOW THE CHANNEL TO DRAIN THROUGH THE STONE CHECK DAM, AND PREVENT LARGE FLOWS FROM CARRYING SEDIMENT OVER THE DAM. ADD STONES TO DAMS AS NEEDED TO MAINTAIN DESIGN HEIGHT AND CROSS SECTION.

TEMPORARY CHECK DAM

NTS

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BEAU COAST PHASE 5

BEAUFORT, NC

EROSION CONTROL DETAILS

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

NORTH CAROLINA PROFESSIONAL ENGINEER JOSEPH S. BOYD

PRELIMINARY
NOT APPROVED FOR CONSTRUCTION

Revisions

Sheet No.
D7.0

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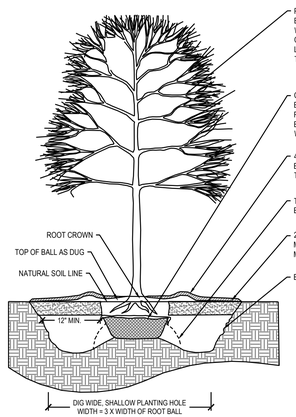
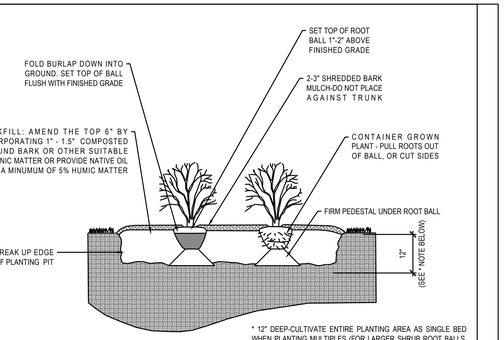


NOTES

1. CONTRACTOR TO VERITY THAT ADEQUATE DRAINAGE EXISTS PRIOR TO PLANTING.
2. DO NOT WRAP TRUNK OF TREE.
3. STAKING OF TREES IS NOT RECOMMENDED, EXCEPT ON WINDY SITES OR FOR LARGE EVERGREEN TREES. IF STAKING IS DONE, FLEXIBLE STRAPS - NOT HOSE AND WIRE - SHOULD BE USED AND MUST BE REMOVED AT APPROPRIATE TIME. PROPERTY OWNER IS RESPONSIBLE FOR REPLACEMENT OF DESTROYED OR DAMAGED TREES.
4. ALL TREES SHALL CONFORM TO THE STANDARDS SET FORTH IN THE MOST RECENT AMERICAN STANDARDS FOR NURSERY STOCK PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN (A.A.N.).
5. TREES WITH ROOT FLARE COVERED BY MORE THAN 1.5" OF SOIL WILL BE REJECTED PRIOR TO INSTALLATION.

TREE PLANTING DETAIL (LAN-37)
NTS



* 12" DEEP-CULTIVATE ENTIRE PLANTING AREA AS SINGLE BED WHEN PLANTING MULTIPLES (FOR LARGER SHRUB ROOT BALLS, MAKE 4" DEEPER THAN ROOT BALL)

NOTES

1. ALL SHRUBS SHALL CONFORM TO THE STANDARDS SET FORTH IN THE MOST RECENT *AMERICAN STANDARDS FOR NURSERY STOCK* PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN (A.A.N.).
2. SOIL ANALYSIS SHALL BE OBTAINED PRIOR TO PLANTING. SOIL SHALL BE AMENDED AS RECOMMENDED.
3. SHEET PREPARATION OF BEDS IS HIGHLY PREFERRED TO INDIVIDUAL DUG HOLE.S.

SHRUB/GROUNDCOVER PLANTING DETAIL (LAN-38)
NTS

GENERAL LANDSCAPE NOTES

1. THIS PLAN IS FOR PLANTING PURPOSES ONLY. FOR INFORMATION REGARDING ROADWAY GEOMETRY, GRADING, ETC., REFER TO THE ROADWAY LAYOUT AND GRADING PLANS.
2. VERIFICATION OF TOTAL PLANT QUANTITIES AS SHOWN IN THE PLANT SCHEDULE SHALL BE THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR AND THE TOTAL QUANTITIES SHALL BE AS SHOWN ON THIS PLAN.
3. THE LANDSCAPE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO INSTALLATION OF ANY PLANT MATERIAL.
4. TREE PROTECTION FENCE SHALL SURROUND ALL EXISTING PLANTINGS AND EXISTING BUFFER AREAS.
5. THE SITE SHALL BE STABILIZED AND SEEDED PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY (CO).
6. ALL HVAC SYSTEMS AND TRASH BINS WILL BE SCREENED FROM OFF-SITE VIEWS.
7. ALL DUMPSTER AND RECYCLING LOCATIONS WILL BE SCREENED FROM OFF-SITE VIEWS.
8. BRANCHES OF TREES EXISTING AND PROPOSED INSIDE R.O.W. SHALL BE MAINTAINED TO NOT IMPACT SAFE MOVEMENT OF TRAFFIC.
9. ALL ABOVE GROUND UTILITY EQUIPMENT AND FACILITIES ASSOCIATED WITH ON-SITE ELECTRIC, TELEPHONE, GAS, CABLE, OR OTHER SIMILAR UTILITY SHALL BE LOCATED IN THE SIDE OR REAR YARD AREAS OF THE SITE AND SHALL BE SCREENED TO THE MAXIMUM EXTENT POSSIBLE WITH EVERGREEN SHRUBS. PLANTINGS SHALL ALLOW FOR A MINIMUM 5 FEET CLEARANCE AROUND THE STRUCTURE TO ALLOW FOR ACCESS. PLANTING SHALL ALLOW FOR 10 FEET OF CLEARANCE WHERE THERE IS A DOOR OR LOCK. THE AMOUNT OF CLEARANCE SHALL ACCOUNT FOR THE SIZE OF THE PLANT MATERIAL AT MATURITY.
10. ALL PLANTS AND PLANTING PROCEDURES SHALL MEET OR EXCEED A.N.L.A. STANDARDS AS SET FORTH IN "AMERICAN STANDARD FOR NURSERY STOCK", 2004 OR LATER EDITION.
11. ALL TREES AND SHRUBS SHALL BE FULL WELL-BRANCHED PLANTS WHICH ARE CHARACTERISTIC TO THE SPECIES.
12. ALL TREES TO BE A MINIMUM OF 2" CALIPER AND 8' HEIGHT AT TIME OF INSTALLATION.
13. TURF VARIETY, WHETHER SEED OR SOD, SHALL BE DETERMINED BY OWNER.
14. ALL TREE SAUCERS SHALL BE SOAKED WITH WATER AND MULCHED IMMEDIATELY FOLLOWING INSTALLATION.
15. PINE STRAW MULCH SHALL BE PROVIDED IN ALL LANDSCAPE BEDS TO A DEPTH OF 4".
16. PRUNING SHALL ONLY CONSTITUTE THE THINNING OF BRANCHES AND FOLIAGE (NOT ALL END TIPS) TO RETAIN THE NORMAL PLANT SHAPE. NEVER CUT AND EVERGREEN LEADER.
17. EXISTING TREES WILL BE UTILIZED TO MEET STREET TREE REQUIREMENTS ON LOTS THAT ARE NOT MASS GRADED. IF NO EXISTING TREES ARE IN PLACE TO MEET THE STREET TREE REQUIREMENTS, TREES WILL BE PLANTED 50' O.C. AS NEEDED PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY FOR EACH LOT ON A CASE BY CASE BASIS.

LANDSCAPE MAINTENANCE

THE OWNERS OF THE PROPERTY AND THEIR AGENTS, HEIRS OR ASSIGNS SHALL BE RESPONSIBLE FOR THE INSTALLATION, PRESERVATION AND MAINTENANCE OF ALL PLANTINGS AND PHYSICAL FEATURES SHOWN ON THIS PLAN. THE OWNERS SHALL BE RESPONSIBLE FOR ANNUAL MAINTENANCE OF THE VEGETATION TO INCLUDE BUT NOT BE LIMITED TO:

LAWN AREA

1. THE LAWN AREA WILL BE MOWED AS NEEDED TO PROVIDE A NEAT AND UNIFORMLY FINISHED LAWN.
2. FOR AREAS INACCESSIBLE TO MOWERS, A STRING TRIMMER WILL BE USED TO CUT GRASS TO SAME HEIGHT AS MOWER.
3. CURB, SIDEWALK, AND BED EDGES WILL BE MECHANICALLY EDGED AS NEEDED TO PROVIDE A NEAT AND UNIFORM APPEARANCE.
4. ALL DEBRIS WILL BE REMOVED FROM TURF PRIOR TO MOWING AND FROM TURF AND PAVEMENT AREAS FOLLOWING EDGING.
5. THE ENTIRE LAWN WILL BE CORE AERIFIED IN THE FALL.
6. SEEDING AND FERTILIZATION WILL BE PERFORMED IN CONJUNCTION WITH AERIFICATION.
7. THE LAWN AREA WILL BE OVERSEEDED (TYPE DEPENDING ON TURF SELECTION) AT A RATE OF 75 POUNDS PER ACRE.
8. THE TURF WILL BE FERTILIZED THREE TIMES DURING THE YEAR (MARCH, SEPTEMBER, AND NOVEMBER). A SLOW RELEASE NITROGEN PRODUCT WILL BE USED AT A RATE OF 1-2 POUNDS OF NITROGEN PER 100 SQUARE FEET.

PLANT BEDS AND SMALL ORNAMENTAL TREES

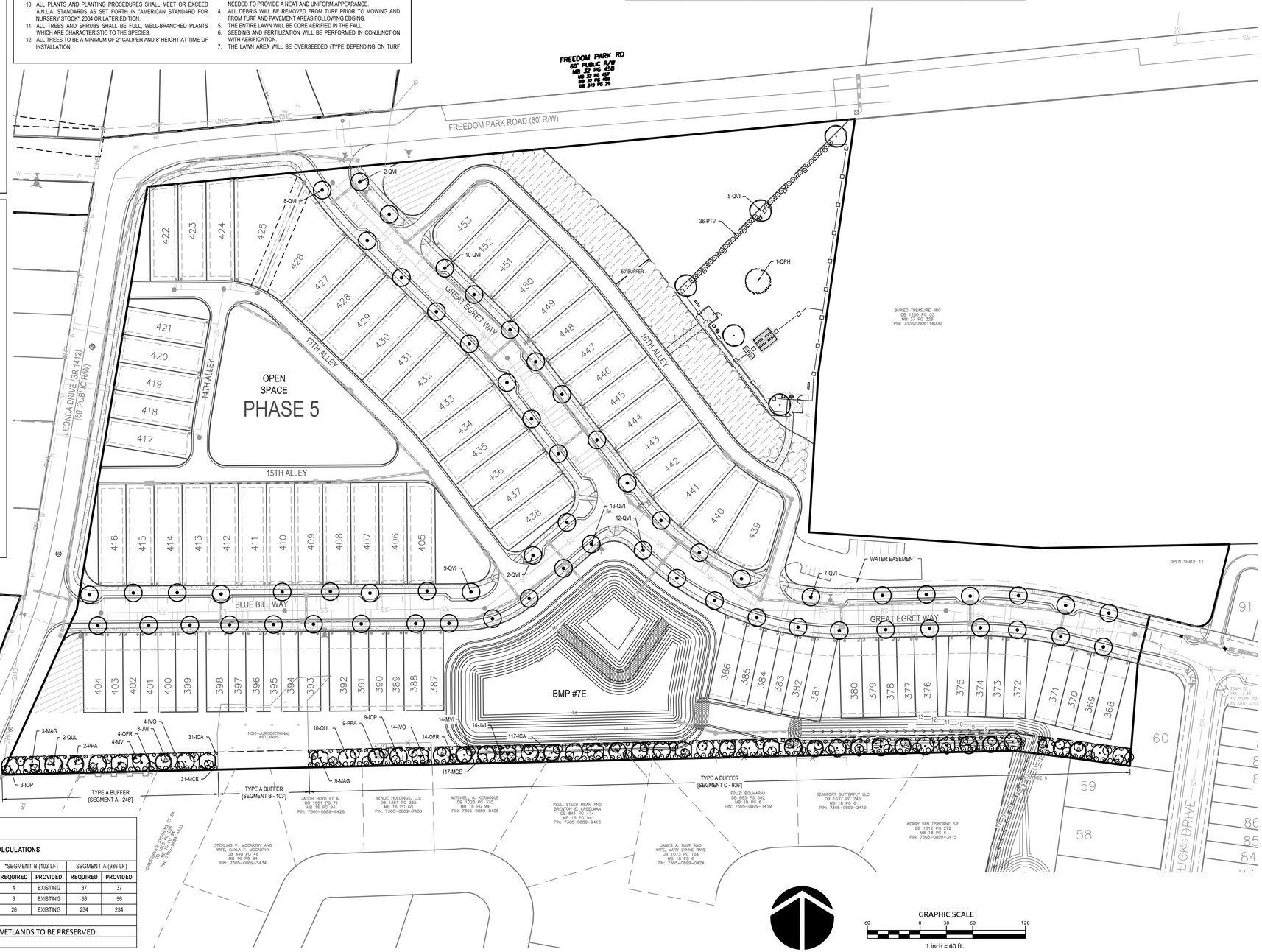
1. ALL PLANT BEDS WILL BE SPRAYED AND WEEDED BY HAND TO MAINTAIN THEM FREE OF WEEDS AT ALL TIMES.
2. ALL SHRUBS WILL BE FERTILIZED AS REQUIRED WITH A SLOW-RELEASE FERTILIZER AT A RATE ACCORDING TO PLANT TYPE.
3. ALL TREES WILL BE FERTILIZED BY DEEP ROOT FEEDING WITH A SLOW-RELEASE FERTILIZER DESIGNED TO FEED FOR TWO YEARS.
4. ALL SHRUBS AND TREES WILL BE PRUNED WITH HAND PRUNERS TO ENCOURAGE GROWTH AND REMOVE DEAD MATERIAL.
5. REPLACE PINE STRAW MULCH ANNUALLY.
6. FORMAL HEDGES WILL BE TRIMMED TO AN INVERT "V" SHAPE TO ENCOURAGE LOW LIMB STRUCTURE AND DENSE GROWTH.
7. AN I.P.M. (INTEGRATED PEST MANAGEMENT) PROGRAM WILL BE ESTABLISHED AND IMPLEMENTED.

LEAVES AND NATURAL AREAS

1. ALL LEAVES WILL BE REMOVED FROM THE LAWN AREAS WEEKLY AND FOUR TIMES A YEAR FROM THE PLANT BEDS. LEAVES MAY BE PLACED IN ADJACENT WOODED AREAS
2. NATURAL AREAS WILL BE MAINTAINED FREE OF BRUSH AND WEEDS WITHIN THE FIRST 10 FEET OF THE NATURAL AREA.

PLANT SCHEDULE

QTY	KEY	BOTANICAL NAME	COMMON NAME	ROOT	SIZE	HEIGHT	NOTES
LARGE TREES							
68	QVI	*Quercus virginiana*	Live Oak	B&B	2" CAL. MIN.	8' MIN.	
OVERALL PLANT SCHEDULE							
QTY	**KEY**	**BOTANICAL NAME**	**COMMON NAME**	**ROOT**	**SIZE**	**HEIGHT**	**NOTES**
LARGE TREES							
12	IOP	*Ilex opaca*	American Holly	B&B	2" CAL. MIN.	8' MIN.	
12	MAG	*Magnolia grandiflora*	Southern Magnolia	B&B	2" CAL. MIN.	8' MIN.	
11	PPA	*Pinus palustris*	Long Leaf Pine	B&B	2" CAL. MIN.	8' MIN.	
12	QUL	*Quercus laurifolia*	Laurel Oak	B&B	2" CAL. MIN.	8' MIN.	
1	QPH	*Quercus phellos*	Willow Oak	B&B	2" CAL. MIN.	8' MIN.	
SMALL TREES							
18	IVO	*Ilex vomitoria*	Yaupon Holly	B&B	1" CAL. MIN.	4' MIN.	
17	JVI	*Juniperus virginiana*	Eastern Red Cedar	B&B	1" CAL. MIN.	4' MIN.	
18	MVI	*Magnolia virginiana*	Sweetbay Magnolia	B&B	1" CAL. MIN.	4' MIN.	
18	OFR	*Osmanthus americanus*	Tea Olive	B&B	1" CAL. MIN.	4' MIN.	
SHRUBS							
148	ICA	*Ilex cassine*	Dahoon Holly	CONT.		36" HT. MIN.	
148	MCE	*Myrica cerifera*	Wax Myrtle	CONT.		36" HT. MIN.	
36	PTV	*Pittosporum tobira 'Variegata'*	Pittosporum	CONT.		18" HT. MIN.	


FREEDOM PARK RD
60' PUBLIC R/W
MB 32 PG 458
MB 32 PG 457
MB 32 PG 456
MB 31PG PG 25
FREEDOM PARK ROAD (60' R/W)
LEONDA DRIVE (SR 1412) (60' PUBLIC R/W)
13TH ALLEY
14TH ALLEY
15TH ALLEY
OPEN SPACE PHASE 5
GREAT EGRET WAY
BLUE BILL WAY
BMP #7E
50' BUFFER
WATER EASEMENT
OPEN SPACE 11
2-QVI
5-QVI
36-PTV
1-QPH
10-QVI
13-QVI
12-QVI
9-QVI
7-QVI
3-MAG
2-QUL
2-PPA
4-IVO
3-JVI
4-OFR
4-MVI
31-ICA
3-IOP
31-MCE
10-QUL
9-PPA
9-IOP
14-IVO
14-OFR
14-MVI
14-JVI
117-ICA
117-MCE
9-MAG
MANHOLE TOP=12.02' 18" RCP INV(N)=-3.41' 18" RCP INV(S)=-3.35'
TYPE A BUFFER [SEGMENT A - 246']
TYPE A BUFFER [SEGMENT B - 103']
TYPE A BUFFER [SEGMENT C - 936']
NON-JURISDICTIONAL WETLANDS
BURIED TREASURE, INC DB 1265 PG 53 MB 32 PG 328 PIN: 7306209061140000
JACOB BOYD ET AL DB 1651 PG 71 MB 16 PG 94 PIN: 7305-0889-6428
VENUE HOLDINGS, LLC DB 1381 PG 365 MB 16 PG 60 PIN: 7305-0889-7408
MITCHELL A. KERNODLE DB 1020 PG 370 MB 16 PG 94 PIN: 7305-0889-8408
KELLI STEED MEAN AND BRENTON E. CREELMAN DB 841 PG 474 MB 16 PG 94 PIN: 7305-0889-9416
FOUZI BOUHAFNA DB 883 PG 502 MB 18 PG 6 PIN: 7305-0899-1419
BEAUFORT BUTTERFLY LLC DB 1637 PG 246 MB 18 PG 6 PIN: 7305-0899-2419
KERRY VAN OSBORNE SR. DB 1312 PG 272 MB 18 PG 6 PIN: 7305-0899-3415
STERLING P. MCCARTHY AND WIFE, GAYLA F. MCCARTHY DB 440 PG 46 MB 16 PG 94 PIN: 7305-0889-5434
CHRISTOPHER STEPHENS ET UX DB 1502 PG 45 MB 32 PG 328 PIN: 7306-0904-4433
JAMES A. RAVE AND WIFE, MARY LYNNE RAVE DB 1073 PG 164 MB 18 PG 6 PIN: 7305-0899-0424
SSMH 3.3' RIM: 13.34' INV IN(NW): 5.5' INV OUT: 2.97'
SSMH 5.2

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 Board of Commissioners Workshop Meeting
4:00 PM Tuesday, May 26, 2020 – Virtual Meeting via Zoom

AGENDA CATEGORY: Public Hearing

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

BRIEF SUMMARY:

The applicant wishes to modify the following standards in the PUD Booklet Dated February 14,2020 for Beau Coast Subdivision:

- Modify Key Plan for Street Cross Sections
- Modify Key Plan for Lot Type
- Modify PUD Master Zoning Plan

REQUESTED ACTION:

Set Public hearing for June 8th 2020

EXPECTED LENGTH OF PRESENTATION:

5 Minutes

SUBMITTED BY:

Kyle Garner, AICP

Planning & Inspections Director

BUDGET AMENDMENT REQUIRED:

N/A

Staff Report

To: Planning Board
From: Kyle Garner, AICP

Date: 5/19/2020
Meeting Date: 5/26/2020

Case Number 20-02

Summary of Request:

Request: Modify Key Plan for Street Cross Sections (Pages 12 & 15 Revised Master Plan Booklet – February 14, 2020)
To create a "Type D2" street detail with a 57' ROW.
To exchange a "Type A" street detail with a 63' ROW to a Type D2 street detail in a portion of Phase V – Beau Coast.
Amend street type F to remove street trees.

Request: Modify Key Plan for Lot Types (Page 17) - Revised Master Plan Booklet – February 14, 2020)
To reduce the # of 22' Wide Townhome Lots in Beau Coast from 131 lots to 90 lots. 41 lot reduction.
To reduce the # of A&D 40' wide Single-Family Lots in Beau Coast from 181 lots to 171 lots. 10 lot reduction.
To increase the # of B2 32' wide Single-Family lots from 20 lots to 69 lots in Beau Coast
Request: Modify PUD Master Zoning Plan (Page 20) - Revised Master Plan Booklet – February 14, 2020)
To reduce the R-MF Multi-Family (22' Wide) Residential Zoning from 29.88 Acres to 24.10 Acres
To increase the R-8 Single Family Residential (3,000 SF Min Lot Size) from 0.90 Acres to 11.02 Acres.

Background

Location(s) & PIN	Lennoxville Road (Multiple)
Owner	Blue Treasure, LLC
Applicant	Withers & Ravenel, Engineers
Current Zoning	PUD
Lot(s) Size & Conformity Status	Conforming
Existing Land Use	Water Well Site & Undeveloped
CAMA Future Land Use Map	General Commercial
Amendment Required	☐ Yes ☒ No

Adjoining Land Use & Zoning	**North**	Undeveloped Future Tracts, zoned PUD
	South	Multi & Single Family Residential, zoned PUD
	East	Beau Coast Club House, zoned PUD
	West	Undeveloped Future Tracts, zoned PUD
Special Flood Hazard Area	☐ Yes	☒ No
Public Utilities		
Water	☒ Available	☐ Not Available
Sewer	☒ Available	☐ Not Available

Additional Information

At their May 18th, 2020 meeting (Held Virtually) the Planning Board unanimously recommended approval of the proposed modification to the PUD. However, as a request of adjacent property owners recommended that the developer keep as much natural vegetation in the 20' landscape buffer as possible.

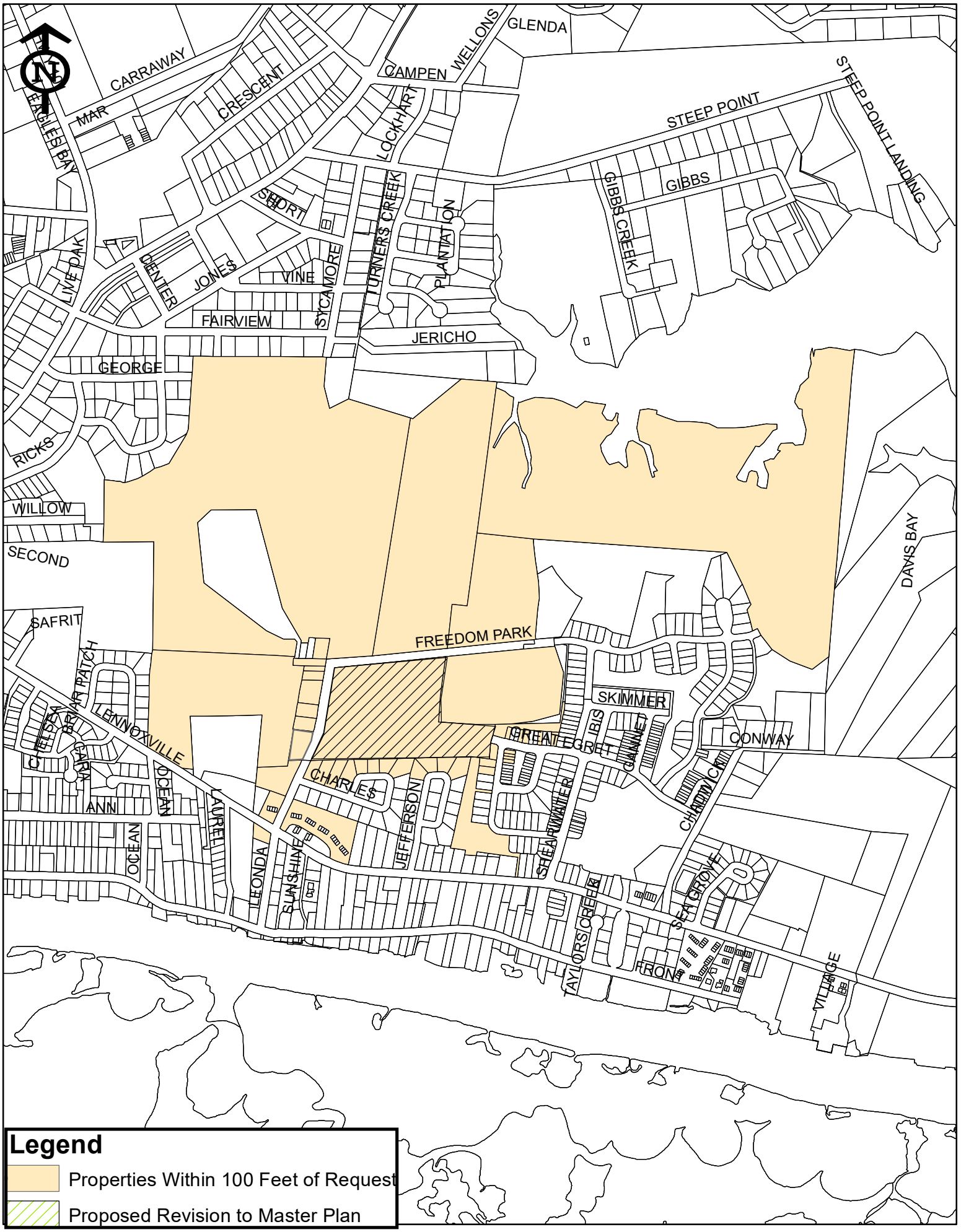
Requested Action

1. Conduct Public Hearing
2. Discussion on request to amend the Master Plan for Beau Coast
3. Recommendation to the Board of Commissioners regarding the amendments to the Master Plan for Beau Coast.
4. Consistency Statement

Attachments:

Revised PUD Zoning Master Plan (February 14, 2020)
Property Owners Within 100 Feet
Vicinity Map
PUD Data Sheet 2020
PUD Booklet – 02/2020

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



Legend

- Properties Within 100 Feet of Request
- Proposed Revision to Master Plan

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 **application fee of $200.00** 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 Town Hall at 252-728-2141 if there are any questions.

APPLICANT INFORMATION

Applicant Name: WithersRavenel

Applicant Address: 219 Station Road Suite 101 Wilmington, NC 28405

Phone Number: (910) 256-9277 Email: dmizelle@withersravenel.com

Property Owner Name: Blue Treasure, LLC

Address of Property Owner: PO BOX 3557 CARY NC 27519

Phone Number: (919) 481-3000 Email: karl@prestondev.com

PROPERTY INFORMATION

Property Address: Lennoxville Road

15-Digit PIN: 731605005458000 (Phase 5) Lot/Block Number: n/a

Size of Property (in square feet or acres): 282 acres +/-

Current Zoning: PUD Requested Zoning: PUD - Amendment

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

Karl D. Bradley, Agent — 2/11/20

Applicant Signature — Date of Applicant's Signature

Property Owner Signature (if different than applicant) — 2/11/20 Date of Owner's Signature

An application fee of $200.00, 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

Received by: _____ Reviewed for Completeness By: _____

Date: _____ Date Deemed Complete and Accepted: _____

WithersRavenel
Our People. Your Success.

219 Station Road, Suite 101
Wilmington, NC 28405
t: 910.256.9277

Letter of Transmittal

DATE	2-14-2020	JOB NO.	02080976.50
ATTENTION	Mr. Kyle Garner		
RE:	Beaufort East Village & Beau Coast		
PUD ReZoning Submittal			

TO: Town of Beaufort
701 Front Street
Beaufort, NC 28516

WE ARE SENDING YOU THE FOLLOWING ITEMS

☒ Attached ☐ Under Separate Cover via _____

☐ Shop Drawings ☐ Prints ☐ Plans ☐ Samples ☐ Specifications

☐ Copy of Letter ☐ Change Order ☐ Diskette ☐ Other _____

COPIES	DATE	NO.	DESCRIPTION
9	2-12-20		Updated PUD Booklet
1	2-13-20		CD with PDF & JPEG Sheets
1	2-11-20		Signed Application
1	2-14-20		$200 Application Fee

THESE ARE TRANSMITTED as checked below:

☒ For approval ☐ Approved as submitted ☐ Resubmit _____ copies for approval

☐ For your use ☐ Approved as noted ☐ Submit _____ copies for distribution

☐ As requested ☐ Returned for corrections ☐ Return _____ corrected prints

☐ For review and comment ☐ Other _____

☐ FOR BIDS DUE _____ ☐ PRINTS RETURNED AFTER LOAN TO US

REMARKS: Kyle,

Let me know if you have any questions or need anything else.

Thanks!

COPY TO: _____ SIGNED: Joe Boyd, PE

If enclosures are not as noted, kindly notify us at once.

Data Sheet (CASE#20-____)
Beaufort East Village
Minor PUD Amendment

Owner:	**-**Blue Treasure, LLC; Sunken Treasure, LLC; Buried Treasure, LLC
Current Zoning:	**-**Planned Unit Development Beaufort East Village -Adopted June 8, 2015 -Amended April 11, 2016 -Amended June 13, 2019 *-Amendment submitted February 14, 2020*
Requested Actions:	-Minor Amendment to Current PUD Zoning; *1. Replace planned townhome lots with cottage lots (Type B2) in Phase 5 Beau Coast.* *2. Added additional street type (D2) to allow for wider street tree planting area to match existing Great Egret Way.* *3. Amend street type F to remove street trees.*
Project Size:	282.99 acres
Total Dwellings:	Current PUD Zoning: 791 (520 Single Family Detached) (271 Townhome/Attached) *Proposed PUD Amendment* *791 (560 Single Family Detached)* *(231 Townhome/Attached)*

Overall Density: 2.8 dwelling units per acre

Proposed Open Space: 98 acres provided (41 acres required)

Open Space %: 38%

Land Dedicated to the Town: 16.05 acres

OWNER	MAIL_HOUSE	MAIL_ST	MAIL_CITY	IL_ST	MAIL_ZI4	MAIL_ZI5	MAIL_ADD2
BEAUFORT BUTTERFLY LLC	4805	BAYVIEW PLACE	WILSON	NC		27896	
BLUE TREASURE LLC			CARY	NC		27519	PO BOX 3557
BOUHARNA,FOUZI	116	JEFFERSON ST	BEAUFORT	NC		28516	
BOYD,JACOB ETAL SARAH SPIEGLER	130	CHARLES STREET	BEAUFORT	NC		28516	
COPELAND,WILLIAM R ETAL KAREN	135	COLLEGE AVENUE	DURHAM	NC		27713	
CREELMAN,KELLI S ETVIR BRENTON	124	CHARLES STREET	BEAUFORT	NC	9607	28516	
HORNE,ANGELA ETVIR REX B	2708	DAVISTOWN RD	WENDELL	NC	7932	27591	
KERNODLE,MITCHELL A	125	RIDGE ROAD	TYRONE	GA		30290	
MCCARTHY,STERLING P SR ETU L/T	132	CHARLES STREET	BEAUFORT	NC	9607	28516	
MITCHELL,BRANDON L ETUX CRISTY	820	VAN GERT DRIVE	WINTERVILLE	NC		28590	
MITCHELL,EULA L/T	237	LEONDA DRIVE	BEAUFORT	NC		28516	
MITCHELL,ROBIN			HAVELOCK	NC		28532	PO BOX 1883
ODONNELL,JACQUELINE	138	CHARLES ST	BEAUFORT	NC		28516	
OSBORNE,JAMES T SR ETUX L/T	125	JEFFERSON STREET	BEAUFORT	NC		28516	
RICHBURG,BILL ETUX PAULA	219	GREY DUCK DR	BEAUFORT	NC	3101	28516	
SEABOARD MANAGEMENT LLC	35	TAMARAC AVE	PONTE VEDRA BEACH	FL		32081	
SHORELINK PROPERTIES LLC	39	FLORIDA PARK DRIVE	PALM COAST	FL	8191	32137	
SOWERS,CONSTANCE WARREN	109	LEONDA DRIVE	BEAUFORT	NC		28516	
STEPHENS,CHRISTOPHER A ETUX	136	CHARLES STREET	BEAUFORT	NC		28516	
VENUE HOLDINGS LLC	300	COTANCHE STREET	GREENVILLE	NC		27858	
WHITLEY,PHILIP HUGH TRUSTEE			WENDELL	NC		27591	PO BOX 1600

BEAUFORT
EAST VILLAGE

PLANNED UNIT DEVELOPMENT AMENDMENT

FEBRUARY 14, 2020

PREPARED FOR: BLUE TREASURE, LLC

PRESTON
DEVELOPMENT COMPANY

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

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   - i. BEV 40 A (2228 sq ft)
   - ii. BEV 40 B (2335 sq ft)
   - iii. BEV 40 C (2529 sq ft)
   - iv. BEV 40 D (2791 sq ft)
   - v. BEV 40 E (2925 sq ft)

Chapter 1. Planned Unit Development Elements

Introduction

The Existing Planned Unit Development

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

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

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

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

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



The Proposed Planned Unit Development Amendment

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

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

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

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

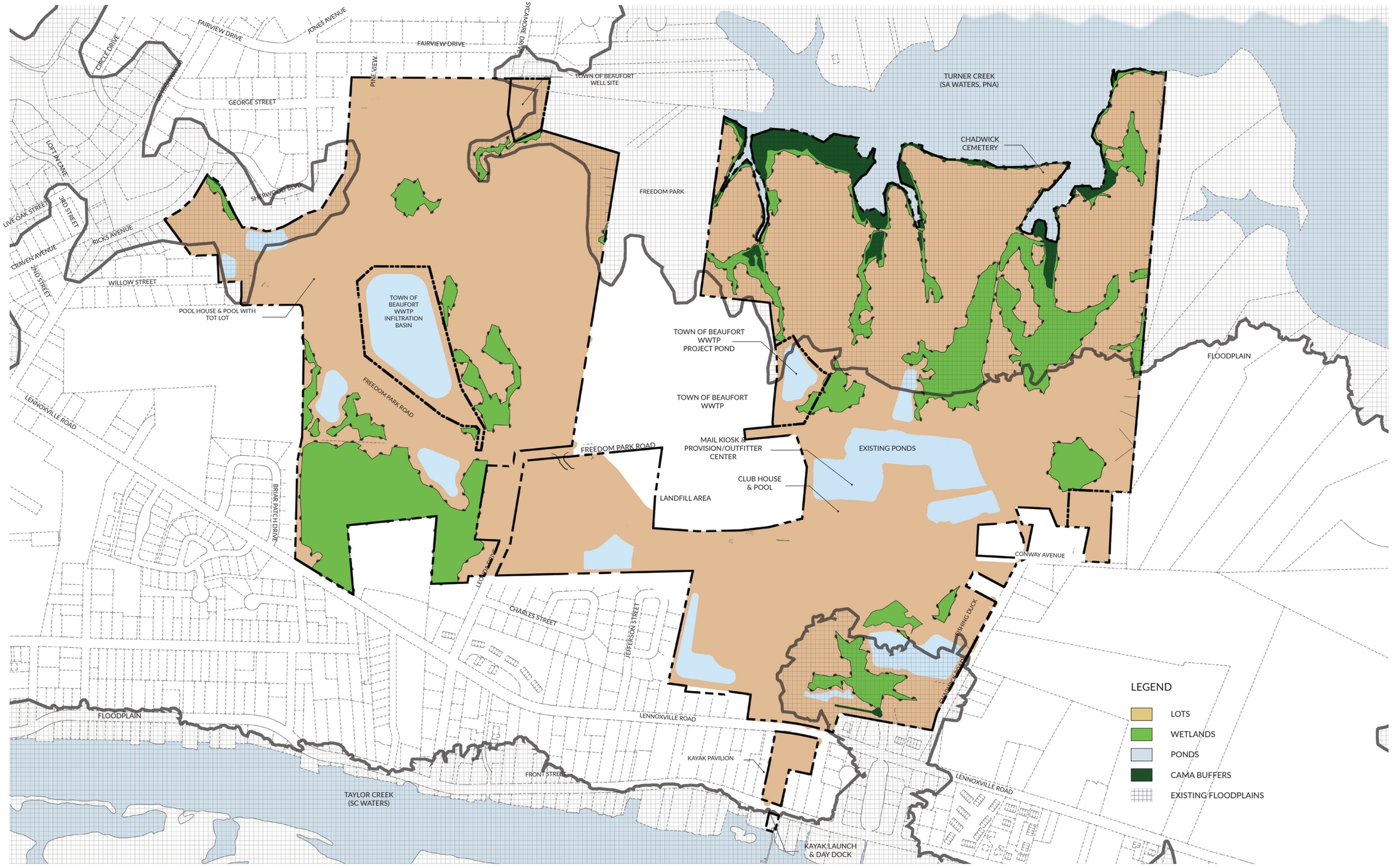


Aerial of the Site

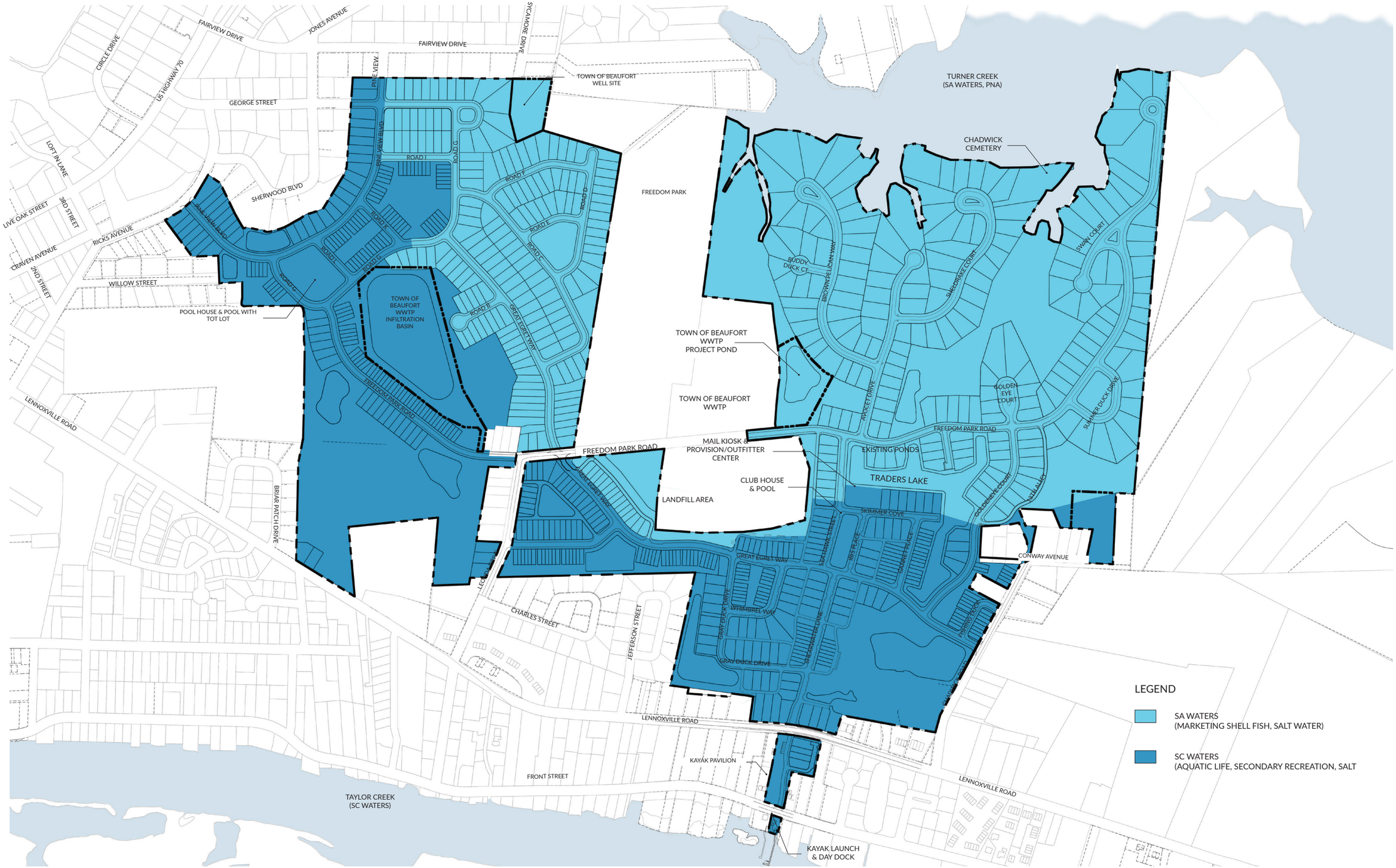


All the drawings are conceptual and actual conditions may vary.

