Town of Beaufort, NC

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

Board of Commissioners
Virtual Regular Meeting
6:00 PM – Monday, July 12, 2021

Call to Order

Roll Call

Agenda Approval

Public Comment

Town Manager's Report

Town Attorney's Update

Items of Consent

1. Proclamation Recognizing the Contributions of Glen Livingston Harris

Items for Discussion and Consideration

1. Site Plan – Front Street Village – Transportation Center; Case No. 21-11
2. Preliminary Plat – Front Street Village Phase IV; Case No. 21-12
3. Final Plat – Palmetto Plantation at Olde Beaufort Village, Phase 2; Case No. 21-19
4. Final Plat – Live Oak Commons; Case No. 21-20
5. Low Valley LLC; dba DockHouse Lease Renewal
6. Appointment to the Planning Board (PB)

Mayor/Commissioner Comments

Adjourn

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Board of Commissioners
Virtual Regular Meeting
6:00 PM – Monday, July 12, 2021

AGENDA CATEGORY: Items of Consent

SUBJECT: Proclamation Recognizing the Contributions of Glen Livingston Harris

BRIEF SUMMARY:

On August 6, 2021, the United States Coast Guard (USCGC) will be naming a new 154-foot fast response cutter after a former Beaufort resident, Mr. Glen Harris. The vessel will be commissioned by the Coast Guard at the Sector Field Office at Fort Macon in Atlantic Beach and the homeport will be Manama, Bahrain, in the Arabian Gulf.

Mr. Glen Harris lived at 1505 Ann Street in Beaufort with his wife and two daughters and was a member of Ann Street United Methodist Church.

Mr. Harris was also awarded a Silver Star metal by the President of the United States.

REQUESTED ACTION:

The Mayor recommends the Board consider adopting a Proclamation Recognizing the Contributions of Glen Livingston Harris.

EXPECTED LENGTH OF PRESENTATION:

2 minutes

SUBMITTED BY:

Mayor Everette S. “Rett” Newton &

Allen Coleman,

Town Clerk and Assistant to the Town Manager

BUDGET AMENDMENT REQUIRED:

No

TOWN OF BEAUFORT

PROCLAMATION

RECOGNIZING THE HEROIC CONTRIBUTIONS OF GLEN HARRIS

WHEREAS, Glen Livingston Harris was born in 1908, raised in the small town of Stacy, North Carolina, and later became a Beaufort resident; and

WHEREAS, Glen joined the United States Coast Guard in 1929 and remained a surfman until 1941, when he became coxswain of McKean's Boat Number 4 aboard a re-purposed destroyer U.S.S. McKean used to transport Marines in the Solomon Islands Campaign of World War II; and

WHEREAS, on August 7, 1942 during the landing on Tulagi Island, as part of the first assault wave, he landed his embarked troops, equipment, ammunition, and supplies while facing heavy enemy fire; and

WHEREAS, Glen made another successful landing against Japanese forces at Taivu Point during the campaign; and

WHEREAS, Surfman Glen Harris was awarded a Silver Star medal by Admiral Chester Nimitz for his heroic combat actions; and

WHEREAS, Glen retired from the United States Coast Guard and worked for the North Carolina Division of Marine Fisheries in Morehead City, North Carolina; and

WHEREAS, he married Aline M. Harris and the couple raised two daughters, Barbara and Glenda, at 1505 Ann Street in Beaufort; and

WHEREAS, he was a member of Ann Street United Methodist Church; and

WHEREAS, the heroic efforts of Glen Harris will be recognized as the United States Coast Guard commissions a new 154-foot fast response cutter in his honor, *USCGC Glen Harris*, on August 6, 2021 at the Coast Guard Sector Field Office at Fort Macon in Atlantic Beach; and

WHEREAS, each fast response cutter is named for an enlisted Coast Guard hero who distinguished themselves in the line of duty; and

WHEREAS, the *USCGC* Glen Harris vessel's homeport will be Manama, Bahrain.

NOW, THEREFORE, BE IT PROCLAIMED that we, the Board of Commissioners of the Town of Beaufort do herby recognize and express deep appreciation and respect for the heroism and many contributions of Glen Livingston Harris.

ADOPTED, this the 12th day of July 2021.

_____
Everette S. "Rett" Newton,
Mayor

Attest:

_____
Allen Coleman,
Town Clerk

Town of Beaufort, NC

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Board of Commissioners
Virtual Regular Meeting
6:00 PM – Monday, July 12, 2021

AGENDA CATEGORY: Items for Discussion and Consideration

SUBJECT: Site Plan – Front Street Village – Transportation Center; Case No. 21-11

BRIEF SUMMARY:

The applicant wishes to construct a 16,500 square foot Transportation Center as approved as part of the original PUD approval in 2008. Elevation Drawings for the center were approved in 2014 and are included as attachments in this proposal. As part of the Town's new sewer allocation policy the applicant is requesting 250 gallons of allocation for this project that has already been taken into consideration by the Towns Engineer. In addition to Planning Staff, the Town Engineer and Fire Chief have reviewed the plans for compliance. The Planning Board at their June 21st meeting recommended 3 in favor and 2 opposed for approval of the site plan.

REQUESTED ACTION:

The Planning and Inspections Director recommends the Board discuss and consider formally approving or denying this request.

EXPECTED LENGTH OF PRESENTATION:

10 Minutes

SUBMITTED BY:

Kyle Garner, AICP

Planning & Inspections Director

BUDGET AMENDMENT REQUIRED:

N/A

STAFF REPORT

To: Board of Commissioners

From: Kyle Garner, AICP, Town Planner

Date: June 22, 2021

Project 2361 Lennoxville Road– Site Plan – Front Street Village – Transportation, Storage and Office Center

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THE QUESTION: To recommend approval or denial to the Board of Commissioners for the Site Plan for the "Transportation, Storage & Office Center" for Front Street Village.

BACKGROUND: This site currently is used as a gravel parking facility for the Beaufort Hotel & Bistro as well as the Dry Stack Facilities

Location:	2361 Lennoxville Road
Owners:	Front Street Village, LLC
Requested Action:	To recommend approval or denial to the Board of Commissioners
Existing Zoning	PUD (Planned Unit Development)
Pin #:	731505185229000, 731505187504000
Size:	5.76 acres (250,906 sq. ft.)
Building Square Footage:	16,500 Square Feet
Existing Land Use:	Gravel parking facility

PUBLIC UTILITIES & WORKS:

Water:	Town of Beaufort
Sanitary Sewer:	Town of Beaufort

OPTIONS:

1. Approval of the Site Plan
2. Denial of the Site Plan based on specific failures to meet requirements of the LDO.

ATTACHMENTS:

A. Vicinity Map
B. Site Plan – Transportation Center
C. Elevation Drawings
D. 2014 Approval Letter for Elevation Drawings

Staff Comments:
The applicant wishes to construct a 16,500 square foot Transportation/Storage & Office Center as approved as part of the original PUD approval in 2008. Elevation Drawings for the center were approved in 2014 and are included as attachments in this proposal. As part of the Town's new sewer allocation policy the applicant is requesting 250 gallons of allocation for this project that has already been taken into consideration by the Towns Engineer. In addition to Planning Staff, the Town Engineer and Fire Chief have reviewed the plans for compliance.

Conclusion
This project meets the design criteria required in the LDO and the Planning Board at their June 21st meeting recommended 3 in favor and 2 opposed for approval. Also, the street system and storm water system will be private and the responsibility of the Owners Association.

Case 21-11 - Site Plan - 2361 Lennoxville Road - Transportation Center



FRONT STREET VILLAGE
TRANSPORTATION CENTER–SITE PLAN–PHASE II
AND PRELIMINARY PLAT PHASE IV
BEAUFORT, NORTH CAROLINA
CARTERET COUNTY

PRELIMINARY PLAT FOR
PHASE IV FOR
FRONT STREET VILLAGE
NOT FOR CONSTRUCTION

DRAWINGS

COVER SHEET	C1 OF 18
NOTES AND ABBREVIATIONS	C2 OF 18
EXISTING CONDITIONS	C3 OF 18
PHASE IV PRELIMINARY PLAN & PHASE II-SITE PLAN -TRANSPORTATION CENTER	C4 OF 18
GRADING PLAN	C5 OF 18
UTILITY PLAN	C6 OF 18
EAST GREAT EGRET WAY SEWER A PLAN & PROFILE - STA 0+00 TO 5+48	C7 OF 18
EAST GREAT EGRET WAY SEWER A PLAN & PROFILE - STA 5+48 TO 10+11	C8 OF 18
SEWER B PLAN AND PROFILE	C9 OF 18
RUNWAY ROAD PLAN AND PROFILE STATIONS 0+00 TO 4+65	C10 OF 18
RUNWAY ROAD PLAN AND PROFILE STATIONS 4+65 TO 10+00	C11 OF 18
UTILITY DETAILS	C12 OF 18
LANDSCAPING PLAN	C13 OF 18
DIMENSIONS PLAN	C14 OF 18
EROSION AND SEDIMENT CONTROL PLAN	C15 OF 18
EROSION AND SEDIMENT CONTROL DETAILS	C16 OF 18
DETAILS SHEET 1 OF 2	C17 OF 18
DETAILS SHEET 2 OF 2	C18 OF 18

PROJECT DATA

NAME OF PROJECT:
FRONT STREET VILLAGE
TRANSPORTATION CENTER-SITE PLAN-PHASE II
AND PRELIMINARY PLAT PHASE IV
BEAUFORT, NORTH CAROLINA

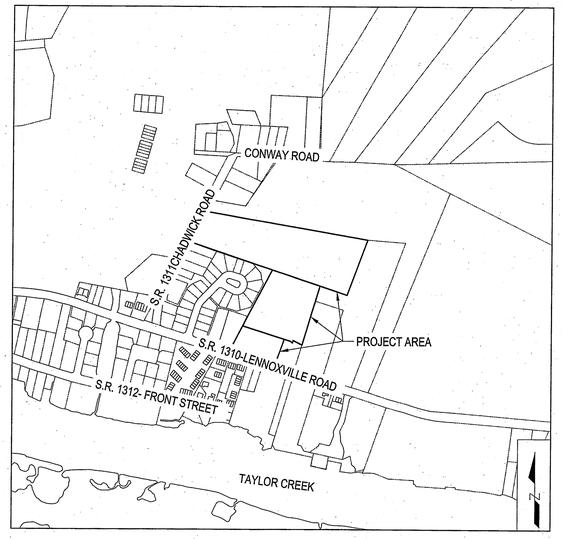
PREPARED BY:
ARENDELL ENGINEERS
1004 ARENDELL STREET
MOREHEAD CITY, NC 28557
PHONE: (252) 622-4338
EMAIL: BILL@ARENDELLENGINEERS.COM

OWNER:
FRONT STREET VILLAGE, LLC
2400 LENNOXVILLE ROAD
BEAUFORT, NC 28570

SURVEYOR:
JAMES I. PHILLIPS LAND SURVEYING
PO BOX 2103
379 ARRINGTON RD,
BEAUFORT, NC 28516
PHONE: (252) 728-5848
EMAIL: JIP3@COSTALNET.COM

DATUMS:
VERTICAL: NAVD88
HORIZONTAL: NC STATE PLANE COORDINATE SYSTEM

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



VICINITY MAP

SCALE: 1" = 5000'

TOWN OF BEAUFORT SITE DATA BLOCK OF FEATURES

PROPOSED USE:	34 SINGLE FAMILY HOMES AND TRANSPORTATION CENTER
SQUARE FOOTAGE PROPOSED:	34 SINGLE FAMILY HOMES WITH APPROXIMATELY 2,000 SF FOOTPRINT TRANSPORTATION CENTER WITH APPROXIMATELY 16,500 SF FOOTPRINT
SITE ZONING:	PUD, TRANSPORTATION CENTER B-1, RESIDENTIAL LOTS R-8
TOTAL LOT ACREAGE:	16.20 ACRES NORTH OF LENNOXVILLE ROAD
ACREAGE TO BE DISTURBED:	11.55 ACRES NORTH OF LENNOXVILLE ROAD
FLOOD ZONE:	ZONE X
DEVELOPMENT PARKING REQUIRED:	SEE PARKING SUMMARY TABLE
DEED BOOK:PAGE NUMBER	1259:443, 1645:118, 1510:484
PARCEL ID NUMBER:	731505187915000, 731505284836000, 731505187504000, 731505185229000
STREET LENGTHS	
EAST GREAT EGRET WAY	1,255 LF
RUNWAY ROAD	1,000 LF

PARKING SUMMARY TABLE - THROUGH PHASE IV
Total Gross Parking Spaces

PHASE I			
Location	Units	Requirement	Total Spaces
South Drystack	213 Slips	1 Space per 4 Slips	53
Chandlery			
Upstairs	2,247 Square Feet	22.5 Spaces per 1,000 SF	51
Downstairs	2,286 Square Feet	3.5 Spaces per 1,000 SF	8
Office	2 Employees	2 Spaces	2
		Total	114
PHASE IIC & IID			
Location	Units	Requirement	Total Spaces
Guest Wing			
Rooms	129	1 Space per Room +5	134
Employees	9 per Day Shift	1 per Employee	9
Bistro			
Ballroom	4,477 Square Feet	22.5 Spaces per 1,000 SF	101
1st Floor Porch Terrace	±96 Seats	1 Space per 4 Seats	24
2nd Floor Porch/Terrace			
4 Bridal Suites	4 Suites	1 Space per Room	4
Bistro & Bar	±96 Seats	1 Space per 4 Seats	24
Board Room	325 Square Feet	22.5 Spaces per 1,000 SF	7
Residential Units	7 Units	1.5 Spaces per Unit	11
Employees incl. Transportation Center (Phase I & II, Minus Inn)	20 Employees	1 per Employee	20
		Total	334
PHASE IIIA			
Location	Units	Requirement	Total Spaces
North Drystack	237 Slips	1 Space per 4 Slips	59
PHASE IV			
Location	Units	Requirement	Total Spaces
34 Residential Lots	34 Units	2 spaces per Unit	68
		Phases I, II, III, & IV Total	**575**

Reductions

PHASE 1			
Location	Parking Spaces Allocated	Reduction	Total Reduction
South Drystack	53	0.9 per Space	48
Chandlery			
Upstairs	51	0.4 per Space	20
Downstairs	8	0.4 per Space	3
		Total	71
PHASE 2			
Location	Parking Spaces Allocated	0	Total Reduction
Bistro	160	0.35 per Space	56
		Total	56
PHASE IIIA			
Location	Parking Spaces Allocated	Reduction	Total Spaces
North Drystack	59	0.9 per Space	53
		Phases 1, 2, & 3A Reduction Total	**180**

Required Parking Spaces for Phases I, II, III, & IV

Gross Parking Required (Spaces)	575	
Reductions	180	
Total	**395**	
Spaces Provided	**398**	

THIS DRAWING IS THE PROPERTY OF ARENDELL ENGINEERS AND IS NOT TO BE REPRODUCED OR USED FOR ANY PROJECT IN WHOLE OR IN PART WITHOUT EXPRESS WRITTEN PERMISSION.

PROJECT MANAGER: JWF
DESIGNED: JJW
DRAWN BY: JJW
CHECKED: JWF
SCALE: NOT TO SCALE
DATE: 03/29/2021

ARENDELL ENGINEERS
CIVIL · COASTAL · ENVIRONMENTAL
1004 Arendell Street
Morehead City, NC 28557
(252) 622-4338
Fax: (252) 622-4505
www.arendellengineers.com
North Carolina Certification No. C-1509

OWNER:
FRONT STREET VILLAGE, LLC
2400 LENNOXVILLE ROAD
BEAUFORT, NC 28516

PROJECT:
FRONT STREET VILLAGE
TRANSPORTATION CENTER-SITE
PLAN-PHASE II
AND PRELIMINARY PLAT PHASE IV
BEAUFORT, NORTH CAROLINA

CARTERET COUNTY, NC

DRAWING:
2 COVER SHEET

NORTH CAROLINA PROFESSIONAL SEAL 10733 ENGINEER WILLIAM FORREST PHILLIPS JR.
4/30/2021

NO.	REVISION	BY	DATE
1	TOWN COMMENTS	JJW	04/08/21
2	TOWN COMMENTS	JJW	04/30/21

SHEET NO: C1
OF: 18
JOB NO. 19138

GENERAL NOTES:

1. PROJECT IS LOCATED IN THE WHITE OAK RIVER BASIN.
2. LOCATION OF EXISTING ABOVE GROUND AND UNDERGROUND UTILITIES AND FACILITIES ARE NOT NECESSARILY SHOWN ON THE DRAWINGS, AND WHERE SHOWN, THE ACCURACY OF LOCATION IS NOT VERIFIED. BEFORE STARTING WORK, CONTRACTOR SHALL CONFIRM LOCATION OF ALL UNDERGROUND UTILITIES AND FACILITIES. CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIR OR REPLACEMENT OF DAMAGE TO ABOVE GROUND AND UNDERGROUND UTILITIES.
3. CONTRACTOR SHALL PRESERVE ANY PROPERTY MARKER PIPES, IRONS, OR MONUMENTS.
4. WASTE OR EXCESS MATERIALS SHALL BECOME THE PROPERTY OF THE CONTRACTOR AND SHALL BE DISPOSED OF IN ACCORDANCE WITH ALL APPLICABLE FEDERAL, STATE, AND LOCAL REGULATIONS.
5. TESTING AND INSPECTION OF COMPACTION AND MATERIALS SHALL BE BY AN INDEPENDENT TESTING AGENCY DESIGNATED AND PAID FOR BY THE OWNER. CONTRACTOR SHALL BE RESPONSIBLE FOR SCHEDULING TESTING REQUIRED BY THE CONTRACT DOCUMENTS.
6. NO TRENCHES SHALL BE LEFT OPEN OVERNIGHT.

CONSTRUCTION SEQUENCE

1. OBTAIN PLAN APPROVAL AND OTHER APPLICABLE PERMITS.
2. SCHEDULE A PRE-CONSTRUCTION CONFERENCE WITH REGULATORY PERSONNEL ONE WEEK BEFORE BEGINNING GRADING OR GROUND DISTURBING ACTIVITIES AT THE SITE. CONTACT NCDEQ 910-796-7215.
3. INSTALL TEMPORARY SILT FENCING AND CONSTRUCTION ENTRANCE AS INDICATED ON THE PLANS OR AS INSTRUCTED BY THE ENGINEER OR LAND QUALITY PERSONNEL.
4. INSTALL STORMWATER SYSTEM INCLUDING DROP INLETS AND AT THE SAME TIME THE DROP INLET PROTECTION AND OUTLET PROTECTION AS INDICATED ON THE PLANS OR AS INSTRUCTED BY THE ENGINEER OR LAND QUALITY PERSONNEL.
5. FILL AND GRADE SITE AS REQUIRED AND INSTALL EITHER PERMANENT OR TEMPORARY STABILIZATION WITHIN 14 DAYS
6. ESTIMATED TIME BETWEEN BEGINNING WORK AND FINAL STABILIZATION - 9 MONTHS TO COMPLETION.

EROSION CONTROM MEASURES MAINTENANCE PLAN

1. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE CHECKED FOR STABILITY AND EFFECTIVE OPERATIONS FOLLOWING EVERY RUNOFF PRODUCING RAINFALL EVENT OR AT LEAST ONCE PER WEEK. REPAIRS REQUIRED SHALL BE COMPLETED IMMEDIATELY TO THE DIMENSION AND FUNCTIONS INDICATED ON THE PLANS.
2. SEDIMENT SHALL BE REMOVED FROM BEHIND THE SEDIMENT FENCING WHEN IT BECOMES 6 INCHES DEEP AT THE FENCE. THE FENCE SHALL BE REPLACED OR REPAIRED AS NECESSARY TO MAINTAIN AN EFFECTIVE BARRIER.
3. ALL AREAS SHALL BE FERTILIZED & SEEDED AS NECESSARY TO OBTAIN AND MAINTAIN A VIGOROUS DENSE TURF COVER.
4. CONTACT PERSON RESPONSIBLE FOR MAINTENANCE IS BUCKY OLIVER, OWNER, (919) 349-5588.

TEMPORARY STABILIZATION SEEDING SCHEDULE

SEED BED PREPARATION

LIME	2 TONS/AC
10-10-20	1,000 LBS/AC
0-20-0	500 LBS/AC (AFTER SEEDING)
ASPHALT TACK	200 GAL/TON OF MULCH

SEEDING MIXTURE

(FEBRUARY 1 - APRIL 30)	
TALL FESCUE	50 LBS/AC
PENSACOLA BAHIAGRASS	10 LBS/AC
KOREAN OR KOBE LESPEDEZA (SCARIFIED)	50 LBS/AC
(MAY 1 - AUGUST 31)	
TALL FESCUE	50 LBS/AC
WEEPING LOVEGRASS	5 LBS/AC
KOREAN OR KOBE LESPEDEZA (SCARIFIED)	50 LBS/AC
BROWNTOP MILLET	25 LBS/AC
(SEPTEMBER 1 - JANUARY 31)	
TALL FESCUE	60 LBS/AC
KOREAN OR KOBE LESPEDEZA (UNSCARIFIED)	60 LBS/AC
RYE (GRAIN)	25 LBS/AC

FOR SLOPES 2:1 OR STEEPER, ADD 30 LBS/AC SERICEA LESPEDEZA AND 15 LBS WEEPING LOVEGRASS

LANDSCAPING MIXTURE

(JANUARY 1 - MARCH 31)	
COMMON BERMUDAGRASS (UNHULLED)	20 LBS/AC
(APRIL 1 - JULY 31)	
COMMON BERMUDAGRASS (HULLED)	12 LBS/AC

EROSION & SEDIMENT CONTROL NOTES:

1. CONTACT THE NCDEQ, LAND QUALITY SECTION, ONE WEEK PRIOR TO LAND DISTURBING ACTIVITY, AND ONE WEEK PRIOR TO FINAL INSPECTION.
2. A COPY OF THE APPROVED SEDIMENT AND EROSION CONTROL PLAN SHALL BE MAINTAINED AT THE SITE.
3. DISTURBED AREAS ARE DELINEATED ON THE DRAWINGS AND DETERMINED BY DIGITAL METHODS. PRIOR TO COMMENCING LAND DISTURBING ACTIVITIES IN AREAS OTHER THAN THOSE INDICATED ON THE PLANS, BUT NOT LIMITED TO OFFSITE BORROW AND DISPOSAL AREAS, CONTRACTOR SHALL SUBMIT A SUPPLEMENTARY EROSION CONTROL PLAN TO THE ENGINEER FOR REVIEW AND APPROVAL BY THE LAND QUALITY SECTION.
4. EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSPECTED FOR DAMAGE AND EFFECTIVE OPERATIONS FOLLOWING EVERY RAINFALL EVENT OR AT LEAST ONCE PER WEEK. REPAIRS SHALL BE COMPLETED IMMEDIATELY TO DIMENSION AND FUNCTIONS INDICATED ON THE PLANS
5. CONTRACTOR RESPONSIBLE FOR INSTALLATION OF ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES NECESSARY TO MAINTAIN EROSION AND CONTROL AS DETERMINED BY THE OWNER, ENGINEER, OR REGULATORY PERSONNEL.
6. ALL DISTURBED AREAS TO DRAIN TO APPROVED SEDIMENT CONTROL MEASURES AT ALL TIMES DURING LAND DISTURBING ACTIVITIES AND UNTIL PERMANENT STABILIZATION IS ESTABLISHED.
7. DURING DEWATERING ACTIVITIES, WATER SHALL BE PUMPED INTO AN APPROVED FILTERING DEVICE OR DIRECTED TO EXISTING EROSION CONTROL MEASURE.
8. CONSTRUCTION ACTIVITIES SHALL MEET CONDITIONS OF DWQ GENERAL CONSTRUCTION PERMIT (NCG01). COMPLIANCE SHALL MEET THE FOLLOWING CONDITIONS:

1) GROUND STABILIZATION:

SITE AREA DESCRIPTION	STABILIZATION TIME FRAME	STABILIZATION TIME FRAME EXCEPTIONS
PERIMETER DIKES, SWALES, DITCHES, AND SLOPES	7 DAYS	NONE
HIGH QUALITY WATER (HQW) ZONES	7 DAYS	NONE
SLOPES STEEPER THAN 3:1	7 DAYS	IF SLOPES ARE 10' OR LESS IN LENGTH AND ARE NOT STEEPER THAN 2:1, 14 DAYS ARE ALLOWED.
SLOPES 3:1 OR FLATTER	14 DAYS	7 DAYS FOR SLOPES GREATER THAN 50 FEET IN LENGTH.
ALL OTHER AREAS WITH SLOPES FLATTER THAN 4:1	14 DAYS	NONE (EXCEPT FOR PERIMETERS AND HQW ZONES)

2) BUILDING WASTES HANDLING:
- NO PAINT OR LIQUID WASTES IN STREAM OR STORM DRAINS.
- DEDICATED AREAS FOR DEMOLITION, CONSTRUCTION, AND OTHER WASTES MUST BE LOCATED 50' FROM STORM DRAINS AND STREAMS UNLESS NO REASONABLE ALTERNATIVES AVAILABLE.
- EARTHEN-MATERIAL STOCKPILES MUST BE LOCATED 50' FROM STORM DRAINS AND STREAMS UNLESS NO REASONABLE ALTERNATIVES AVAILABLE.
- CONCRETE MATERIALS MUST BE CONTROLLED TO AVOID CONTACT WITH SURFACE WATERS, WETLANDS, OR BUFFERS.
- SOIL STORAGE OR STOCKPILE AREAS SHALL BE LOCATED 50 FT. FROM STORM DRAIN INLETS AND SWALES OR DITCHES.

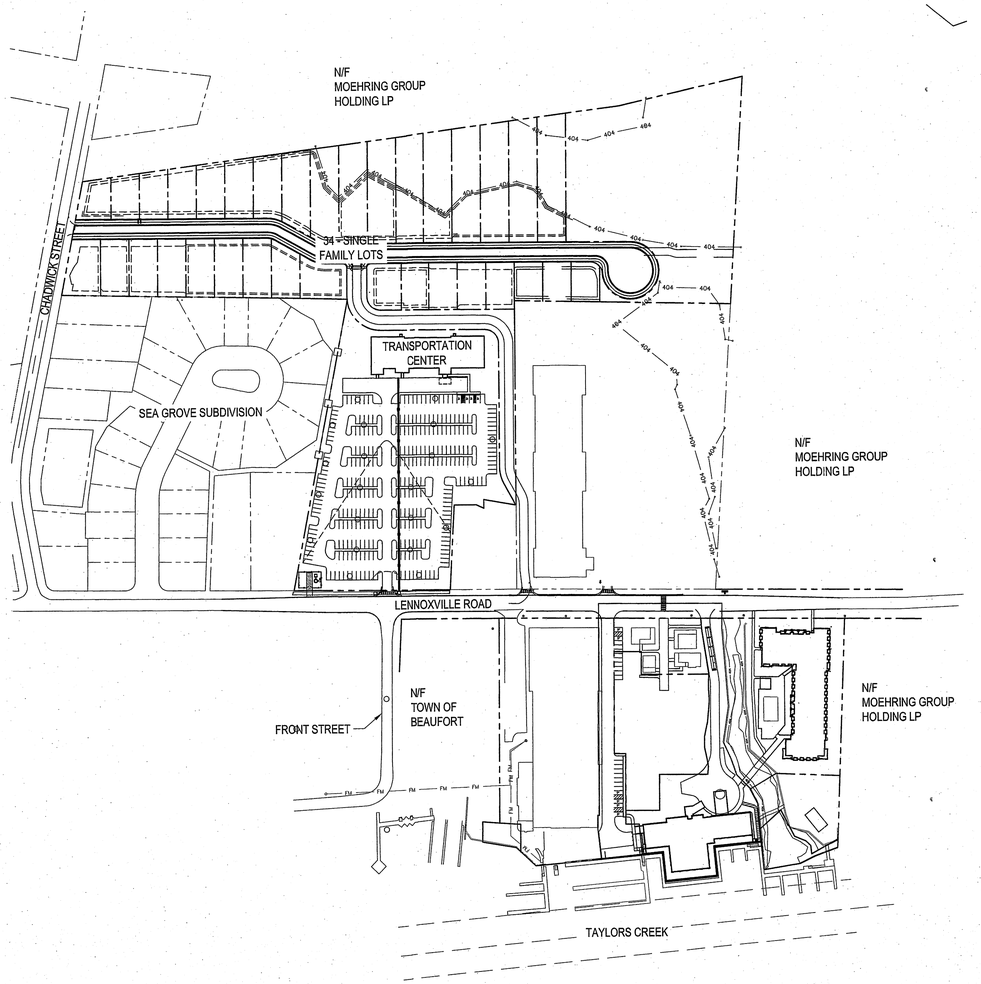
9.87 PROPOSED SPOT ELEVATION

LEGEND

℄ CENTERLINE	CENTERLINE
EXISTING FIRE HYDRANT	5' EXISTING ELEVATION CONTOUR
SEWER DOGHOUSE MANHOLE	FENCELINE
SEWER MANHOLE	DA DA DA LIMITS OF DISTURBANCE
SEWER SERVICE	PROPERTY LINE
WATER SERVICE	5.00' PROPOSED ELEVATION CONTOUR
	SS SS SANITARY SEWER GRAVITY MAIN
	FM FM FM SANITARY SEWER FORCE MAIN
	SF SF SF SILT FENCE
	W W W W W W WATERLINE
	404 404 404 404 404 WETLANDS BOUNDARY

AC	ACRE
DIP	DUCTILE IRON PIPE
EX	EXISTING
F/F	FACE OF CURB TO FACE OF CURB
LF	LINEAR FEAT
MH	MANHOLE
N/F	NOW OR FORMERLY
PVC	POLYVINYL CHLORIDE
R	RADIUS
ROW	RIGHT OF WAY
STA	STATION
W/	WITH
WL	WATERLINE
Ø	DIAMETER
5.00'	PROPOSED SPOT ELEVATION

PRELIMINARY PLAT FOR PHASE IV FOR FRONT STREET VILLAGE NOT FOR CONSTRUCTION



VICINITY MAP

SCALE: 1" = 150'

SCALE (IN FEET):

150' 0' 150' 300'

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PROJECT MANAGER: JWF

DESIGNED: JJW

DRAWN BY: JJW

CHECKED: JWF

SCALE: N/A

DATE: 03/29/2021

ARENDELL ENGINEERS
CIVIL · COASTAL · ENVIRONMENTAL
1004 Arendell Street
Morehead City, NC 28557
(252) 622-4338
Fax: (252) 622-4505
www.arendellengineers.com
North Carolina Certification No. C-1509

OWNER:

FRONT STREET VILLAGE, LLC
2400 LENNOXVILLE ROAD
BEAUFORT, NC 28516

PROJECT:

FRONT STREET VILLAGE
TRANSPORTATION CENTER-SITE
PLAN-PHASE II
AND PRELIMINARY PLAT PHASE IV
BEAUFORT, NORTH CAROLINA

CARTERET COUNTY, NC

DRAWING:

NOTES AND ABBREVIATIONS

NORTH CAROLINA PROFESSIONAL SEAL 10733 ENGINEER JAMES WILLIAM WALKER JR.
4/30/2021

NO	REVISION	BY	DATE
1	TOWN COMMENTS	JJW	04/08/21
2	TOWN COMMENTS	JJW	04/30/21

SHEET NO: C2

OF: 18

JOB NO. 19138

PRELIMINARY PLAT FOR
PHASE IV FOR
FRONT STREET VILLAGE
NOT FOR CONSTRUCTION

N/F MOEHRING GROUP HOLDING LP
PIN: 731505198234000
DEED REF: 1251-39
19.26 ACRES
ZONED I-W

S80°11'35"E
1142.63'

PROPERTY LINE

S85°32'46"E
266.83'

404 WETLANDS LINE

EX FIRE HYDRANT

S.R. 1311- CHADWICK ROAD

N28°00'45"E
241.39'

S20°35'51"W
1069.31'

6" CONCRETE
STANDING CURB WITH
PERVIOUS PAVEMENT

EX WATER LINE

EX FIRE HYDRANT

404 WETLANDS LINES

N71°31'53"W
601.76'

EX PROPERTY LINE

S71°38'46"E
255.51'

N/F CARLSON,LISA WOOD
148 CHADWICK ROAD
PIN 731505181913000
1632-142 3/14/2019
0.272 AC
ZONED R8

N/F CARPENTER, GWYN F
ETAL HEATHER
ZONED RS-5

N/F WEST,KATELYN D ETAL
ZONED RS-5

N/F
MOLLICHELLA,
SANDRA LEE
ZONED RS-5

N/F WOOD,CATHY RENEE
142 CHADWICK ROAD
PIN 731505180887000
1177-131 6/22/2006
0.337 AC

N/F SICKLIN,PAUL
ETUX LAURA
ZONED RS-5

N/F BAKER,HENRY
RAY ETUX CAROLE
ZONED RS-5

EX FENCE

EASEMENT LINES

N/F SOUTHERN MARINA BOATHSE NC LLC
2401 + 2425 LENNOXVILLE ROAD
PIN 731505281461000
1645-118 8/1/2019
6.01 AC
ZONED PUD

N/F WOOD,CATHY RENEE
138 CHADWICK ROAD
PIN 731505180861000
1101-444 3/18/2005
0.258 AC

N/F WARNER,M
JOBE JR TRUSTEE

N/F STREAMLINE
DEVELOPERS LLC
ZONED RS-5

N/F BEYER,WILLIAM
C ETUX LAURA J

N/F SEAGROVE SUBDIVISION

N/F WELKER,
MARK E ETUX
SANDRA S
ZONED RS-5

N17°05'18"E
491.02'

N/F MOEHRING GROUP HOLDING LP
PIN: 731505198234000
DEED REF: 1251-39
19.26 AC

N/F CAMPANELLI,DEBORAH A ETVIR
132 CHADWICK ROAD
PIN 731505180707000
0.144 AC

N/F HILLEBRAND,
CHRISTIAN J

N/F BAILEY,WILLIAM
H JR ETUX MELIS

N/F JAMES, CLAUDIA
J ETVIR RUSSELL

N/F STREAMLINE
DEVELOPERS LLC

N/F CUTHRELL,
SUSAN VICTORIA

N/F TYRRELL, RAYMOND
E ETUX REBECCA
ZONED RS-5

N28°07'57"E
618.01'

N/F BEAUFORT
PROPERTIES ASSOC LLC
PIN: 731505080751000
DEED REF: 1538-155

N/F MEADOWS,JEFFREY
A ETUX SUZANNE

N/F BEAUFORT
PROPERTIES ASSOC LLC

N/F BEAUFORT
PROPERTIES ASSOC LLC

N/F SMITH, SUSAN
SHARPLESS ETVIR

N/F HARDISON, ROCKMON
R ETUX ASHLEY

N/F GARDNER,
SANDRA L

N/F SNIPES,JOSEPH
L ETUX NANCY E

SEA GROVE LANE

N/F ONEAL,TOBY C D/B/A
2335 LENNOXVILLE ROAD
PIN 731505182452000
DEED REF 0484-00101
0.488 AC

N/F ONEAL,TOBY C D/B/A
2339 LENNOXVILLE ROAD
PIN 731505183348000
DEED REF 0487-00006
0.674 AC
ZONED R8

N/F MCDONALD, SUSAN
A ETAL BRISCOE

N/F LUEKER,TERRANCE
A ETUX REBECCA

N/F AMAN, RAYMOND
F ETUX SARAH

N/F MOBILIA, JOHN
J ETUX LYNNE M W

N/F TIBBETTS, JEFFREY
A ETUX LISA M

S72°57'09"E
46.29'

S62°42'57"E
68.91'

S48°09'25"E
17.49'

N17°09'49"E
18.11'

EX BUILDING
TO DEMO

N/F ZAR LLC
2371 LENNOXVILLE ROAD
PIN: 731505187149000
DEED REF: 1160-206 3/3/2006
.55 AC

N26°18'15"E
177.11'

EX LIFT STATION

EX FORCE MAIN

N72°36'11"W
331.12'

EX MANHOLE

EX GRAVITY SEWER

EX POWERPOLE

S.R. 1310-LENNOXVILLE ROAD

EXISTING GRADE CONTOURS

SCALE (IN FEET):
50' 0' 50' 100'

EXISTING CONDITIONS
SCALE: 1"=50'

THIS DRAWING IS THE PROPERTY OF ARENDELL ENGINEERS AND IS NOT TO BE REPRODUCED OR USED FOR ANY PROJECT IN WHOLE OR IN PART WITHOUT EXPRESS WRITTEN PERMISSION.

PROJECT MANAGER: JWF
DESIGNED: JJW
DRAWN BY: JJW
CHECKED: JWF
SCALE: 1" = 50'
DATE: 03/29/2021

ARENDELL ENGINEERS
CIVIL · COASTAL · ENVIRONMENTAL
1004 Arendell Street
Morehead City, NC 28557
(252) 622-4338
Fax: (252) 622-4505
www.arendellengineers.com
North Carolina Certification No. C-1509

OWNER:
FRONT STREET VILLAGE, LLC
2400 LENNOXVILLE ROAD
BEAUFORT, NC 28516

PROJECT:
FRONT STREET VILLAGE
TRANSPORTATION CENTER-SITE
PLAN-PHASE II
AND PRELIMINARY PLAT PHASE IV
BEAUFORT, NORTH CAROLINA

CARTERET COUNTY, NC

DRAWING:
EXISTING CONDITIONS

NORTH CAROLINA PROFESSIONAL SEAL 10733 ENGINEER JAMES WILLIAM FORBIN, JR.
4/30/2021

NO.	REVISION	BY	DATE
1	TOWN COMMENTS	JJW	04/08/21
2	TOWN COMMENTS	JJW	04/30/21

SHEET NO: C3
OF: 18
JOB NO. 19138

PRELIMINARY PLAT FOR
PHASE IV FOR
FRONT STREET VILLAGE
NOT FOR CONSTRUCTION

N/F MOEHRING GROUP HOLDING LP
PIN: 731505198234000
DEED REF: 1251-39
19.26 ACRES
ZONED I-W

S80°11'35"E 1142.63'

S85°32'46"E 266.83'

S20°35'51"W 1069.31'

CHADWICK STREET

CHADWICK ROAD

STOP SIGN AND BAR

N28°00'46"E 241.39'

18' 42' ROW PERVIOUS PAVEMENT

5' SIDEWALK EACH SIDE

6" STANDING CURB AND PERVIOUS PAVEMENT

404 WETLANDS

6" CONCRETE STANDING CURB WITH PERVIOUS PAVEMENT

MAILBOX KIOSK

EAST GREAT EGRET WAY (PRIVATE)

18' F/F

5' SIDEWALK EACH SIDE

PERVIOUS PAVEMENT

FUTURE CONNECTION

0.51 ACRES OPEN AREA

PARCEL SETBACK, TYP.

N71°31'53"W 601.76'

S71°38'46"E 255.51'

6" STANDING CURB

PERVIOUS PAVEMENT 42' ROW, TYP

N/F CARLSON,LISA WOOD
148 CHADWICK ROAD
PIN 731505181913000
1632-142 3/14/2019
0.272 AC
ZONED R8

N/F CARPENTER, GWYN F ETAL HEATHER
ZONED RS-5

N/F WEST,KATELYN D ETAL
ZONED RS-5

N/F MOLLICHELLA, SANDRA LEE
ZONED RS-5

N/F BAKER,HENRY RAY ETUX CAROLE
ZONED RS-5

N/F SICKLIN,PAUL ETUX LAURA
ZONED RS-5

N/F WOOD,CATHY RENEE
142 CHADWICK ROAD
PIN 731505180887000
1177-131 6/22/2006
0.337 AC

N/F WARNER,M JOBE JR TRUSTEE

N/F WOOD,CATHY RENEE
138 CHADWICK ROAD
PIN 731505180861000
1101-444 3/18/2005
0.258 AC

SEA GROVE SUBDIVISION

N/F BEYER,WILLIAM C ETUX LAURA J

N/F CAMPANELLI,DEBORAH A ETVIR
132 CHADWICK ROAD
PIN 731505180707000
0.144 AC

N/F HILLEBRAND, CHRISTIAN J

N/F BAILEY,WILLIAM H JR ETUX MELIS

N/F BEAUFORT PROPERTIES ASSOC LLC
PIN: 731505080751000
DEED REF: 1538-155

N/F MEADOWS,JEFFREY A ETUX SUZANNE

N/F BEAUFORT PROPERTIES ASSOC LLC

N/F BEAUFORT

N/F STREAMLINE DEVELOPERS LLC ZONED RS-5

N/F JAMES, CLAUDIA J ETVIR RUSSELL

N/F STREAMLINE DEVELOPERS LLC

N/F CUTHRELL, SUSAN VICTORIA

N/F TYRRELL, RAYMOND E ETUX REBECCA
ZONED RS-5

N/F WELKER, MARK E ETUX SANDRA S
ZONED RS-5

N/F SOUTHERN MARINA BOATHSE NC LLC
2401 + 2425 LENNOXVILLE ROAD
PIN 731505281461000
1645-118 8/1/2019
6.01 AC
ZONED PUD

N/F MOEHRING GROUP HOLDING LP
PIN: 731505198234000
DEED REF: 1251-39
19.26 AC
ZONED I-W

TRANSPORTATION CENTER

5'X5' LANDINGS

EX FENCELINE ON PROPERTY LINE

10' WIDE ENTERANCE

12'X25' LOADING/UNLOADING AREA

6" STANDING CURB, TYP.

PERVIOUS PAVEMENT

5' WIDE SIDEWALK

2 9'X18' VAN ACCESSIBLE HANDICAP SPOTS

N17°05'18"E 491.02'

GOLFCART PARKING

8'X18' AISLE

2 9'X18' CAR ACCESSIBLE HANDICAP PARKING SPOTS

5'X18' AISLE

20'

9' TYP

24' TYP

18' TYP

N28°07'57"E 618.01'

RUNWAY ROAD (PRIVATE)

18'

NORTH PARKING LOT
300 SPACES

PERVIOUS PAVEMENT

6" STANDING CURB, TYP

S72°57'09"E 46.29'

S62°42'57"E 68.91'

S48°09'25"E 17.49'

N17°09'49"E 18.11'

N/F ONEAL, TOBY C DBA/A
2339 LENNOXVILLE ROAD
PIN 731505183348000
DEED REF: 0467-00006
0.674 AC
ZONED R8

N/F ZAR LLC
2371 LENNOXVILLE ROAD
PIN: 731505187149000
DEED REF: 1160-206 3/3/2006
.55 AC

N20°18'15"E 177.11'

EX. LIFT STATION

N72°36'11"W 331.12'

NEW ENTRANCE TO PARKING LOT

LENNOXVILLE ROAD

EX. ENTRANCE

NOTE:
1. MINIMUM BUILDING SETBACK LINES PER 2008 APPROVED PUD:
   1.1. FRONT SETBACK = 15'
   1.2. REAR SETBACK = 10'
   1.3. SIDE SETBACK = 5'
2. SINGLE FAMILY HOMES WILL HAVE A MAXIMUM HEIGHT OF 35'.
3. ENTRANCES SHOWN ALONG LENNOXVILLE ROAD HAS BEEN APPROVED BY NCDOT. A DRIVEWAY PERMIT WILL BE APPLIED FOR THROUGH NCDOT FOR THE CHADWICK DRIVE ENTRANCE.
4. RESIDENTIAL PARTIALS TO BE ZONED R-8.
5. SITE CALCULATIONS ARE AS FOLLOWS:
   ACREAGE IN TRACT TO BE SUBDIVIDED..... 6.69 AC
   WETLAND AREA..... 3.75 AC
   NUMBER OF PARCELS CREATED..... 34
   LENGTH OF EAST GREAT EGRET WAY..... 1,255 LF
   LENGTH OF RUNWAY ROAD..... 1,000 LF
6. NO FIRE LINE IS PROPOSED
7. NINE (9) TOTAL HANDICAP PARKING SPOTS
   TWO (2) 9'X18' VAN ACCESSIBLE SPOTS WITH 8'X18' AISLE
   SEVEN (7) 9'X18' WITH 5'X18' AISLES.
8. STREET LIGHTS ARE TO BE SHOEBOX DARK SKY TYPE.
9. ALL STREETS, SIDEWALKS, AND PARKING AREAS WILL BE CONSTRUCTED OF PERVIOUS CONCRETE OR ASPHALT.
10. EAST GREAT EGRET WAY AND RUNWAY ROAD WILL BE ASPHALT; DRIVEWAYS WILL BE CONCRETE WITH A MAXIMUM WIDTH OF 18'.

18
9'

50' 0' 50' 100'

TOWN OF BEAUFORT SITE DATA BLOCK OF FEATURES

PROPOSED USE:	34 SINGLE FAMILY HOMES AND TRANSPORTATION CENTER
SQUARE FOOTAGE PROPOSED:	34 SINGLE FAMILY HOMES WITH APPROXIMATELY 2,000 SF FOOTPRINT TRANSPORTATION CENTER WITH APPROXIMATELY 16,500 SF FOOTPRINT
SITE ZONING:	PUD, TRANSPORTATION CENTER B-1, RESIDENTIAL LOTS R-8
TOTAL LOT ACREAGE:	16.20 ACRES NORTH OF LENNOXVILLE ROAD
ACREAGE TO BE DISTURBED:	11.55 ACRES NORTH OF LENNOXVILLE ROAD
FLOOD ZONE:	ZONE X
DEVELOPMENT PARKING REQUIRED:	SEE PARKING SUMMARY TABLE
DEED BOOK:PAGE NUMBER	1259:443, 1645:118, 1510:484
PARCEL ID NUMBER:	731505187915000, 731505284836000, 731505187504000, 731505185229000
STREET LENGTHS EAST GREAT EGRET WAY RUNWAY ROAD	 1,255 LF 1,000 LF

2 PHASE IV PRELIMINARY PLAT & PHASE II- SITE PLAN- TRANSPORTATION CENTER
SCALE: 1"=50'

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PROJECT MANAGER: JWF
DESIGNED: JJW
DRAWN BY: JJW
CHECKED: JWF
SCALE: 1" = 50'
DATE: 03/29/2021

ARENDELL ENGINEERS
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www.arendellengineers.com
North Carolina Certification No. C-1509

OWNER:
FRONT STREET VILLAGE, LLC
2400 LENNOXVILLE ROAD
BEAUFORT, NC 28516

PROJECT:
FRONT STREET VILLAGE
TRANSPORTATION CENTER-SITE PLAN-PHASE II
AND PRELIMINARY PLAT PHASE IV
BEAUFORT, NORTH CAROLINA
CARTERET COUNTY, NC

DRAWING:
2 PHASE IV PRELIMINARY PLAT & PHASE II- SITE PLAN- TRANSPORTATION CENTER

NORTH CAROLINA PROFESSIONAL SEAL 10733 ENGINEER JAMES WILLIAM FLEMING JR.
8/30/2021

NO.	REVISION	BY	DATE
1	TOWN COMMENTS	JJW	04/08/21
2	TOWN COMMENTS	JJW	04/30/21

SHEET NO: C4
OF: 18
JOB NO. 19138

PRELIMINARY PLAT FOR
PHASE IV FOR
FRONT STREET VILLAGE
NOT FOR CONSTRUCTION

15" Ø RCP

CURB INLET
EACH SIDE

PAD ELEVATION 13.5'
FINISHED FLOOR ELEVATION 14.3'

TRANSPORTATION
CENTER SAND FILTER

D.I. TOP EL. 13.03'

D.I. TOP EL. 12.88'

D.I. TOP EL. 12.73'

D.I. TOP EL. 12.65'

D.I. TOP EL. 12.51'

D.I. TOP EL. 12.35'

24" HDPE @
0.30%, TYP.

EX. SAND
FILTER

TIE INTO EXISTING
ROADWAY SURFACE
EL. 12.03'

GRADING PLAN
SCALE: 1"=50'

SCALE (IN FEET):
50' 0' 50' 100'

THIS DRAWING IS THE PROPERTY OF ARENDELL ENGINEERS AND IS NOT TO BE REPRODUCED OR USED FOR ANY PROJECT IN WHOLE OR IN PART WITHOUT EXPRESS WRITTEN PERMISSION.

PROJECT MANAGER: JWF

DESIGNED: JJW

DRAWN BY: JJW

CHECKED: JWF

SCALE: 1" = 50'

DATE: 03/29/2021

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(252) 622-4338
Fax: (252) 622-4505
www.arendellengineers.com
North Carolina Certification No. C-1509

OWNER:

FRONT STREET VILLAGE, LLC
2400 LENNOXVILLE ROAD
BEAUFORT, NC 28516

PROJECT:

FRONT STREET VILLAGE
TRANSPORTATION CENTER-SITE
PLAN-PHASE II
AND PRELIMINARY PLAT PHASE IV
BEAUFORT, NORTH CAROLINA

CARTERET COUNTY, NC

DRAWING:

3 GRADING PLAN

NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 10733 JAMES W. HARRELL JR.
6/1/2021

NO.	REVISION	BY	DATE
1	TOWN COMMENTS	JJW	04/08/21
2	TOWN COMMENTS	JJW	04/30/21
3	TOWN COMMENTS	JJW	06/01/21

SHEET NO: C5

OF: 18

JOB NO. 19138

PRELIMINARY PLAT FOR
PHASE IV FOR
FRONT STREET VILLAGE
NOT FOR CONSTRUCTION

N/F MOEHRING GROUP HOLDING LP
PIN: 731505198234000
DEED REF: 1251-39
19.26 ACRES
ZONED I-W

S80°11'35"E
1142.63'

S85°32'46"E
266.83'

S20°35'51"W
1069.31'

N28°00'45"E
241.39'

CHADWICK ROAD

MH A1 0+00

MH A2 2+00

MH A3 3+00

MH A4 8+00

MH A5 10+11

MH B1 0+00

MH B2 3+00

MH B3 4+00

MH B4 DOGHOUSE MANHOLE 7+39

SEWER SERVICE, TYPICAL

EX. 12" Ø W/L

10" Ø DIP SEWER @ 0.28%

10" Ø PVC SEWER @ 0.28%

WATER METER, TYPICAL

NEW FIRE HYDRANT

2" WATER SERVICE

42'

30' UTILITY EASEMENT

6" CONCRETE STANDING CURB WITH PERVIOUS PAVEMENT

EXTEND W VALVE

N71°31'53"W
601.76'

S71°38'46"E
255.51'

N17°05'18"E
491.02'

N20°18'15"E
177.11'

N20°02'57"E
618.01'

S72°57'09"E
46.29'

S48°09'25"E
17.49'

S62°42'57"E
68.91'

N17°09'49"E
18.11'

N72°36'11"W
331.12'

EX. MH

EX. POWERPOLE

LENNOXVILLE ROAD

N/F CARLSON,LISA WOOD
148 CHADWICK ROAD
PIN 731505181913000
1632-142 3/14/2019
0.272 AC
ZONED R8

N/F CARPENTER, GWYN F ETAL HEATHER
ZONED RS-5

N/F WEST,KATELYN D ETAL
ZONED RS-5

N/F MOLLICHELLA, SANDRA LEE
ZONED RS-5

N/F BAKER,HENRY RAY ETUX CAROLE
ZONED RS-5

N/F WOOD,CATHY RENEE
142 CHADWICK ROAD
PIN 731505180887000
1177-131 6/22/2006
0.337 AC

N/F SICKLIN,PAUL ETUX LAURA
ZONED RS-5

N/F WOOD,CATHY RENEE
138 CHADWICK ROAD
PIN 731505180861000
1101-444 3/18/2005
0.258 AC

N/F WARNER,M JOBE JR TRUSTEE

N/F BEYER,WILLIAM C ETUX LAURA J

N/F CAMPANELLI,DEBORAH A ETVIR
132 CHADWICK ROAD
PIN 731505180707000
0.144 AC

N/F HILLEBRAND, CHRISTIAN J

N/F BAILEY,WILLIAM H JR ETUX MELIS

N/F BEAUFORT PROPERTIES ASSOC LLC
PIN: 731505080751000
DEED REF: 1538-155

N/F MEADOWS,JEFFREY A ETUX SUZANNE

N/F BEAUFORT PROPERTIES ASSOC LLC

N/F HARDISON, ROCKMON R ETUX ASHLEY

N/F GARDNER, SANDRA L

N/F MCDONALD, SUSAN A ETAL BRISCOE

N/F AMAN, RAYMOND F ETUX SARAH

N/F MOBILIA, JOHN J ETUX LYNNE M W

N/F BEAUFORT PROPERTIES ASSOC LLC

N/F SMITH, SUSAN SHARPLESS ETVIR

N/F SNIPES,JOSEPH L ETUX NANCY E

N/F LUEKER,TERRANCE A ETUX REBECCA

N/F TIBBETTS, JEFFREY A ETUX LISA M

N/F JAMES, CLAUDIA J ETVIR RUSSELL

N/F STREAMLINE DEVELOPERS LLC

N/F CUTHRELL, SUSAN VICTORIA

N/F TYRRELL, RAYMOND E ETUX REBECCA
ZONED RS-5

N/F WELKER, MARK E ETUX SANDRA S
ZONED RS-5

N/F STREAMLINE DEVELOPERS LLC
ZONED RS-5

N/F ONEAL,TOBY C D/B/A
2335 LENNOXVILLE ROAD
PIN 731505182452000
DEED REF 0484-00101
0.468 AC

N/F ONEAL,TOBY C D/B/A
2339 LENNOXVILLE ROAD
PIN 731505183348000
DEED REF 0467-00006
0.61 AC
ZONED R8

N/F ZAR LLC
2371 LENNOXVILLE ROAD
PIN: 731505187149000
DEED REF: 1160-206 3/3/2006
.55 AC

N/F SOUTHERN MARINA BOATHSE NC LLC
2401 + 2425 LENNOXVILLE ROAD
PIN 731505281461000
1645-118 8/1/2019
6.01 AC
ZONED PUD

N/F MOEHRING GROUP HOLDING LP
PIN: 731505198234000
DEED REF: 1251-39
19.26 AC
ZONED I-W

NOTE:
1. ELECTRIC AND CABLE LINES WILL BE UNDERGROUND AND PROVIDED BY OTHERS.
2. STREET LIGHTS ARE TO BE SHOEBOX DARK SKY TYPE.

