

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

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, 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

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 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; 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 provided 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	g.
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 BoardDate:4/30/2020From:Kyle Garner, AICPMeeting 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

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
Amendment RequiredGeneral Commercial

□ YesNo

Adjoining Land Use & Zoning North Undeveloped Future Tracts, zoned PUD Multi & Single Family Residential, zoned PUD South Beau Coast Club House, zoned PUD East West Undeveloped Future Tracts, zoned PUD **Special Flood Hazard Area** \square Yes \boxtimes No **Public Utilities** Water ☐ Not Available Sewer ☐ 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 Revised PUD Zoning Master Plan (February 14, 2020) **Attachments:** 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 HOWLAND CARRAWAY MASON STEEP POINT OLIVIA RONNIE GIBBS WEST BEAUFORT VINE JERICHO CRAVEN RICKS WILLOW DAVIS BAY SECOND SAFRIT SKIMMER CONMA CHARLES Legend Properties Within 100 Feet of Request Proposed Revision to Master Plan

<u>OWNER</u>	/IAIL_HOU	S MAIL_ST	MAIL_CITY	\IL_S	T <u>/</u> MAIL_Z	<u> </u>	MAIL_ADD2
BEAUFORT BUTTERFLY LLC	4805	BAYVIEW PLACE	WILSON	NC		27896	
BLUE TREASURE LLC			CARY	NC		27519	PO BOX 3557
BOUHARNA,FOUZI	116	JEFFERSON ST	BEAUFORT	NC		28516	
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 701 Front St. • P.O. Box 390 • Beaufort, N.C. 28516 252-728-2141 • 252-728-3982 fax www.beaufortnc.org

APPLICATION FOR AN AMENDMENT TO THE BEAUFORT ZONING MAP

Instructions:

Please complete the application below, include all the required attachments and the **application fee of \$200.00** and return to the Beaufort Town Hall, 701 Front Street or P.O. Box 390, Beaufort, N.C., 28516. Incomplete applications will not be processed and <u>will be</u> 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 W	ilmington, NC 28405
Phone Number: (910) 256-9277	$\underline{\text{Email:}} \ \underline{\text{dmizelle@withersravenel.com}}$
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 INFOR	MATION
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 Reques	sted Zoning: PUD - Amendment
Current Use of Property: ✓Residential ☐Vacant	Commercial Other:
Applicant Signature Property Owner Signature (If different than applicant)	Date of Applicant's Signature 2/11/20 Date of Owner's Signature
An application fee of \$200.00, either in cas	h, money order, or check made

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:



Letter of Transmit 1.

02080976.50

2-14-2020

219 Station Road, Suite 101

				on, NC 28405			ATTEN	TION Mr. I	Cyle G	Sarner	
		441	100	.256.9277			RE:	Beau	ıfort E	ast Village	& Beau Coast
			#1				PUD Re	Zoning Subm	nittal		
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	Beau	ufort, NC 2851	6					-			
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				☐ Copy of Letter		Change Order		Diskette		Other	
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1		2-11-20		Signed Application	1						
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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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	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)	

Chapter 1. Planned Unit Development Elements

Introduction

The Existing Planned Unit Development

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

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

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

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

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

The Proposed Planned Unit Development Amendment

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

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

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

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



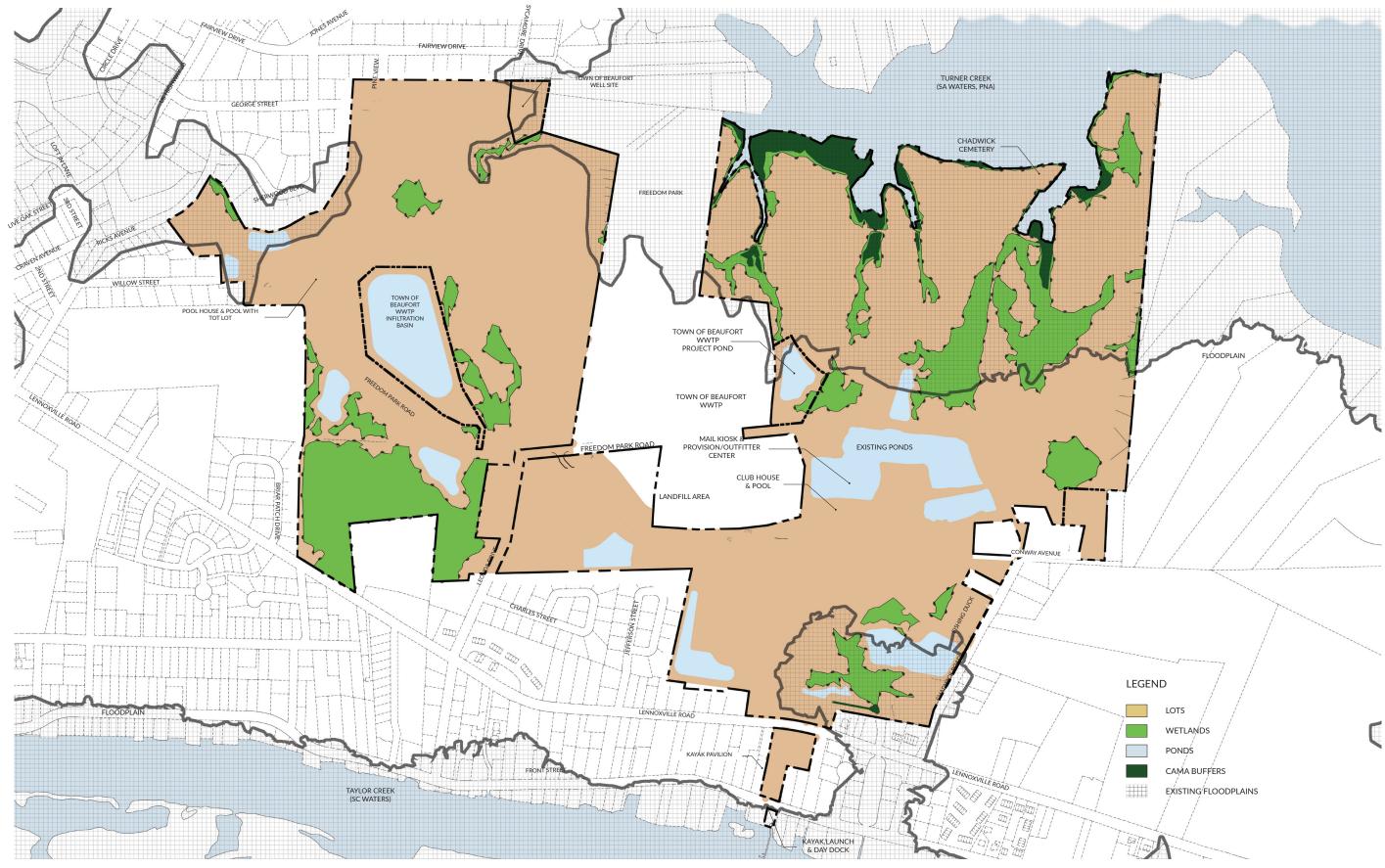




February 14, 2020



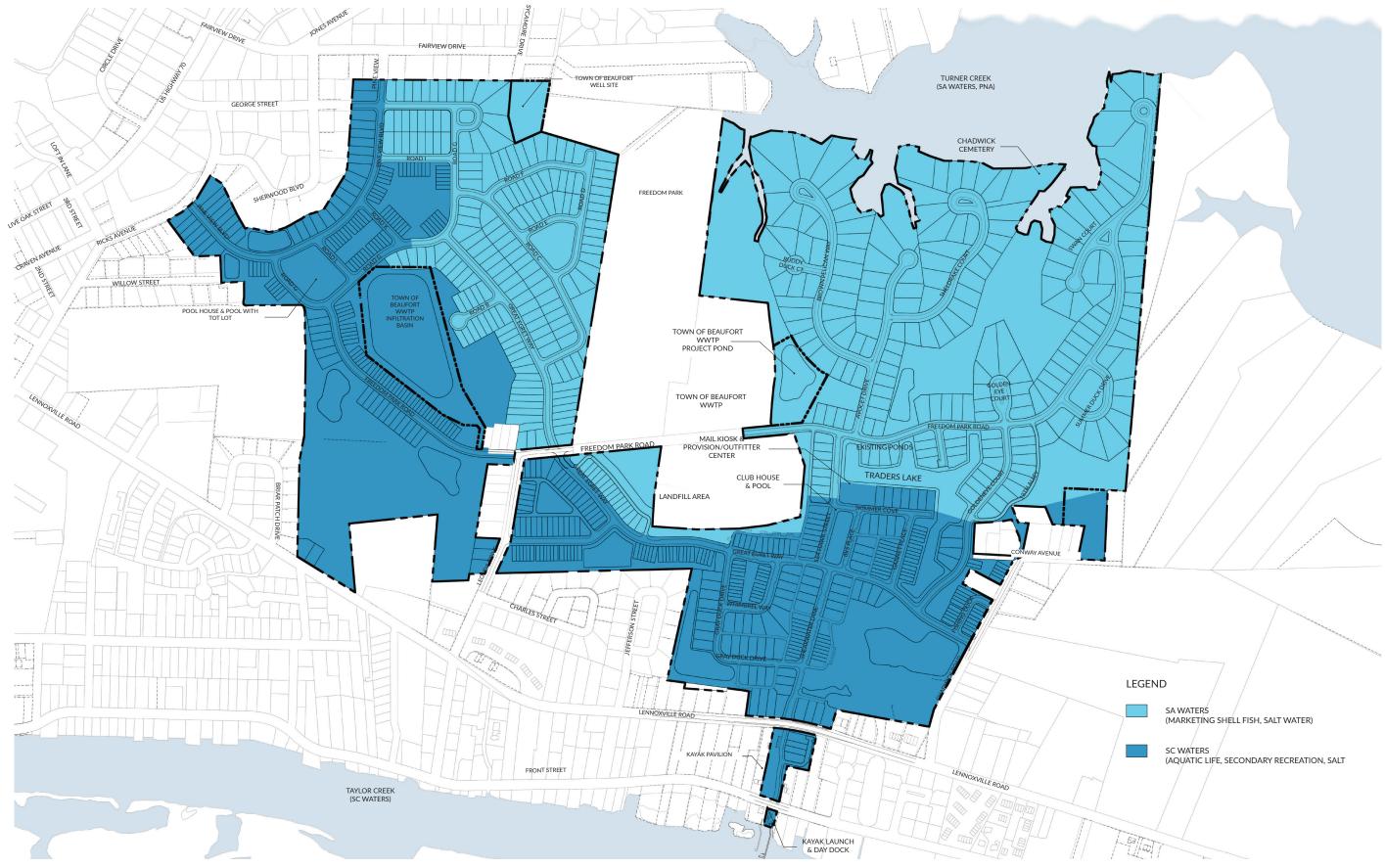




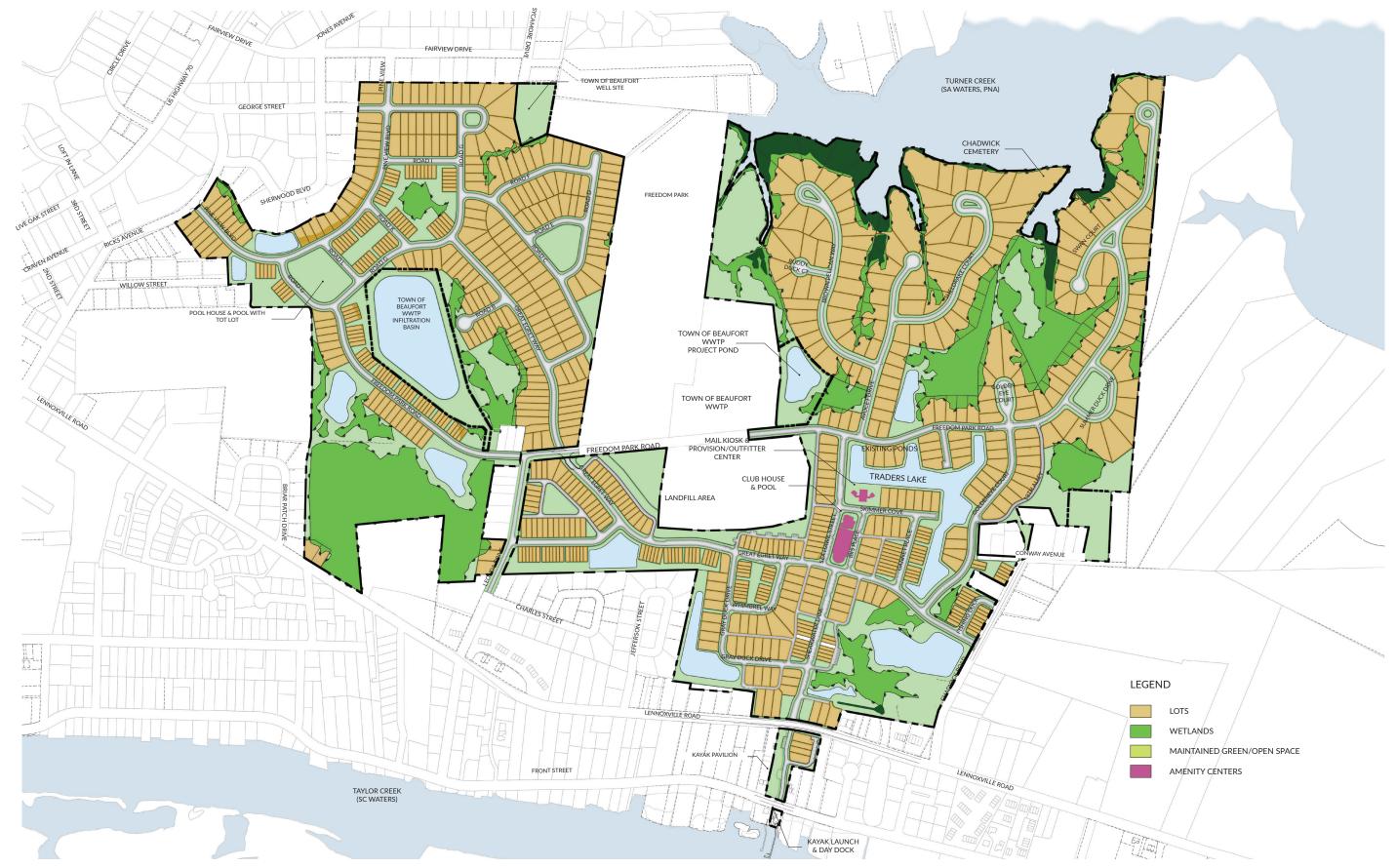


Site Watershed Map

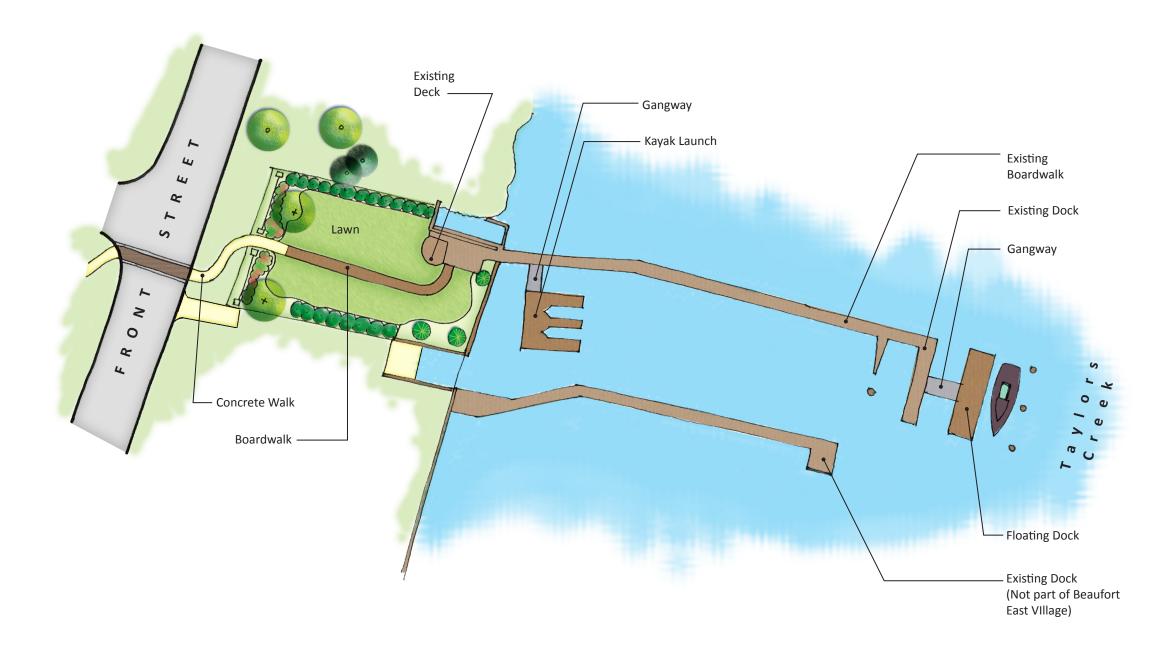








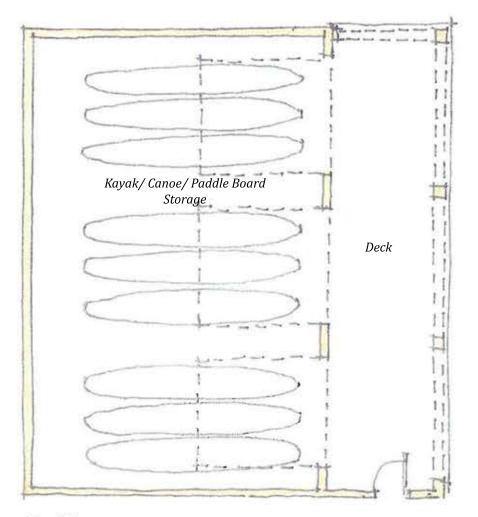










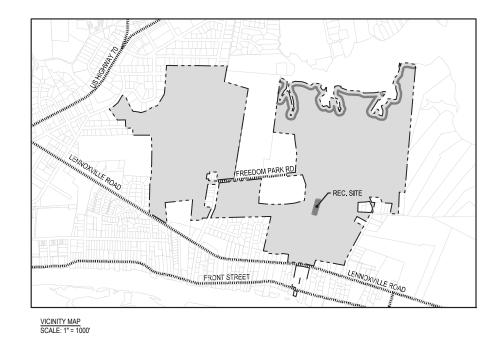


Floor Plan

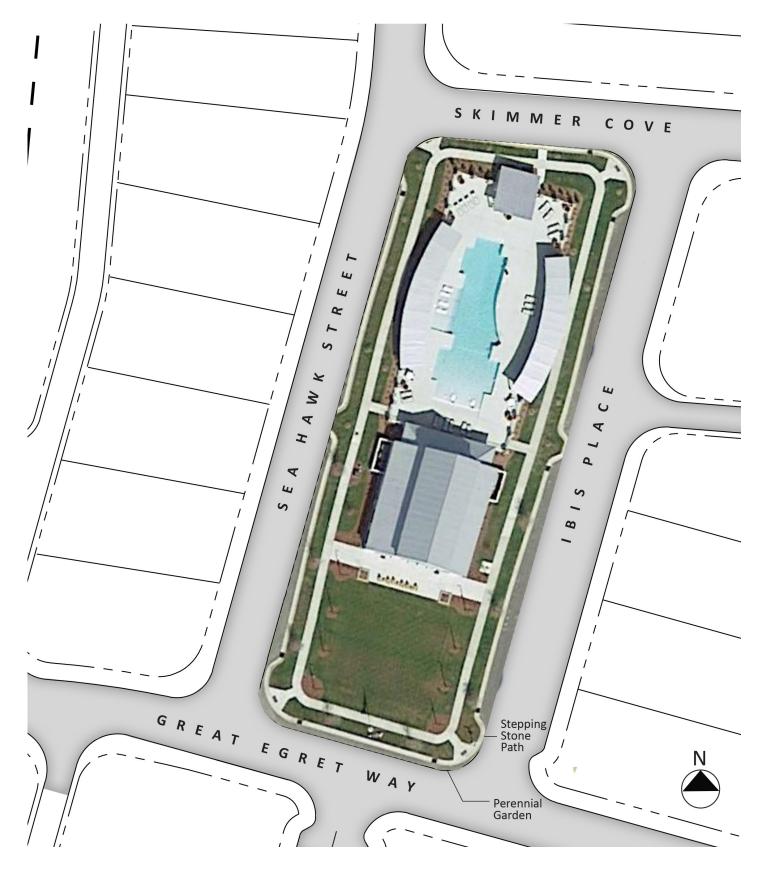


Pool and Clubhouse Detail (Beau Coast Neighborhood)







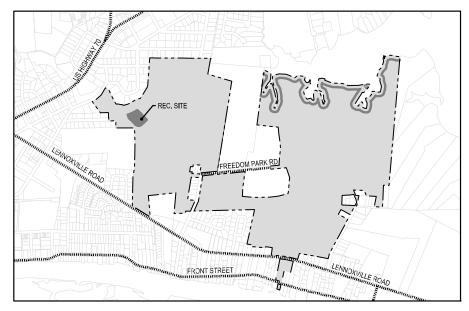




2

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





VICINITY MAP SCALE: 1" = 1000'



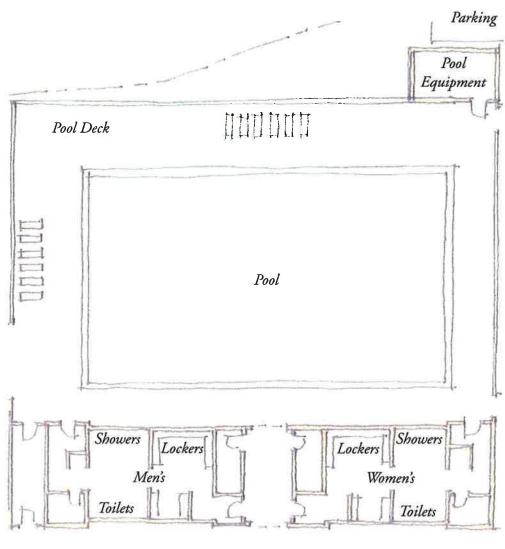






Conceptual Imagery

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



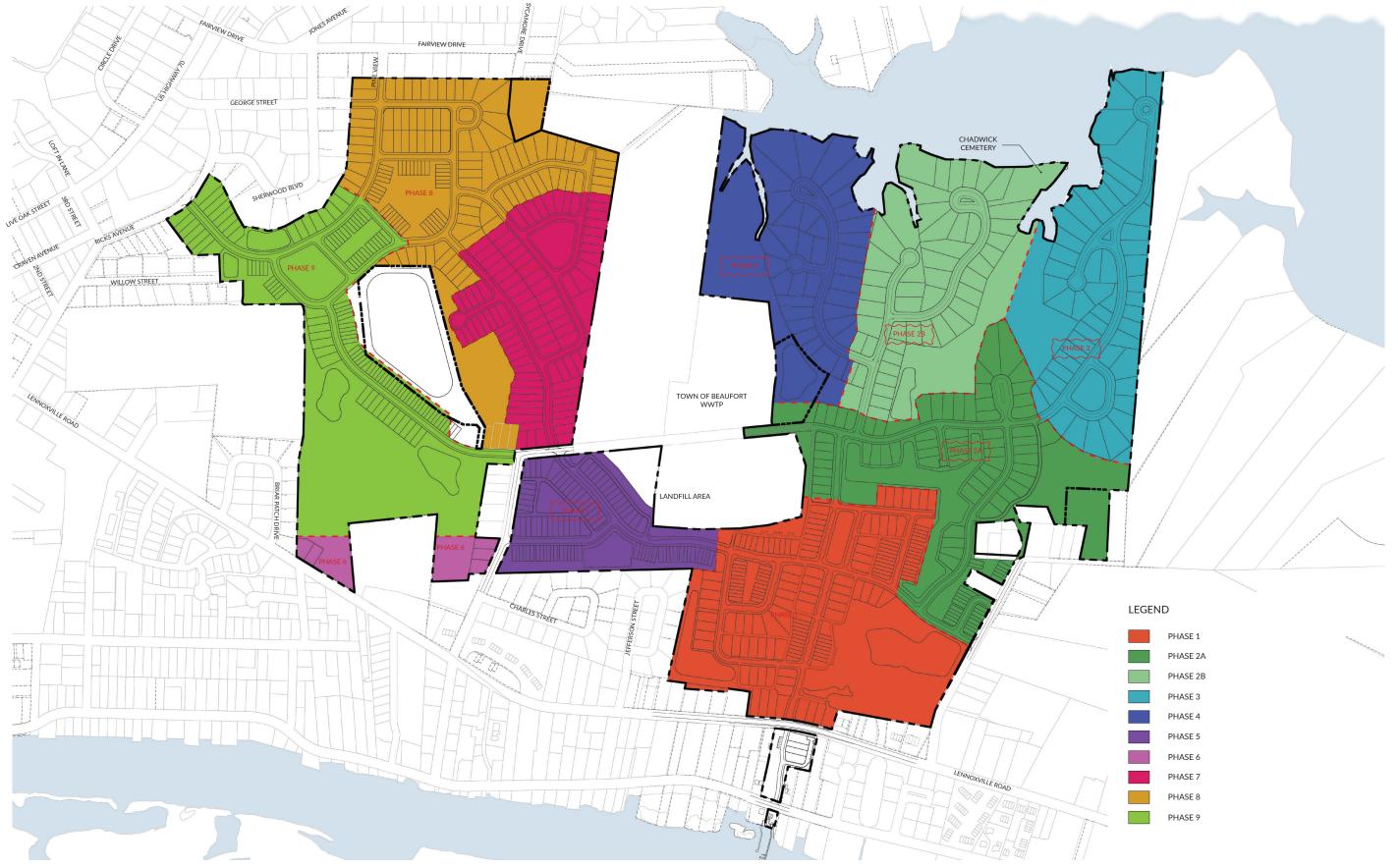
Floor Plan

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

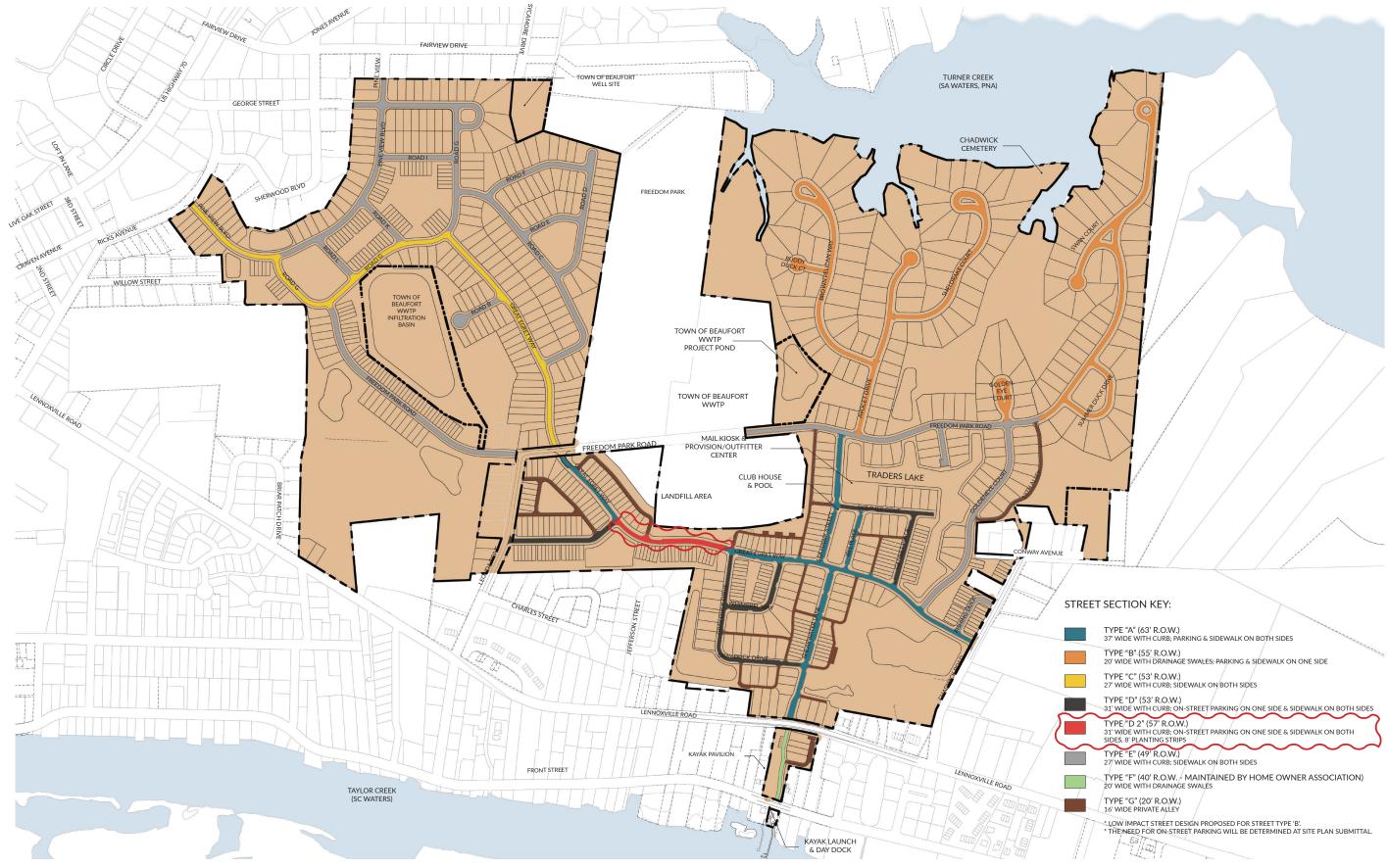










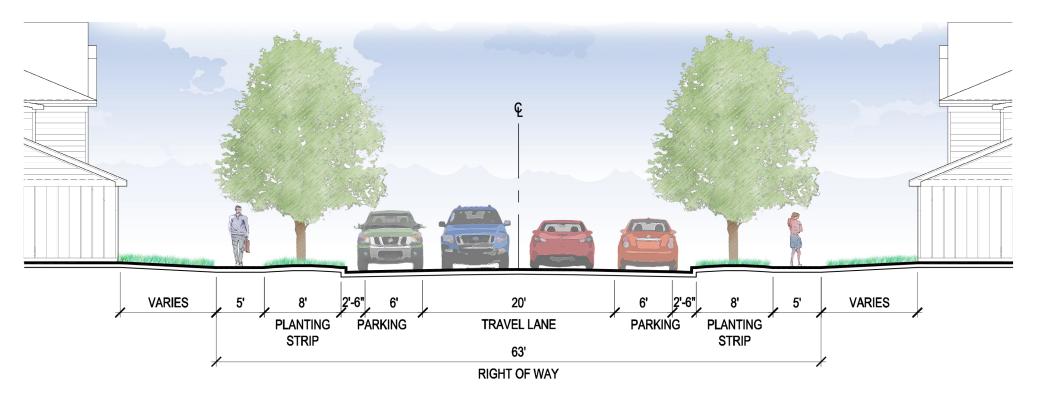




29

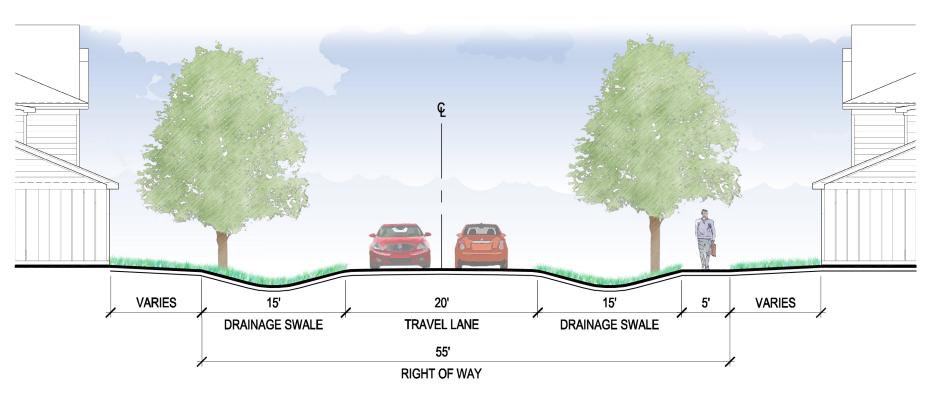
Street Cross Sections





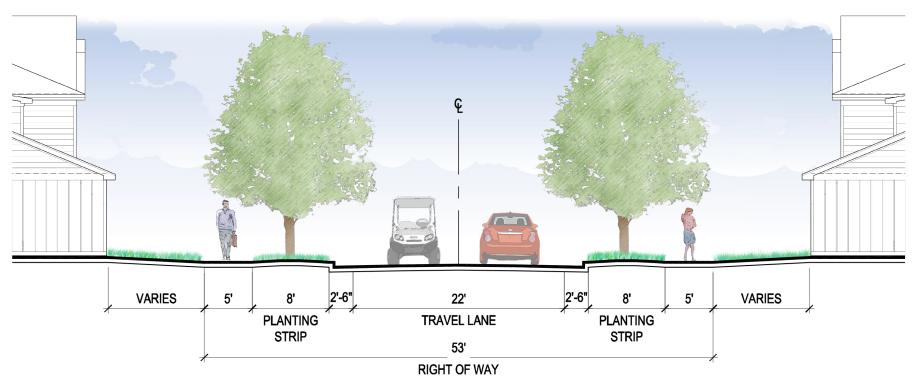
*NOTE: The need for on-street parking will be determined at site plan submittal.