Existing Conditions Plan



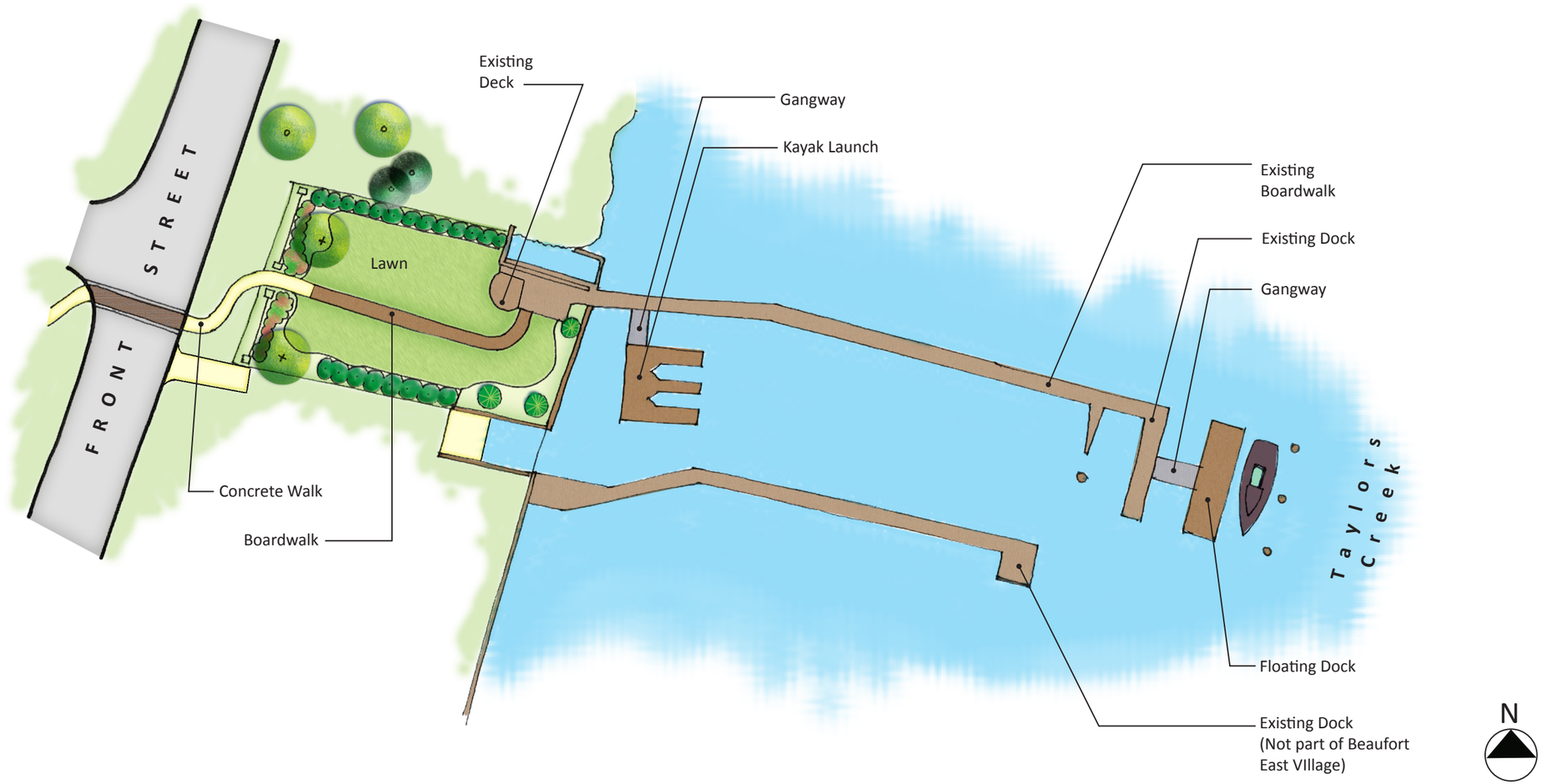
Site Watershed Map



Conceptual Land Use Plan

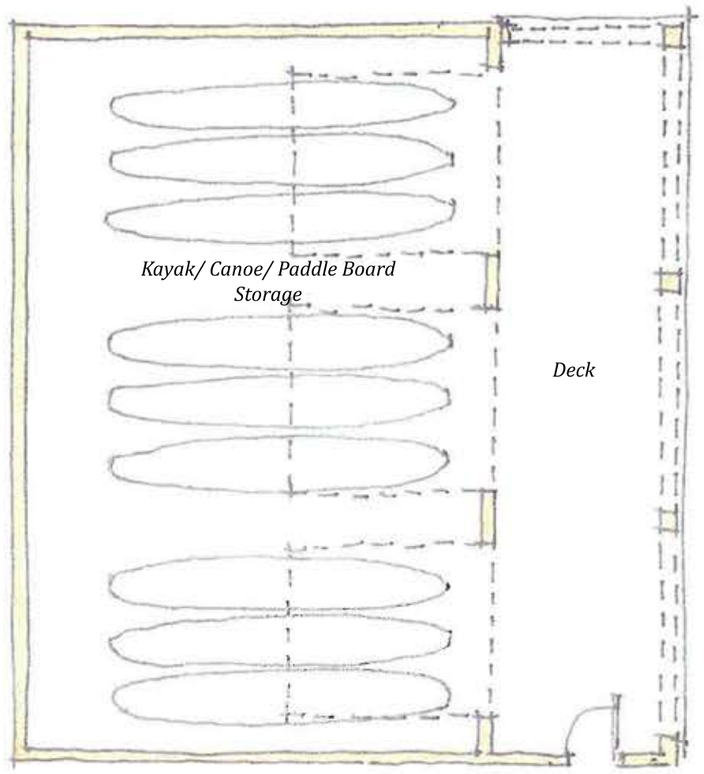


Conceptual Plan Detail – Kayak Launch & Day Dock



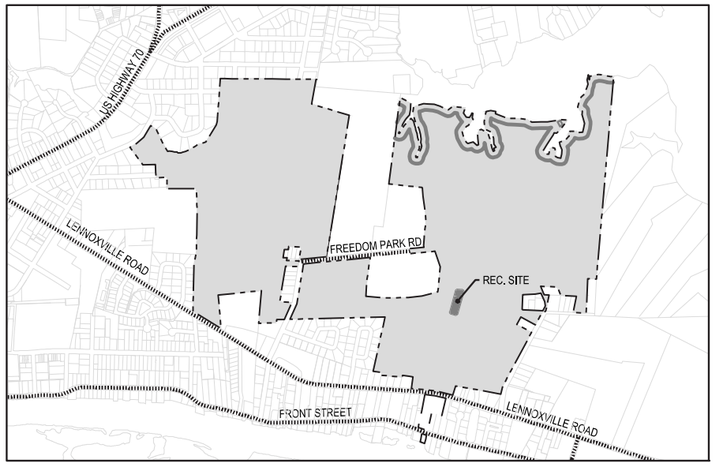
Kayak Pavilion



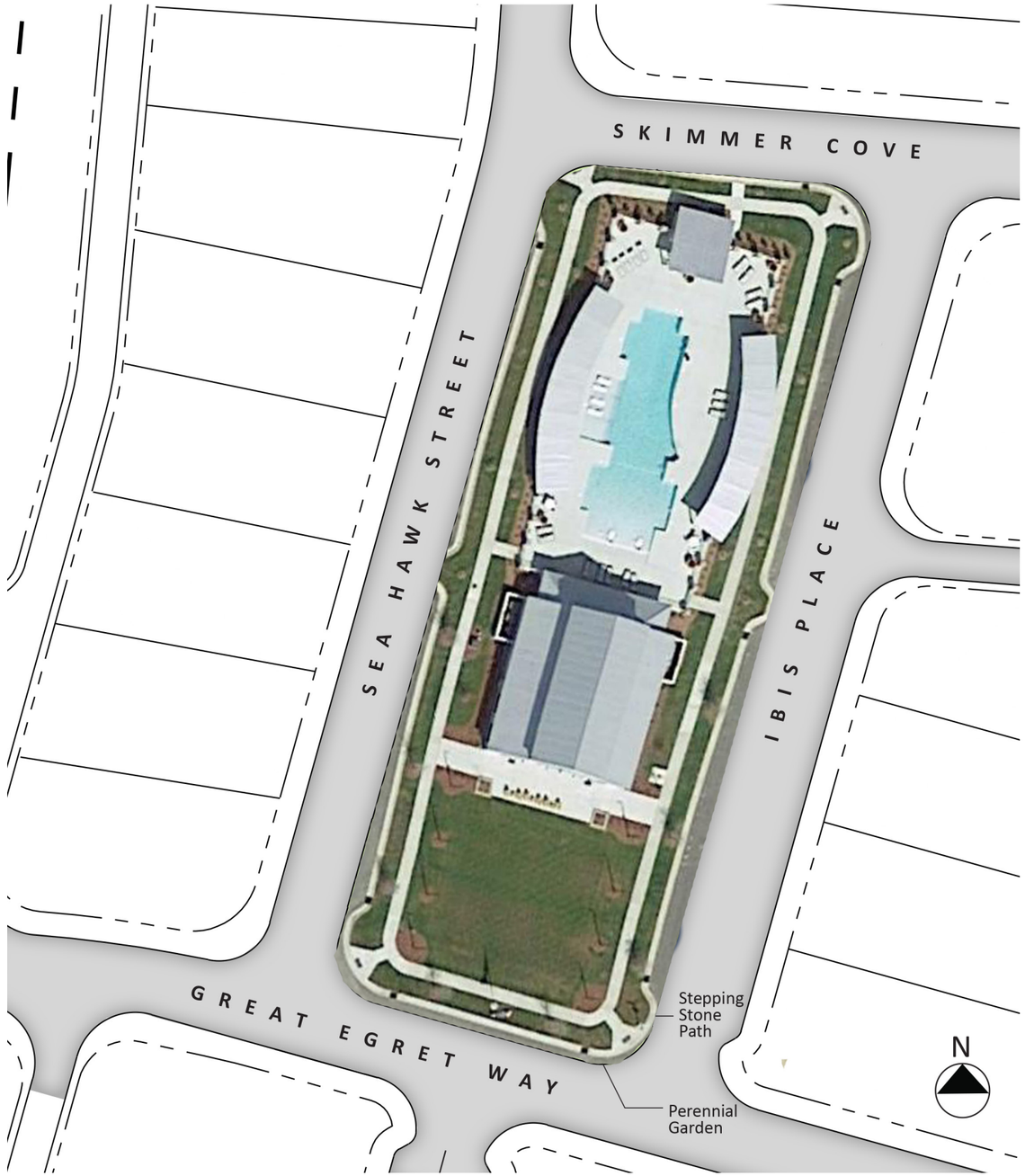


Floor Plan

Pool and Clubhouse Detail (Beau Coast Neighborhood)

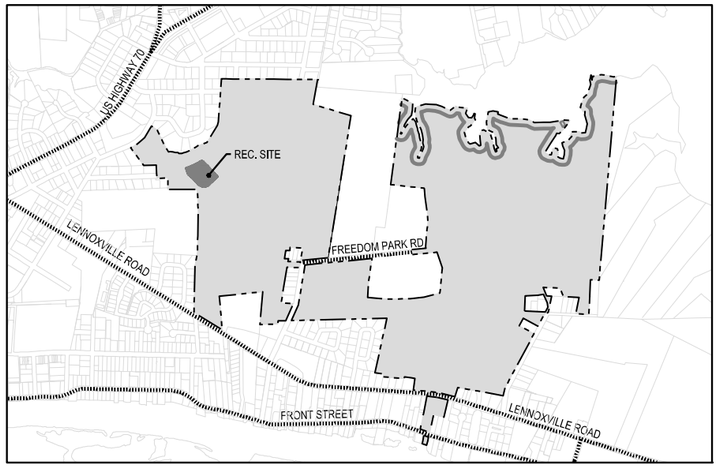


VICINITY MAP
SCALE: 1" = 1000'





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



VICINITY MAP
SCALE: 1" = 1000'

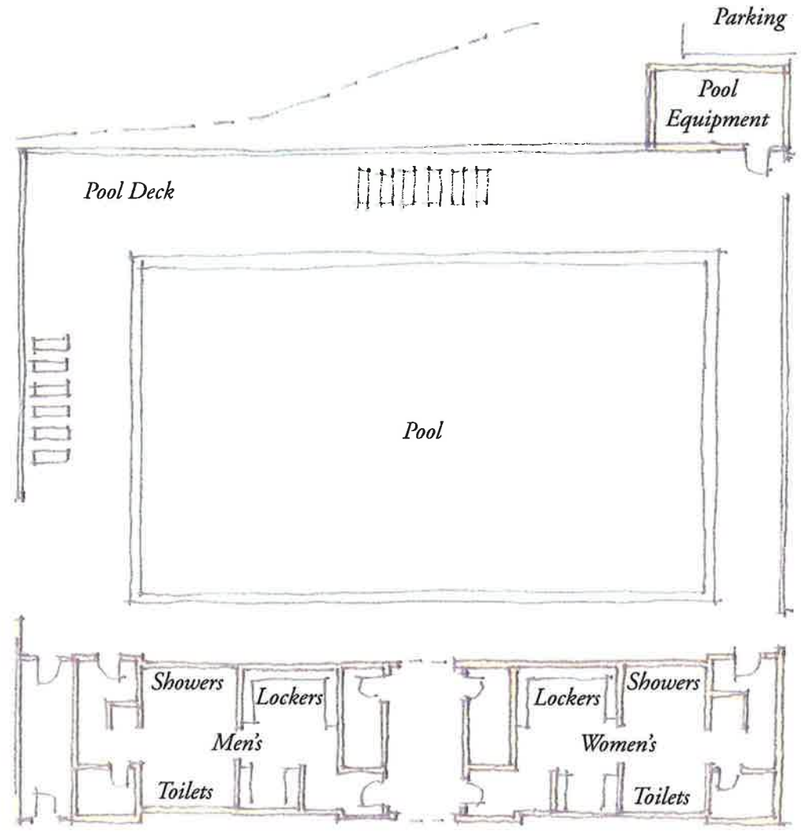


Conceptual architecture - Pool and Clubhouse for Beaufort East Village





Conceptual Imagery

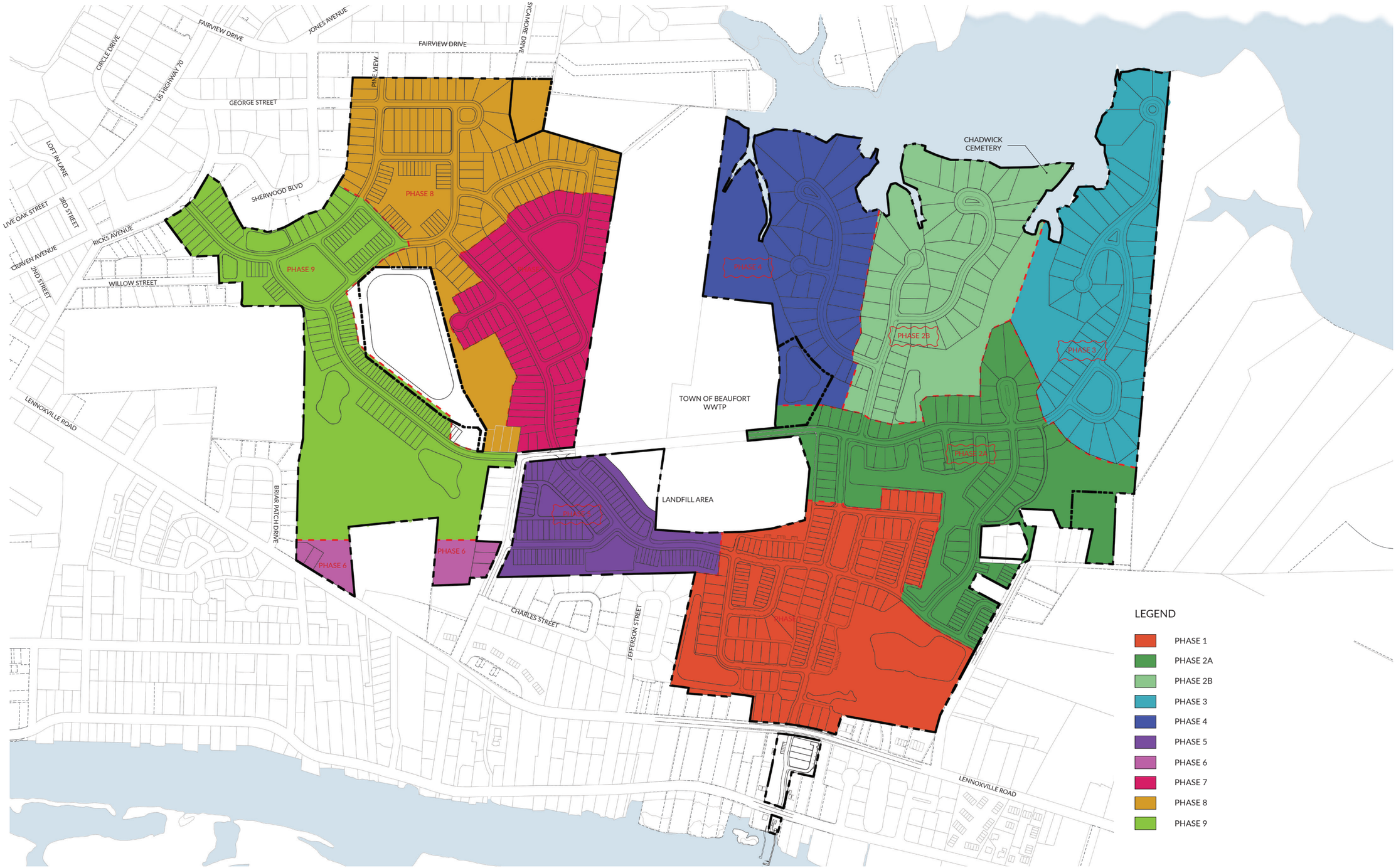


Floor Plan

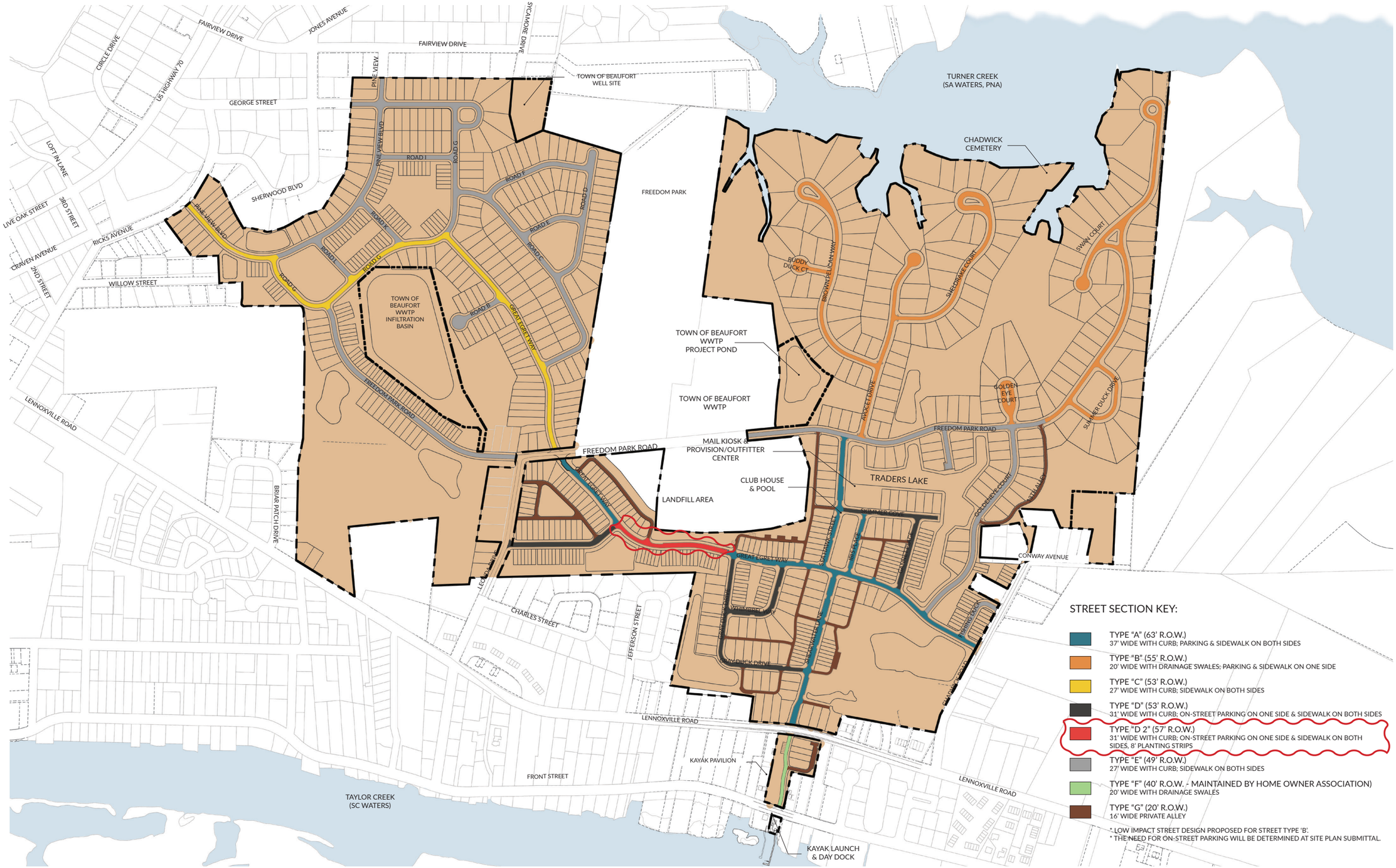
Photos from Spring Island (Okatie, South Carolina) and Ford Plantation (Richmond Hill, Georgia)

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

PUD Phasing Plan



Key Plan for Street Cross Sections

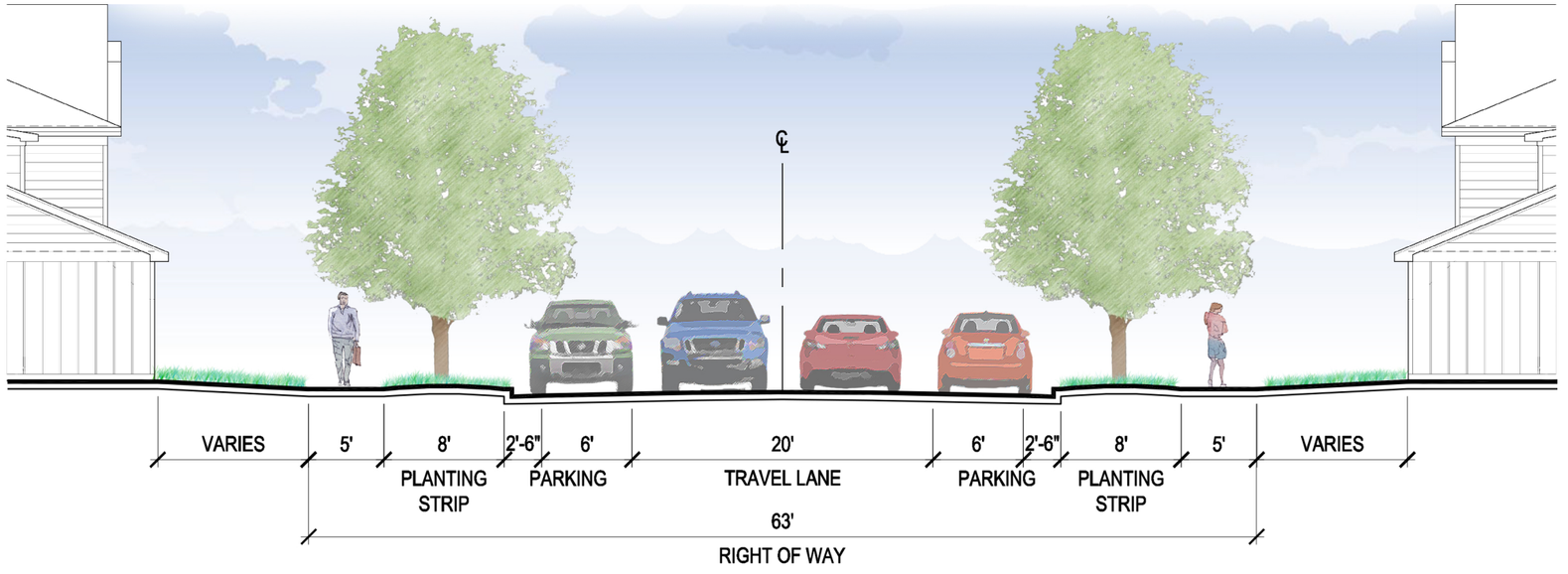


STREET SECTION KEY:

- TYPE "A" (63' R.O.W.)
  37' WIDE WITH CURB; PARKING & SIDEWALK ON BOTH SIDES
- TYPE "B" (55' R.O.W.)
  20' WIDE WITH DRAINAGE SWALES; PARKING & SIDEWALK ON ONE SIDE
- TYPE "C" (53' R.O.W.)
  27' WIDE WITH CURB; SIDEWALK ON BOTH SIDES
- TYPE "D" (53' R.O.W.)
  31' WIDE WITH CURB; ON-STREET PARKING ON ONE SIDE & SIDEWALK ON BOTH SIDES
- TYPE "D 2" (57' R.O.W.)
  31' WIDE WITH CURB; ON-STREET PARKING ON ONE SIDE & SIDEWALK ON BOTH SIDES, 8' PLANTING STRIPS
- TYPE "E" (49' R.O.W.)
  27' WIDE WITH CURB; SIDEWALK ON BOTH SIDES
- TYPE "F" (40' R.O.W. - MAINTAINED BY HOME OWNER ASSOCIATION)
  20' WIDE WITH DRAINAGE SWALES
- TYPE "G" (20' R.O.W.)
  16' WIDE PRIVATE ALLEY

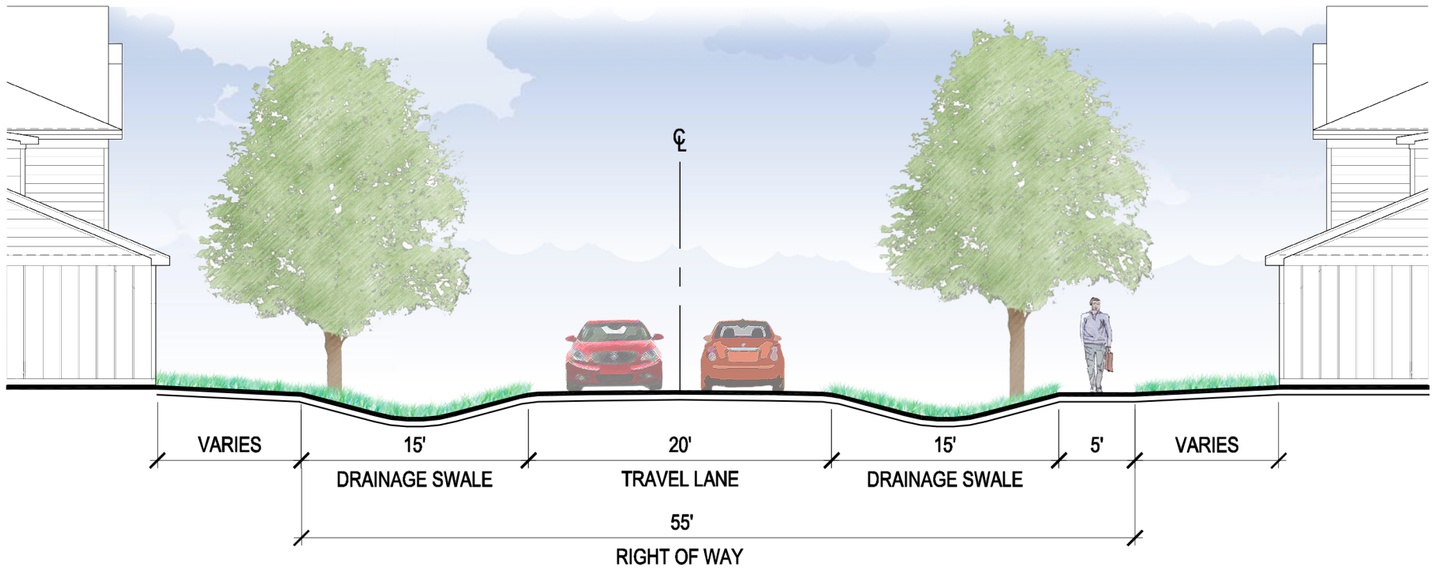
* LOW IMPACT STREET DESIGN PROPOSED FOR STREET TYPE 'B'.
* THE NEED FOR ON-STREET PARKING WILL BE DETERMINED AT SITE PLAN SUBMITTAL.

Street Cross Sections



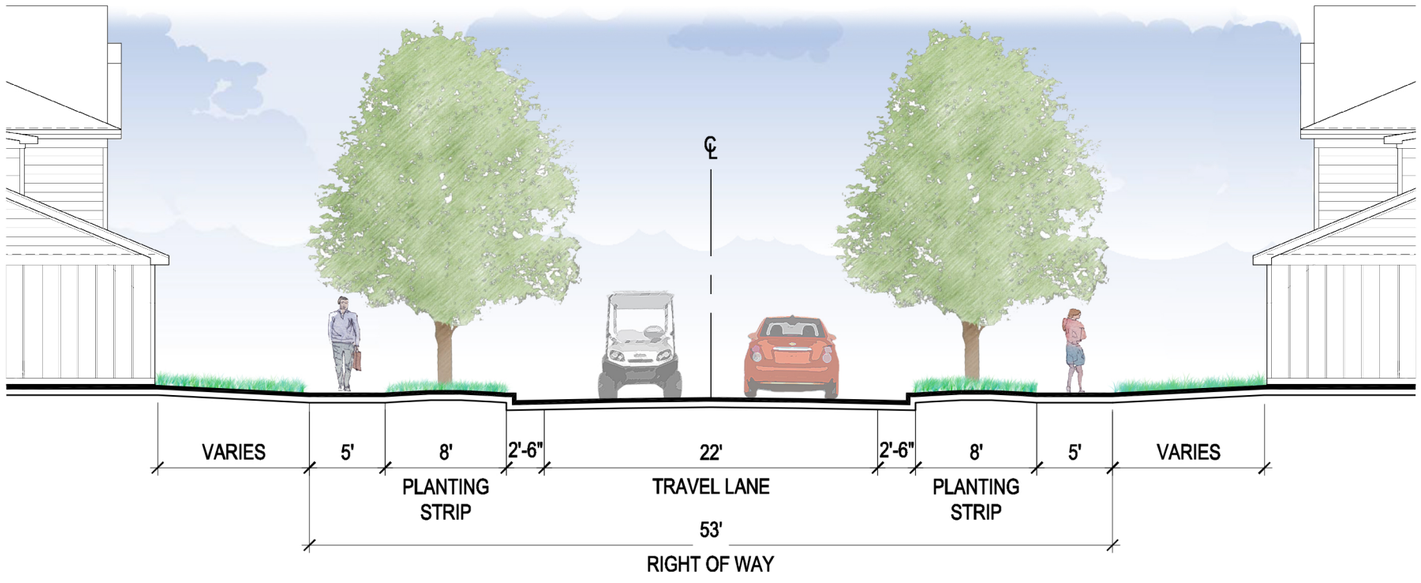
Street Cross Section Type A

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

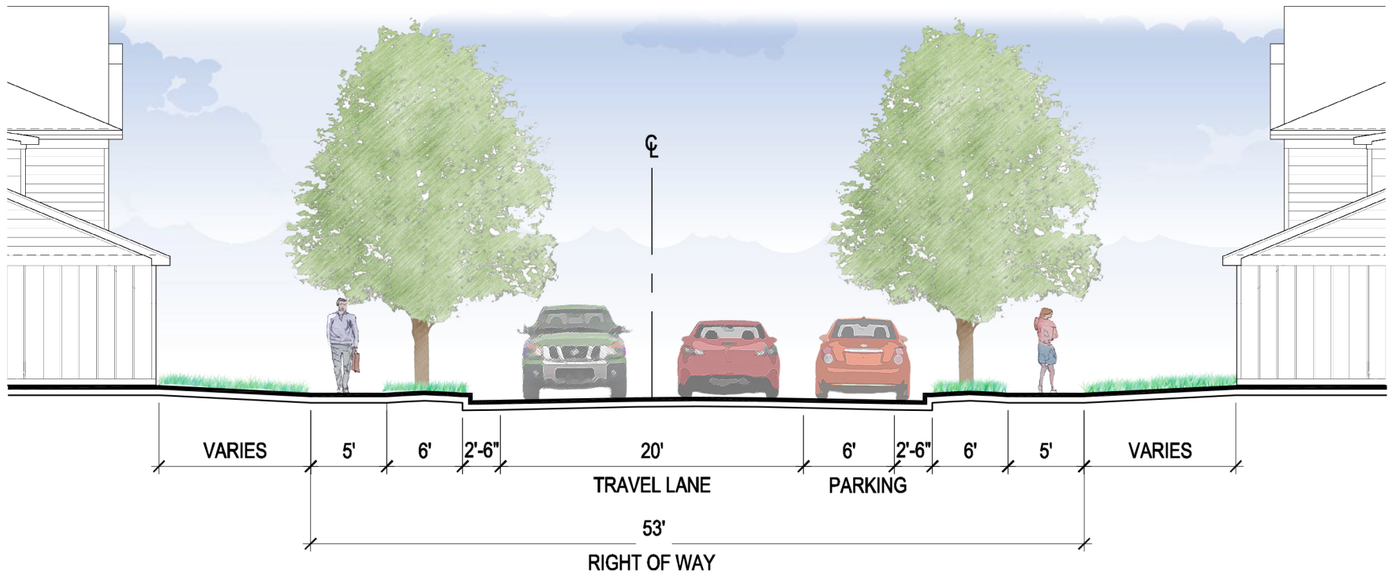


Street Cross Section Type B

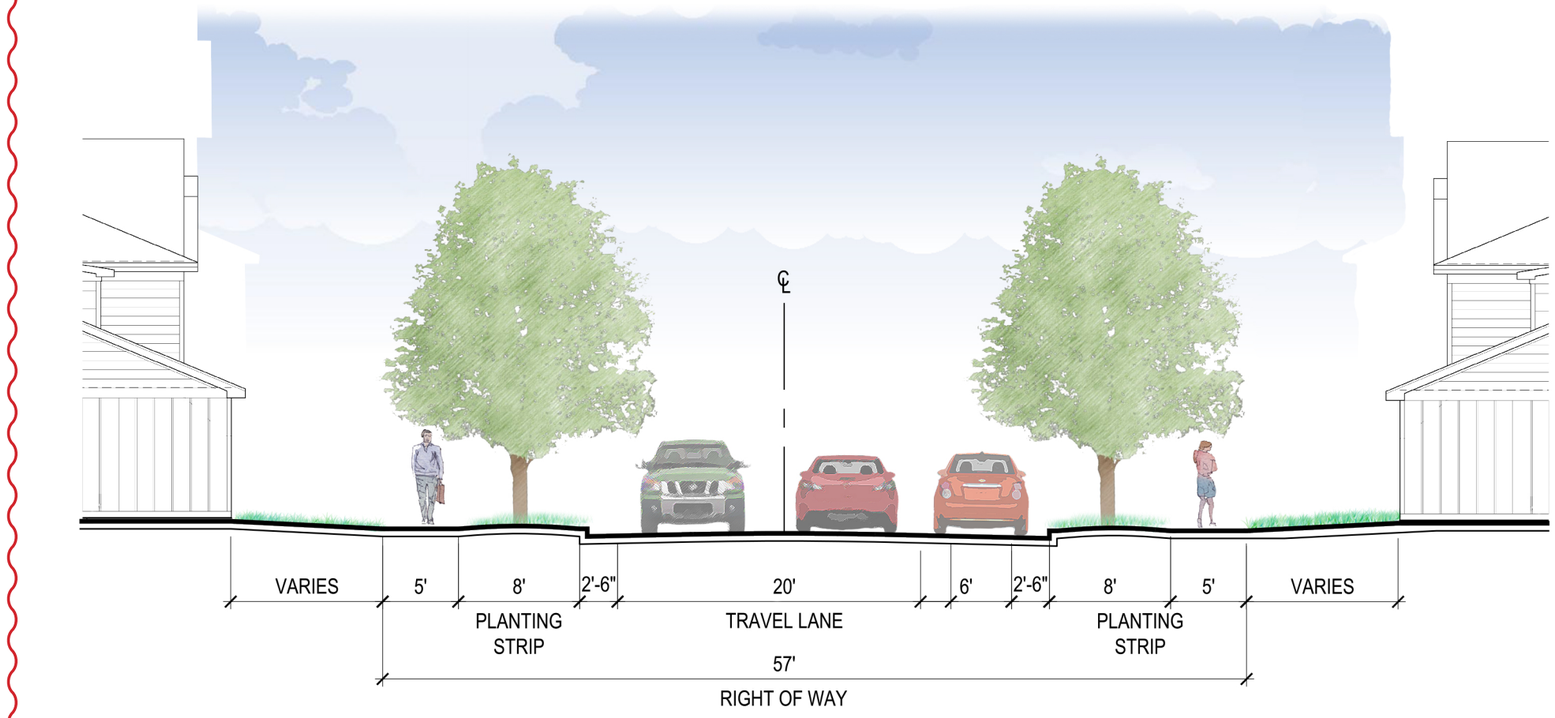
Street Cross Sections



Street Cross Section Type C

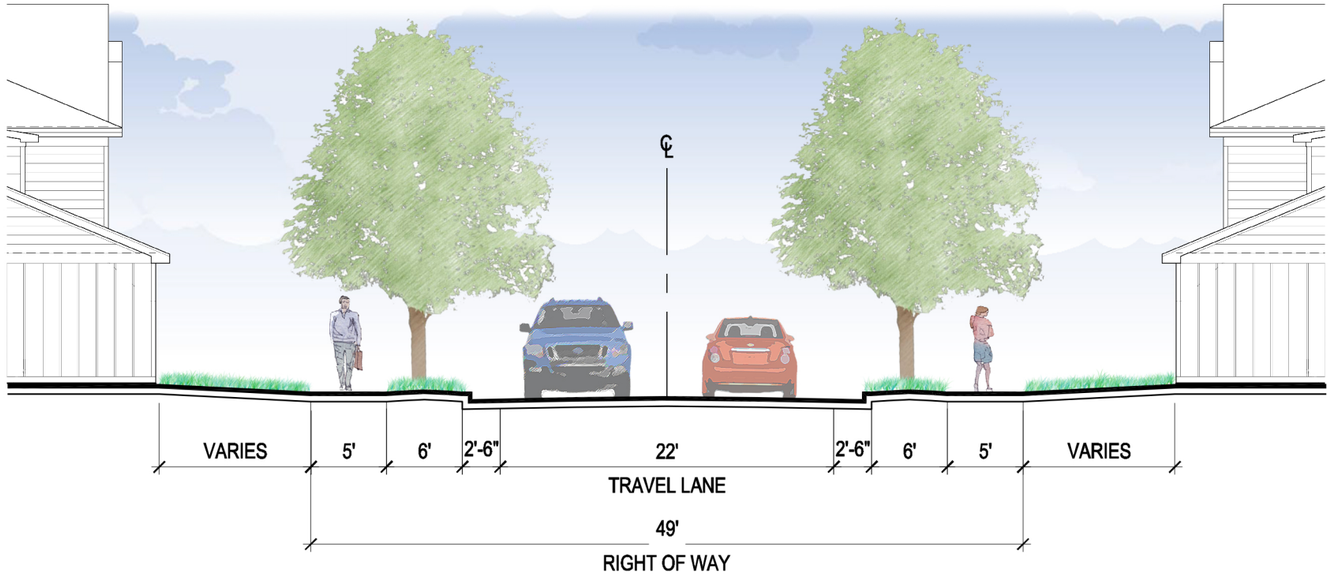


Street Cross Section Type D

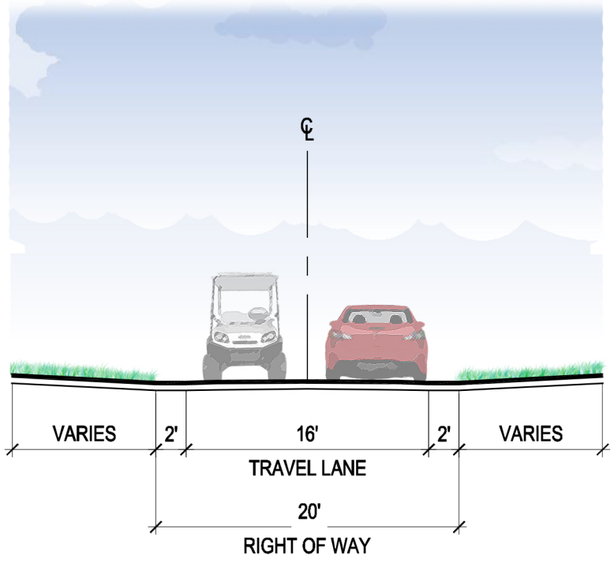


Street Cross Section Type D2

Street Cross Sections

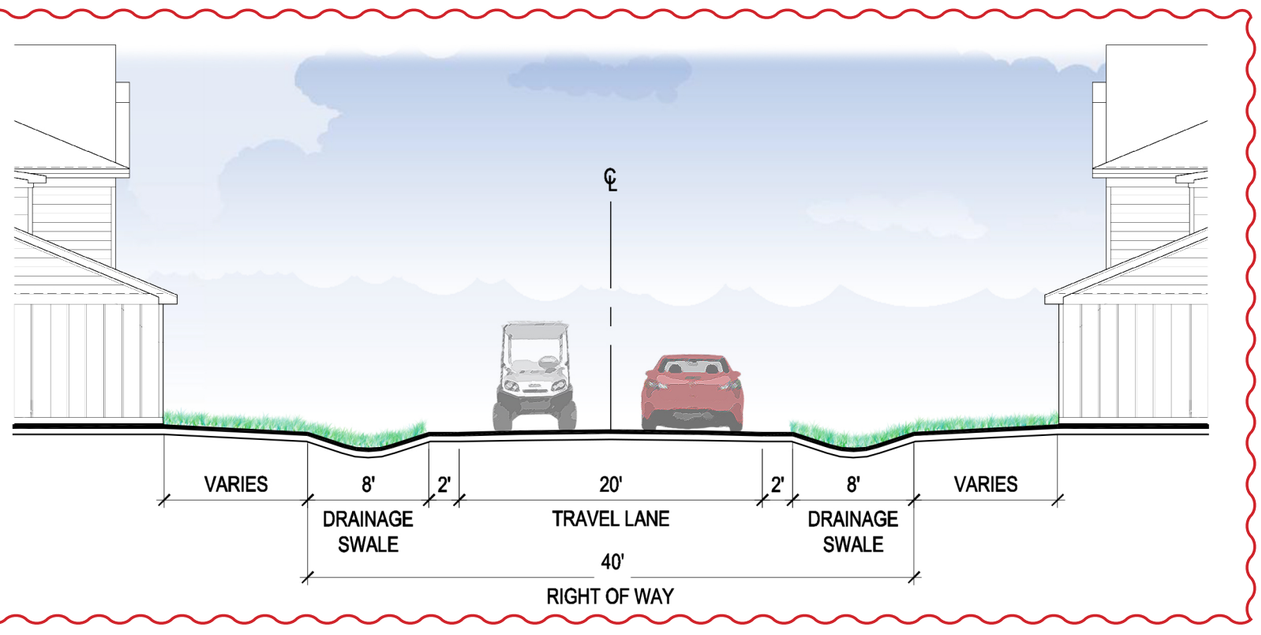


Street Cross Section Type E



Street Cross Section Type G

*NOTE: To be maintained by HOA



Street Cross Section Type F

Key Plan for Lot Types



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

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

LOT TYPE	DESCRIPTION	PUD AMENDMENT LOT COUNT	APPROVED PUD LOT COUNT
	20' WIDE TOWNHOME LOTS	96	96
	22' WIDE TOWNHOME LOTS	90	131
	26' WIDE TOWNHOME LOTS	44	44
B2	32' WIDE SINGLE-FAMILY LOTS	69	20
A&D	40' WIDE SINGLE-FAMILY LOTS	171	181
B1&E	50' WIDE SINGLE-FAMILY LOTS	175	175
C	60-90' WIDE SINGLE-FAMILY LOTS	145	144
TOTAL LOTS ALLOWED:		791	791
TOTAL LOTS PROPOSED:		790	791
	OPEN SPACE		

Conceptual Lot Types

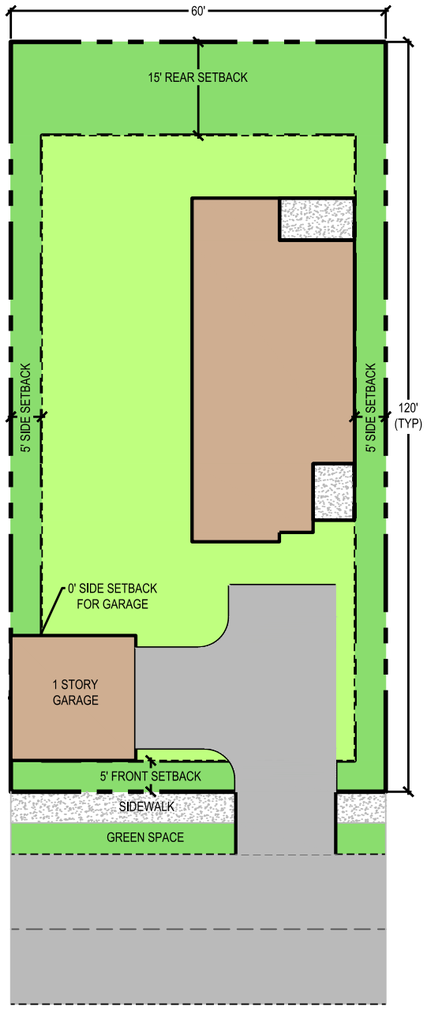


LOT TYPE A
BEAU COAST - 40' FRONT LOAD w/ DETACHED GARAGE
* OPTIONAL TWO-STORY GARAGE w/ HABITABLE SPACE SHALL HAVE THE SAME SETBACKS AS THE PRIMARY STRUCTURE

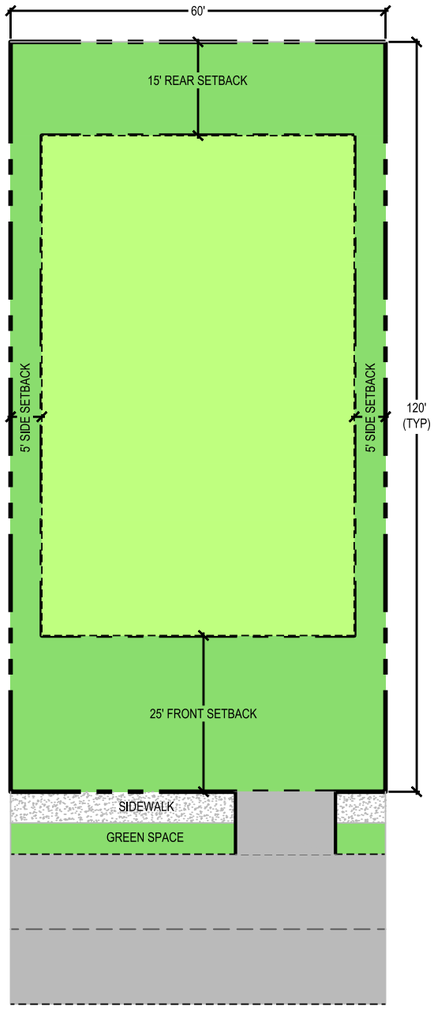
LOT TYPE B1
BEAU COAST - 50' ALLEY LOAD

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

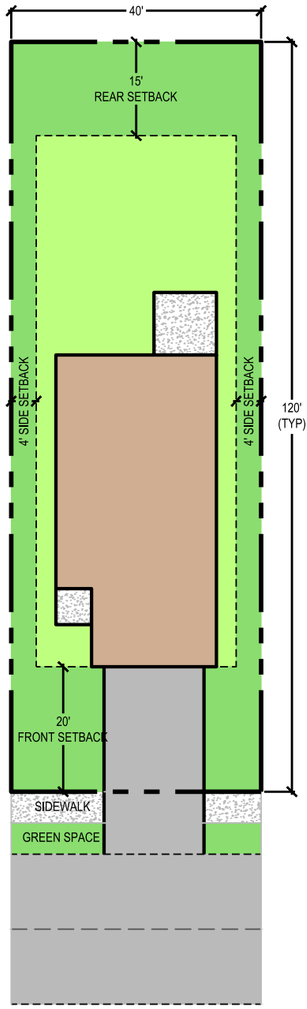
Conceptual Lot Types



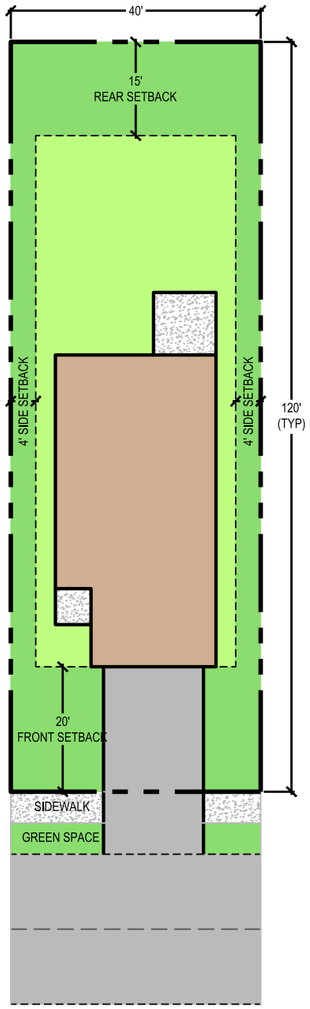
LOT TYPE C (OPTION 1)
BEAU COAST - 60' TO 90' FRONT LOAD
WITH DETACHED GARAGE



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

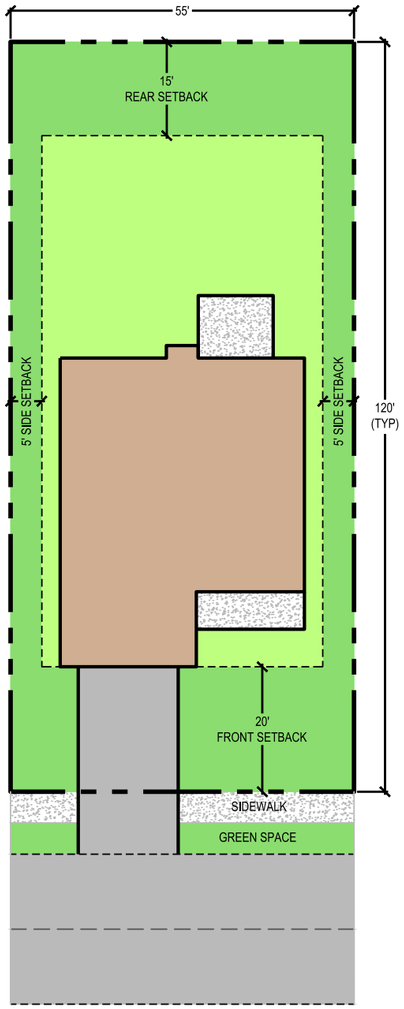


LOT TYPE D
BEAUFORT
EAST VILLAGE - 40' FRONT
LOAD



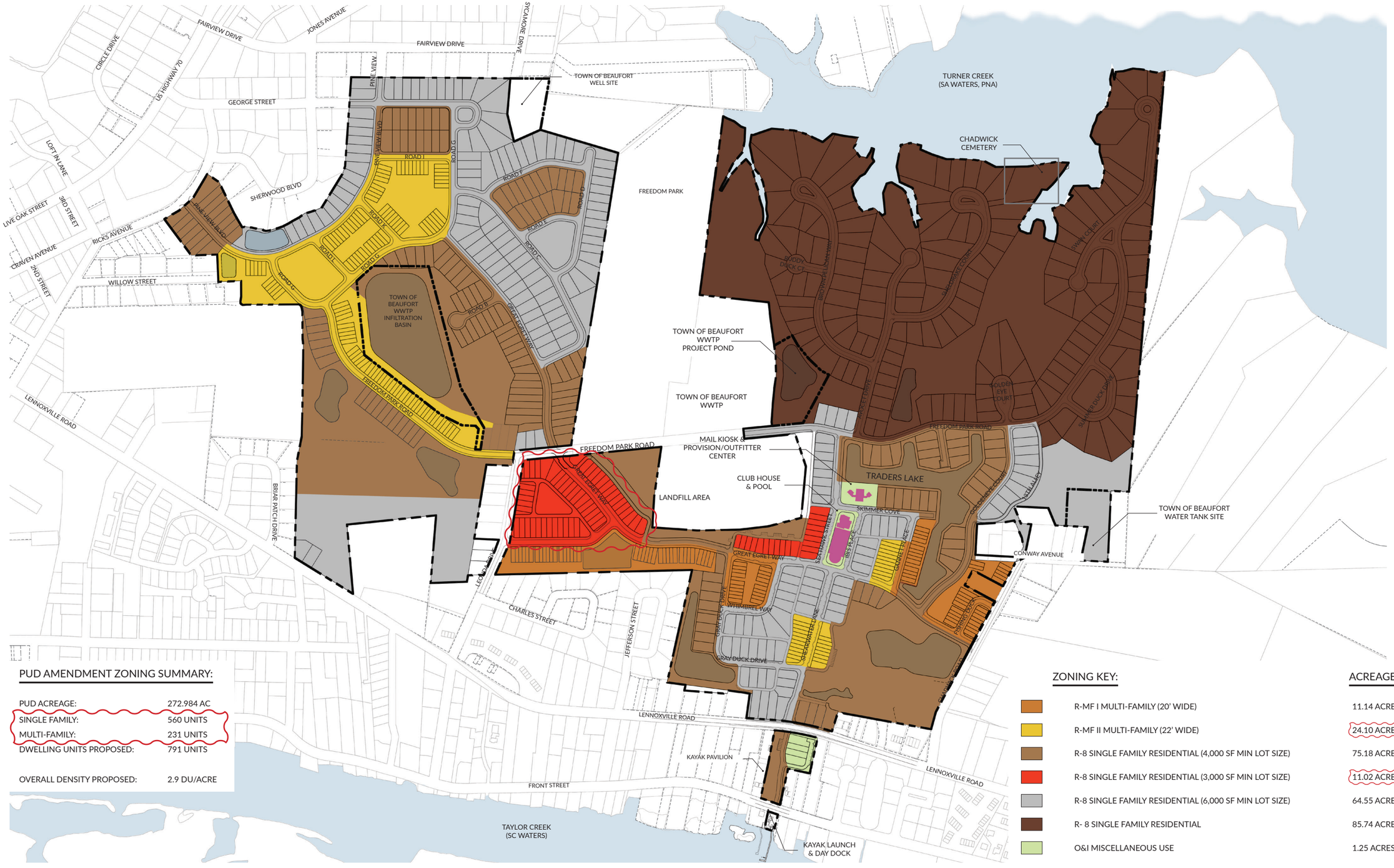
LOT TYPE D
BEAU COAST - 40' FRONT LOAD

NOTE: FRONT LOADED "D" LOT ALLOWED IN BEAU COAST SECTION FOR LOTS 203-206 IN PHASE 2A ONLY



LOT TYPE E
BEAUFORT
EAST VILLAGE - 50' FRONT LOAD

PUD Master Zoning Plan



PUD AMENDMENT ZONING SUMMARY:

