



Town of Beaufort, NC

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

Town of Beaufort Planning Board Regular Meeting 6:00 PM Monday, May 18, 2020 - Train Depot, 614 Broad Street, Beaufort, NC 28516 Held Electronically through Zoom due to COVID-19 Pandemic Monthly Meeting

Call to Order

1. Pledge of Allegiance

Roll Call

Agenda Approval

1. Approval of Agenda for May 18, 2020

Minutes Approval

1. Minutes from March 16, 2020

Public Hearing

1. Modify/Revise the Existing Planned Unit Development (PUD) for Beau Coast Subdivision

New Business

1. Preliminary Plat for Beau Coast Subdivision Phase V
2. 511 & 513 Turner Street - Site Plan/Preliminary Plat

Commission / Board Comments

Staff Comments

Adjourn



Town of Beaufort, NC

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Town of Beaufort Planning Board Regular Meeting 6:00 PM Monday, March 16, 2020 - Train Depot, 614 Broad Street, Beaufort, NC 28516 Minutes

Call to Order

Chair Ryan Neve called the meeting to order and requested that everyone stand for the Pledge of Allegiance.

Roll Call

Chair Neve asked for Secretary Winn to call the roll. Present for the meeting were, Diane Meelheim, Ralph Merrill, Ryan Neve, Jeff Vreugdenhil and John LoPiccolo. Paula Gillikin nor Aaron Willis were present for the meeting. Secretary Winn declared a quorum.

Minutes Approval

Chair Neve asked if there were any changes to the minutes from last month. Hearing none he asked for a motion to approve the minutes from February 17, 2020. Board Member Meelheim made a motion to approve the minutes as presented, Vice Chair Merrill made a second and the motion carried unanimously.

Administration of Oaths

1. Motion for Board Secretary

Chair Neve asked for nominations for Board Secretary, Mr. Garner stated that it would be Dee Winn. Board Member Vreugdenhil made a motion for Ms. Winn to be Board Secretary, Board Member Meelheim made a second and the motion carried unanimously.

2. Swearing in of New Officer

Secretary Winn swore in new member, John LoPiccolo.

Old Business

Case No. 20-01: Zoning Map Update & Request to Rezone 15 Parcels

Kate Allen, Town Planner, presented case number 20-01 to the Board. Ms. Allen stated that this was brought before the board at the February meeting. She stated that there were five areas to be considered at that time. The question that the board had for area two was in reference to the setbacks and where the setbacks would be measured, to and from on, on these particular properties. Ms. Allen presented a new map to the board showing what the setbacks are currently and what they would be if they were individual properties. Ms. Allen stated that the Ordinance states that parcels that are under one continuous ownership

shall be considered one lot. There was discussion about #9 and the setbacks. Ms. Allen explained is considered one continuous lot as it is under one ownership so the requirements are different for parcels. Board Member Vreugdenhil asked about if the parcels were broken up and sold as individual lots would the new owner have to build back according to the new setbacks, Ms. Allen stated they would. There was more discussion concerning the setbacks and requirements. Chair Neve asked if there needed to be more discussion or for a motion. Board Member Vreugdenhil made a motion to send this matter to the Board of Commissioners, Board Member Meelheim made a second and the motion carried unanimously.

Public Hearing

Chair Neve opened discussion for Case #19-12, Text Amendment. Kyle Garner, Planning Director presented the case to the board. Mr. Garner stated that this matter was first presented to this Board last July. Mr. Garner explained that this is not like the Cedar Street Mixed Use District. He said that this is an overlay district and explained the difference and how it will affect property owners. Mr. Garner stated that this was not about uses but standards and anything that is permitted in the area is fine. He stated at the meeting a few months back the Board was very clear in what they wanted staff to look at for future types of amendments. Mr. Garner went through each of the five areas for the Text Amendment pointing out each one and what staff was requesting. He stated that he had called the CAMA office in Morehead City and told them what staff was proposing. He asked if a consistency statement would be needed and was told not necessarily with this matter due to the fact that we were not rezoning and just adding standards to the existing ordinance.

At this point Mr. Garner asked Chair Neve if he could go into the next matter as it is directly related to 19-12 and that request was granted.

Mr. Garner then went in to Case #19-13, Lower Live Oak Corridor Overlay District. Mr. Garner stated that there are 13 properties that begin at the intersection of Cedar Street and Live Oak Street on the East and West until Live Oak Street and Pine Street, it then continues on the east side until First Avenue. Mr. Garner stated that 45 letters were mailed to property owners within 100 feet and signs were posted on March 2nd and a legal advertisement was run on Wednesday March 4th and March 11th. Mr. Garner stated that the overlay was developed using supporting elements from the Small Area Plan and it is consistent with the 2006 CAMA Land Use Plan, which means an amendment is not needed. He said that the Town has been working with the Department of Transportation to improve the street scape along Live Oak Street. He said that staff has been working with several property owners who are interested in redeveloping in this area. He stated again that the zoning would remain the same, B1 commercial. Mr. Garner stated that he would answer any questions.

At this time Chair Neve opened the floor for public discussion.

Doug Brady, 805 Front Street. Mr. Brady stated that he wanted to speak on behalf of his concerns and making sure that everything was worded so everyone could understand. He said that he hoped it could be worded so that a person or developer would know exactly what they could or could not do without having to come before the Planning Board or Town Counsel. He had concerns over the size limit of the signage. He said he feels that some of the signage on Front Street gives more area than this. He thinks that the lit signage needs to be looked at a little bit more. He doesn't want gaudy lit signs but this needs to be looked at more. He stated that the exterior sidings need to be looked at a little bit more and he brought up the Fire House as an example of having metal. He said that having to come before the board really discourages people from wanting to build. He also brought up the glass issue on the building and 35%. He stated it all needs a little more thought.

David Wright, I got your map and I am one of the owners of 518 Live Oak Street, on the corner of #10. We have been owning it forever. I spoke with Mr. Garner and he was trying to explaining the setback on my property that we have owned for over 80 years, was changing. Mr. Wright was wondering where the change would start from and how it would change. He wanted to know that in the event of a major hurricane and what would happen to his building if he was destroyed by 51%, Mr. Garner stated to me that I would have

to move and lose some of my frontage. He said that we would have to rebuild it back with the guidelines. There was a question about the percentage of a building being destroyed and rebuilding it 1. Garner explained the percentages and requirements. Mr. Wright said that he should be covered by a "grandfather clause" due to the fact that they have been there close to 80 years. He said that they don't want to change their foot print. We are in Carteret County's history book. All that property at one time was owned by my granddaddy. Mr. Wright wanted to know why this is necessary to do here. Vice Chair Merrill asked Mr. Garner how this varied from the B1 setbacks. Mr. Garner told what the setbacks are and where they applied. There was discussion about if the building was destroyed by more than 50% and having to build back to current standards.

Chair Neve asked if there was any further comments from the public, hearing none he moved to Board comments stating that since this is fairly long and involved item that we would start from the the top.

- 1) Purpose: Vice Chair Merrill asked for clarification on the wording as reference the rezoning.
- 2) The Live Oak Street Corridor Overlay District: Chair Neve had two comments: a) add this in "where any section of the overlay regulations conflicts with the underlying zoning, and the overlay shall take precedence unless it is specifically otherwise stated" b) Chair Neve made the suggestion that it be called the Corridor Overlay District due to thoughts that other areas may also benefit from something like this. The board agreed with adding in the wording in "a" but did not agree with changing to "Corridor Overlay District".
- 3) Permitted Uses: No comments or changes from the Board.
- 4) Prohibited Uses: No comments or changes from the Board.
- 5) Development Standards: a) no comments or changes from the board; b) no comments or changes from the board; c) (i) the board requested that brick and masonry be added in; (ii) no changes; (iii) Change to "Total frontage shall not exceed .75 square feet per linear foot of lot frontage" (iv) the board requested that this referenced current code and put that as an option; d) No changes or comments from the board; e) no changes or comments from the board; f) after discussion there were no changes from the board; g) the board requested that a max pitch of 12/12 be added and to strike the last sentence "Gable ends shall face the street" h) no changes or comments from the board; i) no changes or comments from the board; j) no changes from the board and k) no changes from the board.

After all of the discussion Chair Neve asked for a motion. Vice Chair Merrill made a motion to approve recommended text changes for Case 19-12 with the various changes, Board Member Meelheim made a second to the motion and it carried unanimously.

Chair Neve asked if there was any discussion for Case 19-13, hearing none he asked for a motion. Vice Chair Merrill made a motion that we approve case #19-13 as presented by staff in as long as it is consistent with CAMA, Board Member Meelheim made a second and the motion carried unanimously.

New Business

Chair Neve opened Case #20-05, Final Plat-Gallants Point Subdivision. Mr. Garner presented the staff report for the Final Plat. The request is to subdivide an 11.78 acre tract into a 16 Single-Family Residential lots. This was formally known as Aqua 10 Subdivision. The applicant has also submitted a cost for incomplete infrastructure and will be require to pay recreation fees in the amount of \$1,800.00. Also, 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 compete cost of improvements totaling \$126,062.50. The requested action is to approve the Final Plat for Gallants Point Subdivision. The water and sewer will be through the Town of Beaufort. Mr. Garner stated that one key element of this is that this property is currently in the ETJ and prior to it going to the board it will go concurrently with the annexation request for the Board to consider at their meeting. Board Member Vreugdenhil asked about the flood plain there and Mr. Garner said it was either an 87 or 88. The developer has up fitted for this. Board Member

Vreugdenhil asked about the pumps and Mr. Garner stated that the developer was going to provide 1. our utilities would maintain. Chair Neve asked about sewer going in and Mr. Garner said in order for sewer to go there they have to be annexed. Chair Neve asked if the road was a private road and if it met our elevation requirements and Mr. Garner stated that it did. Chair Neve asked about the dock going in and if it would be going in later and Mr. Garner said yes and it is much smaller than what was originally approved.

Chair Neve said if there are no further questions I will entertain a motion. Vice Chair Merrill stated that he didn't see any significant changes from the preliminary plat. I make a motion that we approve the final plat for Gallants Point as presented. Board Member Meelheim made a second. Chair Neve had one more question concerning whether or not the Town Engineer had gone over everything and Mr. Garner stated that he had. The motion carried unanimously.

Public Comment

There were no public comments.

Commission / Board Comments

Chair Neve moved to Board Comments and asked Vice Chair Merrill if he had any comments, Vice Chair Merrill stated he did not have any comments. Board Member Vreugdenhil said that is was a good packet, he thanked staff for getting it out early and it was a good presentation. Board Member LoPiccolo asked about recreational fees and whether the Board will revisit how that is calculated in the future. Chair Neve said he agreed but didn't know if that was something for the Planning Board. Mr. Garner stated that it is, there is a statement in the current Subdivision Ordinance that the developer will pay no more than \$10,000.00 in recreation fees, so it puts a cap at it. Board Member Meelheim, stated it was a wonderful packet again and thanks to the staff for maintaining the separation and paying attention to COVID-19, which is important, stay healthy, who knows how long this will last. Chair Neve, thank you for accommodating our circumstances and I am sure we will have some additional accommodations in the future and thank you staff for your hard work.

Staff Comments

Chair Neve opened for staff comments. Mr. Garner stated that he appreciated the efforts of the Board tonight. He said that there are at least three or four items for next month that have been submitted, one of which was submitted for tonight but changes were requested. Board Member Vreugdenhil asked if that is the 20th, Mr. Garner stated yes, we say the 20th but I am getting a medical professional shaking their head, this may be longer than 30 days, so I don't know if we will be meeting or not, it may be months but we have to figure something out. Board Member Meelheim stated at their earlier meeting that meetings of the Planning Commission would be held by video. Mr. Garner stated that is going to be interesting. Vice Chair Merrill said he thought about that and wondered how that would work and how the Board is going to be interacting with the public. Mr. Garner said he wished our attorney was here to talk on this.

Adjourn

Chair Neve asked for a motion to adjourn the meeting.

Ryan Neve, Board Chairman

Denice Winn, Board Secretary



Town of Beaufort, NC

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**Town of Beaufort Planning Board Regular Meeting
6:00 PM Monday, May 18, 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:

Conduct Public Hearing
Recommendation to Board of Commissioners

EXPECTED LENGTH OF PRESENTATION:

30 Minutes

SUBMITTED BY:

Kyle Garner, AICP
Planning & Inspections Director

BUDGET AMENDMENT REQUIRED:

N/A



Staff Report

To: Planning Board
From: Kyle Garner, AICP

Date: 4/30/2020
Meeting Date: 5/18/2020

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

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

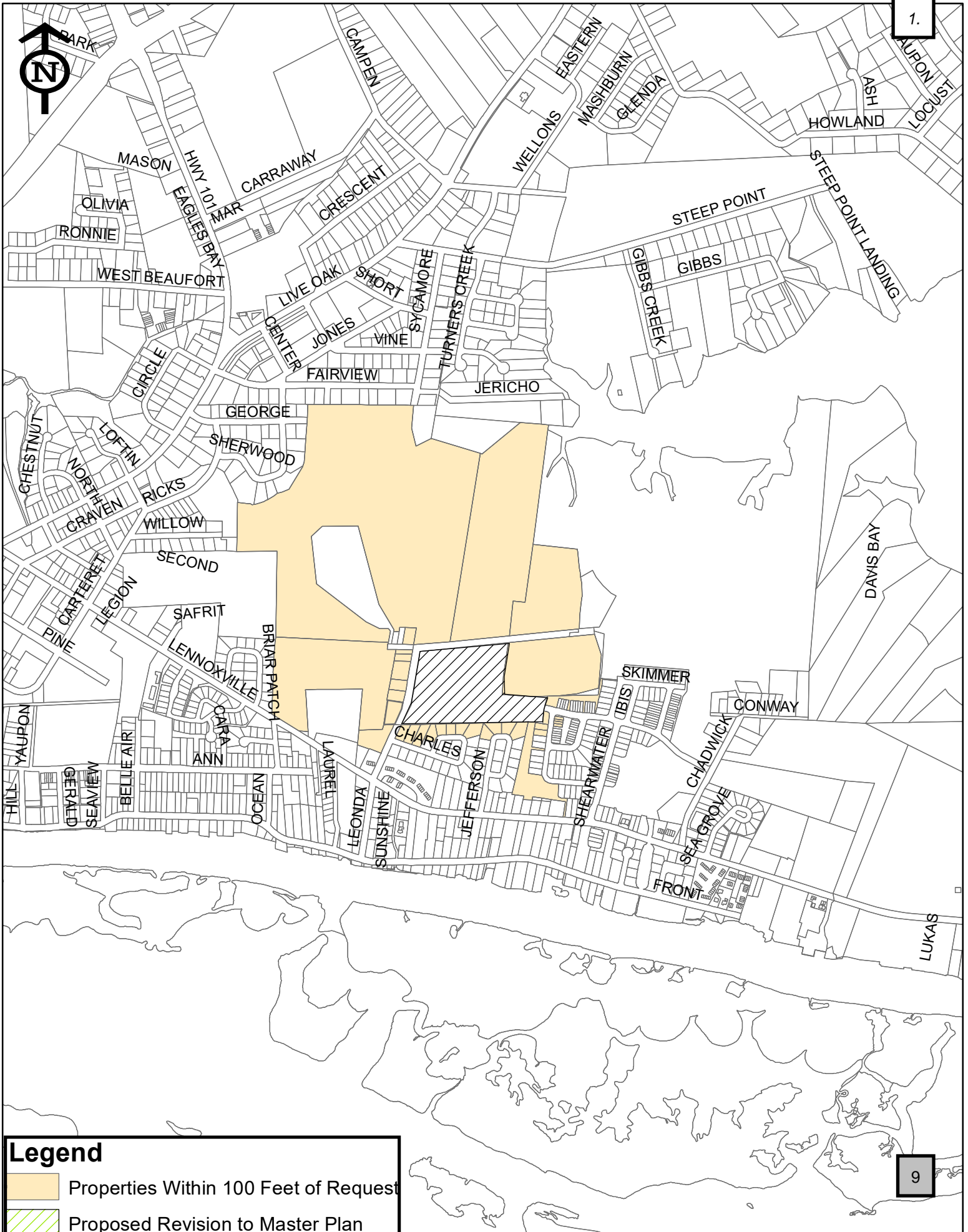
Requested Action

1. Conduct Public Hearing
2. Discussion on request to amend the Master Plan for Beau Coast
3. 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



<u>OWNER</u>	<u>MAIL_HOUS</u>	<u>MAIL_ST</u>	<u>MAIL_CITY</u>	<u>MAIL_ST</u>	<u>MAIL_ZI4</u>	<u>MAIL_ZI5</u>	<u>MAIL_ADD2</u>
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	
BURIED TREASURE INC			CARY	NC		27519	PO BOX 3557
COPELAND,WILLIAM R ETAL KAREN	135	COLLEGE AVENUE	DURHAM	NC		27713	
CREELMAN,KELLI S ETVIR BRENTON	124	CHARLES STREET	BEAUFORT	NC	9607	28516	
DUFORE,FLOYD L JR	5215	AUTUMN DRIVE	DURHAM	NC		27712	
KERNODLE,MITCHELL A	125	RIDGE ROAD	TYRONE	GA		30290	
MCCARTHY,STERLING P	132	CHARLES STREET	BEAUFORT	NC		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	
RAVE,MARY LYNNE	118	JEFFERSON ST	BEAUFORT	NC		28516	
SEABOARD MANAGEMENT LLC	35	TAMARAC AVE	PONTE VEDRA BEACH	FL		32081	
SHORELINK PROPERTIES LLC	39	FLORIDA PARK DRIVE	PALM COAST	FL	8191	32137	
STEPHENS,CHRISTOPHER A ETUX	136	CHARLES STREET	BEAUFORT	NC		28516	
STREAMLINE DEVELOPERS LLC			MOREHEAD CITY	NC		28557	PO BOX 6
TOWN OF BEAUFORT			BEAUFORT	NC		28516	PO BOX 390
VENUE HOLDINGS LLC	300	COTANCHE STREET	GREENVILLE	NC		27858	
WHITLEY,PHILIP HUGH TRUSTEE			WENDELL	NC		27591	PO BOX 1600



Town of Beaufort
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**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
[Signature] 2/11/20
Property Owner Signature (if different than applicant) 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: _____



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

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 Attached Under Separate Cover via _____
- THE FOLLOWING ITEMS 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)

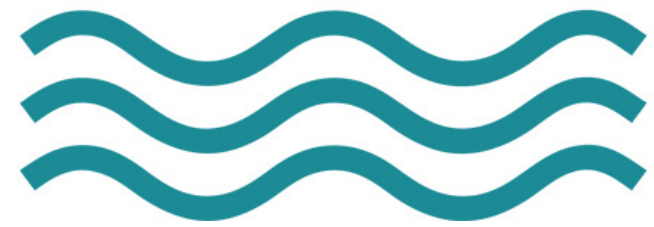
Overall Density: 2.8 dwelling units per acre

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

Open Space %: 38%

Land Dedicated to the Town: 16.05 acres

BEAUFORT EAST VILLAGE



PLANNED UNIT DEVELOPMENT AMENDMENT
FEBRUARY 14, 2020

PREPARED FOR: BLUE TREASURE, LLC



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3. Single family: 24' Wide Detached Garage Cottage Collection.....25

i. BC 24 A (1734 sq ft)

ii. BC 24 B (1763 sq ft)

iii. BC 24 C (1830 sq ft)

iv. BC 24 D (2052 sq ft)

v. BC 24 E (2301 sq ft)

vi. BC 24 F (2416 sq ft)

4. Single Family: 39' Wide Rear Load Garage Collection.....26

i. BC 39 A (2066 sq ft)

ii. BC 39 B (2274 sq ft)

iii. BC 39 C (2306 sq ft)

iv. BC 39 D (2630 sq ft)

v. BC 39 E (2964 sq ft)

vi. BC 39 F (3180 sq ft)

5. Single Family: 24' Wide Rear Load27

Chapter 3 - Beaufort East Village Conceptual Product Types.....28

1. Townhome: 22' Wide One Car Garage Townhome Collection.....28

2. Single Family: 26' 2 Car Garage Collection.....29

i. BEV 26 A (1927 sq ft)

ii. BEV 26 B (1932 sq ft)

iii. BEV 26 C (1896 sq ft)

iv. BEV 26 D (1832 sq ft)

3. Single Family: 40' Wide 2 Car Garage Collection.....30

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)

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 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.

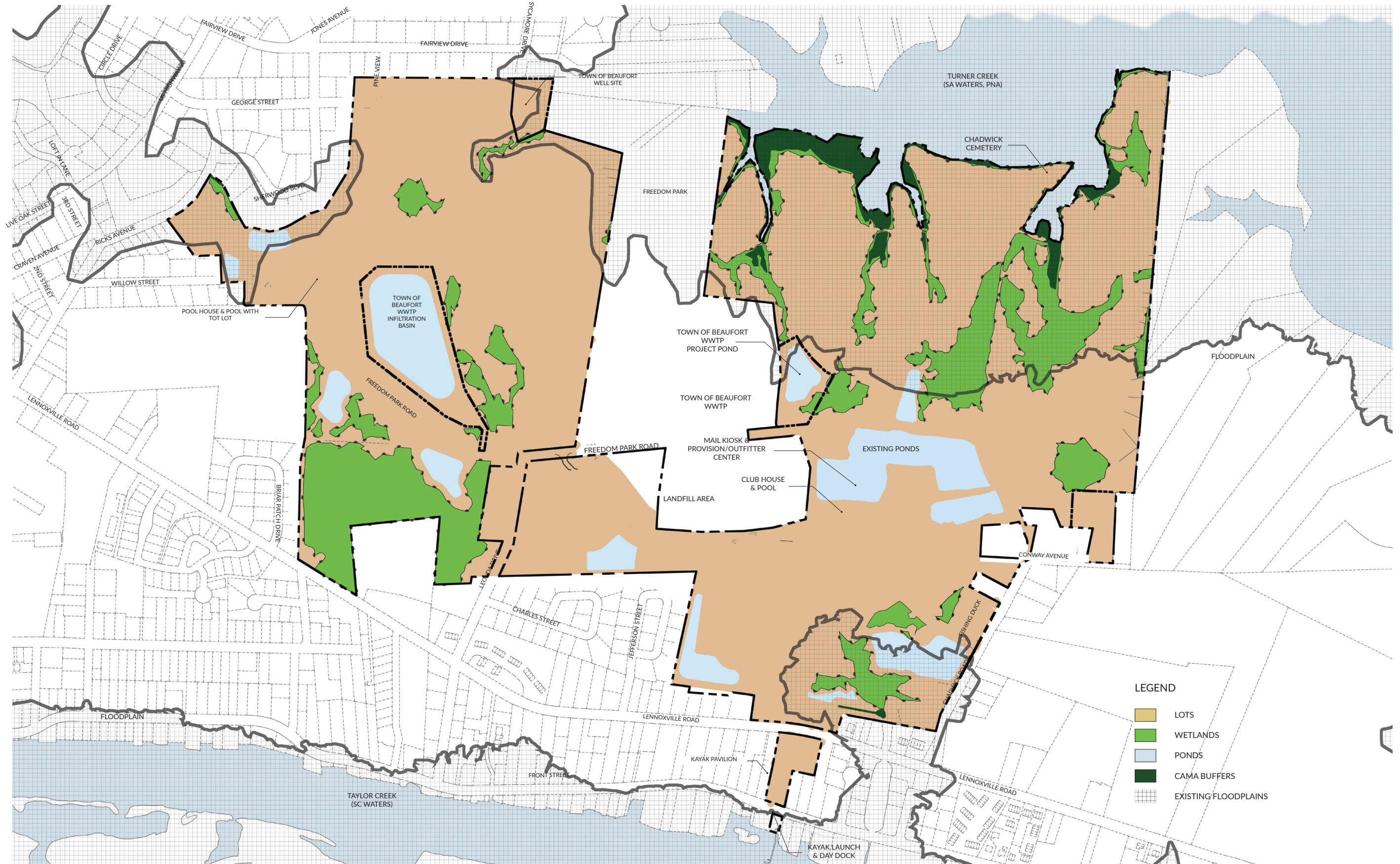


Aerial of the Site



All the drawings are conceptual and actual conditions may vary.

Existing Conditions Plan

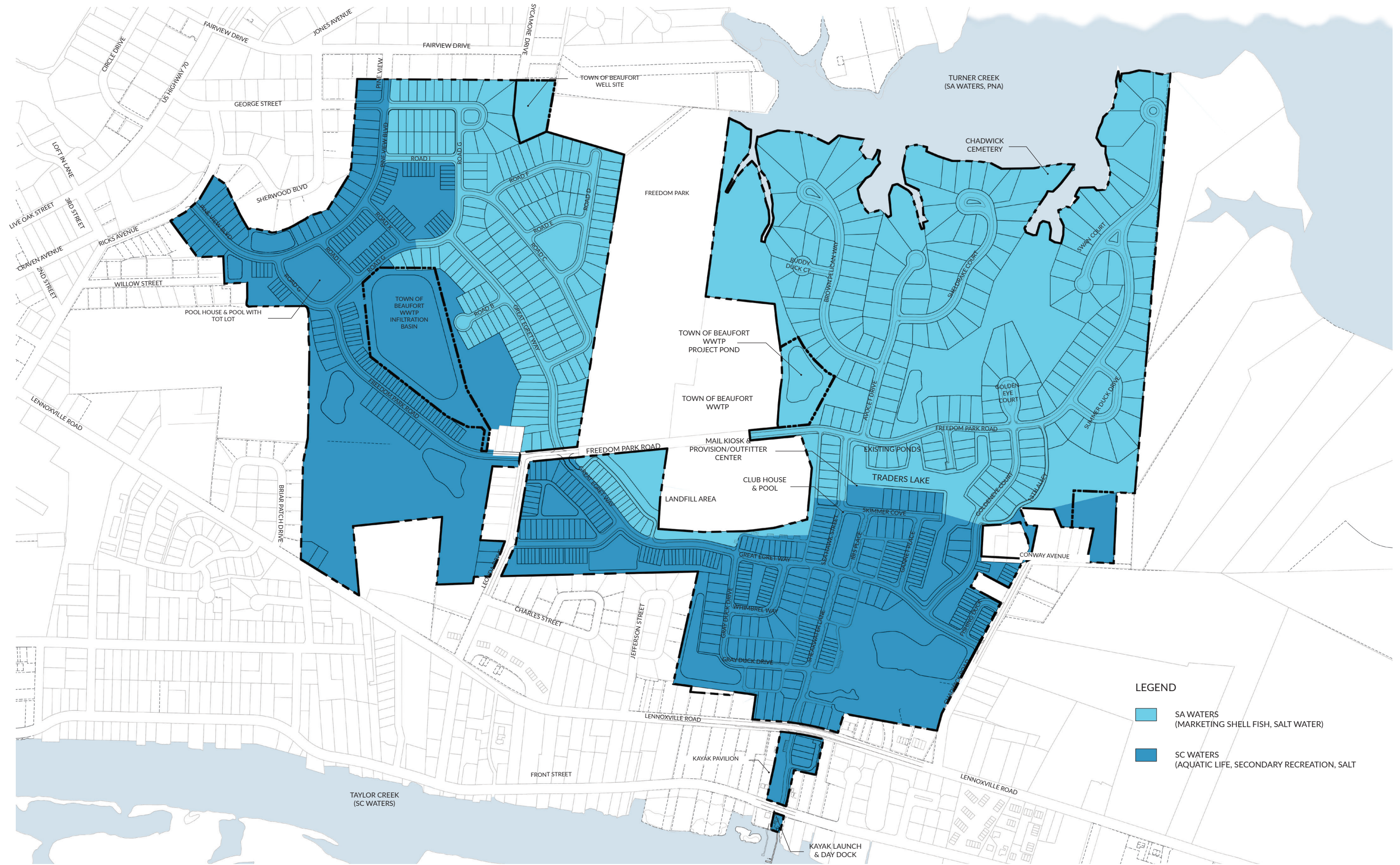


LEGEND



- LOTS
- WETLANDS
- PONDS
- CAMA BUFFERS
- EXISTING FLOODPLAINS



Site Watershed Map



LEGEND

-  SA WATERS (MARKETING SHELL FISH, SALT WATER)
-  SC WATERS (AQUATIC LIFE, SECONDARY RECREATION, SALT)



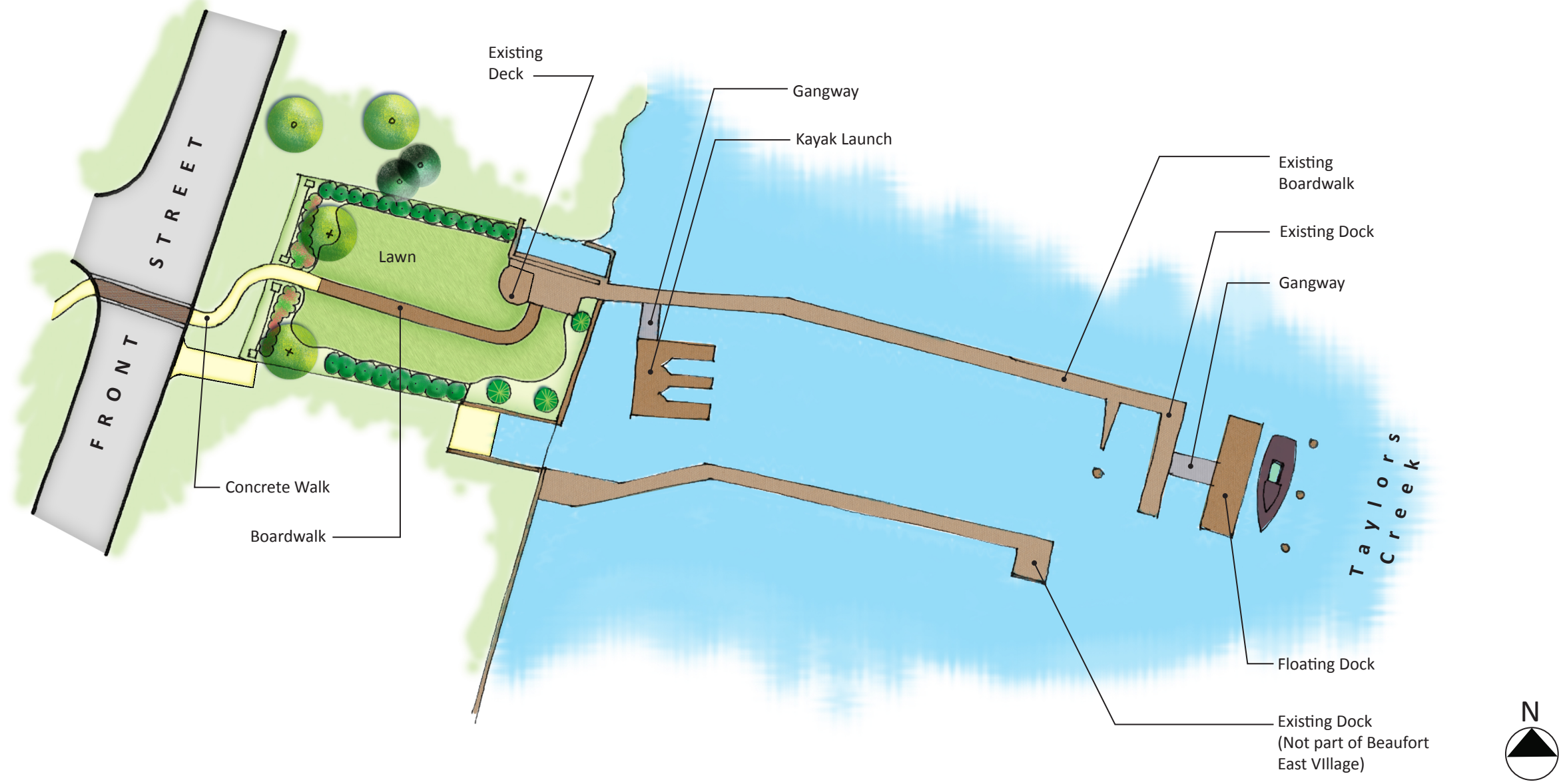
Conceptual Land Use Plan



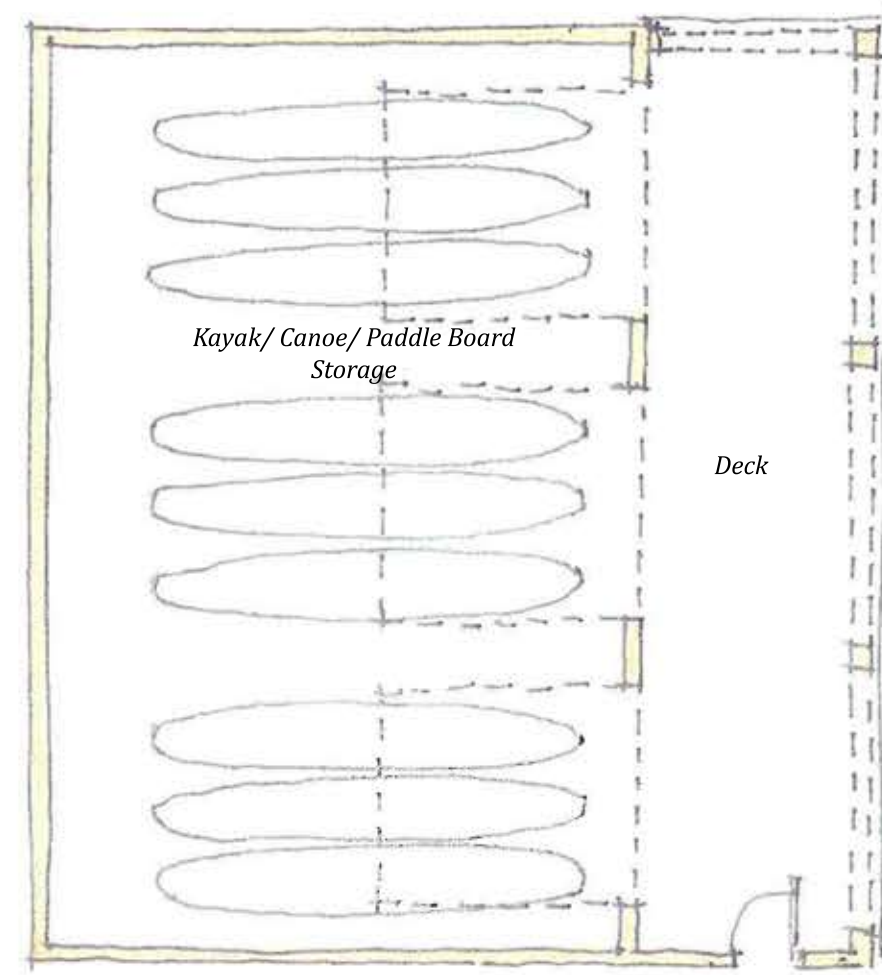
- LEGEND**
- LOTS
 - WETLANDS
 - MAINTAINED GREEN/OPEN SPACE
 - AMENITY CENTERS



Conceptual Plan Detail – Kayak Launch & Day Dock



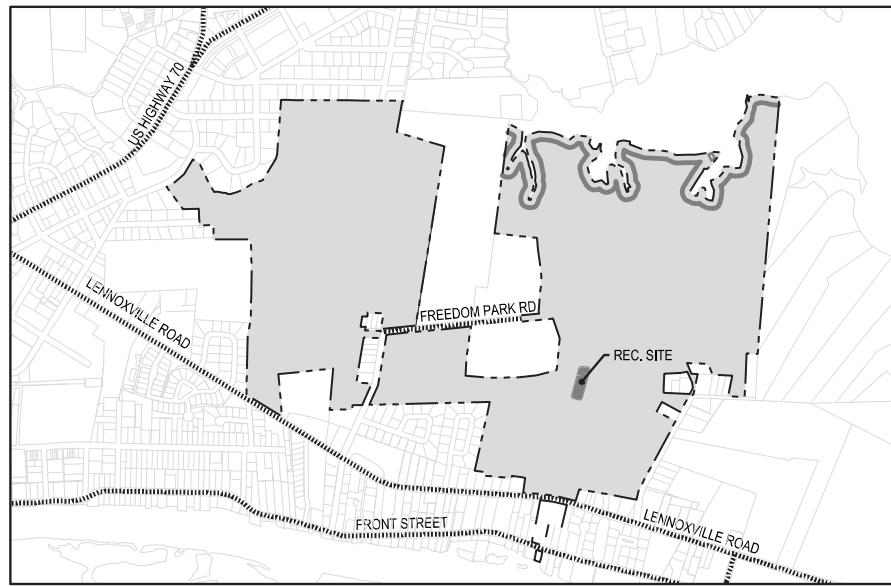
Kayak Pavilion



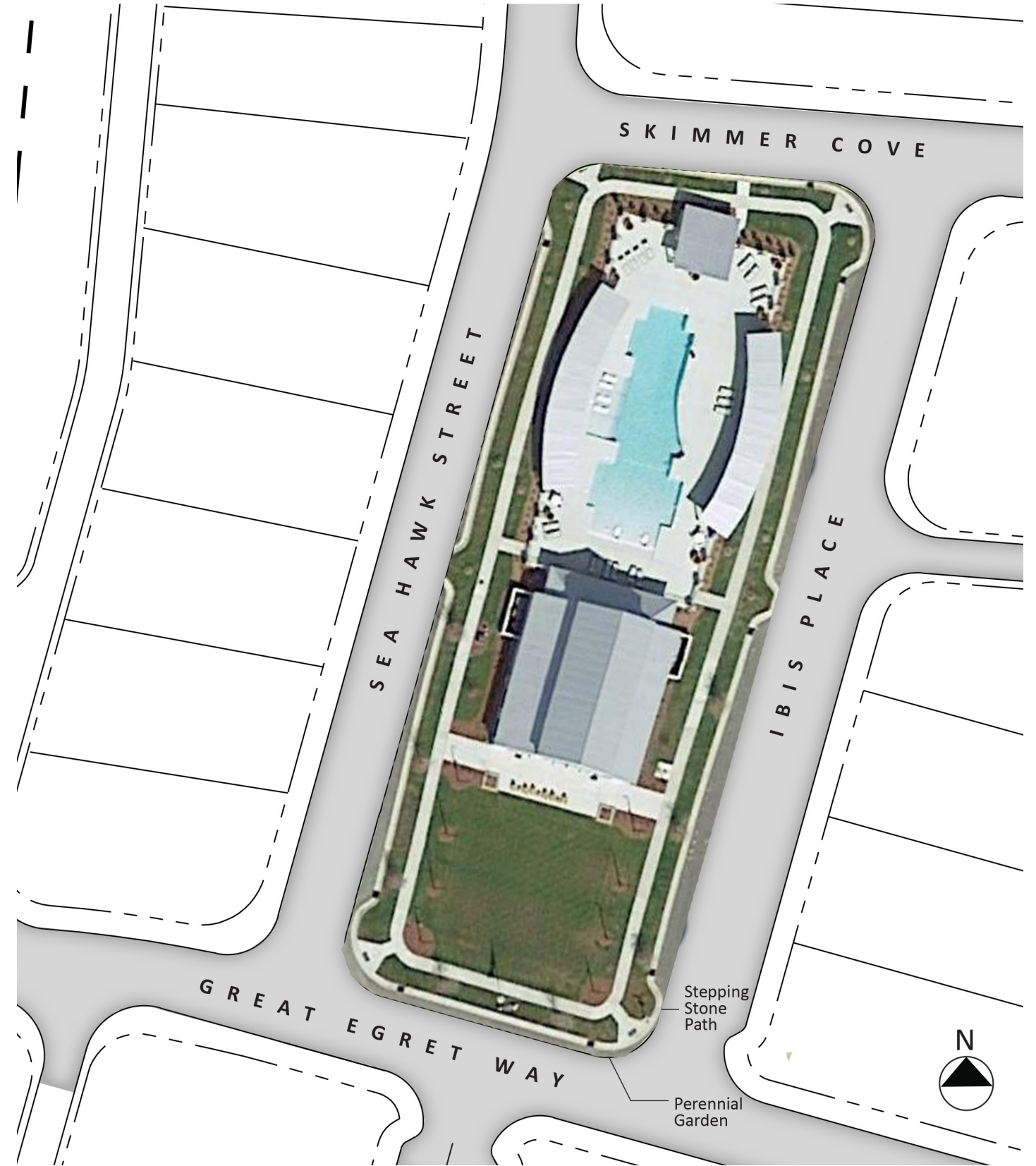
Floor Plan



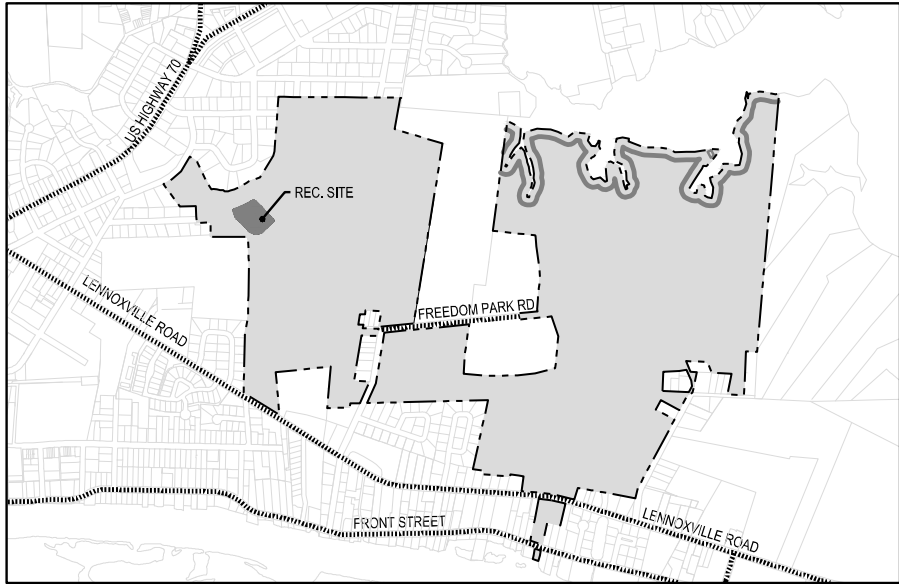
Pool and Clubhouse Detail (Beau Coast Neighborhood)



VICINITY MAP
SCALE: 1" = 1000'



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



VICINITY MAP
SCALE: 1" = 1000'

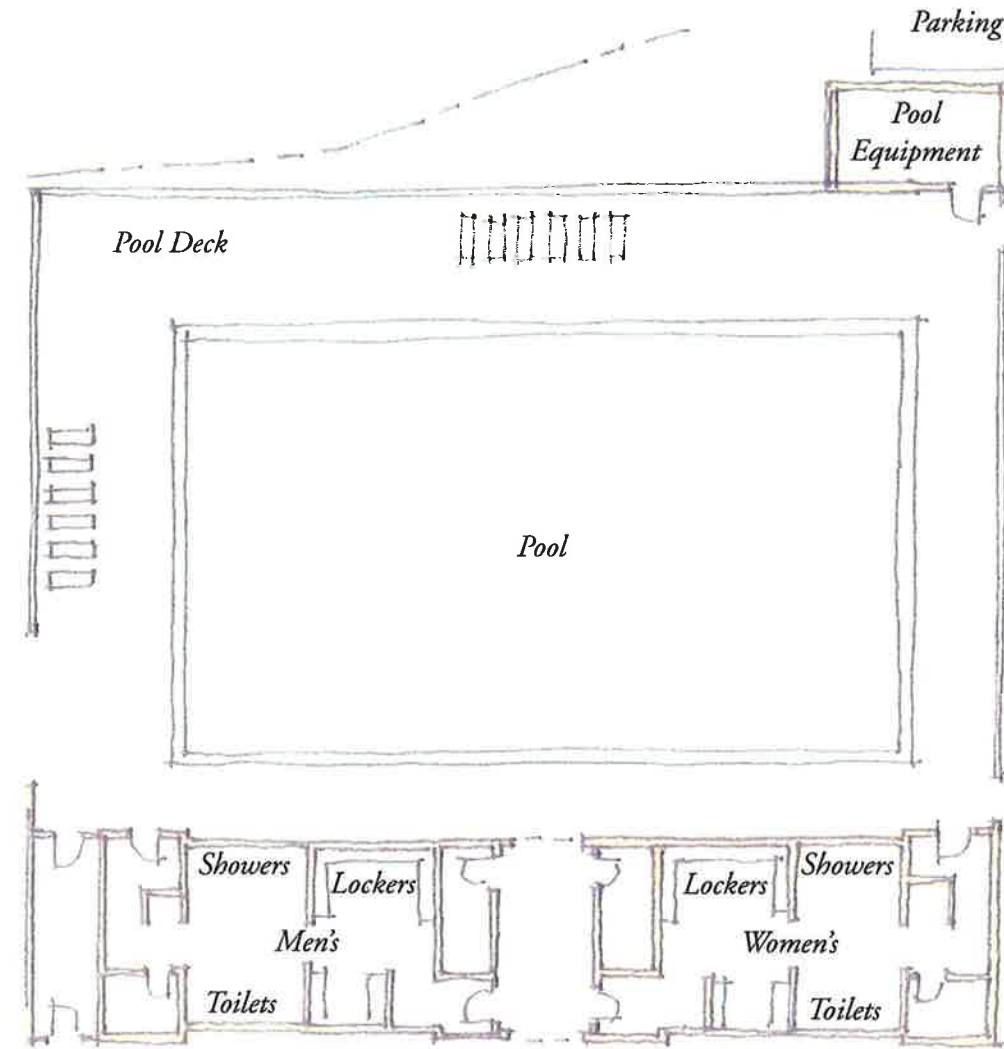


Conceptual architecture - Pool and Clubhouse for Beaufort East Village



Conceptual Imagery

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

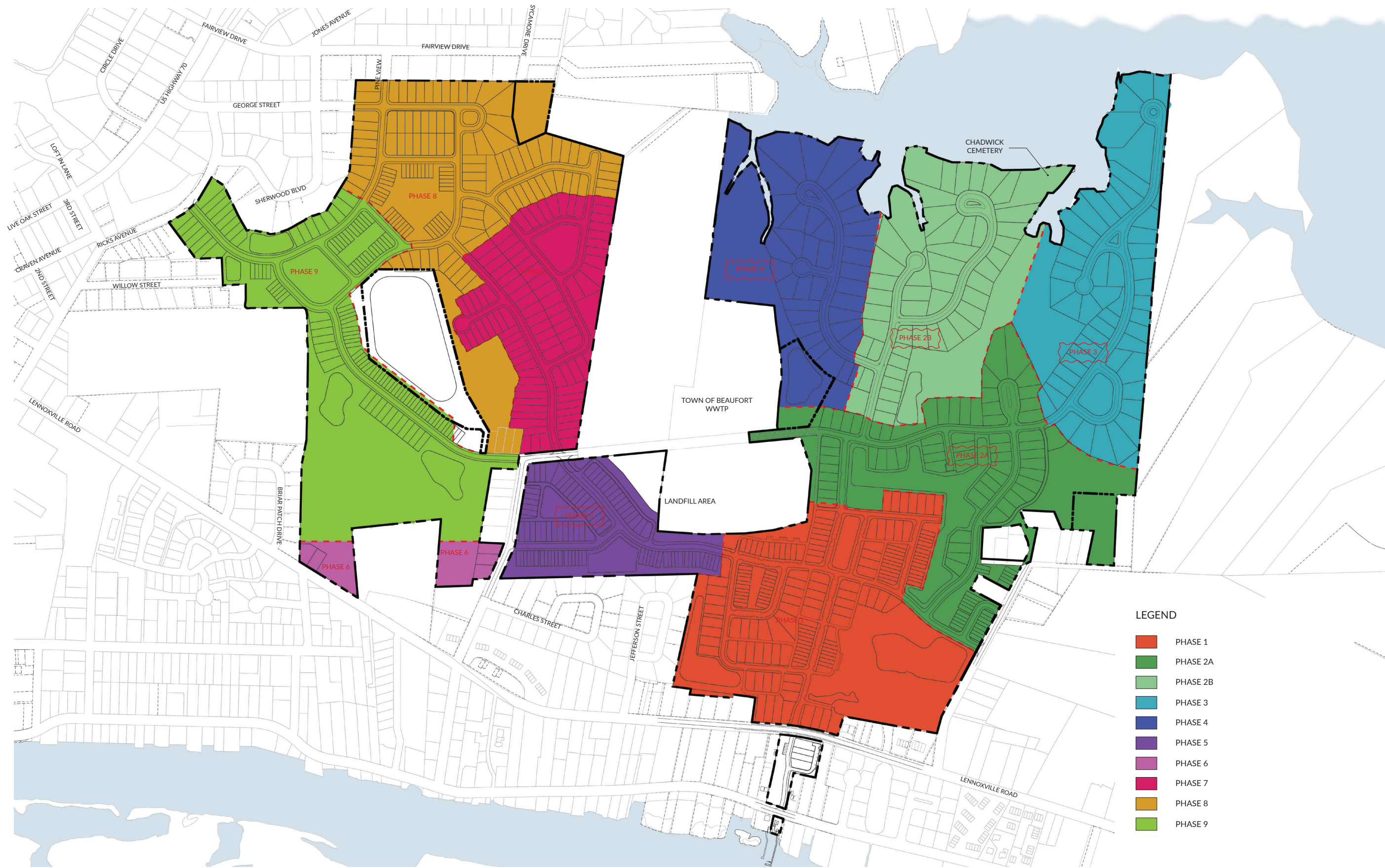


Floor Plan

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



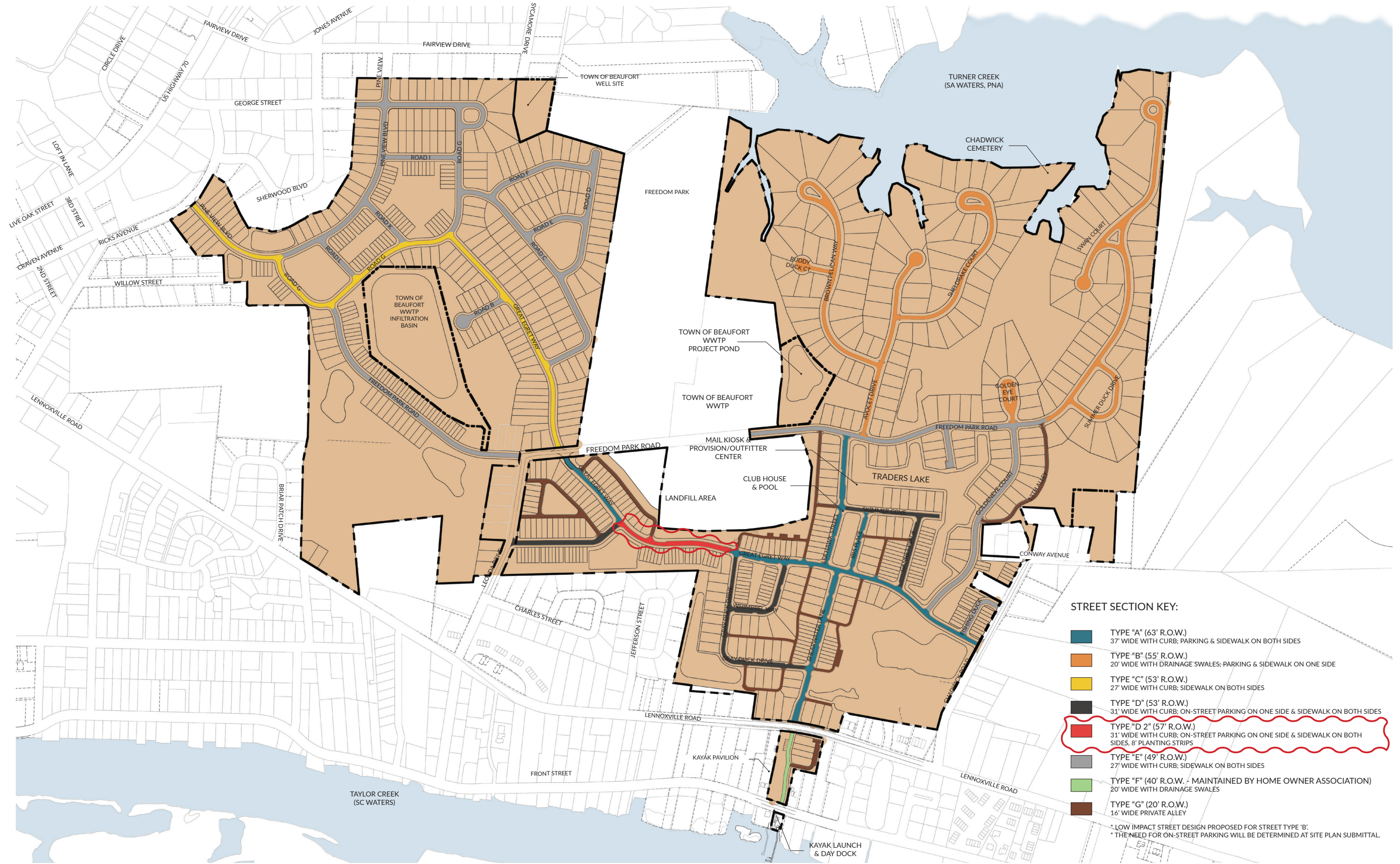
PUD Phasing Plan



- LEGEND
- PHASE 1
 - PHASE 2A
 - PHASE 2B
 - PHASE 3
 - PHASE 4
 - PHASE 5
 - PHASE 6
 - PHASE 7
 - PHASE 8
 - PHASE 9



Key Plan for Street Cross Sections



STREET SECTION KEY:

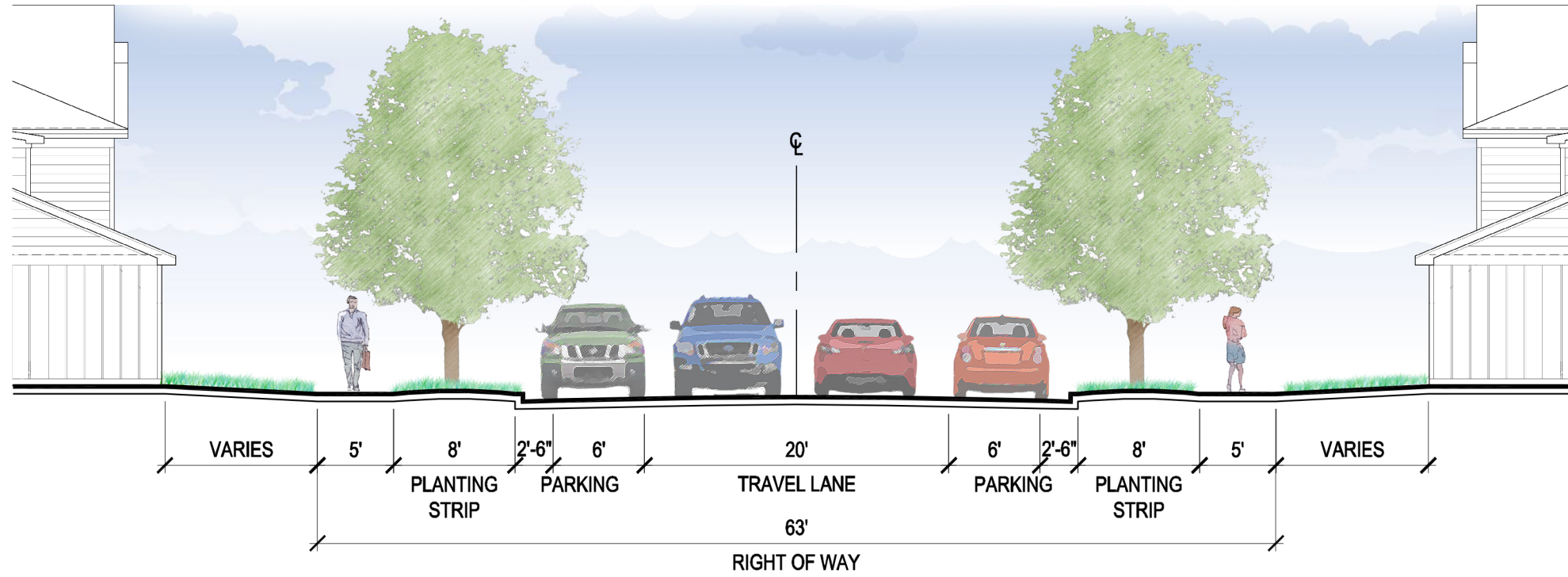
	TYPE "A" (63' R.O.W.) 37' WIDE WITH CURB; PARKING & SIDEWALK ON BOTH SIDES
	TYPE "B" (55' R.O.W.) 20' WIDE WITH DRAINAGE SWALES; PARKING & SIDEWALK ON ONE SIDE
	TYPE "C" (53' R.O.W.) 27' WIDE WITH CURB; SIDEWALK ON BOTH SIDES
	TYPE "D" (53' R.O.W.) 31' WIDE WITH CURB; ON-STREET PARKING ON ONE SIDE & 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.