Street Cross Section Type A

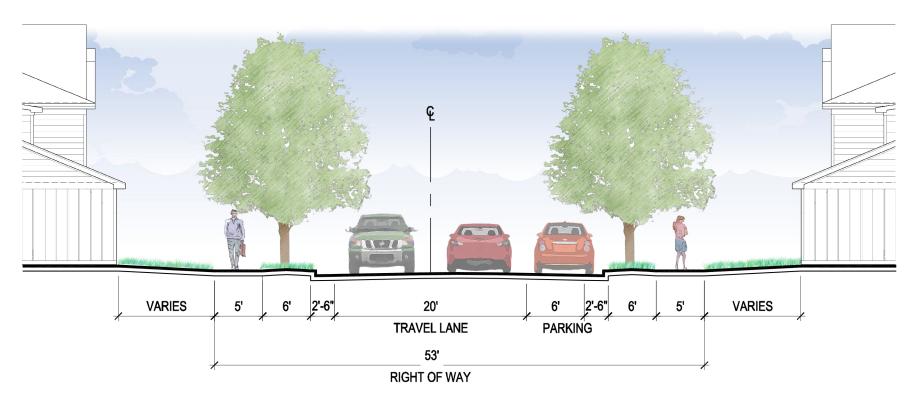


Street Cross Section Type B



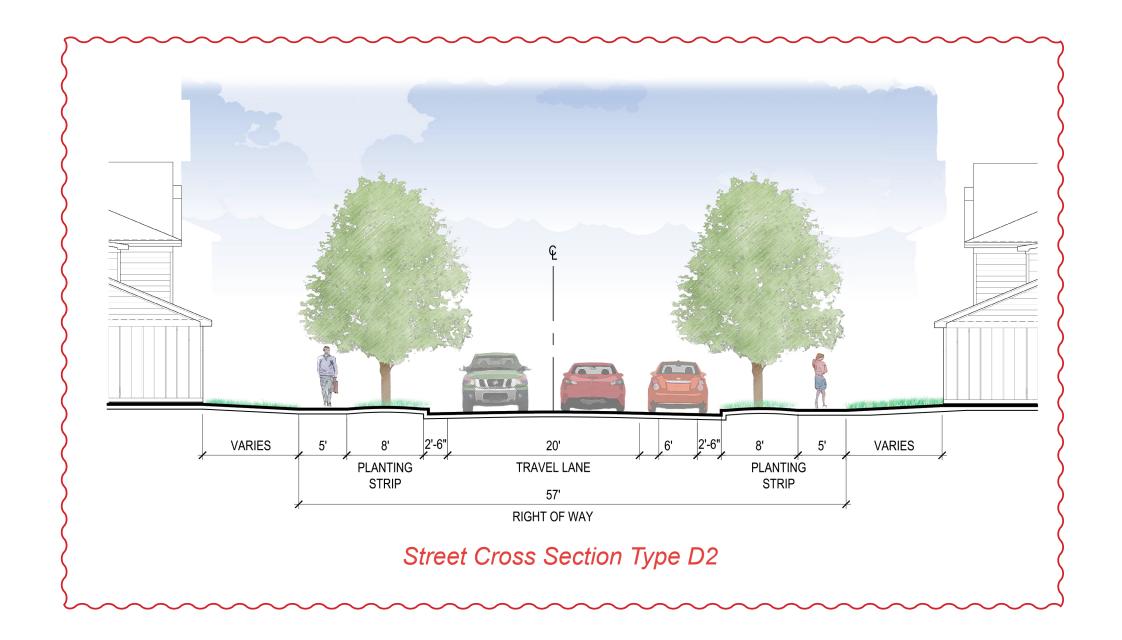


Street Cross Section Type C

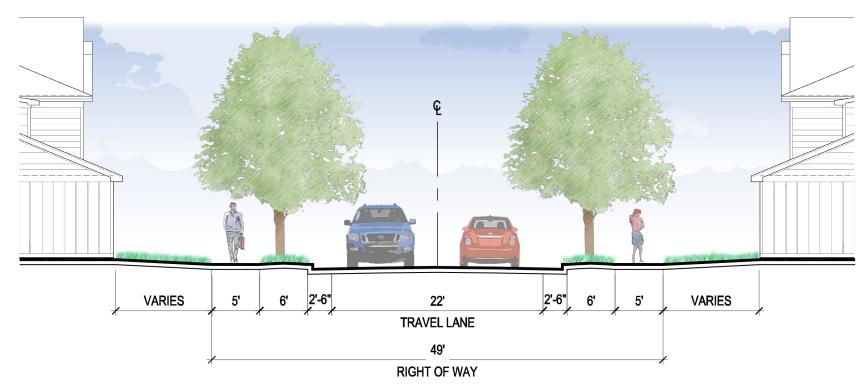


Street Cross Section Type D

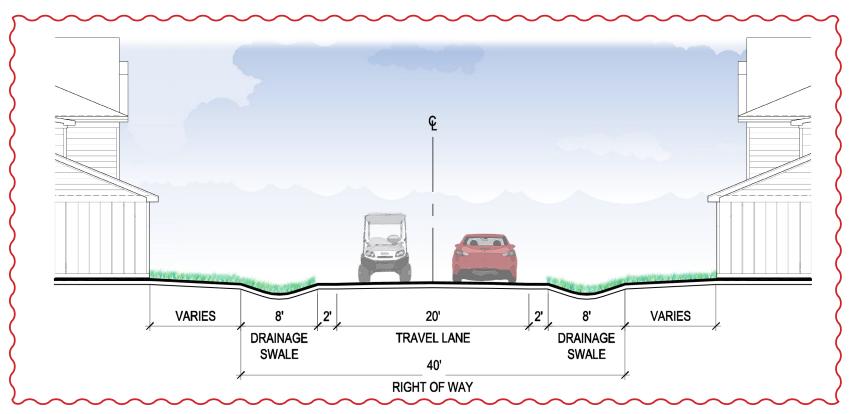




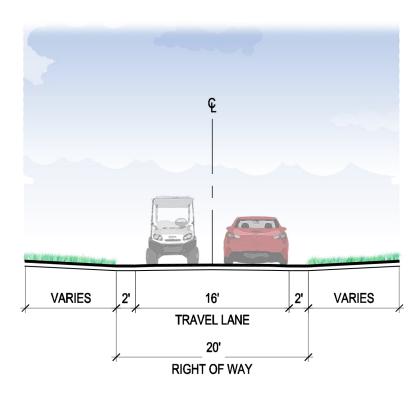




Street Cross Section Type E

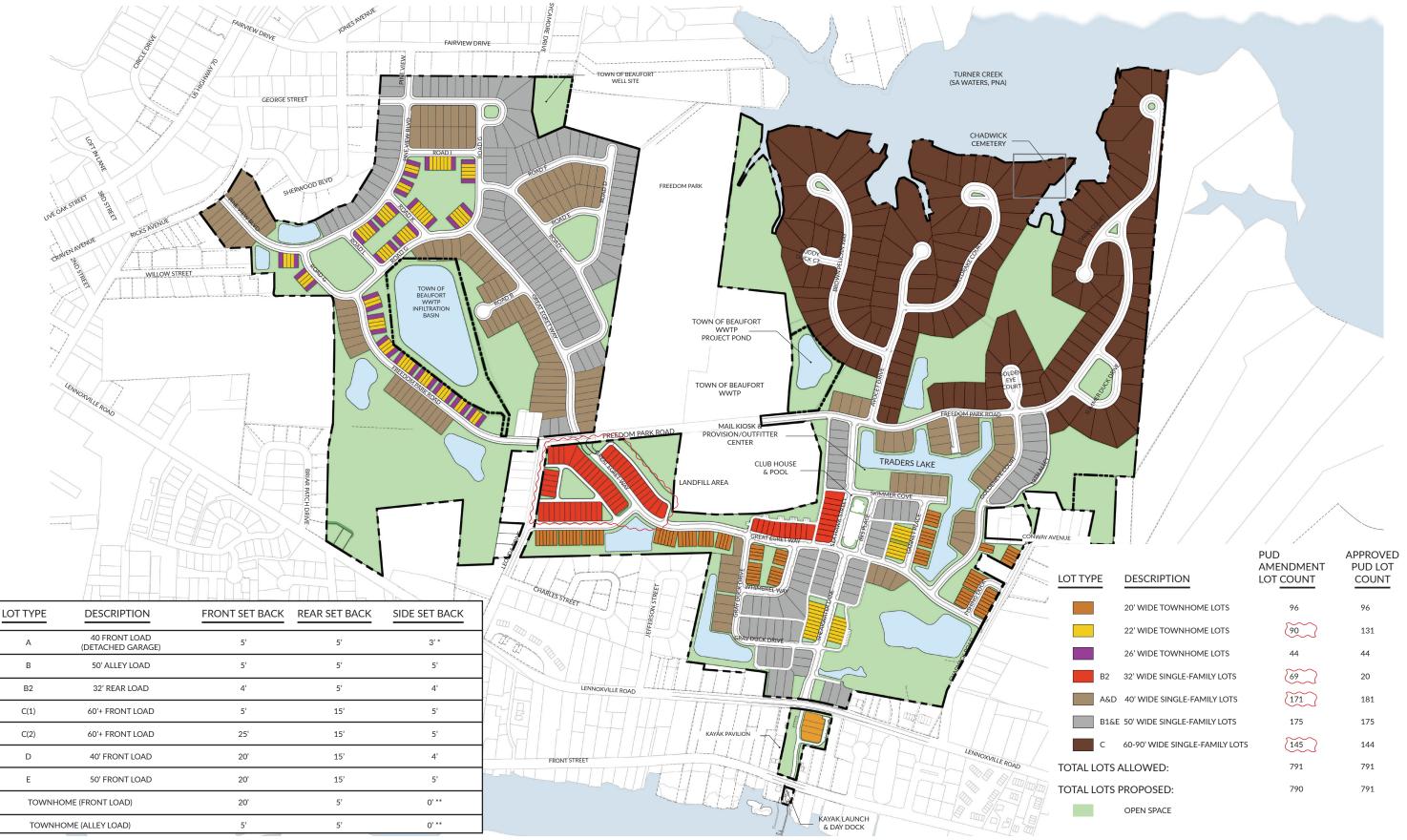


Street Cross Section Type F



Street Cross Section Type G

*NOTE: To be maintained by HOA



 $^{^{\}star}$ ONE-STORY DETACHED GARAGES W/O HABITABLE SPACE MAY HAVE 0' SIDE SETBACK

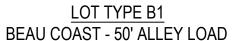


^{**} TOWNHOME BUILDING TO BUILDING SEPARATION IS A MINIMUM OF 10'.



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

4' FRONT SETBACK SIDEWALK

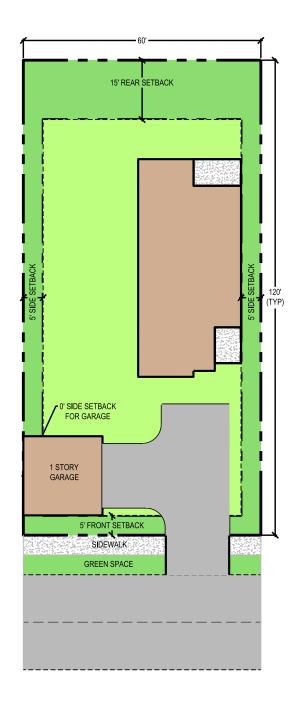
GREEN SPACE

ALLEY

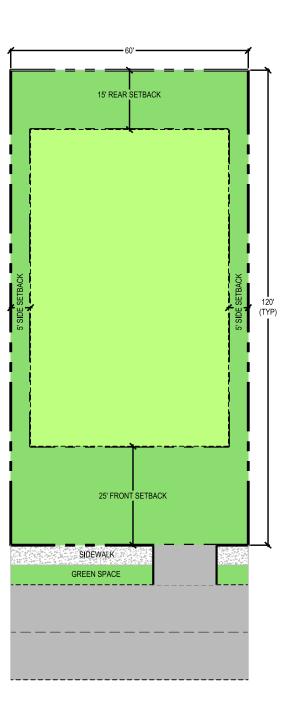
5' REAR SETBACK

DEPTH VARIABLE

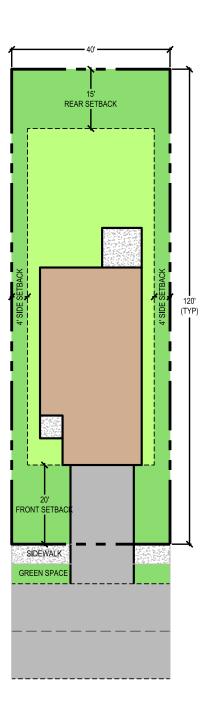




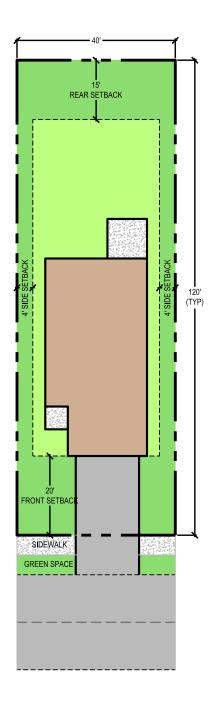
LOT TYPE C (OPTION 1)
BEAU COAST - 60' TO 90' FRONT LOAD
WITH DETACHED GARAGE



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

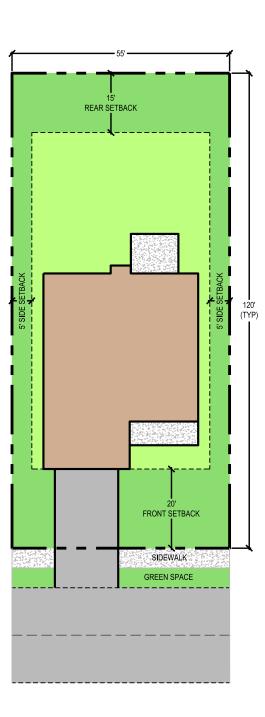


LOT TYPE D BEAUFORT EAST VILLAGE - 40' FRONT LOAD



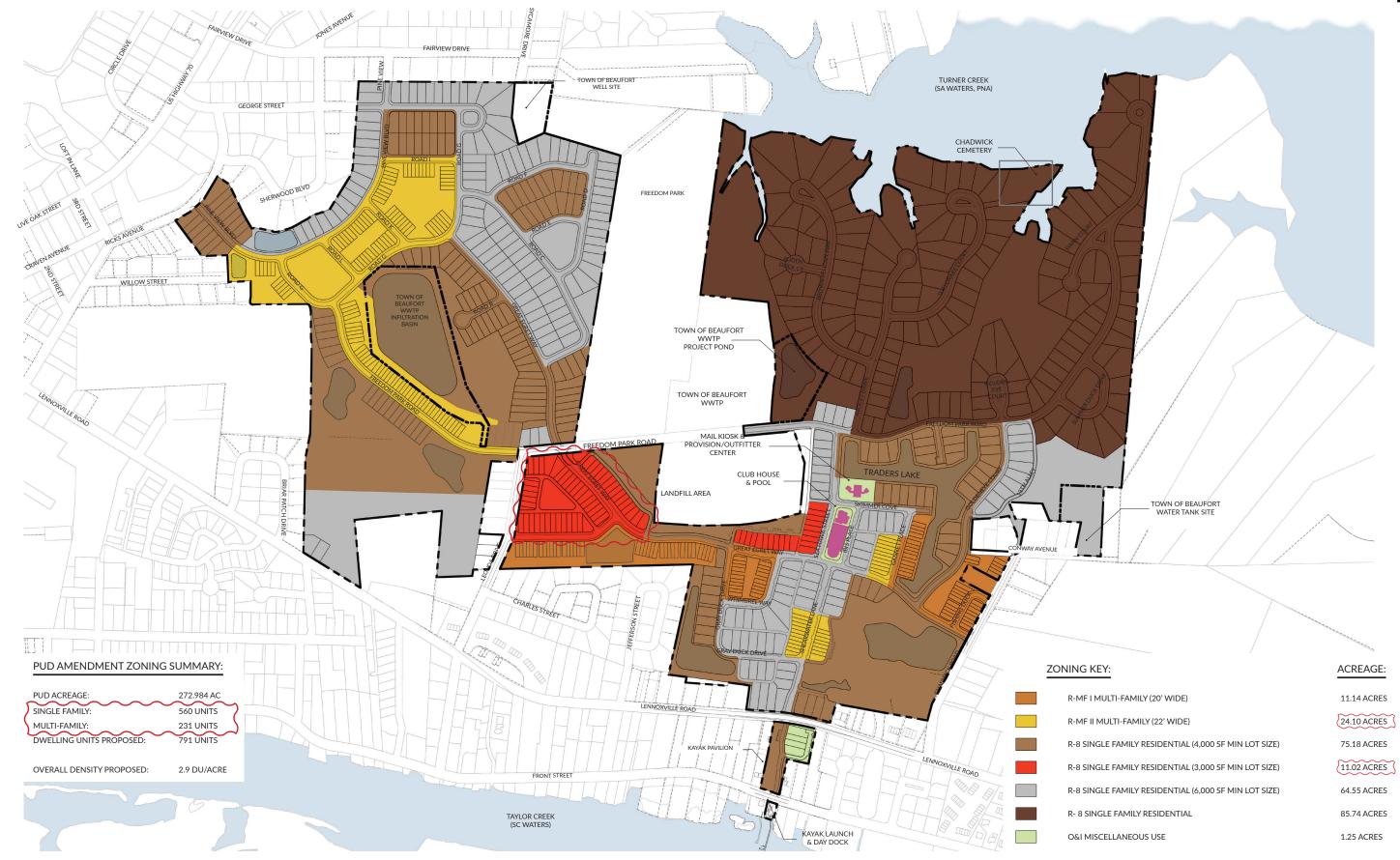
LOT TYPE D BEAU COAST - 40' FRONT LOAD

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



LOT TYPE E
BEAUFORT
EAST VILLAGE - 50' FRONT LOAD

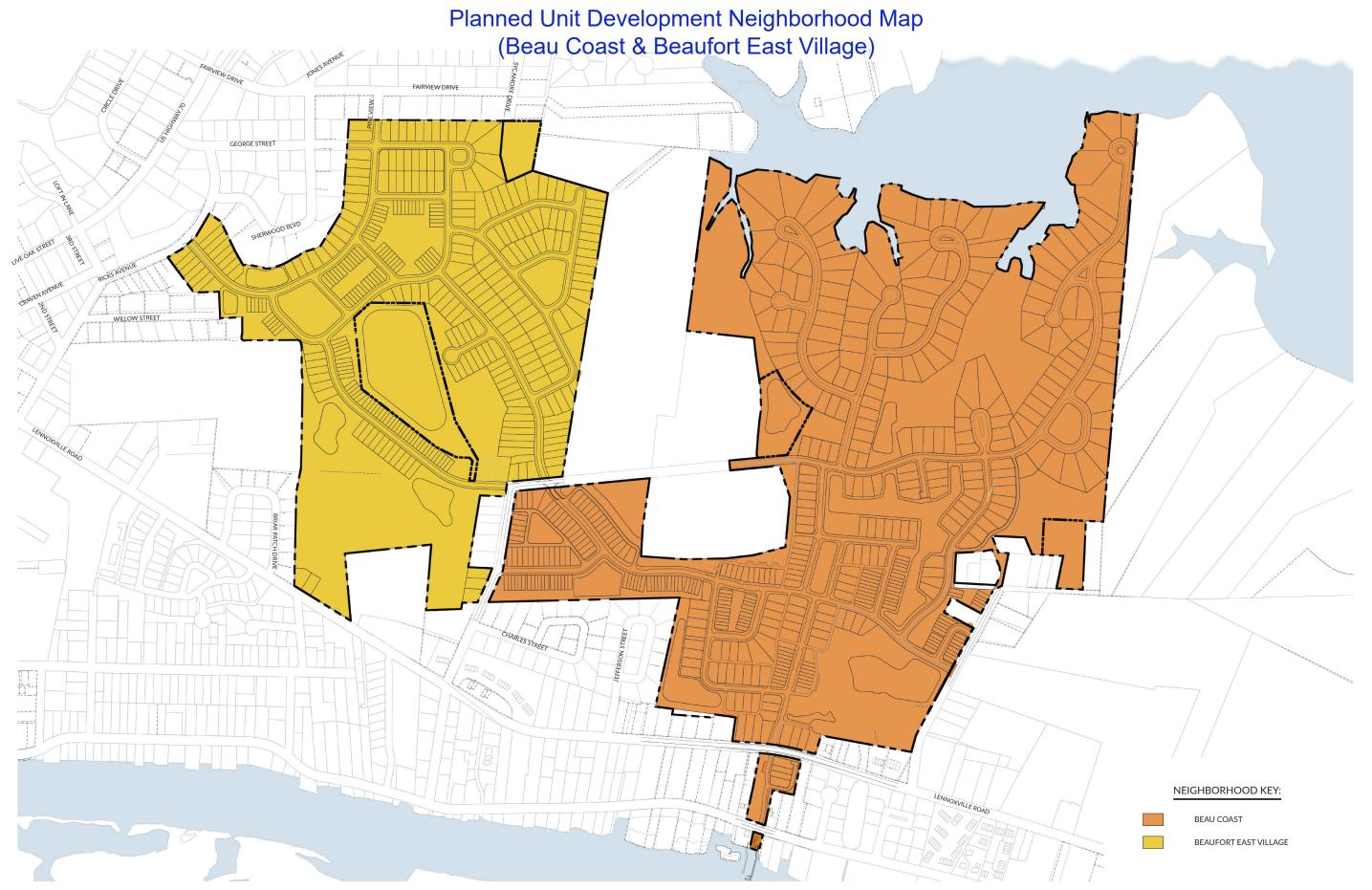






PUD Open Space Plan





Chapter 2. Beau Coast Conceptual Product Types

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











i. BC 24 A (1734 sq ft)



ii. BC 24 B (1763 sq ft)





iv. BC 24 D (2052 sq ft)



v. BC 24 E (2301 sq ft)



vi. BC 24 F (2416 sq ft)



Beau Coast Lot Type B



i. BC 39 A (2066 sq ft)



ii. BC 39 B (2274 sq ft)



iii. BC 39 C (2306 sq ft)



iv. BC 39 D (2630 sq ft)





vi. BC 39 F (3180 sq ft)

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)



ii. BEV 26 BT (1932 sq ft)



iii. BEV 26 C (1896 sq ft)



iv. BEV 26 D (1832 sq ft)

Single Family: 40' Wide 2 Car Garage Collection Beaufort East Village Lot Type E





i. BEV 40 A (2228 sq ft)



ii. BEV 40 B (2335 sq ft)



iii. BEV 40 C (2529 sq ft)



iv. BEV 40 D (2791 sq ft)



v. BEV 40 E (2925 sq ft)





Town of Beaufort, NC

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

Town of Beaufort 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

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 & North – By Freedom Park & Town of Beaufort Utilities, Zoned R-20

Zoning: 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 FREEDOM PARK SKIMMER GREAT EGRET CHARLES Legend 50 Phase V - Beau Coast

Case 20-03 Current Zoning Map - Preliminary Plat - Phase V - Beau Coast Zoning PUD R-20 R-8 FREEDOM PARK SKIMMER IBIS GREAT EGRET CHARLES Legend 51 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 ANLAYSIS SHOULD ADDRESS THE IMPACTS FROM THIS DEVELOPMENT TO THAT POINT WHILE ALSO TAKING

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

- As stated in the email sent to you on March 10th, we provided the Stormwater Management Report for Beau Coast Phase 1, which tracks the discharge to the development's most southern point in the Taylor Creek watershed, and then offsite to the southside of the railroad culvert. In our opinion, this report and the calculations already submitted for Beau Coast Phase 5, answers your concerns stated in the comment above.
- As can be seen in the attached report (see Summary on Page 4), Phase 1's post
 development condition is less than the predevelopment condition for the 1, 10,
 and 100-year storm event. As previously submitted for this new Phase of
 development (Beau Coast Phase 5), the design also has a post development flow
 less than predevelopment flow for the 1- and 10-year storm event, meeting
 Town requirements.
- With all flows proposed for the development discharging through the railroad culvert being less than the current conditions, further analysis beyond this should not be necessary.