PUD ACREAGE:	272.984 AC
SINGLE FAMILY:	560 UNITS
MULTI-FAMILY:	231 UNITS
DWELLING UNITS PROPOSED:	791 UNITS
OVERALL DENSITY PROPOSED:	2.9 DU/ACRE

ZONING KEY:

	ACREAGE:
R-MF I MULTI-FAMILY (20' WIDE)	11.14 ACRES
R-MF II MULTI-FAMILY (22' WIDE)	24.10 ACRES
R-8 SINGLE FAMILY RESIDENTIAL (4,000 SF MIN LOT SIZE)	75.18 ACRES
R-8 SINGLE FAMILY RESIDENTIAL (3,000 SF MIN LOT SIZE)	11.02 ACRES
R-8 SINGLE FAMILY RESIDENTIAL (6,000 SF MIN LOT SIZE)	64.55 ACRES
R- 8 SINGLE FAMILY RESIDENTIAL	85.74 ACRES
O&I MISCELLANEOUS USE	1.25 ACRES

PUD Open Space Plan



LAND DEDICATED TO TOWN BY DEVELOPER	16.05 ACRES

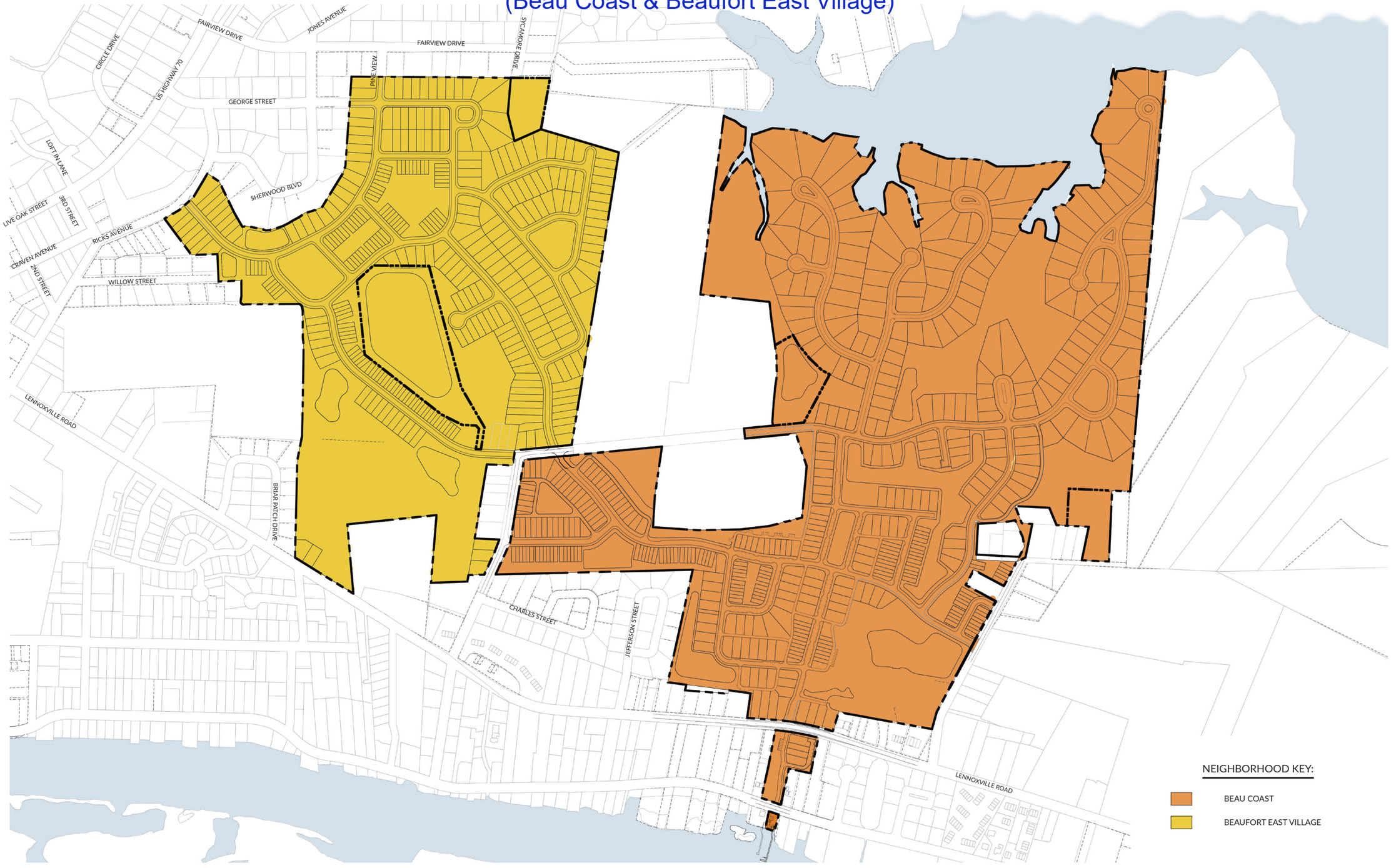
OPEN SPACE CALCULATIONS:

TOTAL OPEN SPACE REQUIRED:	(41 AC) 15%
TOTAL OPEN SPACE PROVIDED:	(99.32 AC) 36%

OPEN SPACE KEY:

TOTAL ACREAGE: **272.98 AC**	
PARKS, PLAZAS, PONDS & RECREATION SPACE	(99.32 AC - 36%)
COMMON AREA NOT COUNTED AS OPEN SPACE	(4.76 AC)
TOTAL ACREAGE INCLUDED LANDFILL AREA: **282.99 AC**	
PARK FROM LANDFILL ACQUISITION	(10.01 AC - 38%)
LOTS	

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



Chapter 2. Beau Coast Conceptual Product Types

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



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



Single Family: 24’ Wide Detached Garage Cottage Collection

Beau Coast Lot Type A



i. BC 24 A (1734 sq ft)



ii. BC 24 B (1763 sq ft)



iii. BC 24 CTTT (1830 sq ft)



iv. BC 24 D (2052 sq ft)



v. BC 24 E (2301 sq ft)



vi. BC 24 F (2416 sq ft)

Single Family: 39’ Wide Rear Load Garage Collection

Beau Coast Lot Type B



i. BC 39 A (2066 sq ft)



ii. BC 39 B (2274 sq ft)



iii. BC 39 C (2306 sq ft)



iv. BC 39 D (2630 sq ft)



v. BC 39 E (2964 sq ft)



vi. BC 39 F (3180 sq ft)

Single Family: 24’ Wide Rear Load Garage Collection

Beau Coast Lot Type B2

Planter's Way



Streamline Developers

The Seaview



Streamline Developers

The Pollock



Streamline Developers

Townhome: 22’ Wide One Car Garage Townhome Collection



Single Family: 26’ 2 Car Garage Collection

Beaufort East Village Lot Type D



i. BEV 26 A (1927 sq ft)



ii. BEV 26 BT (1932 sq ft)



iii. BEV 26 C (1896 sq ft)



iv. BEV 26 D (1832 sq ft)

Single Family: 40’ Wide 2 Car Garage Collection

Beaufort East Village Lot Type E



i. BEV 40 A (2228 sq ft)



ii. BEV 40 B (2335 sq ft)



iii. BEV 40 C (2529 sq ft)



iv. BEV 40 D (2791 sq ft)



v. BEV 40 E (2925 sq ft)

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 Board of Commissioners Workshop Meeting
4:00 PM Tuesday, May 26, 2020 – Virtual Meeting via Zoom

AGENDA CATEGORY: Discussion & Consideration

SUBJECT: 511 & 513 Turner Street - Site Plan/Preliminary Plat

BRIEF SUMMARY:

The Cullipher Group on behalf of Taylor Creek Holdings, Inc. has submitted a site plan/preliminary plat for a Multi-Family (3-Unit Townhouse) project at 511 & 513 Turner Street. This application has been reviewed by the Town's Technical Review Committee. At their May 18, 2020 Planning Board Meeting (Held Virtually) a 4 to 3 vote recommending the project was forwarded to the Board of Commissioners with the main concern being placement of a structure of this proposed size on such a small piece of property on Town Creek.

REQUESTED ACTION:

Place on June 8th 2020 agenda for discussion & consideration

EXPECTED LENGTH OF PRESENTATION:

5 Minutes

SUBMITTED BY:

Kyle Garner, AICP

Planning & Inspections Director

BUDGET AMENDMENT REQUIRED:

N/A

STAFF REPORT

To: Planning Board Members

From: Kyle Garner, AICP, Town Planner

Date: May 19, 2020

Project 511 & 513 Turner Street – Multi-Family Site Plan/Preliminary Pat

---

THE QUESTION: To approve or deny to the Site Plan and Preliminary Plat for a Multi-Family (3-Unit Townhouse) project at 511 & 513 Turner Street.

BACKGROUND: This site currently is a vacant lot and has been zoned TCA for some time.

Location:	511 & 513 Turner Street
Owners:	Taylors Creek Holdings, Inc
Requested Action:	To recommend approval or denial to the Board of Commissioners
Existing Zoning	TCA (Townhouse Condominium & Apartments)
Pin #:	730618306414000
Size:	.27 acres (11,806 sq. ft.)
Building Square Footage:	6,777 Total Square Feet
Existing Land Use:	Vacant Lot

PUBLIC UTILITIES & WORKS:

Water:	Town of Beaufort
Sanitary Sewer:	Town of Beaufort

OPTIONS:

1. Recommend approval of the Site Plan & Preliminary Plat.
2. Recommend approval of the Site Plan & Preliminary Plat with conditions.
3. Recommend denial of the Site Plan & Preliminary Plat based on specific failures to meet requirements of the LDO or the Subdivision Ordinance

ATTACHMENTS:

1. Vicinity & Zoning Map
2. Aerial Map
3. Site Plans

Staff & Planning Board Comments:

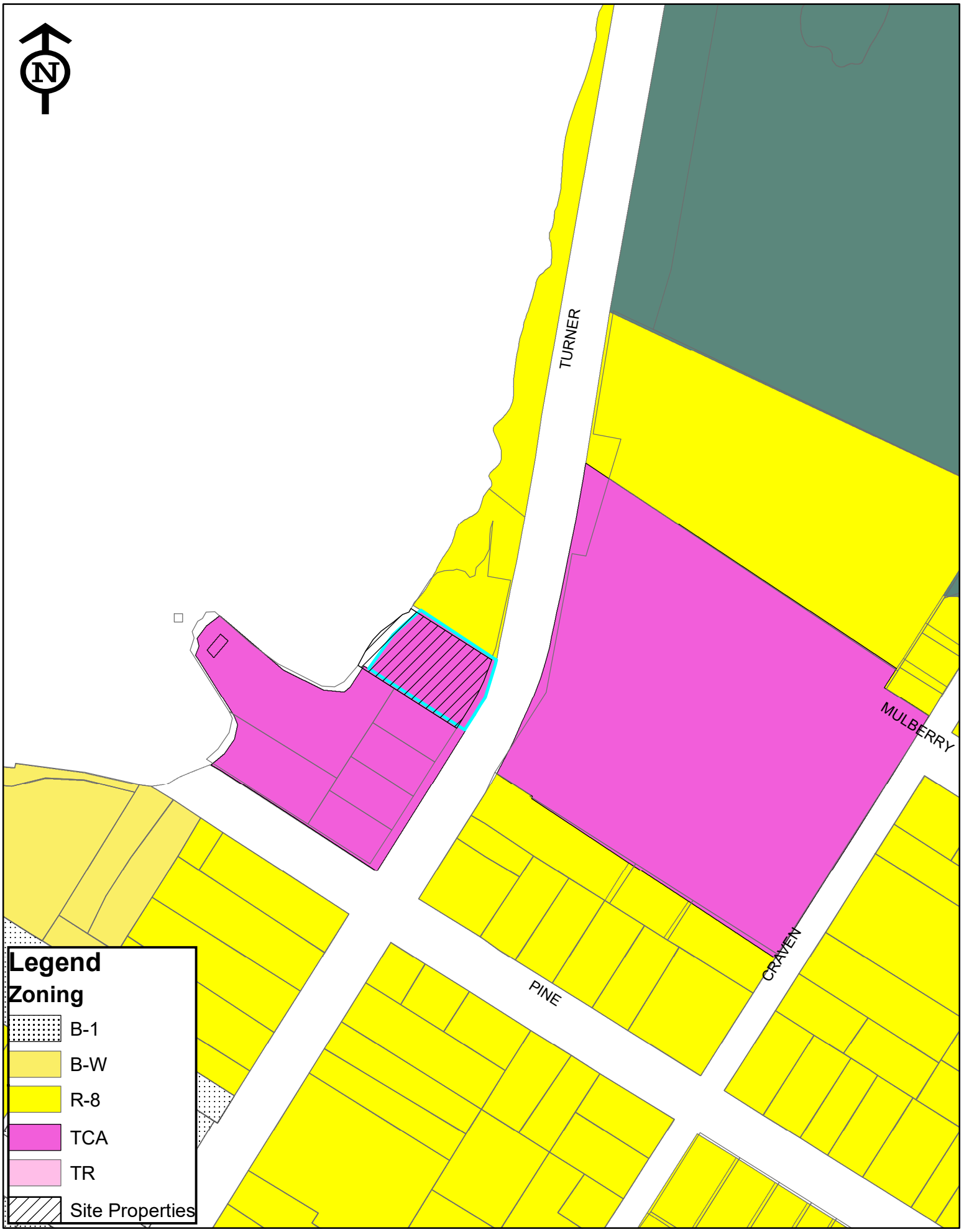
This project is permitted by right in the TCA Zoning District and in addition to Town Staff has been reviewed by the Department of Transportation.

- This project is not required any buffering due to the adjacent use being multi-family.

- Since this project is part of a subdivision so recreation fees will be required in the amount of $868.32

- At the May 18th meeting the Planning Board had serious discussion on this application due to its proximity to Town Creek and whether or not the designed stormwater system would work for the development as well as parking adequacy and just the scale of the project on a ¼ acre lot adjacent to Turner Street Bridge. The Board was divided and recommended approval of the proposed project to the Board of Commissioners on a vote of 4 to 3.

Vicinity & Zoning Map for 511 & 513 Turner Street - Multi-Family Project



Aerial Map for 511 & 513 Turner Street - Multi-Family Project



SITE DATA

TRACT AREA = 11806.98 SF
ZONING= TCA
FLOOD ZONE AE6
BEAUFORT FLOOD FREEBOARD= 1'
MINIMUM FINISHED FLOOR = EL. 7.0
TOTAL NO. OF RESIDENTIAL LOTS =3
SMALLEST LOT SIZE 2062.81 SF
AVERAGE LOT SIZE 2376.05 SF
DENSITY - 11 UNITS/AC X 0.27 AC = 3 UNITS
TRASH COLLECTION BY ROLL OUT CARTS

TRACT AREA IN 75' AEC= 8340.85 SF
30% ALLOWABLE IMPERVIOUS IN 75' AEC= 2502.26 SF
ACTUAL IMPERVIOUS IN 75' AEC = 4346 SF
EXCESS IMPERVIOUS COVERAGE= 4346 SF-2502.26 SF=1843.75 SF
EXCESS VOLUME= 1843.75 SF X 1.5"/12"/FT=230.47 CF
PROVIDE 55 STANDARD R-TANKS AT 4.22 CF/TANK FOR A TOTAL OF 232.10 CF
ROOF GUTTER DOWN SPOUTS SHALL TIE INTO THE
THREE ACF R TANKS LOCATIONS WITH APPROXIMATE
PROPORTIONAL ROOF AREAS

AREA TO BE DISTURBED OR EXPOSED= 0.21 ACRES (MAJORITY OF PARCEL
OUTSIDE OF 30' CAMA BUFFER)

IMPERVIOUS AREA BREAKDOWN

BUILDING FOOTPRINT	3937.10 SF
SIDEWALK SOUTH	143.10 SF
SIDEWALK CENTER	15.62 SF
SIDEWALK NORTH	135.66 SF
PARKING AREA	3059.77 SF
TOTAL IMPERVIOUS	7291.25 SF

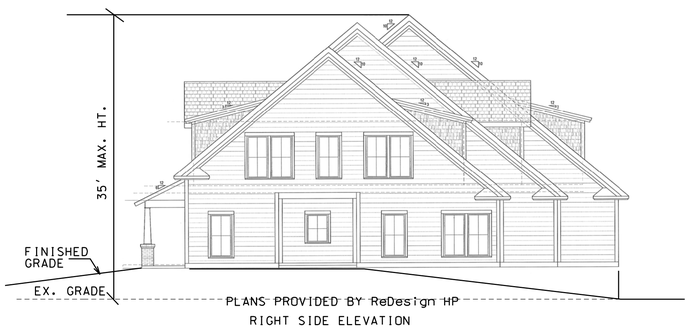
IMPERVIOUS SURFACE RATIO
W/ BUILDING 61.75%
IMPERVIOUS SURFACE INTENSITY MODERATE
IMPERVIOUS SURFACE RATIO W/OUT BUILDING 28.41%
VEHICLE ACCOMODATION AREA
12% X 3354.15 SF=403.50 SF REQUIRED
VEHICLE ACCOMODATINO AREA = 569.53 SF
REQUIRED TREES AND SHRUBS(MODERATE TABLE 15-3
LARGE DECIDUOUS 0.2/1000SF x 569.53= 0.11 NO. REQ'D= 0
LARGE SHRUBS 0.4/1000SF X 569.53=0.22 NO. REQ'D=0
SMALL SHRUBS 0.6/1000SF X 569.53=0.34 NO. REQ'D=0
NOTE: NO REQUIRED PLANTINGS PER TABLE 15-3

PARKING REQUIREMENTS

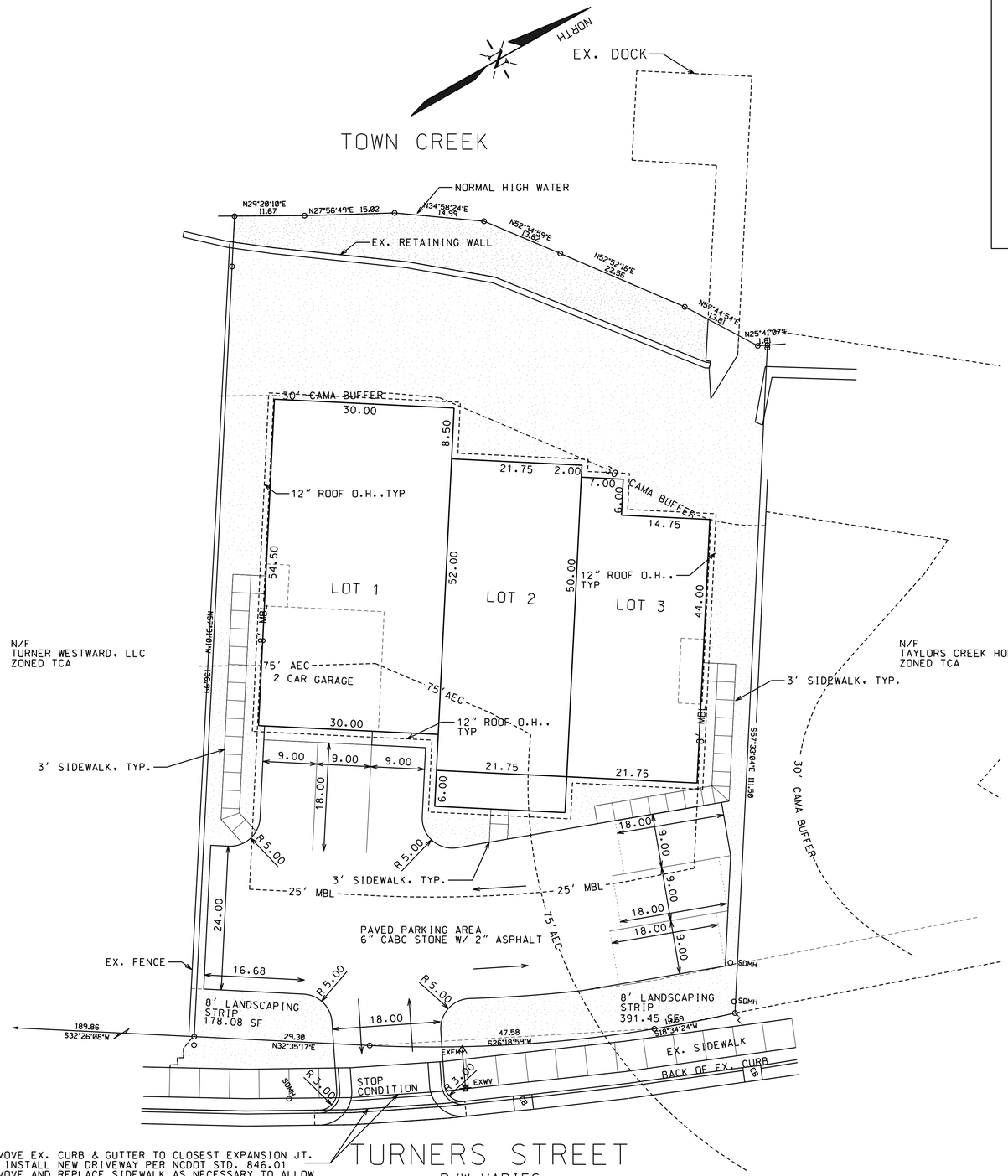
2 SPC'S PER UNIT UPTO 3 BEDROOMS PER UNIT
NO. OF UNITS = 3 EA
TOTAL REQUIRED SPACES = 6 EA
TOTAL SPACES PROVIDED = 6 EA

BUILDING SIZE- 2 STORY
GROSS 6777 SF INCLUDES 400 SF GARAGE
+130.5 SF FRONT PORCH= TOTAL 6907.5 SF
UNITS ARE WOOD FRAMED CONSTRUCTION WITH
HORIZONTAL SIDING AND SHAKES. ASPHALT OR
FIBERGLASS SHINGLES.

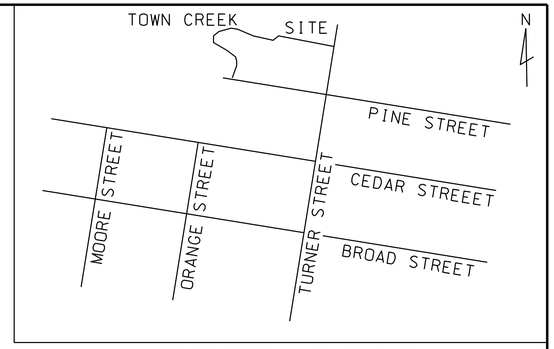
SPACE NOT ENCUMBERED BY TOWNHOME LOT
SHALL BE IN COMMON OWNERSHIP.



PLANS PROVIDED BY ReDesign HP
RIGHT SIDE ELEVATION



REMOVE EX. CURB & GUTTER TO CLOSEST EXPANSION JT. TO INSTALL NEW DRIVEWAY PER NCDOT STD. 846.01
REMOVE AND REPLACE SIDEWALK AS NECESSARY TO ALLOW CONSTRUCTION OF NEW DRIVEWAY.



VICINITY MAP N.T.S.

LEGEND

EIR = EXISTING IRON ROD
EIP = EXISTING IRON PIPE
EXFH = EXISTING FIRE HYDRANT
EXWV = EXISTING WATER VALVE
R/W = RIGHT OF WAY
TEL = TELEPHONE
OE = OVERHEAD ELECTRIC
MB = MAP BOOK
DB = DEED BOOK
PG = PAGE
CB = CATCH BASIN
CO = CLEAN OUT
WM = WATER METER
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CP = COMPUTED POINT
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S.F. = SQUARE FEET
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AC = ACRE
SDMH = STORMDRAIN MANHOLE
SSMH = SANITARY SEWER MANHOLE
INV = INVERT
SS = SEWER SERVICE
WS = WATER SERVICE
DIP = DUCTILE IRON PIPE

= LANDSCAPE AREA
= TRAFFIC PATTERN
= PROPOSED CONTOUR
= EXISTING CONTOUR

10 5 0 10 20
SCALE: 1"=10'

REVISIONS:

No.	BY	DATE	DESCRIPTION

PROPERTY OWNER:
TAYLOR CREEK HOLDING, INC
PIN NO. 730617224230000

SITE PLAN
511/513 TURNER STREET
TRI-PLEX TOWNHOMES
BEAUFORT, CARTERET COUNTY, NORTH CAROLINA

CLIENT: BARNEY McLAUGHLIN
ADDRESS: 14856 PERCH POINT RD
CHESTER, VA 23836
PHONE: 804-641-0423

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.

DESIGNED: RDC
DRAWN: RDC
CHECKED: RDC
APPROVED: RDC
DATE: 2/10/2020
SCALE: 1"=10'

SHEET # 1 OF 3
PROJECT #:PM2078'-002
DESIGN FILE #:PM2078'-002 ON DOUG SMITH PARCEL.DGN

SITE DATA

TRACT AREA = 11806.98 SF
ZONING= TCA
FLOOD ZONE AE6
BEAUFORT FLOOD FREEBOARD= 1'
MINIMUM FINISHED FLOOR = EL. 7.0
TOTAL NO. OF RESIDENTIAL LOTS =3
SMALLEST LOT SIZE 2062.81 SF
AVERAGE LOT SIZE 2376.05 SF
DENSITY - 11 UNITS/AC X 0.27 AC = 3 UNITS
TRASH COLLECTION BY ROLL OUT CARTS

TRACT AREA IN 75' AEC= 8340.85 SF
30% ALLOWABLE IMPERVIOUS IN 75' AEC= 2502.26 SF
ACTUAL IMPERVIOUS IN 75' AEC = 4346 SF
EXCESS IMPERVIOUS COVERAGE= 4346 SF-2502.26 SF=1843.75 SF
EXCESS VOLUME= 1843.75 SF x 1.5"/12"/FT=230.47 CF
PROVIDE 55 STANDARD R-TANKS AT 4.22 CF/TANK FOR A TOTAL OF 232.10 CF
ROOF GUTTER DOWN SPOUTS SHALL TIE INTO THE
THREE ACF R TANKS LOCATIONS WITH APPROXIMATE
PROPORTIONAL ROOF AREAS

AREA TO BE DISTURBED OR EXPOSED= 0.21 ACRES (MAJORITY OF PARCEL
OUTSIDE OF 30' CAMA BUFFER)

IMPERVIOUS AREA BREAKDOWN

BUILDING FOOTPRINT	3937.10 SF
SIDEWALK SOUTH	143.10 SF
SIDEWALK CENTER	15.62 SF
SIDEWALK NORTH	135.66 SF
PARKING AREA	3059.77 SF
TOTAL IMPERVIOUS	7291.25 SF

IMPERVIOUS SURFACE RATIO W/ BUILDING 61.75%
IMPERVIOUS SURFACE INTENSITY MODERATE
IMPERVIOUS SURFACE RATIO W/OUT BUILDING 28.41%
VEHICLE ACCOMODATION AREA
12% X 3354.15 SF=403.50 SF REQUIRED
VEHICLE ACCOMODATINO AREA = 569.53 SF
REQUIRED TREES AND SHRUBS(MODERATE TABLE 15-3
LARGE DECIDUOUS 0.2/1000SF x 569.53= 0.11 NO. REQ'D= 0
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SMALL SHRUBS 0.6/1000SF X 569.53=0.34 NO. REQ'D=0

NOTE: NO REQUIRED PLANTINGS PER TABLE 15-3
PARKING REQUIREMENTS

2 SPC'S PER UNIT UPTO 3 BEDROOMS PER UNIT
NO. OF UNITS = 3 EA
TOTAL REQUIRED SPACES = 6 EA
TOTAL SPACES PROVIDED = 6 EA

BUILDING SIZE- 2 STORY
GROSS 6777 SF INCLUDES 400 SF GARAGE
+130.5 SF FRONT PORCH= TOTAL 6907.5 SF
UNITS ARE WOOD FRAMED CONSTRUCTION WITH
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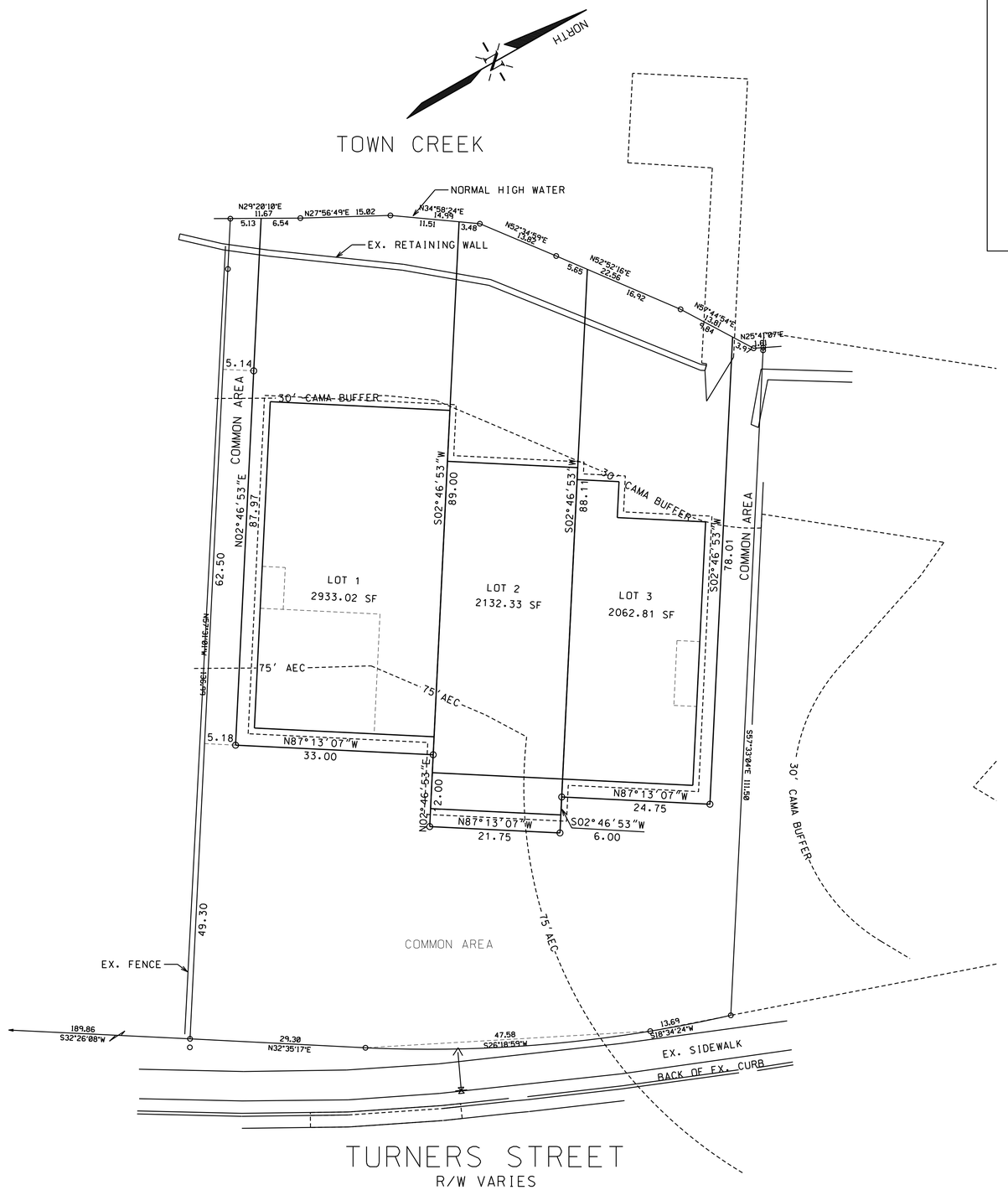
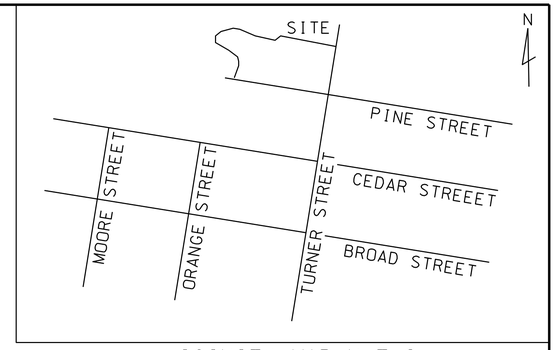
SPACE NOT ENCUMBERED BY TOWNHOME LOT
SHALL BE IN COMMON OWNERSHIP.





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= TRAFFIC PATTERN
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10 5 0 10 20
SCALE: 1"=10'

REVISIONS:

No.	BY	DATE	DESCRIPTION

PROPERTY OWNER:
TAYLOR CREEK HOLDING, INC
PIN NO. 7306172242300000
DEED BOX 1079 PG 222

PRELIMINARY PLAT
511/513 TURNER STREET
TRI-PLEX TOWNHOMES
BEAUFORT, CARTERET COUNTY, NORTH CAROLINA

CLIENT: BARNEY McLAUGHLIN
ADDRESS: 14856 PERCH POINT RD
CHESTER, VA 23836
PHONE: 804-641-0423

DESIGNED: RDC
DRAWN: RDC
CHECKED: RDC
APPROVED: RDC
DATE: 2/10/2020
SCALE: 1"=10'

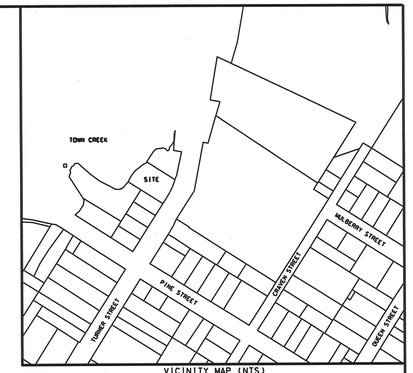
THE CULLIPHER GROUP, P.A.
ENGINEERING & SURVEYING SERVICES
151A HIGHWAY 24
MOREHEAD CITY, N.C. 28557
(252) 773-0090
LICENSE NO. C-4482
RONALD D. CULLIPHER P.E.

SHEET # 2 OF 3
PROJECT #:PM2078'-002
DESIGN FILE #:PM2078'-002 ON DOUG SMITH PARCEL.DGN

NORTH

M.B. 33 PG 19

TOWN CREEK

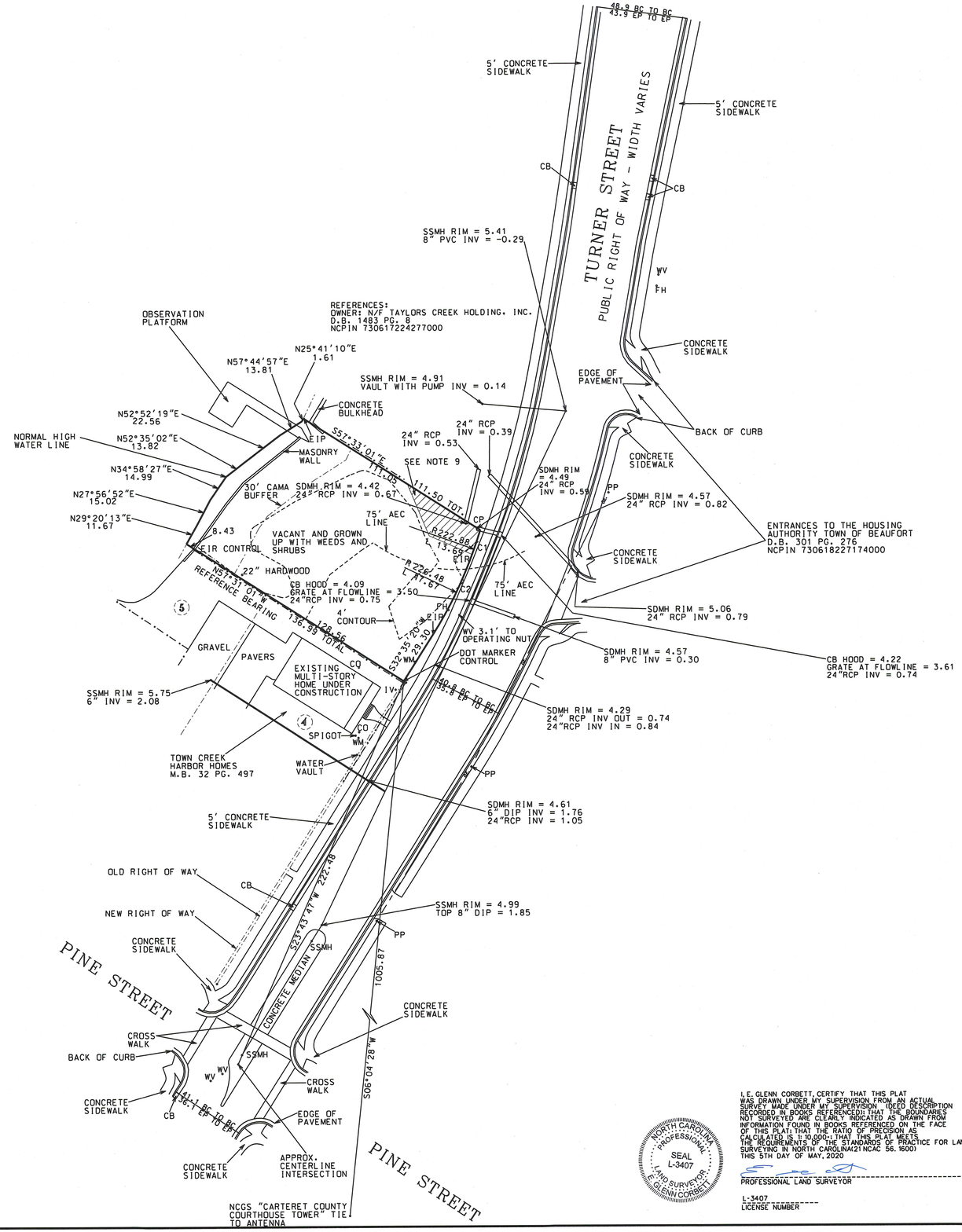


VICINITY MAP (NTS)

NOTE:
1) LOT AREA = 11,806.86 S.F.
2) AREA BY COORDINATES.
3) NO POINTS SET ALONG NORMAL HIGH WATER LINE.
4) THIS MAP IS NOT FOR RECORDING.
5) THIS SURVEY IS OF EXISTING PARCELS OF LAND.
6) FLOOD ZONE AE(6)
7) EXISTING USE OF PROPERTY IS VACANT AND OVERGROWN.
8) ZONING = TCA
9) NCDOT PERMANENT DRAINAGE EASEMENT SCALED - SEE M.B. 33 PG. 19
10) SIDE SETBACK = 8' , FRONT SETBACK = 25' - SEE M.B. 33 PG. 19
11) C1 CHORD BEARING & DISTANCE = S18°34'27"W 13.69
12) C2 CHORD BEARING & DISTANCE = S26°19'02"W 47.58

LEGEND

EIR	EXISTING IRON ROD
EIP	EXISTING IRON PIPE
EPK	EXISTING PK NAIL
ECM	EXISTING CONC. MON.
ERRS	EXISTING R/R SPIKE
SIR	SET IRON ROD
CP	CALCULATED POINT
MHW	MEAN HIGH WATER
N/F	NOW OR FORMERLY
MB	MAP BOOK
DB	DEED BOOK
PG	PAGE
PP	POWER POLE
LP	LIGHT POLE
OE	OVERHEAD ELECTRIC
ELEC	ELECTRICAL PEDESTAL
TRANS	ELEC. TRANSFORMER
TEL	TELEPHONE PEDESTAL
TV	CABLE TV PEDESTAL
WM	WATER METER
CO	CLEAN OUT
CONC	CONCRETE
INV	INVERT
SDMH	STORM DRAIN MANHOLE
SSMH	SANITARY SEWER MANHOLE
DIP	DUCTILE IRON PIPE
FH	FIRE HYDRANT
WV	WATER VALVE
CB	CATCH BASIN
BC	BACK OF CURB
EP	EDGE OF PAVEMENT
AEC	AREA OF ENVIROMENTAL CONCERN
IV	IRRIGATION VALVE



30 15 0 30 60

SCALE: 1" = 30'

SHEET 1 OF 1
PROJECT No. PM2078-002

NORTH CAROLINA PROFESSIONAL SEAL L-3407 LAND SURVEYOR E. GLENN CORBETT

I, E. GLENN CORBETT, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN BOOKS REFERENCED); THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN BOOKS REFERENCED ON THE FACE OF THIS PLAT; THAT THE RATIO OF PRECISION AS CALCULATED IS 1:10,000+; THAT THIS PLAT MEETS THE REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA(21 NCAC 56. 1600) THIS 5TH DAY OF MAY, 2020

PROFESSIONAL LAND SURVEYOR

L-3407
LICENSE NUMBER

REVISIONS:

No.	BY	DATE	DESCRIPTION

REFERENCES:
OWNER: N/F TAYLORS CREEK HOLDING, INC.
D.B. 1079 PG. 222
NCPIN 730617224230000

EXISTING FEATURES MAP

511 & 513 TURNER STREET
TRI-PLEX TOWNHOMES

BEAUFORT TOWNSHIP, CARTERET COUNTY, NORTH CAROLINA

CLIENT: BARNEY MCLAUGHLIN

ADDRESS: 14856 PERCH POINT ROAD
CHESTER, VA. 23836

PHONE: 804-641-0423

THE CULLIPHER GROUP, P.A. C-1482
ENGINEERING & SURVEYING SERVICES
151-A NC HIGHWAY 24
MOREHEAD CITY, NC 28557
(252) 773-0090

E. GLENN CORBETT, P.L.S.

SURVEYED: RB 05/01/20
DRAWN: EGC
APPROVED: EGC
DATE: 05/05/20
SCALE: 1" = 30'

SITE DATA

TRACT AREA = 11806.98 SF
ZONING= TCA
FLOOD ZONE AE6
BEAUFORT FLOOD FREEBOARD= 1'
MINIMUM FINISHED FLOOR = EL. 7.0
TOTAL NO. OF RESIDENTIAL LOTS =3
SMALLEST LOT SIZE 2062.81 SF
AVERAGE LOT SIZE 2376.05 SF
DENSITY - 11 UNITS/AC X 0.27 AC = 3 UNITS
TRASH COLLECTION BY ROLL OUT CARTS

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BUILDING FOOTPRINT	3937.10 SF
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12% X 3354.15 SF=403.50 SF REQUIRED
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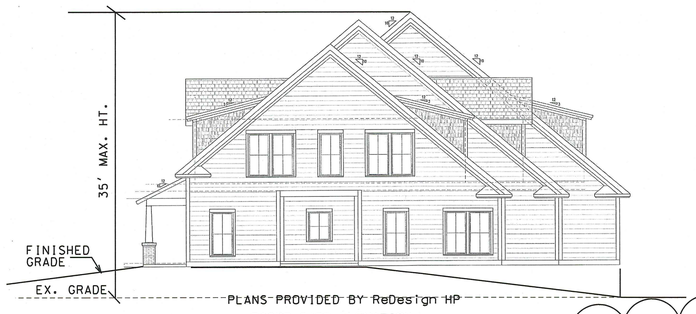
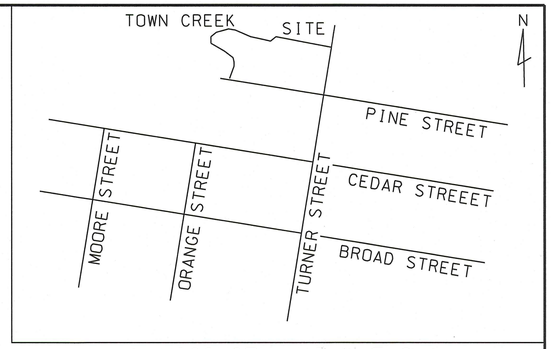
SPACE NOT ENCUMBERED BY TOWNHOME LOT SHALL BE IN COMMON OWNERSHIP.





PLANS PROVIDED BY ReDesign HP
RIGHT SIDE ELEVATION



VICINITY MAP N.T.S.

LEGEND

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= LANDSCAPE AREA
= TRAFFIC PATTERN
= PROPOSED CONTOUR
= EXISTING CONTOUR

REVISIONS:

No.	BY	DATE	DESCRIPTION
1	RDC	4/30/20	ADD WATER/SEWER SERV.

PROPERTY OWNER:
TAYLOR CREEK HOLDING, INC
PIN NO. 730617224230000

SITE & UTILITY PLAN
511/513 TURNER STREET
TRI-PLEX TOWNHOMES
BEAUFORT, CARTERET COUNTY, NORTH CAROLINA

CLIENT: BARNEY McLAUGHLIN
ADDRESS: 14856 PERCH POINT RD
CHESTER, VA 23836
PHONE: 804-641-0423

DESIGNED: RDC
DRAWN: RDC
CHECKED: RDC
APPROVED: RDC
DATE: 2/10/2020
SCALE: 1"=10'

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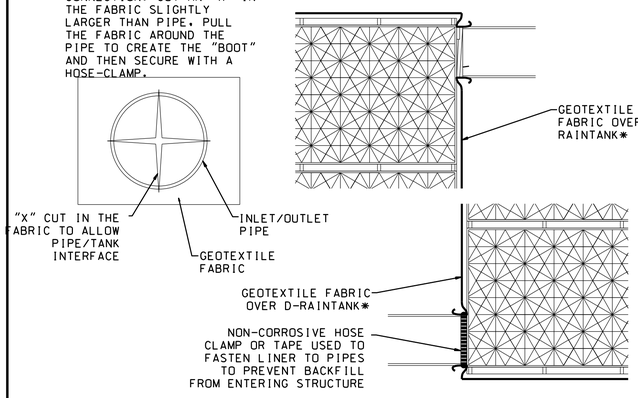
ENGINEERING & SURVEYING SERVICES
151A HIGHWAY 24
MOREHEAD CITY, N.C. 28557
(252) 773-0090 LICENSE NO. C-4482
RONALD D. CULLIPHER P.E.

NORTH CAROLINA PROFESSIONAL SEAL 13343 ENGINEER RONALD CULLIPHER

SHEET # 1 OF 3
PROJECT #:PM2078'-002
DESIGN FILE #:PM2078'-002 ON DOUG SMITH PARCEL.DGN

END VIEW OF PIPE/FABRIC CONNECTION. CUT AN "X" IN THE FABRIC SLIGHTLY LARGER THAN PIPE. PULL THE FABRIC AROUND THE PIPE TO CREATE THE "BOOT" AND THEN SECURE WITH A HOSE-CLAMP.