SCALE (IN FEET):
50' 0' 50' 100'

UTILTY PLAN
SCALE: 1"=50'

THIS DRAWING IS THE PROPERTY OF ARENDELL ENGINEERS AND IS NOT TO BE REPRODUCED OR USED FOR ANY PROJECT IN WHOLE OR IN PART WITHOUT EXPRESS WRITTEN PERMISSION.

PROJECT MANAGER: JWF

DESIGNED: JJW

DRAWN BY: JJW

CHECKED: JWF

SCALE: 1" = 50'

DATE: 03/29/2021

ARENDELL ENGINEERS
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Morehead City, NC 28557
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North Carolina Certification No. C-1509

OWNER:
FRONT STREET VILLAGE, LLC
2400 LENNOXVILLE ROAD
BEAUFORT, NC 28516

PROJECT:
FRONT STREET VILLAGE
TRANSPORTATION CENTER-SITE
PLAN-PHASE II
AND PRELIMINARY PLAT PHASE IV
BEAUFORT, NORTH CAROLINA

CARTERET COUNTY, NC

DRAWING:
UTILITY PLAN

NORTH CAROLINA PROFESSIONAL SEAL 10733 ENGINEER JAMES W. LANGLEY, JR.
1/30/2021

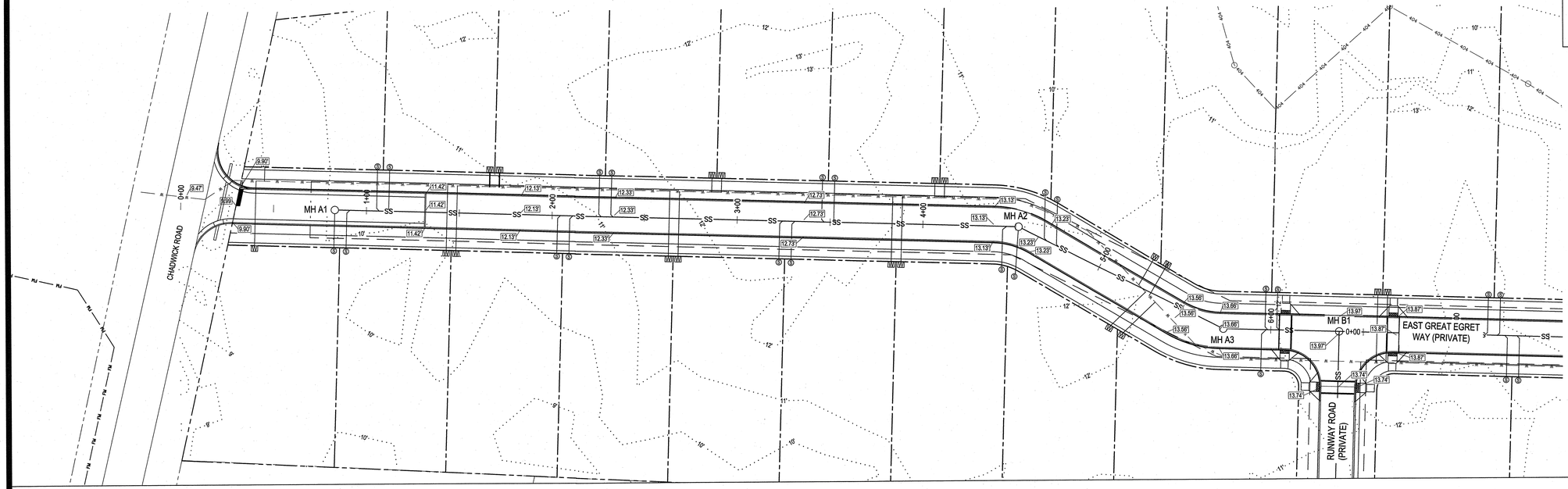
NO.	REVISION	BY	DATE
1	TOWN COMMENTS	JJW	04/08/21
2	TOWN COMMENTS	JJW	04/30/21

SHEET NO: C6

OF: 18

JOB NO. 19138

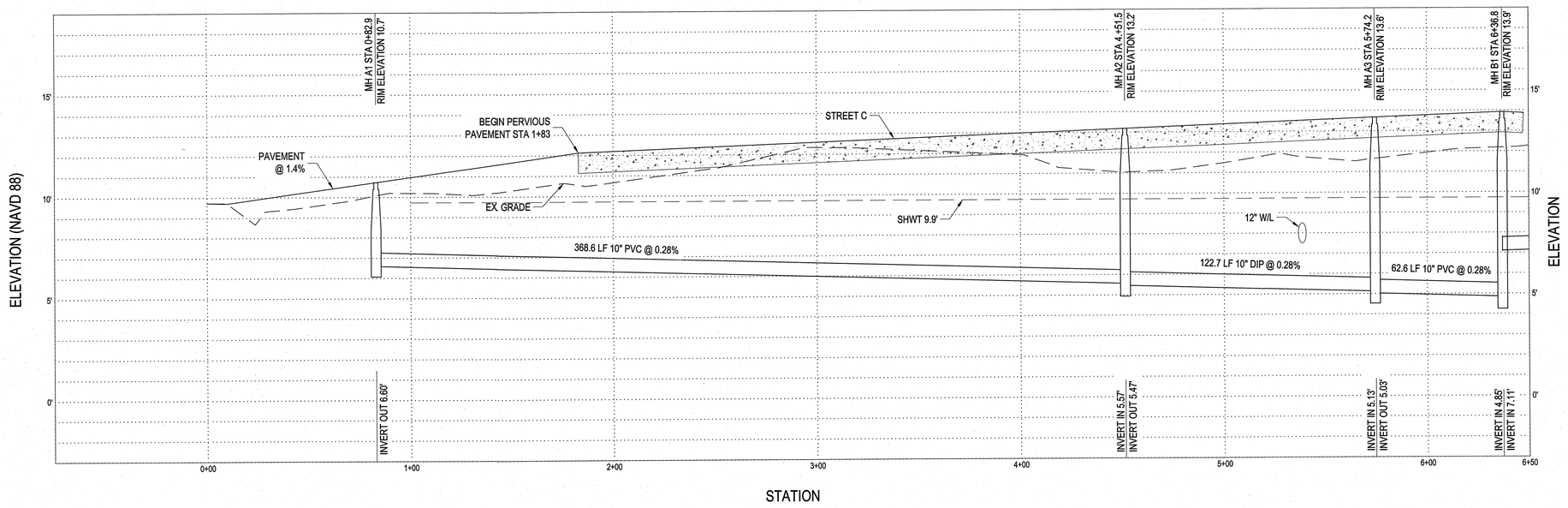
PRELIMINARY PLAT FOR
PHASE IV FOR
FRONT STREET VILLAGE
NOT FOR CONSTRUCTION



EAST GREAT EGRET WAY SEWER A PLAN - STA 0+00 TO 6+50

SCALE: 1" = 30'

SCALE (IN FEET):
30' 0' 30' 60'



EAST EGRET WAY SEWER A PROFILE - STA 0+00 TO 6+50

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

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PROJECT MANAGER: JWF

DESIGNED: JJW

DRAWN BY: JJW

CHECKED: JWF

SCALE: 1" = 30'

DATE: 03/29/2021

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CIVIL · COASTAL · ENVIRONMENTAL
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Morehead City, NC 28557
(252) 622-4338
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North Carolina Certification No. C-1509

OWNER:

FRONT STREET VILLAGE, LLC
2400 LENNOXVILLE ROAD
BEAUFORT, NC 28516

PROJECT:

FRONT STREET VILLAGE
TRANSPORTATION CENTER-SITE
PLAN-PHASE II
AND PRELIMINARY PLAT PHASE IV
BEAUFORT, NORTH CAROLINA

CARTERET COUNTY, NC

DRAWING:

EAST GREAT EGRET WAY SEWER A
PLAN & PROFILE
STATIONS 0+00 TO 6+50

NORTH CAROLINA PROFESSIONAL SEAL 10733 ENGINEER JAMES WILLIAM FORBIN, JR.
6/1/2021

NO.	REVISION	BY	DATE
1	TOWN COMMENTS	JJW	04/08/21
2	TOWN COMMENTS	JJW	04/30/21
3	TOWN COMMENTS	JJW	06/01/21

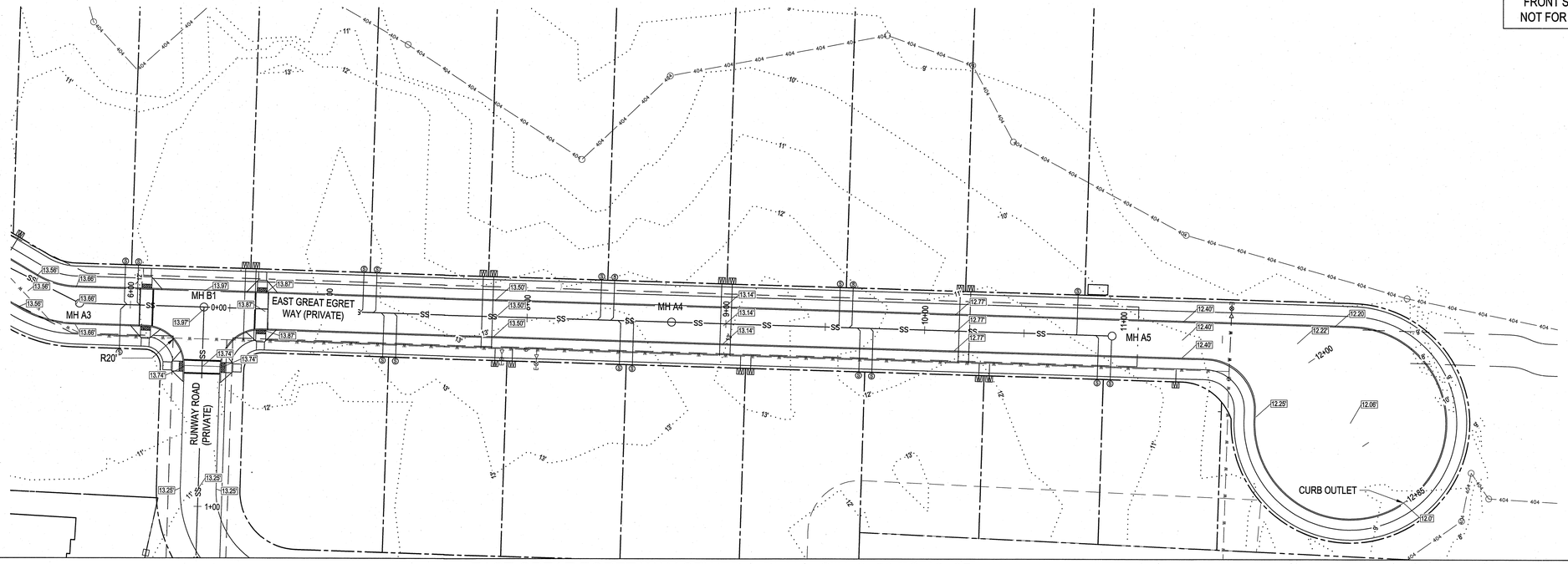
SHEET NO:

C7

OF: 18

JOB NO. 19138

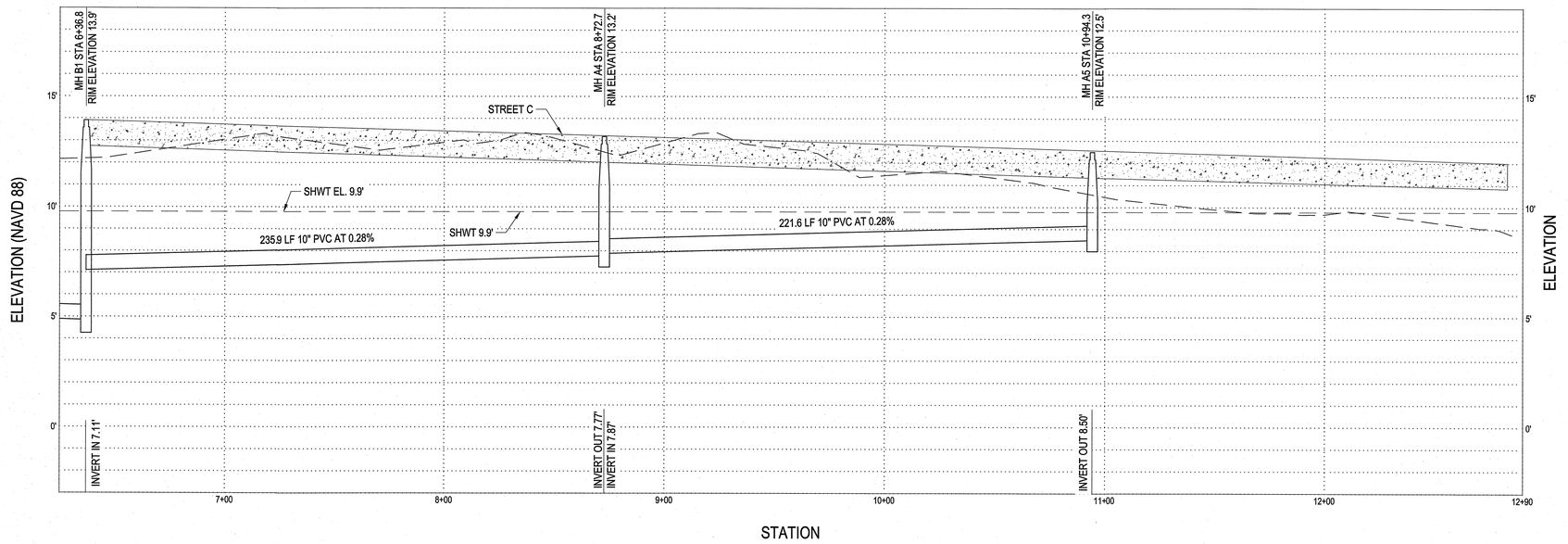
PRELIMINARY PLAT FOR
PHASE IV FOR
FRONT STREET VILLAGE
NOT FOR CONSTRUCTION



EAST GREAT EGRET WAY SEWER A PLAN - STA 6+50 TO 12+85

SCALE: 1" = 30'

SCALE (IN FEET):
30' 0' 30' 60'



EAST GREAT EGRET WAYSEWER A PROFILE - STA 6+50 TO 12+85

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

THIS DRAWING IS THE PROPERTY OF ARENDELL ENGINEERS AND IS NOT TO BE REPRODUCED OR USED FOR ANY PROJECT IN WHOLE OR IN PART WITHOUT EXPRESS WRITTEN PERMISSION.

PROJECT MANAGER: JWF

DESIGNED: JJW

DRAWN BY: JJW

CHECKED: JWF

SCALE: 1" = 30'

DATE: 03/29/2021

ARENDELL ENGINEERS
CIVIL · COASTAL · ENVIRONMENTAL
1004 Arendell Street
Morehead City, NC 28557
(252) 622-4338
Fax: (252) 622-4505
www.arendellengineers.com
North Carolina Certification No. C-1509

OWNER:

FRONT STREET VILLAGE, LLC
2400 LENNOXVILLE ROAD
BEAUFORT, NC 28516

PROJECT:

FRONT STREET VILLAGE
TRANSPORTATION CENTER-SITE
PLAN-PHASE II
AND PRELIMINARY PLAT PHASE IV
BEAUFORT, NORTH CAROLINA

CARTERET COUNTY, NC

DRAWING:

EAST GREAT EGRET WAY SEWER A
PLAN AND PROFILE
3 STATIONS 6+50 TO 12+85

NORTH CAROLINA PROFESSIONAL SEAL 10733 ENGINEER JAMES W. I AM FORMAN JR.
6/1/2021

NO.	REVISION	BY	DATE
1	TOWN COMMENTS	JJW	04/08/21
2	TOWN COMMENTS	JJW	04/30/21
3	TOWN COMMENTS	JJW	06/01/21

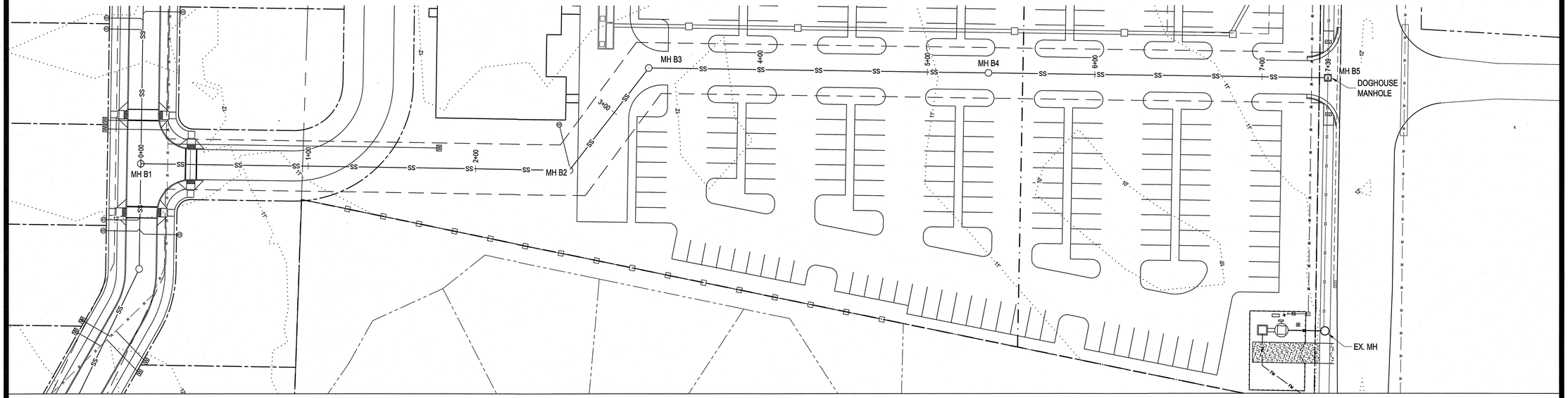
SHEET NO:

C8

OF: 18

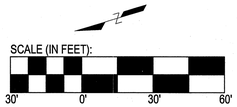
JOB NO. 19138

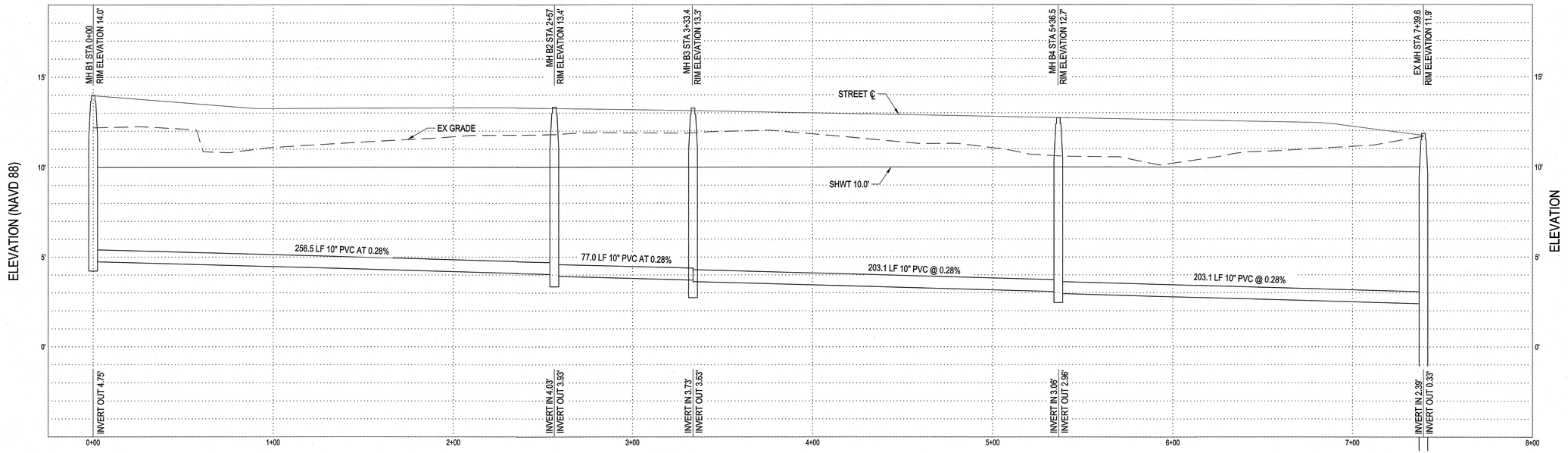
PRELIMINARY PLAT FOR
PHASE IV FOR
FRONT STREET VILLAGE
NOT FOR CONSTRUCTION



SEWER B PLAN

SCALE: 1" = 30'





SEWER B PROFILE

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

THIS DRAWING IS THE PROPERTY OF ARENDELL ENGINEERS AND IS NOT TO BE REPRODUCED OR USED FOR ANY PROJECT IN WHOLE OR IN PART WITHOUT EXPRESS WRITTEN PERMISSION.

PROJECT MANAGER: JWF

DESIGNED: JJW

DRAWN BY: JJW

CHECKED: JWF

SCALE: 1" = 30'

DATE: 03/29/2021

ARENDELL ENGINEERS
CIVIL - COASTAL - ENVIRONMENTAL
1004 Arendell Street
Morehead City, NC 28557
(252) 622-4338
Fax: (252) 622-4505
www.arendellengineers.com
North Carolina Certification No. C-1509

OWNER:

FRONT STREET VILLAGE, LLC
2400 LENNOXVILLE ROAD
BEAUFORT, NC 28516

PROJECT:

FRONT STREET VILLAGE
TRANSPORTATION CENTER-SITE
PLAN-PHASE II
AND PRELIMINARY PLAT PHASE IV
BEAUFORT, NORTH CAROLINA

CARTERET COUNTY, NC

DRAWING:

SEWER B PLAN AND PROFILE

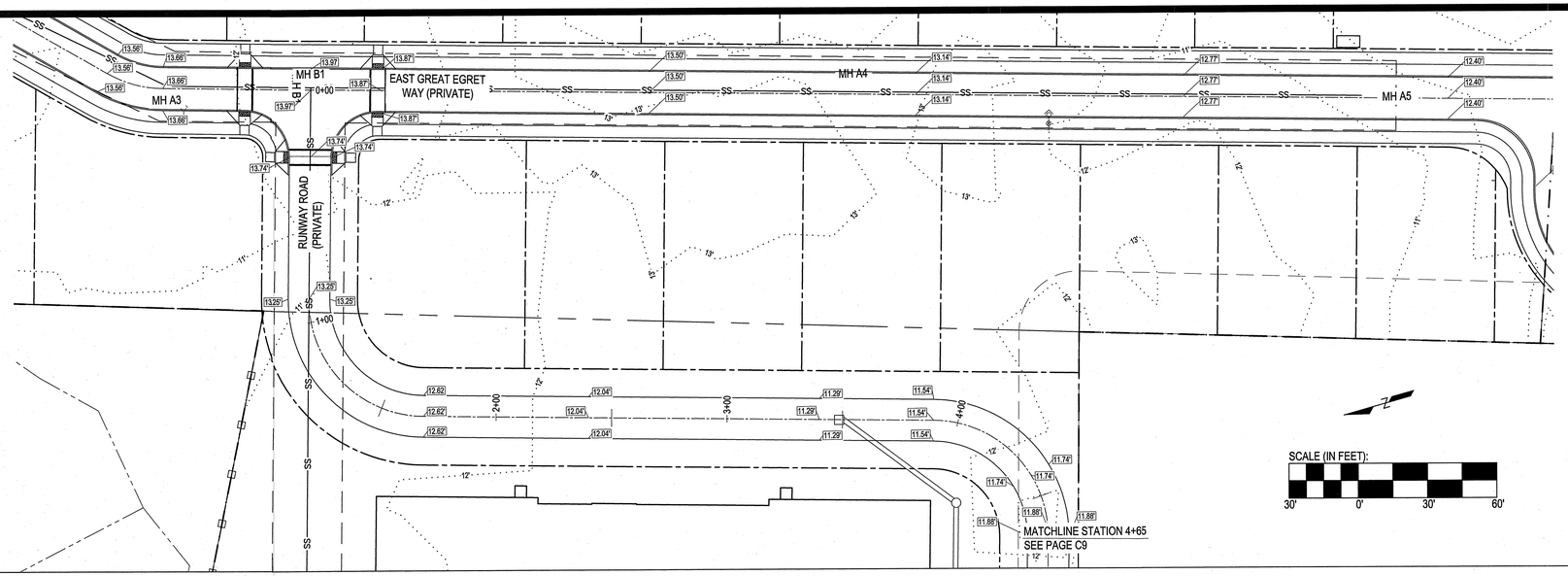
NORTH CAROLINA PROFESSIONAL SEAL 10733 ENGINEER JAMES W. ELLIAM, FORMAN, JR.
6/1/2021

NO.	REVISION	BY	DATE
1	TOWN COMMENTS	JJW	04/08/21
2	TOWN COMMENTS	JJW	04/30/21
3	TOWN COMMENTS	JJW	06/01/21

SHEET NO: C9

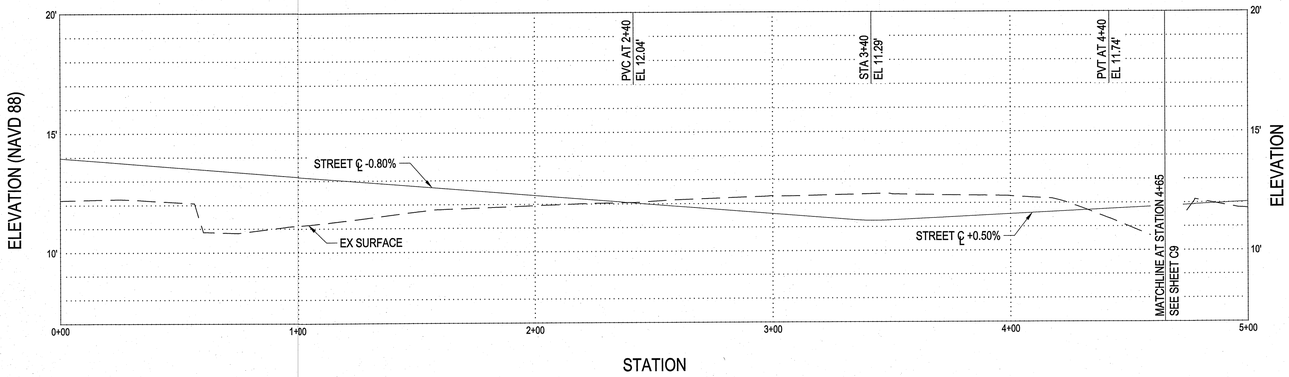
OF: 18

JOB NO. 19138



PLAN VIEW- RUNWAY ROAD STATIONS 0+00 TO 4+65

SCALE: 1"=30'



PROFILE VIEW- RUNWAY ROAD STATIONS 0+00 TO 4+65

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

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PROJECT MANAGER: JWF

DESIGNED: JJW

DRAWN BY: JJW

CHECKED: JWF

SCALE: 1" = 30'

DATE: 03/29/2021

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PLAN-PHASE II
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BEAUFORT, NORTH CAROLINA

CARTERET COUNTY, NC

DRAWING:

3 RUNWAY ROAD
PLAN AND PROFILE
STATIONS 0+00 TO 4+65

NORTH CAROLINA PROFESSIONAL SEAL 10733 ENGINEER JAMES WILLIAM FRANN JR.
6/1/2021

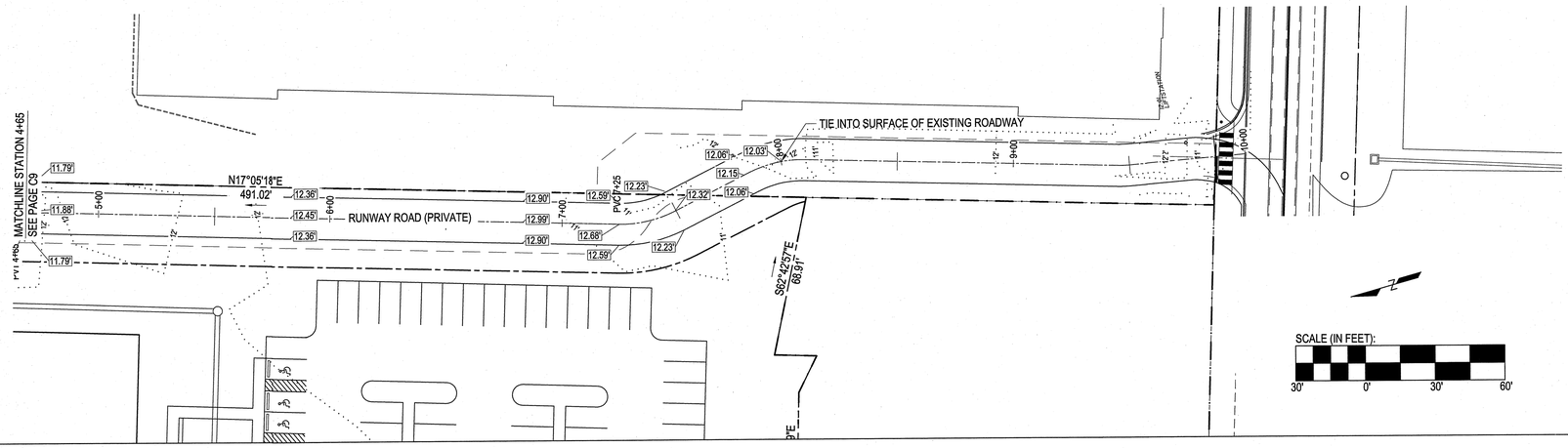
NO.	REVISION	BY	DATE
1	TOWN COMMENTS	JJW	04/09/21
2	TOWN COMMENTS	JJW	04/30/21
3	TOWN COMMENTS	JJW	06/01/21

SHEET NO:

C10

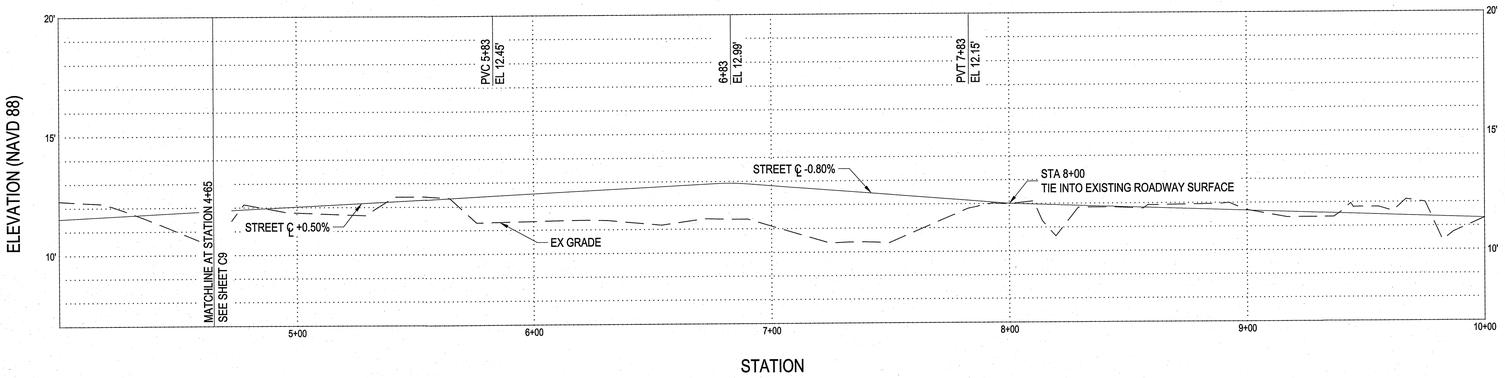
OF: 18

JOB NO. 19138



PLAN VIEW- RUNWAY ROAD STATIONS 4+65 TO 10+00

SCALE: 1"=30'



PROFILE VIEW- RUNWAY ROAD STATIONS 4+65 TO 10+00

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

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PROJECT MANAGER: JWF

DESIGNED: JJW

DRAWN BY: JJW

CHECKED: JWF

SCALE: 1" = 30'

DATE: 03/29/2021

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AND PRELIMINARY PLAT PHASE IV
BEAUFORT, NORTH CAROLINA

CARTERET COUNTY, NC

DRAWING:

3 RUNWAY ROAD
PLAN AND PROFILE
STATIONS 4+65 TO 10+00

NORTH CAROLINA PROFESSIONAL SEAL 10733 ENGINEER JAMES WILLIAM FLOWERS JR.
6/1/2021

NO.	REVISION	BY	DATE
1	TOWN COMMENTS	JJW	04/08/21
2	TOWN COMMENTS	JJW	04/30/21
3	TOWN COMMENTS	JJW	06/01/21

SHEET NO:

C11

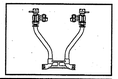
OF: 18

JOB NO. 19138

PRELIMINARY PLAT FOR
PHASE IV FOR
FRONT STREET VILLAGE
NOT FOR CONSTRUCTION

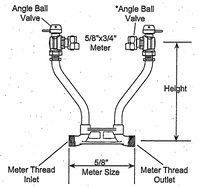
SUBMITTAL INFORMATION

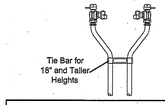
40 Series Resetter - (VBB42-xxW-BI-NL style)



ANGLE BALL VALVE BY *ANGLE BALL VALVE (5/8" X 3/4" METER)

5/8" METER THREAD INLET AND OUTLET





Resetter Part Number

HEIGHT (INCHES)	APPROX. WT. LBS.	CATALOG NUMBER	□ SUBMITTED ITEM(S)
7	3.3	VBB42-7W-BI-NL	
9	3.5	VBB42-9W-BI-NL	
12	3.7	VBB42-12W-BI-NL	
15	3.9	VBB42-15W-BI-NL	
18	4.8	VBB42-18W-BI-NL	
21	4.8	VBB42-21W-BI-NL	
24	5.1	VBB42-24W-BI-NL	
27	5.3	VBB42-27W-BI-NL	
30	5.6	VBB42-30W-BI-NL	

*The Angle Ball Valve is a one-way directional valve designed for the inlet side of the meter and should not be used as a customer shut-off on the customer side of the meter.

Bottom Bar
Meter Thread Size

INLET	OUTLET
5/8"	5/8"

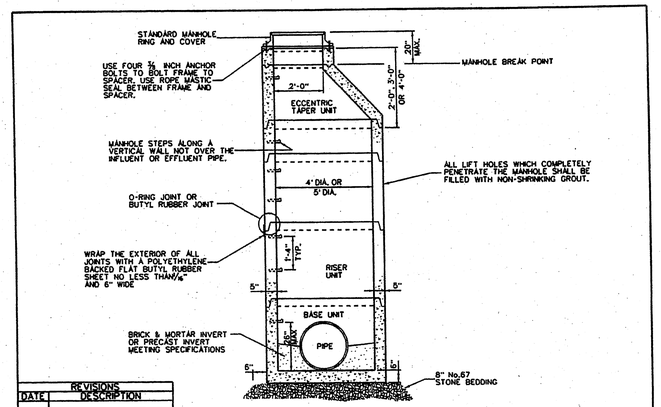
FEATURES

- All brass that comes in contact with potable water conforms to AWWA Standard C800 (UNS NO C89833)
- Brass components that do not come in contact with potable water conform to AWWA Standard C800 (ASTM B-62 and ASTM B-584, UNS NO C83600 - 85-5-5-5)
- The product has the letters "NL" cast into the main body for proper identification
- Saddle nuts hold the meter in place for tightening
- Tie Bar is standard for 18" and taller resetter heights (40 Series)
- Conforms to AWWA C700 for Meter Threads
- 13/16" Copper risers provide more flow capacity
- All Ford Setters are assembled with lead-free solder
- Copper conforms to ASTM B-75, Copper Alloy #122
- 5/8" meter thread on bottom bar

The Ford Meter Box Company considers the information in this submittal form to be correct at the time of publication. Item and option availability, including specifications, are subject to change without notice. Please verify that your product information is current.

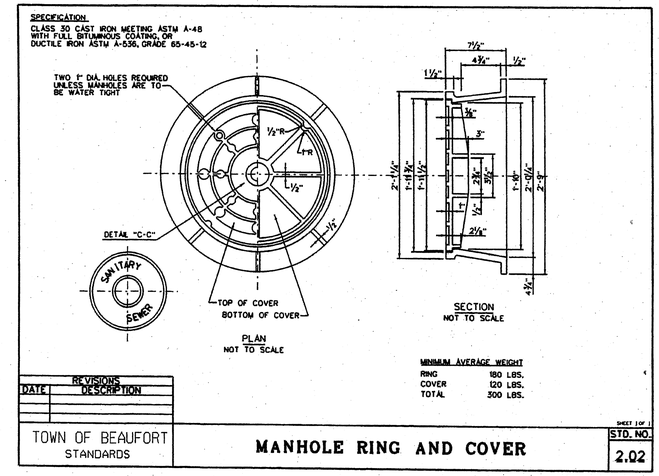
The Ford Meter Box Company, Inc.
P.O. Box 443, Wabash, Indiana U.S.A. 46992-0443
Phone: 260-563-3171 / Fax: 800-826-3487
Overseas Fax: 260-563-0167
http://www.fordmeterbox.com
08/22/12

Submitted By:



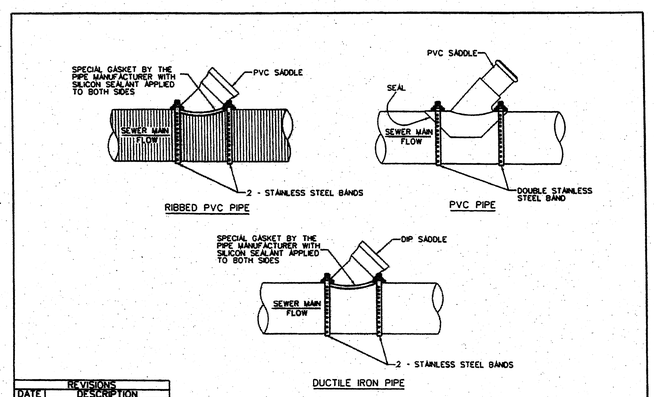
REVISIONS DATE	DESCRIPTION

TOWN OF BEAUFORT STANDARDS — **STANDARD PRECAST CONCRETE MANHOLE** — STD. NO. 2.01



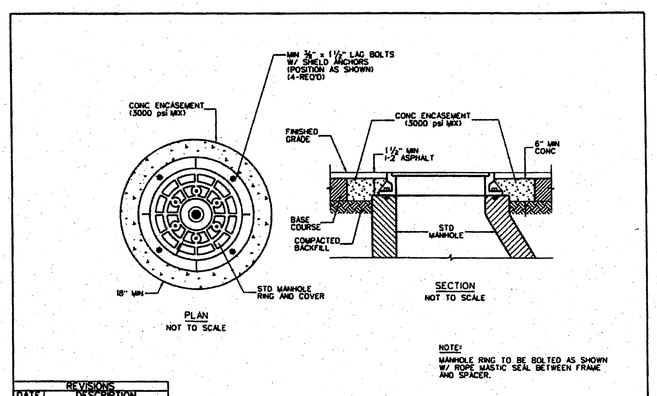
REVISIONS DATE	DESCRIPTION

TOWN OF BEAUFORT STANDARDS — **MANHOLE RING AND COVER** — STD. NO. 2.02



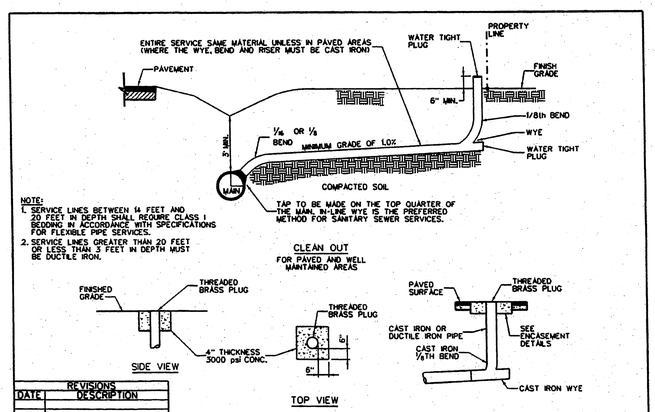
REVISIONS DATE	DESCRIPTION

TOWN OF BEAUFORT STANDARDS — **SANITARY SEWER LATERAL CONNECTION** — STD. NO. 2.05



REVISIONS DATE	DESCRIPTION

TOWN OF BEAUFORT STANDARDS — **MANHOLE RING AND COVER INSTALLATION IN PAVEMENT AREAS** — STD. NO. 2.03



REVISIONS DATE	DESCRIPTION

TOWN OF BEAUFORT STANDARDS — **SANITARY SEWER TAP AND SERVICE** — STD. NO. 2.06

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PROJECT MANAGER: JWF
DESIGNED: JJW
DRAWN BY: JJW
CHECKED: JWF
SCALE: 1" = 30'
DATE: 03/29/2021

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CIVIL · COASTAL · ENVIRONMENTAL
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(252) 622-4338
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www.arendellengineers.com
North Carolina Certification No. C-1509

OWNER:
FRONT STREET VILLAGE, LLC
2400 LENNOXVILLE ROAD
BEAUFORT, NC 28516

PROJECT:
FRONT STREET VILLAGE
TRANSPORTATION CENTER-SITE
PLAN-PHASE II
AND PRELIMINARY PLAT PHASE IV
BEAUFORT, NORTH CAROLINA

CARTERET COUNTY, NC

DRAWING:
UTILITY DETAILS

NORTH CAROLINA PROFESSIONAL SEAL 10733 ENGINEER WILLIAM FORMAN JR.
4/30/2021

NO.	REVISION	BY	DATE
1	TOWN COMMENTS	JJW	04/08/21
2	TOWN COMMENTS	JJW	04/30/21

SHEET NO: C12
OF: 18
JOB NO. 19138

PRELIMINARY PLAT FOR
PHASE IV FOR
FRONT STREET VILLAGE
NOT FOR CONSTRUCTION

N/F MOEHRING GROUP HOLDING LP
PIN: 731505198234000
DEED REF: 1251-39
19.26 ACRES
ZONED I-W

S80°11'35"E
1142.63'

EAST GREAT EGRET WAY (PRIVATE) 42'

CHADWICK ROAD

N28°00'45"E
241.38'

6" CONCRETE
STANDING CURB WITH
PERVIOUS PAVEMENT

EAST GREAT EGRET WAY (PRIVATE) 42'

N/F CARLSON,LISA WOOD
148 CHADWICK ROAD
PIN 731505181913000
1632-142 3/14/2019
0.272 AC
ZONED R8

N71°31'53"W
601.76'

N/F CARPENTER, GWYN F
ETAL HEATHER
ZONED RS-5

N/F WEST,KATELYN D ETAL
ZONED RS-5

N/F
MOLLICHELLA,
SANDRA LEE
ZONED RS-5

N/F WOOD,CATHY RENEE
142 CHADWICK ROAD
PIN 731505180887000
1177-131 6/22/2006
0.337 AC

N/F SICKLIN,PAUL
ETUX LAURA
ZONED RS-5

N/F BAKER,HENRY
RAY ETUX CAROLE
ZONED RS-5

N/F WARNER,M
JOBE JR TRUSTEE

N/F WOOD,CATHY RENEE
138 CHADWICK ROAD
PIN 731505180861000
1101-444 3/18/2005
0.258 AC

N/F STREAMLINE
DEVELOPERS LLC
ZONED RS-5

N/F BEYER,WILLIAM
C ETUX LAURA J

N/F CAMPANELLI,DEBORAH A ETVIR
132 CHADWICK ROAD
PIN 731505180707000
0.144 AC

N/F WELKER,
MARK E ETUX
SANDRA S
ZONED RS-5

N/F HILLEBRAND,
CHRISTIAN J

N/F BAILEY,WILLIAM
H JR ETUX MELIS

N/F JAMES, CLAUDIA
J ETVIR RUSSELL

N/F STREAMLINE
DEVELOPERS LLC

N/F CUTHRELL,
SUSAN VICTORIA

N/F TYRRELL, RAYMOND
E ETUX REBECCA
ZONED RS-5

N/F BEAUFORT
PROPERTIES ASSOC LLC
PIN: 731505080751000
DEED REF: 1538-155

N/F MEADOWS,JEFFREY
A ETUX SUZANNE

N/F BEAUFORT
PROPERTIES ASSOC LLC

N/F BEAUFORT
PROPERTIES ASSOC LLC

N/F SMITH, SUSAN
SHARPLESS ETVIR

N/F HARDISON, ROCKMON
R ETUX ASHLEY

N/F GARDNER,
SANDRA L

N/F SNIPES,JOSEPH
L ETUX NANCY E

N/F MCDONALD, SUSAN
A ETAL BRISCOE

N/F LUEKER,TERRANCE
A ETUX REBECCA

N/F AMAN, RAYMOND
F ETUX SARAH

N/F MOBILIA, JOHN
J ETUX LYNNE M W

N/F TIBBETTS, JEFFREY
A ETUX LISA M

N/F ONEAL,TOBY C D/B/A
2335 LENNOXVILLE ROAD
PIN 731505182452000
DEED REF 0494-00101
0.468 AC

N/F ONEAL,TOBY C D/B/A
2339 LENNOXVILLE ROAD
PIN 731505183348000
DEED REF 0487-00006
0.674 AC
ZONED R8

5' LANDSCAPE
STRIP

10' LANDSCAPE BUFFER

N28°10'25"E
618.01'

N/F SOUTHERN MARINA BOATHSE NC LLC
2401 + 2425 LENNOXVILLE ROAD
PIN 731505281461000
1645-118 8/1/2019
6.01 AC
ZONED PUD

S71°38'46"E
255.51'

N17°08'18"E
491.02'

EAST GREAT EGRET WAY (PRIVATE)

S72°57'09"E
46.29'

S62°42'57"E
68.91'

S48°09'25"E
17.49'

N17°09'49"E
18.11'

N/F ZAR LLC
2371 LENNOXVILLE ROAD
PIN: 731505187149000
DEED REF: 1160-206 3/3/2006
.55 AC

N20°18'15"E
177.11'

N72°36'11"W
331.12'

LENNOXVILLE ROAD

LANDSCAPE PLAN
SCALE: 1" = 50'

LANDSCAPE DETAILS

- 5" CALIPER LIVE OAK TREES
- WAX MYRTLES
- YAUPON HOLLY FOUNDATION SHRUBS
- PERMANENT SEEDING OR SOD

NOTES:

1. ALL LOCATIONS WITHOUT TREES OR SHRUBS SHALL BE SEEDED OR SODDED WITH COASTAL BERMUDA GRASS.
2. MULCH SHALL BE PLACED AROUND ALL TREES AND SHRUBS.
3. OWNER MAY REVISE LANDSCAPING PLAN AT HIS DISCRETION

SCALE (IN FEET):
50' 0' 50' 100'

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PROJECT MANAGER: JWF
DESIGNED: JJW
DRAWN BY: JJW
CHECKED: JWF
SCALE: 1" = 50'
DATE: 03/29/2021

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BEAUFORT, NC 28516

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PLAN-PHASE II
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BEAUFORT, NORTH CAROLINA

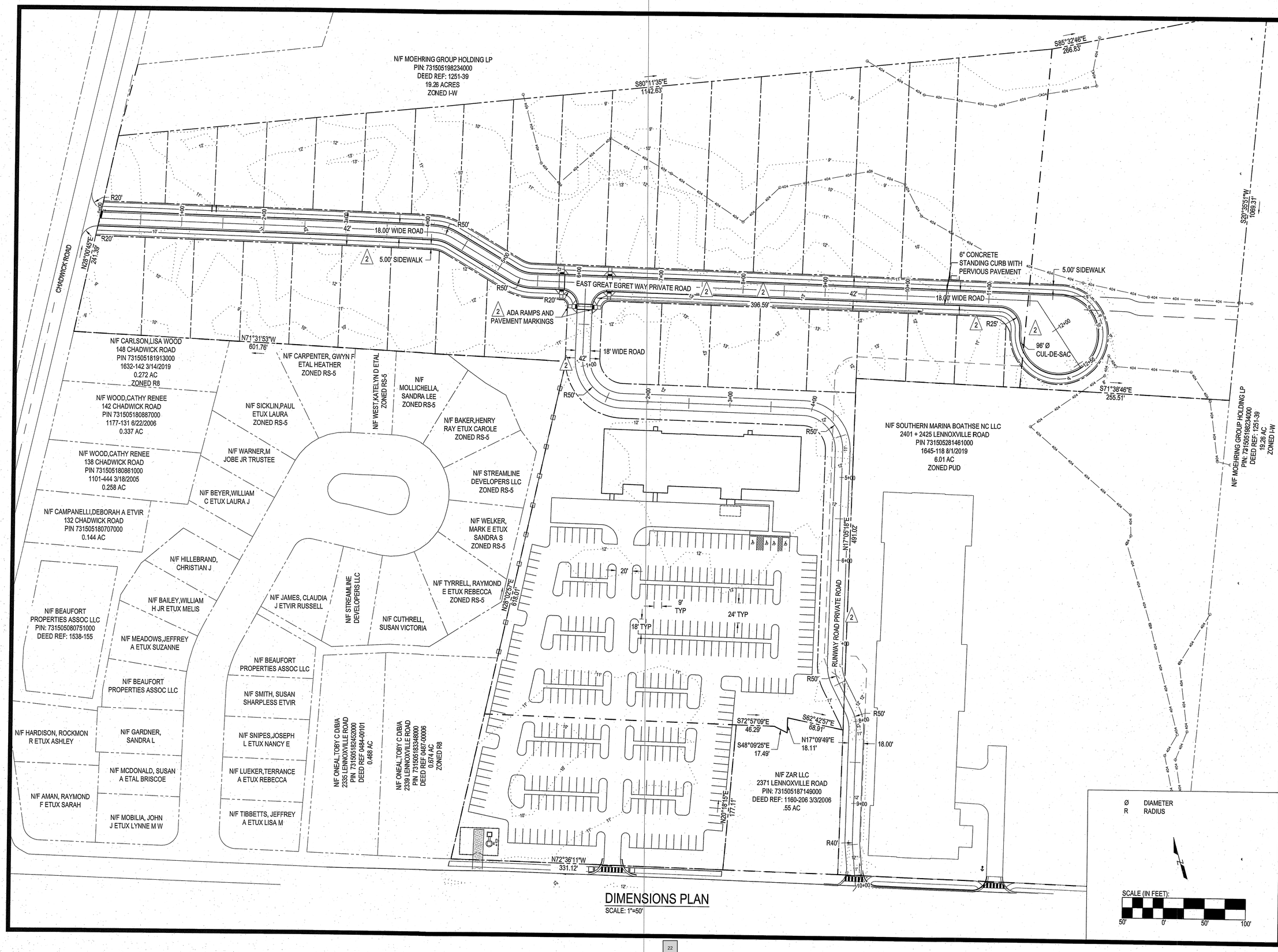
CARTERET COUNTY, NC

DRAWING:
LANDSCAPING PLAN

NORTH CAROLINA PROFESSIONAL SEAL 10733 ENGINEER JAMES WILLIAM SCRIVEN, JR.
4/30/2021

NO.	REVISION	BY	DATE
1	TOWN COMMENTS	JJW	04/08/21
2	TOWN COMMENTS	JJW	04/30/21

SHEET NO: C13
OF: 18
JOB NO. 19138



DIMENSIONS PLAN

SCALE: 1"=50'