PLAN SHEETS:

SHEET CO.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

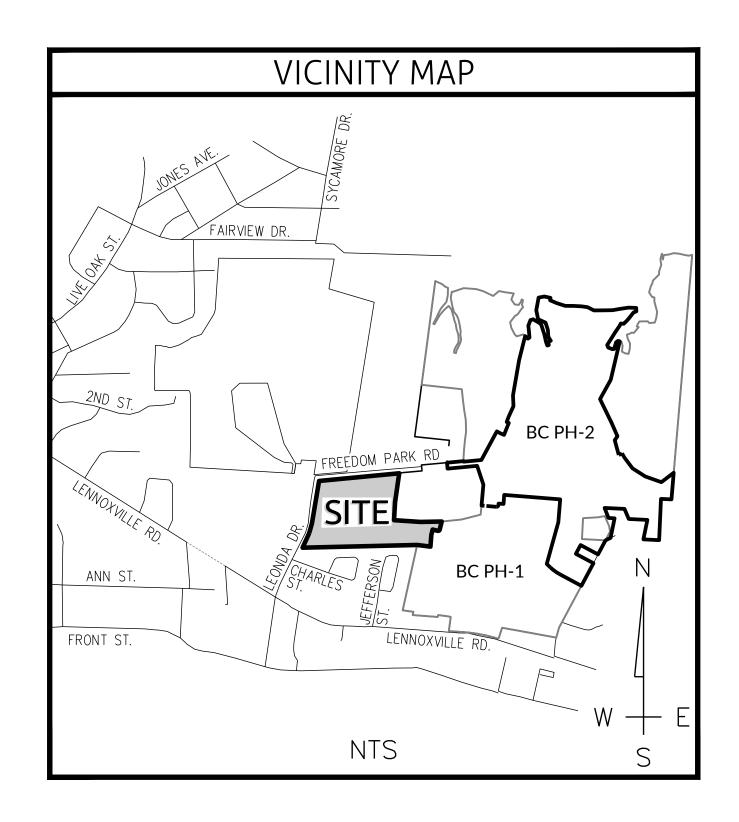
Don Mizelle - WithersRavenel

BEAU COAST

PHASE 5

BEAUFORT, NC

MARCH 2020



LEGEND			
LINETYPE DESCRIPTION		LINETYPE DESCRIPTION	
EXISTING WATERLINE	w	PROPOSED UNDERGROUND ELECTRIC	UE
PROPOSED WATERLINE	w	EXISTING GASLINE	— — G — — —
EXISTING STORM DRAINAGE		PROPOSED GASLINE	G
PROPOSED STORM DRAINAGE		SILT FENCE	SF
EXISTING SANITARY SEWER	— — — SS— — —	EXISTING FENCE	
PROPOSED SANITARY SEWER	ss	TREE PROTECTION	ТР
PROPOSED FORCE MAIN	FM	SWALE	->>>>>>
EXISTING FORCE MAIN	—— —— FM—— —— ——	RIGHT-OF-WAY	
EXISTING ELECTRIC (OVERHEAD)	— — Е — — —	WETLANDS	
PROPOSED ELECTRIC (OVERHEAD)	ε	1' CONTOUR	1
EXISTING UNDERGROUND ELECTRIC	— — UE— — —	5' CONTOUR	5
EXISTING EASEMENT		PROPOSED EASEMENT	





PREPARED BY:



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

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	

DEVELOPER/OWNER

BLUE TREASURE, LLC

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

ATTN: KARL BLACKLEY

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

GENERAL NOTES:

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

DEMOLITION NOTES:

- 1. CONTRACTOR TO COORDINATE WITH THE OWNER TO PROPERLY MAINTAIN OR RELOCATE EXISTING SERVICE CONNECTIONS WHEN NECESSARY.
- 2. CONTRACTOR IS TO WALK THE SITE AND BECOME FAMILIAR WITH THE SCOPE OF DEMOLITION REQUIRED. ALL DEMOLITION WORK REQUIRED TO CONSTRUCT NEW SITE IMPROVEMENTS WILL BE PERFORMED BY THE CONTRACTOR AND WILL BE UNCLASSIFIED EXCAVATION.
- 3. DEMOLITION SHALL INCLUDE BUT IS NOT LIMITED TO THE EXCAVATION, HAULING AND OFFSITE DISPOSAL OF CONCRETE PADS, CONCRETE DITCHES, FOUNDATIONS, SLABS, STEPS, AND STRUCTURES; ABANDONED UTILITIES, BUILDINGS, PAVEMENTS AND ALL MATERIALS CLEARED AND STRIPPED TO THE EXTENT NECESSARY AS DIRECTED BY THE SOILS ENGINEER FOR THE INSTALLATION OF THE NEW IMPROVEMENTS AND WITHIN THE LIMITS OF CLEARING AND GRADING AND AS SHOWN ON THESE PLANS.
- DAMAGE TO PROPERTIES OF OTHERS DUE TO THE CONTRACTOR'S ACTIVITIES SHALL BE REPLACED IN KIND BY THE CONTRACTOR AT NO COST TO OWNER.

4. THE CONTRACTOR SHALL PROTECT ALL ADJACENT PROPERTY, STRUCTURES AND UTILITIES ON THE PROPERTY NOT TO BE DEMOLISHED.

- 5. ELECTRIC, TELEPHONE, SANITARY SEWER, WATER AND STORM SEWER UTILITIES THAT SERVICE OFF-SITE PROPERTIES SHALL BE MAINTAINED DURING THE CONSTRUCTION PROCESS BY THE CONTRACTOR.
- 6. EXISTING UTILITIES NOT INTENDED FOR DEMOLITION SHALL BE MAINTAINED, PROTECTED AND UNDISTURBED DURING DEMOLITION.
- 7. ALL EXISTING IMPROVEMENTS INDICATED OR REQUIRED TO BE DEMOLISHED SHALL INCLUDE REMOVAL FROM THE PROPERTY AND PROPER
- 8. CONTRACTOR SHALL COORDINATE RELOCATION OF ALL EXISTING OVER HEAD AND UNDERGROUND UTILITIES INCLUDING CABLE, GAS, TELEPHONE AND ELECTRIC AND ANY OTHER UTILITIES THROUGH THE SITE WITH THE RESPECTIVE COMPANIES.
- 9. PROVIDE SMOOTH SAW CUT OF EXISTING PAVEMENTS, CURBS AND GUTTERS AND SIDEWALKS TO BE DEMOLISHED.
- 10. ALL DEMOLITION WORK SHALL BE DONE IN STRICT ACCORDANCE WITH LOCAL, STATE AND FEDERAL REGULATIONS AS WELL AS OSHA
- 11. INFORMATION CONCERNING UNDERGROUND UTILITIES WAS OBTAINED FROM AVAILABLE RECORDS, BUT THE CONTRACTOR MUST DETERMINE THE EXACT LOCATION AND ELEVATIONS OF THE MAINS BY DIGGING TEST PITS BY HAND.

STABILIZATION NOTES

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

EROSION AND SEDIMENT CONTROL NOTES

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

SEQUENCE OF CONSTRUCTION:

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

MAINTENANCE PLAN

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

PERMANENT SEEDING SCHEDULE - MIXTURE 5CP

Seeding	Mixtur
SPE	CIES

CENTIPEDE GRASS

RATE (LB/ACRE) 10-20

GROUND STABILIZATION

TIME FRAME

7 DAYS

14 DAYS

14 DAYS

extensions of time may be approved by the permitting authority based

on weather or other site-specific conditions that make compliance

DESCRIPTION

PERIMETER DIKES

AND SLOPES

HIGH QUALITY

WATER (HQW)

SLOPES STEEPER

SLOPES FLATTER

ALL OTHER AREA

FLATTER THAN 4:1

impracticable. (Section 11.B(2)(b))

WITH SLOPES

ZONES

THAN 3:1

THAN 3:1

SWALES, DITCHES

STABILIZATION STABILIZATION TIM

FRAME EXCEPTIONS

NONE

F SLOPES ARE 10' C

LESS IN LENGTH AND ARI

4 DAYS ARE ALLOWE

7 DAYS FOR SLOPES

REATER THAN 50 FEET

LENGTH

(EXCEPT FOR PERIMETER

AND HQW ZONES)

NOT STEEPER THAN 2:

Seeding Dates

MARCH - JUNE

Soil Amendments

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

Mulch

DO NOT MULCH.

Maintenance

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

TEMPORARY SEEDING-LATE WINTER/EARLY SPRING

Seeding Mixture

WINTER AND EARLY SPRING

SPECIES	RATE (LB/ACRE)
Rye (GRAIN)	120
ANNUAL LESPEDEZA (KOBE IN PIEDMONT	50
AND COASTAL PLAIN, KOREAN IN MOUNTAINS)	
IT ANNUAL LESPEDEZA WHEN DURATION OF TEMPORARY COVE	R IS NOT TO EXTEND

OMIT BEYOND JUNE. SUMMER

<u>SPECIES</u> RATE (LB/ACRE) GERMAN MILLET RATE (LB/ACRE

Seeding dates

RYE (GRAIN)

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

AUG. 15 - DEC. 30 - FALL

Soil amendments

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

APPLY 4,000 LB/ACRE STRAW. ANCHOR STRAW BY TACKING WITH ASPHALT, NETTING OR A MULCH ANCHORING TOOL. A DISK WITH BLADES SET NEARLY STRAIGHT CAN BE USED AS A MULCH ANCHORING TOOL.

Maintenance

REFERTILIZE IF GROWTH IS NOT FULLY ADEQUATE. RESEED, REFERTILIZE AND

IMMEDIATELY FOLLOWING EROSION OR OTHER DAMAGE.

SITE NOTES

- 1. ANY DISCREPANCY IN THIS PLAN AND ACTUAL FIELD CONDITIONS SHALL BE REPORTED TO THE OWNER PRIOR TO START OF CONSTRUCTION. GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFICATION OF ALL SETBACKS, EASEMENTS AND DIMENSIONS SHOWN HEREON BEFORE BEGINNING CONSTRUCTION.
- 2. THE GENERAL CONTRACTOR SHALL CONTACT ALL OWNERS OF EASEMENTS, UTILITIES AND R.O.W.'S PUBLIC OR PRIVATE, PRIOR TO WORKING IN THESE AREAS.
- 3. CONTRACTOR SHALL MAINTAIN THE SITE IN A MANNER SO THAT WORKMEN AND PUBLIC SHALL BE PROTECTED FROM INJURY, AND
- 4. ACCESS TO UTILITIES, FIRE HYDRANTS, STREET LIGHTING, ETC., SHALL REMAIN UNDISTURBED, UNLESS COORDINATED WITH THE RESPECTIVE UTILITY.
- 5. DO NOT SCALE THIS DRAWING AS IT IS A REPRODUCTION AND SUBJECT TO DISTORTION.

ADJOINING PROPERTY PROTECTED FROM DAMAGE.

- 6. THE GENERAL CONTRACTOR SHALL REMOVE ALL DEBRIS FROM THE SITE UPON COMPLETION OF THE PROJECT AND AT LEAST ONCE A WEEK DURING CONSTRUCTION.
- 7. THE GENERAL CONTRACTOR SHALL KEEP THE AREA OUTSIDE THE "CONSTRUCTION LIMITS" BROOM CLEAN AT ALL TIMES.
- 8. CONTRACTOR SHALL MAINTAIN AN "AS-BUILT" SET OF DRAWINGS TO RECORD THE EXACT LOCATION OF ALL PIPING PRIOR TO CONCEALMENT. DRAWINGS SHALL BE GIVEN TO THE OWNER AND TOWN OF BEAUFORT UPON COMPLETION OF THE PROJECT WITH A COPY OF THE TRANSMITTAL LETTER TO THE ENGINEER.
- 9. IF DEPARTURES FROM THE SPECIFICATIONS OR DRAWINGS ARE DEEMED NECESSARY BY THE CONTRACTOR, DETAILS OF SUCH DEPARTURES AND REASONS THEREOF SHALL BE GIVEN TO THE OWNER AND TOWN OF BEAUFORT FOR REVIEW, NO DEPARTURES FROM THE CONTRACT DOCUMENT SHALL BE MADE WITHOUT THE PERMISSION OF THE OWNER AND TOWN OF BEAUFORT.
- 10. CONTRACTOR SHALL VERIFY LOCATION AND ELEVATION OF ALL UNDERGROUND UTILITIES. THE LOCATION OF ALL EXISTING UTILITIES ARE NOT NECESSARILY SHOWN ON PLANS AND WHERE SHOWN ARE ONLY APPROXIMATE. THE CONTRACTOR SHALL ON HIS INITIATIVE AND AT NO EXTRA COST HAVE LOCATED ALL UNDERGROUND LINES AND STRUCTURES AS NECESSARY. NO CLAIMS FOR DAMAGES OR EXTRA COMPENSATION SHALL ACCRUE TO THE CONTRACTOR FROM THE PRESENCE OF SUCH PIPE OTHER OBSTRUCTIONS OR FROM DELAY DUE TO REMOVAL OR REARRANGEMENT OF THE SAME. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO UNDERGROUND STRUCTURES. CONTACT NORTH CAROLINA ONE CALL" TOLL FREE 1-800-632-4949 AT LEAST 48 HOURS PRIOR TO CONSTRUCTION. THE CONTRACTOR IS RESPONSIBLE FOR CONTACTING ALL NONSUBSCRIBING UTILITIES.

11. ALL PERMITS RELATIVE TO PROJECT MUST BE OBTAINED, PRIOR TO CONSTRUCTION

- 12. ALL CONSTRUCTION TO BE IN ACCORDANCE WITH PERMITS ISSUED AND APPLICABLE STATE, COUNTY, AND LOCAL CODES.
- 13. THE CONTRACTOR SHALL OBTAIN AND PAY FOR ALL INSPECTIONS, CERTIFICATIONS, EQUIPMENT, ETC., THAT MAY BE REQUIRED.
- 14. THE ENGINEER AND/OR OWNER DISCLAIM ANY ROLE IN THE CONSTRUCTION MEANS AND METHODS ASSOCIATED WITH THE PROJECT AS SET FORTH IN THESE PLANS.

EXISTING UTILITY NOTES:

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

UTILITY CONTACTS:

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

NOTICE REQUIRED:

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

CONTACT "CAROLINA ONE CALL" AT

EMERGENCY DIAL 911

UTILITY NOTES:

1. ALL UTILITY SERVICES, SUCH AS ELECTRIC POWER, CATV, GAS, AND TELEPHONE SHALL BE INSTALLED UNDERGROUND.

POLICE - FIRE - RESCUE

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

FIRE & LIFE SAFETY NOTES:

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

TRAFFIC NOTES:

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

FOR ALL STORMWATER BMP'S AND ALL PIPING LOCATED IN THE RIGHT OF WAY.

GRADING & STORMWATER MANAGEMENT NOTES:

- 1. STORMWATER MANAGEMENT WILL MEET BOTH THE STATE OR NORTH CAROLINA AND TOWN OF BEAUFORT REQUIREMENTS.
- 2. NO EQUIPMENT IS ALLOWED ON THE SITE UNTIL ALL TREE PROTECTION FENCING AND SILT FENCING HAS BEEN INSTALLED AND APPROVED.
- CONTRACTORS SHALL RECEIVE ADEQUATE INSTRUCTION ON TREE PROTECTION REQUIREMENTS AND METHODS. 4. UPON PROJECT COMPLETION AND AFTER WARRANTY PERIOD, THE HOMEOWNERS ASSOCIATION WILL MAINTAIN AND BE RESPONSIBLE

3. PROTECTIVE FENCING IS TO BE MAINTAINED THROUGHOUT THE DURATION OF THE PROJECT. LAND CLEARING AND CONSTRUCTION

NOT APPROVED FOR

CONSTRUCTION

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

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

SECTION E: GROUND STABILIZATION

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

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

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

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

POLYACRYLAMIDES (PAMS) AND FLOCCULANTS

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

EQUIPMENT AND VEHICLE MAINTENANCE

- 1. Maintain vehicles and equipment to prevent discharge of fluids. 2. Provide drip pans under any stored equipment.
- 3. Identify leaks and repair as soon as feasible, or remove leaking equipment from the project.
- 4. Collect all spent fluids, store in separate containers and properly dispose as hazardous waste (recycle when possible).
- 5. Remove leaking vehicles and construction equipment from service until the problem has been corrected. 6. Bring used fuels, lubricants, coolants, hydraulic fluids and other petroleum products to a recycling or disposal center that handles these materials.

LITTER, BUILDING MATERIAL AND LAND CLEARING WASTE

- 1. Never bury or burn waste. Place litter and debris in approved waste containers.
- 2. Provide a sufficient number and size of waste containers (e.g dumpster, trash receptacle) on site to contain construction and domestic wastes. 3. Locate waste containers at least 50 feet away from storm drain inlets and surface waters unless no other alternatives are reasonably available.
- 4. Locate waste containers on areas that do not receive substantial amounts of runoff from upland areas and does not drain directly to a storm drain, stream or
- 5. Cover waste containers at the end of each workday and before storm events or provide secondary containment. Repair or replace damaged waste containers. 6. Anchor all lightweight items in waste containers during times of high winds.
- 7. Empty waste containers as needed to prevent overflow. Clean up immediately if containers overflow.
- 8. Dispose waste off-site at an approved disposal facility. 9. On business days, clean up and dispose of waste in designated waste containers.

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

5. Prevent the discharge of soaps, solvents, detergents and other liquid wastes from construction sites.

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

EARTHEN STOCKPILE MANAGEMENT

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

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

HERBICIDES, PESTICIDES AND RODENTICIDES

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

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

ONSITE CONCRETE WASHOUT STRUCTURE WITH LINER SANDBAGS (TYP.) COHESIVE & OR STAPLES LOW FILTRATION SOIL BERM COHESIVE & LOW FILTRATION SOIL BERM SANDBAGS (TYP) SANDBAGS (TYP OR STAPLES NOTES: 1. ACTUAL LOCATION DETERMINED IN FIELD — CLEARLY MARKED SIGNAGE NOTING DEVICE (18"X24" MIN.) CONCRETE 2. THE CONCRETE WASHOUT STRUCTURES SHALL BE WASHOUT CLEARLY MARKED SIGNAGE MAINTAINED WHEN THE LIQUID AND/OR SOLID REACHES 1. ACTUAL LOCATION DETERMINED IN FIELD NOTING DEVICE (18"X24" MIN.) 75% OF THE STRUCTURES CAPACITY TO PROVIDE CONCRETE ADEQUATE HOLDING CAPACITY WITH A MINIMUM 12 WASHOUT 2. THE CONCRETE WASHOUT STRUCTURES SHALL BE INCHES OF FREEBOARD. MAINTAINED WHEN THE LIQUID AND/OR SOLID REACHES 75% OF THE STRUCTURES CAPACITY. 3.CONCRETE WASHOUT STRUCTURE NEEDS TO BE CLEARY MARKED WITH SIGNAGE NOTING DEVICE. 3.CONCRETE WASHOUT STRUCTURE NEEDS TO BE CLEARY MARKED WITH SIGNAGE NOTING DEVICE. ABOVE GRADE WASHOUT STRUCTURE BELOW GRADE WASHOUT STRUCTURE

NCGO1-SELF INSPECTION, RECORDKEEPING & REPORTING

SELF-INSPECTION, RECORDKEEPING AND REPORTING

SECTION A: SELF-INSPECTION

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

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

SELF-INSPECTION, RECORDKEEPING AND REPORTING

The approved E&SC plan as well as any approved deviation shall be kept on the site. The approved E&SC plan must be kept

(a) Each E&SC Measure has been installed Initial and date each E&SC Measure on a copy

and does not significantly deviate from the | of the approved E&SC Plan or complete, date

installation.

construction phase.

corrective action.

In addition to the E&SC Plan documents above, the following items shall be kept on the site and available for agency inspectors at all times during normal business hours, unless the Division provides a site-specific exemption based on unique site

(b) Records of inspections made during the previous twelve months. The permittee shall record the required observations on the Inspection Record Form provided by the Division or a similar inspection form that includes all the required

All data used to complete the e-NOI and all inspection records shall be maintained for a period of three years after project

elements. Use of electronically-available records in lieu of the required paper copies will be allowed if shown to provide

ground cover specifications.

locations, dimensions and relative elevations | and sign an inspection report that lists each

(b) A phase of grading has been completed. Initial and date a copy of the approved E&SC

up-to-date throughout the coverage under this permit. The following items pertaining to the E&SC plan shall be kept onsite and

Documentation Requirements

E&SC Measure shown on the approved E&SC

Plan. This documentation is required upon the

initial installation of the E&SC Measures or if

the E&SC Measures are modified after initial

Plan or complete, date and sign an inspection

Initial and date a copy of the approved E&SC

Plan or complete, date and sign an inspection

report to indicate compliance with approved

Complete, date and sign an inspection report.

Initial and date a copy of the approved E&SC Plan or complete, date and sign an inspection

report to indicate the completion of the

report to indicate completion of the

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

available for inspection at all times during normal business hours.

Item to Document

(c) Ground cover is located and installed

in accordance with the approved E&SC

(e) Corrective actions have been taken

2. Additional Documentation to be Kept Onsite

conditions that make this requirement not practical:

3. Documentation to be Retained for Three Years

equal access and utility as the hard-copy records.

completion and made available upon request. [40 CFR 122.41]

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

(d) The maintenance and repair requirements for all E&SC Measures

have been performed.

to E&SC Measures.

shown on the approved E&SC Plan.

SECTION B: RECORDKEEPING

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

(a) The E&SC plan authority has been provided with documentation of the non-surface withdrawal and the specific time periods or conditions in which it will occur. The non-surface withdrawal shall not commence until the E&SC plan authority has approved these items,

(b) The non-surface withdrawal has been reported as an anticipated bypass in accordance with Part III, Section C, Item (2)(c) and (d) of this permit,

stormwater that is removed from the sediment basin. Examples of appropriate controls include properly sited, designed and maintained dewatering tanks, weir tanks, and filtration systems, (d) Vegetated, upland areas of the sites or a properly designed stone pad is used to the extent feasible at the outlet of the dewatering treatment devices described in Item (c) above,

of in a manner that does not cause deposition of sediment into waters of the United States.

SELF-INSPECTION, RECORDKEEPING AND REPORTING

SECTION C: REPORTING 1. Occurrences that must be reported

- Permittees shall report the following occurrences: (a) Visible sediment deposition in a stream or wetland.
- (b) Oil spills if:
- They are 25 gallons or more,
- They are less than 25 gallons but cannot be cleaned up within 24 hours,
- They cause sheen on surface waters (regardless of volume), or They are within 100 feet of surface waters (regardless of volume).
- (a) Releases of hazardous substances in excess of reportable quantities under Section 311 of the Clean Water Act (Ref: 40 CFR 110.3 and 40 CFR 117.3) or Section 102 of CERCLA (Ref: 40 CFR 302.4) or G.S. 143-215.85.
- (b) Anticipated bypasses and unanticipated bypasses.
- (c) Noncompliance with the conditions of this permit that may endanger health or the environment.

2. Reporting Timeframes and Other Requirements

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

Occurrence	Reporting Timeframes (After Discovery) and Other Requirements
(a) Visible sediment deposition in a stream or wetland	 Within 24 hours, an oral or electronic notification. Within 7 calendar days, a report that contains a description of the sediment and actions taken to address the cause of the deposition. Division staff may waive the requirement for a written report on a case-by-case basis. If the stream is named on the NC 303(d) list as impaired for sediment-related causes, the permittee may be required to perform additional monitoring, inspections or apply more stringent practices if staff determine that additional requirements are needed to assure compliance with the federal or state impaired-waters conditions.
(b) Oil spills and release of hazardous substances per Item 1(b)-(c) above	Within 24 hours, an oral or electronic notification. The notification shall include information about the date, time, nature, volume and location of the spill or release.
(c) Anticipated bypasses [40 CFR 122.41(m)(3)]	A report at least ten days before the date of the bypass, if possible. The report shall include an evaluation of the anticipated quality and effect of the bypass.
(d) Unanticipated	Mithin 24 hours an oral or electronic notification

(d) Unanticipated Within 24 hours, an oral or electronic notification. bypasses [40 CFR

 Within 7 calendar days, a report that includes an evaluation of the 122.41(m)(3)] quality and effect of the bypass. (e) Noncompliance • Within 24 hours, an oral or electronic notification.

with the conditions • Within 7 calendar days, a report that contains a description of the of this permit that noncompliance, and its causes; the period of noncompliance, may endanger including exact dates and times, and if the noncompliance has not health or the been corrected, the anticipated time noncompliance is expected to environment[40 continue; and steps taken or planned to reduce, eliminate, and

CFR 122.41(I)(7)] prevent reoccurrence of the noncompliance. [40 CFR 122.41(I)(6). Division staff may waive the requirement for a written report on a case-by-case basis.

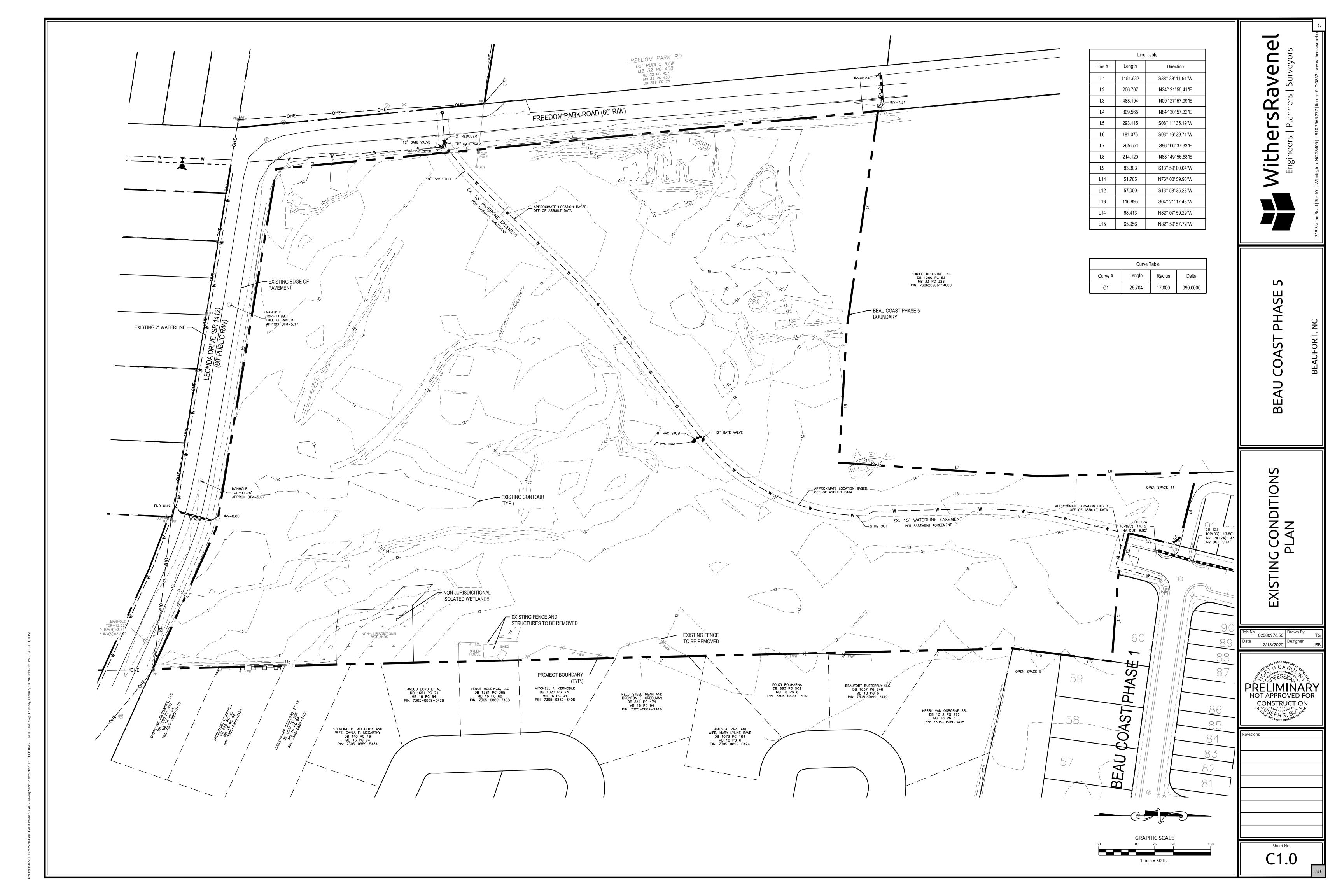
PART II, SECTION G, ITEM (4) DRAW DOWN OF SEDIMENT BASINS FOR MAINTENANCE OR CLOSE OUT

have been met:

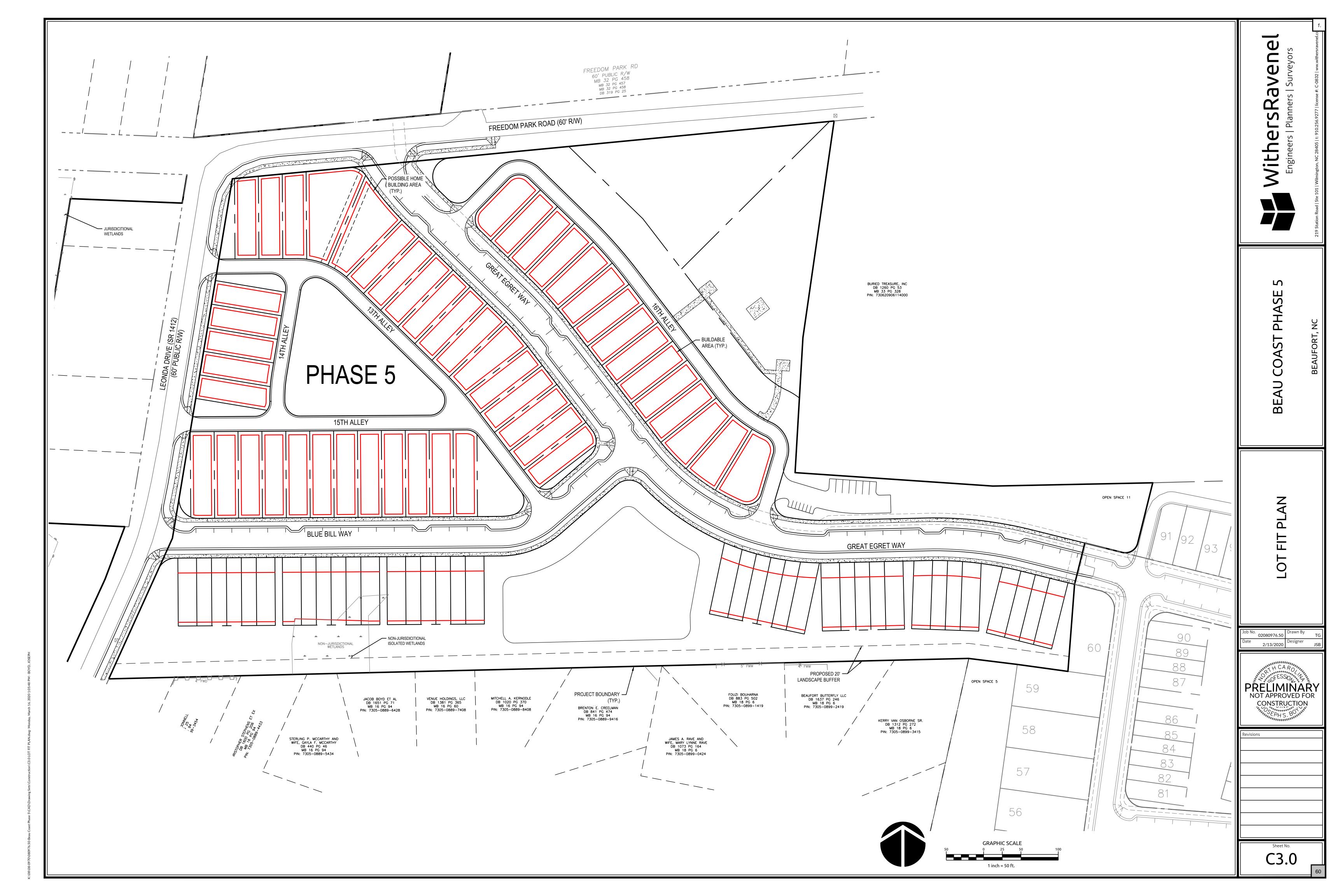
(c) Dewatering discharges are treated with controls to minimize discharges of pollutants from