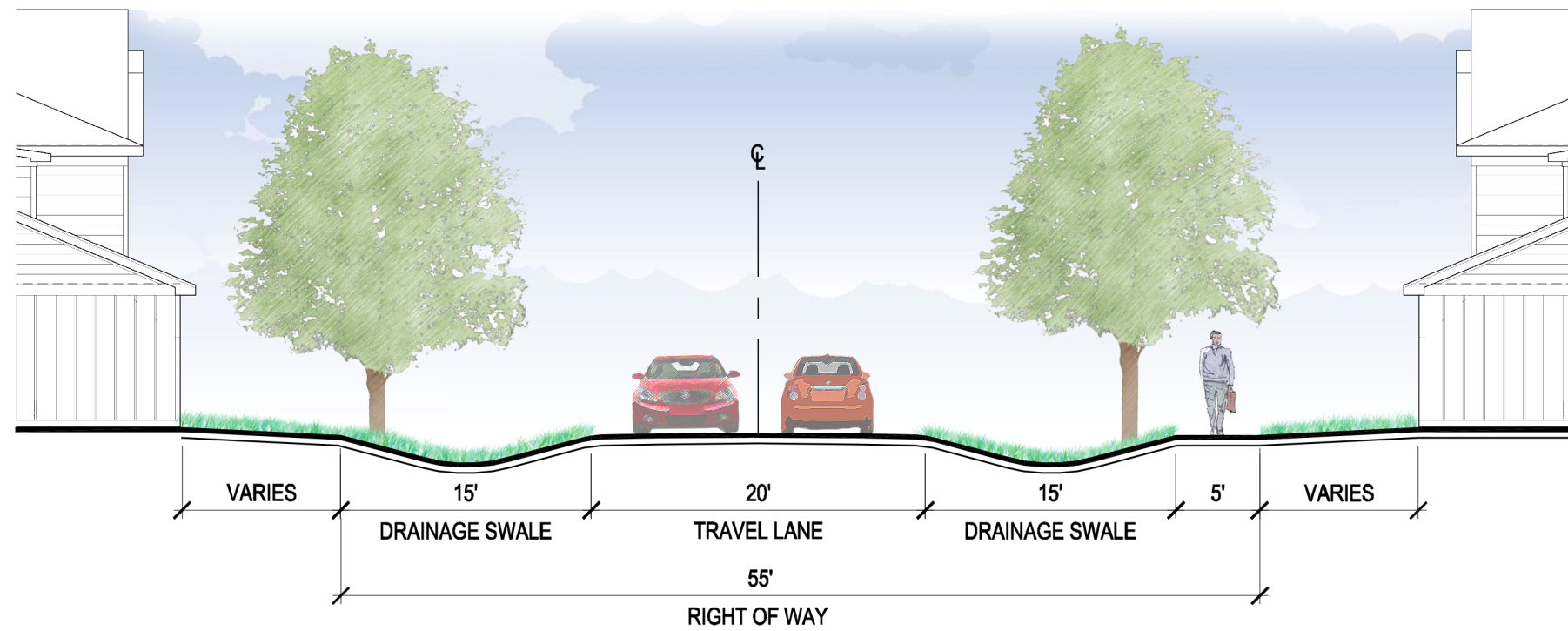


Street Cross Sections

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



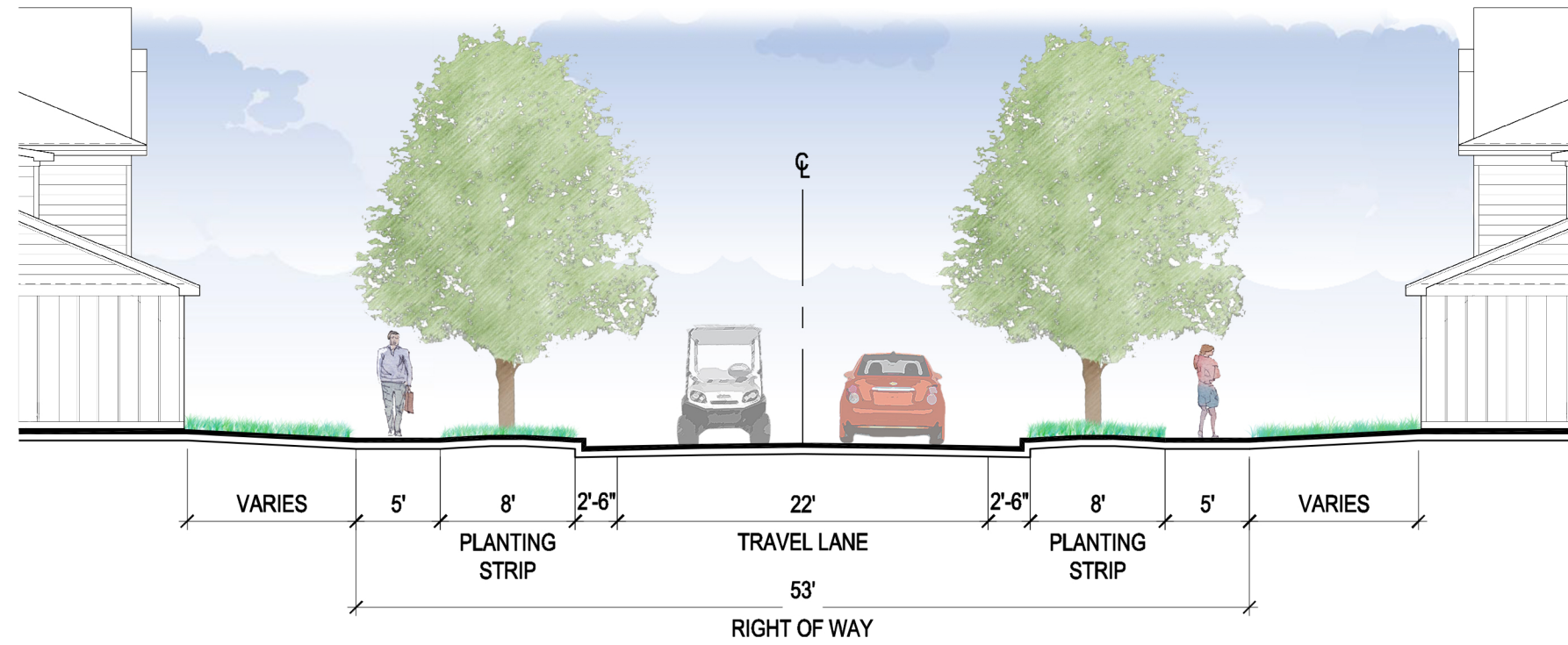
Street Cross Section Type A



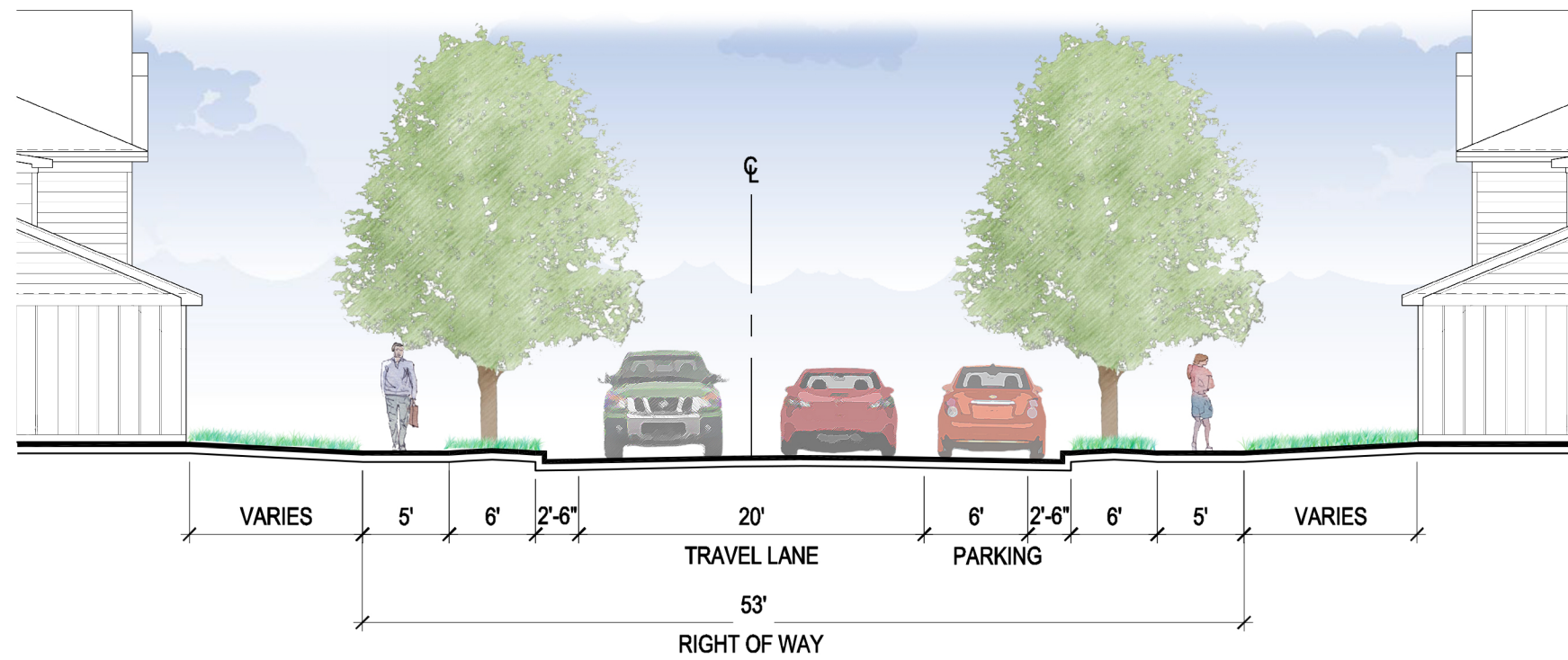
Street Cross Section Type B



Street Cross Sections

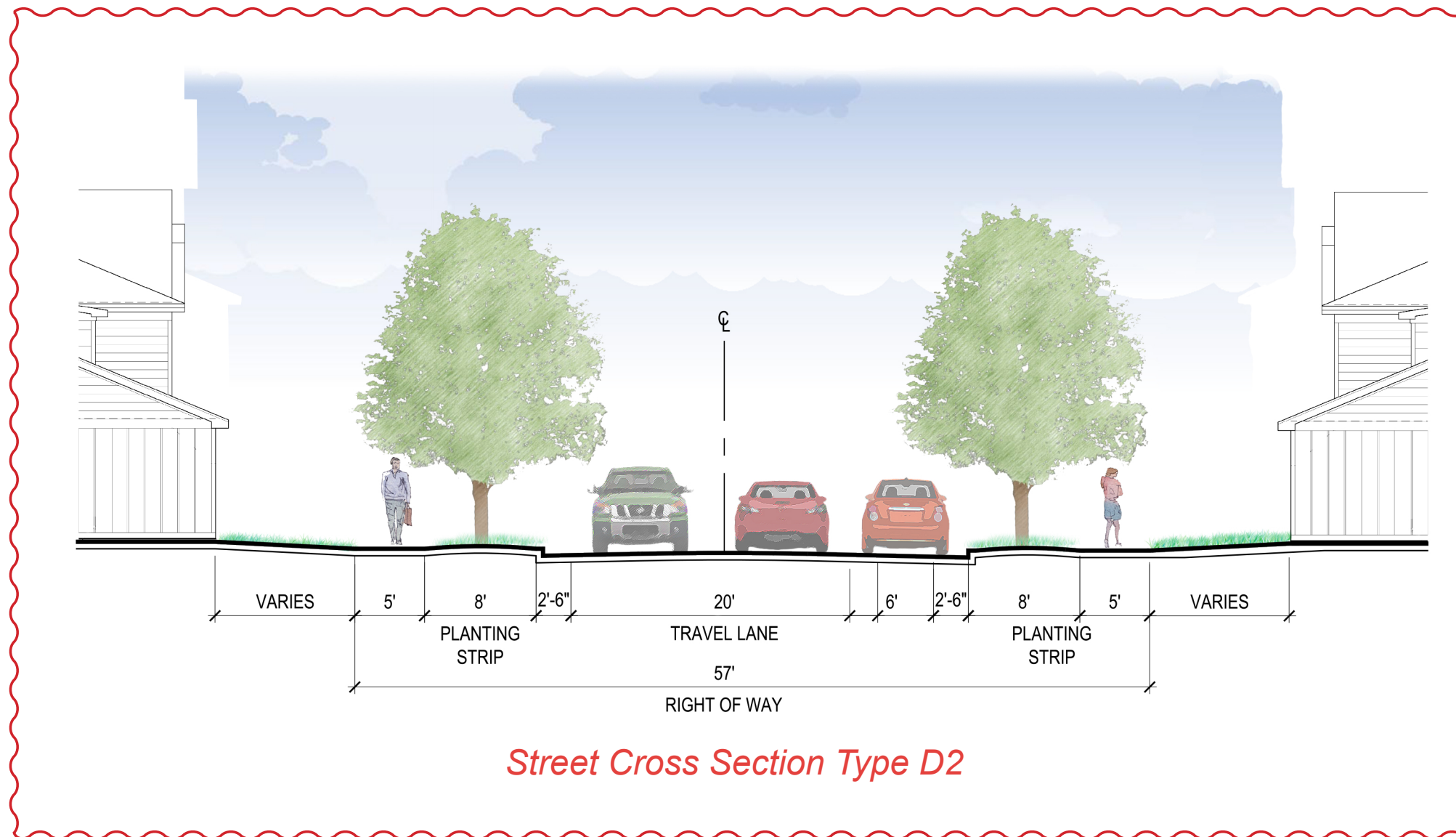


Street Cross Section Type C

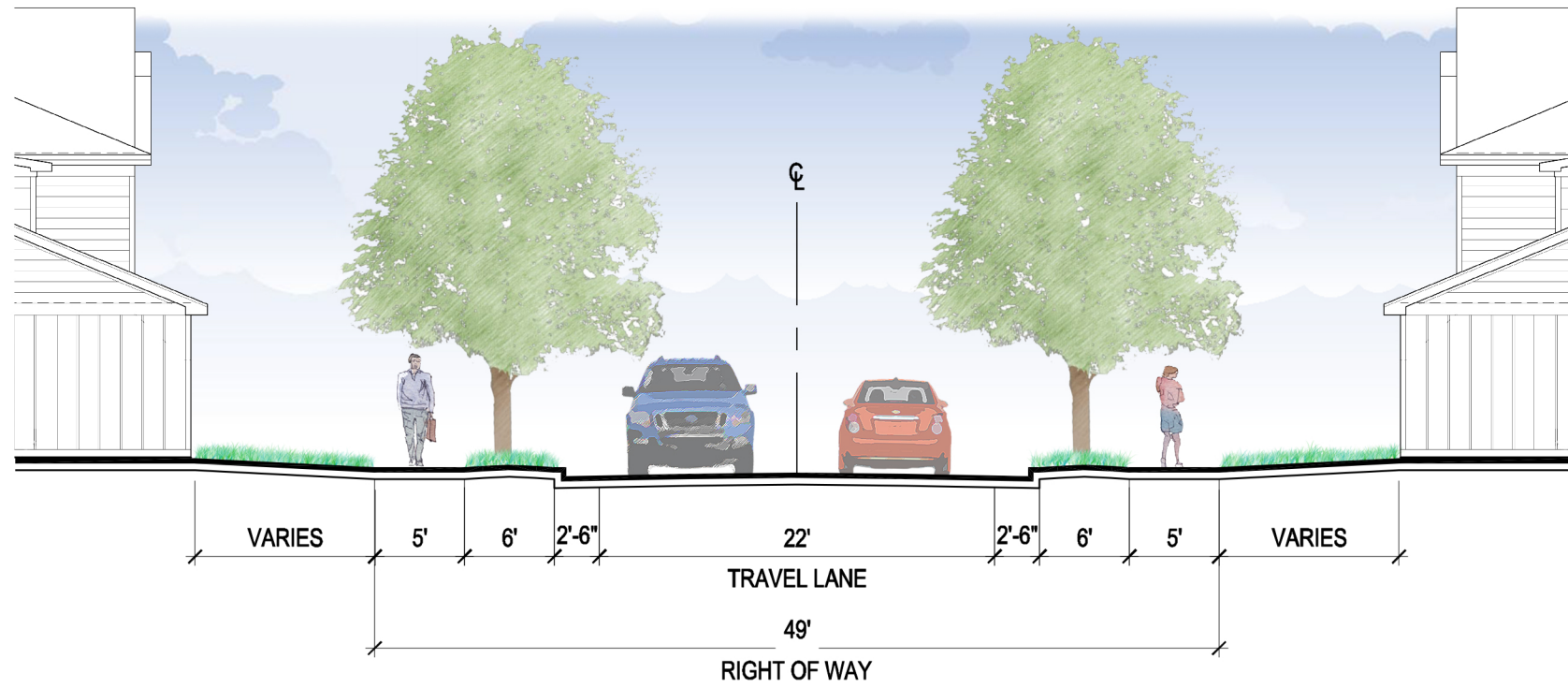


Street Cross Section Type D

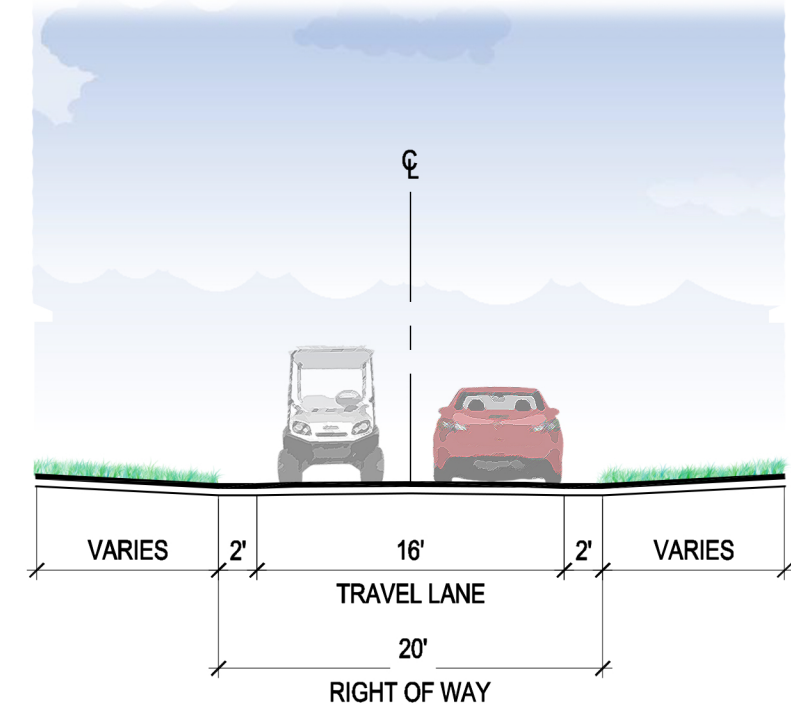




Street Cross Sections

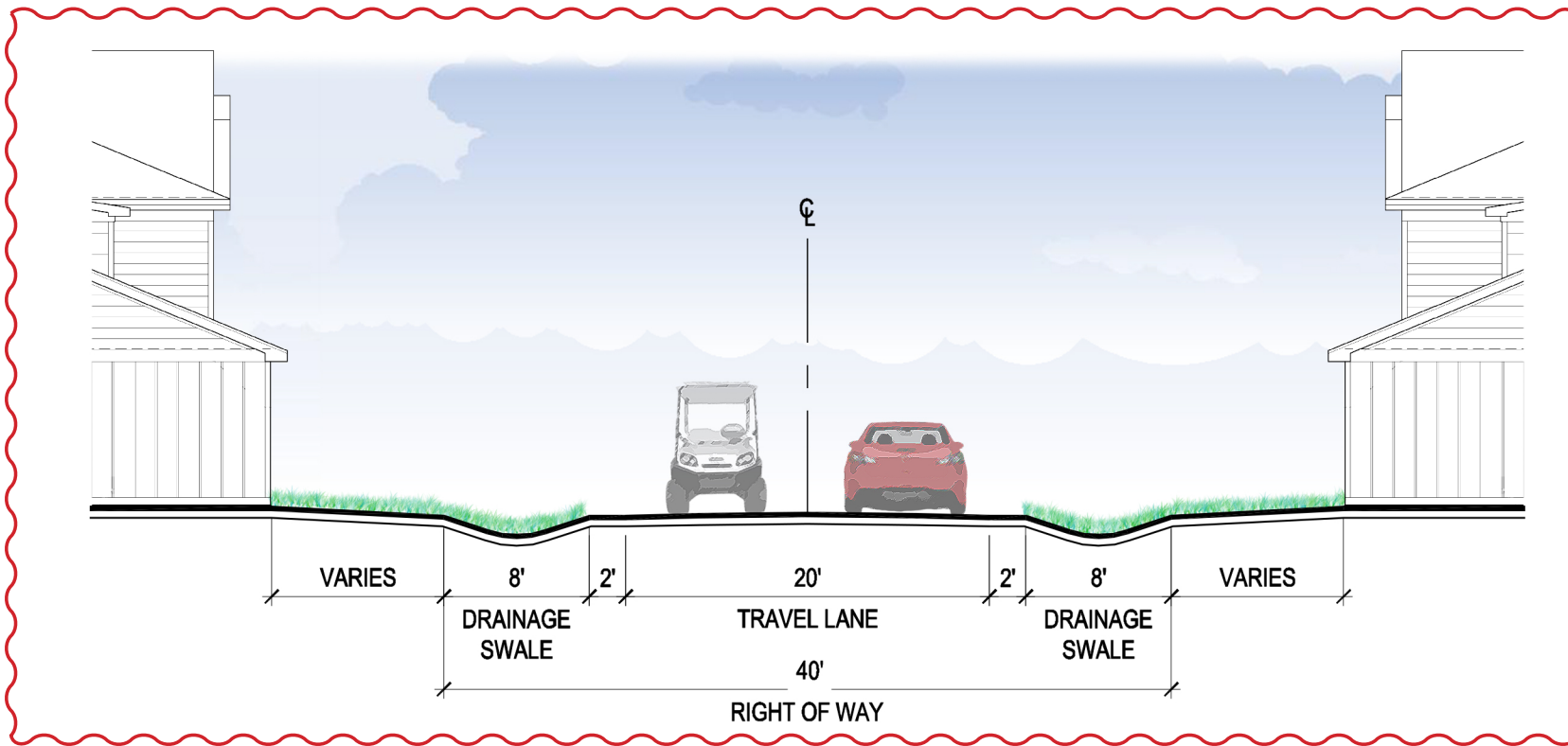


Street Cross Section Type E



Street Cross Section Type G

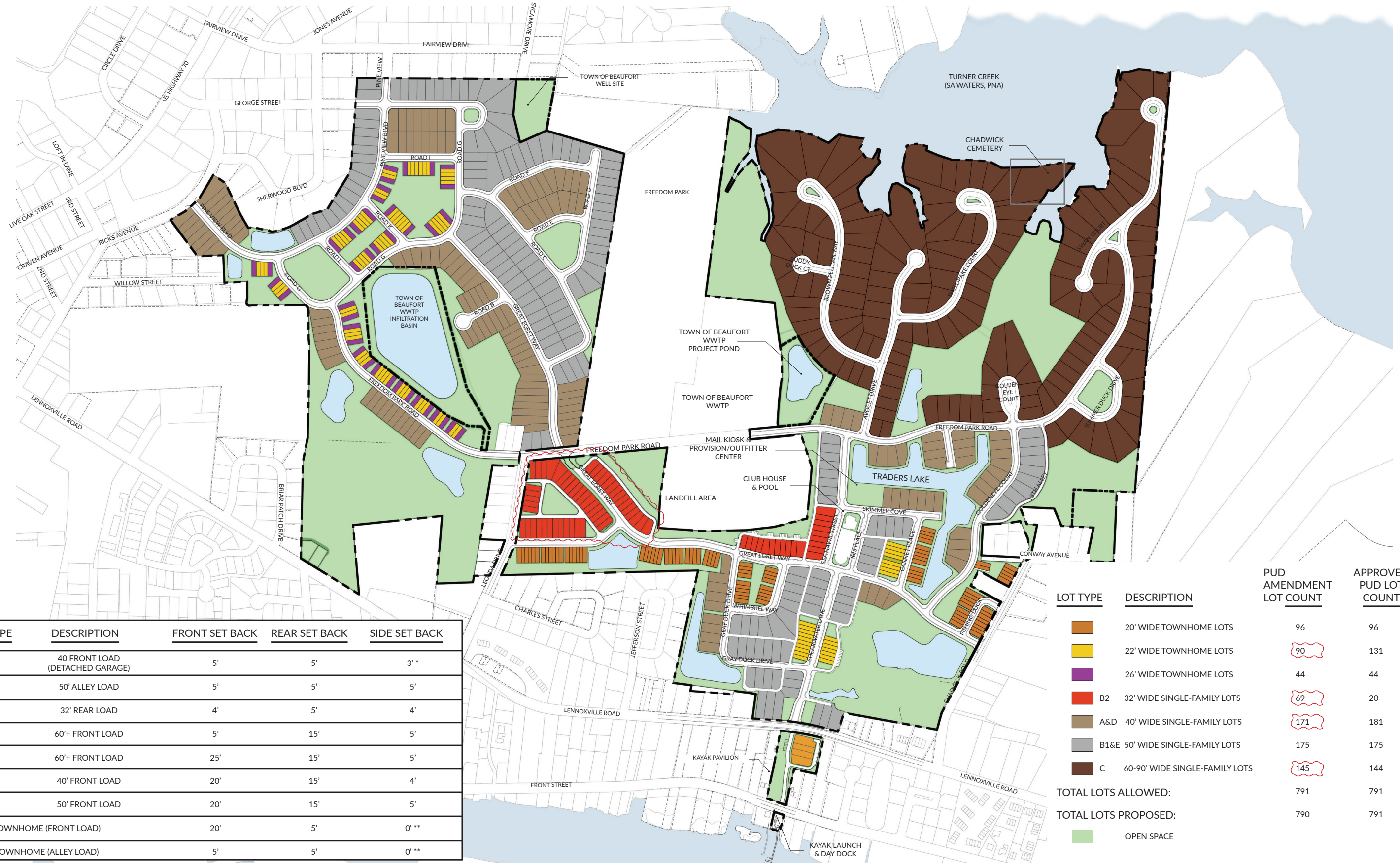
*NOTE: To be maintained by HOA



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



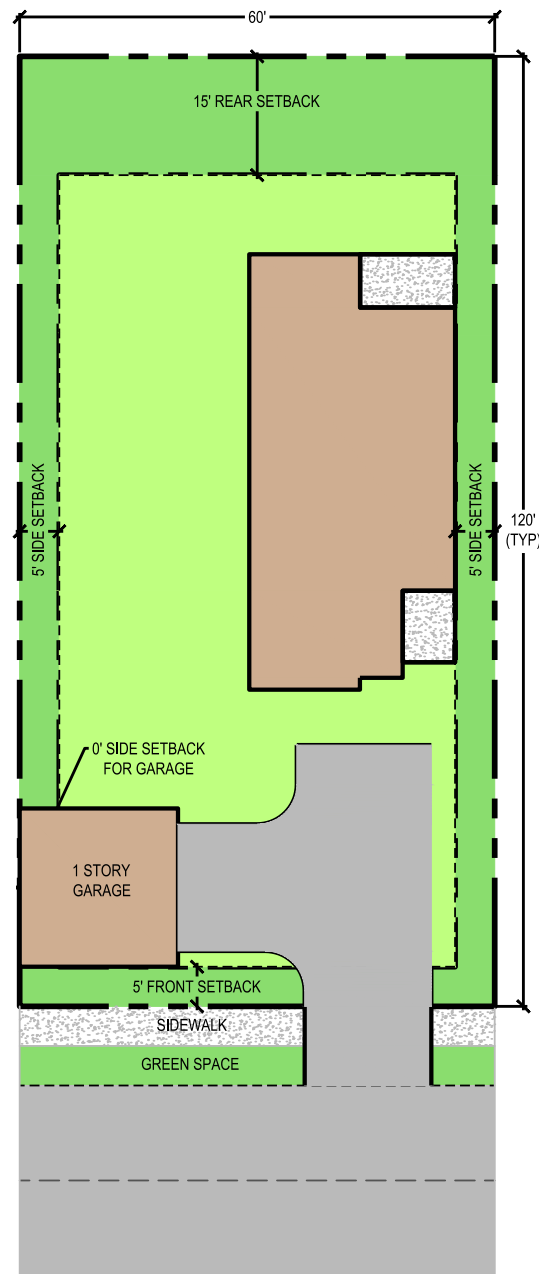
LOT TYPE A
BEAU COAST - 40' FRONT LOAD w/ DETACHED GARAGE
 * OPTIONAL TWO-STORY GARAGE w/ HABITABLE SPACE SHALL HAVE THE SAME SETBACKS AS THE PRIMARY STRUCTURE

LOT TYPE B1
BEAU COAST - 50' ALLEY LOAD

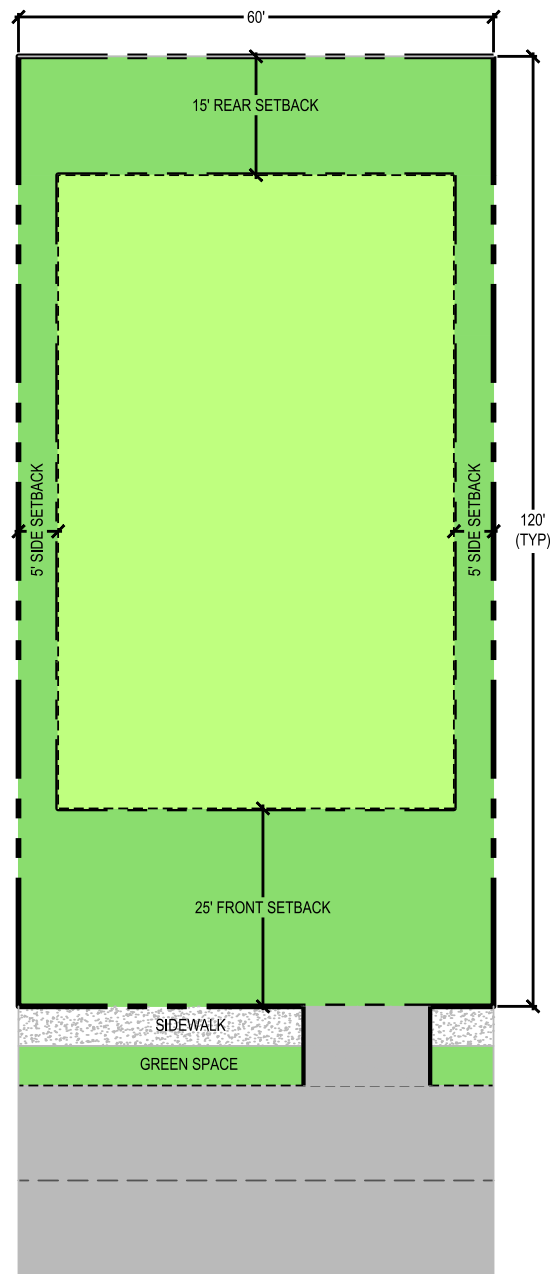
LOT TYPE B2
BEAU COAST - 4' SETBACK
32' REAR ALLEY LOAD



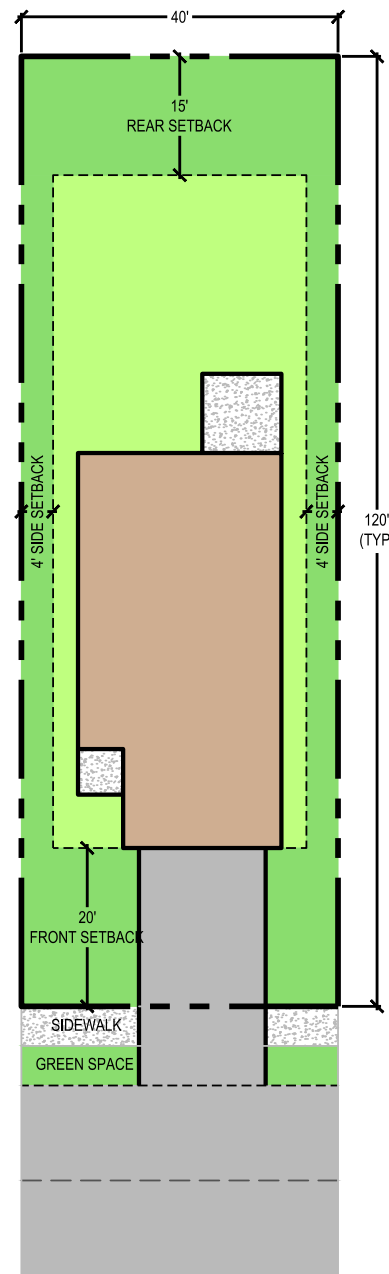
Conceptual Lot Types



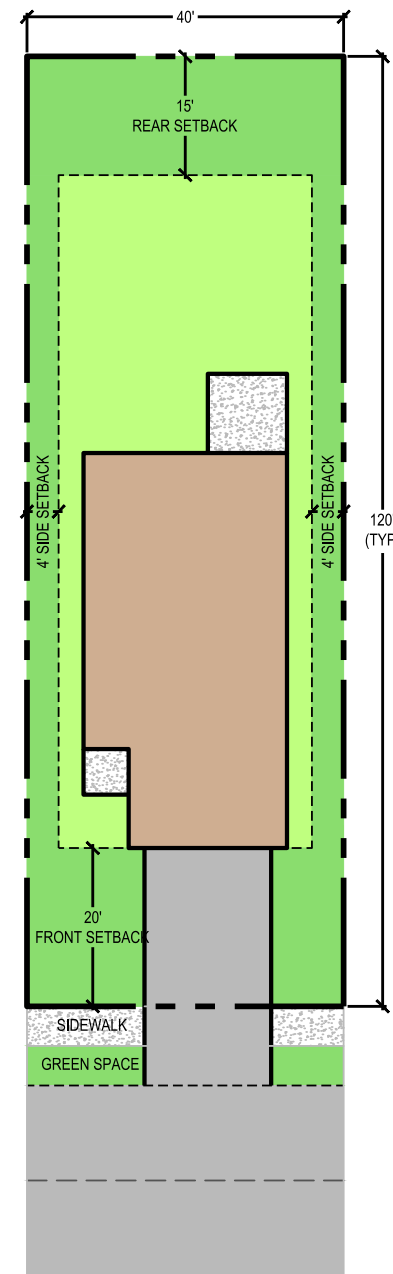
LOT TYPE C (OPTION 1)
BEAU COAST - 60' TO 90' FRONT LOAD
WITH DETACHED GARAGE



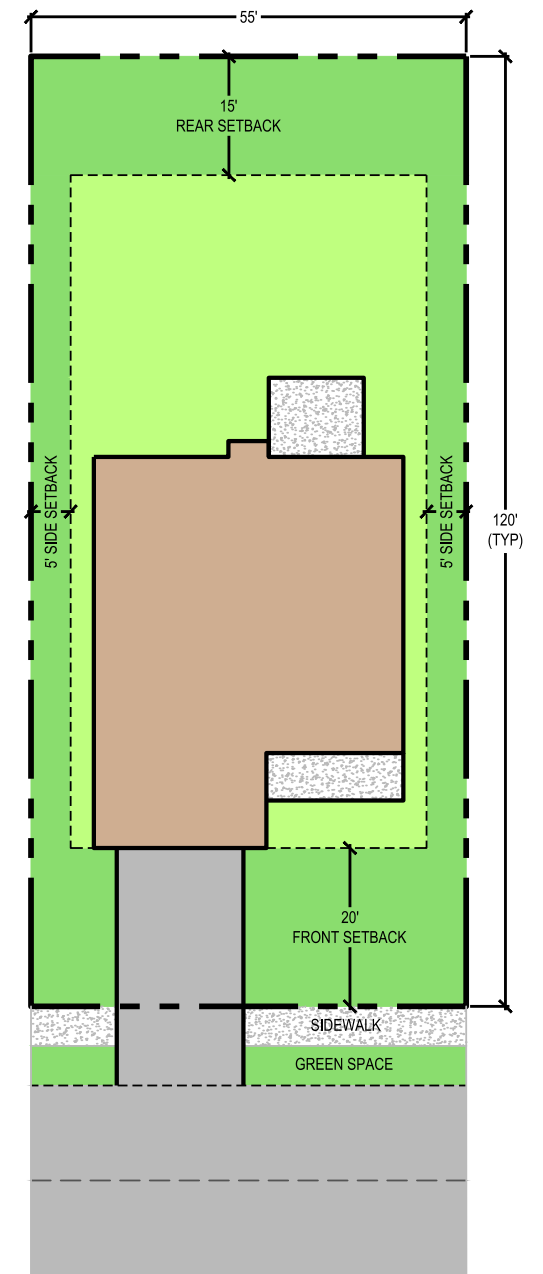
LOT TYPE C (OPTION 2)
BEAU COAST - 60' TO 90'
FRONT LOAD



LOT TYPE D
BEAUFORT
EAST VILLAGE - 40' FRONT
LOAD



LOT TYPE D
BEAU COAST - 40' FRONT LOAD

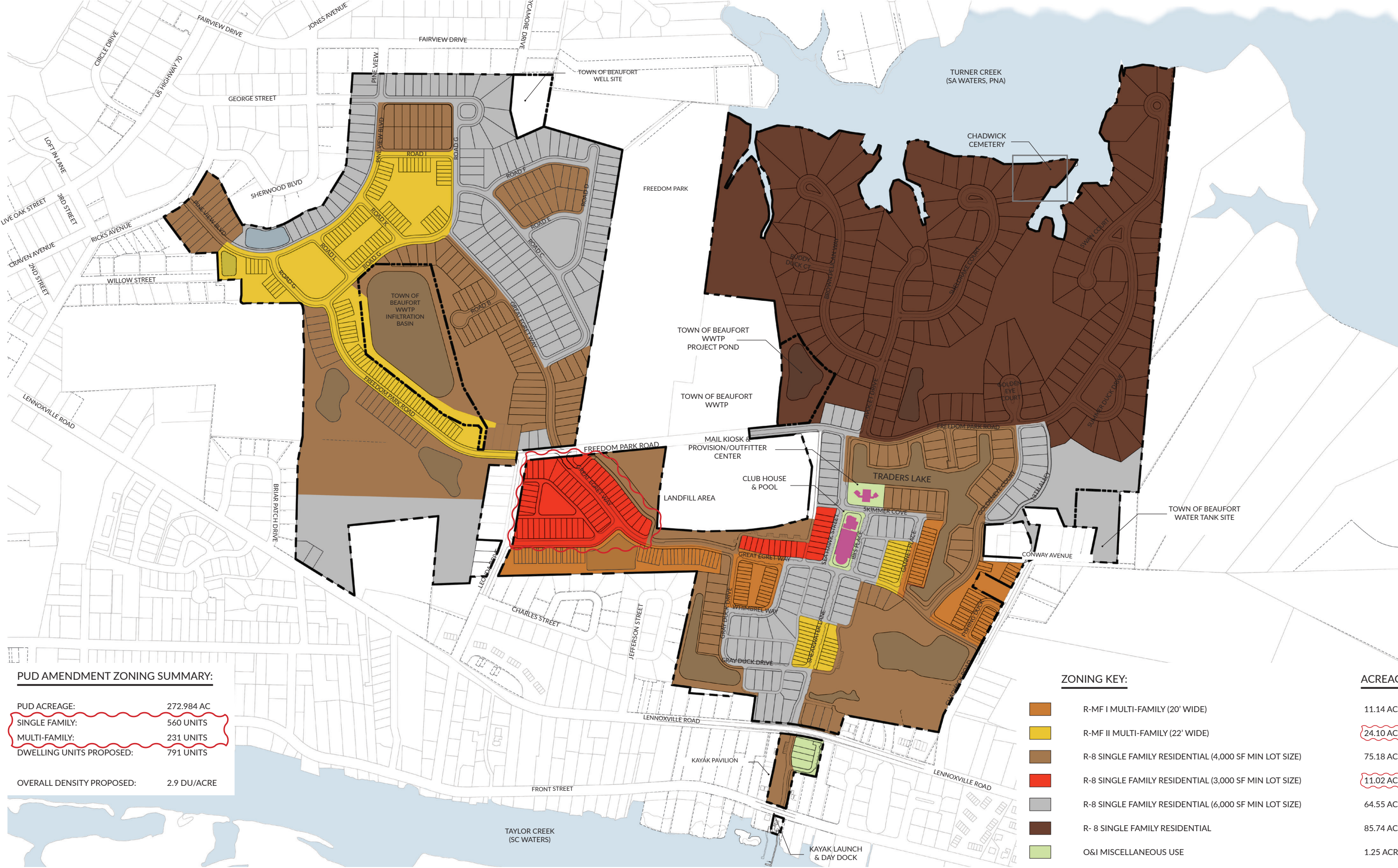


LOT TYPE E
BEAUFORT
EAST VILLAGE - 50' FRONT LOAD

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



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:

	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



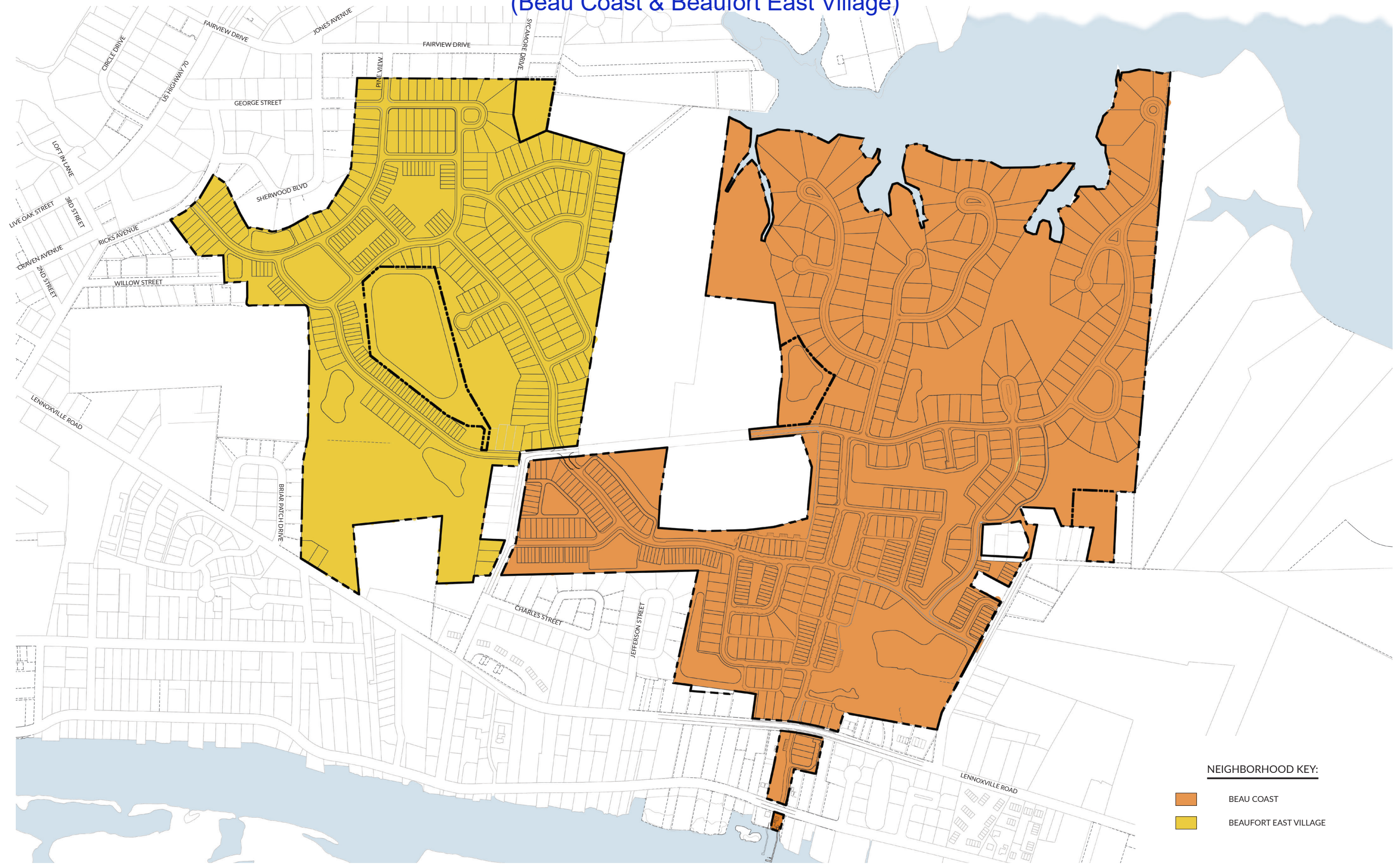
PUD Open Space Plan



	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)



NEIGHBORHOOD KEY:
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

1.



Single Family: 24' Wide Detached Garage Cottage Collection

Beau Coast Lot Type A



i. BC 24 A (1734 sq ft)



iv. BC 24 D (2052 sq ft)



ii. BC 24 B (1763 sq ft)



v. BC 24 E (2301 sq ft)



iii. BC 24 CTTT (1830 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)



iv. BC 39 D (2630 sq ft)



ii. BC 39 B (2274 sq ft)



v. BC 39 E (2964 sq ft)



iii. BC 39 C (2306 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



The Seaview



The Pollock



Chapter 3. Beaufort East Village Conceptual Types

Townhome: 22' Wide One Car Garage Townhome Collection



Single Family: 26' 2 Car Garage Collection

Beaufort East Village Lot Type D



i. BEV 26 A (1927 sq ft)



iii. BEV 26 C (1896 sq ft)



ii. BEV 26 BT (1932 sq ft)



iv. BEV 26 D (1832 sq ft)



Single Family: 40' Wide 2 Car Garage Collection

Beaufort East Village Lot Type E



i. BEV 40 A (2228 sq ft)



iv. BEV 40 D (2791 sq ft)



ii. BEV 40 B (2335 sq ft)



v. BEV 40 E (2925 sq ft)



iii. BEV 40 C (2529 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 Planning Board Regular Meeting 6:00 PM Monday, May 18, 2020 – Virtual Meeting via Zoom

AGENDA CATEGORY: New Business
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:

Recommendation to Board of Commissioners

EXPECTED LENGTH OF PRESENTATION:

20 Minutes

SUBMITTED BY:

Kyle Garner, AICP
Planning & Inspections Director

BUDGET AMENDMENT REQUIRED:

N/A



PLANNING BOARD STAFF REPORT

1.

To: Beaufort Planning Board Members

From: Kyle Garner, AICP, Town Planner

Date: April 30, 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:

Staff recommends approval of the preliminary plans for Beau Coast Phase V.

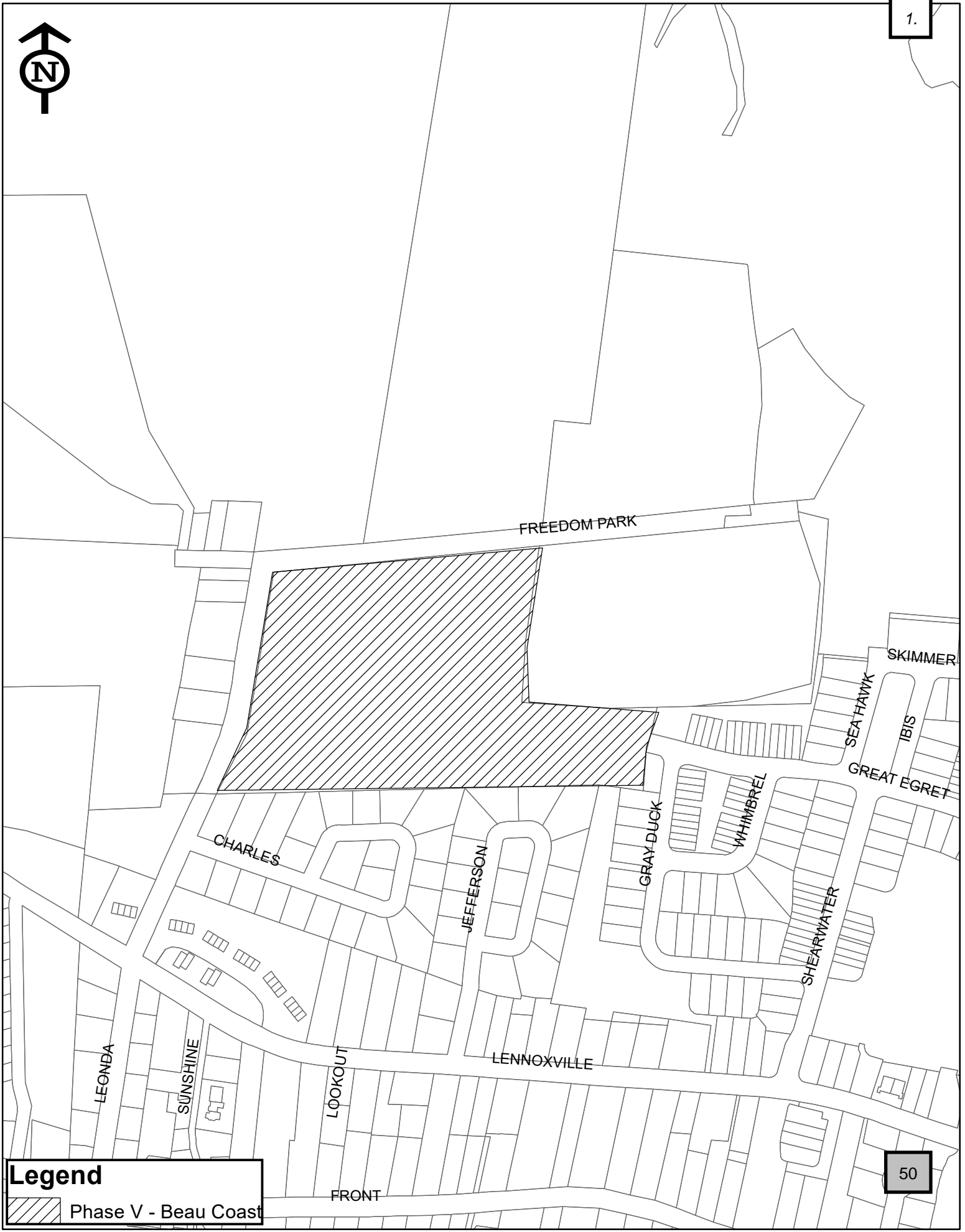
ATTACHMENTS:

Vicinity Map
Zoning Map
Construction Drawings


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



1.



Legend

 Phase V - Beau Coast

50

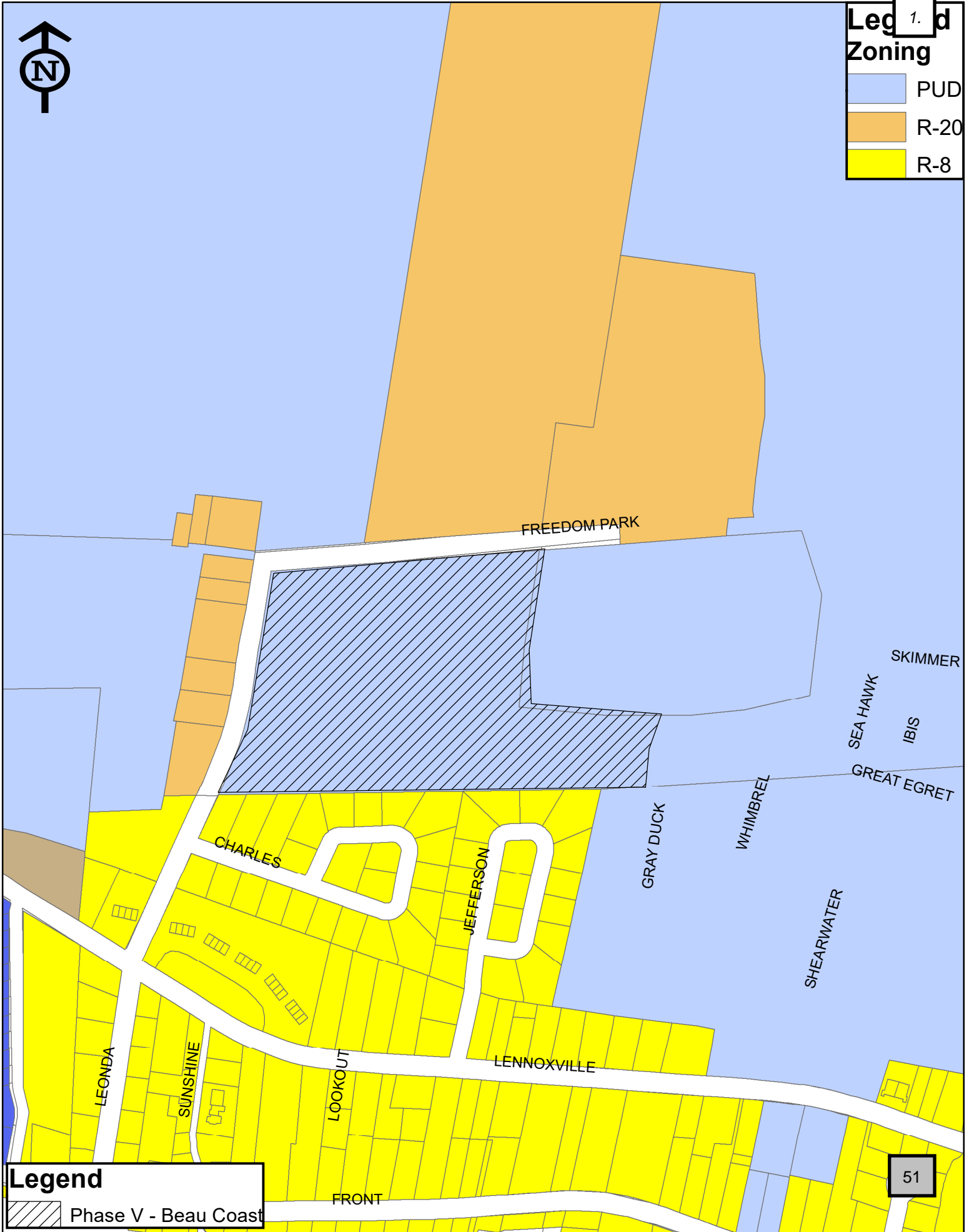
Case 20-03 Current Zoning Map - Preliminary Plat - Phase V - Beau Coast



Legend

1. d
Zoning

- PUD
- R-20
- R-8



Legend

Phase V - Beau Coast

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 ANALYSIS 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

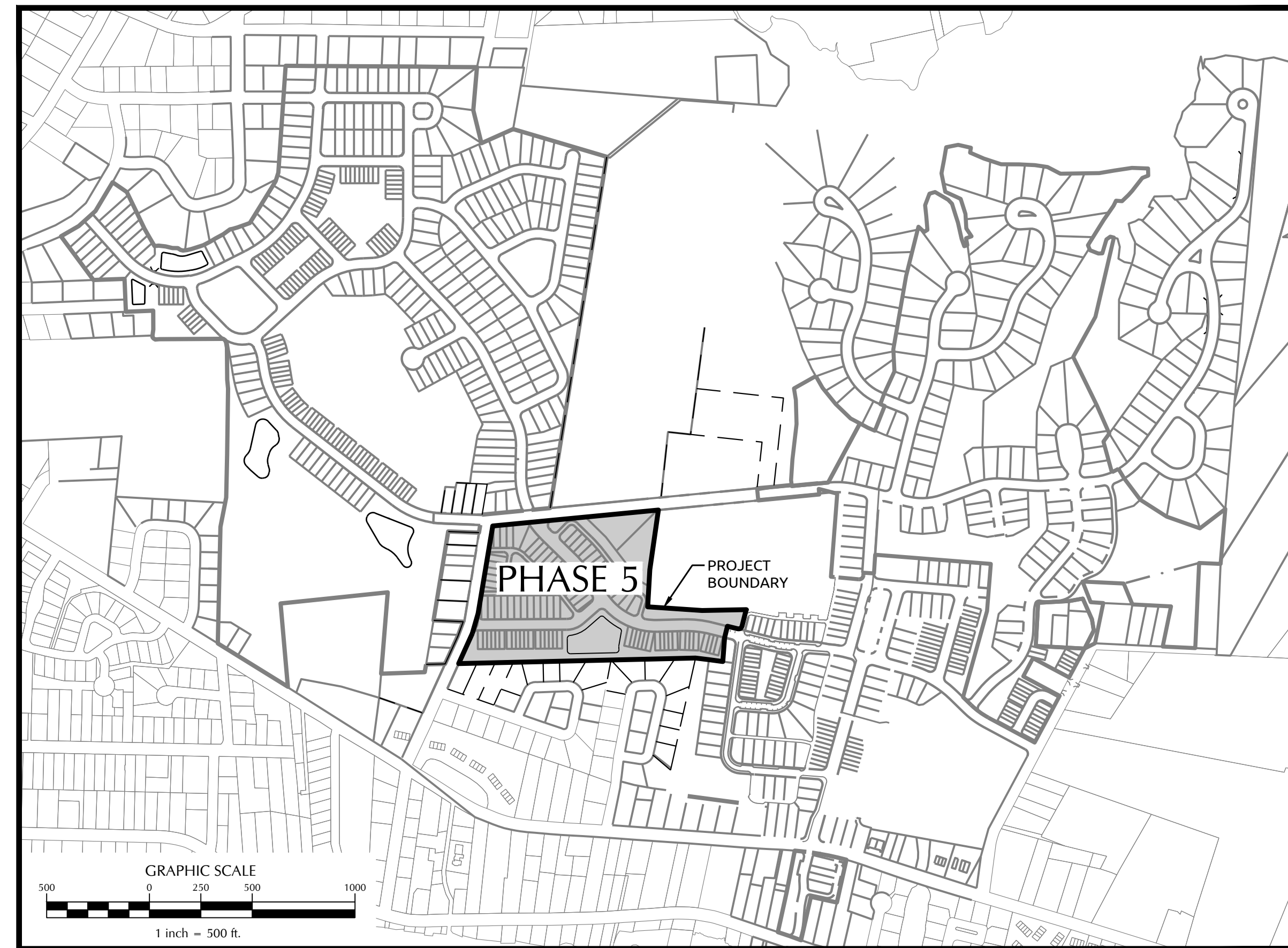
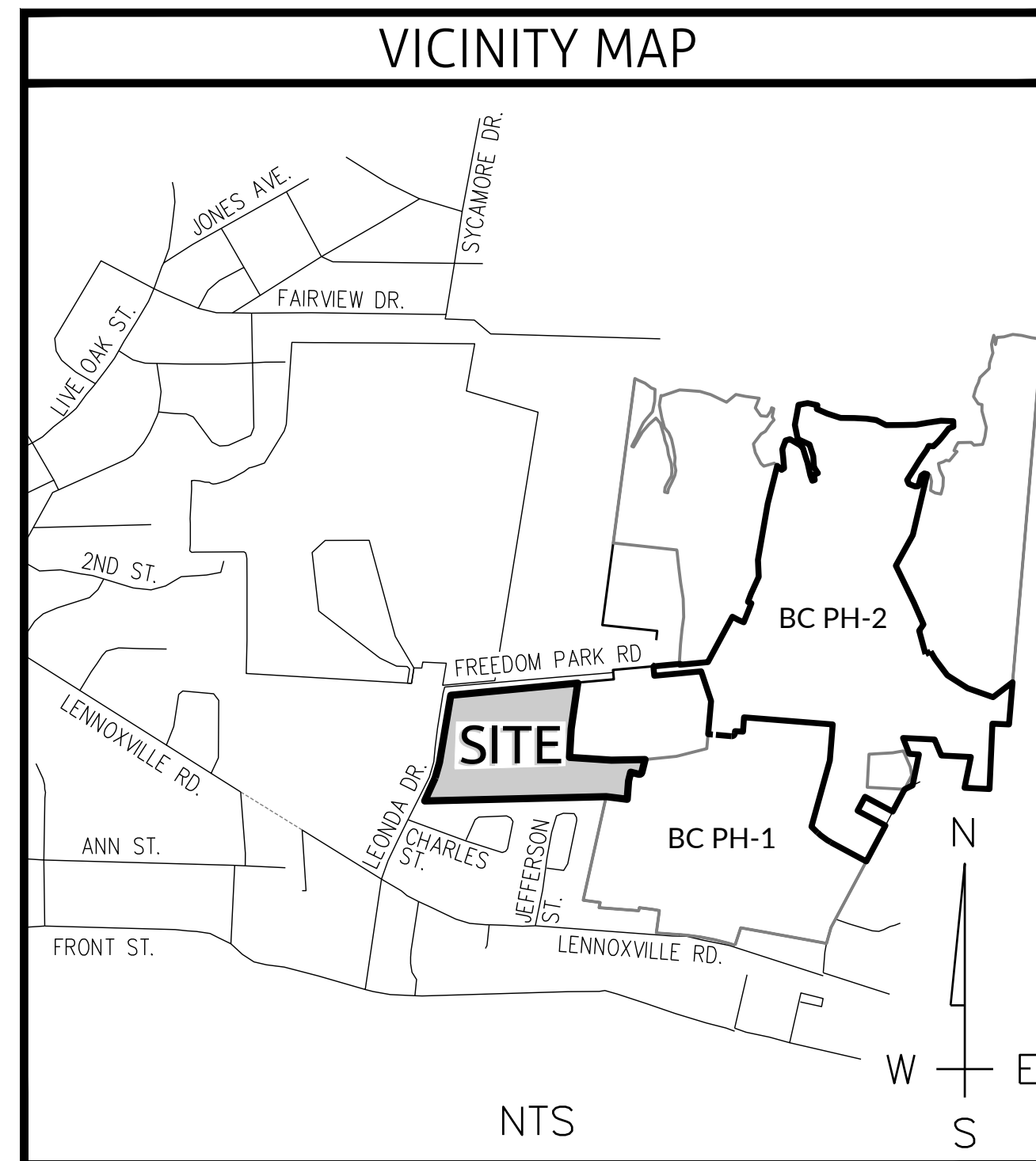
BEAU COAST

PHASE 5

BEAUFORT, NC

MARCH 2020

CONSTRUCTION PLANS
FOR: BEAU COAST PH 6
W&R PROJECT NO.: 02080976.50



Sheet List Table	
Sheet Number	Sheet Title
C0.0	COVER
C0.1	PROJECT NOTES
C0.2	NCG01 NOTES
C1.0	EXISTING CONDITIONS PLAN
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
C9.3	13TH ALLEY & 15TH ALLEY PLAN & PROFILE
C9.4	EX-MH-1-MH2 & MH7-MH9 PLAN & PROFILE
C9.5	EXISTING LEONDA DRIVE PLAN & PROFILE
C10.0	BMP 7E DETAILS
C11.0	AMENITY SITE PLAN
C11.1	AMENITY SITE DETAILS
D1.0	ROADWAY & STORM DRAIN DETAILS
D2.0	BMP 7E EROSION CONTROL DETAILS
D3.0	WATER DETAILS
D4.0	WATER & SEWER DETAILS
D5.0	WATER, SEWER, STORM & ROADWAY DETAILS
D6.0	SEWER, STORM & ROADWAY DETAILS
D7.0	EROSION CONTROL DETAILS
L1.0	LANDSCAPE PLAN AND DETAILS

LEGEND	
LINETYPE DESCRIPTION	LINETYPE DESCRIPTION
EXISTING WATERLINE	PROPOSED UNDERGROUND ELECTRIC
PROPOSED WATERLINE	EXISTING GASLINE
EXISTING STORM DRAINAGE	PROPOSED GASLINE
PROPOSED STORM DRAINAGE	SILT FENCE
EXISTING SANITARY SEWER	EXISTING FENCE
PROPOSED SANITARY SEWER	TREE PROTECTION
PROPOSED FORCE MAIN	SWALE
EXISTING FORCE MAIN	RIGHT-OF-WAY
EXISTING ELECTRIC (OVERHEAD)	WETLANDS
PROPOSED ELECTRIC (OVERHEAD)	1' CONTOUR
EXISTING UNDERGROUND ELECTRIC	5' CONTOUR
EXISTING EASEMENT	PROPOSED EASEMENT



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:\18108-1976\18108-1976-Beau Coast - Phase 5\CAD\Drawings\Site\Construction\10.0 COVER.dwg - Thursday, March 12, 2020 4:34:50 PM - GABRIEL.TAM

BEAU COAST PHASE 5

BEAUFORT, NC

**EXISTING CONDITIONS
PLAN**

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

**PRELIMINARY
NOT APPROVED FOR
CONSTRUCTION**
JOSEPH S. BOYD

Revisions

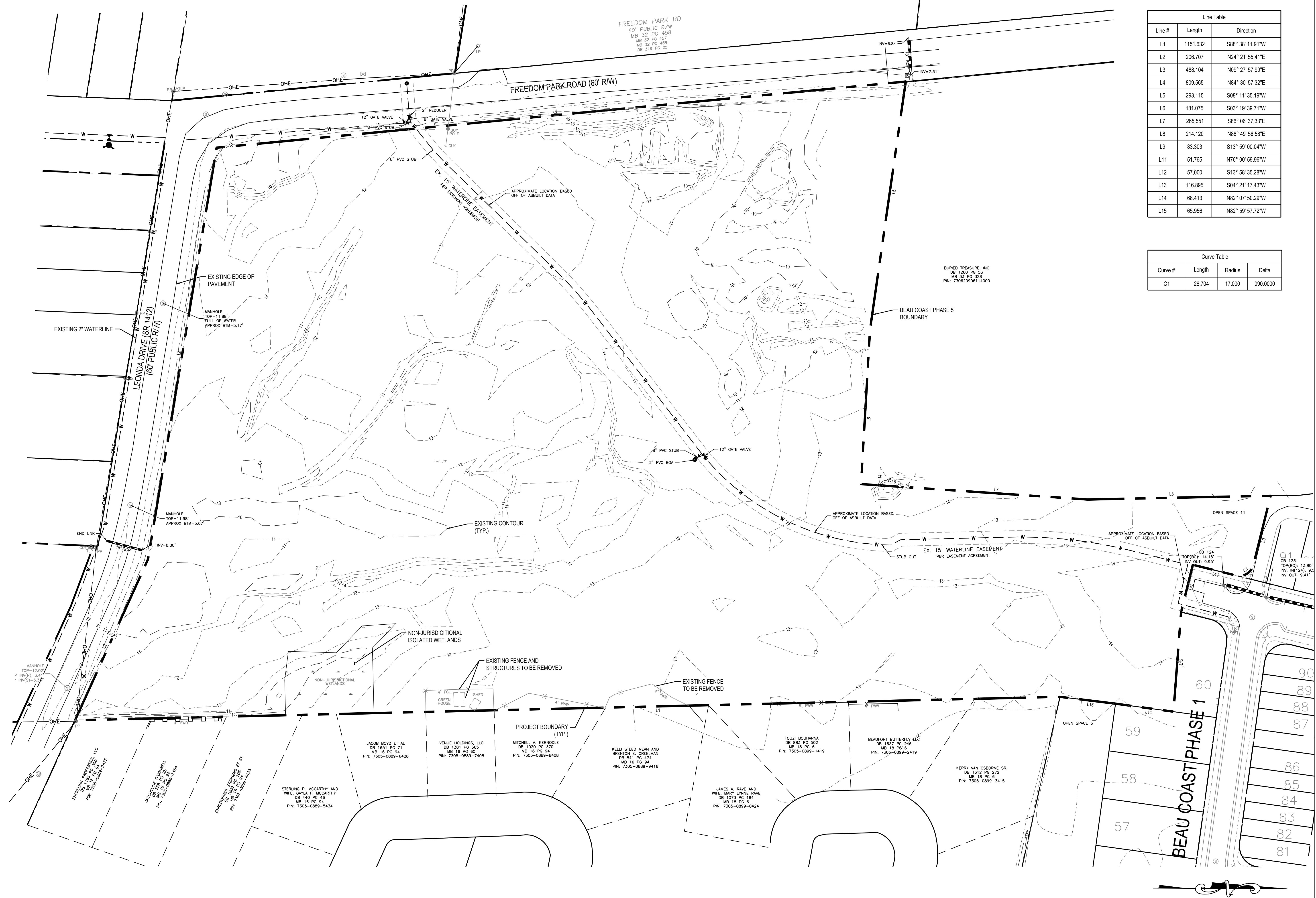
Sheet No.
C1.0

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



K:\081618\0702080976.50 Beau Coast Phase 5\CD\Drawings\581\Construction\CD\EXISTING CONDITIONS.dwg Thursday, February 13, 2020 14:25:11 PM - GARIBOLDI, 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.:
 731605005458000

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 RW = 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:

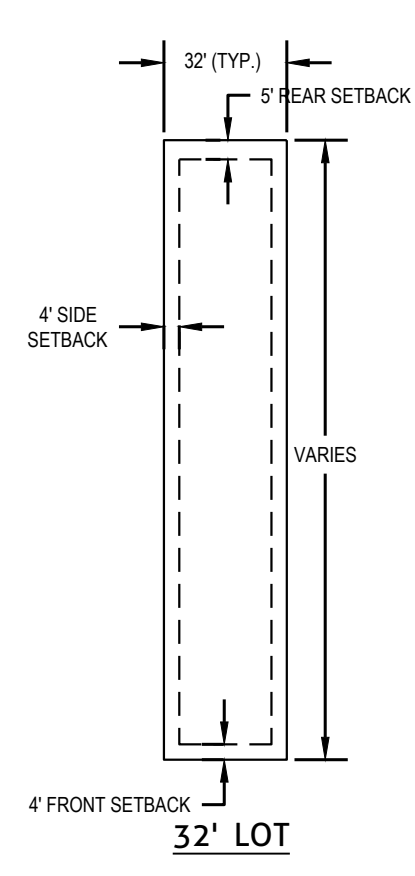
32' WIDE = 49

TOWNHOME UNITS:

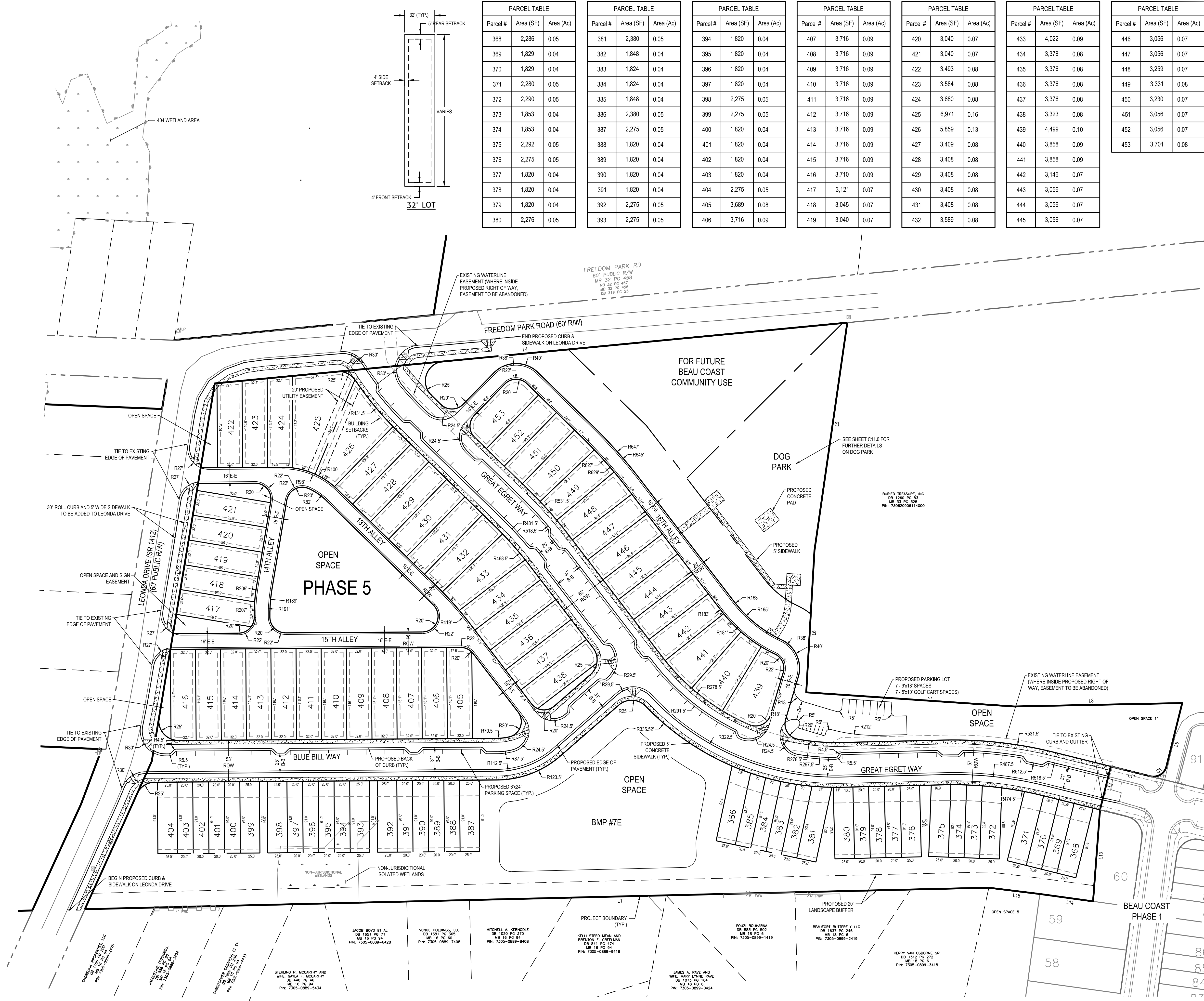
20' WIDE = 23
 25' WIDE = 14
 TOTAL = 37

Line #	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 #	Length	Radius	Delta
C1	26.704	17.000	090.0000



PARCEL TABLE			PARCEL TABLE			PARCEL TABLE			PARCEL TABLE			PARCEL TABLE			PARCEL TABLE			PARCEL TABLE		
Parcel #	Area (SF)	Area (Ac)	Parcel #	Area (SF)	Area (Ac)	Parcel #	Area (SF)	Area (Ac)	Parcel #	Area (SF)	Area (Ac)	Parcel #	Area (SF)	Area (Ac)	Parcel #	Area (SF)	Area (Ac)	Parcel #	Area (SF)	Area (Ac)
368	2,286	0.05	381	2,380	0.05	394	1,820	0.04	407	3,716	0.09	420	3,040	0.07	433	4,022	0.09	446	3,056	0.07
369	1,829	0.04	382	1,848	0.04	395	1,820	0.04	408	3,716	0.09	421	3,040	0.07	434	3,378	0.08	447	3,056	0.07
370	1,829	0.04	383	1,824	0.04	396	1,820	0.04	409	3,716	0.09	422	3,493	0.08	435	3,376	0.08	448	3,259	0.07
371	2,280	0.05	384	1,824	0.04	397	1,820	0.04	410	3,716	0.09	423	3,584	0.08	436	3,376	0.08	449	3,331	0.08
372	2,290	0.05	385	1,848	0.04	398	2,275	0.05	411	3,716	0.09	424	3,680	0.08	437	3,376	0.08	450	3,230	0.07
373	1,853	0.04	386	2,380	0.05	399	2,275	0.05	412	3,716	0.09	425	6,971	0.16	438	3,323	0.08	451	3,056	0.07
374	1,853	0.04	387	2,275	0.05	400	1,820	0.04	413	3,716	0.09	426	5,859	0.13	439	4,499	0.10	452	3,056	0.07
375	2,292	0.05	388	1,820	0.04	401	1,820	0.04	414	3,716	0.09	427	3,409	0.08	440	3,858	0.09	453	3,701	0.08
376	2,275	0.05	389	1,820	0.04	402	1,820	0.04	415	3,716	0.09	428	3,408	0.08	441	3,858	0.09			
377	1,820	0.04	390	1,820	0.04	403	1,820	0.04	416	3,710	0.09	429	3,408	0.08	442	3,146	0.07			
378	1,820	0.04	391	1,820	0.04	404	2,275	0.05	417	3,121	0.07	430	3,408	0.08	443	3,056	0.07			
379	1,820	0.04	392	2,275	0.05	405	3,689	0.08	418	3,045	0.07	431	3,408	0.08	444	3,056	0.07			
380	2,276	0.05	393	2,275	0.05	406	3,716	0.09	419	3,040	0.07	432	3,589	0.08	445	3,056	0.07			



WithersRavenel
 Engineers | Planners | Surveyors

BEAU COAST PHASE 5
 BEAUFORT, NC

SITE PLAN

PRELIMINARY
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 CONSTRUCTION
 JOSEPH S. BOYD

Revisions

Sheet No.
C2.0

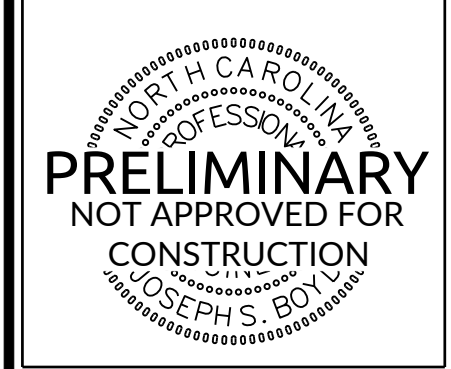
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BEAU COAST PHASE 5

BEAUFORT, NC

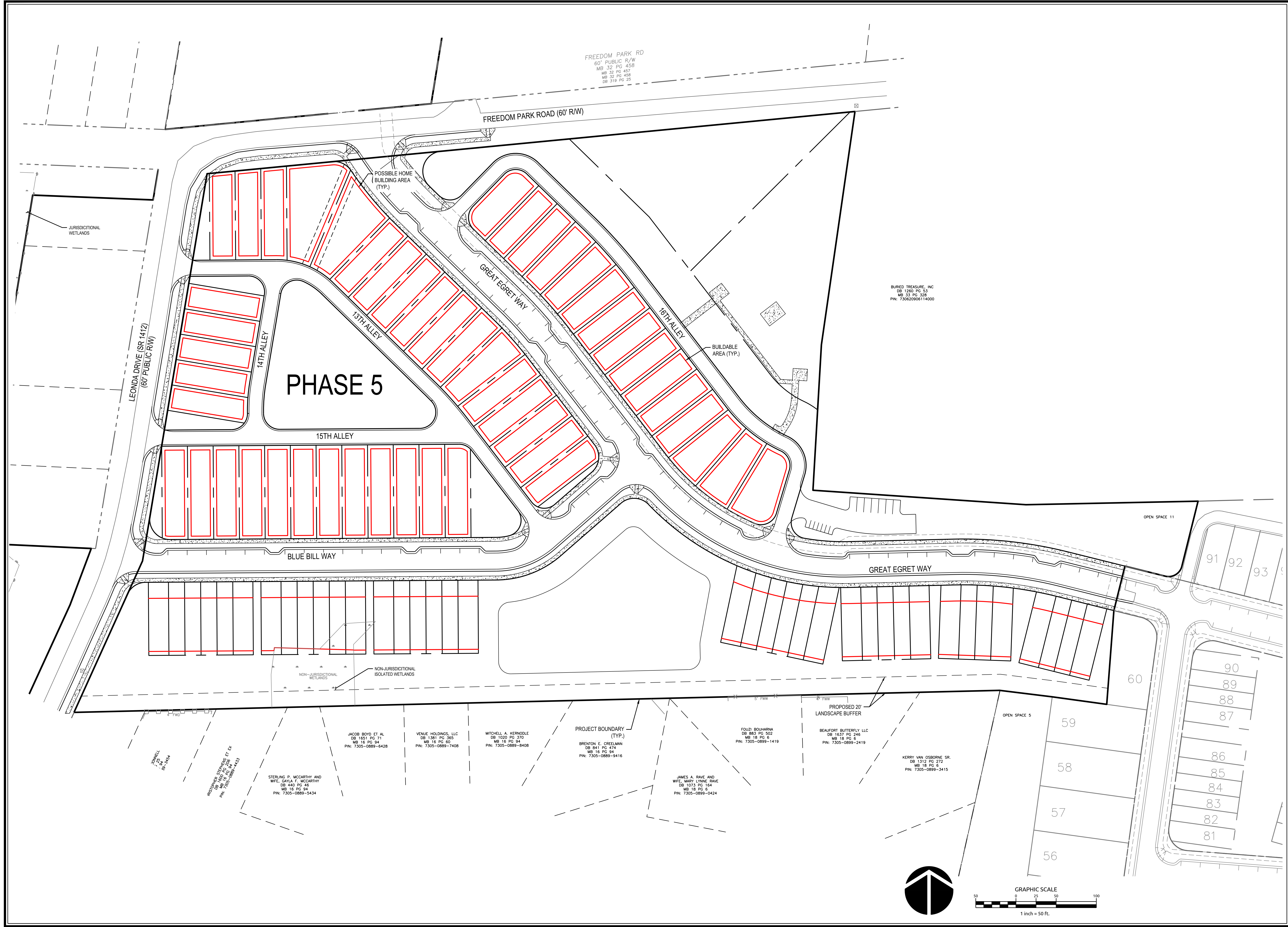
LOT FIT PLAN

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

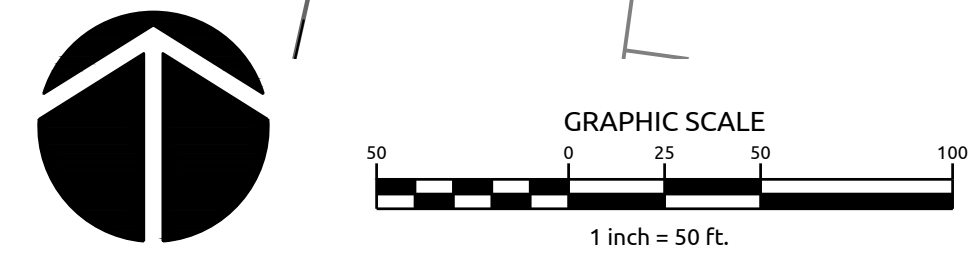


Revisions

Sheet No.
C3.0

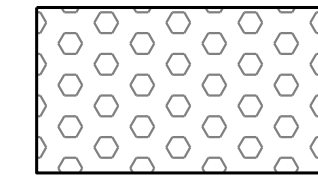


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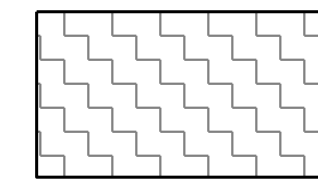


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DB 1617 PG 27
MB 16 PG 28
PIN: 7305-0899-3434
- STERLING P. MCCARTHY AND WIFE, CHERA F. MCCARTHY
DB 440 PG 45
MB 16 PG 94
PIN: 7305-0899-5454
- JACOB BOYD ET AL
DB 1651 PG 71
MB 16 PG 94
PIN: 7305-0899-6428
- VENUE HOLDINGS, LLC
DB 1381 PG 365
MB 16 PG 60
PIN: 7305-0899-7408
- MITCHELL A. KERNOLLE
DB 1020 PG 370
MB 16 PG 94
PIN: 7305-0899-8408
- PROJECT BOUNDARY (TYP.)
BRENDON E. ORELMAN
DB 841 PG 474
MB 16 PG 94
PIN: 7305-0899-9416
- FOUR BOUHARNA
DB 883 PG 502
MB 18 PG 6
PIN: 7305-0899-1419
- BEAUFORT BUTTERFLY LLC
DB 1837 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
- JAMES A. RAVE AND WIFE, MARY LYNE RAVE
DB 1073 PG 164
MB 18 PG 6
PIN: 7305-0899-0424

ZONING KEY:



B2 SINGLE FAMILY RESIDENTIAL



TOWNHOUSE FAMILY RESIDENTIAL

BEAU COAST PHASE 5

BEAUFORT, NC

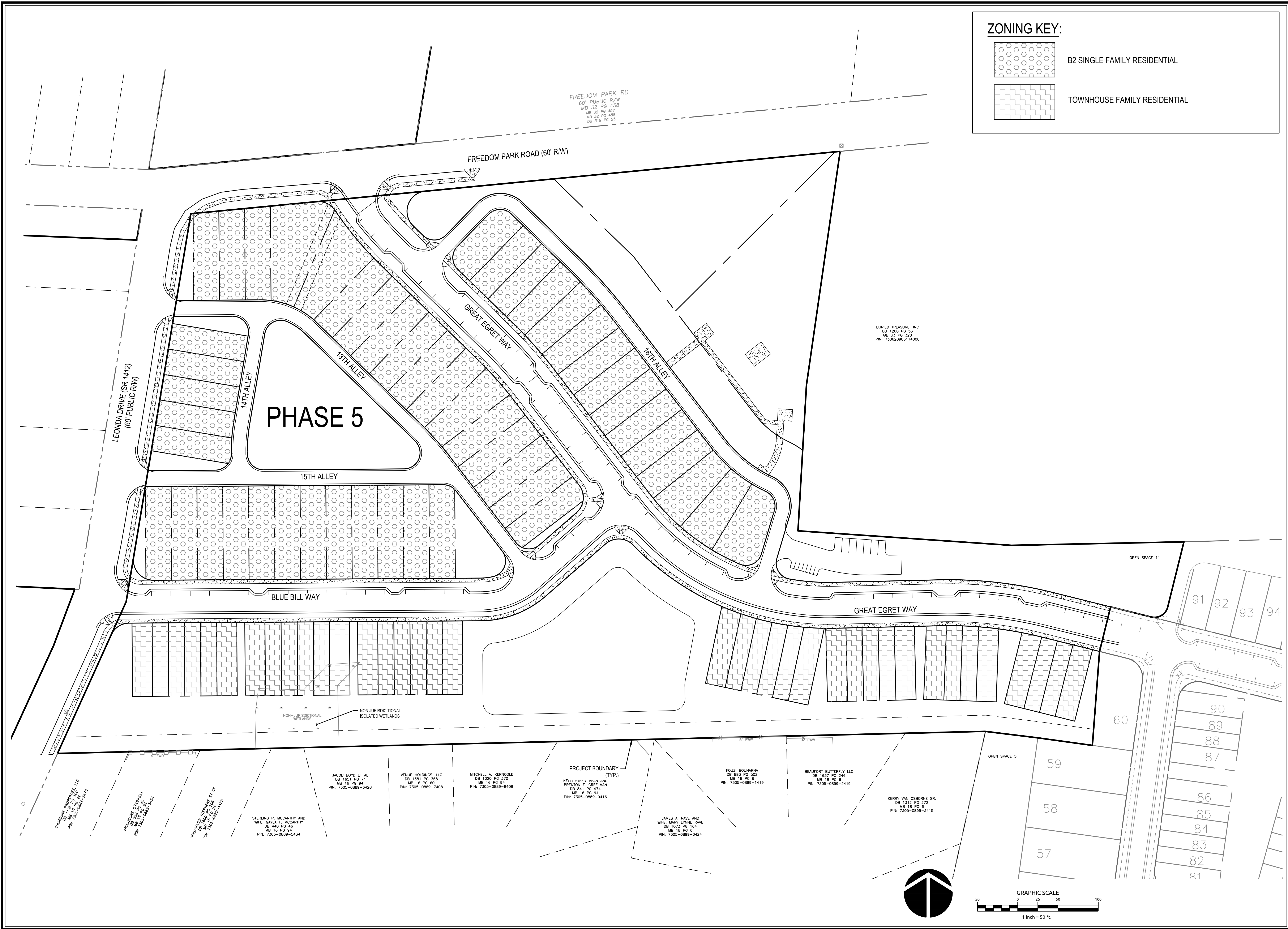
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Job No. 02080976.50
Date 2/13/2020
Drawn By TG
Designer JSB



Revisions	

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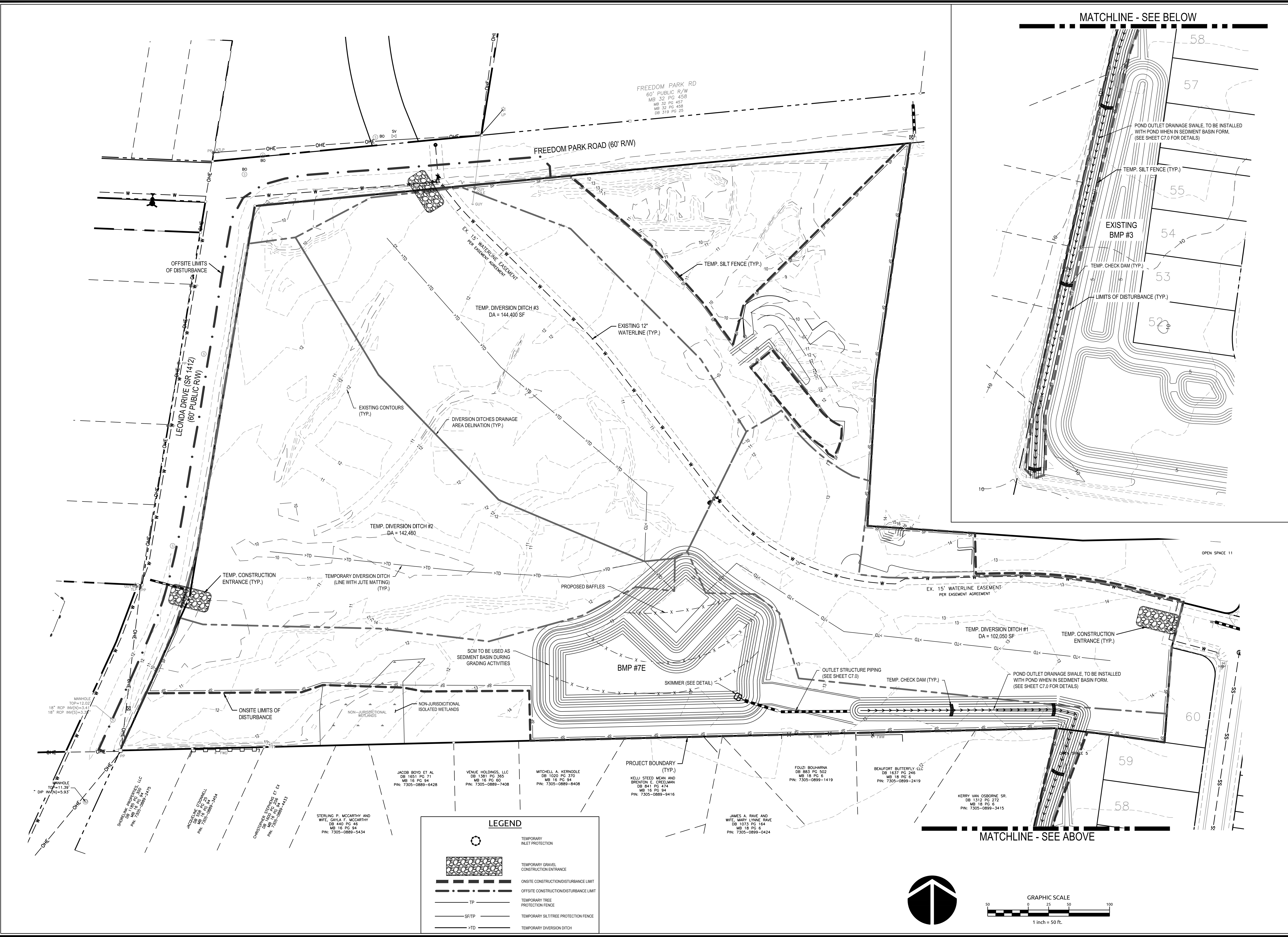


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Job No. 02080976.50 Drawn By TG
Date 2/13/2020 Designer JSB