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PROJECT MANAGER: JWF

DESIGNED: JJW

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SCALE: 1" = 50'

DATE: 03/29/2021

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AND PRELIMINARY PLAT PHASE IV
BEAUFORT, NORTH CAROLINA

CARTERET COUNTY, NC

DRAWING:

DIMENSIONS PLAN

NORTH CAROLINA PROFESSIONAL SEAL 10733 ENGINEER JAMES WILLIAM FORMAN JR.
4/30/2021

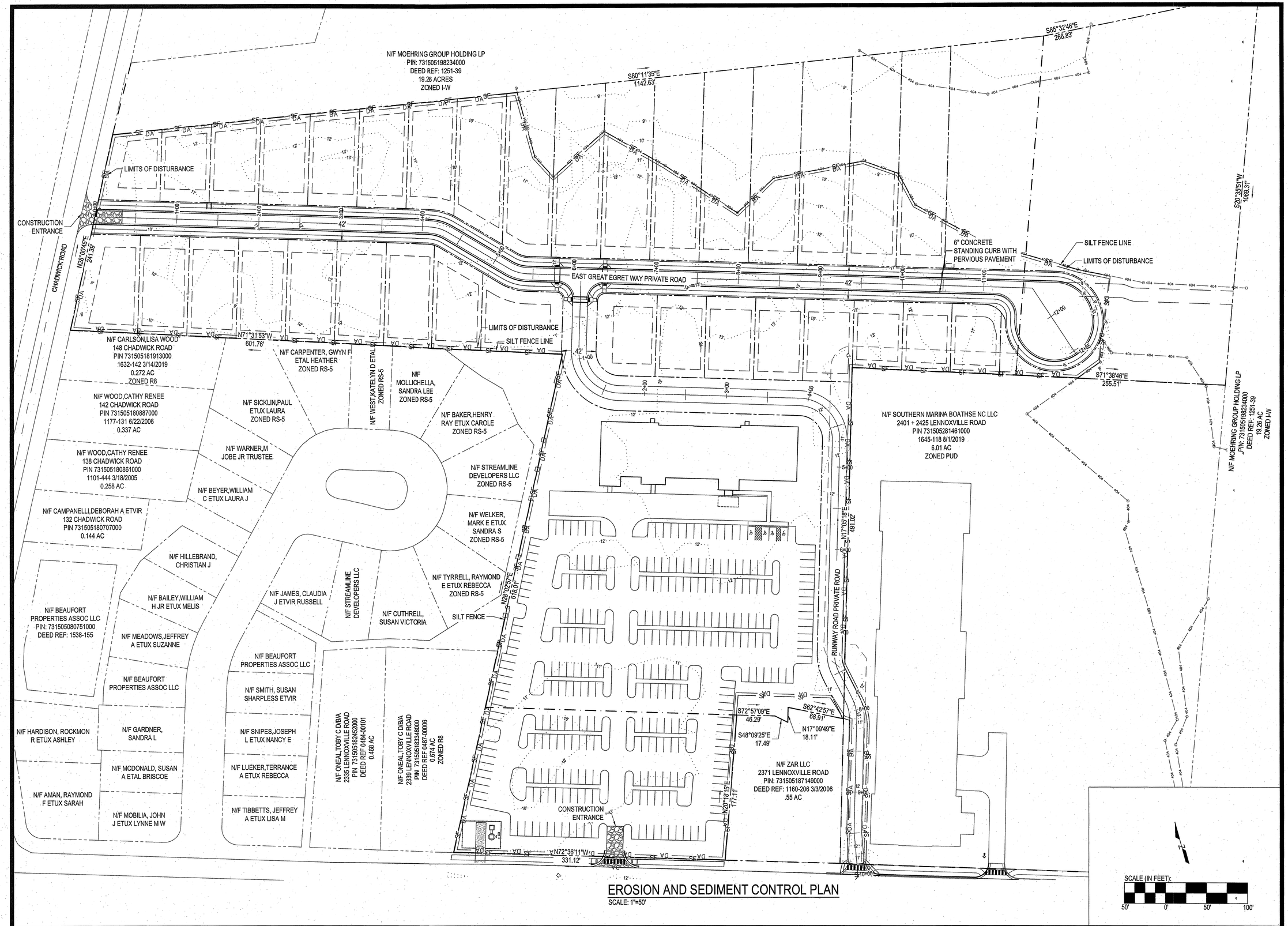
NO.	REVISION	BY	DATE
1	TOWN COMMENTS	JJW	04/08/21
2	TOWN COMMENTS	JJW	04/30/21

SHEET NO:

C14

OF: 18

JOB NO. 19138



EROSION AND SEDIMENT CONTROL PLAN
SCALE: 1"=50'

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PROJECT MANAGER: JWF
DESIGNED: JJW
DRAWN BY: JJW
CHECKED: JWF
SCALE: 1" = 50'
DATE: 03/29/2021

ARENDELL ENGINEERS
CIVIL · COASTAL · ENVIRONMENTAL
1004 Arendell Street
Morehead City, NC 28557
(252) 622-4338
Fax: (252) 622-4505
www.arendellengineers.com
North Carolina Certification No. C-1509

OWNER:
FRONT STREET VILLAGE, LLC
2400 LENNOXVILLE ROAD
BEAUFORT, NC 28516

PROJECT:
FRONT STREET VILLAGE
TRANSPORTATION CENTER-SITE PLAN-PHASE II
AND PRELIMINARY PLAT PHASE IV
BEAUFORT, NORTH CAROLINA

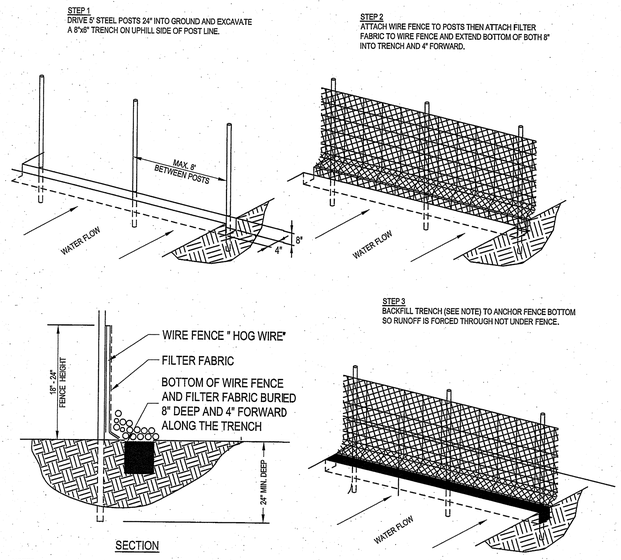
CARTERET COUNTY, NC

DRAWING:
EROSION AND SEDIMENT CONTROL PLAN

NORTH CAROLINA PROFESSIONAL SEAL 10733 ENGINEER JAMES W. LILLEY, JR.
4/30/2021

NO.	REVISION	BY	DATE
1	TOWN COMMENTS	JJW	04/08/21
2	TOWN COMMENTS	JJW	04/30/21

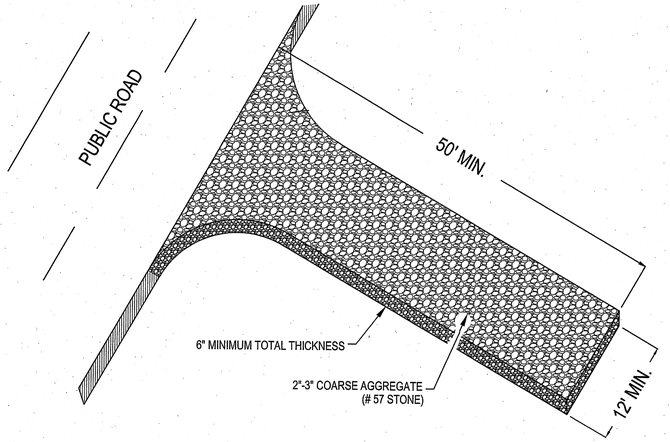
SHEET NO: C15
OF: 18
JOB NO. 19138



NOTES:
1. SEE EROSION CONTROL GENERAL NOTES.
2. FILTER FABRIC BOTTOM SHALL BE PLACED 8" IN TRENCH AND 4 " FORWARD AND SECURED BY EITHER WASHED STONE EXTENDING A MINIMUM OF 6" ABOVE GROUND LEVEL DR TAMPED SOIL BACKFILL MATERIAL TO GROUND LEVEL OR HIGHER.

TEMPORARY SILT FENCE

SCALE: NOT TO SCALE



CONSTRUCTION ENTRANCE

SCALE: NOT TO SCALE

EROSION AND SEDIMENT CONTROL DETAILS

NOT TO SCALE

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PROJECT MANAGER: JWF
DESIGNED: JJW
DRAWN BY: JJW
CHECKED: JWF
SCALE: NTS
DATE: 03/29/2021

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Morehead City, NC 28557
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OWNER:
FRONT STREET VILLAGE, LLC
2400 LENNOXVILLE ROAD
BEAUFORT, NC 28516

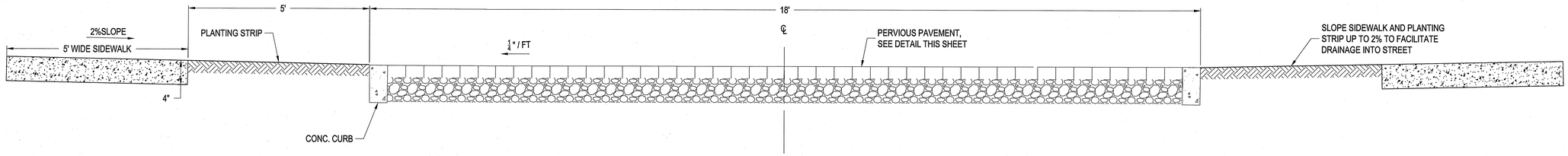
PROJECT:
FRONT STREET VILLAGE
TRANSPORTATION CENTER-SITE PLAN-PHASE II
AND PRELIMINARY PLAT PHASE IV
BEAUFORT, NORTH CAROLINA
CARTERET COUNTY, NC

DRAWING:
EROSION AND SEDIMENT CONTROL DETAILS

NORTH CAROLINA PROFESSIONAL SEAL 10733 ENGINEER JEREMY WILLIAM FORMAN JR.
4/30/2021

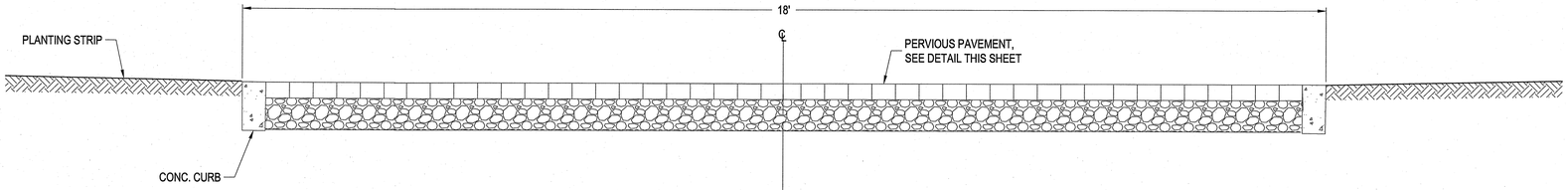
NO.	REVISION	BY	DATE
1	TOWN COMMENTS	JJW	04/08/21
2	TOWN COMMENTS	JJW	04/30/21

SHEET NO: C16
OF: 18
JOB NO. 19138



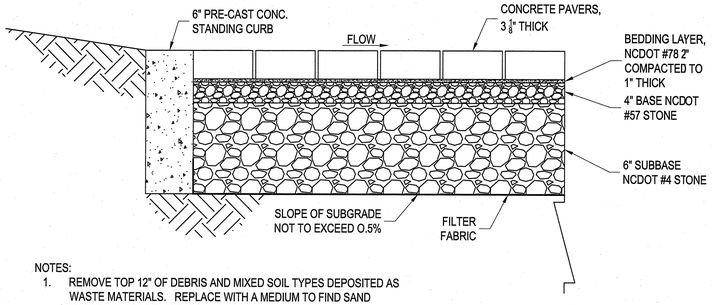
3 EAST GREAT EGRET WAY - TYPICAL SECTION

SCALE: NOT TO SCALE



3 RUNWAY ROAD - TYPICAL SECTION

SCALE: NOT TO SCALE



NOTES:

1. REMOVE TOP 12" OF DEBRIS AND MIXED SOIL TYPES DEPOSITED AS WASTE MATERIALS. REPLACE WITH A MEDIUM TO FIND SAND MATERIAL, GRADE, AND COMPACT TO SUBGRADE ELEVATION. CONTRACTOR SHALL IDENTIFY SOURCE OF FILL MATERIALS AND THE MATERIALS BE APPROVED BY THE ENGINEER AND/OR SOIL SCIENTIST.
2. PERVIOUS PAVEMENT STRUCTURE SHALL BE PLACED ON A MINIMUM OF 12" OF FINE/MEDIUM SAND OF EITHER EXISTING OR FILL.
3. PERVIOUS PAVERS TO SUPPORT H20 LOADING.

3 PERVIOUS PAVEMENT DETAIL

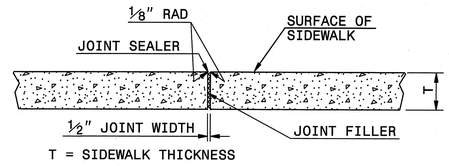
SCALE: NOT TO SCALE

ES:

CONSTRUCT STANDARD SIDEWALK 5′ WIDE AND 4″ THICK UNLESS OTHERWISE DENOTED ON PLANS.

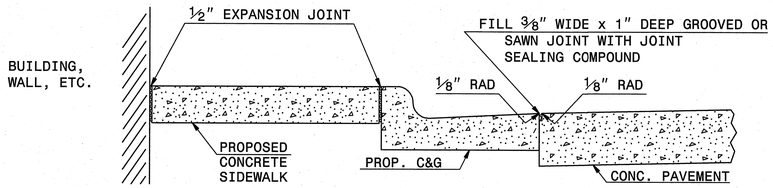
PLACE A GROOVE JOINT 1″ DEEP WITH ⅛″ RADII IN THE CONCRETE SIDEWALK AT 5′ INTERVALS. ONE ½″ EXPANSION JOINT WILL BE REQUIRED AT 50′ INTERVALS. A ½″ EXPANSION JOINT WILL BE REQUIRED WHERE THE SIDEWALK JOINS ANY RIGID STRUCTURE.

SEE STD. DWG. 848.05 FOR CURB RAMP LOCATION REQUIREMENTS AND CONSTRUCTION GUIDELINES.



T = SIDEWALK THICKNESS

TRANSVERSE EXPANSION JOINT IN SIDEWALK



DETAILS SHOWING JOINTS IN CONCRETE SIDEWALK

SIDEWALK DETAILS

NOT TO SCALE

1-18

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

ROADWAY STANDARD DRAWING FOR
CONCRETE SIDEWALK

THIS DRAWING IS THE PROPERTY OF ARENDELL ENGINEERS AND IS NOT TO BE REPRODUCED OR USED FOR ANY PROJECT IN WHOLE OR IN PART WITHOUT EXPRESS WRITTEN PERMISSION.

PROJECT MANAGER: JWF
DESIGNED: JJW
DRAWN BY: JJW
CHECKED: JWF
SCALE: NTS
DATE: 03/29/2021

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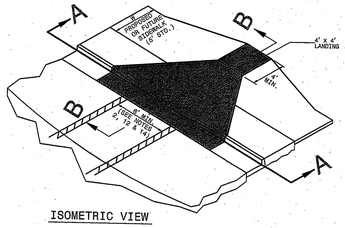
CARTERET COUNTY, NC

DRAWING:
DETAILS
SHEET 1 OF 2

NORTH CAROLINA PROFESSIONAL SEAL 10733 ENGINEER JAMES WILLIAM FORMAN JR.
6/1/2021

NO.	REVISION	BY	DATE
1	TOWN COMMENTS	JJW	04/08/21
2	TOWN COMMENTS	JJW	04/30/21
3	TOWN COMMENTS	JJW	06/01/21

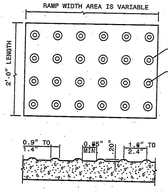
SHEET NO: C17
OF: 18
JOB NO. 19138



ISOMETRIC VIEW

PAY LIMITS FOR CURB RAMP

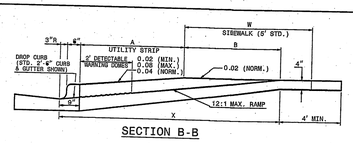
NOTES:
1. DETECTABLE WARNING DOMES WILL COVER 2'-0" LENGTH AND FULL WIDTH OF THE RAMP FLOOR AS SHOWN ON THE DETAILS.
2. DETECTABLE WARNING DOMES WILL CONTRAST VISIBILITY WITH ADJOINING SURFACE, EITHER LIGHT-ON-DARK, OR DARK-ON-LIGHT SEQUENCE COVERING THE ENTIRE RAMP.



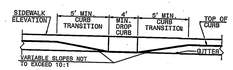
DETECTABLE WARNING DOMES

W	A	B=A+9"	X	B
5'	0.0'	5.8'	5.8'	5.0"*
6'	0.0'	6.8'	6.8'	6.0"*
7'	0.0'	7.6'	7.3'	6.6"**
8'	0.0'	8.6'	7.9'	6.9"**
5'	2.0'	7.8'	7.9'	5.0'
5'	2.5'	8.3'	8.1'	4.8'
5'	3.0'	8.8'	8.3'	4.4'
5'	3.5'	9.3'	8.4'	4.1'
5'	4.0'	9.8'	8.6'	3.8'
5'	4.5'	10.3'	8.7'	3.4'
5'	5.0'	10.6'	8.8'	3.1'

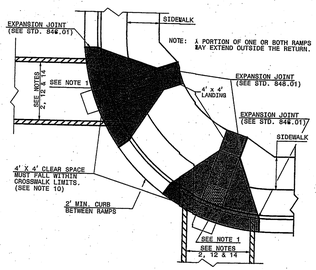
B = X-(A+9")
B = DISTANCE FROM FRONT EDGE OF SIDEWALK TO BACK POINT OF 12:1 (8.33%) SLOPE.
* BACK OF SIDEWALK DROP REQUIRED FOR ALL SIDEWALK SLOPES.
** BACK OF SIDEWALK DROP REQUIRED FOR SIDEWALK SLOPES 0.04.



SECTION B-B



SECTION A-A



PLAN VIEW
DUAL RAMPS
ANY RADII
(4' MIN. FLOOR WIDTH)

ROADWAY STANDARD DRAWING FOR
CURB RAMP
PROPOSED CURB AND GUTTER

1-18 STATE OF NORTH CAROLINA DEPT. OF TRANSPORTATION DIVISION OF HIGHWAYS RALEIGH, N.C.

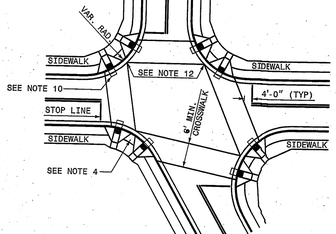
SHEET 1 OF 3
848.05

NOTES:
1. CONSTRUCT THE RAMP SURFACE TO BE STABLE, FIRM, AND SLIP RESISTANT. CONSTRUCT THE CURB RAMP TYPE AS SHOWN IN THE PAVEMENT MARKING PLANS OR AS DIRECTED BY THE ENGINEER.
2. LOCATE CURB RAMPS AND PLACE PEDESTRIAN CROSSWALK MARKINGS AS SHOWN IN THE PAVEMENT MARKING PLANS. WHEN FIELD ADJUSTMENTS REQUIRE MOVING CURB RAMPS OR MARKINGS AS SHOWN, CONTACT THE SIGNING AND DELINEATION UNIT OR LOCATE AS DIRECTED BY THE ENGINEER.
3. COORDINATE THE CURB RAMP AND THE PEDESTRIAN CROSSWALK MARKINGS SO A 4'x4' CLEAR SPACE AT THE BASE OF THE CURB RAMP WILL FALL WITHIN THE PEDESTRIAN CROSSWALK LINES.
4. SET BACK DISTANCE FROM INSIDE CROSSWALK MARKING TO NEAREST EDGE OF TRAVEL LANE IS 4' MINIMUM.
5. REFER TO THE PAVEMENT MARKING PLANS FOR STOP BAR LOCATIONS AT SIGNALIZED INTERSECTIONS. IF A PAVEMENT MARKING PLAN IS NOT PROVIDED, CONTACT THE SIGNAL DESIGN SECTION FOR THE STOP BAR LOCATIONS OR LOCATE AS DIRECTED BY THE ENGINEER.
6. TERMINATE PARKING A MINIMUM OF 20' BACK OF A PEDESTRIAN CROSSWALK.
7. CONSTRUCT CURB RAMPS A MINIMUM OF 4' WIDE.
8. CONSTRUCT THE RUNNING SLOPE OF THE RAMP 8.33% MAXIMUM.
9. ALLOWABLE CROSS SLOPE ON SIDEWALKS AND CURB RAMPS WILL BE 2% MAXIMUM.
10. CONSTRUCT THE SIDE FLARE SLOPE A MAXIMUM OF 10% MEASURED ALONG THE CURB LINE.
11. CONSTRUCT THE COUNTER SLOPE OF THE GUTTER OR STREET AT THE BASE OF THE CURB RAMP A MAXIMUM OF 5% AND MAINTAIN A SMOOTH TRANSITION.
12. CONSTRUCT LANDINGS FOR SIDEWALK A MINIMUM OF 4'x4' WITH A MAXIMUM SLOPE OF 2% IN ANY DIRECTION. CONSTRUCT LANDINGS FOR MEDIAN ISLANDS A MINIMUM OF 5'x5' WITH A MAXIMUM SLOPE OF 2% IN ANY DIRECTION.
13. TO USE A MEDIAN ISLAND AS A PEDESTRIAN REFUGE AREA, MEDIAN ISLANDS WILL BE A MINIMUM OF 6' WIDE. CONSTRUCT MEDIAN ISLANDS TO PROVIDE PASSAGE OVER OR THROUGHT THE ISLAND.
14. SMALL CHANNELIZATION ISLANDS THAT CAN NOT PROVIDE A 5'X5' LANDING AT THE TOP OF A RAMPS, WILL BE CUT THROUGH LEVEL WITH THE SURFACE STREET.
15. CURB RAMPS WITH RETURNED CURBS MAY BE USED ONLY WHERE PEDESTRIANS WOULD NOT NORMALLY WALK ACROSS THE RAMP. THE ADJACENT SURFACE IS PLANTING OR OTHER NON-WALKING SURFACE OR THE SIDE APPROACH IS SUBSTANTIALLY OBSTRUCTED.
16. PLACE A ½" EXPANSION JOINT WHERE THE CONCRETE CURB RAMP JOINS THE CURB AS SHOWN IN ROADWAY STANDARD DRAWING 848.01
17. PLACE ALL PEDESTRIAN PUSH BUTTON ACTUATORS AND CROSSING SIGNALS AS SHOWN IN THE PLANS OR AS SHOWN IN THE MUTCD.
18. CURB RAMPS THROUGH MEDIAN ISLANDS, SINGLE RAMPS AT DUAL CROSSWALKS OR LIMITED R/W SITUATIONS, WILL BE HANDLED BY SPECIAL DETAILS. CONTACT THE CONTRACT STANDARDS AND DEVELOPMENT UNIT FOR THE DETAILS OR FOR A SPECIAL DESIGN.

1-18 STATE OF NORTH CAROLINA DEPT. OF TRANSPORTATION DIVISION OF HIGHWAYS RALEIGH, N.C.

ROADWAY STANDARD DRAWING FOR
CURB RAMPS
NOTES

SHEET 3 OF 3
848.05



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

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

ROADWAY PLAN SYMBOL
CR
FOR PROPOSED CURB RAMP

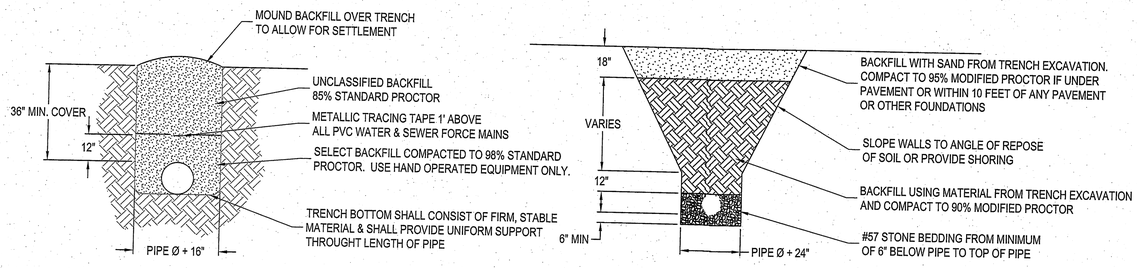
PROPOSED CURB RAMP W/ LANDING
PROPOSED OR FUTURE SIDEWALK

ALLOWABLE LOCATIONS
DUAL RAMP RADII.....ANY

ROADWAY STANDARD DRAWING FOR
CURB RAMP
PROPOSED CURB AND GUTTER

1-18 STATE OF NORTH CAROLINA DEPT. OF TRANSPORTATION DIVISION OF HIGHWAYS RALEIGH, N.C.

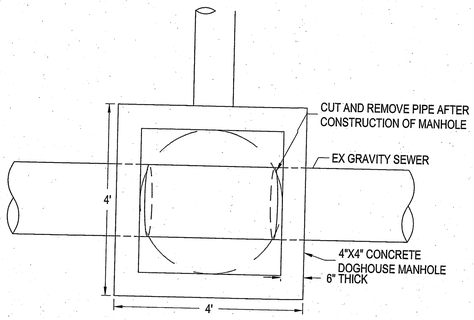
SHEET 2 OF 3
848.05



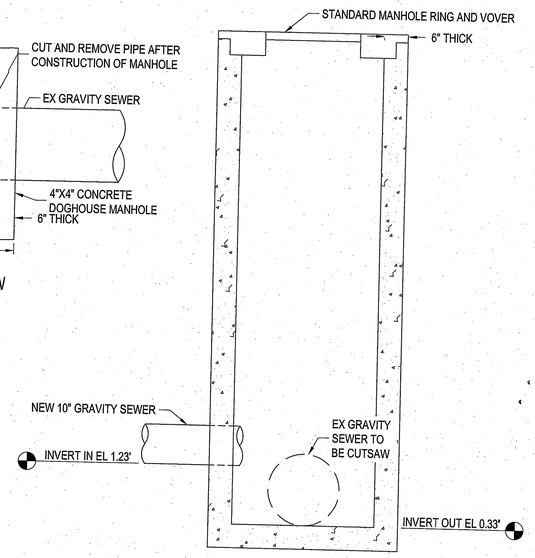
PIPE TRENCH OUTSIDE PAVED AREA
SCALE: NOT TO SCALE

NOTE: FOR MULTIPLE PIPES, PROVIDE 18" MINIMUM SEPARATION.

GRAVITY SEWER PIPE TRENCH DETAIL
SCALE: NOT TO SCALE



ELEVATION VIEW



SECTION VIEW

DOG HOUSE DETAILS
SCALE: 1"=1½'

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PROJECT MANAGER: JWF
DESIGNED: JJW
DRAWN BY: JJW
CHECKED: JWF
SCALE: NTS
DATE: 03/29/2021

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North Carolina Certification No. C-1509

OWNER:
FRONT STREET VILLAGE, LLC
2400 LENNOXVILLE ROAD
BEAUFORT, NC 28516

PROJECT:
FRONT STREET VILLAGE TRANSPORTATION CENTER-SITE PLAN-PHASE II
AND PRELIMINARY PLAT PHASE IV
BEAUFORT, NORTH CAROLINA
CARTERET COUNTY, NC

DRAWING:
DETAILS
SHEET 2 OF 2

NORTH CAROLINA PROFESSIONAL SEAL 10733 ENGINEER JAMES WILLIAM FOREMAN JR
4/30/2021

NO.	REVISION	BY	DATE
1	TOWN COMMENTS	JJW	04/08/21
2	TOWN COMMENTS	JJW	04/30/21

SHEET NO: C18
OF: 18
JOB NO. 19138



TRANSPORTATION CENTER
STAINED CYPRESS BOARD & BATTEN

ORIGINAL SUBMITTAL
19 NOV. 2012

Coastal Architecture

FRONT STREET VILLAGE



TRANSPORTATION CENTER
STAINED CYPRESS BOARD & BATTEN

REVISED 27 OCTOBER 2014

Coastal Architecture

FRONT STREET VILLAGE

REVISED FOOTPRINT
(27 OCT. 2014)

REVISED FOOTPRINT
(27 OCT. 2014)

COVERED AREA
(NO PERIMETER
WALL)

TOILET
326 S.F.

COVERED AREA
(NO PERIMETER
WALL)

ELEVATOR/MECH.
255 S.F.

STAIRS
308 S.F.

ORIGINAL FOOTPRINT
(19 NOV. 2012)

STAIRS
308 S.F.

PORTE
COCHERE
ALIGNMENT

STAIRS
269 S.F.

REVISED FOOTPRINT
(27 OCT. 2014)

REVISED FOOTPRINT
(27 OCT. 2014)

FRONT STREET VILLAGE
TRANSPORTATION CENTER
REVISED FOOTPRINT

Coastal Architecture
Architectural Design
Lee D. Dixon, Jr., AIA
252-247-3137
lee@coastalarchitecture.net
4206 Bridges St. Ext., Suite C
Morehead City, NC 28557

"TRANSPORTATION CENTER"
AT FRONT STREET VILLAGE
BEAUFORT, NORTH CAROLINA

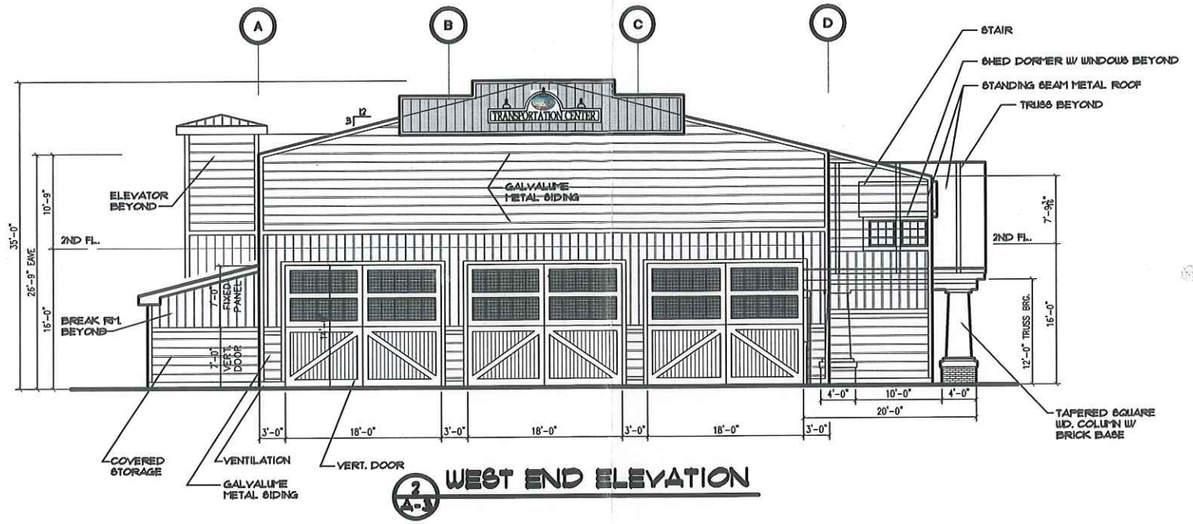
FOOTPRINT

12027
ISSUED: 10/27/14
DWG BY: MLR
CKD BY: LDD
REVISIONS

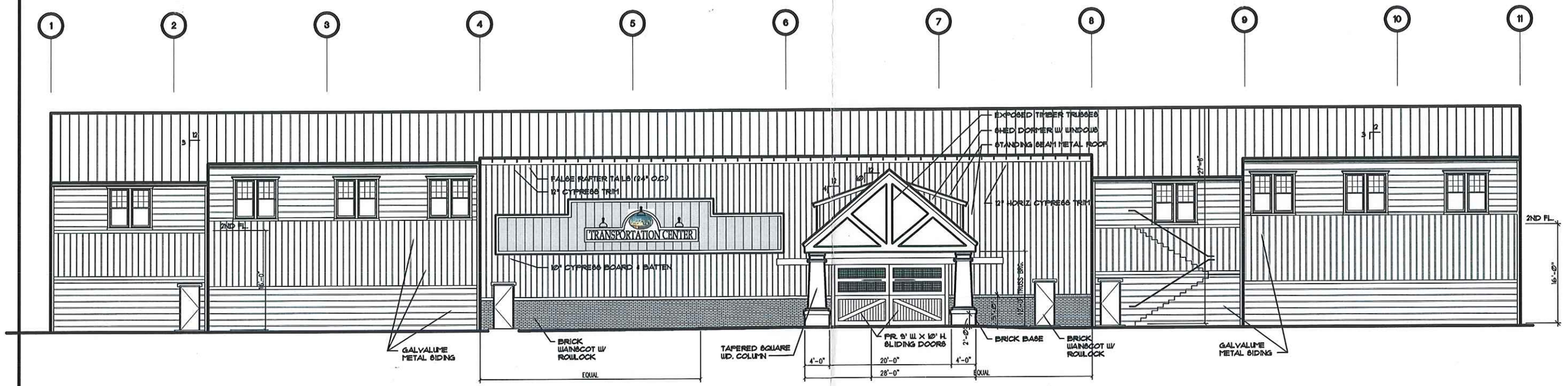
SHEET NO.
FP
OF

received
10/28/14

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2/A-3 WEST END ELEVATION



1/A-3 SOUTH ELEVATION

Coastal Architecture
Architectural Design

Lee D. Dixon, Jr., AIA
252-247-2127
lee@coastalarchitecture.net

4208 Bridges St. Ext., Suite C
Morehead City, NC 28557

"TRANSPORTATION CENTER"
AT FRONT STREET VILLAGE
BEAUFORT, NORTH CAROLINA

SOUTH & WEST ELEVATIONS

12027

ISSUED:
DWG BY: CP
CKD BY: LDD
REVISIONS

SHEET NO.
A-3
OF

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TOWN OF BEAUFORT

Planning and Inspections Department

215 Pollock Street, P.O. Box 390
Beaufort, N.C. 28516
(252) 728-2142, (252) 728-3982 fax
www.beaufortnc.org

December 9, 2014

Mr. Lee Dixon
Coastal Architecture
4206 Bridges Street Ext.
Morehead City, NC 28557

RE: Front Street Village – PUD – Revision to Building Elevation for the Proposed Transportation Center Phase II-C &D – Beaufort NC

Dear Mr. Dixon:

The Beaufort Board of Commissioners met on Monday, December 8, 2014, and approved your proposed revision to the proposed Transportation Center building plan to include the shifting of the vehicle entrance/exit to align with Front Street as per NCDOT request as well as the addition of second floor windows and stairs as shown on the submitted elevation drawings. Prior to construction we request that all State environmental permits be submitted to us as well as any other pertinent permits. We also require that prior to beginning any construction, your general contractor meet with the Town's Public Works Director and Building Inspector.

If you have any questions, please e-mail me at k.garner@beaufortnc.org or call (252) 728-2142.

Sincerely,

Kyle Garner, AICP
Town Planner

Town of Beaufort, NC

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

Board of Commissioners
Virtual Regular Meeting
6:00 PM – Monday, July 12, 2021

AGENDA CATEGORY: Items for Discussion and Consideration

SUBJECT: Preliminary Plat – Front Street Village Phase IV;
Case No. 21-12

BRIEF SUMMARY:

The applicant wishes to subdivide a 10.44 Acre Tract into 34 Lots Single-Family. As part of the Town's new sewer allocation policy the applicant is requesting 12,240 gallons of allocation for this project that has already been taken into consideration by the Towns Engineer. At their June 21, 2021, meeting the Planning Board unanimously recommended approval of the preliminary plat for Front Street Village Phase IV.

REQUESTED ACTION:

The Planning and Inspections Director recommends the Board discuss and consider formally approving or denying this request.

EXPECTED LENGTH OF PRESENTATION:

10 Minutes

SUBMITTED BY:

Kyle Garner, AICP

Planning & Inspections Director

BUDGET AMENDMENT REQUIRED:

N/A

STAFF REPORT

To: Beaufort Board of Commissioners

From: Kyle Garner, AICP

Date: June 22, 2021

Project Front Street Village Phase IV – Preliminary Plat

THE QUESTION: Subdivide a 10.44 Acre Tract into 34 Lots

BACKGROUND:

Location:	Chadwick Road
Owners:	Front Street Village, LLC
Requested Action:	Subdivide a 10.44 acre tract into 34 lots
Existing Zoning	PUD (R-8)
Size:	10.44 Acres
Existing Land Use:	Undeveloped
Adjoining Land Use & Zoning:	North & East – By undeveloped property owned by Atlantic Veneer, zoned IW – Industrial Warehouse South – By vacant commercial property zoned PUD (B-1) to be used as the Transportation Center for Front Street Village West – Across Chadwick Road by Beau Coast Development, Zoned PUD

SPECIAL INFORMATION: These plans were originally included in the 2008 approved PUD and the design/layout has changed very slightly. As part of the Town's new sewer allocation policy the applicant is requesting 12,240 gallons of allocation for this project that has already been taken into consideration by the Towns Engineer. It should be noted that the streets and storm water system are to be private and will be maintained by the Home Owners Association. Additionally staff request that a note to that affect be included on the Final Plat and in the neighborhood covenants for the proposed subdivision. In addition to Planning Staff, the Town Engineer and Fire Chief have reviewed the plans for compliance.

Public Utilities & Works:

Water:	Town Water
Sanitary Sewer:	Town Sewer

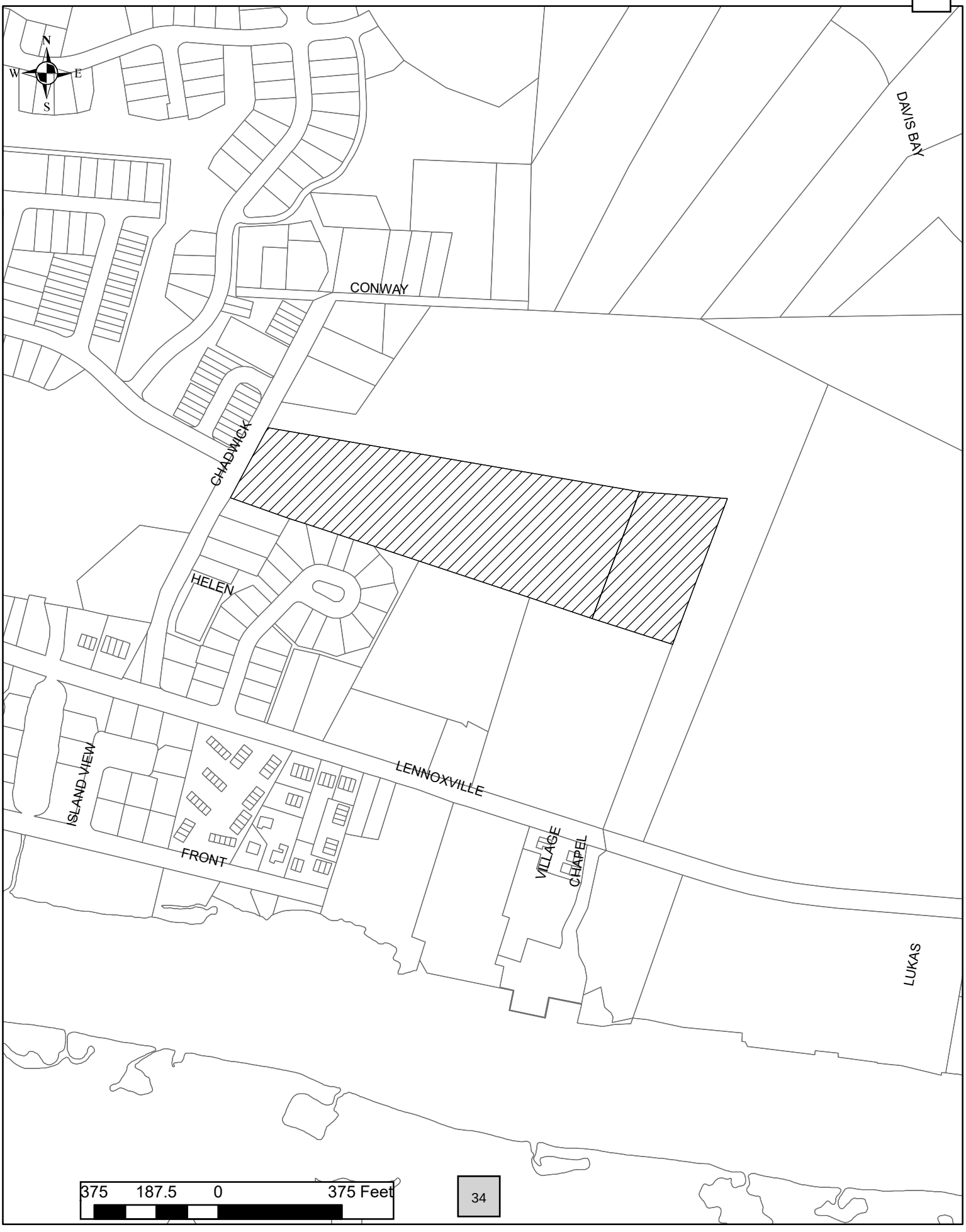
OPTIONS:

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

ATTACHMENTS:

Attachment A - Vicinity Map
Attachment B – Preliminary Plat
Attachment C – Applicant Information

Preliminary Plat - Front Street Village - Phase IV



FRONT STREET VILLAGE
TRANSPORTATION CENTER–SITE PLAN–PHASE II AND PRELIMINARY PLAT PHASE IV
BEAUFORT, NORTH CAROLINA
CARTERET COUNTY

PRELIMINARY PLAT FOR
PHASE IV FOR
FRONT STREET VILLAGE
NOT FOR CONSTRUCTION

DRAWINGS

COVER SHEET	C1 OF 18
NOTES AND ABBREVIATIONS	C2 OF 18
EXISTING CONDITIONS	C3 OF 18
PHASE IV PRELIMINARY PLAN & PHASE II-SITE PLAN -TRANSPORTATION CENTER	C4 OF 18
GRADING PLAN	C5 OF 18
UTILITY PLAN	C6 OF 18
EAST GREAT EGRET WAY SEWER A PLAN & PROFILE - STA 0+00 TO 5+48	C7 OF 18
EAST GREAT EGRET WAY SEWER A PLAN & PROFILE - STA 5+48 TO 10+11	C8 OF 18
SEWER B PLAN AND PROFILE	C9 OF 18
RUNWAY ROAD PLAN AND PROFILE STATIONS 0+00 TO 4+65	C10 OF 18
RUNWAY ROAD PLAN AND PROFILE STATIONS 4+65 TO 10+00	C11 OF 18
UTILITY DETAILS	C12 OF 18
LANDSCAPING PLAN	C13 OF 18
DIMENSIONS PLAN	C14 OF 18
EROSION AND SEDIMENT CONTROL PLAN	C15 OF 18
EROSION AND SEDIMENT CONTROL DETAILS	C16 OF 18
DETAILS SHEET 1 OF 2	C17 OF 18
DETAILS SHEET 2 OF 2	C18 OF 18

PROJECT DATA

NAME OF PROJECT:
FRONT STREET VILLAGE
TRANSPORTATION CENTER-SITE PLAN-PHASE II
AND PRELIMINARY PLAT PHASE IV
BEAUFORT, NORTH CAROLINA

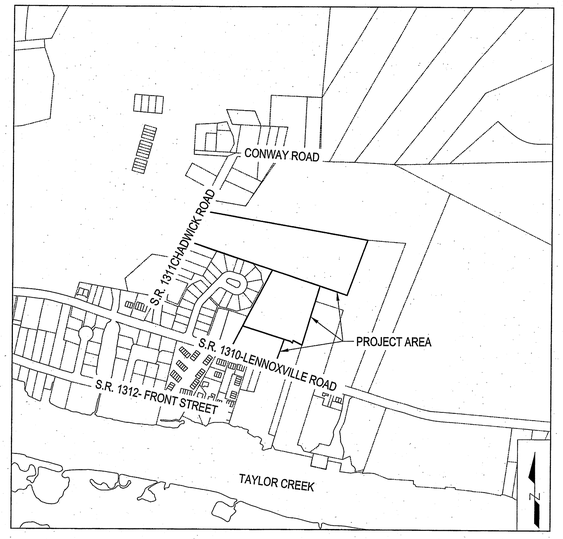
PREPARED BY:
ARENDELL ENGINEERS
1004 ARENDELL STREET
MOREHEAD CITY, NC 28557
PHONE: (252) 622-4338
EMAIL: BILL@ARENDELLENGINEERS.COM

OWNER:
FRONT STREET VILLAGE, LLC
2400 LENNOXVILLE ROAD
BEAUFORT, NC 28570

SURVEYOR:
JAMES I. PHILLIPS LAND SURVEYING
PO BOX 2103
379 ARRINGTON RD,
BEAUFORT, NC 28516
PHONE: (252) 728-5848
EMAIL: JIP3@COSTALNET.COM

DATUMS:
VERTICAL: NAVD88
HORIZONTAL: NC STATE PLANE COORDINATE SYSTEM

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



VICINITY MAP

SCALE: 1" = 5000'

TOWN OF BEAUFORT SITE DATA BLOCK OF FEATURES

PROPOSED USE:	34 SINGLE FAMILY HOMES AND TRANSPORTATION CENTER
SQUARE FOOTAGE PROPOSED:	34 SINGLE FAMILY HOMES WITH APPROXIMATELY 2,000 SF FOOTPRINT TRANSPORTATION CENTER WITH APPROXIMATELY 16,500 SF FOOTPRINT
SITE ZONING:	PUD, TRANSPORTATION CENTER B-1, RESIDENTIAL LOTS R-8
TOTAL LOT ACREAGE:	16.20 ACRES NORTH OF LENNOXVILLE ROAD
ACREAGE TO BE DISTURBED:	11.55 ACRES NORTH OF LENNOXVILLE ROAD
FLOOD ZONE:	ZONE X
DEVELOPMENT PARKING REQUIRED:	SEE PARKING SUMMARY TABLE
DEED BOOK:PAGE NUMBER	1259:443, 1645:118, 1510:484
PARCEL ID NUMBER:	731505187915000, 731505284836000, 731505187504000, 731505185229000
STREET LENGTHS	
EAST GREAT EGRET WAY	1,255 LF
RUNWAY ROAD	1,000 LF

PARKING SUMMARY TABLE - THROUGH PHASE IV
Total Gross Parking Spaces

PHASE I			
Location	Units	Requirement	Total Spaces
South Drystack	213 Slips	1 Space per 4 Slips	53
Chandlery			
Upstairs	2,247 Square Feet	22.5 Spaces per 1,000 SF	51
Downstairs	2,286 Square Feet	3.5 Spaces per 1,000 SF	8
Office	2 Employees	2 Spaces	2
		Total	114
PHASE IIC & IID			
Location	Units	Requirement	Total Spaces
Guest Wing			
Rooms	129	1 Space per Room +5	134
Employees	9 per Day Shift	1 per Employee	9
Bistro			
Ballroom	4,477 Square Feet	22.5 Spaces per 1,000 SF	101
1st Floor Porch Terrace	±96 Seats	1 Space per 4 Seats	24
2nd Floor Porch/Terrace			
4 Bridal Suites	4 Suites	1 Space per Room	4
Bistro & Bar	±96 Seats	1 Space per 4 Seats	24
Board Room	325 Square Feet	22.5 Spaces per 1,000 SF	7
Residential Units	7 Units	1.5 Spaces per Unit	11
Employees incl. Transportation Center (Phase I & II, Minus Inn)	20 Employees	1 per Employee	20
		Total	334
PHASE IIIA			
Location	Units	Requirement	Total Spaces
North Drystack	237 Slips	1 Space per 4 Slips	59
PHASE IV			
Location	Units	Requirement	Total Spaces
34 Residential Lots	34 Units	2 spaces per Unit	68
		Phases I, II, III, & IV Total	**575**

Reductions

PHASE 1			
Location	Parking Spaces Allocated	Reduction	Total Reduction
South Drystack	53	0.9 per Space	48
Chandlery			
Upstairs	51	0.4 per Space	20
Downstairs	8	0.4 per Space	3
		Total	71
PHASE 2			
Location	Parking Spaces Allocated	0	Total Reduction
Bistro	160	0.35 per Space	56
		Total	56
PHASE IIIA			
Location	Parking Spaces Allocated	Reduction	Total Spaces
North Drystack	59	0.9 per Space	53
		Phases 1, 2, & 3A Reduction Total	**180**

Required Parking Spaces for Phases I, II, III, & IV

Gross Parking Required (Spaces)	575	
Reductions	180	
Total	**395**	
Spaces Provided	**398**	

THIS DRAWING IS THE PROPERTY OF ARENDELL ENGINEERS AND IS NOT TO BE REPRODUCED OR USED FOR ANY PROJECT IN WHOLE OR IN PART WITHOUT EXPRESS WRITTEN PERMISSION.

PROJECT MANAGER: JWF
DESIGNED: JJW
DRAWN BY: JJW
CHECKED: JWF
SCALE: NOT TO SCALE
DATE: 03/29/2021

ARENDELL ENGINEERS
CIVIL · COASTAL · ENVIRONMENTAL
1004 Arendell Street
Morehead City, NC 28557
(252) 622-4338
Fax: (252) 622-4505
www.arendellengineers.com
North Carolina Certification No. C-1509

OWNER:
FRONT STREET VILLAGE, LLC
2400 LENNOXVILLE ROAD
BEAUFORT, NC 28516

PROJECT:
FRONT STREET VILLAGE
TRANSPORTATION CENTER-SITE PLAN-PHASE II
AND PRELIMINARY PLAT PHASE IV
BEAUFORT, NORTH CAROLINA

CARTERET COUNTY, NC

DRAWING: 2 COVER SHEET

NORTH CAROLINA PROFESSIONAL SEAL 10733 ENGINEER WILLIAM LAWRENCE PHILLIPS, JR.
4/30/2021

NO.	REVISION	BY	DATE
1	TOWN COMMENTS	JJW	04/08/21
2	TOWN COMMENTS	JJW	04/30/21

SHEET NO: C1
OF: 18
JOB NO. 19138

GENERAL NOTES:

1. PROJECT IS LOCATED IN THE WHITE OAK RIVER BASIN.
2. LOCATION OF EXISTING ABOVE GROUND AND UNDERGROUND UTILITIES AND FACILITIES ARE NOT NECESSARILY SHOWN ON THE DRAWINGS, AND WHERE SHOWN, THE ACCURACY OF LOCATION IS NOT VERIFIED. BEFORE STARTING WORK, CONTRACTOR SHALL CONFIRM LOCATION OF ALL UNDERGROUND UTILITIES AND FACILITIES. CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIR OR REPLACEMENT OF DAMAGE TO ABOVE GROUND AND UNDERGROUND UTILITIES.
3. CONTRACTOR SHALL PRESERVE ANY PROPERTY MARKER PIPES, IRONS, OR MONUMENTS.
4. WASTE OR EXCESS MATERIALS SHALL BECOME THE PROPERTY OF THE CONTRACTOR AND SHALL BE DISPOSED OF IN ACCORDANCE WITH ALL APPLICABLE FEDERAL, STATE, AND LOCAL REGULATIONS.
5. TESTING AND INSPECTION OF COMPACTION AND MATERIALS SHALL BE BY AN INDEPENDENT TESTING AGENCY DESIGNATED AND PAID FOR BY THE OWNER. CONTRACTOR SHALL BE RESPONSIBLE FOR SCHEDULING TESTING REQUIRED BY THE CONTRACT DOCUMENTS.
6. NO TRENCHES SHALL BE LEFT OPEN OVERNIGHT.