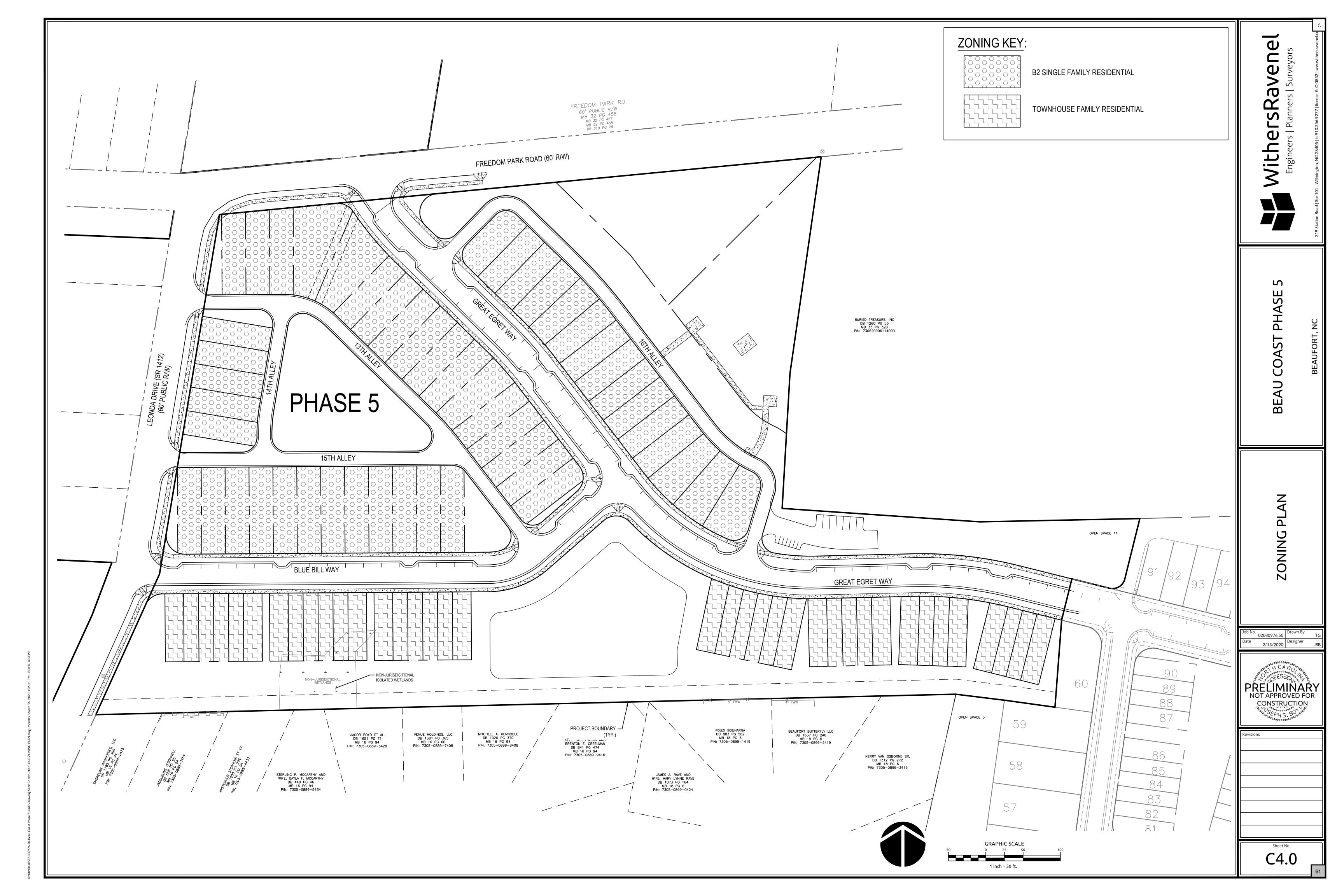
(e) Velocity dissipation devices such as check dams, sediment traps, and riprap are provided at the discharge points of all dewatering devices, and (f) Sediment removed from the dewatering treatment devices described in Item (c) above is disposed

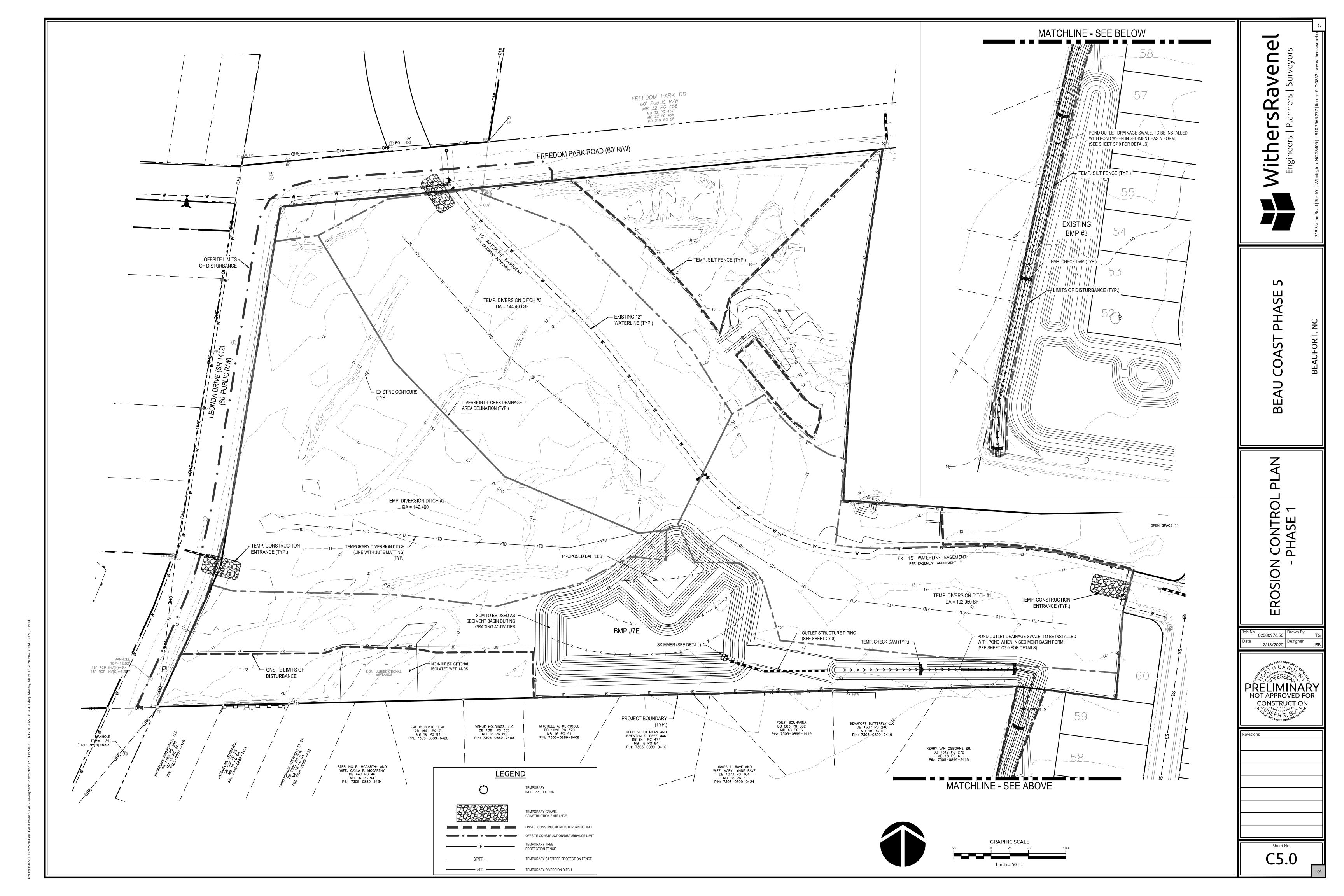
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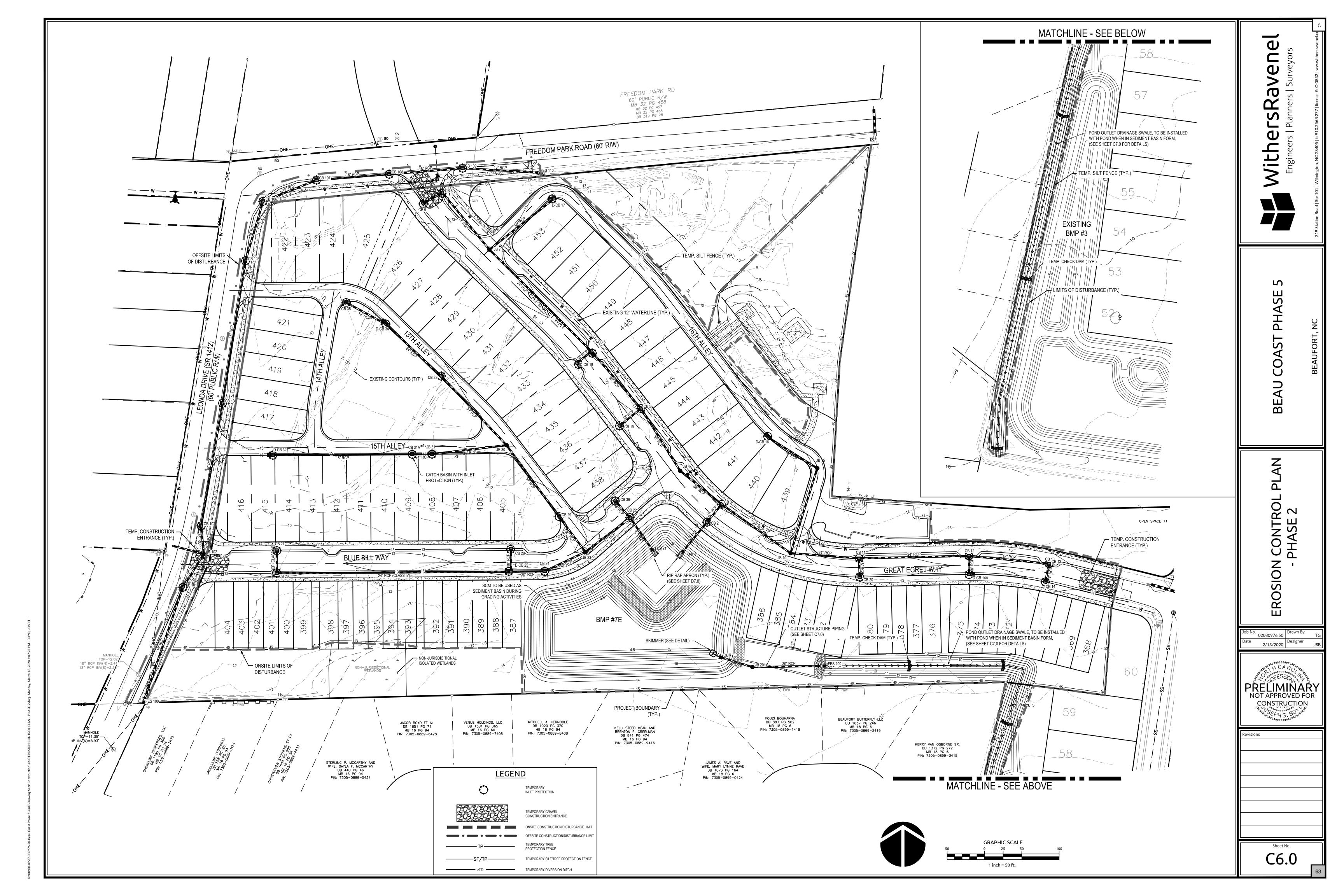


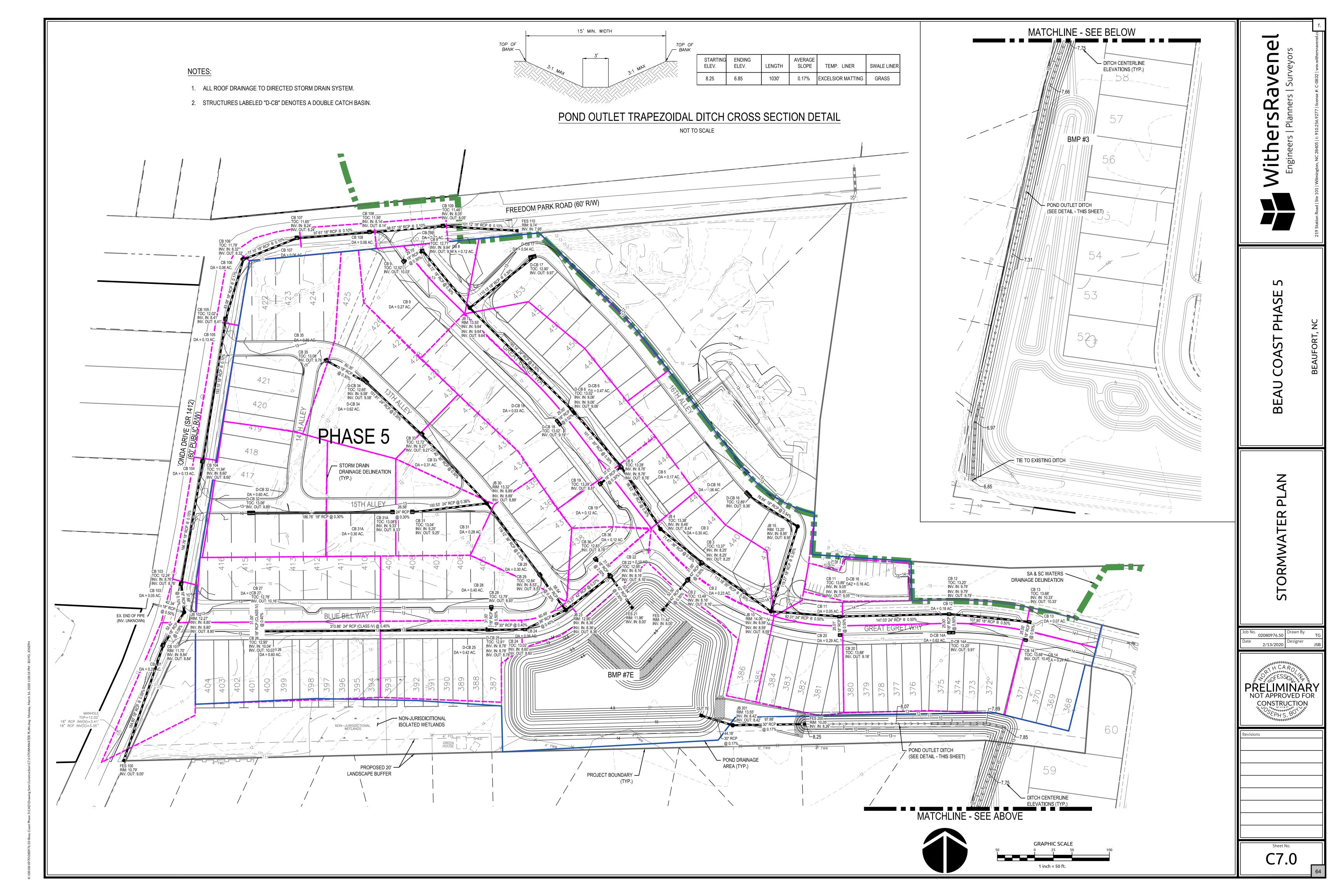


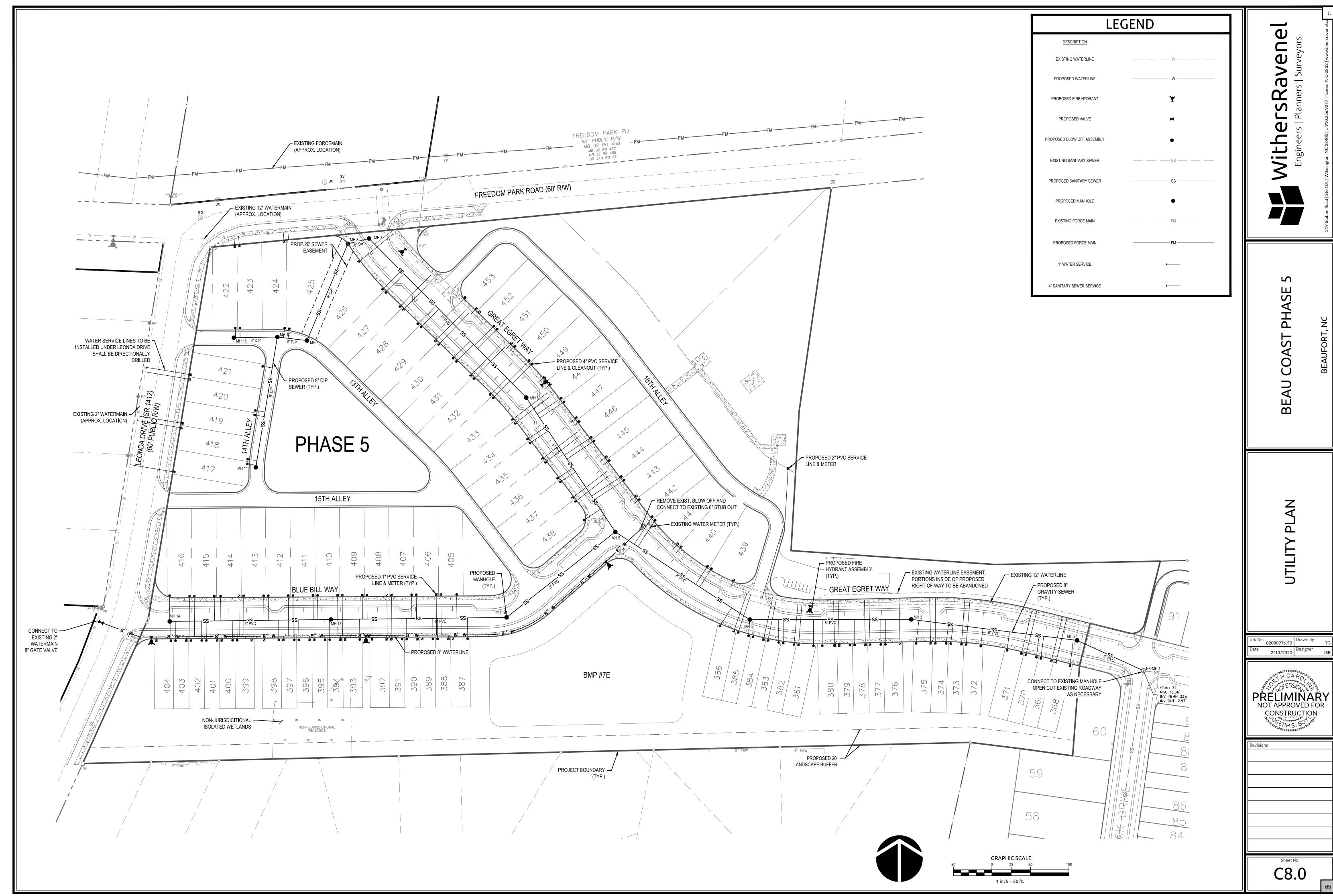












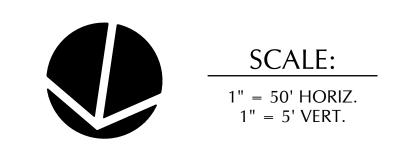
CB 2 STA: 15+59.68 TOC: 13.49 INV. IN: 8.16 (CB 3) INV. OUT: 8.16 (FES JB 10 STA: 14+42.2 RIM: 14.06 INV. IN: 8.59 (INV. IN: 8.59 (INV. OUT: 8.51 CB 12 STA: 12+00.3; TOC: 13:20 INV. IN: 9.79 INV. OUT: 9.79 18+32 8 1: 18+32 8 1: 13.02 1N: 9.06 1N: 9.06 (OUT: 9.0 EXISTING GRADE - + - - 107.90' - - - -101.17' 30" RCP 92.01' 24" RCP 113.18' 18" RCP 98.53' @ 0.50% @ 0.50% 30"RCP __ 36" RCP __ 36" RCP ---@ 0.30% @ 0.30% _____@ 0.50% @ 0.30% 12" SEP. 24" MIN EXISTING 12" PVC -CROSSING 17" SEP. STORM & SEWER WATERLINE — STORM & SEWER / 33" SEP CROSSING CROSSING WATER & SEWER ─ STORM & SEWER WITH CONCRETE WATER & STORM -CROSSING WATER & STORM - STORM & SEWER CROSSING WATER & STORM STORM & SEWER 20 LF DIP CROSSING 20 LF DIP CROSSING 20 LF DIP — CROSSING CROSSING WITH CONCRETE WITH CONCRETE COLLAR COLLAR L 12" DIP WATERMAIN TO BE DROPPED UNDER STORM. └─ 12" DIP WATERMAIN TO BE └─ 12" DIP WATERMAIN TO BE CONTRACTOR TO COORDINATE
WITH TOWN ON SHUTTING DOWN
EXISTING LINE FOR INSTALLATION. DROPPED UNDER STORM. DROPPED UNDER STORM. CONTRACTOR TO COORDINATE CONTRACTOR TO COORDINATE WITH TOWN ON SHUTTING DOWN WITH TOWN ON SHUTTING DOWN EXISTING LINE FOR INSTALLATION. EXISTING LINE FOR INSTALLATION. 5 (4' DIA) 1. 13.11 1. 13.13 1. 15.36 (MH 6) 1. 10: 6.36 (MH 12) 2. OUT: 6.26 (MH 42) MH 7 (4' DIA) STA: 21+39.6(RIM: 11.91 INV. IN: 8.45 (INV. OUT: 8.4 MH 4 (4' DIA) STA: 14+36.55 RIM: 13.98 INV. IN: 5.42 (MH MH 2 STA NV I MH 3 NV INV I 13.75 11.25 11.50 10.71 14.17 12.14 12.25 14.20 13.48 14.11 12<u>.</u>36 13<u>.</u>29 11.97 4 8 9+50 10+00 10+50 11+00 11+50 12+00 12+50 13+00 13+50 14+00 14+50 15+00 15+50 16+00 16+50 17+00 17+50 18+00 18+50 19+00 19+50 20+00 20+50 21+00 21+50 22+00 22+50

GRET WAY

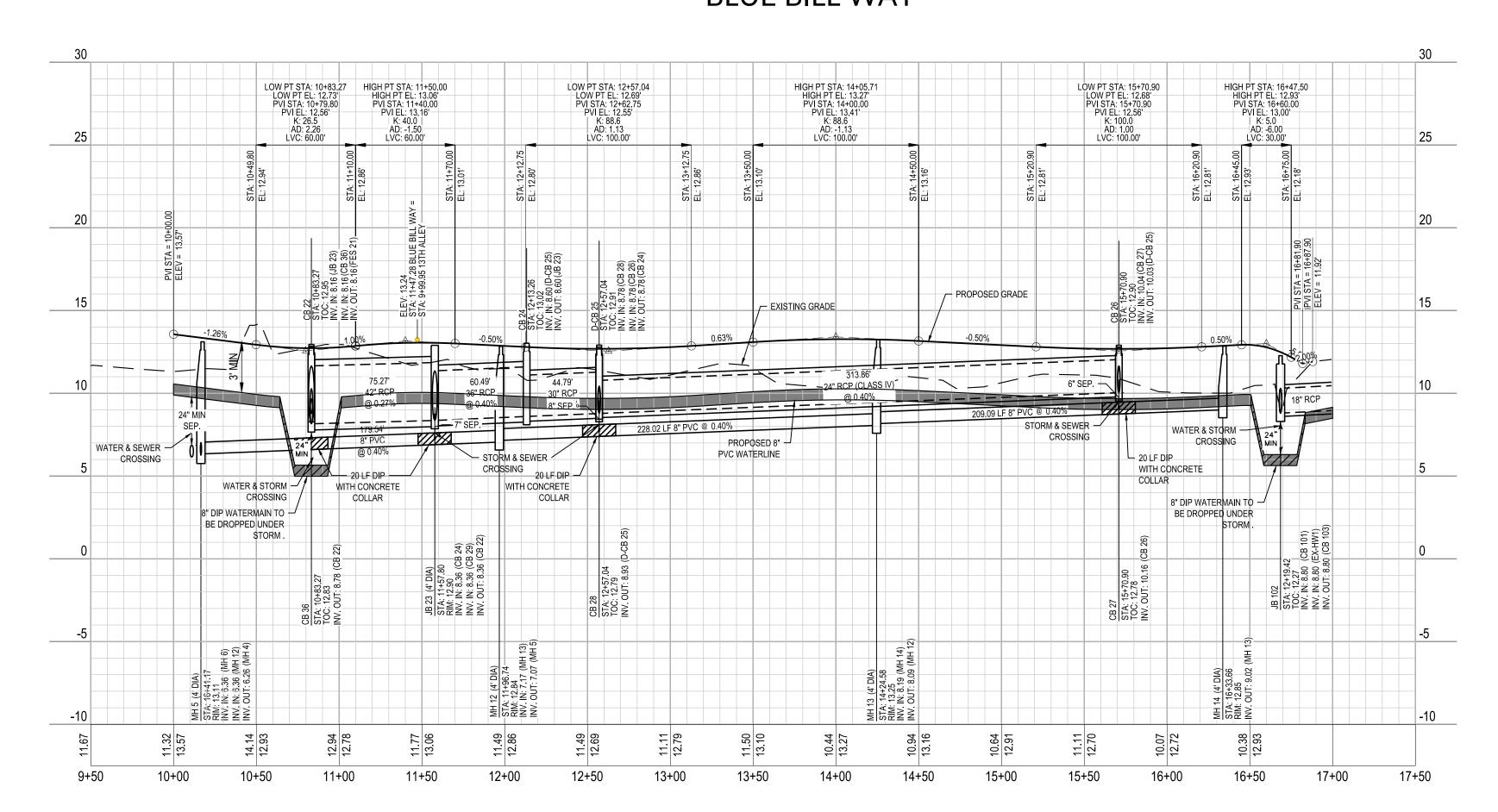
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C9.0



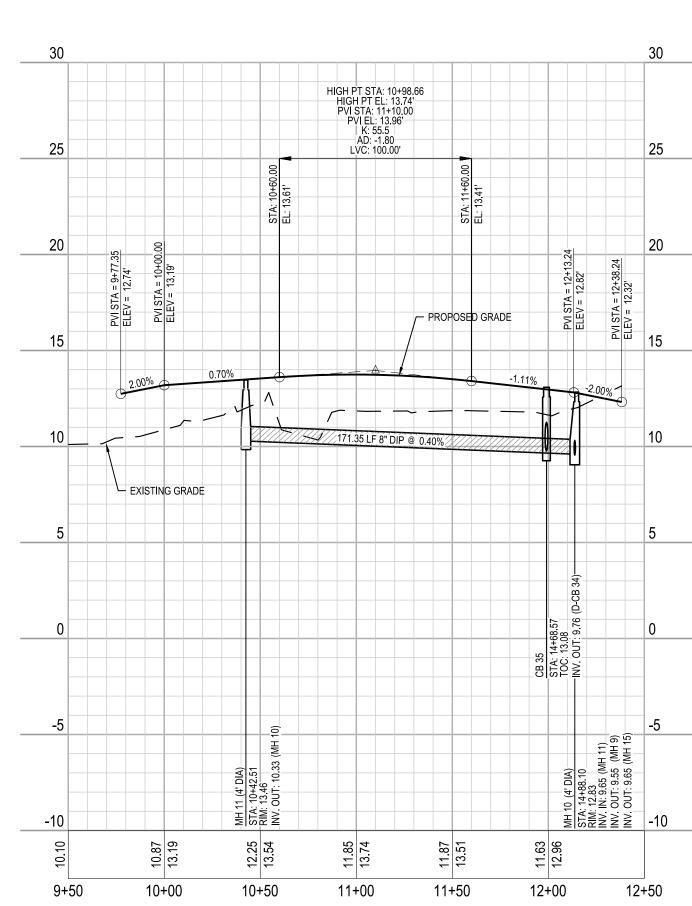
BLUE BILL WAY



SEE SHEET C9.3 FOR CONTINUATION OF SEE SHEET C9.3 FOR CONTINUATION OF 13TH ALLEY 15TH ALLEY 419 420 421 418 417 4" SANITARY SEWER -SERVICE (TYP.) 414 R 11+00 14TH ALLEY ST DIP SEE SHEET C9.3 SEE SHEET C9.3 FOR CONTINUATION OF FOR CONTINUATION OF 15TH ALLEY 13TH ALLEY

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

14TH ALLEY



GRAPHIC SCALE

50

0

25

50

1 inch = 50 ft.