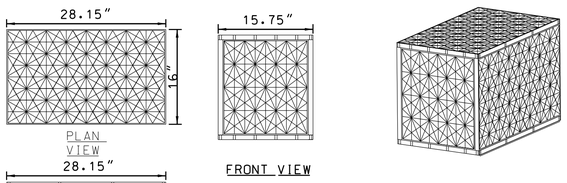


RAINTANK INLET/OUTLET DETAIL WITH OPTIONAL CONNECTOR PLATE

① SCALE: NTS

① TYPICAL RAINTANK SECTION A-A

SCALE: NTS



FOR CONCEPTUAL ASSEMBLY, SEE EXPLODED VIEW FOR SINGLE MODULE

DIMENSIONS SHOWN ARE NOMINAL, REFER TO MODULE DATA

SINGLE MODULE DATA

GEOMETRY: LENGTH = 28.15 IN
WIDTH = 15.75 IN
HEIGHT = 17.32 IN
STORAGE VOLUME = 4.22 CF
VOID INTERNAL VOLUME: 95%
VOID SURFACE AREA: 95%

LOAD RATING: 34 PSI, (MODULE ONLY)
H-20, (WITH ACF COVER SYSTEM)

MATERIAL:
85% RECYCLED POLYPROPYLENE

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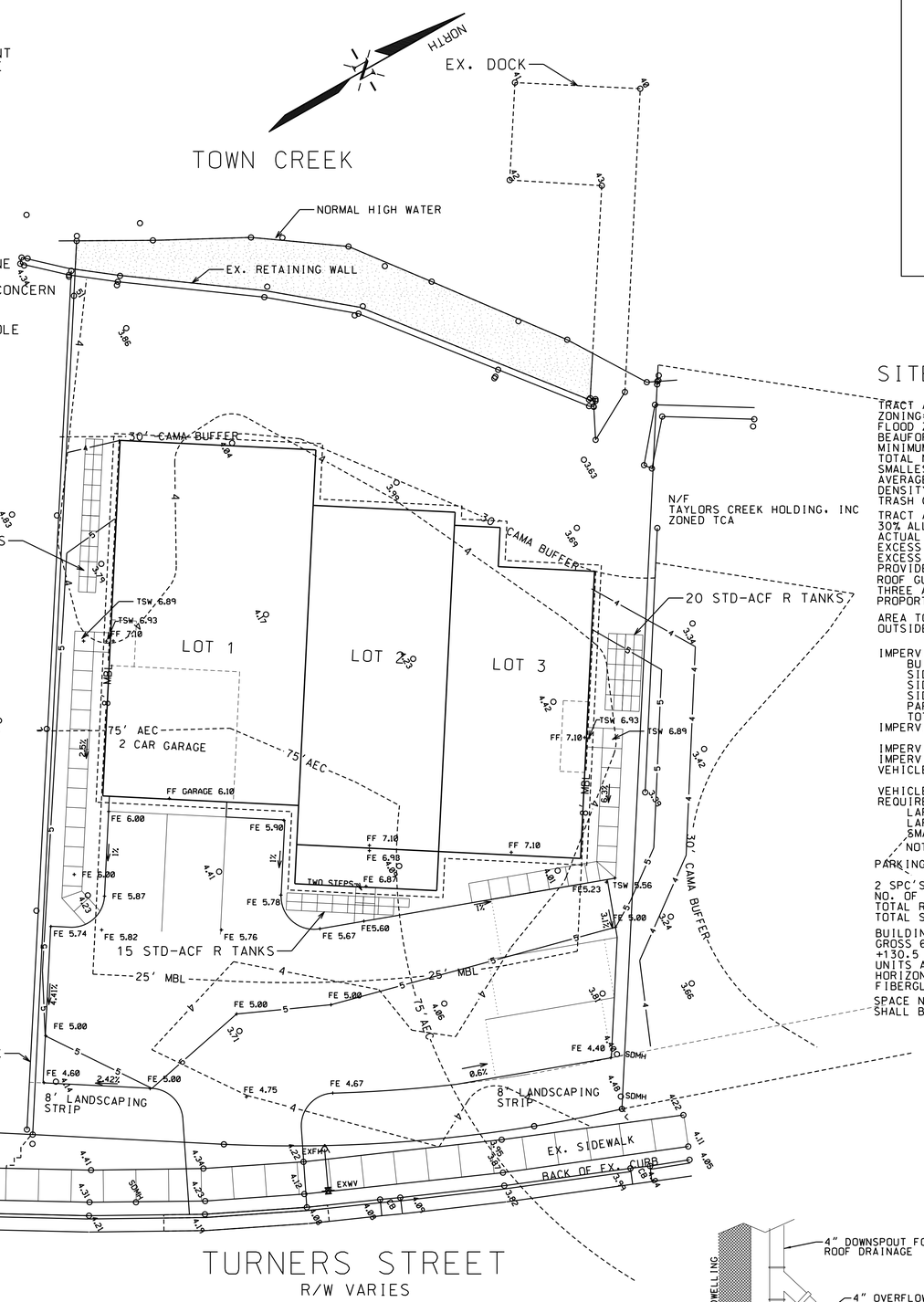

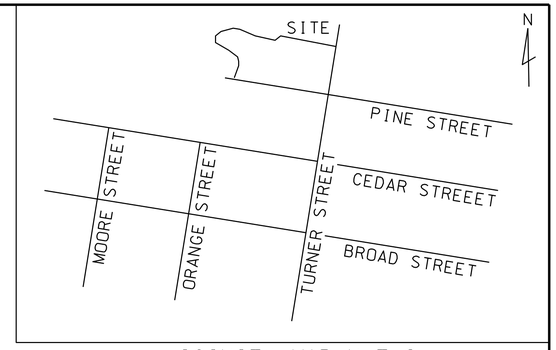

VICINITY MAP N.T.S.

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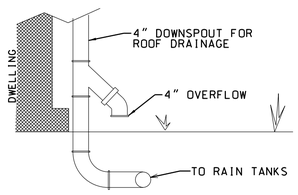
UNITS ARE WOOD FRAMED CONSTRUCTION WITH HORIZONTAL SIDING AND SHAKES. ASPHALT OR FIBERGLASS SHINGLES.

SPACE NOT ENCUMBERED BY TOWNHOME LOT SHALL BE IN COMMON OWNERSHIP.



DOWN SPOUT
(NTS)

10 5 0 10 20
SCALE: 1"=10'

REVISIONS:

No.	BY	DATE	DESCRIPTION

PROPERTY OWNER:
TAYLOR CREEK HOLDING, INC
PIN NO. 730617224230000

GRADING/STORMWATER MANAGEMENT PLAN
511/513 TURNER STREET
TRI-PLEX TOWNHOMES
BEAUFORT, CARTERET COUNTY, NORTH CAROLINA

CLIENT: BARNEY McLAUGHLIN
ADDRESS: 14856 PERCH POINT RD
CHESTER, VA 23836
PHONE: 804-641-0423

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.

DESIGNED: RDC
DRAWN: RDC
CHECKED: RDC
APPROVED: RDC
DATE: 2/10/2020
SCALE: 1"=10'

PROJECT #:PM2078'-002
DESIGN FILE #:PM2078'-002 ON DOUG SMITH PARCEL.DGN

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 Board of Commissioners Workshop Meeting
4:00 PM Tuesday, May 26, 2020 – Virtual Meeting via Zoom

AGENDA CATEGORY: Discussion & Consideration

SUBJECT: Final Plat – Gallants Point Subdivision (Aqua 10)

BRIEF SUMMARY:

Subdivide an 11.78 acre tract into 16 Single-Family Residential Lots for Gallants Point Subdivision formally Aqua 10 Subdivision. The applicant has also submitted a cost for incomplete infrastructure and will be required to pay recreation fees in the amount of $1,800

REQUESTED ACTION:

Place on June 8th 2020 agenda for discussion & consideration

EXPECTED LENGTH OF PRESENTATION:

5 Minutes

SUBMITTED BY:

Kyle Garner, AICP

Planning & Inspections Director

BUDGET AMENDMENT REQUIRED:

N/A

STAFF REPORT

To: Mayor & Board of Commissioners

From: Kyle Garner, AICP, Town Planner

Date: May 19, 2020

Case No. 20-05 Gallants Point – Final Plat (Formally Aqua 10 Subdivision)

THE QUESTION: Subdivide a 11.78 acre tract into 16 Single-Family Residential Lots

BACKGROUND: This site was originally approved in 2017 and in 2019 was given a one- year extension for infrastructure improvements and securing State permits. At their March 16, 2020 meeting, the Planning Board voted unanimously to recommend approval of the Final Plat.

Location:	Gallants Channel & West Beaufort Road
Owners:	Old Seaport Development, LLC
Requested Action:	Subdivide a 11.78 Acre Tract into 16 Lots
Existing Zoning	R-8
Size:	11.78 acres
Amount of Open Space:	4.94Acres
Existing Land Use:	Undeveloped

SPECIAL INFORMATION: As part of the Final Plat process the infrastructure can be either installed or bonded through a financial guarantee process to ensure completion of the project. The applicant has chosen to request to bond the infrastructure improvement and has submitted cost estimates for the complete cost of improvements totaling $126,062.50 (See estimated cost of improvement sheet from engineer) which are being reviewed by the Town Engineer and may change prior to the June 8th meeting which may require updated estimate sheets for the proposed bonding.
Also, recreation fees are applied in the amount of $1,800.

Public Utilities:

Water:	Town Of Beaufort
Sanitary Sewer:	Town Of Beaufort

OPTIONS:

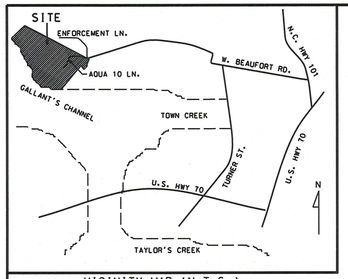
1. Approve the Final Plat for Gallants Point Subdivision.
2. Deny the request

Attachments:

- Vicinity & Parcel Map
- Final Plat for Gallants Point
- Bond Estimates

Case 20-05 Vicinity Map - Final Plat - Gallants Point





VICINITY MAP (N.T.S.)

CERTIFICATION OF APPROVAL BY THE PLANNING BOARD

THE BEAUFORT PLANNING BOARD HEREBY APPROVES THIS FINAL PLAT FOR GALLANTS POINT SUBDIVISION. LOTS 1-16.

DATE

CHAIRMAN. BEAUFORT PLANNING BOARD

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

I HEREBY CERTIFIY THAT ALL STREETS. UTILITIES AND OTHER REQUIRED IMPROVEMENTS HAVE BEEN INSTALLED IN AN ACCEPTABLE MANNER AND ACCORDING TO THE TOWN OF BEAUFORTS SPECIFICATIONS AND STANDARDS FOR GALLANTS POINT LOTS 1-16. THAT GUARANTEES OF THE INSTALLATION OF THE REQUIRED IMPROVEMENTS IN AN AMOUNT AND MANNER SATISFACTORY TO THE TOWN OF BEAUFORT HAVE BEEN RECEIVED AND THAT THE FILING FEE FOR THIS PLAT IN THE AMOUNT OF $_____ HAS BEEN PAID.

DATE

TOWN MANAGER

CERTIFICATE OF OWNERSHIP AND DEDICATION

I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON. WHICH IS LOCATED IN THE SUBDIVISION JURISDICTION OF THE TOWN OF BEAUFORT AND THAT I HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY FREE CONSENT. ESTABLISH MINIMUM BUILDING SETBACK LINES. AND DEDICATE ALL STREETS. ALLEYS. WALKS. PARKS AND OTHER SITES AND EASEMENTS TO PUBLIC OR PRIVATE USE AS NOTED. FURTHERMORE. I HEREBY DEDICATE ALL SANITARY SEWER. STORM SEWER AND WATER LINES TO THE TOWN OF BEAUFORT.

DATE

OWNER

CERTIFICATE OF APPROVAL FOR RECORDING

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

DATE

TOWN CLERK OF BEAUFORT

REVIEW OFFICER CERTIFICATION

STATE OF NORTH CAROLINA

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

REVIEW OFFICER _____ DATE _____

REGISTER OF DEEDS CERTIFICATE

FILED FOR REGISTRATION AT _____ O'CLOCK
ON THE _____ DAY OF _____, 2020.
RECORDED IN MAP BOOK _____ PAGE _____.
KAREN S. HARDESTY. REGISTER OF DEEDS

BY: _____
ASSISTANT DEPUTY

SURVEYOR'S CERTIFICATE

I, E. GLENN CORBETT. CERTIFY THAT THIS PLAT WAS DRAWN BY ME FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN BOOKS REFERENCED); THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN BOOKS REFERENCED ON THE FACE OF THIS PLAT; THAT THE RATIO OF PRECISION AS CALCULATED IS 1 : 10,000+; THAT THIS SURVEY WAS PREPARED IN ACCORDANCE WITH GS 47-30 AS AMENDED. WITNESS MY ORIGINAL SIGNATURE. LICENSE NUMBER. AND SEAL THIS 30TH DAY OF JANUARY A.D. 2020

PROFESSIONAL LAND SURVEYOR L-3407

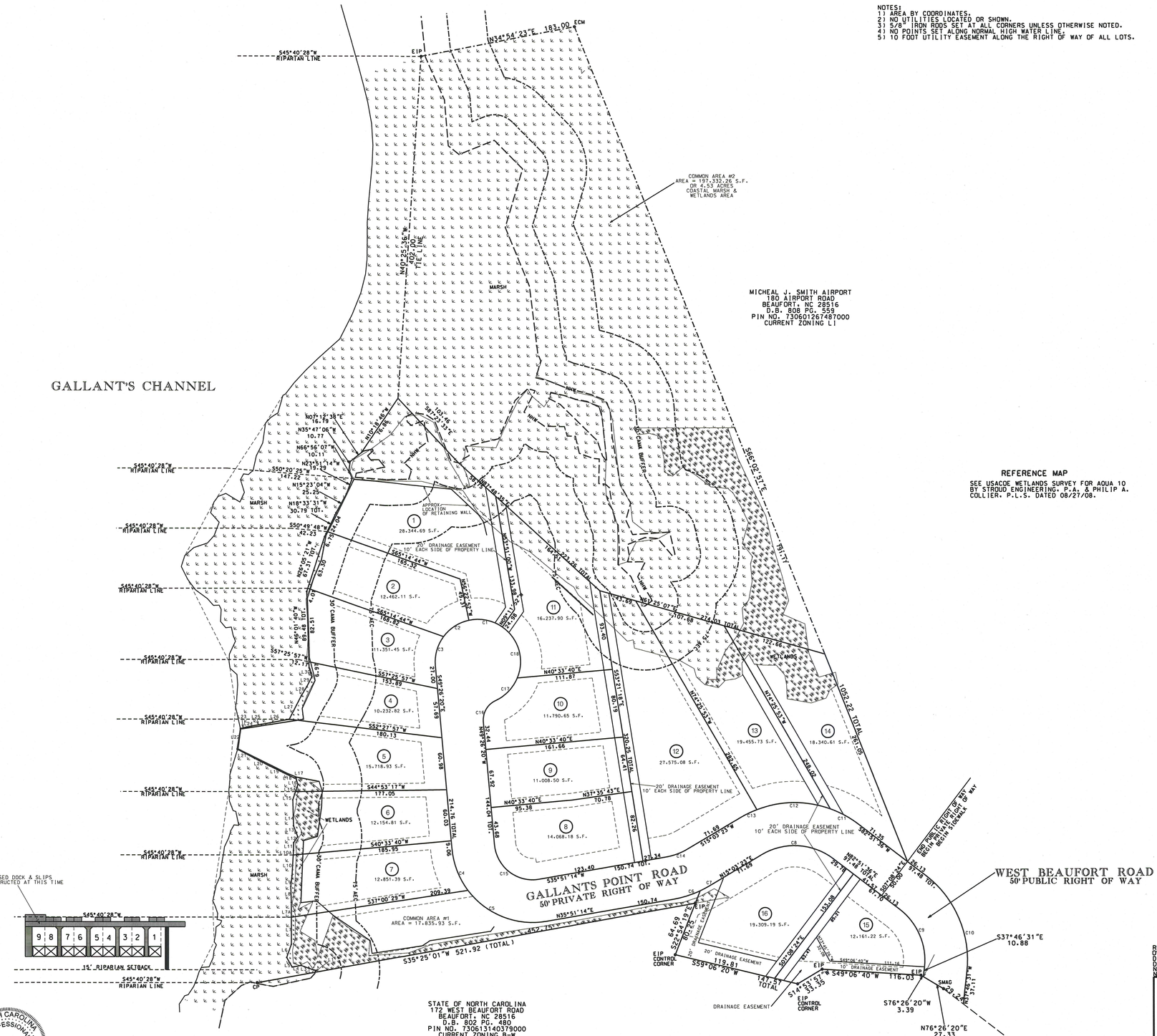
SURVEYOR'S CERTIFICATE OF PURPOSE OF PLAT

I, E. GLENN CORBETT. CERTIFY THAT THIS PLAT CREATES A SUBDIVISION OF LAND WITHIN THE TOWN OF BEAUFORT AND THAT THE TOWN OF BEAUFORT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND.

PROFESSIONAL LAND SURVEYOR
LICENSE NUMBER L-3407

NORTH CAROLINA PROFESSIONAL SEAL L-3407 LAND SURVEYOR E. GLENN CORBETT

PROJECT No. PM1070-3



NOTES:
1) AREA BY COORDINATES.
2) NO UTILITIES LOCATED OR SHOWN.
3) 5/8" IRON RODS SET AT ALL CORNERS UNLESS OTHERWISE NOTED.
4) NO POINTS SET ALONG NORMAL HIGH WATER LINE.
5) 10 FOOT UTILITY EASEMENT ALONG THE RIGHT OF WAY OF ALL LOTS.

GRID NORTH / NORTH
SEE REFERENCE MAP

REFERENCE MAP

SEE USACOE WETLANDS SURVEY FOR AQUA 10 BY STROUD ENGINEERING. P.A. & PHILIP A. COLLIER. P.L.S. DATED 08/27/08.

CURVE DATA

C#	CHORD BEARING & DISTANCE	LENGTH	RADIUS
1	S57°12'38"W 40.02	41.18	50.00
2	S12°53'54"W 35.38	36.16	50.00
3	S28°37'50"E 35.52	36.32	50.00
4	S65°22'51"E 52.85	52.17	95.00
5	N67°16'16"E 99.04	104.18	95.00
6	N28°15'14"E 33.06	33.16	125.00
7	N17°51'18"E 12.21	12.21	125.00
8	N48°57'23"E 83.67	88.76	75.00
9	S67°27'28"E 74.28	77.71	75.00
10	N67°27'28"W 123.80	129.51	125.00
11	S74°06'43"W 38.02	38.17	125.00
12	S45°10'43"W 86.27	88.08	125.00
13	S20°01'29"W 21.65	21.66	125.00
14	S25°27'19"W 27.08	27.22	75.00
15	S83°12'27"W 66.20	74.38	45.00
16	N14°10'28"W 28.87	30.77	25.00
17	N00°22'58"W 36.61	37.48	50.00
18	N60°31'36"W 62.48	67.49	50.00

LINE TABLE

L1	N29°39'56"W	2.24
L2	S62°14'10"W	8.03
L3	S65°52'42"W	9.86
L4	S35°48'58"W	10.77
L5	N74°06'34"W	12.89
L6	N25°02'25"W	16.30
L7	N44°14'31"W	31.80
L7A	N44°14'31"W	17.36
L8	N46°25'26"W	18.50
L9	N37°45'38"W	12.74
L10	N40°55'13"W	24.24
L10A	N40°55'13"W	5.38
L11	N43°02'15"W	9.08
L12	N09°33'47"W	8.43
L13	N65°37'07"W	13.61
L14	N45°52'16"W	30.23
L15	N25°41'05"W	10.19
L15A	N25°41'05"W	8.73
L16	N63°22'23"W	8.27
L17	S33°05'22"W	1.30
L18	S71°47'05"W	14.84
L19	S71°33'54"W	17.39
L20	S72°18'36"W	19.94
L21	S73°28'00"W	23.16
L22	N35°00'55"W	24.22
L23	N32°37'09"E	7.42
L24	N33°44'31"E	6.12
L25	N35°54'40"E	11.59
L26	N35°17'29"E	33.17
L27	N17°20'55"W	31.08
L28	N13°14'07"W	12.67
L29	N17°14'03"W	12.83
L30	N61°12'43"W	11.07

SETBACKS

FRONT = 25'
SIDE = 8'
REAR = 25'. WATERFRONT LOTS = 30'
CORNER SIDE = 20'

LEGEND

EIR	EXISTING IRON ROD
EIP	EXISTING IRON PIPE
EPK	EXISTING PK NAIL
ECM	EXISTING CONC. MON.
ERRS	EXISTING R/R SPIKE
SIR	SET IRON ROD
CP	CALCULATED POINT
MHW	MEAN HIGH WATER
N/F	NOW OR FORMERLY
MB	MAP BOOK
DB	DEED BOOK
PG	PAGE
PP	POWER POLE
LP	LIGHT POLE
OE	OVERHEAD ELECTRIC
ELEC	ELECTRICAL PEDESTAL
TRANS	ELEC. TRANSFORMER
TEL	TELEPHONE PEDESTAL
TV	CABLE TV PEDESTAL
WM	WATER METER
CO	CLEAN OUT

REVISIONS:

No.	BY	DATE	DESCRIPTION

REFERENCES:
OWNER: N/F OLD SEAPORT DEV., LLC
D.B. 1398 PG. 233
P.C. 58 SL. 548
PIN 7306015048167000
NCPIN 7306015053225000

SITE DATA

NUMBER OF LOTS = 16
SMALLEST LOT AREA = 10,232.82 S.F.
AVERAGE LOT AREA = 15,816.45 S.F.
TOTAL AREA OF LOTS 1-16 = 5.81 ACRES
COMMON AREA #1 AREA = 17,835.93 S.F OR 0.41 ACRES
COMMON AREA #2 AREA = 197,332.26 S.F. OR 4.53 ACRES
AREA WITHIN PRIVATE RIGHT OF WAY = 44,909.54 S.F. OR 1.03 ACRES
TOTAL TRACT AREA = 11.78 ACRES.

60 30 0 60 120
SCALE: 1" = 60'

FINAL PLAT

GALLANTS POINT

LOTS 1-16

BEAUFORT TOWNSHIP, CARTERET COUNTY, NORTH CAROLINA

CLIENT: OLD SEAPORT DEV., LLC
C/O DOUG BRADY

ADDRESS: 805 FRONT STREET
BEAUFORT, NC 28516

PHONE: (252) 726-3066

SURVEYED: JH 01/30/20
DRAWN: EGC
APPROVED: EGC
DATE: 01/30/20
SCALE: 1" = 60'

THE CULLIPHER GROUP P.A. C-4482
ENGINEERING & SURVEYING SERVICES
151-A NC HIGHWAY 24
MOREHEAD CITY, NC 28557
(252) 773-0090
E. GLENN CORBETT, P.L.S.

BOND ESTIMATE

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

PROJECT NAME:	GALLANTS POINT
OWNER:	OLD SEAPORT DEVELOPMENT, LLC
ENGINEER:	RONALD D. CULLIPHER, PE
ENGINEER PHONE NO.:	252-773-0090
ENGINEER EMAIL:	ron@tcgpa.com
DATE:	3/9/2020

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

SIGNATURE AND SEAL OF SUBMITTING ENGINEER

NORTH CAROLINA PROFESSIONAL SEAL 13343 ENGINEER RONALD D. CULLIPHER

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

Please sign below

Ronald D. Culliph 3/9/20

STREET PAVEMENT	Quantity	Unit	UNIT COST (Dollars/SY)	TOTAL:
Final Asphalt Surface Course	2600	sy	$ 14.00	$ 36,400.00
Initial Asphalt Suface Course				$ -
Asphalt Intermediate Course				$ -
Asphalt Base Course				$ -
Aggregate Base Course	400	ton	$ 36.75	$ 14,700.00
				$ -
				$ -
			Subtotal	**$ 51,100.00**

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

CURBING & SIDEWALK:	QUANTITY:	UNIT:	UNIT COST:	TOTAL:
2'-6" Standard Curb		LF		$ -
2'-6" Rolled curb		LF		$ -
4' Wide Sidewalk	4850	SF	$ 4.00	$ 19,400.00
5' Wide Sidewalk		LF		$ -
Driveway Aprons		Each		$ -
Handicap Ramp	2	Each	$ 400.00	$ 800.00
				$ -
				$ -
			Subtotal	**$ 20,200.00**

SANITARY SEWER	QUANTITY:	UNIT:	UNIT COST:	TOTAL:
8" PVC Gravity Sewer		LF		$ -
8" DIP Gravity Sewer		LF		$ -
10" PVC Gravity Sewer		LF		$ -
10" DIP Gravity Sewer		LF		$ -
12" PVC Gravity Sewer		LF		$ -
12" DIP Gravity Sewer		LF		$ -
15" PVC Gravity Sewer		LF		$ -
15" DIP Gravity Sewer		LF		$ -
3" PVC Force Main	800	LF	$ 11.00	$ 8,800.00
Driveway bores	120	LF	$ 75.00	$ 9,000.00
4" DIP Force Main		LF		$ -
6" PVC Force Main		LF		$ -
6" DIP Force Main		LF		$ -
8" PVC Force Main		LF		$ -
8" DIP Force Main		LF		$ -
4'0" Dia. Manhole		LF		$ -
5'0" Dia Manhole		LF		$ -
Tie in at manhole	1	EA	$ 550.00	$ 550.00
Services	17	ea	$ 200.00	$ 3,400.00
				$ -
				$ -
				$ -
			Subtotal	**$ 21,750.00**

WATER	QUANTITY:	UNIT:	UNIT COST:	TOTAL:
2" PVC Water Main		LF		$ -
4" PVC Water Main		LF		$ -
4" DIP Water Main		LF		$ -
6" PVC Water Main		LF		$ -
6" DIP Water Main		LF		$ -
8" PVC Water Main	850	LF	$ 19.25	$ 16,362.50
8" DIP Water Main		LF		$ -
10" PVC Water Main		LF		$ -
10" DIP Water Main		LF		$ -
12" PVC Water Main		LF		$ -
12" DIP Water Main		LF		$ -
2" Valve (includes Curb Box)		Each		$ -
4" Valve (includes Curb Box)		Each		$ -
6" Valve (includes Curb Box)		Each		$ -
8" Valve (includes Curb Box)	1	Each	$ 2,000.00	$ 2,000.00
10" Valve (includes Curb Box)		Each		$ -
12" Valve (includes Curb Box)		Each		$ -

Fire Hydrant (includes Hydrant Leg & Valve)		Each		$ -
Vaults		Each		$ -
8" tap	1	Each	$ 3,000.00	$ 3,000.00
Fittings	1	Lump Sum	$ 6,000.00	$ 6,000.00
Service Connections (includes Tap, Service Tubing, Meter Box and Meter Setter)	17	Each	$ 250.00	$ 4,250.00
				$ -
				$ -
				$ -
			Subtotal	**$ 31,612.50**

DRAINAGE	QUANTITY:	UNIT:	UNIT COST:	TOTAL:
15" RCP		LF		$ -
15" Dual Wall HDPE		LF		$ -
15" Dual Wall Polyproplene		LF		$ -
18" RCP		LF		$ -
18" Dual Wall HDPE		LF		$ -
18" Dual Wall Polyproplene		LF		$ -
24" RCP		LF		$ -
24" Dual Wall HDPE		LF		$ -
24" Dual Wall Polyproplene		LF		$ -
30" RCP		LF		$ -
30" Dual Wall HDPE		LF		$ -
30" Dual Wall Polyproplene		LF		$ -
36" RCP		LF		$ -
36" Dual Wall HDPE		LF		$ -
36" Dual Wall Polyproplene		LF		$ -
42" RCP		LF		$ -
42" Dual Wall HDPE		LF		$ -
42" Dual Wall Polyproplene		LF		$ -
48" RCP		LF		$ -
48" Dual Wall HDPE		LF		$ -
48" Dual Wall Polyproplene		LF		$ -
15" FES		Each		$ -
18" FES		Each		$ -
24" FES		Each		$ -
30" FES		Each		$ -
36" FES		Each		$ -
42" FES		Each		$ -
48" FES		Each		$ -
Curb Inlet		Each		$ -
Yard Inlet		Each		$ -
Vegitated Swale	700	lf	$ 2.00	$ 1,400.00
				$ -
				$ -
				$ -
			Subtotal	**$ 1,400.00**

TOTAL ESTIMATE ⇒ **$126,062.50**

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 Board of Commissioners Worksession Meeting
4:00 PM Tuesday, May 26, 2020 – 701 Front Street Town Hall Conference Room

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AGENDA CATEGORY: Items for Discussion and Consideration

SUBJECT: Capital Project Ordinances

BRIEF SUMMARY:

Capital Project Funds are created for projects that are going to take more than one fiscal year to complete. Staff request that you adopt the ordinance to establish the project. Once the ordinance is adopted amendments can be made to the project as needed. Capital Project Funds last for the life of the project and do not terminate at the end of each fiscal year.

Three Capital Project Ordinances are attached for your approval.
1.Cedar Street Utility Rehab/Replacement
2.USDA Funded Utility Improvements
3.Street Rehabilitation and Pedestrian Improvements

REQUESTED ACTION:

Approve all Capital Project Ordinances

EXPECTED LENGTH OF PRESENTATION:

5 minutes

SUBMITTED BY:

Christi Wood – Finance Director

BUDGET AMENDMENT REQUIRED:

Yes

TOWN OF BEAUFORT
CAPITAL PROJECT BUDGET ORDINANCE
STREET REHABILITATION AND PEDISTRIAN IMPROVEMENTS

BE IT ORDAINED by the Board of Commissioners by the Town of Beaufort that the following Capital Project Budget Ordinance is adopted in accordance with Section 13.2 of Chapter 159 of the General Statutes of North Carolina for street rehabilitation and pedestrian improvements.

SECTION I: REVNUE

To establish the Street Rehabilitation and Pedestrian Improvements Capital Project, revenue will come from the following sources:

LOAN PROCEEDS	$3,675,000
TOTAL REVENUE	**$ 3,675,000**

SECTION II: EXPENDITURES

Funds may be advanced from the General Fund for the purpose of making payments as due. Reimbursement requests should be made to the loan agency in an orderly and timely manner. The following amounts are appropriated for the project, administered on a departmental basis. This amendment requests the appropriation of:

CONSTRUCTION	$ 3,277,277
ENGINEER FEES	$ 15,000
ADMIN/LEGAL FEES	$ 106,446
CONTINGENCY	$ 276,277
TOTAL EXPENDITURES	**$ 3,675,000**

SECTION III: DISTRIBUTION

Copies of this ordinance shall be furnished to the Town Manager and Finance Officer to be kept on file for their direction in the disbursement of funds for carrying out this project.
Adopted this 8th day of June 2020.

ATTEST:

Michele Davis
Town Clerk

Everette S. Newton
Mayor

TOWN OF BEAUFORT
CAPITAL PROJECT BUDGET ORDINANCE
CEDAR STREET UTILITY REHAB/REPLACEMENT

BE IT ORDAINED by the Board of Commissioners by the Town of Beaufort that the following Capital Project Budget Ordinance is adopted in accordance with Section 13.2 of Chapter 159 of the General Statutes of North Carolina for Cedar Street Utility Rehab/Replacement.

SECTION I: REVNUE

To establish the Cedar Street Utility Rehab/Replacement Capital Project, revenue will come from the following sources:

TRANSFER IN FROM CAPITAL RESERVE FUND	$98,864
TOTAL REVENUE	**$98,864**

SECTION II: EXPENDITURES

Funds may be advanced from the General Fund for the purpose of making payments as due. Reimbursement requests should be made to the loan agency in an orderly and timely manner. The following amounts are appropriated for the project, administered on a departmental basis. This amendment requests the appropriation of:

ENGINEER/DESIGN	$ 98,864
TOTAL EXPENDITURES	**$ 98,864**

SECTION III: DISTRIBUTION

Copies of this ordinance shall be furnished to the Town Manager and Finance Officer to be kept on file for their direction in the disbursement of funds for carrying out this project.
Adopted this 8th day of June 2020.

ATTEST:

Michele Davis
Town Clerk

Everette S. Newton
Mayor

TOWN OF BEAUFORT
CAPITAL PROJECT BUDGET ORDINANCE
USDA FUNDED UTILITY IMPROVEMENTS

BE IT ORDAINED by the Board of Commissioners by the Town of Beaufort that the following Capital Project Budget Ordinance is adopted in accordance with Section 13.2 of Chapter 159 of the General Statutes of North Carolina for USDA Funded Utility Improvements.

SECTION I: REVNUE

To establish the USDA Funded Utility Improvements Capital Project, revenue will come from the following sources:

TRANSFER IN FROM CAPITAL RESERVE FUND	$87,000
TOTAL REVENUE	**$87,000**

SECTION II: EXPENDITURES

Funds may be advanced from the General Fund for the purpose of making payments as due. Reimbursement requests should be made to the loan agency in an orderly and timely manner. The following amounts are appropriated for the project, administered on a departmental basis. This amendment requests the appropriation of:

ENGINEER/ USDA APPLICATION	$ 87,000
TOTAL EXPENDITURES	**$ 87,000**

SECTION III: DISTRIBUTION

Copies of this ordinance shall be furnished to the Town Manager and Finance Officer to be kept on file for their direction in the disbursement of funds for carrying out this project.
Adopted this 8th day of June 2020.

ATTEST:

Michele Davis
Town Clerk

Everette S. Newton
Mayor

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

Town of Beaufort Board of Commissioners Worksession Meeting
4:00 PM Tuesday, May 26 – 701 Front Street Town Hall Conference Room

AGENDA CATEGORY: Items for Discussion and Consideration

SUBJECT: Capital Reserve Fund #3

BRIEF SUMMARY:

This amendment reverses prior amendments as listed below. Transfers were made between the Capital Reserve Fund and the Utility Fund for projects that are now part of a Capital Project Fund. Capital Project Funds have been created for Cedar Street Rehab/Replacement and USDA Funded Utility Improvements. Budgets for these projects will be in the Capital Project Fund:

- Reverse CRF Amendment #2, appropriating capital reserve funds for the USDA application work, $87,000.
- Transfer funds from the General Fund to the CPF, for a debt service interest payment that was budgeted in FY20, prior to the final schedule $68,566. First payment is due May 2021.
- Fund Balance for Cedar Street Rehab/ Replacement Engineer/Design work $98,864.
- Reduce CRF Amendment #1, for Capital Reserve funds for the sewer main repair to the actual cost $15,198.
- Receive funds budgeted in FY 20 General Fund Budget Transfer to Capital Reserve $460,433
- Receive funds budgeted in the FY 20 Utility Fund Budget Transfer to Capital Reserve $333,930

REQUESTED ACTION:

Approve CRF Amendment #3

EXPECTED LENGTH OF PRESENTATION:

5 minutes

SUBMITTED BY:

Christi Wood – Finance Director

BUDGET AMENDMENT REQUIRED:

Yes

TOWN OF BEAUFORT
CAPITAL RESERVE FUND AMENDMENT #3

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

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

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

This amendment reverses prior amendments as listed below. Transfers were made between the Capital Reserve Fund and the Utility Fund for projects that are now part of a Capital Project Fund. Capital Project Funds have now been created for Cedar Street Rehab/Replacement and USDA Funded Utility Improvements. Budgets for these projects will be in the Capital Project Fund:

- Reverse CRF Amendment #2, appropriating capital reserve funds for the USDA application work, $87,000.
- Transfer funds from the General Fund to the CPF, for a debt service interest payment that was budgeted in FY20, prior to the final schedule $68,566. First payment is due May 2021.
- Receive funds budgeted in FY 20 General Fund Budget Transfer to Capital Reserve $460,433
- Fund Balance for Cedar Street Rehab/ Replacement Engineer/Design work $98,864.
- Reduce CRF Amendment #1, for Capital Reserve funds for the sewer main repair to the actual cost $15,198.
- Receive funds budgeted in the FY 20 Utility Fund Budget Transfer to Capital Reserve $333,930

SECTION I: REVENUE

INCREASE

TRANSFER IN FROM UTILITY FUND	$ 436,128
TRANSFER IN FROM GENERAL FUND	$ 528,999
TOTAL INCREASE	**$ 965,127**

SECTION II: EXPENDITURES

INCREASE

FUTURE CAPITAL OUTLAY FOR UTILITY LINE PROJECT	$ 349,128
FUTURE CAPITAL OUTLAY FOR STREET PROJECT	$ 528,999
TRANSFER TO CPF- USDA	$ 87,000
TRANSFER TO CPF- CEDARSTREET REHAB/REPLACEMENT	$ 98,864

TOTAL INCREASE	**$ 1,063,991**

DECREASE

FUTURE CAPITAL OUTLAY FOR UTILITY LINE PROJECT	$ 98,864
TOTAL DECREASE	**$ 98,864**

SECTION III: DISTRIBUTION

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

Adopted this 8th day of June 2020

ATTEST:

Michele Davis	Everette S. Newton
Town Clerk	Mayor

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

Town of Beaufort Board of Commissioners Worksession Meeting
4:00 PM Tuesday, May 26 – 701 Front Street Town Hall Conference Room

AGENDA CATEGORY: Items for Discussion and Consideration

SUBJECT: FY 20 Budget Amendment #13

BRIEF SUMMARY:

General Fund

- Property Tax Revenue – Tax collections are higher than budgeted; therefore, tax collection expense is more than budgeted. An additional appropriation is requested $15,000.
- Decrease the appropriation in Public Works for a debt service interest payment that was budgeted for FY20 before the schedule was finalized for the Street project. These funds are being transferred to the Capital Reserve Fund for Street Projects $68,566. The first payment is due May 2021.

Utility Fund

This amendment does not request any new appropriations. These amendments are to reverse prior amendments appropriating funds in the Utility Fund that were transferred in from the Capital Reserve Fund or appropriated fund balance. Capital Project Funds have now been created for Cedar Street Rehab/Replacement and USDA Funded Utility Improvements. Budgets for these projects will be in the Capital Project Fund:

- Reverse part of Budget Amendment #1, appropriating Fund Balance for Cedar Street Rehab/ Replacement Engineer/Design work $62,000.
- Reverse Budget Amendment #7, appropriating Capital Reserve funds for the USDA application $87,000.
- Reduce Budget Amendment #5, appropriating Capital Reserve funds for the sewer main repair to the actual cost $15,198 (Budget was for $30,000 cost $14,802).

REQUESTED ACTION:

Approve Budget Amendment #13

EXPECTED LENGTH OF PRESENTATION:

5 minutes

SUBMITTED BY:

Christi Wood – Finance Director

BUDGET AMENDMENT REQUIRED:

Yes

TOWN OF BEAUFORT
FY 2020 BUDGET AMENDMENT #13

WHEREAS, the Town of Beaufort adopted its Fiscal Year 2020 Budget through Ordinance on June 10, 2019, and

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

BE IT THEREFORE ORDAINED that the Board of Commissioners amends the Fiscal Year 2020 Budget as follows:

SECTION I: GENERAL FUND

This amendment requests an appropriation of:

- Property Tax Revenue – Tax collections are higher than budgeted; therefore, tax collection expense is more than budgeted. An additional appropriation is requested $15,000.
- Decrease the appropriation in Public Works for a debt service interest payment that was budgeted for FY20 before the schedule was finalized for the Road project. These funds are being transferred to the Capital Reserve Fund for Road Projects $68,566. The first payment is due May 2021.

A. REVENUE

INCREASE

PROPERTY TAX REVENUE	$ 15,000
TOTAL INCREASE	**$ 15,000**

B. EXPENDITURES AUTHORIZED BY DEPARTMENT

INCREASE

FINANCE	$ 15,000
NON-DEPARTMENTAL	$ 68,566
TOTAL INCREASE	**$ 83,566**

DECREASE

PUBLIC WORKS	$ 68,566
TOTAL DECREASE	**$ 68,566**

SECTION III: UTILITY FUND

This amendment does not request any new appropriations. These amendments are to reverse prior amendments appropriating funds in the Utility Fund that were transferred in from the Capital Reserve Fund or appropriated fund balance. Capital Project Funds have now been created for Cedar Street Rehab/Replacement and USDA Funded Utility Improvements. Budgets for these projects will be in the Capital Project Fund:

- Reverse part of Budget Amendment #1, appropriating Fund Balance for Cedar Street Rehab/ Replacement Engineer/Design work $62,000.
- Reverse Budget Amendment #7, appropriating Capital Reserve funds for the USDA application $87,000.
- Reduce Budget Amendment #5, appropriating Capital Reserve funds for the sewer main repair to the actual cost $15,198.

A. REVENUE

DECREASE

APPROPRIATED FUND BALANCE	$ 62,000
TRANSFER FROM CAPITAL RESERVE	$ 102,198
TOTAL DECREASE	**$ 164,198**

B. EXPENDITURES AUTHORIZED BY DEPARTMENT

DECREASE

WATER DIVISION	$ 74,000
SEWER DIVISION	$ 90,198
TOTAL DECREASE	**$ 164,198**

SECTION VI: DISTRIBUTION

Copies of this ordinance shall be furnished to the Town Manager and Finance Officer to be kept on file for their direction in the disbursement of funds.
Adopted this 8th day of June 2020.

ATTEST:

_____ _____

Michele Davis
Town Clerk

Everette S. Newton
Mayor

Town of Beaufort, NC
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Town of Beaufort Board of Commissioners Work Session Meeting
4:00 PM Tuesday, May 26, 2020 – 701 Front Street Town Hall Conference Room

AGENDA CATEGORY: Items for Discussion and Consideration

SUBJECT: April Financial Report

BRIEF SUMMARY:

The April financial report is attached along with the county tax collections. Also included is a R&E key explaining the columns in the report and a Chart of Accounts for reference.

REQUESTED ACTION:

Review the report.

EXPECTED LENGTH OF PRESENTATION:

5 minutes

SUBMITTED BY:

Christi Wood – Finance Director

BUDGET AMENDMENT REQUIRED:

No

Town of Beaufort
701 Front St. • P.O. Box 390 • Beaufort, N.C. 28516
252-728-2141 • 252-728-3982 fax
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April Financial Report

May 26, 2020

- Included in this packet is a key describing the heading of each column on the Statement of Revenues and Expenditure report.
- A Chart of Accounts, that provides a description of each account, is also provided.
- This report is for the month of December as noted in the report heading.
- The Fire Department is represented as a department within the General Fund. (10-531-xxxx)

- **NOTES:**
  Property Taxes collected by the County in April and distributed to the Town in May are included in the totals below.