CONSTRUCTION SEQUENCE

1. OBTAIN PLAN APPROVAL AND OTHER APPLICABLE PERMITS.
2. SCHEDULE A PRE-CONSTRUCTION CONFERENCE WITH REGULATORY PERSONNEL ONE WEEK BEFORE BEGINNING GRADING OR GROUND DISTURBING ACTIVITIES AT THE SITE. CONTACT NCDEQ 910-796-7215.
3. INSTALL TEMPORARY SILT FENCING AND CONSTRUCTION ENTRANCE AS INDICATED ON THE PLANS OR AS INSTRUCTED BY THE ENGINEER OR LAND QUALITY PERSONNEL.
4. INSTALL STORMWATER SYSTEM INCLUDING DROP INLETS AND AT THE SAME TIME THE DROP INLET PROTECTION AND OUTLET PROTECTION AS INDICATED ON THE PLANS OR AS INSTRUCTED BY THE ENGINEER OR LAND QUALITY PERSONNEL.
5. FILL AND GRADE SITE AS REQUIRED AND INSTALL EITHER PERMANENT OR TEMPORARY STABILIZATION WITHIN 14 DAYS
6. ESTIMATED TIME BETWEEN BEGINNING WORK AND FINAL STABILIZATION - 9 MONTHS TO COMPLETION.

EROSION CONTROM MEASURES MAINTENANCE PLAN

1. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE CHECKED FOR STABILITY AND EFFECTIVE OPERATIONS FOLLOWING EVERY RUNOFF PRODUCING RAINFALL EVENT OR AT LEAST ONCE PER WEEK. REPAIRS REQUIRED SHALL BE COMPLETED IMMEDIATELY TO THE DIMENSION AND FUNCTIONS INDICATED ON THE PLANS.
2. SEDIMENT SHALL BE REMOVED FROM BEHIND THE SEDIMENT FENCING WHEN IT BECOMES 6 INCHES DEEP AT THE FENCE. THE FENCE SHALL BE REPLACED OR REPAIRED AS NECESSARY TO MAINTAIN AN EFFECTIVE BARRIER.
3. ALL AREAS SHALL BE FERTILIZED & SEEDED AS NECESSARY TO OBTAIN AND MAINTAIN A VIGOROUS DENSE TURF COVER.
4. CONTACT PERSON RESPONSIBLE FOR MAINTENANCE IS BUCKY OLIVER, OWNER, (919) 349-5588.

TEMPORARY STABILIZATION SEEDING SCHEDULE

SEED BED PREPARATION

LIME	2 TONS/AC
10-10-20	1,000 LBS/AC
0-20-0	500 LBS/AC (AFTER SEEDING)
ASPHALT TACK	200 GAL/TON OF MULCH

SEEDING MIXTURE

(FEBRUARY 1 - APRIL 30)	
TALL FESCUE	50 LBS/AC
PENSACOLA BAHIAGRASS	10 LBS/AC
KOREAN OR KOBE LESPEDEZA (SCARIFIED)	50 LBS/AC
(MAY 1 - AUGUST 31)	
TALL FESCUE	50 LBS/AC
WEEPING LOVEGRASS	5 LBS/AC
KOREAN OR KOBE LESPEDEZA (SCARIFIED)	50 LBS/AC
BROWNTOP MILLET	25 LBS/AC
(SEPTEMBER 1 - JANUARY 31)	
TALL FESCUE	60 LBS/AC
KOREAN OR KOBE LESPEDEZA (UNSCARIFIED)	60 LBS/AC
RYE (GRAIN)	25 LBS/AC

FOR SLOPES 2:1 OR STEEPER, ADD 30 LBS/AC SERICEA LESPEDEZA AND 15 LBS WEEPING LOVEGRASS

LANDSCAPING MIXTURE

(JANUARY 1 - MARCH 31)	
COMMON BERMUDAGRASS (UNHULLED)	20 LBS/AC
(APRIL 1 - JULY 31)	
COMMON BERMUDAGRASS (HULLED)	12 LBS/AC

EROSION & SEDIMENT CONTROL NOTES:

1. CONTACT THE NCDEQ, LAND QUALITY SECTION, ONE WEEK PRIOR TO LAND DISTURBING ACTIVITY, AND ONE WEEK PRIOR TO FINAL INSPECTION.
2. A COPY OF THE APPROVED SEDIMENT AND EROSION CONTROL PLAN SHALL BE MAINTAINED AT THE SITE.
3. DISTURBED AREAS ARE DELINEATED ON THE DRAWINGS AND DETERMINED BY DIGITAL METHODS. PRIOR TO COMMENCING LAND DISTURBING ACTIVITIES IN AREAS OTHER THAN THOSE INDICATED ON THE PLANS, BUT NOT LIMITED TO OFFSITE BORROW AND DISPOSAL AREAS, CONTRACTOR SHALL SUBMIT A SUPPLEMENTARY EROSION CONTROL PLAN TO THE ENGINEER FOR REVIEW AND APPROVAL BY THE LAND QUALITY SECTION.
4. EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSPECTED FOR DAMAGE AND EFFECTIVE OPERATIONS FOLLOWING EVERY RAINFALL EVENT OR AT LEAST ONCE PER WEEK. REPAIRS SHALL BE COMPLETED IMMEDIATELY TO DIMENSION AND FUNCTIONS INDICATED ON THE PLANS
5. CONTRACTOR RESPONSIBLE FOR INSTALLATION OF ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES NECESSARY TO MAINTAIN EROSION AND CONTROL AS DETERMINED BY THE OWNER, ENGINEER, OR REGULATORY PERSONNEL.
6. ALL DISTURBED AREAS TO DRAIN TO APPROVED SEDIMENT CONTROL MEASURES AT ALL TIMES DURING LAND DISTURBING ACTIVITIES AND UNTIL PERMANENT STABILIZATION IS ESTABLISHED.
7. DURING DEWATERING ACTIVITIES, WATER SHALL BE PUMPED INTO AN APPROVED FILTERING DEVICE OR DIRECTED TO EXISTING EROSION CONTROL MEASURE.
8. CONSTRUCTION ACTIVITIES SHALL MEET CONDITIONS OF DWQ GENERAL CONSTRUCTION PERMIT (NCG01). COMPLIANCE SHALL MEET THE FOLLOWING CONDITIONS:

1) GROUND STABILIZATION:

SITE AREA DESCRIPTION	STABILIZATION TIME FRAME	STABILIZATION TIME FRAME EXCEPTIONS
PERIMETER DIKES, SWALES, DITCHES, AND SLOPES	7 DAYS	NONE
HIGH QUALITY WATER (HQW) ZONES	7 DAYS	NONE
SLOPES STEEPER THAN 3:1	7 DAYS	IF SLOPES ARE 10' OR LESS IN LENGTH AND ARE NOT STEEPER THAN 2:1, 14 DAYS ARE ALLOWED.
SLOPES 3:1 OR FLATTER	14 DAYS	7 DAYS FOR SLOPES GREATER THAN 50 FEET IN LENGTH.
ALL OTHER AREAS WITH SLOPES FLATTER THAN 4:1	14 DAYS	NONE (EXCEPT FOR PERIMETERS AND HQW ZONES)

2) BUILDING WASTES HANDLING:
- NO PAINT OR LIQUID WASTES IN STREAM OR STORM DRAINS.
- DEDICATED AREAS FOR DEMOLITION, CONSTRUCTION, AND OTHER WASTES MUST BE LOCATED 50' FROM STORM DRAINS AND STREAMS UNLESS NO REASONABLE ALTERNATIVES AVAILABLE.
- EARTHEN-MATERIAL STOCKPILES MUST BE LOCATED 50' FROM STORM DRAINS AND STREAMS UNLESS NO REASONABLE ALTERNATIVES AVAILABLE.
- CONCRETE MATERIALS MUST BE CONTROLLED TO AVOID CONTACT WITH SURFACE WATERS, WETLANDS, OR BUFFERS.
- SOIL STORAGE OR STOCKPILE AREAS SHALL BE LOCATED 50 FT. FROM STORM DRAIN INLETS AND SWALES OR DITCHES.

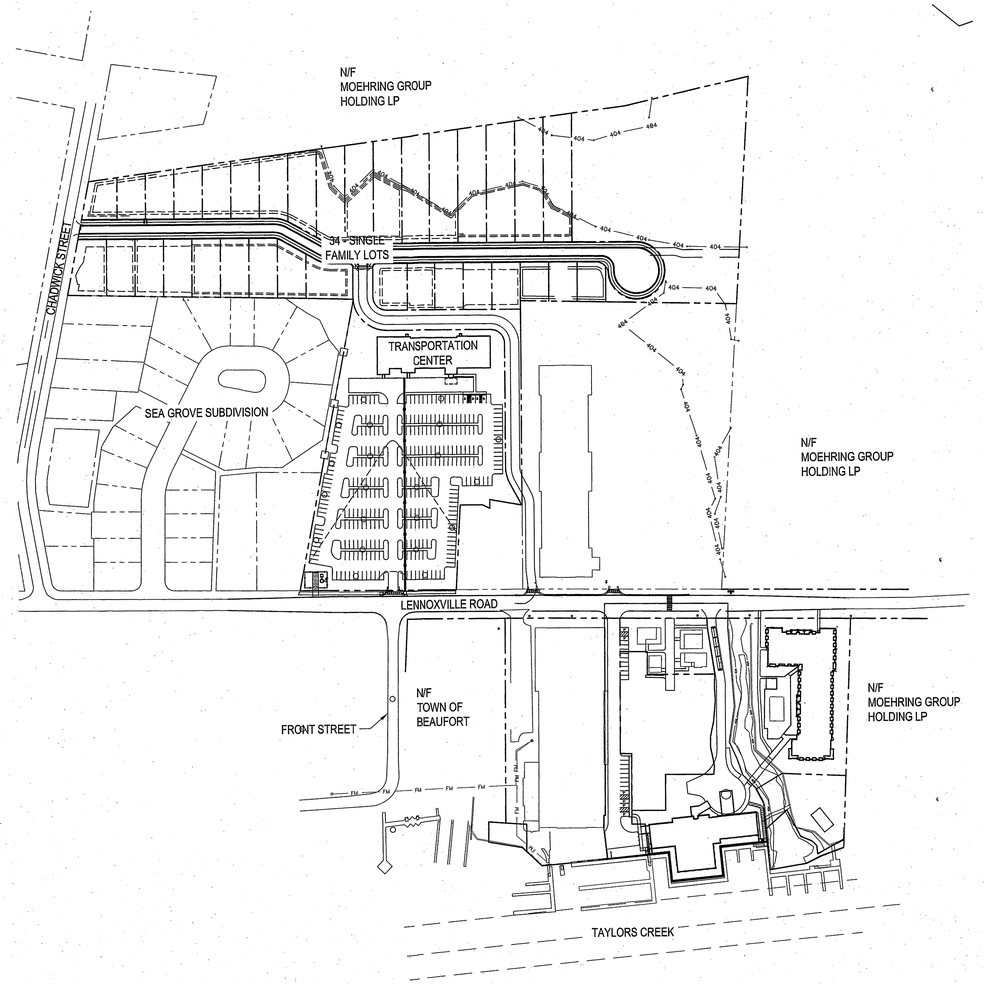
9.87' PROPOSED SPOT ELEVATION

LEGEND

℄ CENTERLINE	CENTERLINE
EXISTING FIRE HYDRANT	5' EXISTING ELEVATION CONTOUR
SEWER DOGHOUSE MANHOLE	FENCELINE
SEWER MANHOLE	DA DA DA LIMITS OF DISTURBANCE
SEWER SERVICE	PROPERTY LINE
WATER SERVICE	5.00' PROPOSED ELEVATION CONTOUR
	SS SS SANITARY SEWER GRAVITY MAIN
	FM FM FM SANITARY SEWER FORCE MAIN
	SF SF SF SILT FENCE
	W W W W W W WATERLINE
	404 404 404 404 404 WETLANDS BOUNDARY

AC	ACRE
DIP	DUCTILE IRON PIPE
EX	EXISTING
F/F	FACE OF CURB TO FACE OF CURB
LF	LINEAR FEAT
MH	MANHOLE
N/F	NOW OR FORMERLY
PVC	POLYVINYL CHLORIDE
R	RADIUS
ROW	RIGHT OF WAY
STA	STATION
W/	WITH
WL	WATERLINE
Ø	DIAMETER
5.00'	PROPOSED SPOT ELEVATION

PRELIMINARY PLAT FOR PHASE IV FOR FRONT STREET VILLAGE NOT FOR CONSTRUCTION



VICINITY MAP

SCALE: 1" = 150'

SCALE (IN FEET):

150' 0' 150' 300'

THIS DRAWING IS THE PROPERTY OF ARENDELL ENGINEERS AND IS NOT TO BE REPRODUCED OR USED FOR ANY PROJECT IN WHOLE OR IN PART WITHOUT EXPRESS WRITTEN PERMISSION.

PROJECT MANAGER: JWF

DESIGNED: JJW

DRAWN BY: JJW

CHECKED: JWF

SCALE: N/A

DATE: 03/29/2021

ARENDELL ENGINEERS
CIVIL · COASTAL · ENVIRONMENTAL
1004 Arendell Street
Morehead City, NC 28557
(252) 622-4338
Fax: (252) 622-4505
www.arendellengineers.com
North Carolina Certification No. C-1509

OWNER:

FRONT STREET VILLAGE, LLC
2400 LENNOXVILLE ROAD
BEAUFORT, NC 28516

PROJECT:

FRONT STREET VILLAGE
TRANSPORTATION CENTER-SITE
PLAN-PHASE II
AND PRELIMINARY PLAT PHASE IV
BEAUFORT, NORTH CAROLINA

CARTERET COUNTY, NC

DRAWING:

NOTES AND ABBREVIATIONS

NORTH CAROLINA PROFESSIONAL SEAL 10733 ENGINEER JAMES WILLIAM WARNER JR.
4/30/2021

NO	REVISION	BY	DATE
1	TOWN COMMENTS	JJW	04/08/21
2	TOWN COMMENTS	JJW	04/30/21

SHEET NO: C2

OF: 18

JOB NO. 19138

PRELIMINARY PLAT FOR
PHASE IV FOR
FRONT STREET VILLAGE
NOT FOR CONSTRUCTION

N/F MOEHRING GROUP HOLDING LP
PIN: 731505198234000
DEED REF: 1251-39
19.26 ACRES
ZONED I-W

S80°11'35"E
1142.63'

PROPERTY LINE

S85°32'46"E
266.83'

404 WETLANDS LINE

EX FIRE HYDRANT

S.R. 1311- CHADWICK ROAD

N28°00'45"E
241.39'

S20°35'51"W
1069.31'

6" CONCRETE
STANDING CURB WITH
PERVIOUS PAVEMENT

EX WATER LINE

EX FIRE HYDRANT

404 WETLANDS LINES

N71°31'53"W
601.76'

EX PROPERTY LINE

S71°38'46"E
255.51'

N/F CARLSON,LISA WOOD
148 CHADWICK ROAD
PIN 731505181913000
1632-142 3/14/2019
0.272 AC
ZONED R8

N/F CARPENTER, GWYN F
ETAL HEATHER
ZONED RS-5

N/F WEST,KATELYN D ETAL
ZONED RS-5

N/F
MOLLICHELLA,
SANDRA LEE
ZONED RS-5

N/F WOOD,CATHY RENEE
142 CHADWICK ROAD
PIN 731505180887000
1177-131 6/22/2006
0.337 AC

N/F SICKLIN,PAUL
ETUX LAURA
ZONED RS-5

N/F BAKER,HENRY
RAY ETUX CAROLE
ZONED RS-5

EX FENCE

EASEMENT LINES

N/F SOUTHERN MARINA BOATHSE NC LLC
2401 + 2425 LENNOXVILLE ROAD
PIN 731505281461000
1645-118 8/1/2019
6.01 AC
ZONED PUD

N/F WOOD,CATHY RENEE
138 CHADWICK ROAD
PIN 731505180861000
1101-444 3/18/2005
0.258 AC

N/F WARNER,M
JOBE JR TRUSTEE

N/F BEYER,WILLIAM
C ETUX LAURA J

N/F STREAMLINE
DEVELOPERS LLC
ZONED RS-5

N/F SEAGROVE SUBDIVISION

N/F WELKER,
MARK E ETUX
SANDRA S
ZONED RS-5

N17°05'18"E
491.02'

N/F MOEHRING GROUP HOLDING LP
PIN: 731505198234000
DEED REF: 1251-39
19.26 AC

N/F CAMPANELLI,DEBORAH A ETVIR
132 CHADWICK ROAD
PIN 731505180707000
0.144 AC

N/F HILLEBRAND,
CHRISTIAN J

N/F BAILEY,WILLIAM
H JR ETUX MELIS

N/F JAMES, CLAUDIA
J ETVIR RUSSELL

N/F STREAMLINE
DEVELOPERS LLC

N/F CUTHRELL,
SUSAN VICTORIA

N/F TYRRELL, RAYMOND
E ETUX REBECCA
ZONED RS-5

N28°07'57"E
618.01'

N/F BEAUFORT
PROPERTIES ASSOC LLC
PIN: 731505080751000
DEED REF: 1538-155

N/F MEADOWS,JEFFREY
A ETUX SUZANNE

N/F BEAUFORT
PROPERTIES ASSOC LLC

N/F BEAUFORT
PROPERTIES ASSOC LLC

N/F SMITH, SUSAN
SHARPLESS ETVIR

N/F HARDISON, ROCKMON
R ETUX ASHLEY

N/F GARDNER,
SANDRA L

N/F SNIPES,JOSEPH
L ETUX NANCY E

SEA GROVE LANE

N/F ONEAL,TOBY C D/B/A
2335 LENNOXVILLE ROAD
PIN 731505182452000
DEED REF 0484-00101
0.488 AC

N/F ONEAL,TOBY C D/B/A
2339 LENNOXVILLE ROAD
PIN 731505183348000
DEED REF 0487-00006
0.674 AC
ZONED R8

N/F MCDONALD, SUSAN
A ETAL BRISCOE

N/F LUEKER,TERRANCE
A ETUX REBECCA

N/F AMAN, RAYMOND
F ETUX SARAH

N/F MOBILIA, JOHN
J ETUX LYNNE M W

N/F TIBBETTS, JEFFREY
A ETUX LISA M

S72°57'09"E
46.29'

S62°42'57"E
68.91'

S48°09'25"E
17.49'

N17°09'49"E
18.11'

EX BUILDING
TO DEMO

N/F ZAR LLC
2371 LENNOXVILLE ROAD
PIN: 731505187149000
DEED REF: 1160-206 3/3/2006
.55 AC

N26°18'15"E
177.11'

EX LIFT STATION

EX FORCE MAIN

N72°36'11"W
331.12'

EX MANHOLE

EX GRAVITY SEWER

EX POWERPOLE

S.R. 1310-LENNOXVILLE ROAD

EXISTING GRADE CONTOURS

SCALE (IN FEET):
50' 0' 50' 100'

EXISTING CONDITIONS
SCALE: 1"=50'

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PROJECT MANAGER: JWF
DESIGNED: JJW
DRAWN BY: JJW
CHECKED: JWF
SCALE: 1" = 50'
DATE: 03/29/2021

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Fax: (252) 622-4505
www.arendellengineers.com
North Carolina Certification No. C-1509

OWNER:
FRONT STREET VILLAGE, LLC
2400 LENNOXVILLE ROAD
BEAUFORT, NC 28516

PROJECT:
FRONT STREET VILLAGE
TRANSPORTATION CENTER-SITE
PLAN-PHASE II
AND PRELIMINARY PLAT PHASE IV
BEAUFORT, NORTH CAROLINA

CARTERET COUNTY, NC

DRAWING:
EXISTING CONDITIONS

NORTH CAROLINA PROFESSIONAL SEAL 10733 ENGINEER JAMES WILLIAM FORBIN, JR.
4/30/2021

NO.	REVISION	BY	DATE
1	TOWN COMMENTS	JJW	04/08/21
2	TOWN COMMENTS	JJW	04/30/21

SHEET NO: C3
OF: 18
JOB NO. 19138

PRELIMINARY PLAT FOR
PHASE IV FOR
FRONT STREET VILLAGE
NOT FOR CONSTRUCTION

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PROJECT MANAGER: JWF
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DRAWN BY: JJW
CHECKED: JWF
SCALE: 1" = 50'
DATE: 03/29/2021

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2400 LENNOXVILLE ROAD
BEAUFORT, NC 28516

PROJECT:
FRONT STREET VILLAGE
TRANSPORTATION CENTER-SITE PLAN-PHASE II
AND PRELIMINARY PLAT PHASE IV
BEAUFORT, NORTH CAROLINA
CARTERET COUNTY, NC

DRAWING:
2 PHASE IV PRELIMINARY PLAT & PHASE II- SITE PLAN- TRANSPORTATION CENTER

NORTH CAROLINA PROFESSIONAL SEAL 10733 ENGINEER JAMES WILLIAM FLEMING JR.
03/30/2021

NO.	REVISION	BY	DATE
1	TOWN COMMENTS	JJW	04/08/21
2	TOWN COMMENTS	JJW	04/30/21

SHEET NO: C4
OF: 18
JOB NO. 19138

TOWN OF BEAUFORT SITE DATA BLOCK OF FEATURES

PROPOSED USE:	34 SINGLE FAMILY HOMES AND TRANSPORTATION CENTER
SQUARE FOOTAGE PROPOSED:	34 SINGLE FAMILY HOMES WITH APPROXIMATELY 2,000 SF FOOTPRINT TRANSPORTATION CENTER WITH APPROXIMATELY 16,500 SF FOOTPRINT
SITE ZONING:	PUD, TRANSPORTATION CENTER B-1, RESIDENTIAL LOTS R-8
TOTAL LOT ACREAGE:	16.20 ACRES NORTH OF LENNOXVILLE ROAD
ACREAGE TO BE DISTURBED:	11.55 ACRES NORTH OF LENNOXVILLE ROAD
FLOOD ZONE:	ZONE X
DEVELOPMENT PARKING REQUIRED:	SEE PARKING SUMMARY TABLE
DEED BOOK:PAGE NUMBER	1259:443, 1645:118, 1510:484
PARCEL ID NUMBER:	731505187915000, 731505284836000, 731505187504000, 731505185229000
STREET LENGTHS EAST GREAT EGRET WAY RUNWAY ROAD	 1,255 LF 1,000 LF

NOTE:
1. MINIMUM BUILDING SETBACK LINES PER 2008 APPROVED PUD:
   1.1. FRONT SETBACK = 15'
   1.2. REAR SETBACK = 10'
   1.3. SIDE SETBACK = 5'
2. SINGLE FAMILY HOMES WILL HAVE A MAXIMUM HEIGHT OF 35'.
3. ENTRANCES SHOWN ALONG LENNOXVILLE ROAD HAS BEEN APPROVED BY NCDOT. A DRIVEWAY PERMIT WILL BE APPLIED FOR THROUGH NCDOT FOR THE CHADWICK DRIVE ENTRANCE.
4. RESIDENTIAL PARTIALS TO BE ZONED R-8.
5. SITE CALCULATIONS ARE AS FOLLOWS:
   ACREAGE IN TRACT TO BE SUBDIVIDED..... 6.69 AC
   WETLAND AREA..... 3.75 AC
   NUMBER OF PARCELS CREATED..... 34
   LENGTH OF EAST GREAT EGRET WAY..... 1,255 LF
   LENGTH OF RUNWAY ROAD..... 1,000 LF
6. NO FIRE LINE IS PROPOSED
7. NINE (9) TOTAL HANDICAP PARKING SPOTS
   TWO (2) 9'X18' VAN ACCESSIBLE SPOTS WITH 8'X18' AISLE
   SEVEN (7) 9'X18' WITH 5'X18' AISLES.
8. STREET LIGHTS ARE TO BE SHOEBOX DARK SKY TYPE.
9. ALL STREETS, SIDEWALKS, AND PARKING AREAS WILL BE CONSTRUCTED OF PERVIOUS CONCRETE OR ASPHALT.
10. EAST GREAT EGRET WAY AND RUNWAY ROAD WILL BE ASPHALT; DRIVEWAYS WILL BE CONCRETE WITH A MAXIMUM WIDTH OF 18'.

PHASE IV PRELIMINARY PLAT & PHASE II- SITE PLAN- TRANSPORTATION CENTER
SCALE: 1"=50'

PRELIMINARY PLAT FOR
PHASE IV FOR
FRONT STREET VILLAGE
NOT FOR CONSTRUCTION

15" Ø RCP

CURB INLET
EACH SIDE

PAD ELEVATION 13.5'
FINISHED FLOOR ELEVATION 14.3'

TRANSPORTATION
CENTER SAND FILTER

D.I. TOP EL. 13.03'

D.I. TOP EL. 12.88'

D.I. TOP EL. 12.73'

D.I. TOP EL. 12.65'

D.I. TOP EL. 12.51'

D.I. TOP EL. 12.35'

24" HDPE @
0.30%, TYP.

EX. SAND
FILTER

TIE INTO EXISTING
ROADWAY SURFACE
EL. 12.03'

GRADING PLAN
SCALE: 1"=50'

SCALE (IN FEET):
50' 0' 50' 100'

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PROJECT MANAGER: JWF
DESIGNED: JJW
DRAWN BY: JJW
CHECKED: JWF
SCALE: 1" = 50'
DATE: 03/29/2021

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FRONT STREET VILLAGE
TRANSPORTATION CENTER-SITE
PLAN-PHASE II
AND PRELIMINARY PLAT PHASE IV
BEAUFORT, NORTH CAROLINA

CARTERET COUNTY, NC

DRAWING:
3 GRADING PLAN

NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 10733 JAMES J. WARD JR.
6/1/2021

NO.	REVISION	BY	DATE
1	TOWN COMMENTS	JJW	04/08/21
2	TOWN COMMENTS	JJW	04/30/21
3	TOWN COMMENTS	JJW	06/01/21

SHEET NO: C5
OF: 18
JOB NO. 19138

PRELIMINARY PLAT FOR
PHASE IV FOR
FRONT STREET VILLAGE
NOT FOR CONSTRUCTION

N/F MOEHRING GROUP HOLDING LP
PIN: 731505198234000
DEED REF: 1251-39
19.26 ACRES
ZONED I-W

S80°11'35"E
1142.63'

S85°32'46"E
266.83'

S20°35'51"W
1069.31'

N28°00'45"E
241.39'

CHADWICK ROAD

SEWER SERVICE, TYPICAL

EX. 12" Ø W/L

MH A1

MH A2

MH A3

MH A4

MH A5

MH B1

MH B2

MH B3

WATER METER, TYPICAL

10" Ø PVC SEWER @ 0.28%

10" Ø DIP SEWER @ 0.28%

NEW FIRE HYDRANT

2" WATER SERVICE

30' UTILITY EASEMENT

6" CONCRETE STANDING CURB WITH PERVIOUS PAVEMENT

EXTEND W VALVE

N71°31'53"W
601.76'

S71°38'46"E
255.51'

N/F CARLSON,LISA WOOD
148 CHADWICK ROAD
PIN 731505181913000
1632-142 3/14/2019
0.272 AC
ZONED R8

N/F CARPENTER, GWYN F ETAL HEATHER
ZONED RS-5

N/F WEST,KATELYN D ETAL
ZONED RS-5

N/F MOLLICHELLA, SANDRA LEE
ZONED RS-5

N/F BAKER,HENRY RAY ETUX CAROLE
ZONED RS-5

N/F STREAMLINE DEVELOPERS LLC
ZONED RS-5

N/F WELKER, MARK E ETUX SANDRA S
ZONED RS-5

N/F TYRRELL, RAYMOND E ETUX REBECCA
ZONED RS-5

N/F CUTHRELL, SUSAN VICTORIA

N/F JAMES, CLAUDIA J ETVIR RUSSELL

N/F STREAMLINE DEVELOPERS LLC

N/F WOOD,CATHY RENEE
142 CHADWICK ROAD
PIN 731505180887000
1177-131 6/22/2006
0.337 AC

N/F SICKLIN,PAUL ETUX LAURA
ZONED RS-5

N/F WOOD,CATHY RENEE
138 CHADWICK ROAD
PIN 731505180861000
1101-444 3/18/2005
0.258 AC

N/F WARNER,M JOBE JR TRUSTEE

N/F BEYER,WILLIAM C ETUX LAURA J

N/F CAMPANELLI,DEBORAH A ETVIR
132 CHADWICK ROAD
PIN 731505180707000
0.144 AC

N/F HILLEBRAND, CHRISTIAN J

N/F BAILEY,WILLIAM H JR ETUX MELIS

N/F MEADOWS,JEFFREY A ETUX SUZANNE

N/F BEAUFORT PROPERTIES ASSOC LLC
PIN: 731505080751000
DEED REF: 1538-155

N/F BEAUFORT PROPERTIES ASSOC LLC

N/F BEAUFORT PROPERTIES ASSOC LLC

N/F SMITH, SUSAN SHARPLESS ETVIR

N/F SNIPES,JOSEPH L ETUX NANCY E

N/F LUEKER,TERRANCE A ETUX REBECCA

N/F TIBBETTS, JEFFREY A ETUX LISA M

N/F HARDISON, ROCKMON R ETUX ASHLEY

N/F GARDNER, SANDRA L

N/F MCDONALD, SUSAN A ETAL BRISCOE

N/F AMAN, RAYMOND F ETUX SARAH

N/F MOBILIA, JOHN J ETUX LYNNE M W

N/F ONEAL,TOBY C D/B/A
2335 LENNOXVILLE ROAD
PIN 731505182453000
DEED REF 0484-00101
0.468 AC

N/F ONEAL,TOBY C D/B/A
2339 LENNOXVILLE ROAD
PIN 731505183348000
DEED REF 0467-00006
0.61 AC
ZONED RS

N/F SOUTHERN MARINA BOATHSE NC LLC
2401 + 2425 LENNOXVILLE ROAD
PIN 731505281461000
1645-118 8/1/2019
6.01 AC
ZONED PUD

N/F ZAR LLC
2371 LENNOXVILLE ROAD
PIN: 731505187149000
DEED REF: 1160-206 3/3/2006
.55 AC

N/F MOEHRING GROUP HOLDING LP
PIN: 731505198234000
DEED REF: 1251-39
19.26 AC
ZONED I-W

N28°02'57"E
518.01'

N20°18'15"E
177.11'

N17°05'18"E
491.02'

S72°57'09"E
46.29'

S48°09'25"E
17.49'

S62°42'57"E
68.91'

N17°09'49"E
18.11'

N72°36'11"W
331.12'

MH B4 DOGHOUSE MANHOLE

EX. MH

EX. POWERPOLE

LENNOXVILLE ROAD

NOTE:
1. ELECTRIC AND CABLE LINES WILL BE UNDERGROUND AND PROVIDED BY OTHERS.
2. STREET LIGHTS ARE TO BE SHOEBOX DARK SKY TYPE.

SCALE (IN FEET):
50' 0' 50' 100'

UTILTY PLAN
SCALE: 1"=50'

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PROJECT MANAGER: JWF

DESIGNED: JJW

DRAWN BY: JJW

CHECKED: JWF

SCALE: 1" = 50'

DATE: 03/29/2021

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2400 LENNOXVILLE ROAD
BEAUFORT, NC 28516

PROJECT:
FRONT STREET VILLAGE
TRANSPORTATION CENTER-SITE
PLAN-PHASE II
AND PRELIMINARY PLAT PHASE IV
BEAUFORT, NORTH CAROLINA

CARTERET COUNTY, NC

DRAWING:
UTILITY PLAN

NORTH CAROLINA PROFESSIONAL SEAL 10733 ENGINEER JAMES W. LANGLEY, JR.
1/30/2021

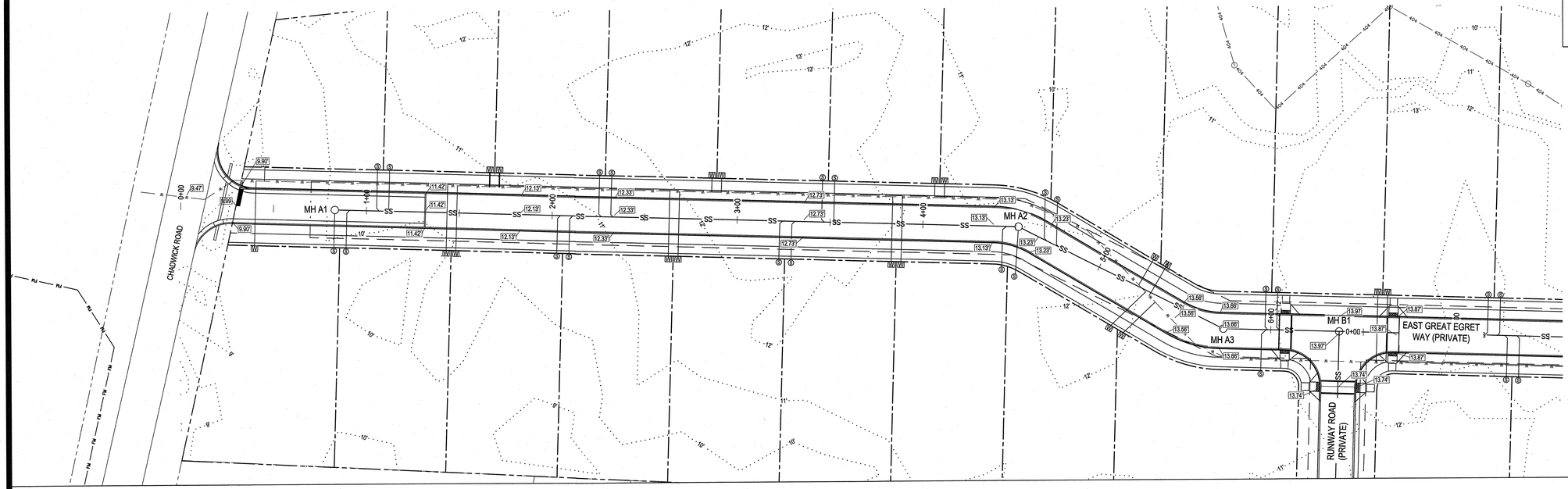
NO.	REVISION	BY	DATE
1	TOWN COMMENTS	JJW	04/08/21
2	TOWN COMMENTS	JJW	04/30/21

SHEET NO: C6

OF: 18

JOB NO. 19138

PRELIMINARY PLAT FOR
PHASE IV FOR
FRONT STREET VILLAGE
NOT FOR CONSTRUCTION

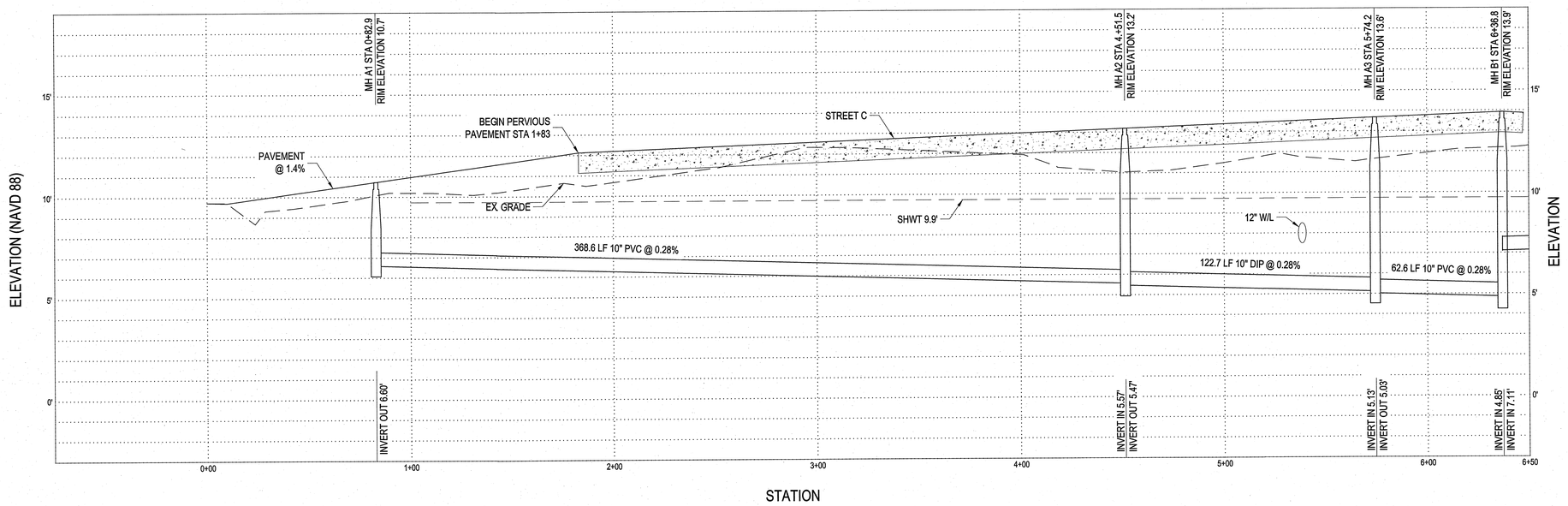


EAST GREAT EGRET WAY SEWER A PLAN - STA 0+00 TO 6+50

SCALE: 1" = 30'

N

SCALE (IN FEET):
30' 0' 30' 60'



EAST EGRET WAY SEWER A PROFILE - STA 0+00 TO 6+50

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

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PROJECT MANAGER: JWF

DESIGNED: JJW

DRAWN BY: JJW

CHECKED: JWF

SCALE: 1" = 30'

DATE: 03/29/2021

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TRANSPORTATION CENTER-SITE
PLAN-PHASE II
AND PRELIMINARY PLAT PHASE IV
BEAUFORT, NORTH CAROLINA

CARTERET COUNTY, NC

DRAWING:

EAST GREAT EGRET WAY SEWER A
PLAN & PROFILE
STATIONS 0+00 TO 6+50

NORTH CAROLINA PROFESSIONAL SEAL 10733 ENGINEER JAMES WILLIAM FORBIN, JR.
6/1/2021

NO.	REVISION	BY	DATE
1	TOWN COMMENTS	JJW	04/08/21
2	TOWN COMMENTS	JJW	04/30/21
3	TOWN COMMENTS	JJW	06/01/21

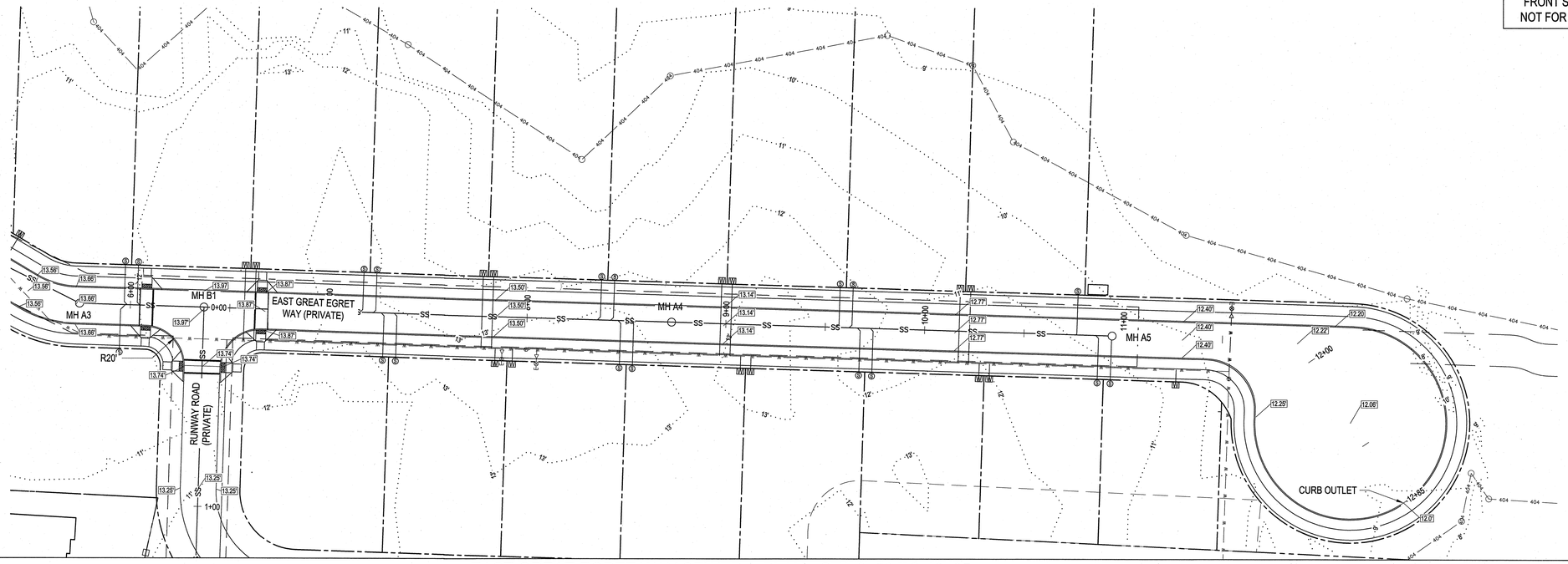
SHEET NO:

C7

OF: 18

JOB NO. 19138

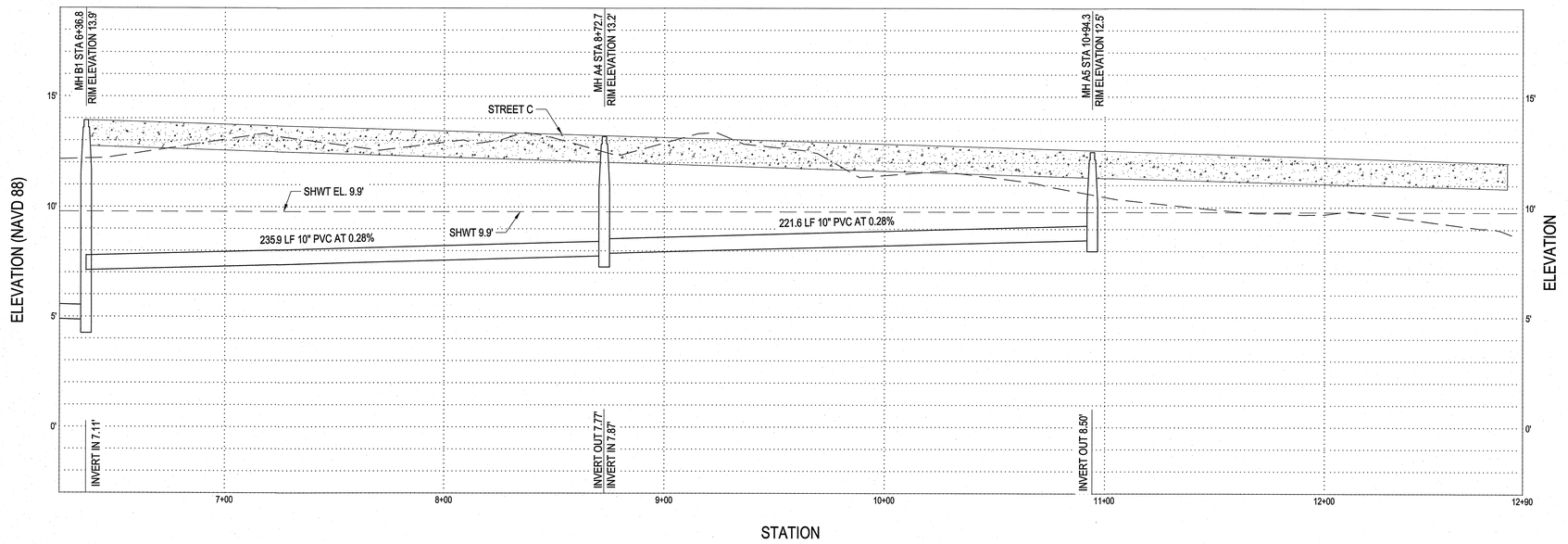
PRELIMINARY PLAT FOR
PHASE IV FOR
FRONT STREET VILLAGE
NOT FOR CONSTRUCTION



EAST GREAT EGRET WAY SEWER A PLAN - STA 6+50 TO 12+85

SCALE: 1" = 30'

SCALE (IN FEET):
30' 0' 30' 60'



EAST GREAT EGRET WAYSEWER A PROFILE - STA 6+50 TO 12+85

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

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PROJECT MANAGER: JWF
DESIGNED: JJW
DRAWN BY: JJW
CHECKED: JWF
SCALE: 1" = 30'
DATE: 03/29/2021

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CARTERET COUNTY, NC

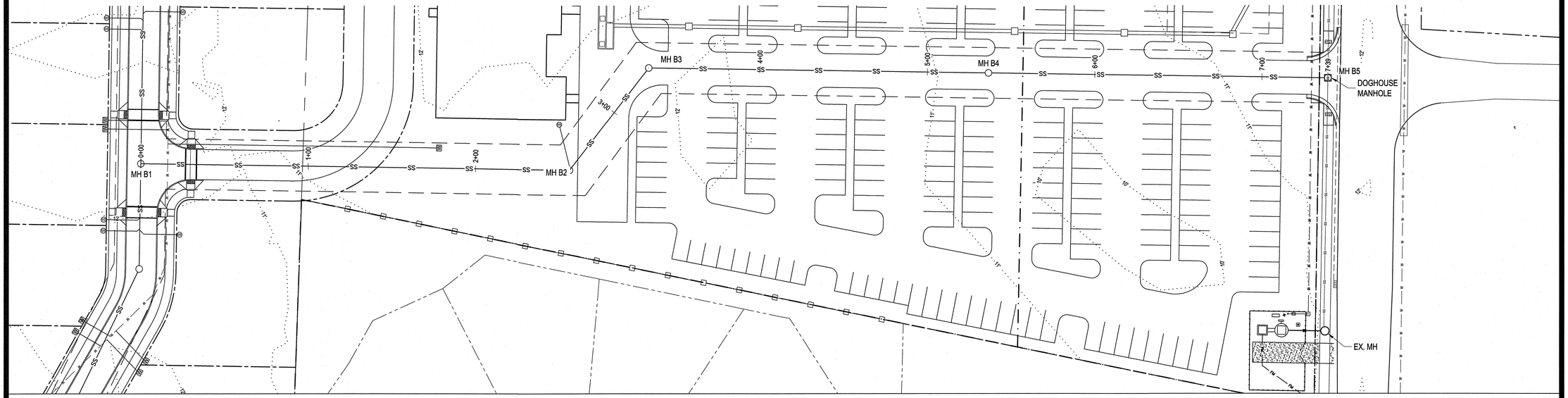
DRAWING:
EAST GREAT EGRET WAY SEWER A
PLAN AND PROFILE
3 STATIONS 6+50 TO 12+85

NORTH CAROLINA PROFESSIONAL SEAL 10733 ENGINEER JAMES W. I AM FORMAN JR.
6/1/2021

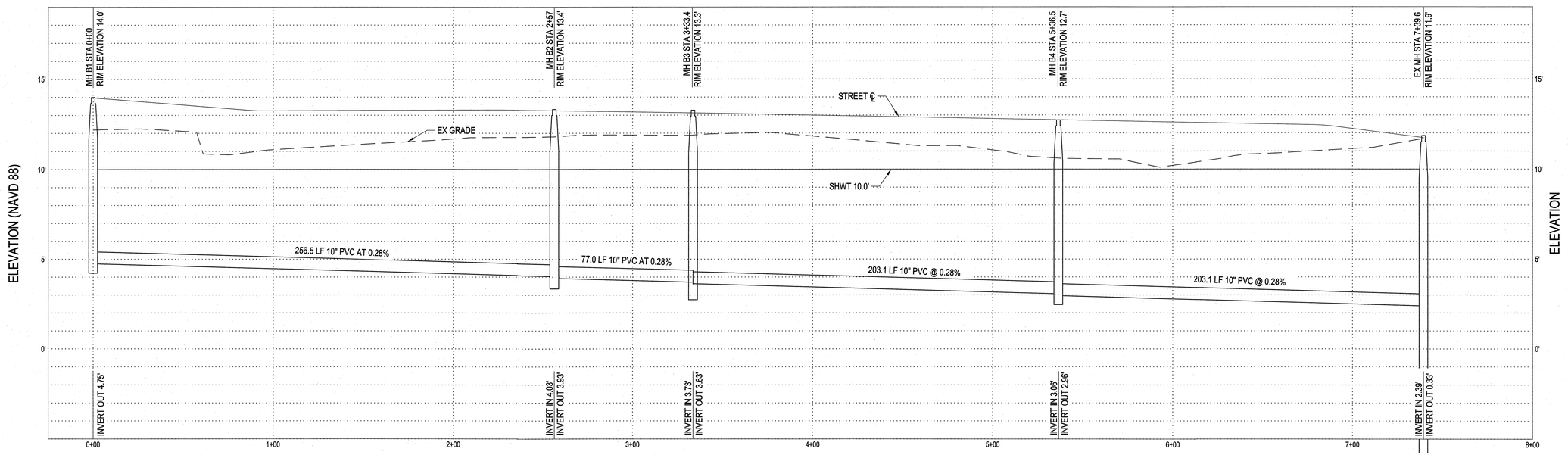
NO.	REVISION	BY	DATE
1	TOWN COMMENTS	JJW	04/08/21
2	TOWN COMMENTS	JJW	04/30/21
3	TOWN COMMENTS	JJW	06/01/21

SHEET NO:
C8
OF: 18
JOB NO.
19138

PRELIMINARY PLAT FOR
PHASE IV FOR
FRONT STREET VILLAGE
NOT FOR CONSTRUCTION



SEWER B PLAN
SCALE: 1" = 30'



SEWER B PROFILE
SCALE: V 1"= 30'; H 1" = 30'

SCALE (IN FEET):
30' 0' 30' 60'

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PROJECT MANAGER: JWF
DESIGNED: JJW
DRAWN BY: JJW
CHECKED: JWF
SCALE: 1" = 30'
DATE: 03/29/2021

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PLAN-PHASE II
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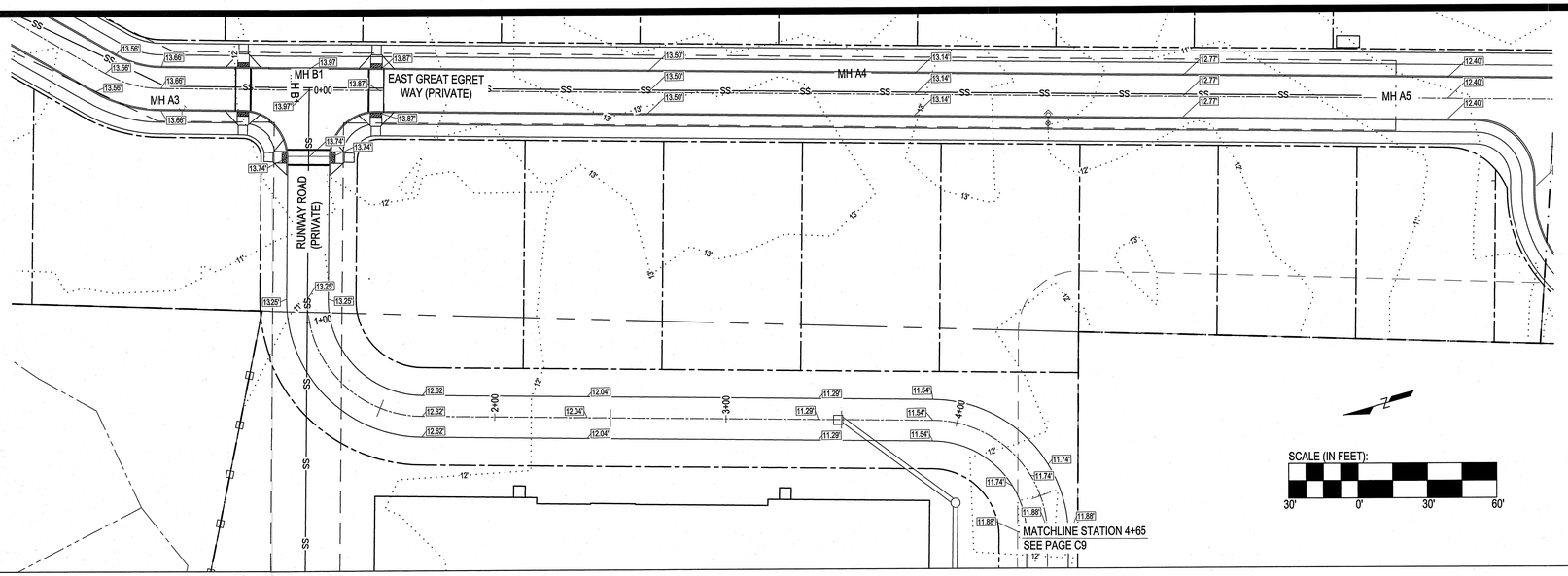
CARTERET COUNTY, NC