Withers Raven Engineers | Planners | Surveyors



143E 3

BEAUFORT, NC

BLUE BILL WAY & 14TH ALLEY PLAN & PROFILE

Dob No. 02080976.50 Drawn By To Date 2/13/2020 Designer JSI

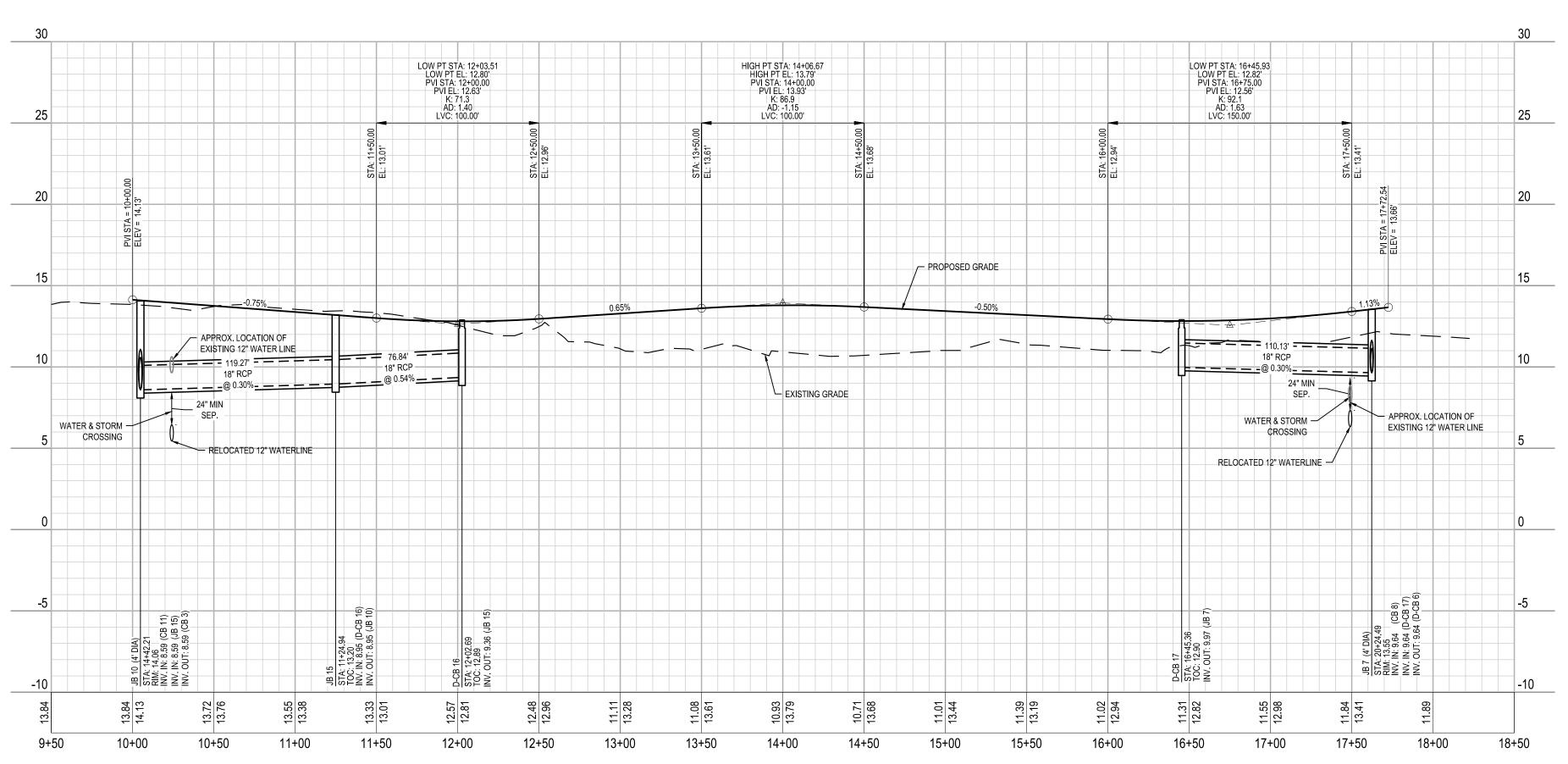
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1 inch = 50 ft.

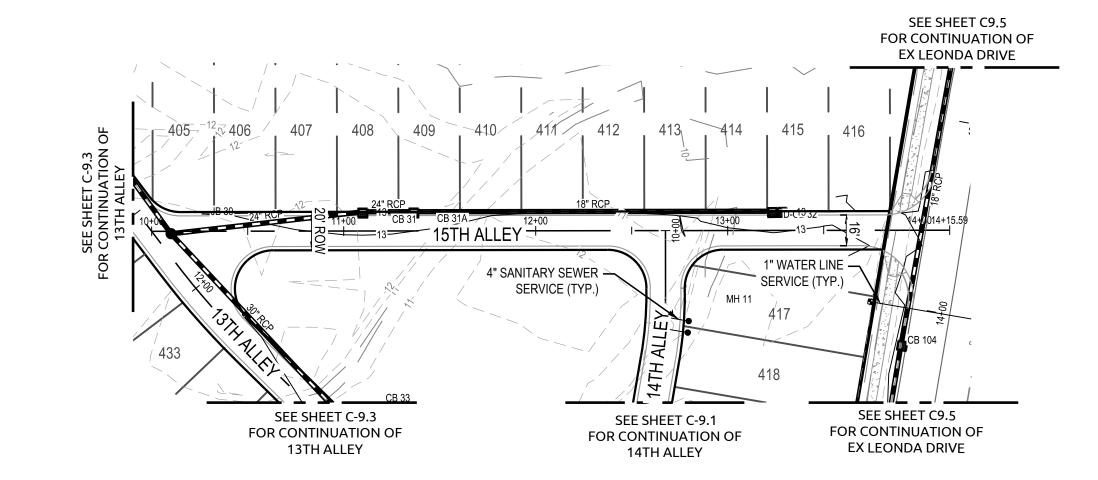
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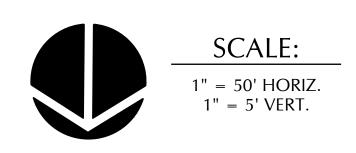
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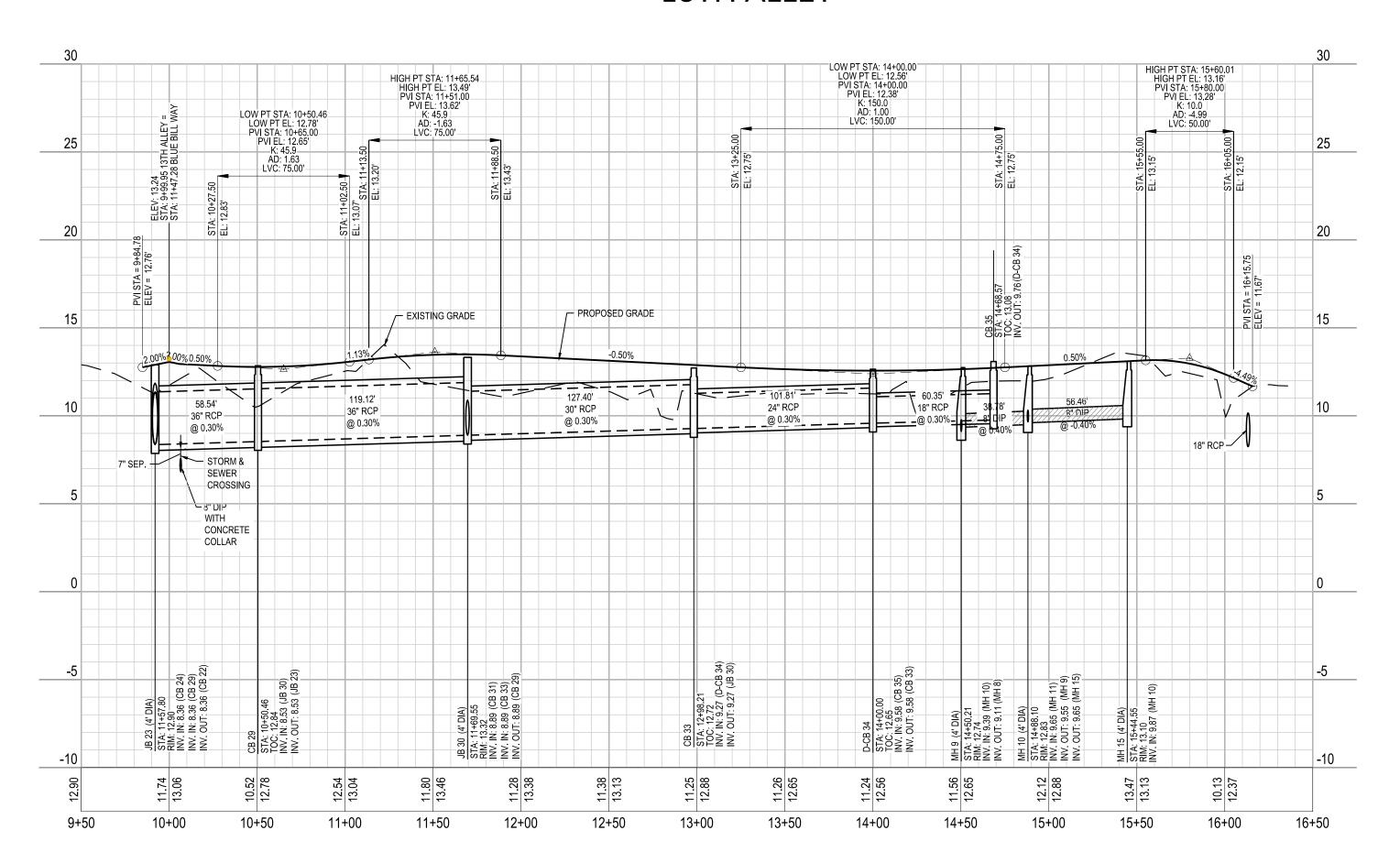


SCALE: 1" = 50' HORIZ.1'' = 5' VERT.

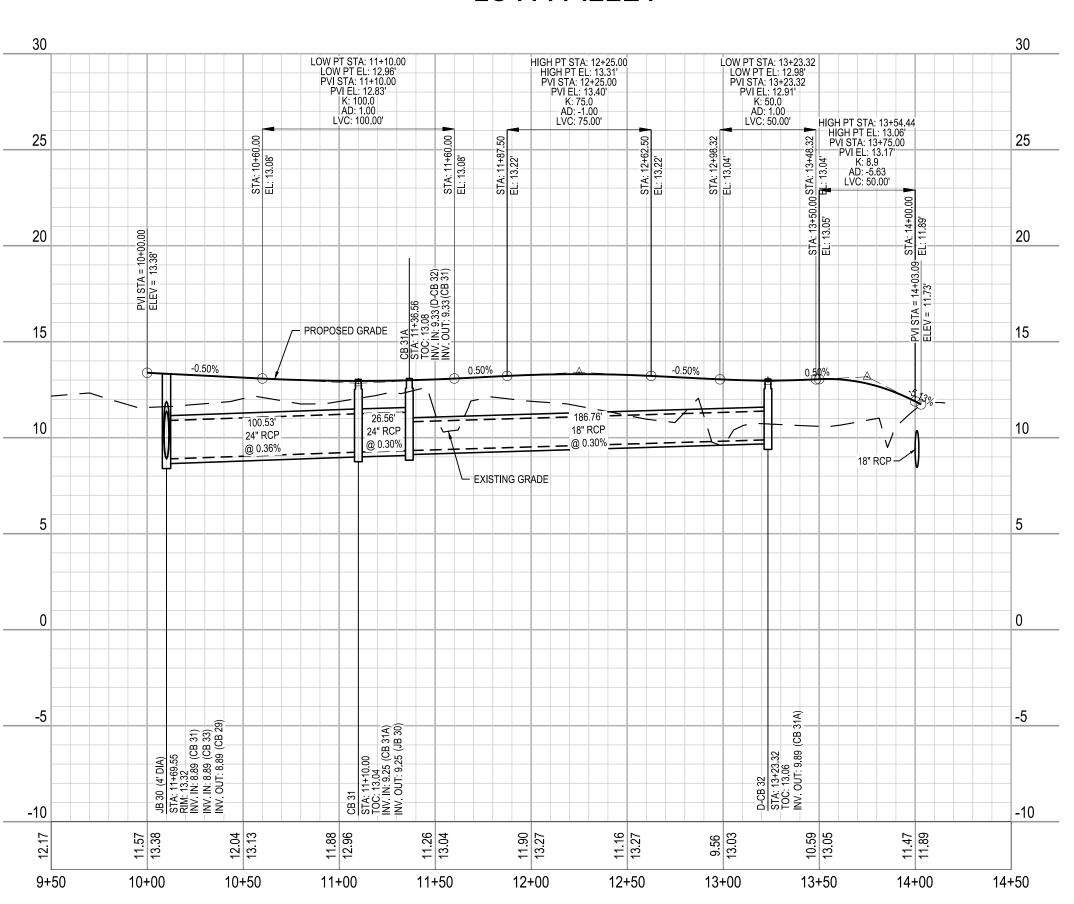




13TH ALLEY







1 inch = 50 ft.

SE

PH

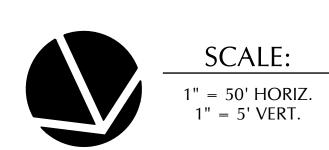
& 15TH / R PROFILI M

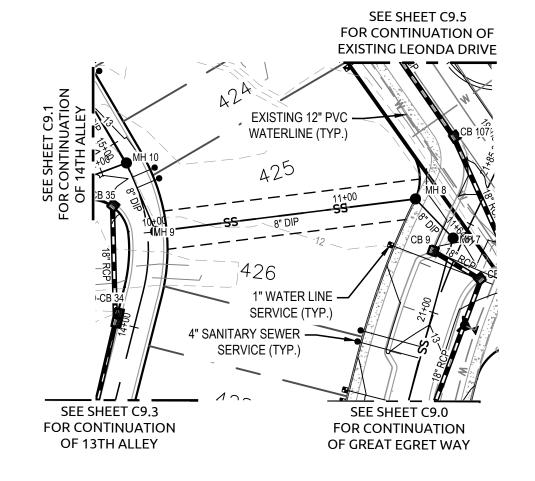
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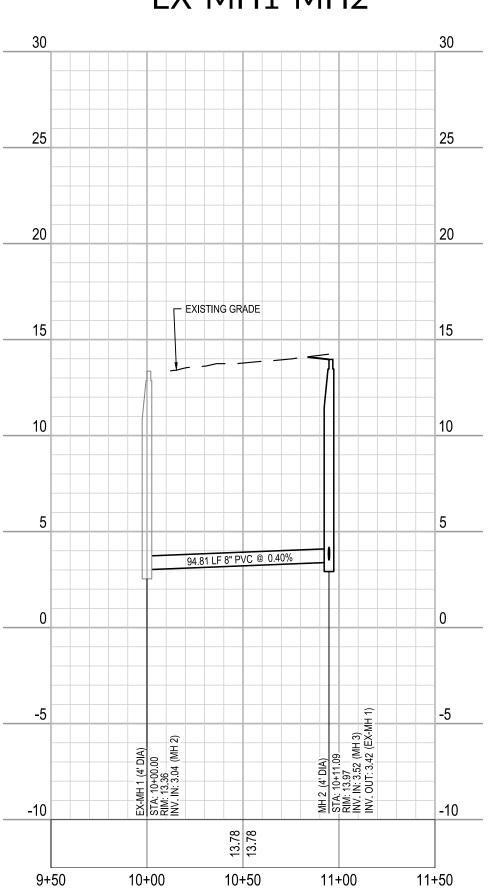


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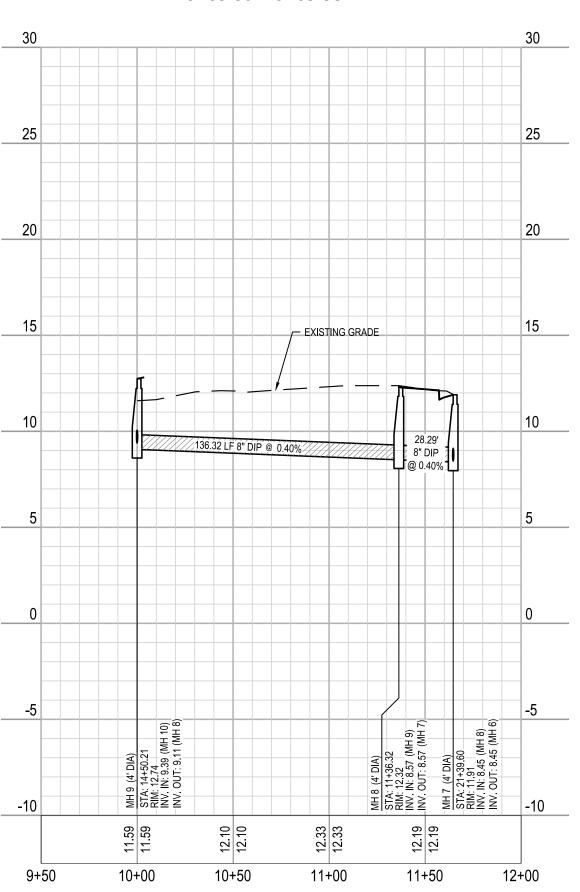
1" = 50' HORIZ.

1" = 5' VERT.

EX-MH1-MH2



MH7-MH9



GRAPHIC SCALE

50 0 25 50 100

1 inch = 50 ft.

Withers Ravenel Engineers | Planners | Surveyors

ASI PHASE 5

BEALIED DE

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

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EXISTING 12" PVC -

WATERLINE

11.54

17+00

18" RCP

WATERLINE

12.24 12.24

11+00

12.07

11+50

12.08

10+00

9+50

12.21

18" RCP

CB 101 STA: 11+70.48 TOC: 11.70 INV. IN: 8.84 (FES 100) INV. OUT: 8.84 (JB 102) JB 102 (4' DIA) STA: 12+19.42 STA: 12+19.42 INV. IN: 8.80 (CB 101) INV. IN: 8.80 (CB 103)

12.04

12+00

CB 103 STA: 12+54.03 TOC: 12.24 INV. IN: 8.76 (

13+00

12.

12+50

18" RCP

18" RCP

11.74

14+00

11.85

13+50

11.74

14+50

15+00

18" RCP

11.71

15+50

7 7

16+00

77.10' 98.57' 98.57' 18" RCP 18" RCP EXISTING 12" PVC -WATERLINE WATER & STORM -CROSSING DROP EX. 12 WATERLINE UNDER STORM DRAIN 12" DIP WATERMAIN TO BE -DROPPED UNDER STORM.
CONTRACTOR TO COORDINATE
WITH TOWN ON SHUTTING DOWN EXISTING LINE FOR INSTALLATION. CB 109 STA: 19+90.9 TOC: 11.48 INV. IN: 8.05 11 54

11.40

18+00

18+50

17+50

1 inch = 50 ft.

11.33

19+00

19+50

11.26

20+00

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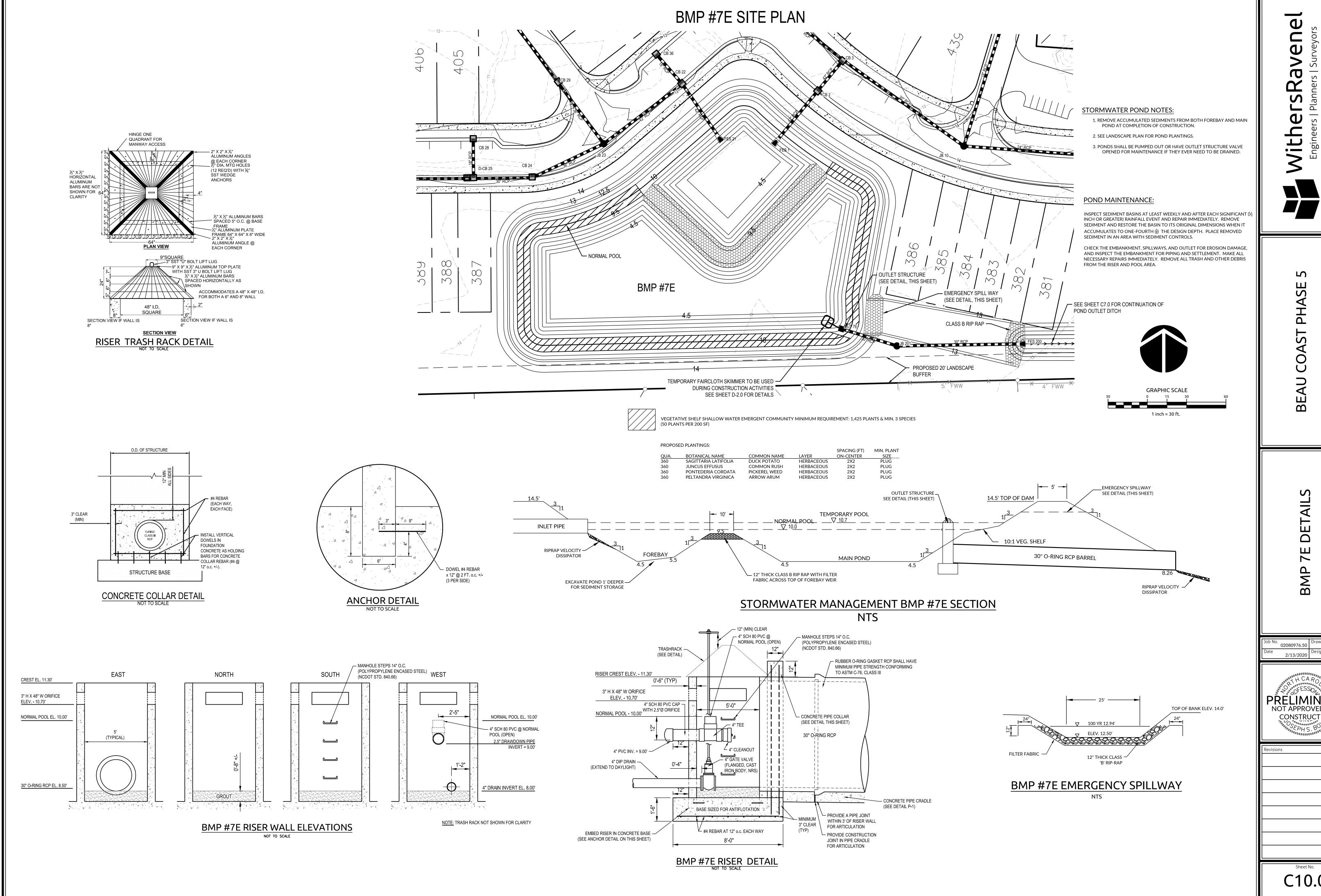
21+00



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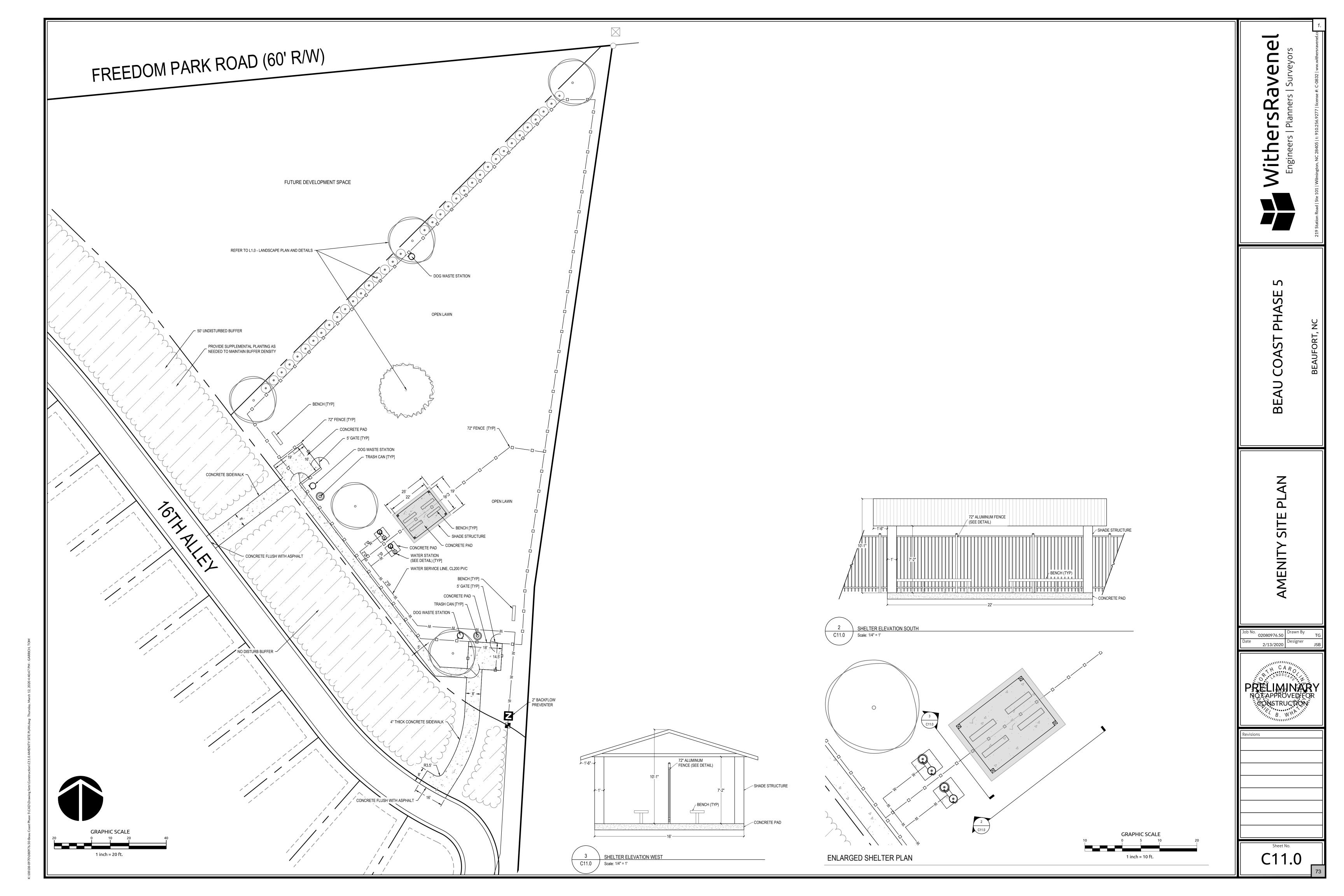
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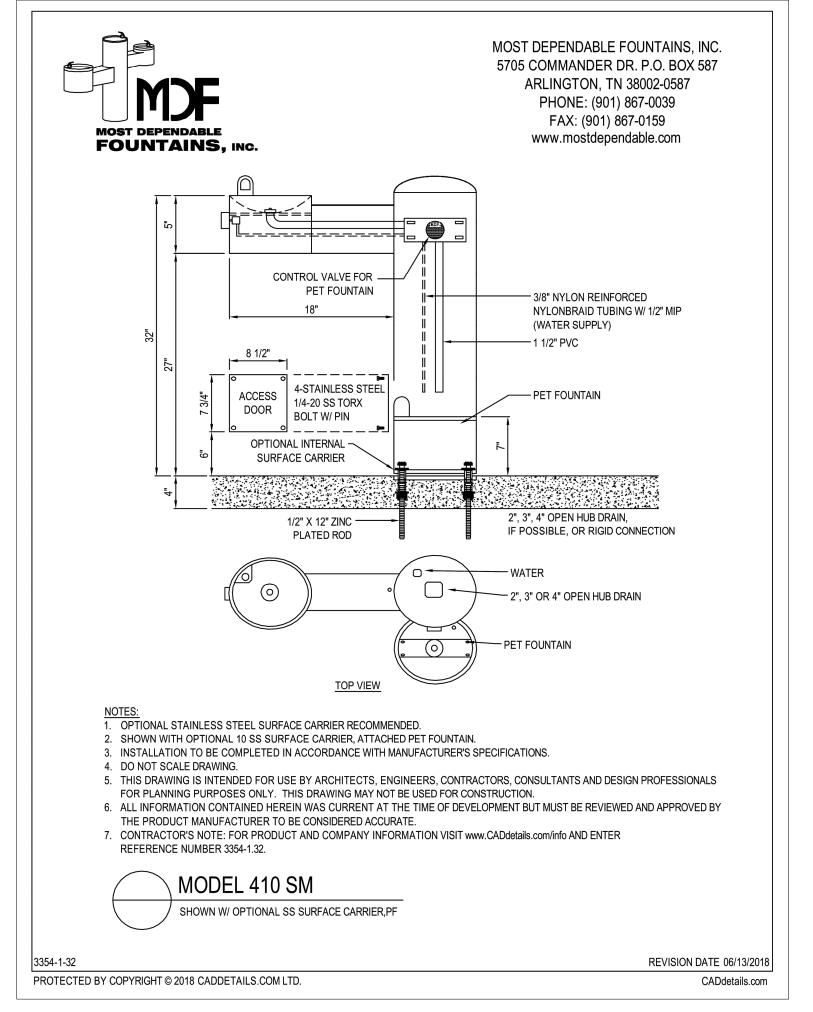
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C10.0