Taxes

March		
Tax Year	Balance Remaining	Collection Rate to Date
2014	$5,781	99.77%
2015	$11,508	99.55%
2016	$27,376	98.96%
2017	$33,026	98.88%
2018	$43,486	98.67%
2019	$125,282	96.74%

April		
Tax Year	Balance Remaining	Collection Rate to Date
2014	$4,787	99.81%
2015	$11,185	99.56%
2016	$24,249	99.08%
2017	$31,681	98.92%
2018	$40,700	98.76%
2019	$109,729	97.15%

Mayor Everette S. (Rett) Newton
Commissioner John Hagle • Commissioner Sharon Harker • Commissioner Marianna Hollinshed
Commissioner Ann Carter • Commissioner Charles McDonald
Town Manager John Day

TOWN OF BEAUFORT
Statement of Revenue and Expenditures - Operating

Revenue Account Range: First to Last
Expend Account Range: First to Last
Print Zero YTD Activity: No

Include Non-Anticipated: Yes
Include Non-Budget: No

Year To Date As Of: 04/30/20
Current Period: 04/01/20 to 04/30/20
Prior Year As Of: 04/30/20

Revenue Account	Description	Prior Yr Rev	Anticipated	Current Rev	YTD Revenue	Excess/Deficit	% Real
10-301-0000	AD VALOREM TAX - CURRENT YEAR	3,175,130.61	3,708,101.00	31,522.55	3,717,705.65	9,604.65	100
10-301-0001	AD VALOREM TAX PRIOR YEAR	62,492.82	65,000.00	11,741.96	92,955.79	27,955.79	143
10-301-0002	PENALTIES AND INTEREST	19,529.07	9,000.00	290.44	15,327.55	6,327.55	170
10-301-0004	MOTOR VEHICLE TAX	167,578.08	151,159.00	17,170.88	144,127.53	7,031.47-	95
10-301-0006	PAYMENT IN LIEU OF TAXES	42,435.66	40,930.00	0.00	6,175.62	34,754.38-	15
10-303-0001	LOCAL OPTION SALES TAX	1,396,489.01	1,300,000.00	110,330.33	960,394.95	339,605.05-	74
10-303-0002	UTILITIES FRANCHISE TAX	376,203.34	385,000.00	0.00	211,570.15	173,429.85-	55
10-303-0003	BEER AND WINE TAX	18,174.47	18,685.00	0.00	0.00	18,685.00-	0
10-303-0004	POWELL BILL	119,202.33	120,000.00	0.00	118,908.16	1,091.84-	99
10-303-0008	EASTMAN'S CREEK COUNTY ASSESSMENT FEE	500.00	0.00	0.00	0.00	0.00	0
10-303-0009	NC DOT	8,339.00	0.00	0.00	0.00	0.00	0
10-303-0012	Grant from NC Natural $ Cultural Res.	0.00	44,016.00	0.00	44,016.00	0.00	100
10-303-0013	NOAA GRANT	0.00	14,289.00	0.00	0.00	14,289.00-	0
10-303-0014	FEMA PD BOAT GRANT	55,290.00	0.00	0.00	0.00	0.00	0
10-303-0015	FEMA HURRICANE FLORENCE	6,361.18	0.00	0.00	822,721.93	822,721.93	0
10-303-0016	GRANTS - AED for PD,SRO. Duke Energy	53,866.00	19,500.00	0.00	37,833.00	18,333.00	194
10-303-0017	NOAA Grant - Taylor's Creek	53,600.00	0.00	0.00	14,289.00	14,289.00	0
10-303-0018	NCORR LOAN	975,091.00	0.00	0.00	24,909.00	24,909.00	0
10-304-0001	COUNTY ABC PROFIT DISTRIBUTION	155,779.00	130,181.00	0.00	96,866.00	33,315.00-	74
10-304-0002	FIRE DISTRICT AD VALOREM TAX	320,169.96	320,170.00	26,911.67	269,116.70	51,053.30-	84
10-304-0003	FIRE DISTRICT SALES TAX	114,999.96	115,000.00	9,166.67	91,666.70	23,333.30-	80
10-304-0004	HARLOWE DIST AD VALOREM TAX	62,277.00	62,275.00	5,269.55	52,695.50	9,579.50-	85
10-304-0005	HARLOWE FIRE DISTRCIT SALES TAX	21,234.48	21,235.00	1,769.54	17,695.40	3,539.60-	83
10-304-0020	MISC REVENUE-FIRE DEPARTMENT	5,149.00	0.00	0.00	3,541.64	3,541.64	0
10-305-0001	SOLID WASTE USER FEE (RES)	477,092.36	523,740.00	46,362.34	454,680.38	69,059.62-	87
10-305-0002	SOLID WASTE USER FEES (COMM)	12,625.55	14,000.00	1,126.80	11,262.55	2,737.45-	80
10-305-0003	STORMWATER RESIDENTIAL	135,545.89	134,000.00	1,850.10	135,824.55	1,824.55	101
10-305-0004	SOLID WASTE USER FEE -WBD	39,226.52	41,000.00	2,688.99	28,348.15	12,651.85-	69
10-305-0005	BUILDING PERMITS	124,656.01	153,000.00	10,225.10	127,912.68	25,087.32-	84
10-305-0006	PARKING METER	244,780.41	195,442.00	0.00	101,739.55	93,702.45-	52
10-305-0007	PARKING VIOLATIONS/PENALTIES	28,565.00	35,400.00	680.00	18,369.00	17,031.00-	52
10-305-0008	COURT COSTS, FEES, CHARGES	738.50	1,000.00	108.00	722.70	277.30-	72
10-305-0010	LATE FEES - SOLID WASTE	38.51	0.00	0.00	32.25	32.25	0
10-305-0011	SPECIAL EVENT FEES	6,612.83	0.00	325.00	4,595.00	4,595.00	0
10-305-0012	SPECIAL EVENT PARKING FEES	25.00	0.00	0.00	0.00	0.00	0
10-305-0013	TRAIN DEPOT RENTAL	1,180.00	0.00	50.00-	1,380.00	1,380.00	0

Revenue Account	Description	Prior Yr Rev	Anticipated	Current Rev	YTD Revenue	Excess/Deficit	% Real
10-306-0001	PROPERTY LEASES	239,372.64	220,194.00	16,684.94	200,862.82	19,331.18-	91
10-306-0002	ANTENNA CONTRACT REVENUE	59,892.96	54,000.00	0.00	44,086.40	9,913.60-	82
10-306-0003	CEMETERY LOT SALES	7,950.00	3,500.00	50.00	2,200.00	1,300.00-	63
10-306-0005	SALE OF PROPERTY	0.00	0.00	0.00	474,000.00	474,000.00	0
10-306-0006	SALE OF SURPLUS PROPERTY	0.00	21,336.00	0.00	36,218.00	14,882.00	170
10-306-0010	SURETY BOND	0.00	0.00	0.00	12,320.00	12,320.00	0
10-307-0001	INVESTMENT EARNINGS	79,591.46	24,000.00	3,737.21	68,240.26	44,240.26	284
10-307-0002	MISCELLANEOUS REVENUE	105,634.40	2,700.00	25.00	5,896.36	3,196.36	218
10-307-0003	MISCELLANEOUS REVENUE - PD	20,828.92	33,000.00	1,000.00	8,885.59	24,114.41-	27
10-307-0004	DONATIONS	5,325.00	0.00	0.00	0.00	0.00	0
10-307-0007	PROCEEDS FROM LOAN	0.00	1,369,724.05	994,724.05	994,724.05	375,000.00-	73
10-307-0008	REIMBURSEMENT FROM INSURANCE	10,496.08	0.00	14,354.96	20,981.58	20,981.58	0
10-307-0009	APPROPRIATED FUND BALANCE	0.00	2,155,209.00	0.00	0.00	2,155,209.00-	0
10-307-0010	UTILITY FUND ADMIN EXPENSE ALLOCATION	350,000.00	511,000.00	0.00	0.00	511,000.00-	0
10-307-0011	APP. REST. FUND BALANCE (PUBLIC SAFETY)	0.00	75,000.00	0.00	0.00	75,000.00-	0
10-900-9000	cancel revenue	36.38	0.00	0.00	0.00	0.00	0
	General Fund Revenue Total	9,160,106.39	12,091,786.05	1,308,066.08	9,495,798.14	2,595,987.91-	74

Expend Account	Description	Prior Yr Expd	Budgeted	Current Expd	YTD Expended	Encumbered	Balance	% Used
10-410-0000	GOVERNING BODY:	0.00	0.00	0.00	0.00	0.00	0.00	0
10-410-0200	SALARIES AND WAGES	15,600.00	46,300.00	3,858.34	38,583.40	0.00	7,716.60	83
10-410-0500	FICA	1,193.41	3,704.00	295.15	2,951.50	0.00	752.50	80
10-410-0800	WORKERS COMPENSATION	96.49	150.00	0.00	149.55	0.00	0.45	100
10-410-1140	PUBLIC NOTICES/ADVERTISING	2,603.36	4,500.00	1,088.38	2,027.36	0.00	2,472.64	45
10-410-1141	NEWSLETTER	4,262.01	4,000.00	346.50	3,180.84	359.64	459.52	89
10-410-1210	OFFICE SUPPLIES	427.24	1,000.00	0.00	0.00	0.00	1,000.00	0
10-410-1220	OFFICE EQUIPMENT (NON-CAPITAL)	0.00	1,158.00	0.00	1,158.00	0.00	0.00	100
10-410-1250	DUES & SUBSCRIPTIONS	2,931.00	11,700.00	0.00	11,656.74	0.00	43.26	100
10-410-1430	TRAINING- REGISTRATION & CLASS MAT	915.00	4,235.00	0.00	600.00	0.00	3,635.00	14
10-410-1431	TRAVEL MILEAGE	0.00	750.00	0.00	0.00	0.00	750.00	0
10-410-1432	MEALS	1,856.40	1,500.00	0.00	55.90	0.00	1,444.10	4
10-410-1433	LODGING	287.66	2,000.00	0.00	470.08	0.00	1,529.92	24
10-410-1450	EMPLOYEE ENGAGEMENT	80.88	0.00	0.00	0.00	0.00	0.00	0
10-410-4520	CODIFICATION	3,670.53	2,500.00	0.00	1,295.00	420.57	784.43	69
10-410-5400	INSURANCE	4,005.83	4,800.00	0.00	3,931.79	0.00	868.21	82
10-410-5600	CIVIC CONTRIBUTIONS	4,600.00	0.00	0.00	0.00	0.00	0.00	0
10-410-5720	ELECTIONS	0.00	7,103.00	0.00	7,099.16	0.00	3.84	100

Expend Account	Description	Prior Yr Expd	Budgeted	Current Expd	YTD Expended	Encumbered	Balance	% Used
	DEPARTMENT Total	42,529.81	95,400.00	5,588.37	73,159.32	780.21	21,460.47	78
10-420-0000	ADMINISTRATION:	0.00	0.00	0.00	0.00	0.00	0.00	0
10-420-0200	SALARIES AND WAGES	306,992.45	424,293.00	35,765.55	356,903.35	0.00	67,389.65	84
10-420-0201	OVERTIME	0.00	0.00	1,562.62	1,562.62	0.00	1,562.62-	0
10-420-0500	FICA EXPENSE	21,914.53	33,903.00	2,681.89	25,902.44	0.00	8,000.56	76
10-420-0600	GROUP INSURANCE EXPENSE	23,247.81	36,250.00	2,928.60	26,315.34	0.00	9,934.66	73
10-420-0700	RETIREMENT EXPENSE	39,422.06	59,416.00	5,229.70	50,221.36	0.00	9,194.64	85
10-420-0800	WORKERS COMPENSATION	933.35	3,755.00	0.00	2,193.70	0.00	1,561.30	58
10-420-0900	UNEMPLOYMENT INSURANCE EXPENSE	760.64	2,730.00	0.00	2,717.15	0.00	12.85	100
10-420-1110	TELEPHONE	656.59-	2,100.00	0.00	1,086.62	0.00	1,013.38	52
10-420-1120	INTERNET/CABLE	5,130.45	6,900.00	0.00	3,308.37	1,080.82	2,510.81	64
10-420-1130	POSTAGE	3,623.78	3,000.00	1,000.00	3,041.55	0.00	41.55-	101
10-420-1210	OFFICE SUPPLIES	11,191.30	15,500.00	42.65	14,558.71	610.66	330.63	98
10-420-1220	OFFICE EQUIPMENT (NON-CAPITAL)	23,001.96	11,460.00	401.84	11,857.50	0.00	397.50-	103
10-420-1221	OFFICE EQUIPMENT LEASES	7,539.12	7,500.00	0.00	6,220.63	0.00	1,279.37	83
10-420-1230	OFFICE CONTRACT SERVICES	67,833.78	58,690.00	4,292.32	55,878.96	0.00	2,811.04	95
10-420-1250	DUES AND SUBSCRIPTIONS	2,880.34	2,500.00	0.00	2,399.08	0.00	100.92	96
10-420-1310	ELECTRIC	17,345.67	15,600.00	1,418.10	11,105.69	0.00	4,494.31	71
10-420-1330	WATER/SEWER/SOLID WASTE	2,855.89	2,500.00	194.29	2,507.54	0.00	7.54-	100
10-420-1422	SAFETY SUPPLIES & MATERIALS	24.92-	0.00	0.00	0.00	0.00	0.00	0
10-420-1430	TRAINING-REGISTRATION & CLASS MAT'	3,364.20	4,400.00	0.00	1,335.00	0.00	3,065.00	30
10-420-1431	TRAVEL MILEAGE	1,322.88	1,850.00	0.00	936.12	0.00	913.88	51
10-420-1432	MEALS	583.82	1,000.00	0.00	327.13	0.00	672.87	33
10-420-1433	LODGING	594.23	3,200.00	0.00	2,248.92	0.00	951.08	70
10-420-1630	EQUIPMENT MAINT. & REPAIRS	0.00	100.00	0.00	0.00	0.00	100.00	0
10-420-5400	INSURANCE	29,402.47	29,745.00	0.00	26,773.11	0.00	2,971.89	90
10-420-7430	CAPITAL OUTLAY - VEHICLES	0.00	19,500.00	0.00	17,305.73	0.00	2,194.27	89
	DEPARTMENT Total	569,259.22	745,892.00	55,517.56	626,706.62	1,691.48	117,493.90	84
10-430-0000	FINANCE:	0.00	0.00	0.00	0.00	0.00	0.00	0
10-430-0200	SALARIES AND WAGES	244,029.46	259,790.00	20,701.64	223,409.15	0.00	36,380.85	86
10-430-0201	OVERTIME	136.73	40.00	112.92	148.21	0.00	108.21-	371
10-430-0500	FICA EXPENSE	17,405.23	20,639.00	1,478.66	15,940.45	0.00	4,698.55	77
10-430-0600	GROUP INSURANCE EXPENSE	34,450.20	36,250.00	2,928.60	29,286.00	0.00	6,964.00	81
10-430-0700	RETIREMENT EXPENSE	31,217.69	36,171.00	2,916.15	31,110.29	0.00	5,060.71	86
10-430-0800	WORKERS COMPENSATION	837.01	1,300.00	0.00	1,283.45	0.00	16.55	99
10-430-1230	OFFICE CONTRACT SERVICES	28,176.71	28,560.00	1,000.01	19,176.73	0.00	9,383.27	67
10-430-1250	DUES & SUBSCRIPTIONS	310.00	400.00	0.00	310.00	0.00	90.00	78

Expend Account	Description	Prior Yr Expd	Budgeted	Current Expd	YTD Expended	Encumbered	Balance	% Used
10-430-1430	TRAINING-REGISTRATION & CLASS MATE	1,801.35	3,000.00	0.00	475.00	0.00	2,525.00	16
10-430-1431	TRAVEL MILEAGE	1,091.31	1,500.00	0.00	176.87	0.00	1,323.13	12
10-430-1432	MEALS	263.18	1,200.00	0.00	30.77	0.00	1,169.23	3
10-430-1433	LODGING	1,088.90	2,800.00	0.00	320.07	0.00	2,479.93	11
10-430-1610	NON-CAPITAL EQUIPMENT PURCHASE	3,180.00	0.00	0.00	0.00	0.00	0.00	0
10-430-1630	EQUIPMENT MAINT & REPAIRS	0.00	500.00	0.00	0.00	0.00	500.00	0
10-430-3901	PARKING METER PROCESSING FEES	18,564.86	0.00	0.00	0.00	0.00	0.00	0
10-430-4510	PROFESSIONAL SERVICES	8,980.00	20,000.00	0.00	9,518.04	0.00	10,481.96	48
10-430-4520	TAX COLLECTION ADMIN EXPENSE PROP.	67,778.05	67,000.00	902.29	79,177.54	0.00	12,177.54-	118
10-430-4525	TAX COLLECTION ADMIN EXPENSE MVT	9,409.33	11,186.00	973.61	8,046.93	0.00	3,139.07	72
	DEPARTMENT Total	468,720.01	490,336.00	31,013.88	418,409.50	0.00	71,926.50	85
10-450-0000	PARKING DEPARTMENT:	0.00	0.00	0.00	0.00	0.00	0.00	0
10-450-0200	SALARIES AND WAGES	16,981.01	50,555.00	2,885.60	40,526.90	0.00	10,028.10	80
10-450-0201	OVERTIME	499.82	2,000.00	0.00	241.47	0.00	1,758.53	12
10-450-0500	FICA EXPENSE	1,039.62	4,205.00	213.26	3,043.91	0.00	1,161.09	72
10-450-0600	GROUP INSURANCE	1,752.48	7,250.00	585.72	5,857.20	0.00	1,392.80	81
10-450-0700	RETIREMENT EXPENSE	1,170.10	5,114.00	404.28	4,441.82	0.00	672.18	87
10-450-0800	WORKERS COMPENSATION	0.00	1,300.00	0.00	1,278.52	0.00	21.48	98
10-450-1210	OFFICE SUPPLIES	4,232.26	1,200.00	7.33	736.31	0.00	463.69	61
10-450-1230	OFFICE CONTRACT SERVICES - SOFTWARE	2,763.68	10,944.00	1,824.00	9,215.00	0.00	1,729.00	84
10-450-1430	TRAINING -REGISTRATION AND CLASS MAT'L	1.00	3,000.00	0.00	0.00	0.00	3,000.00	0
10-450-1592	WBD PROJECTS	0.00	64,045.00	517.52	17,596.57	0.00	46,448.43	27
10-450-1620	EQUIPMENT RENTAL - HANDHELDS	1,810.08	2,800.00	100.00	2,683.07	540.00	423.07-	115
10-450-1630	EQUIPMENT MAINTENANCE AND REPAIRS	4,104.99	3,000.00	0.00	2,930.17	0.00	69.83	98
10-450-3901	PARKING METER CREDIT CARD PROCESSING FEE	60.50	22,000.00	40.99	10,669.37	0.00	11,330.63	48
10-450-3902	COLLECTION FEES	0.00	2,000.00	354.96	1,534.00	127.46	338.54	83
10-450-5730	CONTINGENCY	0.00	12,100.00	0.00	0.00	0.00	12,100.00	0
10-450-8010	DEBT SERVICE - PRINCIPAL	0.00	7,355.00	0.00	0.00	0.00	7,355.00	0
10-450-8011	DEBT SERVICE - INTEREST	0.00	1,448.00	0.00	0.00	0.00	1,448.00	0
	DEPARTMENT Total	34,415.54	200,316.00	6,933.66	100,754.31	667.46	98,894.23	51
10-510-0000	POLICE DEPARTMENT:	0.00	0.00	0.00	0.00	0.00	0.00	0
10-510-0200	SALARIES AND WAGES	842,838.58	945,376.00	80,104.28	819,866.91	0.00	125,509.09	87
10-510-0201	OVERTIME	29,761.42	39,600.00	176.59	25,373.27	0.00	14,226.73	64
10-510-0203	SEPARATION PAY	42,121.08	41,400.00	3,510.09	35,100.90	0.00	6,299.10	85
10-510-0205	OTHER SALARIES-PARTTIME	13,523.08	16,500.00	0.00	2,177.96	0.00	14,322.04	13
10-510-0500	FICA EXPENSE	69,141.54	81,854.00	6,122.22	65,299.90	0.00	16,554.10	80

Expend Account	Description	Prior Yr Expd	Budgeted	Current Expd	YTD Expended	Encumbered	Balance	% Used
10-510-0600	GROUP INSURANCE EXPENSE	110,621.76	137,750.00	11,128.68	103,420.08	0.00	34,329.92	75
10-510-0700	RETIREMENT EXPENSE	117,098.51	141,477.00	11,780.91	123,493.29	0.00	17,983.71	87
10-510-0800	WORKERS COMPENSATION	30,613.28	43,955.00	0.00	43,890.54	0.00	64.46	100
10-510-1110	TELEPHONE	999.62	1,700.00	0.00	1,106.73	0.00	593.27	65
10-510-1111	TELEPHONE-CELLULAR	10,091.98	10,500.00	0.00	5,499.96	1,832.24	3,167.80	70
10-510-1120	INTERNET/CABLE	2,653.41	3,600.00	0.00	1,911.53	621.00	1,067.47	70
10-510-1130	POSTAGE	165.76	1,000.00	0.00	304.70	0.00	695.30	30
10-510-1210	OFFICE SUPPLIES	2,471.66	2,499.53	15.98	1,711.21	0.00	788.32	68
10-510-1220	OFFICE EQUIPMENT (NON-CAPITAL)	5,543.67	2,000.00	1,032.00	1,904.00	0.00	96.00	95
10-510-1221	OFFICE EQUIPMENT LEASES	3,299.64	4,000.00	328.25	3,482.75	0.00	517.25	87
10-510-1230	OFFICE CONTRACT SERVICES	17,195.56	35,000.00	1,281.00	22,226.56	50.00	12,723.44	64
10-510-1250	DUES AND SUBSCRIPTIONS	658.00	2,500.00	0.00	744.00	0.00	1,756.00	30
10-510-1260	MISC. ADMIN. EXPENSE	154.00	650.00	0.00	0.00	0.00	650.00	0
10-510-1310	ELECTRIC	8,609.55	6,000.00	873.99	5,429.45	0.00	570.55	90
10-510-1330	WATER/SEWER/SOLID WASTE	3,405.08	3,500.00	563.24	3,005.89	0.00	494.11	86
10-510-1420	OSHA/SAFETY COMPLIANE	421.50	350.00	0.00	0.00	0.00	350.00	0
10-510-1421	SAFETY EQUIPMENT	17.18	100.00	0.00	0.00	0.00	100.00	0
10-510-1422	SAFETY SUPPLIES & MATERIALS	796.81	850.00	0.00	1,166.35	0.00	316.35-	137
10-510-1430	TRAINING- REGISTRATION &CLASS MAT'	3,487.76	16,200.00	0.00	10,180.71	400.00	5,619.29	65
10-510-1431	TRAVEL MILEAGE	212.21	500.00	0.00	19.00	0.00	481.00	4
10-510-1432	MEALS	5,720.61	3,000.00	0.00	2,496.77	150.00	353.23	88
10-510-1433	LODGING	4,312.43	4,000.00	0.00	3,488.65	0.00	511.35	87
10-510-1440	UNIFORMS	14,553.33	20,000.00	403.82	10,887.18	7,605.44	1,507.38	92
10-510-1451	EMPLOYEE WELLNESS	8,843.00	11,800.00	0.00	6,259.00	0.00	5,541.00	53
10-510-1610	NON-CAPITAL EQUIPMENT PURCHASE	49,424.39	22,600.00	0.00	19,649.52	3,702.02	751.54-	103
10-510-1630	EQUIPMENT MAINT. & REPAIRS	2,737.50	10,000.00	0.00	1,684.93	0.00	8,315.07	17
10-510-1710	AUTO FUEL	35,240.83	37,000.00	1,941.12	24,938.85	2,412.00	9,649.15	74
10-510-1730	VEHICLE MAINT. & REPAIRS	18,630.96	16,600.00	599.80	17,376.60	325.00	1,101.60-	107
10-510-3310	DEPARTMENT SUPPLIES & MATERIALS	14,263.53	11,000.00	176.77	4,975.87	600.00	5,424.13	51
10-510-4560	ABANDONED AND DERELICT VESSEL REMOVAL	0.00	16,375.00	0.00	16,375.00	0.00	0.00	100
10-510-5400	INSURANCE AND BONDS	22,763.15	24,120.00	0.00	24,073.10	0.00	46.90	100
10-510-5791	CRIMINAL INVESTIGATION	1,499.43	10,000.00	0.00	5,836.56	0.00	4,163.44	58
10-510-5793	CRIME PREVENTION	5,389.89	4,000.00	0.00	4,567.60	0.00	567.60-	114
10-510-7420	CAPITAL OUTLAY - EQUIPMENT	63,932.28	13,850.00	0.00	11,801.79	0.00	2,048.21	85
10-510-7430	CAPITAL OUTLAY - VEHICLES	79,028.79	41,500.00	0.00	35,277.51	0.00	6,222.49	85
10-510-8010	DEBT SERVICE - PRINCIPAL	37,165.26	16,289.44	0.00	16,289.44	0.00	0.00	100
10-510-8011	DEBT SERVICE - INTEREST	2,087.43	931.03	0.00	931.03	0.00	0.00	100
10-510-9003	HURRICANE SUPPLIES & MATERIALS	968.86	3,500.00	0.00	3,470.49	0.00	29.51	99
10-510-9010	COVID-19 RESPONSE	0.00	0.00	15.98-	0.00	0.00	0.00	0

Expend Account	Description	Prior Yr Expd	Budgeted	Current Expd	YTD Expended	Encumbered	Balance	% Used
	DEPARTMENT Total	1,682,464.31	1,805,427.00	120,022.76	1,487,695.58	17,697.70	300,033.72	83
10-531-0000	FIRE DEPARTMENT:	0.00	0.00	0.00	0.00	0.00	0.00	0
10-531-0200	SALARIES & WAGES	794,328.21	933,000.00	101,123.27	813,740.16	0.00	119,259.84	87
10-531-0201	OVERTIME	14,897.57	54,390.00	1,931.95	18,733.30	0.00	35,656.70	34
10-531-0205	SALARIES-PARTIME/PRN	47,777.21	45,084.00	0.00	41,088.72	0.00	3,995.28	91
10-531-0500	FICA EXPENSE	62,895.38	78,734.00	7,729.99	65,270.34	0.00	13,463.66	83
10-531-0600	GROUP INSURANCE	118,016.64	130,500.00	9,873.12	94,634.28	0.00	35,865.72	73
10-531-0700	RETIREMENT EXPENSE	101,133.94	131,660.00	14,438.04	115,801.15	0.00	15,858.85	88
10-531-0701	FIREMAN'S PENSION FUND	1,870.00	2,160.00	0.00	1,590.00	0.00	570.00	74
10-531-0800	WORKERS COMPENSATION	33,836.96	54,965.00	1,292.81	56,223.04	0.00	1,258.04-	102
10-531-1110	TELEPHONE	3,119.32	3,170.00	0.00	2,298.52	0.00	871.48	73
10-531-1111	TELEPHONE- CELLULAR	1,661.38	1,660.00	0.00	923.98	168.27	567.75	66
10-531-1120	INTERNET/CABLE	5,420.48	4,040.00	0.00	2,412.54	626.25	1,001.21	75
10-531-1130	POSTAGE	189.86	200.00	9.05	21.25	0.00	178.75	11
10-531-1210	OFFICE SUPPLIES	688.02	1,200.00	0.00	818.74	0.00	381.26	68
10-531-1220	OFFICE EQUIPMENT (NON-CAPITAL)	2,536.96	4,500.00	3,054.89	4,111.86	0.00	388.14	91
10-531-1221	OFFICE EQUIPMENT LEASES	2,191.77	2,940.00	239.94	2,639.34	0.00	300.66	90
10-531-1230	OFFICE CONTRACT SERVICES	1,935.17	2,000.00	14.40	1,602.40	0.00	397.60	80
10-531-1250	DUES & SUBSCRIPTIONS	1,641.50	1,825.00	0.00	1,733.53	25.00	66.47	96
10-531-1310	ELECTRIC	24,811.83	23,460.00	2,438.56	17,657.93	573.92	5,228.15	78
10-531-1320	LP GAS	425.91	500.00	63.89	272.71	0.00	227.29	55
10-531-1330	WATER/SEWER/SOLID WASTE	5,034.01	4,510.00	586.78	3,650.06	0.00	859.94	81
10-531-1420	OSHA/ SAFETY COMPLIANCE	5,789.30	5,860.00	0.00	4,054.47	0.00	1,805.53	69
10-531-1421	SAFETY EQUIPMENT	20,205.30	34,880.00	13,137.70	28,400.98	5,309.25	1,169.77	97
10-531-1422	SAFETY SUPPLIES & MATERIALS	537.15	2,000.00	220.71	1,713.96	0.00	286.04	86
10-531-1430	TRAINING- REGIST & CLASS MATERIAL	1,639.02	4,800.00	0.00	3,399.22	0.00	1,400.78	71
10-531-1431	MILEAGE	192.37	400.00	0.00	233.00	0.00	167.00	58
10-531-1432	MEALS	75.06	1,700.00	0.00	1,383.81	38.16	278.03	84
10-531-1433	LODGING	207.39	2,000.00	0.00	1,444.96	0.00	555.04	72
10-531-1440	UNIFORMS	6,073.11	9,500.00	0.00	8,123.87	138.03	1,238.10	87
10-531-1510	BUILDING MAINTENANCE	1,828.77	12,350.00	501.84	7,796.82	195.01	4,358.17	65
10-531-1511	GROUND MAINT	2,917.30	3,500.00	0.00	2,615.09	56.45	828.46	76
10-531-1512	JANITORIAL SUPPLIES	1,144.33	1,900.00	117.02	1,303.29	464.93	131.78	93
10-531-1513	CONTRACTED SERVICES	4,648.70	7,660.00	0.00	4,515.50	1,607.50	1,537.00	80
10-531-1610	NON-CAPITAL EQUIPMENT PURCHASE	15,665.75	17,425.00	4,639.02	13,436.77	186.45	3,801.78	78
10-531-1630	EQUIPMENT MAINT & REPAIRS	16,812.08	15,600.00	92.00	7,167.91	1,850.00	6,582.09	58
10-531-1710	AUTO FUEL	20,211.03	23,000.00	808.12	12,463.16	933.30	9,603.54	58
10-531-1730	VEHICLE MAINT & REPAIRS	25,949.11	37,066.00	803.03	21,999.71	19,323.88	4,257.59-	111
10-531-3310	DEPARTMENT SUPPLIES & MATERIALS	2,767.03	4,000.00	321.18	3,174.02	751.14	74.84	98

Expend Account	Description	Prior Yr Expd	Budgeted	Current Expd	YTD Expended	Encumbered	Balance	% Used
10-531-5400	INSURANCE & BONDS	31,473.00	33,050.00	0.00	32,848.00	0.00	202.00	99
10-531-7430	CAPITAL OUTLAY- VEHICLES	0.00	1,407,724.05	0.00	39,538.04	994,724.05	373,461.96	73
10-531-8010	DEBT SERVICE - PRINCIPAL	211,997.44	209,152.00	0.00	209,152.13	0.00	0.13-	100
10-531-8011	DEBT SERVICE - INTEREST	85,749.00	78,799.00	0.00	78,798.95	0.00	0.05	100
10-531-9001	HURRICANE FUEL	2,268.71	1,784.00	0.00	884.31	0.00	899.69	50
10-531-9003	HURRICANE SUPPLIES & MATERIALS	2,039.11	6,049.00	655.26	5,005.84	580.83	462.33	92
10-531-9010	COVID-19 RESPONSE	0.00	0.00	1,644.39	1,854.42	169.78	2,024.20-	0
	DEPARTMENT Total	1,684,602.18	3,400,697.05	165,736.96	1,736,532.08	1,027,722.20	636,442.77	81
10-540-0000	PLANNING & INSPECTIONS:	0.00	0.00	0.00	0.00	0.00	0.00	0
10-540-0200	SALARIES AND WAGES	275,438.44	294,751.00	24,038.61	261,778.83	0.00	32,972.17	89
10-540-0201	OVERTIME	2,510.74	7,150.00	0.00	975.07	0.00	6,174.93	14
10-540-0500	FICA EXPENSE	20,668.30	24,084.00	2,007.32	19,759.58	0.00	4,324.42	82
10-540-0600	GROUP INSURANCE EXPENSE	34,450.20	36,250.00	2,928.60	29,829.66	0.00	6,420.34	82
10-540-0700	RETIREMENT EXPENSE	35,503.36	42,207.00	3,367.80	36,786.05	0.00	5,420.95	87
10-540-0800	WORKERS COMPENSATION	4,035.23	6,150.00	0.00	6,137.78	0.00	12.22	100
10-540-1220	OFFICE EQUIPMENT (NON-CAPITAL)	872.00	0.00	0.00	0.00	0.00	0.00	0
10-540-1250	DUES & SUBSCRIPTIONS	2,689.46	2,550.00	0.00	2,135.59	0.00	414.41	84
10-540-1420	OSHA/SAFETY COMPLIANCE	0.00	200.00	0.00	0.00	0.00	200.00	0
10-540-1430	TRAINING-REGISTRATION & CLASS MAT'	1,627.97	2,425.00	0.00	2,172.55	368.00	115.55-	105
10-540-1431	TRAVEL MILEAGE	1,664.27	2,438.00	0.00	1,979.45	100.00	358.55	85
10-540-1432	MEALS	187.75	1,100.00	0.00	384.95	30.00	685.05	38
10-540-1433	LODGING	2,232.66	4,175.00	0.00	3,188.14	200.00	786.86	81
10-540-1610	NON-CAPITAL EQUIPMENT PURCHASE	0.00	1,500.00	0.00	234.00	0.00	1,266.00	16
10-540-1710	AUTO FUEL	1,032.01	1,250.00	29.43	441.08	15.00	793.92	36
10-540-1730	VEHICLE MAINT & REPAIRS	595.22	1,000.00	0.00	252.54	0.00	747.46	25
10-540-1810	PERMITS & FEES RECURRING	920.00	1,500.00	160.00	670.00	0.00	830.00	45
10-540-1820	PERMITS & FEES - ONE TIME	50.00	0.00	0.00	0.00	0.00	0.00	0
10-540-3510	HISTORIC COMM.EXPENSE	347.22	100.00	0.00	0.00	30.00	70.00	30
10-540-3512	HISTORIC COMM-TRAVEL	0.00	100.00	0.00	0.00	0.00	100.00	0
10-540-4510	PROFESSIONAL SERVICES	0.00	30,000.00	7,500.00	7,500.00	22,500.00	0.00	100
10-540-5400	INSURANCE & BONDS	0.00	0.00	0.00	83.34	0.00	83.34-	0
10-540-7430	CAPITAL OUTLAY- VEHICLES	0.00	23,150.00	0.00	21,604.44	0.00	1,545.56	93
10-540-8010	DEBT SERVICE - PRINCIPAL	4,663.87	4,751.10	0.00	4,751.09	0.00	0.01	100
10-540-8011	DEBT SERVICE - INTEREST	358.77	271.90	0.00	271.55	0.00	0.35	100
	DEPARTMENT Total	389,847.47	487,103.00	40,031.76	400,935.69	23,243.00	62,924.31	87
10-560-0000	PUBLIC WORKS:	0.00	0.00	0.00	0.00	0.00	0.00	0

Expend Account	Description	Prior Yr Expd	Budgeted	Current Expd	YTD Expended	Encumbered	Balance	% Used
10-560-0200	SALARIES AND WAGES	467,954.87	508,368.00	38,941.94	441,858.40	0.00	66,509.60	87
10-560-0201	OVERTIME	3,652.15	4,400.00	0.00	3,596.60	0.00	803.40	82
10-560-0500	FICA EXPENSE	34,256.86	40,914.00	2,796.51	32,562.88	0.00	8,351.12	80
10-560-0600	GROUP INSURANCE EXPENSE	75,809.88	94,250.00	7,028.64	71,101.89	0.00	23,148.11	75
10-560-0700	RETIREMENT EXPENSE	58,777.09	71,700.00	5,455.75	61,301.17	0.00	10,398.83	86
10-560-0800	WORKERS COMPENSATION	17,021.88	27,555.00	66.31	26,566.15	0.00	988.85	96
10-560-1110	TELEPHONE	384.13	1,750.00	0.00	1,115.64	0.00	634.36	64
10-560-1111	TELEPHONE- CELLULAR	0.00	350.00	0.00	221.77	5.53	122.70	65
10-560-1120	INTERNET\CABLE	2,454.93	4,900.00	0.00	3,088.41	840.94	970.65	80
10-560-1130	POSTAGE	4,542.26	4,500.00	407.18	3,625.52	406.65	467.83	90
10-560-1210	OFFICE SUPPLIES	1,292.73	2,000.00	0.00	1,231.50	100.00	668.50	67
10-560-1220	OFFICE EQUIPMENT (NON-CAPITAL)	2,186.94	1,875.00	0.00	385.85	872.00	617.15	67
10-560-1221	OFFICE EQUIPMENT LEASE	2,912.49	3,100.00	266.30	2,663.00	0.00	437.00	86
10-560-1230	OFFICE CONTRACT SERVICES	2,217.18	2,121.69	126.89	1,491.53	248.34	381.82	82
10-560-1250	DUES AND SUBSCRIPTIONS	574.96	650.00	0.00	246.28	0.00	403.72	38
10-560-1310	ELECTRIC	7,187.95	6,500.00	751.96	5,539.75	0.00	960.25	85
10-560-1320	LP GAS	3,456.99	3,150.00	340.13	1,452.28	350.00	1,347.72	57
10-560-1330	WATER/SEWER/SOLID WASTE	2,966.38	2,000.00	409.30	2,377.10	0.00	377.10-	119
10-560-1420	OSHA/SAFETY COMPLIANCE	706.17	2,500.00	0.00	511.59	100.00	1,888.41	24
10-560-1421	SAFETY EQUIPMENT	0.00	750.00	0.00	277.62	0.00	472.38	37
10-560-1422	SAFETY SUPPLIES & MATERIALS	1,633.59	2,100.00	0.00	177.34	100.00	1,822.66	13
10-560-1430	TRAINING -REGISTRATION & CLASS	182.10	3,150.00	0.00	352.75	100.00	2,697.25	14
10-560-1431	TRAVEL MILEAGE	478.24	500.00	0.00	0.00	0.00	500.00	0
10-560-1432	MEALS	126.04	750.00	0.00	97.27	30.00	622.73	17
10-560-1433	LODGING	846.19	750.00	0.00	0.00	0.00	750.00	0
10-560-1440	UNIFORMS	7,433.50	7,000.00	427.70	5,649.33	0.00	1,350.67	81
10-560-1610	NON-CAPITAL EQUIPMENT PURCHASE	6,417.15	8,000.00	287.13	5,247.05	700.00	2,052.95	74
10-560-1630	EQUIPMENT MAINT. & REPAIRS	5,412.17	12,000.00	1,254.87	12,415.57	350.00	765.57-	106
10-560-1710	AUTO FUEL	13,856.87	20,000.00	730.71	10,681.20	886.00	8,432.80	58
10-560-1730	VEHICLE MAINT. & REPAIRS	17,929.92	10,500.00	80.22	9,792.70	559.76-	1,267.06	88
10-560-1820	PERMITS & FEES - ONE TIME	100.00	500.00	0.00	0.00	0.00	500.00	0
10-560-3310	DEPARTMENT SUPPLIES & MATERIAL	4,139.49	10,000.00	711.74	3,231.95	300.00	6,468.05	35
10-560-3320	STREETSCAPING MATERIALS	0.00	74.58	0.00	0.00	74.58	0.00	100
10-560-3811	STREET CONT. SERVICES	226,843.10	184,832.00	0.00	131,861.15	25,390.00	27,580.85	85
10-560-3812	STREET SUPPLIES & MAT'L	8,975.12	10,000.00	0.00	7,800.94	0.00	2,199.06	78
10-560-3814	SIDEWALKS & MULTI-MODAL	7,677.23-	40,575.00	0.00	40,946.91	0.00	371.91-	101
10-560-3900	PARKING METERS	10,466.86	0.00	0.00	0.00	0.00	0.00	0
10-560-4550	CONTRACT SERVICES	67,778.20	62,289.00	0.00	40,988.17	8,560.00	12,740.83	80
10-560-4552	MOSQUITO CONTROL	395.96	750.00	0.00	59.99	0.00	690.01	8
10-560-4590	DREDGING EXPENSE	85,000.00	103,200.00	0.00	103,200.00	0.00	0.00	100

Expend Account	Description	Prior Yr Expd	Budgeted	Current Expd	YTD Expended	Encumbered	Balance	% Used
10-560-5400	INSURANCE	15,253.07	18,200.00	62.39	13,312.39	0.00	4,887.61	73
10-560-5900	STREET LIGHTS	150,011.09	125,000.00	23,677.19	109,820.84	0.00	15,179.16	88
10-560-7420	CAPITAL OUTLAY - EQUIPMENT	10,351.20-	0.00	0.00	0.00	0.00	0.00	0
10-560-7430	CAPITAL OUTLAY - VEHICLES	31,739.11	33,336.00	30,245.89	48,073.89	0.00	14,737.89-	144
10-560-8010	DEBT SERVICES-PRINCIPAL	35,924.16	8,144.72	0.00	8,144.72	0.00	0.00	100
10-560-8011	DEBT SERVICES-INTEREST	2,764.65	69,032.19	0.00	465.52	0.00	68,566.67	1
10-560-9001	HURRICANE FUEL	0.00	300.00	0.00	285.04	0.00	14.96	95
10-560-9002	HURRICANE RENTAL EQUIPMENT	4,072.63	815.00	0.00	807.50	0.00	7.50	99
10-560-9003	HURRICANE SUPPLIES & MATERIALS	13,395.80	4,900.00	1,660.00	6,537.35	0.00	1,637.35-	133
10-560-9004	HURRICANE DEBRIS REMOVAL	760,239.72	232,100.00	0.00	181,032.80	0.00	51,067.20	78
10-560-9010	COVID-19 RESPONSE	0.00	0.00	19,151.24	38,001.84	5,357.74	43,359.58-	0
	DEPARTMENT Total	2,141,742.14	1,752,132.18	134,879.99	1,440,199.14	44,212.02	267,721.02	85
10-570-0000	SANITATION:	0.00	0.00	0.00	0.00	0.00	0.00	0
10-570-1310	ELECTRIC FOR COMPACTOR	582.90	1,000.00	85.56	432.03	0.00	567.97	43
10-570-1630	EQUIPMENT MAINT.	155.98	5,000.00	0.00	326.91	0.00	4,673.09	7
10-570-1710	AUTO FUEL	13,715.80	15,000.00	291.76	6,070.68	572.00	8,357.32	44
10-570-1730	VEHICLE MAINTENANCE	281.54	5,000.00	0.00	58.97	0.00	4,941.03	1
10-570-4520	COLLECTION CONTRACTED SV WBD ROLLOUT ONL	24,130.60	17,304.00	0.00	14,069.72	4,042.01	807.73-	105
10-570-4521	COLLECTION CONTRACTSVC RESROLLOUT SW&RCY	401,081.39	377,495.00	0.00	223,788.36	66,073.48	87,633.16	77
10-570-4560	RECYCLING DISPOSAL WBD CARDBOARD ONLY	7,054.60	7,210.00	0.00	4,287.30	1,513.77	1,408.93	80
10-570-4561	SOLID WASTE DISPOSAL RES BULK SERVICE	19,688.32-	25,750.00	0.00	21,777.45	3,908.10	64.45	100
10-570-4562	YARD DEBRIS DISPOSAL FEE DEE GARNER	41,230.00	30,900.00	6,280.00	31,910.00	0.00	1,010.00-	103
10-570-4563	SOLID WASTE DISPOSAL WBD COMPACTOR FEE	30,014.68	25,750.00	0.00	16,827.39	5,790.68	3,131.93	88
10-570-8010	DEBT SERVICES- PRINCIPAL (GRAPPLE TRUCK)	28,649.51	29,185.25	0.00	29,185.25	0.00	0.00	100
10-570-8011	DEBT SERVICES - INTEREST (GRAPPLE TRUCK)	2,203.84	1,668.09	0.00	1,668.10	0.00	0.01-	100
	DEPARTMENT Total	529,412.52	541,262.34	6,657.32	350,402.16	81,900.04	108,960.14	80
10-580-0000	STORMWATER	0.00	0.00	0.00	0.00	0.00	0.00	0
10-580-1610	NON-CAPITAL EQUIPMENT PURCHASES	2,915.32	25,200.00	0.00	0.00	0.00	25,200.00	0
10-580-1710	DEPARTMENT SUPPLIES AND MATERIALS	2,130.92	14,910.00	3,491.40	8,822.29	0.00	6,087.71	59
10-580-4550	CONTRACT SERVICES	169,315.68	132,072.00	0.00	15,920.46	32,032.00	84,119.54	36
	DEPARTMENT Total	174,361.92	172,182.00	3,491.40	24,742.75	32,032.00	115,407.25	33
10-620-0000	FACILITIES & GROUND MAIN:	0.00	0.00	0.00	0.00	0.00	0.00	0
10-620-1310	ELECTRIC	1,365.03	0.00	177.65	380.90	0.00	380.90-	0
10-620-1510	TOWN HALL BLDG MAINT	11,177.71	94,000.00	26.96	38,338.36	52,253.00	3,408.64	96

Expend Account	Description	Prior Yr Expd	Budgeted	Current Expd	YTD Expended	Encumbered	Balance	% Used
10-620-1511	TOWN HALL GROUND MAINT	225.32	1,000.00	0.00	0.00	0.00	1,000.00	0
10-620-1512	TOWN HALL JANITORIAL SUPPLIES	2,149.93	1,500.00	0.00	636.90	29.55	833.55	44
10-620-1513	TOWN HALL CONTRACTED SERVICES	100.00	4,000.00	0.00	1,812.89	0.00	2,187.11	45
10-620-1520	TRAIN DEPOT BLDG MAINT	627.16	12,500.00	12.43	11,053.79	0.00	1,446.21	88
10-620-1522	TRAIN DEPOT JANITORIAL SUPPLIES	995.67	1,000.00	0.00	0.00	0.00	1,000.00	0
10-620-1523	TRAIN DEPOT CONTRACTED SERVICES	0.00	5,000.00	0.00	0.00	2,668.00	2,332.00	53
10-620-1530	POLICE DEPT BLDG MAINT	37,023.84	135,000.00	18,116.98	93,898.37	28,543.04	12,558.59	91
10-620-1531	POLICE DEPT GROUND MAINT	491.33	0.00	0.00	0.00	0.00	0.00	0
10-620-1532	POLICE DEPT JANITORIAL SUPPLIES	1,226.44	1,500.00	0.00	41.70	0.00	1,458.30	3
10-620-1533	POLICE DEPT CONTRACTED SERVICES	607.78	3,000.00	155.97	892.72	0.00	2,107.28	30
10-620-1540	PUBLIC WORKS BLDG MAINT	10,615.61	8,500.00	97.70	8,508.66	0.00	8.66-	100
10-620-1541	PUBLIC WORKS GROUND MAINT	43.54	3,100.00	0.00	0.00	3,100.00	0.00	100
10-620-1542	PUBLIC WORKS JANITORIAL SUPPLIES	224.89	400.00	0.00	416.11	0.00	16.11-	104
10-620-1550	CEMETERY MAINTENANCE	12,645.98	17,500.00	104.08	8,388.19	1,720.00	7,391.81	58
10-620-1560	PUBLIC RESTROOM BLDG MAINT	10,843.68	6,000.00	400.67	4,992.01	150.00	857.99	86
10-620-1562	PUBLIC RESTROOM JANITORIAL SUPPLY	5,637.90	7,875.00	628.00	5,874.61	0.00	2,000.39	75
10-620-1570	PARKS MAINTENANCE	6,554.28	15,000.00	682.91	5,368.46	0.00	9,631.54	36
10-620-1571	RJP PARK MAINTENANCE	0.00	8,000.00	0.00	0.00	0.00	8,000.00	0
10-620-1573	PARKS CONTRACTED SERVICE	1,868.44	10,000.00	78.91	1,404.07	0.00	8,595.93	14
10-620-1580	DOCKS AND BOARDWALK MAINT	1,443.70	5,250.00	29.30	1,283.91	0.00	3,966.09	24
10-620-1590	PUBLIC R.O.W. MAINT	13,285.80	17,155.95	2,405.00	9,425.10	3,000.00	4,730.85	72
10-620-1591	TREES	5,833.71	7,000.00	0.00	5,228.94	0.00	1,771.06	75
10-620-1592	WBD PROJECTS	32,152.33	0.00	0.00	0.00	0.00	0.00	0
10-620-1610	NON CAPITAL EQUIPMENT PURCHASE	1,945.13	3,150.00	0.00	0.00	0.00	3,150.00	0
10-620-1630	EQUIPMENT MAINT & REPAIRS	2,057.95	3,360.00	51.30	1,839.47	19.96	1,500.57	55
10-620-1730	VEHICLE MAINT. & REPAIRS	0.00	0.00	0.00	50.00	0.00	50.00-	0
10-620-1900	PROPERTY LEASES	30,000.00	0.00	0.00	0.00	0.00	0.00	0
10-620-3310	DEPARTMENTAL SUPPLIES & MATERIALS	4,894.56	4,200.00	0.00	1,846.99	0.00	2,353.01	44
10-620-4550	CONTRACT SERVICES	617.83	49,016.00	78.91	42,820.32	0.00	6,195.68	87
10-620-6000	SPECIAL EVENTS	79.00	0.00	0.00	0.00	0.00	0.00	0
10-620-7420	CAPITAL OUTLAY/EQUIPMENT	37,133.20	0.00	0.00	0.00	0.00	0.00	0
	DEPARTMENT Total	233,867.74	424,006.95	23,046.77	244,502.47	91,483.55	88,020.93	79
10-700-0000	NON-DEPARTMENTAL:	0.00	0.00	0.00	0.00	0.00	0.00	0
10-700-0206	MERIT AWARDS	0.00	60,338.00	0.00	0.00	0.00	60,338.00	0
10-700-1120	INTERNET- FIBER HUB CONNECTION	0.00	15,500.00	0.00	4,284.50	1,350.00	9,865.50	36
10-700-1250	EURY'S LANDING CONDOMINIUM ANNUAL DUES	800.00	0.00	0.00	800.00	0.00	800.00-	0
10-700-1410	HUMAN RESOURCES - EMPLOYMENT	15,912.50	13,000.00	619.95	10,005.23	0.00	2,994.77	77
10-700-1420	HUMAN RESOURCES - TRAINING	0.00	15,437.00	160.00	6,218.52	0.00	9,218.48	40

Expend Account	Description	Prior Yr Expd	Budgeted	Current Expd	YTD Expended	Encumbered	Balance	% Used
10-700-1450	EMPLOYEE ENGAGEMENT	13,804.89	12,000.00	0.00	9,490.40	0.00	2,509.60	79
10-700-4510	PROFESSIONAL SERVICES	211,472.32	94,500.00	16,981.80	52,608.80	6,952.70	34,938.50	63
10-700-4530	LEGAL SERVICES	126,122.87	140,000.00	29,540.81	115,371.13	0.00	24,628.87	82
10-700-5600	CONTRIBUTIONS TO OTHER AGENCIES	0.00	4,600.00	0.00	4,600.00	0.00	0.00	100
10-700-5730	CONTINGENCY	0.00	37,900.00	0.00	0.00	0.00	37,900.00	0
10-700-5750	ZSR Grant	0.00	0.00	0.00	184.53	0.00	184.53-	0
10-700-8010	DEBT SERVICE - PRINCIPAL	100,000.00	1,100,000.00	0.00	929,083.11	170,916.89	0.00	100
10-700-8011	DEBT SERVICE - INTEREST	25,410.60	22,420.00	0.00	22,420.00	0.00	0.00	100
10-700-9003	HURRICANE SUPPLIES & MATERIALS	7,032.93	1,100.00	0.00	1,095.00	0.00	5.00	100
10-700-9010	COVID-19 RESPONSE	0.00	0.00	3,100.00	3,100.00	149.90	3,249.90-	0
	DEPARTMENT Total	500,556.11	1,516,795.00	50,402.56	1,159,261.22	179,369.49	178,164.29	88
10-800-0000	GENERAL FUND TRANSFERS:	0.00	0.00	0.00	0.00	0.00	0.00	0
10-800-0001	CONTRIBUTION TO FIRE DEPT FUND	98,421.87-	0.00	0.00	0.00	0.00	0.00	0
10-800-0064	TRANSFER TO CAPITAL PROJECTS	764,102.00	0.00	0.00	0.00	0.00	0.00	0
10-800-8000	TRANSFER TO CAPITAL RESERVE	0.00	460,433.00	0.00	0.00	0.00	460,433.00	0
	DEPARTMENT Total	665,680.13	460,433.00	0.00	0.00	0.00	460,433.00	0
	General Fund Expend Total	9,117,459.10	12,091,982.52	643,322.99	8,063,300.84	1,500,799.15	2,527,882.53	79

Fund	Description	Prior Revenue	Curr Revenue	YTD Revenue	Prior Expended	Curr Expended	YTD Expd/Encm	Total Available Revenues
10	General Fund	9,160,106.39	1,308,066.08	9,495,798.14	9,117,459.10	643,322.99	9,564,099.99	68,301.85-