DRAWING:
SEWER B PLAN AND PROFILE

NORTH CAROLINA PROFESSIONAL SEAL 10733 ENGINEER JAMES W. LIAM ECONN, JR.
6/1/2021

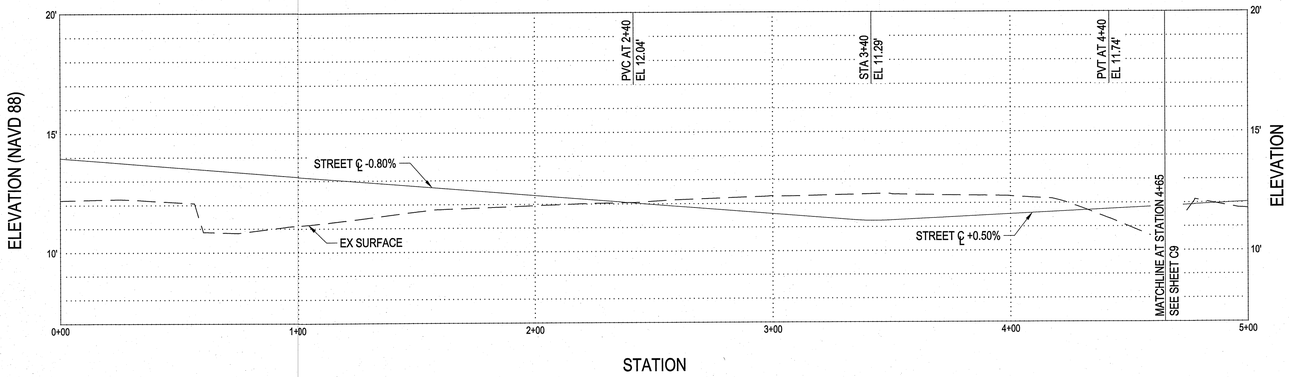
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3	TOWN COMMENTS	JJW	06/01/21

SHEET NO:
C9
OF: 18
JOB NO. 19138



PLAN VIEW- RUNWAY ROAD STATIONS 0+00 TO 4+65

SCALE: 1"=30'



PROFILE VIEW- RUNWAY ROAD STATIONS 0+00 TO 4+65

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

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PROJECT MANAGER: JWF

DESIGNED: JJW

DRAWN BY: JJW

CHECKED: JWF

SCALE: 1" = 30'

DATE: 03/29/2021

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BEAUFORT, NORTH CAROLINA

CARTERET COUNTY, NC

DRAWING:

3 RUNWAY ROAD
PLAN AND PROFILE
STATIONS 0+00 TO 4+65

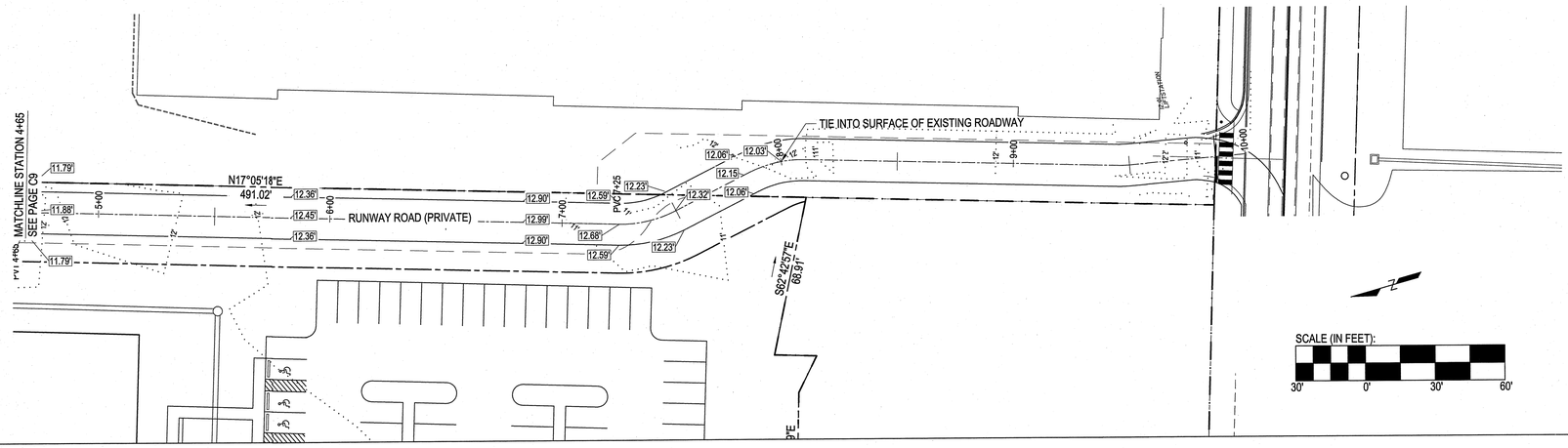
NORTH CAROLINA PROFESSIONAL SEAL 10733 ENGINEER JAMES WILLIAM FRANN JR.
6/1/2021

NO.	REVISION	BY	DATE
1	TOWN COMMENTS	JJW	04/09/21
2	TOWN COMMENTS	JJW	04/30/21
3	TOWN COMMENTS	JJW	06/01/21

SHEET NO: C10

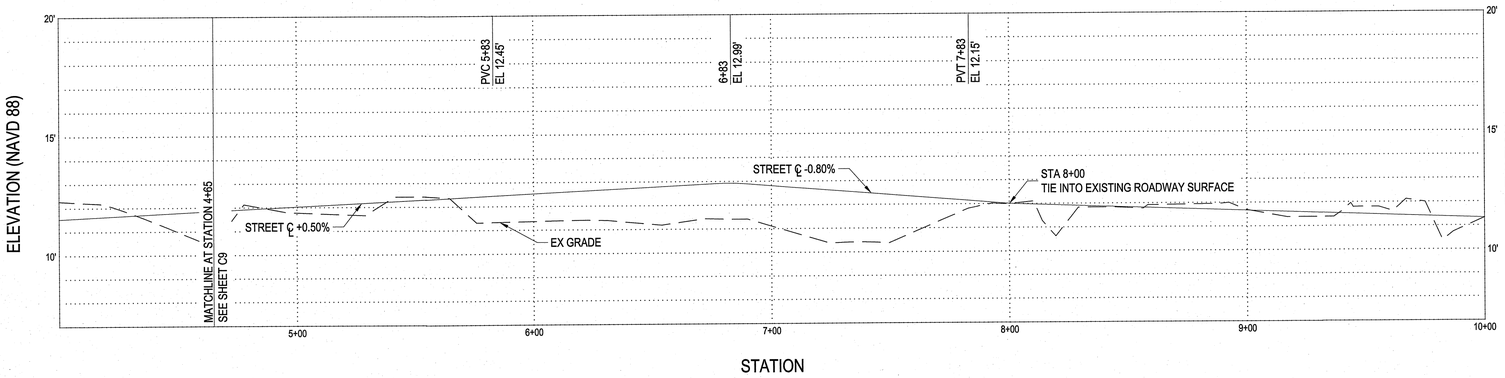
OF: 18

JOB NO. 19138



PLAN VIEW- RUNWAY ROAD STATIONS 4+65 TO 10+00

SCALE: 1"=30'



PROFILE VIEW- RUNWAY ROAD STATIONS 4+65 TO 10+00

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

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PROJECT MANAGER: JWF

DESIGNED: JJW

DRAWN BY: JJW

CHECKED: JWF

SCALE: 1" = 30'

DATE: 03/29/2021

ARENDELL ENGINEERS
CIVIL · COASTAL · ENVIRONMENTAL
1004 Arendell Street
Morehead City, NC 28557
(252) 622-4338
Fax: (252) 622-4505
www.arendellengineers.com
North Carolina Certification No. C-1509

OWNER:

FRONT STREET VILLAGE, LLC
2400 LENNOXVILLE ROAD
BEAUFORT, NC 28516

PROJECT:

FRONT STREET VILLAGE
TRANSPORTATION CENTER-SITE
PLAN-PHASE II
AND PRELIMINARY PLAT PHASE IV
BEAUFORT, NORTH CAROLINA

CARTERET COUNTY, NC

DRAWING:

3 RUNWAY ROAD
PLAN AND PROFILE
STATIONS 4+65 TO 10+00

NORTH CAROLINA PROFESSIONAL SEAL 10733 ENGINEER JAMES WILLIAM FLANN JR.
6/1/2021

NO.	REVISION	BY	DATE
1	TOWN COMMENTS	JJW	04/08/21
2	TOWN COMMENTS	JJW	04/30/21
3	TOWN COMMENTS	JJW	06/01/21

SHEET NO:

C11

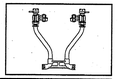
OF: 18

JOB NO. 19138

PRELIMINARY PLAT FOR
PHASE IV FOR
FRONT STREET VILLAGE
NOT FOR CONSTRUCTION

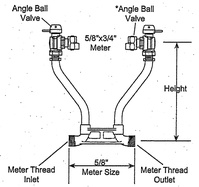
SUBMITTAL INFORMATION

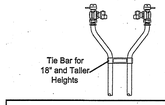
40 Series Resetter - (VBB42-xxW-BI-NL style)



ANGLE BALL VALVE BY *ANGLE BALL VALVE (5/8" X 3/4" METER)

5/8" METER THREAD INLET AND OUTLET





Resetter Part Number

HEIGHT (INCHES)	APPROX. WT. LBS.	CATALOG NUMBER	□ SUBMITTED ITEM(S)
7	3.3	VBB42-7W-BI-NL	
9	3.5	VBB42-9W-BI-NL	
12	3.7	VBB42-12W-BI-NL	
15	3.9	VBB42-15W-BI-NL	
18	4.8	VBB42-18W-BI-NL	
21	4.8	VBB42-21W-BI-NL	
24	5.1	VBB42-24W-BI-NL	
27	5.3	VBB42-27W-BI-NL	
30	5.6	VBB42-30W-BI-NL	

*The Angle Ball Valve is a one-way directional valve designed for the inlet side of the meter and should not be used as a customer shut-off on the customer side of the meter.

Bottom Bar
Meter Thread Size

INLET	OUTLET
5/8"	5/8"

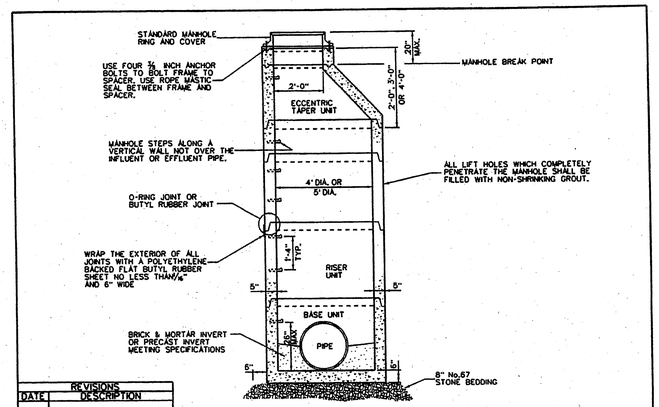
FEATURES

- All brass that comes in contact with potable water conforms to AWWA Standard C800 (UNS NO C89833)
- Brass components that do not come in contact with potable water conform to AWWA Standard C800 (ASTM B-62 and ASTM B-584, UNS NO C83600 - 85-5-5-5)
- The product has the letters "NL" cast into the main body for proper identification
- Saddle nuts hold the meter in place for tightening
- Tie Bar is standard for 18" and taller resetter heights (40 Series)
- Conforms to AWWA C700 for Meter Threads
- 13/16" Copper risers provide more flow capacity
- All Ford Setters are assembled with lead-free solder
- Copper conforms to ASTM B-75, Copper Alloy #122
- 5/8" meter thread on bottom bar

The Ford Meter Box Company considers the information in this submittal form to be correct at the time of publication. Item and option availability, including specifications, are subject to change without notice. Please verify that your product information is current.

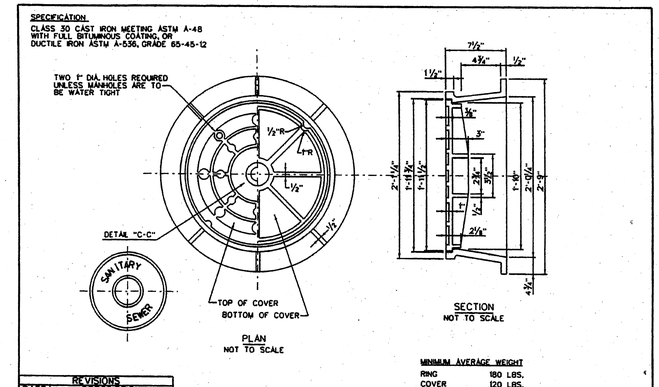
The Ford Meter Box Company, Inc.
P.O. Box 443, Wabash, Indiana U.S.A. 46992-0443
Phone: 260-563-3171 / Fax: 800-826-3487
Overseas Fax: 260-563-0167
http://www.fordmeterbox.com
08/22/12

Submitted By:



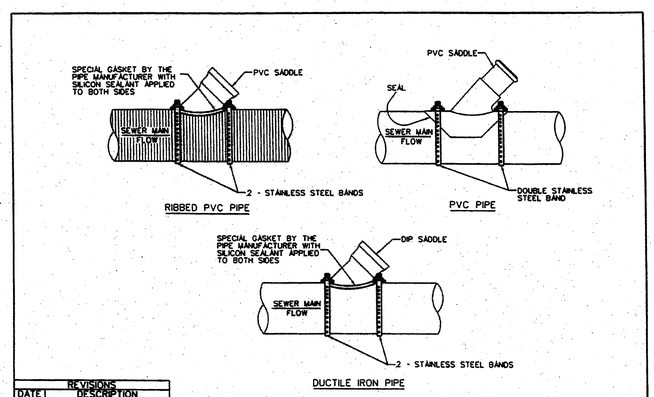
REVISIONS DATE	DESCRIPTION

TOWN OF BEAUFORT STANDARDS — **STANDARD PRECAST CONCRETE MANHOLE** — SHEET 1 OF 1 — STD. NO. 2.01



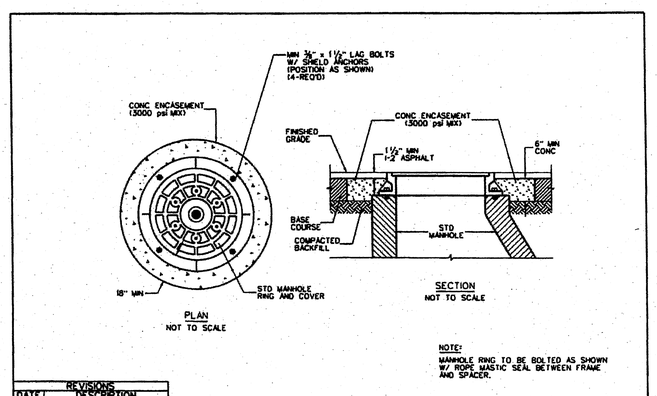
REVISIONS DATE	DESCRIPTION

TOWN OF BEAUFORT STANDARDS — **MANHOLE RING AND COVER** — SHEET 1 OF 1 — STD. NO. 2.02



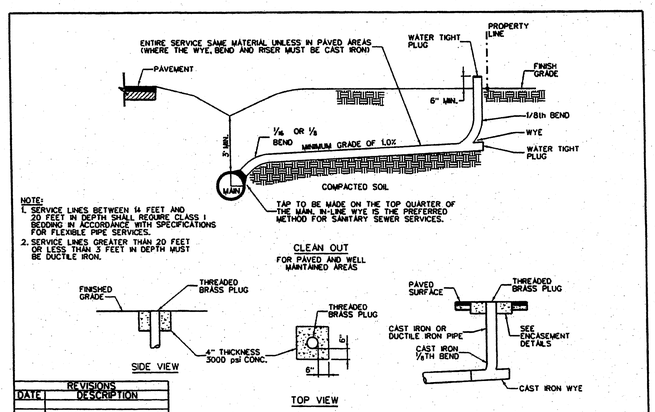
REVISIONS DATE	DESCRIPTION

TOWN OF BEAUFORT STANDARDS — **SANITARY SEWER LATERAL CONNECTION** — SHEET 1 OF 1 — STD. NO. 2.05



REVISIONS DATE	DESCRIPTION

TOWN OF BEAUFORT STANDARDS — **MANHOLE RING AND COVER INSTALLATION IN PAVEMENT AREAS** — SHEET 1 OF 1 — STD. NO. 2.03



REVISIONS DATE	DESCRIPTION

TOWN OF BEAUFORT STANDARDS — **SANITARY SEWER TAP AND SERVICE** — SHEET 1 OF 1 — STD. NO. 2.06

THIS DRAWING IS THE PROPERTY OF ARENDELL ENGINEERS AND IS NOT TO BE REPRODUCED OR USED FOR ANY PROJECT IN WHOLE OR IN PART WITHOUT EXPRESS WRITTEN PERMISSION.

PROJECT MANAGER: JWF
DESIGNED: JJW
DRAWN BY: JJW
CHECKED: JWF
SCALE: 1" = 30'
DATE: 03/29/2021

ARENDELL ENGINEERS
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North Carolina Certification No. C-1509

OWNER:
FRONT STREET VILLAGE, LLC
2400 LENNOXVILLE ROAD
BEAUFORT, NC 28516

PROJECT:
FRONT STREET VILLAGE
TRANSPORTATION CENTER-SITE PLAN-PHASE II
AND PRELIMINARY PLAT PHASE IV
BEAUFORT, NORTH CAROLINA

CARTERET COUNTY, NC

DRAWING:
UTILITY DETAILS

NORTH CAROLINA PROFESSIONAL SEAL 10733 ENGINEER JUSTIN WILLIAM FORMAN JR.
4/30/2021

NO.	REVISION	BY	DATE
1	TOWN COMMENTS	JJW	04/08/21
2	TOWN COMMENTS	JJW	04/30/21

SHEET NO: C12
OF: 18
JOB NO. 19138

PRELIMINARY PLAT FOR
PHASE IV FOR
FRONT STREET VILLAGE
NOT FOR CONSTRUCTION

N/F MOEHRING GROUP HOLDING LP
PIN: 731505198234000
DEED REF: 1251-39
19.26 ACRES
ZONED I-W

S80°11'35"E
1142.63'

EAST GREAT EGRET WAY (PRIVATE) 42'

CHADWICK ROAD

N28°00'45"E
241.38'

6" CONCRETE
STANDING CURB WITH
PERVIOUS PAVEMENT

EAST GREAT EGRET WAY (PRIVATE) 42'

S71°38'46"E
255.51'

N/F CARLSON,LISA WOOD
148 CHADWICK ROAD
PIN 731505181913000
1632-142 3/14/2019
0.272 AC
ZONED R8

N71°31'53"W
601.76'

N/F CARPENTER, GWYN F
ETAL HEATHER
ZONED RS-5

N/F WEST,KATELYN D ETAL
ZONED RS-5

N/F
MOLLICHELLA,
SANDRA LEE
ZONED RS-5

N/F WOOD,CATHY RENEE
142 CHADWICK ROAD
PIN 731505180887000
1177-131 6/22/2006
0.337 AC

N/F SICKLIN,PAUL
ETUX LAURA
ZONED RS-5

N/F BAKER,HENRY
RAY ETUX CAROLE
ZONED RS-5

N/F WOOD,CATHY RENEE
138 CHADWICK ROAD
PIN 731505180861000
1101-444 3/18/2005
0.258 AC

N/F WARNER,M
JOBE JR TRUSTEE

N/F STREAMLINE
DEVELOPERS LLC
ZONED RS-5

N/F BEYER,WILLIAM
C ETUX LAURA J

N/F CAMPANELLI,DEBORAH A ETVIR
132 CHADWICK ROAD
PIN 731505180707000
0.144 AC

N/F WELKER,
MARK E ETUX
SANDRA S
ZONED RS-5

N/F HILLEBRAND,
CHRISTIAN J

N/F SOUTHERN MARINA BOATHSE NC LLC
2401 + 2425 LENNOXVILLE ROAD
PIN 731505281461000
1645-118 8/1/2019
6.01 AC
ZONED PUD

10' LANDSCAPE BUFFER

N28°10'57"E
618.01'

N17°08'18"E
491.02'

EAST GREAT EGRET WAY (PRIVATE)

N/F BAILEY,WILLIAM
H JR ETUX MELIS

N/F JAMES, CLAUDIA
J ETVIR RUSSELL

N/F STREAMLINE
DEVELOPERS LLC

N/F CUTHRELL,
SUSAN VICTORIA

N/F TYRRELL, RAYMOND
E ETUX REBECCA
ZONED RS-5

N/F BEAUFORT
PROPERTIES ASSOC LLC
PIN: 731505080751000
DEED REF: 1538-155

N/F MEADOWS,JEFFREY
A ETUX SUZANNE

N/F BEAUFORT
PROPERTIES ASSOC LLC

N/F BEAUFORT
PROPERTIES ASSOC LLC

N/F SMITH, SUSAN
SHARPLESS ETVIR

5' LANDSCAPE
STRIP

N/F ONEAL,TOBY C D/B/A
2335 LENNOXVILLE ROAD
PIN 731505182452000
DEED REF 0494-00101
0.468 AC

N/F ONEAL,TOBY C D/B/A
2339 LENNOXVILLE ROAD
PIN 731505183548000
DEED REF 0487-00006
0.674 AC
ZONED R8

S72°57'09"E
46.29'

S62°42'57"E
68.91'

S48°09'25"E
17.49'

N17°09'49"E
18.11'

N/F ZAR LLC
2371 LENNOXVILLE ROAD
PIN: 731505187149000
DEED REF: 1160-206 3/3/2006
.55 AC

N20°18'15"E
177.11'

N/F HARDISON, ROCKMON
R ETUX ASHLEY

N/F GARDNER,
SANDRA L

N/F SNIPES,JOSEPH
L ETUX NANCY E

N/F MCDONALD, SUSAN
A ETAL BRISCOE

N/F LUEKER,TERRANCE
A ETUX REBECCA

N/F AMAN, RAYMOND
F ETUX SARAH

N/F MOBILIA, JOHN
J ETUX LYNNE M W

N/F TIBBETTS, JEFFREY
A ETUX LISA M

N72°36'11"W
331.12'

LENNOXVILLE ROAD

LANDSCAPE PLAN
SCALE: 1" = 50'

LANDSCAPE DETAILS

- 5" CALIPER LIVE OAK TREES
- WAX MYRTLES
- YAUPON HOLLY FOUNDATION SHRUBS
- PERMANENT SEEDING OR SOD

NOTES:

1. ALL LOCATIONS WITHOUT TREES OR SHRUBS SHALL BE SEEDED OR SODDED WITH COASTAL BERMUDA GRASS.
2. MULCH SHALL BE PLACED AROUND ALL TREES AND SHRUBS.
3. OWNER MAY REVISE LANDSCAPING PLAN AT HIS DISCRETION

SCALE (IN FEET):
50' 0' 50' 100'

THIS DRAWING IS THE PROPERTY OF ARENDELL ENGINEERS AND IS NOT TO BE REPRODUCED OR USED FOR ANY PROJECT IN WHOLE OR IN PART WITHOUT EXPRESS WRITTEN PERMISSION.

PROJECT MANAGER: JWF
DESIGNED: JJW
DRAWN BY: JJW
CHECKED: JWF
SCALE: 1" = 50'
DATE: 03/29/2021

ARENDELL ENGINEERS
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www.arendellengineers.com
North Carolina Certification No. C-1509

OWNER:
FRONT STREET VILLAGE, LLC
2400 LENNOXVILLE ROAD
BEAUFORT, NC 28516

PROJECT:
FRONT STREET VILLAGE
TRANSPORTATION CENTER-SITE
PLAN-PHASE II
AND PRELIMINARY PLAT PHASE IV
BEAUFORT, NORTH CAROLINA

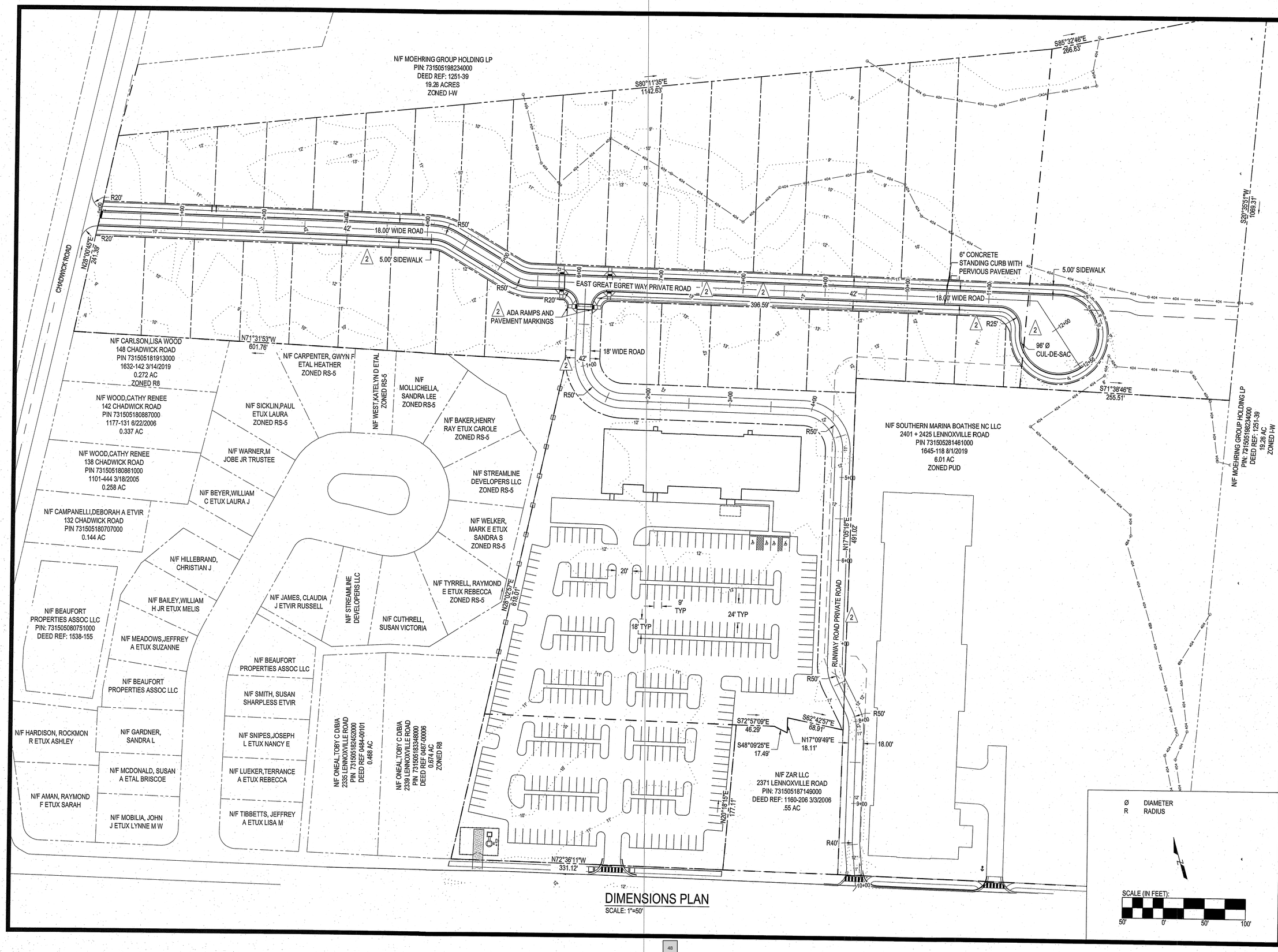
CARTERET COUNTY, NC

DRAWING:
LANDSCAPING PLAN

NORTH CAROLINA PROFESSIONAL SEAL 10733 ENGINEER JAMES WILLIAM SCRIVEN, JR.
4/30/2021

NO.	REVISION	BY	DATE
1	TOWN COMMENTS	JJW	04/08/21
2	TOWN COMMENTS	JJW	04/30/21

SHEET NO: C13
OF: 18
JOB NO. 19138



DIMENSIONS PLAN
SCALE: 1"=50'

THIS DRAWING IS THE PROPERTY OF ARENDELL ENGINEERS AND IS NOT TO BE REPRODUCED OR USED FOR ANY PROJECT IN WHOLE OR IN PART WITHOUT EXPRESS WRITTEN PERMISSION.

PROJECT MANAGER: JWF
DESIGNED: JJW
DRAWN BY: JJW
CHECKED: JWF
SCALE: 1" = 50'
DATE: 03/29/2021

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OWNER:
FRONT STREET VILLAGE, LLC
2400 LENNOXVILLE ROAD
BEAUFORT, NC 28516

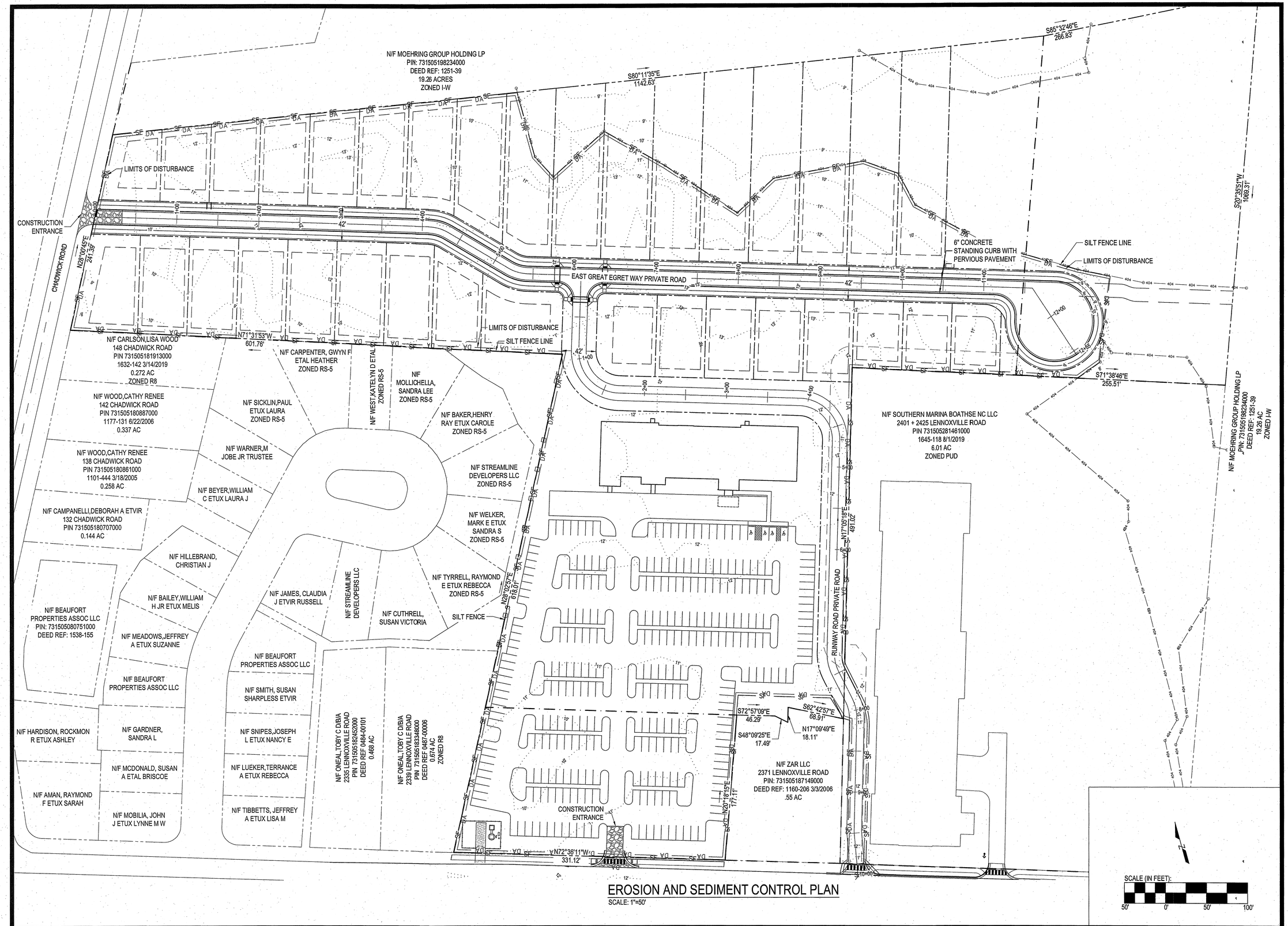
PROJECT:
FRONT STREET VILLAGE
TRANSPORTATION CENTER-SITE PLAN-PHASE II
AND PRELIMINARY PLAT PHASE IV
BEAUFORT, NORTH CAROLINA
CARTERET COUNTY, NC

DRAWING:
DIMENSIONS PLAN

NORTH CAROLINA PROFESSIONAL SEAL 10733 ENGINEER WILLIAM FORMAN JR.
4/31/2021

NO.	REVISION	BY	DATE
1	TOWN COMMENTS	JJW	04/08/21
2	TOWN COMMENTS	JJW	04/30/21

SHEET NO:
C14
OF: 18
JOB NO.
19138



EROSION AND SEDIMENT CONTROL PLAN
SCALE: 1"=50'

THIS DRAWING IS THE PROPERTY OF ARENDELL ENGINEERS AND IS NOT TO BE REPRODUCED OR USED FOR ANY PROJECT IN WHOLE OR IN PART WITHOUT EXPRESS WRITTEN PERMISSION.

PROJECT MANAGER: JWF
DESIGNED: JJW
DRAWN BY: JJW
CHECKED: JWF
SCALE: 1" = 50'
DATE: 03/29/2021

ARENDELL ENGINEERS
CIVIL · COASTAL · ENVIRONMENTAL
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Morehead City, NC 28557
(252) 622-4338
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North Carolina Certification No. C-1509

OWNER:
FRONT STREET VILLAGE, LLC
2400 LENNOXVILLE ROAD
BEAUFORT, NC 28516

PROJECT:
FRONT STREET VILLAGE
TRANSPORTATION CENTER-SITE PLAN-PHASE II
AND PRELIMINARY PLAT PHASE IV
BEAUFORT, NORTH CAROLINA

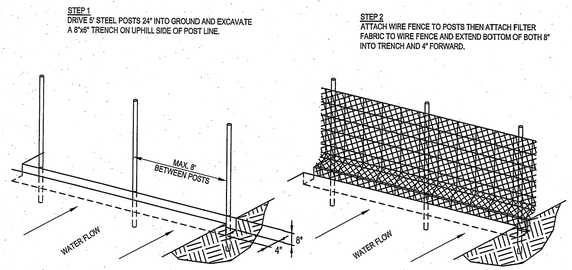
CARTERET COUNTY, NC

DRAWING:
EROSION AND SEDIMENT CONTROL PLAN

NORTH CAROLINA PROFESSIONAL SEAL 10733 ENGINEER JAMES W. LILLEY, JR.
4/30/2021

NO.	REVISION	BY	DATE
1	TOWN COMMENTS	JJW	04/08/21
2	TOWN COMMENTS	JJW	04/30/21

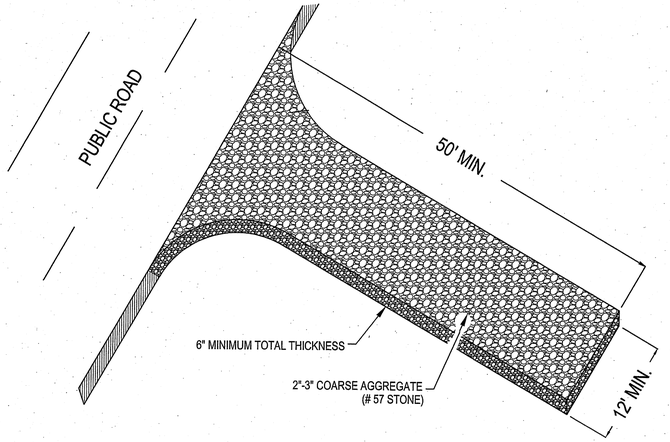
SHEET NO: C15
OF: 18
JOB NO. 19138



NOTES:
1. SEE EROSION CONTROL GENERAL NOTES.
2. FILTER FABRIC BOTTOM SHALL BE PLACED 8" IN TRENCH AND 4 " FORWARD AND SECURED BY EITHER WASHED STONE EXTENDING A MINIMUM OF 6" ABOVE GROUND LEVEL DR TAMPED SOIL BACKFILL MATERIAL TO GROUND LEVEL OR HIGHER.

TEMPORARY SILT FENCE

SCALE: NOT TO SCALE



CONSTRUCTION ENTRANCE

SCALE: NOT TO SCALE

EROSION AND SEDIMENT CONTROL DETAILS

NOT TO SCALE

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PROJECT MANAGER: JWF
DESIGNED: JJW
DRAWN BY: JJW
CHECKED: JWF
SCALE: NTS
DATE: 03/29/2021

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2400 LENNOXVILLE ROAD
BEAUFORT, NC 28516

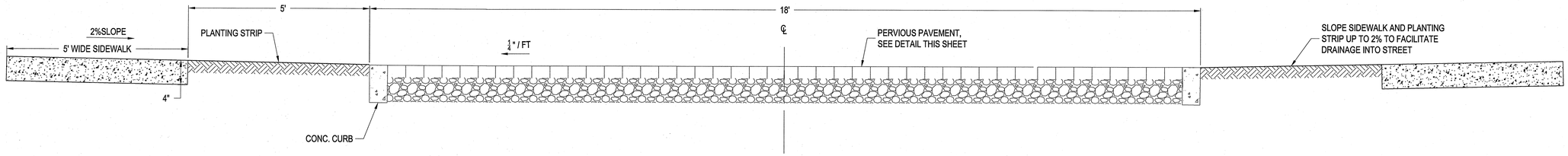
PROJECT:
FRONT STREET VILLAGE
TRANSPORTATION CENTER-SITE PLAN-PHASE II
AND PRELIMINARY PLAT PHASE IV
BEAUFORT, NORTH CAROLINA
CARTERET COUNTY, NC

DRAWING:
EROSION AND SEDIMENT CONTROL DETAILS

NORTH CAROLINA PROFESSIONAL SEAL 10733 ENGINEER JEFFREY WILLIAM FORMAN JR.
4/30/2021

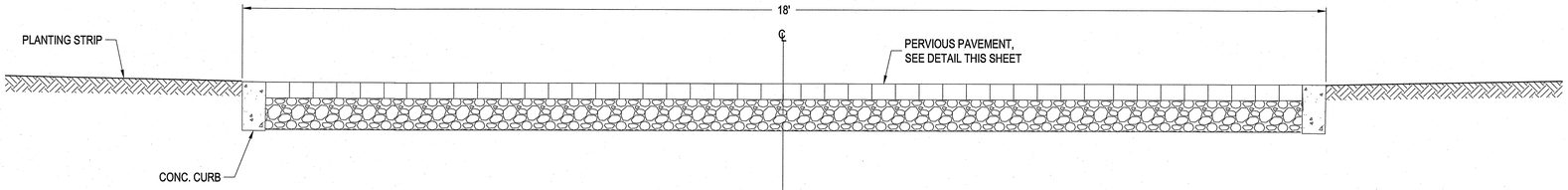
NO.	REVISION	BY	DATE
1	TOWN COMMENTS	JJW	04/08/21
2	TOWN COMMENTS	JJW	04/30/21

SHEET NO: C16
OF: 18
JOB NO. 19138



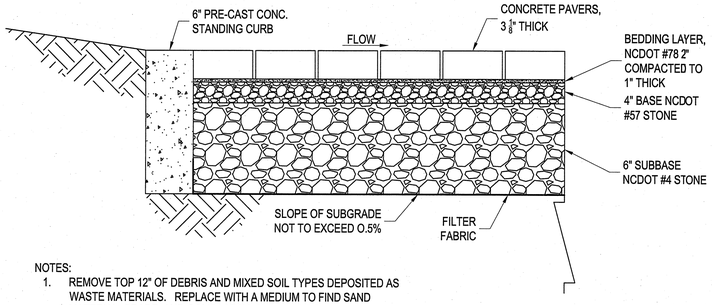
3 EAST GREAT EGRET WAY - TYPICAL SECTION

SCALE: NOT TO SCALE



3 RUNWAY ROAD - TYPICAL SECTION

SCALE: NOT TO SCALE



NOTES:

1. REMOVE TOP 12" OF DEBRIS AND MIXED SOIL TYPES DEPOSITED AS WASTE MATERIALS. REPLACE WITH A MEDIUM TO FIND SAND MATERIAL, GRADE, AND COMPACT TO SUBGRADE ELEVATION. CONTRACTOR SHALL IDENTIFY SOURCE OF FILL MATERIALS AND THE MATERIALS BE APPROVED BY THE ENGINEER AND/OR SOIL SCIENTIST.
2. PERVIOUS PAVEMENT STRUCTURE SHALL BE PLACED ON A MINIMUM OF 12" OF FINE/MEDIUM SAND OF EITHER EXISTING OR FILL.
3. PERVIOUS PAVERS TO SUPPORT H20 LOADING.

3 PERVIOUS PAVEMENT DETAIL

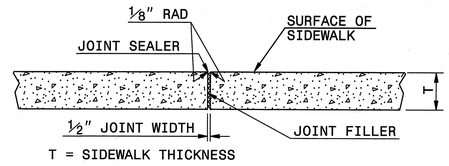
SCALE: NOT TO SCALE

ES:

CONSTRUCT STANDARD SIDEWALK 5′ WIDE AND 4″ THICK UNLESS OTHERWISE DENOTED ON PLANS.

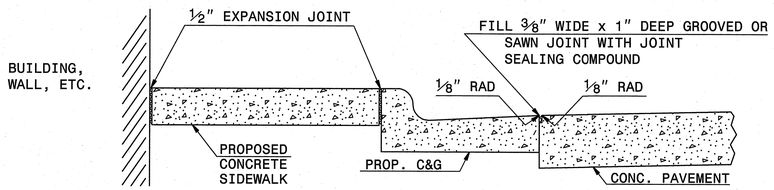
PLACE A GROOVE JOINT 1″ DEEP WITH ⅛″ RADII IN THE CONCRETE SIDEWALK AT 5′ INTERVALS. ONE ½″ EXPANSION JOINT WILL BE REQUIRED AT 50′ INTERVALS. A ½″ EXPANSION JOINT WILL BE REQUIRED WHERE THE SIDEWALK JOINS ANY RIGID STRUCTURE.

SEE STD. DWG. 848.05 FOR CURB RAMP LOCATION REQUIREMENTS AND CONSTRUCTION GUIDELINES.



T = SIDEWALK THICKNESS

TRANSVERSE EXPANSION JOINT IN SIDEWALK



DETAILS SHOWING JOINTS IN CONCRETE SIDEWALK

SIDEWALK DETAILS

NOT TO SCALE

1-18

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

ROADWAY STANDARD DRAWING FOR
CONCRETE SIDEWALK

THIS DRAWING IS THE PROPERTY OF ARENDELL ENGINEERS AND IS NOT TO BE REPRODUCED OR USED FOR ANY PROJECT IN WHOLE OR IN PART WITHOUT EXPRESS WRITTEN PERMISSION.

PROJECT MANAGER: JWF

DESIGNED: JJW

DRAWN BY: JJW

CHECKED: JWF

SCALE: NTS

DATE: 03/29/2021

ARENDELL ENGINEERS
CIVIL · COASTAL · ENVIRONMENTAL
1004 Arendell Street
Morehead City, NC 28557
(252) 622-4338
Fax: (252) 622-4505
www.arendellengineers.com
North Carolina Certification No. C-1509

OWNER:

FRONT STREET VILLAGE, LLC
2400 LENNOXVILLE ROAD
BEAUFORT, NC 28516

PROJECT:

FRONT STREET VILLAGE
TRANSPORTATION CENTER-SITE
PLAN-PHASE II
AND PRELIMINARY PLAT PHASE IV
BEAUFORT, NORTH CAROLINA

CARTERET COUNTY, NC

DRAWING:

DETAILS
SHEET 1 OF 2

NORTH CAROLINA PROFESSIONAL SEAL 10733 ENGINEER JAMES WILLIAM FORMAN JR.
6/1/2021

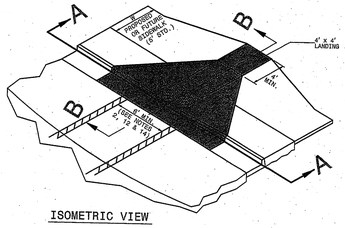
NO.	REVISION	BY	DATE
1	TOWN COMMENTS	JJW	04/08/21
2	TOWN COMMENTS	JJW	04/30/21
3	TOWN COMMENTS	JJW	06/01/21

SHEET NO:

C17

OF: 18

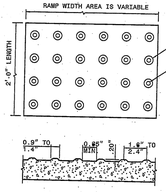
JOB NO. 19138



ISOMETRIC VIEW

PAY LIMITS FOR CURB RAMP

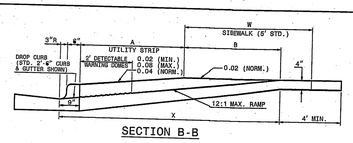
NOTES:
1. DETECTABLE WARNING DOMES WILL COVER 2'-0" LENGTH AND FULL WIDTH OF THE RAMP FLOOR AS SHOWN ON THE DETAILS.
2. DETECTABLE WARNING DOMES WILL CONTRAST VISIBILITY WITH ADJOINING SURFACE, EITHER LIGHT-ON-DARK, OR DARK-ON-LIGHT SEQUENCE COVERING THE ENTIRE RAMP.



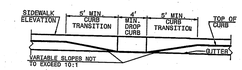
DETECTABLE WARNING DOMES

W	A	B=A+9"	X	B
5'	0.0'	5.8'	5.8'	5.0"*
6'	0.0'	6.8'	6.8'	6.0"*
7'	0.0'	7.6'	7.2'	6.6"*
8'	0.0'	8.6'	7.9'	6.9"*
5'	2.0'	7.8'	7.9'	5.0'
5'	2.5'	8.3'	8.1'	4.8'
5'	3.0'	8.8'	8.3'	4.4'
5'	3.5'	9.3'	8.4'	4.1'
5'	4.0'	9.8'	8.6'	3.8'
5'	4.5'	10.3'	8.7'	3.4'
5'	5.0'	10.6'	8.8'	3.1'

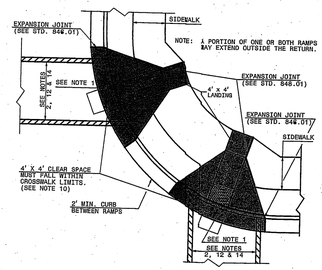
B = X-(A+9")
B = DISTANCE FROM FRONT EDGE OF SIDEWALK TO BACK POINT OF 12:1 (8.33%) SLOPE.
* BACK OF SIDEWALK DROP REQUIRED FOR ALL SIDEWALK SLOPES.
** BACK OF SIDEWALK DROP REQUIRED FOR SIDEWALK SLOPES 0.04.



SECTION B-B



SECTION A-A



PLAN VIEW
DUAL RAMPS
ANY RADII
(4' MIN. FLOOR WIDTH)

ROADWAY STANDARD DRAWING FOR
CURB RAMP
PROPOSED CURB AND GUTTER

1-18 STATE OF NORTH CAROLINA DEPT. OF TRANSPORTATION DIVISION OF HIGHWAYS RALEIGH, N.C.

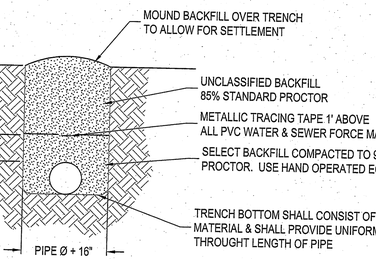
SHEET 1 OF 3
848.05

NOTES:
1. CONSTRUCT THE RAMP SURFACE TO BE STABLE, FIRM, AND SLIP RESISTANT. CONSTRUCT THE CURB RAMP TYPE AS SHOWN IN THE PAVEMENT MARKING PLANS OR AS DIRECTED BY THE ENGINEER.
2. LOCATE CURB RAMPS AND PLACE PEDESTRIAN CROSSWALK MARKINGS AS SHOWN IN THE PAVEMENT MARKING PLANS. WHEN FIELD ADJUSTMENTS REQUIRE MOVING CURB RAMPS OR MARKINGS AS SHOWN, CONTACT THE SIGNING AND DELINEATION UNIT OR LOCATE AS DIRECTED BY THE ENGINEER.
3. COORDINATE THE CURB RAMP AND THE PEDESTRIAN CROSSWALK MARKINGS SO A 4'x4' CLEAR SPACE AT THE BASE OF THE CURB RAMP WILL FALL WITHIN THE PEDESTRIAN CROSSWALK LINES.
4. SET BACK DISTANCE FROM INSIDE CROSSWALK MARKING TO NEAREST EDGE OF TRAVEL LANE IS 4' MINIMUM.
5. REFER TO THE PAVEMENT MARKING PLANS FOR STOP BAR LOCATIONS AT SIGNALIZED INTERSECTIONS. IF A PAVEMENT MARKING PLAN IS NOT PROVIDED, CONTACT THE SIGNAL DESIGN SECTION FOR THE STOP BAR LOCATIONS OR LOCATE AS DIRECTED BY THE ENGINEER.
6. TERMINATE PARKING A MINIMUM OF 20' BACK OF A PEDESTRIAN CROSSWALK.
7. CONSTRUCT CURB RAMPS A MINIMUM OF 4' WIDE.
8. CONSTRUCT THE RUNNING SLOPE OF THE RAMP 8.33% MAXIMUM.
9. ALLOWABLE CROSS SLOPE ON SIDEWALKS AND CURB RAMPS WILL BE 2% MAXIMUM.
10. CONSTRUCT THE SIDE FLARE SLOPE A MAXIMUM OF 10% MEASURED ALONG THE CURB LINE.
11. CONSTRUCT THE COUNTER SLOPE OF THE GUTTER OR STREET AT THE BASE OF THE CURB RAMP A MAXIMUM OF 5% AND MAINTAIN A SMOOTH TRANSITION.
12. CONSTRUCT LANDINGS FOR SIDEWALK A MINIMUM OF 4'x4' WITH A MAXIMUM SLOPE OF 2% IN ANY DIRECTION. CONSTRUCT LANDINGS FOR MEDIAN ISLANDS A MINIMUM OF 5'x5' WITH A MAXIMUM SLOPE OF 2% IN ANY DIRECTION.
13. TO USE A MEDIAN ISLAND AS A PEDESTRIAN REFUGE AREA, MEDIAN ISLANDS WILL BE A MINIMUM OF 6' WIDE. CONSTRUCT MEDIAN ISLANDS TO PROVIDE PASSAGE OVER OR THROUGHT THE ISLAND.
14. SMALL CHANNELIZATION ISLANDS THAT CAN NOT PROVIDE A 5'X5' LANDING AT THE TOP OF A RAMPS, WILL BE CUT THROUGH LEVEL WITH THE SURFACE STREET.
15. CURB RAMPS WITH RETURNED CURBS MAY BE USED ONLY WHERE PEDESTRIANS WOULD NOT NORMALLY WALK ACROSS THE RAMP. THE ADJACENT SURFACE IS PLANTING OR OTHER NON-WALKING SURFACE OR THE SIDE APPROACH IS SUBSTANTIALLY OBSTRUCTED.
16. PLACE A ½" EXPANSION JOINT WHERE THE CONCRETE CURB RAMP JOINS THE CURB AS SHOWN IN ROADWAY STANDARD DRAWING 848.01
17. PLACE ALL PEDESTRIAN PUSH BUTTON ACTUATORS AND CROSSING SIGNALS AS SHOWN IN THE PLANS OR AS SHOWN IN THE MUTCD.
18. CURB RAMPS THROUGH MEDIAN ISLANDS, SINGLE RAMPS AT DUAL CROSSWALKS OR LIMITED R/W SITUATIONS, WILL BE HANDLED BY SPECIAL DETAILS. CONTACT THE CONTRACT STANDARDS AND DEVELOPMENT UNIT FOR THE DETAILS OR FOR A SPECIAL DESIGN.

1-18 STATE OF NORTH CAROLINA DEPT. OF TRANSPORTATION DIVISION OF HIGHWAYS RALEIGH, N.C.