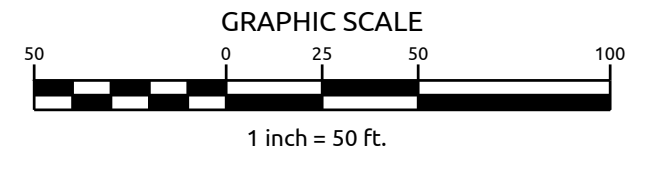
PRELIMINARY
NOT APPROVED FOR
CONSTRUCTION
JOSEPH S. BOYD

Revisions



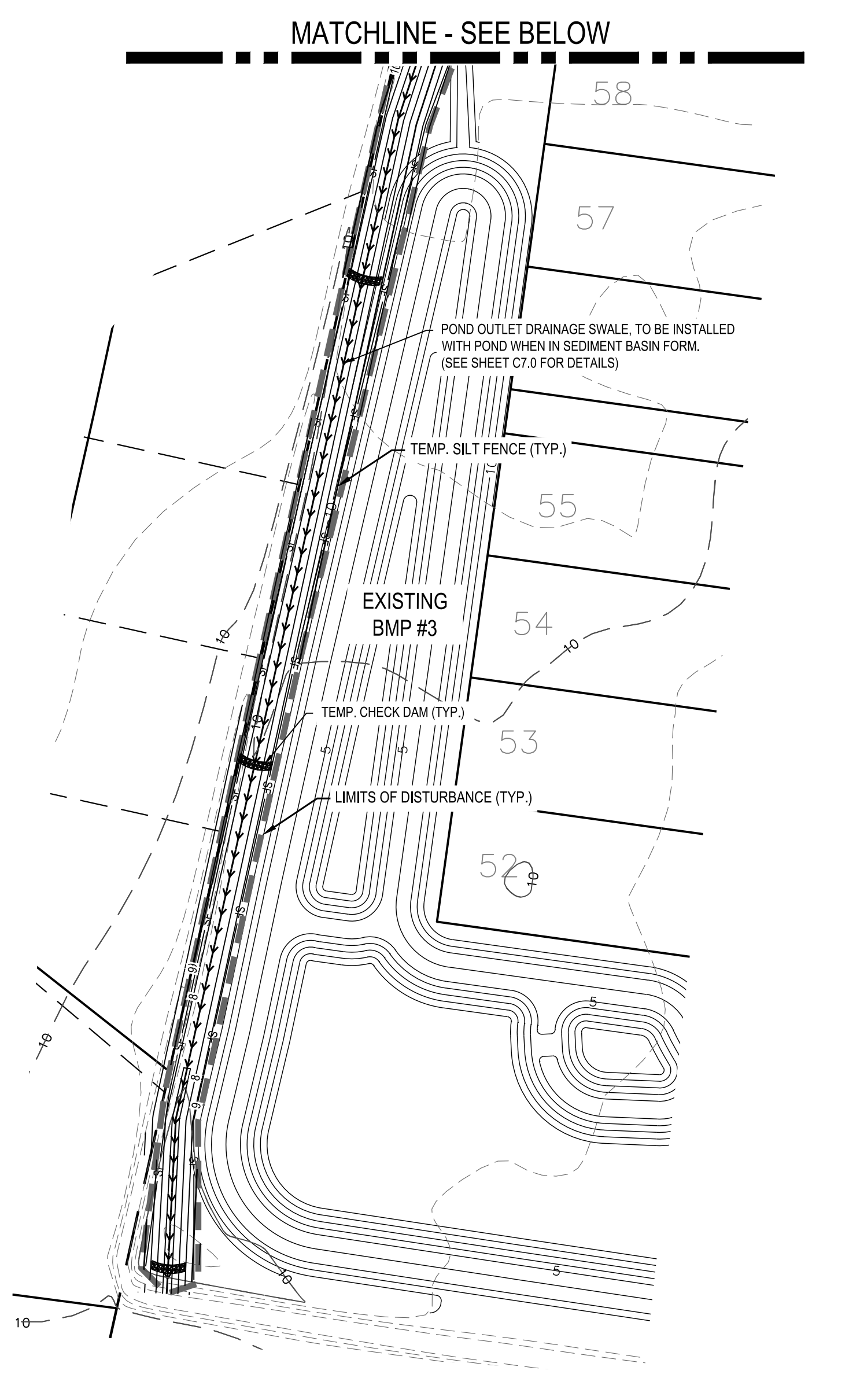
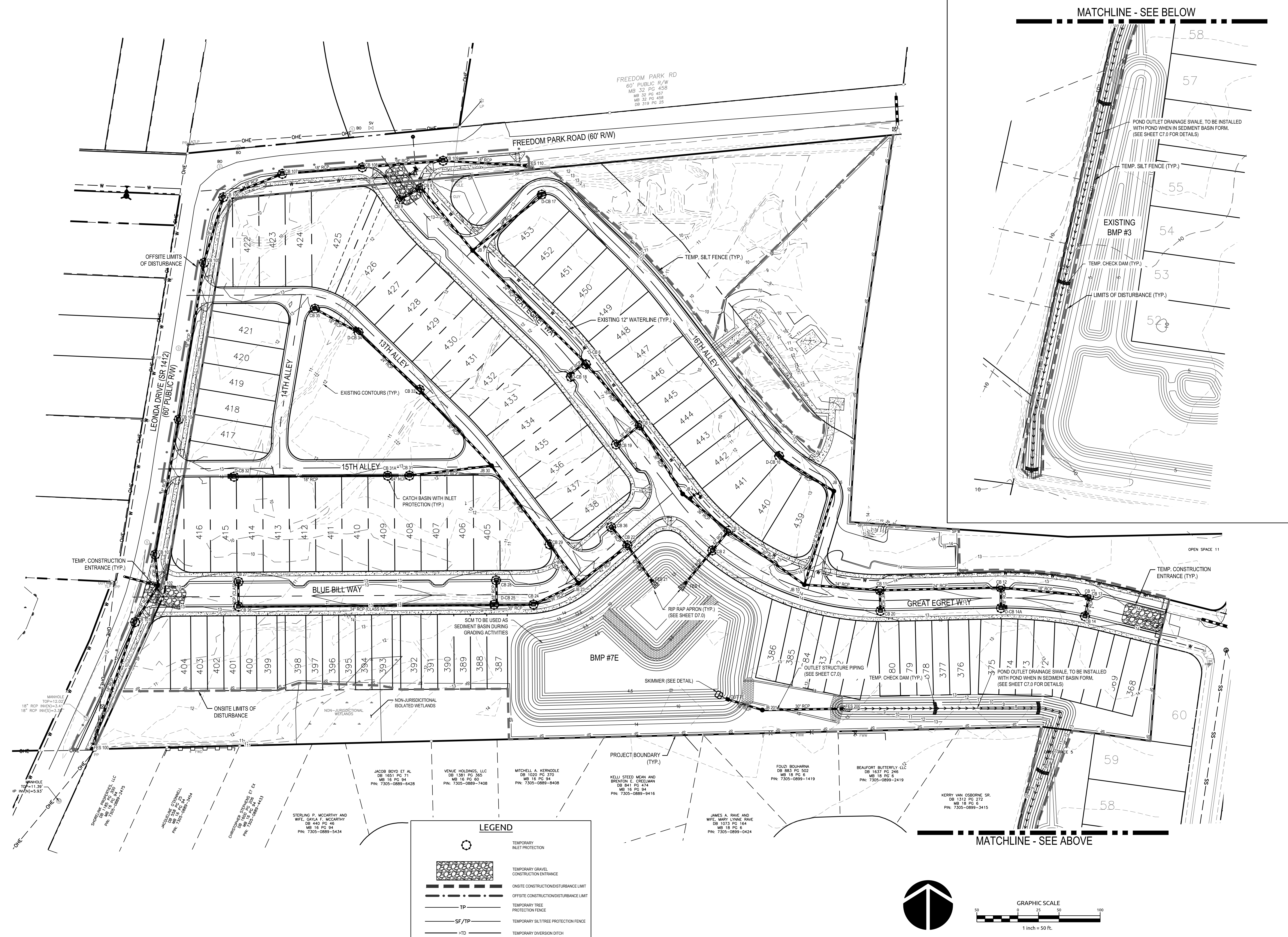
LEGEND

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	TEMPORARY GRAVEL CONSTRUCTION ENTRANCE
	ONSITE CONSTRUCTION DISTURBANCE LIMIT
	OFFSITE CONSTRUCTION DISTURBANCE LIMIT
	TEMPORARY TREE PROTECTION FENCE
	TEMPORARY SILT TREE PROTECTION FENCE
	TEMPORARY DIVERSION DITCH

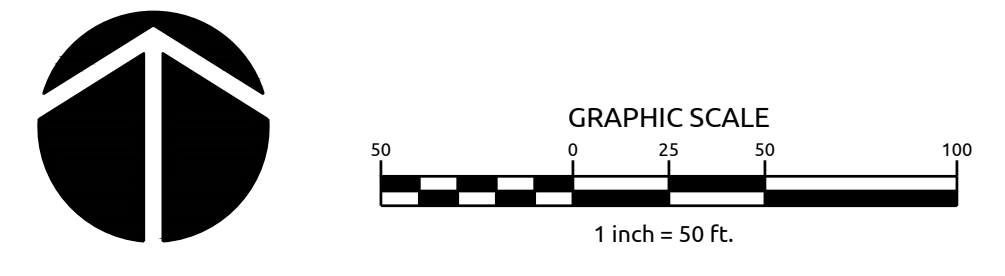


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K:\081818\0702097\6.5 Beau Coast Phase 5\CD\Drawings\6.5 EROSION CONTROL PLAN - PHASE 5.dwg Plot Date: 10/20/2020 10:27:25 PM: 63070_405814



LEGEND	
	TEMPORARY INLET PROTECTION
	TEMPORARY GRAVEL CONSTRUCTION ENTRANCE
	ONSITE CONSTRUCTION DISTURBANCE LIMIT
	OFFSITE CONSTRUCTION DISTURBANCE LIMIT
	TEMPORARY TREE PROTECTION FENCE
	TEMPORARY SILT TREE PROTECTION FENCE
	TEMPORARY DIVERSION DITCH



WithersRavenel
Engineers | Planners | Surveyors

BEAU COAST PHASE 5

EROSION CONTROL PLAN - PHASE 2

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

Revisions

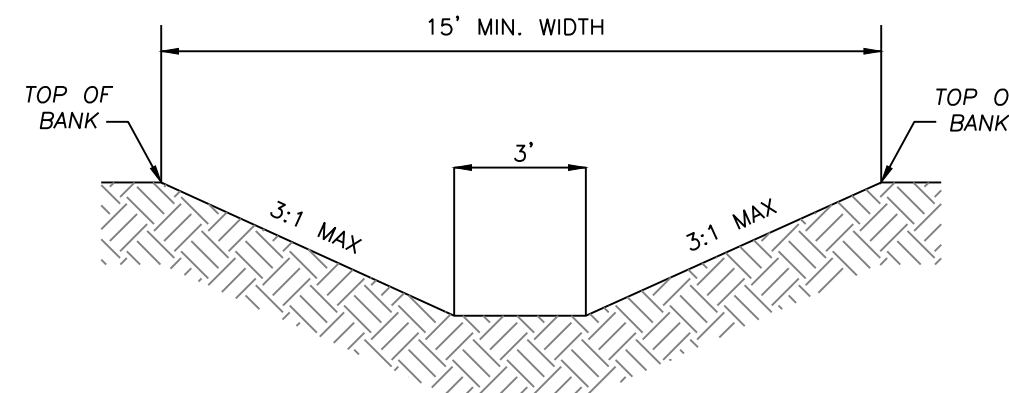
Sheet No. **C6.0**

219 Station Road | Ste 101 | Wilmington, NC 28405 | Tel: 910.256.9277 | License #: C-0852 | www.withersravenel.com

BEAUFORT, NC

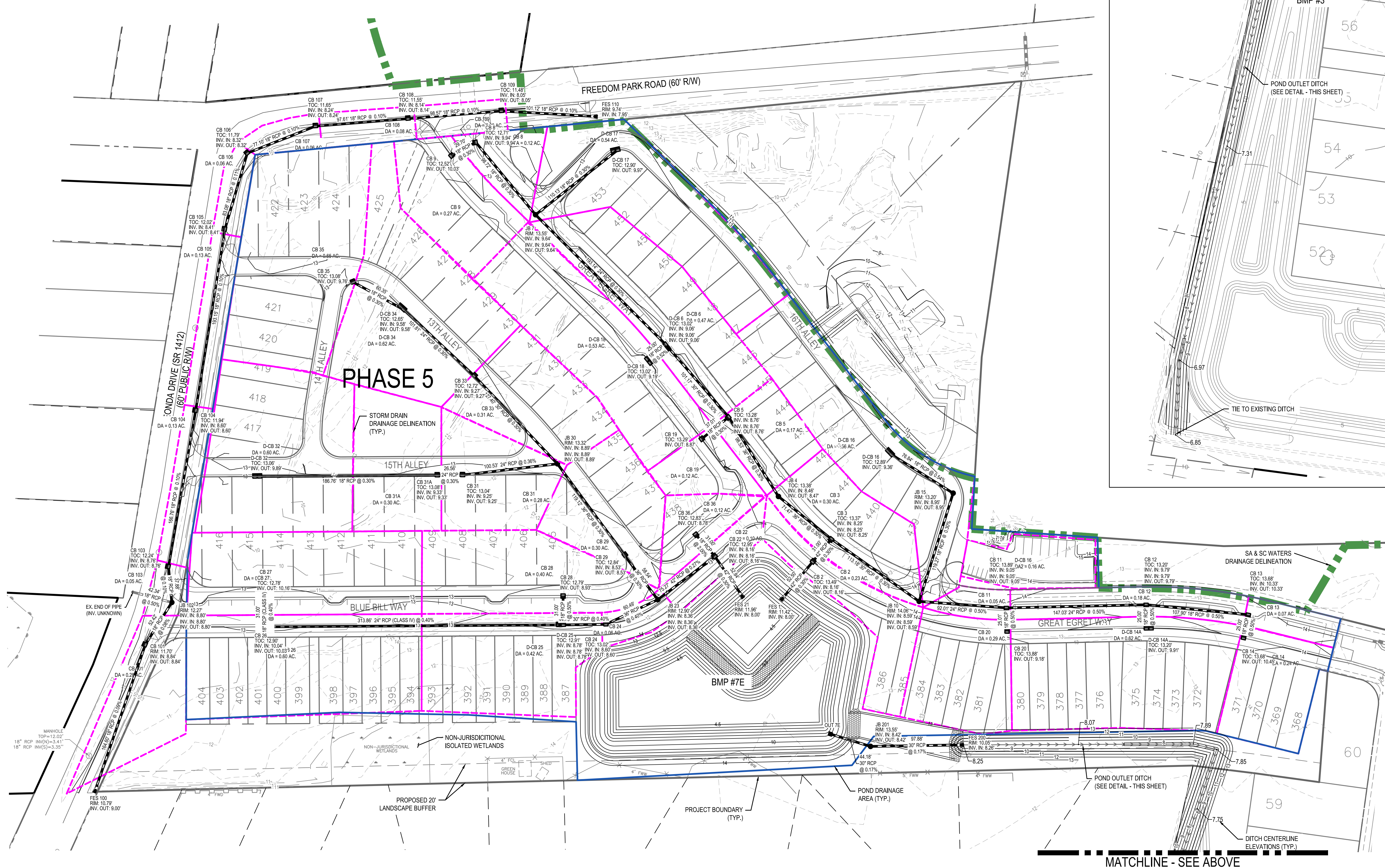
NOTES:

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

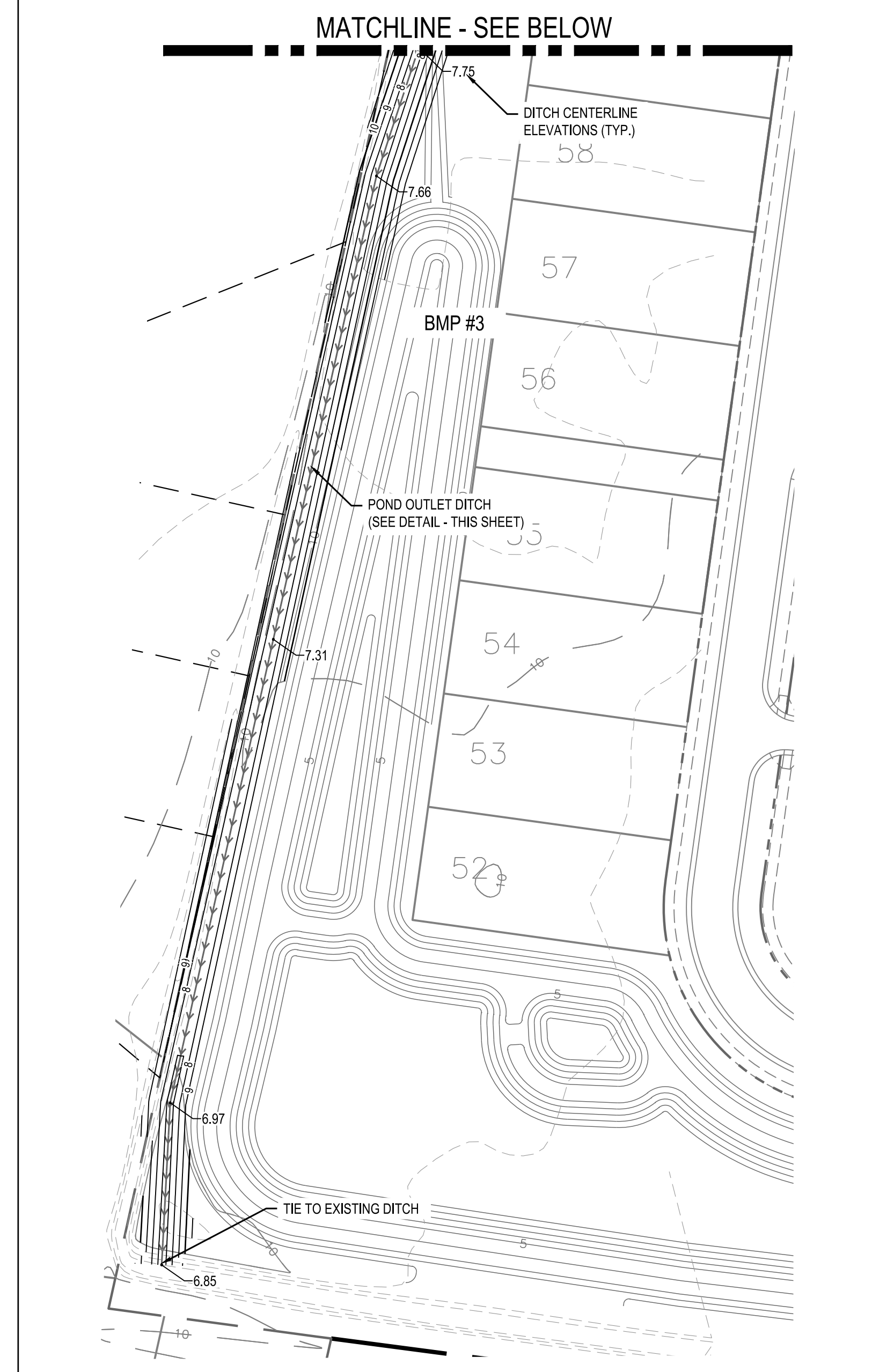
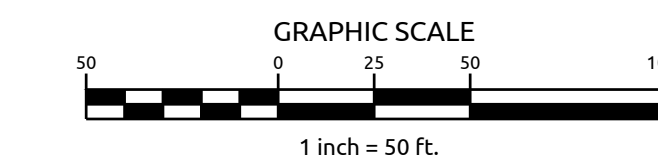
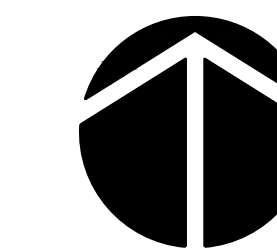


STARTING ELEV.	ENDING ELEV.	LENGTH	AVERAGE SLOPE	TEMP. LINER	SWALE LINER
8.25	6.85	1030'	0.17%	EXCELSIOR MATTING	GRASS

POND OUTLET TRAPEZOIDAL DITCH CROSS SECTION DETAIL
NOT TO SCALE



MATCHLINE - SEE ABOVE



MATCHLINE - SEE BELOW

MATCHLINE - SEE ABOVE

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

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JOSEPH S. BOYD

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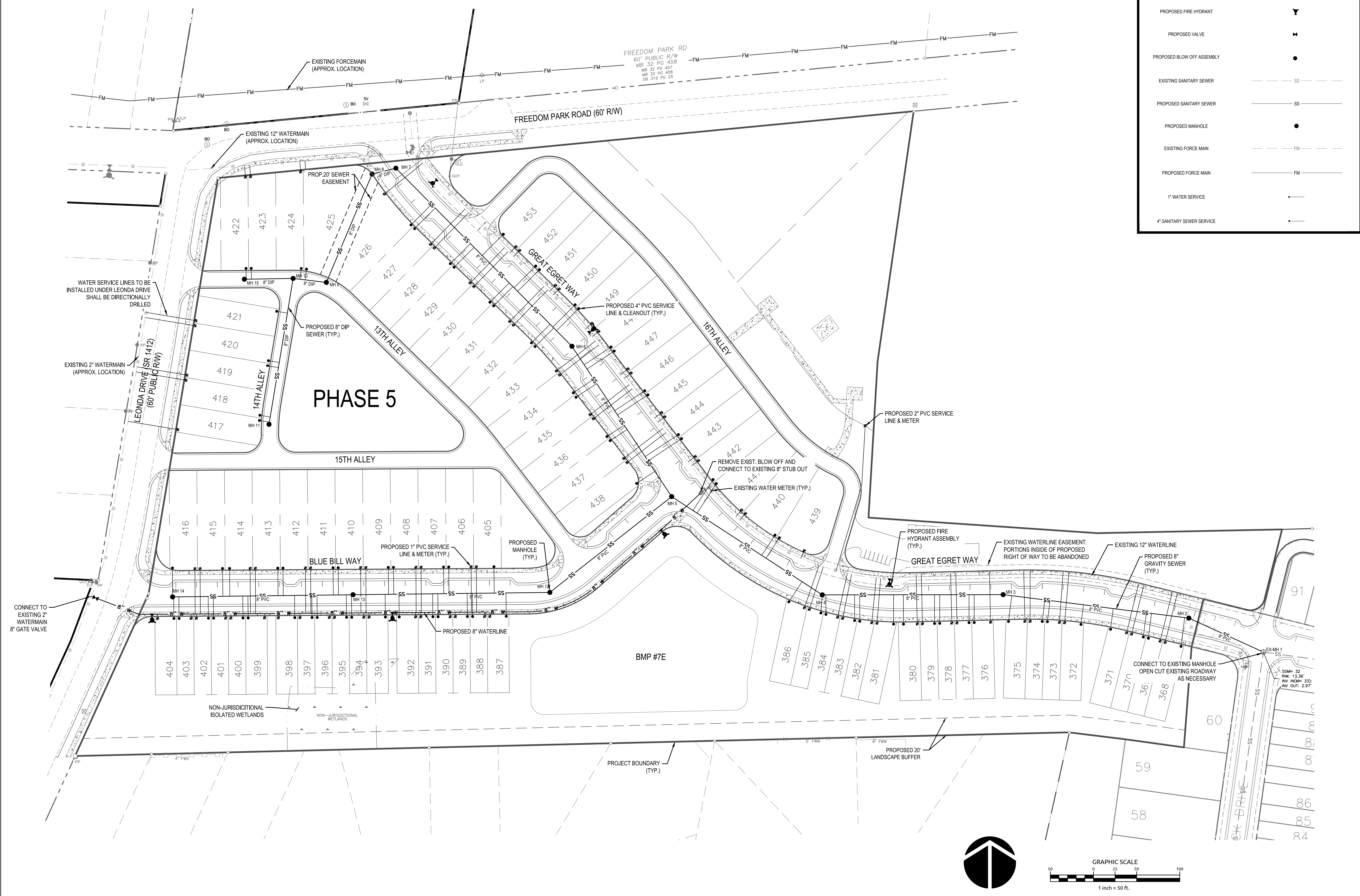
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Date 2/13/2020 Designer JSB

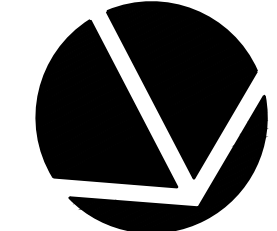
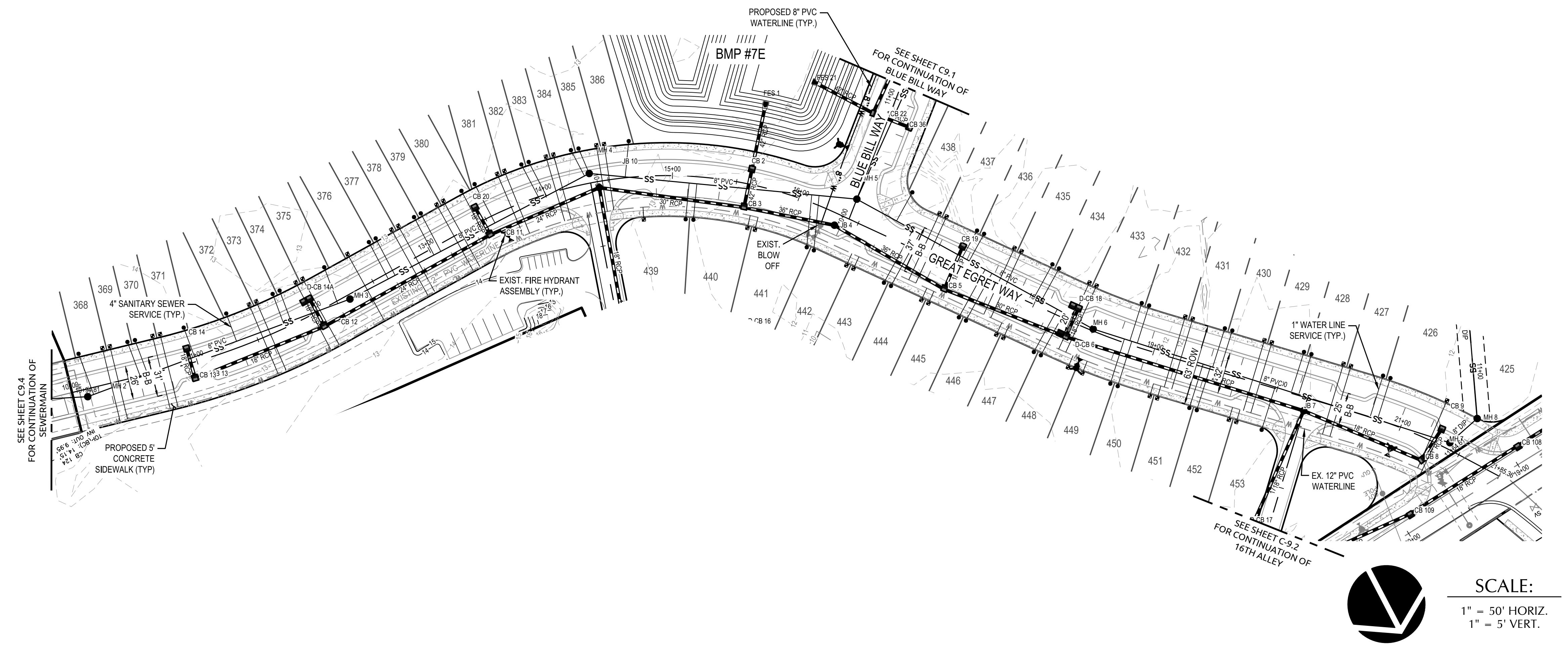
PRELIMINARY
NOT APPROVED FOR
CONSTRUCTION
JOSEPH S. BOYD

Revisions

LEGEND	
DESCRIPTION	
EXISTING WATERLINE	--- W ---
PROPOSED WATERLINE	— W —
PROPOSED FIRE HYDRANT	Y
PROPOSED VALVE	X
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	— W S —
4" SANITARY SEWER SERVICE	— S S —

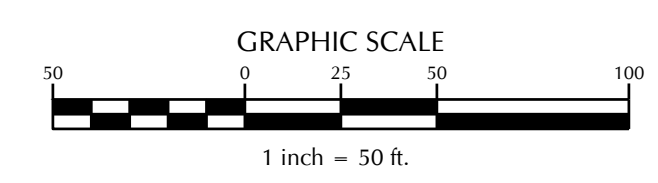
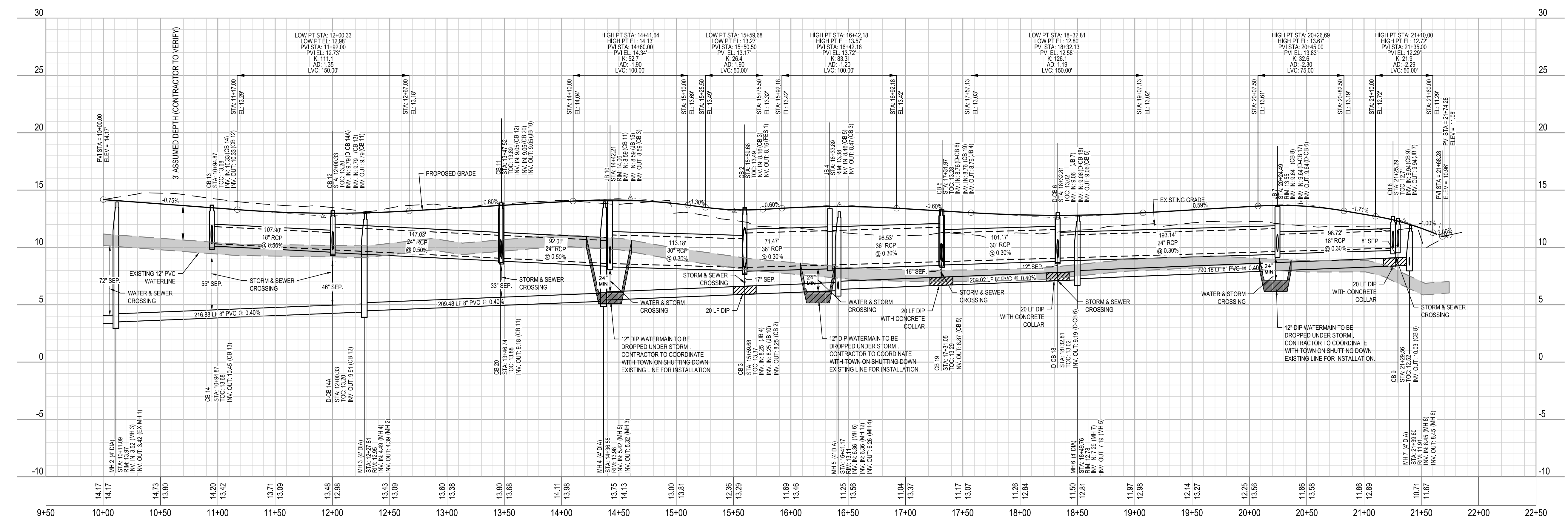


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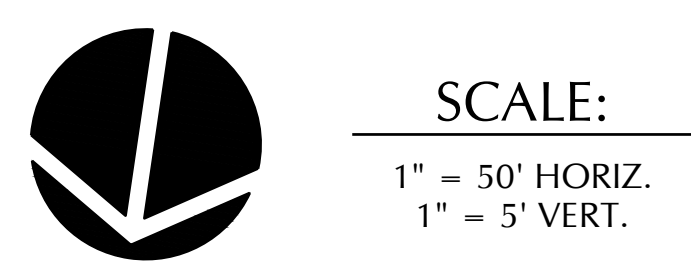
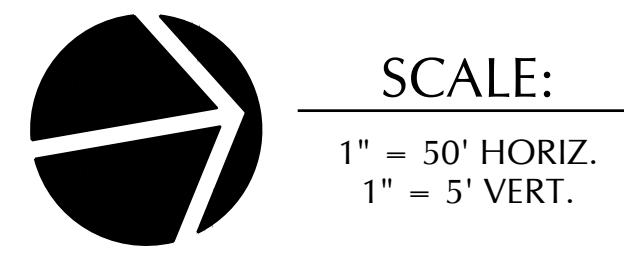
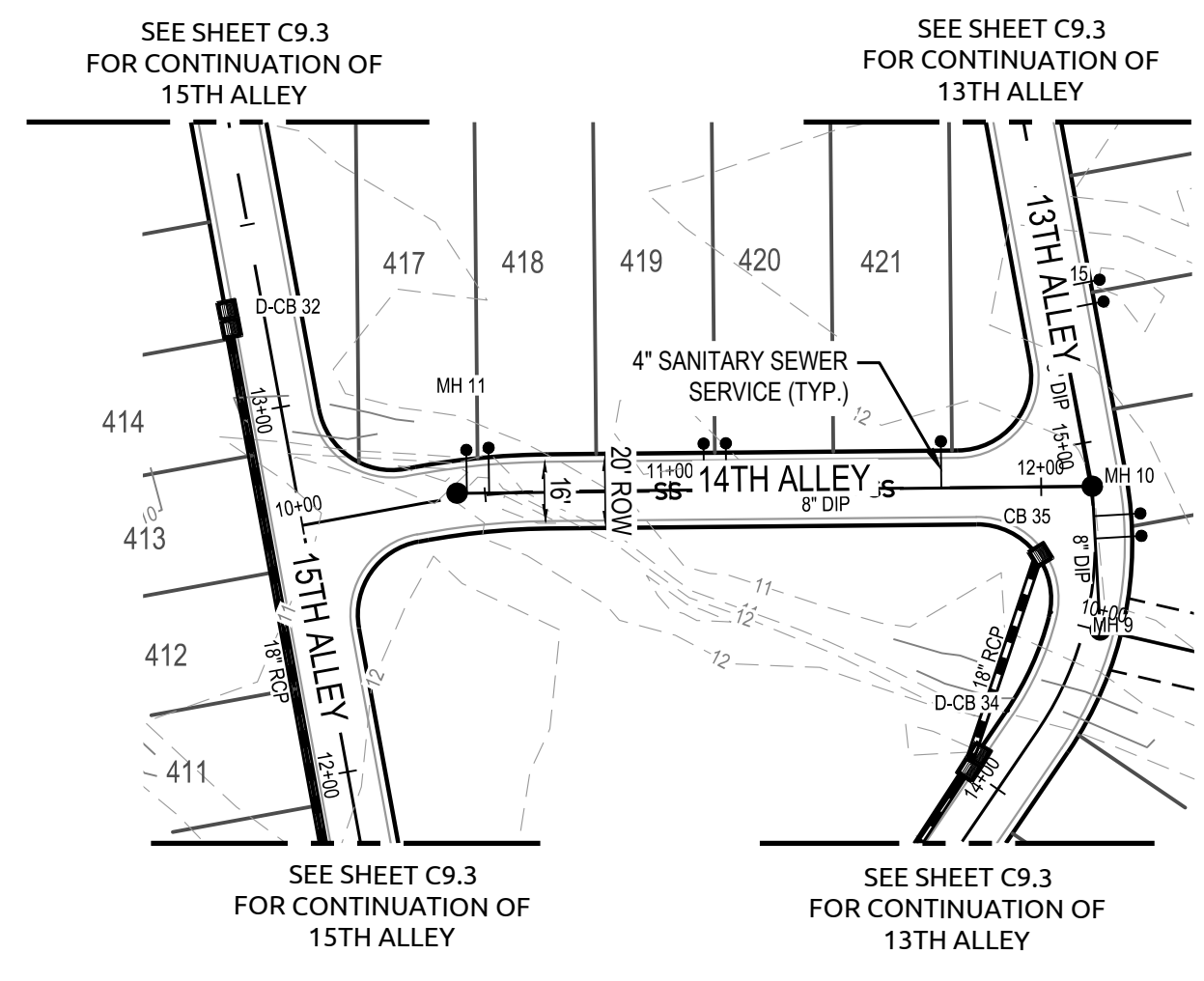
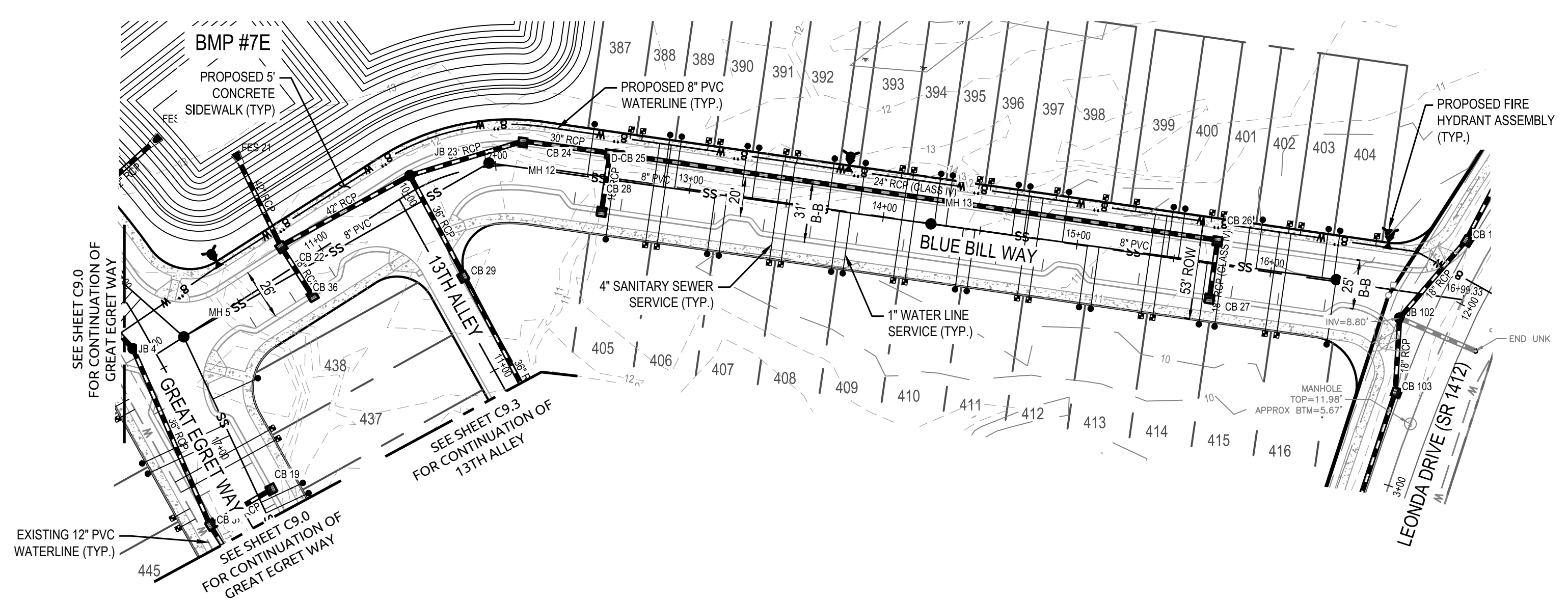
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1" = 5' VERT.

GREAT EGRET WAY

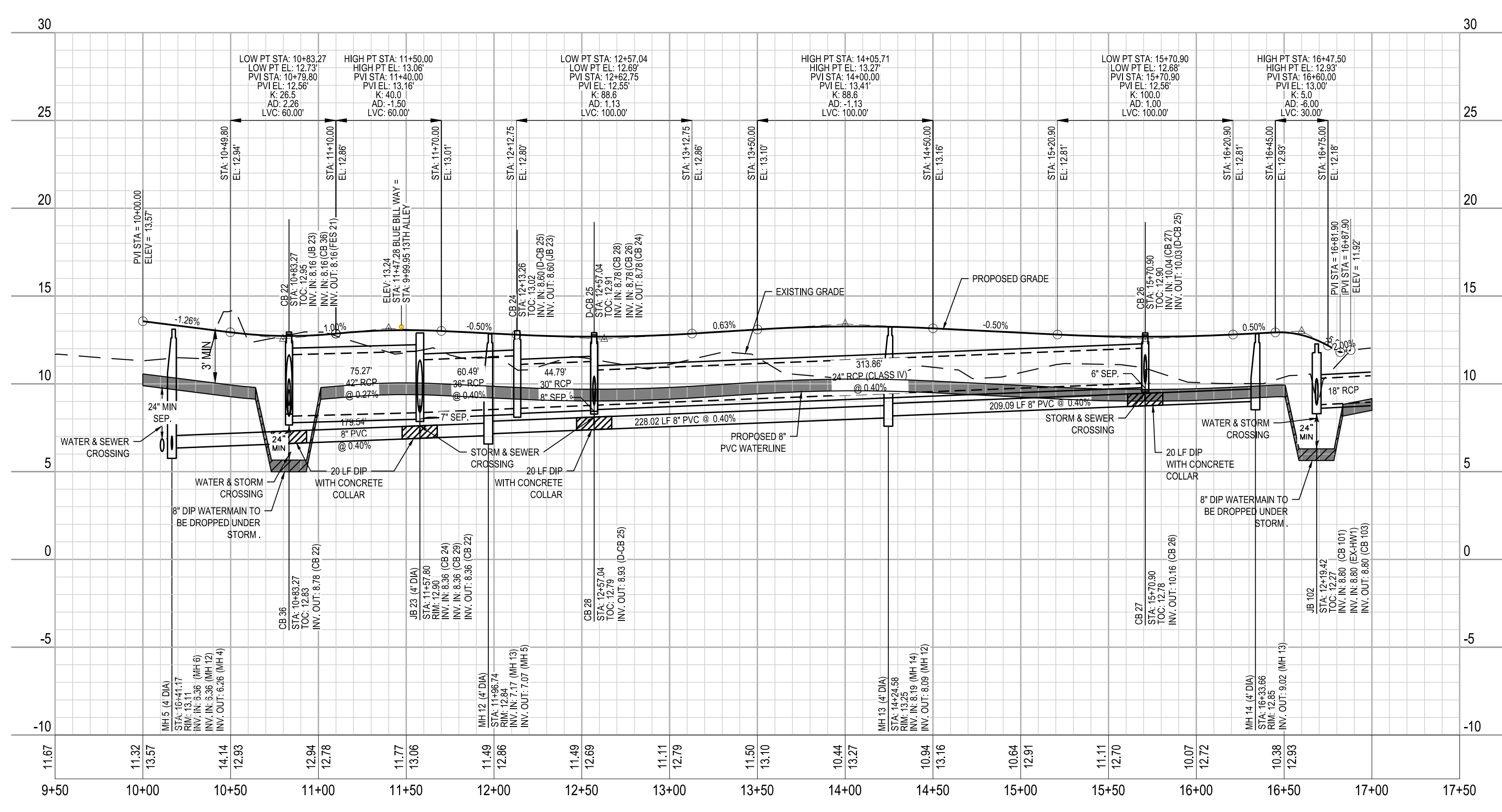


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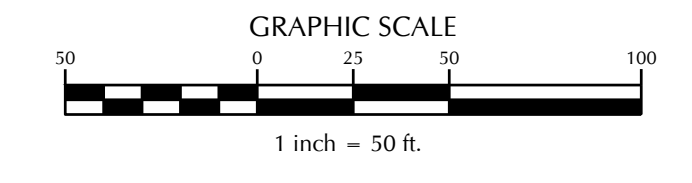
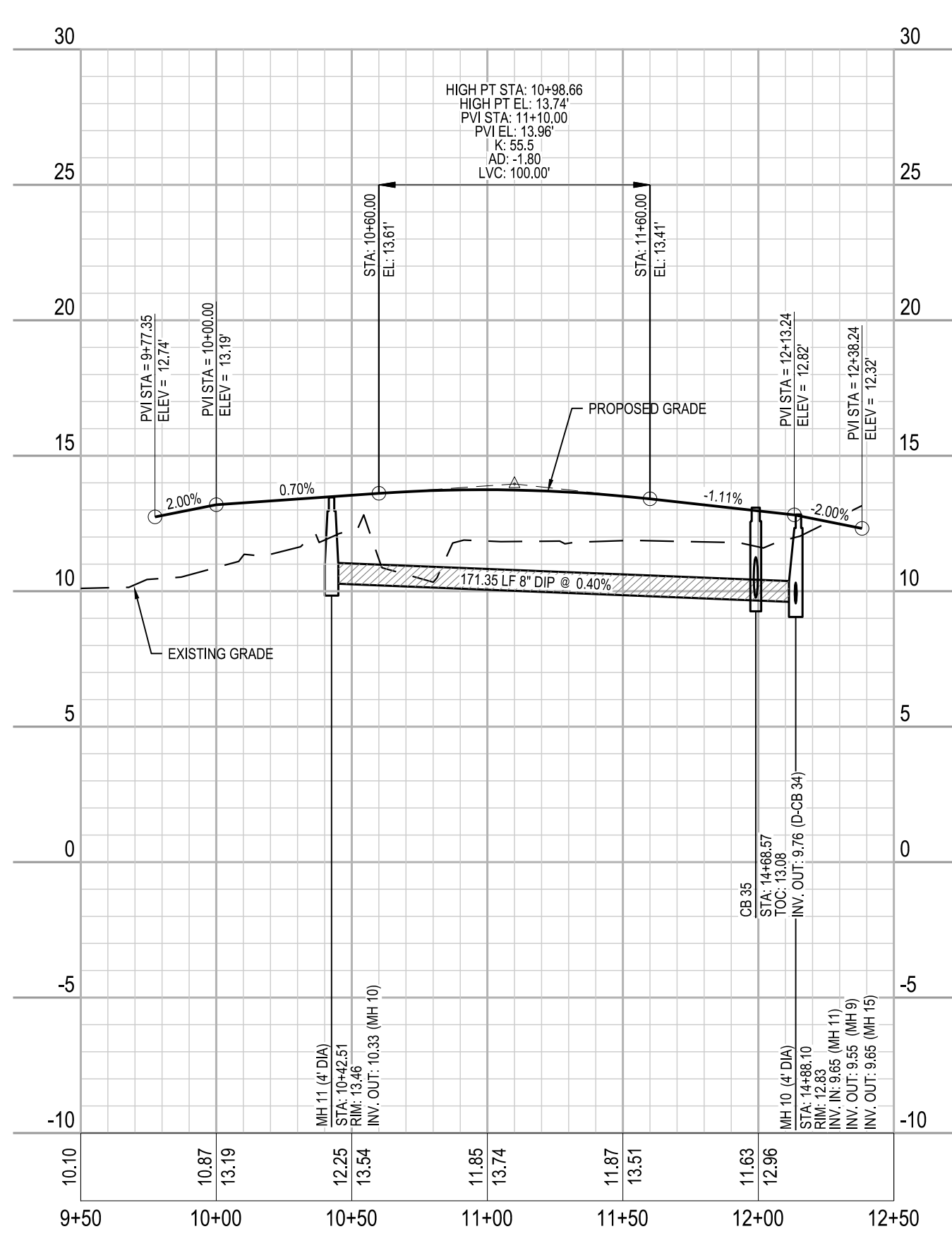
Revisions



BLUE BILL WAY



14TH ALLEY



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BEAU COAST PHASE 5

BEAUFORT, NC

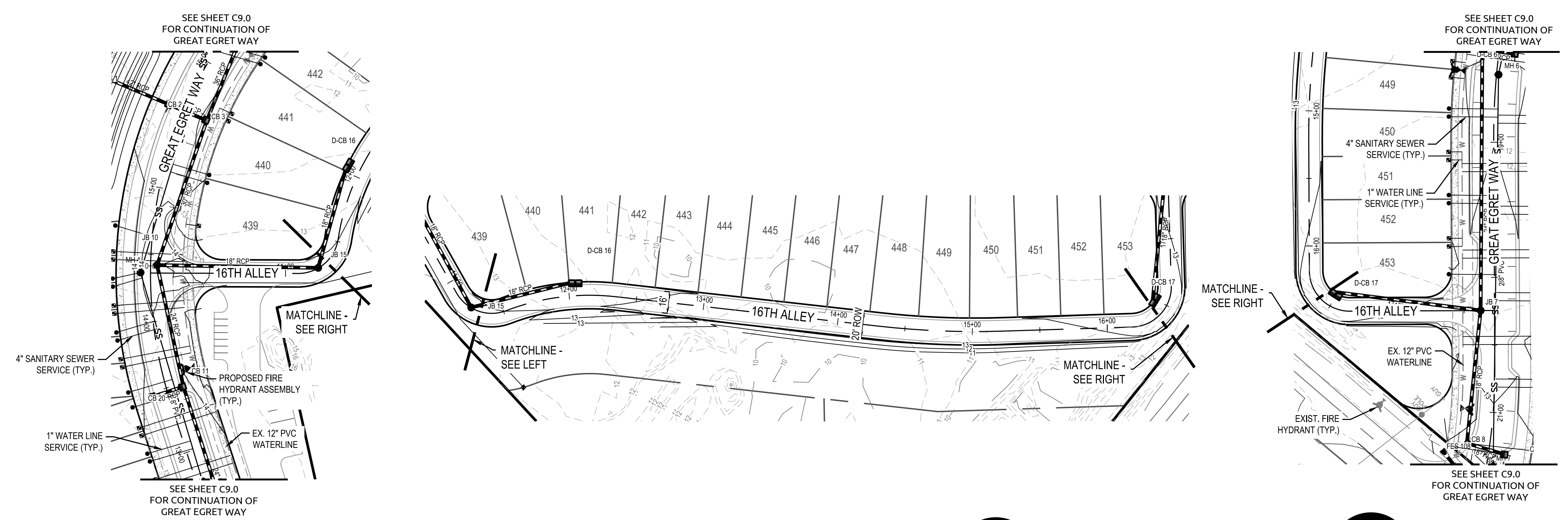
16TH ALLEY PLAN & PROFILE

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

PRELIMINARY
NOT APPROVED FOR
CONSTRUCTION
JOSEPH S. BOY

Revisions

Sheet No.
C9.2

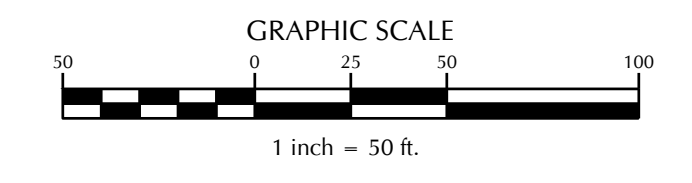
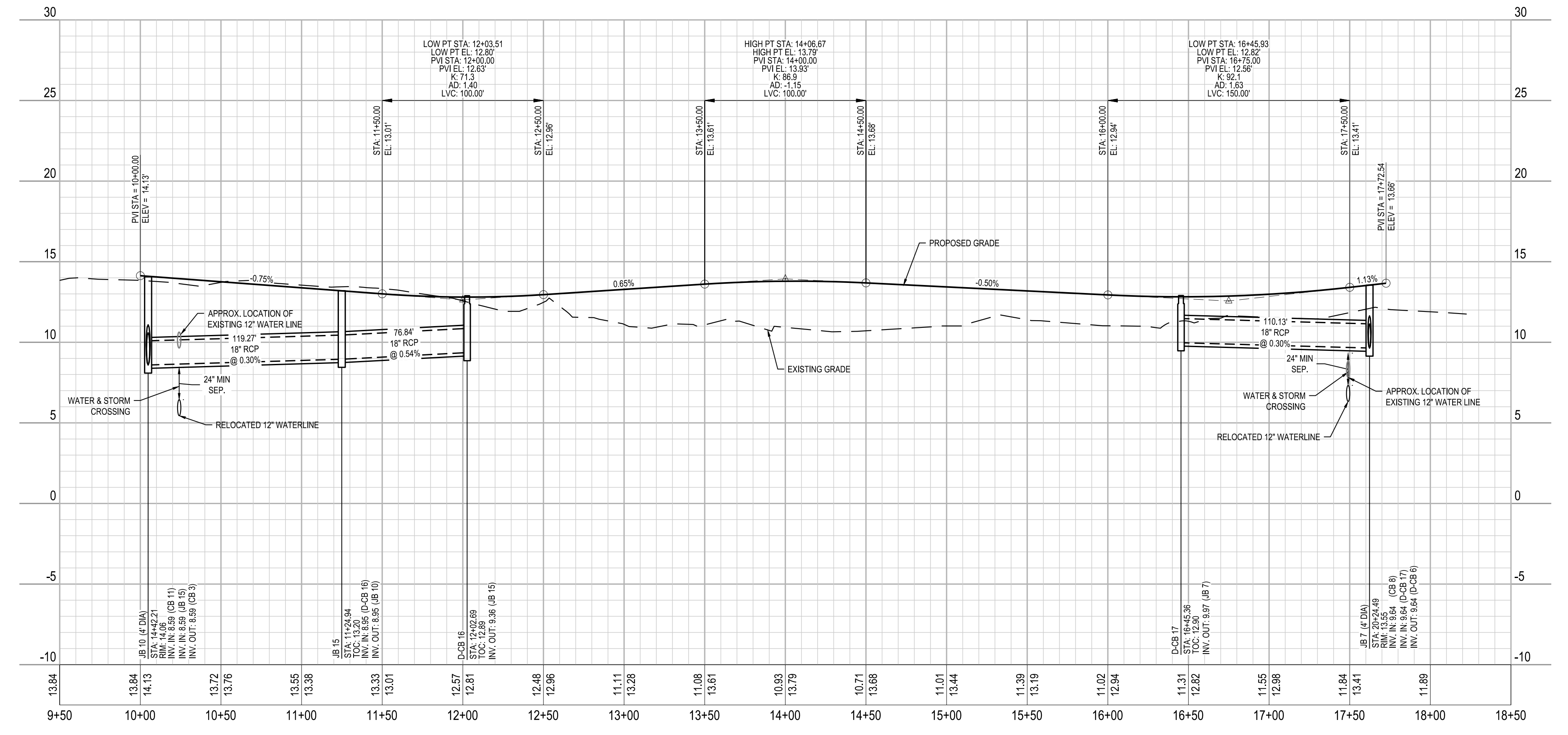


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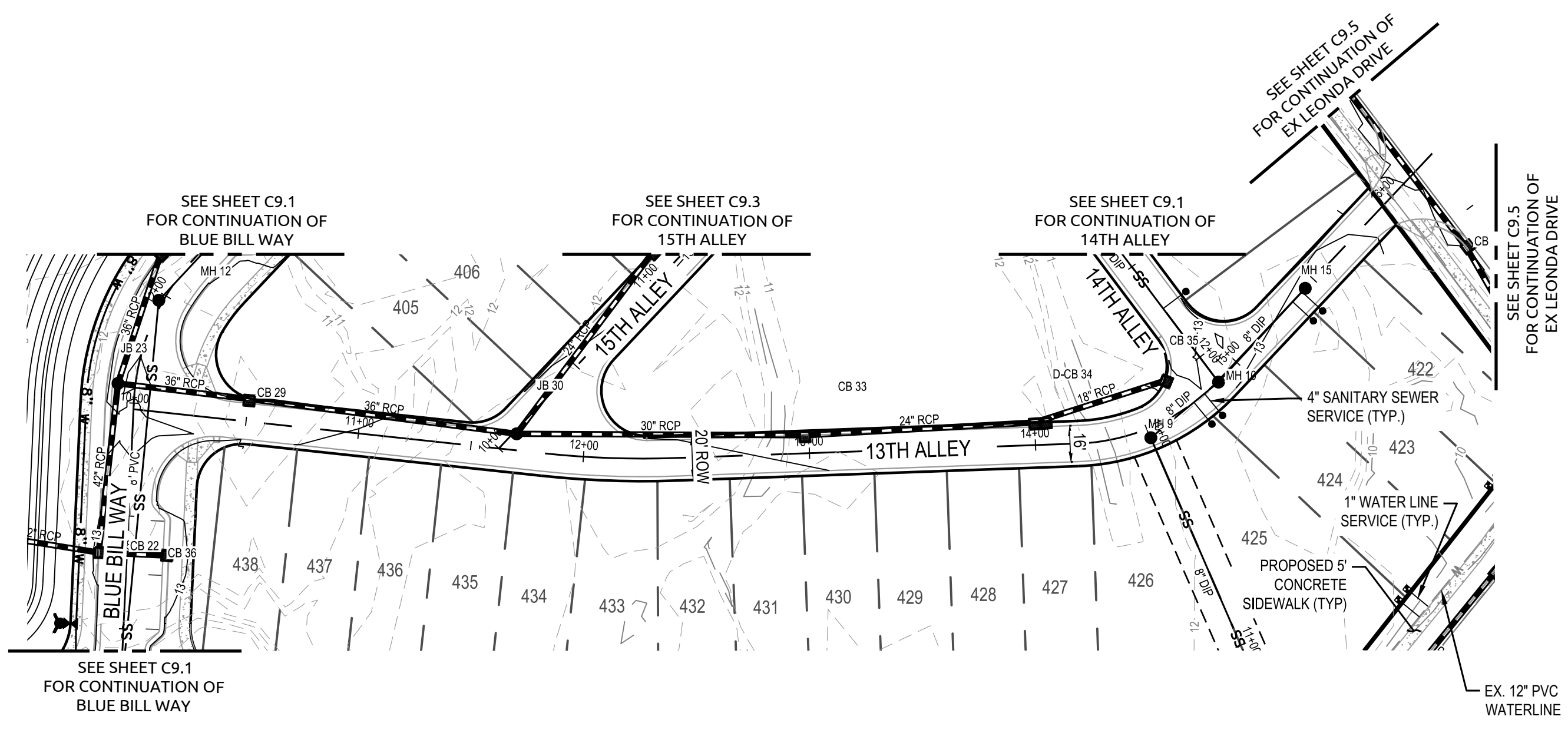
SCALE:
1" = 50' HORIZ.
1" = 5' VERT.

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

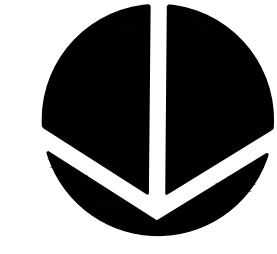
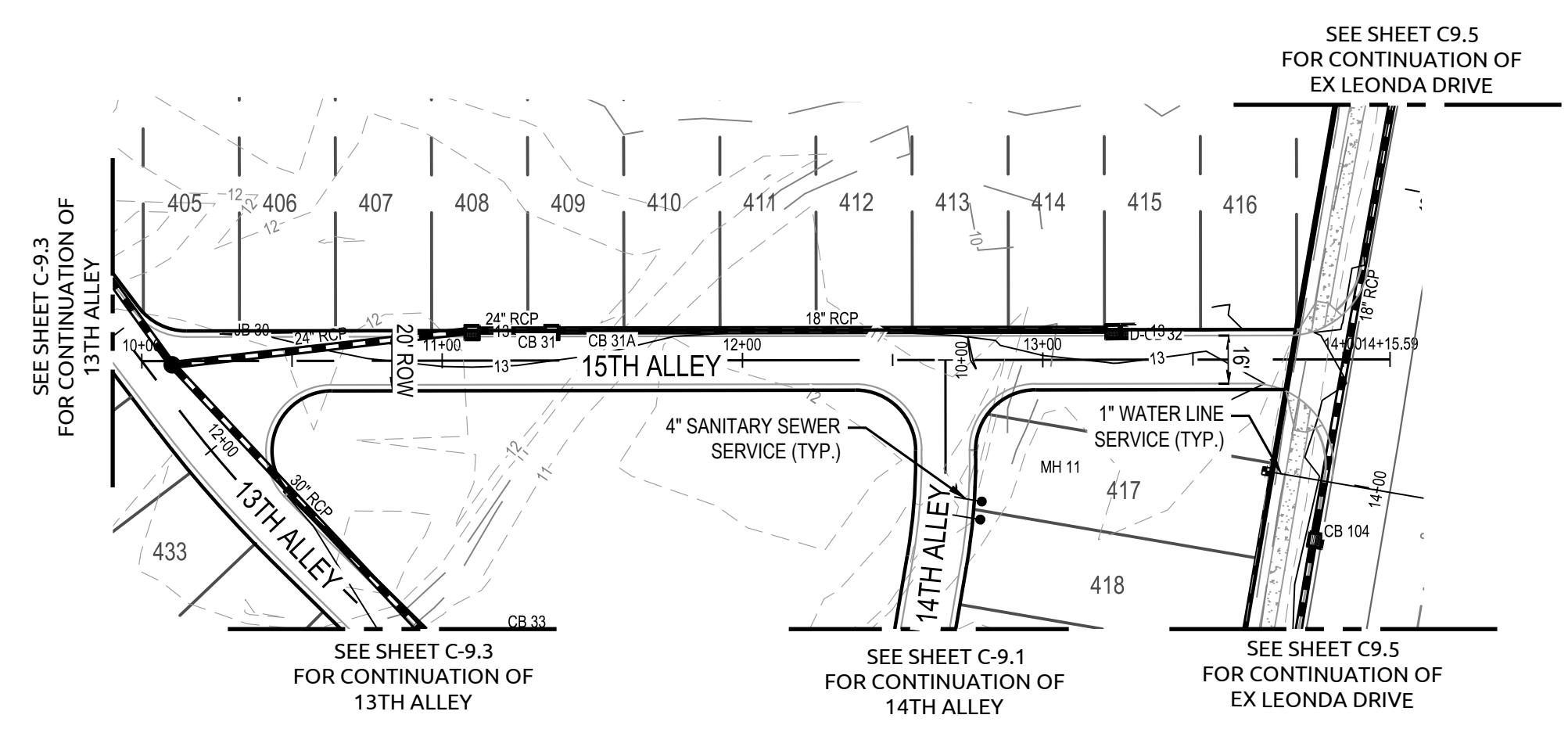
16TH ALLEY



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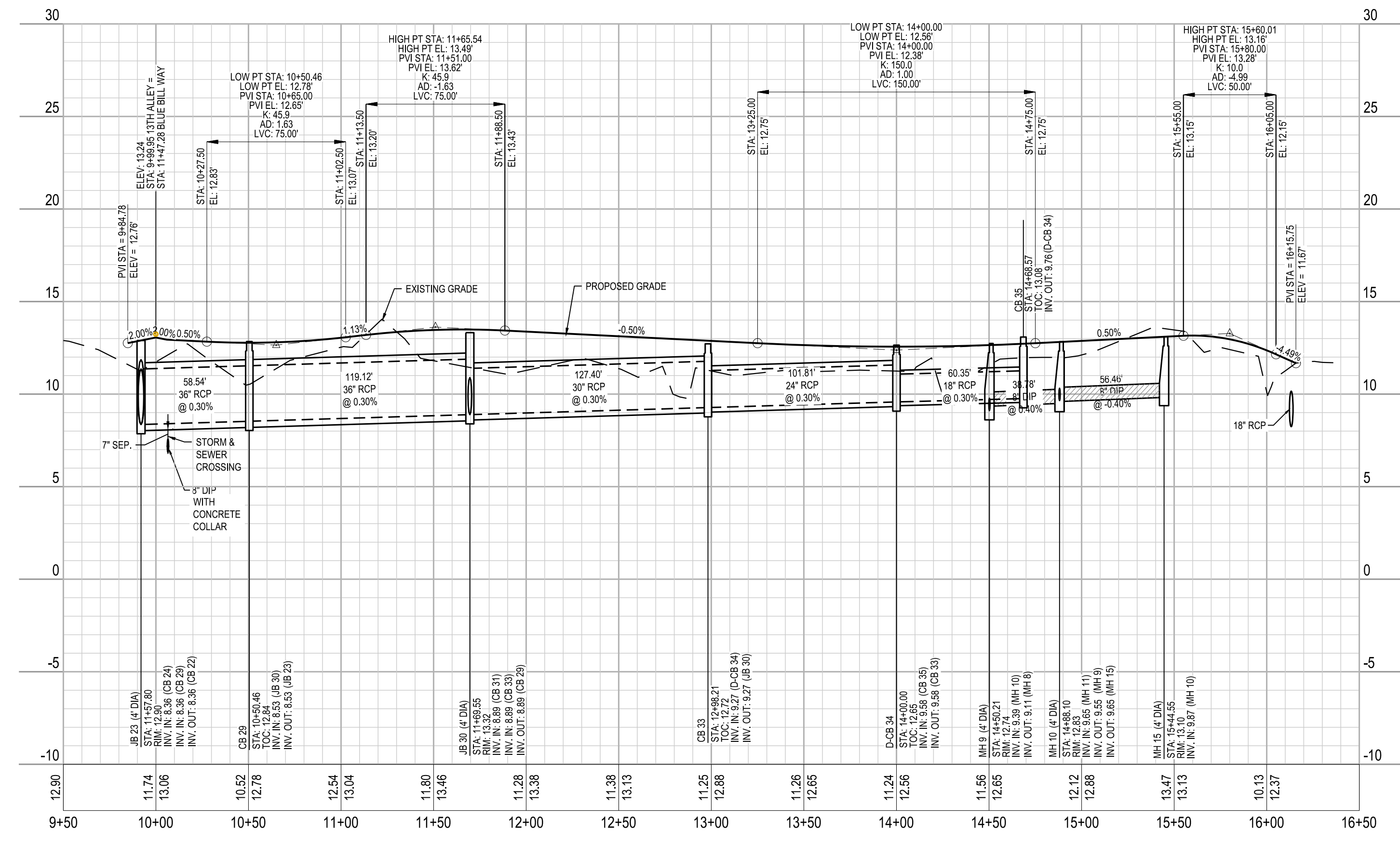


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1" = 5' VERT.

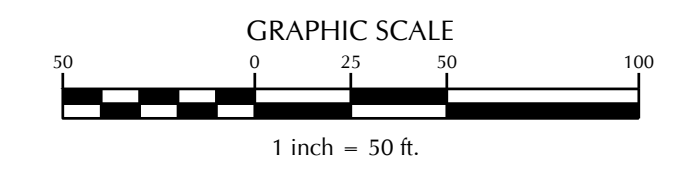
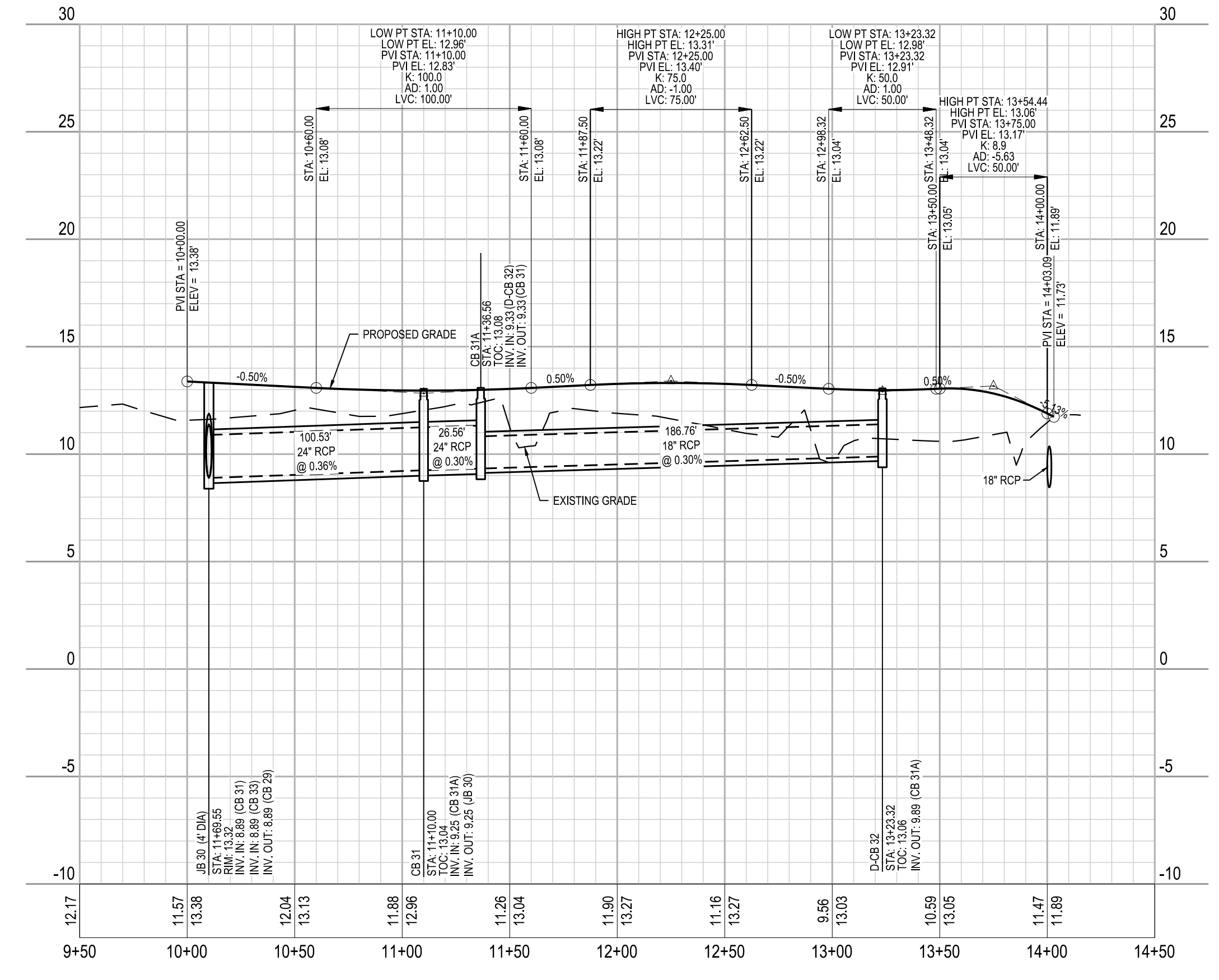


SCALE:
1" = 50' HORIZ.
1" = 5' VERT.