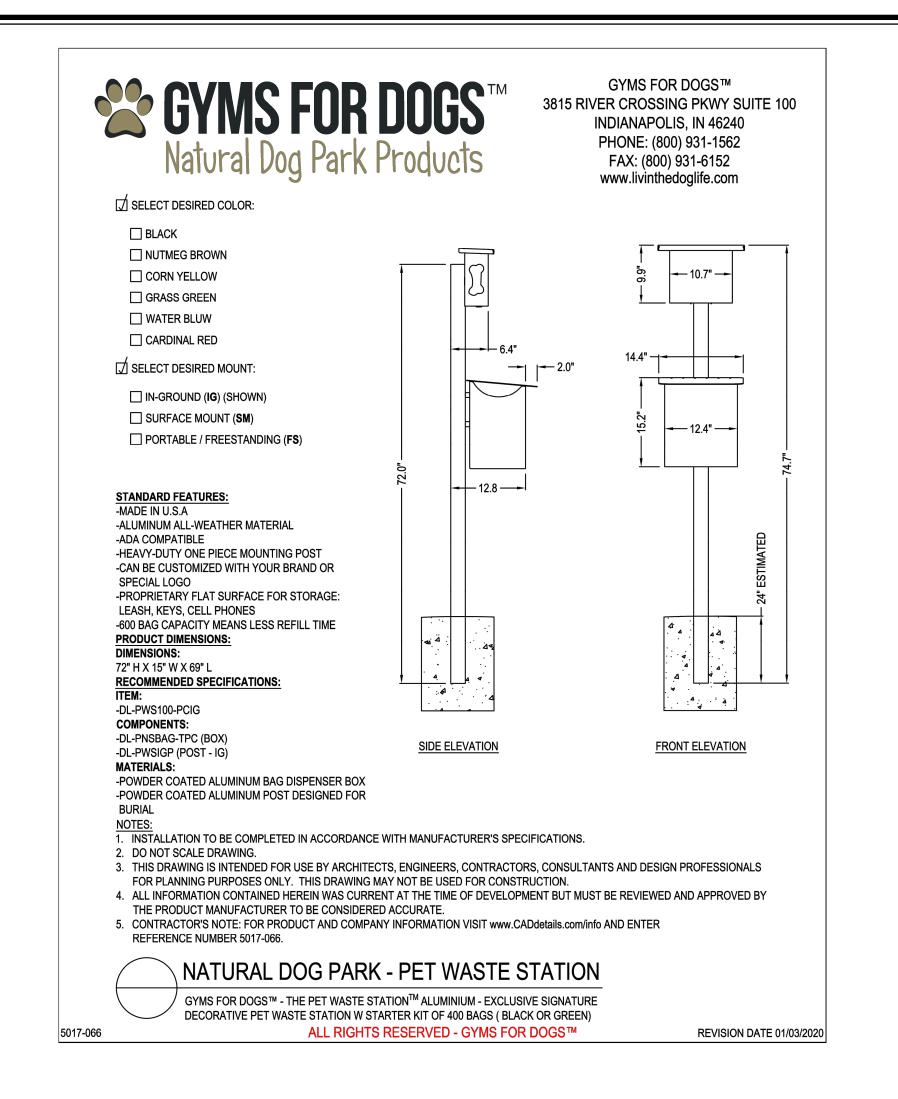


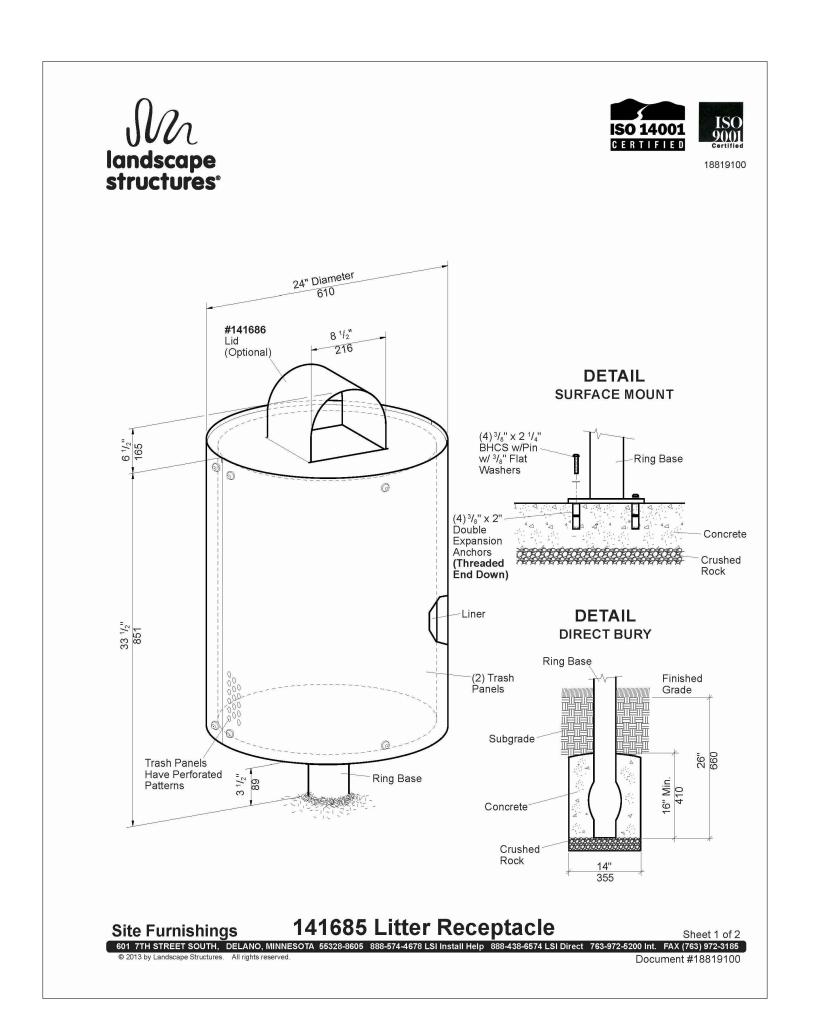
FENCE DETAIL(2)

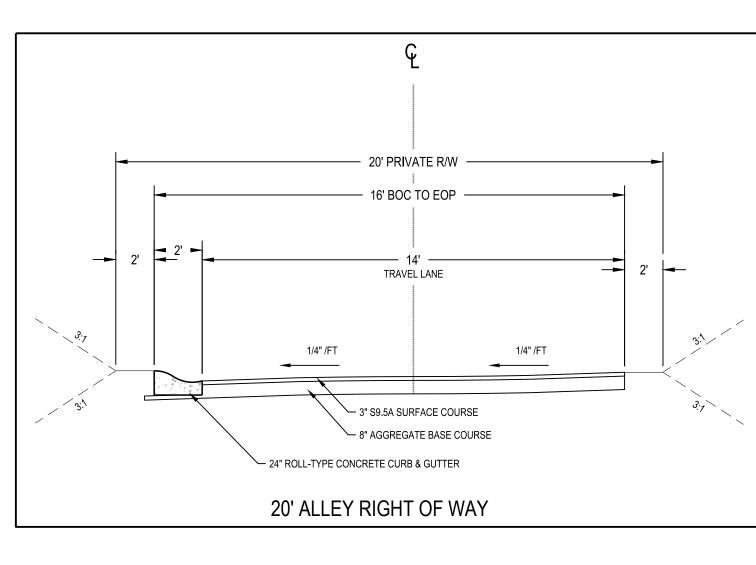
C11.1 / Scale: 1/2" = 1'-0"

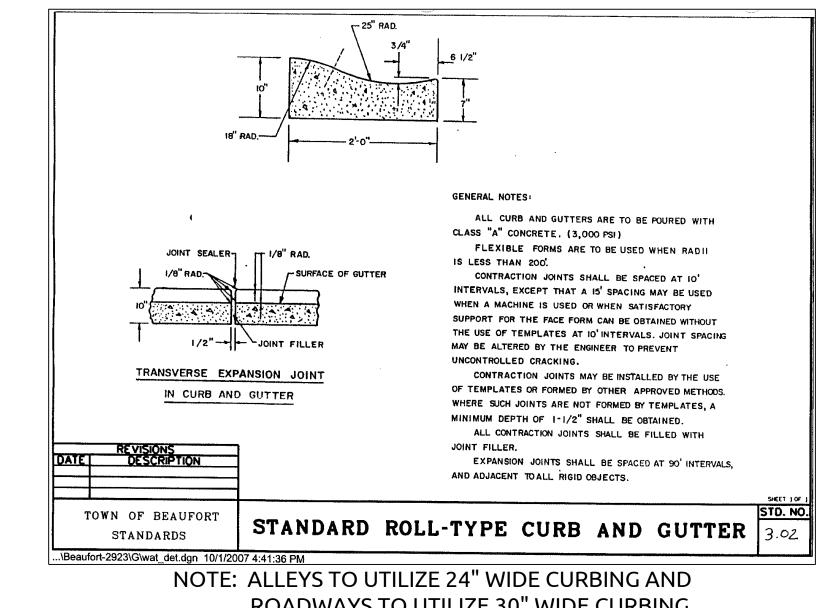




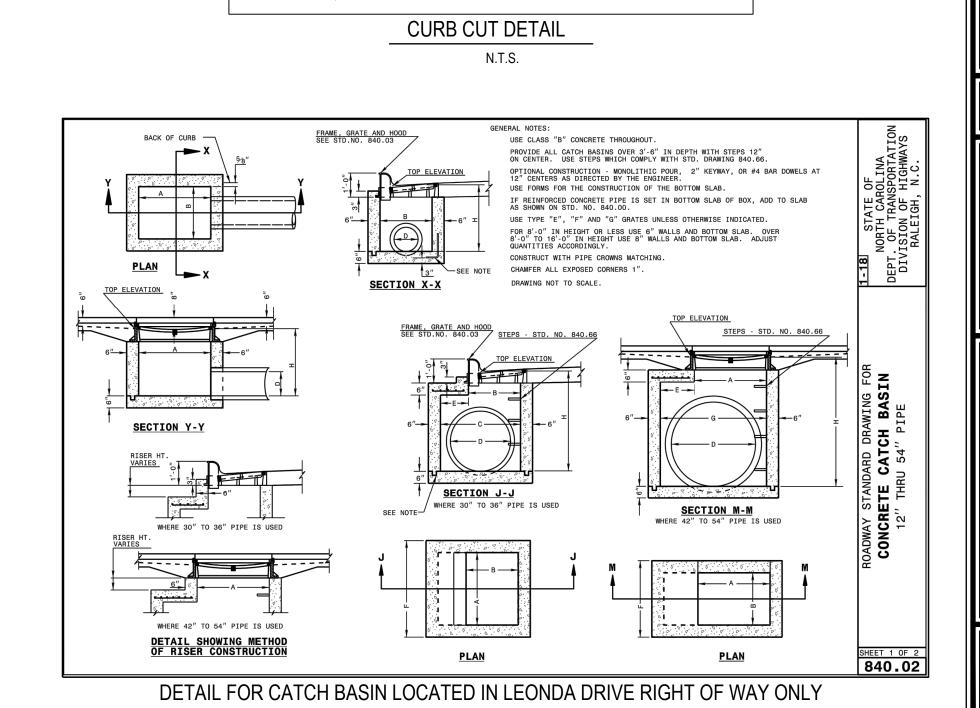












EDGE OF PAVEMENT

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SEDIMENT BASIN MAINTENANCE:

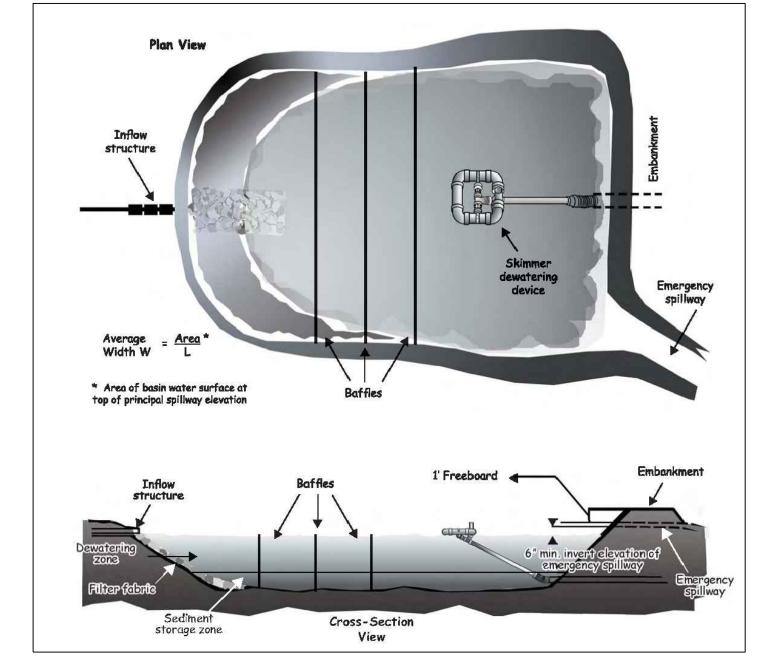
INSPECT SEDIMENT BASINS AT LEAST WEEKLY AND AFTER EACH SIGNIFICANT (ONE-HALF INCH OR GREATER) RAINFALL EVENT AND REPAIR IMMEDIATELY. PULL THE SKIMMER TO ONE SIDE SO THAT THE SEDIMENT UNDERNEATH IT CAN BE EXCAVATED. EXCAVATE THE SEDIMENT FROM THE ENTIRE BASIN, NOT JUST AROUND THE SKIMMER OR THE FIRST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

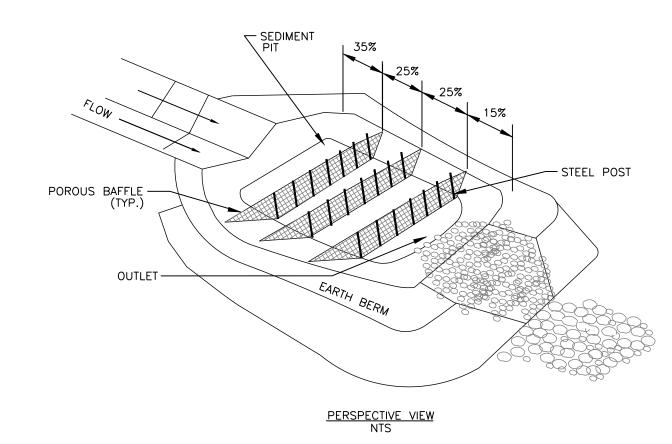
IF THE SKIMMER ARM OR BARREL PIPE IS CLOGGED, THE ORIFICE CAN BE REMOVED AND THE OBSTRUCTION CLEARED WITH A PLUMBER'S SNAKE OR BY FLUSHING WITH WATER. BE SURE AND REPLACE THE ORIFICE BEFORE REPOSITIONING THE SKIMMER.

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



POROUS BAFFLE INSTALLATION DETAIL

MAINTENANCE

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

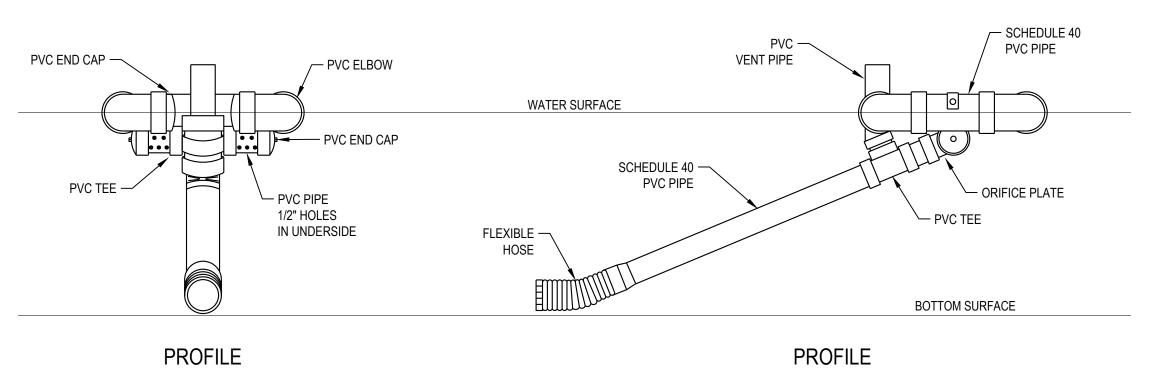
BE SURE TO MAINTAIN ACCESS TO THE BAFFLES. SHOULD THE FABRIC OF A BAFFLE COLLAPSE, TEAR, DECOMPOSE, OR BECOME INEFFECTIVE, REPLACE IT PROMPTLY.

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



ARM ASSEMBLY —

- "C" ENCLOSURE **ENTRY UNIT**

SKIMMER DETAIL

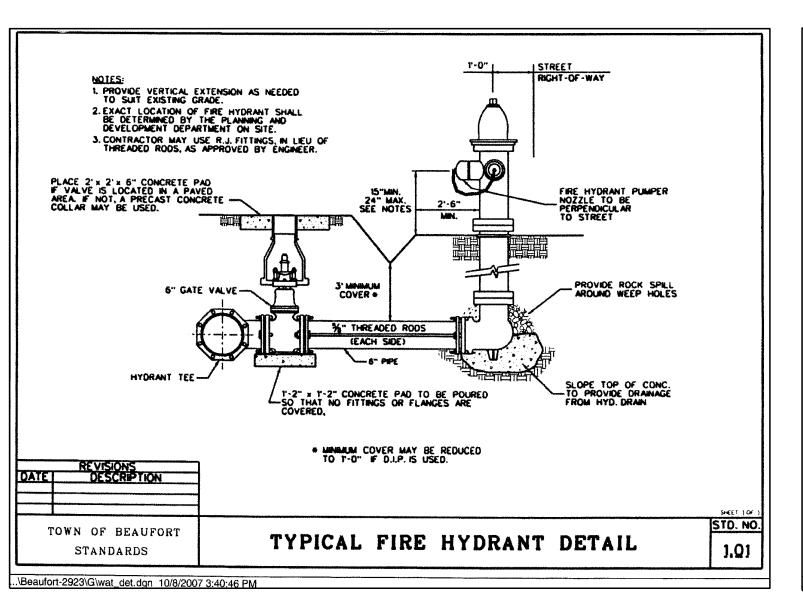
SKIMMER SIZING TABLE

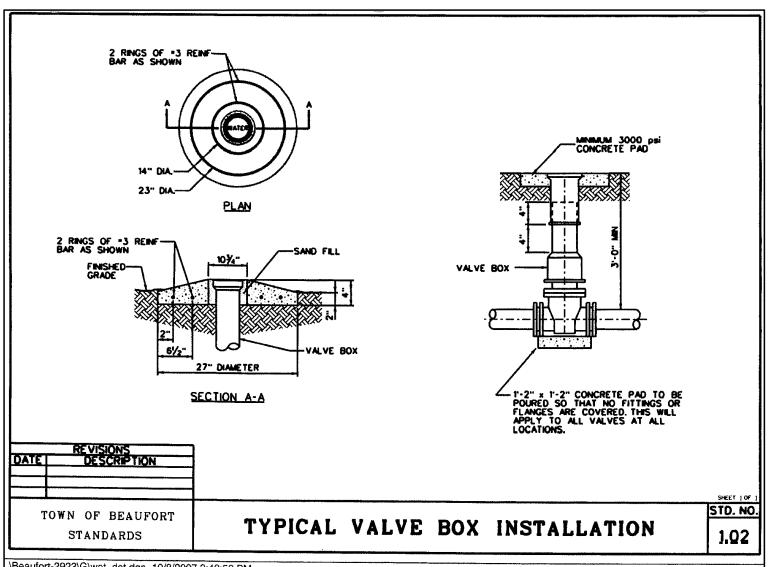
SKIMMER BASIN #7E

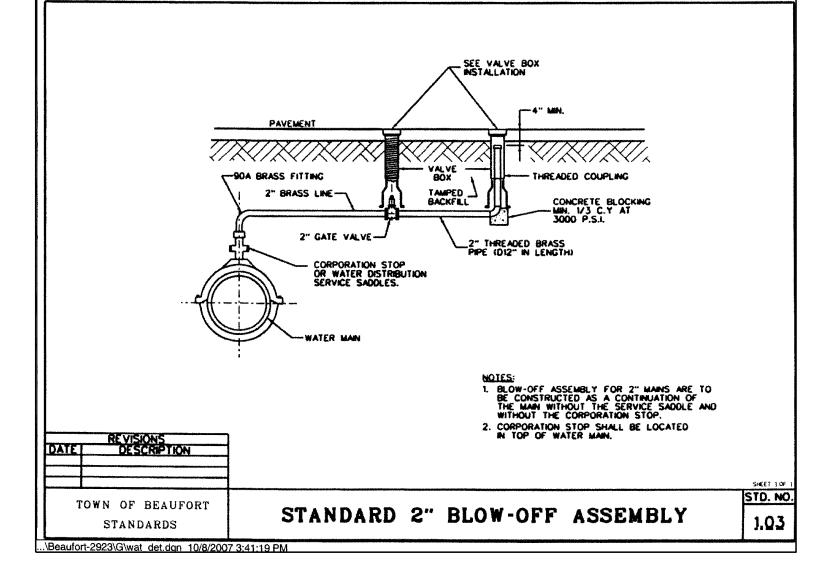
SKIMMER SIZE (IN) ORIFICE DIA. (IN)

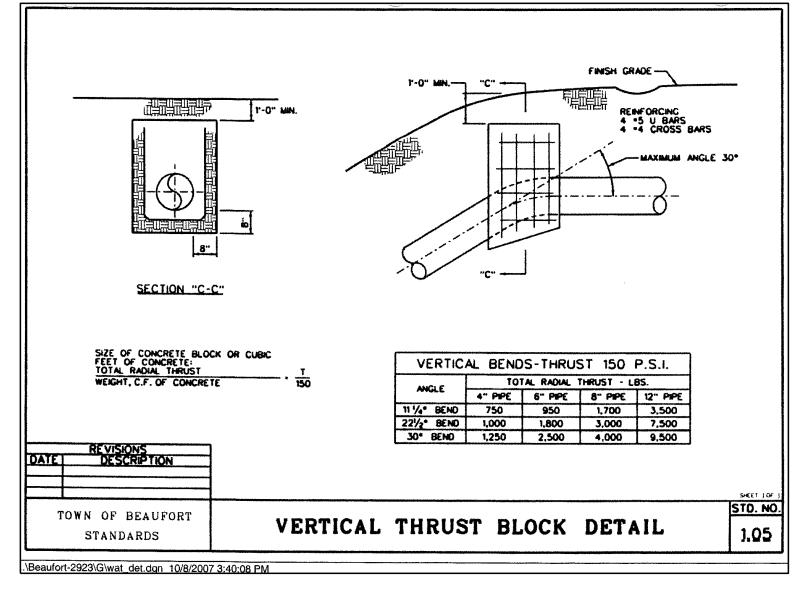


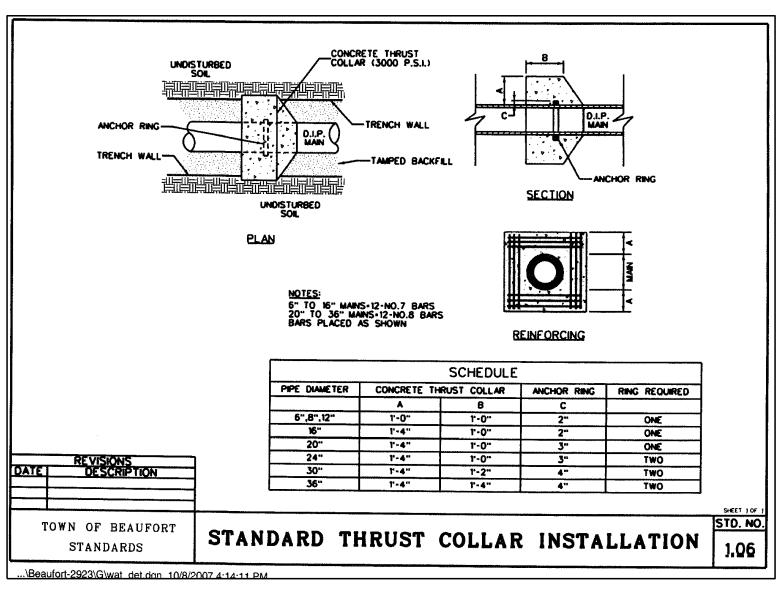
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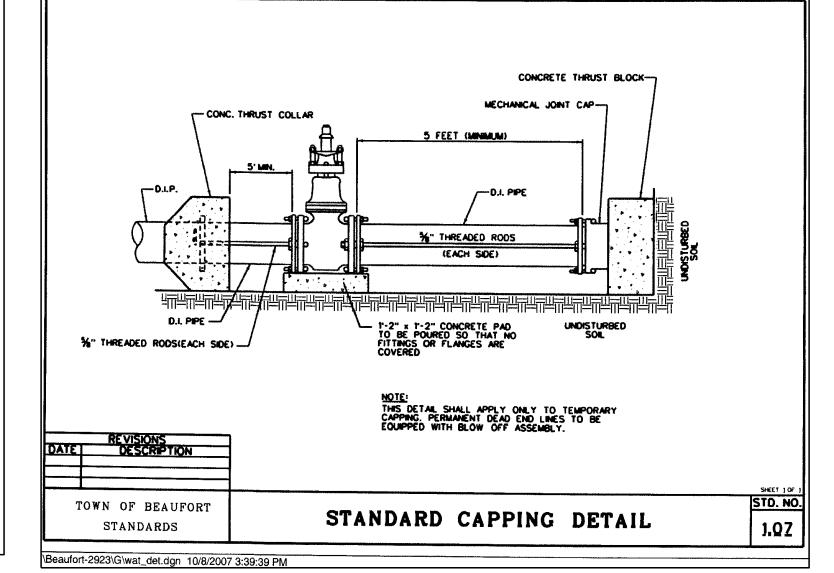












COMBINATION AIR

2. ALL PIPING AND FITTINGS IN THE MANHOLE, SHALL BE BRASS OR BRONZE UNLESS OTHERWISE NOTED. 3. MANHOLE STEPS SHALL BE PLACED 16" OC WHEN DEPTH OF MANHOLE EXCEEDS 5 FEET.

4. CENTER MANHOLE OPENING, FOR MANHOLE DEPTHS LESS THAN 5 FEET.

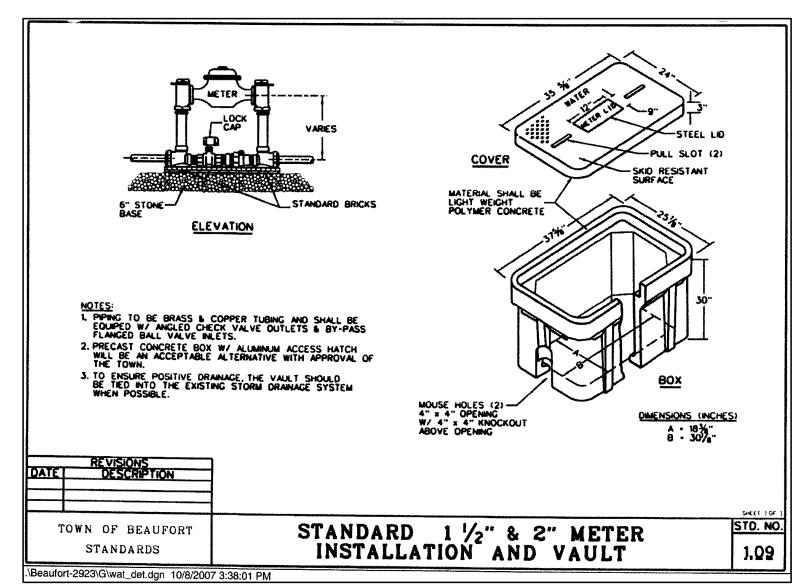
COMBINATION AIR VALVE MANHOLE (FOR WATER MAINS)

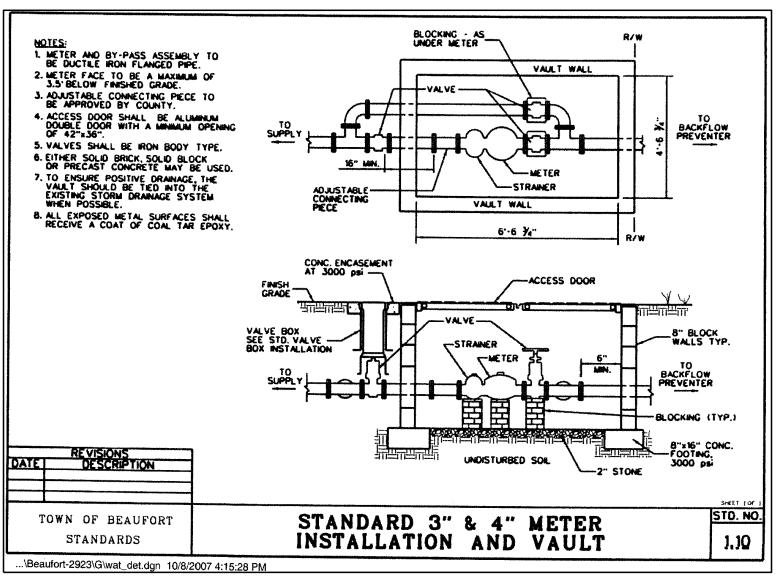
REVISIONS
DATE DESCRIPTION

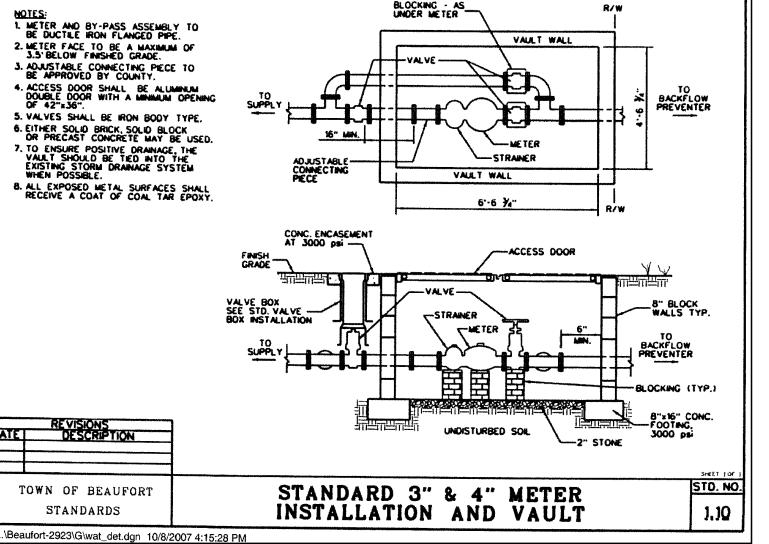
TOWN OF BEAUFORT

STANDARDS

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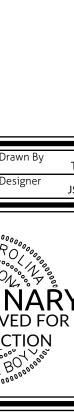
STD. NO.

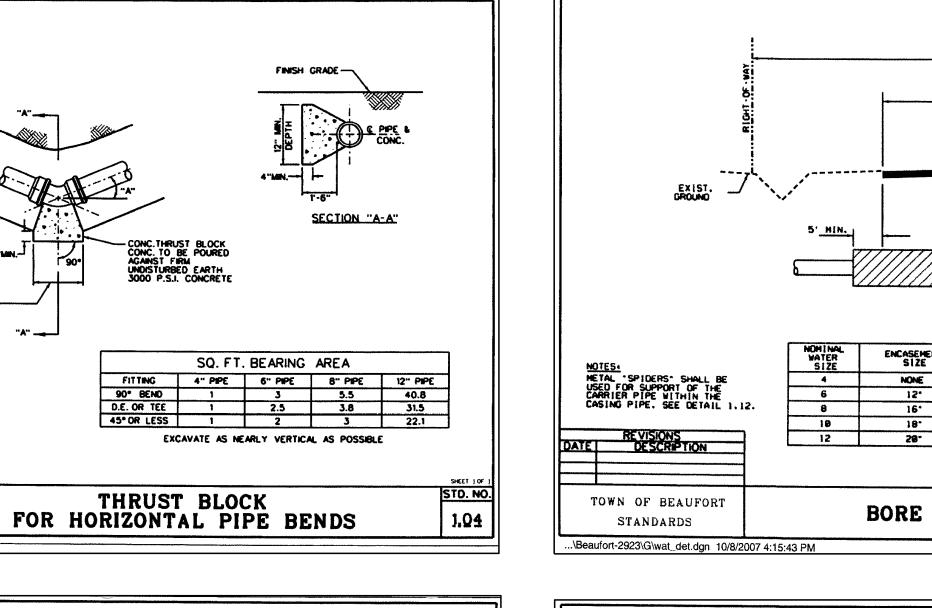
1.15

BRASS VALVE-

PIPE DETAIL







PROVIDE 4 MIL POLYETHYLENE AROUND PIPE TO PREVENT CONC. FROM BONDING TO PIPE.