ROADWAY STANDARD DRAWING FOR
CURB RAMPS
NOTES

SHEET 3 OF 3
848.05



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

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

ROADWAY PLAN SYMBOL
CR
FOR PROPOSED CURB RAMP

PROPOSED CURB RAMP W/ LANDING
PROPOSED OR FUTURE SIDEWALK

ALLOWABLE LOCATIONS
DUAL RAMP RADII.....ANY

ROADWAY STANDARD DRAWING FOR
CURB RAMP
PROPOSED CURB AND GUTTER

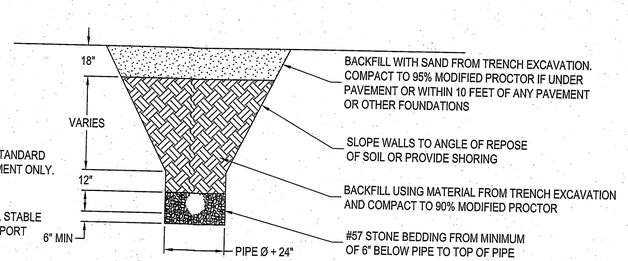
1-18 STATE OF NORTH CAROLINA DEPT. OF TRANSPORTATION DIVISION OF HIGHWAYS RALEIGH, N.C.

SHEET 2 OF 3
848.05

PIPE TRENCH OUTSIDE PAVED AREA

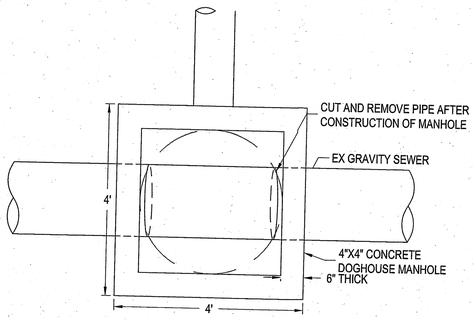
SCALE: NOT TO SCALE

NOTE: FOR MULTIPLE PIPES, PROVIDE 18" MINIMUM SEPARATION.

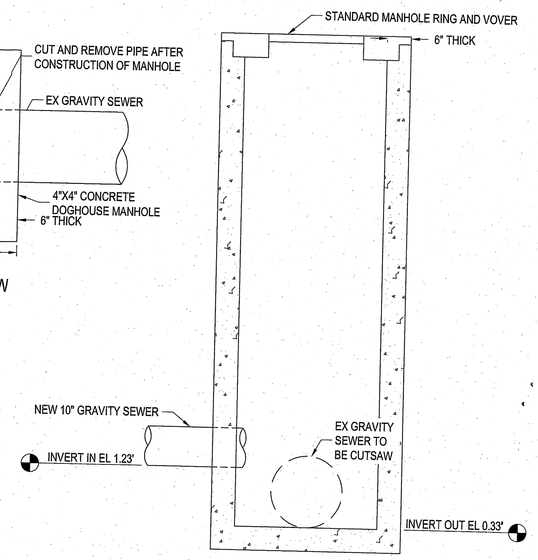


GRAVITY SEWER PIPE TRENCH DETAIL

SCALE: NOT TO SCALE



ELEVATION VIEW



SECTION VIEW

DOG HOUSE DETAILS

SCALE: 1"=1½'

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PROJECT MANAGER: JWF
DESIGNED: JJW
DRAWN BY: JJW
CHECKED: JWF
SCALE: NTS
DATE: 03/29/2021

ARENDELL ENGINEERS
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1004 Arendell Street
Morehead City, NC 28557
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Fax: (252) 622-4505
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North Carolina Certification No. C-1509

OWNER:
FRONT STREET VILLAGE, LLC
2400 LENNOXVILLE ROAD
BEAUFORT, NC 28516

PROJECT:
FRONT STREET VILLAGE TRANSPORTATION CENTER-SITE PLAN-PHASE II
AND PRELIMINARY PLAT PHASE IV
BEAUFORT, NORTH CAROLINA
CARTERET COUNTY, NC

DRAWING:
DETAILS
SHEET 2 OF 2

NORTH CAROLINA PROFESSIONAL SEAL 10733 ENGINEER JAMES W. LIVENGOOD JR.
4/30/2021

NO.	REVISION	BY	DATE
1	TOWN COMMENTS	JJW	04/08/21
2	TOWN COMMENTS	JJW	04/30/21

SHEET NO: C18
OF: 18
JOB NO. 19138

ARENDELL ENGINEERS
CIVIL · COASTAL · ENVIRONMENTAL
1004 Arendell Street
Morehead City, North Carolina 28557
(252) 622-4338
N.C. Certification No. C-1509

April 30, 2021

Mr. Kyle Garner, Town Planner
Town of Beaufort
Planning and Inspections Department
701 Front Street
Beaufort, NC 28516

Phone: (252) 728-2142
Email: k.garner@beaufortnc.org

Re: ***Front Street Village (19138)***
Revision to PUD & Site Plan Submittal
Beaufort, North Carolina

Dear Kyle:

On behalf of Front Street Village (FSV), please find enclosed the revised submittal documents for a modification to the current site plan approval for the transportation center and revision to the PUD for the development of 34 single-family lots for the referenced project. This submittal has been revised per the Town's comments. The Owner is proposing modifications to the northern portion of the project.

The following revisions have been made based on the Town of Beaufort's comments:

PUD Modification Request/Zoning

1. The Owner is requesting a zoning change from B-3 to R-8 for the expansion of the single family residential lots. The B-3 zoning originally included in portions of Phases II & III of the site which included parking and is now proposed as single family residential.
2. The Owner is requesting a reduction in the overall parking spaces to 398. The original PUD approval in 2008 included 631 spaces. This is a reduction of 233 parking spaces.
3. The Owner is requesting a reduction in the overall number of resort dwellings. If approved, there will only be seven (7) resort dwellings that are constructed south of Lennoxville Road. The approved PUD included 202 resort dwellings. This is a reduction of 195 resort dwellings.
4. The Owner is requesting an expansion of the original eleven (11) single family lots to a proposed thirty-four (34) single family lots, an increase of twenty-three (23) lots that were approved in the original 2008 PUD.
5. An Application for a Preliminary Subdivision Plat is included with this submittal.

Revise Submitted Plans

1. The title on Sheet C1 has been revised to "Front Street Village Transportation Center – Site Plan – Phase II with Preliminary Phase IV."
2. The drawing title on Sheet C4 has been revised to Phase IV Preliminary Plat & Phase II – Site Plan – Transportation Center.

Preliminary Plat Revisions – Sheet C4

1. The street names have been revised to "East Great Egret Way" and "Runway Road" and will remain private per the approved PUD.
2. Zoning has been labeled as R-8 for the single family lots.
3. Site calculations have been added to include the acreage in tract to be subdivided between lots 1 – 34 and the wetland area, total number of parcels created, and linear feet of the proposed streets.
4. A note has been added indicating that the street lights will be shoebox dark sky type.
5. The "Site Data Block" has been added to this sheet.
6. The seal of James W. Forman, Jr., P.E. has been added to this sheet and all applicable plan sheets.
7. The interior "B-1" zoning has been added to the site data block.
8. A concrete driveway approximately 20' long and 18' wide will be constructed for each residential unit.
9. Type of parking area surface has been added to the sheet.
10. No fire lanes are proposed in front of the transportation center.
11. Four (4) handicap parking spaces and dimensions have been added to the large parking lot south of the Transportation Center. In addition, there are twelve (12) handicap spaces located in the development south of Lennoxville Road.
12. The location of the loading/unloading zone has been added.
13. Access points for the transportation center have been added.
14. Traffic arrows for the streets and parking lot have been added.

Fire Department Comments

1. The diameter of the cul-de-sac has been increased to 96' in diameter.
2. The hammerhead roadway in front of the proposed Transportation Center is to be used to allow for truck access and turn-around.
3. The middle hydrant was mislabeled as existing and is currently shown as being proposed.

Town Engineer Comments

1. Pervious pavement will be used in Transportation Center parking lot and all streets and sidewalks and has been designed to provide in-pavement storage capacity for the 1.5" designed rainfall. Overflow from the Transportation Center parking lot will be collected via catch basins and piped to the existing pipe network in Lennoxville Road. Runoff from the Transportation Center Building will be treated through a sand filter and piped to the Lennoxville Road pipe network.

   The stormwater and grading plan proposed is shown as preliminary but meeting the State's regulations. Final stormwater design will be completed once the Owner receives preliminary plat approval from the Town of Beaufort. A stormwater permit issued by the State of North Carolina will be applied for prior to land disturbing activities.

   Preliminary runoff calculations are provided with this submittal for the three (3) drainage areas including the existing conditions and post-construction conditions. The use of pervious pavements will allow water to infiltrate into the ground and runoff from the houses will be directed towards the pervious pavement. Proposed contours are now shown on the plan and runoff from the site will not be directed towards neighboring properties.

2. Sewer Allocation. Per the Second Amendment to Preannexation, Infrastructure, and Reimbursement Agreement and Agreement Relating to Preannexation, Infrastructure, and Reimbursement Agreement between the Town of Beaufort and Blue Treasure, LLC and Front Street Village, a total of 324,000 gallons per day of sewer would be allocated between the Blue Treasure development and Front Street Village. 115,668 gallons per day would be allocated to Front Street Village as stated in the Amendment. The cumulative total proposed wastewater flow for Front Street Village with this submittal is 53,233 gallons per day prior to any flow reduction factors being included. The wastewater flow estimate spreadsheet is included with this submittal.
3. Proposed contours are now shown on Sheet C5 – Grading Plan.
4. East Great Egret Way and Runway Road will remain private. The streets will have a width of 18' with a 42' right-of-way per the approved PUD in 2008.
5. A doghouse manhole detail has been included with the plans.
6. Water & sewer main trench details have been included with the plans.
7. ADA ramps have been added on either side of the intersection between East Egret Way and Runway Road.
8. Sheet C12 – Dimension Plan has been revised.

We appreciate your review of the enclosed documents at your earliest possible convenience. If you have any questions or need additional information concerning this submittal, please give me a call.

Sincerely,
ARENDELL ENGINEERS

James W. (Bill) Forman, Jr., P.E.
President

Attachments

CC: Bucky Oliver, Front Street Village, LLC

FRONT STREET VILLAGE
WASTEWATER FLOW ESTIMATES
Revised March 29, 2021
By: James W. Forman, Jr., P.E.

ARENDELL ENGINEERS
1004 Arendell Street
Morehead City, NC 28557
(252) 622-4338
N.C. Certification No. C-1509

ALLOCATED WASTEWATER FLOWS USED AS OF APRIL 30, 2021[3]
PHASES 1, 2, 3 & 4

Facility	Wastewater Flows [1]	Units	Wastewater Flows gpd	Wastewater Flows Total	Phase 1 Flows	Phase 2A Flows	Phase 2B Flows	Phase 2C Flows	Phase 2D Flows	Phase 2E Flows	Phase 3A Flows	Phase 4 Flows
Phase 1												
Boat Storage #1												
Dry Storage - 213 slips w/o bathhouse	10 gpd/slip	213	10	2130	2130							
Boat House - 8 employees	25 gpd/employee/shift	8	25	200	200							
Boat House												
Convenience Store w/o food prep	250 gpd / plumbing fixture	9	250	2250	2250							
Caterers Kitchen - 455 s.f.	50 gpd / 100 s.f of floor space	4.55	50	228	228							
Meeting Room & Covered Porch - 150 seats	Banquet Dining Hall - 30 gal/seat	150	30	4500	4500							
				Phase 1 Total Flow (gpd)	**9,308**							
Phase 2A												
Pool - Pool users from Inn counted in Inn flows, Users from Marina Club [2]	10 gpd/person	20	10	200		200						
Marina Slips												
20 Full Service Slips	10 gpd/slip w/o bathhouse	20	10	200		200						
Residential units												
1000A 2 BR Unit	120 gpd/bedroom	2	120	240		240						
1000B 3 BR Unit	120 gpd/bedroom	3	120	360		360						
1001A 2BR Unit	120 gpd/bedroom	2	120	240		240						
1001B 3BR Unit	120 gpd/bedroom	3	120	360		360						
1002A 2BR Unit	120 gpd/bedroom	2	120	240		240						
1007A 2BR Unit	120 gpd/bedroom	2	120	240		240						
1007B 3BR Unit	120 gpd/bedroom	3	120	360		360						
				Phase 2A Total Flow (gpd)		**2,440**						
				ALLOCATED WASTEWATER FLOWS REMAINING TO BE USED			2,040					
				PHASES 2B, 2C, 2D, 2E, 3A AND 4								
Phase 2B												
Bistro												
Meeting space												
Multi Purpose 1208 s.f.												
Ball Room 4673 s.f.												
Board Room 320 s.f.												
Total Meeting Space 6201 s.f.	5gpd/person	620	5	3,100			3,100					
Rooms, 4	120 gpd/room	4	120	480			480					
Offices - 10 employees	25 gpd/day/employee	10	25	250			250					
Food & Drink Facilities												
Bar - 55 seats	20 gal/seat	55	20	1,100			1,100					
Restaurant - 146 seats	40 gal/seat	146	40	5,840			5,840					
Employees - 12	25 gpd/day/employee	12	25	300			300					
Transportation & Welcome Center												
Reception Area & warehouse - 10 employees/shift	25 gpd/employee	10	25	250			250					
Golf cart barn - 10 employees	25 gpd/day/employee	10	25	250			250					
				Phase 2B Total Flow (gpd)			**11,570**					
Phase 2C												
Guest Wing												
Rooms, 129	120 gpd/room	129	120	15,480				15,480				
Employees, maximum shift - 9 employees	25 gal/employee/shift	9	25	225				225				
				Phase 2C Total Flow (gpd)				**15,705**				
Phase 2D Multi-Family - Deleted from Project												
				Phase 2D Total Flow (gpd)					**0**			
Phase 2E												
Residential units												
~~1005A 2 BR Unit~~	~~120 gpd/bedroom~~	~~0~~	~~120~~	~~0~~						~~0~~		
~~1005B 3 BR Unit~~	~~120 gpd/bedroom~~	~~0~~	~~120~~	~~0~~						~~0~~		
~~1007A 2 BR Unit~~	~~120 gpd/bedroom~~	~~0~~	~~120~~	~~0~~						~~0~~		
~~1007B 3 BR Unit~~	~~120 gpd/bedroom~~	~~0~~	~~120~~	~~0~~						~~0~~		
~~1009A 2 BR Unit~~	~~120 gpd/bedroom~~	~~0~~	~~120~~	~~0~~						~~0~~		
~~1009B 3 BR Unit~~	~~120 gpd/bedroom~~	~~0~~	~~120~~	~~0~~						~~0~~		
~~1011A 2 BR Unit~~	~~120 gpd/bedroom~~	~~0~~	~~120~~	~~0~~						~~0~~		
~~1011B 3 BR Unit~~	~~120 gpd/bedroom~~	~~0~~	~~120~~	~~0~~						~~0~~		
~~1032 2BR Unit~~	~~120 gpd/bedroom~~	~~0~~	~~120~~	~~0~~						~~0~~		
~~1034A 2BR Unit~~	~~120 gpd/bedroom~~	~~0~~	~~120~~	~~0~~						~~0~~		
~~1034B 3 BR Unit~~	~~120 gpd/bedroom~~	~~0~~	~~120~~	~~0~~						~~0~~		
				Phase 2E Total Flow (gpd)						**0**		
Phase 3A												
Boat Storage												
Phase 3 - Dry stack - 237 boats	10 gpd/slip w/o bathhouse	237	10	2,370							2,370	
				Phase 3A Total Flow (gpd)							**2,370**	
Phase 4												
Residential												
~~82 1,600 SF 2 BR units~~	~~120 gpd/bedroom~~	~~0~~	~~120~~	~~0~~								~~0~~
Community Center												
~~Public Bathrooms~~	~~325 gpd/fixture~~	~~0~~	~~325~~	~~0~~								~~0~~
Residential - Single Family												
Single family 34-3 BR units	360 gpd/unit	34	360	12,240								12,240
				Phase 4 Total Flow (gpd)								**12,240**
				PHASE TOTALS (gpd) [1]	**9,308**	**2,440**	**11,570**	**15,705**	**0**	**0**	**2,370**	**12,240**
				CUMMULATIVE PHASE TOTAL (gpd)[1]	**9,308**	**11,748**	**23,318**	**39,023**	**39,023**	**39,023**	**41,393**	**53,633**
				PHASE TOTALS WITH 33% FLOW REDUCTION (gpd) [2]	**6,204**	**1,627**	**7,713**	**10,469**	**0**	**0**	**1,580**	**8,159**
				CUMMULATIVE PHASE TOTAL W/33% REDUCTION [2]	**6,204**	**7,831**	**15,543**	**26,012**	**26,012**	**26,012**	**27,592**	**35,751**
				TOTAL FLOW TO LIFT STATION #1	**9,508**							
				TOTAL FLOW TO LIFT STATION #2	**15,905**							
				TOTAL FLOW TO LIFT STATION #3	**31,685**							
				PROJECT TOTAL (gpd) [1]	**53,633**							
				PROJECT TOTAL WITH 33% FLOW REDUCTION (gpd) [2]	**35,755**							

[1] Wastewater flows in accordance with NCAC 15A 02T .0114
[2] 33% flow reduction achieved by use of flow reducing fixtures throughout the project
[3] Used allocation defined as use for facilities constructed, under construction, and proposed facilities.

APPLICATION FOR A PRELIMINARY SUBDIVISION PLAT

Instructions:

Please complete the form below and include all required attachments, including the $250.00 application fee 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 but will be returned to the applicant. Please contact Planning and Inspections at 252-728-2142 if there are any questions.

APPLICANT INFORMATION

Applicant Name: FRONT STREET VILLAGE LLC

Applicant Address: 2400 LENNOXVILLE ROAD

Phone Number: 919-349-5588 Email: BUCKY@JETCRAFT.COM

Property Owner Name: FRONT STREET VILLAGE LLC

Address of Property Owner: 2400 LENNOXVILLE ROAD

Phone Number: 919-349-5588 Email: BUCKY@JETCRAFT.COM

PROPERTY INFORMATION

Property Address: 2361 LENNOXVILLE ROAD

15-Digit PIN #: 731505187915000, 731505284836000, 731505187504000, 731505185229000 Lot/Block #: _____

Size of Property (in square feet or acres): 16.20 Current Zoning: PUD

Applicant Signature _____ Date of Signature _____

Property Owner Signature (if different than above) _____ Date of Signature _____

An application fee of **$250.00**, either in cash, money order, or check made payable to the "*Town of Beaufort*" must accompany this application (a credit card payment can be made in person at Town Hall). The complete application, payment, and supporting materials must be received by Town Staff at least 15 working days prior to a regularly scheduled Planning Board meeting date.

Please refer to the Town's ***Subdivision Ordinance,*** and all other pertinent sections of the Ordinance for the information required to accompany this application. We require one digital/electronic copy and one paper copy of any plans submitted for the preliminary plat

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

OFFICE USE ONLY Revised 8/2020

Date: _____ Reviewed for Completeness By: _____

Received by: _____ Date Deemed Complete and Accepted: _____

Town of Beaufort, NC

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

Board of Commissioners
Virtual Regular Meeting
6:00 PM – Monday, July 12, 2021

AGENDA CATEGORY: Items for Discussion and Consideration

SUBJECT: Final Plat – Palmetto Plantation at Olde Beaufort Village, Phase 2; Case No. 21-19

BRIEF SUMMARY:

The applicant wishes to subdivide a 1.11 Acre Tract into 4 Lots Single-Family. Sewer allocation, Bond & Recreation Fee Information is included in the Staff Report for this project. At their June 21, 2021, meeting the Planning Board unanimously recommended approval of the Final Plat for Palmetto Plantation @ Olde Beaufort Village, Phase 2

REQUESTED ACTION:

The Planning and Inspections Director recommends the Board discuss and consider formally approving or denying this request.

EXPECTED LENGTH OF PRESENTATION:

10 Minutes

SUBMITTED BY:

Kyle Garner, AICP

Planning & Inspections Director

BUDGET AMENDMENT REQUIRED:

N/A

STAFF REPORT

To: Board of Commission Members

From: Kyle Garner, AICP, Town Planner

Date: June 22, 2021

Case No. 21-19 Palmetto Plantation @ Olde Beaufort Village, Phase 2 – Final Plat

THE QUESTION: Subdivide a 1.11 acre tract into 4 Single-Family Residential Lots.

BACKGROUND: The preliminary plat for this area was approved in July 2018 for installation of infrastructure improvements.

Location:	Professional Park Drive
Owners:	Mercer building & Design, Inc.
Requested Action:	Subdivide a 1.11 Acre Tract into 4 Lots
Existing Zoning	RS-5
Size:	1.11 acres
Amount of Open Space:	0.00 Acres
Existing Land Use:	Undeveloped

SPECIAL INFORMATION:

- As part of the Final Plat process the infrastructure can be either installed or bonded through a financial guarantee process to ensure completion of the project. The applicant has chosen to request to bond the infrastructure improvement and has submitted cost estimates for the complete cost of improvements totaling $70,656.67 (See estimated cost of improvement sheet from engineer).

- No sewer allocation request is being made for this project due to its approval prior to the January 11, 2021 Wastewater Allocation Policy's adoption by the Board of Commissioners.

- Since this project is part of a subdivision recreation fees will be required in the amount of $ 806.40.

Public Utilities:

Water:	Town Of Beaufort
Sanitary Sewer:	Town Of Beaufort

OPTIONS:

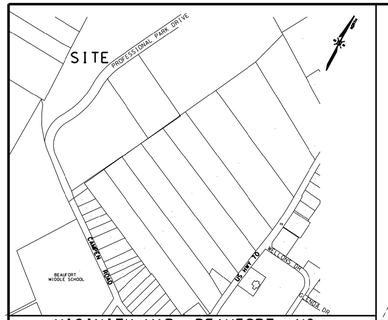
1. Approve the Final Plat for Palmetto Plantation @ Olde Beaufort Village, Phase 2
2. Approve the Bond Request for Palmetto Plantation @ Olde Beaufort Village, Phase 2
3. Deny the request

Attachments:

- Attachment A - Vicinity Map
- Attachment B - Final Plat for Palmetto Plantation @ Olde Beaufort Village, Phase 2
- Attachment C - Bond Estimates
- Attachment D – Approved Preliminary Plat for Palmetto Plantation @ Olde Beaufort Village, Phase 2

Case 21-19 Final Plat - Vicinity Map for Palmetto Plantation@ OBV Ph. 2





VICINITY MAP: BEAUFORT, NC
NOT TO SCALE

NOTES:
1) AREA BY COORDINATES.
2) NO UTILITIES LOCATED OR SHOWN.
3) 5/8" IRON RODS SET AT ALL CORNERS UNLESS OTHERWISE NOTED.
4) NO GEODETIC CONTROL WITHIN 2000 FEET.
5) 10 FOOT UTILITY EASEMENT ALONG THE RIGHT OF WAY OF ALL LOTS.

CURVE DATA

#	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	450.00	45.98	45.96	S38°05'46"E
C2	400.00	22.85	22.85	S36°48'21"E

SETBACKS
FRONT = 20'
SIDE = 5'
REAR = 15'
CORNER SIDE = 10'

NORTH
M.B. 33 PG. 700

SITE DATA
NUMBER OF LOTS = 4
SMALLEST LOT AREA = 7,625.49 S.F.
AVERAGE LOT AREA = 9,900.22 S.F.
TOTAL AREA OF LOTS 1-3 & 9 = 0.91 ACRES
STORMWATER AND DRAINAGE EASEMENT AREA = 0.20 ACRES
TOTAL TRACT AREA = 1.11 ACRES.

U.S. HIGHWAY 70
200' PUBLIC RIGHT OF WAY

PALMETTO PLANTATION
PHASE 1 SECTION 2
M.B. 31 PG. 474

CALHOUN ST.

N/F MERCER BUILDING
& DESIGN, INC.
D.B. 843 PG. 362
NCPIN 730612765951000
FUTURE DEVELOPMENT

STORMWATER
AND DRAINAGE
EASEMENT

10' DRAINAGE EASEMENT
5' EACH SIDE

50' PUBLIC RIGHT OF WAY
EAST BAY WAY

10' UTILITY EASEMENT

30' DRAINAGE EASEMENT

PROFESSIONAL PARK DRIVE
60' PUBLIC RIGHT OF WAY

REFERENCE BEARING
S35°09'07"E
60.00

S62°45'33"E 199.67
S27°17'01"W 51.45
S56°55'41"E 60.34
S44°35'31"E 60.00
S35°39'50"E 59.99
N54°50'52"E 39.48
S35°10'09"E 120.00
S35°10'09"E 44.03
S35°10'09"E 120.00
N54°50'52"E 80.52
S35°10'09"E 100.02
S54°09'38"E 29.50
S35°11'17"E 47.93
S35°09'07"E 60.00
S35°12'45"E 70.01
N35°10'09"W 144.05
N35°10'09"W 60.00
S35°10'09"E 69.98
N54°50'52"E 126.74 (TOTAL)
N54°51'11"E 76.74
S54°51'11"W 84.91
N54°50'52"E 25.00
S54°50'52"W 25.00
N54°49'51"W 155.13
S54°49'51"W 161.62
S54°49'51"W 161.60
N41°02'49"W 103.23
N41°57'40"W 103.01
218.82
33.89
72.30
263.49
S51°21'13"W

LOT AREAS
LOT 1= 11,317.84 SF
LOT 2= 9,696.79 SF
LOT 3= 10,960.76 SF
LOT 9= 7,625.49 SF

CERTIFICATION OF APPROVAL BY THE PLANNING BOARD
The Beaufort Planning Board hereby approves this final plat for the Palmetto Plantation @ Olde Beaufort Village. Phase 2 lots 1-3 & 9 Subdivision

DATE

Chairman. Beaufort Planning Board

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

I HEREBY CERTIFIY THAT ALL STREETS. UTILITIES AND OTHER REQUIRED IMPROVEMENTS HAVE BEEN INSTALLED IN AN ACCEPTABLE MANNER AND ACCORDING TO THE TOWN OF BEAUFORTS SPECIFICATIONS AND STANDARDS FOR PALMETTO PLANTATION @ OLDE BEAUFORT VILLAGE PHASE 2 LOTS 1-3 & 9 THAT GUARANTEES OF THE INSTALLATION OF THE REQUIRED IMPROVEMENTS IN AN AMOUNT AND MANNER SATISFACTORY TO THE TOWN OF BEAUFORT HAVE BEEN RECEIVED AND THAT THE FILING FEE FOR THIS PLAT IN THE AMOUNT OF $_____ HAS BEEN PAID.

DATE

TOWN MANAGER

SURVEYOR'S CERTIFICATE

I. E. GLENN CORBETT. CERTIFY THAT THIS PLAT WAS DRAWN BY ME FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN BOOKS REFERENCED): THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN BOOKS REFERENCED ON THE FACE OF THIS PLAT: THAT THE RATIO OF PRECISION AS CALCULATED IS 1 : 10,000+: THAT THIS SURVEY WAS PREPARED IN ACCORDANCE WITH GS 47-30 AS AMENDED. WITNESS MY ORIGINAL SIGNATURE. LICENSE NUMBER. AND SEAL THIS 2ND DAY OF MAY A.D. 2019

PROFESSIONAL LAND SURVEYOR L-3407

SURVEYOR'S CERTIFICATE OF PURPOSE OF PLAT

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

PROFESSIONAL LAND SURVEYOR
LICENSE NUMBER L-3407

CERTIFICATE OF OWNERSHIP AND DEDICATION

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

DATE

OWNER

CERTIFICATE OF APPROVAL FOR RECORDING

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

DATE

TOWN CLERK OF BEAUFORT

REVIEW OFFICER CERTIFICATION

STATE OF NORTH CAROLINA

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

REVIEW OFFICER _____ DATE _____

REGISTER OF DEEDS CERTIFICATE

FILED FOR REGISTRATION AT _____ O'CLOCK
ON THE _____ DAY OF _____, 2019.
RECORDED IN MAP BOOK _____ PAGE _____.
KAREN S. HARDESTY. REGISTER OF DEEDS

BY: _____
ASSISTANT DEPUTY

LEGEND

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

30 15 0 30 60
SCALE: 1" = 30'

REVISIONS:

No.	BY	DATE	DESCRIPTION

REFERENCES:
OWNER: N/F MERCER BUILDING & DESIGN, INC.
D.B. 843 PG. 362
NCPIN 730612765951000

FINAL PLAT
PALMETTO PLANTATION @ OLDE BEAUFORT VILLAGE, PHASE 2
LOTS 1-3, & 9
BEAUFORT TOWNSHIP. CARTERET COUNTY. NORTH CAROLINA

CLIENT: MERCER BUILDING & DESIGN. INC.
ADDRESS: 106-C PROFESSIONAL PARK DRIVE BEAUFORT. NC 28516
PHONE: (252) 728-6636

SURVEYED: JH 05/02/21
DRAWN: EGC
APPROVED: EGC
DATE: 05/25/21
SCALE: 1" = 30'

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

PROJECT No. PM322-27

APPLICATION FOR A FINAL SUBDIVISION PLAT

Instructions:

Please complete the form below and include all required attachments, including the **$250.00 application fee** 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 but **will be** returned to the applicant. Please contact Planning and Inspections at 252-728-2142 if there are any questions.

APPLICANT INFORMATION

Applicant Name: Mercer Building & Design, Inc

Applicant Address: 106-C Professional Park Drive, Beaufort, NC 28516

Phone Number: (252) 728-6636 Email: garym@mercercraftyinc.com

Property Owner Name: Same

Address of Property Owner: _____

Phone Number: _____ Email: _____

PROPERTY INFORMATION

Property Address: Not Listed

15-Digit PIN: 730612765951000 Lot/Block Number: _____

Size of Property (in square feet or acres): 1.11 acres Current Zoning: RS-5

_____ _____

Applicant Signature Date of Applicant's Signature

Gary A. Mercer, President 05-26-2021

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

An application fee of $250, either in cash, money order, or check made payable to the "*Town of Beaufort*" must accompany this application (a credit card payment can be made in person at Town Hall). The complete application, payment, and supporting materials must be received by Town Staff at least 15 business days prior to a Planning Board scheduled meeting date.

Please refer to the Town's ***Subdivision Ordinance***, and all other pertinent sections in the Ordinance for the information required to accompany this application. We require an electronic/ /digital copy on one printed copy of any plans submitted for the final plat.

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

OFFICE USE ONLY Revised 08/2020

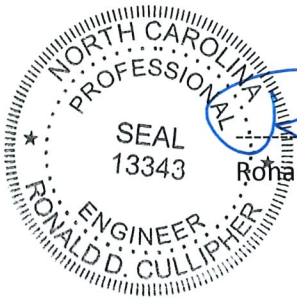
Date: _____ Reviewed for Completeness By: _____

Received by: _____ Date Deemed Complete and Accepted: _____

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

SURETY COST ESTIMATE
PALMETTO PLANTATION @ OLDE BEAUFORT VILLAGE
PHASE 2 LOTS 1-3 & 9

I.	WATER DISTRIBUTION SYSTEM		
	A. 6" PVC WATER	190 LF @ $17.50/LF	$3325.00
	B. FIRE HYDRANT ASSEMBLE	1 EA @ $5500.00 EA	$5500.00
	C. 2" TEMPORARY BLOW OFF	1 EA @ $1500.00	$1500.00
	D. WATER SERVICES	3 EA @ $700.00	$2100.00
		SUBTOTAL 1	$12425.00
II.	SEWER COLLECTION SYSTEM		
	A. SEWER SERVICE	1 EA @ $425.00/EA	$ 425.00
III.	ROADWAY AND DRAINAGE		
	A. CATCH BASINS	3 EA @ $1750.00 EA	$5250.00
	B. DROP INLET	1 EA @ $1500.00 EA	$1500.00
	C. 15" RCP	187 LF @ $27.00/LF	$5049.00
	D. 24" RCP	187 LF @ $43.00/LF	$8041.00
	E. 5' SIDEWALKS	430 LF @ $20.00/LF	$8600.00
	F. 24" C&G	430 LF @ $17.00/LF	$7310.00
	G. SELECT FILL	380 CY @ $12.00/CY	$4560.00
	H. 6" STONE BASE	500 SY @ $13.50/SY	$6750.00
	I. 2" ASPHALT	500 SY @ $16.50/SY	$8250.00
	J. SEEDING	1 AC @ $2500.00/AC	$2500.00
		SUBTOTAL III.	$57810.00
		SUBTOTAL I,II,III	$70660.00
		SURETY MARKUP 25%	$17665.00
		TOTAL	$88325.00



Ronald D. Cullipher, P.E.

6/1/21
Date

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

BOND ESTIMATE

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

PROJECT NAME:	PALMETTO PLANTATION @ OLDE BEAUFORT VILLAGE PH2 LOTS 1-3,9
OWNER:	MERCER BUILDING AND DESIGN INC
ENGINEER:	THE CULLIPHER GROUP, PA
ENGINEER PHONE NO.:	252-773-0090
ENGINEER EMAIL:	ron@tcgpa.com
DATE:	6/1/2021

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

SIGNATURE AND SEAL OF SUBMITTING ENGINEER

NORTH CAROLINA PROFESSIONAL SEAL 13343 ENGINEER RONALD D. CULLIPHER

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

Please sign below

Ronald D Culliphe 6/1/21

STREET PAVEMENT	LINEAR FEET:	WIDTH:	UNIT COST (Dollars/SY)	TOTAL:
Final Asphalt Surface Course				$ -
Initial Asphalt Suface Course				$ -
Asphalt Intermediate Course				$ -
Asphalt Base Course	204.5	22	16.5	$ 8,248.17
Aggregate Base Course	204.5	22	$ 13.50	$ 6,748.50
				$ -
				$ -
			Subtotal	**$ 14,996.67**

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

CURBING & SIDEWALK:	QUANTITY:	UNIT:	UNIT COST:	TOTAL:
2'-6" Standard Curb		LF		$ -
2'-6" Rolled curb		LF		$ -
4' Wide Sidewalk		LF		$ -
5' Wide Sidewalk	430	LF	$ 20.00	$ 8,600.00
Driveway Aprons		Each		$ -
Handicap Ramp		Each		$ -
24" Rolled Curb	430	LF	$ 17.00	$ 7,310.00
				$ -
			Subtotal	**$ 15,910.00**

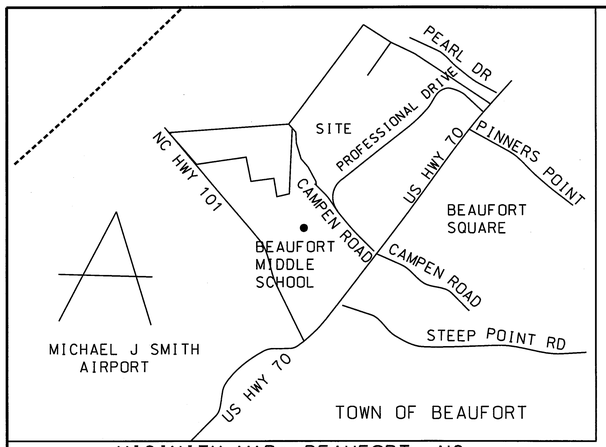
SANITARY SEWER	QUANTITY:	UNIT:	UNIT COST:	TOTAL:
8" PVC Gravity Sewer		LF		$ -
8" DIP Gravity Sewer		LF		$ -
10" PVC Gravity Sewer		LF		$ -
10" DIP Gravity Sewer		LF		$ -
12" PVC Gravity Sewer		LF		$ -
12" DIP Gravity Sewer		LF		$ -
15" PVC Gravity Sewer		LF		$ -
15" DIP Gravity Sewer		LF		$ -
2" PVC Force Main		LF		$ -
4" PVC Force Main		LF		$ -
4" DIP Force Main		LF		$ -
6" PVC Force Main		LF		$ -
6" DIP Force Main		LF		$ -
8" PVC Force Main		LF		$ -
8" DIP Force Main		LF		$ -
4'0" Dia. Manhole		LF		$ -
5'0" Dia Manhole		LF		$ -
Service Laterals, Main to Cleanout	1	Each	$ 425.00	$ 425.00
Pump Station		Lump Sum		$ -
				$ -
				$ -
				$ -
			Subtotal	**$ 425.00**

WATER	QUANTITY:	UNIT:	UNIT COST:	TOTAL:
2" PVC Water Main		LF		$ -
4" PVC Water Main		LF		$ -
4" DIP Water Main		LF		$ -
6" PVC Water Main	190	LF	$ 17.50	$ 3,325.00
6" DIP Water Main		LF		$ -
8" PVC Water Main		LF		$ -
8" DIP Water Main		LF		$ -
10" PVC Water Main		LF		$ -
10" DIP Water Main		LF		$ -
12" PVC Water Main		LF		$ -
12" DIP Water Main		LF		$ -
2" Valve (includes Curb Box)		Each		$ -
4" Valve (includes Curb Box)		Each		$ -
6" Valve (includes Curb Box)		Each		$ -
8" Valve (includes Curb Box)		Each		$ -
10" Valve (includes Curb Box)		Each		$ -
12" Valve (includes Curb Box)		Each		$ -

Fire Hydrant (includes Hydrant Leg & Valve)	1	Each	$ 5,500.00	$ 5,500.00
Vaults		Each		$ -
Manholes		Each		$ -
Fittings		Lump Sum		$ -
Service Connections (includes Tap, Service Tubing, Meter Box and Meter Setter)	3	Each	$ 700.00	$ 2,100.00
2" TEMPORARY BLOWOFF	1	Each	$ 1,500.00	$ 1,500.00
				$ -
				$ -
			Subtotal	**$ 12,425.00**

DRAINAGE	QUANTITY:	UNIT:	UNIT COST:	TOTAL:
15" RCP	187	LF	$ 27.00	$ 5,049.00
15" Dual Wall HDPE		LF		$ -
15" Dual Wall Polyproplene		LF		$ -
18" RCP		LF		$ -
18" Dual Wall HDPE		LF		$ -
18" Dual Wall Polyproplene		LF		$ -
24" RCP	187	LF	$ 43.00	$ 8,041.00
24" Dual Wall HDPE		LF		$ -
24" Dual Wall Polyproplene		LF		$ -
30" RCP		LF		$ -
30" Dual Wall HDPE		LF		$ -
30" Dual Wall Polyproplene		LF		$ -
36" RCP		LF		$ -
36" Dual Wall HDPE		LF		$ -
36" Dual Wall Polyproplene		LF		$ -
42" RCP		LF		$ -
42" Dual Wall HDPE		LF		$ -
42" Dual Wall Polyproplene		LF		$ -
48" RCP		LF		$ -
48" Dual Wall HDPE		LF		$ -
48" Dual Wall Polyproplene		LF		$ -
15" FES		Each		$ -
18" FES		Each		$ -
24" FES		Each		$ -
30" FES		Each		$ -
36" FES		Each		$ -
42" FES		Each		$ -
48" FES		Each		$ -
Curb Inlet	3	Each	$ 1,750.00	$ 5,250.00
Yard Inlet	1	Each	$ 1,500.00	$ 1,500.00
Manhole (0'-6' Deep)		Each		$ -
Select Fill	380	CY	$ 12.00	$ 4,560.00
Seeding	1	Acre	$ 2,500.00	$ 2,500.00
				$ -
			Subtotal	**$ 26,900.00**

TOTAL ESTIMATE ⇒ **$70,656.67**



VICINITY MAP: BEAUFORT, NC
NOT TO SCALE

BOUNDARY CURVE DATA

R= 500.00 ①
A= 135.43
CHD. DIST= 135.02
CHD. BRG= S47°10'08"W

R= 500.00 ②
A= 97.28
CHD. DIST= 97.13
CHD. BRG= S33°58'36"W

R= 500.00 ③
A= 131.98
CHD.DIST= 131.60
CHD. BRG= S35°49'11"W

R= 500.00 ④
A= 153.66
CHD.DIST= 153.06
CHD.BRG= S52°11'08"W

R= 230.00 ⑤
A= 79.77
CHD.DIST= 79.37
CHD. BRG= S51°03'16"W

EASTBAY WAY CENTERLINE CURVE DATA

R= 425.00 ①
A= 204.34
CHD. DIST= 202.38
CHD. BRG= N48°51'17"W

LEGEND

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

SILT FENCE
LANDSCAPE POND FENCE
STORMWATER/DRAINAGE EASEMENT
UTILITY EASEMENT
CONCRETE
TRAFFIC FLOW
FIRE HYDRANT
HANDICAP SPACE
ROCK DOUGHNUT
MEDIUM TREE (POST OAK)

NORTH

NC DIVISION OF HIGHWAYS US HWY 70 BY-PASS UNDER CONSTRUCTION

35' DRAINAGE EASEMENT, TYP

PROPOSED STORMWATER EASEMENT

(2) 8' ACCESS GATES

PROPOSED FENCE AROUND POND PERIMETER. SEE NOTE ON ADDITIONAL LANDSCAPING FOR DETENTION PONDS

DRAINAGE EASEMENT

PROPOSED STORMWATER POND

EASTBAY WAY
50' PUBLIC R/W ①

5' CONCRETE SIDEWALK

10' DRAINAGE EASEMENT, TYP

10' UTILITY EASEMENT

30' DRAINAGE EASEMENT, TYP

PROFESSIONAL PARK DR
60' PUBLIC R/W

FUTURE SIDEWALK BY OTHERS

SIDEWALK BY OTHERS

BIKE LANE MARKING, TYP.

4' BIKE LANE

PROPOSED HIGH POINT FOR PROFESSIONAL PARK DRIVE SEPARATING DRAINAGE AREAS FOR PROJECTS

CP

EIP

①	AREA = 11317.72SF+/-	
②	AREA = 9696.68SF+/-	
③	AREA = 10964.24SF+/-	
④	AREA = 10066.46SF+/-	
⑤	AREA = 8563.06SF+/-	
⑥	AREA = 7674.39SF+/-	
⑦	AREA = 6919.10SF+/-	
⑧	AREA = 8218.77SF+/-	
⑨	AREA = 8824.92SF+/-	
⑩	AREA = 8824.18SF+/-	
⑪	AREA = 7625.52SF+/-	
⑫	AREA = 7583.49SF+/-	
⑬	AREA = 7026.33SF+/-	
⑭	AREA = 6713.89SF+/-	
⑮	AREA = 6916.08SF+/-	
⑯	AREA = 7334.10SF+/-	
⑰	AREA = 7530.59SF+/-	
⑱	AREA = 7782.78SF+/-	
⑲	AREA = 7533.77SF+/-	
⑳	AREA = 7939.80SF+/-	

N/F MERCER BUILDING & DESIGN INC.
106C PROFESSIONAL PARK DRIVE
ZONE B-1

N/F MERCER BUILDING & DESIGN INC
115 CALHOUN STREET
ZONE R8

N/F I.J HUNTER CONSTRUCTION CO
113 CALHOUN STREET
ZONE R8

N/F JERRY COX & KIMYA BELL
111 CALHOUN STREET
ZONE R8

N/F NANCY WARREN
109 CALHOUN STREET
ZONE R8

N/F LAURA WADE
107 CALHOUN STREET
ZONE R8

N/F TANGELA GRIMSTEAD
105 CALHOUN STREET
ZONE R8

N/F JUSTIN & LAUREN MASTERSON
103 CALHOUN STREET
ZONE R8

N/F BRENT R WOOLARD
101 CALHOUN STREET
ZONE R8

BUTLEDGE AVE (50' PUBLIC R/W)

CALHOUN ST. (50' PUBLIC R/W)

N/F ECCDI
PROFESSIONAL PARK DRIVE
ZONE TCA

N/F MERCER BUILDING & DESIGN INC
PROFESSIONAL PARK DRIVE
ZONE TCA

40 20 0 40 80
SCALE:1"= 40'

PROFESSIONAL PARK DRIVE A-A

SCALE: NOT TO SCALE
NOTE: FOR EASTBAY WAY SEE DETAIL 1/7

60' PUBLIC RIGHT OF WAY
29' B-B
15.5' | 5' | 4' BIKE LANE | 1/4" PER FT | 4' BIKE LANE | 5' | 15.5'
20 : 1 SLOPE (CUT OR FILL)
PROPOSED CONCRETE SIDEWALK
24" ROLLED CONC. CURBING
8"ABC
2" ACBC TYPE B-25.0B
2"S-9.5A
FUTURE CONCRETE SIDEWALK BY OTHERS
ALTERNATE PAVING SECTION CAN BE APPROVED BY THE TOWN IN ACCORDANCE WITH SECTION 5.8.1.2
6"
10"
R=2"
24"CONCRETE CURB & GUTTER ROLL TYPE

SITE DATA

TOTAL TRACT AREA.....8.24 ACRES
SINGLE FAMILY SUBDIVISION AREA....7.04 ACRES

TOTAL AREA W/ IN
SINGLE FAMILY LOTS:.....4.48 ACRES
ZONE.....RS-5
MAXIMUM 50 % LOT COVERAGE
VARIABLE DENSITY FACTOR.....1.6
ACREAGE AVERAGE PER LOT.....0.18 ACRES
OPEN SPACE AREA.....2.56 ACRES
AVERAGE FAMILY SIZE.....2.01

REQUIRED RECREATIONAL SPACE...20x2.01x0.008x1.6
0.51 ACRES

PROF. PARK DRIVE.....1.20 ACRES
(AREA WITHIN R/W)

TOTAL NO. OF LOTS.....20

TYPE OF LOTS.....SINGLE FAMILY RESIDENTIAL

SMALLEST LOT SIZE.....6713.89SF+/-
AVERAGE LOT SIZE.....8252.79SF+/-

MAXIMUM BUILDING HEIGHT.....35FT

LF IN STREETS
NEW STREET.....467.90LF

SETBACKS:
FRONT.....20.0'
R/W FRONT...20.0'
REAR.....15.0'
SIDE.....5.0'
R/W SIDE...10.0'

FLOOD ZONE X
REF: FIRM COMMUNITY PANEL NO. 3720730600J
EFFECTIVE DATE 7/16/13
DEED BOOK/PAGE.....843/362
PIN.....7306.12.76.5951

ADDITIONAL LANDSCAPING FOR DETENTION PONDS

PER THE TOWN OF BEAUFORT'S LAND DEVELOPMENT ORDINANCE

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

B. LANDSCAPING REQUIREMENTS

1. SHRUBS REQUIRED
EXCEPT FOR FENCE ENTRANCES, SHRUBS SHALL BE PROVIDED AROUND THE PERIMETER OF THE REQUIRED FENCE TO SCREEN FIFTY PERCENT (50%) OF THE FENCE AT MATURITY. THE REQUIRED SHRUBS SHALL BE MAINTAINED AT A HEIGHT OF FOUR FEET (4). THE PARTICULAR VARIETY OF SHRUB(S) TO BE USED TO SATISFY THIS REQUIREMENT SHOULD COME FROM THOSE LISTED AS TOLERANT OF WET CONDITIONS SHOWN IN THE TABLE ON THIS SHEET OR SHOULD OTHERWISE BE APPROVED IN WRITING BY THE TOWN.
2. TREES REQUIRED
LARGE OR MEDIUM TREES SHALL BE PLACED OUTSIDE THE REQUIRED FENCING AT A RATE OF ONE PER FIFTY LINEAR FEET OF FENCING AROUND THE POND. THE PARTICULAR VARIETY OF LARGE OR MEDIUM TREE(S) TO BE USED TO SATISFY THIS REQUIREMENT SHOULD COME FROM THOSE LISTED AS TOLERANT OF WET CONDITIONS SHOWN IN THE TABLE ON THIS SHEET. OR SHOULD OTHERWISE BE APPROVED IN WRITING BY THE TOWN.

NOTES

1. EXTERIOR LIGHTING TO BE PROVIDED AS REQUIRED
2. ALL DRAINAGE AND UTILITIY EASEMENTS, RIGHTS OF WAY AND FACILITIES BE DEDICATED AND RECORDED AT THE CARTERET COUNTY REGISTER OF DEEDS AS REQUIRED BY THE PUBLIC WORKS AND PUBLIC UTILITIES DEPARTMENTS.
3. HYDRAULIC ANALYSIS PERFORMED ON EXISTING WATER SYSTEM BASED ON INFORMATION OBTAINED FROM THE TOWN OF BEAUFORT & FIRE FLOW DEMAND DOES NOT EXCEED THE AVAILABLE WATER SUPPLY & HYDRANTS COMPLY TO THE TOWN OF BEAUFORT ISO STANDARDS. CLOSEST EXISTING HYDRANT LOCATED AT THE INTERSECTION OF CALHOUN AND PROFESSIONAL PARK DRIVE
4. BOUNDARY, TOPOGRAPHICAL AND EXISTING FEATURES TAKEN FROM MAP PREPARED BY PHILIP A. COLLIER, PLS OF STROUD ENGINEERING, PA. ENTITILED EAST CAROLINA COMMUNITY DEVELOPMENT INC. PROPERTY PROPOSED TRACTS A1 AND A2 DATED 11/3/14
5. ALL STORMWATER FEATURES INCLUDING, STORM DRAINS, CATCH BASINS, DRAINAGE SWALES, DITCHES AND STORMWATER PONDS SHALL BE MANAGED AND MAINTAINED BY THE HOME OWNERS ASSOCIATION. THE TOWN OF BEAUFORT IS NOT RESPONSIBLE FOR ITS MAINTENANCE.

NO WETLANDS EXIST ONSITE

NOTE: ORIGINAL PLANS PREPARED BY STROUD ENGINEERING, P.A.

REVISIONS:

No.	BY	DATE	DESCRIPTION

SITE & LANDSCAPE PLAN

PALMETTO PLANTATION @ OLDE BEAUFORT VILLAGE, PHASE 2

BEAUFORT TOWNSHIP, CARTERET CO., NORTH CAROLINA

CLIENT: MERCER BUILDING & DESIGN, INC.
106-C PROFESSIONAL PARK DRIVE
BEAUFORT, NC 28516
PHONE: (252) 728-6636

THE CULLIPHER GROUP, P.A.
ENGINEERING & SURVEYING SERVICES
151A HIGHWAY 24
MOREHEAD CITY, N.C. 28557
(252) 473-0090
LICENSE NO. C-4482
RONALD D. CULLIPHER P.E.