13TH ALLEY



15TH ALLEY



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BEAU COAST PHASE 5

BEAUFORT, NC

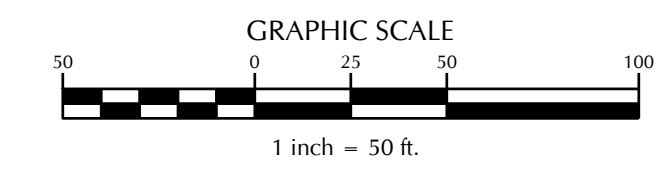
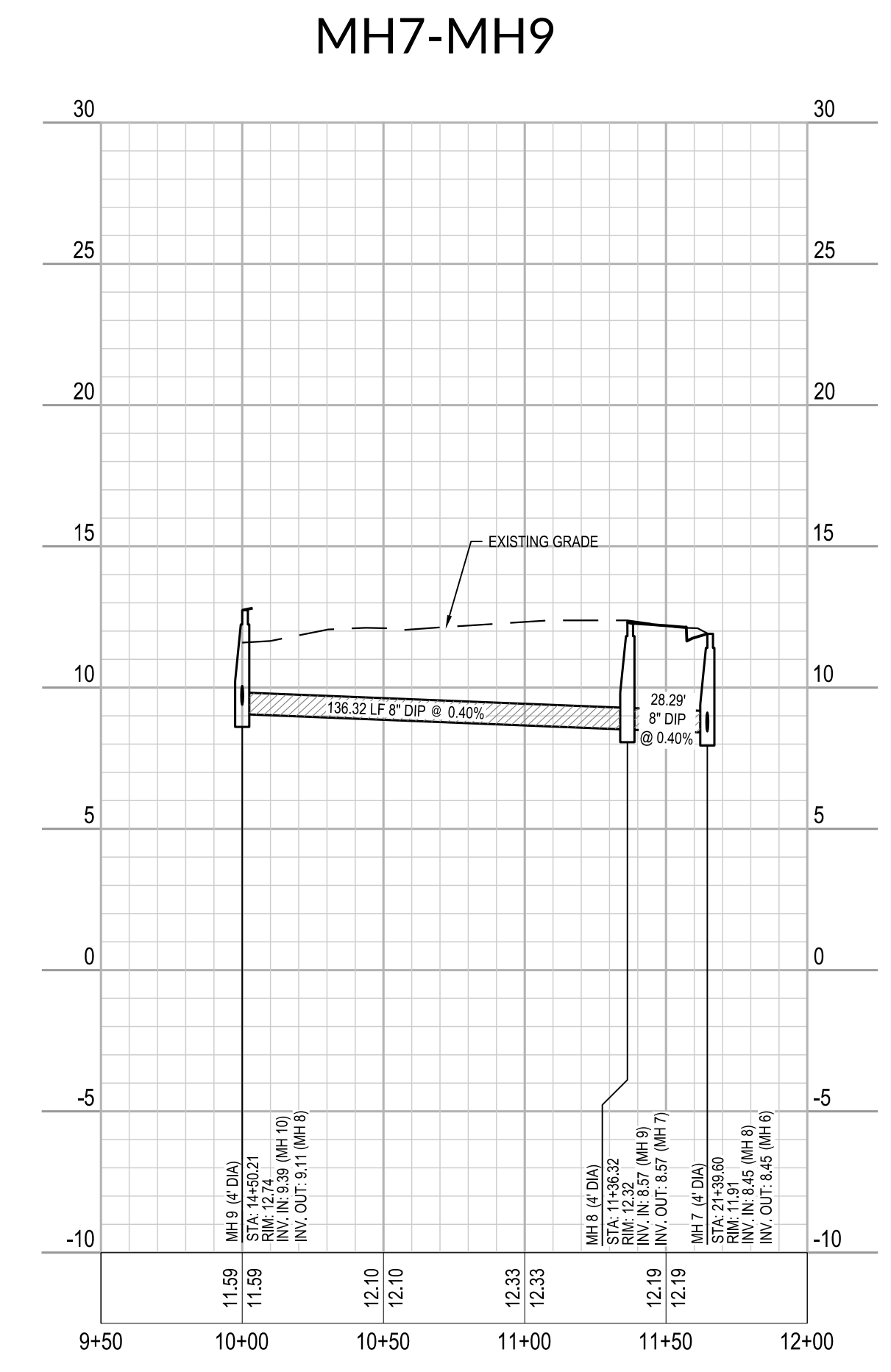
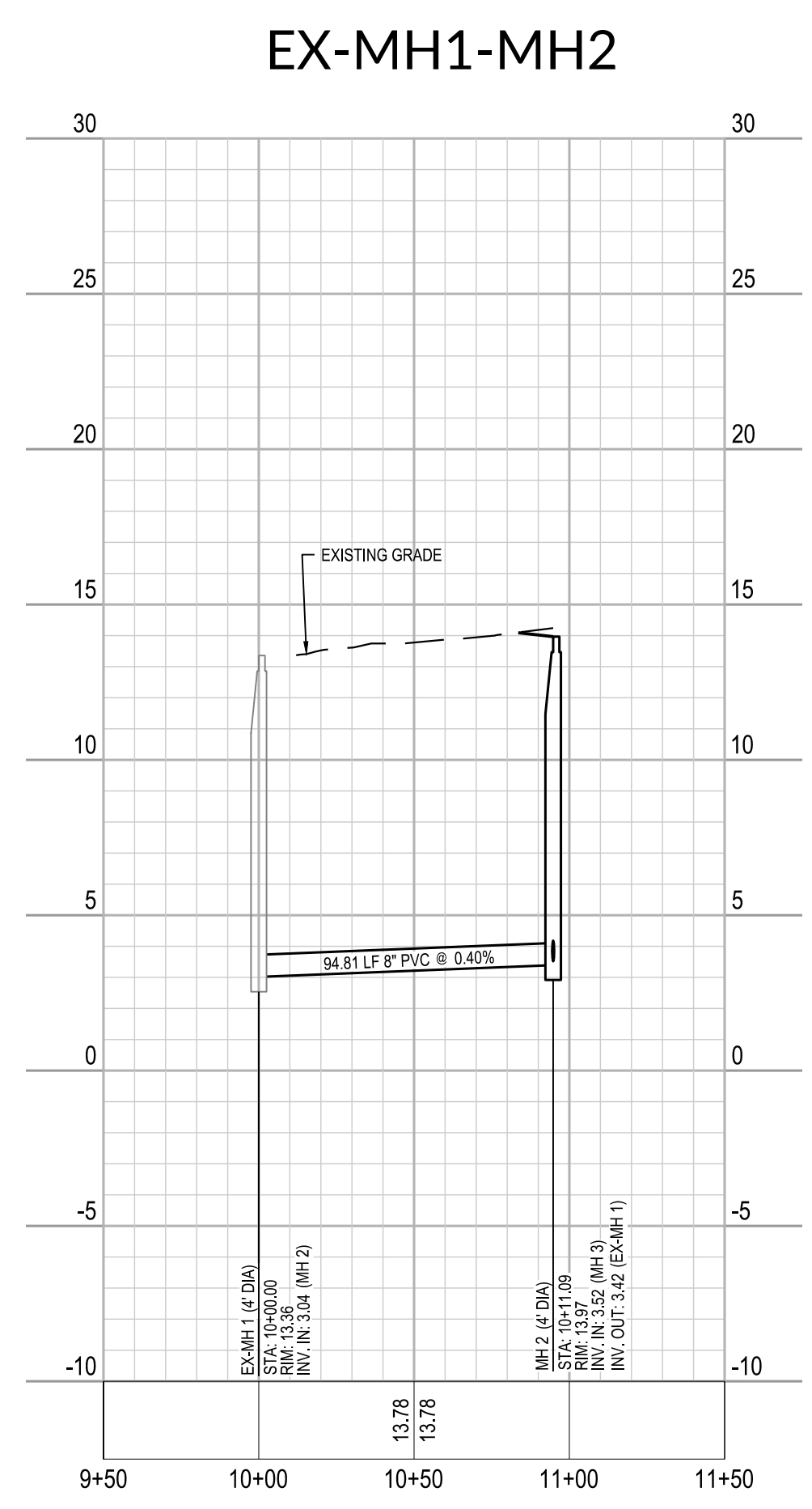
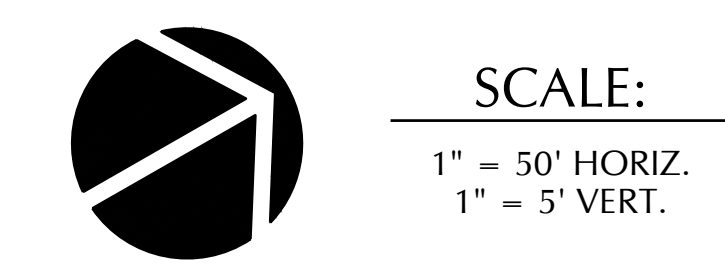
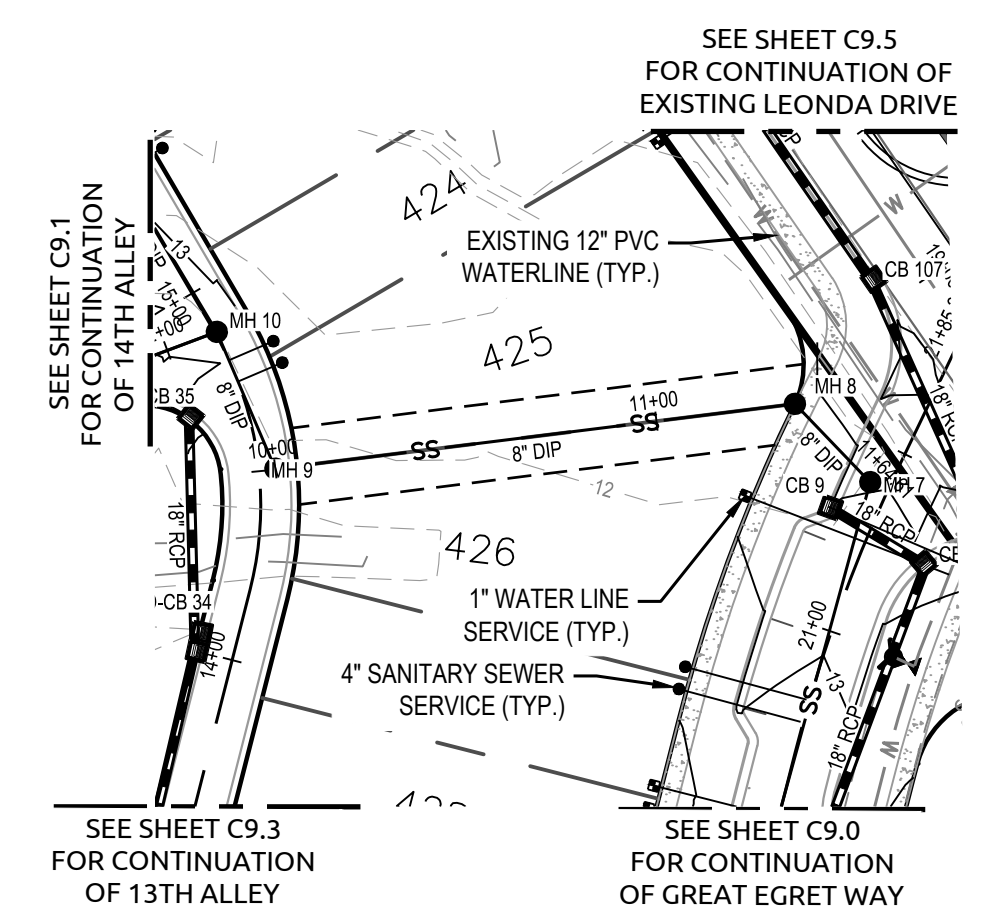
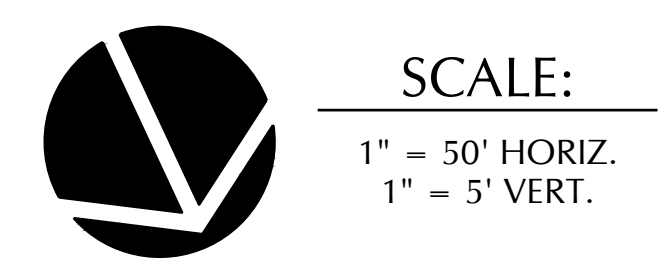
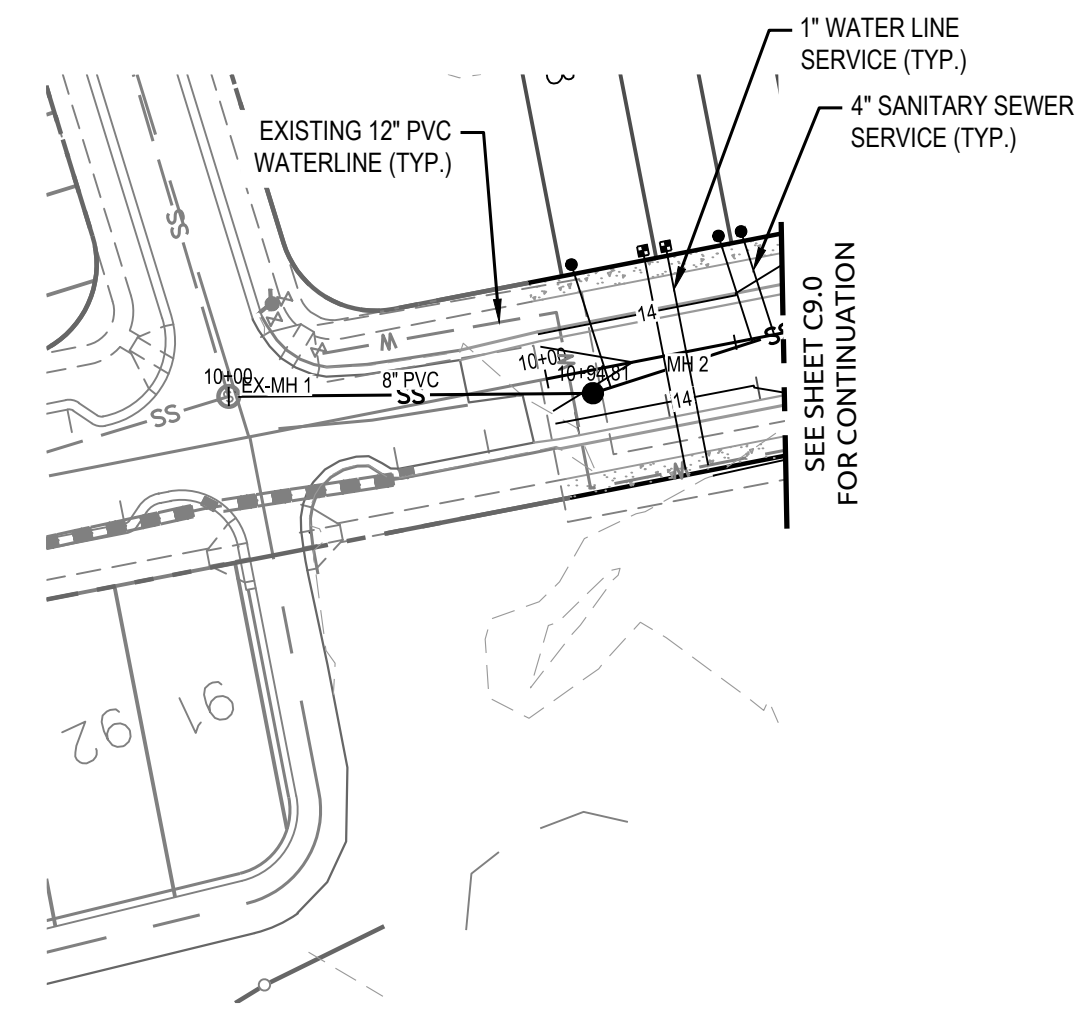
**EX-MH1-MH2 & MH7-MH9
PLAN & PROFILE**

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

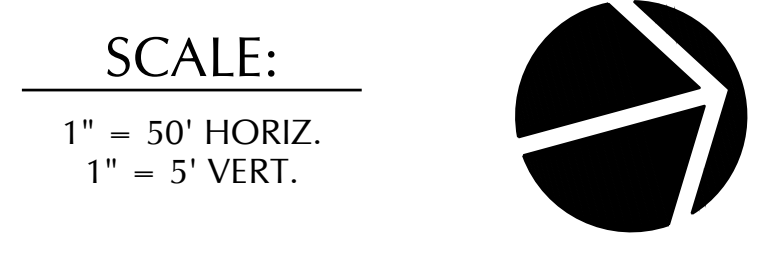
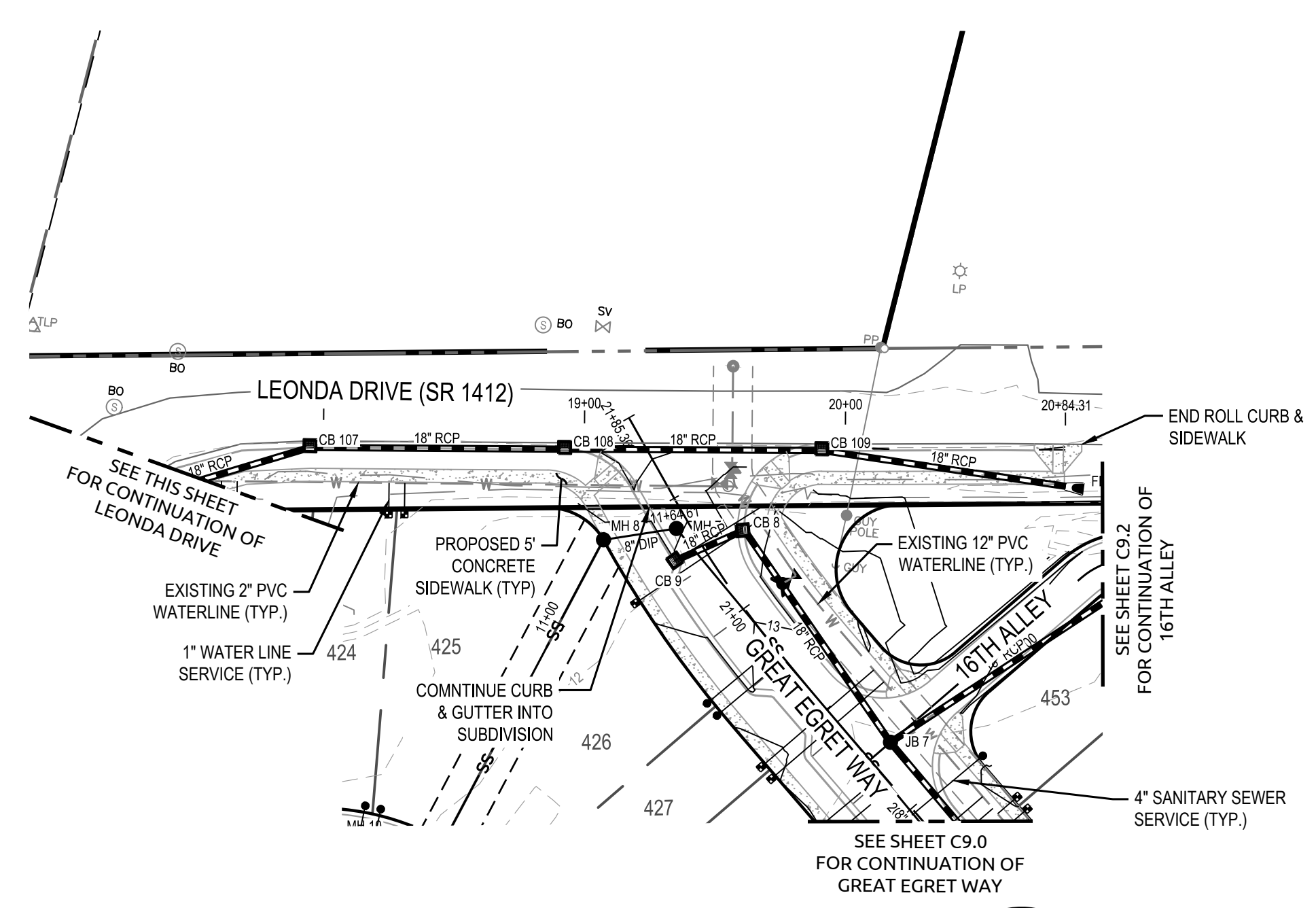
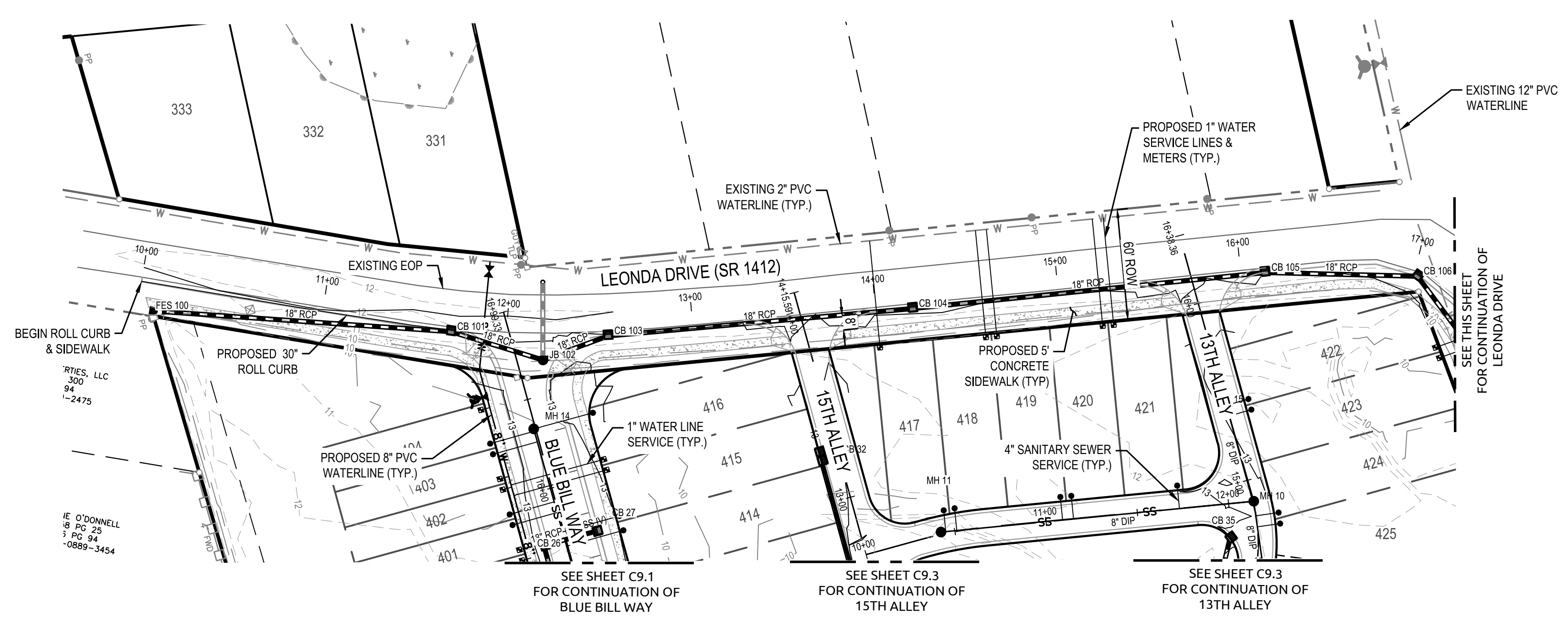


Revisions

Sheet No.
C9.4

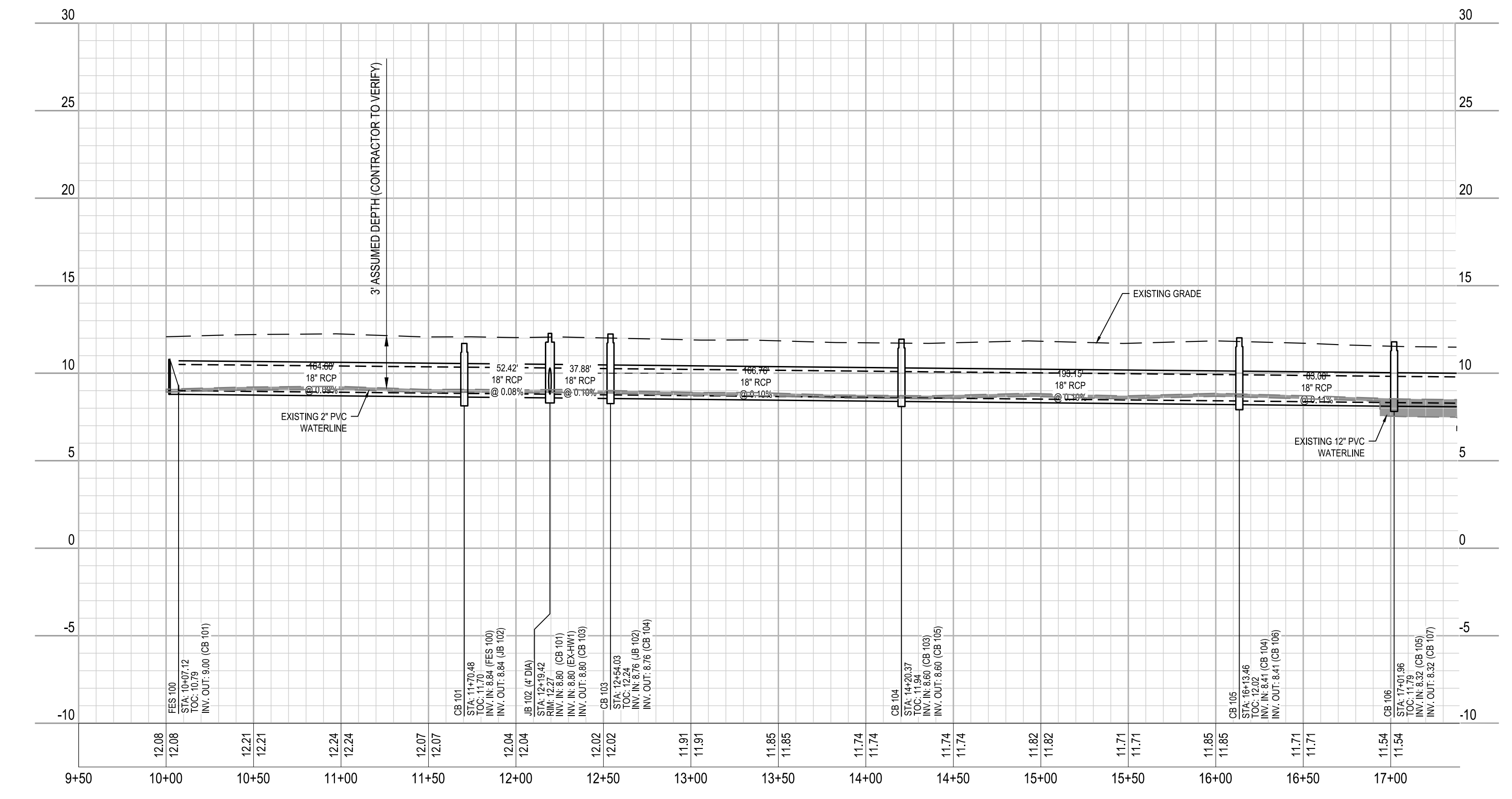


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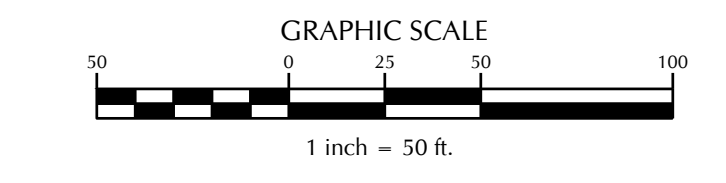
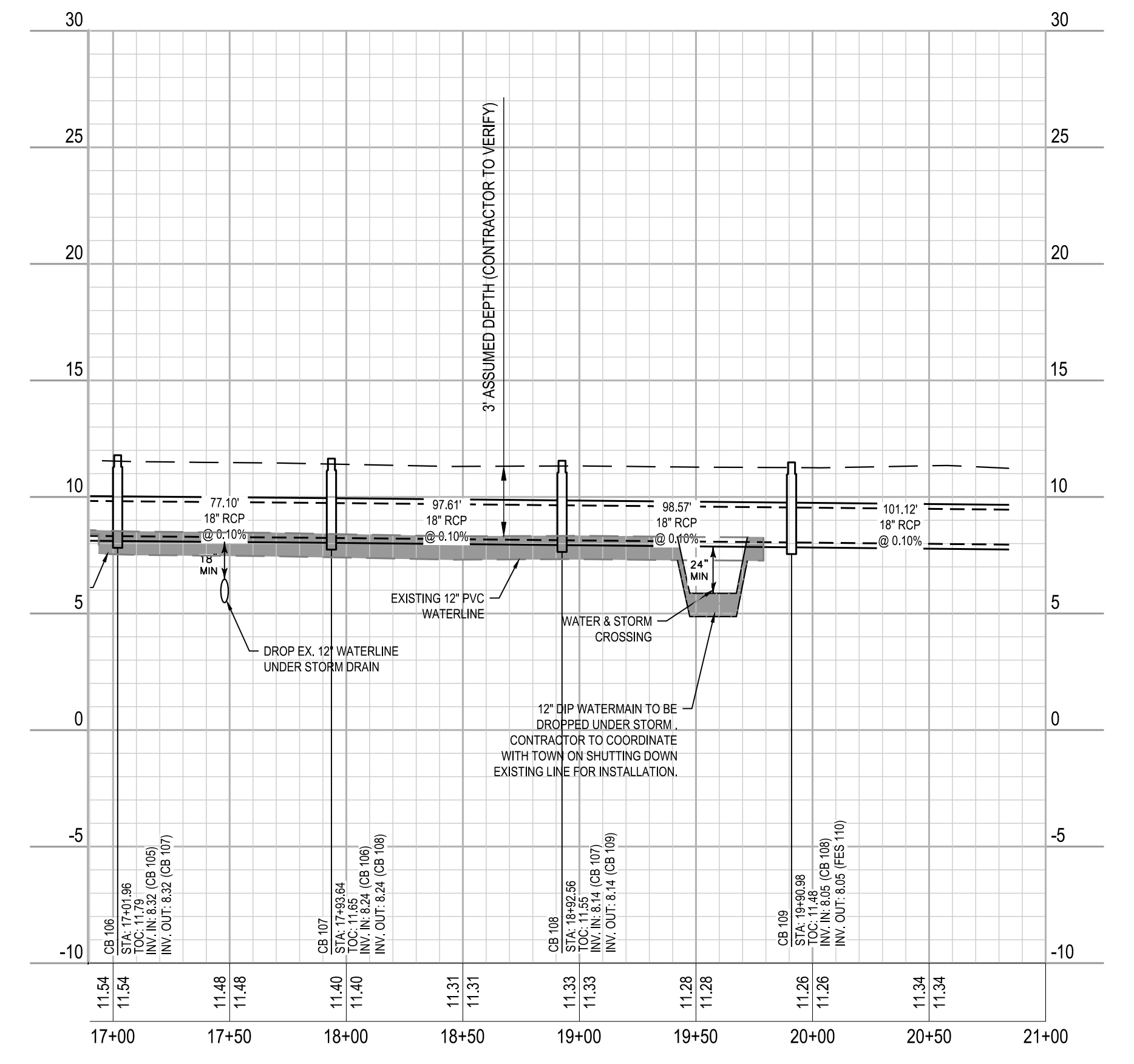


NOTE:
EXISTING LEONDA DRIVE PROPOSED TO HAVE 30" CURB & GUTTER AND SIDEWALKS IN NCDOT RIGHT OF WAY FROM STATION 10+00 TO 20+85.

LEONDA DRIVE

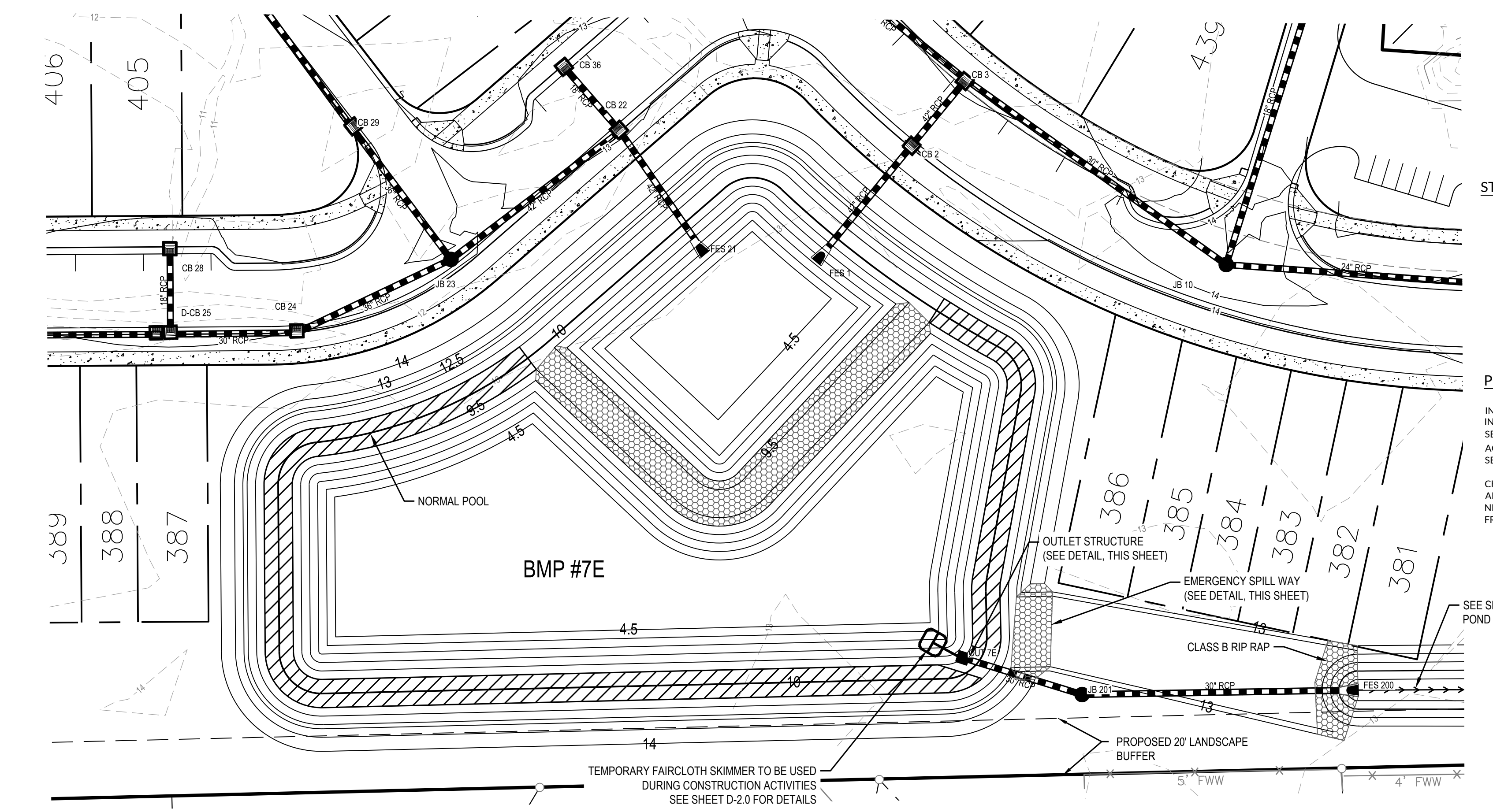


LEONDA DRIVE



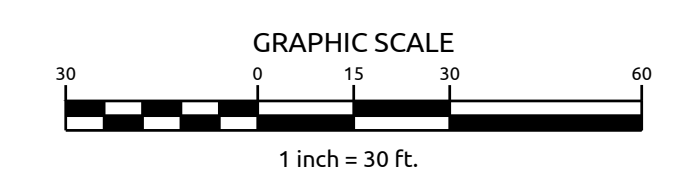
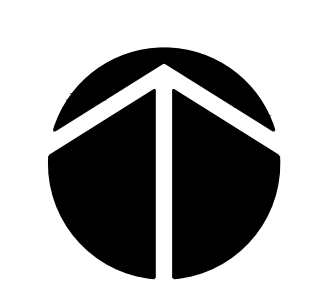
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BMP #7E SITE PLAN



- 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.

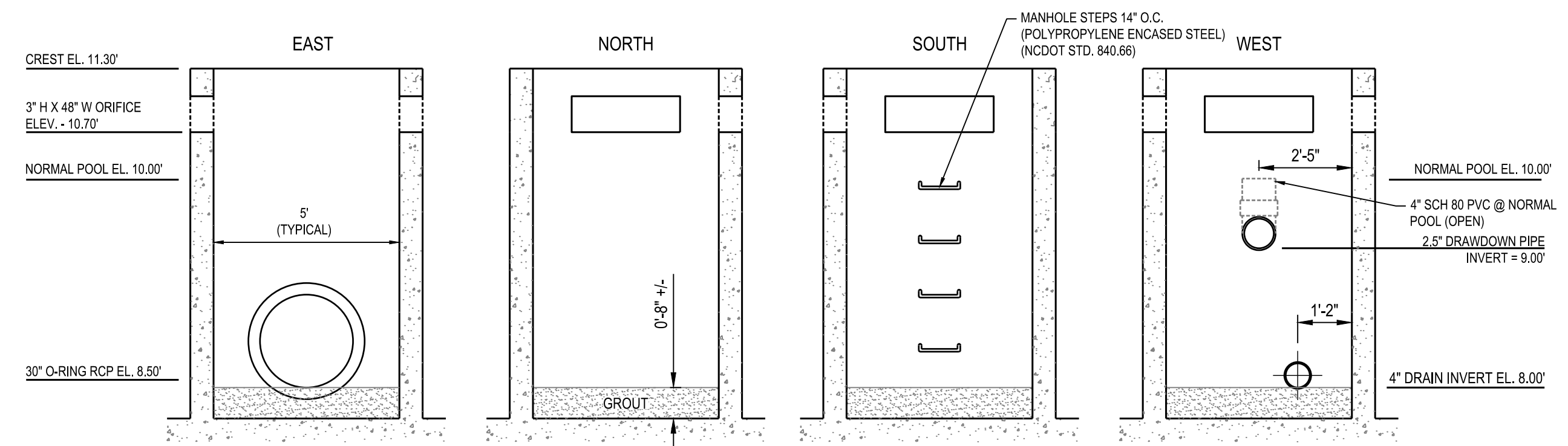
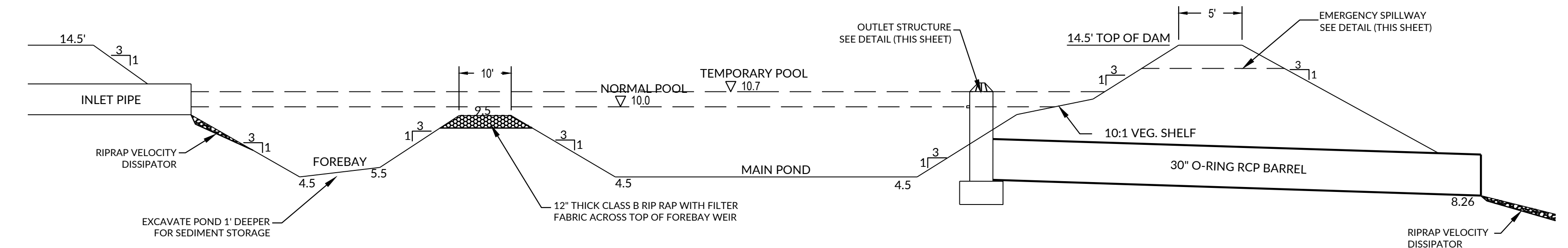
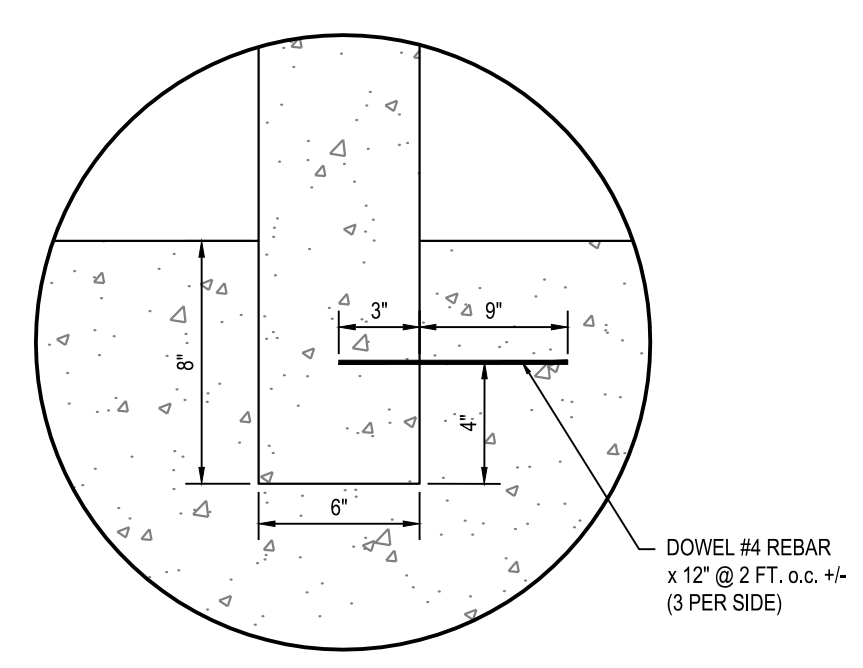
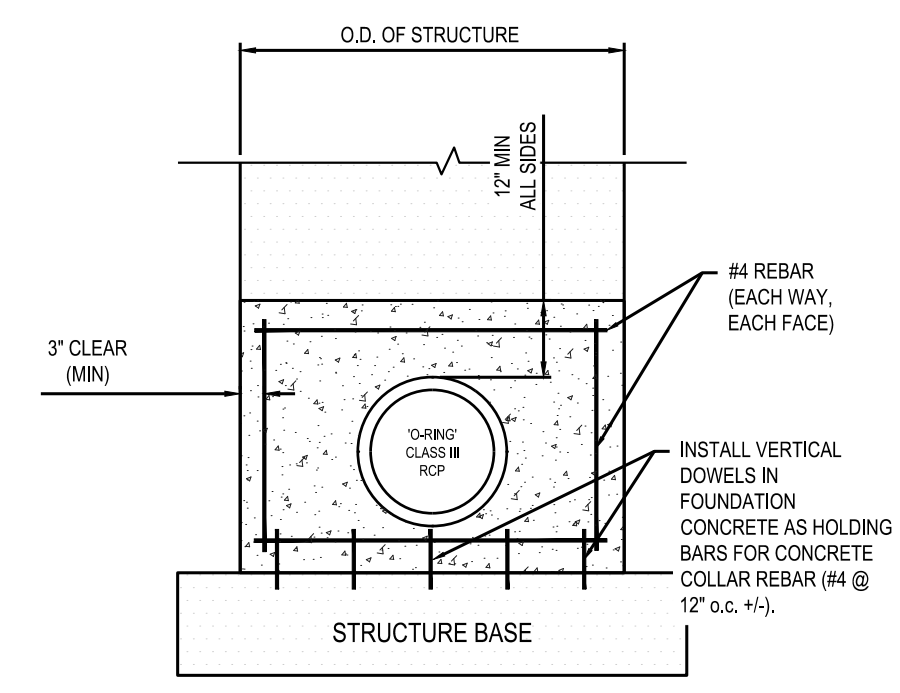
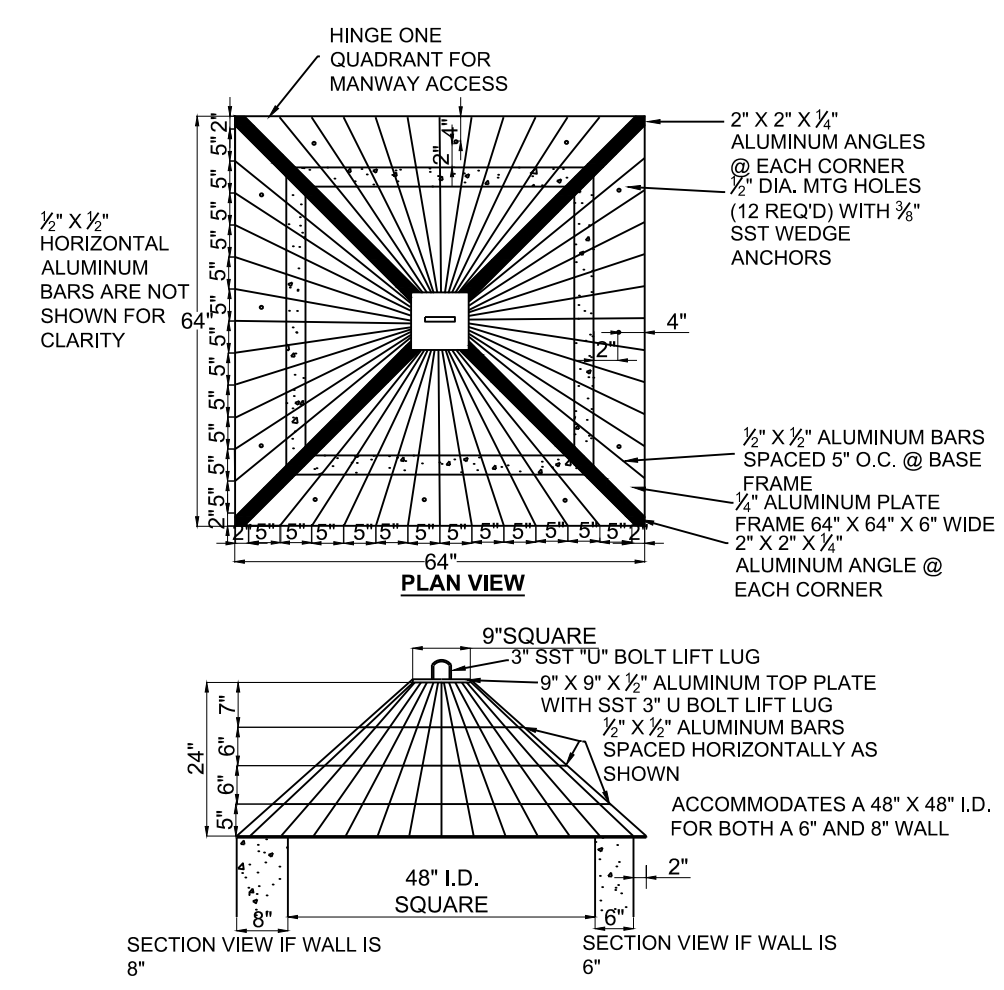
- POND MAINTENANCE:**
- INSPECT SEDIMENT BASINS AT LEAST WEEKLY AND AFTER EACH SIGNIFICANT (0.5 INCH OR GREATER) RAINFALL EVENT AND REPAIR IMMEDIATELY. REMOVE SEDIMENT AND RESTORE TO ITS ORIGINAL DIMENSIONS WHEN IT ACCUMULATES TO ONE-FOURTH (1/4) THE DESIGN DEPTH. PLACE REMOVED SEDIMENT IN AN AREA WITH 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.



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

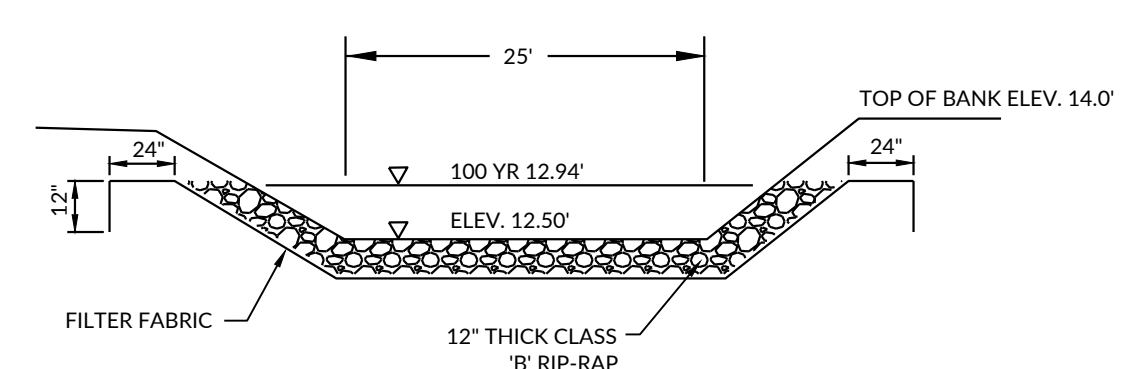
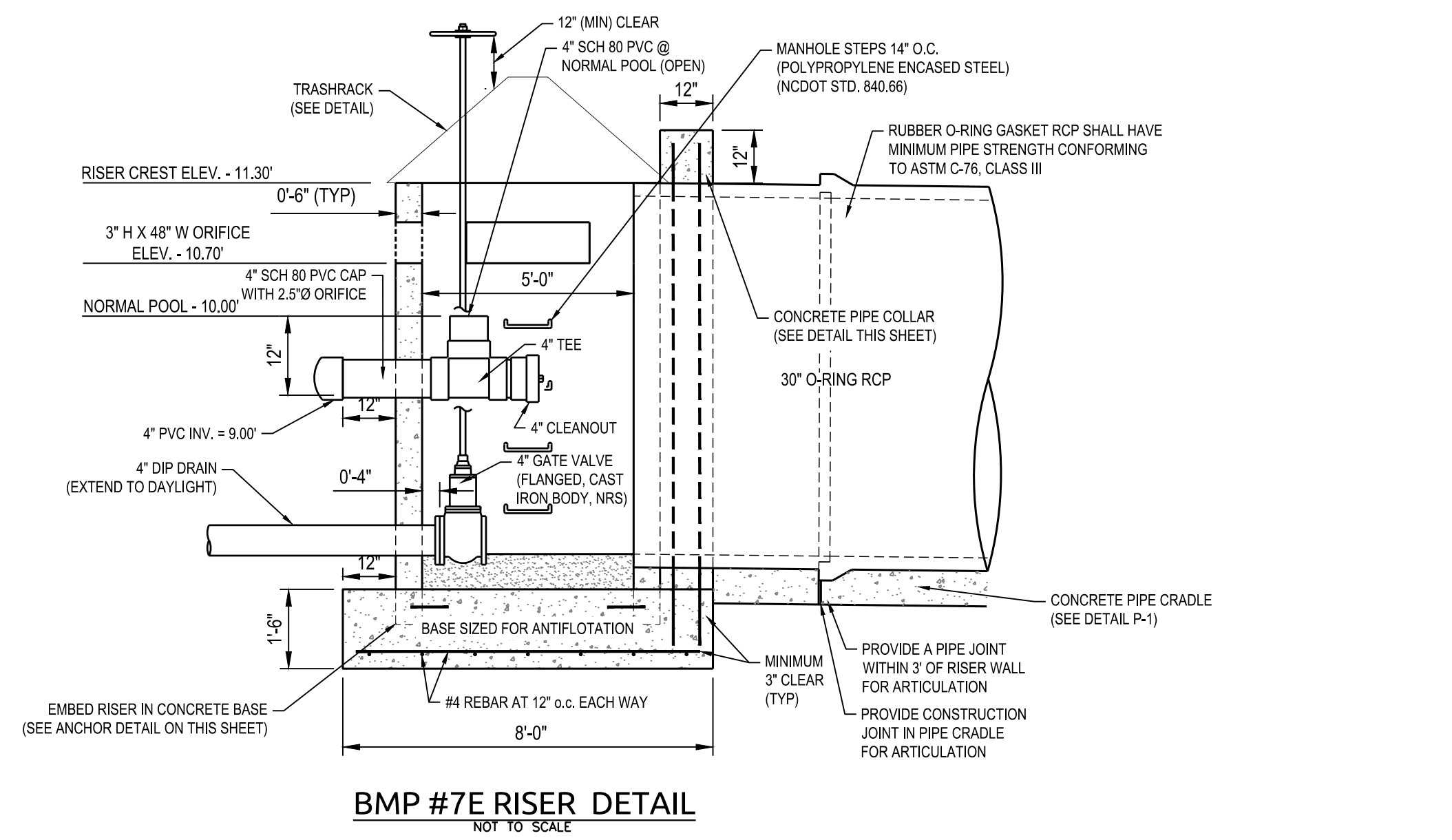
PROPOSED PLANTINGS:

QTY	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 MANAGEMENT BMP #7E SECTION

NTS

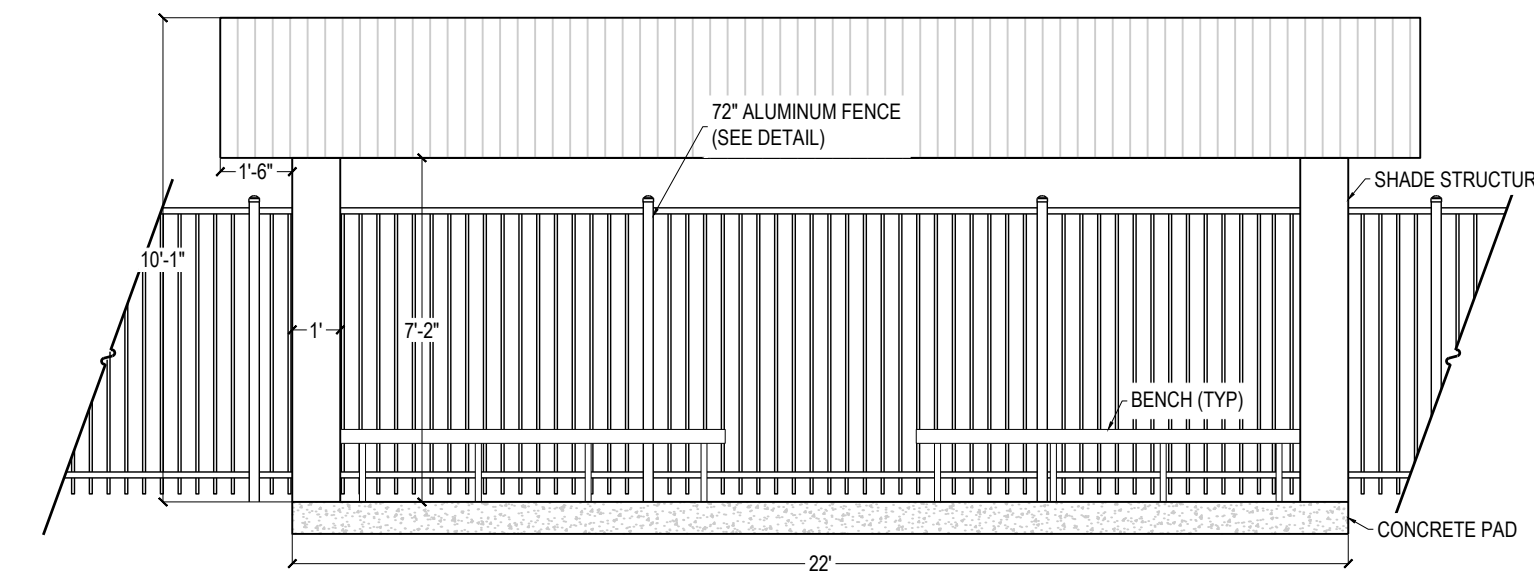
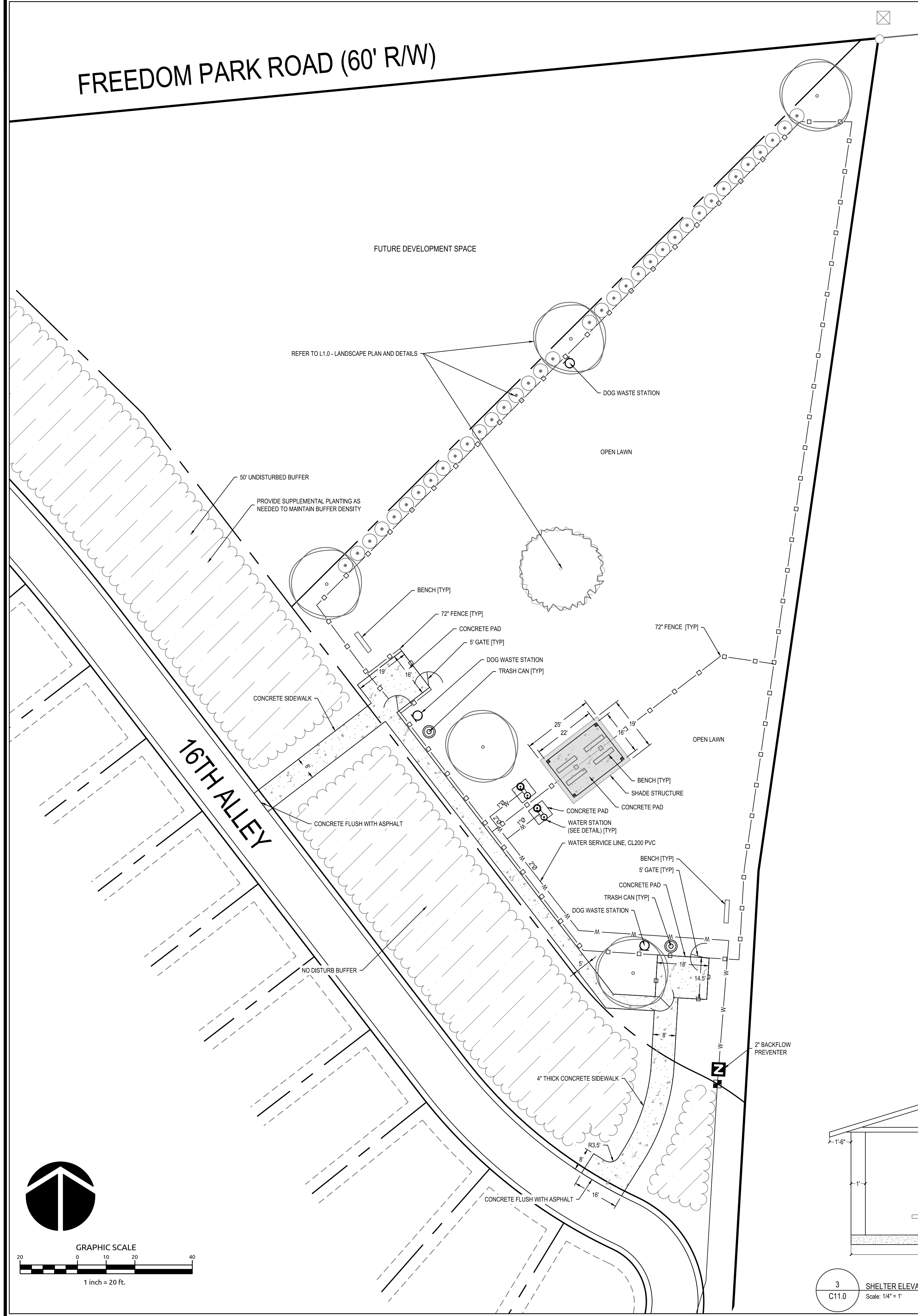


BMP #7E EMERGENCY SPILLWAY

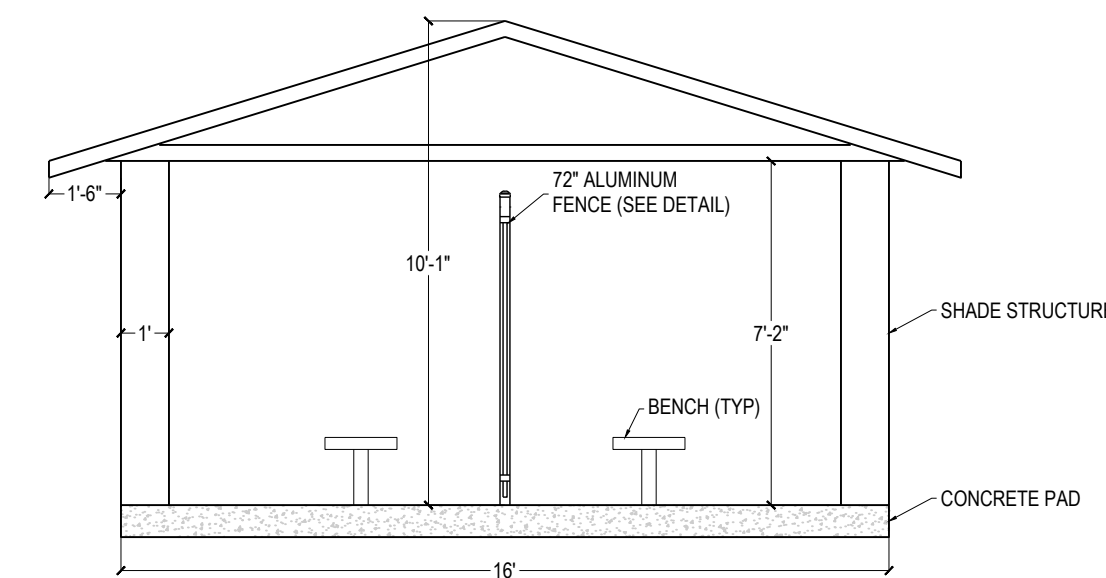
NTS

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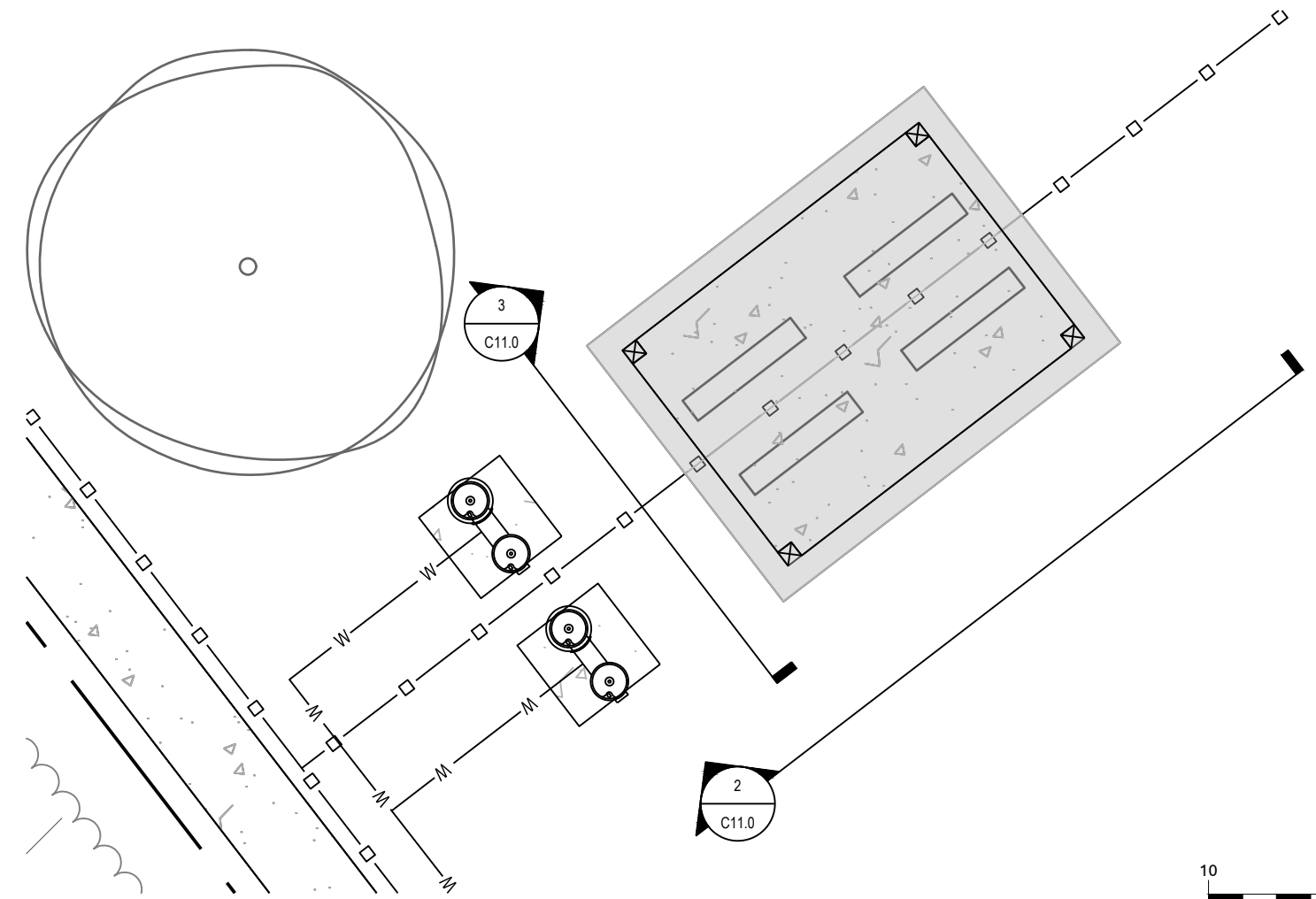
FREEDOM PARK ROAD (60' R/W)



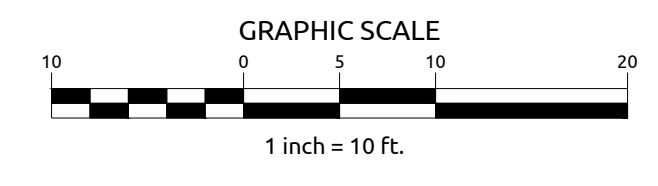
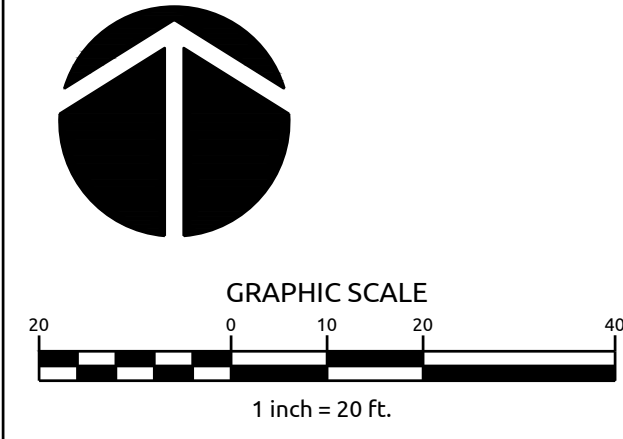
2 SHELTER ELEVATION SOUTH
Scale: 1/4" = 1'



3 SHELTER ELEVATION WEST
Scale: 1/4" = 1'



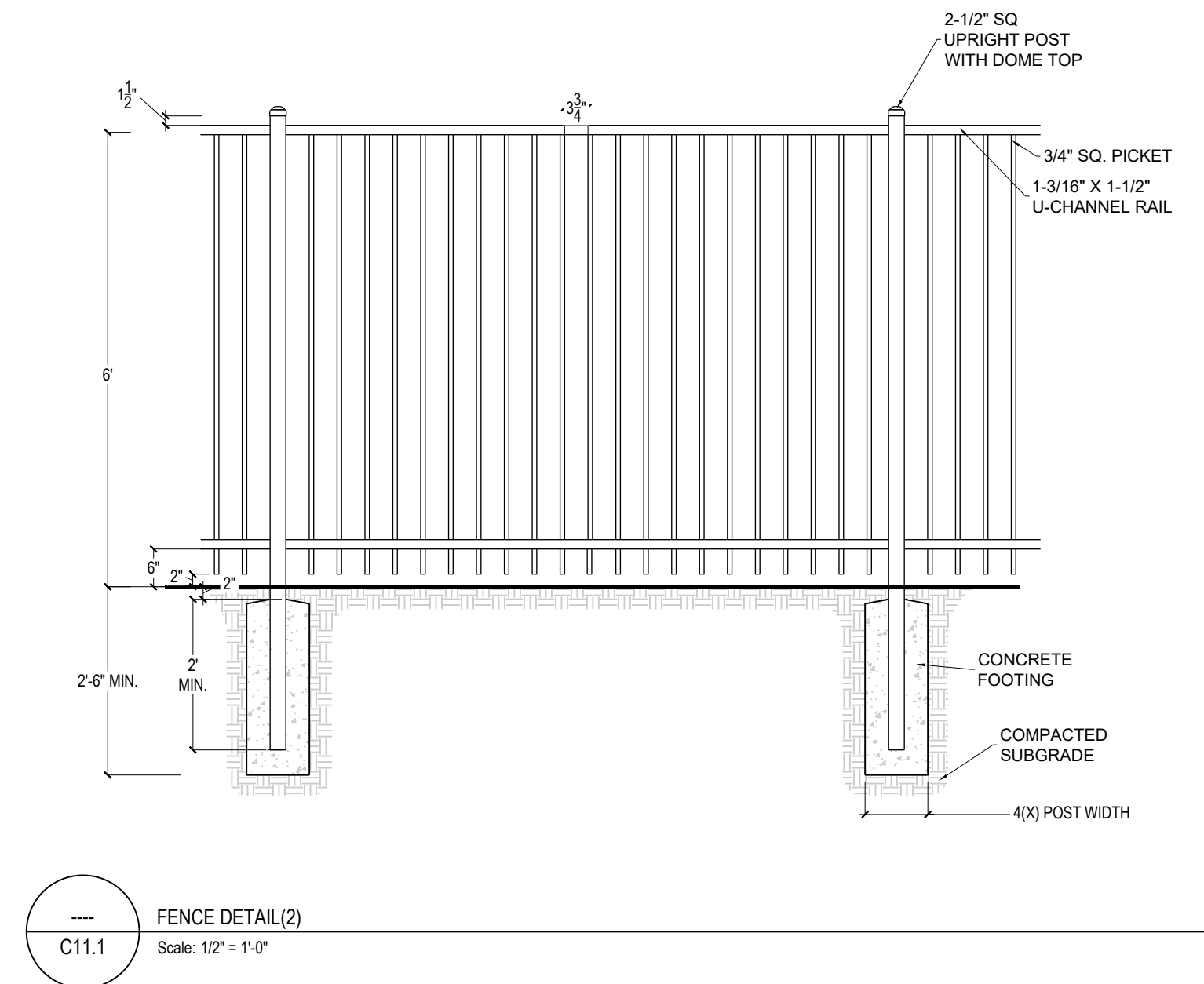
ENLARGED SHELTER PLAN



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



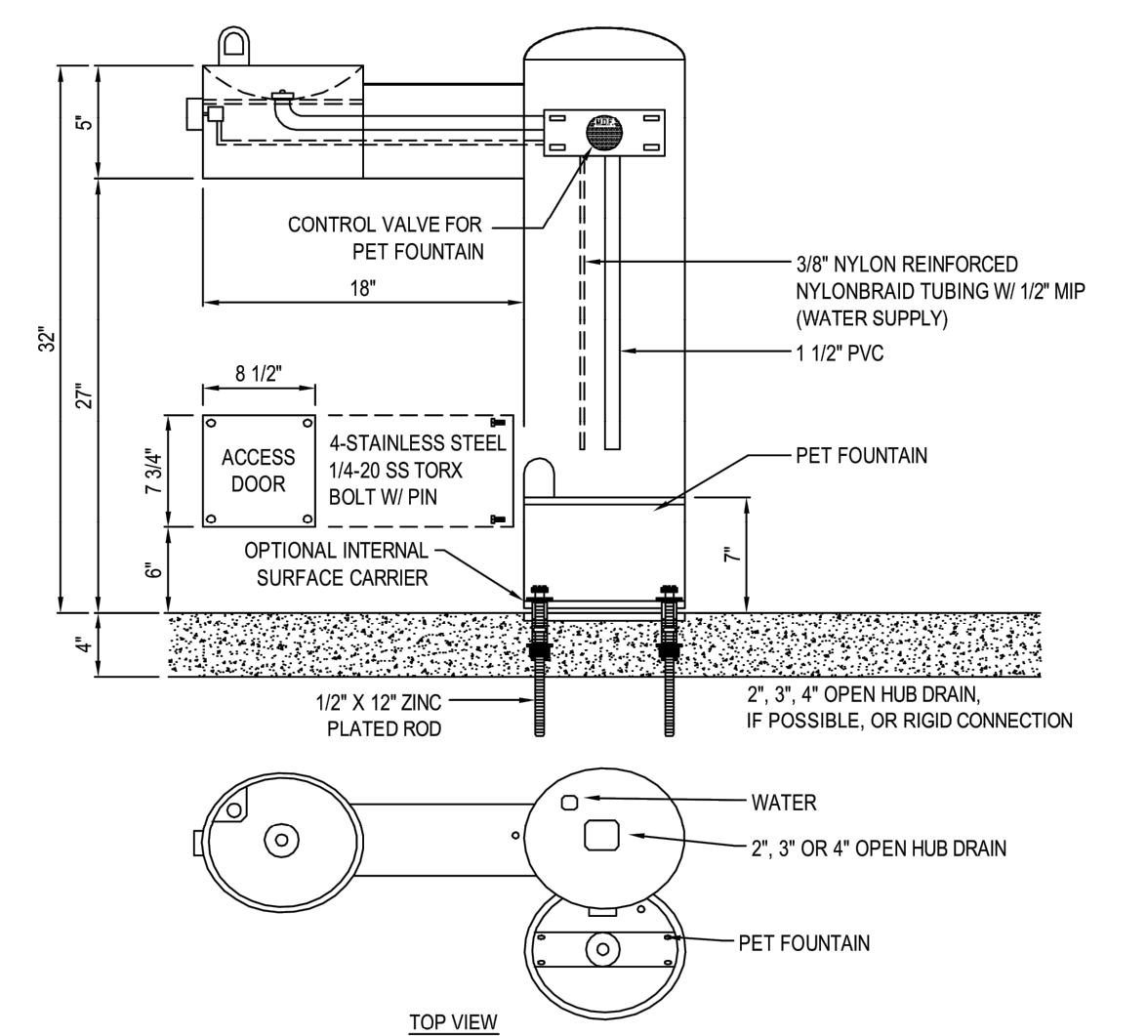
Revisions



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



MDF
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FOUNTAINS, INC.
5705 COMMANDER DR. P.O. BOX 587
ARLINGTON, TN 38002-0587
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FAX: (901) 867-0159
www.mostdependable.com



- NOTES:**
- OPTIONAL STAINLESS STEEL SURFACE CARRIER RECOMMENDED.
 - SHOWN WITH OPTIONAL 10 SS SURFACE CARRIER, ATTACHED PET FOUNTAIN.
 - INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
 - DO NOT SCALE DRAWING.
 - 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.
 - 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.
 - 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

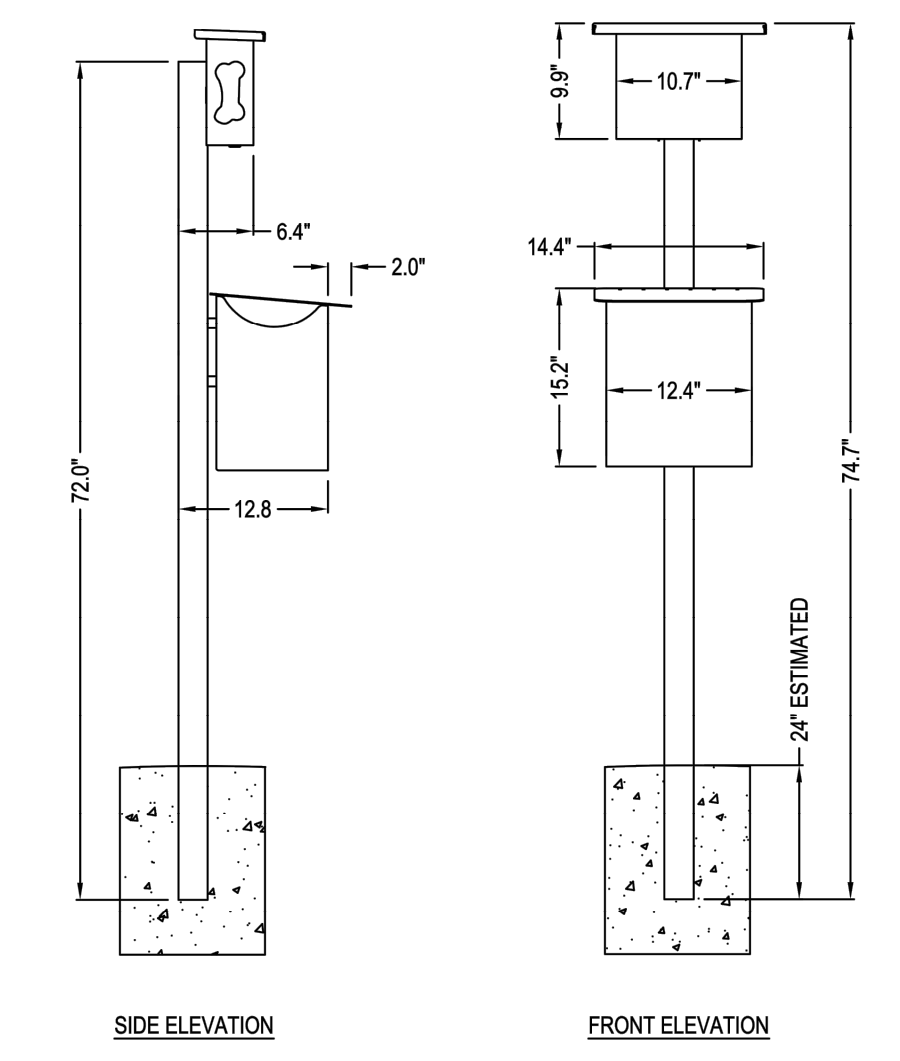
3354-1-32 PROTECTED BY COPYRIGHT © 2018 CADDDETAILS.COM LTD. REVISION DATE 08/13/2018 CADDetails.com



GYMS FOR DOGS™
3815 RIVER CROSSING PKWY SUITE 100
INDIANAPOLIS, IN 46240
PHONE: (800) 931-1562
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:**
- 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



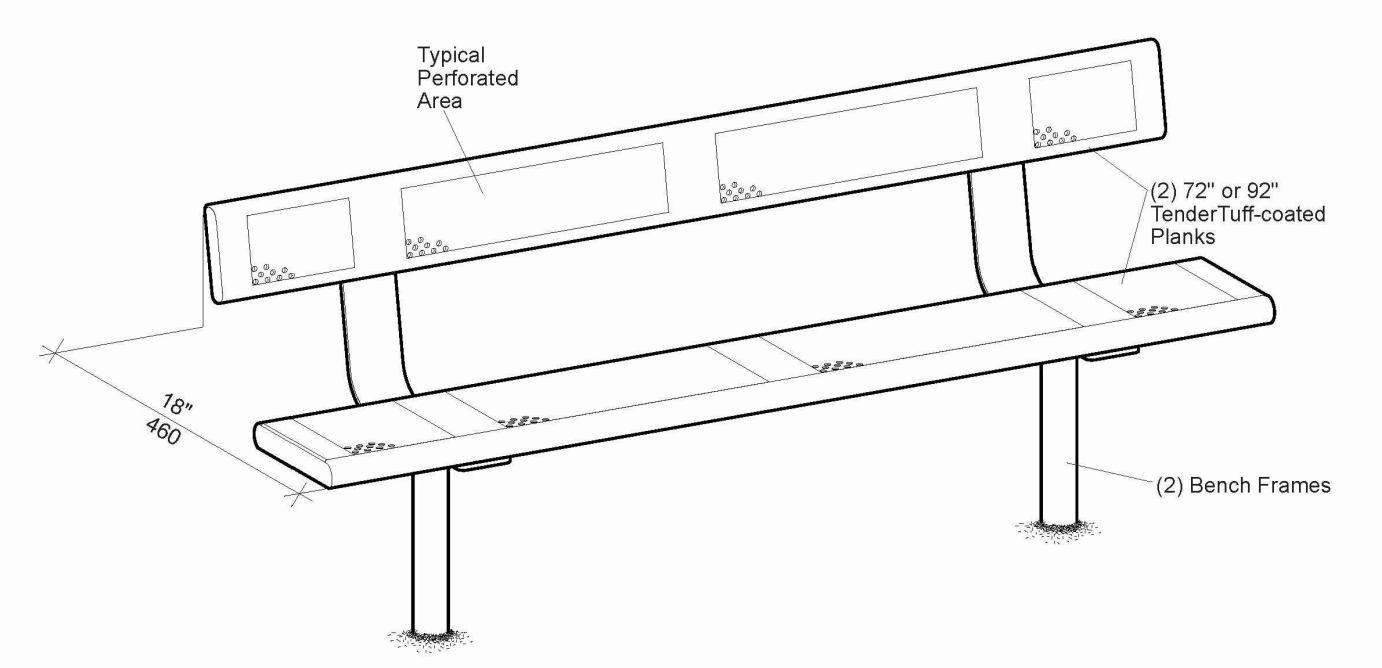
- NOTES:**
- INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
 - DO NOT SCALE DRAWINGS.
 - THIS DRAWING IS INTENDED FOR USE BY ARCHITECTS, ENGINEERS, CONTRACTORS, CONSULTANTS AND DESIGN PROFESSIONALS FOR PLANNING PURPOSES ONLY. THIS DRAWING MAY NOT BE USED FOR CONSTRUCTION.
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 - CONTRACTOR'S NOTE: FOR PRODUCT AND COMPANY INFORMATION VISIT www.CADDetails.com/info AND ENTER REFERENCE NUMBER 5017-066.