Revenue Account	Description	Prior Yr Rev	Anticipated	Current Rev	YTD Revenue	Excess/Deficit	% Real
	Fire Fund Revenue Total	0.00	0.00	0.00	0.00	0.00	0

Expend Account	Description	Prior Yr Expd	Budgeted	Current Expd	YTD Expended	Encumbered	Balance	% Used
11-531-0000	FIRE DEPARTMENT:	0.00	0.00	0.00	0.00	0.00	0.00	0
11-531-0800	WORKERS COMPENSATION	962.86-	0.00	0.00	0.00	0.00	0.00	0
11-531-1110	TELEPHONE	137.06-	0.00	0.00	0.00	0.00	0.00	0
11-531-1120	INTERNET / CABLE	163.83-	0.00	0.00	0.00	0.00	0.00	0
11-531-1320	LP GAS	69.98-	0.00	0.00	0.00	0.00	0.00	0
11-531-1330	WATER / SEWER / SOLID WASTE	1,183.81-	0.00	0.00	0.00	0.00	0.00	0
11-531-1510	BUILDING MAINTENANCE	24.94-	0.00	0.00	0.00	0.00	0.00	0
11-531-1511	GROUND MAINT	21.95-	0.00	0.00	0.00	0.00	0.00	0
11-531-1512	JANITORIAL SUPPLIES	39.45-	0.00	0.00	0.00	0.00	0.00	0
11-531-1710	AUTO FUEL	363.45-	0.00	0.00	0.00	0.00	0.00	0
11-531-3310	DEPARTMENT SUPPLIES & MATERIALS	1.10-	0.00	0.00	0.00	0.00	0.00	0
	DEPARTMENT Total	2,968.43-	0.00	0.00	0.00	0.00	0.00	0
11-800-0000	FIRE FUND TRANSFERS:	0.00	0.00	0.00	0.00	0.00	0.00	0
11-800-0010	TRANSFER TO GENERAL FUND	98,421.87	0.00	0.00	0.00	0.00	0.00	0
	DEPARTMENT Total	98,421.87	0.00	0.00	0.00	0.00	0.00	0
	Fire Fund Expend Total	95,453.44	0.00	0.00	0.00	0.00	0.00	0

Fund	Description	Prior Revenue	Curr Revenue	YTD Revenue	Prior Expended	Curr Expended	YTD Expd/Encm	Total Available Revenues
11	Fire Fund	0.00	0.00	0.00	95,453.44	0.00	0.00	0.00

Revenue Account	Description	Prior Yr Rev	Anticipated	Current Rev	YTD Revenue	Excess/Deficit	% Real	
	Fund 32 Revenue Total	0.00	0.00	0.00	0.00	0.00	0	
	Fund 32 Expend Total	0.00	0.00	0.00	0.00	0.00	0.00	0

Revenue Account	Description	Prior Yr Rev	Anticipated	Current Rev	YTD Revenue	Excess/Deficit	% Real		
	Fund 33 Revenue Total	0.00	0.00	0.00	0.00	0.00	0		
	Fund 33 Expend Total	0.00	0.00	0.00	0.00	0.00		0.00	0

Revenue Account	Description	Prior Yr Rev	Anticipated	Current Rev	YTD Revenue	Excess/Deficit	% Real
40-303-0009	GRANTS NC	59,674.00	0.00	0.00	67,152.94	67,152.94	0
40-303-0010	REIMBURSEMENT FROM NCDOT	0.00	109,048.00	0.00	0.00	109,048.00-	0
40-305-0001	REVENUE ACCOUNT REGULAR - WATER USAGE	1,139,652.76	1,170,906.00	89,717.92	990,637.72	180,268.28-	85
40-305-0002	REVENUE ACCOUNT REGULAR - SEWER USAGE	2,938,727.63	3,012,033.00	236,511.06	2,484,555.73	527,477.27-	82
40-305-0003	WATER TAP IN FEES	44,300.00	30,000.00	1,400.00	39,375.00	9,375.00	131
40-305-0004	SEWER TAP IN FEE	14,250.00	12,000.00	750.00	26,250.00	14,250.00	219
40-305-0005	ACCOUNT SERVICE CHARGES	21,325.00	18,000.00	440.00	13,450.00	4,550.00-	75
40-305-0006	WATER SERVICE CHARGES	295.12	0.00	0.00	0.00	0.00	0
40-305-0007	SEWER SERVICE CHARGES	266.52	0.00	0.00	0.00	0.00	0
40-305-0008	LATE FEES - WATER	51,393.65	40,000.00	0.00	39,063.32	936.68-	98
40-305-0009	LATE FEES - SEWER/GREASE	212.05	0.00	0.00	50.65	50.65	0
40-305-0010	RETURNED CHECK FEES - WATER	1,525.00	0.00	50.00	875.00	875.00	0
40-305-0012	TEMPORARY UTILITY USE CHARGE	1,387.38	1,000.00	0.00	1,937.62	937.62	194
40-305-0013	SPRINKLER FEES	3,375.00	3,000.00	0.00	3,825.00	825.00	128
40-307-0001	INVESTMENT EARNINGS-WATER	19,226.44	0.00	0.00	0.00	0.00	0
40-307-0003	MISCELLANEOUS REVENUE - WATER	8,263.00	0.00	0.00	1,001.63	1,001.63	0
40-307-0007	REIMBURSEMENT FROM NCDOT	5,535.63	0.00	0.00	109,048.00	109,048.00	0
40-307-0008	REIMBURSEMENT FOR INSURANCE	22,578.11	0.00	0.00	2,700.00	2,700.00	0
40-307-0011	APP.UNRESTRICTED FUND BALANCE	0.00	288,119.00	0.00	0.00	288,119.00-	0
40-329-0065	TRANSFER FROM CRF	0.00	117,000.00	0.00	0.00	117,000.00-	0
40-380-0000	DONATIONS	1,133,667.47	0.00	0.00	0.00	0.00	0
	Utility Fund Revenue Total	5,465,654.76	4,801,106.00	328,868.98	3,779,922.61	1,021,183.39-	79

Expend Account	Description	Prior Yr Expd	Budgeted	Current Expd	YTD Expended	Encumbered	Balance	% Used
40-800-0206	MERIT AWARDS	0.00	16,000.00	0.00	0.00	0.00	16,000.00	0
40-800-1240	CONTRIBUTION TO GF FOR ADMIN SERVICES	350,000.00	511,000.00	0.00	0.00	0.00	511,000.00	0
40-800-8000	TRANSFER TO CAPITAL RESERVE	262,573.00	333,930.00	0.00	0.00	0.00	333,930.00	0
	DEPARTMENT Total	612,573.00	860,930.00	0.00	0.00	0.00	860,930.00	0
40-810-0000	SEWER DEPARTMENT	0.00	0.00	0.00	0.00	0.00	0.00	0
40-810-0200	SALARIES AND WAGES	408,104.21	421,595.00	33,081.21	374,047.13	0.00	47,547.87	89
40-810-0201	OVERTIME	40,884.81	47,250.00	34.98	32,119.35	0.00	15,130.65	68
40-810-0500	FICA EXPENSE	31,908.29	37,172.00	2,414.08	29,877.98	0.00	7,294.02	80
40-810-0600	GROUP INSURANCE EXPENSE	55,120.32	58,000.00	4,685.76	46,857.60	0.00	11,142.40	81
40-810-0700	RETIREMENT EXPENSE	57,170.66	65,144.00	4,639.59	56,750.29	0.00	8,393.71	87
40-810-0800	WORKERS COMPENTSATION	13,781.21	24,255.00	0.00	18,915.16	0.00	5,339.84	78
40-810-1110	TELEPHONE	7,522.25	6,600.00	72.33	5,494.14	0.00	1,105.86	83

Expend Account	Description	Prior Yr Expd	Budgeted	Current Expd	YTD Expended	Encumbered	Balance	% Used
40-810-1111	TELEPHONE-CELLULAR	213.96	800.00	0.00	427.53	111.58	260.89	67
40-810-1120	INTERNET/CABLE	3,441.90	4,600.00	0.00	3,031.51	720.99	847.50	82
40-810-1130	POSTAGE	5,752.43	4,600.00	407.18	4,383.60	431.65	215.25-	105
40-810-1210	OFFICE SUPPLIES	904.63	1,950.00	0.00	464.87	0.00	1,485.13	24
40-810-1230	OFFICE CONTRACT SERVICES	1,862.54	2,000.00	126.89	1,353.39	126.65	519.96	74
40-810-1250	DUES & SUBSCRIPTIONS	1,281.71	1,300.00	33.84	787.47	50.00-	562.53	57
40-810-1310	ELECTRIC	218,238.50	180,000.00	28,012.54	156,720.24	967.69	22,312.07	88
40-810-1330	WATER/SEWER/SOLID WASTE	1,294.84	1,000.00	127.56	648.18	0.00	351.82	65
40-810-1420	OSHA/SAFETY COMPLIANCE	763.38	2,000.00	0.00	833.26	0.00	1,166.74	42
40-810-1422	SAFETY SUPPLIES & MATERIALS	793.88	1,100.00	0.00	690.54	0.00	409.46	63
40-810-1430	TRAINING - REGISTRATION & CLASS MA	1,640.00	1,200.00	0.00	0.00	75.00	1,125.00	6
40-810-1431	TRAVEL MILEAGE	0.00	200.00	0.00	0.00	0.00	200.00	0
40-810-1432	MEALS	432.25	700.00	0.00	0.00	50.00	650.00	7
40-810-1433	LODGING	454.00	1,000.00	0.00	0.00	0.00	1,000.00	0
40-810-1434	EMPLOYEE DEVELOPMENT	0.00	2,500.00	0.00	0.00	0.00	2,500.00	0
40-810-1440	UNIFORMS	4,874.51	6,300.00	539.55	4,020.68	0.00	2,279.32	64
40-810-1510	BUILDING MAINT	14,314.38	8,000.00	0.00	6,873.16	75.00	1,051.84	87
40-810-1512	JANITORIAL SUPPLIES	547.12	1,100.00	0.00	483.82	0.00	616.18	44
40-810-1610	NON-CAPITAL EQUIPMENT PURCHASE	3,690.02	30,500.00	0.00	15,387.78	0.00	15,112.22	50
40-810-1630	EQUIPMENT MAINT & REPAIRS	53,360.22	86,400.00	340.88	48,899.41	0.00	37,500.59	57
40-810-1710	AUTO FUEL	15,010.82	26,000.00	780.01	12,591.74	1,143.00	12,265.26	53
40-810-1730	VEHICLE MAINT & REPAIRS	8,966.39	9,200.00	0.00	3,678.66	200.00	5,321.34	42
40-810-1810	PERMITS & FEES - RECCURING	7,010.00	8,620.00	0.00	7,310.00	0.00	1,310.00	85
40-810-1830	COMPLIANCE TESTING	12,715.90	16,000.00	506.00	6,352.00	0.00	9,648.00	40
40-810-3310	DEPARTMENT SUPPLIES & MATERIALS - SEWER	23,428.44	19,000.00	5,299.95	14,120.71	207.75	4,671.54	75
40-810-3311	DEPARTMENT SUPPLIES & MATERIALS -WWTP	32,384.62	40,000.00	3,077.65	29,875.90	0.00	10,124.10	75
40-810-4510	PROFESSIONAL SERVICES	90.00	2,000.00	0.00	815.00	100.00	1,085.00	46
40-810-4550	CONTRACT SERVICES	80,608.64	226,000.00	28,500.00	155,719.12	48,586.59	21,694.29	90
40-810-4560	STREET PATCHING FOR UTILITY REPAIRS	0.00	18,000.00	0.00	7,387.80	0.00	10,612.20	41
40-810-5400	INSURANCE	52,388.70	53,580.00	0.00	53,418.33	0.00	161.67	100
40-810-7410	CAPITAL OUTLAY - BLDG.	395.39	0.00	0.00	0.00	0.00	0.00	0
40-810-7420	CAPITAL OUTLAY - EQUIPMENT	3,690.00-	54,381.00	0.00	54,371.96	0.00	9.04	100
40-810-7430	CAPITAL OUTLAY - VEHICLES	0.00	126,235.00	0.00	126,704.36	0.00	469.36-	100
40-810-8010	DEBT SERVICE-PRINCIPAL	1,121,048.58	1,122,673.00	1,029,524.67	1,034,275.76	0.00	88,397.24	92
40-810-8011	DEBT SERVICE-INTEREST	238,253.51	214,470.00	106,316.91	212,905.37	0.00	1,564.63	99
40-810-9001	HURRICANE FUEL	13,636.19	1,500.00	0.00	1,472.34	0.00	27.66	98
40-810-9003	HURRICANE SUPPLIES & MATERIALS	2,502.23	0.00	0.00	0.00	0.00	0.00	0
40-810-9005	HURRICANE EQUIPMENT REPLACEMENT	46,962.96	0.00	0.00	0.00	0.00	0.00	0
	DEPARTMENT Total	2,580,064.39	2,934,925.00	1,248,521.58	2,530,066.14	52,745.90	352,112.96	88

Expend Account	Description	Prior Yr Expd	Budgeted	Current Expd	YTD Expended	Encumbered	Balance	% Used
40-811-0000	WWTP DEPARTMENT	0.00	0.00	0.00	0.00	0.00	0.00	0
40-811-1110	TELEPHONE	96.10-	0.00	0.00	0.00	0.00	0.00	0
40-811-1440	UNIFORMS	54.02-	0.00	0.00	0.00	0.00	0.00	0
40-811-1610	NON-CAPITAL EQUIPMENT PURCHASE	1,998.00-	0.00	0.00	0.00	0.00	0.00	0
40-811-1630	EQUIPMENT MAINT & REPAIRS	2,079.10-	0.00	0.00	0.00	0.00	0.00	0
40-811-1730	VEHICLE MAINT & REPAIRS	9.67-	0.00	0.00	0.00	0.00	0.00	0
40-811-3310	DEPARTMENT SUPPLIES & MATERIALS	2,834.50-	0.00	0.00	0.00	0.00	0.00	0
40-811-4550	CONTRACT SERVICES	16,852.95-	0.00	0.00	0.00	0.00	0.00	0
40-811-9010	DEPRECIATION	972,354.03	0.00	0.00	0.00	0.00	0.00	0
	DEPARTMENT Total	948,429.69	0.00	0.00	0.00	0.00	0.00	0
40-812-0000	WATER DEPARTMENT	0.00	0.00	0.00	0.00	0.00	0.00	0
40-812-0200	SALARIES AND WAGES	191,658.64	193,334.00	15,154.81	170,226.53	0.00	23,107.47	88
40-812-0201	OVERTIME	13,658.51	15,300.00	0.00	11,746.18	0.00	3,553.82	77
40-812-0500	FICA EXPENSE	15,157.44	16,663.00	1,152.86	13,856.04	0.00	2,806.96	83
40-812-0600	GROUP INSURANCE EXPENSE	27,479.16	29,000.00	2,342.88	23,428.80	0.00	5,571.20	81
40-812-0700	RETIREMENT EXPENSE	25,531.65	29,201.00	2,123.19	25,456.42	0.00	3,744.58	87
40-812-0800	WORKERS COMPENSATION	6,991.17	8,400.00	0.00	8,632.64	0.00	232.64-	103
40-812-1110	TELEPHONE	569.70	2,000.00	0.00	1,012.56	0.00	987.44	51
40-812-1111	TELEPHONE-CELLULAR	896.67	600.00	0.00	456.69	115.05	28.26	95
40-812-1120	INTERNET/CABLE	1,155.60	3,600.00	0.00	2,247.00	321.00	1,032.00	71
40-812-1130	POSTAGE	4,549.89	4,500.00	407.17	3,603.49	406.64	489.87	89
40-812-1210	OFFICE SUPPLIES	216.06	4,800.00	12.57	74.93	0.00	4,725.07	2
40-812-1230	OFFICE CONTRACT SERVICES	3,035.19	3,000.00	1,360.48	4,294.14	126.64	1,420.78-	147
40-812-1250	DUES AND SUBSCRIPTIONS	1,366.72	1,100.00	33.85	1,726.50	0.00	626.50-	157
40-812-1310	ELECTRIC	48,254.43	42,000.00	6,032.27	33,868.02	0.00	8,131.98	81
40-812-1320	LP GAS	974.55	1,500.00	66.55	66.55	0.00	1,433.45	4
40-812-1330	WATER/SEWER/SOLID WASTE	851.03	750.00	118.35	700.41	0.00	49.59	93
40-812-1420	OSHA/SAFETY COMPLIANCE	902.61	1,000.00	0.00	622.58	0.98-	378.40	62
40-812-1421	SAFETY EQUIPMENT	494.84	500.00	0.00	0.00	0.00	500.00	0
40-812-1422	SAFETY SUPPLIES & MATERIALS	74.60	0.00	0.00	0.00	0.00	0.00	0
40-812-1430	TRAINING -REGISTRATION&CLASS MAT'L	920.00	1,500.00	0.00	730.00	0.00	770.00	49
40-812-1431	TRAVEL MILEAGE	0.00	100.00	0.00	0.00	0.00	100.00	0
40-812-1432	MEALS	0.00	400.00	0.00	85.93	0.00	314.07	21
40-812-1433	LODGING	1,193.28	1,000.00	0.00	0.00	0.00	1,000.00	0
40-812-1434	EMPLOYEE DEVELOPMENT	0.00	3,000.00	0.00	0.00	0.00	3,000.00	0
40-812-1440	UNIFORMS	2,022.43	2,600.00	185.88	1,407.43	0.00	1,192.57	54
40-812-1510	BUILDING MAINT	2,933.54	4,300.00	4,014.80	4,103.12	153.00	43.88	99

Expend Account	Description	Prior Yr Expd	Budgeted	Current Expd	YTD Expended	Encumbered	Balance	% Used
40-812-1512	JANITORIAL SUPPLIES	65.56	500.00	0.00	44.11	0.00	455.89	9
40-812-1610	NON-CAPITAL EQUIPMENT PURCHASES	747.17-	5,000.00	0.00	2,105.86	0.00	2,894.14	42
40-812-1630	EQUIPMENT MAINT. & REPAIRS	15,910.22	26,700.00	0.00	5,490.00	1,810.36	19,399.64	27
40-812-1710	AUTO FUEL	3,462.55	9,000.00	275.20	2,607.73	260.00	6,132.27	32
40-812-1730	VEHICLE MAINT. & REPAIRS	5,450.06	2,500.00	0.00	2,547.79	100.00	147.79-	106
40-812-1810	PERMITS & FEES - REOCCURING	3,665.00	5,000.00	0.00	2,855.00	0.00	2,145.00	57
40-812-1830	COMPLIANCE TESTING	11,917.40	14,000.00	1,365.00	9,530.55	0.00	4,469.45	68
40-812-3310	DEPARTMENT SUPPLIES & MATERIALS	107,175.14	94,875.00	7,951.69	121,268.75	300.98	26,694.73-	128
40-812-4550	CONTRACT SERVICES	108,056.71	223,973.00	4,585.00	181,771.37	3,474.18	38,727.45	83
40-812-4560	STREET PATCHING FOR UTILITY REPAIRS	3,181.50	18,000.00	0.00	7,169.00	0.00	10,831.00	40
40-812-4570	COUNTY WATER PURCHASE	38,017.29	33,000.00	2,785.33	30,605.02	0.00	2,394.98	93
40-812-5400	INSURANCE	16,442.97	19,800.00	0.00	17,017.35	0.00	2,782.65	86
40-812-7410	CAPITAL OUTLAY - BLDG.	222,064.53	0.00	0.00	0.00	0.00	0.00	0
40-812-7420	CAPITAL OUTLAY - EQUIPMENT	222,064.53-	0.00	0.00	0.00	0.00	0.00	0
40-812-7430	CAPITAL OUTLAY-VEHICLES	0.00	46,600.00	0.00	32,806.47	0.00	13,793.53	70
40-812-7440	CAPITAL OUTLAY - CONT. SERVICES	8,000.00-	0.00	0.00	0.00	0.00	0.00	0
40-812-8010	DEBT SERVICE - PRINCIPAL	101,974.27	102,061.00	97,310.40	102,061.49	0.00	0.49-	100
40-812-8011	DEBT SERVICE - INTEREST	36,382.91	33,894.00	16,811.28	33,894.11	0.00	0.11-	100
40-812-9001	HURRICANE FUEL	569.89	200.00	0.00	156.49	0.00	43.51	78
	DEPARTMENT Total	794,412.01	1,005,251.00	164,089.56	860,277.05	7,066.87	137,907.08	86
	Utility Fund Expend Total	4,935,479.09	4,801,106.00	1,412,611.14	3,390,343.19	59,812.77	1,350,950.04	72

Fund	Description	Prior Revenue	Curr Revenue	YTD Revenue	Prior Expended	Curr Expended	YTD Expd/Encm	Total Available Revenues
40	Utility Fund	5,465,654.76	328,868.98	3,779,922.61	4,935,479.09	1,412,611.14	3,450,155.96	329,766.65

Revenue Account	Description	Prior Yr Rev	Anticipated	Current Rev	YTD Revenue	Excess/Deficit	% Real	
	Fund 42 Revenue Total	0.00	0.00	0.00	0.00	0.00	0	
	Fund 42 Expend Total	0.00	0.00	0.00	0.00	0.00	0.00	0

Revenue Account	Description	Prior Yr Rev	Anticipated	Current Rev	YTD Revenue	Excess/Deficit	% Real
60-305-0000	WATER CAPACITY FEES	31,200.00	0.00	0.00	5,393.00	5,393.00	0
60-305-0001	SEWER CAPACITY FEES	30,000.00	0.00	0.00	51,207.00	51,207.00	0
60-305-0002	WATER CAPACITY FEES (ACCRUED)	18,900.00	0.00	0.00	900.00	900.00	0
60-305-0003	SEWER CAPACITY FEES (ACCRUED)	18,000.00	0.00	0.00	0.00	0.00	0
60-307-0001	INVESTMENT EARNINGS	32,897.66	0.00	0.00	0.00	0.00	0
	Impact Fee Fund Revenue Total	130,997.66	0.00	0.00	57,500.00	57,500.00	0

Expend Account	Description	Prior Yr Expd	Budgeted	Current Expd	YTD Expended	Encumbered	Balance	% Used
60-800-0001	TRANSFER TO CAPITAL RESERVE	2,611,943.00	0.00	0.00	0.00	0.00	0.00	0
	DEPARTMENT Total	2,611,943.00	0.00	0.00	0.00	0.00	0.00	0
	Impact Fee Fund Expend Total	2,611,943.00	0.00	0.00	0.00	0.00	0.00	0

Fund	Description	Prior Revenue	Curr Revenue	YTD Revenue	Prior Expended	Curr Expended	YTD Expd/Encm	Total Available Revenues
60	Impact Fee Fund	130,997.66	0.00	57,500.00	2,611,943.00	0.00	0.00	57,500.00

Revenue Account	Description	Prior Yr Rev	Anticipated	Current Rev	YTD Revenue	Excess/Deficit	% Real	
	Fund 61 Revenue Total	0.00	0.00	0.00	0.00	0.00	0	
	Fund 61 Expend Total	0.00	0.00	0.00	0.00	0.00	0.00	0

Revenue Account	Description	Prior Yr Rev	Anticipated	Current Rev	YTD Revenue	Excess/Deficit	% Real	
	COMMUNITY IMPROVEMENT PROJ Revenue Total	0.00	0.00	0.00	0.00	0.00	0	
	COMMUNITY IMPROVEMENT PROJEC Expend Tota	0.00	0.00	0.00	0.00	0.00	0.00	0

Fund	Description	Prior Revenue	Curr Revenue	YTD Revenue	Prior Expended	Curr Expended	YTD Expd/Encm	Total Available Revenues
10	General Fund	9,160,106.39	1,308,066.08	9,495,798.14	9,117,459.10	643,322.99	9,564,099.99	68,301.85-
11	Fire Fund	0.00	0.00	0.00	95,453.44	0.00	0.00	0.00
32		0.00	0.00	0.00	0.00	0.00	0.00	0.00
33		0.00	0.00	0.00	0.00	0.00	0.00	0.00
40	Utility Fund	5,465,654.76	328,868.98	3,779,922.61	4,935,479.09	1,412,611.14	3,450,155.96	329,766.65
42		0.00	0.00	0.00	0.00	0.00	0.00	0.00
60	Impact Fee Fund	130,997.66	0.00	57,500.00	2,611,943.00	0.00	0.00	57,500.00
61		0.00	0.00	0.00	0.00	0.00	0.00	0.00
64	COMMUNITY IMPROVEMENT PROJECTS	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	Final Total	14,756,758.81	1,636,935.06	13,333,220.75	16,760,334.63	2,055,934.13	13,014,255.95	318,964.80

Town of Beaufort - Chart of Accounts

Account #	Account Name	Account Description
	GENERAL FUND REVENUE:	
10-301-0000	AD VALOREM TAX - CURRENT YEAR	Calculated from the Property Valuation determined by Carteret County multiplied by the tax rate set by the Beaufort Board of Commissioners multiplied by the percentage the Town anticipates collecting. Town receives a monthly check from the county.
10-301-0001	AD VALOREM TAX PRIOR YEAR	Amount of outstanding Ad Valorem taxes anticipated to be collected from previous years. Town receives a monthly check from the county.
10-301-0002	PENALTIES AND INTEREST	Late Listing and Interest collected on Ad Valorem and Motor Vehicle taxes for current and prior years. Town receives a monthly check from the county.
10-301-0004	MOTOR VEHICLE TAX	Town portion of Motor Vehicle Taxes collected by the NCDMV through the Tax and Tag program. Town receives a monthly check from the county.
10-301-0006	PAYMENT IN LIEU OF TAXES	Payments made by Beaufort Housing Authority and Inlet Inn "PILOT". An annual check is received.
10-303-0001	LOCAL OPTION SALES TAX	Sales Tax (2%) collected by the state and distributed based on ad valorem tax base "LOST". Town receives a monthly electronic distribution from NCDOR.
10-303-0002	UTILITIES FRANCHISE TAX	Utilities Tax collected by the state. Town receives a quarterly electronic credit from NCDOR.
10-303-0003	BEER AND WINE TAX	Beer and Wine Tax collected by the state. Town received an annual electronic credit from NCDOR.
10-303-0004	POWELL BILL	Funds received from the state restricted for street maintenance. Town received a semi-annual distribution from the Stae.
10-303-0008	EASTMAN'S CREEK COUNTY ASSESSMENT FEE	Assessment Fee for new development at Eastman's Creek
10-303-0014	FEMA PD BOAT GRANT	Grant received from FEMA Homeland Security for boat and lift
10-303-0015	FEMA HURRICANE FLORENCE	Reimbursement for hurricane expenses
10-303-0016	GCC GRANT	Governer's Crime Commission Grant
10-303-0017	NOAA GRANT	Taylor's Creek Grant
10-304-0001	COUNTY ABC PROFIT DISTRIBUTION	Town's portion of county ABC profit. Town receives a check quarterly from the ABC Board.
10-304-0002	FIRE DISTRICT AD VALOREM TAX	Ad Valorem tax received from Carteret County for the fire district. Town received a monhtly electronic payment from the county.
10-304-0003	FIRE DISTRICT SALES TAX	Sales tax received from Carteret County for the fire district
10-304-0004	HARLOWE DIST. AD VALOREM TAX	Ad Valorem tax received from Carteret County for the Harlowe district
10-304-0005	HARLOWE FIRE DISTRICT SALES TAX	Sales tax received from Cartet County for the Harlowe district

Account #	Account Name	Account Description
10-304-0020	MISC REVENUE- FIRE DEPARTMENT	Revenue received from tent inspections, etc
10-305-0004	SOLID WASTE USER FEE -WBD	"WBD" Waterfront Business District - solid Waste User Fee billed monthly on the water bill
10-305-0005	BUILDING PERMITS	Revenue from building permits
10-305-0006	PARKING METER	Revenue collected from the Pay-To-Park Season. Credit Card and cash collections/weekly durring the season.
10-305-0007	PARKING VIOLATIONS/PENALTIES	Paid Parking Violations
10-305-0008	COURT COSTS, FEES, CHARGES	Officer Fees. Town receives a monthly check from the county.
10-305-0010	LATE FEES - SOLID WASTE	Late Fees of 10% are added after the 20th of the month
10-305-0011	SPECIAL EVENT FEES	Fees associated with Special Events
10-306-0001	PROPERTY LEASES	Revenue received from annual leases approved by the BOC
10-306-0002	ANTENNA CONTRACT REVENUE	Revenue received from tower space leased to Sprint, AT&T and T-Mobile
10-306-0003	CEMETERY LOT SALES	Receipts from the sale of lots at Ocenview Cemetery
10-306-0004	SALE OF FIXED ASSETS	FY18 - Sale of Fire Station and land at Fulford and Broad
10-306-0009	SETTLEMENTS	FY18 - Settlement received from Inlet Inn on PILOT for previous years
10-307-0001	INVESTMENT EARNINGS	Interest
10-307-0002	MISCELLANEOUS REVENUE	Revenue received from Golf Cart Registrations
10-307-0003	MISCELLANEOUS REVENUE - PD	Revenue received from Police-For-Hire and various fundraisers
10-307-0008	REIMBURSEMENT FROM INSURANCE	Receipts from insurance reimbursement
10-307-0009	APPROPRIATED FUND BALANCE	Appropriated fund balance
10-307-0010	UTILITY FUND ADMIN EXPENSE ALLOCATION	Allocation for administrative services provided to the Utility Fund
10-410-0000	**GOVERNING BODY:**	
10-410-0200	SALARIES AND WAGES	Salaries paid bi-weekly (26 periods per year)
10-410-0500	FICA	Federal Taxes for Social Security and Medicare withheld each pay period
10-410-0800	WORKERS COMPENSATION	Allocation by department for Workers Comp premiums for the year, additional premiums may be paid during the year if a department has a claim
10-410-1140	PUBLIC NOTICES/ADVERTISING	Public Notices, Job Vacancies, Board Vacancies
10-410-1141	NEWSLETTER	Mailed monthly with the water bill
10-410-1210	OFFICE SUPPLIES	Business cards, supplies for retreat
10-410-1250	DUES & SUBSCRIPTIONS	Board member dues to professional organizations
10-410-1430	TRAINING- REGISTRATION & CLASS MAT	Board member conference and class registration and materials
10-410-1431	TRAVEL MILEAGE	Board member mileage for conferences and training

Account #	Account Name	Account Description
10-410-1432	MEALS	Board member meals for conferences and training
10-410-1433	LODGING	Board member lodging for conferences and training
10-410-4520	CODIFICATION	Codification of Town ordinances
10-410-5400	INSURANCE	Public Officials liability insurance
10-410-5720	ELECTIONS	Payment to the county for 2017 Municipal Elections
10-410-5800	LAND PURCHASE	Budgeted for the purchase of land associated with access to the compactor
10-420-0000	**ADMINISTRATION:**	
10-420-0200	SALARIES AND WAGES	Salaries paid bi-weekly (26 periods per year)
10-420-0201	OVERTIME	Overtime wages paid
10-420-0205	OTHER SALARIES-PART TIME	Salaries paid to part-time employees- Seasonal Tourist Ambassadors
10-420-0500	FICA EXPENSE	Federal Taxes for Social Security and Medicare withheld each pay period
10-420-0600	GROUP INSURANCE EXPENSE	Allocation by department for employee medical insurance - Town pays 100% of employee medical insurance
10-420-0700	RETIREMENT EXPENSE	Contribution by the Town to employees 401k (5%) and Town portion of NC Retirement (~7.5%)
10-420-0800	WORKERS COMPENSATION	Allocation by department for Workers Comp premiums for the year, additional premiums may be paid during the year if a department has a claim
10-420-0900	UNEMPLOYMENT INSURANCE EXPENSE	Amount paid to reimburse the Town's Unemployment Insurance account - required by the state to maintain the balance determined by the state
10-420-1110	TELEPHONE	Telephone service for Town Hall
10-420-1120	INTERNET/CABLE	Internet service for Town Hall and Train Dept
10-420-1130	POSTAGE	Postage for Town business
10-420-1150	MARKETING	Marketing events as needed
10-420-1210	OFFICE SUPPLIES	Town Hall office supplies
10-420-1220	OFFICE EQUIPMENT (NON-CAPITAL)	Office furniture, computers, computer equipment, camera
10-420-1221	OFFICE EQUIPMENT LEASES	Copier lease
10-420-1230	OFFICE CONTRACT SERVICES	Shredding service, IT support, website support, water cooler
10-420-1250	DUES AND SUBSCRIPTIONS	Staff dues to professional organizations
10-420-1310	ELECTRIC	Electricity for Town Hall and Train Depot
10-420-1330	WATER/SEWER/SOLID WASTE	Water and Trash Service for Town Hall
10-420-1420	OSHA/SAFETY COMPLIANCE	Required items for OSHA compliance

Account #	Account Name	Account Description
10-420-1422	SAFETY SUPPLIES & MATERIALS	First Aid kit at Town Hall
10-420-1430	TRAINING-REGISTRATION & CLASS MAT'	Staff conference and class registration and materials
10-420-1431	TRAVEL MILEAGE	Staff mileage for conferences and training
10-420-1432	MEALS	Staff meals for conferences and training
10-420-1433	LODGING	Staff lodging for conferences and training
10-420-1630	EQUIPMENT MAINT. & REPAIRS	Repairs to office equipment
10-420-1710	AUTO FUEL	Fuel for Admin vehicles
10-420-1730	VEHICLE MAINT & REPAIRS	Maintenance and Repair for Admin vehicles
10-420-4550	CONTRACT SERVICES	Moving services, other outsourced services
10-420-5400	INSURANCE	Administrative property and liability insurance
10-430-0000	**FINANCE:**	
10-430-0200	SALARIES AND WAGES	Salaries paid bi-weekly (26 periods per year)
10-430-0500	FICA EXPENSE	Federal Taxes for Social Security and Medicare withheld each pay period
10-430-0600	GROUP INSURANCE EXPENSE	Allocation by department for employee medical insurance - Town pays 100% of employee medical insurance
10-430-0700	RETIREMENT EXPENSE	Contribution by the Town to employees 401k (5%) and Town portion of NC Retirement (~7.5%)
10-430-0800	WORKERS COMPENSATION	Allocation by department for Workers Comp premiums for the year, additional premiums may be paid during the year if a department has a claim
10-430-1230	OFFICE CONTRACT SERVICES	Support agreement for financial software, monthly bank fees, fees fro payroll service
10-430-1250	DUES & SUBSCRIPTIONS	Staff dues to professional organizations
10-430-1270	TAX REFUND	Tax refunds due prior to 2014 when Carteret County began collections
10-430-1430	TRAINING-REGISTRATION & CLASS MATE	Staff conference and class registration and materials
10-430-1431	TRAVEL MILEAGE	Staff mileage for conferences and training
10-430-1432	MEALS	Staff meals for conferences and training
10-430-1433	LODGING	Staff lodging for conferences and training
10-430-1630	EQUIPMENT MAINT & REPAIRS	Repairs to office equipment
10-430-3901	PARKING METER PROCESSING FEES	Credit card processing fees for parking meters
10-430-4510	PROFESSIONAL SERVICES	Consulting services for year end audit prep
10-430-4520	TAX COLLECTION ADMIN EXPENSE PROP.	2% Collection fee charged by the county for property tax collection
10-430-4525	TAX COLLECTION ADMIN EXPENSE MVT	Credit card and billing fees for the Tax and Tag MVT program

Town of Beaufort - Chart of Accounts

Account #	Account Name	Account Description
10-510-0000	**POLICE DEPARTMENT:**	
10-510-0200	SALARIES AND WAGES	Salaries paid bi-weekly (26 periods per year)
10-510-0201	OVERTIME	Overtime wages paid
10-510-0203	SEPARATION PAY	Paid to retired Officers , who meet the state requirements
10-510-0205	OTHER SALARIES-PARTTIME	Salaries paid to part-time employees- Reserve Officers
10-510-0500	FICA EXPENSE	Federal Taxes for Social Security and Medicare withheld each pay period
10-510-0600	GROUP INSURANCE EXPENSE	Allocation by department for employee medical insurance - Town pays 100% of employee medical insurance
10-510-0700	RETIREMENT EXPENSE	Contribution by the Town to employees 401k (5%) and Town portion of NC Retirement (~7.5%)
10-510-0800	WORKERS COMPENSATION	Allocation by department for Workers Comp premiums for the year, additional premiums may be paid during the year if a department has a claim
10-510-1110	TELEPHONE	Telephone service for Police Department
10-510-1111	TELEPHONE-CELLULAR	Cell phones for on duty officers
10-510-1120	INTERNET/CABLE	Internet and cable service for the Police Department
10-510-1130	POSTAGE	Postage for Police mail
10-510-1210	OFFICE SUPPLIES	Police Department office supplies
10-510-1220	OFFICE EQUIPMENT (NON-CAPITAL)	Office furniture, computers
10-510-1221	OFFICE EQUIPMENT LEASES	Copier lease
10-510-1230	OFFICE CONTRACT SERVICES	Police software contracts, IT support, water service
10-510-1250	DUES AND SUBSCRIPTIONS	Staff dues to professional organizations
10-510-1260	MISC. ADMIN. EXPENSE	Notary fee, Register if Deeds fee
10-510-1310	ELECTRIC	Electricity for Police Department and Evidence/Storage Building
10-510-1330	WATER/SEWER/SOLID WASTE	Water and Trash Service for Police Department (Water for Train Depot is on this meter)
10-510-1420	OSHA/SAFETY COMPLIANCE	Required items for OSHA compliance
10-510-1422	SAFETY SUPPLIES & MATERIALS	Safety and First Aid kits
10-510-1430	TRAINING- REGISTRATION &CLASS MAT'	Staff conference and class registration and materials
10-510-1431	TRAVEL MILEAGE	Staff mileage for conferences and training
10-510-1432	MEALS	Staff meals for conferences and training
10-510-1433	LODGING	Staff lodging for conferences and training
10-510-1440	UNIFORMS	Police Officer uniforms
10-510-1451	EMPLOYEE WELLNESS	Employee fitness program
10-510-1610	NON-CAPITAL EQUIPMENT PURCHASE	Holsters, shields, service weapons

Account #	Account Name	Account Description
10-510-1630	EQUIPMENT MAINT. & REPAIRS	In Car equipment repairs
10-510-1710	AUTO FUEL	Fuel for fleet vehicles
10-510-1730	VEHICLE MAINT. & REPAIRS	Maintenance and Repair for Fleet Vehicles
10-510-3310	DEPARTMENT SUPPLIES & MATERIALS	Narcan Kits, ammunition
10-510-5400	INSURANCE AND BONDS	Police Department property and liability insurance
10-510-5793	CRIME PREVENTION	Community awareness programs
10-510-7420	CAPITAL OUTLAY - EQUIPMENT	New capital equipment purchases
10-510-7430	CAPITAL OUTLAY - VEHICLES	New capital vehicle purchases
10-510-8010	DEBT SERVICE - PRINCIPAL	Debt service on vehicles- principal
10-510-8011	DEBT SERVICE - INTEREST	Debt service on vehicles- interest
10-531-0000	**FIRE DEPARTMENT:**	
10-531-0200	SALARIES & WAGES	Salaries paid bi-weekly (26 periods per year)- Public Works employees
100-531-0201	OVERTIME	Overtime wages paid
10-531-0205	SALARIES-PARTIME/PRN	Salaries paid to Part-time employees
10-531-0206	MERIT AWARDS	2.5% of Fire Fund salaries to be distributed based on employee evaluations
10-531-0500	FICA EXPENSE	Federal Taxes for Social Security and Medicare withheld each pay period
10-531-0600	GROUP INSURANCE	Allocation by department for employee medical insurance - Town pays 100% of employee medical insurance
10-531-0700	RETIREMENT EXPENSE	Contribution by the Town to employees 401k (5%) and Town portion of NC Retirement (~7.5%)
10-531-0701	FIREMAN'S PENSION FUND	Contribution to the Fireman's Pension Fund
10-531-0800	WORKERS COMPENSATION	Allocation by department for Workers Comp premiums for the year, additional premiums may be paid during the year if a department has a claim
10-531-1110	TELEPHONE	Landline service at Fire Station and Station 2
10-531-1111	TELEPHONE - CELLULAR	Cellular service for department
10-531-1120	INTERNET / CABLE	Internet and Cable service for Fire Station and Station 2
10-531-1130	POSTAGE	Postage to mail outgoing mail
10-531-1210	OFFICE SUPPLIES	Fire Department office supplies
10-531-1220	OFFICE EQUIPMENT (NON-CAPITAL)	Computers
10-531-1221	OFFICE EQUIPMENT LEASES	Copier Lease
10-531-1230	OFFICE CONTRACT SERVICES	IT support, reporting software
10-531-1250	DUES & SUBSCRIPTIONS	Staff dues to professional organizations

Account #	Account Name	Account Description
10-531-1260	MISC ADMIN EXPENSE	Parking and toll fees
10-531-1310	ELECTRIC	Electricity for Fire Station and Station 2
10-531-1320	LP GAS	Propane to heat Station 2 and fuel for generator
10-531-1330	WATER / SEWER / SOLID WASTE	Water and Trash Service for Fire Station and Station 2
10-531-1410	HUMAN RESOURCE	Background checks, pre-employment physicals, drug screens, tuition reimbursements, employee assistance programs, employment ads
10-531-1420	OSHA / SAFETY COMPLIANCE	Ladder testing, SCBA Flow test, boiler inspection, compressor air samples
10-531-1421	SAFETY EQUIPMENT	PPE -SCBAs, turnout gear
10-531-1422	SAFETY SUPPLIES & MATERIALS	water, batteries, and other supplies
10-531-1430	TRAINING - REGIST & CLASS MATERIAL	Staff and employee conference and class registration and materials
10-531-1432	MEALS	Staff and employee meals for conferences and training
10-531-1433	LODGING	Staff and employee lodging for conference and training
10-531-1440	UNIFORMS	Uniforms for Fire Department employees
10-531-1510	BUILDING MAINTENANCE	Paint, Generator repairs, salt for water softener
10-531-1511	GROUND MAINT	Insecticides, ice melt
10-531-1512	JANITORIAL SUPPLIES	Toilet paper, paper towels, cleaning supplies
10-531-1513	FIRE DEPT CONTRACTED SERVICES	Pest control, alarm control service
10-531-1610	NON-CAPITAL EQUIPMENT PURCHASE	Radios, Computers
10-531-1630	EQUIPMENT MAINT & REPAIRS	Pumps, ball valves, primer motors, generator repairs, chainsaw repairs, hydraulic tool repairs
10-531-1710	AUTO FUEL	Fuel for fleet vehicles
10-531-1730	VEHICLE MAINT & REPAIRS	Maintenance and Repair for Fleet Vehicles, tires, transmission repairs, brakes, alternator
10-531-3310	DEPARTMENT SUPPLIES & MATERIALS	EMS supplies, garage supplies, boat supplies
10-531-5400	INSURANCE & BONDS	Fire Department Property and Liability insurance
10-531-8010	DEBT SERVICE - PRINCIPAL	Fire Station debt payment
10-531-8011	DEBT SERVICE - INTEREST	Fire Station interest payment
10-540-0000	**PLANNING & INSPECTIONS:**	
10-540-0200	SALARIES AND WAGES	Salaries paid bi-weekly (26 periods per year)
10-540-0201	OVERTIME	Overtime wages paid
10-540-0205	OTHER SALARIES-PART TIME	Salaries paid to part-time employees
10-540-0500	FICA EXPENSE	Federal Taxes for Social Security and Medicare withheld each pay period

Account #	Account Name	Account Description
10-540-0600	GROUP INSURANCE EXPENSE	Allocation by department for employee medical insurance - Town pays 100% of employee medical insurance
10-540-0700	RETIREMENT EXPENSE	Contribution by the Town to employees 401k (5%) and Town portion of NC Retirement (~7.5%)
10-540-0800	WORKERS COMPENSATION	Allocation by department for Workers Comp premiums for the year, additional premiums may be paid during the year if a department has a claim
10-540-1111	TELEPHONE - CELLULAR	*
10-540-1250	DUES & SUBSCRIPTIONS	Staff dues to professional organizations
10-540-1420	OSHA/SAFETY COMPLIANCE	Required items for OSHA compliance- work boots
10-540-1430	TRAINING-REGISTRATION & CLASS MAT'	Staff conference and class registration and materials
10-540-1431	TRAVEL MILEAGE	Staff mileage for conferences and training
10-540-1432	MEALS	Staff meals for conferences and training
10-540-1433	LODGING	Staff lodging for conferences and training
10-540-1610	NON-CAPITAL EQUIPMENT PURCHASE	Computers
10-540-1710	AUTO FUEL	Fuel for fleet vehicles
10-540-1730	VEHICLE MAINT & REPAIRS	Maintenance and Repair for Fleet Vehicles
10-540-1810	PERMITS & FEES RECURRING	Quartile Homeowner's Recover Fund dues
10-540-3510	HISTORIC COMM.EXPENSE	Miscellaneous expenses
10-540-3512	HISTORIC COMM-TRAVEL	Travel expense for Historic Commission
10-540-4510	PROFESSIONAL SERVICES	moved to Non-Departmental
10-540-8010	DEBT SERVICE - PRINCIPAL	Debt service on vehicles- principal
10-540-8011	DEBT SERVICE - INTEREST	Debt service on vehicles- interest
10-560-0000	**PUBLIC WORKS:**	
10-560-0200	SALARIES AND WAGES	Salaries paid bi-weekly (26 periods per year)
10-560-0201	OVERTIME	Overtime wages paid
10-560-0500	FICA EXPENSE	Federal Taxes for Social Security and Medicare withheld each pay period
10-560-0600	GROUP INSURANCE EXPENSE	Allocation by department for employee medical insurance - Town pays 100% of employee medical insurance
10-560-0700	RETIREMENT EXPENSE	Contribution by the Town to employees 401k (5%) and Town portion of NC Retirement (~7.5%)
10-560-0800	WORKERS COMPENSATION	Allocation by department for Workers Comp premiums for the year, additional premiums may be paid during the year if a department has a claim

Account #	Account Name	Account Description
10-560-1110	TELEPHONE	Telephone service for Public Works
10-560-1111	TELEPHONE- CELLULAR	*
10-560-1120	INTERNET\CABLE	Internet and cable service for the Public Works
10-560-1130	POSTAGE	Postage to mail trash bills included with the monthly water bill
10-560-1210	OFFICE SUPPLIES	Public Works office supplies
10-560-1221	OFFICE EQUIPMENT LEASE	Copier Lease
10-560-1230	OFFICE CONTRACT SERVICES	3rd party services for printing the Solid Waste/Utility Bill
10-560-1250	DUES AND SUBSCRIPTIONS	Staff dues to professional organizations
10-560-1310	ELECTRIC	Electricity for Public Works facility
10-560-1320	LP GAS	Propane to heat shop garage
10-560-1330	WATER\SEWER\ SOLID WASTE	Water and Trash Service for Public Works
10-560-1420	OSHA/SAFETY COMPLIANCE	Required items for OSHA compliance
10-560-1422	SAFETY SUPPLIES & MATERIALS	Rain gear, Safety and First Aid kits
10-560-1430	TRAINING -REGISTRATION & CLASS	Staff conference and class registration and materials
10-560-1432	MEALS	Staff meals for conferences and training
10-560-1440	UNIFORMS	Uniforms for Public Works and Sanitation employees
10-560-1610	NON-CAPITAL EQUIPMENT PURCHASE	Chainsaws, Hand Tools, Ladders
10-560-1630	EQUIPMENT MAINT. & REPAIRS	Blades, Batteries and parts needed for equipment repair
10-560-1710	AUTO FUEL	Fuel for fleet vehicles
10-560-1730	VEHICLE MAINT. & REPAIRS	Maintenance and Repair for Fleet Vehicles, Tires
10-560-1820	PERMITS & FEES - ONE TIME	Permits and Fees
10-560-3310	DEPARTMENT SUPPLIES & MATERIAL	Shop supplies, barricades, brooms, mops, janitorial supplies
10-560-3811	STREET CONT. SERVICES	Street Paving Repairs
10-560-3812	STREET SUPPLIES & MAT'L	street repairs and road painting supplies
10-560-3814	SIDEWALKS & MULTI-MODAL	Sidewalk Repairs
10-560-3900	PARKING METERS	Parking Meter supplies, repairs, software support
10-560-4550	CONTRACT SERVICES	Temporary Labor Service
10-560-4552	MOSQUITO CONTROL	Mosquito Control Supplies
10-560-4590	DREDGING EXPENSE	Funds wired to Army Corp for dredging
10-560-5400	INSURANCE	Public Works Property and Liability insurance
10-560-5900	STREET LIGHTS	Electricity for Streetlights
10-560-7430	CAPITAL OUTLAY - VEHICLES	Capital Vehicle purchases
10-560-8010	DEBT SERVICES-PRINCIPAL	Debt service on vehicles- principal
10-560-8011	DEBT SERVICES-INTEREST	Debt service on vehicles- interest
10-570-0000	**SANITATION:**	