NORTH CAROLINA PROFESSIONAL SEAL 13343 ENGINEER RONALD D. CULLIPHER

DESIGNED:	RDC/GYT
DRAWN:	RDC/GYT
CHECKED:	RDC
APPROVED:	RDC
DATE:	5/11/18
SCALE:	1"= 40'

SHEET #1 OF 7
PROJECT #: PM322-27~001
DESIGN FILE #:PM322/PM322-27~001/PM322-27~001 CONSTRUCTION.DGN

CONCRETE PIPING SCHEDULE

PIPE	DIAMETER	LENGTH	%SLOPE
1*	15"	24'	0.25%
2	15"	136'	0.25%
3*	15"	24'	0.25%
4	15"	136'	0.25%
5*	15"	24'	0.25%
6	15"	104'	0.25%
7	15"	44'	0.25%
8	15"	128'	0.25%
9	15"	16'	0.25%
10	DUAL 15"	21'	0.25%
11	24"	188'	0.25%
12	15"	88'	0.25%
13	15"	76'	0.25%
14	18"	54'	0.25%
15	DUAL 24"	60'	1.60%

*PIPES 1, 3 & 5 NOT IN CONTRACT

CATCH BASINS

CB	HOOD	INV
1*	11.69	9.23
2*	11.69	9.17
3*	12.21	9.75
4*	12.21	9.69
5*	12.50	10.04
6*	12.50	9.98
11	11.79	9.22
12	11.79	9.28
13	11.89	9.33
14	11.79	9.09
15	11.50	8.90

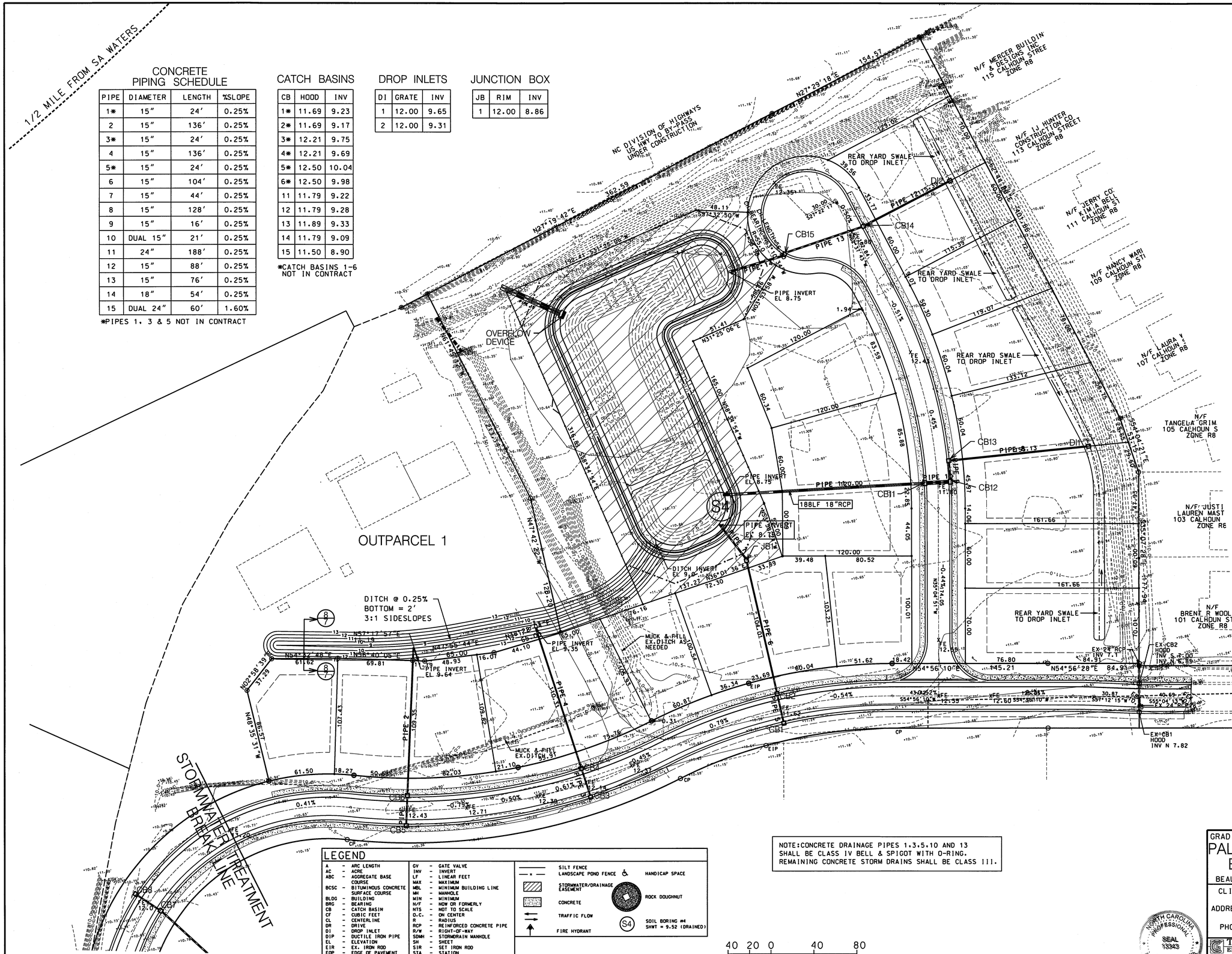
*CATCH BASINS 1-6 NOT IN CONTRACT

DROP INLETS

DI	GRATE	INV
1	12.00	9.65
2	12.00	9.31

JUNCTION BOX

JB	RIM	INV
1	12.00	8.86



STORMWATER DATA

SUBDIVISION TRACT AREA = 7.04+/- AC
TRACT AREA WITHIN R/W = 1.2+/- SF
OFFSITE TRACT AREA = 2.16+/- AC

DRAINAGE AREA #1

ONSITE DRAINAGE AREA = 276,762 SF (6.354AC)
OFFSITE DRAINAGE AREA = 146,358 SF (3.360AC)

PROPOSED IMPERVIOUS
- PALMETTO PLANTATION
  - SIDEWALKS = 4,243 SF
  - LOT BUA = 65,000 SF
  - EASTBAY WAY = 17,458 SF
  - SUBTOTAL = 86,701 SF
- OUTPARCEL 1 = 47,000 SF
- PROFESSIONAL PARK DRIVE
  - SIDEWALKS = 4,581 SF
  - ROAD = 21,252 SF
  - SUBTOTAL = 25,833 SF
- FUTURE MISCELLANEOUS = 46,634 SF
- TOTAL = 211,560 SF

PROPOSED % IMPERVIOUS = 48.73%

DRAINAGE AREA #2

OFFSITE DRAINAGE AREA = 30,000 SF (0.69AC)

PROPOSED IMPERVIOUS
- PROFESSIONAL PARK DRIVE
  - SIDEWALKS = 1,383 SF
  - ROAD = 4,009 SF
  - TOTAL = 5,392 SF

PROPOSED % IMPERVIOUS = 17.97%

LEGEND

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

SILT FENCE
LANDSCAPE POND FENCE
STORMWATER/DRAINAGE EASEMENT
CONCRETE
TRAFFIC FLOW
FIRE HYDRANT
HANDICAP SPACE
ROCK DOUGHNUT
SOIL BORING #4 SHWT = 9.52 (DRAINED)

NOTE:CONCRETE DRAINAGE PIPES 1,3,5,10 AND 13 SHALL BE CLASS IV BELL & SPIGOT WITH O-RING. REMAINING CONCRETE STORM DRAINS SHALL BE CLASS III.

SCALE: 1"= 40'

NOTE: ORIGINAL PLANS PREPARED BY STROUD ENGINEERING, P.A.

REVISIONS:

No.	BY	DATE	DESCRIPTION
1	GYT	3/17/15	NCDENR COMMENTS
2	GYT	3/30/15	NCDENR COMMENTS
3	GYT	5/11/15	LOWERED ROAD

GRADING AND STORMWATER MANAGEMENT PLAN

PALMETTO PLANTATION @ OLDE BEAUFORT VILLAGE, PHASE 2

BEAUFORT TOWNSHIP, CARTERET CO., NORTH CAROLINA

CLIENT: MERCER BUILDING & DESIGN, INC.

ADDRESS: 106-C PROFESSIONAL PARK DRIVE BEAUFORT, NC 28516

PHONE: (252) 728-6636

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

DESIGNED:	RDC/GYT
DRAWN:	RDC/GYT
CHECKED:	RDC
APPROVED:	RDC
DATE:	5/11/18
SCALE:	1"= 40'

SHEET #2 OF 7
PROJECT #: PM322-27~001
DESIGN FILE #:PM322/PM322-27~001/PM322-27~001 CONSTRUCTION.DGN

CONSTRUCTION SEQUENCE

1. REMOVE AND/OR RELOCATE EXISTING OBSTRUCTIONS.
2. INSTALL STONE CONSTRUCTION ENTRANCE.
3. INSTALL SILT FENCING AT SPECIFIED LOCATIONS.
4. CLEAR AND GRUB SITE.
5. EXCAVATE AND GRADE DETENTION BASIN WITH OUTLET/OVERFLOW DEVICES. CONSTRUCT DITCH AT THE REAR OF LOTS 15-20 AND STABILIZE.
6. BEGIN FILLING AND GRADING WITHIN THE RIGHT OF WAY OF PROFESSIONAL PARK DRIVE AND INSTALL CATCH BASINS 1-6 AND ASSOCIATED PIPING TO EXCAVATED POND AND/OR DITCH ALONG THE REAR OF LOTS 15-20.
7. MAINTIAIN THE EXISTING LANDSCAPE BERMS LOCATED ON THE NORTH AND NORTH WEST SIDES OF THE PROPERTY AND BEGIN FILLING AND GRADING THE SITE SO DRAINAGE IS DIRECTED TOWARD THE POND UNTIL INLETS AND PIPING ARE INSTALLED.
8. ONCE ENOUGH FILL IS IN PLACE TO PROVIDE ADEQUATE COVER OVER THE REMAINING PIPING INSTALL ALL PIPING, CATCH BASINS AND DROP INLETS. CONSTRUCT ROCK DOUGHNUTS. COMPLETE FILLING AND GRADING THE REMAINING SITE.
9. INSTALL UTILITIES.(WATER, SEWER, ELECTRIC, ETC.)
10. FINE GRADE SITE, ROADWAYS AND LOTS.
11. SEED AND MULCH ALL AREAS OF DISTURBANCE NOT TO BE PAVED WITHIN 7 DAYS OF LAND DISTURBANCE.
12. FINE GRADE ROADWAY AND PLACE STONE BASE COURSE.
13. REMOVE STONE CONSTRUCTION ENTRANCE
14. PAVE ROADWAY.
15. PERFORM FINAL GRADING, SEED AND MULCH ALL REMAINING DISTURBED AREAS. INSTALL ALL PLANTS PER LANDSCAPING AND POND VEGETATION PLANS.
16. REMOVE SILT FENCE AND REGRADE SEDIMENT BASIN TO DESIGN SPECIFICATIONS.

1/2 MILE FROM SA WATERS

NORTH

CLASS B RIPRAP LENGTH= 8' WIDTH= 8' THICKNESS= 18"

CLASS B RIPRAP LENGTH= 6' WIDTH= 6' THICKNESS= 18"

CLASS B RIPRAP LENGTH= 6' WIDTH= 6' THICKNESS= 18"

OVERFLOW DEVICE

REAR YARD SWALE TO DROP INLET

LAND DISTURBANCE LIMITS, 8.25AC

TST #1 LENGTH = 47' WIDTH = 20' DEPTH = 3'

TST #2 LENGTH = 47' WIDTH = 20' DEPTH = 3'

CB15 CB14 CB13 CB12 CB11 JB1

EX-CB2 HOOD INV S 7.00 INV N 6.89

EX-CB1 HOOD INV N 7.82

EX-20" RCP INV 7.1

TEMPORARY STONE CONSTRUCTION ENTRANCE

STORMWATER TREATMENT BERM LINE

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

SILT FENCE
LANDSCAPE POND FENCE
STORMWATER/DRAINAGE EASEMENT
CONCRETE
TRAFFIC FLOW
HANDICAP SPACE
ROCK DOUGHNUT
LAND DISTURBANCE LIMITS

40 20 0 40 80
SCALE:1"= 40'

SHEET #3 OF 7
PROJECT #: PM322-27~001
DESIGN FILE #:PM322/PM322-27~001/PM322-27~001 CONSTRUCTION.DGN

NOTE: ORIGINAL PLANS PREPARED BY STROUD ENGINEERING, P.A.

REVISIONS:

No.	BY	DATE	DESCRIPTION

EROSION & SEDIMENTATION CONTROL PLAN

PALMETTO PLANTATION @ OLDE BEAUFORT VILLAGE, PHASE 2

BEAUFORT TOWNSHIP, CARTERET CO., NORTH CAROLINA

CLIENT: MERCER BUILDING & DESIGN, INC.

ADDRESS: 106-C PROFESSIONAL PARK DRIVE BEAUFORT, NC 28516

PHONE: (252) 728-6636

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

NORTH CAROLINA PROFESSIONAL SEAL 13343 ENGINEER RONALD D CULLIPHER

DESIGNED:	RDC/GYT
DRAWN:	RDC/GYT
CHECKED:	RDC
APPROVED:	RDC
DATE:	5/11/18
SCALE:	1"= 40'

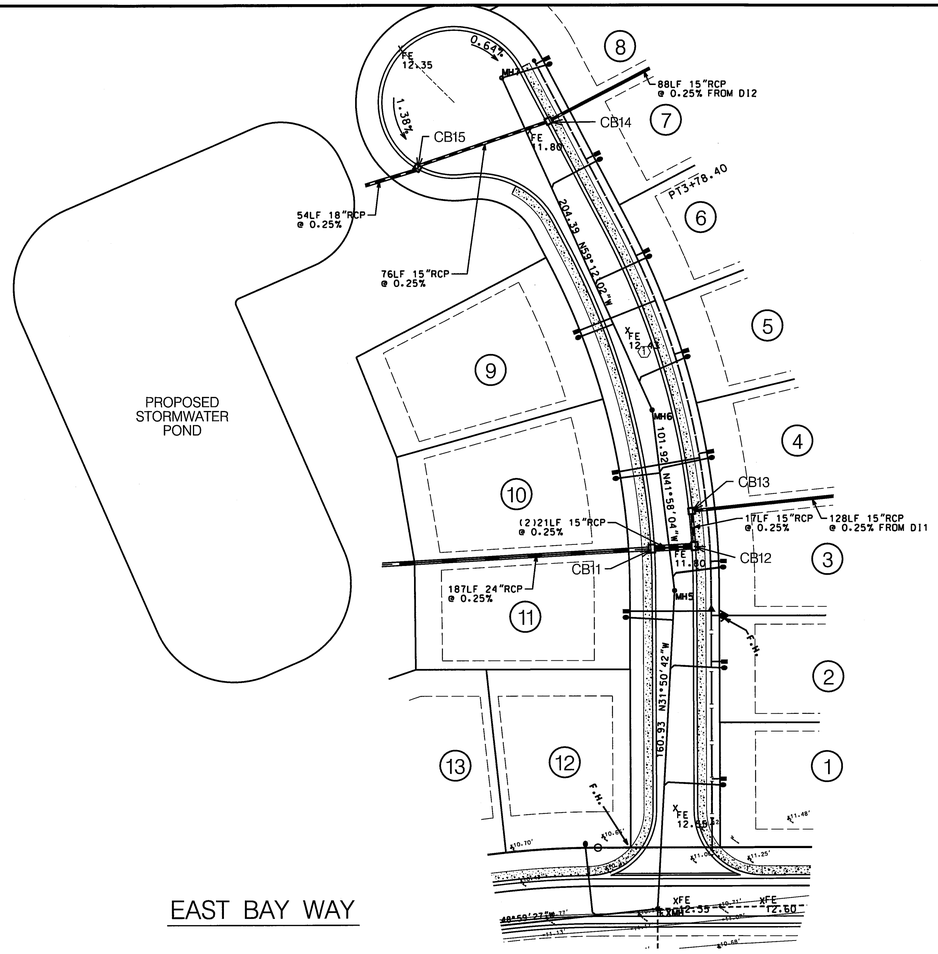
LEGEND

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

SILT FENCE
LANDSCAPE POND FENCE
STORMWATER/DRAINAGE EASEMENT
UTILITY EASEMENT
CONCRETE
TRAFFIC FLOW
FIRE HYDRANT
HANDICAP SPACE
ROCK DOUGHNUT
MEDIUM TREE (POST OAK)

NOTES

1. ALL SEWER PIPE TO BE SDR35 AND WATER MAINS TO BE SDR21 UNLESS OTHERWISE NOTED. SEWER MAIN MATERIAL CHANGES MUST BE MADE WITH MECHANICAL JOINT SLEEVES.
2. MAINTAIN A MINIMUM COVER OF 36" OVER WATER MAIN & SEWER FORCEMAIN LINES OR USE DUCTILE IRON PIPE. IN NO CASE SHALL THE WATER MAIN PROVIDE LESS THAN 30" COVER. EVEN IF DUCTILE IRON IS USED.
3. SEE DETAIL 17 ON SHEET 7 FOR CROSSING REQUIREMENTS.
4. CONTRACTOR SHALL SUBMIT MATERIALS TO BE USED FOR APPROVAL TO THE TOWN PRIOR TO WORK BEING DONE.
5. ALL MATERIALS AND LABOR SHALL BE TO THE TOWN AND STATE STANDARDS.
6. ALL SEWER SERVICE TAPS ARE TO BE INLINE WYES.
7. ALL SEWER SERVICE PIPE TO BE 4" SCH 40 PVC. INSTALLED WITH CLEAN OUTS. EACH CLEAN OUT MUST BE SET TO FINAL GRADE IN A CAST IRON BOX WITH SUPPORT BRICKS.



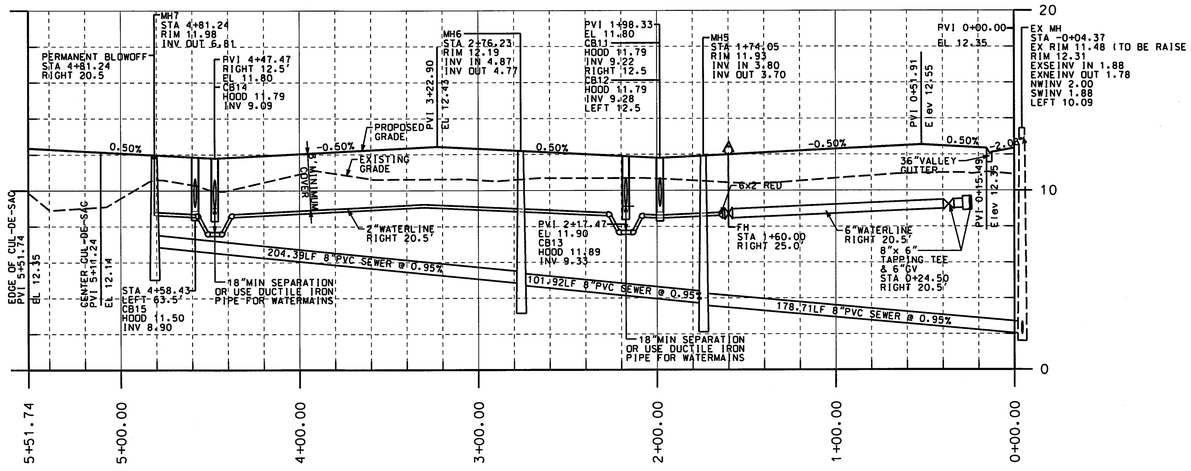
EAST BAY WAY

CATCH BASINS

CB	HOOD	INV
11	11.79	9.22
12	11.79	9.28
13	11.89	9.33
14	11.79	9.09
15	11.50	8.90

CURVE DATA

LENGTH ①	=	204.34
RADIUS ①	=	425.00
CHORD LENGTH	=	202.38
CHORD DIRECTION	=	N48°51'17"W



EAST BAY WAY

SCALE:
HORIZONTAL 1"= 40'
VERTICAL 1"= 4'

NOTE: ORIGINAL PLANS PREPARED BY STROUD ENGINEERING, P.A.

SHEET #4 OF 7
PROJECT #: PM322-27~001
DESIGN FILE #:PM322/PM322-27~001/PM322-27~001 CONSTRUCTION.DGN

REVISIONS:

No.	BY	DATE	DESCRIPTION
1	GYT	2/9/15	PVE ELEMENTS
2	GYT	5/11/15	LOWERED ROAD

DESIGNED: RDC/GYT | CHECKED: RDC
DRAWN: RDC/GYT | APPROVED: GYT
SCALE: AS NOTED | DATE: 2/1/15

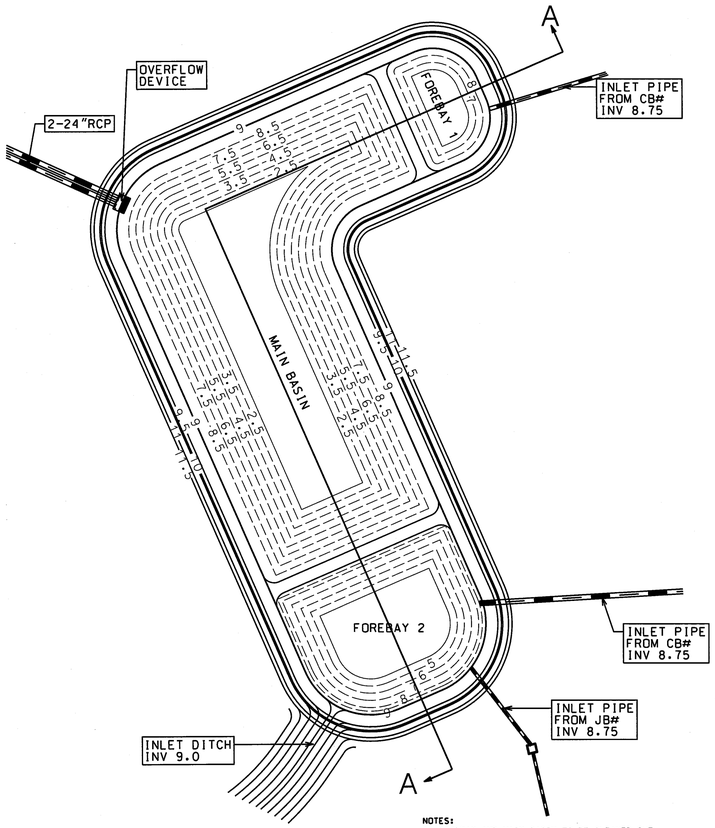
CLIENT: MERCER BUILDING & DESIGN, INC..
ADDRESS: 106-C PROFESSIONAL PARK DR BEAUFORT, NC 28516
PHONE: (252) 728-6636

PLAN & PROFILE - EAST BAY WAY
PALMETTO PLANTATION AT OLDE BEAUFORT VILLAGE, PHASE 2
BEAUFORT TOWNSHIP, CARTERET CO., NORTH CAROLINA

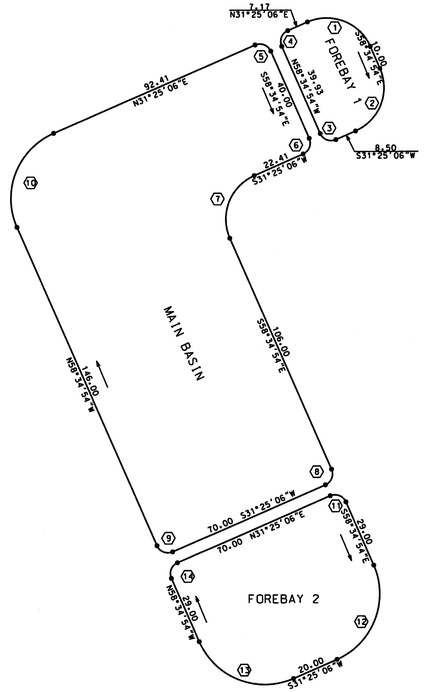
THE CULLIPHER GROUP P.A.
ENGINEERING & SURVEYING SERVICES
151A HIGHWAY 24
MOREHEAD CITY, N.C. 28557
(252) 773-0090
LICENSE NO. C-4482
Ronald D. Culliph 5/11/15
RONALD D. CULLIPHER P.E.

NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 13343 RONALD D. CULLIPHER

SHEET No.: 4 OF : 7



NOTES:
1. FOREBAY AND MAIN BASIN TO BE CLEANED OUT TO PERMANENT GRADE AT COMPLETION OF CONSTRUCTION.
2. PROVIDE PUMP MECHANISM ON SITE FOR MAINTENANCE AND/OR EMERGENCY POND DRAINING.
3. SEE SHEET 6 & 7 FOR POND VEGETATION.



FOREBAY 1 AT PERMANENT POOL

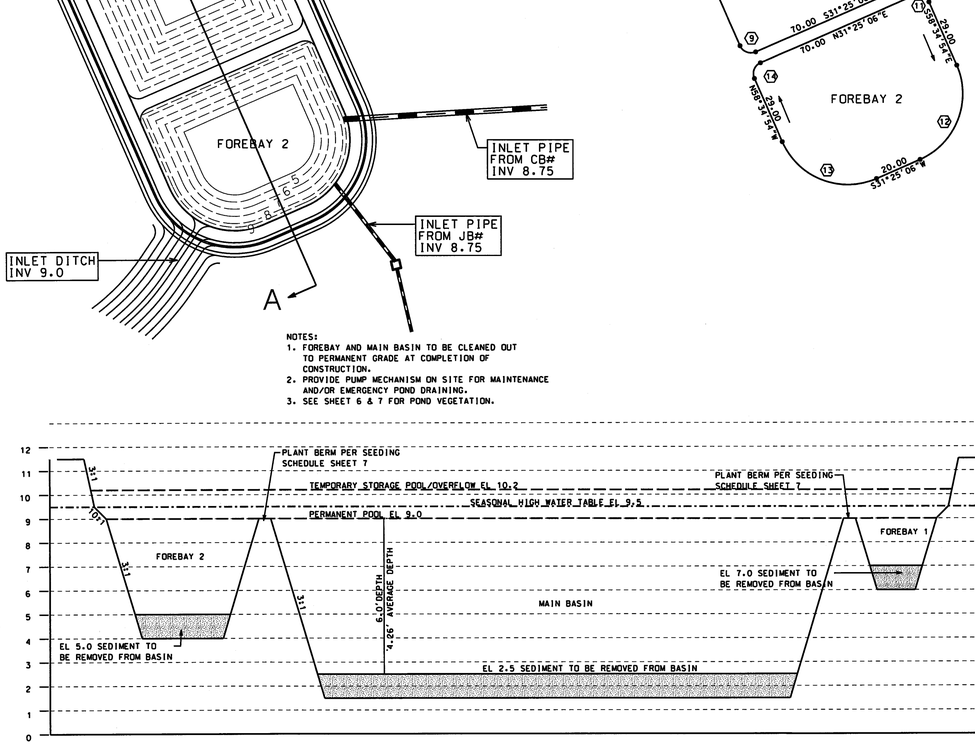
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RADIUS	= 20.00	RADIUS	= 5.00
CHORD LENGTH	= 28.28	CHORD LENGTH	= 7.07
CHORD DIRECTION	= N76°25'06"E	CHORD DIRECTION	= N13°34'54"W
LENGTH ②	= 31.42		
RADIUS	= 20.00		
CHORD LENGTH	= 28.28		
CHORD DIRECTION	= S13°34'54"E		
LENGTH ③	= 7.85		
RADIUS	= 5.00		
CHORD LENGTH	= 7.07		
CHORD DIRECTION	= S76°25'06"W		

MAIN BASIN AT PERMANENT POOL

LENGTH ⑤	= 7.85	LENGTH ⑧	= 7.85
RADIUS	= 5.00	RADIUS	= 5.00
CHORD LENGTH	= 7.07	CHORD LENGTH	= 7.07
CHORD DIRECTION	= N76°25'06"E	CHORD DIRECTION	= S13°34'54"E
LENGTH ⑥	= 7.85	LENGTH ⑨	= 7.85
RADIUS	= 5.00	RADIUS	= 5.00
CHORD LENGTH	= 7.07	CHORD LENGTH	= 7.07
CHORD DIRECTION	= S13°34'54"E	CHORD DIRECTION	= S76°25'06"W
LENGTH ⑦	= 31.42	LENGTH ⑩	= 47.12
RADIUS	= 20.00	RADIUS	= 30.00
CHORD LENGTH	= 28.28	CHORD LENGTH	= 42.43
CHORD DIRECTION	= S13°34'54"E	CHORD DIRECTION	= N13°34'54"W

FOREBAY 2 AT PERMANENT POOL

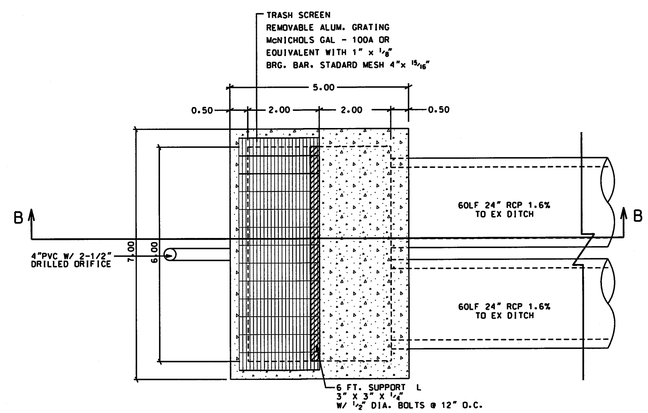
LENGTH ⑪	= 7.85	LENGTH ⑭	= 7.85
RADIUS	= 5.00	RADIUS	= 5.00
CHORD LENGTH	= 7.07	CHORD LENGTH	= 7.07
CHORD DIRECTION	= N76°25'06"E	CHORD DIRECTION	= N13°34'54"W
LENGTH ⑫	= 47.12		
RADIUS	= 30.00		
CHORD LENGTH	= 42.43		
CHORD DIRECTION	= S13°34'54"E		
LENGTH ⑬	= 47.12		
RADIUS	= 30.00		
CHORD LENGTH	= 42.43		
CHORD DIRECTION	= S76°25'06"E		



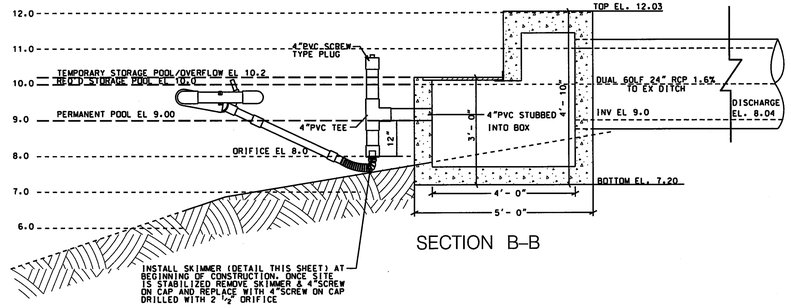
POND X-SECTION A-A

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





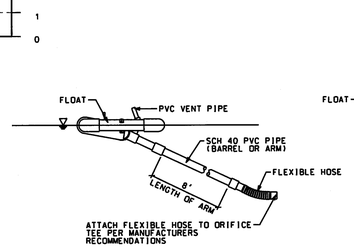
PLAN VIEW

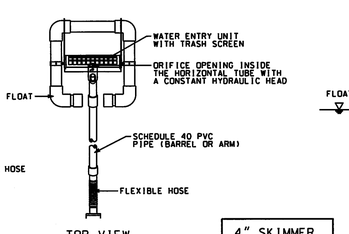


SECTION B-B

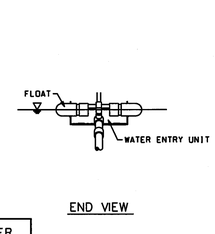
OVERFLOW DEVICE

SCALE: 1"= 2'





TOP VIEW



END VIEW

4" SKIMMER
2.5" ORIFICE

FAIRCLOTH SKIMMER

SCALE: NOT TO SCALE
J. W. FAIRCLOTH & SON INC.
WWW.FAIRCLOTHSKIMMER.COM
TELEPHONE: (919) 732-1244
FAX: (919) 732-1266

30 15 0 30 60
SCALE: 1"= 30'

NOTE: ORIGINAL PLANS PREPARED BY STROUD ENGINEERING, P.A.

REVISIONS:

No.	BY	DATE	DESCRIPTION

POND DETAILS

PALMETTO PLANTATION @ OLDE BEAUFORT VILLAGE, PHASE 2

BEAUFORT TOWNSHIP, CARTERET CO., NORTH CAROLINA

CLIENT: MERCER BUILDING & DESIGN, INC.

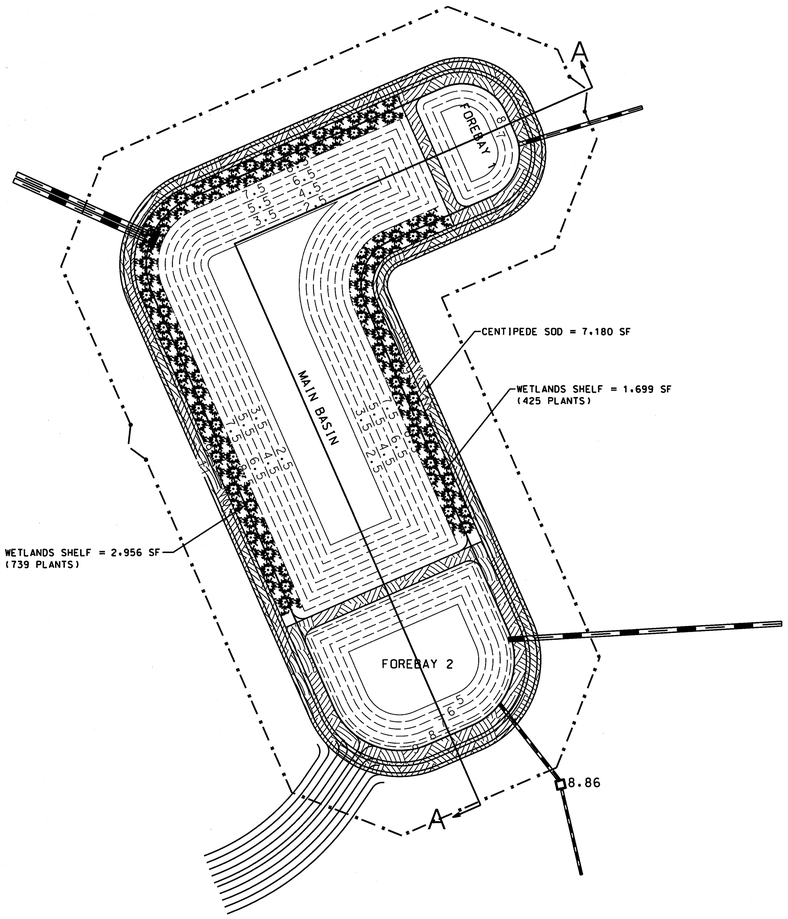
ADDRESS: 106-C PROFESSIONAL PARK DRIVE BEAUFORT, NC 28516

PHONE: (252) 728-6636

THE CULLIPHER GROUP, P.A.
ENGINEERING & SURVEYING SERVICES
151A HIGHWAY 24
MOREHEAD CITY, N.C. 28557
(252) 773-2090 LICENSE NO. C-4482
RONALD D. CULLIPHER P.E.

DESIGNED:	RDC
DRAWN:	RDC
CHECKED:	RDC
APPROVED:	RDC
DATE:	5/11/18
SCALE:	1"= 30'

SHEET #5 OF 7
PROJECT #: PM322-27~001
DESIGN FILE #:PM322/PM322-27~001/PM322-27~001 CONSTRUCTION.DGN



LEGEND

WETLANDS PLANTS

CENTIPEDE SOD

MINIMUM PLANT MATERIAL QUANTITIES AND PLANT SIZES PER 200 SF OF SHELF AREA (MINIMUM OF 3 SPECIES):

1. 50 HERBACEOUS PLANTS AT LEAST 4 CUBIC-INCH CONTAINER
   = 1164 HERBACEOUS PLANTS (SPECIES SHOWN ON THIS SHEET)

WETLAND PLANT RECOMMENDATIONS

SHALLOW WATER

BOTANICAL NAME	COMMON NAME
HERBACEOUS PLANTS	
ACORUS SUBCORDATUM	SWEETFLAG
ALISMA SUBCORDATUM	WATER PLANTAIN
HYDROLEA QUADRIVALVIS	WATERPOD
IRIS VIRGINICA	BLUE FLAG IRIS
JUNCUS EFFUSUS VAR. PYLAEI OR SOLUTUS	SOFT RUSH
LUDWIGIA SPP.	PRIMROSE WILLOW
PELTANDRA VIRGINICA	ARROW ARUM
PONTEDERIA CORDATA	PICKERELWEED
SAGITTARIA LATIFOLIA	DUCK POTATO
SAGITTARIA LANCIFOLIA	BULLTONGUE
SAURURUS CERNUUS	LIZARD'S TAIL
SCHOENOPLECTUS TABERNAEMONTANI	SOFT STEM BULRUSH
SCHOENOPLECTUS AMERICANUS	THREE-SQUARE BULRUSH
SCHOENOPLECTUS PUNGENS VAR. PUNGENS	
SCIRPUS CYPERINUS	WOOLGRASS
ZIZANIOPSIS MILIACEA	GIANT CUTGRASS

SHALLOW LAND

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

VEGETATION SCHEDULE

WETLAND AREA	SQ FT IN WETLAND AREA	PLANT CATEGORY	* PLANTS OF CATEGORY IN WETLAND AREA
WETLANDS PLANTS	4653	HERBACEOUS PLANTS	1164

PLANT REQUIREMENTS:

1. SELECT PLANTS FROM THE WETLAND PLANT LIST ABOVE.
2. A MINIMUM OF THREE (3) DIVERSE SPECIES OF SHALLOW WATER EMERGENT AND SHALLOW LAND HERBACEOUS VEGETATION.
3. A MINIMUM TWO-YEAR WARRANTY PERIOD STIPULATING REQUIREMENTS FOR PLANT SURVIVAL/REPLACEMENT. AT THE END OF THE FIRST YEAR AND AGAIN AT THE END OF THE TWO-YEAR WARRANTY PERIOD, ALL PLANTS THAT DO NOT SURVIVE MUST BE REPLACED.
4. THE DESIGN FOR PLANTINGS SHALL MINIMIZE THE NEED FOR HERBICIDES, FERTILIZERS, PESTICIDES, OR SOIL AMENDMENTS AT ANY TIME BEFORE, DURING AND AFTER CONSTRUCTION AND ON A LONG TERM BASIS. PLANTINGS SHALL BE DESIGNED TO MINIMIZE THE NEED FOR MOWING, PRUNING AND IRRIGATION.
5. PLANT MATERIAL SHOULD BE PURCHASED FROM A SIMILAR PROVENANCE OR LOCAL SOURCE TO ENSURE SURVIVABILITY.

GENERAL NOTES:

1. TOPSOIL FROM THE SITE WILL BE SPREAD ACROSS THE SHALLOW WATER AND SHALLOW LAND ZONES PRIOR TO PLACEMENT OF PLANTS.
2. WET DETENTION BASINS SHOULD INCORPORATE SEVERAL (MINIMUM OF THREE (3) DIVERSE SPECIES OF SHALLOW WATER EMERGENT AND SHALLOW LAND HERBACEOUS VEGETATION ON THE VEGETATED SHELF.
3. SPACING SHOULD BE APPROXIMATELY 24"-36" CENTERS, YIELDING COVERAGE IN APPROXIMATELY 1-2 YEARS, RESPECTIVELY.
4. TURF GRASS SHOULD BE MAINTAINED ON THE TOPS OF BERMS AND ON THE EXTERIOR SLOPES OF CONTAINMENT BERMS.

SOIL SPECIFICATIONS

SOILS USED WITHIN A STORMWATER BMP MUST ADHERE TO THE FOLLOWING REQUIREMENTS:

1. THE SOIL MIX MUST BE UNIFORM AND FREE OF STONES, STUMPS, ROOTS, OR OTHER SIMILAR MATERIAL GREATER THAN 2 INCHES.
2. SOIL TEXTURE OF THE MIX USED FOR STORMWATER WETLANDS SHOULD BE LOAMY SAND, WITH NO MORE THAN 10% CLAY (USDA SOIL TEXTURAL CLASSIFICATION).
3. A MINIMUM ORGANIC CONTENT OF 10% BY DRY WEIGHT FOR AREAS PLANTED WITH WOODY SPECIES AND 5% FOR TURF AREAS.
4. THE PH SHOULD BE BETWEEN 5.5 AND 7.0. IF THE PH FALLS OUTSIDE OF THIS RANGE, IT MAY BE MODIFIED WITH LIME TO INCREASE THE PH OR IRON SULFATE AND SULFUR TO LOWER THE PH. THE LIME OR IRON SULFATE MUST BE MIXED UNIFORMLY INTO THE SOIL PRIOR TO USE.
5. TOPSOIL STOCKPILE LOCATION (IF USING ON-SITE SOILS) OR SOURCE OF TOPSOIL IF IMPORTED TO THE SITE. SOIL ANALYSIS FOR ALL TOPSOIL TO BE USED WITHIN A BMP FACILITY.

PLANTING SPECIFICATIONS:

1. FOR EROSION CONTROL PLANTING AND BANK STABILIZATION (UPLAND AREA) FOLLOW EROSION CONTROL SEEDING SCHEDULE.
2. UTILIZE A 90-DAY SLOW RELEASE FERTILIZER TABLET FOR PLANTS.
3. PLACE 3 OR 4 INCHES OF QUALITY TOPSOIL TO THE SHALLOW LAND AND SHALLOW WATER REGIONS. THE PROJECT CAN UTILIZE THE EXISTING TOPSOIL BY STOCK PILING ON SITE AND AMENDING SOIL AS NECESSARY BASED ON SOIL ANALYSIS RESULTS.
4. THE DETENTION POND MUST BE STABILIZED WITHIN 14 DAYS OF CONSTRUCTION. CONSIDER CONSTRUCTION SEQUENCING SO THAT PLANTS CAN BE PLANTED AND THE POND CAN BE BROUGHT ONLINE WITHIN 14 DAYS.

PLANTING SEASONS:

HERBACEOUS PLANTS (SHALLOW LAND).....OCTOBER TO JUNE
HERBACEOUS PLANTS (SHALLOW WATER)....APRIL TO JUNE (RECOMMENDED)
MID-SEPTEMBER TO MID-OCTOBER
GRASSES.....YEAR ROUND

PLANTING OUT OF SEASON IS NOT RECOMMENDED. IF CONSTRUCTION SCHEDULE AND PLANTING SCHEDULE DO NOT CORRESPOND, STABILIZE BANKS (UPLAND AREA AND SHALLOW LAND) WITH APPROPRIATE TEMPORARY COVER CROP AND EROSION CONTROL MATTING UNTIL APPROPRIATE PLANTING SEASON.

PLANTS SHOULD BE INSTALLED AS LARGE DRIFTS (I.E. MASSES OF A SINGLE SPECIES) WITHIN THEIR RESPECTIVE PLANTING AREA. OVERLAPPING OR WEAVING OF THE PLANTING AREA EDGES IS RECOMMENDED.

ALL PLANTS SHALL BE DIRECTLY DESCENDED FROM INDIVIDUALS GROWING WILD WITHIN 100 MILES OF THE PROJECT SITE. IF SUITABLE STOCK CANNOT BE OBTAINED, PLANTS OF OTHER GENETIC PROVENANCE MAY BE UTILIZED WITH THE APPROVAL OF THE LOCAL REGULATORY AGENCY.

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

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

30 15 0 30 60
SCALE:1"= 30'

SHEET #6 OF 7
PROJECT #: PM322-27~001
DESIGN FILE #:PM322/PM322-27~001/PM322-27~001 CONSTRUCTION.DGN

NOTE: ORIGINAL PLANS PREPARED BY STROUD ENGINEERING, P.A.

NORTH CAROLINA PROFESSIONAL SEAL 13343 ENGINEER RONALD D CULLIPHER

REVISIONS:

No.	BY	DATE	DESCRIPTION

POND VEGETATION PLAN

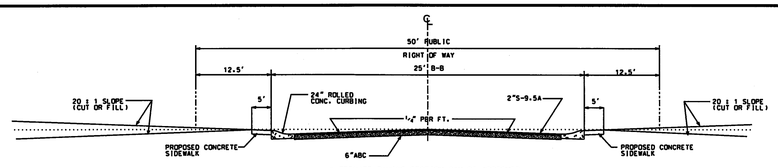
PALMETTO PLANTATION @ OLDE BEAUFORT VILLAGE, PHASE 2

BEAUFORT TOWNSHIP, CARTERET CO., NORTH CAROLINA

CLIENT: MERCER BUILDING & DESIGN, INC.
ADDRESS: 106-C PROFESSIONAL PARK DRIVE
BEAUFORT, NC 28516
PHONE: (252) 728-6636

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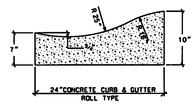
DESIGNED: RDC
DRAWN: RDC
CHECKED: RDC
APPROVED: RDC
DATE: 5/11/18
SCALE: 1"= 30'



ALTERNATE PAVING SECTION CAN BE APPROVED BY THE TOWN IN ACCORDANCE WITH SECTION 5.8.1.2

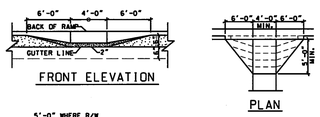
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1/7 EASTBAY WAY TYPICAL STREET SECTION



SCALE: NOT TO SCALE

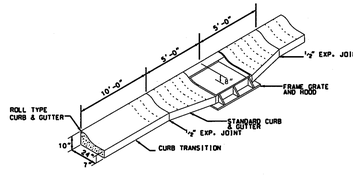
2/7 ROLL TYPE CURB AND GUTTER



GENERAL NOTES:
1. CONTRACTOR SHALL SPECIFY LOCATION, RAMP TO COMPLY WITH EXISTING OR PROPOSED WALKS.
2. TO ALLOW CHANGES FROM SIDEWALK TO RAMP TO BE A MAXIMUM OF 12in. DISTANCE TO BE GOVERNED BY GRADE.
3. IN CASES WHERE THE 5'-0" LENGTH OF RAMP CAN BE ACHIEVED, KEEP BACK OF WALK ON UNIFORM GRADE.

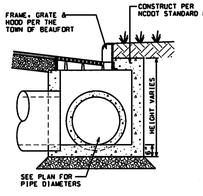
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3/7 HANDICAP CURB RAMP



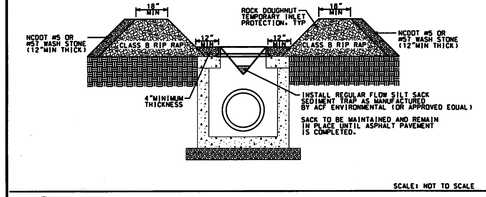
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4/7 CURB TRANSITION DETAIL



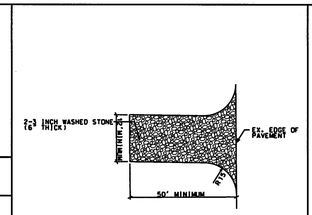
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5/7 PRECAST CATCH BASIN



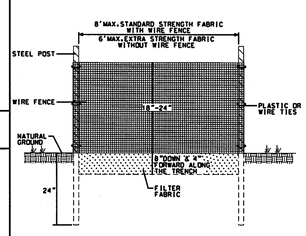
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6/7 ROCK DOUGHNUT TEMPORARY INLET PROTECTION

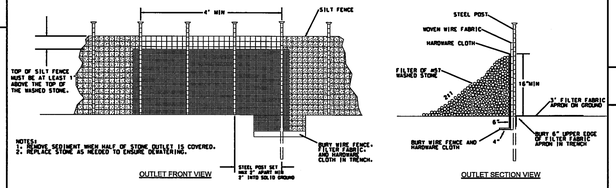


SCALE: NOT TO SCALE

7/7 STONE CONSTRUCTION ENTRANCE



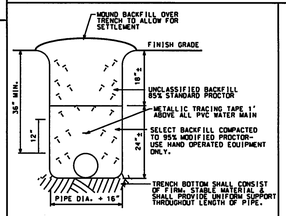
INSTALLATION NOTES:
1. THE BASE OF BOTH END POSTS SHOULD BE AT LEAST ONE FOOT HIGHER THAN THE MIDDLE OF THE FENCE.
2. INSTALL POSTS 4 FEET APART IN CRITICAL AREAS AND 6 FEET APART ON STANDARD APPLICATIONS.
3. INSTALL POSTS 2 FEET DEEP ON THE DOWNSTREAM SIDE OF THE SILT FENCE, AND AS CLOSE AS POSSIBLE TO THE FABRIC, ENABLING POSTS TO SUPPORT THE FABRIC FROM UPSTREAM WATER PRESSURE.
4. INSTALL POSTS WITH THE NIPPLES FACING AWAY FROM THE SILT FABRIC.
5. ATTACH THE FABRIC TO EACH POST WITH THREE TIES, ALL SPACED WITHIN THE TOP 8 INCHES OF THE FABRIC. ATTACH EACH TIE DIAGONALLY 45 DEGREES THROUGH THE FABRIC, WITH EACH PUNCTURE AT LEAST 1 INCH VERTICALLY APART. ALSO, EACH TIE SHOULD BE POSITIONED TO HANG ON A POST NIPPLE WHEN TIGHTENED TO PREVENT SAGGING.
6. FOLD THE END OF THE FABRIC 6 OR MORE INCHES AROUND THE END POSTS AND SECURE WITH 3 TIES.
7. NO MORE THAN 24 INCHES OF THE FABRIC SHOULD BE EXPOSED BETWEEN POSTS.
8. THE INSTALLATION SHOULD BE CHECKED AND CORRECTED FOR ANY DEVIATIONS BEFORE COMPACTION.
9. COMPACTION IS VITALLY IMPORTANT FOR EFFECTIVE RESULTS. COMPACT THE SOIL IMMEDIATELY NEXT TO THE SILT FENCE FABRIC WITH THE FRONT WHEEL OF THE TRACTOR, SKID STEER, OR ROLLER EXERTING AT LEAST 60 POUNDS PER SQUARE INCH. COMPACT THE UPSTREAM SIDE FIRST, AND THEN EACH SIDE TWICE FOR A TOTAL OF 4 TRIPS.



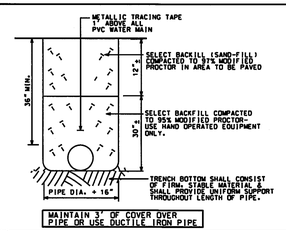
NOTES:
1. REMOVE SEDIMENT WHEN HALF OF STONE OUTLET IS COVERED.
2. REPLACE STONE AS NEEDED TO ENSURE DEWATERING.

SCALE: NOT TO SCALE

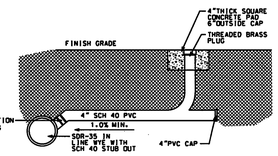
9/7 SILT FENCE AND OUTLET



10/7 WATER PIPE TRENCH DETAIL OUTSIDE PAVED AERA

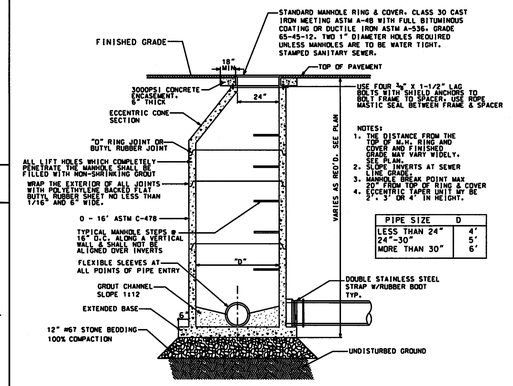


11/7 WATER PIPE TRENCH DETAIL AREA TO BE PAVED



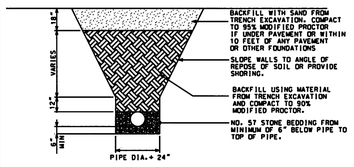
NOTE:
1. INSTALL SQUARE CONCRETE PAD 6" OUTSIDE BRASS PLUG.
2. IF LESS THAN 36"COVER, MAIN & SERVICE PIPE SHALL BE DUCTILE IRON PIPE.
3. SERVICE LINES BETWEEN 18 FT AND 20FT IN DEPTH SHALL REQUIRE CLASS 1 BEDDING IN ACCORDANCE WITH SPECIFICATIONS FOR FLEXIBLE PIPE SERVICES.
4. SERVICE LINES GREATED THAN 20 FT OR LESS THAN 3 FT IN DEPTH MUST BE DUCTILE IRON.

12/7 SANITARY SEWER SERVICE



ALL MANHOLES TO HAVE EXTENDED BASES

13/7 TYPICAL PRECAST MANHOLE



14/7 SEWER PIPE TRENCH

SEED BED PREPARATION

LIME---------- 2 TONS/AC
10-10-10 ---------- 1,000 LBS/AC

SURFACE ROUGHENING: IF RECENT TILLAGE OPERATIONS HAVE RESULTED IN A LOOSE SURFACE, ADDITIONAL ROUGHENING MAY NOT BE REQUIRED EXCEPT TO BREAK UP LARGE CLODS. IF RAINFALL CAUSES THE SURFACE TO BECOME SEALED OR CRUSTED, LOOSEN IT JUST PRIOR TO SEEDING BY DISKING, RAKING OR HARROWING. GROOVE OR FURROW SLOPES STEEPER THAN 3:1 ON THE CONTOUR BEFORE SEEDING.

TEMPORARY SEEDING MIXTURE

(DECEMBER 1 -APRIL 15)
RYE (GRAIN)---------- 120 LBS/AC
KOBE LESPEDEZA (SCARIFIED)---50 LBS/AC
(OMIT ANNUAL LESPEDEZA WHEN DURATION OF TEMPORARY COVER IS NOT TO EXTEND BEYOND JUNE)

(APRIL 15 -AUGUST 15)
GERMAN MILLET---------- 40 LBS/AC

(AUGUST 15- DECEMBER 30)
RYE (GRAIN)---------- 25 LBS/AC
(IF IT IS NECESSARY TO EXTEND TEMPORARY COVER BEYON JUNE 15, OVERSEED WITH 50LB/AC KOBE.)

PERMANENT SEEDING MIXTURE

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

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

PERMANENT SEEDING MIXTURE (SWALES & DITCHES)

COMMON BERMUDAGRASS---------- 80 LBS/AC

MULCHING

STRAW(WHEAT, OATS, BARLEY,RYE)----- 1-2 TONS/AC (AFTER SEEDING)
(STRAW QUALITY SHALL BE DRY, UNCHOPPED & UNWEATHERED)

ASPHALT TACK----------200 GAL./TON OF MULCH

1. APPLY 4000 LB/AC STRAW. ANCHOR STRAW BY TACKING WITH ASPHALT, NETTING OR A MULCH ANCHORING TOOL. A DISK WITH BLADES SET NEARLY STRAIGHT CAN BE USED AS A MULCH ANCHORING TOOL.
2. A CHANNEL LINING MATERIAL (SEE DETAIL BELOW) SHALL COVER THE BOTTOM OF SWALES & DITCHES. THE LINING SHALL EXTEND ABOVE THE HIGHEST DEPTH OF FLOW WITHIN GIVEN CHANNEL. ON CHANNEL SIDE SLOPES ABOVE THIS HEIGHT APPLY STRAW AS PREVIOUSLY INSTRUCTED.