NATURAL DOG PARK - PET WASTE STATION
GYMS FOR DOGS™ - THE PET WASTE STATION™ ALUMINUM - EXCLUSIVE SIGNATURE DECORATIVE PET WASTE STATION W/ STARTER KIT OF 400 BAGS (BLACK OR GREEN)

5017-066 ALL RIGHTS RESERVED - GYMS FOR DOGS™ REVISION DATE 01/03/2020



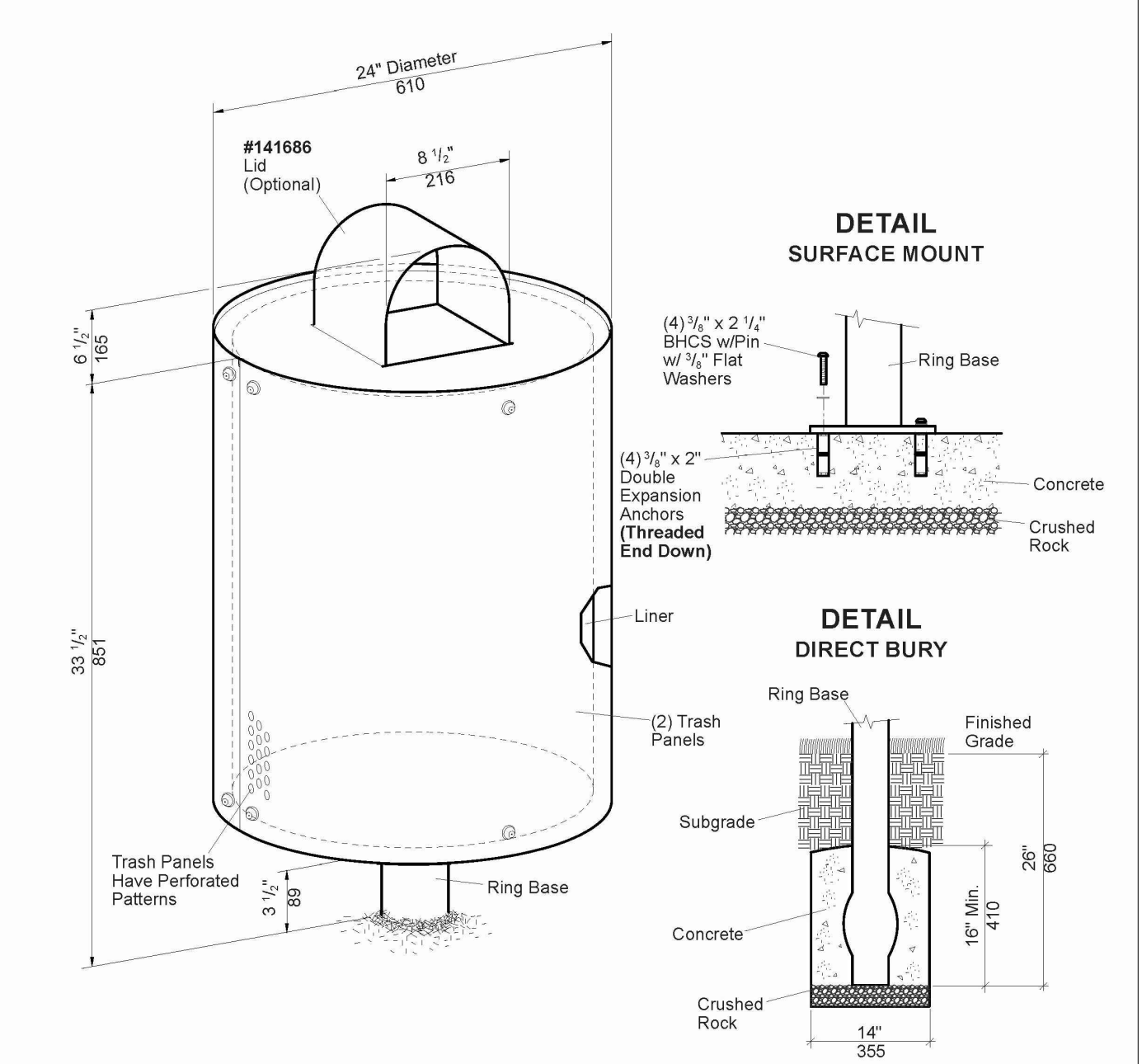
14169100



Site Furnishings 141683 Bench, TenderTuff-coated, w/Back Sheet 1 of 2
601 7TH STREET SOUTH, DELANO, MINNESOTA 55328-8605 888-674-4670 LSI Install Help 888-438-6574 LSI Direct 763-972-5200 MN. FAX (763) 972-3165
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18819100

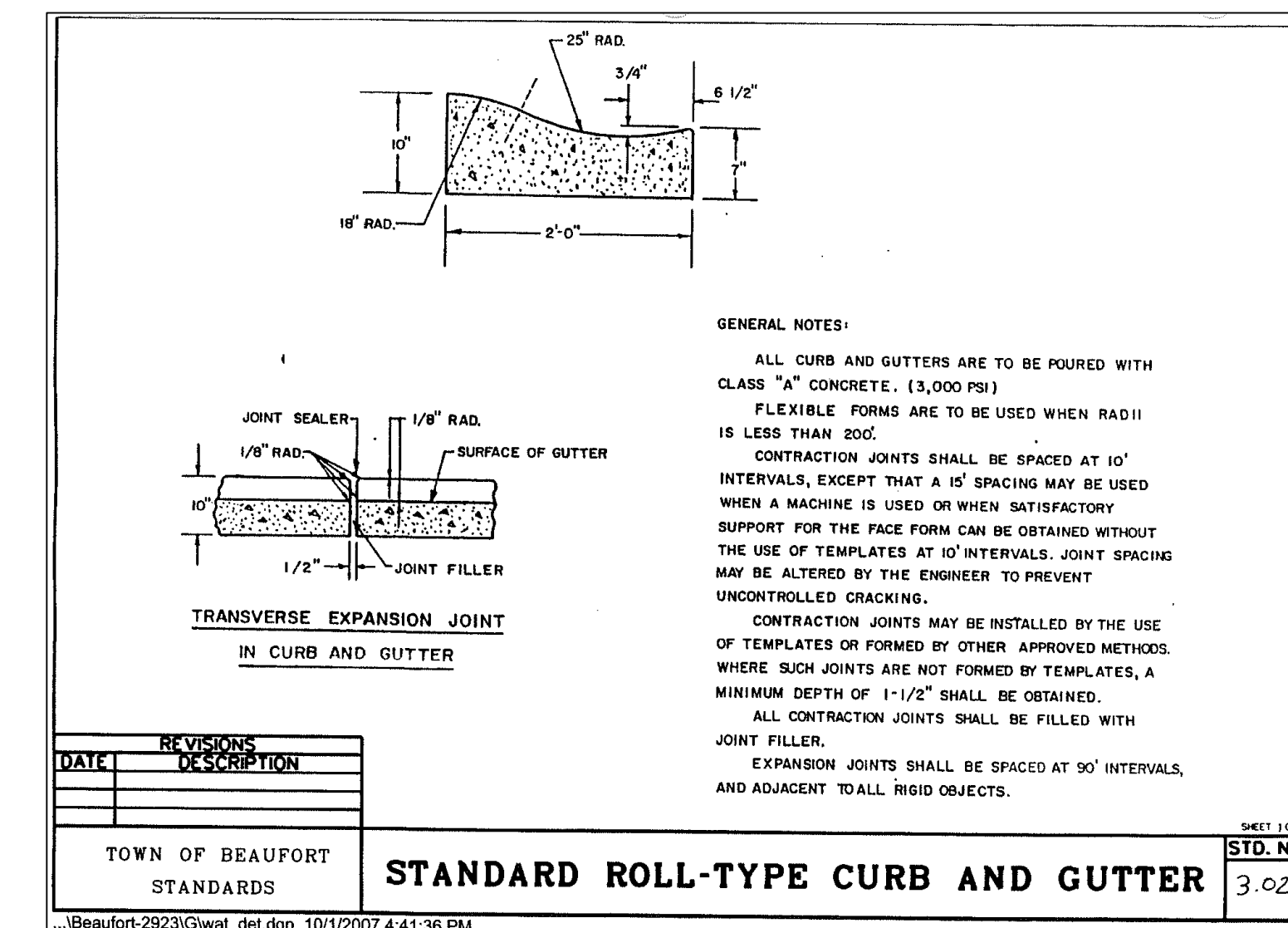
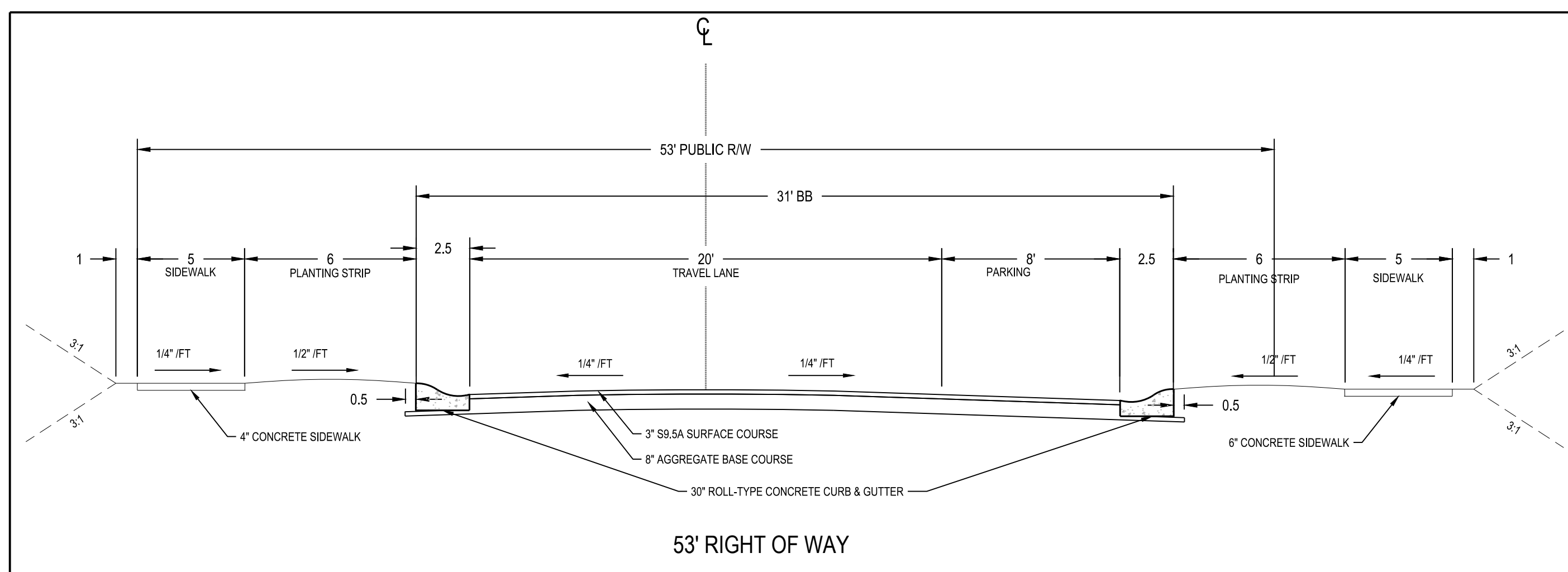
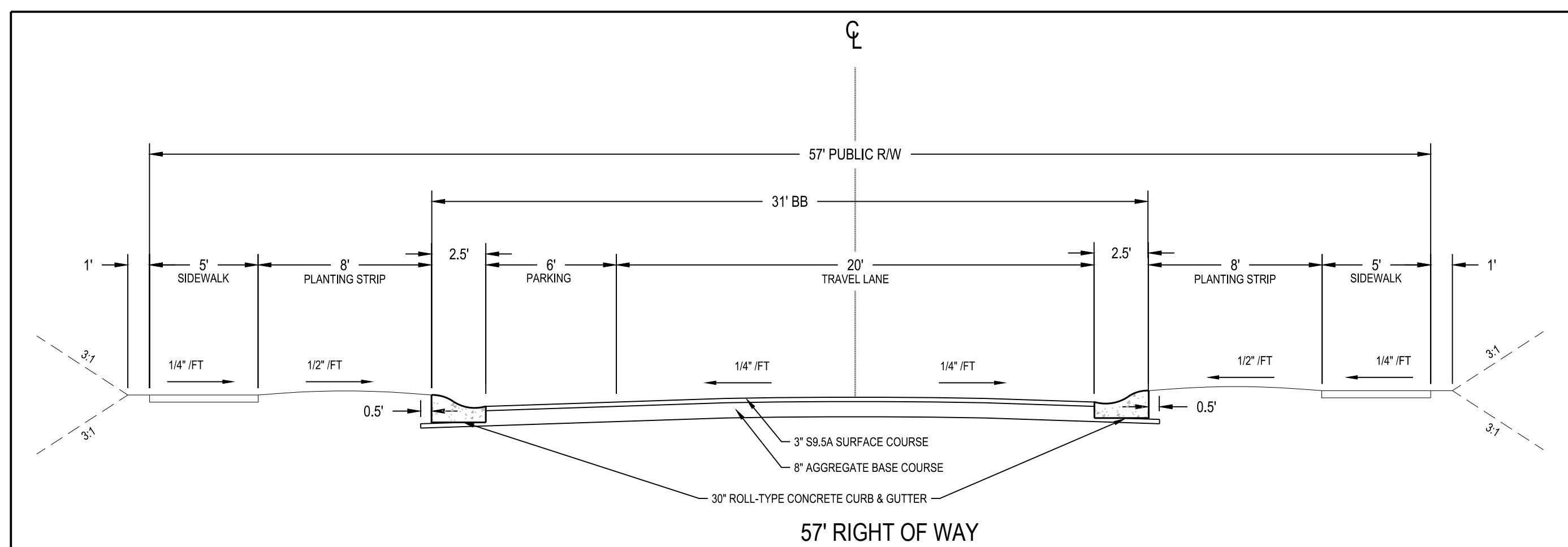
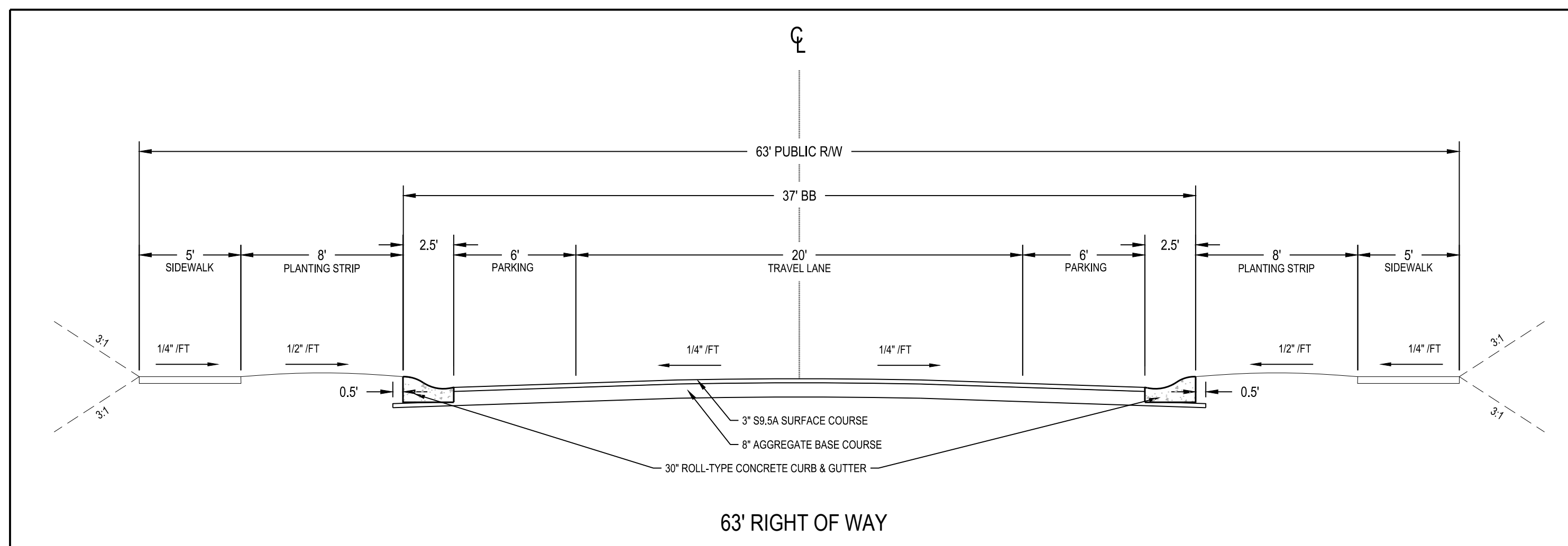
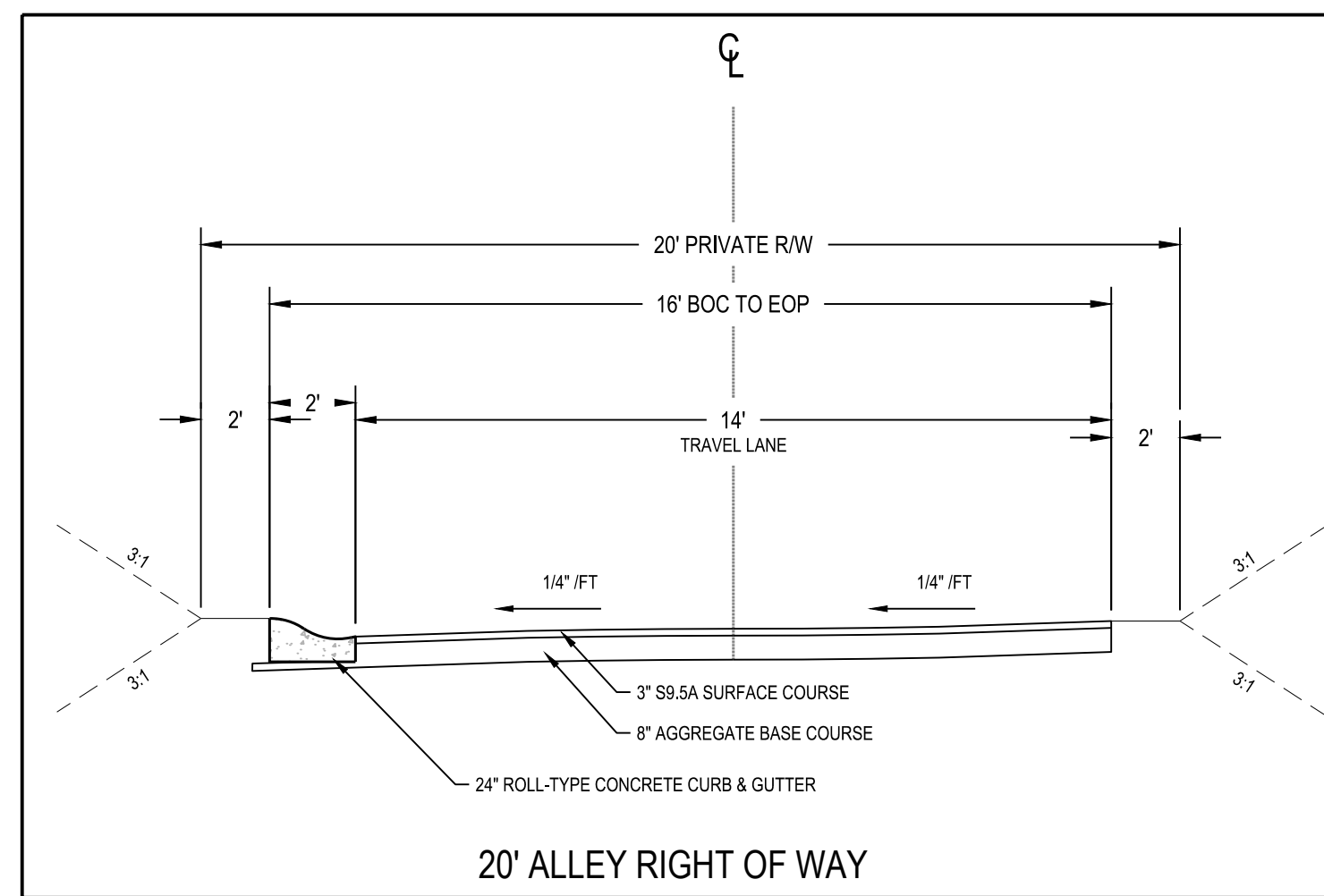
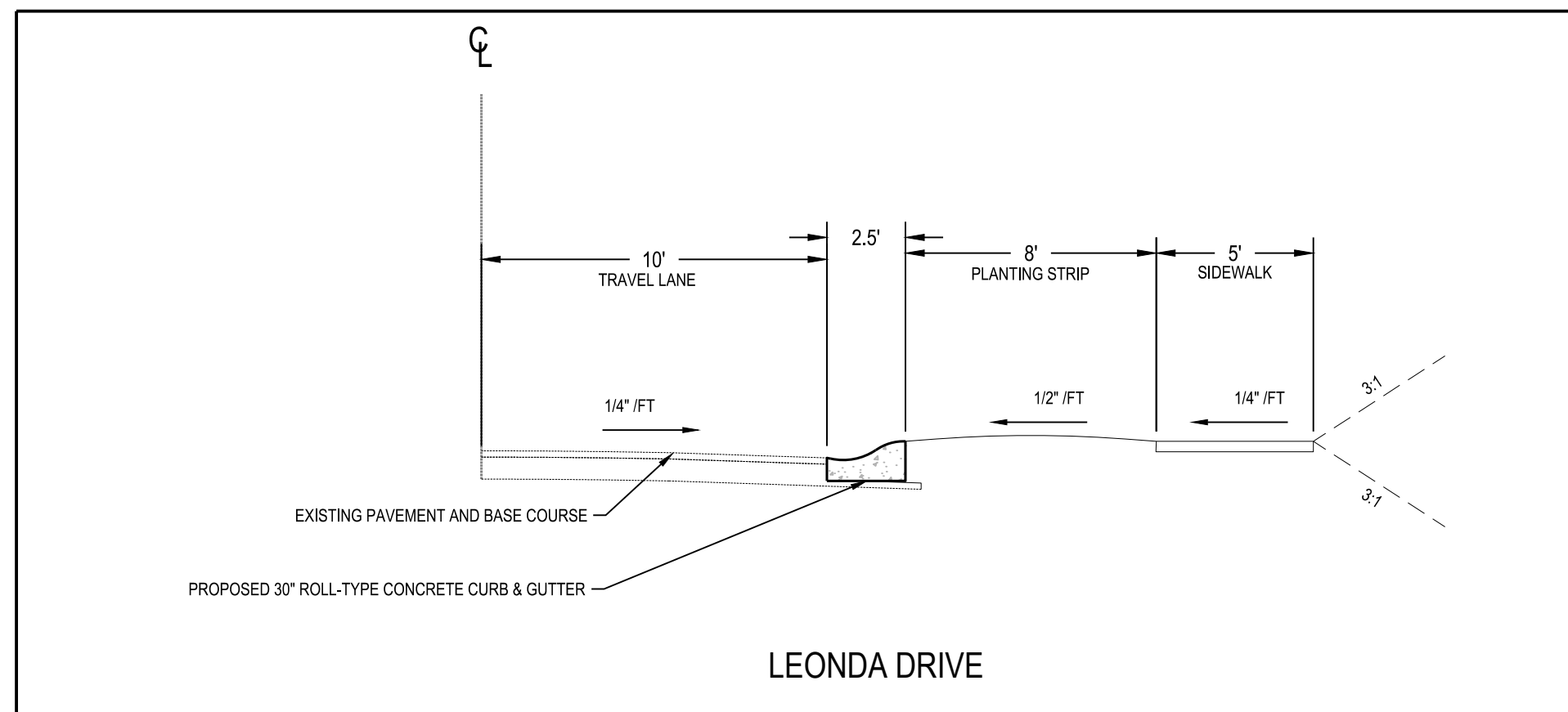


Site Furnishings 141685 Litter Receptacle Sheet 1 of 2
601 7TH STREET SOUTH, DELANO, MINNESOTA 55328-8605 888-674-4670 LSI Install Help 888-438-6574 LSI Direct 763-972-5200 MN. FAX (763) 972-3165
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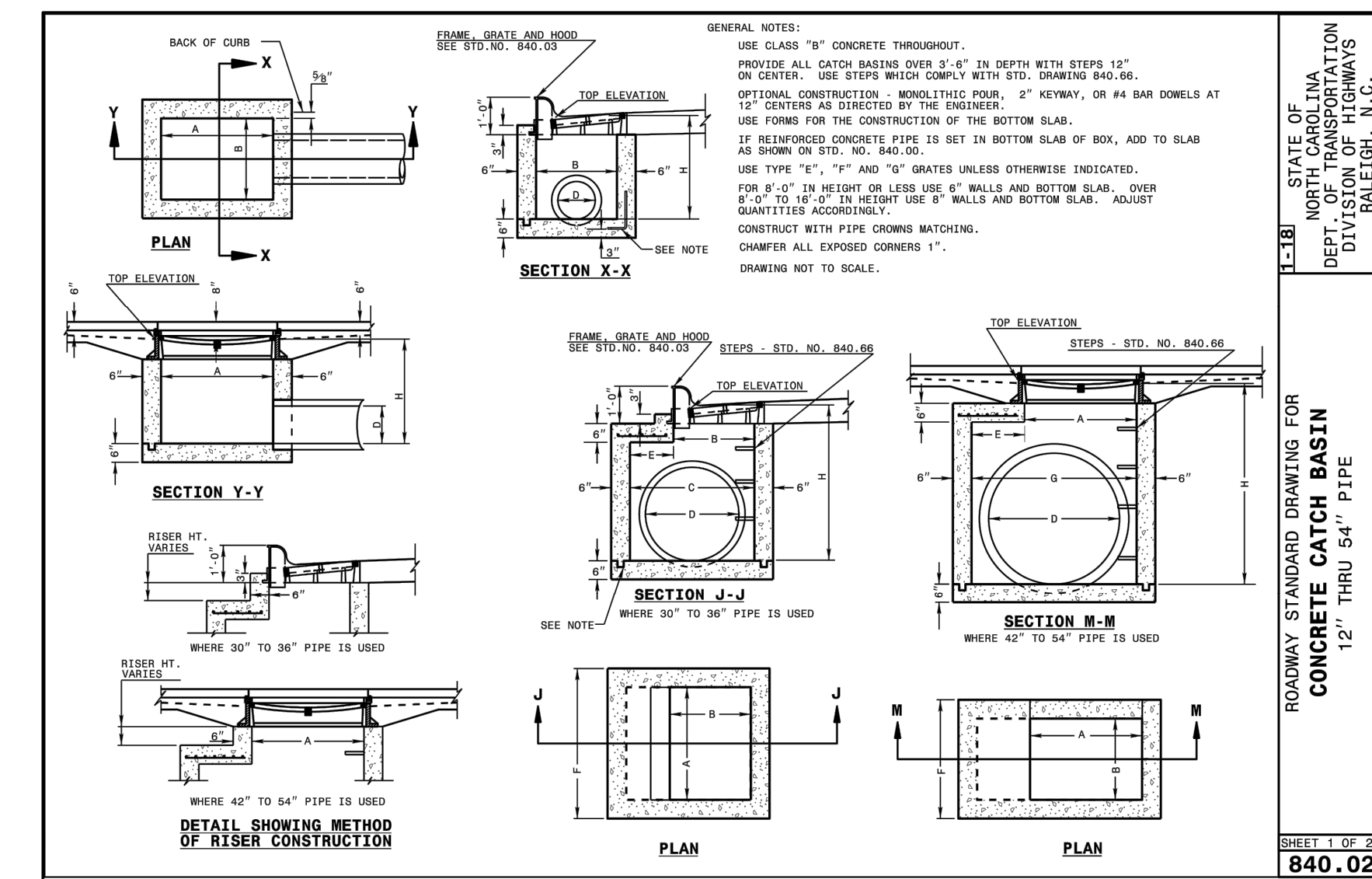
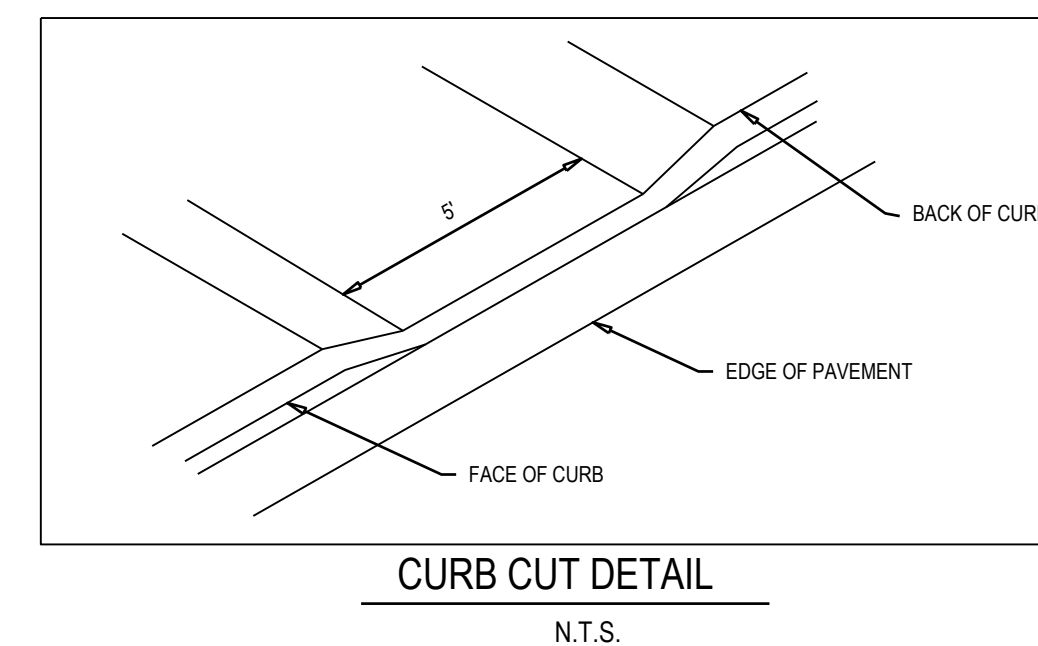
Job No. 02080976.50	Drawn By TG
Date 2/13/2020	Designer JSB



Revisions

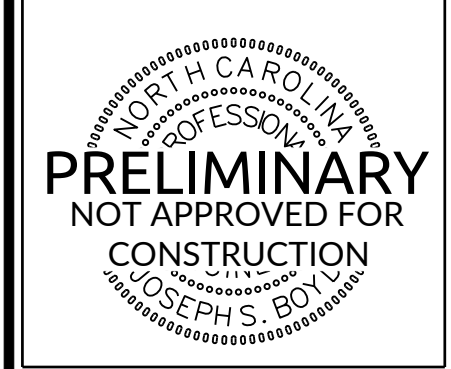


NOTE: ALLEYS TO UTILIZE 24" WIDE CURBING AND ROADWAYS TO UTILIZE 30" WIDE CURBING



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



Revisions

SEDIMENT BASIN MAINTENANCE:

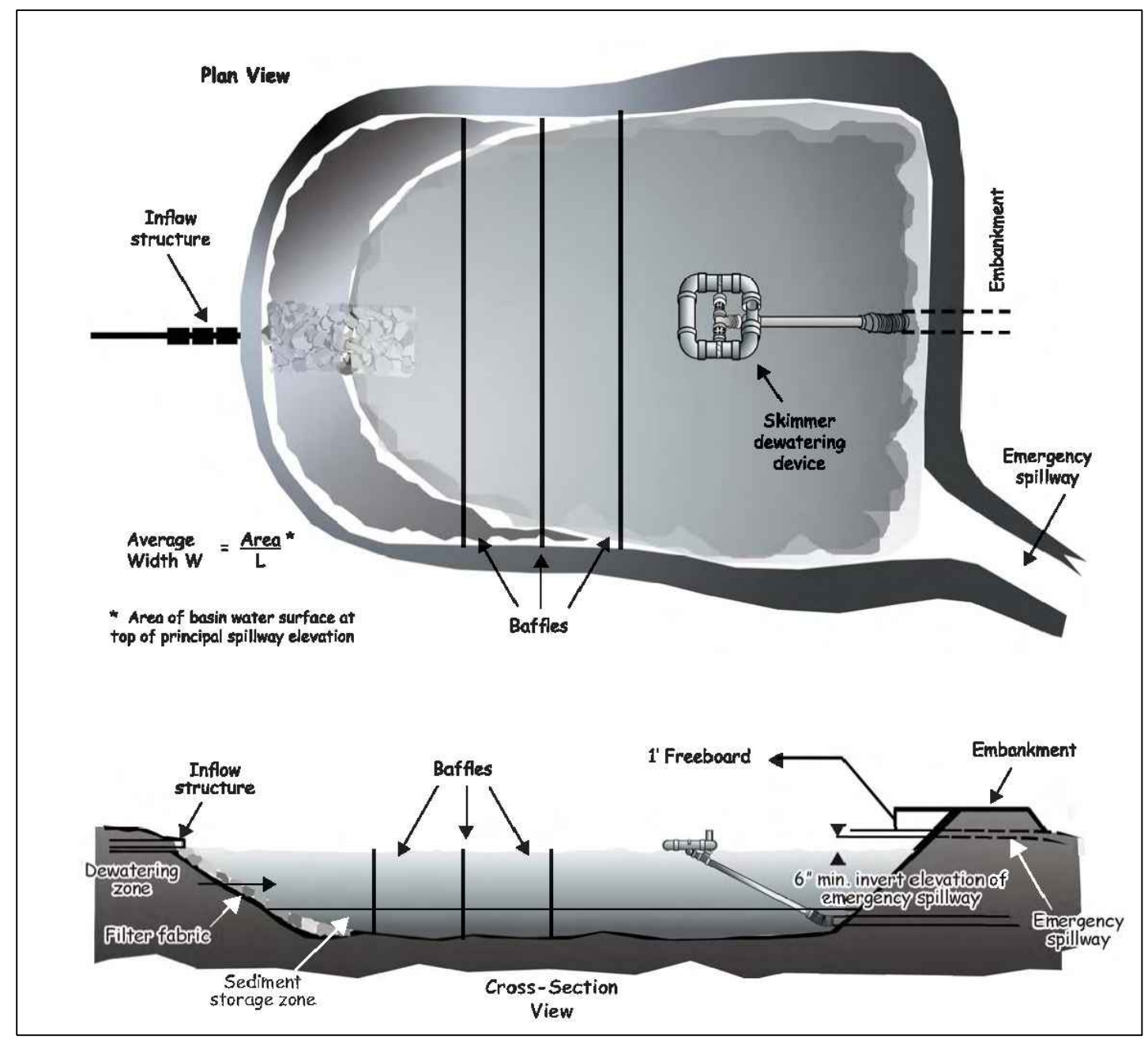
INSPECT SEDIMENT BASINS AT LEAST WEEKLY AND AFTER EACH SIGNIFICANT (ONE-HALF INCH OR GREATER) RAINFALL EVENT AND REPAIR IMMEDIATELY. PULL THE SKIMMER TO ONE SIDE SO THAT THE SEDIMENT UNDERNEATH IT CAN BE EXCAVATED. EXCAVATE THE SEDIMENT FROM THE ENTIRE BASIN, NOT JUST AROUND THE SKIMMER OR THE FIRST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

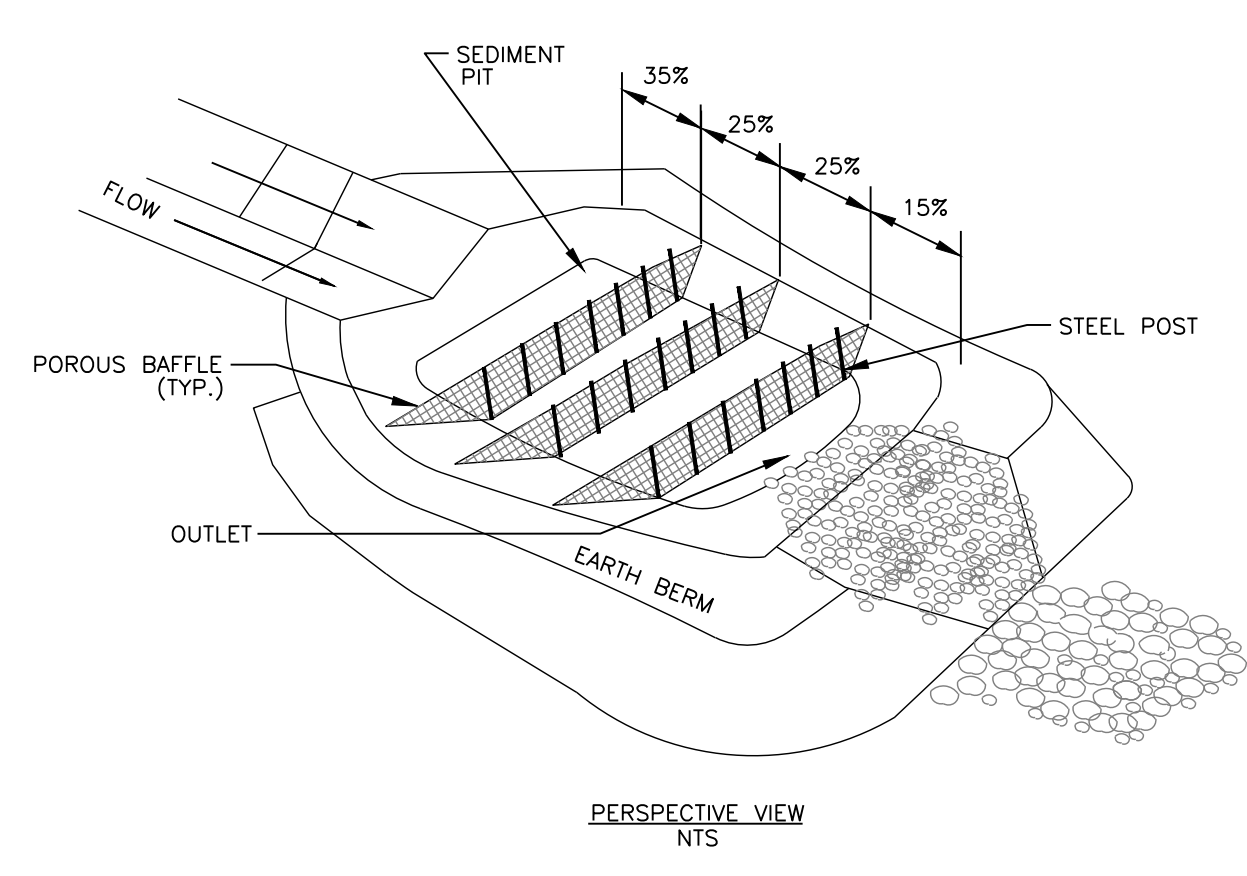
IF THE SKIMMER ARM OR BARREL PIPE IS CLOGGED, THE ORIFICE CAN BE REMOVED AND THE OBSTRUCTION CLEARED WITH A PLUMBER'S SNAKE OR BY FLUSHING WITH WATER. BE SURE AND REPLACE THE ORIFICE BEFORE REPOSITIONING THE SKIMMER.

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



POROUS BAFFLE INSTALLATION DETAIL
NTS

MAINTENANCE

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

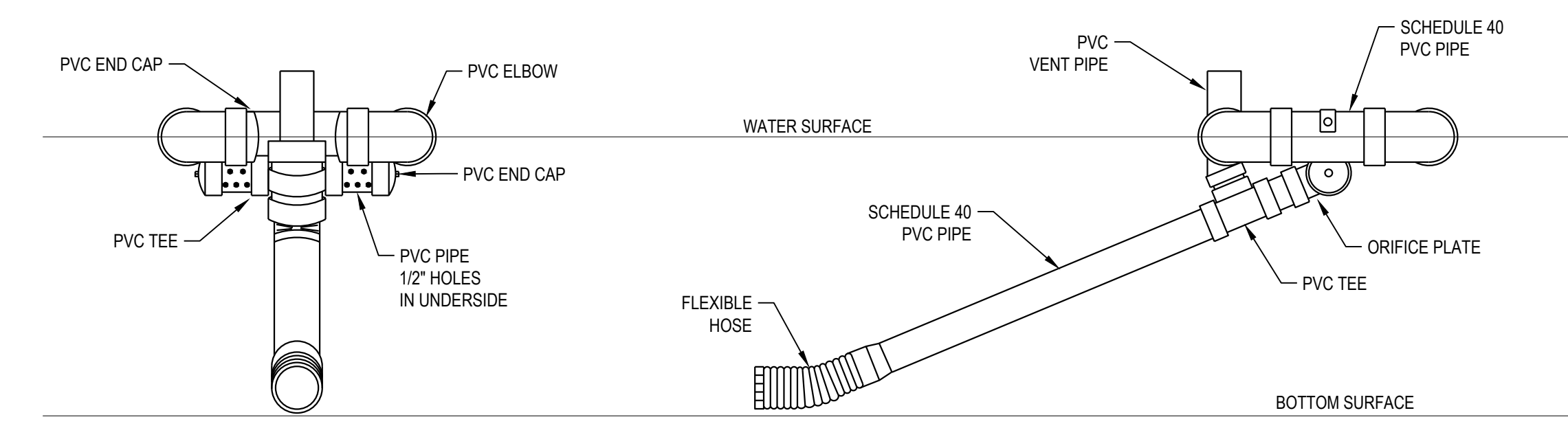
BE SURE TO MAINTAIN ACCESS TO THE BAFFLES. SHOULD THE FABRIC OF A BAFFLE COLLAPSE, TEAR, DECOMPOSE, OR BECOME INEFFECTIVE, REPLACE IT PROMPTLY.

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.

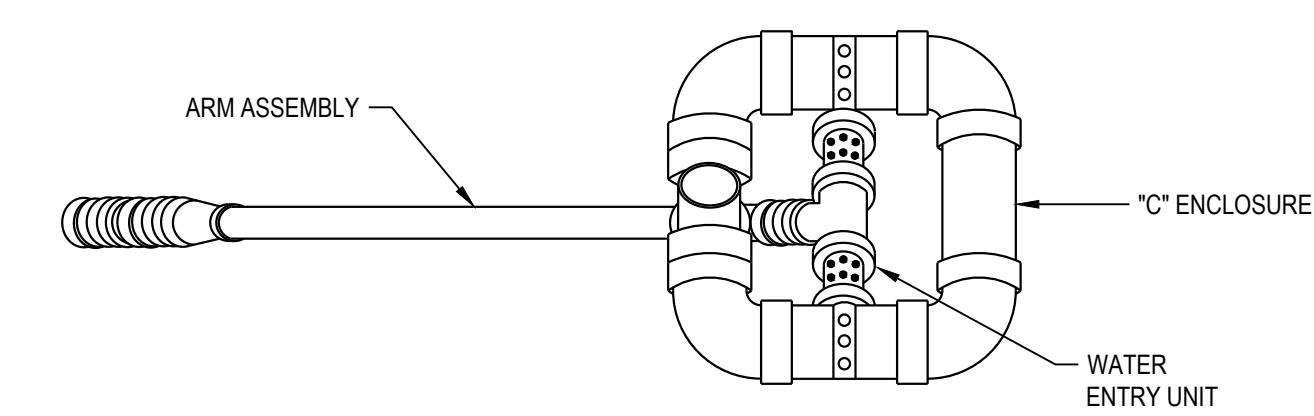
CONSTRUCTION SPECIFICATION

- GRADE THE BASIN SO THAT THE BOTTOM IS LEVEL FRONT TO BACK AND SIDE TO SIDE.
- INSTALL POSTS OR SAW HORSES ACROSS THE WIDTH OF THE SEDIMENT TRAP.
- 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.
- INSTALL AT LEAST THREE ROWS OF BAFFLES BETWEEN THE INLET AND OUTLET DISCHARGE POINT.
- WHEN USING POSTS, ADD A SUPPORT WIRE OR ROPE ACROSS THE TOP OF THE MEASURE TO PREVENT SAGGING.
- 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.
- THE BOTTOM AND SIDES OF THE FABRIC SHOULD BE ANCHORED IN A TRENCH OR PINNED WITH 8 INCH EROSION CONTROL MATTING STAPLES.
- DO NOT SPLICE THE FABRIC, BUT USE A CONTINUOUS PIECE ACROSS THE BASIN.



PROFILE

PROFILE

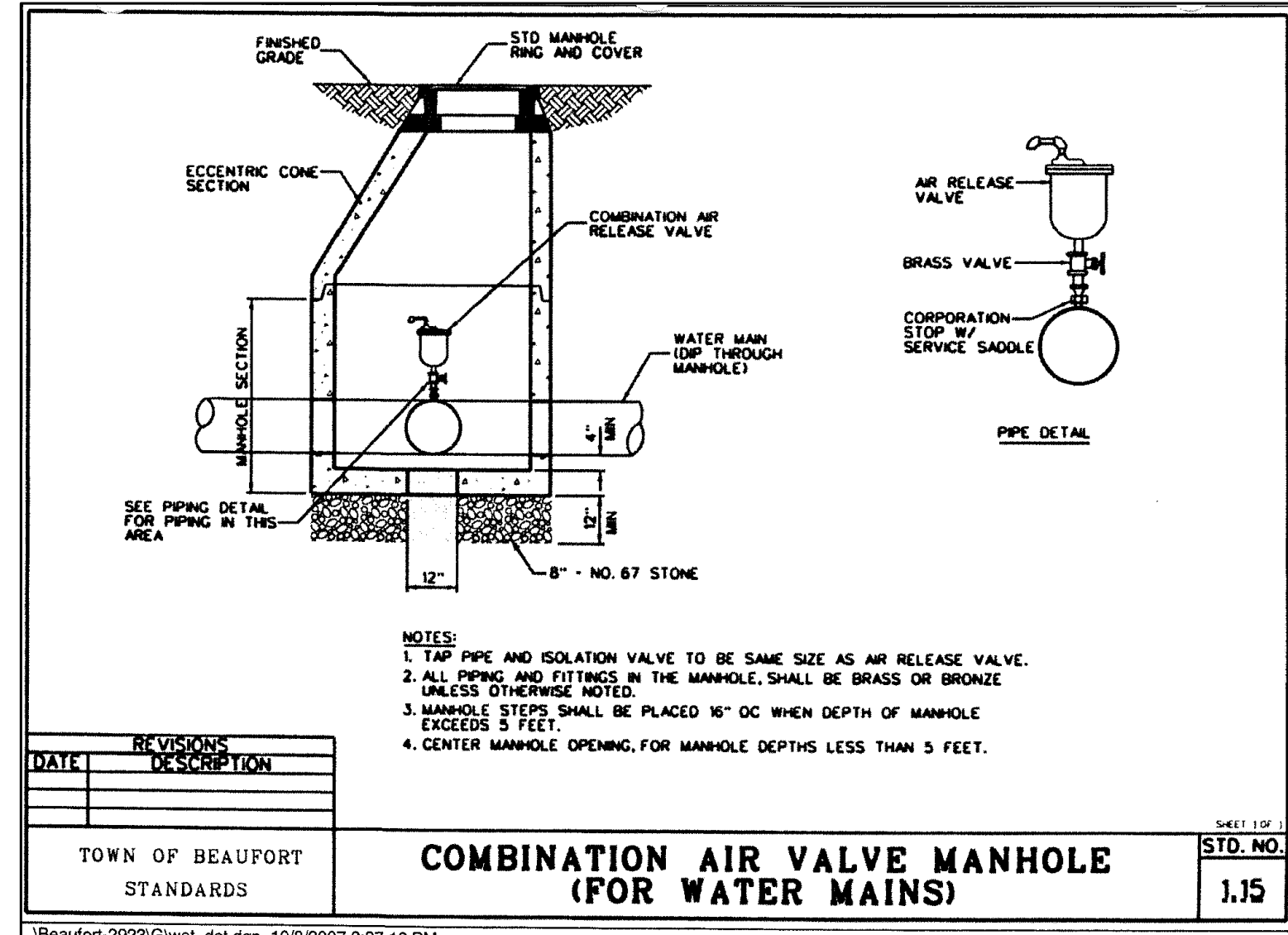
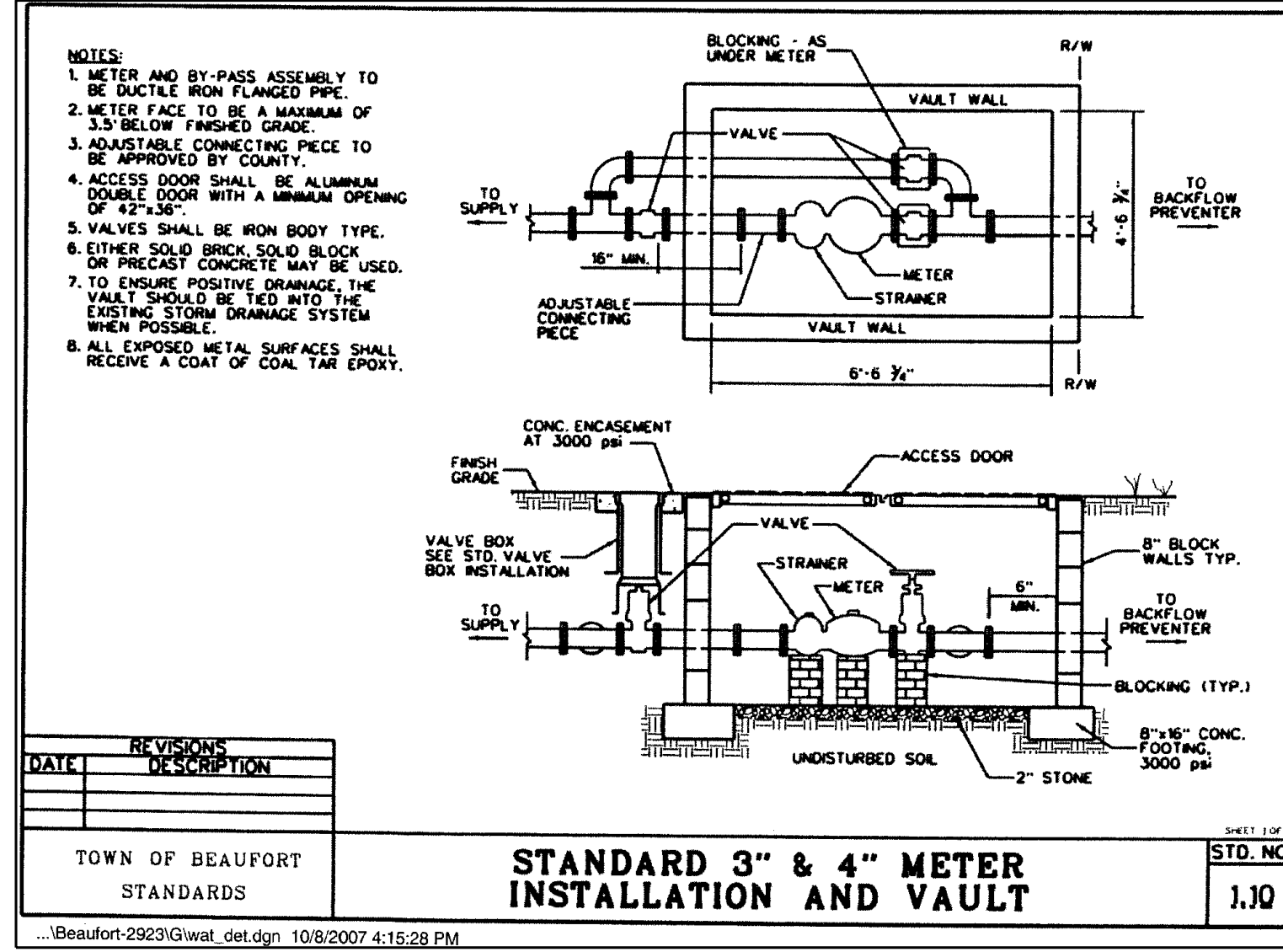
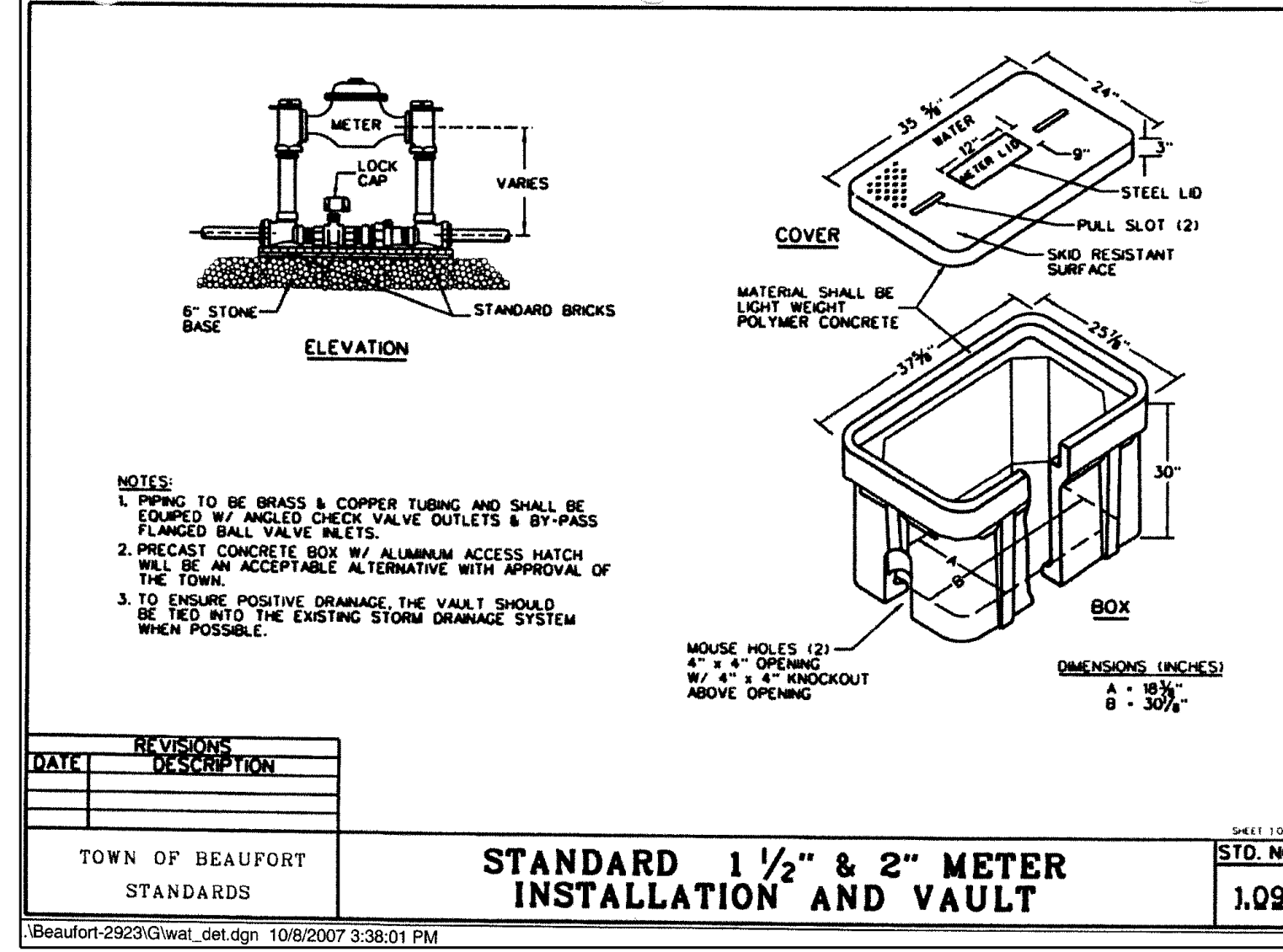
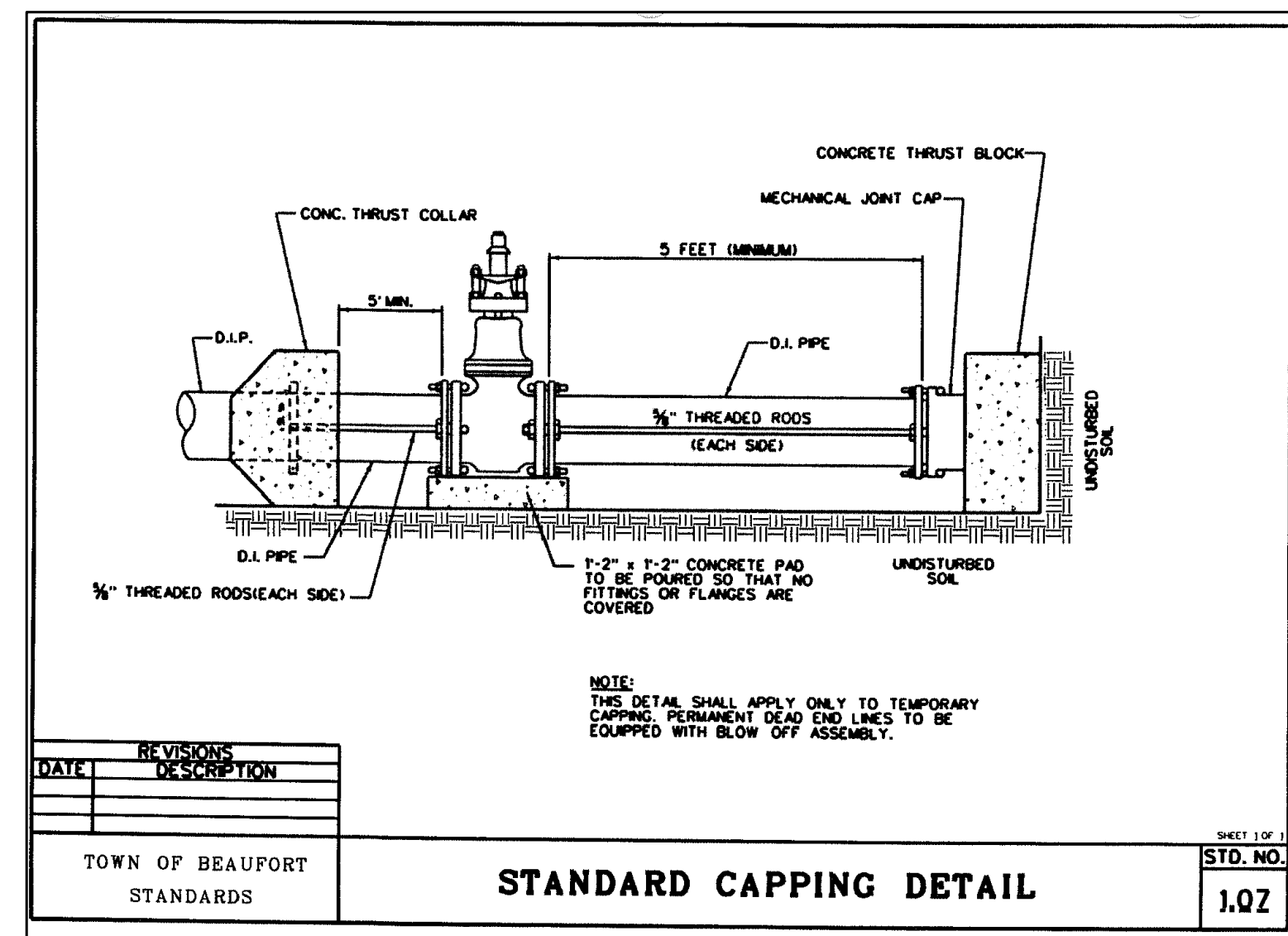
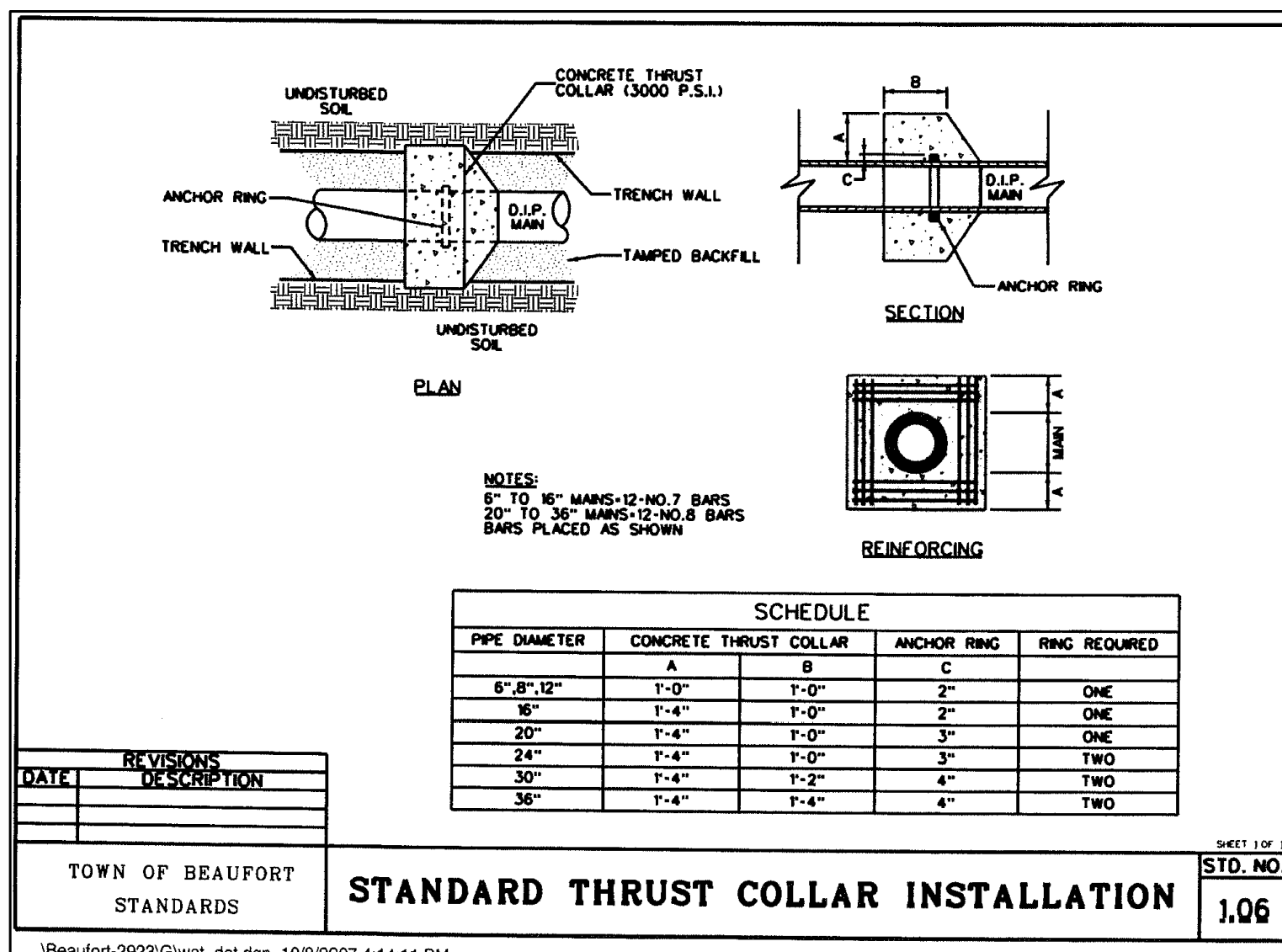
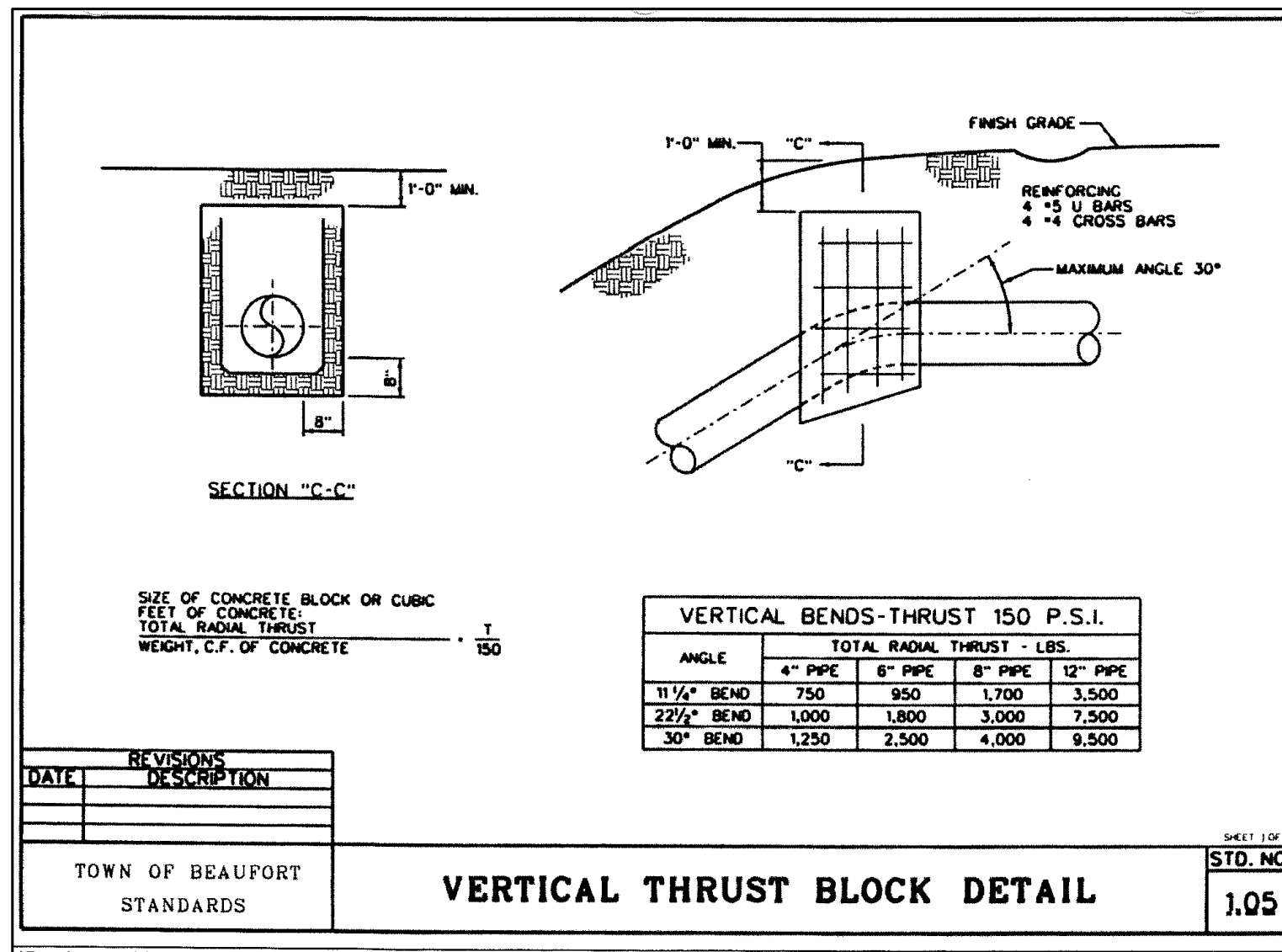
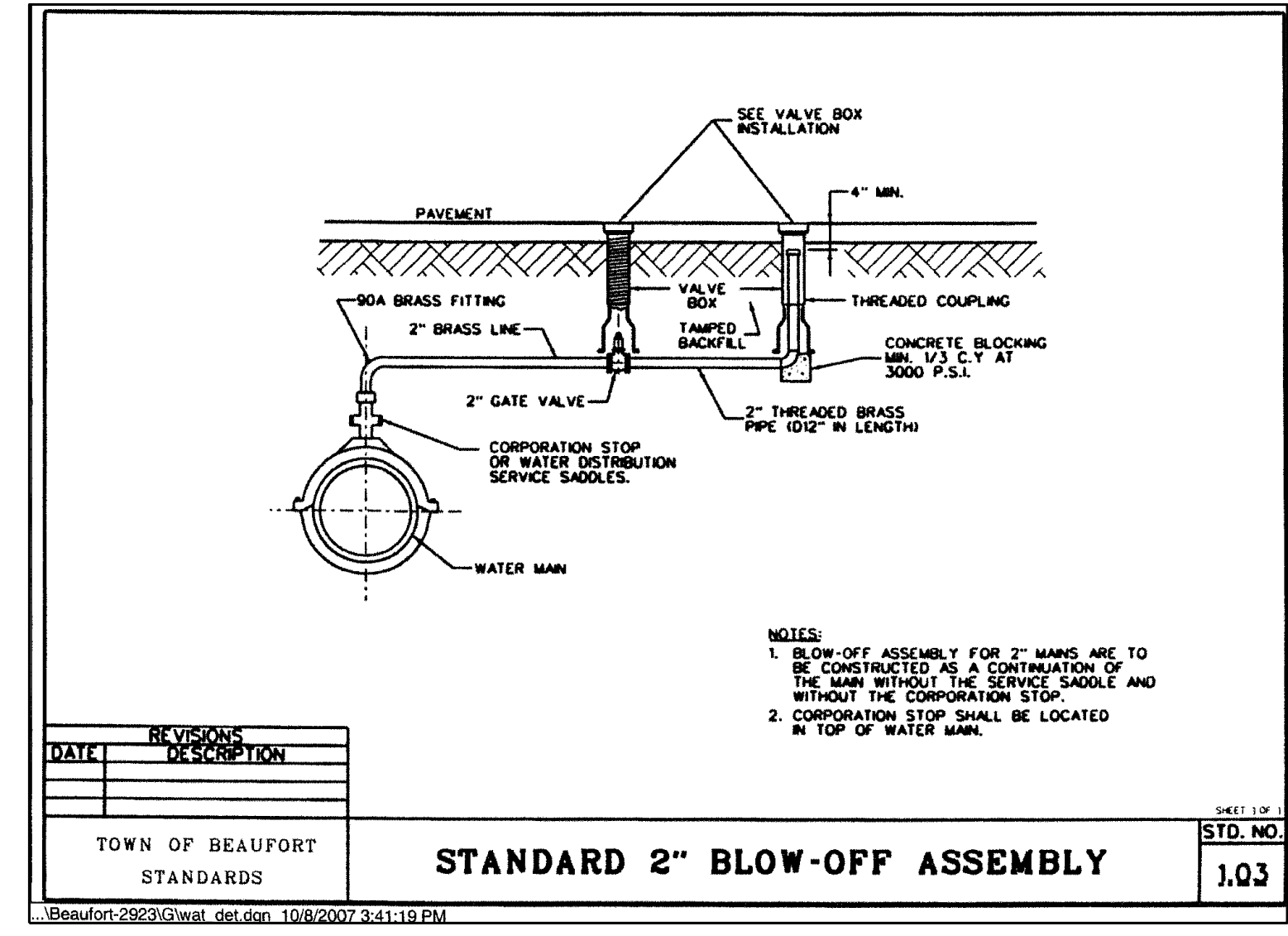
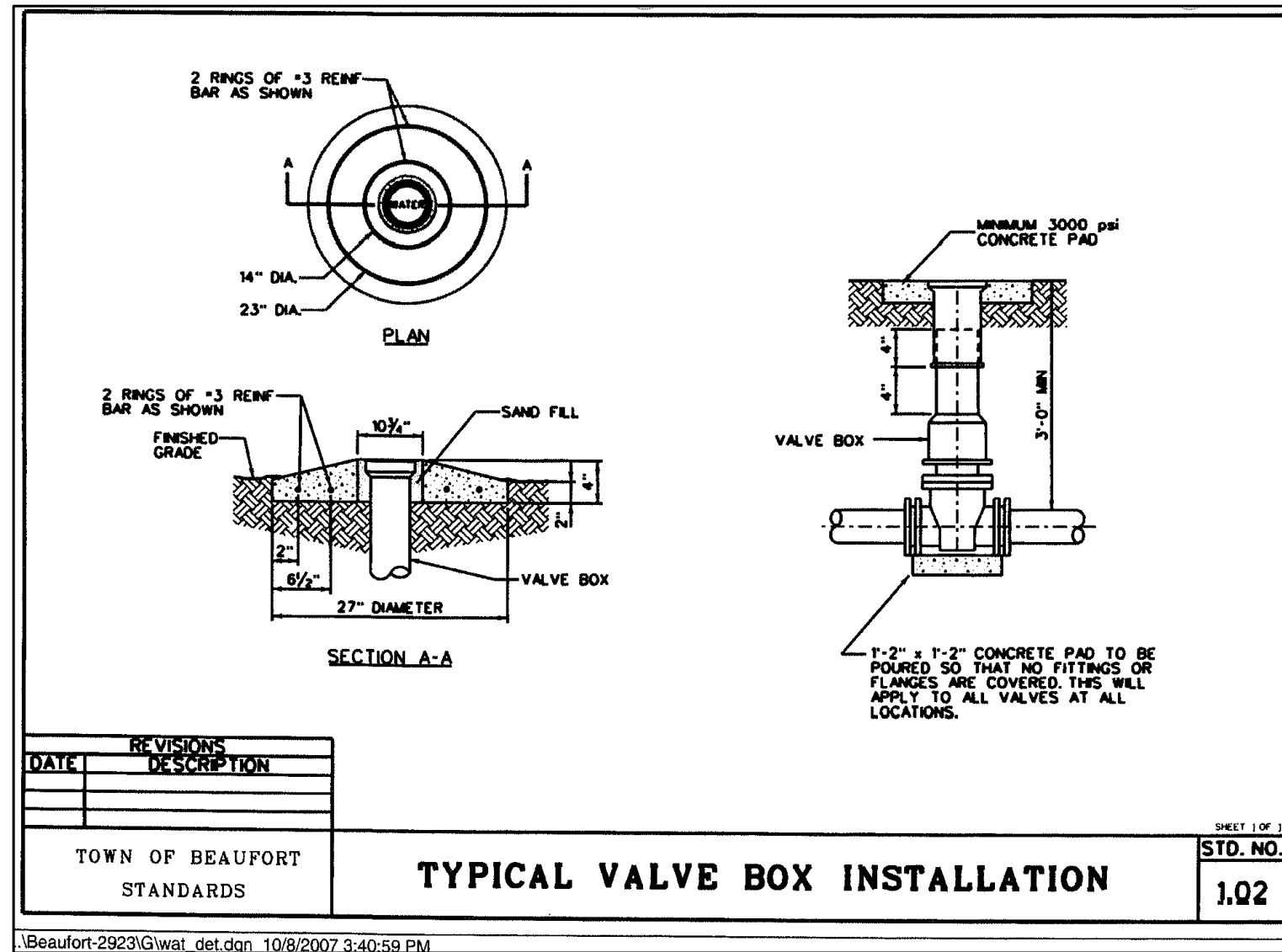
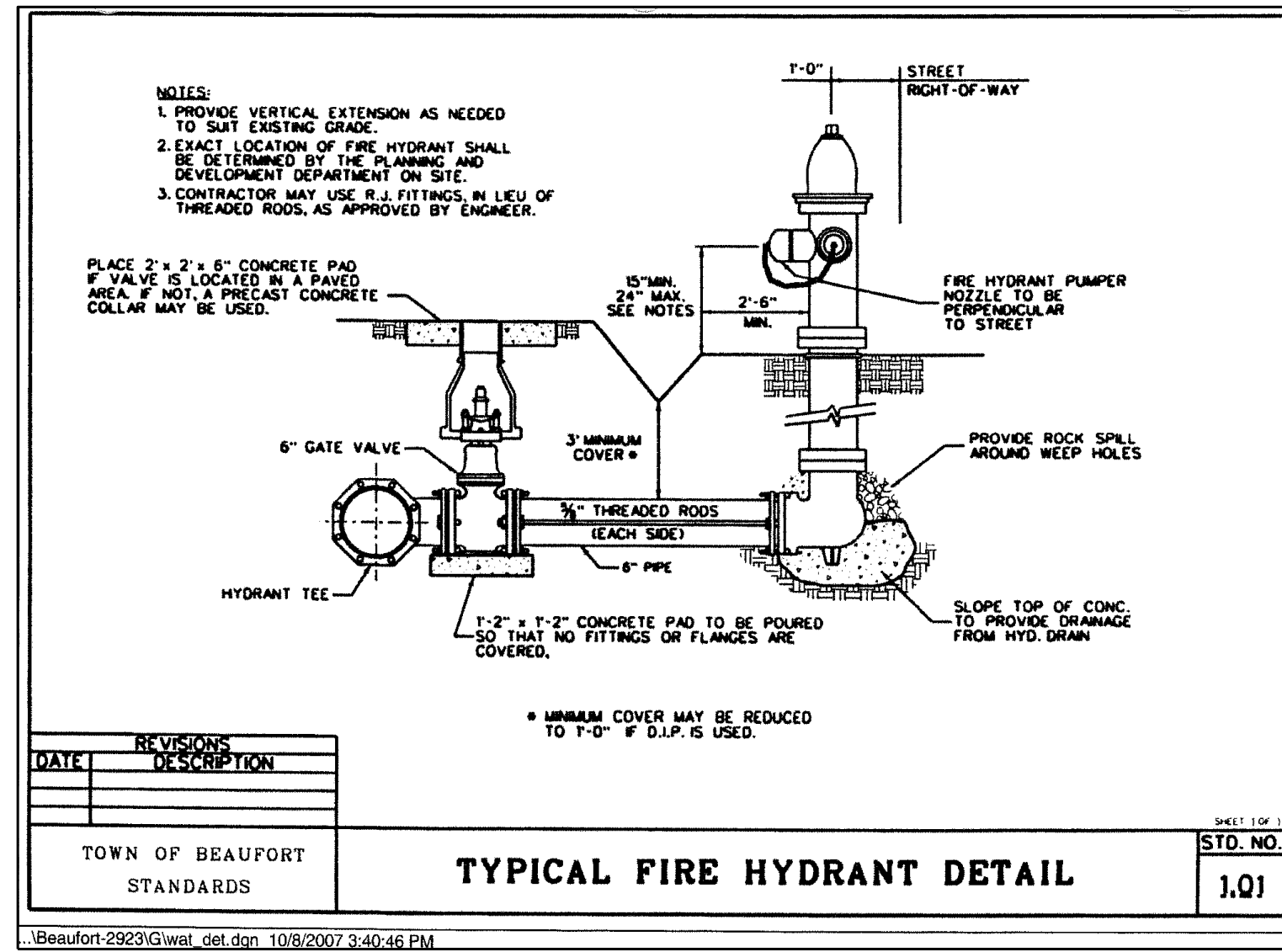