TOWN OF BEAUFORT

STANDARDS

TOWN OF BEAUFORT

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STEEL ENCASEMENT PIPE -

STANDARDS

NOTES:

1. "A" + 8" FOR PIPES 14" AND UNDER "A" + 12" FOR PIPES 16" AND OVER

REVISIONS DESCRIPTION

TOWN OF BEAUFORT

STANDARDS

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2. ENTIRE SPIDER ASSEMBLY TO BE BITUMINOUS COATED AFTER FABRICATION.

THRUST BLOCK

WATER SERVICE ASSEMBLY

1.08

STD. NO.

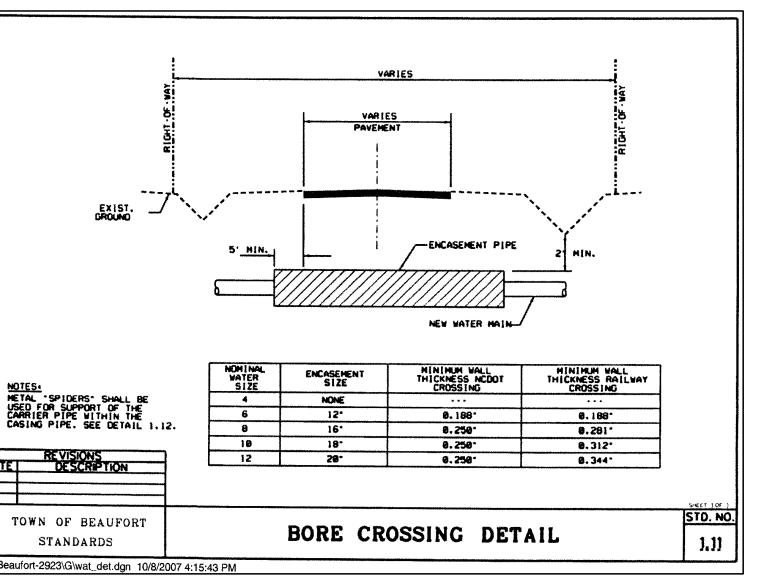
1.12

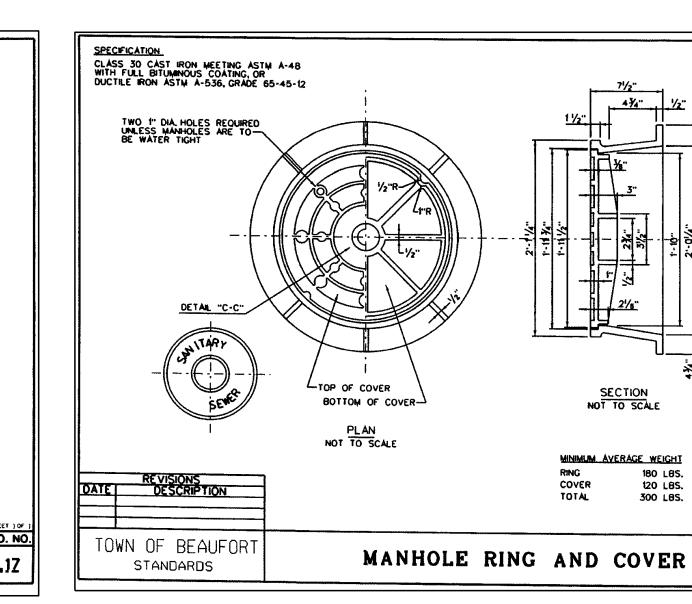
-A *%" STEEL PLATE STRAP

NOT TO SCALE

WATER LINE STEEL ENCASEMENT

-- RUSSELL MBX 1-%"X¾" METER





TOWN OF BEAUFORT

STANDARDS

1. SERVICE LINES BETWEEN 14 FEET AND
20 FEET IN DEPTH SHALL REQUIRE CLASS I
BEDDING IN ACCORDANCE WITH SPECIFICATIONS
FOR FLEXIBLE PIPE SERVICES.

SIDE VIEW

2. SERVICE LINES GREATER THAN 20 FEET OR LESS THAN 3 FEET IN DEPTH MUST BE DUCTILE IRON.

REVISIONS DESCRIPTION

TOWN OF BEAUFORT

STANDARDS

CONDITION 1 PIPE LINE OVER CULVERT

CONDITION 2 PIPE LINE UNDER CULVERT

CONDITION 3

PIPE LINE AROUND END OF CULVERT

INSTALLATION OF PIPELINE AT CULVERT DETAIL

TAP TO BE MADE ON THE TOP QUARTER OF THE MAIN. IN-LINE WYE IS THE PREFERRED METHOD FOR SANITARY SEWER SERVICES.

SANITARY SEWER TAP AND SERVICE

TYPICAL DETAILS NOTE:

THE TYPICAL DETAILS ON THIS SHEET WERE

DESIGNED AND PREPARED BY OTHERS.

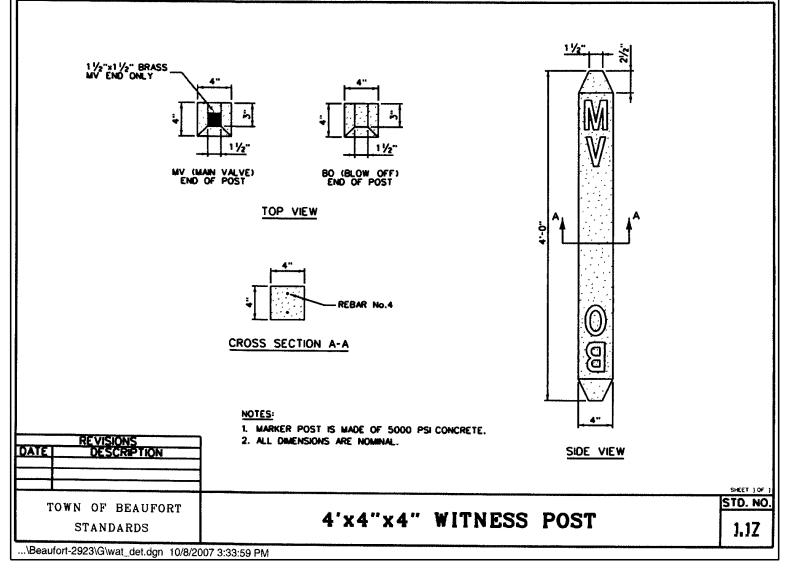
CLEAN OUT
FOR PAVED AND WELL
MAINTAINED AREAS

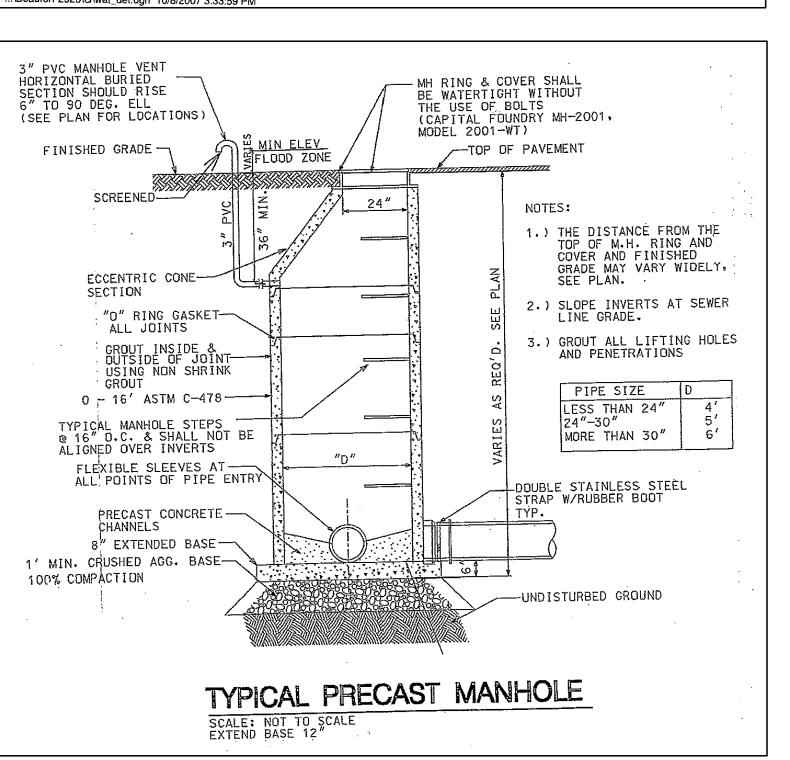
TOP VIEW

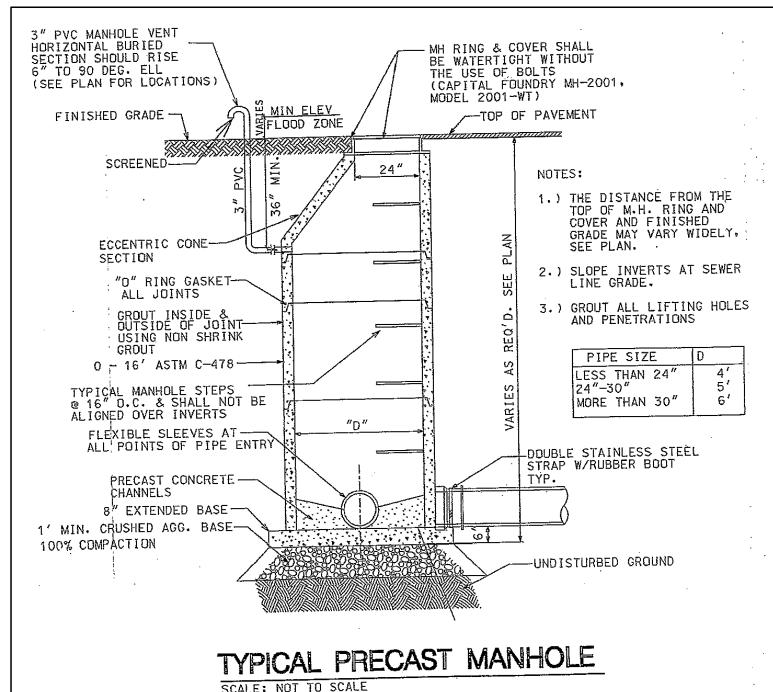
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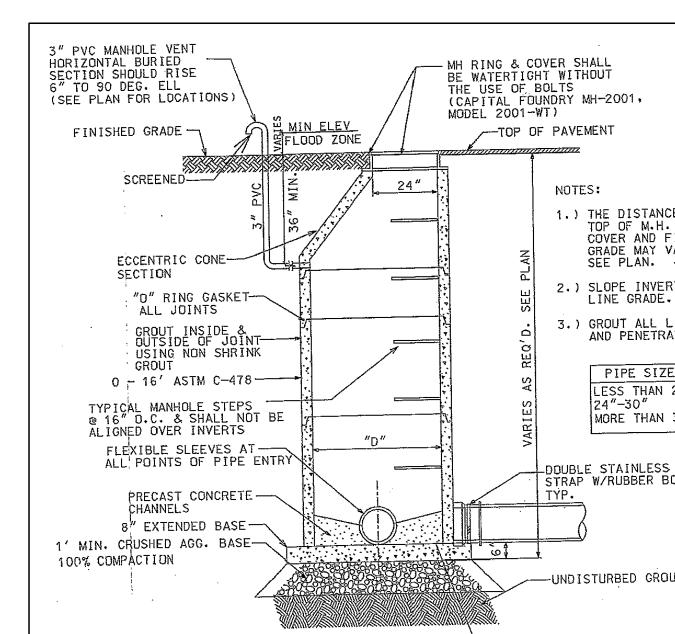
2.02

2.06

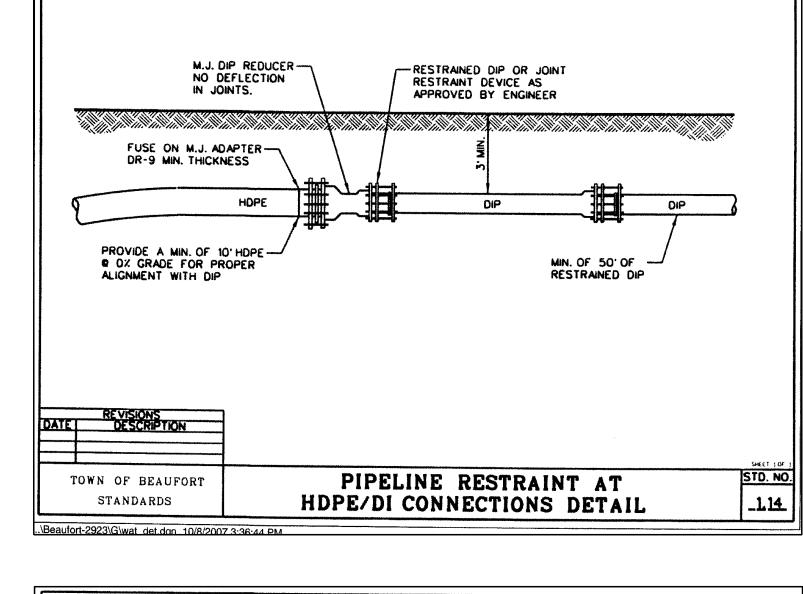


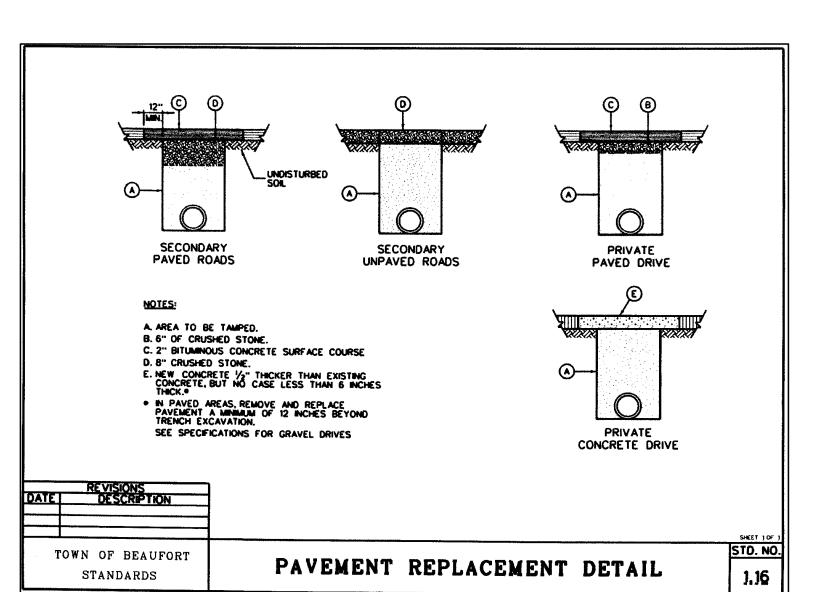


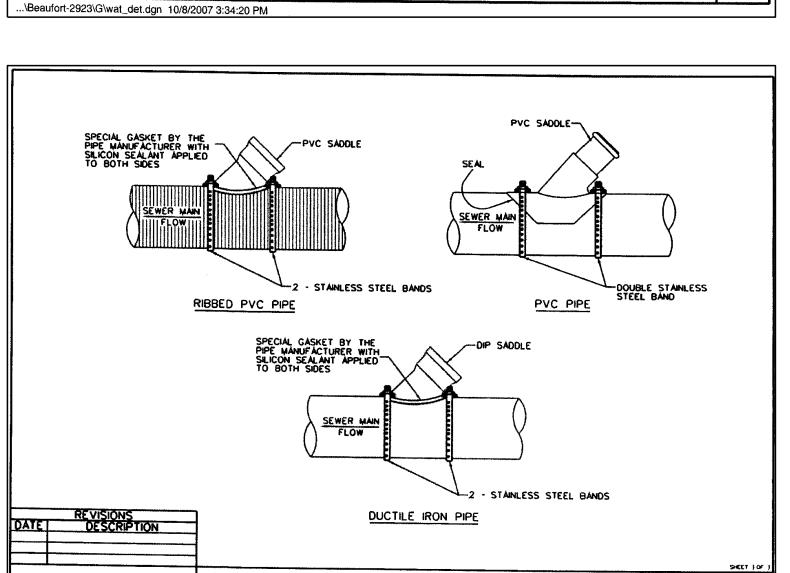




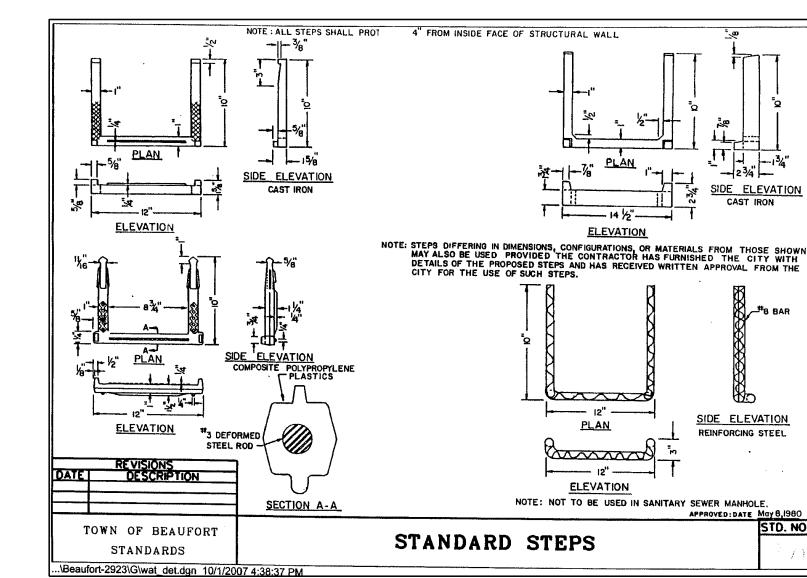
D5.0







SANITARY SEWER LATERAL CONNECTION



TOWN OF BEAUFORT

STANDARDS

OPTIONAL CONSTRUCTION JOINT

REVISIONS DESCRIPTION

TOWN OF BEAUFORT

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STANDARDS

ELEVATION

100 YR. FLOOD EL.

-NON-SHRINK GROUT ÅROUND VENT PIPE AT OPENING IN MÅNHOLE

MANHOLE VENT

- SLOPE AS INDICATED ON PLANS

END ELEVATION

STANDARD CONCRETE ENDWALL FOR SINGLE AND DOUBLE PIPE CULVERTS

TYPICAL DETAILS NOTE:

THE TYPICAL DETAILS ON THIS SHEET WERE

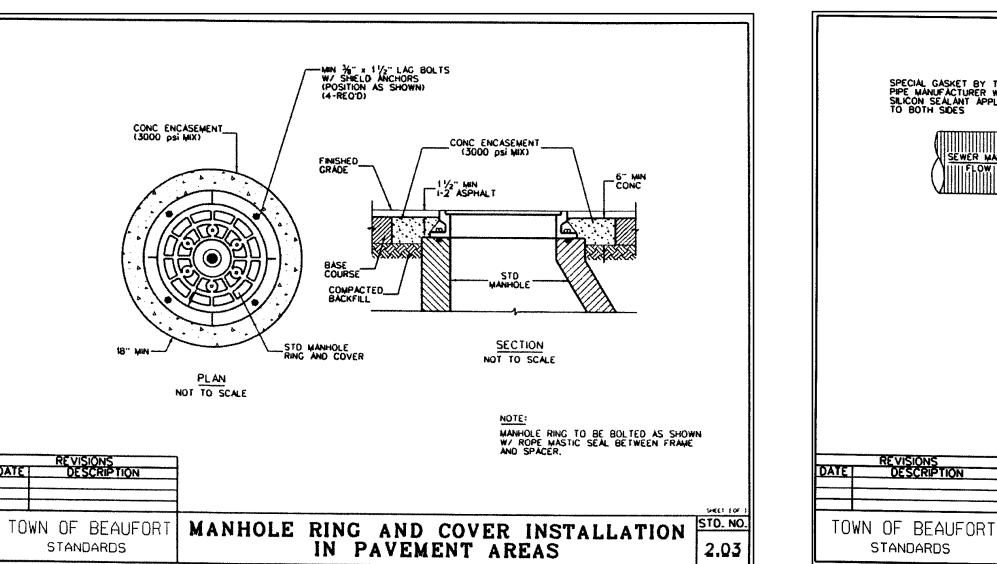
DESIGNED AND PREPARED BY OTHERS.

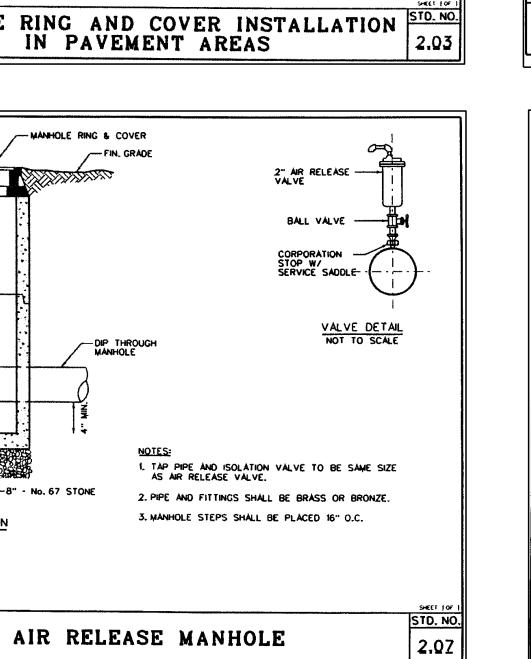
STD, NO,

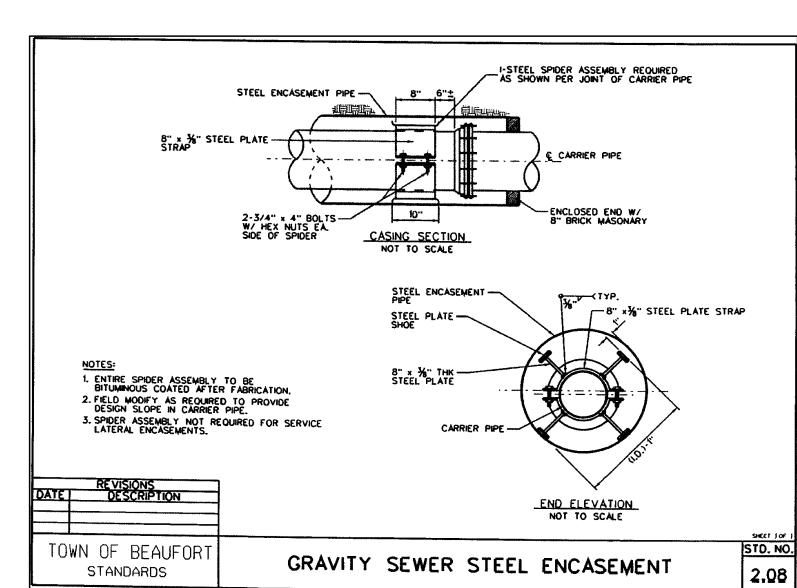
2.15

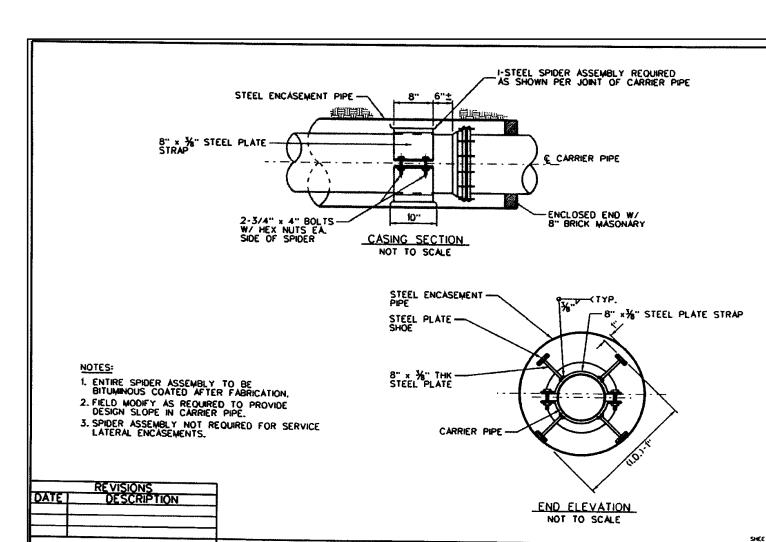
SIDE ELEVATION

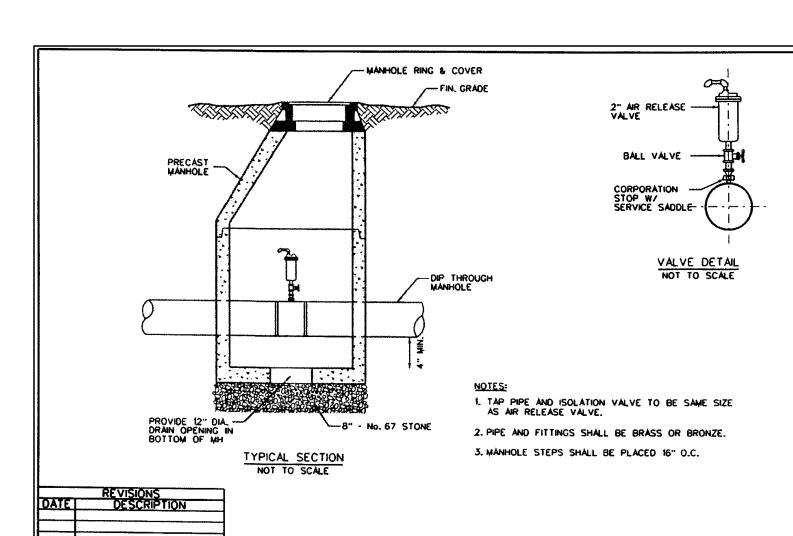
REINFORCING STEEL











TOWN OF BEAUFORT

STANDARDS

-PROVIDE FRAME & GRATE DEWEY BROS. CH-BN-274

-4 BARS 12" O.C. EACH WAY

=====:

6" CLASS

SECTION A-A

YARD INLET

====

===== SIDEWALK

DETAIL SHOWING TYPICAL LOCATION OF CURB RAMPS, PEDESTRIAN CROSSWALKS AND STOP LINES

ALLOWABLE LOCATIONS

DUAL RAMP RADII.....ANY

SHEET 2 OF 3 848.05

SEE NOTE 10-

PROPOSED CURB RAMP W/ LANDING

THE LOCATION OF THE PEDESTRIAN CROSSWALKS TO BE DETERMINED BY THE

TOWN OF BEAUFORT PRIOR TO RECORDATION OF THE FINAL PLAT.