Account #	Account Name	Account Description
10-570-0200	SALARIES AND WAGES	Salaries paid bi-weekly (26 periods per year)- Public Works employees
10-570-0201	OVERTIME	Overtime wages paid
10-570-0500	FICA EXPENSE	Federal Taxes for Social Security and Medicare withheld each pay period
10-570-0600	GROUP INSURANCE EXPENSE	Allocation by department for employee medical insurance - Town pays 100% of employee medical insurance
10-570-0700	RETIREMENT EXPENSE	Contribution by the Town to employees 401k (5%) and Town portion of NC Retirement (~7.5%)
10-570-1310	ELECTRIC	Electric for the compactor on Queen Street
10-570-1630	EQUIPMENT MAINT.	Items for compactor area, signage
10-570-1710	AUTO FUEL	Fuel for fleet vehicles
10-570-1730	VEHICLE MAINTENANCE	Maintenance and Repair for Fleet Vehicles, Tires
10-570-4520	COLLECTION CONTRACTED SV WBD ROLLOUT ONL	Waste Industries Collection for WBD SW and Recycle
10-570-4521	COLLECTION CONTRACTSVC RES ROLLOUT SW & RCY	Waste Industries Collection for Residential SW and Recycle
10-570-4560	RECYCLING DISPOSAL WBD CARDBOARD ONLY	Waste Industries Collection for WBD Cardboard Only
10-570-4561	SOLID WASTE DISPOSAL RES BULK SERVICE	Disposal of Bulk Items collected by the Town
10-570-4562	YARD DEBRIS DISPOSAL FEE DEE GARNER	Disposal of Yard Debris collected by the Town
10-570-4563	SOLID WASTE DISPOSAL WBD COMPACTOR FEE	Waste Industries Collection of Compactor
10-570-7420	CAPITAL OUTLAY - EQUIPMENT	Capital Equipment purchases - Compactor and site prep
10-570-7430	CAPITAL OUTLAY - VEHICLES	Capital Vehicle purchases
10-570-8010	DEBT SERVICES- PRINCIPAL (GRAPPLE TRUCK)	Debt service on vehicles- principal
10-570-8011	DEBT SERVICES - INTEREST (GRAPPLE TRUCK)	Debt service on vehicles- interest
10-580-0000	**STORMWATER**	
10-580-1610	NON-CAPITAL EQUIPMENT PURCHASES	Small Tools and Equipment for Storm water Maintenance
10-580-1710	DEPARTMENT SUPPLIES AND MATERIALS	Marking paint, pipes, seed
10-580-4550	CONTRACT SERVICES	Storm water Plan
10-620-0000	**FACILITIES & GROUND MAIN:**	
10-620-1111	TELEPHONE- CELLULAR	*
10-620-1310	ELECTRIC	Electricity at John Newton Park and "Special Event" receptacles

Account #	Account Name	Account Description
10-620-1510	TOWN HALL BLDG MAINT	Windows, blinds, mold removal, bathroom repairs, carpet, paint
10-620-1511	TOWN HALL GROUND MAINT	Tree trimming, ground clean-up, etc.
10-620-1512	TOWN HALL JANITORIAL SUPPLIES	Toilet paper, paper towels, door mat service, cleaning supplies
10-620-1513	TOWN HALL CONTRACTED SERVICES	Pest Control, cleaning service, fire extinguisher inspection
10-620-1520	TRAIN DEPOT BLDG MAINT	Paint, wood, bulbs, keys, locks
10-620-1522	TRAIN DEPOT JANITORIAL SUPPLIES	Toilet paper, paper towels, cleaning supplies
10-620-1523	TRAIN DEPOT CONTRACTED SERVICES	Paint crew, building repair, fire extinguisher inspection
10-620-1530	POLICE DEPT BLDG MAINT	Paint, bulbs, heating and air repair, new door for visitor entrance
10-620-1532	POLICE DEPT JANITORIAL SUPPLIES	Toilet paper, paper towels, door mat service, cleaning supplies
10-620-1533	POLICE DEPT CONTRACTED SERVICES	Pest Control, cleaning service, fire extinguisher inspection, security service
10-620-1540	PUBLIC WORKS BLDG MAINT	Bulbs, building materials, heat and air service, pest control service
10-620-1541	PUBLIC WORKS GROUND MAINT	Tree trimming, ground clean-up, etc.
10-620-1542	PUBLIC WORKS JANITORIAL SUPPLIES	Toilet paper, paper towels, door mat service, cleaning supplies
10-620-1550	CEMETERY MAINTENANCE	Lawn service for Oceanview and OBG, water service at Oceanview, electricity
10-620-1560	PUBLIC RESTROOM BLDG MAINT	Water service for public bathrooms and water fountains, supplies needed to repair and maintain bathrooms
10-620-1562	PUBLIC RESTROOM JANITORIAL SUPPLY	Toilet paper, paper towels, door mat service, cleaning supplies
10-620-1570	PARKS MAINTENANCE	Water service at public parks, items needed to repair or maintain public parks (basketball goals, parts for Town clock, hoses)
10-620-1573	PARKS CONTRACTED SERVICE	Port-A-John service, signs, Harborside Park (pass through to Friends of the Museum)
10-620-1580	DOCKS AND BOARDWALK MAINT	Boardwalk materials
10-620-1590	PUBLIC R.O.W. MAINT	Concrete, supplies for signs
10-620-1591	TREES	Trees to be planted
10-620-1592	WBD PROJECTS	Paint supplies for parking lots/spaces, signs, parking bollards
10-620-1610	NON CAPITAL EQUIPMENT PURCHASE	Pressure washer, paint sprayer, etc
10-620-1630	EQUIPMENT MAINT & REPAIRS	lawn mower repair. oil, filters, blades
10-620-1900	PROPERTY LEASES	Lease for First Baptist Church parking lot
10-620-3310	DEPARTMENTAL SUPPLIES & MATERIALS	mutt mitts, keys, flagging tape, flags, etc
10-620-4550	CONTRACT SERVICES	Contracted work at OBG, Engineer services for Boardwalk
10-620-6000	SPECIAL EVENTS	Tent for Memorial Day event, electric work for John Newton park
10-620-7440	CAPITAL OUTLAY - OTHER STRUCTURES	Boardwalk repairs
10-700-0000	**NON-DEPARTMENTAL:**	

Account #	Account Name	Account Description
10-700-0206	MERIT AWARDS	2.5% of General Fund salaries to be distributed among departments based on employee evaluations
10-700-1410	HUMAN RESOURCES	Background checks, pre-employment physicals, drug screens, tuition reimbursements, employee assistance programs, employment ads
10-700-1450	EMPLOYEE ENGAGEMENT	Employee recognition
10-700-4510	PROFESSIONAL SERVICES	Surveys, engineer services, transportation plan, audit
10-700-4530	LEGAL SERVICES	Attorney fees
10-700-5730	CONTINGENCY	for unforeseen expenditures
10-700-8010	DEBT SERVICE - PRINCIPAL	Town Hall debt payment
10-700-8011	DEBT SERVICE - INTEREST	Town Hall interest payment
10-800-0000	**GENERAL FUND TRANSFERS:**	
10-800-0001	CONTRIBUTION TO FIRE DEPT FUND	General Fund transfer to Fire Department
	UTILITY FUND REVENUE	
40-303-0009	GRANTS NC	AIA Grant
40-305-0001	REVENUE ACCOUNT REGULAR - WATER USAGE	Water usage
40-305-0002	REVENUE ACCOUNT REGULAR - SEWER USAGE	Sewer usage
40-305-0003	WATER TAP IN FEES	Water Taps
40-305-0004	SEWER TAP IN FEE	Sewer Taps
40-305-0005	ACCOUNT SERVICE CHARGES	Administrative service charge to open a new account ($25.00 each)
40-305-0006	WATER SERVICE CHARGES	Service fee for temporary usage
40-305-0007	SEWER SERVICE CHARGES	Payments received through credit collection for old deliquent wrtie-off accounts
40-305-0008	LATE FEES - WATER	Late fee of 10% added to utility bill, when balance isn't paid by the due date
40-305-0009	LATE FEES - SEWER/GREASE	Late fee of 10% added to utility bill, when balance isn't paid by the due date (these accounts are sewer only)
40-305-0010	RETURNED CHECK FEES - WATER	Fee of $25.00 charged on returned checks
40-305-0012	TEMPORARY UTILITY USE CHARGE	Temporary Services- service charges
40-305-0013	SPRINKLER FEES	Annual fee charged to businesses with sprinkler systems
40-307-0003	MISCELLANEOUS REVENUE - WATER	Temporary Services- on for cleaning water charges
40-307-0004	MISCELLANEOUS REVENUE - SEWER	Temporary Services- on for cleaning sewer charges
40-307-0009	APP. REST.FUND BALANCE-WATER	Appropriated Capacity Fee Fund Balance

Account #	Account Name	Account Description
40-307-0010	APP. RESTRICTED FUND BALANCE- SEWER	Appropriated Capacity Fee Fund Balance
40-800-0000	**UTILITY FUND TRANSFERS**	
40-800-0206	MERIT AWARDS	2.5% of Utility Fund salaries to be distributed based on employee evaluations
40-800-1240	CONTRIBUTION TO GF FOR ADMIN SERVICES	Transfer to the General Fund for administrative services provided by the General Fund
40-800-8000	CONTRIBUTION TO CAPITAL RESERVE	Contribution to Capital Reserve
40-810-0000	**SEWER DEPARTMENT :**	
40-810-0200	SALARIES AND WAGES	Salaries paid bi-weekly (26 periods per year)- Public Works employees
40-810-0201	OVERTIME	Overtime wages paid
40-810-0500	FICA EXPENSE	Federal Taxes for Social Security and Medicare withheld each pay period
40-810-0600	GROUP INSURANCE EXPENSE	Allocation by department for employee medical insurance - Town pays 100% of employee medical insurance
40-810-0700	RETIREMENT EXPENSE	Contribution by the Town to employees 401k (5%) and Town portion of NC Retirement (~7.5%)
40-810-0800	WORKERS COMPENTSATION	Allocation by department for Workers Comp premiums for the year, additional premiums may be paid during the year if a department has a claim
40-810-1110	TELEPHONE	Landline service
40-810-1111	TELEPHONE-CELLULAR	*
40-810-1130	POSTAGE	Portion of the postage to mail utility bills
40-810-1210	OFFICE SUPPLIES	Office Supplies
40-810-1230	OFFICE CONTRACT SERVICES	3rd party services for printing the Utility Bill, NC 811 Locate Service
40-810-1250	DUES & SUBSCRIPTIONS	Staff dues to professional organizations
40-810-1310	ELECTRIC	Electricity for Lift Stations and sewer building
40-810-1330	WATER/SEWER/SOLID WASTE	Water and Trash Service
40-810-1420	OSHA/SAFETY COMPLIANCE	Gloves, safety vest
40-810-1422	SAFETY SUPPLIES & MATERIALS	First aid and other safety materials
40-810-1430	TRAINING - REGISTRATION & CLASS MA	Staff and employee conference and class registration and materials
40-810-1432	MEALS	Staff and employee meals for conferences and training
40-810-1433	LODGING	Staff and employee lodging for conference and training

Account #	Account Name	Account Description
40-810-1434	EMPLOYEE DEVELOPMENT /HUMAN RESOURCE	Background checks, pre-employment physicals, drug screens, tuition reimbursements, employee assistance programs, employment ads
40-810-1440	UNIFORMS	Uniforms for Sewer Department employees
40-810-1510	BUILDING MAINT	Building maintenance materials and repairs
40-810-1512	JANITORIAL SUPPLIES	Toilet paper, paper towels, cleaning supplies
40-810-1620	EQUIPMENT LEASE	Leased Backhoe
40-810-1630	EQUIPMENT MAINT & REPAIRS	Parts needed for equipment repair
40-810-1710	AUTO FUEL	Fuel for fleet vehicles
40-810-1730	VEHICLE MAINT & REPAIRS	Maintenance and Repair for Fleet Vehicles, tires, transmission repairs, brakes, alternator
40-810-1810	PERMITS & FEES - RECCURING	Permits and Fees
40-810-3310	DEPARTMENT SUPPLIES & MATERIALS	Stone, marking tape, lines, flags, concrete
40-810-4550	CONTRACT SERVICES	Fire Extinguisher inspection, credit checks for utility deposits, concrete repair, electrical services to trouble shoot lift stations as needed
40-810-5400	INSURANCE	Property and Liability insurance for Sewer Department and Equipment
40-810-7420	CAPITAL OUTLAY - EQUIPMENT	Generators for Lift Stations
40-810-8010	DEBT SERVICE-PRINCIPAL	Sewer loans debt payment
40-810-8011	DEBT SERVICE-INTEREST	Sewer loans interest payment
40-811-0000	**WWTP DEPARTMENT :**	
40-811-0200	SALARIES AND WAGES	Salaries paid bi-weekly (26 periods per year)
40-811-0201	OVERTIME	Overtime wages paid
40-811-0500	FICA EXPENSE	Federal Taxes for Social Security and Medicare withheld each pay period
40-811-0600	GROUP INSURANCE EXPENSE	Allocation by department for employee medical insurance - Town pays 100% of employee medical insurance
40-811-0700	RETIREMENT EXPENSE	Contribution by the Town to employees 401k (5%) and Town portion of NC Retirement (~7.5%)
40-811-0800	WORKERS COMPENSATION	Allocation by department for Workers Comp premiums for the year, additional premiums may be paid during the year if a department has a claim
40-811-1110	TELEPHONE	Landline service
40-811-1111	TELEPHONE - CELLULAR	*
40-811-1120	INTERNET/CABLE	Internet service for WWTP
40-811-1130	POSTAGE	Portion of the postage to mail utility bills
40-811-1210	OFFICE SUPPLIES	Office Supplies

Town of Beaufort - Chart of Accounts

Account #	Account Name	Account Description
40-811-1230	OFFICE CONTRACT SERVICES	IT support
40-811-1250	DUES & SUBSCRIPTIONS	Staff dues to professional organizations
40-811-1310	ELECTRIC	Electricity for WWTP
40-811-1330	WATER/SEWER/SOLID WASTE	Water and Trash Service
40-811-1420	OSHA/SAFETY COMPLIANCE	Gloves, safety vest, safety glasses, work boots
40-811-1422	SAFETY SUPPLIES & MATERIALS	First aid and other safety materials
40-811-1430	TRAINING -REGISTRATION & CLASS MAT	Staff and employee conference and class registration and materials
40-811-1431	TRAVEL MILEAGE	Staff and employee mileage for conferences and training
40-811-1432	MEALS	Staff and employee meals for conferences and training
40-811-1433	LODGING	Staff and employee lodging for conference and training
40-811-1440	UNIFORMS	Uniforms for Sewer Department employees
40-811-1510	BUILDING MAINT	Building maintenance materials and repairs
40-811-1512	JANITORIAL SUPPLIES	Toilet paper, paper towels, cleaning supplies
40-811-1610	NON-CAPITAL EQUIPMENT PURCHASE	Mixer, motor parts
40-811-1630	EQUIPMENT MAINT & REPAIRS	Parts needed for equipment repair
40-811-1710	AUTO FUEL	Fuel for fleet vehicles
40-811-1730	VEHICLE MAINT & REPAIRS	Maintenance and Repair for Fleet Vehicles, tires, transmission repairs, brakes, alternator
40-811-1810	PERMITS AND FEES - RECURRING	Permits and Fees
40-811-1830	COMPLIANCE TESTING	Lab analysis and sample testing
40-811-3310	DEPARTMENT SUPPLIES & MATERIALS	Lab supplies, chemicals, field supplies
40-811-4510	PROFESSIONAL SERVICES	Electrical service for repairs
40-811-4550	CONTRACT SERVICES	Pest control, fire extinguisher inspection, dumpster service, heat and air service
40-811-5400	INSURANCE	Property and Liability insurance for WWTP Department and Equipment
40-811-8010	DEBT SERVICE - PRINCIPAL	WWTP loans debt payment
40-811-8011	DEBT SERVICE - INTEREST	WWTP loans interest payment
40-812-0000	**WATER DEPARTMENT :**	
40-812-0200	SALARIES AND WAGES	Salaries paid bi-weekly (26 periods per year) - Public Works employees
40-812-0201	OVERTIME	Overtime wages paid
40-812-0500	FICA EXPENSE	Federal Taxes for Social Security and Medicare withheld each pay period
40-812-0600	GROUP INSURANCE EXPENSE	Allocation by department for employee medical insurance - Town pays 100% of employee medical insurance

Town of Beaufort - Chart of Accounts

Account #	Account Name	Account Description
40-812-0700	RETIREMENT EXPENSE	Contribution by the Town to employees 401k (5%) and Town portion of NC Retirement (~7.5%)
40-812-0800	WORKERS COMPENSATION	Allocation by department for Workers Comp premiums for the year, additional premiums may be paid during the year if a department has a claim
40-812-1110	TELEPHONE	Landline service
40-812-1111	TELEPHONE-CELLULAR	*
40-812-1130	POSTAGE	Portion of the postage to mail utility bills
40-812-1210	OFFICE SUPPLIES	Office Supplies
40-812-1230	OFFICE CONTRACT SERVICES	IT support, 3rd party services to print the utility bill,, collection services for delinquent accounts
40-812-1250	DUES AND SUBSCRIPTIONS	Staff dues to professional organizations
40-812-1310	ELECTRIC	Electricity for Water Department
40-812-1320	LP GAS	Lp gas for Water Department
40-812-1330	WATER/SEWER/SOLID WASTE	Water and Trash Service
40-812-1420	OSHA/SAFETY COMPLIANCE	Gloves, safety vest, safety glasses, work boots, first aid supplies
40-812-1430	TRAINING -REGISTRATION&CLASS MAT'L	Staff and employee conference and class registration and materials
40-812-1431	TRAVEL MILEAGE	Staff and employee mileage for conferences and training
40-812-1432	MEALS	Staff and employee meals for conferences and training
40-812-1434	EMPLOYEE DEVELOPMENT	Staff and employee lodging for conference and training
40-812-1440	UNIFORMS	Uniforms for Water Department employees
40-812-1510	BUILDING MAINT	Building maintenance materials and repairs
40-812-1512	JANITORIAL SUPPLIES	Toilet paper, paper towels, cleaning supplies
40-812-1610	NON-CAPITAL EQUIPMENT PURCHASES	Printers, scales, and other samll equipment
40-812-1630	EQUIPMENT MAINT. & REPAIRS	Parts needed for equipment repair
40-812-1710	AUTO FUEL	Fuel for fleet vehicles
40-812-1730	VEHICLE MAINT. & REPAIRS	Maintenance and Repair for Fleet Vehicles, tires, transmission repairs, brakes, alternator
40-812-1810	PERMITS & FEES - REOCCURING	Permits and Fees
40-812-1830	COMPLIANCE TESTING	Lab analysis and sample testing
40-812-3310	DEPARTMENT SUPPLIES & MATERIALS	Lab supplies, chemicals, field supplies
40-812-4550	CONTRACT SERVICES	Southern Corrosion maintenance contract, Rivers and Assoc (AIA grant), fire extinguisher inspection, credit checks for utility deposits, heat and air service
40-812-4570	COUNTY WATER PURCHASE	Water purchased from the County to service Eastman's Creek and other areas

Town of Beaufort - Chart of Accounts

Account #	Account Name	Account Description
40-812-5400	INSURANCE	Property and Liability insurance for WWTP Department and Equipment
40-812-7410	CAPITAL OUTLAY - BLDG.	Repairs to water treatment building
40-812-7440	CAPITAL OUTLAY - CONT. SERVICES	Water line repairs
40-812-8010	DEBT SERVICE - PRINCIPAL	Water loans debt payment
40-812-8011	DEBT SERVICE - INTEREST	Water loans interest payment
		*-The Town changed over to a cell stipend program in August. Therefore, many departments no longer have a cell phone charge. Police and Fire maintain the necessary phones needed for their departments, The Town has realized a $3500 savings during the first 6 months of FY18.

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 Board of Commissioners Work Session Meeting
4:00 PM Tuesday, May 26, 2020 – 701 Front Street Town Hall Conference Room

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AGENDA CATEGORY: Items for Discussion and Consideration

SUBJECT: Asset Inventory Assessment Wastewater

BRIEF SUMMARY:

The Town applied for and has been awarded a Wastewater Asset Inventory Assessment Grant from the Water Infrastructure Fund in the amount of $150,000.00. The match amount is $15,000 and the fee is $2,250.00. The attached resolution needs to be adopted and the acceptance offer approved and signed. The Town Engineer has received the bids and a committee has been selected to review the bids. Work will begin in FY 21 and should take about 6 months to complete.

REQUESTED ACTION:

Adopt the Resolution and Accept the Award

EXPECTED LENGTH OF PRESENTATION:

5 minutes

SUBMITTED BY:

Christi Wood – Finance Director

BUDGET AMENDMENT REQUIRED:

Yes- It will be presented once the bids have been reviewed.

RECEIVED 4/29/20 SC
Scanned √ SC

ROY COOPER
Governor
MICHAEL S. REGAN
Secretary
Kim H. Colson
Director

NORTH CAROLINA
Environmental Quality

April 22, 2020

Mr. John Day, Town Manager
Town of Beaufort
PO Box 390
Beaufort, NC 28516

SUBJECT: Offer and Acceptance for a State Grant
Project No. E-AIA-W-20-0187
Wastewater Asset Inventory and Assessment

Dear Mr. Day:

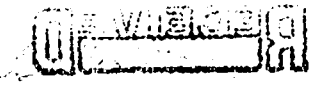
The Town of Beaufort has been approved for a Wastewater Asset Inventory and Assessment Grant from the Water Infrastructure Fund in the amount of $150,000.00.

Enclosed are two (2) copies of an Offer and Acceptance Document extending a State Grant in the amount of $150,000.00. This offer is made subject to the conditions set forth in the Offer and Acceptance Document. Please submit the following items to the Division of Water Infrastructure, 1633 Mail Service Center, Raleigh, North Carolina 27699-1633.

1. A resolution adopted by the governing body accepting the grant offer and making the applicable assurances contained therein. (Sample copy attached)

2. One (1) copy of the original Offer and Acceptance Document executed by the authorized representative for the project. Retain the other copy for your files.

All work associated with the Asset Inventory and Assessment project must be completed within 24 months of the date of this letter. The documentation described in the standard conditions of the grant offer should be submitted to this office within 24 months, as well. Any work performed prior to the date of the Letter of Intent to Fund may not be eligible for reimbursement.



In addition, the enclosed pay request form must be used for all reimbursement requests. You may make additional copies as needed. Also, enclosed is a memorandum requesting your Federal Identification Number. Please note that your project will be audited in accordance with the General Statutes.

On behalf of the Department of Environmental Quality, I am pleased to make this offer of State Grant funds made available by North Carolina Water Infrastructure Fund.

Sincerely,

Kim H. Colson, P.E., Director
Division of Water Infrastructure, NCDEQ

Enclosures:
Grant Offer and Acceptance Document (2 copies)
Reimbursement Request form
Fed ID Request Form
Resolution to accept Grant Offer (suggested format)
Grant Fee Invoice

cc: Mr. Marvin E. Garner, Jr., AICP, Rivers & Associates, Inc., Greenville
Pam Whitley
AIA

STATE OF NORTH CAROLINA
DEPARTMENT OF ENVIRONMENTAL QUALITY
DIVISION OF WATER INFRASTRUCTURE

Funding Offer and Acceptance

Legal Name and Address of Award Recipient

Town of Beaufort
PO Box 390
Beaufort, NC 28516

Project Number: **E-AIA-W-20-0187**

Drinking Water ☐ / **Wastewater** ☒		**Additional Amount for Funding Increases**	**Previous Total**	**Total Offered**
State Revolving Fund (SRF)	☐			
State Reserve Loan (SRP)	☐			
State Reserve Grant (SRP)	☐			
State Emergency Loan (SEL)	☐			
Asset Inventory & Assessment Grant (AIA)	☒			**150,000.00**
Merger/Regionalization Feasibility Grant (MRF)	☐			

Project Description:

Asset Inventory Assessment Project

Total Financial Assistance Offer: $ 150,000
Match Percentage 10% $ 15,000
Grant Fee* (1.5%): $ 2,250

**Grant fee calculated based on grant amount.*

Pursuant to North Carolina General Statute 159G:

- The applicant is eligible under State law,
- The project is eligible under State law, and
- The project has been approved by the Department of Environmental Quality as having sufficient priority to receive financial assistance,

The Department of Environmental Quality, acting on behalf of the State of North Carolina, hereby offers the financial assistance described in this document.

For The State of North Carolina: **Kim H. Colson, P.E., Director, Division of Water Infrastructure**
North Carolina Department of Environmental Quality

Signature

April 22, 2020
Date

On Behalf of: _____
Name of Representative in Resolution: _____
Title (Type or Print): _____

I, the undersigned, being duly authorized to take such action, as evidenced by the attached CERTIFIED COPY OF AUTHORIZATION BY THE APPLICANT'S GOVERNING BODY, do hereby accept this Financial Award Offer and will comply with the Assurances and the Standard Conditions.

Signature

Date

STANDARD CONDITIONS FOR ASSET INVENTORY AND ASSESSMENT GRANTS

1. The recipient acknowledges that no disbursements will be made until the grant fee has been received by the Division of Water Infrastructure.

2. The recipient acknowledges that no disbursements will be made until applicable service agreements or contracts are submitted. The description of work listed on invoices must be included in the scope of work shown on the agreements or contracts.

3. The required grant match must be documented to receive the full amount of this financial assistance offer. The grant match is a percentage of the financial assistance offer amount.

4. All funds provided pursuant to North Carolina General Statute 159G shall be expended solely for carrying out the approved project and an audit shall be performed in accordance with G.S. 159-34, as amended. **The recipient will expend all of the requisitioned funds for the purpose of paying the costs of the project within three (3) banking days following the receipt of the funds from the State.** Please note that the State is not a party to any contract(s) and the grant recipient is expected to uphold its contract obligations regarding timely payment.

5. Partial disbursements will be made promptly upon request, subject to adequate documentation of incurred eligible costs and grant match, and subject to the recipient's compliance with the conditions of this grant. Requests for reimbursement must be made using the Division of Water Infrastructure's reimbursement form.

6. The recipient must provide a digital copy of the Asset Inventory and Assessment products in a universally readable format.

7. The recipient must provide an executive level summary of the work performed, any conclusions made, and the next steps to be taken as a result of this work.

8. The recipient must provide approved minutes or a resolution confirming the completed Asset Inventory and Assessment work has been presented to the recipient's governing board.

9. A maximum of 95% of the grant will be paid prior to receipt of the documentation described in Standard Condition Nos. 6, 7, and 8. After receipt of this documentation, final payment will be made once it is requested.

Town of Beaufort
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A RESOLUTION BY THE BOARD OF COMISSIONERS OF THE TOWN OF BEAUFORT TO ACCEPT THE GRANT AWARDED FOR THE WASTEWATER ASSET INVENTORY ASSESSMENT.

WHEREAS, the North Carolina General Statues Chapter 159G has created Asset Inventory and Assessment grants to assist eligible units of government with meeting their water infrastructure needs, and

WHEREAS, the North Carolina Department of Environmental Quality has offered a State Reserve Grant in the amount of $150,000.00 to perform the asset inventory and assessment work, and

WHEREAS, the Town of Beaufort intends to perform the project in accordance with the agreed scope of work,

NOW, THEREFORE, BE IT RESOLVED that the Board of Commissioners of the Town of Beaufort:

That the Town of Beaufort does hereby accept the State Reserve Grant offer of $150,000.00

That the Town of Beaufort does hereby give assurance to the North Carolina Department of Environmental Quality that any Conditions of Assurances contained in the Award Offer will be adhered to.

That John Day, Town Manager, and successors so titled, is hereby authorized and directed to furnish such information as the appropriate State agency may request in connection with such application or the project; to make the assurances as contained above; ant to execute such other documents as may be required by the Division of Water Infrastructure.

This resolution is effective upon its adoption this 8th day of June 2020. The motion to adopt this resolution was made by Commissioner _____ and was passed by a vote of ___ to ____.

(Affix Seal of Government Unit)

_____

Mayor

Attest:

This is to certify that this is a true and accurate copy of the Resolution, adopted by the Board of Commissioners of the Town of Beaufort on this 8th day of June, 2020.

_____ _____

Clerk Date

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 Board of Commissioners Work Session
4:00 PM Monday, May 26, 2020 – Town Hall Conference Room, 701 Front Street, Beaufort

AGENDA CATEGORY:	Items for Discussion and Consideration
SUBJECT:	Case 19-12 Text Amendment - Lower Live Oak Overlay District

BRIEF SUMMARY:

This agenda item is text amendment needed to create the standards and regulations associated with the Lower Live Oak Overlay District. This amendment provides guidance on the exterior materials, amount of signage and roof lines. As part of the signage a proposal for amortization of existing signage is also proposed. You will see that the Planning Board made some recommendations (Shown in highlighted yellow text) they would ask you to consider when discussing the proposal. **Please note that the most recent version of the text is attached as was discussed during the public hearing.**

REQUESTED ACTION:

A decision on the proposed text amendment with any recommended changes to the signage subsection.

EXPECTED LENGTH OF PRESENTATION:

15 Minutes

SUBMITTED BY:

Kyle Garner, AICP, Planning Director

BUDGET AMENDMENT REQUIRED:

N/A

STAFF REPORT

TO: **Board of Commissioners**
FROM: **Kyle Garner, Planning Director**
DATE: **March 19, 2020**
RE: **Case 19-11: LDO Text Amendment Modifying Section 10 Overlay/ Conservation/Companion Zoning Districts by adding a new overlay district to be called the "Live Oak Street Corridor Overlay District"**

Background

In the late summer of 2019 Staff proposed new overlay district standards aimed to facilitate the redevelopment of properties within the 400 & 500 block of Live Oak Street. During the discussion the Planning Board asked staff to include some properties on the west side of Live Oak even though they were not consistent with the CAMA Future Land Use Map and some other minor changes consistent with the Cedar Street Mixed Use District. On March 16th the Planning Board held a public hearing on the proposed text and offered some recommended changes (Highlighted in Yellow) for the Board of Commissioners to consider. A major discussion item was the amortization of signage which they offered a different option to consider otherwise there were few changes.

Even though there are similarities between the Cedar Street Mixed Use District and this Overlay District both are different which is why different standards have been developed specifically for Live Oak. The Board may recall that the Small Area Plan did not include all of Live Oak however it did provide guidance as to how to address this vital commercial corridor. Again, much like the new Cedar Street District, Staff developed text to address design criteria for new commercial structures to include: exterior siding/façade materials, roof forms, and signage and exterior elevations to insure that designs fit the human scale of the neighborhood. Setbacks have also been relaxed to provide for a more pedestrian feel as well.

The development of text is the first step in the process and complements the second step which would be the actual application of this overlay district to actual properties on Live Oak Street.

Action Needed: Conduct Public Hearing
Decision on the proposed Text Amendment

Attachments: Proposed Text Amendment

Board Action: Motion by_____ 2nd by _____

SECTION 10 Overlay/Conservation/Companion Zoning Districts

(H) Live Oak Street Corridor Overlay

1) Purpose.
The purpose of this overlay district is to protect, enhance and guide the development of the Live Oak Street commercial corridor by reducing visual clutter through the implementation of commercial design standards. 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) The Live Oak Street Corridor Overlay District for the Town of Beaufort, as set forth on a map so entitled and dated 00-00-0000, is hereby adopted by reference as an element of the *Land Development Ordinance* hereafter known as the *LDO*, and the Official Zoning Map of the Town of Beaufort. And where as any section of the overlay regulations conflicts with the underlying zoning, the overlay shall take precedence unless it is specifically otherwise stated.

3) Permitted Uses.
The underlying uses, with the exception of single-family residential uses, located within the Live Oak Street Corridor Overlay District shall be subject to the Development Standards listed below.

4) Prohibited Uses.
Any use not listed in underlying zoning districts is prohibited.

5) Development Standards.

a) Design Criteria.
The intent of the following design criteria is to maintain and strengthen the unique character of Beaufort's gateway corridors by insuring new development projects are architecturally compatible with the historic characteristics of the community. These characteristics include building forms, proportions, treatments, exterior materials, and architectural styles. It is intended for front elevations and overall massing of new structures shall be of human scale and related to the street.

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 development within this overlay zone.

c) Signage.

i) Only monument type signs with a brick, masonry or wood base are permitted. The actual signage material shall be made of wood or substitute materials which have the appearance of wood are permitted. These signs shall also not exceed twenty-five square feet (25 ft^2) in area or eight feet (8') in height.

ii) The use of internally lit or flashing signs of any kind is prohibited. The use of ground-mounted spotlights concealed by landscaping to light signs during night hours is acceptable.

iii) The total square footage of wall signage allowed shall not exceed .75 sq. ft. per linear foot of lot frontage.

iv) BOC Option:

- All existing freestanding signage will have a period *of three (3) or five (5) years* to come into compliance. At the end of the *three (3) or five (5) year* amortization period, the Town will follow code enforcement violation procedures that may include fines and the removal of signage by the Town.

Planning Board Recommendation

- If a nonconforming sign is destroyed by natural causes, it may not thereafter be repaired, reconstructed, or replaced except in conformity with all the provisions of this section, and the remnants of the former sign shall be cleared from the land. For the purpose of this section, a nonconforming sign is "destroyed" if damaged to an extent of the cost to repair the sign to its former stature or replacing it with an equivalent sign equals or exceeds fifty percent (50%) of the replacement value of the sign so damaged.

Subject to the other provisions of this section, nonconforming signs may be repaired and renovated as long as the cost of such work does not exceed fifty percent (50%) of the replacement value of such sign within any twelve-month period.

d) Landscaping.
A detailed landscape plan identifying all shrub and tree types as well as the number of such trees and shrubs shall be submitted for review and approval as per section 14 of the *LDO*. Additionally if developing adjacent to a different type of land use, a screening and buffering plan shall be required.

e) Exterior Siding Materials.
The primary siding material constituting a minimum of eighty 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 Siding; (Lap or Board & Batten Siding); and/or,

iv) Treated Wood excluding plywood (Bead Board & Batten or Clapboard Design only)

v) Cedar Shake

vi) Other materials or combinations thereof can be submitted to the Planning Board and Board of Commissioners for consideration. Detailed elevation drawings and product specifications shall be required

f) Outside Walls.

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 (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.

ii) 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 Board of Commissioners as part of the site plan approval process.

g) Roof Forms.
   i) Roof forms shall be similar to those used on historic structures. The dominant shape shall be gabled, hipped or parapet. If pitched the minimum pitch shall be five over twelve (5/12) with a maximum pitch of twelve over twelve (12/12).

h) 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.

i) Driveway Limitations.
   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 ten feet (10') of an adjacent property except in the case of a shared driveway utilized by two or more lots.
   iv) 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.

j) Parking.
   Parking and vehicle accommodation areas (VAAs) shall meet the requirements set forth in section 15 of the *LDO*.

k) Exterior Drawings.
   Exterior elevation drawings shall be submitted in color to determine the visual break of exterior walls and the color palate chosen for the structure or structures.

Table 10-1 Corner Lot and Interior Lot Requirements for Commercial Use

District	*Designated Front (Right-of-Way) Setback*	*Designated Side (Right-of-Way) Setback*	*Rear Setback*	*Side Setback*	*Building Height Limitation*
	15 feet minimum	15 feet	15 feet	10 feet	40 feet
	20 feet maximum	15 feet	15 feet	10 feet	40 feet

NOTE: If this Zoning District is added to the Overlay/Conservation Zoning Districts Table of Uses (currently on page 127 of the *LDO*), that table will be relabeled to Table 10-1. This will likely happen after review by the BOC.

DRAFT ORDINANCE 20-0

AN ORDINANCE TO MODIFY THE Town of Beaufort *Land Development Ordinance (LDO)*, specifically Section 10-H, Overlay/Conservation Companion Zoning Districts to create the Lower Live Oak Overlay District.

WHEREAS, the Beaufort Land Development Ordinance contains regulations which establish the development of land within the Town of Beaufort and it's Extraterritorial Jurisdiction; and

WHEREAS, the Beaufort Planning Board held a hearing on March 16, 2020 and recommended the proposed text amendments and recommended its adoption; and

WHEREAS, the Board of Commissioners conducted a public hearing on May 11, 2020 and determined that the public interest will be served by adopting the following text amendments to modify text as it relates to these items.

NOW THEREFORE be it ordained by the Board of Commissioners of the Town of Beaufort as follows:

The Town of Beaufort LDO is amended as follows:

SECTION 10 Overlay/Conservation/Companion Zoning Districts

(H) Live Oak Street Corridor Overlay

1) Purpose.
The purpose of this overlay district is to protect, enhance and guide the development of the Live Oak Street commercial corridor by reducing visual clutter through the implementation of commercial design standards. 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) The Live Oak Street Corridor Overlay District for the Town of Beaufort, as set forth on a map so entitled and dated 00-00-0000, is hereby adopted by reference as an element of the *Land Development Ordinance* hereafter known as the *LDO*, and the Official Zoning Map of the Town of Beaufort. And where as any section of the overlay regulations conflicts with the underlying zoning, the overlay shall take precedence unless it is specifically otherwise stated.

3) Permitted Uses.
The underlying uses, with the exception of single-family residential uses, located within the Live Oak Street Corridor Overlay District shall be subject to the Development Standards listed below.

4) Prohibited Uses.
Any use not listed in underlying zoning districts is prohibited.

5) Development Standards.

a) Design Criteria.
The intent of the following design criteria is to maintain and strengthen the unique character of Beaufort's gateway corridors by insuring new development projects are architecturally compatible with the historic characteristics of the community. These characteristics include building forms, proportions, treatments, exterior materials, and architectural styles. It is intended for front elevations and overall massing of new structures shall be of human scale and related to the street.

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 development within this overlay zone.

c) Signage.

i) Only monument type signs with a brick, masonry or wood base are permitted. The actual signage material shall be made of wood or substitute materials which have the appearance of wood are permitted. These signs shall also not exceed twenty-five square feet (25 ft^2) in area or eight feet (8') in height.

ii) The use of internally lit or flashing signs of any kind is prohibited. The use of ground-mounted spotlights concealed by landscaping to light signs during night hours is acceptable.

iii) The total square footage of wall signage allowed shall not exceed .75 sq. ft. per linear foot of lot frontage.

iv) BOC Option:

- All existing freestanding signage will have a period *of three (3) or five (5) years* to come into compliance. At the end of the *three (3) or five (5) year* amortization period, the Town will follow code enforcement violation procedures that may include fines and the removal of signage by the Town.

  Planning Board Recommendation

- If a nonconforming sign is destroyed by natural causes, it may not thereafter be repaired, reconstructed, or replaced except in conformity with all the provisions of this section, and the remnants of the former sign shall be cleared from the land. For the purpose of this section, a nonconforming sign is "destroyed" if damaged to an extent of the cost to repair the sign to its former stature or replacing it with an equivalent sign equals or exceeds fifty percent (50%) of the replacement value of the sign so damaged.

  Subject to the other provisions of this section, nonconforming signs may be repaired and renovated as long as the cost of such work does not exceed fifty percent (50%) of the replacement value of such sign within any twelve-month period.

d) Landscaping.
A detailed landscape plan identifying all shrub and tree types as well as the number of such trees and shrubs shall be submitted for review and approval as per section 14 of the *LDO*. Additionally if developing adjacent to a different type of land use, a screening and buffering plan shall be required.

e) Exterior Siding Materials.
The primary siding material constituting a minimum of eighty 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 Siding; (Lap or Board & Batten Siding); and/or,

iv) Treated Wood excluding plywood (Bead Board & Batten or Clapboard Design only)

v) Cedar Shake

vi) Other materials or combinations thereof can be submitted to the Planning Board and Board of Commissioners for consideration. Detailed elevation drawings and product specifications shall be required

f) Outside Walls.

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 (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.

ii) 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 Board of Commissioners as part of the site plan approval process.

g) Roof Forms.

i) Roof forms shall be similar to those used on historic structures. The dominant shape shall be gabled, hipped or parapet. If pitched the minimum pitch shall be five over twelve (5/12) with a maximum pitch of twelve over twelve (12/12).

h) 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.

i) Driveway Limitations.

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 ten feet (10') of an adjacent property except in the case of a shared driveway utilized by two or more lots.

iv) 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.

j) Parking.

Parking and vehicle accommodation areas (VAAs) shall meet the requirements set forth in section 15 of the *LDO*.

k) Exterior Drawings.

Exterior elevation drawings shall be submitted in color to determine the visual break of exterior walls and the color palate chosen for the structure or structures.

Table 10-1 Corner Lot and Interior Lot Requirements for Commercial Use

District	*Designated Front (Right-of-Way) Setback*	*Designated Side (Right-of-Way) Setback*	*Rear Setback*	*Side Setback*	*Building Height Limitation*
	15 feet minimum	15 feet	15 feet	10 feet	40 feet
	20 feet maximum	15 feet	15 feet	10 feet	40 feet

NOTE: If this Zoning District is added to the Overlay/Conservation Zoning Districts Table of Uses (currently on page 127 of the *LDO*), that table will be relabeled to Table 10-1. This will likely happen after review by the BOC.

Enacted on motion of Commissioner ---- and carried on a vote of in favor and 0 against.

This, the 26th day of May 2020.

TOWN OF BEAUFORT

By: _____
Mayor

Attest:

_____ Town Clerk

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

Town of Beaufort Board of Commissioners Work Session
4:00 PM Monday, May 26, 2020 – Town Hall Conference Room, 701 Front Street, Beaufort

AGENDA CATEGORY: Items for Discussion and Consideration

SUBJECT: Case 19-13 Lower Live Oak Corridor Overlay District

BRIEF SUMMARY:

With the creation of the Live Oak Overlay text the purpose of this item is to geographically represent where the overlay district would be applied. As shown on the attached maps there are 13 parcels with a total acreage of 6.43 acres that the overlay standards would be applied to include four (4) signs that may become amortized pending the Boards final decision. ***(Data on the signs are being gathered and will not be available for the workshop but will be added for the hearing***)

The purpose of the overlay is to protect, enhance and guide the development of the Live Oak Street commercial corridor by reducing visual clutter through the implementation of commercial design standards. 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.

REQUESTED ACTION:

This item is related to text amendment for the creation of the overlay district and sets the boundaries where the standards would be applied. At the May 11th meeting this item was discussed and tabled till the workshop for a final decision.

EXPECTED LENGTH OF PRESENTATION:

5 Minutes

SUBMITTED BY:

Kyle Garner, AICP, Planning & Inspections Director

BUDGET AMENDMENT REQUIRED:

N/A

Staff Report

To: Board of Commissioners
From: Kyle Garner, Planning Dir.
Date: 3/17/2020
Meeting Date: 4/13/2020

Case Number 19-13

Summary of Request: Rezone 6.43 acres along Live Oak to apply Live Oak Corridor Overlay.

Background

Location(s) & PIN	Starts at the intersection of Cedar and Live Oak on the northeast side running north to the intersection of Live Oak and First Street (See Attached Vicinity Map)
Owner	Multiple (See Ownership Table)
Applicant	Town of Beaufort – Staff Initiated
Current Zoning	B-1 Zoning
Lot(s) Size & Conformity Status	6.43 Acres Total (based on GIS data) Conforming (1 Non-conforming – Lot Width)
Existing Land Use	Commercial, Office & Governmental Uses & Undeveloped
CAMA Future Land Use Map Amendment Required	General Commercial ☒ Yes ☐ No
Adjoining Land Use & Zoning	**North** See Attached Zoning Map of Area **South** See Attached Zoning Map of Area **East** See Attached Zoning Map of Area **West** See Attached Zoning Map of Area
Special Flood Hazard Area	☒ Yes ☒ No
Public Utilities	
Water	☒ Available ☐ Not Available
Sewer	☒ Available ☐ Not Available
Additional Information	The Planning Board gave a unanimous recommendation for the area at their March 16, 2020 meeting.
Requested Action	Provide a consistency statement to the Board of Commissioners addressing the requested zoning amendment and the future land use plan. Provide recommendation to the Board of Commissioners to: • Approve the request; • Deny the request; or • Recommend more restrictive zoning district

Staff Comments

The purpose of this overlay district is to protect, enhance and guide the development of the Live Oak Street commercial corridor by reducing visual clutter through the implementation of commercial design standards. 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.

Even though there are similarities between the Cedar Street Mixed Use Zone and this Overlay District both are very different which is why different standards have been developed specifically for Live Oak. The Board may recall that the development of the Small Area Plan did not include all of Live Oak however it did provide guidance as to how to address this vital commercial corridor. Again, much like the new Cedar Street District,

In accordance with **NCGS § 160A-383**, the consistency statement must include one of the following:

- A statement recommending approval of the zoning amendment and describing its consistency with the CAMA Core Land Use Plan
- A statement recommending denial of the zoning amendment and describing its inconsistency with the CAMA Core Land Use Plan
- A statement recommending approval of the zoning amendment containing the following:
    - Declaration that the approval is also deemed an amendment to the CAMA Core Land Use Plan
    - An explanation of the change in conditions the board took into consideration when recommending approval

CAMA Core Land Use Plan – Future Land Use Classifications

General Commercial Classification.
The General Commercial classification encompasses approximately 0.24 square miles (154 acres) or about 3.3 percent of the planning jurisdiction. The properties classified as General Commercial are located along the Town's major road corridor--US Highway 70.

The General Commercial classification is intended to delineate lands that can accommodate a wide range of retail, wholesale, office, business services, and personal services. Areas classified as General Commercial may also include some heavy commercial uses as well as intensive public and institutional land uses. Minimum lot sizes typically range from 5,000 to 8,000 square feet unless a larger minimum lot area is required by the health department for land uses utilizing septic systems. Maximum floor area ratios (the total building floor area divided by the total lot area) range from 0.57 to 0.83. Land uses within General Commercial-designated areas are generally compatible with the B-1, General Business; B-2, Highway Business; B-3, Marina Business; and the O & I, Office and Institutional zoning districts. Public water service is needed to support the land uses characteristic of this classification. Public sewer service is needed to support the most intensive commercial uses. Streets with the capacity to accommodate higher traffic volumes are necessary to support commercial development.

General Commercial-classified areas are anticipated to accommodate some of the most intensive land uses found in the Town's planning jurisdiction. The Town's goals and policies support the use of land in General Commercial-classified areas for a wide variety of retail and commercial services uses where adequate public utilities and streets are available or can be upgraded to support the intensity of

development encouraged in this classification. Public and institutional land uses that support and that are compatible with this type of commercial development are also encouraged.