SKIMMER DETAIL
NTS

SKIMMER SIZING TABLE

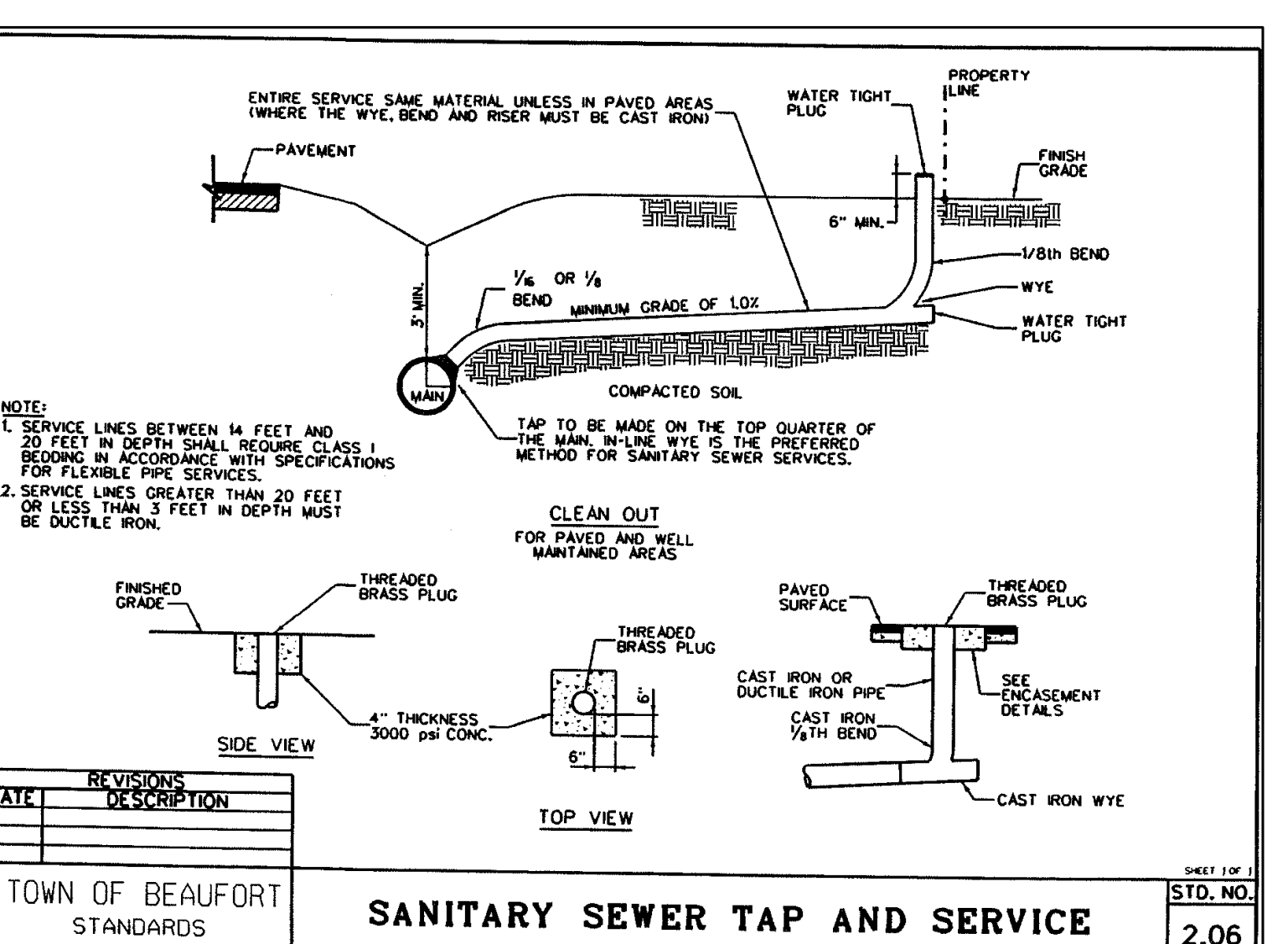
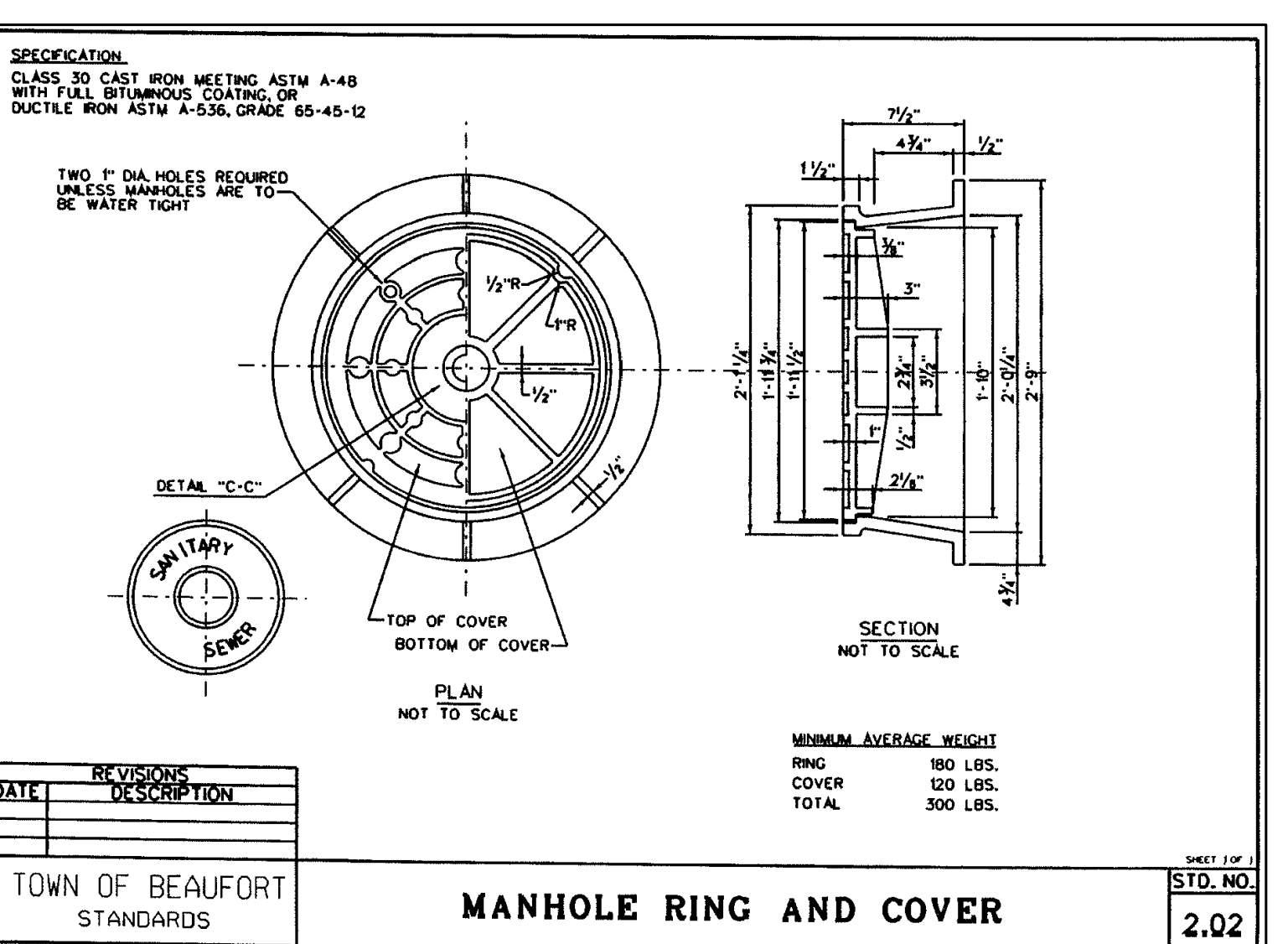
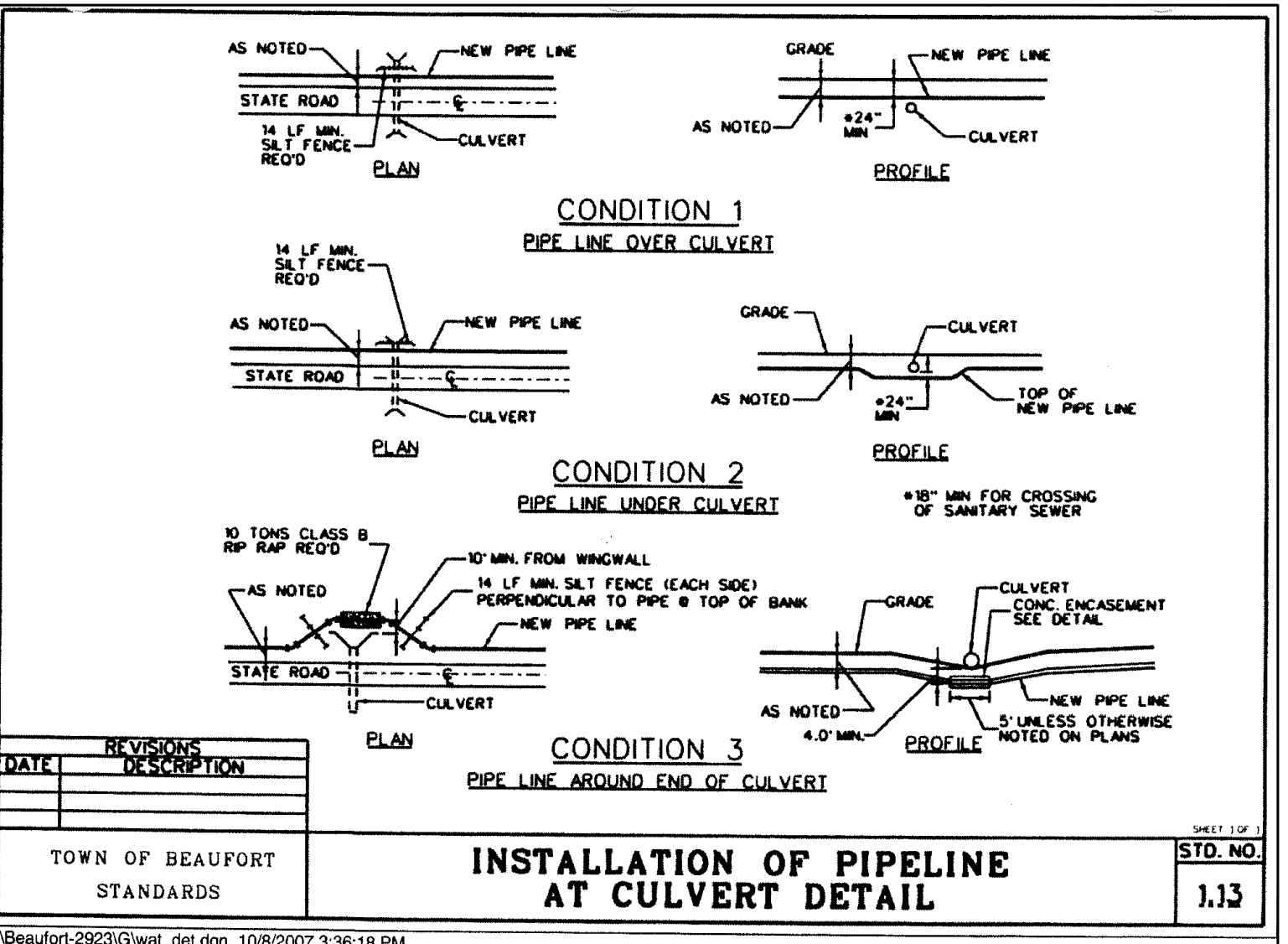
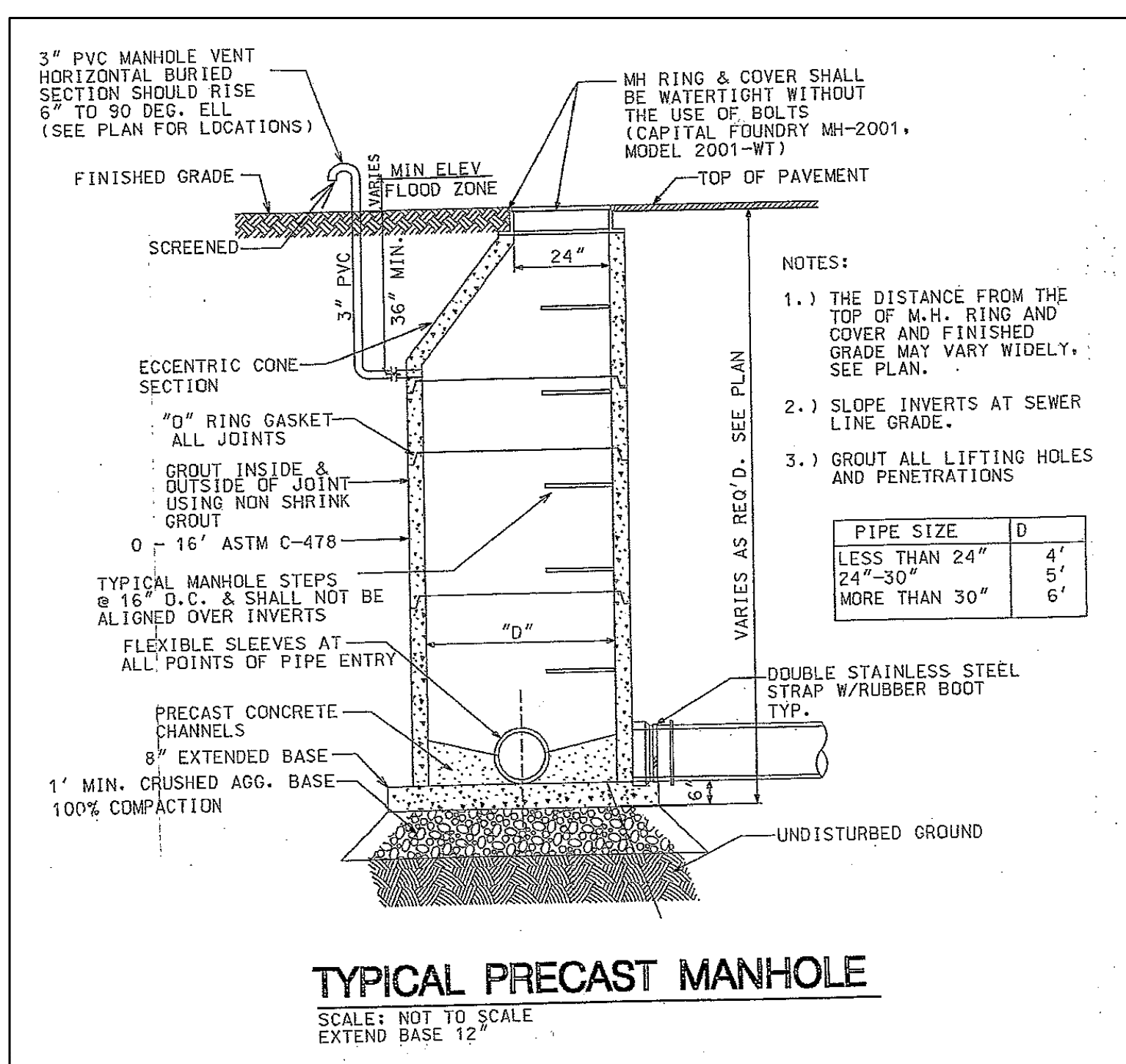
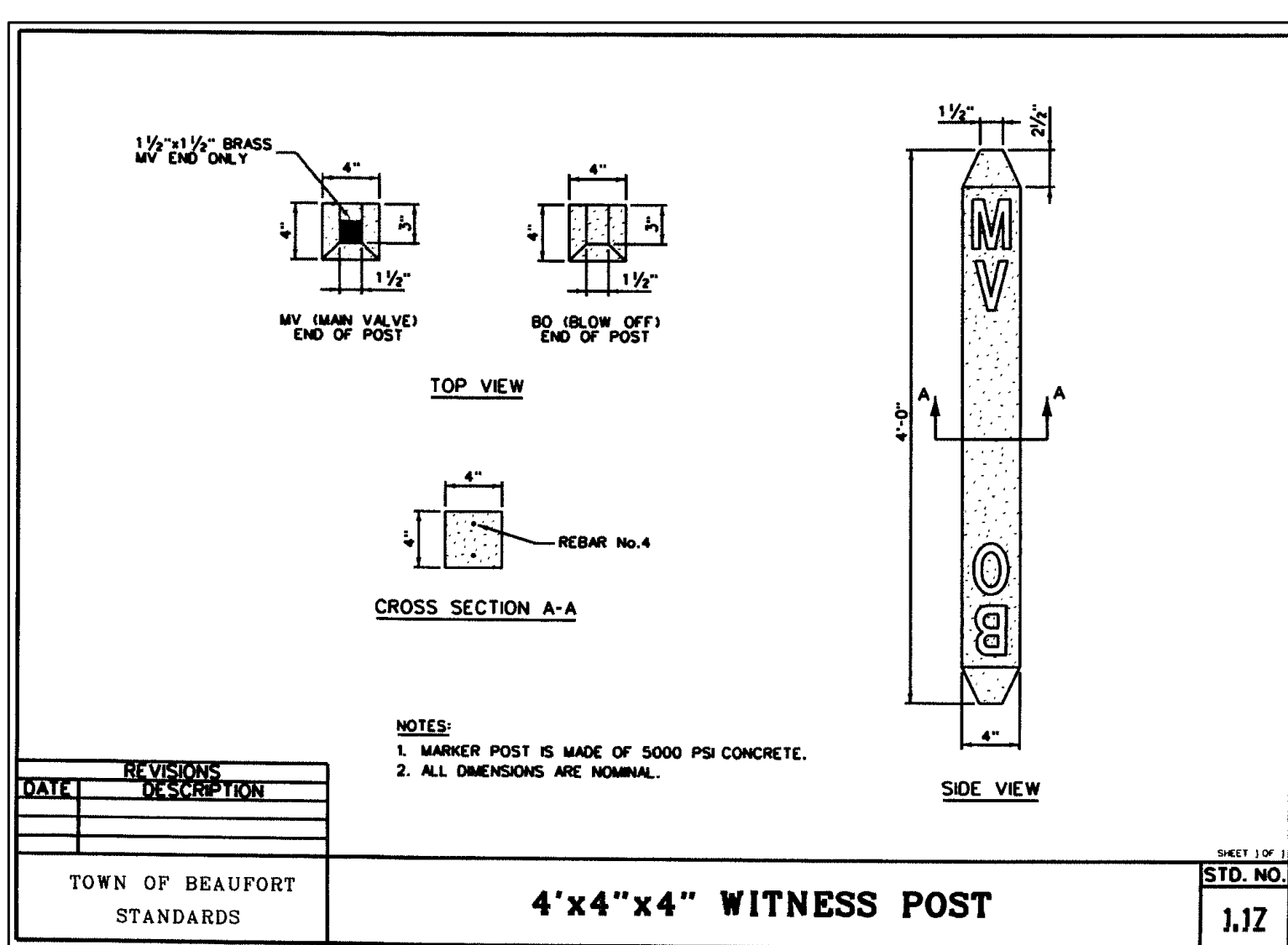
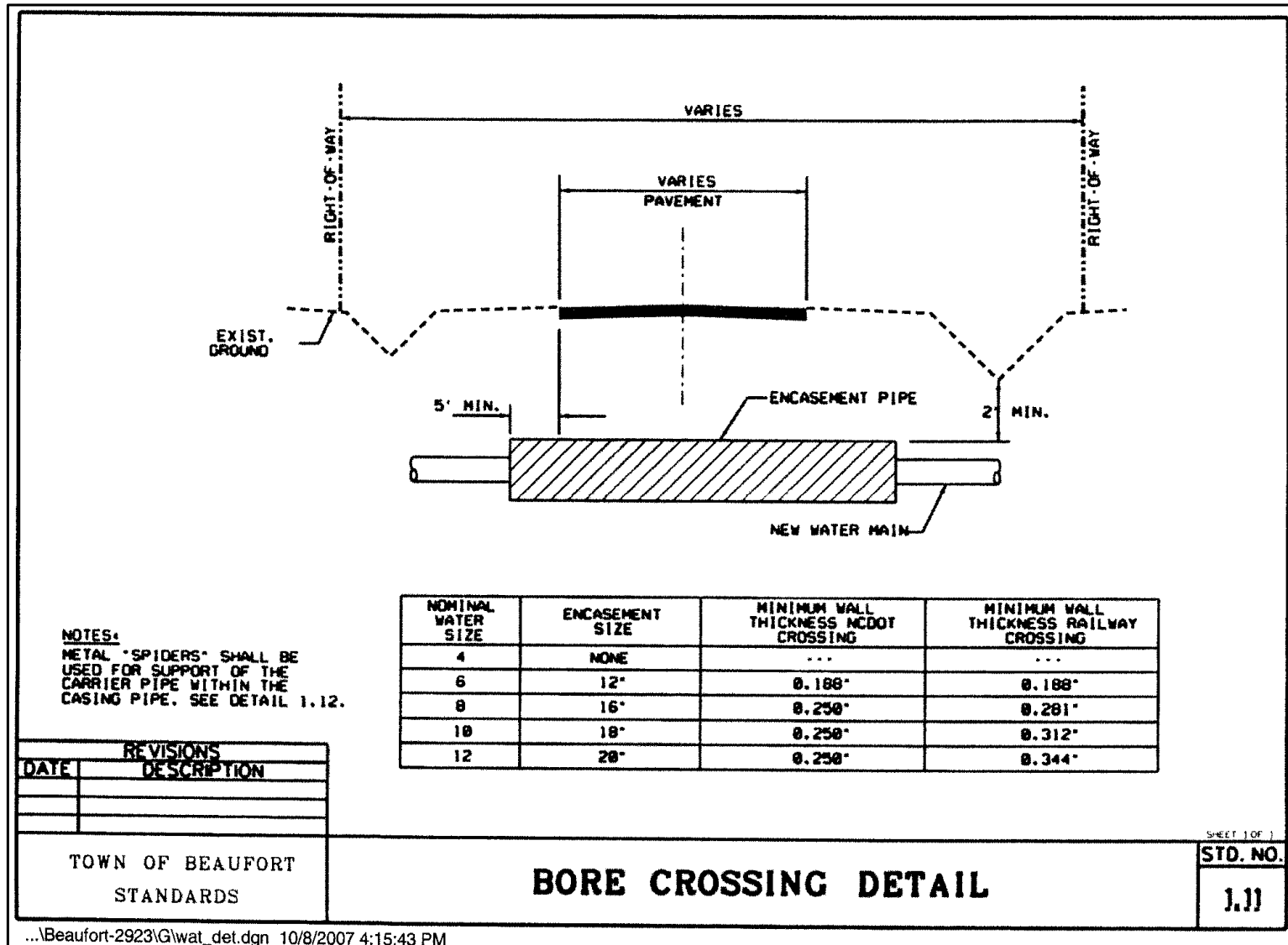
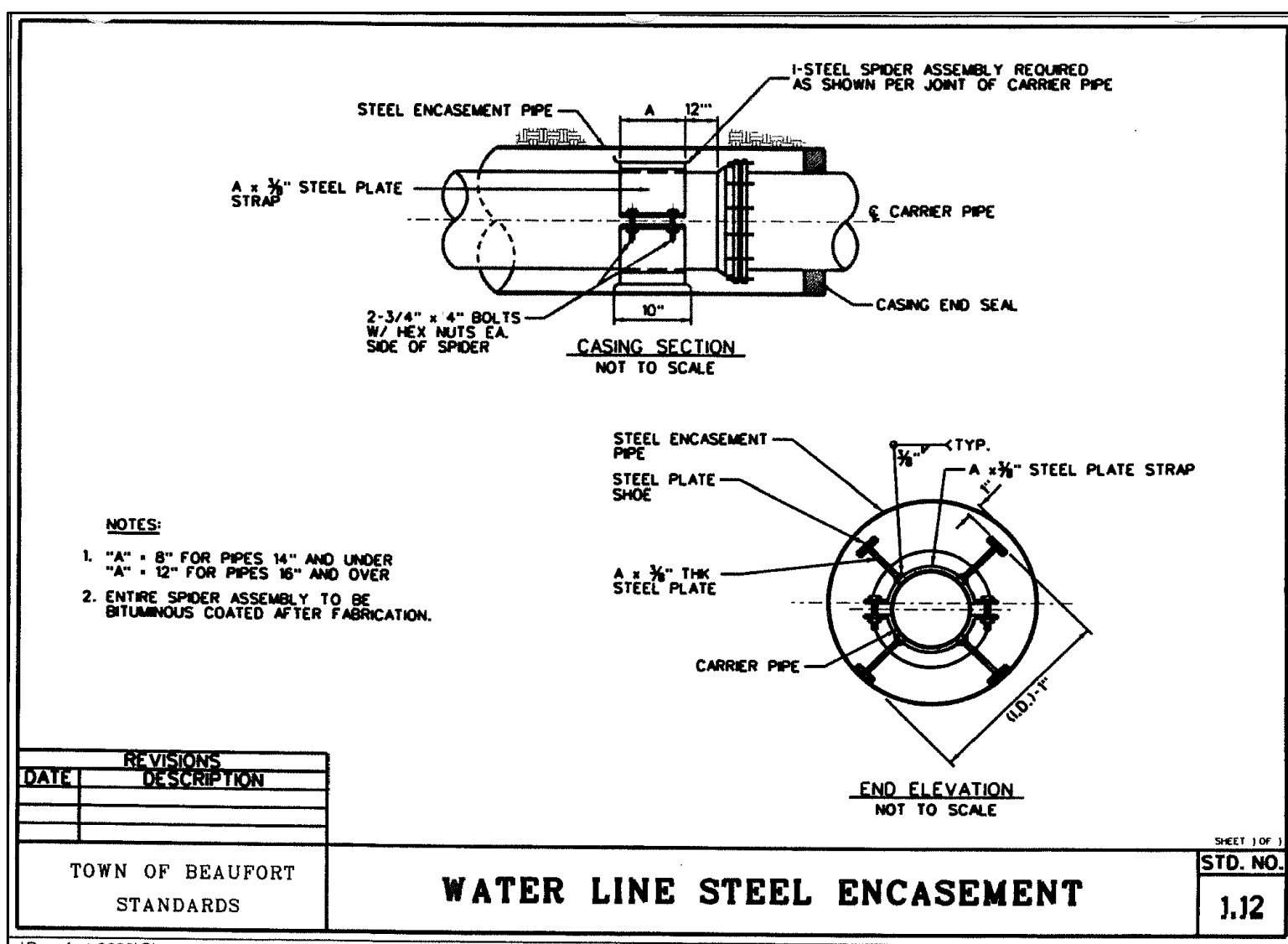
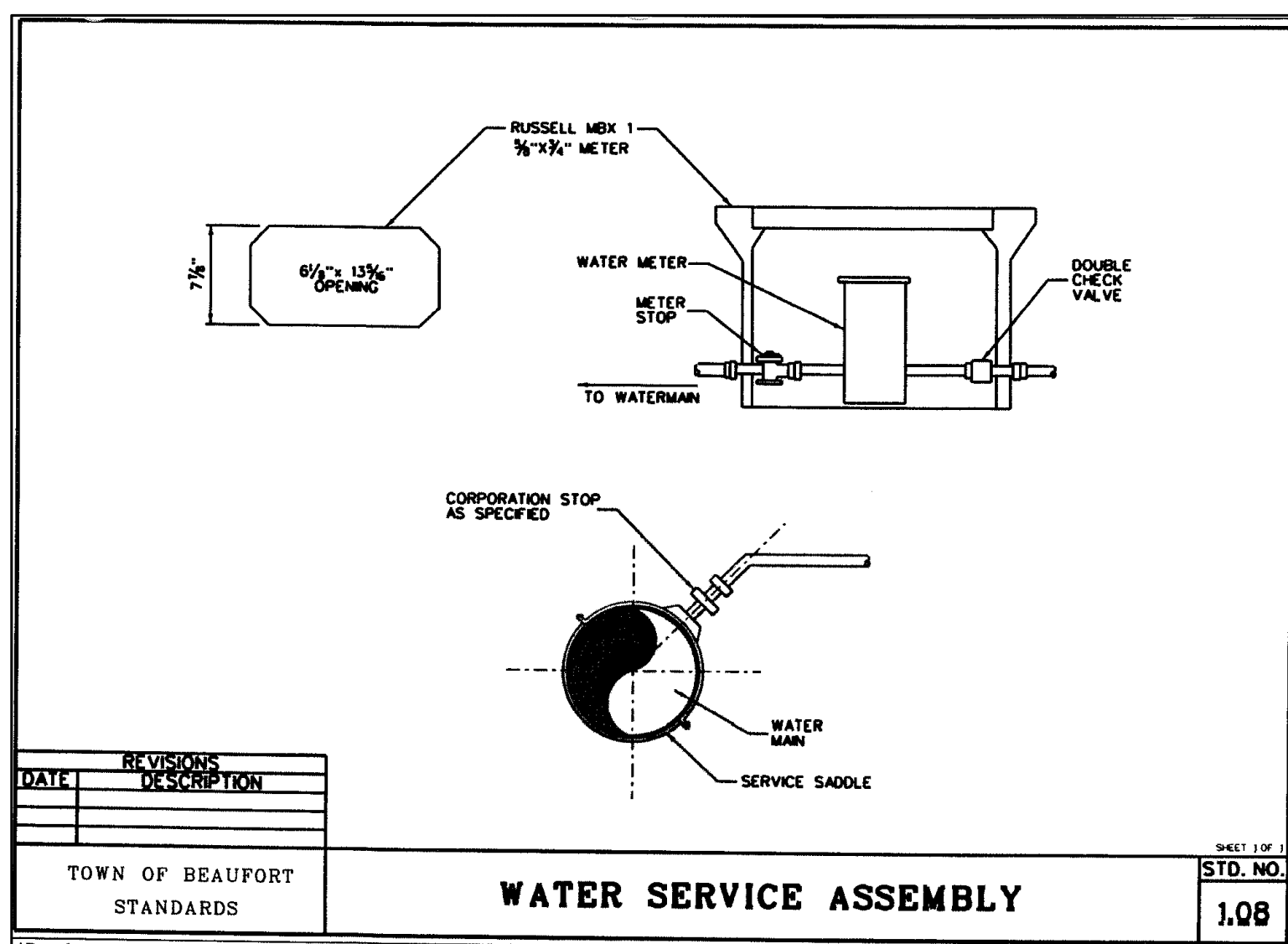
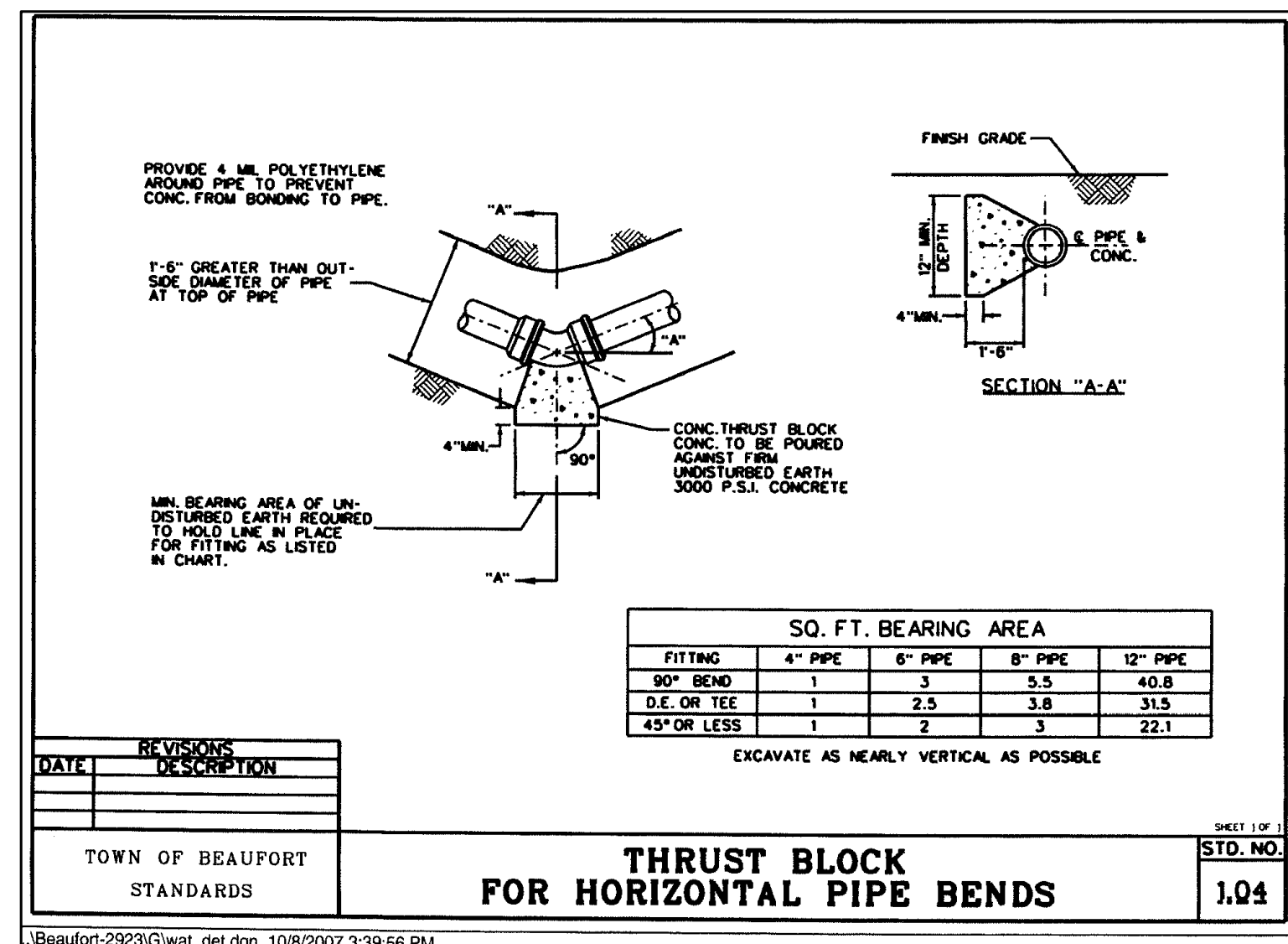
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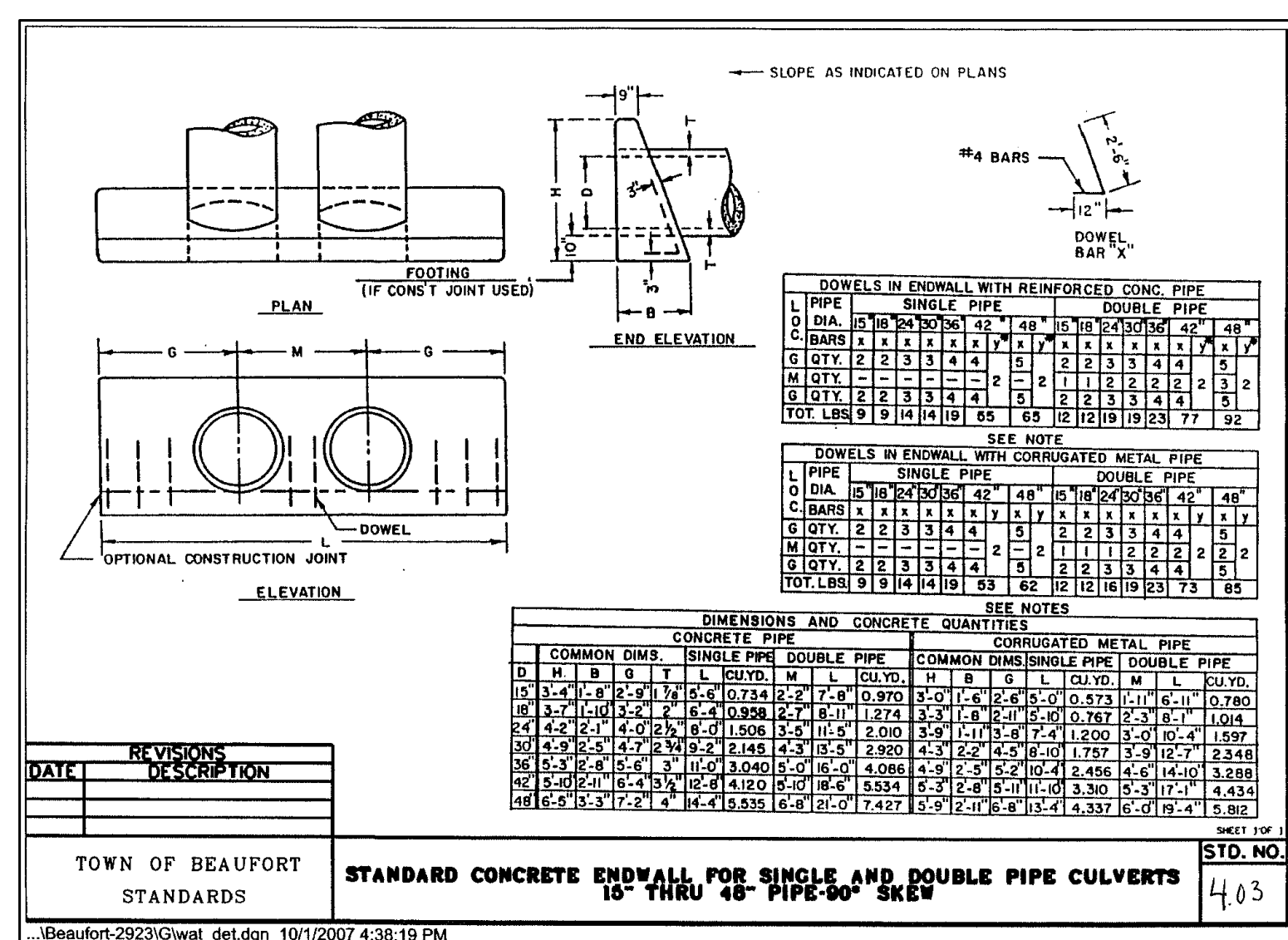
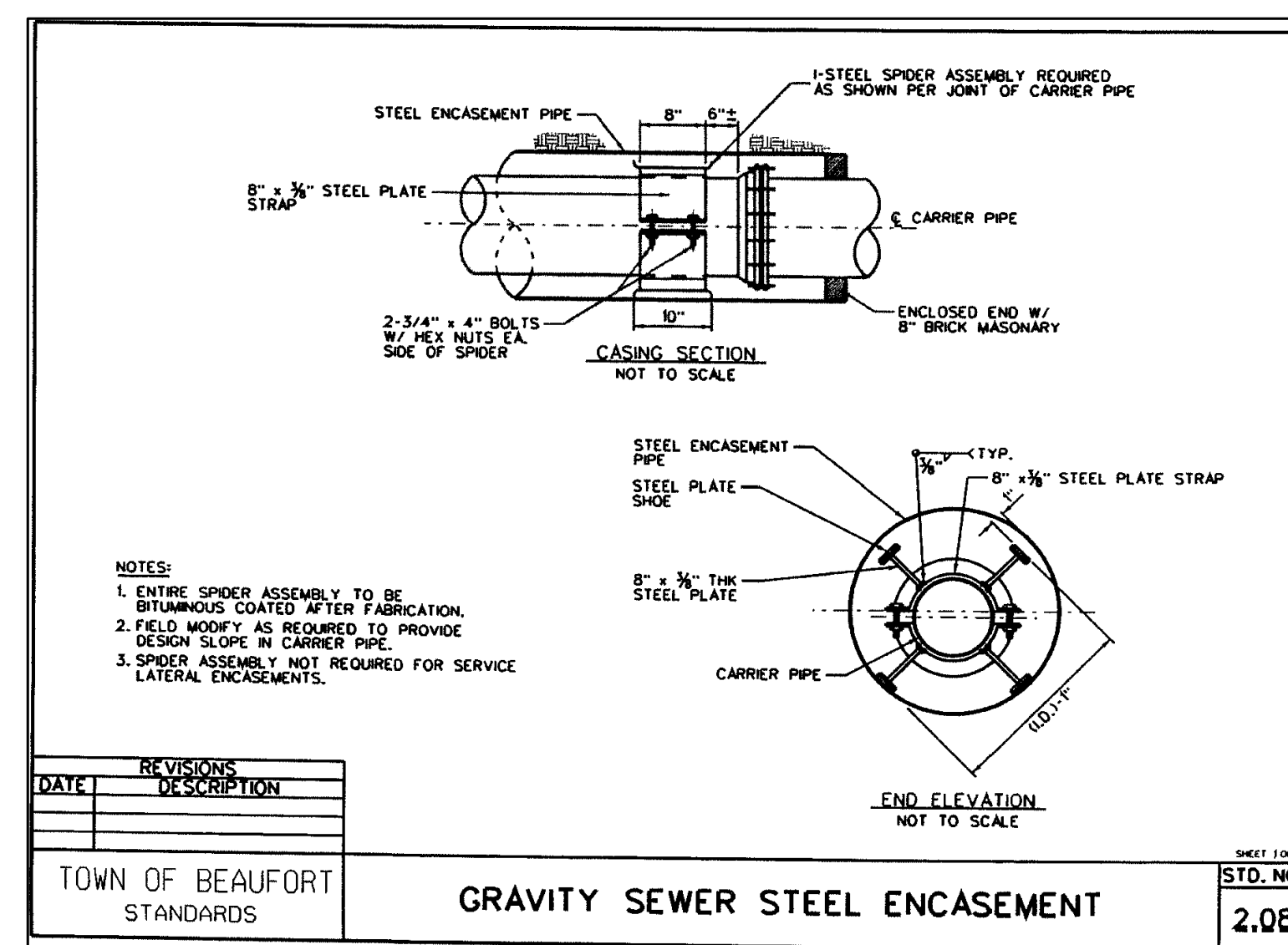
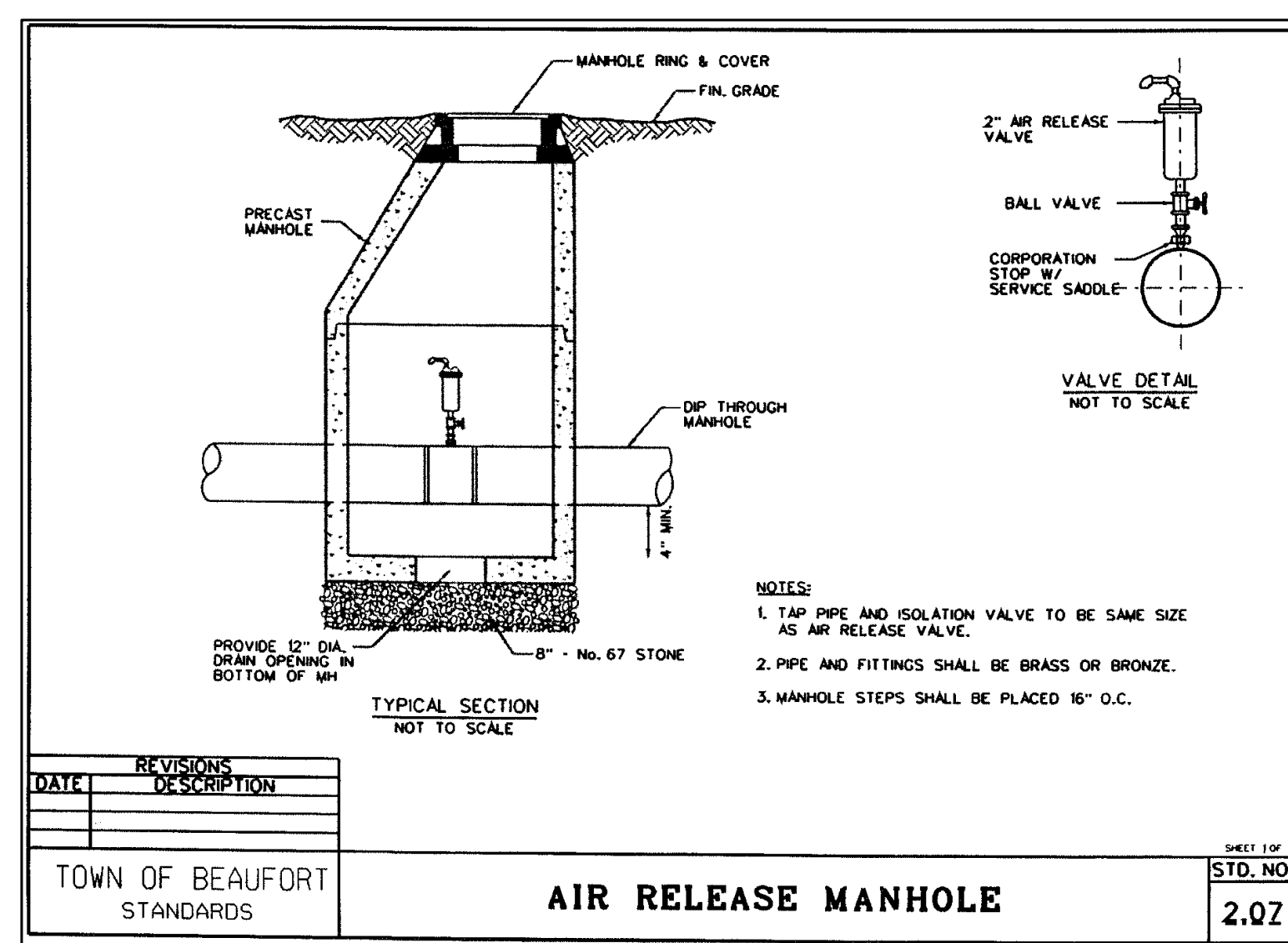
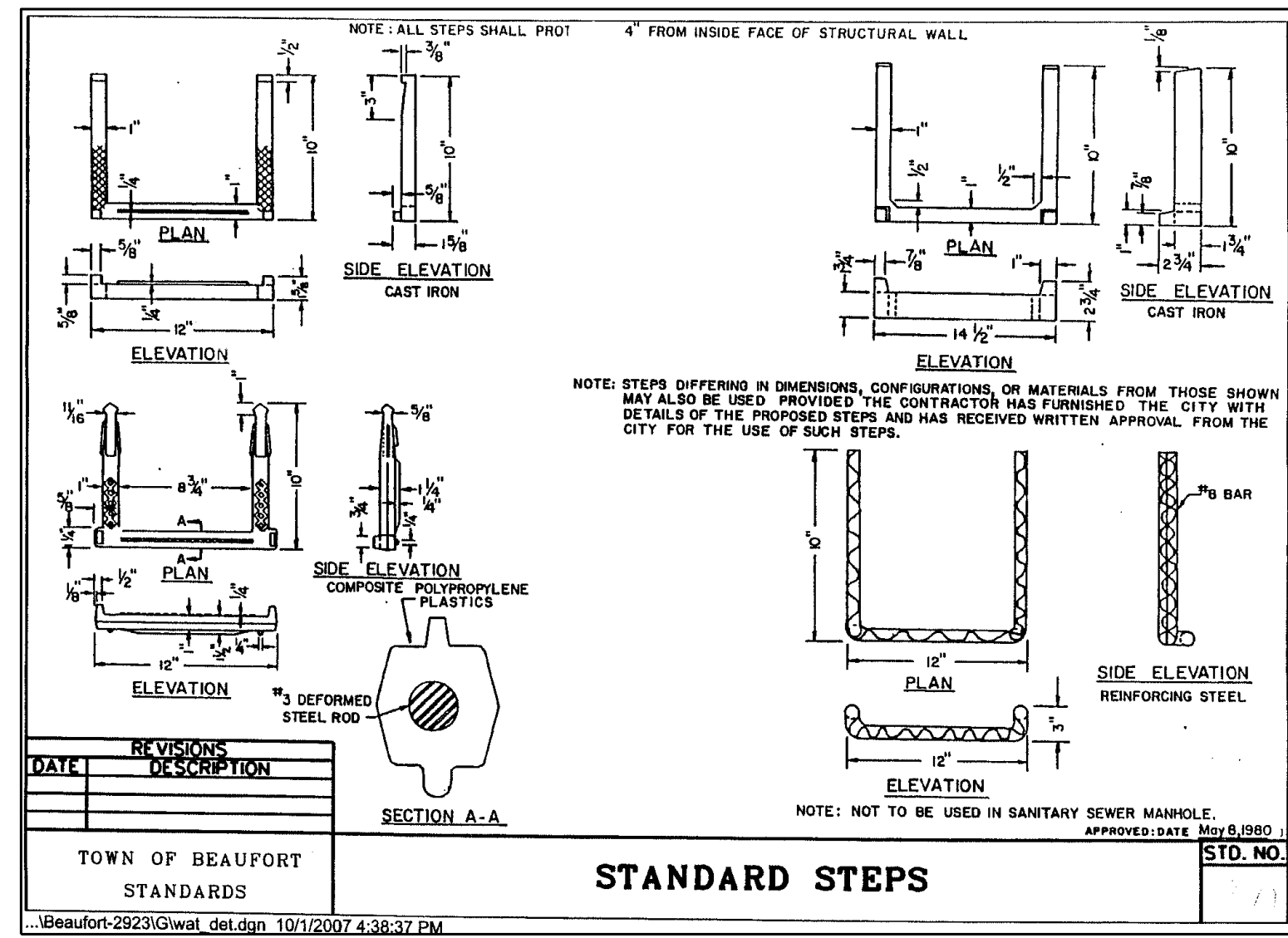
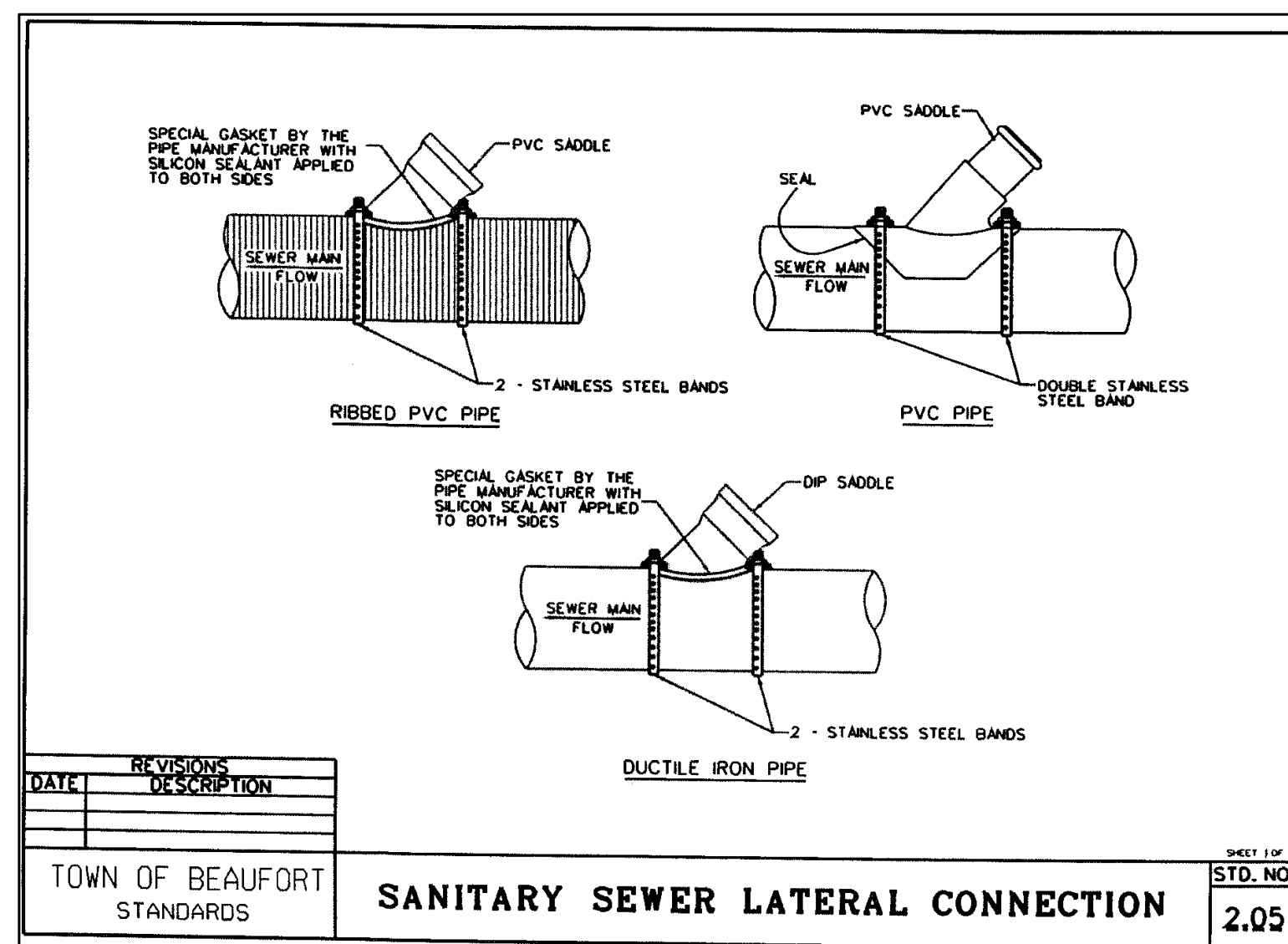
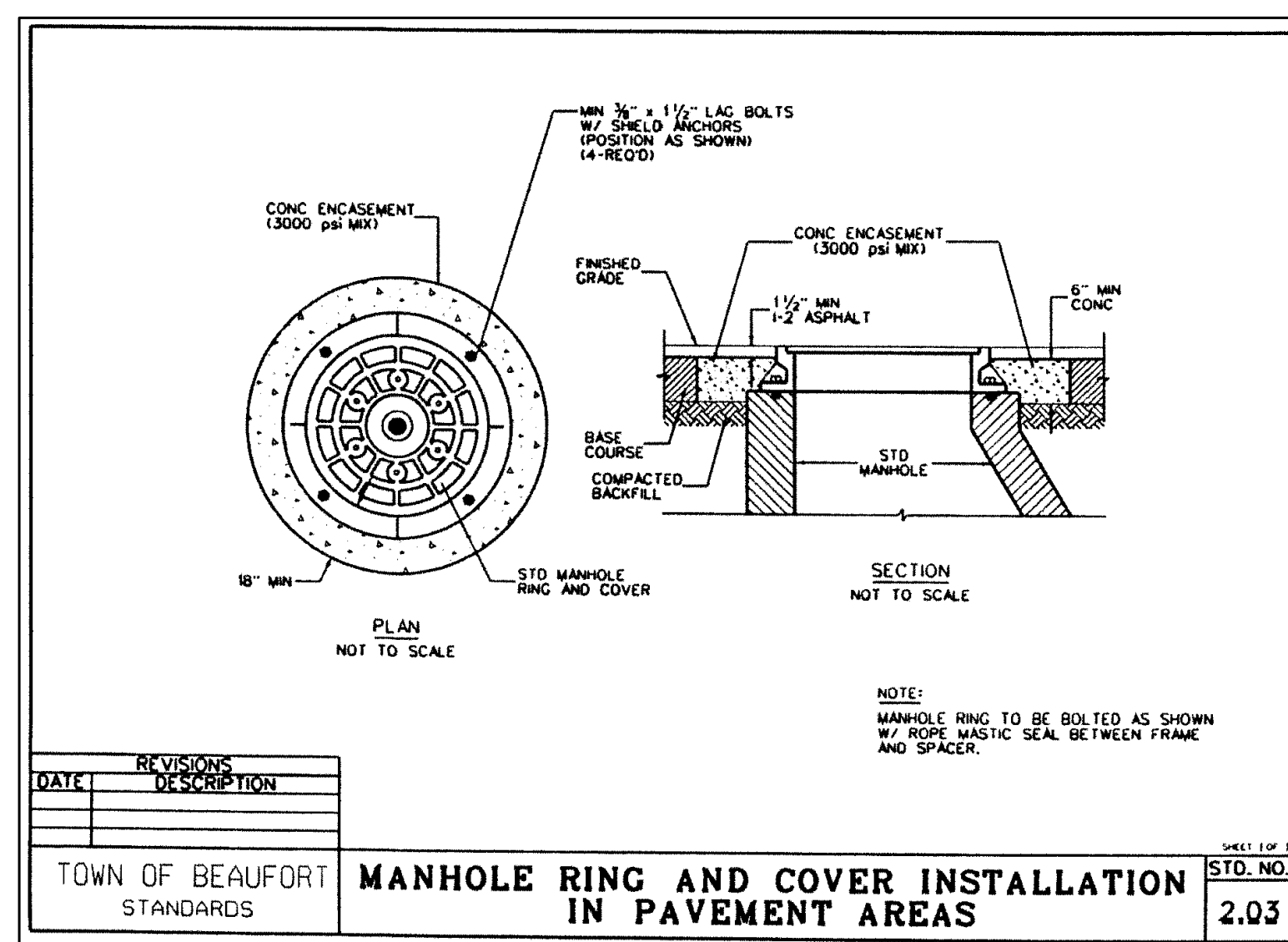
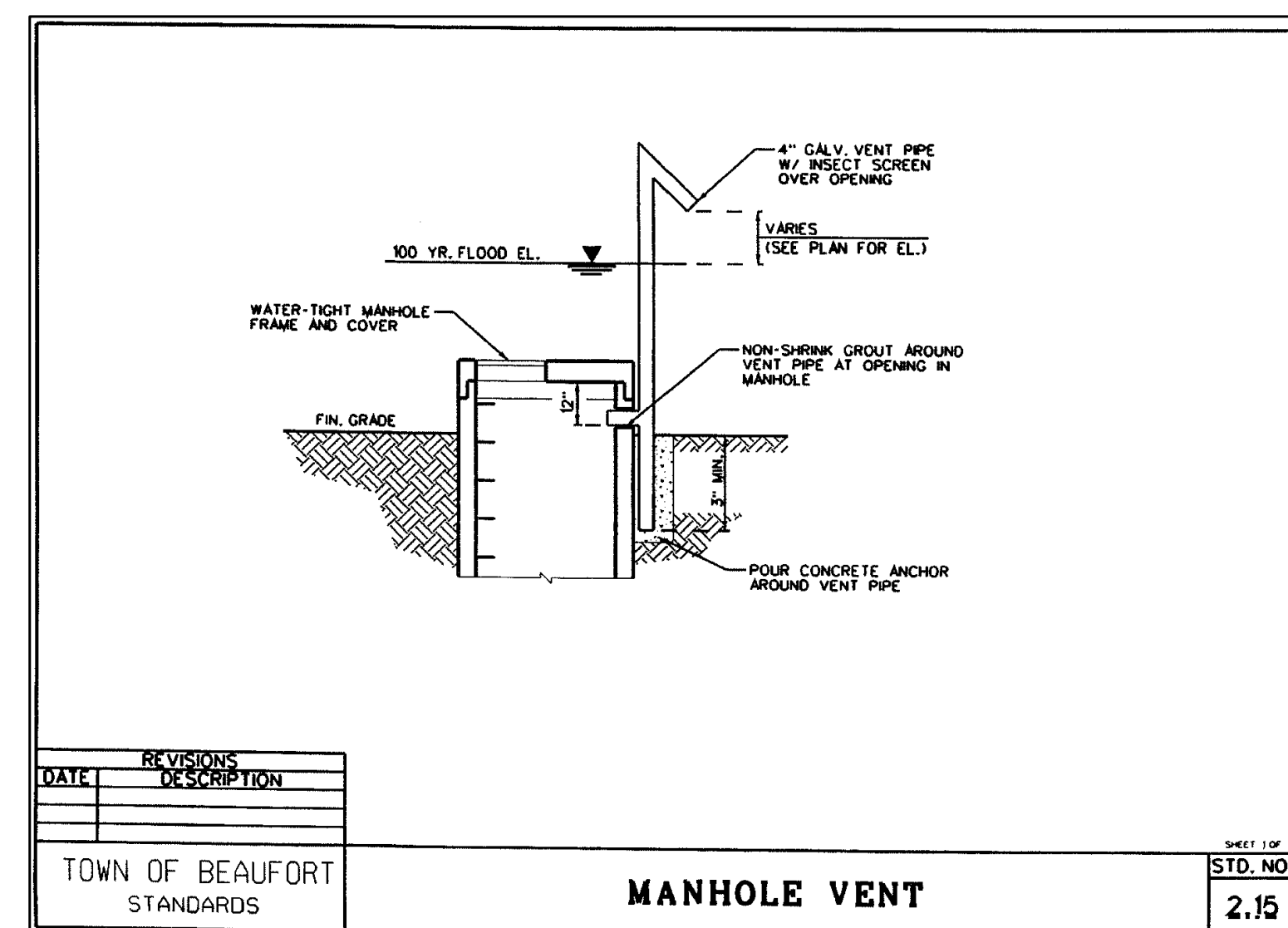
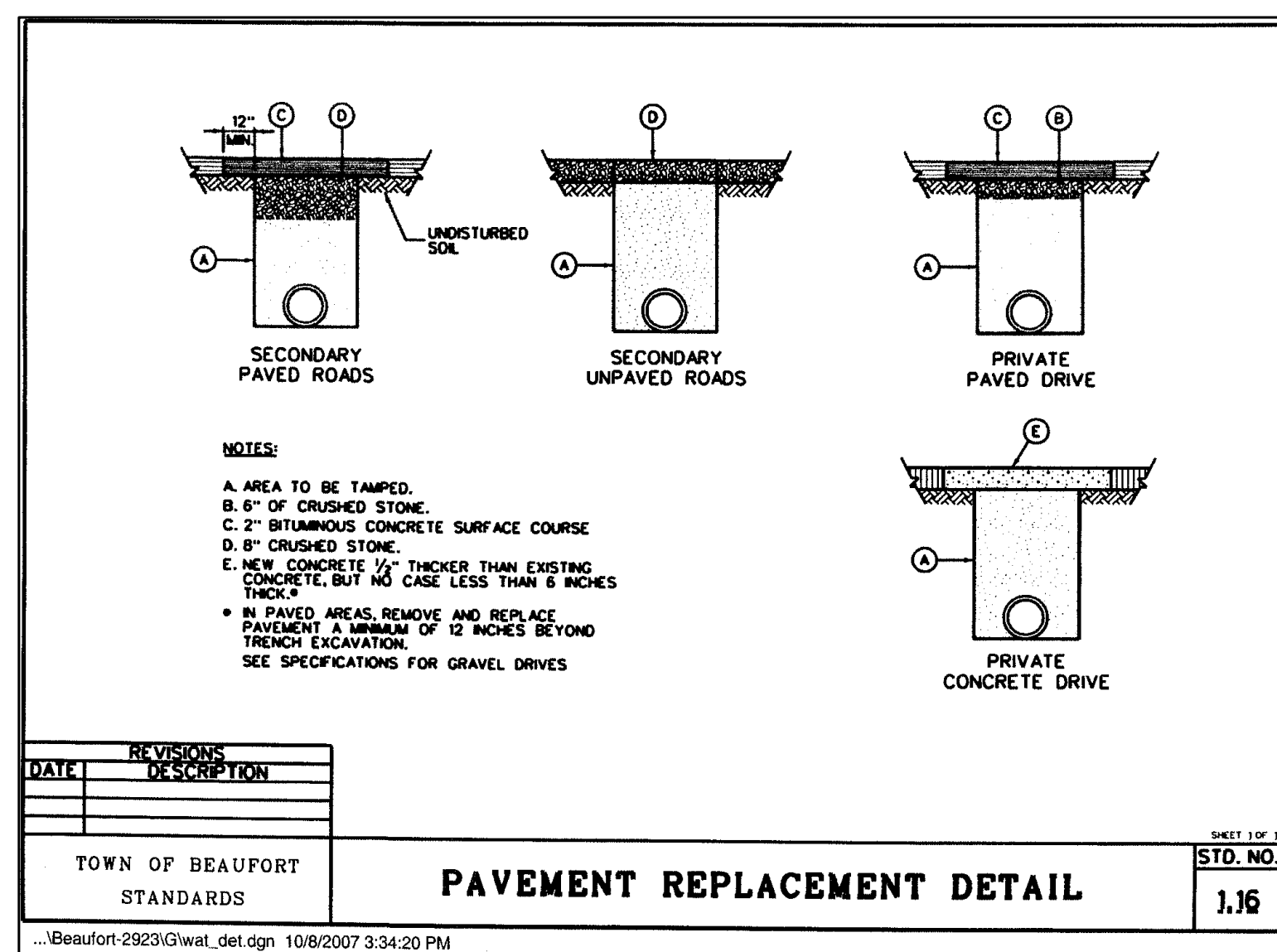
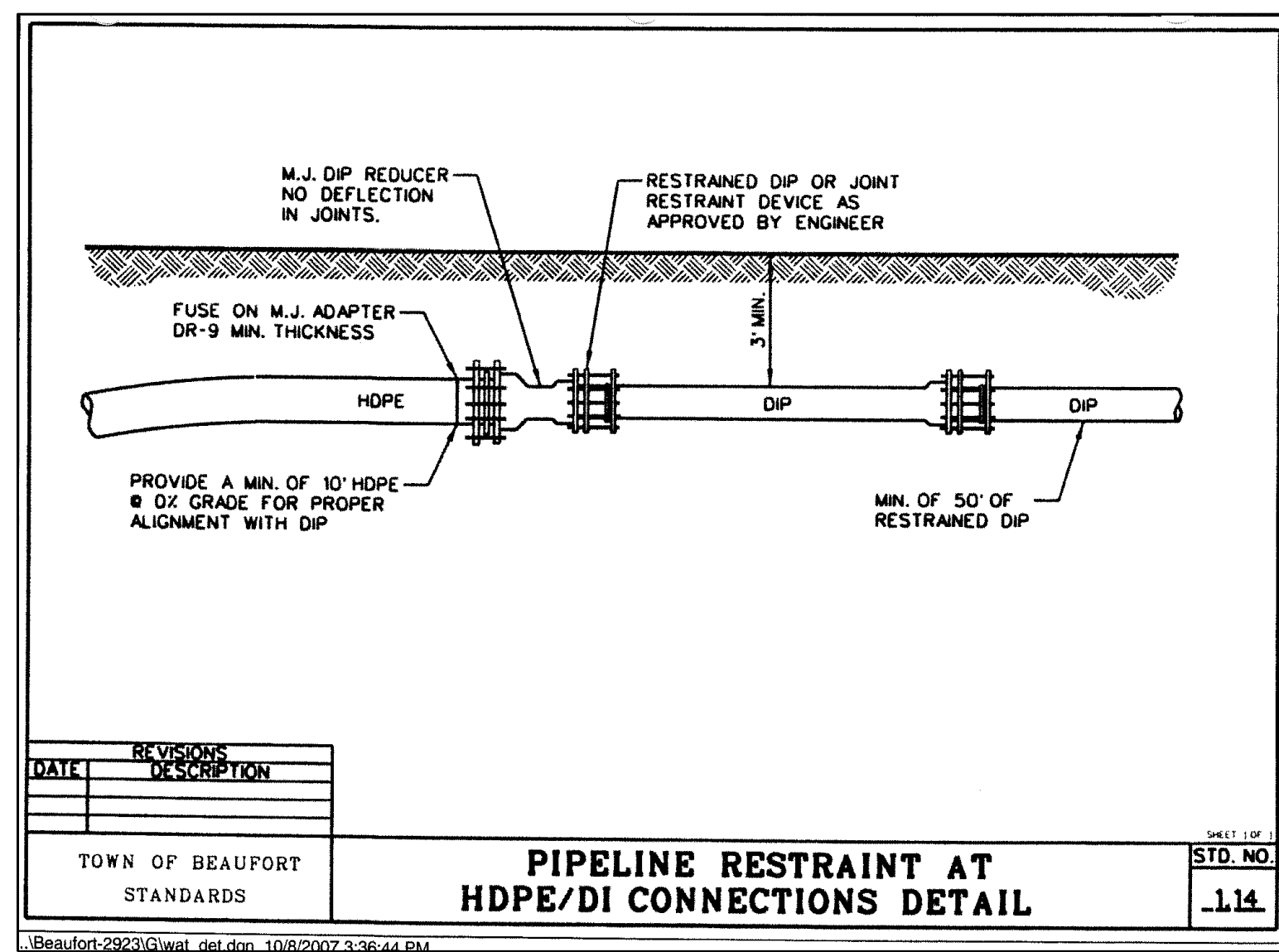


TYPICAL DETAILS NOTE:
 THE TYPICAL DETAILS ON THIS SHEET WERE DESIGNED AND PREPARED BY OTHERS.