PROPOSED OR FUTURE SIDEWALK

CORBEL TO FIT WIDTH

2' x 2' GRATE AND FRAME

REVISIONS DESCRIPTION

TOWN OF BEAUFORT

STANDARDS

DETAIL SHOWING TYPICAL LOCATION OF CURB RAMPS, PEDESTRIAN CROSSWALKS AND STOP LINES FOR TEE INTERSECTIONS

ROADWAY
PLAN SYMBOL

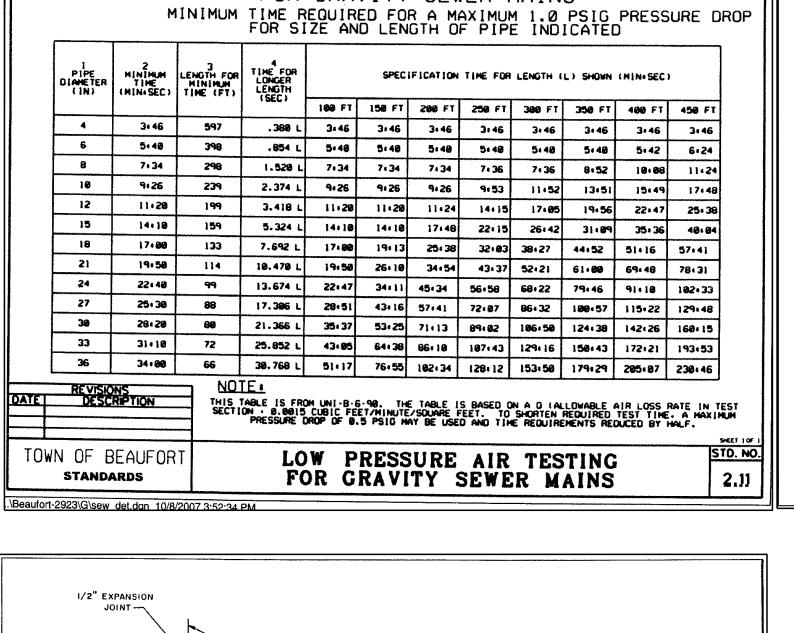
CR
FOR PROPOSED
CURB RAMP

A 1-3" A

02080976.50 2/13/2020

PŘEĽÍMIŇÁŘY NOT APPROVED FOR CONSTRUCTION

D6.0



CURD AND GUTTER STD. NO. 35.25

3.06

FRAME, GRATE AND HOOD STD. 25.03 ---

TOWN OF BEAUFORT

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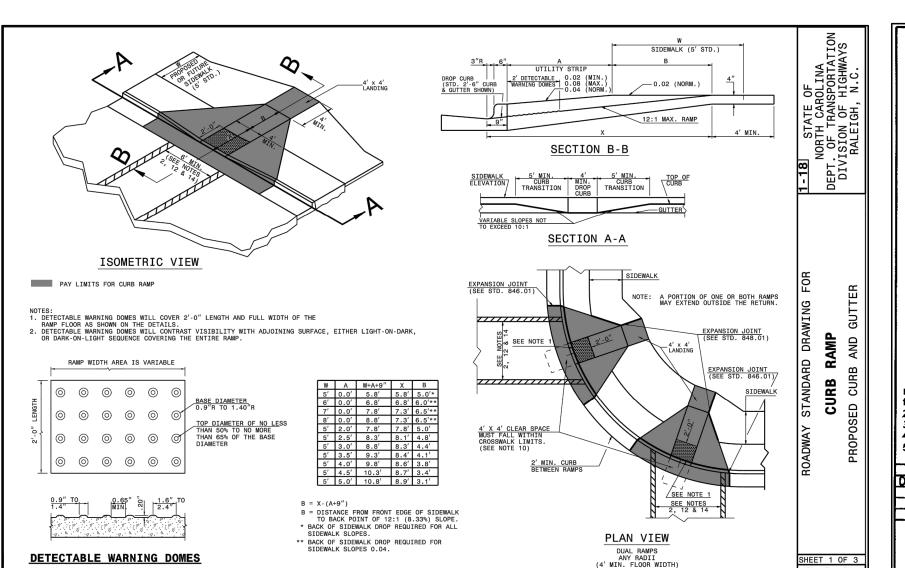
STANDARDS

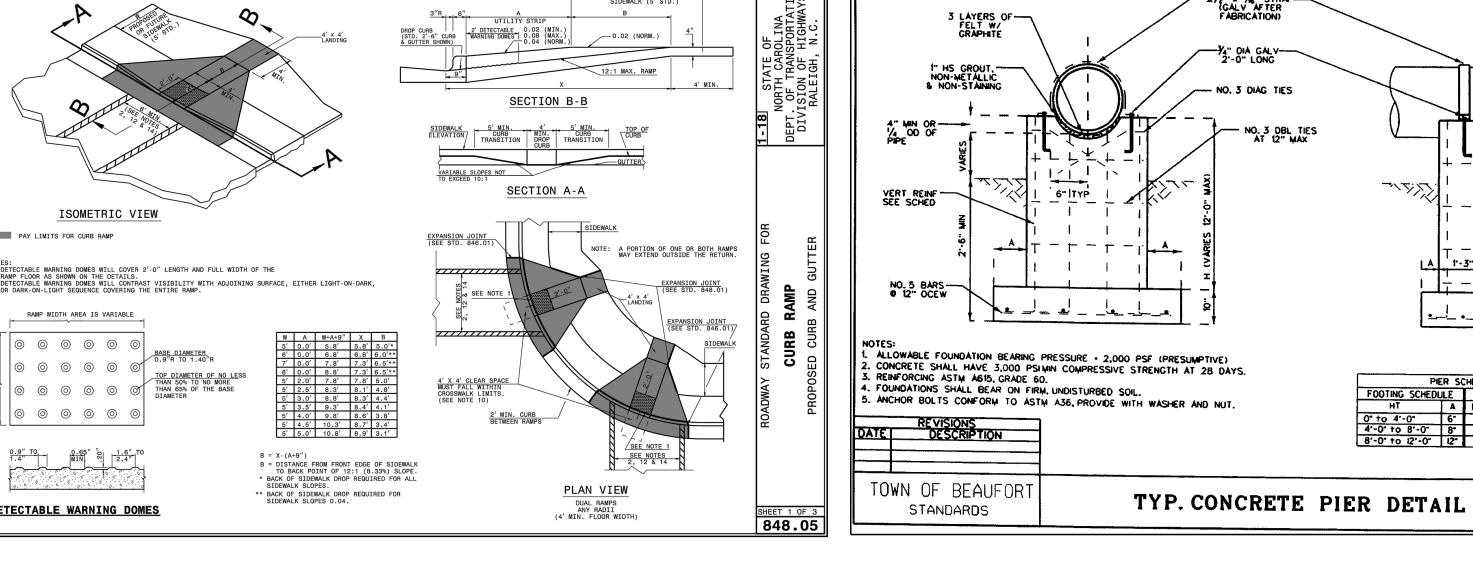
STANDARD CURD AND GUTTER STD. NO. 35.12 ---

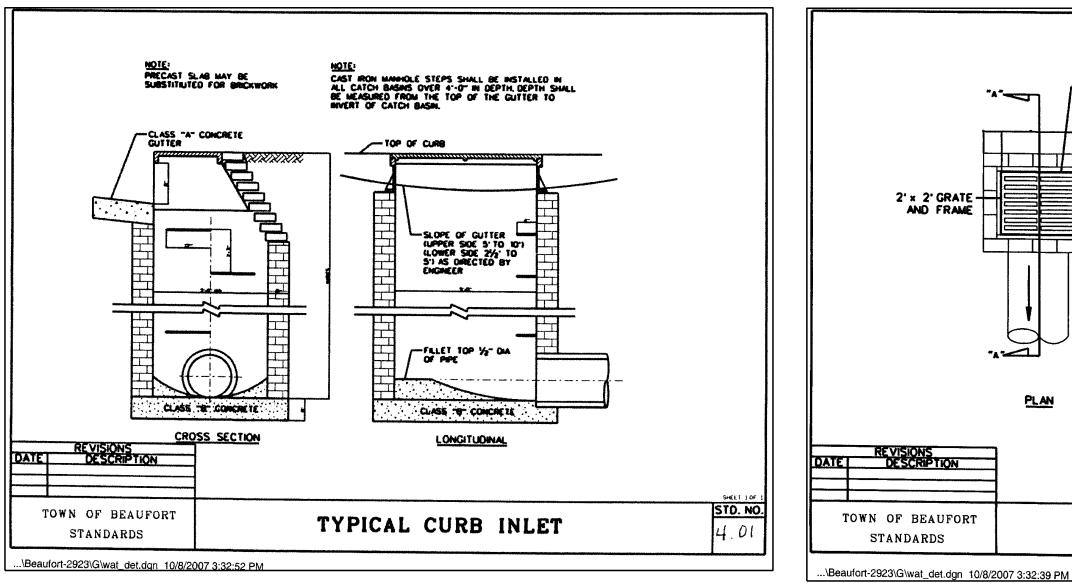
STD. NO. 35.26

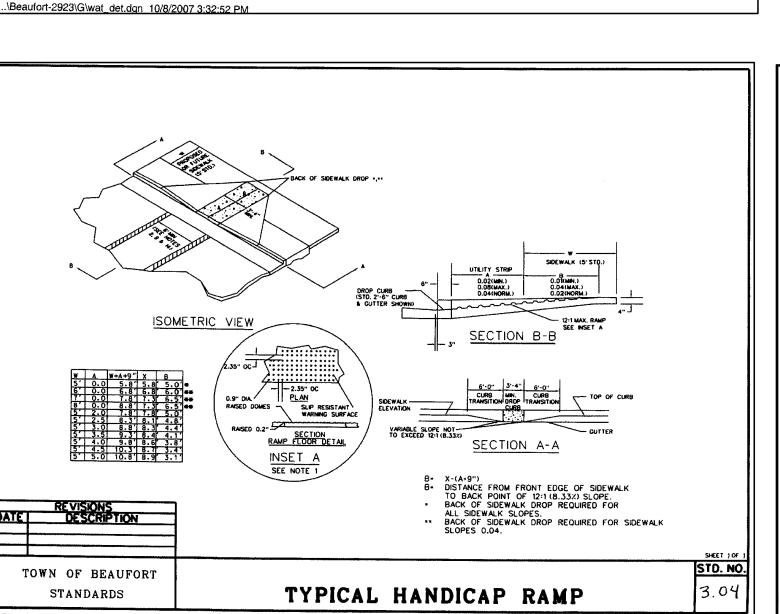
STANDARD CATCH BASIN IN ROLL TYPE CURB AND GUTTER

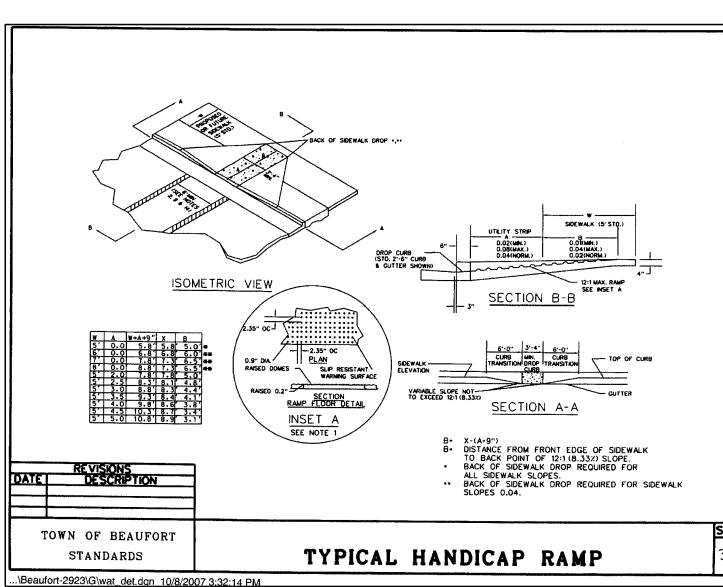
LOW PRESSURE AIR TESTING FOR GRAVITY SEWER MAINS

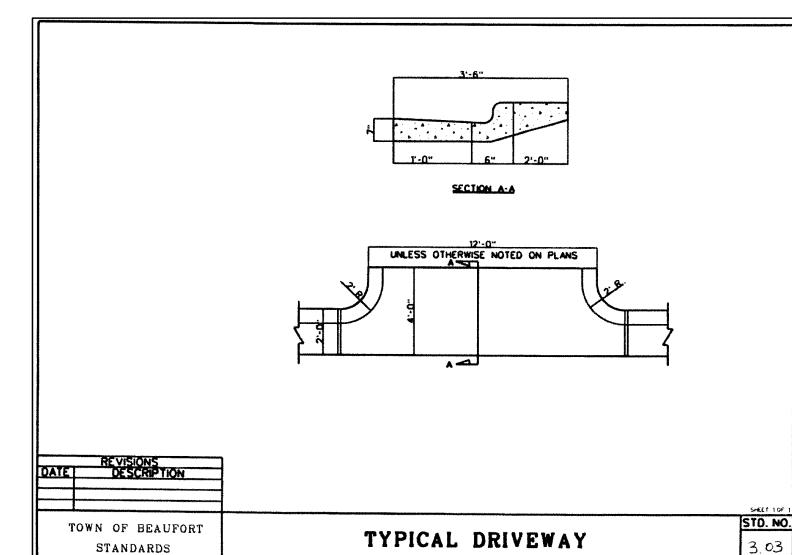


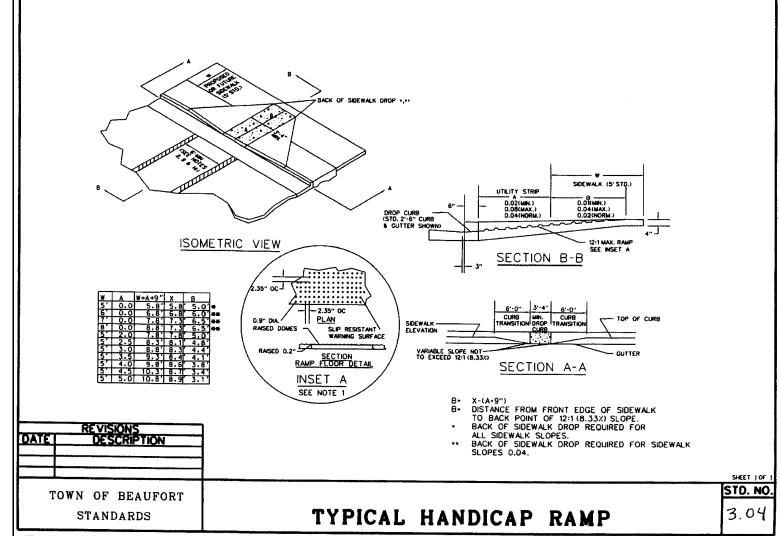












TYPICAL DRIVEWAY STANDARDS

CONSTRUCTION SPECIFICATION

GRADE AND SMOOTHED.

DAMAGE TO FILTER FABRIC.

IN VEGETATIVE PLAN.

MAINTENANCE

8 oz/sy Nonwoven

WIDTH

24

24

11

15

ENERGY DISSIPATER SCHEDULE

20

12

APRON

THICKNESS

(in)

36

18

24

RIP RAP ENERGY DISSIPATER

N.T.S.

MINIMUM OF 1.0'.

1. EXCAVATE BELOW CHANNEL OUTLET AND WIDEN

2. PLACE FILTER CLOTH ON BOTTOM AND SIDES OF

PREPARED FOUNDATION. ALL JOINTS TO OVERLAP A

3. EXERCISE CARE IN RIPRAP PLACEMENT TO AVOID

4. PLACE RIPRAP ON ZERO GRADE - TOP OF RIPRAP TO

BE LEVEL WITH EXISTING OUTLET - NO OVERFALL AT

5. RIPRAP TO BE HARD, ANGULAR, WELL GRADED

6. IMMEDIATELY AFTER CONSTRUCTION STABILIZED

ALL DISTURBED AREAS WITH VEGETATION AS SHOWN

INSPECT RIP RAP DISSIPATERS WEEKLY AND AFTER

EACH SIGNIFICANT (1/2 INCH OR GREATER) RAINFALL

EVENT TO SEE IF ANY EROSION AROUND OR BELOW

THE RIP RAP HAS TAKEN PLACE, OR IF STONES HAVE

BEEN DISLODGED. IMMEDIATELY MAKE ALL NEEDED

RIPRAP

CLASS 2

CLASS 2

CLASS A

8 CLASS 1

5

REPAIRS TO PREVENT FURTHER DAMAGE.

CLASS B EROSION CONTROL STONE.

CHANNEL TO THE REQUIRED RIPRAP THICKNESS FOR EACH APRON. FOUNDATION TO BE CUT TO ZERO

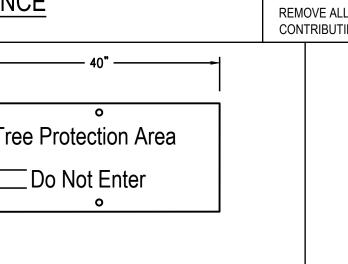
SOFESSION

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

REMOVE SEDIMENT DEPOSITS AS NECESSARY TO PROVIDE ADEQUATE STORAGE VOLUME FOR THE NEXT RAIN AND TO REDUCE PRESSURE

--8'-0" O.C. MAX--

STONE AS NEEDED.

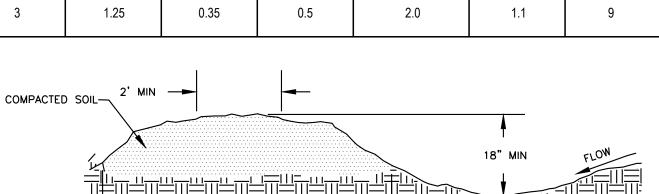


- WARNING SIGNS TO BE MADE OF DURABLE, WEATHERPROOF MATERIAL
- 2. LETTERS ARE TO BE 3" HIGH MIN., CLEARLY LEGIBLE AND SPACED AS DETAILED.
- SIGNS ARE TO BE PLACED NO GREATER THAN 200' ON CENTER. PLACE SIGN AT EACH END OF LINEAR TREE PROTECTION AREA AND ON CENTER
- THEREAFTER. FOR TREE PROTECTION AREAS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

6. MAINTAIN TREE PROTECTION FENCE THROUGHOUT DURATION OF PROJECT

TREE PROTECTION FENCE

TEMPORARY DIVERSION BERMS **DRAINAGE** CONSTRUCTED TOP NORMAL VELOCITY RUNOFF DEPTH AREA DEPTH WIDTH TD# COEFFICIENT (%) (FPS) (FT) (FT) (FT) 0.35 1.25 0.35 0.5 2.0



MAINTENANCE INSPECT TEMPORARY DIVERSIONS ONCE A WEEK AND AFTER EVERY RAINFALL. IMMEDIATELY REMOVE SEDIMENT FROM THE FLOW AREA AND REPAIR THE DIVERSION RIDGE. CAREFULLY CHECK OUTLETS AND MAKE TIMELY REPAIRS AS NEEDED. WHEN THE AREA PROTECTED IS PERMANENTLY STABILIZED, REMOVED THE

TEMPORARY DIVERSION SWALE

IN CHANNELS, ROLL OUT STRIPS OF MATTING/NETTING PARALLEL TO THE

DIRECTION OF FLOW AND OVER THE PROTECTIVE MULCH

2:1 SIDE

SLOPES (MA)

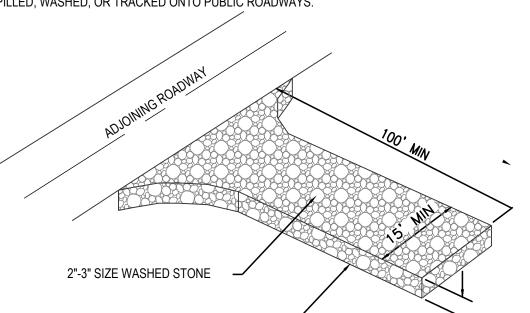
ANCHOR MATTING/NETTING

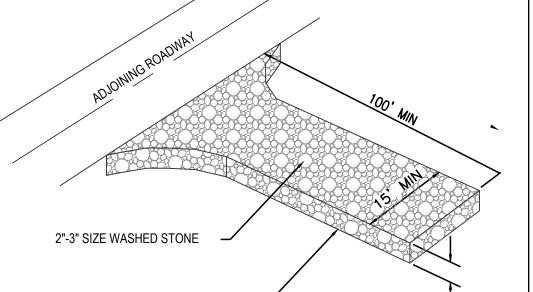
IN A 12" TRENCH

- ROLLED EROSION CONTROL PRODUCT MAINTENANCE
- INSPECT ROLLED EROSION CONTROL PRODUCTS AT LEAST WEEKLY AND AFTER EACH SIGNIFICANT (1/2 INCH OR GREATER) RAINFALL EVENT, REPAIR
- MUST NOT OCCUR BENEATH THE RECP. ANY AREAS OF THE RECP THAT ARE DAMAGED OR NOT IN CLOSE CONTACT
- WITH THE GROUND SHALL BE REPAIRED AND STAPLED. IF EROSION OCCURS DUE TO POORLY CONTROLLED DRAINAGE, THE PROBLEM SHALL BE FIXED AND THE ERODED AREA PROTECTED.

MATTING/NETTING PLACEMENT

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





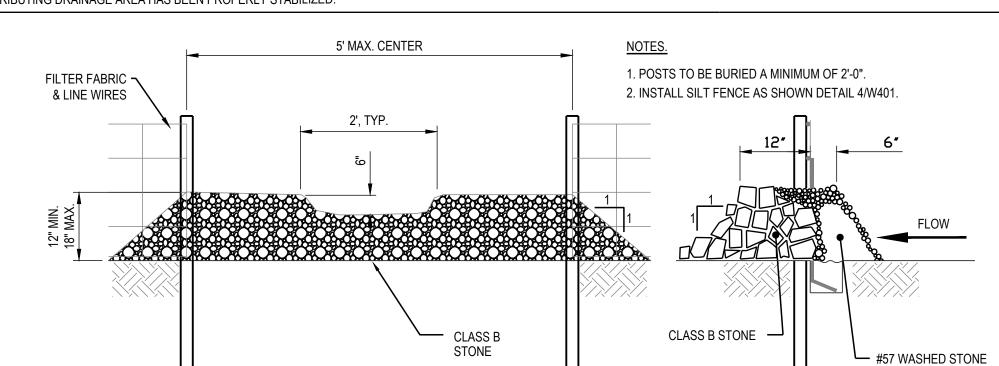
FILTER FABRIC

10 GAGE LINE WIRES -7 1/2" OZ. FILTER FABRIC NOTE 1 <u>MAINTENANCE</u>

12 GAGE

LINE WIRES-

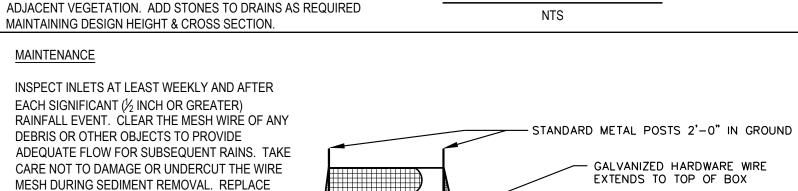
FILTER FABRIC TO BE BY THE ENGINEER SHOULD THE FABRIC OF THE SEDIMENT FENCE COLLAPSE, TEAR, DECOMPOSE OR BECOME INEFFECTIVE, REPLACE IT PROMPTLY. SILT FENCE ON THE FENCE. TAKE CARE TO AVOID UNDERMINING THE FENCE DURING CLEANOUT. NTS REMOVE ALL FENCING MATERIALS AND UNSTABLE SEDIMENT DEPOSITS AND BRING THE AREA TO GRADE AND STABILIZE IT AFTER THE



CONTRIBUTING DRAINAGE AREA HAS BEEN PROPERLY STABILIZED. MAINTENANCE

INSPECT FOR SIGNIFICANT EROSION AROUND THE EDGES & BETWEEN SILT **CROSS SECTION**

FENCE & DRAIN. INSTALL PROTECTIVE RIP-RAP LINERS IN PORTIONS OF THE CHANNEL WHERE EROSION OCCURS. REMOVE SEDIMENT ACCUMULATED SILT FENCE OUTLET BEHIND THE DRAINS AS REQUIRED PREVENTING DAMAGE TO SILT FENCE &



- # 57 WASHED STONE PLACED TO A HEIGHT OF 12"-18" MINIMUM ABOVE TOP OF BOX

FILTER CLOTH

_

STANDARD CATCH BASIN/YARD INLET PROTECTION

MIN. 12" OF NCDOT #5 OR #57 WASHED STONE

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

BACKFILL-

2'-2"

BURIED UNDER EXIST.

SEEDBED PREPARATION

MOWING.

2. RIP THE ENTIRE AREA TO 6 INCHES DEPTH.

7. MULCH IMMEDIATELY AFTER SEEDING AND ANCHOR MULCH.

GRADE OR AS REQUIRED

TYPICAL CONC.

ISOMETRIC VIEW

PLAN

SECTION A-A

DIAMETER

(in)

42

42

18

30

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

CONSULT CONSERVATION ENGINEER OR SOIL CONSERVATION SERVICE FOR ADDITIONAL INFORMATION CONCERNING OTHER ALTERNATIVES FOR VEGETATION OF DENUDED AREAS.

L = THE DISTANCE SUCH THAT POINTS A AND B

INSPECT CHECK DAMS AND CHANNELS AT LEAST WEEKLY AND AFTER EACH

SIGNIFICANT (% INCH OR GREATER) RAINFALL EVENT AND REPAIR IMMEDIATELY.

FROM HIGH FLOWS ROUND THE EDGES OF THE DAM. CORRECT ALL DAMAGE IMMEDIATELY. IF SIGNIFICANT EROSION OCCURS BETWEEN DAMS, ADDITIONAL MEASURES CAN BE TAKEN SUCH AS, INSTALLING A PROTECTIVE RIP RAP LINER IN THE

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

CLEAN OUT SEDIMENT, STRAW, LIMBS, OR OTHER DEBRIS THAT COULD CLOG THE

ANTICIPATE SUBMERGENCE AND DEPOSITION ABOVE THE CHECK DAM AND EROSION

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

ARE OF EQUAL ELEVATION

SLOPE 0 %

FLARED END SECTION

La = APRON LENGTH

W = APRON WIDTH

SEE SCHEDULE BELOW FOR DIMENSIONS

1. La is the length of the riprap apron.

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

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

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

RE-ESTABLISH FOLLOWING ORIGINAL LIME FERTILIZER AND SEEDING RATES.

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

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.

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

THE VEGETATION RATES ARE THOSE WHICH DO WELL UNDER LOCAL CONDITIONS; OTHER SEEDING RATES COMBINATIONS ARE POSSIBLE.

SPACE CHECK DAM IN A CHANNEL SO THAT THE

MAINTENANCE

CROSS SECTION.

CHANNEL WHEN NEEDED.

THAT PORTION OF THE CHANNEL.

CREST OF DOWNSTREAM DAM IS LEVEL WITH

ELEVATION OF THE TOE OF UPSTREAM DAM

2. d = 1.5 times the maximum stone diameter but

ENERGY

DISSIPATOR

NO.

FES#1

FES#21

FES#108

FES#200

NOTES:

not less than 6"

3 X PIPE Ø MIN d = APRON DEPTH

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

4' TO 6' CLASS B RIPRAP **CROSS SECTION**

12" OF NCDOT #5 OR #57 WASHED STONE FILTER CLOTH

DAM SECTION

TEMPORARY CHECK DAM

SLOPES (MAX.)

1.1 1.89

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

IMMEDIATELY GOOD CONTACT WITH THE GROUND MUST BE MAINTAINED, AND EROSION

MONITOR AND REPAIR THE RECP AS NECESSARY UNTIL GROUND COVER HAS ESTABLISHED.

JOIN STRIPS BY ANCHORING AND OVERLAPPING

LARGE TRUCKS.

NOTES:

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

2. LOCATE ENTRANCE TO PROVIDE MAXIMUM UTILITY BY ALL

1. PROVIDE TURNING RADIUS SUFFICIENT TO ACCOMMODATE

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

NTS

ORANGE, UV RESISTANT

HIGH-TENSILE STRENGTH

POLY BARRICADE FABRIC

MAINTENANCE:

TEMPORARY CONSTRUCTION ENTRANCE

- 5'-0" O.C. MAX. — -

LOCATED ON PAVED SURFACES, PLACE MINIMUM OF 2" OF SCREENINGS OR SAND TO HELP FACILITATE IN CLEAN-UP

AND SITE RESTORATION.

Tree Protection Area Do Not Enter

WEATHERPROOF SIGN AS

AND SPACING DATA. -

4"Ø PINE, 2"Ø

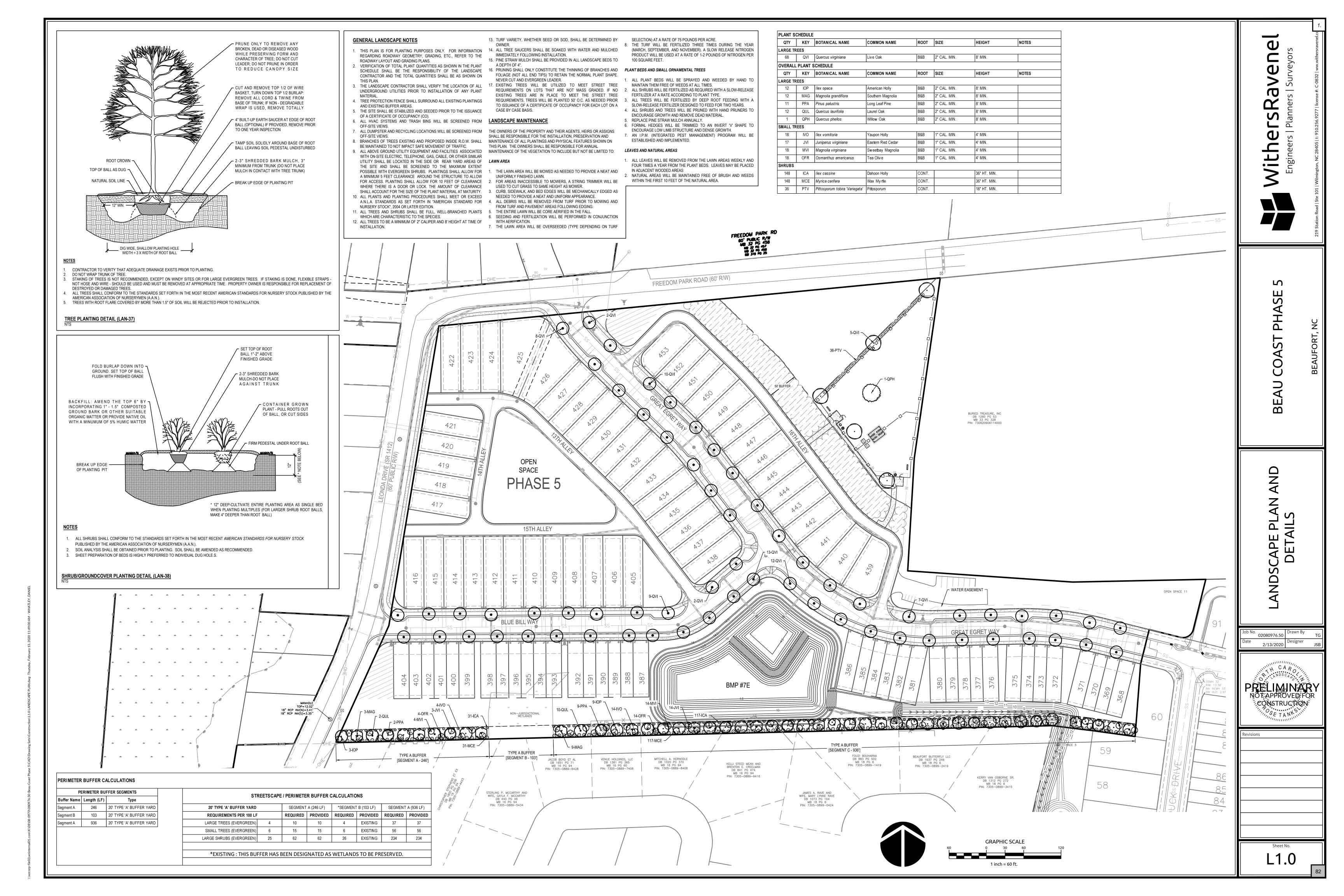
SHOWN ABOVE. SEE NOTES

BELOW FOR CONSTRUCTION

POST MAY BE EITHER

MINIMUM

OR 1.33 lb./LF STEEL —





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 Pat

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: Taylors Creek Holdings, Inc

Requested Action: To recommend approval or denial to the Board of Commissioners

Existing Zoning TCA (Townhouse Condominium & Apartments)

Pin #: 730618306414000 Size: .27 acres (11,806 sq. ft.) Building Square Footage: 6,777 Total Square Feet

Existing Land Use: Vacant Lot

PUBLIC UTILITIES & WORKS:

Water: Town of Beaufort Sanitary Sewer: Town of Beaufort

OPTIONS:

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

ATTACHMENTS:

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

Staff 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 TURNER MULBERRY Legend PINE Zoning B-1 B-W R-8 TCA TR Site Properties

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