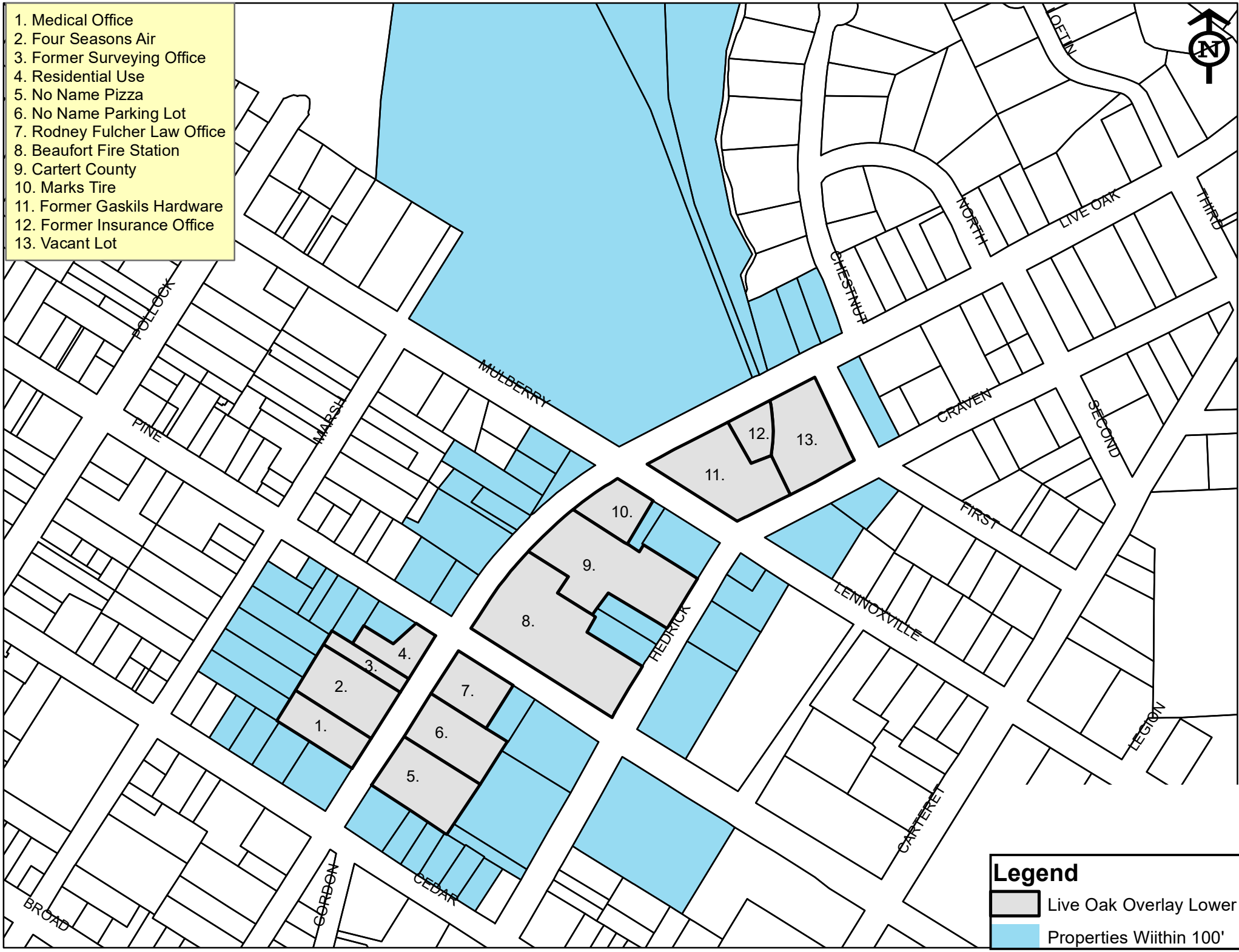
Medium Density Residential Classification.

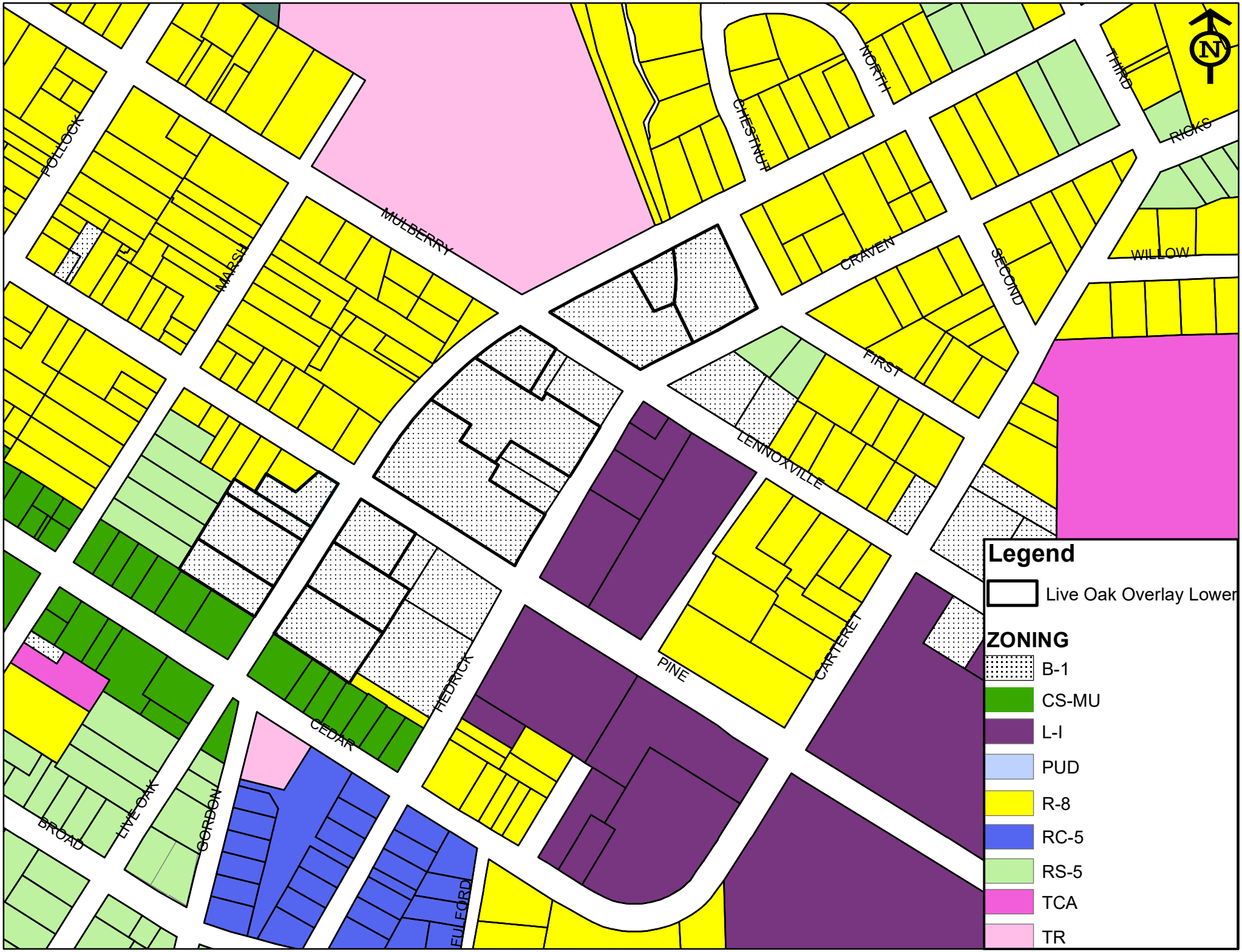
The Medium/High Density Residential classification encompasses approximately 0.8 square miles (483 acres) or about 10 percent of the total planning jurisdiction. The majority of the properties classified as Medium Density Residential are generally located immediately surrounding the Beaufort downtown area as well as north and east of the downtown area.

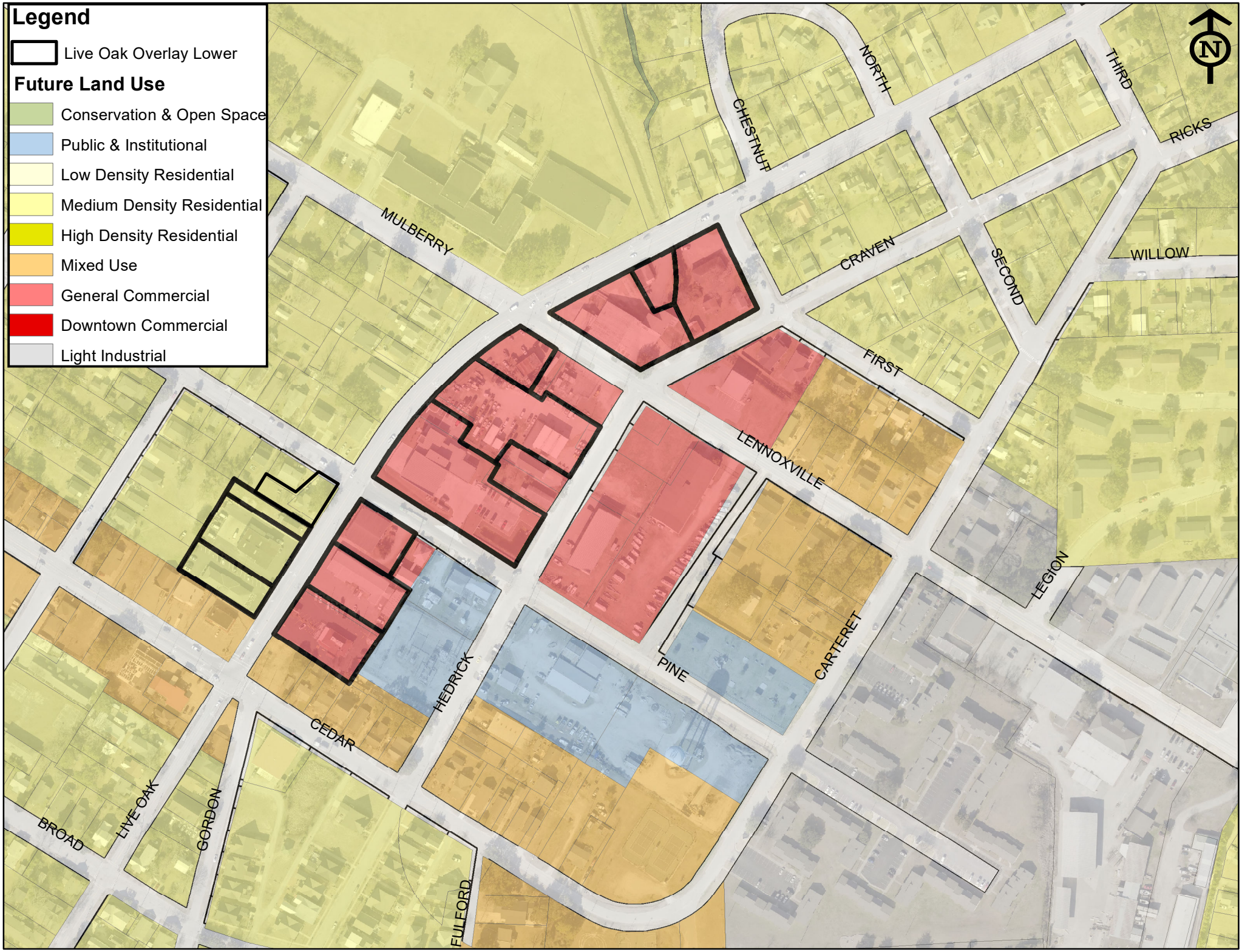
The Medium Density Residential classification is intended to delineate lands where the predominant land use is higher density single-family residential developments and/or two-family developments. The residential density within this classification is generally 3 to 5 dwelling units per acre. Minimum lot sizes vary from 8,000 to 10,000 square feet unless a larger minimum lot area is required by the health department for land uses utilizing septic systems. Land uses within Medium Density Residential designated areas are generally compatible with the R-10, One or Two-family Residential; R-10MH, Single-family Residential and Manufactured Home; R-8, Medium Density Residential; and R-8A Single-family Medium Density Residential zoning districts. Public water is widely available and sewer service is required to support the higher residential densities in this classification. Streets with the capacity to accommodate higher traffic volumes are also necessary to support Medium Density Residential development.

The Town's goals and policies support the use of land in Medium Density-classified areas for single-family and two-family dwellings where adequate public utilities and streets are available or can be upgraded to support the higher residential densities encouraged in this classification.

Attachments:
Vicinity Map with 100 Foot Notification Boundary
Zoning Map with 100 Foot Notification Boundary
CAMA Future Land Use Map with 100 Foot Notification Boundary
Information Table
Property Owners Within 100 Feet
Ordinance


1. Medical Office
2. Four Seasons Air
3. Former Surveying Office
4. Residential Use
5. No Name Pizza
6. No Name Parking Lot
7. Rodney Fulcher Law Office
8. Beaufort Fire Station
9. Cartert County
10. Marks Tire
11. Former Gaskils Hardware
12. Former Insurance Office
13. Vacant Lot
POLLOCK
PINE
MARSH
MULBERRY
CHESTNUT
NORTH
LIVE OAK
THIRD
CRAVEN
SECOND
FIRST
LENNOXVILLE
HEDRICK
LEGION
CARTERET
CEDAR
CRAVEN
BROAD
Legend
Live Oak Overlay Lower
Properties Wiithin 100'


POLLOCK
MARSH
MULBERRY
CHESTNUT
NORTH
THIRD
RICKS
CRAVEN
SECOND
WILLOW
FIRST
LENNOXVILLE
HEDRICK
CEDAR
PINE
CARTERET
BROAD
LIVE OAK
GORDON
FULFORD
N
Legend
Live Oak Overlay Lower
ZONING
B-1
CS-MU
L-I
PUD
R-8
RC-5
RS-5
TCA
TR


Legend
Live Oak Overlay Lower
Future Land Use
Conservation & Open Space
Public & Institutional
Low Density Residential
Medium Density Residential
High Density Residential
Mixed Use
General Commercial
Downtown Commercial
Light Industrial
N
NORTH
CHESTNUT
THIRD
RICKS
MULBERRY
CRAVEN
SECOND
WILLOW
FIRST
LENNOXVILLE
LEGION
PINE
CARTERET
HEDRICK
CEDAR
BROAD
LIVE OAK
GORDON
FULFORD

ID #	PIN15	OWNER	CONFORMING USE	CONFORMING STRUCTURE	CONFORMING LOT	LOT AREA	COUNTY LISTED USE
13	730618419159000	WILKO HOLDINGS LLC	Y	N - North Side Setback	Y	28961.230430700000000	COMMERCIAL
12	730618418260000	BEAUFORT OFFICE BUILDING LLC	Y	N - Front and South Side Setback	Y	8370.576000290000000	COMMERCIAL
11	730618418101000	900 LIVE OAK JV, LLC	Y	N - Both Side setbacks	Y	33043.967393300000000	COMMERCIAL
10	730618415063000	WRIGHT,KENNETH W JR ETAL	Y	N - Rear Setback	Y	12843.889103000000000	COMMERCIAL
9	730618405981000	CARTERET COUNTY	Y	Yes	Y	45692.787258700000000	COUNTY GOVERN
8	730618403769000	TOWN OF BEAUFORT	Y	Yes	Y	58550.123268500000000	MUNICIPAL EXEMP
7	730618402644000	BABCOCK,SHIRLEY J ETVIR RICHAR	Y	N - Front and North Side Setback	Y	15571.924696000000000	COMMERCIAL
6	730618402514000	MANOUSARIDIS,CHRISTOPHER	Y	Yes	Y	21538.007457500000000	COMMERCIAL
5	730618401444000	MANOUSARIDIS,CHRISTOPHER	Y	N - Front and North Side Setback	Y	25206.706965900000000	COMMERCIAL
2	730618309683000	GARNER,EUGENE M JR ETUX DIANNE	Y	Yes	Y	23035.544381000000000	COMMERCIAL
1	730618309525000	GARNER,EUGENE M JR ETUX DIANNE	Y	N - South Side Setback	Y	14994.657554000000000	COMMERCIAL
3	730618400720000	GILLIKIN,NELSON BRYAN II	Y	N - Front and North Side Setback	N - Lot Width 40'	6886.497693000000000	COMMERCIAL
4	730618400793000	SADLER,GERRY	N - Residential	N - Front and Rear Setback	Y	10431.963183000000000	RESIDENTIAL

OWNER	MAIL_HOUSE	MAIL_ST	MAIL_CITY	AIL_STA	MAIL_ZI4	MAIL_ZI5	MAIL_ADD2
ABBRUZZESE,WILLIAM C ETUX FRAN	4425	ARENDELL STREET #706	MOREHEAD CITY	NC		28557	
AMERICAN TOWERS LLC			ATLANTA	GA		31139	PO BOX 723597
BABCOCK,SHIRLEY J ETVIR RICHAR	132	PLANTATION ST	BEAUFORT	NC		28516	
BEAUFORT TOWN CENTER LLC	2400	LENNOXVILLE ROAD	BEAUFORT	NC		28516	
BEAUFORT WOODSHOP LLC	1022	BROAD STREET	BEAUFORT	NC		28516	
BTRG INC	907	CEDAR STREET	BEAUFORT	NC		28516	
CARTERET COUNTY	302	COURTHOUSE SQUARE	BEAUFORT	NC		28516	SUITE 200
COPES,ALICE H	517	LIVE OAK ST	BEAUFORT	NC		28516	
CRAIG,J KEVIN	129	POWELL LANE	CRAWFORDVILLE	FL		32327	
CREECH,SHERRY WILLIS	905	CEDAR ST	BEAUFORT	NC		28516	
DAILEY,MICHAEL P ETUX PAULA	905	LIVE OAK STREET	BEAUFORT	NC		28516	
DAVIS,CARLTON	3601	EAST HEDRICK DR	MOREHEAD CITY	NC		28557	
DAVIS,JAMES JR	511	1/2 LIVE OAK ST	BEAUFORT	NC		28516	
DAVIS,VENUS	513	LIVE OAK ST	BEAUFORT	NC		28516	
DUKE ENERGY PROGRESS INC	550	TRYON STREET	CHARLOTTE	NC		28202	TAX DEPT - DEC41B
ELLISON,ROY	130	BEAU-CLOS ROAD	LAKE CHARLES	LA		70607	
FLOWERS,JOHN ETUX KAREN	316	DOGWOOD LANE	HAMPSTEAD	NC		28443	
GARNER,EUGENE M JR ETUX DIANNE	173	JACKSON DRIVE	BEAUFORT	NC		28516	
GILLIKIN,NELSON BRYAN II			BEAUFORT	NC		28516	PO BOX 248
GODETTE,ARTIS	270	CANTON ST	NEWPORT	NC		28570	
GREER,ANNIE S L/T	130-25	232ND STREET	LAURELTON	NY		11413	
HELD,CHARLOTTE PAGE	106	CRAVEN AVENUE	BEAUFORT	NC		28516	
HI-SELL LLC	107	GALLANTS LANE	BEAUFORT	NC		28516	
HUNT,JASON MACDUFFY ETAL	118	BRIAR PATCH DRIVE	BEAUFORT	NC		28516	
JOHNS CANVAS LLC			BEAUFORT	NC		28516	PO BOX 466
JOHNSON,STEPHANIE COLLINS	507	HEDRICK ST	BEAUFORT	NC		28516	
LAND,LARRY MARTIN	700	LANDS POINTE ROAD	MOREHEAD CITY	NC	8946	28557	
MANOUSARIDIS,CHRISTOPHER	408	LIVE OAK STREET	BEAUFORT	NC		28516	
MANOUSARIDIS,ZACHARIAS	3511	COUNTRY CLUB ROAD	MOREHEAD CITY	NC		28557	
MEDLIN,JOE L ETUX JENNIFER	2265	MEDLIN RD	CLAYTON	NC		27520	
MIKELS,TERRY L	3901	BARRETT DRIVE #102	RALEIGH	NC		27609	
OLIVER,CHARLES II	2400	LENNOXVILLE ROAD	BEAUFORT	NC		28516	
SADLER,GERRY			BEAUFORT	NC		28516	PO BOX 245

SIMMONS,CHRISTOPHER C JR ETAL	414	FORBES AVENUE	NEW BERN	NC		28560	
SIMPSON,THOMAS D ETUX SARA	2715	COUNTRY CLUB ROAD	MOREHEAD CITY	NC		28557	
SOUND SHORE CONSTRUCTION INC	1913	FRONT STREET	BEAUFORT	NC		28516	
STATE OF NORTH CAROLINA	1321	MAIL SERVICE CENTER	RALEIGH	NC	1321	27699	
TEEL,JAMES A ETAL TEEL	857	GREYSON RD	ROCKY MOUNT	NC		27804	
TEEL,RAY ANTHONY D/B/A	813	CEDAR ST	BEAUFORT	NC		28516	
THOMAS J JOHNSON LLC			MT PLEASANT	SC		29465	PO BOX 643
TOWN OF BEAUFORT			BEAUFORT	NC		28516	PO BOX 390
WILKO HOLDINGS LLC	801	PLAZA BOULEVARD	KINSTON	NC		28501	
WRIGHT,DAVID WINSLOW ETAL	624	HIGHWAY 101	BEAUFORT	NC		28516	
WRIGHT,MARY B			AHOSKIE	NC		27910	PO BOX 986
900 LIVE OAK JV, LLC	305	TRANSYLVANIA AVE	RALEIGH	NC	6951	27609	

BEAUFORT TOWN COUNCIL
AN ORDINANCE TO APPLY AN OVERLAY DISTRCIT TO 6.43 ACRES
(13 PARCELS) ON
LIVE OAK STREET
ORDINANCE # 20-0

Applicant:	Town of Beaufort
Location:	Starts at the intersection of Cedar and Live Oak on the northeast side running north to the intersection of Live Oak and First Street
Parcel ID:	730618419159000, 730618418260000, 730618418101000, 730618415063000, 730618405981000, 730618403769000, 730618402644000, 730618402514000, 730618401444000, 730618309683000, 730618309525000, 730618400720000, 730618400793000
Existing District:	**B-1**
Meeting Date:	May 26, 2020
Request:	Apply the Lower Live Oak Overlay to the 13 Parcels mentioned above.

WHEREAS, the Town of Beaufort Planning Board held a hearing on March 16th and has recommended the request to apply an Overlay District to the above referenced property to Lower Live Oak as shown on the attached map; and

WHEREAS, the Beaufort Board of Commissioners has convened to consider and prepare a recommendation on the request at their workshop meeting on May 26, 2020, (After convening a public hearing on May 11th 2020) at which time property owners and citizens were given the opportunity to present arguments, and Town staff was given the opportunity to comment on the application; and

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

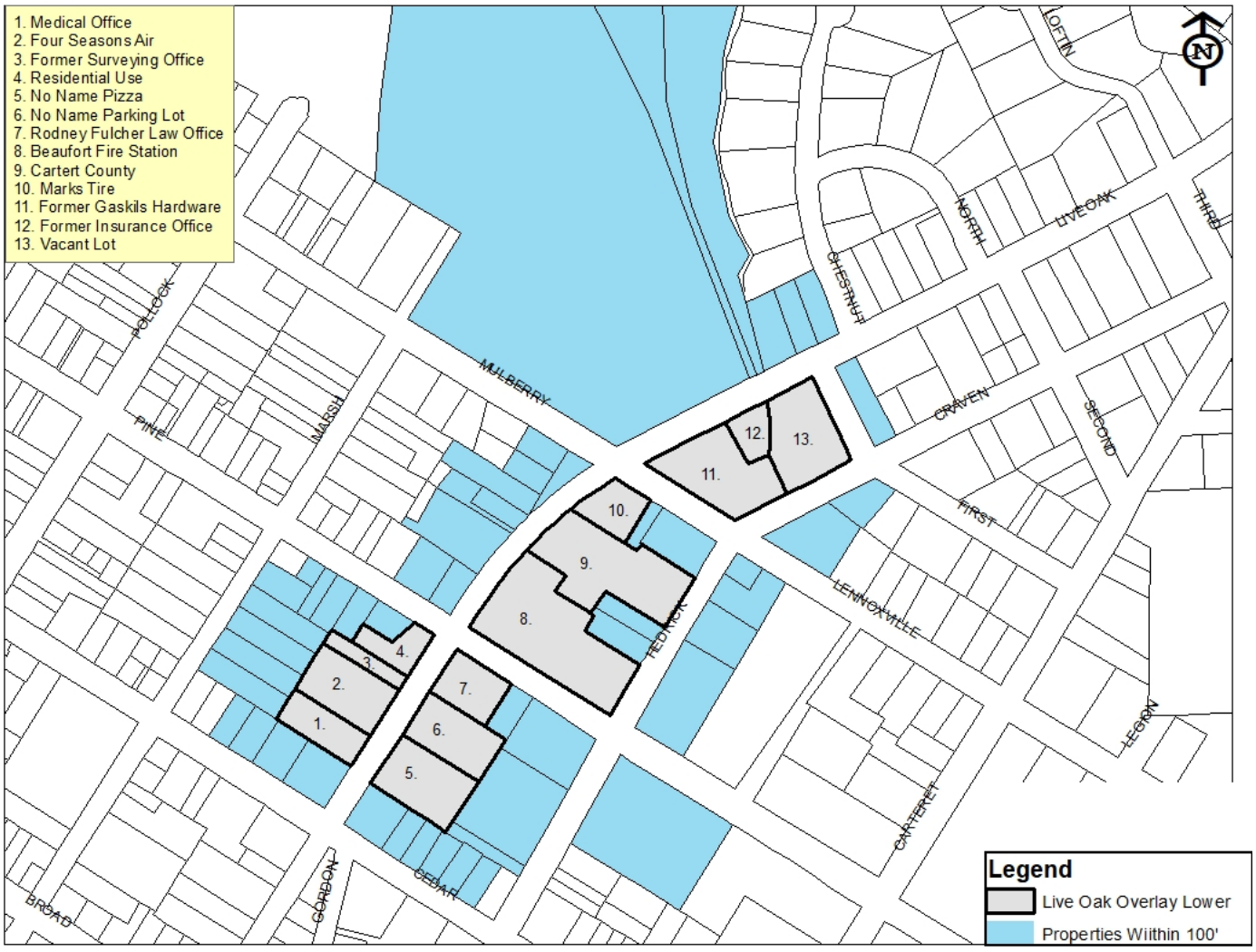
1. The request is consistent with the 2008 adopted CAMA Land Use Plan as per Sections 1.3.5 and 5.4.2 (Land Use Compatibility Implementation Actions).
2. The proposed overlay is consistent with the Small Area Plan & Bicycle/Pedestrian Plan Developed by Stantec and endorsed by the Board of Commissioners at their July 2018 Board Workshop**.**

NOW THEREFORE, on the basis of the foregoing findings and conclusions, IT IS HEREBY ORDAINED BY THE Board of Commissioners of the Town of Beaufort that the request for rezoning is approved and the Town's zoning map is amended accordingly.

_____

Mayor, Town of Beaufort Date

Lower Live Oak Overlay



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 Board of Commissioners Work Session
4:00 PM Monday, May 26, 2020 – Town Hall Conference Room, 701 Front Street, Beaufort

AGENDA CATEGORY: Items for Discussion and Consideration

SUBJECT: Voluntary Annexation Request for 165 Lena Perry Lane

BRIEF SUMMARY:

This request was submitted by Doran Gray Piner. It is for property located at 165 Lena Perry Lane. This is for 1.155 acres currently zoned R-20. The Parcel Identification Number (PIN) is 731605097745000. The property is currently vacant.

REQUESTED ACTION:

Approve resolution directing the clerk to investigate the voluntary annexation petition.

EXPECTED LENGTH OF PRESENTATION:

5 minutes

SUBMITTED BY:

Michele Davis, Town Clerk

BUDGET AMENDMENT REQUIRED:

No

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

APPLICATION FOR VOLUNTARYANNEXATION REQUEST

Instructions: Please complete the form below and include all required attachments, including the **$100 application fee (to The Town of Beaufort)** and return to Town Manager, Town Hall, 701 Front St., PO Box 390, Beaufort, NC, 28516. Incomplete applications will not be processed and returned to the applicant. Please contact Town Hall at (252) 728-2141 with any questions.
Complete applications must be received 15 days prior to the scheduled meeting.

Applicant Name: Doran Gray Piner Jr.

Applicant Address: 124 North Harbor Dr. Beaufort NC 28516

Phone Number: (252) 240-9562 Email: doranpiner@yahoo.com

Property Owner Name: Doran Gray Piner Jr.

Address of Property: 124 North Harbor Dr. Beaufort NC 28516

Phone Number: (252) 240-9562 Email: doranpiner@yahoo.com

PROPERTY INFORMATION

Property Address: 165 Long Perry Lane Current Zoning: R-20

15 Digit Pin: 713605097745000 Size of Property (Square Feet or Acres): 1.155

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

If Not Contiguous please indicate how many miles it is to the City Limits: 1 mile or less

Current Use of Property:

☐ Residential
☐ Commercial
☑ Vacant
☐ Other: _____

Doran G Piner Jr Date: 5/11/20
Applicant Signature

OFFICE USE ONLY *Revised 03/16*

Received by: _____ Reviewed for Completeness By: _____

Date: _____ Date Deemed Complete and Accepted: _____

Doreen G Turner Date: 5/11/20

Property Owner Signature (if different than above)

A fee of $100 to the Town of Beaufort must accompany this application.

REQUIRED ATTACHMENTS FOR A VOLUNTARY ANNEXATION REQUEST

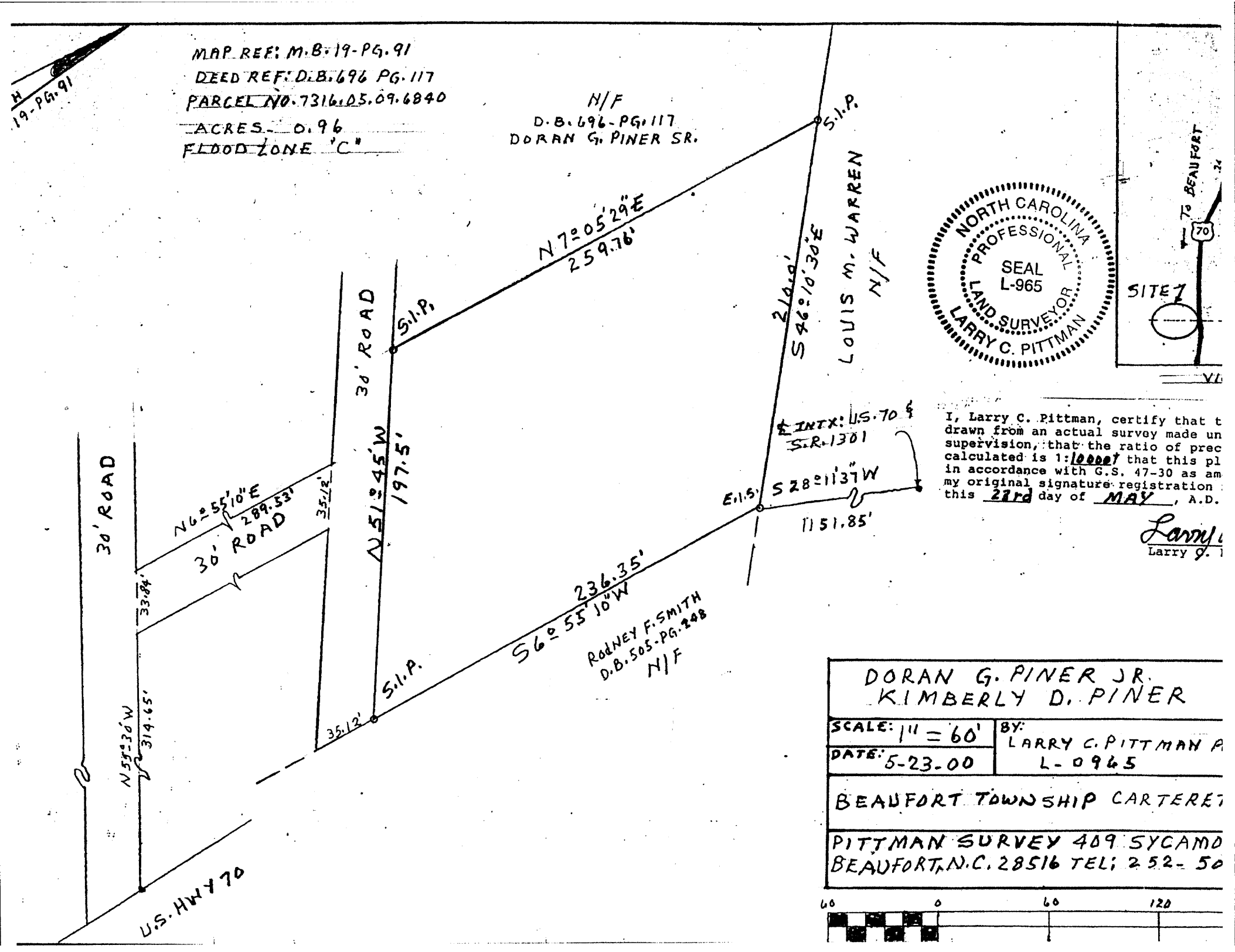
Please provide the following as attachments to the voluntary annexation request form:

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

NO impact at this time

Property Owners

Jessica Dawn Piner 161 Lena Perry In.
John Francis Kelly 110 Lena Perry In.
Cathy Louise Massino 2147 Live Oak
Linda lou Willis 2157 Live Oak



I, Larry C. Pittman, certify that t
drawn from an actual survey made un
supervision, that the ratio of prec
calculated is 1:10000' that this pl
in accordance with G.S. 47-30 as am
my original signature registration
this 23rd day of MAY, A.D.

Larry C. P
Larry C. P

DORAN G. PINER JR.
KIMBERLY D. PINER

SCALE: 1" = 60'

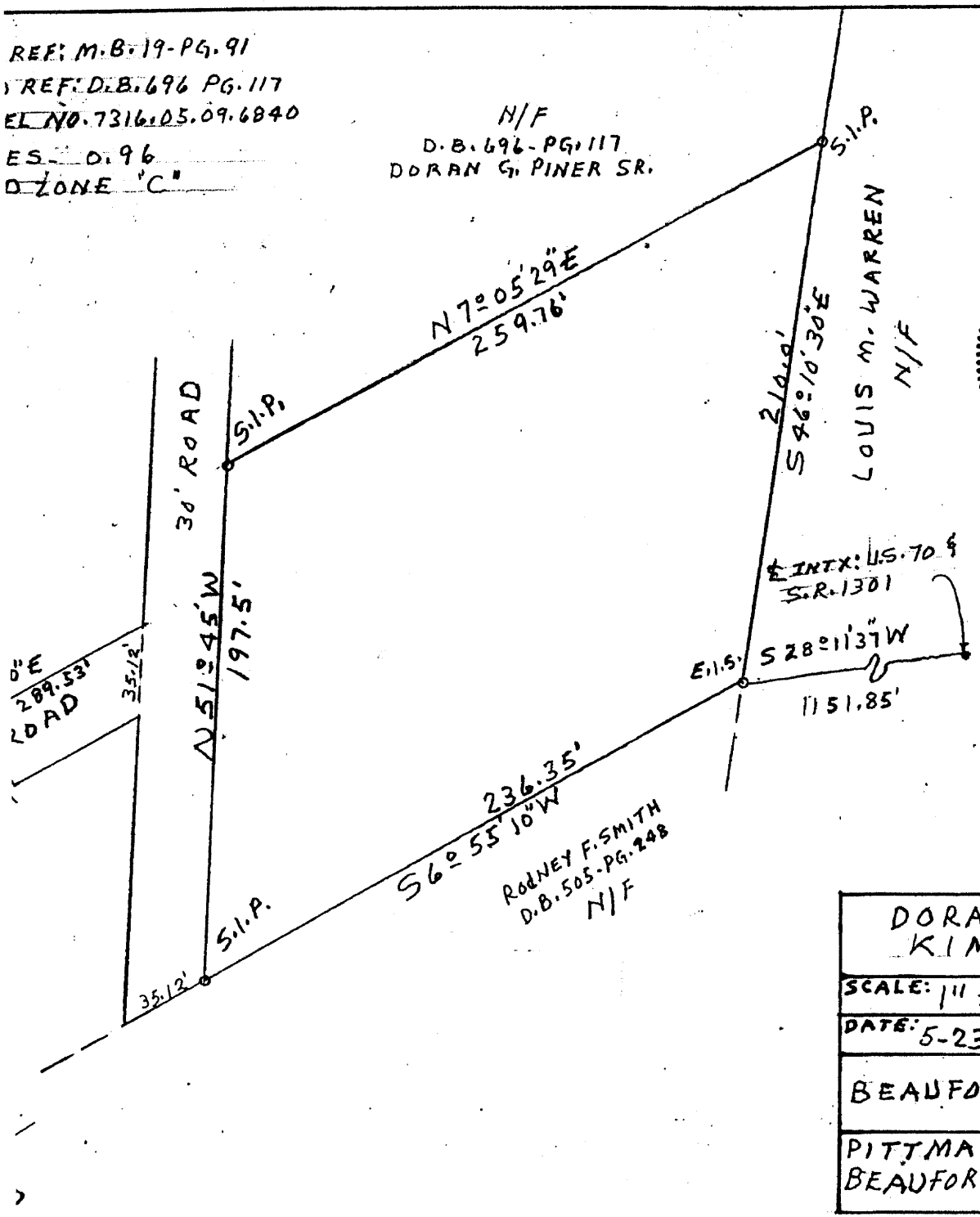
BY: LARRY C. PITTMAN A
L-0965

DATE: 5-23-00

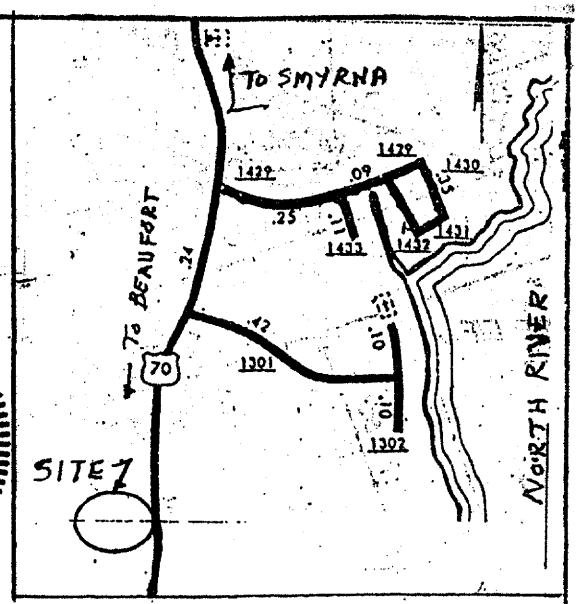
BEAUFORT TOWNSHIP CARTERET

PITTMAN SURVEY 409 SYCAMO
BEAUFORT, N.C. 28516 TEL: 252-50

60 0 60 120







VICINITY MAP NS

I, Larry C. Pittman, certify that this map was drawn from an actual survey made under my supervision, that the ratio of precision as calculated is 1:10000+ that this plat was prepared in accordance with G.S. 47-30 as amended. Witness my original signature registration number and seal this 23rd day of MAY, A.D., 2000.

Larry C. Pittman

Larry C. Pittman, L-965, Surveyor

DORAN G. PINER JR.
KIMBERLY D. PINER

SCALE: 1" = 60'	BY: LARRY C. PITTMAN P.L.S. L-0965	DRAWN BY: L.C.P.
DATE: 5-23-00		

BEAUFORT TOWNSHIP CARTERET COUNTY, N.C.

PITTMAN SURVEY 409 SYCAMORE DR.
BEAUFORT, N.C. 28516 TEL: 252-504-3799

60 0 60 120 180

Melanie Arthur 2P
CARTERET COUNTY
JL Date 12/19/2003 Time 12:46:00
GR 1032421 Page 1 of 2

NORTH CAROLINA, CARTERET COUNTY
The foregoing certificate(s) of Notary Public(s) is/are certified to be correct. This instrument and this certificate are duly registered at the date and time and in the Book and Page shown on the first page hereof.

Melanie Arthur, Register of Deeds
By _____
Asst./Deputy Register of Deeds

Prepared by C. R. Wheatly, III, Attorney, Beaufort, NC 28516

NORTH CAROLINA

CARTERET COUNTY

PIN # 7316.05.19.6840000 (split)

DEED OF GIFT

THIS DEED OF GIFT, made and entered into this _____ day of November, 2003, by and between **DORAN G. PINER, SR. and wife, NANCY P. PINER**, Part of the First Part, hereinafter referred to as "Grantor"; and **DORAN G. PINER, JR.**, whose address is 2504 Highway 70, Beaufort, NC 28516, Part of the Second Part, hereinafter referred to as "Grantee";

WITNESSETH:

THAT WHEREAS, Grantor desire to effect as a gift to Doran G. Piner, Jr., all interest in the real estate as hereinafter described.

NOW THEREFORE, in consideration of the premises and the further sum of Onc ($1.00) Dollar, in hand paid to the Grantor by the Grantee, the receipt of which is hereby acknowledged, the Grantor do give, grant, bargain, sell and convey unto said Grantee in fee simple, all interest in and to the following described tract or parcel of land:

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

Beginning at a point that is described as being the following course and distance from where the centerline of NCSR 1301 would intersect with the

(2)

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centerline of U. S. Highway 70 if same were extended and running from said point of intersection S 28-11-45 W, 1,151.93 feet to a found iron rod, the Point or Place of Beginning; running thence from said POINT OF BEGINNING S 06-54-41 W, 236.31 feet to a found iron pipe in the northern margin of a thirty foot access road; running thence from said point and running with the northern margin of a thirty foot access road N 51-44-51 W, 198.56 feet to a found iron pipe; running thence from said point N 07-16-41 E, 259.16 feet to a found iron pipe; running thence from said point and running with the center of a ditch S 46-10-46 E, 210.02 feet to the Point or Place of Beginning. Said tract containing .97 acres together with a right of ingress, egress and regress over that thirty foot access road leading from U. S. Highway 70 to the above described tract or parcel of land.

See map entitled, "Survey for Jessica Piner", prepared by Powell Surveying Company, P.A.

NO TITLE EXAMINATION REQUESTED OR RENDERED.

TO HAVE AND TO HOLD, the aforesaid tract or parcel of land and all privileges and appurtenances thereunto belonging unto the said Grantee, in fee simple.

IN TESTIMONY WHEREOF, said Grantors have hereunto set their hands and seals, the day and year first above written.

Doran G Piner Sr. (SEAL)
DORAN G. PINER, SR.

Nancy P. Piner (SEAL)
NANCY P. PINER

NORTH CAROLINA
CARTERET COUNTY

I, Tanya D. Gilgo Notary Public of the County and State aforesaid, certify that **DORAN G. PINER, SR. and wife, NANCY P. PINER,** personally appeared before me this day and acknowledged the due execution of the foregoing document.

WITNESS my hand and notarial seal this the 19th day of November, 2003.

Tanya D. Gilgo
Notary Public

My Commission Expires: 10-19-2008

\rob\deed\piner,doran2

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Carteret County

Property Data

Parcel Number: 731605097745000
Inquiry Date: 5/11/2020

DISCLAIMER: For confirmation of the number of buildings on each parcel, please contact the Carteret County Tax Office.

Property Info

PARCEL NUMBER:	731605097745000
OWNER:	PINER,DORAN GRAY JR
PHYSICAL ADDRESS	165 LENA PERRY LN BEAUFORT
MAILING ADDRESS:	124 NORTH HARBOR DRIVE BEAUFORT NC 28516
LEGAL DESCRIPTION:	LOT OFF HWY 70 BEAUFORT
DEED REF:	1032-421
PLAT REFERENCE:	19-91
NEIGHBORHOOD:	110002
SALE DATE:	12/19/2003
SALE PRICE:	$0
ACREAGE:	1.155
LAND VALUE:	$38,184
EXTRA FEATURE VALUE:	$0

Building Info

BATHS:	
BEDROOMS:	
CONDITION:	
EXTERIOR WALLS:	
FLOOR FINISH:	
FOUNDATION:	
HEAT:	
ROOF COVER:	
ROOF STRUCTURE:	
SQUARE FOOTAGE:	
YEAR BUILT:	
BUILDING VALUE:	$0
PARCEL VALUE:	$38,184

Sketches

Photos

RESOLUTION DIRECTING THE CLERK TO INVESTIGATE A PETITION RECEVIED UNDER G.S. 160A-31

WHEREAS, a petition requesting annexation of an area described in said petition was received on May 11, 2020 by the Town of Beaufort; and

WHEREAS, G.S. 160A-31 provides that the sufficiency of the petition shall be investigated by the Town Clerk before further annexation proceedings may take place; and

WHEREAS, the Board of Commissioners of the Town of Beaufort deems it advisable to proceed in response to this request for annexation;

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of the Town of Beaufort that:

The Town Clerk is hereby directed to investigate the sufficiency of the above described petition and to certify as soon as possible to the Board of Commissioners the result of her investigation.

Adopted this 8th day of June 2020.

_____
Mayor Everette S. (Rett) Newton

_____
Michele Davis, Town Clerk

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

Town of Beaufort Board of Commissioners Work Session
4:00 PM May 26, 2020 – Town Hall Conference Room, 701 Front Street, Beaufort, NC

AGENDA CATEGORY: Items for Discussion and Consideration

SUBJECT: Meeting Street Flooding

BRIEF SUMMARY:

Meeting Street has been subject to flooding since it was constructed. The town agreed to a supposed fix some years ago; however, the fix seems to be ineffective in preventing flooding of the street during heavier rainfalls.

The Town Engineer has recently been tasked with creating recommendations to mitigate the situation. Accordingly, he has developed a workplan intended to determine shortcomings of the existing drainage system and "the fix" and to thereafter, develop potential improvements for consideration to include estimates of cost. He will discuss the workplan along with that which he knows about the design of the system based upon an initial cursory review of available information.

REQUESTED ACTION:

Receive report.

EXPECTED LENGTH OF PRESENTATION:

10 minutes

SUBMITTED BY:

John Day, Town Manager

BUDGET AMENDMENT REQUIRED:

No

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Town of Beaufort Board of Commissioners Work Session
4:00 PM May 26, 2020 – Town Hall Conference Room, 701 Front Street, Beaufort

AGENDA CATEGORY: Items for Discussion and Consideration

SUBJECT: Paid Parking 2020 Season

BRIEF SUMMARY:

Paid parking was scheduled to begin on May 18. Given the changes brought about by COVID-19, the Board delayed the initiation date of paid parking and scheduled further discussion for the May 26 Work Session.

REQUESTED ACTION:

Consider if and when for begin paid parking.

EXPECTED LENGTH OF PRESENTATION:

5 minutes

SUBMITTED BY:

John Day, Town Manager

BUDGET AMENDMENT REQUIRED:

No

Town of Beaufort, NC
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252-728-2141 - 252-728-3982 fax - www.beaufortnc.org

Town of Beaufort Board of Commissioners Work Session
4:00 PM May 26, 2020 – Town Hall Conference Room, 701 Front Street, Beaufort, NC

AGENDA CATEGORY: Items for Discussion and Consideration

SUBJECT: Presentation of FY 2021 Budget

BRIEF SUMMARY:

The Town Manager will present the proposed FY 2021 Budget at the June 8 Regular Meeting. Please see the attached budget calendar for additional meeting dates.

REQUESTED ACTION:

Receive budget.

EXPECTED LENGTH OF PRESENTATION:

15 minutes

SUBMITTED BY:

John Day, Town Manager

BUDGET AMENDMENT REQUIRED:

No

The Budget Calendar

Budget Document Presented
Town Board Meeting
June 8, 2020–6 PM

Budget Work Session
June 15, 2020–4 PM

Regular and Budget Work Session, Budget Public Hearing
June 22, 2020–4 PM

Budget Work Session (if needed)
June 25, 2020–4 PM

Budget Work Session (if needed)
June 29, 2020–4 PM