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



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

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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

PIPE DIAMETER (IN)	MINIMUM TIME (MIN:SEC)	LENGTH FOR MINIMUM TIME (FT)	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	.388 L	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
8	7:34	298	1.528 L	7:34	7:34	7:34	7:36	7:36	8:52	10:00
10	9:26	239	2.374 L	9:26	9:26	9:26	11:52	12:51	13:49	17:48
12	11:20	199	3.418 L	11:20	11:20	11:24	14:15	17:05	19:56	25:38
15	14:18	159	5.324 L	14:18	14:18	17:48	22:15	26:42	31:09	35:36
18	17:00	123	7.692 L	17:00	19:13	23:38	28:03	33:27	38:52	44:16
21	19:58	114	10.478 L	19:58	26:18	34:54	43:27	52:21	61:00	69:48
24	22:48	99	13.674 L	22:47	34:11	45:34	56:58	68:22	79:46	91:18
27	25:36	88	17.286 L	25:31	43:16	57:41	72:07	86:32	100:57	115:22
30	28:28	80	21.266 L	25:27	53:25	71:13	89:02	106:50	124:38	142:26
33	31:18	72	25.652 L	43:05	64:38	86:18	107:43	129:16	150:43	172:21
36	34:00	66	30.768 L	51:17	76:55	102:34	129:12	155:58	179:29	205:07

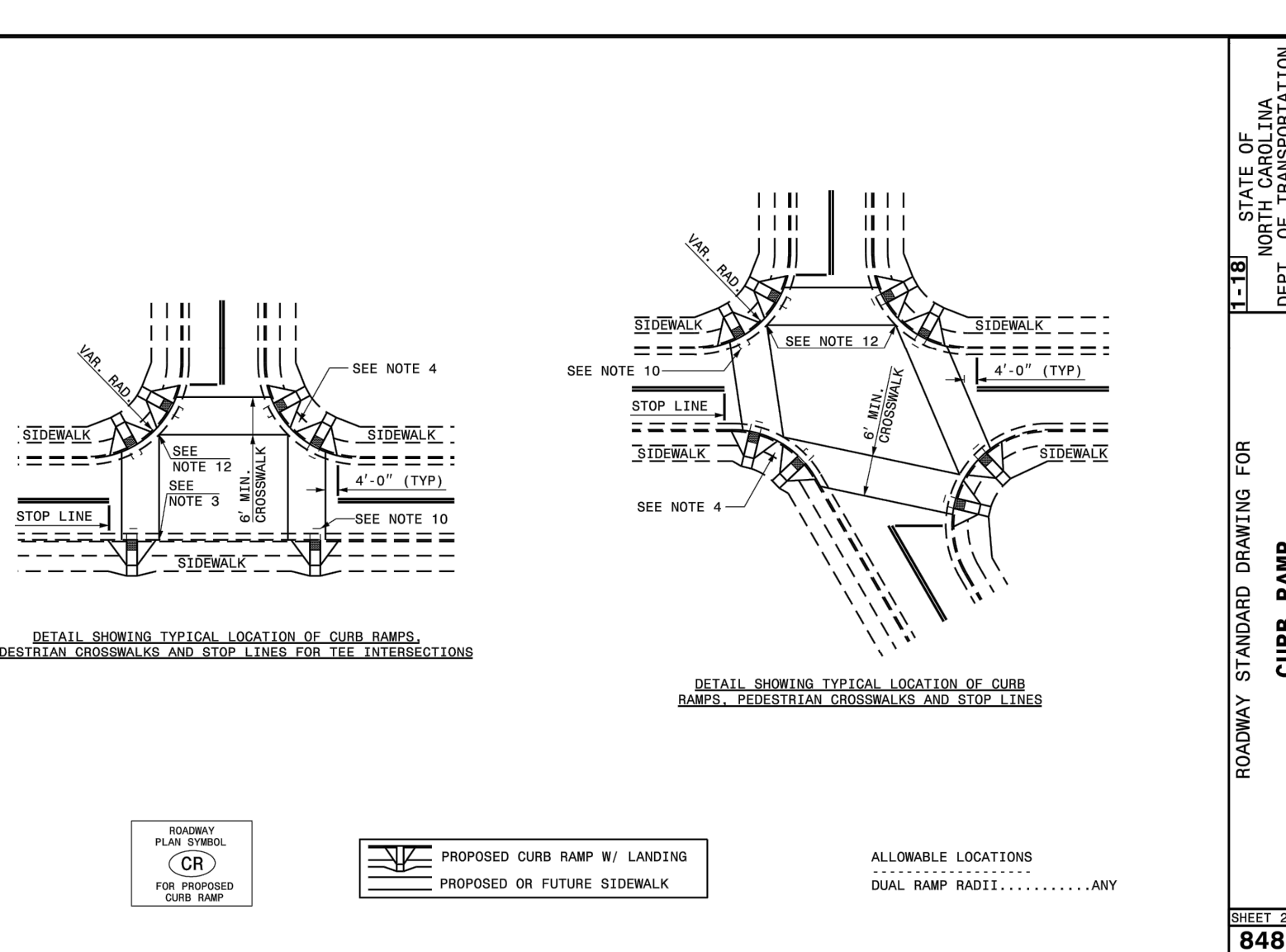
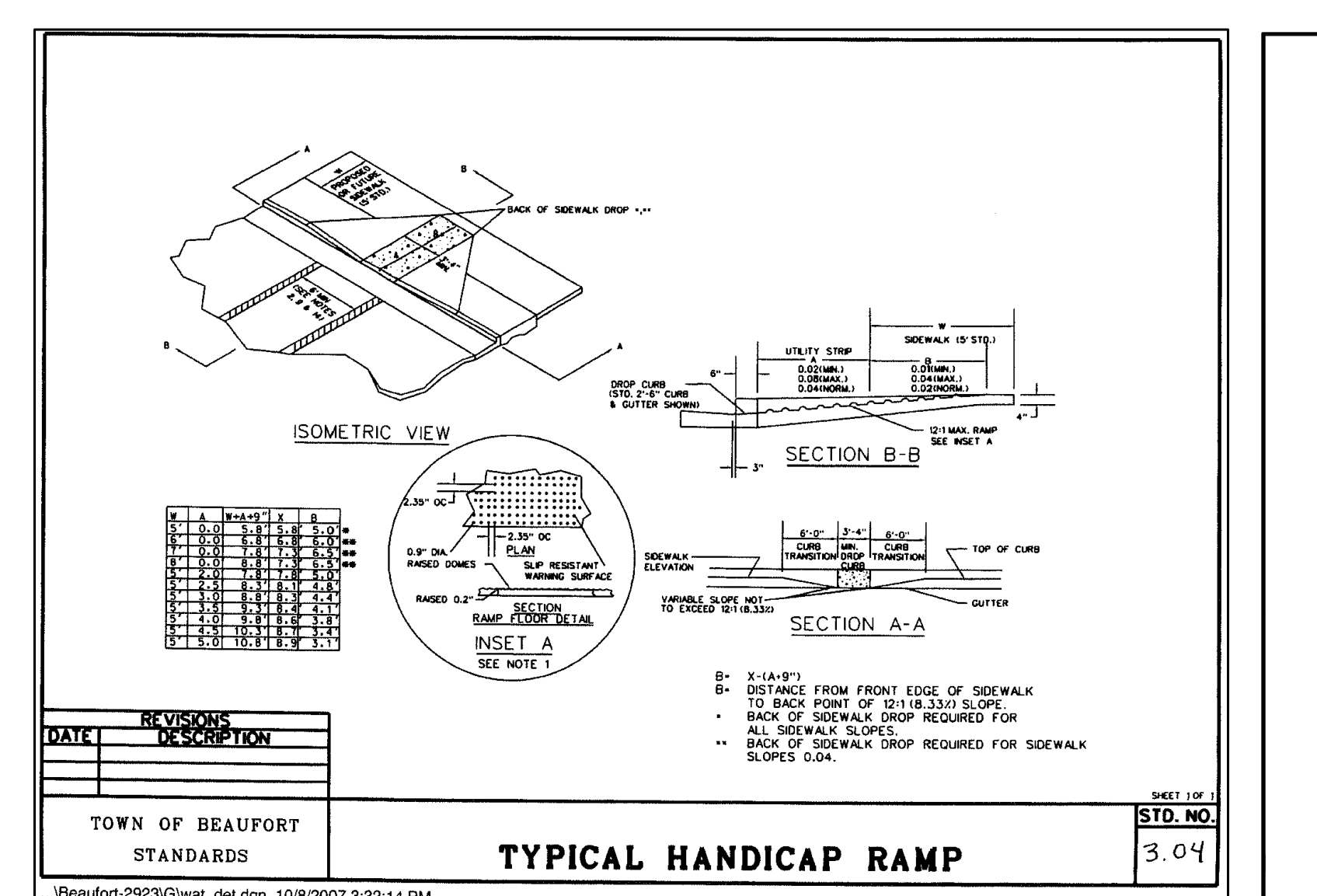
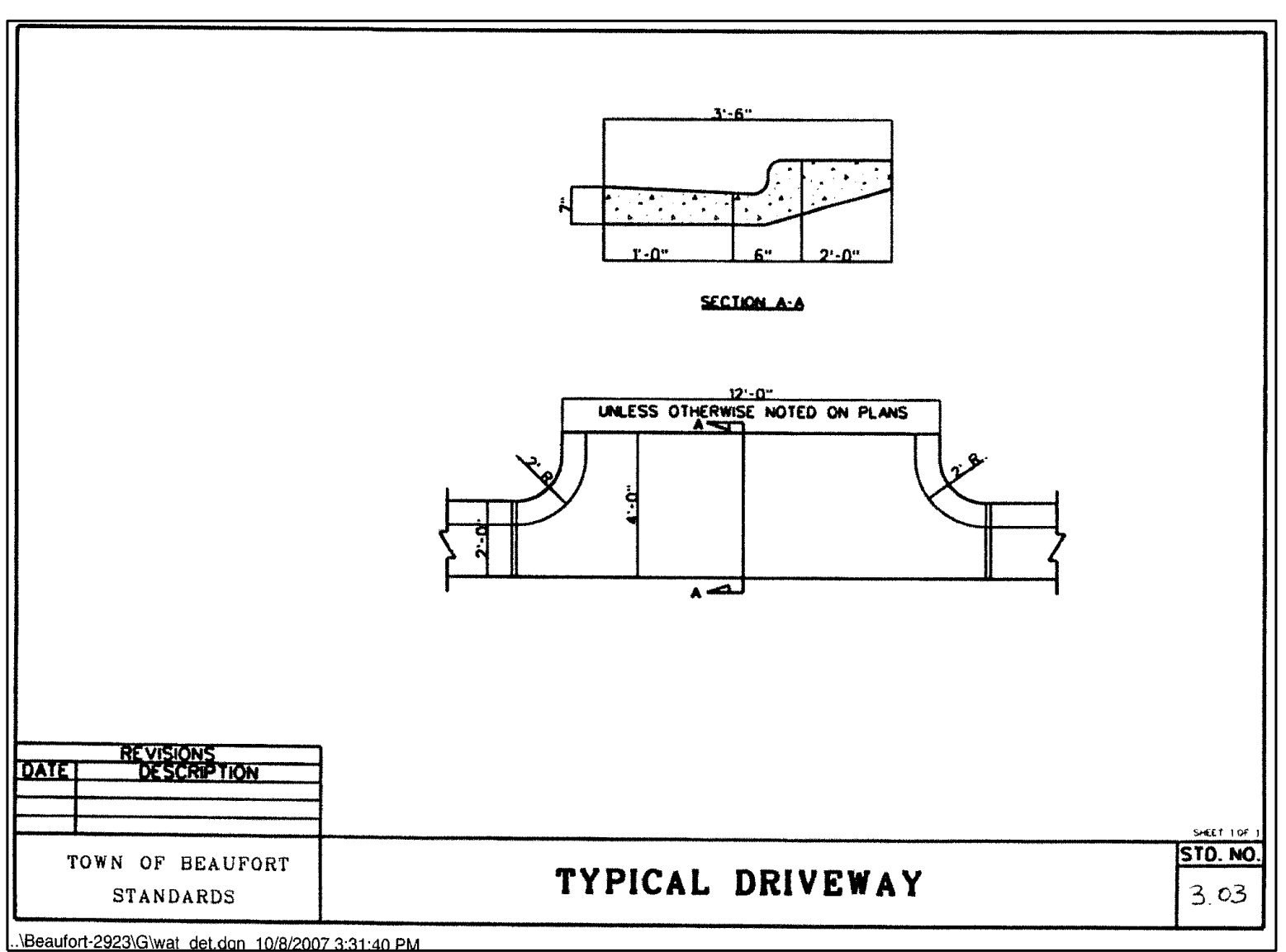
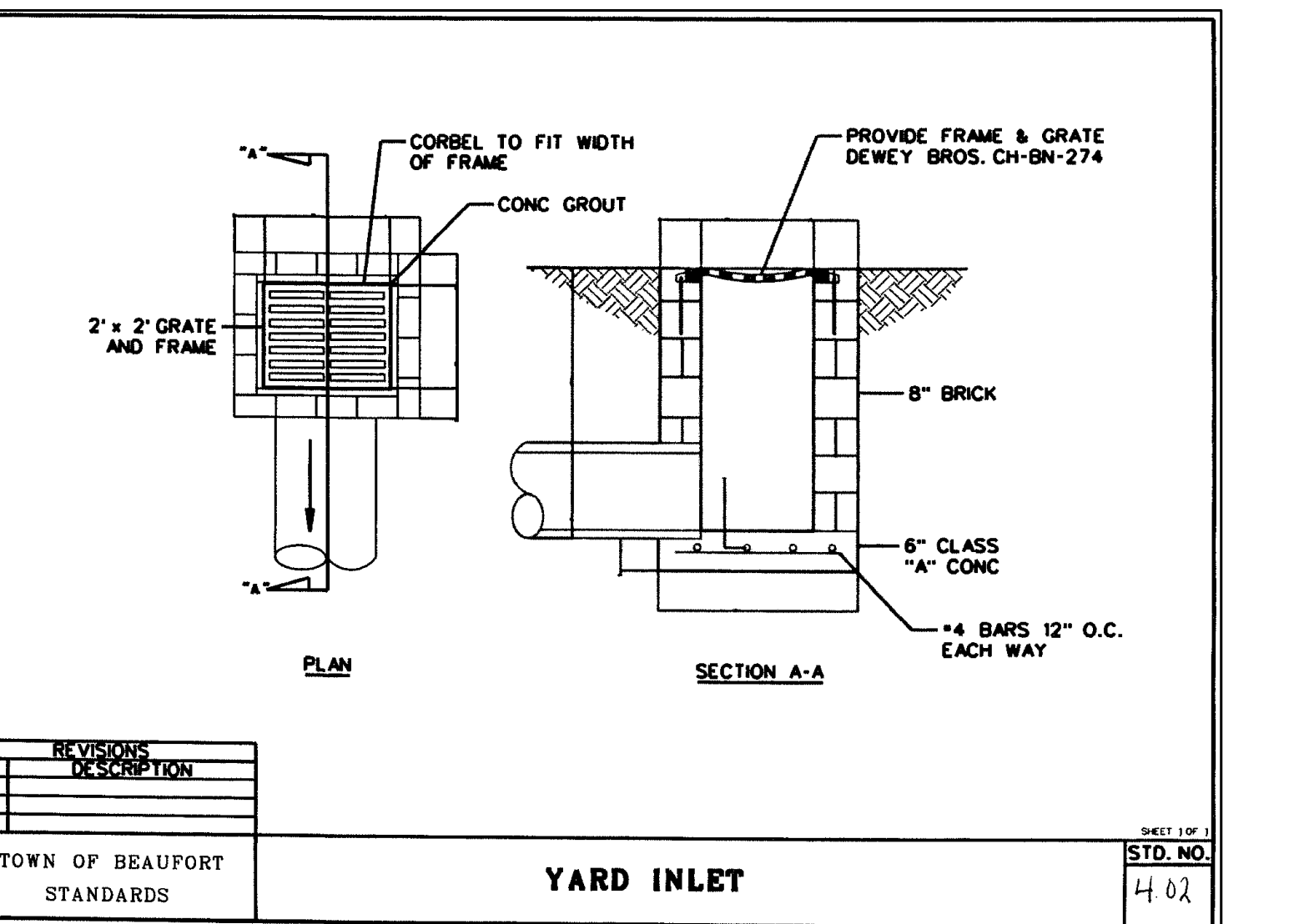
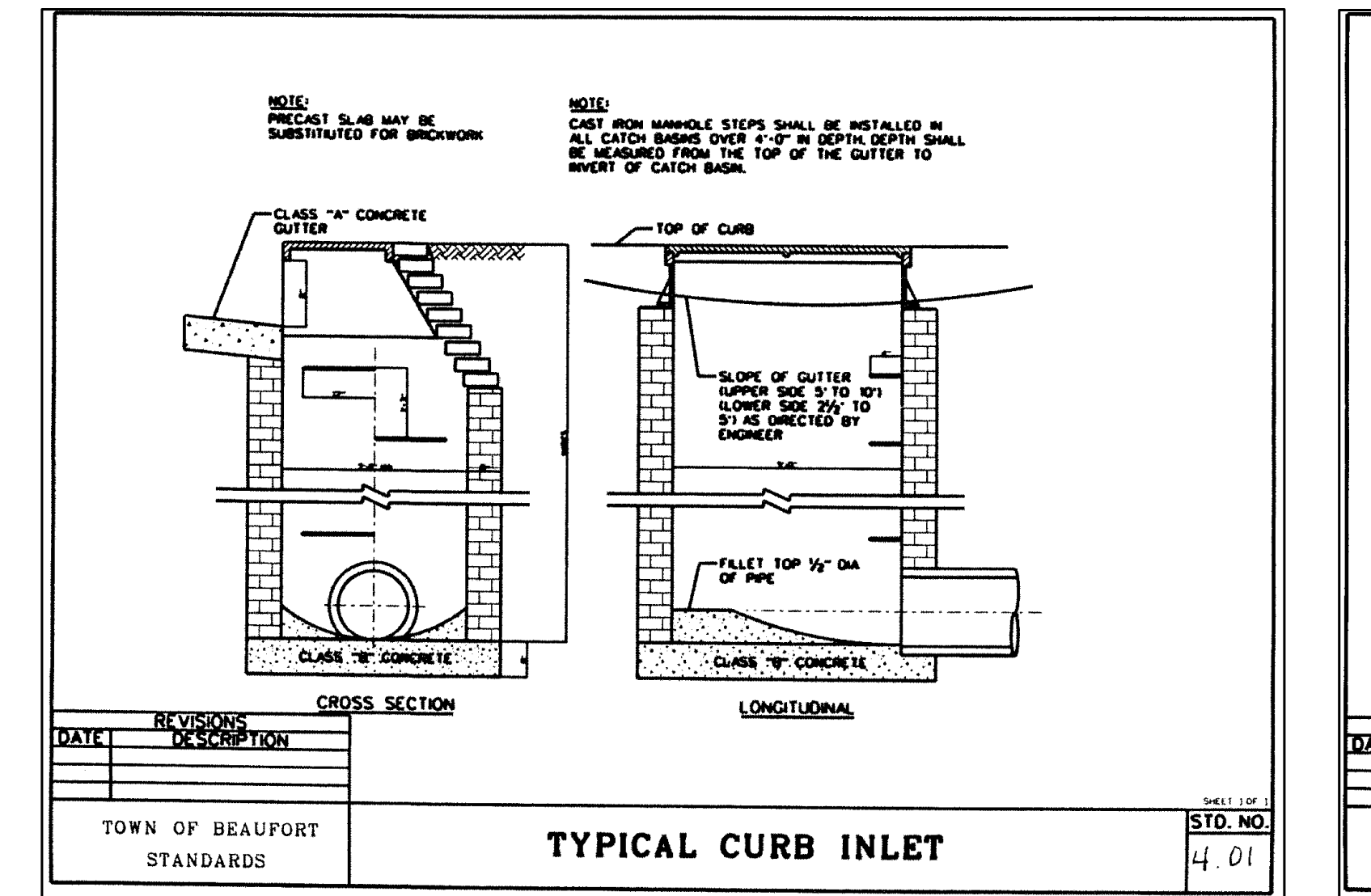
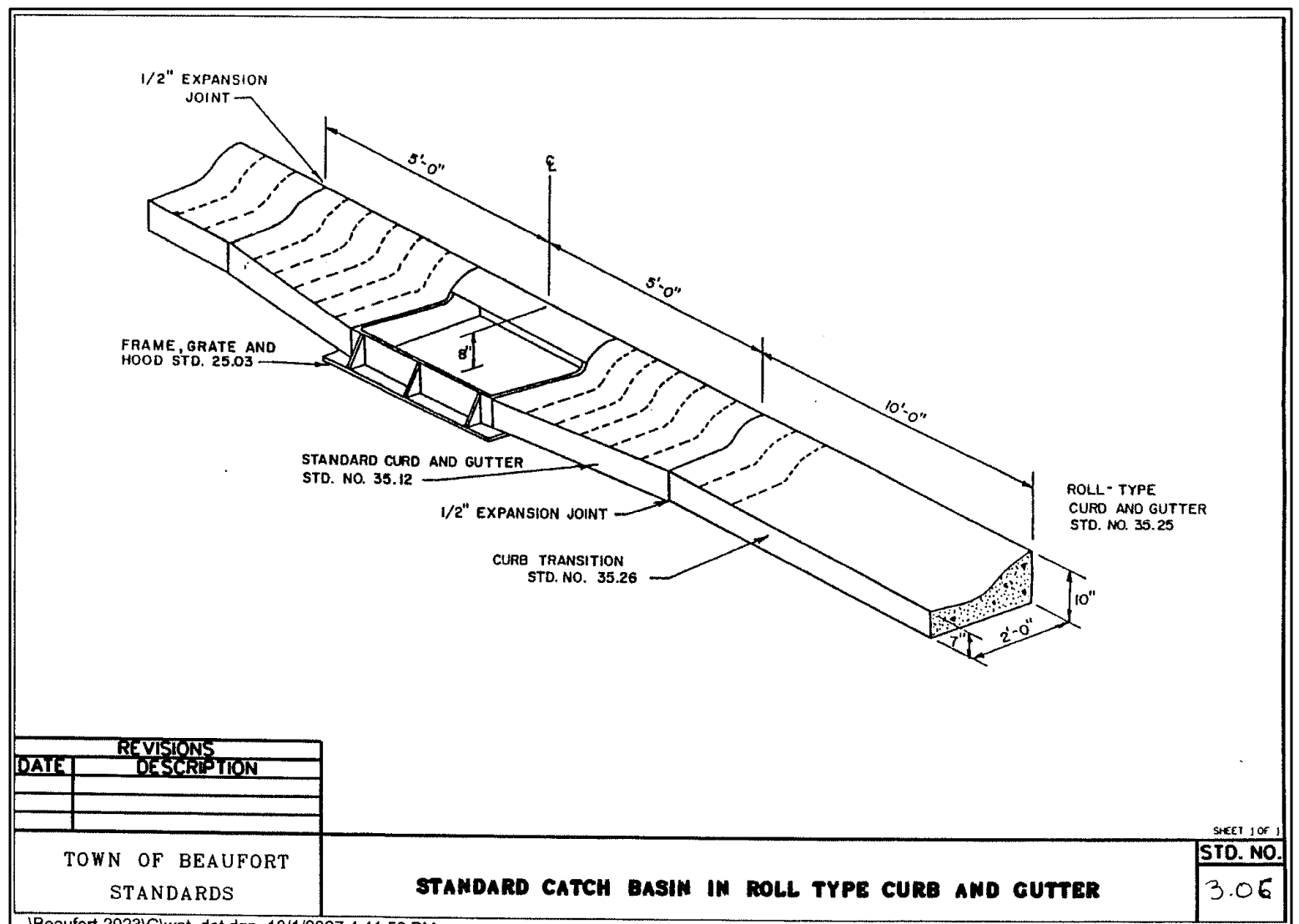
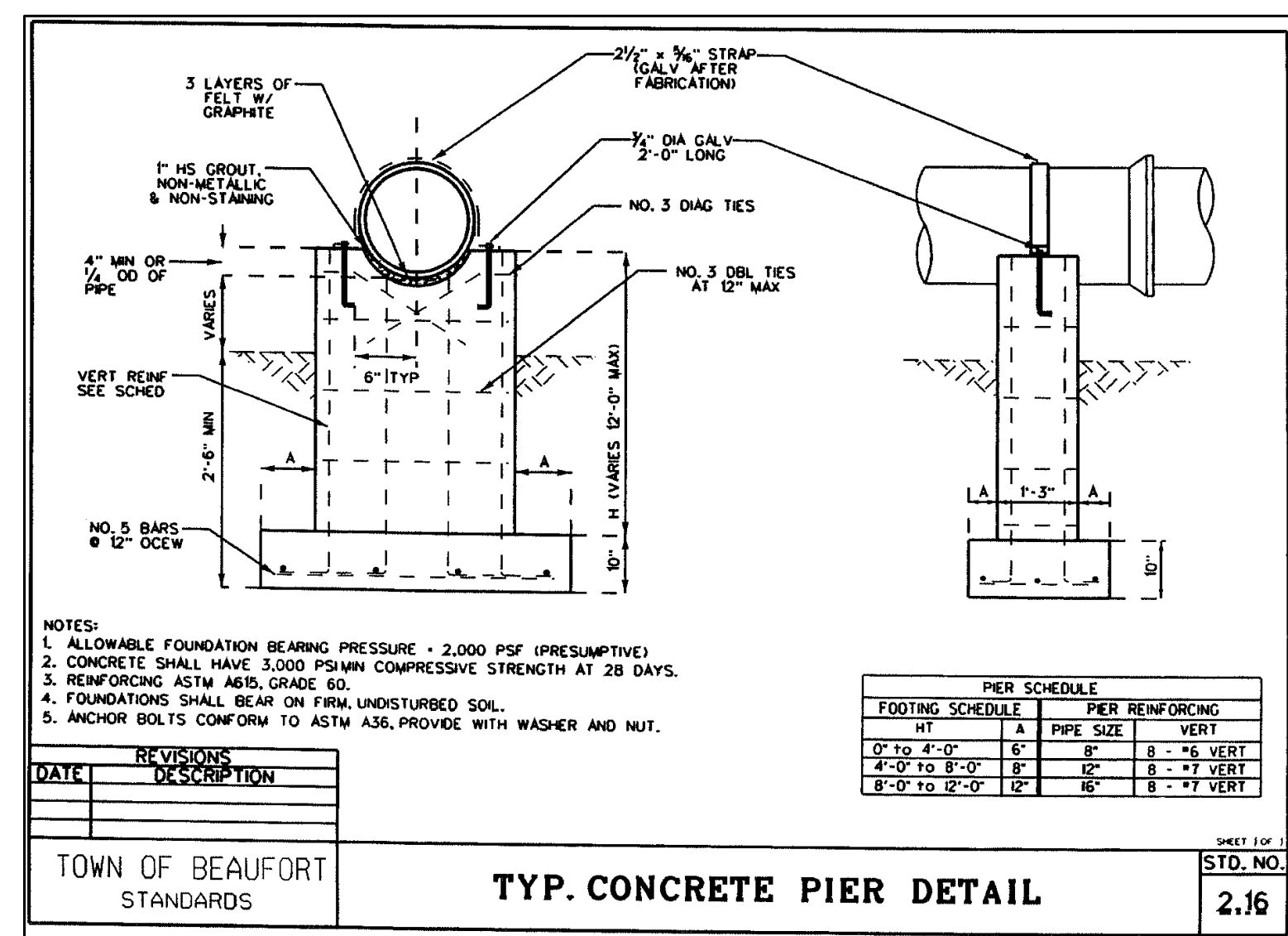
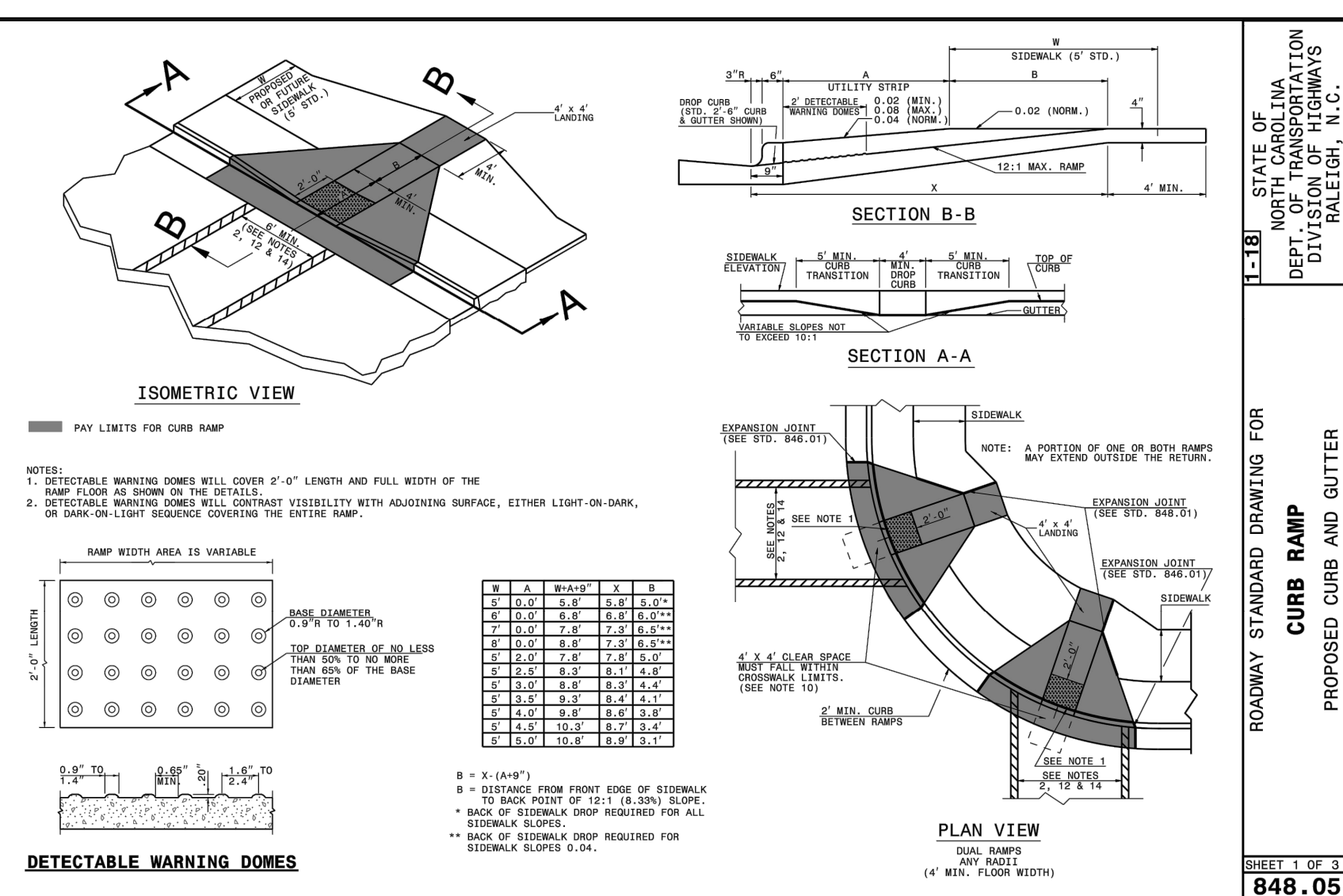
NOTE 1: THIS TABLE IS FROM UNI-B-6-98. THE TABLE IS BASED ON A 0.1 ALLOWABLE AIR LOSS RATE IN TEST SECTION. 0.8885 CUBIC FEET/MINUTE/SQUARE FEET. TO SHORTEN REQUIRED TEST TIME, A MAXIMUM PRESSURE DROP OF 0.9 PSIG MAY BE USED AND THE REQUIREMENTS REDUCED BY HALF.

TOWN OF BEAUFORT STANDARDS

LOW PRESSURE AIR TESTING FOR GRAVITY SEWER MAINS

STANDARD

2.11



BEAU COAST PHASE 5

SEWER, STORM & ROADWAY DETAILS

BEAUFORT, NC

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

PRELIMINARY
NOT APPROVED FOR
CONSTRUCTION
BY JOSEPH S. BOY

Revisions

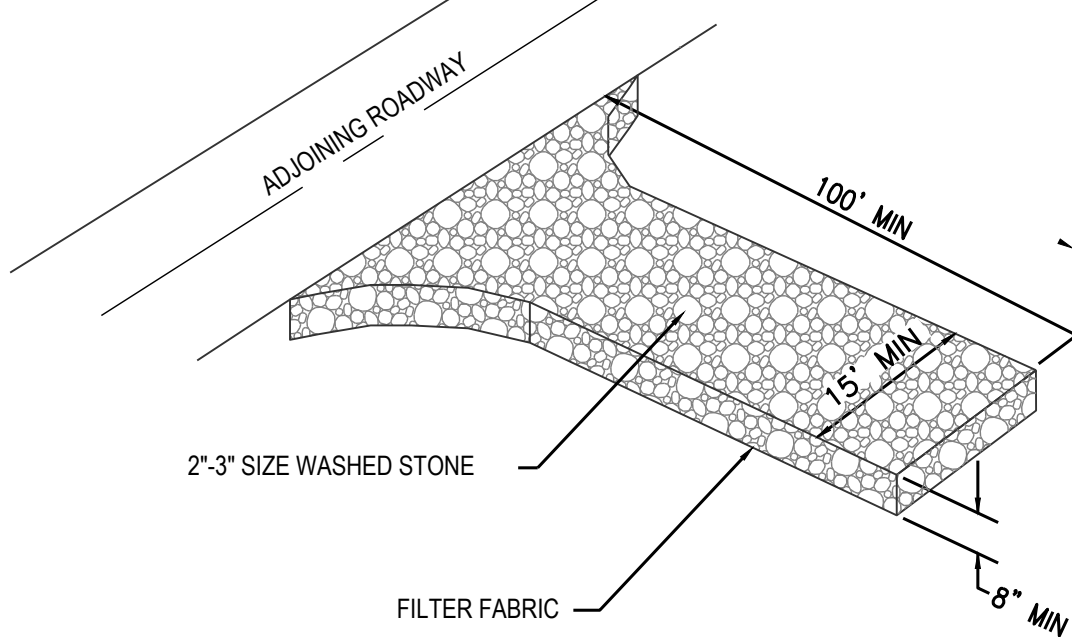
Sheet No.
D6.0

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:

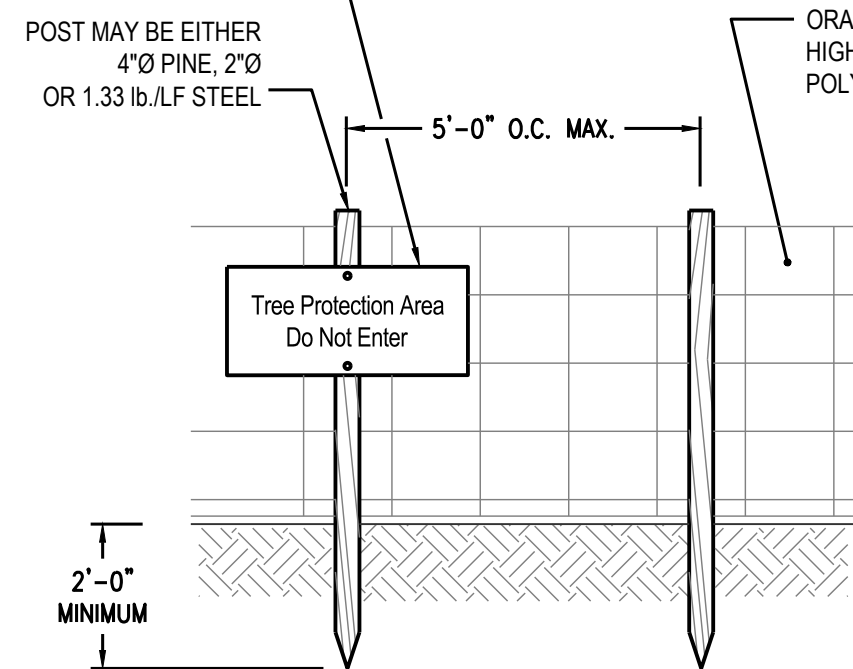
MAINTAIN THE GRAVEL PAD IN A CONDITION TO PREVENT MUD OR SEDIMENT FROM LEAVING THE CONSTRUCTION SITE. THIS MAY REQUIRE PERIODIC TOPDRESSING WITH 2-INCH STONE. AFTER EACH RAINFALL, INSPECT ANY STRUCTURE USED TO TRAP SEDIMENT AND CLEAN IT OUT AS NECESSARY. IMMEDIATELY REMOVE ALL OBJECTIONABLE MATERIALS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



TEMPORARY CONSTRUCTION ENTRANCE

NTS

WEATHERPROOF SIGN AS SHOWN ABOVE. SEE NOTES BELOW FOR CONSTRUCTION AND SPACING DATA.



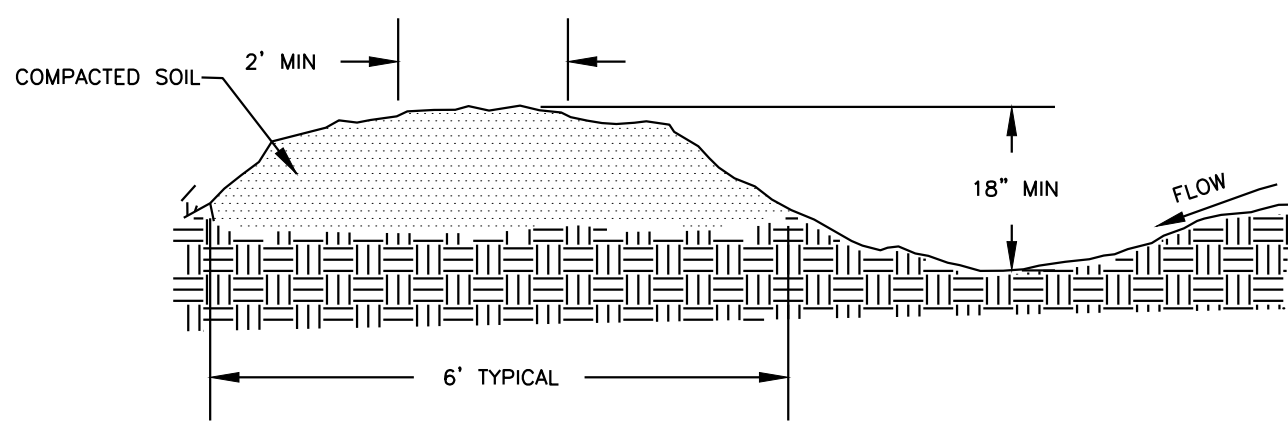
TREE PROTECTION FENCE

NTS

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.

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



TEMPORARY DIVERSION SWALE

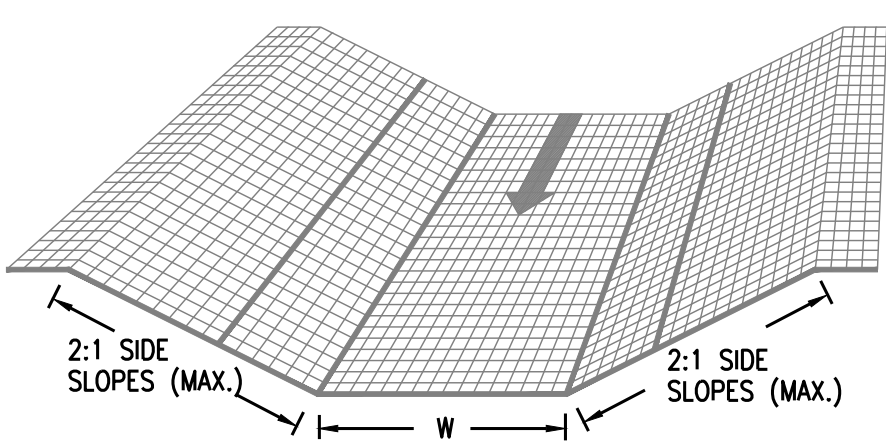
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MAINTENANCE:

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, REMOVE THE RIDGE AND THE CHANNEL TO BLEND WITH THE NATURAL GROUND LEVEL AND APPROPRIATELY STABILIZE IT.

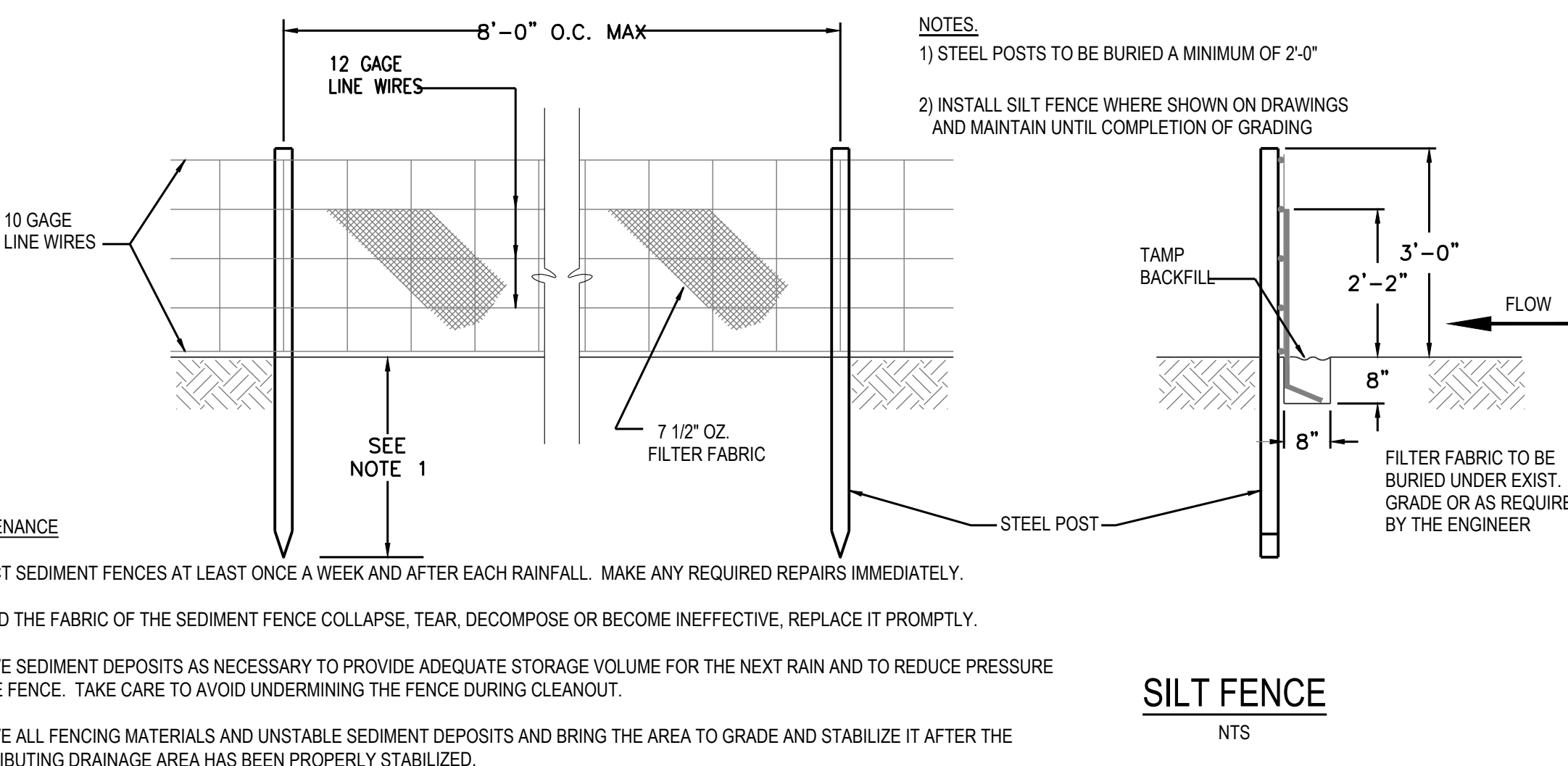
ROLLED EROSION CONTROL PRODUCT MAINTENANCE:

- 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



SILT FENCE

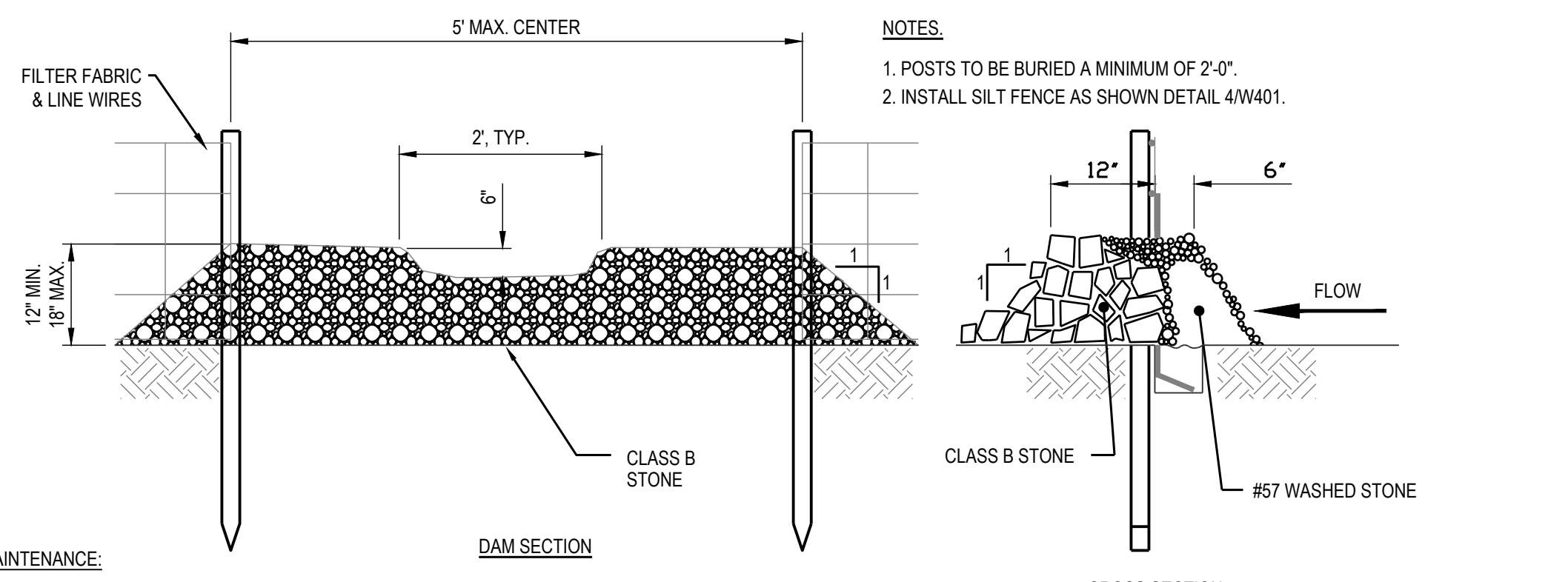
NTS

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 OUTLET

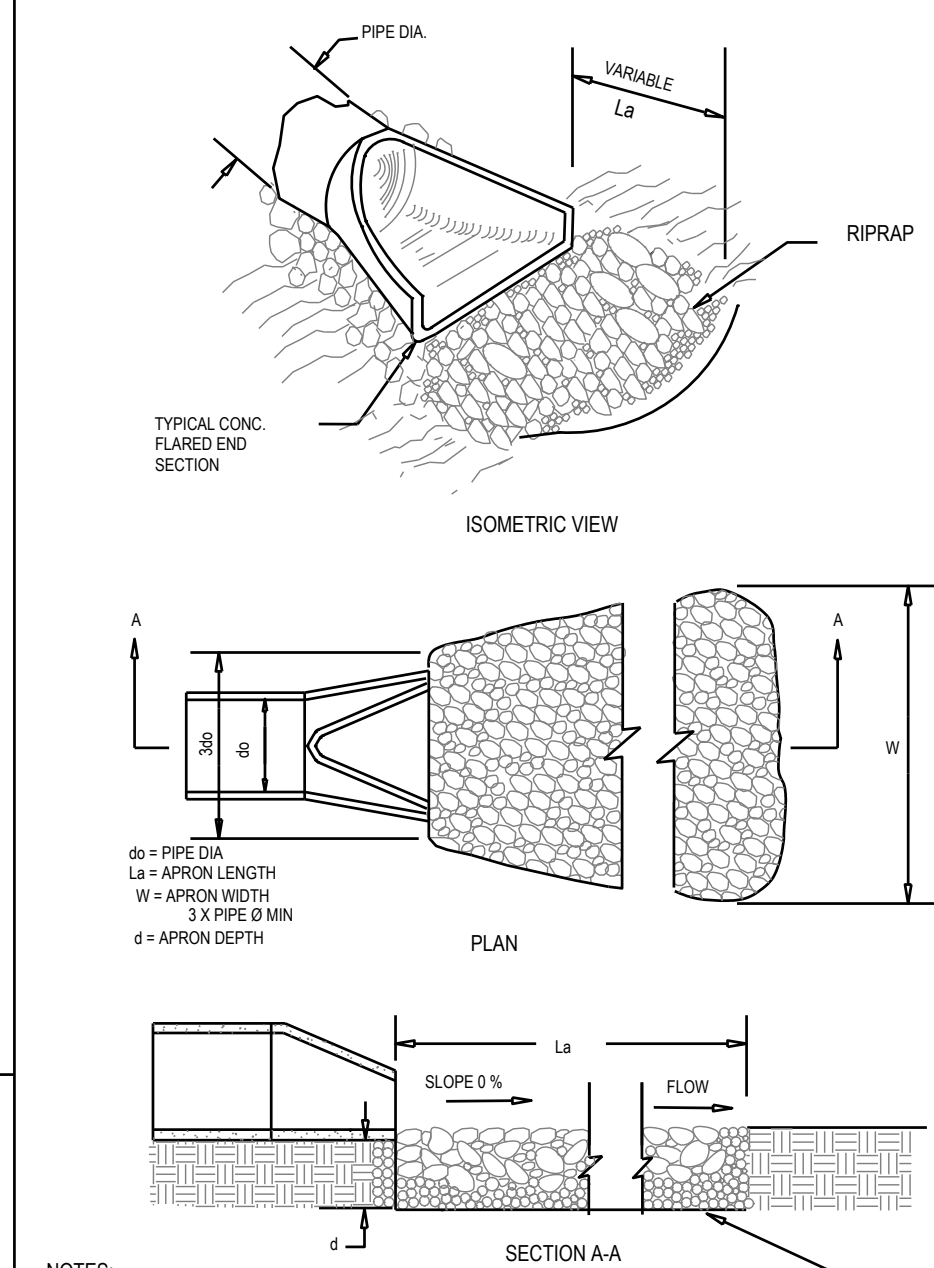
NTS

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.



ENERGY DISSIPATER SCHEDULE

ENERGY DISSIPATOR NO.	PIPE DIAMETER (in)	APRON THICKNESS (ft)	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

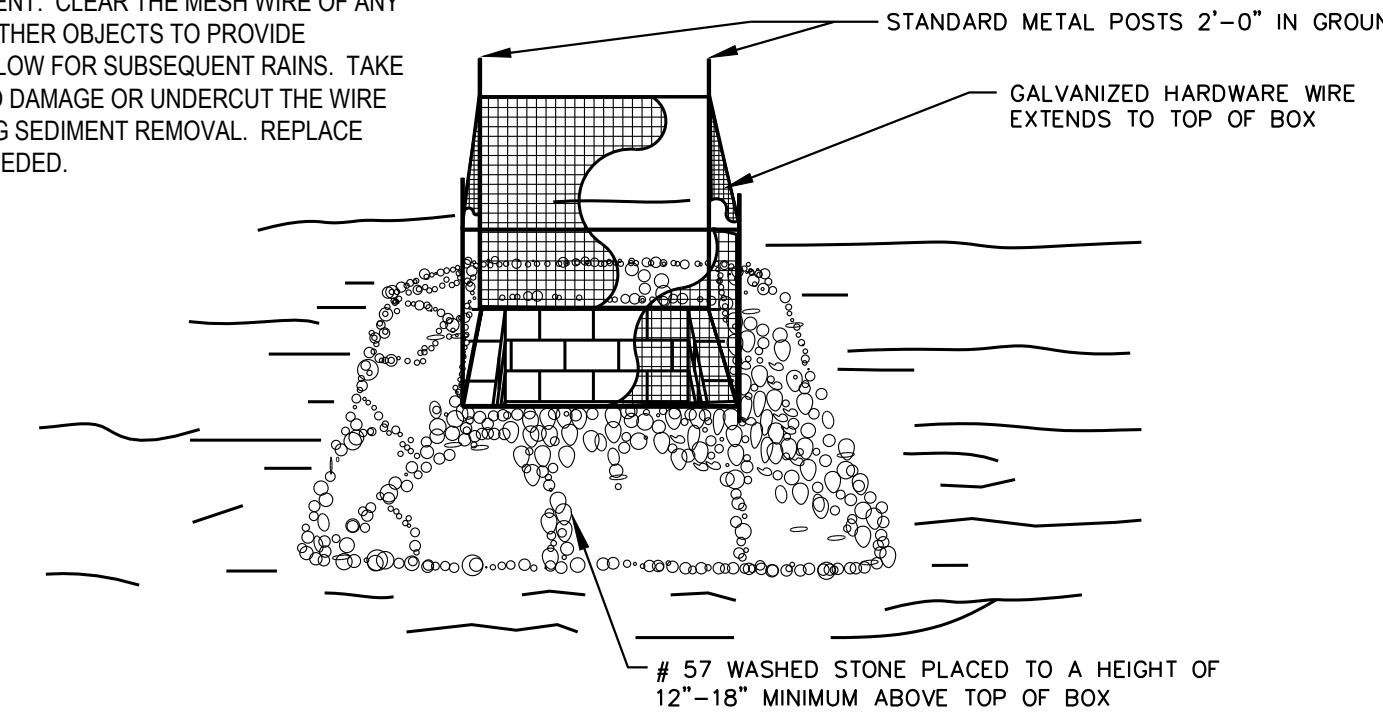
N.T.S.

NOTES:

- 1. 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.

MAINTENANCE:

INSPECT INLETS AT LEAST WEEKLY AND AFTER EACH SIGNIFICANT (1/2 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.

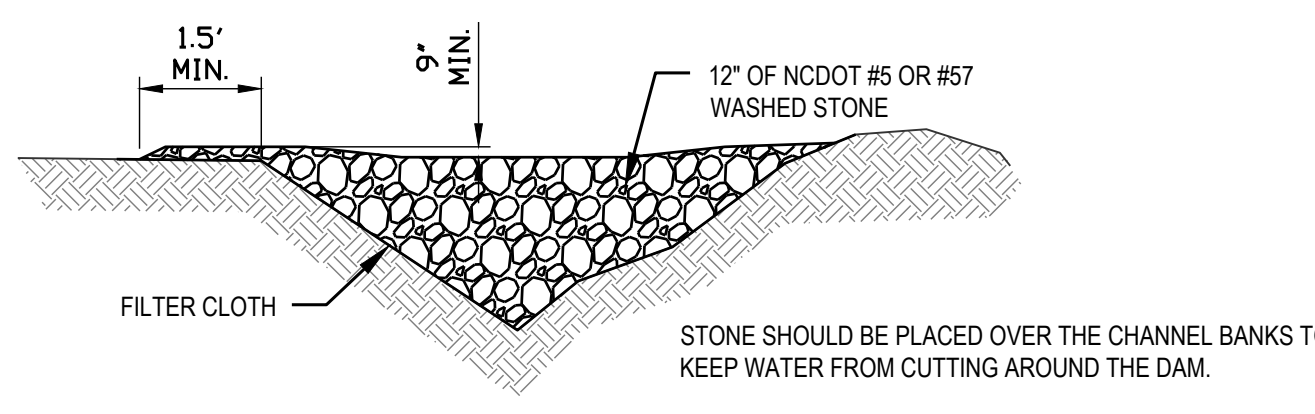


STANDARD CATCH BASIN/YARD INLET PROTECTION

NTS

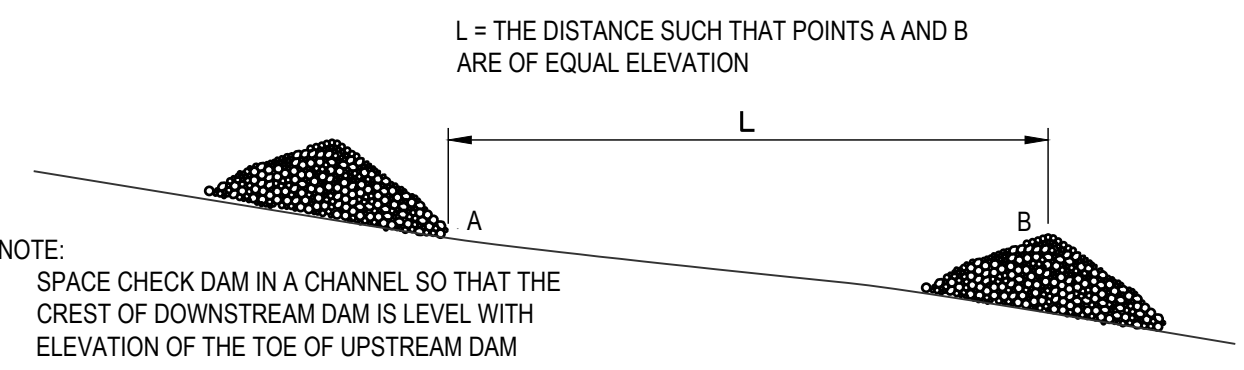
SEEDBED PREPARATION

- 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 SEEDING 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.



TEMPORARY CHECK DAM

NTS



MAINTENANCE:

INSPECT CHECK DAMS AND CHANNELS AT LEAST WEEKLY AND AFTER EACH SIGNIFICANT (1/2 INCH OR GREATER) RAINFALL EVENT AND REPAIR IMMEDIATELY. CLEAN OUT SEDIMENT, STRAW, LIMBS, OR OTHER DEBRIS THAT COULD CLOG THE CHANNEL WHEN NEEDED.

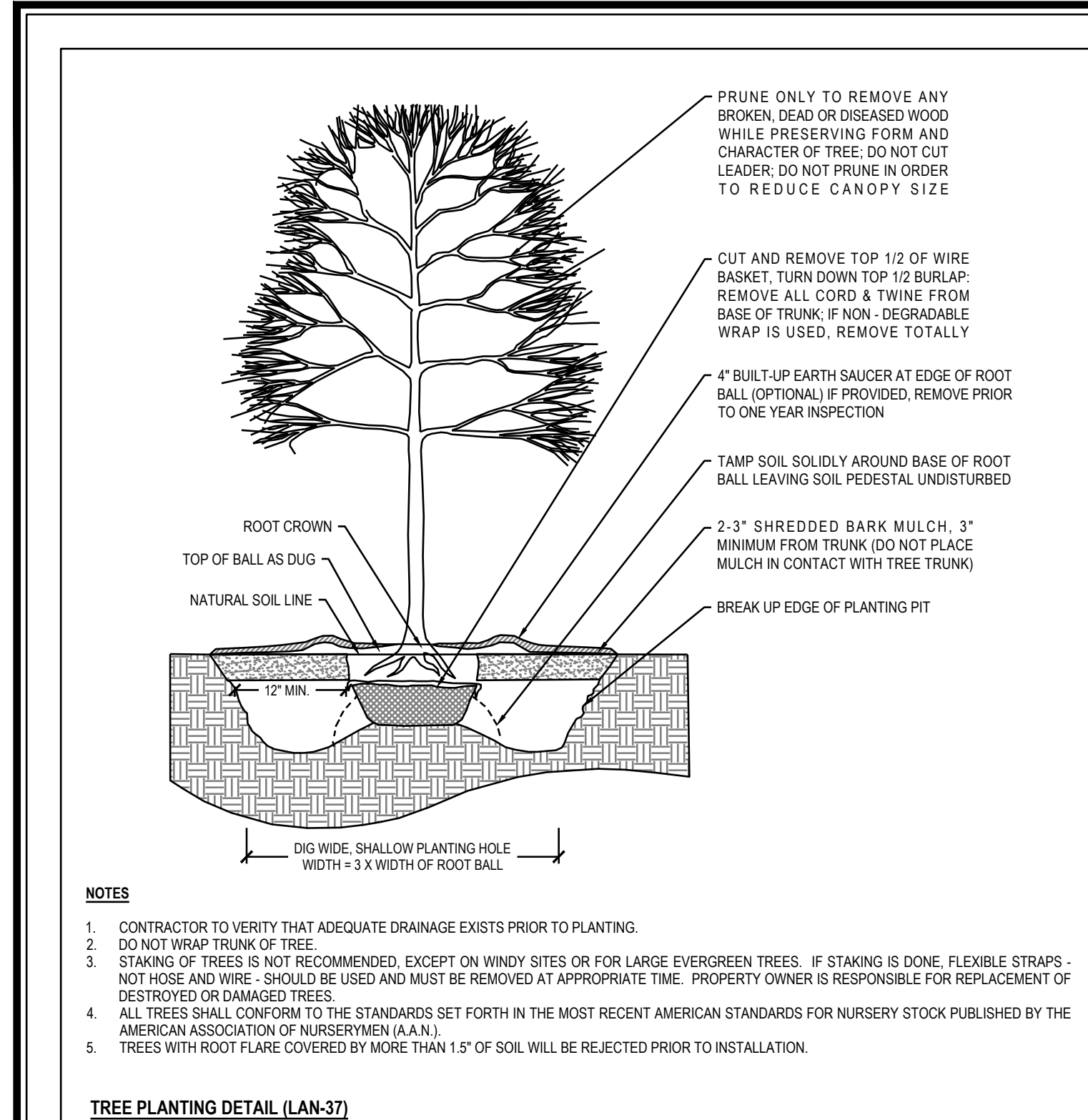
ANTICIPATE SUBMERGENCE AND DEPOSITION ABOVE THE CHECK DAM AND EROSION FROM HIGH FLOWS AROUND THE EDGES OF THE DAM. CORRECT ALL DAMAGE IMMEDIATELY. IF SIGNIFICANT EROSION OCCURS BETWEEN DAMS, ADDITIONAL MEASURES CAN BE TAKEN SUCH AS, INSTALLING A PROTECTIVE RIP-RAP LINER IN THE THAT PORTION OF THE CHANNEL.

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.

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

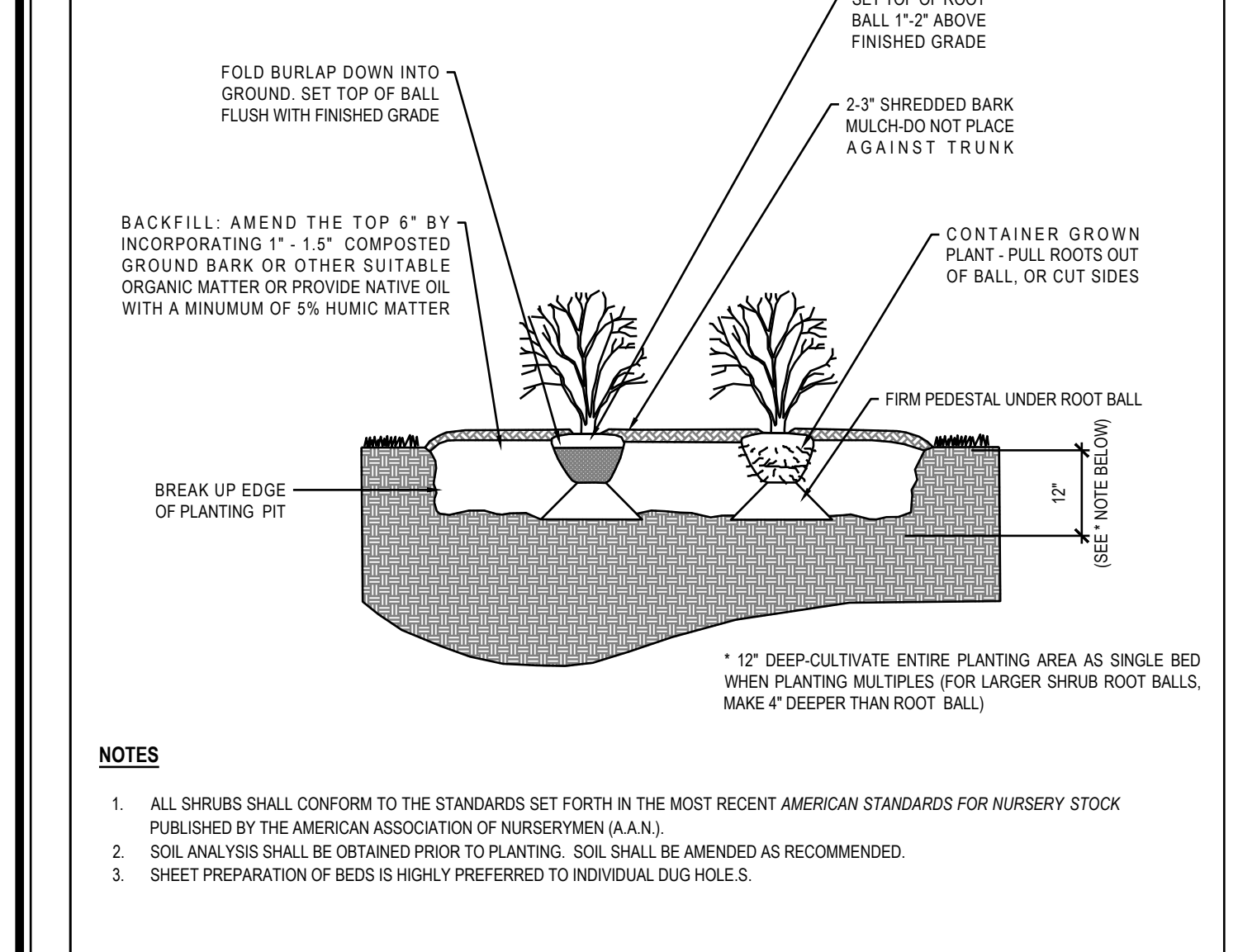
**PRELIMINARY
NOT APPROVED FOR
CONSTRUCTION**

Revisions



- NOTES**
- CONTRACTOR TO VERIFY THAT ADEQUATE DRAINAGE EXISTS PRIOR TO PLANTING.
 - DO NOT WRAP TRUNK OF TREE.
 - 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.
 - 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.).
 - TREES WITH ROOT FLARE COVERED BY MORE THAN 1 1/2\"/>

TREE PLANTING DETAIL (LAN-37)
NTS



- NOTES**
- 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.).
 - SOIL ANALYSIS SHALL BE OBTAINED PRIOR TO PLANTING. SOIL SHALL BE AMENDED AS RECOMMENDED.
 - SHEET PREPARATION OF BEDS IS HIGHLY PREFERRED TO INDIVIDUAL DUG HOLES.

SHRUB/GROUNDCOVER PLANTING DETAIL (LAN-38)
NTS

- GENERAL LANDSCAPE NOTES**
- THIS PLAN IS FOR PLANTING PURPOSES ONLY. FOR INFORMATION REGARDING ROADWAY GEOMETRY, GRADING, ETC., REFER TO THE ROADWAY LAYOUT AND GRADING PLANS.
 - 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.
 - THE LANDSCAPE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO INSTALLATION OF ANY PLANT MATERIAL.
 - TREE PROTECTION FENCE SHALL SURROUND ALL EXISTING PLANTINGS AND EXISTING BUFFER AREAS.
 - THE SITE SHALL BE STABILIZED AND SEEDED PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY (CO).
 - ALL HVAC SYSTEMS AND TRASH BINS WILL BE SCREENED FROM OFF-SITE VIEWS.
 - ALL DUMPSTER AND RECYCLING LOCATIONS WILL BE SCREENED FROM OFF-SITE VIEWS.
 - BRANCHES OF TREES EXISTING AND PROPOSED INSIDE R.O.W. SHALL BE MAINTAINED TO NOT IMPACT SAFE MOVEMENT OF TRAFFIC.
 - 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.
 - ALL PLANTS AND PLANTING PROCEDURES SHALL MEET OR EXCEED ALL A.A.N. STANDARDS AS SET FORTH IN "AMERICAN STANDARD FOR NURSERY STOCK, 2004 OR LATER EDITION."
 - ALL TREES AND SHRUBS SHALL BE FULL, WELL-BRANCHED PLANTS WHICH ARE CHARACTERISTIC TO THE SPECIES.
 - ALL TREES SHALL BE A MINIMUM OF 2\"/>
- 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**
- THE LAWN AREA WILL BE MOWED AS NEEDED TO PROVIDE A NEAT AND UNIFORMLY FINISHED LAWN.
 - FOR AREAS INACCESSIBLE TO MOWERS, A STRING TRIMMER WILL BE USED TO CUT GRASS TO SAME HEIGHT AS MOWER.
 - CURBS, SIDEWALK, AND BED EDGES WILL BE MECHANICALLY EDGED AS NEEDED TO PROVIDE A NEAT AND UNIFORM APPEARANCE.
 - ALL DEBRIS WILL BE REMOVED FROM TURF PRIOR TO MOWING AND FROM TURF AND PAVEMENT AREAS FOLLOWING EDGING.
 - THE ENTIRE LAWN WILL BE CORE AERIFIED IN THE FALL.
 - SEEDING AND FERTILIZATION WILL BE PERFORMED IN CONJUNCTION WITH AERIFICATION.
 - THE LAWN AREA WILL BE OVERSEED (TYPE DEPENDING ON TURF VARIETY, WHETHER SEED OR SOO, SHALL BE DETERMINED BY OWNER).
- SELECTION** AT A RATE OF 75 POUNDS PER ACRE.
- 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**
- ALL PLANT BEDS WILL BE SPRAYED AND WEEDED BY HAND TO MAINTAIN THEM FREE OF WEEDS AT ALL TIMES.
 - ALL SHRUBS WILL BE FERTILIZED AS REQUIRED WITH A SLOW-RELEASE FERTILIZER AT A RATE ACCORDING TO PLANT TYPE.
 - ALL TREES WILL BE FERTILIZED BY DEEP ROOT FEEDING WITH A SLOW-RELEASE FERTILIZER DESIGNED TO FEED FOR TWO YEARS.
 - ALL SHRUBS AND TREES WILL BE PRUNED WITH HAND PRUNERS TO ENCOURAGE GROWTH AND REMOVE DEAD MATERIAL.
 - REPLACE PINE STRAW MULCH ANNUALLY.
 - FORMAL HEDGES WILL BE TRIMMED TO AN INVERT 'Y' SHAPE TO ENCOURAGE LOW LIMB STRUCTURE AND DENSE GROWTH.
 - AN I.P.M. (INTEGRATED PEST MANAGEMENT) PROGRAM WILL BE ESTABLISHED AND IMPLEMENTED.

PLANT SCHEDULE

QTY	KEY	BOTANICAL NAME	COMMON NAME	ROOT	SIZE	HEIGHT	NOTES
68	QVI	Quercus virginiana	Live Oak	B&B	2\"/>		

OVERALL PLANT SCHEDULE

QTY	KEY	BOTANICAL NAME	COMMON NAME	ROOT	SIZE	HEIGHT	NOTES
12	IOP	Ilex opaca	American Holly	B&B	2\"/>		

LARGE TREES

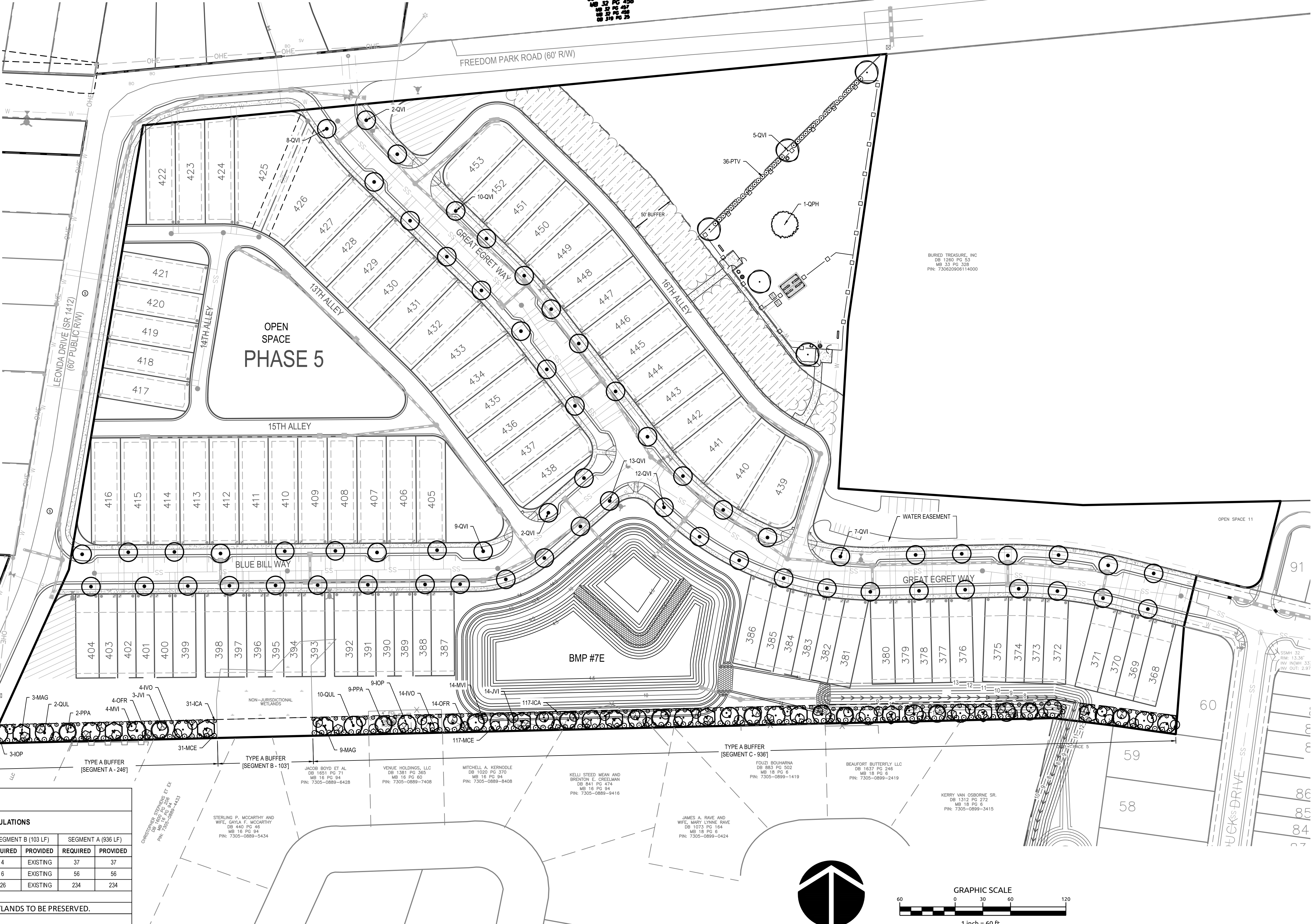
QTY	KEY	BOTANICAL NAME	COMMON NAME	ROOT	SIZE	HEIGHT	NOTES
12	MAG	Magnolia grandiflora	Southern Magnolia	B&B	2\"/>		

SMALL TREES

QTY	KEY	BOTANICAL NAME	COMMON NAME	ROOT	SIZE	HEIGHT	NOTES
18	IYO	Ilex vomitoria	Yaupon Holly	B&B	1\"/>		

SHRUBS

QTY	KEY	BOTANICAL NAME	COMMON NAME	ROOT	SIZE	HEIGHT	NOTES
148	ICA	Ilex cassine	Dahoon Holly	CONT.		30\"/>	



PERIMETER BUFFER CALCULATIONS

Segment Name	Length (LF)	Type
Segment A	246	20' TYPE 'A' BUFFER YARD
Segment B	103	20' TYPE 'A' BUFFER YARD
Segment A	936	20' TYPE 'A' BUFFER YARD

STREETSCAPE / PERIMETER BUFFER CALCULATIONS

REQUIREMENTS PER 100 LF	SEGMENT A (246 LF)		*SEGMENT B (103 LF)		SEGMENT A (936 LF)	
	REQUIRED	PROVIDED	REQUIRED	PROVIDED	REQUIRED	PROVIDED
LARGE TREES (EVERGREEN)	4	10	10	4	EXISTING	37
SMALL TREES (EVERGREEN)	6	15	15	6	EXISTING	56
LARGE SHRUBS (EVERGREEN)	25	62	62	26	EXISTING	234

*EXISTING : THIS BUFFER HAS BEEN DESIGNATED AS WETLANDS TO BE PRESERVED.

WithersRavenel
Engineers | Planners | Surveyors

BEAU COAST PHASE 5

LANDSCAPE PLAN AND DETAILS

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

PRELIMINARY
NOT APPROVED FOR CONSTRUCTION

Revisions

Sheet No. **L1.0**

219 Station Road | Ste 101 | Wilmington, NC 28405 | Tel: 910.256.9277 | License #: C-6852 | www.withersravenel.com



Town of Beaufort, NC

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

Town of Beaufort Planning Board Regular Meeting 6:00 P.M. May 18, 2020 – Virtual Meeting via Zoom

AGENDA CATEGORY: Discussion
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 and recommended for approval by the Town's Technical Review Committee and in addition to the Planning Staff, the Town Engineer will also be available to answer questions.

REQUESTED ACTION:

Discussion
Recommendation to Approve and send to the Board of Commissioners

EXPECTED LENGTH OF PRESENTATION:

10 Minutes

SUBMITTED BY:

Kyle Garner, AICP
Planning & Inspections Director

BUDGET AMENDMENT REQUIRED:

N/A

STAFF REPORT



To: Planning Board Members
From: Kyle Garner, AICP, Town Planner
Date: May 6, 2020
Project 511 & 513 Turner Street – Multi-Family Site Plan/Preliminary Plat

THE QUESTION: To recommend approval or denial to the Board of Commissioners for 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 for some time.

Location:	511 & 513 Turner Street
Owners:	Taylor's 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 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

This site plan has been reviewed and approved by the Town’s Technical Review Committee which consist of the Fire, Police, Public Works & Public Utilities Departments as well as the Town Engineer and Planning.

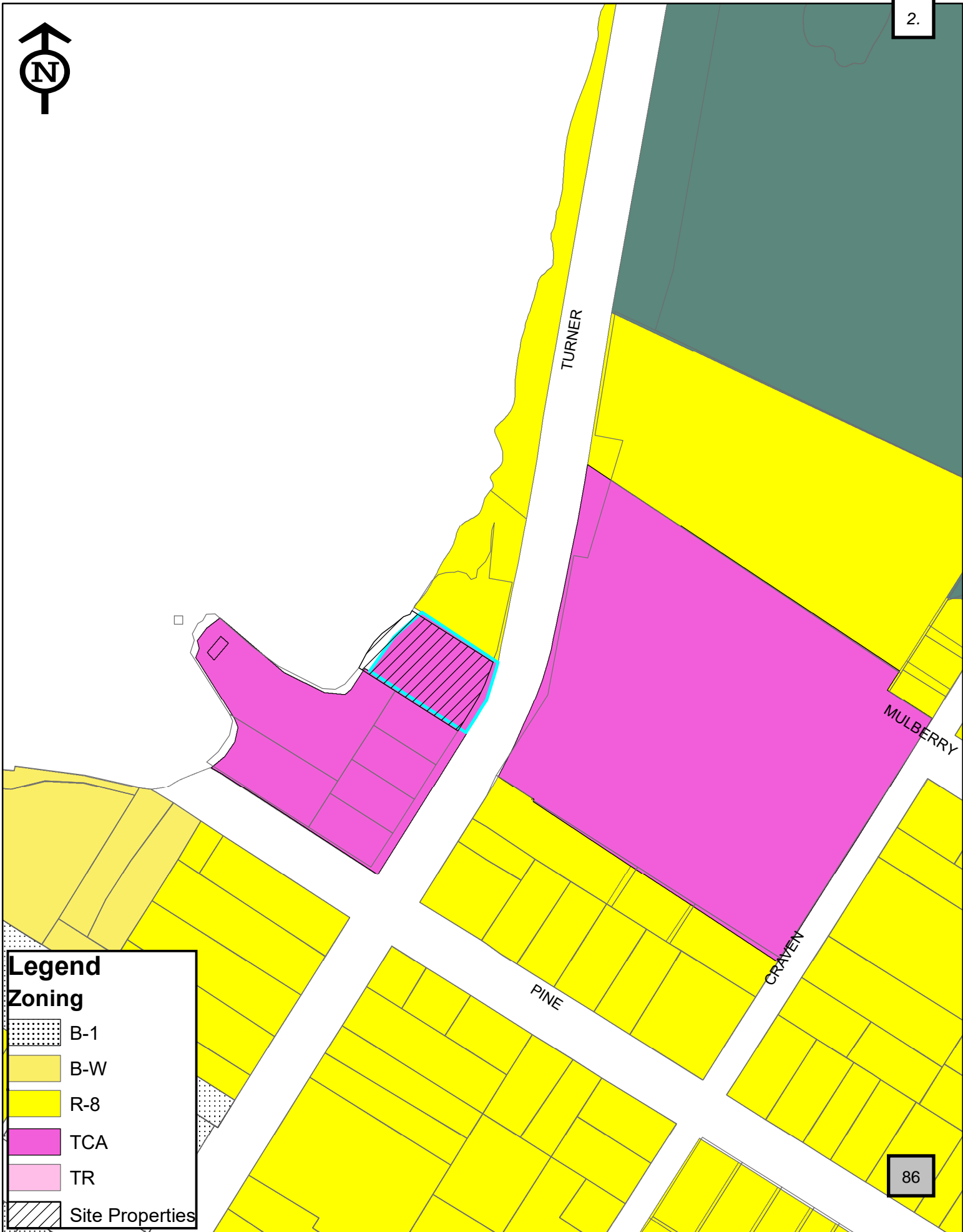
Conclusion

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

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



2.



Legend

Zoning

- B-1
- B-W
- R-8
- TCA
- TR
- Site Properties

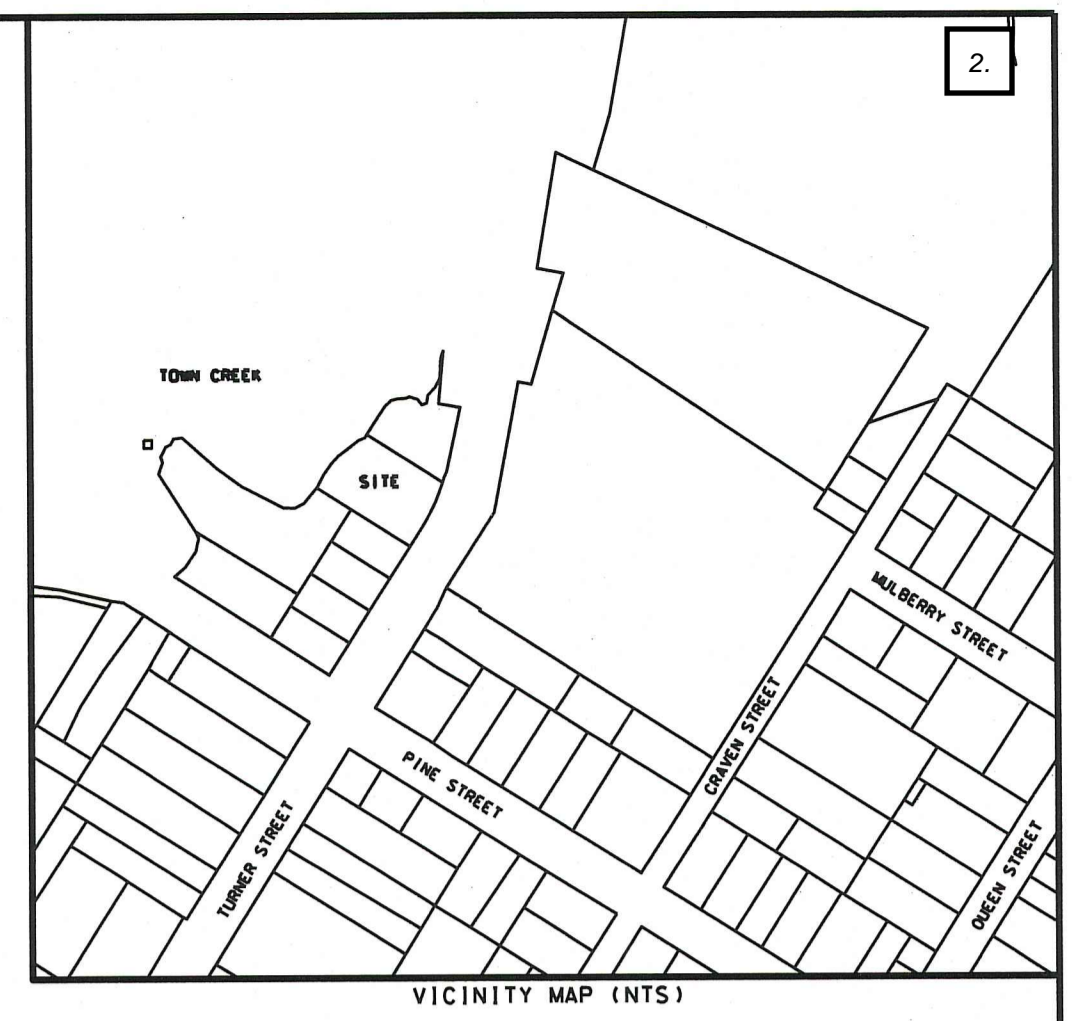
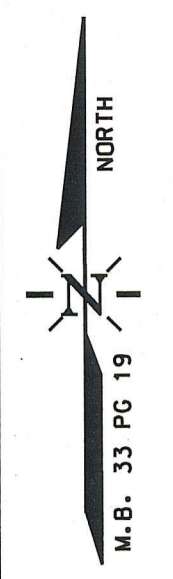
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Aerial Map for 511 & 513 Turner Street - Multi-Family Project

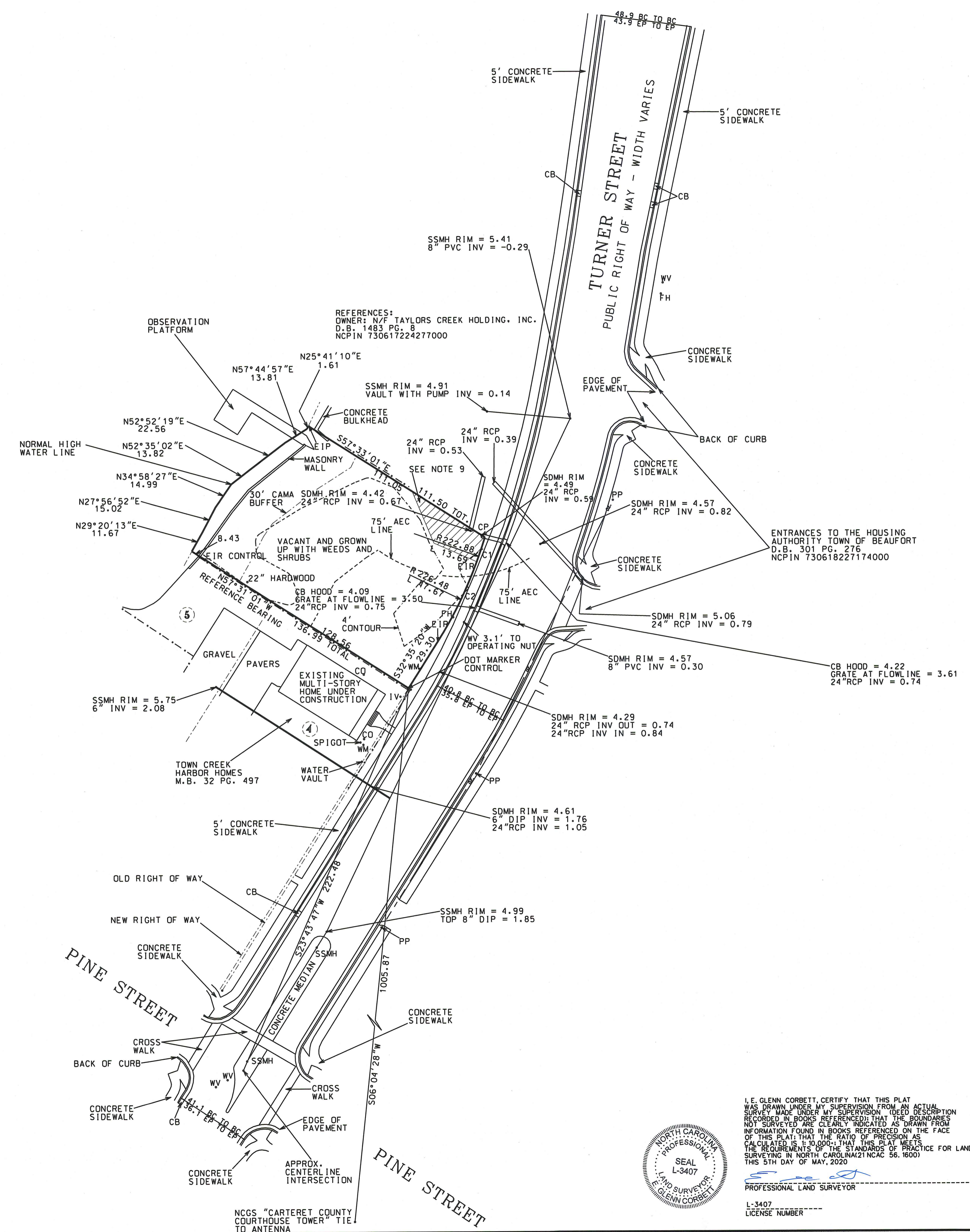
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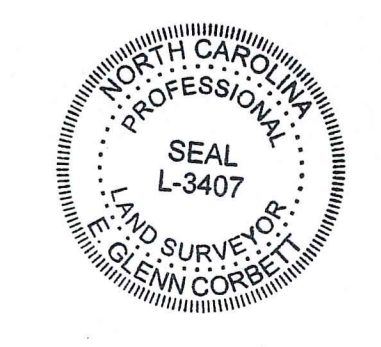
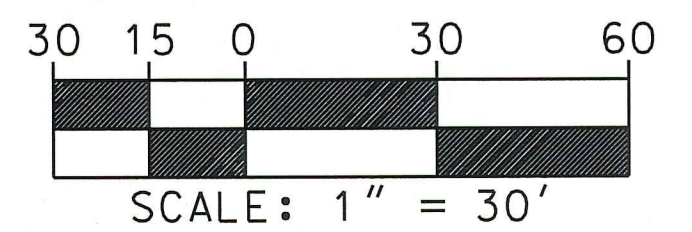


TOWN CREEK



- 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 AS(6)
 - 7) EXISTING USE OF PROPERTY IS VACANT AND OVERGROWN.
 - 8) ZONING = TCA
 - 9) NCOT 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 13.63
 - 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
 - PP PAGE
 - PP POWER POLE
 - LP LIGHT POLE
 - OE OVERHEAD ELECTRIC
 - ELEC ELECTRICAL PEDESTAL
 - TRANS ELEC. TRANSFORMER
 - TEL TELEPHONE PEDESTAL
 - CABLE TV PEDESTAL
 - WM WATER METER
 - CD CLEAN OUT
 - CONC CONCRETE
 - INVERT
 - SSMH STORM DRAIN MANHOLE
 - SIP 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 ENVIRONMENTAL CONCERN
 - IV IRRIGATION VALVE



I, J. 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 1:30,000; 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 SURVEYED: RB 05/01/20

ADDRESS: 14856 PERCH POINT ROAD CHESTER, VA. 23836 DRAWN: EGC

PHONE: 804-641-0423 APPROVED: EGC

THE CULLIPHER GROUP, P.A. C-4483
ENGINEERING & SURVEYING SERVICES
151-A NC HIGHWAY 24 MOREHEAD CITY, NC 28567 (252) 773-0090 DATE: 05/05/20

E. GLENN CORBETT, P.L.S. SCALE: 1" = 30'

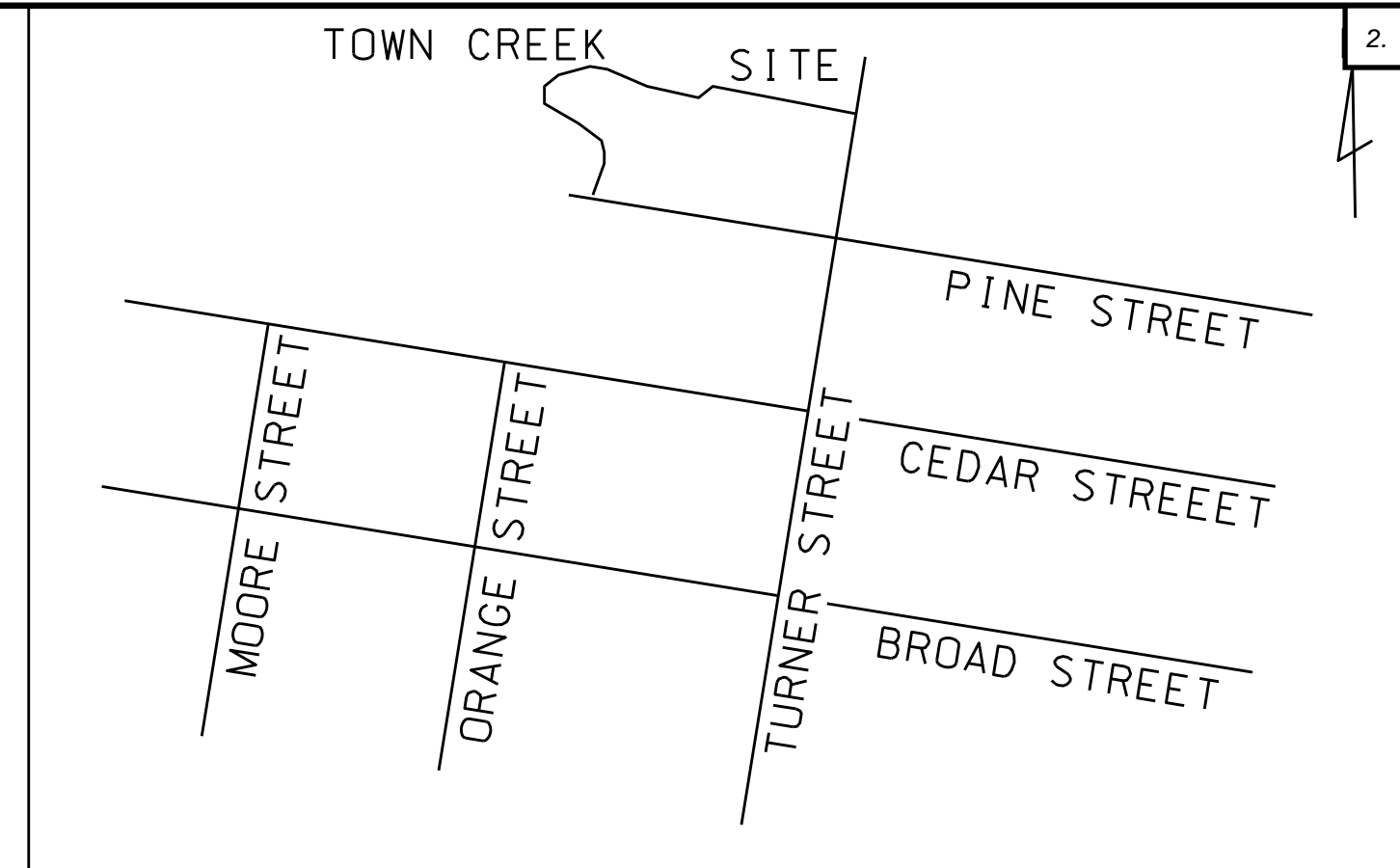
SITE DATA

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 2376.09 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 ACCOMODATION 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.

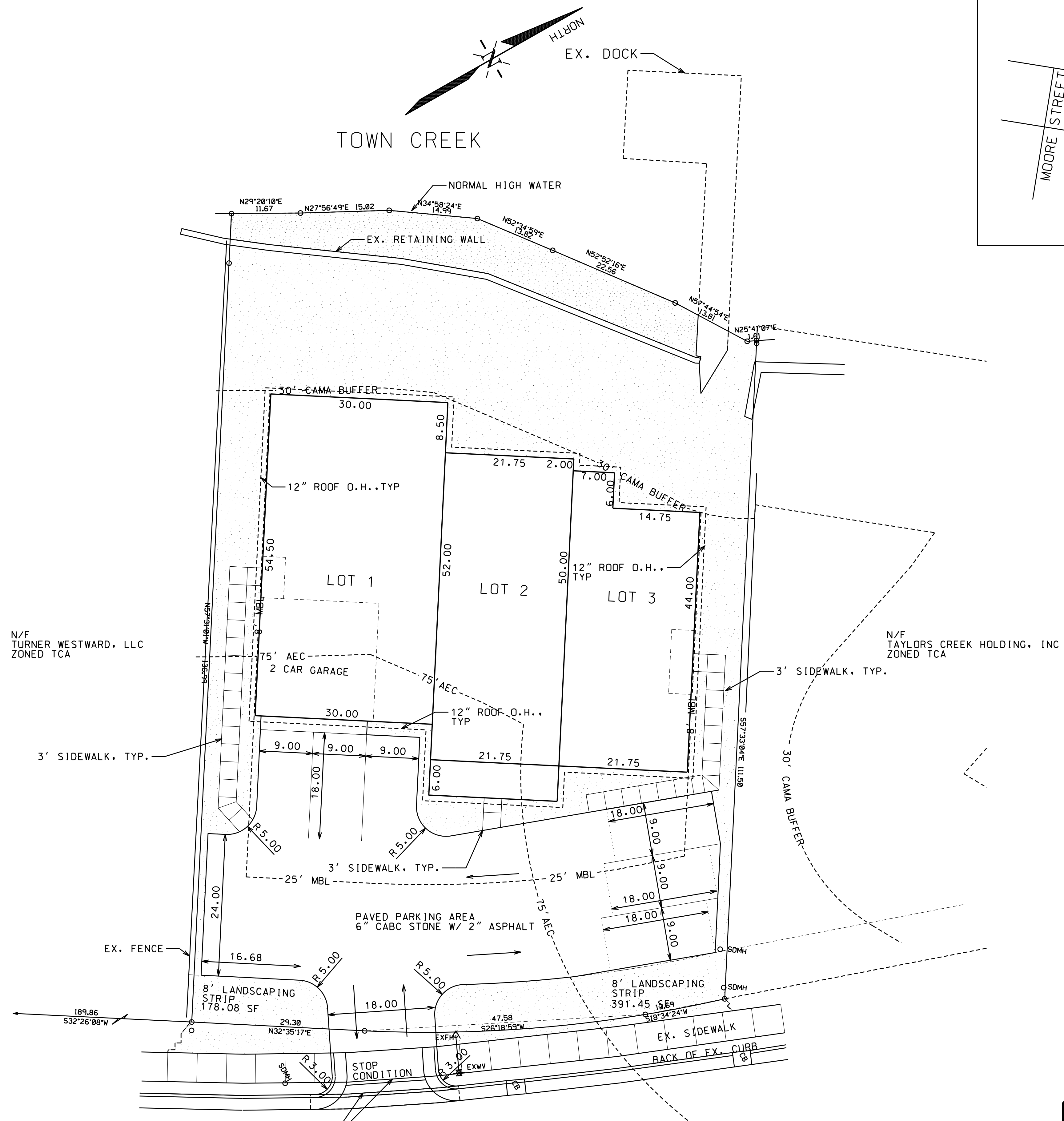
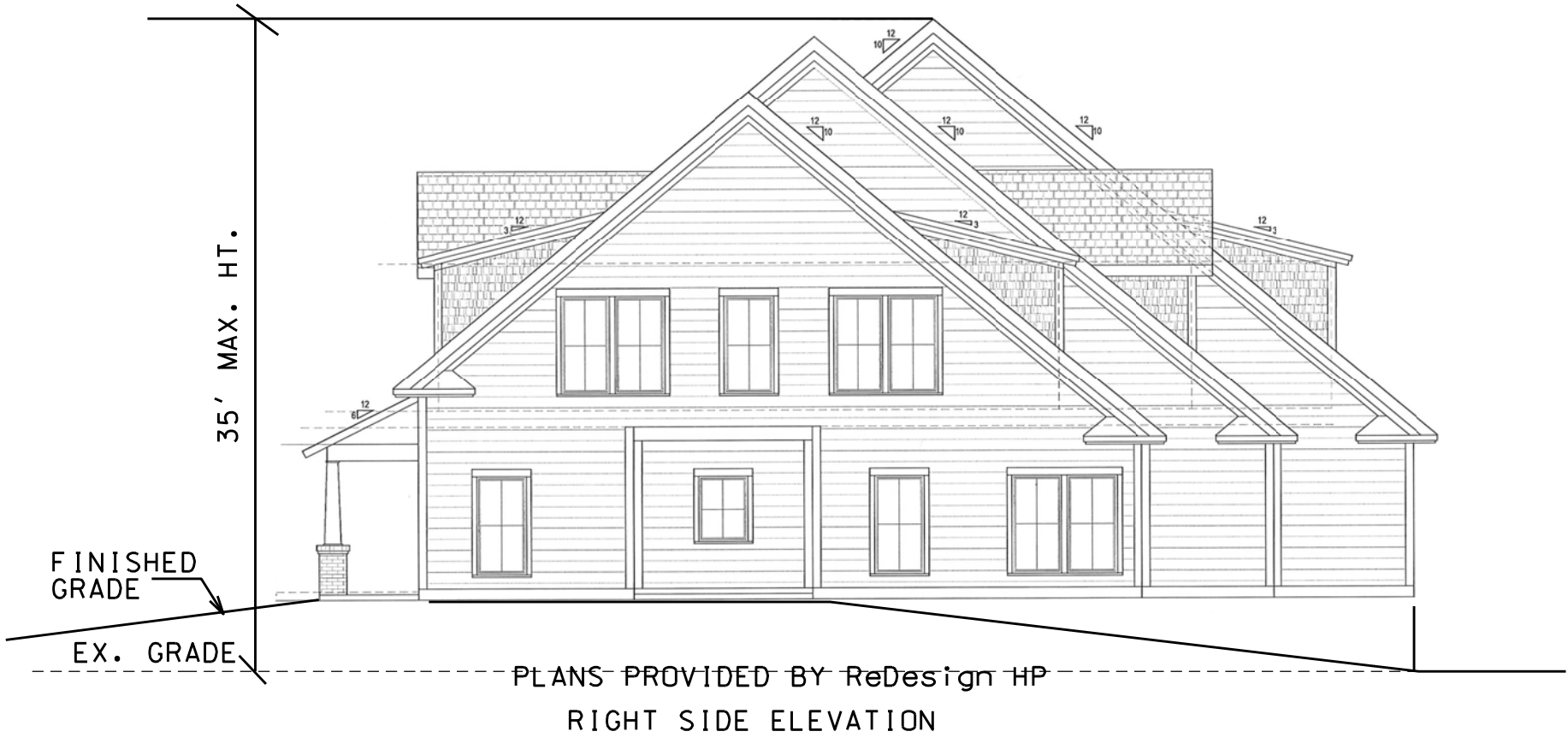


VICINITY MAP N.T.S.

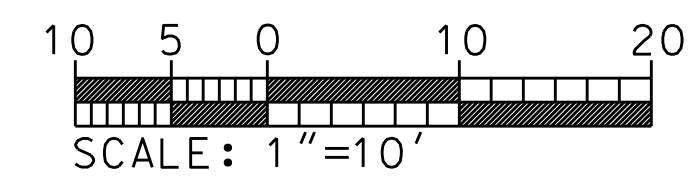
LEGEND

- 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
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- CB = CATCH BASIN
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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

- [Pattern] = LANDSCAPE AREA
- [Arrow] = TRAFFIC PATTERN
- [Solid Line] = PROPOSED CONTOUR
- [Dashed Line] = EXISTING CONTOUR



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.



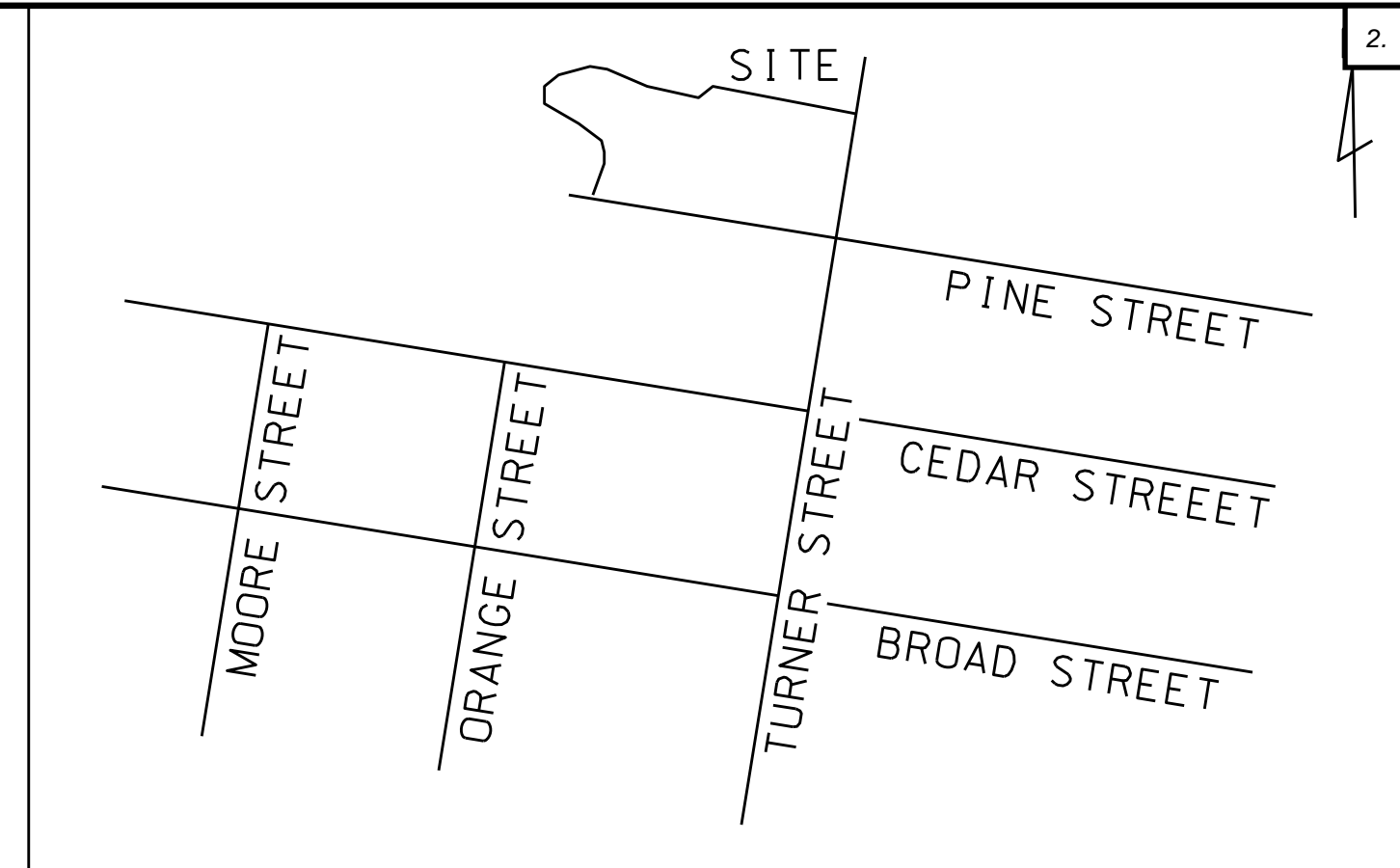
REVISIONS:

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	DESIGNED: RDC
ADDRESS: 14856 PERCH POINT RD CHESTER, VA 23836	DRAWN: RDC
PHONE: 804-641-0423	CHECKED: RDC
THE CULLIPHER GROUP, P.A. ENGINEERING & SURVEYING SERVICES 151A HIGHWAY 24 MORRISVILLE, N.C. 27557 (252) 773-0090 LICENSE NO. C-4482	APPROVED: RDC
DATE: 2/10/2020	SCALE: 1"=10'
RONALD D. CULLIPHER P.E.	



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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

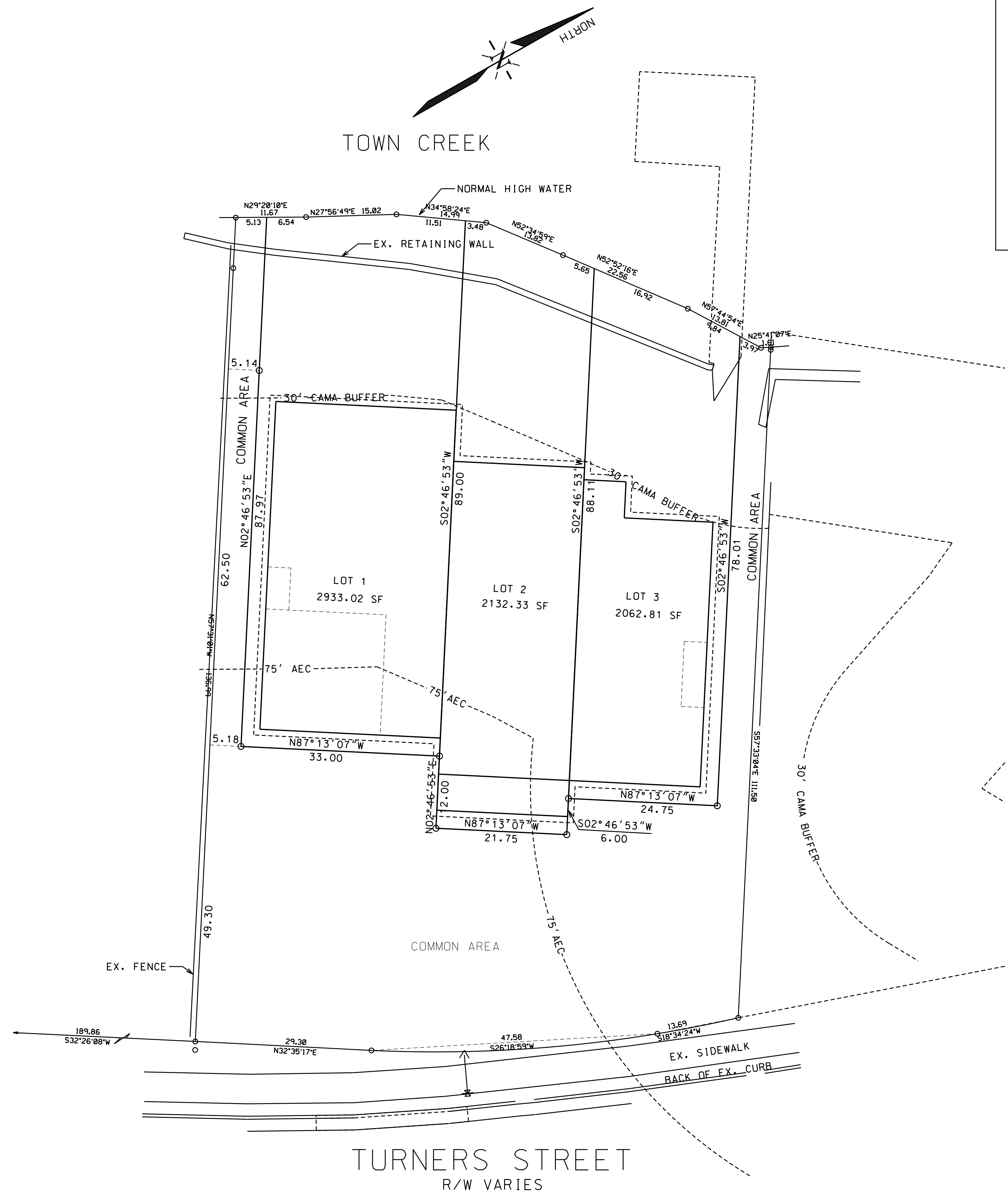
W/ BUILDING	61.75%
IMPERVIOUS SURFACE INTENSITY	MODERATE
IMPERVIOUS SURFACE RATIO W/OUT BUILDING	28.41%

VEHICLE ACCOMMODATION AREA = 12% X 3354.15 SF = 403.50 SF REQUIRED
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 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

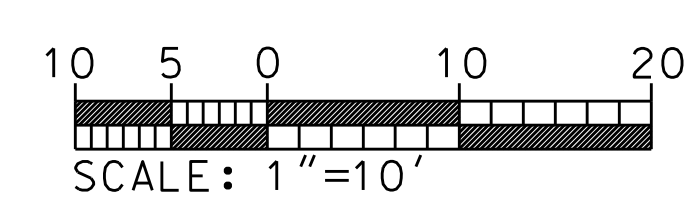
NOTE: NO REQUIRED PLANTINGS PER TABLE 15-3
 PARKING REQUIREMENTS

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.



TURNERS STREET
R/W VARIES



REVISIONS:

No.	BY	DATE	DESCRIPTION

PROPERTY OWNER:
 TAYLOR CREEK HOLDING, INC
 PIN NO. 730617224230000
 DEED BOX 1079 PG 222

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

CLIENT: BARNEY McLAUGHLIN	DESIGNED: RDC
ADDRESS: 14856 PERCH POINT RD CHESTER, VA 23836	DRAWN: RDC
PHONE: 804-641-0423	CHECKED: RDC
THE CULLIPHER GROUP, P.A. ENGINEERING & SURVEYING SERVICES 151A HIGHWAY 24 MORHEAD CITY, N.C. 28557 (252) 773-0090 LICENSE NO. C-4482	APPROVED: RDC
DATE: 2/10/2020	SCALE: 1"=10'

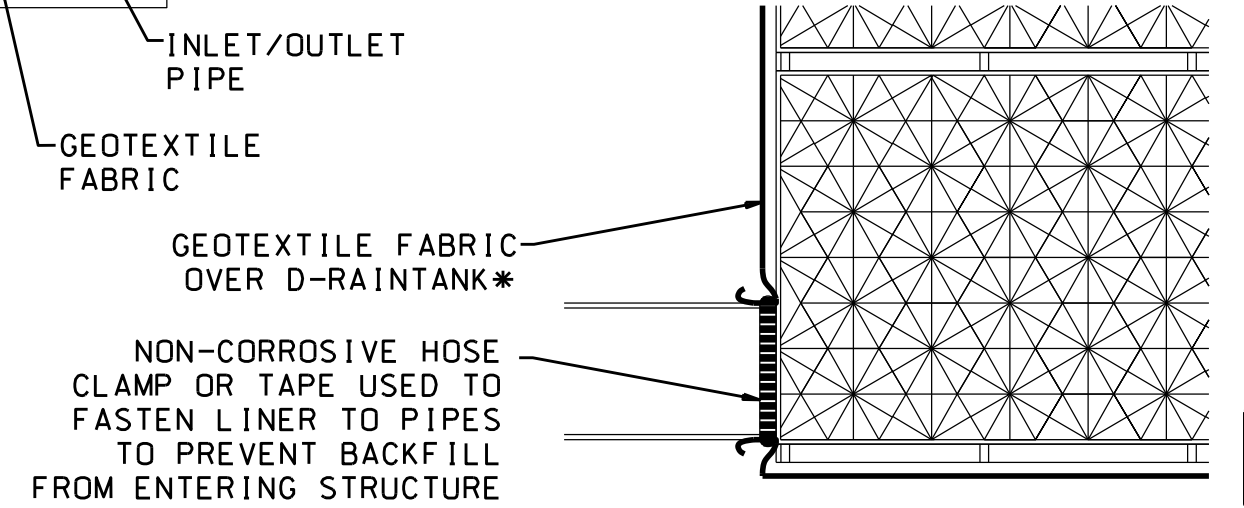
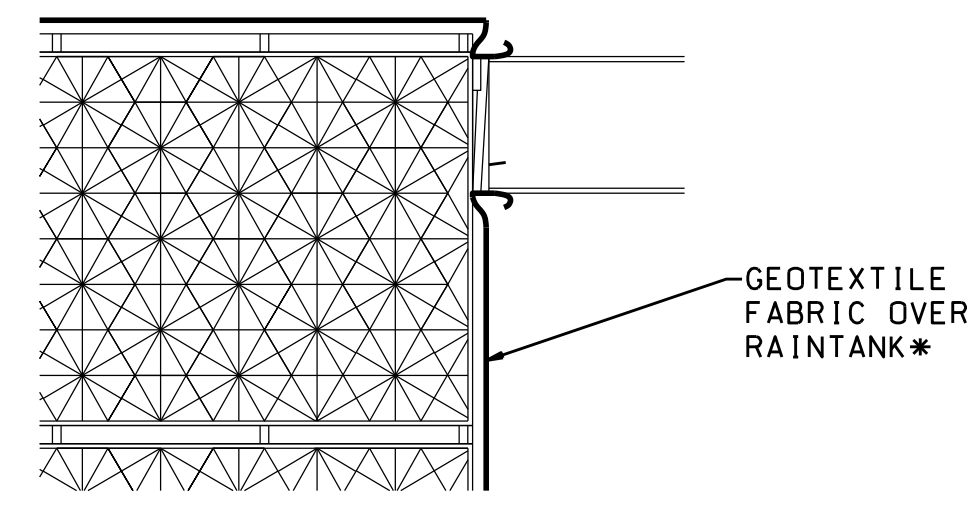
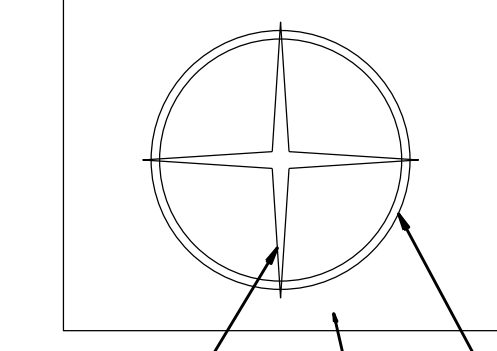
RONALD D. CULLIPHER P.E.

LEGEND

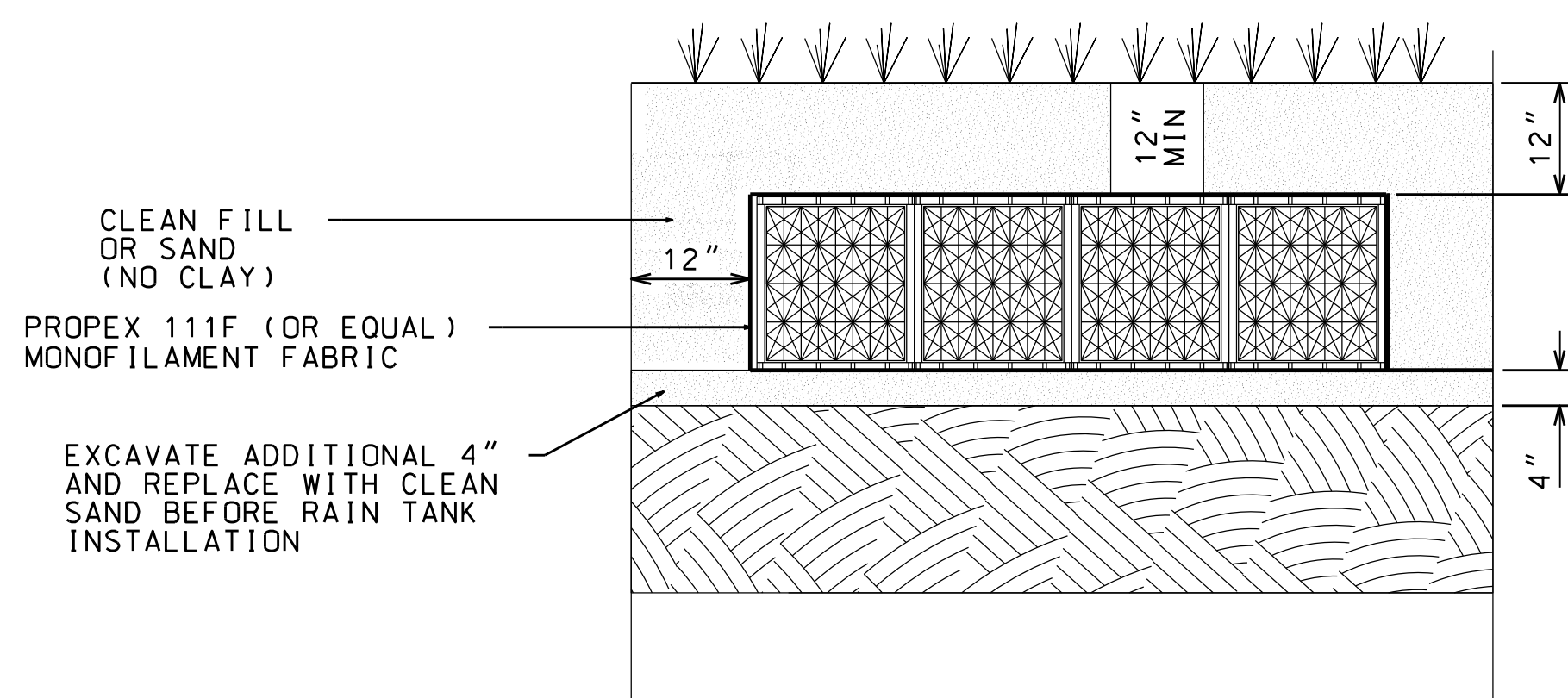
- EIR = EXISTING IRON ROD
- EIP = EXISTING IRON PIPE
- EXFH = EXISTING FIRE HYDRANT
- EXWV = EXISTING WATER VALVE
- R/W = RIGHT OF WAY
- TEL = TELEPHONE
- OE = OVERHEAD ELECTRIC
- MB = MAP BOOK
- DB = DEED BOOK
- PG = PAGE
- CB = CATCH BASIN
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- S.F.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

- [Pattern] = LANDSCAPE AREA
- [Arrow] = TRAFFIC PATTERN
- [Dashed Line] = PROPOSED CONTOUR
- [Dotted Line] = EXISTING CONTOUR

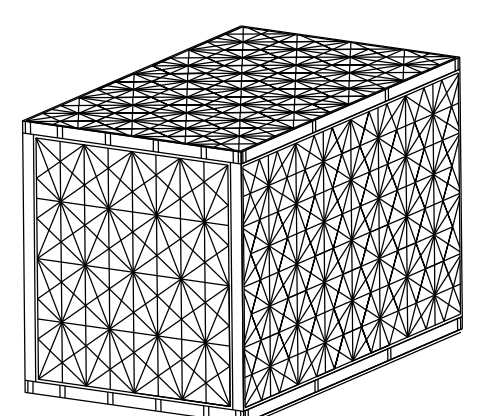
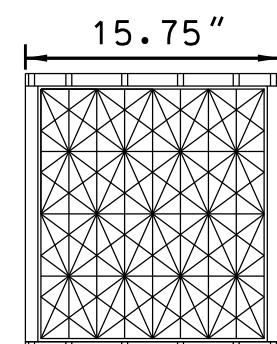
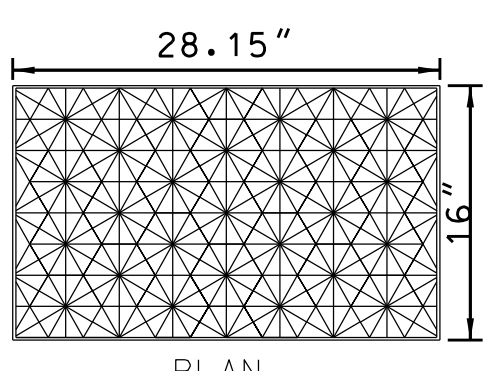
END VIEW OF PIPE/FABRIC CONNECTION. CUT AN "X" IN THE FABRIC SLIGHTLY LARGER THAN PIPE. PULL THE FABRIC AROUND THE PIPE TO CREATE THE "BOOT" AND THEN SECURE WITH A HOSE-CLAMP.



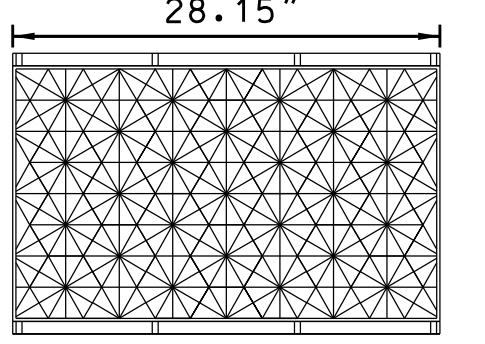
1 RAIN TANK INLET/OUTLET DETAIL WITH OPTIONAL CONNECTOR PLATE
SCALE: NTS



1 TYPICAL RAIN TANK SECTION A-A
SCALE: NTS



ISOMETRIC VIEW



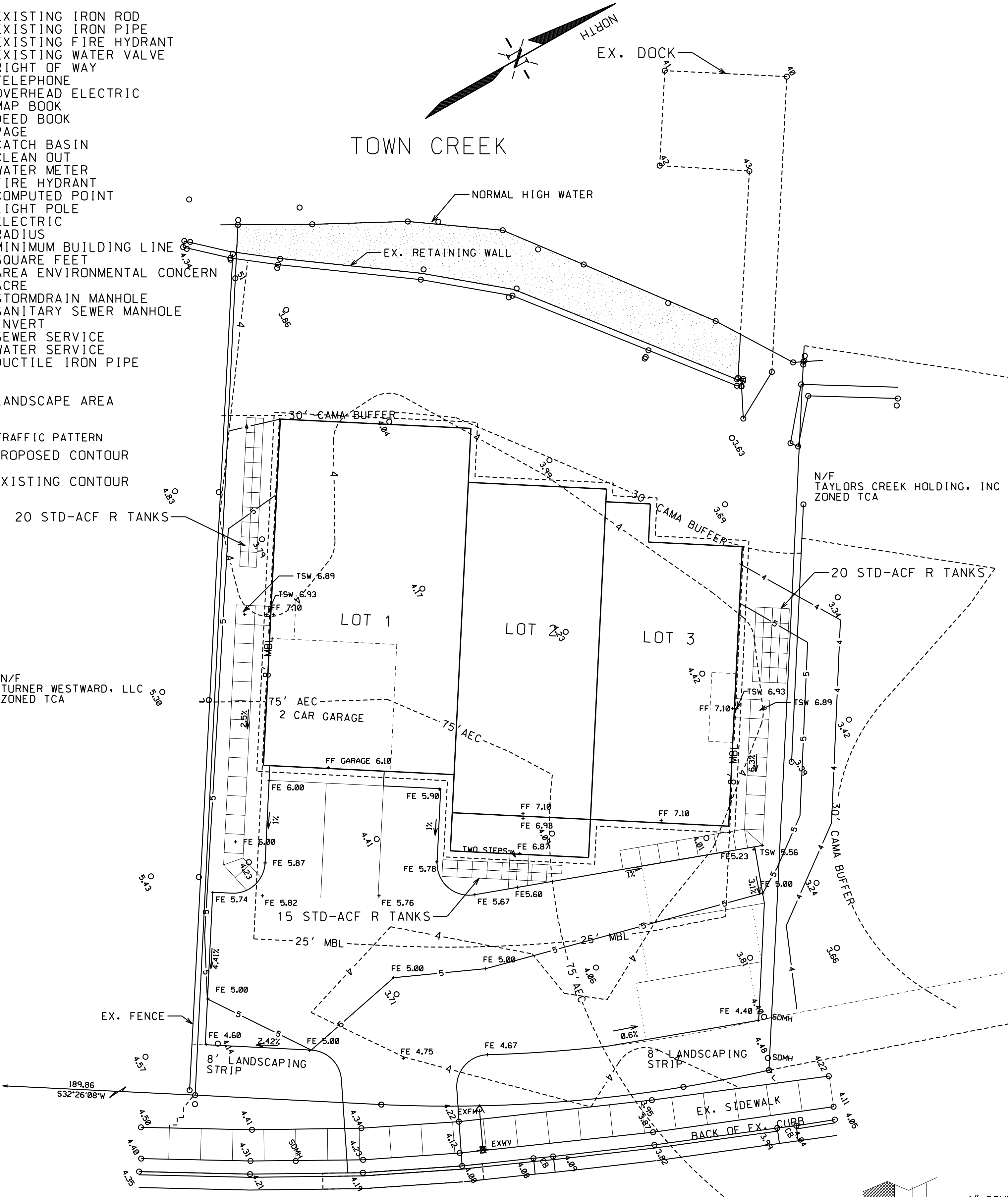
SIDE VIEW
DIMENSIONS SHOWN ARE NOMINAL. REFER TO MODULE DATA

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
--	--	---

FOR CONCEPTUAL ASSEMBLY, SEE EXPLODED VIEW FOR SINGLE MODULE

TOWN CREEK



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

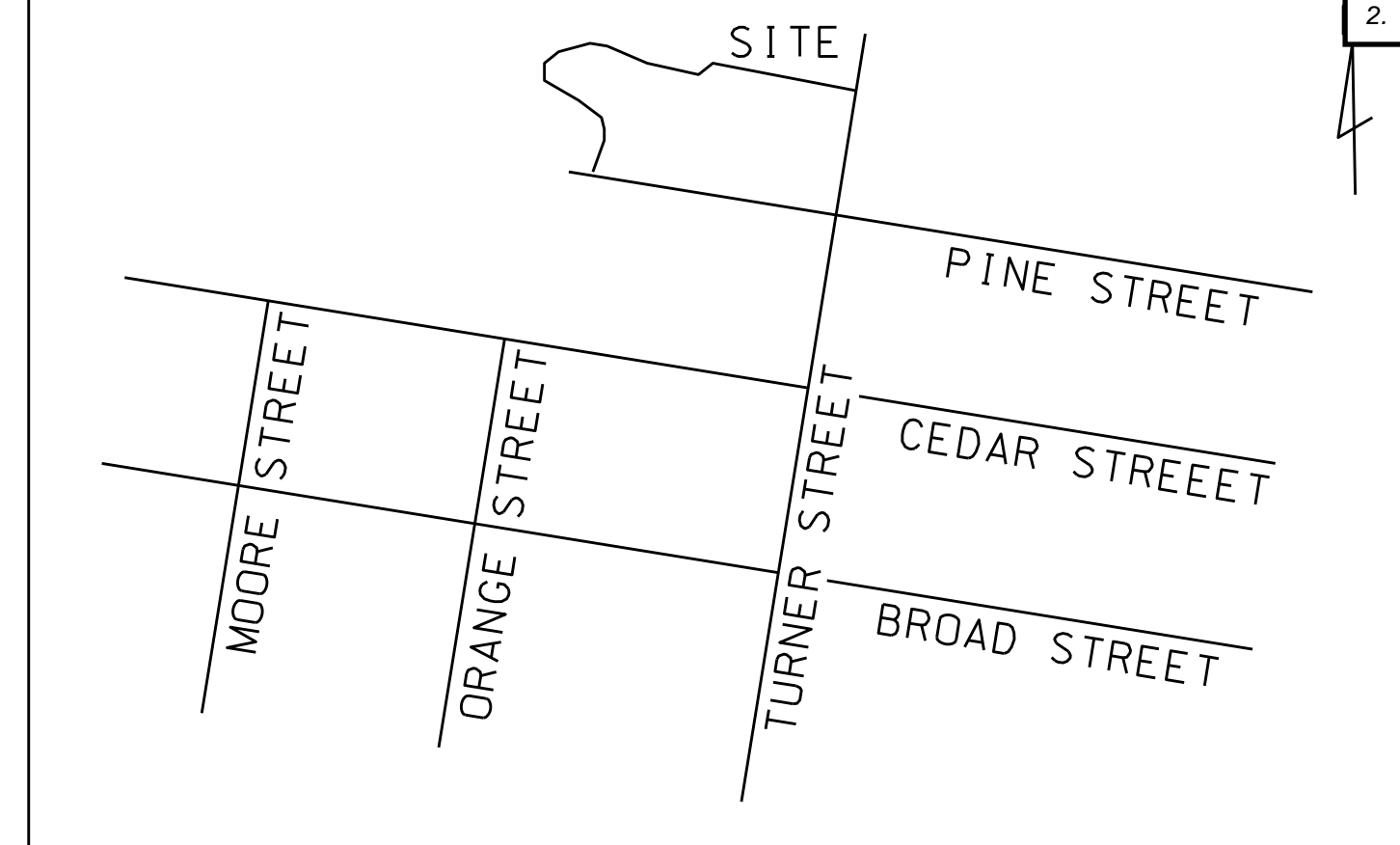
W/ BUILDING	61.75%
IMPERVIOUS SURFACE INTENSITY	MODERATE
IMPERVIOUS SURFACE RATIO W/OUT BUILDING	28.41%
VEHICLE ACCOMMODATION AREA	3354.15 SF = 403.50 SF REQUIRED
VEHICLE ACCOMMODATING AREA	569.53 SF
REQUIRED TREES AND SHRUBS (MODERATE TABLE 15-3)	
LARGE DECIDUOUS 0.2/1000SF X 569.53 = 0.11	NO. REQ'D = 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

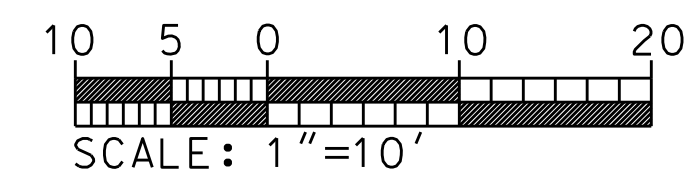
PARKING REQUIREMENTS

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NO. OF UNITS = 3 EA
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BUILDING SIZE - 2 STORY
GROSS 6777 SF INCLUDES 400 SF GARAGE
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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.



VICINITY MAP N.T.S.



SCALE: 1" = 10'

REVISIONS:

No.	BY	DATE	DESCRIPTION

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

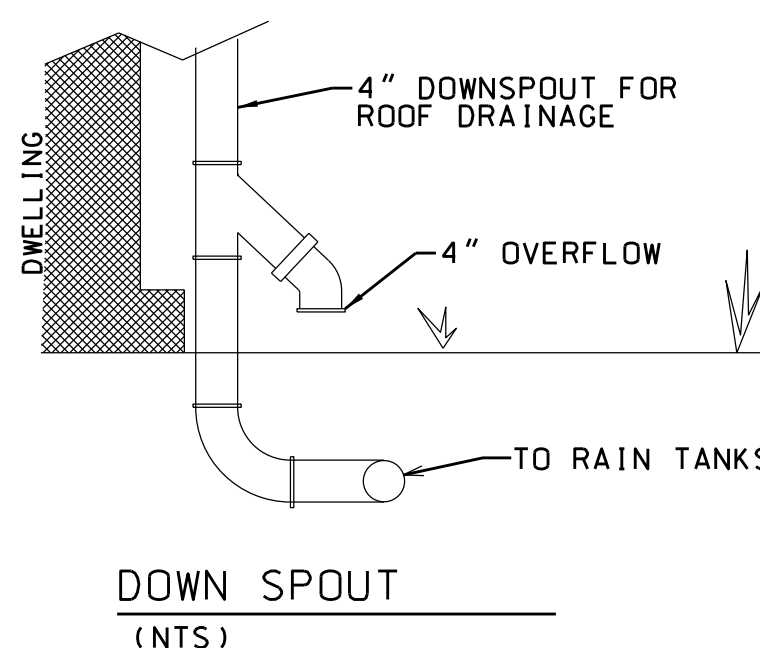
GRADING/STORMWATER MANAGEMENT PLAN
511/513 TURNER STREET
TRI-PLEX TOWNHOMES
BEAUFORT, CARTERET COUNTY, NORTH CAROLINA

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

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
MORHEAD CITY, N.C. 28557
(252) 773-0090 LICENSE NO. C-4482

RONALD D. CULLIPHER P.E.



DOWN SPOUT (NTS)

SITE DATA

TRACT AREA = 11806.98 SF
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 FLOOD ZONE AE6
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 AREA TO BE DISTURBED OR EXPOSED = 0.21 ACRES (MAJORITY OF PARCEL
 OUTSIDE OF 30' CAMA BUFFER)

IMPERVIOUS AREA BREAKDOWN

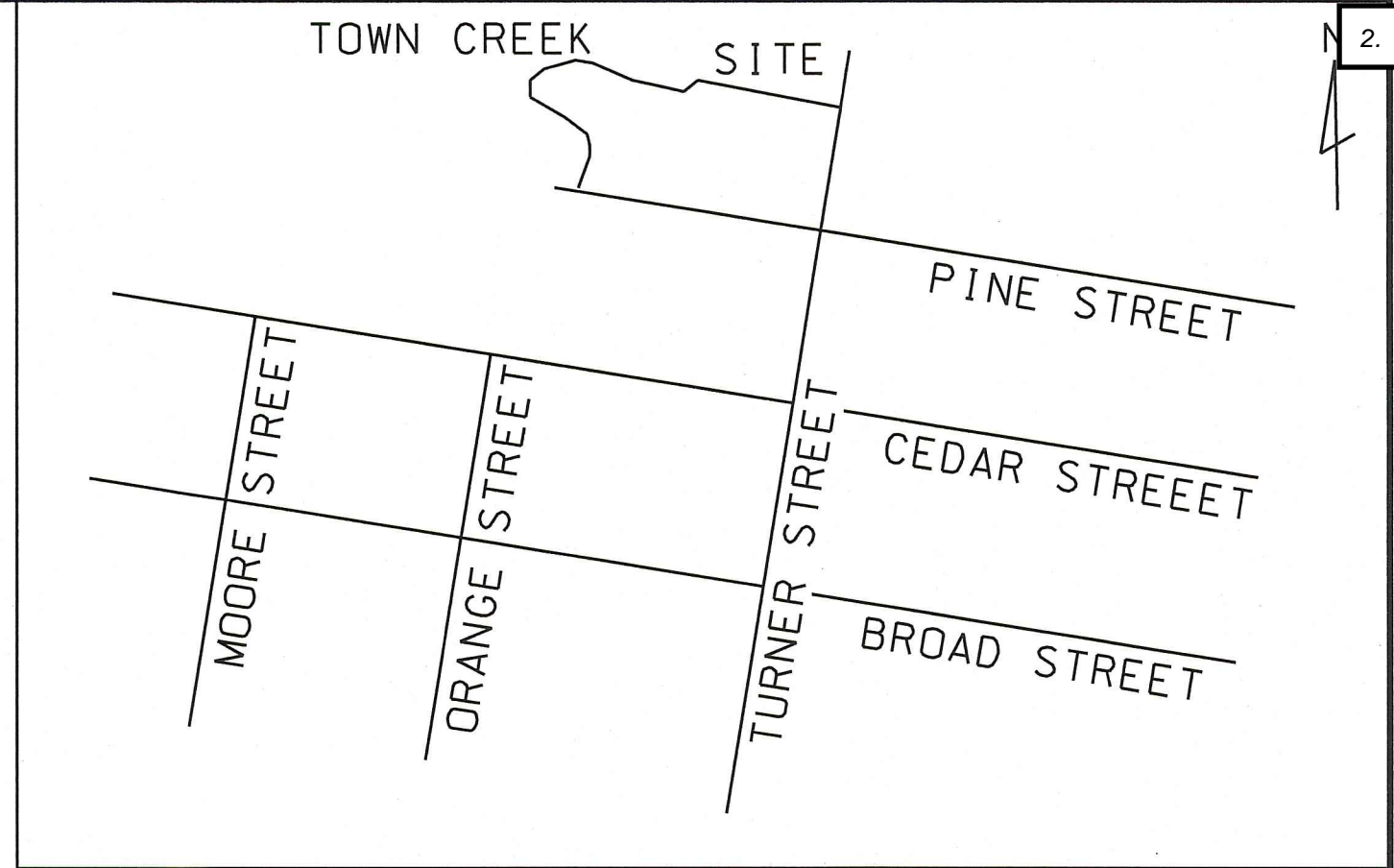
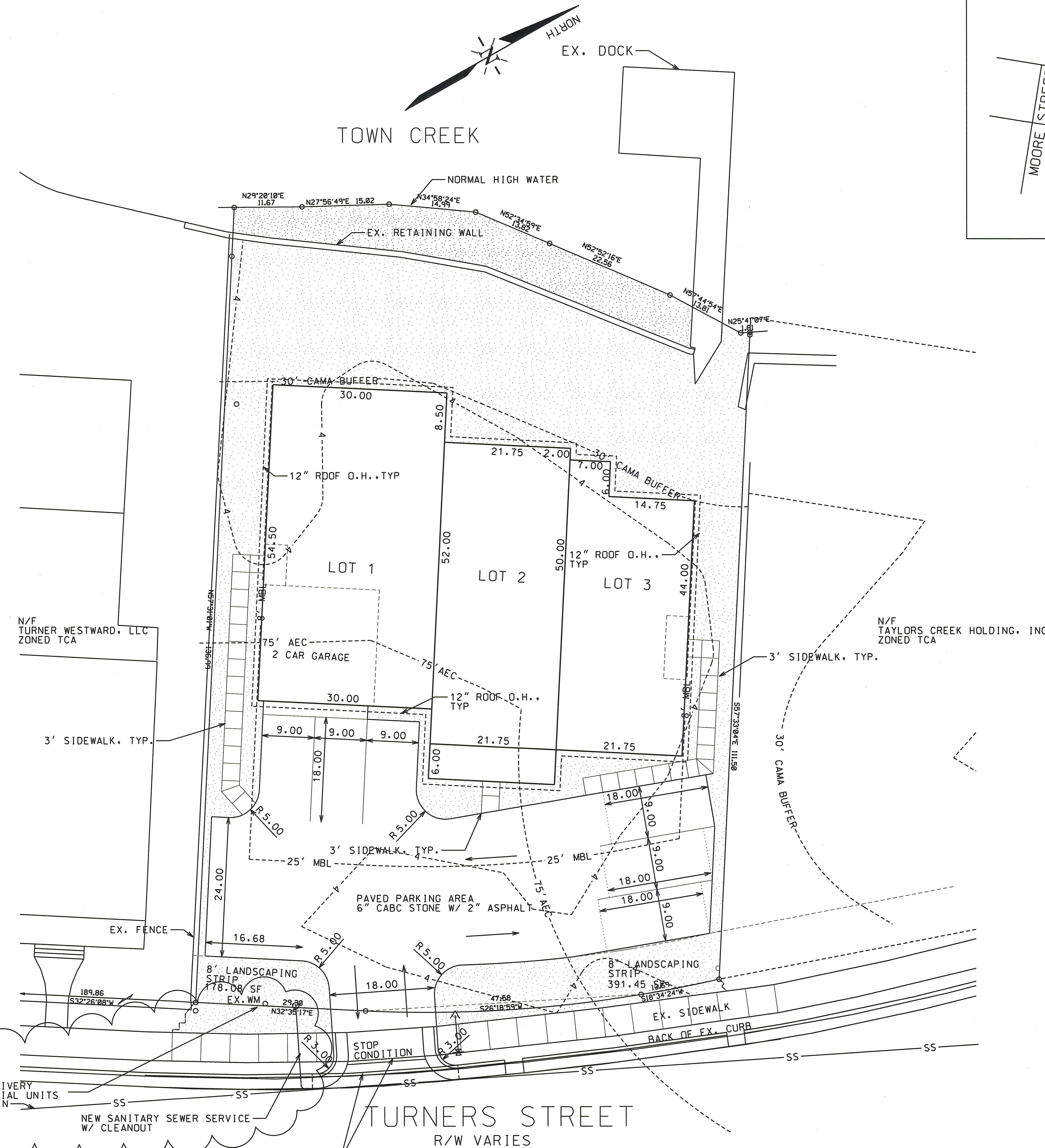
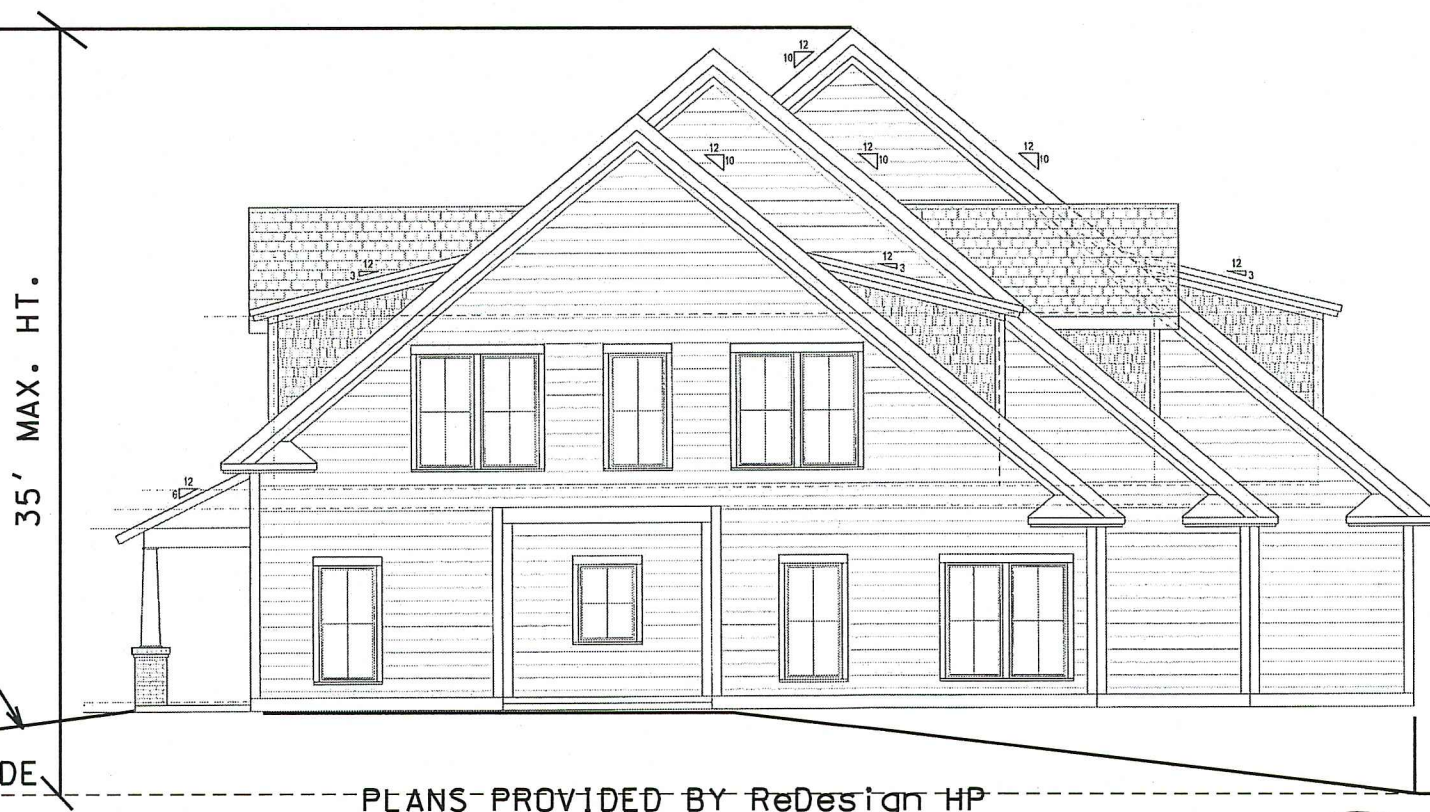
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IMPERVIOUS SURFACE RATIO W/ BUILDING 61.75%
 IMPERVIOUS SURFACE INTENSITY MODERATE
 IMPERVIOUS SURFACE RATIO W/OUT BUILDING 28.41%
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NOTE: NO REQUIRED PLANTINGS PER TABLE 15-3
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SPACE NOT ENCUMBERED BY TOWNHOME LOT
 SHALL BE IN COMMON OWNERSHIP.



- LEGEND**
- EIR = EXISTING IRON ROD
 - EIP = EXISTING IRON PIPE
 - EXFH = EXISTING FIRE HYDRANT
 - EXWV = EXISTING WATER VALVE
 - R/W = RIGHT OF WAY
 - TEL = TELEPHONE
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 - DIP = DUCTILE IRON PIPE

- [Stippled Area] = LANDSCAPE AREA
- [Arrow] = TRAFFIC PATTERN
- [Solid Line] = PROPOSED CONTOUR
- [Dashed Line] = 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	DESIGNED: RDC
ADDRESS: 14856 PERCH POINT RD CHESTER, VA 23836	DRAWN: RDC
PHONE: 804-641-0423	CHECKED: RDC
THE CULLIPHER GROUP, P.A. ENGINEERING & SURVEYING SERVICES 151A HIGHWAY 24 MOREHEAD CITY, N.C. 28557 (252) 793-0090 LICENSE NO. C-4482	APPROVED: RDC
<i>Ronald D. Cullipher</i> 4/30/20 RONALD D. CULLIPHER P.E.	DATE: 2/10/2020 SCALE: 1"=10'