MAINTENANCE

IF GROWTH IS LESS THAN FULLY ADEQUATE, REFERTILIZE IN THE SECOND YEAR WITH 500 LB/AC 10-10-10 FERTILIZER. MOW AS NEEDED WHEN SERICEA IS OMITTED FROM THE MIXTURE. RESEED, FERTILIZE AND MULCH DAMAGED AREAS IMMEDIATELY.

15/7 SEEDING SCHEDULE

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

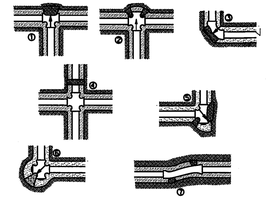
NOMINAL PIPE DIA.	DEAD END	90° BEND	45° BEND	22 1/2° BEND	11 1/4° BEND
	TOTAL POUNDS				
4"	2,700	3,800	2,100	1,100	530
6"	5,800	8,200	4,300	2,200	1,100
8"	9,700	13,600	7,400	3,800	1,900
10"	14,500	20,500	11,100	5,700	2,900
12"	20,500	29,000	15,700	8,000	4,000
14"	27,600	39,000	21,100	11,000	5,400
16"	36,700	50,400	27,300	14,000	7,000
18"	44,800	63,400	34,400	17,500	8,900
20"	55,000	77,800	42,100	21,500	10,800
24"	78,500	111,000	60,000	31,500	15,400
30"	120,800	170,600	89,300	47,100	23,500
36"	172,400	244,400	132,300	67,500	33,900
42"	233,500	330,900	178,800	91,000	45,700
48"	304,000	430,000	232,700	118,600	59,800
54"	384,100	543,300	294,000	149,000	75,300

SOIL BEARING LOAD (LB./SQ. FT.)

SOIL	BEARING LOAD (LB./SQ. FT.)
MUCK	0
SOFT CLAY	1,000
SILT	1,500
SANDY SILT	2,000
SAND	4,000
SANDY CLAY	6,000
HARD CLAY	9,000

TO DETERMINE THE SIZE OF A CONCRETE THRUST BLOCK, DIVIDE THE TOTAL FORCE BY THE BEARING VALUES OF THE SOIL. THE QUOTIENT WILL BE THE SIZE OF THE BEARING AREA OF THE THRUST BLOCK IN SQUARE FEET. APPROXIMATE VALUES FOR VARIOUS TYPES OF SOILS ARE LISTED IN THE TABLE. NO RESPONSIBILITY CAN BE ASSUMED FOR THE ACCURACY OF THE DATA IN THIS TABLE DUE TO THE WIDE VARIATION OF BEARING LOAD CAPACITIES FOR EACH SOIL TYPE.

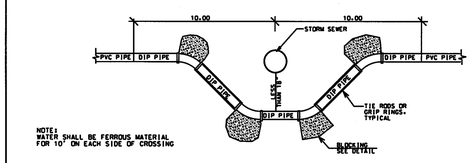
TYPES OF THRUST BLOCKING



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

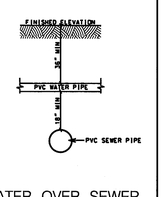
SEE BEAUFORT MANUAL FOR ADDITIONAL DETAILS ON THRUST BLOCKING

16/7 THRUST BLOCKING DETAIL

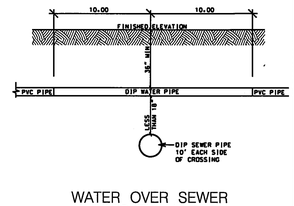


NOTE:
WATER SHALL BE FERROUS MATERIAL FOR 10' ON EACH SIDE OF CROSSING

WATER UNDER STORM SEWER

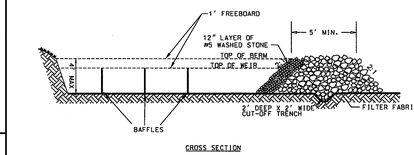


WATER OVER SEWER GREATER THAN 18"

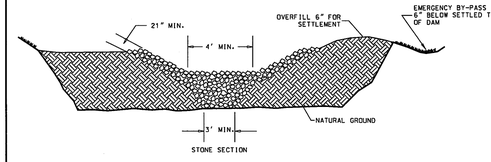


WATER OVER SEWER LESS THAN 18"

17/7 CROSSING DETAILS

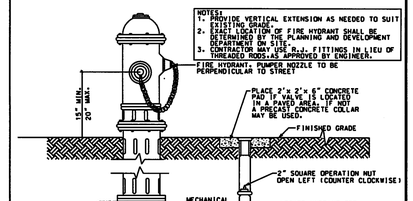


CROSS SECTION

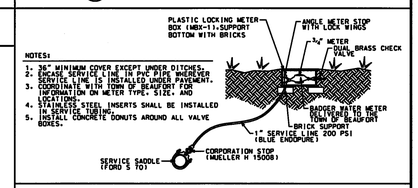


STONE SECTION

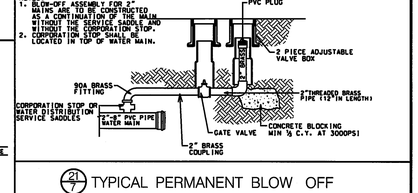
18/7 TEMPORARY SEDIMENT TRAP



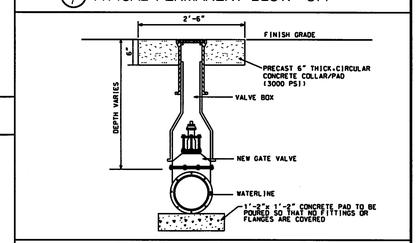
19/7 TYPICAL FIRE HYDRANT ASSEMBLY



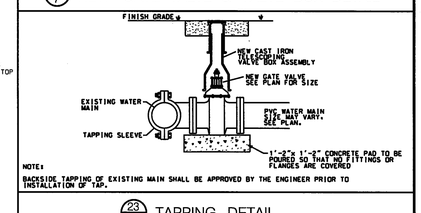
20/7 WATER METER SET



21/7 TYPICAL PERMANENT BLOW OFF



22/7 NEW GATE VALVE & VALVE BOX DETAIL



NOTE:
BACKSIDE TAPPING OF EXISTING MAIN SHALL BE APPROVED BY THE ENGINEER PRIOR TO INSTALLATION OF TAP.

23/7 TAPPING DETAIL

REVISIONS:

No.	BY	DATE	DESCRIPTION

DETAILS
PALMETTO PLANTATION @ OLDE BEAUFORT VILLAGE, PHASE 2
BEAUFORT TOWNSHIP, CARTERET CO., NORTH CAROLINA

CLIENT: MERCER BUILDING & DESIGN, INC.
ADDRESS: 106-C PROFESSIONAL PARK DRIVE BEAUFORT, NC 28516
PHONE: (252) 728-6636

DESIGNED: RDC
DRAWN: RDC
CHECKED: RDC
APPROVED: RDC
DATE: 5/11/18
SCALE: AS NOTED

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

NORTH CAROLINA PROFESSIONAL SEAL 13343 ENGINEER RONALD D. CULLIPHER

NOTE: ORIGINAL PLANS PREPARED BY STROUD ENGINEERING, P.A.

SHEET #7 OF 7
PROJECT #: PM858-29~001
DESIGN FILE #:PM858/PM858-29~001/PM858-29~001.DGN

Town of Beaufort, NC

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

Board of Commissioners
Virtual Regular Meeting
6:00 PM – Monday, July 12, 2021

AGENDA CATEGORY: Items for Discussion and Consideration

SUBJECT: Final Plat – Live Oak Commons; Case No. 21-20

BRIEF SUMMARY:

The Cullipher Group has submitted the Final Plat for Live Oak Commons showing a 1.28 acre tract into 8 single-family lots. Also, the applicant has submitted Bond information to consider as well as a recreation fee in lieu of in the amount of $1,843.20. At their June 21, 2021 meeting the Planning Board voted 4 to 1 recommending approval of the Final Plat for Live Oak Commons with the stipulation granting the Town legal right to enforce parking and proper signage stating no parking on access road.

REQUESTED ACTION:

The Planning and Inspections Director recommends the Board discuss and consider formally approving or denying this request.

EXPECTED LENGTH OF PRESENTATION:

10 Minutes

SUBMITTED BY:

Kyle Garner, AICP

Planning & Inspections Director

BUDGET AMENDMENT REQUIRED:

N/A

STAFF REPORT

To: Board of Commissioners

From: Kyle Garner, AICP, Town Planner

Date: June 22, 2021

Case No. 21-20 Live Oak Commons – Final Plat

THE QUESTION: Subdivide a 1.28 acre tract into 8 Single-Family Residential Lots.

BACKGROUND: The preliminary plat for this area was approved in September 2020 for installation of infrastructure improvements.

Location:	1107 & 1111 Live Oak Street
Owners:	New Vision Trust
Requested Action:	Subdivide a 1.28 Acre Tract into 8 Lots
Existing Zoning	RS-5
Size:	1.28 acres
Amount of Open Space:	N/A
Existing Land Use:	Undeveloped

SPECIAL INFORMATION:

- As part of the Final Plat process the infrastructure can be either installed or bonded through a financial guarantee process to ensure completion of the project. The applicant has chosen to request to bond the infrastructure improvement and has submitted cost estimates for the complete cost of improvements totaling $18,533.33 (See estimated cost of improvement sheet from engineer).

- No sewer allocation request is being made for this project due to its approval prior to the January 11, 2021 Wastewater Allocation Policy's adoption by the Board of Commissioners.

- Since this project is part of a subdivision recreation fees will be required in the amount of $1,843.20.

Public Utilities:

Water:	Town Of Beaufort
Sanitary Sewer:	Town Of Beaufort

Case No.: 21-20
Location: 1107 & 1111 Live Oak Street

OPTIONS:

1. Approve the Final Plat for Live Oak Commons
2. Approve the Bond Request for Live Oak Commons
3. Deny the request

Attachments:

- Attachment A - Vicinity Map
- Attachment B - Final Plat for Live Oak Commons
- Attachment C - Bond Estimates

Case 21-20 Vicinity Map - Final Plat - Live Oak Commons



CERTIFICATION OF APPROVAL BY THE PLANNING BOARD

THE BEAUFORT PLANNING BOARD HEREBY APPROVES THIS FINAL PLAT FOR LIVE OAK COMMONS. LOTS 1-8.

DATE

CHAIRMAN. BEAUFORT PLANNING BOARD

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

I HEREBY CERTIFIY THAT ALL STREETS. UTILITIES AND OTHER REQUIRED IMPROVEMENTS HAVE BEEN INSTALLED IN AN ACCEPTABLE MANNER AND ACCORDING TO THE TOWN OF BEAUFORTS SPECIFICATIONS AND STANDARDS FOR LIVE OAK COMMONS LOTS 1-8. THAT GUARANTEES OF THE INSTALLATION OF THE REQUIRED IMPROVEMENTS IN AN AMOUNT AND MANNER SATISFACTORY TO THE TOWN OF BEAUFORT HAVE BEEN RECEIVED AND THAT THE FILING FEE FOR THIS PLAT IN THE AMOUNT OF $_____ HAS BEEN PAID.

DATE

TOWN MANAGER

CERTIFICATE OF OWNERSHIP AND DEDICATION

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

DATE

OWNER

CERTIFICATE OF APPROVAL FOR RECORDING

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

DATE

TOWN CLERK OF BEAUFORT

REVIEW OFFICER CERTIFICATION

STATE OF NORTH CAROLINA

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

REVIEW OFFICER _____ DATE _____

REGISTER OF DEEDS CERTIFICATE

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

BY:_____
ASSISTANT DEPUTY

SURVEYOR'S CERTIFICATE

I. E. GLENN CORBETT. CERTIFY THAT THIS PLAT WAS DRAWN BY ME FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN BOOKS REFERENCED): THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN BOOKS REFERENCED ON THE FACE OF THIS PLAT: THAT THE RATIO OF PRECISION AS CALCULATED IS 1 : 10,000+: THAT THIS SURVEY WAS PREPARED IN ACCORDANCE WITH GS 47-30 AS AMENDED. WITNESS MY ORIGINAL SIGNATURE. LICENSE NUMBER. AND SEAL THIS ----- DAY OF ---------- A.D. 2021

_____
PROFESSIONAL LAND SURVEYOR L-3407

SURVEYOR'S CERTIFICATE OF PURPOSE OF PLAT

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

_____
PROFESSIONAL LAND SURVEYOR
LICENSE NUMBER L-3407

SITE DATA

ZONING RS-5
NUMBER OF LOTS = 8

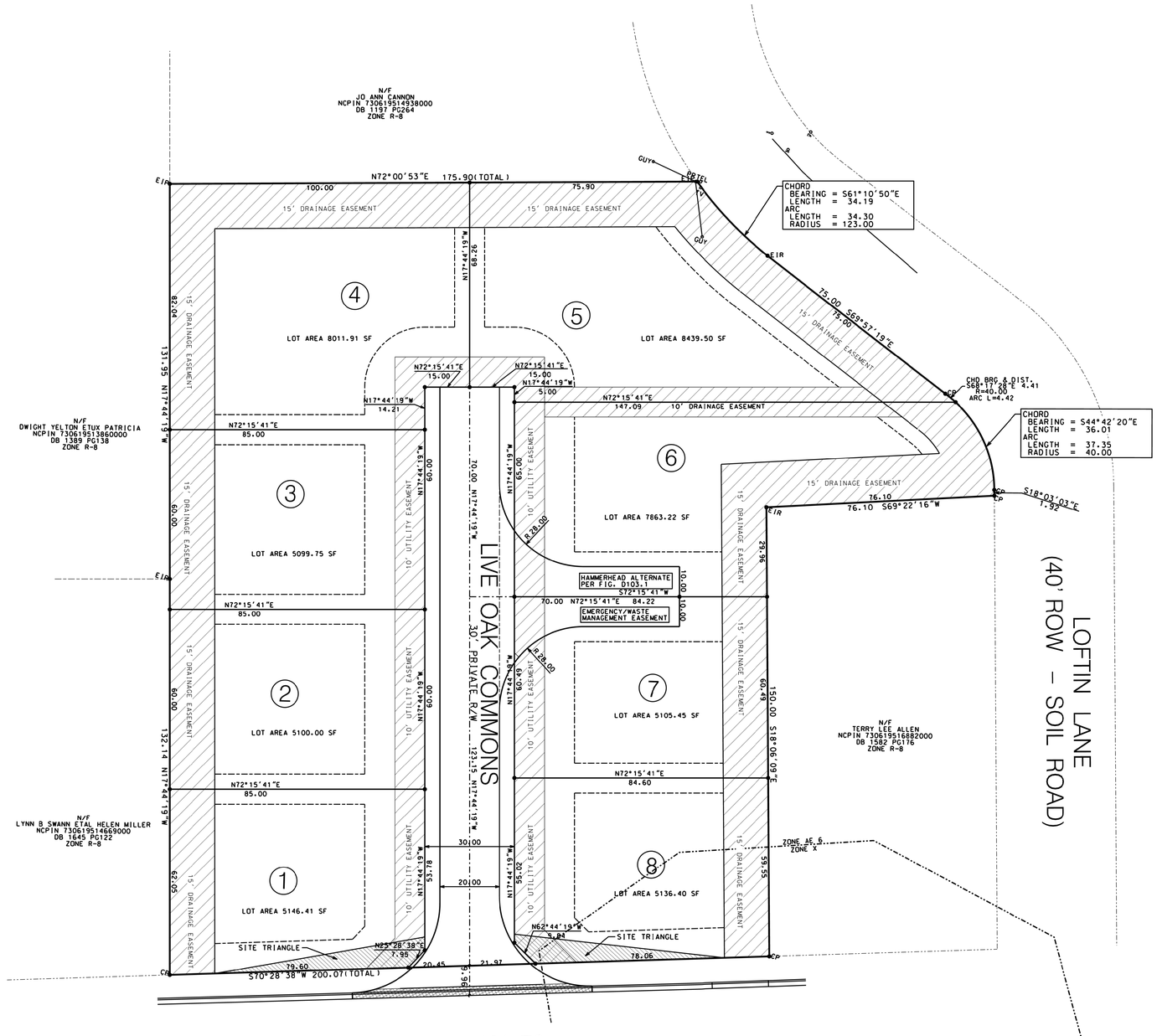
SMALLEST LOT AREA = 5099.75 S.F.
AVERAGE LOT AREA = 6237.83 S.F.

MAXIMUM LOT COVERAGE = 50%

FLOOD ZONES = ZONE X AND ZONE AE6
FIRM COMMUNITY PANEL NO. 3720730600J EFFECTIVE DATE 7/16/13

TOTAL AREA OF LOTS 1-8 = 1.15 ACRES
AREA WITHIN PRIVATE RIGHT OF WAY = 5838.80 S.F.
TOTAL TRACT AREA = 1.28 ACRES.

SETBACKS
FRONT 20'MBL
SIDE 5' MBL
REAR 15' MBL
REAR 20' MBL LOFTIN LANE
SIDE 10' (LIVE OAK STREET)


N/F
JO ANN CANNON
NCPIN 7306195149380000
DB 1197 PG264
ZONE R-8
N72°00'53"E 175.90(TOTAL)
100.00
75.90
15' DRAINAGE EASEMENT
15' DRAINAGE EASEMENT
EIR
GUYS
PBTSL
CHORD
BEARING = S61°10'50"E
LENGTH = 34.19
ARC
LENGTH = 34.30
RADIUS = 123.00
75.00 S69°57'19"E
75.00
CHD BRG & DIST.
S68°17'28"E 4.41
R=40.00
ARC L=4.42
CHORD
BEARING = S44°42'20"E
LENGTH = 36.01
ARC
LENGTH = 37.35
RADIUS = 40.00
CP
S18°03'03"E
1.92
76.10
76.10 S69°22'16"W
N/F
DWIGHT YELTON ETUX PATRICIA
NCPIN 7306195138600000
DB 1389 PG138
ZONE R-8
N/F
LYNN B SWANN ETAL HELEN MILLER
NCPIN 7306195146690000
DB 1645 PG122
ZONE R-8
N/F
TERRY LEE ALLEN
NCPIN 7306195168820000
DB 1582 PG176
ZONE R-8
4
5
6
7
8
1
2
3
LOT AREA 8011.91 SF
LOT AREA 8439.50 SF
LOT AREA 7863.22 SF
LOT AREA 5105.45 SF
LOT AREA 5136.40 SF
LOT AREA 5146.41 SF
LOT AREA 5100.00 SF
LOT AREA 5099.75 SF
N17°44'19"W 68.26
82.04
131.95 N17°44'19"W
N72°15'41"E 15.00
N17°44'19"W 5.00
N72°15'41"E 147.09
10' DRAINAGE EASEMENT
N17°44'19"W 14.21
N72°15'41"E 85.00
60.00
10' UTILITY EASEMENT
N17°44'19"W 60.00
70.00' N17°44'19"W
65.00
R 28.00
HAMMERHEAD ALTERNATE
PER FIG. D103.1
S72°15'41"W
70.00 N72°15'41"E 84.22
EMERGENCY/WASTE
MANAGEMENT EASEMENT
10.00
10.00
23.96
76.10
60.49
N17°44'19"W
R 28.00
N72°15'41"E 85.00
N72°15'41"E 84.60
150.00 S18°06'09"E
59.55
ZONE AE 6
ZONE X
30.00
20.00
N17°44'19"W 95.02
N62°44'19"W 9.24
SITE TRIANGLE
78.06
N17°44'19"W 60.00
N17°44'19"W 60.00
N17°44'19"W 60.00

BOND ESTIMATE

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

PROJECT NAME:	LIVE OAK COMMONS
OWNER:	NEW VISION TRUST CUSTODIAN FBO WALTER D. BRADY, IRA
ENGINEER:	THE CULLIPHER GROUP, P.A.
ENGINEER PHONE NO.:	252-773-0090
ENGINEER EMAIL:	ron@tcgpa.com
DATE:	6/1/2021

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

SIGNATURE AND SEAL OF SUBMITTING ENGINEER

NORTH CAROLINA PROFESSIONAL SEAL L3848 ENGINEER RONALD D. CULLIPHER

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

Please sign below

Ronald D Culliphel 6/1/21

STREET PAVEMENT	LINEAR FEET:	WIDTH:	UNIT COST (Dollars/SY)	TOTAL:
Final Asphalt Surface Course	260	20	$ 16.50	$ 9,533.33
Initial Asphalt Suface Course				$ -
Asphalt Intermediate Course				$ -
Asphalt Base Course				$ -
Aggregate Base Course				$ -
				$ -
				$ -
			Subtotal	**$ 9,533.33**

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

CURBING & SIDEWALK:	QUANTITY:	UNIT:	UNIT COST:	TOTAL:
2'-6" Standard Curb		LF		$ -
2'-6" Rolled curb		LF		$ -
4' Wide Sidewalk		LF		$ -
5' Wide Sidewalk	150	LF	$ 20.00	$ 3,000.00
Driveway Aprons		Each		$ -
Handicap Ramp		Each		$ -
				$ -
				$ -
			Subtotal	$ 3,000.00

SANITARY SEWER	QUANTITY:	UNIT:	UNIT COST:	TOTAL:
8" PVC Gravity Sewer		LF		$ -
8" DIP Gravity Sewer		LF		$ -
10" PVC Gravity Sewer		LF		$ -
10" DIP Gravity Sewer		LF		$ -
12" PVC Gravity Sewer		LF		$ -
12" DIP Gravity Sewer		LF		$ -
15" PVC Gravity Sewer		LF		$ -
15" DIP Gravity Sewer		LF		$ -
2" PVC Force Main		LF		$ -
4" PVC Force Main		LF		$ -
4" DIP Force Main		LF		$ -
6" PVC Force Main		LF		$ -
6" DIP Force Main		LF		$ -
8" PVC Force Main		LF		$ -
8" DIP Force Main		LF		$ -
4'0" Dia. Manhole		LF		$ -
5'0" Dia Manhole		LF		$ -
Service Laterals, Main to Cleanout		Each		$ -
Pump Station		Lump Sum		$ -
Testing and Final As-builts	1	Lump Sum	$ 3,000.00	$ 3,000.00
				$ -
				$ -
			Subtotal	$ 3,000.00

WATER	QUANTITY:	UNIT:	UNIT COST:	TOTAL:
2" PVC Water Main		LF		$ -
4" PVC Water Main		LF		$ -
4" DIP Water Main		LF		$ -
6" PVC Water Main		LF		$ -
6" DIP Water Main		LF		$ -
8" PVC Water Main		LF		$ -
8" DIP Water Main		LF		$ -
10" PVC Water Main		LF		$ -
10" DIP Water Main		LF		$ -
12" PVC Water Main		LF		$ -
12" DIP Water Main		LF		$ -
2" Valve (includes Curb Box)		Each		$ -
4" Valve (includes Curb Box)		Each		$ -
6" Valve (includes Curb Box)		Each		$ -
8" Valve (includes Curb Box)		Each		$ -
10" Valve (includes Curb Box)		Each		$ -
12" Valve (includes Curb Box)		Each		$ -

Fire Hydrant (includes Hydrant Leg & Valve)		Each		$ -
Vaults		Each		$ -
Manholes		Each		$ -
Fittings		Lump Sum		$ -
Service Connections (includes Tap, Service Tubing, Meter Box and Meter Setter)		Each		$ -
Testing and Final As-Builts`	1	Lump Sum	$ 3,000.00	$ 3,000.00
				$ -
				$ -
			Subtotal	**$ 3,000.00**

DRAINAGE	QUANTITY:	UNIT:	UNIT COST:	TOTAL:
15" RCP		LF		$ -
15" Dual Wall HDPE		LF		$ -
15" Dual Wall Polyproplene		LF		$ -
18" RCP		LF		$ -
18" Dual Wall HDPE		LF		$ -
18" Dual Wall Polyproplene		LF		$ -
24" RCP		LF		$ -
24" Dual Wall HDPE		LF		$ -
24" Dual Wall Polyproplene		LF		$ -
30" RCP		LF		$ -
30" Dual Wall HDPE		LF		$ -
30" Dual Wall Polyproplene		LF		$ -
36" RCP		LF		$ -
36" Dual Wall HDPE		LF		$ -
36" Dual Wall Polyproplene		LF		$ -
42" RCP		LF		$ -
42" Dual Wall HDPE		LF		$ -
42" Dual Wall Polyproplene		LF		$ -
48" RCP		LF		$ -
48" Dual Wall HDPE		LF		$ -
48" Dual Wall Polyproplene		LF		$ -
15" FES		Each		$ -
18" FES		Each		$ -
24" FES		Each		$ -
30" FES		Each		$ -
36" FES		Each		$ -
42" FES		Each		$ -
48" FES		Each		$ -
Curb Inlet		Each		$ -
Yard Inlet		Each		$ -
Manhole (0'-6' Deep)		Each		$ -
				$ -
				$ -
				$ -
			Subtotal	**$ -**

TOTAL ESTIMATE ⇒ $18,533.33

Town of Beaufort, NC

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

Board of Commissioners
Virtual Regular Meeting
6:00 PM – Monday, July 12, 2021

AGENDA CATEGORY: Items for Discussion and Consideration

SUBJECT: Low Valley LLC; dba DockHouse Lease Renewal

BRIEF SUMMARY:

Low Valley LLC; dba DockHouse leases the boardwalk and airspace, a three-Foot Strip and adjoining restrooms from the Town of Beaufort. The original lease which included only the boardwalk and airspace was modified in 2015 to include the three-foot strip of land immediately adjacent to the east side of the Dock House restaurant at 500 Front Street, and two restrooms for public use.

In fiscal year 2020-21, the annual lease payment amount was $4,932.31. This amount is subject to annual Consumer Price Index (CPI) increases.

In accordance with the North Carolina General Statutes §160A-272, 30 day, notice was provided to the public concerning this lease extension renewal.

Attachments:

- Lease Renewal Agreement
- Original Lease Agreement – Executed 2001
- Lease Agreement Amendment – Executed 2015
- Public Notice Advertisement

All lease agreement documents have been reviewed by the Town's Attorney, Arey Grady.

REQUESTED ACTION:

The Town Manager recommends the Board consider the lease agreement renewal proposal, and consider voting to authorize the Mayor to execute the lease extension agreement which extends the lease term for 10 years; expiring at 11:59 p.m. on July 8, 2031.

EXPECTED LENGTH OF PRESENTATION:

5 minutes

SUBMITTED BY:

Allen Coleman,

Town Clerk and Assistant to the Town Manager

BUDGET AMENDMENT REQUIRED:

No

MEMORANDUM OF EXTENSION OF LEASES

STATE OF NORTH CAROLINA
COUNTY OF CARTERET

The TOWN OF BEAUFORT, a North Carolina municipal corporation ("Town"), and LOW VALLEY, LLC, a North Carolina limited liability company ("Low Valley") have entered into an Extension of Leases, dated as of July __, 2021 ("Agreement"), effective as of 11:59 p.m. on July 8, 2021, and have executed, and hereby record this Memorandum of Extension of Leases to provide notice as follows:

1. Low Valley is the current lessee of the real property more particularly described on Exhibit A to the Memorandum of Lease recorded in Book 1380, Page 427 in the office of the Register of Deeds of Carteret County and incorporated herein by this reference (hereinafter referred to as "Boardwalk and Airspace Lease").

2. Low Valley is the current lessee of the real property more particularly described on Exhibit A to the Memorandum of Lease recorded in Book 1380, Page 428 in the office of the Register of Deeds of Carteret County and incorporated herein by this reference (hereinafter referred to as "Three-Foot Strip and Restroom Lease").

3. The Boardwalk and Airspace Lease and the Three-foot Strip and Restroom Lease were amended pursuant to that certain Assignment, Assumption, and Amendment to Lease Agreement dated March 21, 2015, a Memorandum of which is recorded in Book 1566, Page 414 in the office of the Register of Deeds of Carteret County, North Carolina ("Assignment").

4. The Boardwalk and Airspace Lease, the Three-foot Strip and Restroom Lease, and the Assignment are hereinafter referred to collectively as the "Leases."

5. Pursuant to the Agreement, the Leases are are hereby extended until 11:59 p.m. on July 8, 2031.

6. Except as modified and amended by the Agreement, the terms and conditions of the Leases remain in full force and effect.

7. The terms and conditions of the Boardwalk and Airspace Lease, the Three-Foot Strip and Restroom Lease, and the Assignment as the same are modified and amended herein, are hereby incorporated by reference herein.

[Remainder of this page left blank.]

IN WITNESS WHEREOF, the parties hereto have caused this instrument to be executed in such form as to be binding.

TOWN OF BEAUFORT

By: _____
Mayor

Attest:

_____
Town Clerk

(Town Seal)

STATE OF NORTH CAROLINA
COUNTY OF _____

I, _____, a Notary Public in and for said County and State, do hereby certify that on the ____ day of _____, 2011, before me personally appeared _____ with whom I am personally acquainted, who, being by me duly sworn, says that he is Mayor and that _____ is Town Clerk of the TOWN OF BEAUFORT, the municipal corporation described in and which executed the foregoing instrument; that he/she knows the common seal of said municipal corporation; that the seal affixed to the foregoing instrument is said common seal; that the said Mayor and City Clerk subscribed their names thereto and the said common seal was affixed, all by authority of the governing body of said municipal corporation; and that the said instrument is the act and deed of said municipal corporation.

Date: _____

_____
Signature of Notary Public

_____
Notary's printed or typed name

My commission expires: _____

LOW VALLEY:
LOW VALLEY, LLC

By: _____
Haywood Weeks, Jr., Manager

STATE OF NORTH CAROLINA
COUNTY OF _____

I certify that the following person personally appeared before me this day, acknowledging to me that he signed the foregoing document: HAYWOOD WEEKS, JR.

Date _____ _____
Notary Public

(Official Seal)

My commission expires:

_____

ND: 4836-8156-9003, v. 1

STATE OF NORTH CAROLINA
COUNTY OF CARTERET

EXTENSION OF LEASE AGREEMENTS

THIS EXTENSION OF LEASE AGREEMENTS ("Agreement") is dated the ___ day of July, 2021, effective as of 11:59 p.m. on July 8, 2021, and is entered into by and between the TOWN OF BEAUFORT, a North Carolina municipal corporation ("Town" as referred to in the Leases described below as "Owner"); and LOW VALLEY, LLC, a North Carolina limited liability company ("Low Valley"):

W I T N E S S E T H:

WHEREAS, pursuant to a Lease dated August 1, 2011, a Memorandum of which is recorded in Book 1380, Page 427 in the office of the Register of Deeds of Carteret County, North Carolina ("Boardwalk and Airspace Lease"), the Town previously leased to Beaufort Waterfront Enterprises, Inc. ("BWE") two tracts of land identified as "Tract I" and "Tract II" which are located adjacent to the property known as the "Dock House Restaurant" located at 500 Front Street, Beaufort, North Carolina which was previously leased by BWE ("Restaurant Property"); and,

WHEREAS, pursuant to a Lease dated August 1, 2011, a Memorandum of which is recorded in Book 1380, Page 428 in the office of the Register of Deeds for Carteret County, North Carolina ("Three-Foot Strip and Restroom Lease"):

(a) The Town leased to BWE a three foot strip of property depicted on Exhibit A to the Three-Foot Strip and Restroom Lease as the "Area of New Dock House Expansion"; and,

(b) BWE and the former owners of Restaurant Property, Holden Ballou and wife, Dora Dean K. Ballou (collectively, "Ballou"), leased to the Town the property depicted on Exhibit A to the Three-Foot Strip and Restroom Lease as the "Area of New Public Restrooms"; and,

(c) BWE agreed to extend the term of the Encroachment Agreement dated January 7, 2002 attached as Exhibit D to the Three-Foot Strip and Restroom Lease with respect to property depicted on Exhibit B to the Three-Foot Strip and Restroom Lease as "Encroachment Area"; and,

WHEREAS, the Boardwalk and Airspace Lease and the Three-foot Strip and Restroom Lease were amended pursuant to that certain Assignment, Assumption, and Amendment to Lease Agreement dated March 21, 2015, a Memorandum of which is recorded in Book 1566, Page 414 in the office of the Register of Deeds of Carteret County, North Carolina ("Assignment"); and,

WHEREAS, the Boardwalk and Airspace Lease, the Three-foot Strip and Restroom Lease, and the Assignment are hereinafter referred to collectively as the "Leases"; and,

WHEREAS, the Town and Low Valley have found the Leases beneficial to each, with the Town finding the Leases to be particularly beneficial to it both because they have greatly increased the attractiveness and beneficial use of the Front Street public and visitor area ("Public and Visitor Area"), in particular by allowing use of the facilities located on the property of Low Valley and described by the Leases as the "Area of New Public Restrooms", and the owner and management of Low Valley and its related entities have been more than willing to work with the Town in the management and use of the Public and Visitor Area and other contiguous areas for the benefit of the Town; and,

WHEREAS, the Leases currently expire at 11:59 p.m. on July 8, 2021 and the parties hereto desire to extend the term of the Leases to 11:59 p.m. on July 8, 2031.

NOW, THEREFORE, for and in consideration of the premises and for and in consideration of other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged by the parties, the Town and Low Valley hereby agree as follows:

1. At 11:59 p.m. on July 8, 2021, the Leases shall be extended until 11:59 p.m. on July 8, 2031.

2. Except as herein expressly modified and amended and except as a Term or Condition within the Leases must be amended to give full effect to this Agreement, the terms and provisions of the Leases hereby are ratified and confirmed.

IN WITNESS WHEREOF, the parties hereto execute this Agreement in such form as to be binding, effective as of the date and year first above written.

TOWN OF BEAUFORT

By: _____
Mayor

ATTEST:

_____
Town Clerk

[Town Seal]

LOW VALLEY, LLC

By: _____
Haywood Weeks, Jr., Manager

ND: 4816-8605-8730, v. 2

KIRKMAN WHITFORD & BRADY, P.A.
ATTORNEYS AT LAW
POST OFFICE BOX 1347
MOREHEAD CITY, NORTH CAROLINA 28557-1347
TELEPHONE (252) 726-8411
FACSIMILE (252) 726-6974
E-mail: kirkwhit@mail.clis.com

STREET ADDRESS:
710 ARENDELL STREET - SUITE 105
MOREHEAD CITY, NC 28557

NEIL B. WHITFORD
CAROLYN B. BRADY*
KELLY CROWELL HARRIS
MELISSA BERRYMAN

*ALSO LICENSED IN GEORGIA

July 5, 2001

VIA HAND DELIVERY

Mayor and Commissioners
Town of Beaufort
City Hall
Beaufort, NC

RE: Dock House Lease

Dear Mayor and Commissioners:

Attached is a draft of the lease agreement with Haywood Weeks and the Ballous with respect to the public restroom construction and lease in exchange for the strip of land 3 feet wide and approximately 25 feet long on the east side of the building. I basically drafted the document and Haywood's attorneys made some changes.

We will attach legal descriptions for the area in question before the final lease is signed. Also, we will need you to give authority to Terri to agree on the specifications for the restrooms. The specifications will then be attached to the original document.

We also attach the lease extension agreement for the Dock House patio.

Sincerely,

Neil B. Whitford

NBW:cmk

Enclosures



STATE OF NORTH CAROLINA
COUNTY OF CARTERET

LEASE AGREEMENT

This lease agreement is made for purposes of reference on July 9, 2001, and is made by and between the Town of Beaufort, a North Carolina municipal corporation referred to hereinafter as "Beaufort," and Holden Ballou and wife, Dora Dean J. Ballou, residents of Carteret County, North Carolina, hereinafter referred to collectively as "Ballou," and Beaufort Waterfront Enterprises, Inc., a North Carolina corporation, hereinafter referred to as "BWE."

STATEMENT OF EXPLANATION

Beaufort is the owner of a three foot strip of property on the east side of, and adjacent to, the Dock House Restaurant, at 500 Front Street, Beaufort, North Carolina. This three foot strip of property is referred to in this lease agreement as the "three foot strip" and is more particularly described on Exhibit A attached hereto.

Ballou owns the real estate known as the Dock House Restaurant and has leased the same to BWE. There is sufficient land owned by Ballou and leased to BWE between the northern wall of the Dock House Restaurant building and the municipal sidewalk on the south side of Front Street to accommodate the construction of two restrooms, each with toilet and lavatory facilities. This property is described on Exhibit B attached and is referred to in this lease agreement as the "Restroom Property."

BWE has requested to lease the three foot strip from Beaufort in exchange for BWE's construction of restroom facilities on the Restroom Property and leasing the same by BWE and Ballou to

Beaufort for use as public restrooms. All parties consent to the proposal and enter this agreement accordingly.

STATEMENT OF LEASE

For consideration acceptable to each party set forth herein it is agreed by the parties as follows:

PART A. DEMISE OF THREE FOOT STRIP.

1. DEMISE. Beaufort hereby leases to BWE the three foot strip for a term of ten years commencing on the date of this lease agreement.

2. CONSIDERATION. The consideration for this demise is the simultaneous lease by Ballou and BWE of the Restroom Property to the Town, and the construction by BWE on said property of public restroom facilities for Beaufort as described in part B of this lease.

3. IMPROVEMENTS. Ballou-BWE shall be allowed to construct improvements within the three foot strip consistent with state, federal and local land use regulations.

4. STATUS OF IMPROVEMENTS. The parties agree that improvements made by BWE within the three foot strip shall remain personal property and shall not become attached to the real property. At the end of the term of this lease agreement, if the same is not extended, BWE will remove all improvements from the three foot strip and restore the same to its condition prior to this lease.

5. USE RESTRICTION. The three foot strip may be used for restaurant and/or tavern purposes only. Such use may be changed only with the prior written consent of Beaufort.

6. MAINTENANCE, REPAIR AND RENOVATION.

(a) Beaufort shall have no responsibility to maintain, repair, renovate, or replace any improvement within the three foot strip.

(b) BWE shall maintain the three foot strip and all improvements within the three foot strip in a good, neat, and clean condition and state of repair. The three foot strip shall be kept free from all debris and unsightly materials.

7. INSURANCE.

(a) BWE shall maintain such hazard insurance on its improvements on the three foot strip as it deems appropriate.

(b) At all times during the term of this lease agreement BWE shall carry at its expense, a premises liability insurance policy in the minimum amount of $500,000.00 for injuries to any one person and $1,000,000.00 for injuries in any one accident and $100,000.00 for property damage for liabilities arising out of occupation and use of the three foot strip. Such policy of insurance shall name Beaufort as an additional insured. Such insurance shall be placed with a reputable insurance company licensed in the State of North Carolina and having at least an "A" rating by a recognized rating service.

8. INDEMNITY. BWE shall indemnify Beaufort and hold Beaufort harmless from and against all losses, expenses, or claims for personal injury or death arising from use or occupation of the three foot strip by employees, agents, customers, or invitees of BWE or by any other person on or about the three foot strip.

9. HAZARDOUS MATERIALS. BWE agrees that it will not place, or allow others to place, hazardous material or substances within the three foot strip or any other material or substance,

which, if spilled or discharged would be regulated under the laws of the United States or the laws of the State of North Carolina. The foregoing notwithstanding, BWE shall be allowed to possess and use in commercially reasonable quantities such materials or substances as are commonly used in the operation of restaurants and/or taverns. BWE shall indemnify and save Beaufort harmless from all costs and expenses, including attorneys' fees, incurred by Beaufort in connection with any violation of this section.

10. RIGHT OF ENTRY. Beaufort shall have the right to enter the three foot strip during all reasonable hours after giving reasonable notice, in order to examine the same for compliance with BWE's obligations under this lease agreement. Entry by Beaufort, its agents and employees shall not constitute an eviction or depravation of any right conferred BWE hereunder.

11. ASSIGNMENT AND SUBLETTING. BWE shall have the right to assign its lease of the three foot strip to Ballou, the successor in title to the Dock House restaurant property, or to a subtenant or assignee of the lease for the Dock House restaurant property.

12. DEFAULT BY BWE.

(a) In the event of failure by BWE to:

(i) construct the restroom facilities for Beaufort according to part B of this lease agreement; or

(ii) perform any other obligation imposed upon BWE in this lease agreement within thirty (30) days, or within such longer period as may be reasonably required to remedy the default, following written demand to do so given by Beaufort to BWE,

Beaufort shall have the right to immediately terminate BWE's lease of the three foot strip and to order BWE to remove all

improvements constructed within the three foot strip, and upon BWE's failure to so remove, to cause the same to be removed taking due care to avoid damage to adjacent property. However, termination of BWE's lease of the three foot strip pursuant to this Section 12(a), shall not terminate the lease of the Restroom Property pursuant to PART B of this agreement. Beaufort shall have all rights of a landlord under North Carolina law. Beaufort shall have the right to use summary ejectment proceedings in the Carteret County courts to gain possession of the three foot strip.

(b) Beaufort shall also be entitled to enjoin any breach by BWE of any covenant or condition hereunder and may invoke any right or remedy allowed by law or in equity or by statute or otherwise without being restricted to those remedies provided for in this lease agreement and each right and remedy provided for in this lease agreement shall be cumulative, and not alternative, and may be exercised in addition to every other right or remedy provided for in this lease agreement now or hereafter existing at law or at equity by any right or otherwise; and the exercise of any right or the pursuit of any remedy by Beaufort shall not preclude the simultaneous or later exercise or pursuit by Beaufort of any other right or remedy.

13. QUIET ENJOYMENT. Beaufort warrants and represents to BWE that Beaufort has full right and power to execute this lease agreement and that BWE upon performance of the terms and conditions contained in this lease agreement, shall peaceably and quietly have, hold, and enjoy the three foot strip during the term of this lease agreement.

PART B DEMISE OF RESTROOM FACILITIES

1. Ballou and BWE do hereby let and lease unto Beaufort the Restroom Property for a term of ten (10) years from the date of this lease agreement.

2. CONSTRUCTION OF RESTROOM FACILITIES. BWE at its sole cost and expense and as soon as is practicable after the execution of this lease by all parties, apply for all building and regulatory permits necessary for the construction on the Restroom Property of the restroom facilities according to the plans and specifications attached hereto as Exhibit C and for construction of the restaurant and/or tavern facilities on the three foot strip. Beaufort hereby agrees to cooperate with Ballou and BWE to the full extent allowed by law in the application for all necessary permits and regulatory approvals and to execute all instruments and documents necessary to obtain said permits and regulatory approvals. BWE shall commence construction of the Restroom facilities within ninety (90) days of the receipt of all necessary permits and regulatory approvals for construction of the Restroom facilities and the restaurant and/or tavern facilities and shall complete said construction as expeditiously as possible. BWE's obligations herein to construct the Restroom facilities are conditioned upon the receipt of all necessary permits and approvals for both the Restroom facilities and the restaurant and/or tavern facilities.

3. CONSIDERATION. The consideration for the demise of the Restroom Property to Beaufort is the reciprocal demise by Beaufort to BWE of the three foot strip in Part A above.

4. USE RESTRICTIONS. Beaufort may use the Restroom Property only for public restroom facilities. Such use may be

changed only with the prior written consent of Ballou and BWE. Beaufort shall at all times have the right to establish hours for which said restroom facilities will be open for pubic use and shall have the right to lock or otherwise secure said facilities when they are not open for public use.

5. UTILITIES. If practical, in constructing the restroom facilities, BWE will provide same with metered connections for all utilities serving the restroom facilities, including electricity, and water. Beaufort will be responsible for all tap and connection fees and for the periodic user fees thereafter. In the event it proves impractical to separately meter the restroom facilities for utilities, BWE may connect the same to the utilities serving the Dock House Restaurant and Beaufort and BWE will in good faith determine the utility usage for the restrooms and Beaufort will periodically reimburse BWE for the same. In the event Beaufort and BWE are not able to agree on such utility usage, the matter will be determined by binding arbitration under the Uniform Arbitration Act. Beaufort is responsible for garbage and refuse collection and disposal for the restroom facility.

6. COMPLIANCE WITH LEGAL REQUIREMENTS. Beaufort shall comply with all legal requirements of any governmental or quasi-governmental body, including city, county, state or federal boards having jurisdiction, respecting any operation conducted on the Restroom Property. Beaufort shall neither create nor permit creation of any nuisance upon, in or about the restroom facilities.

7. MAINTENANCE, REPAIR, AND RENOVATION.

(a) BWE shall maintain the exterior except for exterior doors, structural components, electrical wiring, and

plumbing pipes of and for the Restroom Property in a good state of repair.

(b) Beaufort shall maintain the exterior doors, interior wall and door surfaces, plumbing fixtures, and electrical fixtures within the Restroom Property in a good state of repair. Beaufort will be responsible for clearing stopped drainpipes from the restroom facilities.

(c) Beaufort will be responsible for keeping the restroom facilities in a clean, neat, first-class and sanitary condition at all times and the removal of trash therefrom.

(d) Beaufort will be responsible for stocking the restroom facilities with such paper products as it determines appropriate, but in any case shall maintain the stock of paper products at a level which allows the restroom facilities to remain in a clean, neat, first-class and sanitary condition.

8. ADDITIONS, ALTERATIONS, AND IMPROVEMENTS. Upon completion by BWE of the restroom facilities, Beaufort shall not thereafter modify or alter the same or make other permanent improvements thereto without the prior written consent of Ballou and BWE.

9. INSURANCE.

(a) BWE will maintain a hazard insurance policy on the permanent improvements on the Restroom Property. In the event of damage to the Restroom Property that is covered by BWE's hazard insurance, BWE will use such insurance proceeds to promptly repair such damage.

(b) Beaufort will maintain premises liability coverage on the Restroom Property through a coverage agreement with the North Carolina League of Municipalities. If approved by the

League, Ballou and BWE will be added as additional insureds as their interests may appear.

10. BEAUFORT'S INDEMNITY. Beaufort shall indemnify and hold Ballou and BWE harmless from and against all losses, expenses, or claims for personal injury, death, or property damage, arising out use of the restroom facilities by members of the public, EXCEPT for claims that are based on or arising out of original defective construction.

11. HAZARDOUS MATERIAL. Beaufort agrees that it will not place, or allow others to place hazardous material or substances within the Restroom Property or any other material or substance, which, if spilled or discharged would be regulated under the laws of the United States or the laws of the State of North Carolina. Beaufort shall indemnify Ballou and BWE for all costs, including attorneys' fees incurred in connection with any violation of this section.

12. RIGHT OF ENTRY. Ballou and BWE shall have the right to enter the Restroom Property during all reasonable hours after giving reasonable notice, in order to examine the same for compliance with Beaufort's obligations under this lease agreement. Entry by Ballou or BWE, their agents and employees shall not constitute an eviction or depravation of any right conferred upon Beaufort hereunder.

13. ASSIGNMENT AND SUBLETTING. Beaufort shall not assign or sublet the Restroom Property or any portion thereof without Ballou's and BWE's prior written approval, which approval Ballou and BWE agree not to withhold unreasonably.

14. DEFAULT BY BEAUFORT.

(a) In the event of failure by Beaufort to perform any obligation imposed upon Beaufort in this lease agreement, within thirty (30) days following written demand to do so given by Ballou and/or BWE to Beaufort or within such longer period as may be reasonably required to remedy the default, Ballou and/or BWE shall have the right to immediately terminate Beaufort's lease of the Restroom Property pursuant to this PART B of this Agreement. However, termination of Beaufort's lease of the Restroom Property pursuant to this Section 14(a), shall not terminate the lease of the three foot strip pursuant to PART A of this Agreement. Ballou and/or BWE shall have all rights of a landlord under North Carolina law. Ballou and/or BWE shall have the right to use summary ejectment proceedings in the Carteret County courts to gain possession of the Restroom Property.

(b) Ballou and/or BWE shall also be entitled to enjoin any breach by Beaufort of any covenant or condition hereunder and may invoke any right or remedy allowed by law or in equity or by statute or otherwise without being restricted to those remedies provided for in this lease agreement and each right and remedy provided for in this lease agreement shall be cumulative, and not alternative, and may be exercised in addition to every other right or remedy provided for in this lease agreement now or hereafter existing at law or at equity by any right or otherwise; and the exercise of any right or the pursuit of any remedy by Ballou or BWE shall not preclude the simultaneous or later exercise or pursuit by Ballou or BWE of any other right or remedy.

15. QUIET ENJOYMENT. Ballou and BWE warrant and represent to Beaufort that Ballou and BWE have full right and power to

execute this lease agreement and that Beaufort upon performance of the terms and conditions contained in this lease agreement, shall peaceably and quietly have, hold, and enjoy the Restroom Property during the term of this lease agreement.

PART C MISCELLANEOUS

1. NOTICE. Any notice between Beaufort and Ballou and BWE required hereunder shall be in writing and shall not be effective any law or statute to the contrary notwithstanding, unless the same shall be hand delivered or forwarded by the United States Postal Service, registered or certified, with return receipt requested, to the party being notified at the addresses hereinafter specified. Any notice given by the United States Postal Service shall be deemed given and sufficient upon posting of the same to the address listed below. Addresses set forth below may be changed from time to time by written notice as provided herein.

To the Town of Beaufort:

Town Manager
Town of Beaufort
PO Box 390
Beaufort, NC 28516

To Ballou:

Holden and Dora Dean J. Ballou
_____
_____
_____
_____

To BWE:

Beaufort Waterfront Enterprises, Inc.:

_____

_____

_____

_____

2. MODIFICATION. This lease agreement may not be changed or modified verbally, but only by an agreement in writing signed by the party against whom enforcement or waiver, change, modification, or discharge is sought.

3. SEVERABILITY. In the event that any term or condition of this lease agreement or the application thereof to any circumstance or situation shall be invalid or unenforceable in whole or in part, the remainder thereof and the application of said term or condition to any other circumstance or situation shall not be affected thereby, and each term and condition of this lease agreement shall be valid and enforceable to the full extent permitted by law.

HOWEVER, NOTWITHSTANDING THE FOREOING, IF WITHIN 180 DAYS AFTER THE EXECUTION OF THIS LEASE AGREEMENT:

a. BWE HAS NOT RECEIVED ALL NECESSARY PERMITS AND REGULATORY APPROVALS OR IS IN ANY MANNER PREVENTED BY ANY COURT ACTION, RESTRICTIVE COVENANT, OR ANY GOVERNMENT LAW OR REGULATION FROM CONSTRUCTING RESTAURANT AND/OR TAVERN FACILITIES ON THE THREE FOOT STRIP; OR

b. BEAUFORT OR BWE HAS NOT RECEIVED ALL NECESSARY PERMITS AND REGULATORY APPROVALS OR IS IN ANY MANNER PREVENTED BY ANY COURT ACTION, RESTRICTIVE COVENANT, OR ANY GOVERNMENT LAW OR REGULATION FROM CONSTRUCTING THE RESTROOM FACILITIES,

IN THAT EVENT, EITHER BWE OR BEAUFORT MAY TERMINATE THIS ENTIRE AGREEMENT BY GIVING WRITTEN NOTICE THEREOF TO THE OTHER PARTIES, PROVIDED SUCH WRITTEN NOTICE IS RECEIVED BY THE OTHER PARTIES PRIOR TO RECEIPT OF THE NECESSARY PERMITS AND REGULATORY APPROVALS OR THE TERMINATION OF THE PROHIBITION ON CONSTRUCTION.

4. GENDER. As the context herein may require, the singular shall be deemed to include the plural, the masculine form shall be deemed to include the feminine and neuter, and the neuter form shall be deemed to include the masculine and feminine.

5. PRESUMPTIONS. There shall be no presumption or interpretation against any party as a result of the drafting, causing to be drafted, or participating in the drafting of this instrument.

6. ENTIRE AGREEMENT. This lease agreement contains the entire agreement and understanding between Beaufort and Ballou and BWE, and there are no verbal understandings, terms or conditions, and neither Beaufort nor Ballou nor BWE has relied upon any representation, express or implied not contained herein. The execution of this lease agreement and the performance of any act or acts pursuant to the provisions hereof shall not be deemed to create, or have the effect of creating between Beaufort and Ballou and BWE, any relationship of principal and agent, partnership, joint venture, or relationship other than that of landlord and tenant.

7. MULTIPLE ORIGINALS. This lease agreement may be executed in multiple originals and both Beaufort and Ballou and BWE acknowledge receipt of one such original, agree that multiple originals hereof are identical, and further agree that any

original shall be admissible in any proceeding, legal or otherwise, without production of other originals.

8. WAIVER. No failure by any party to exercise any rights hereunder to which such party may be entitled shall be deemed a waiver of such party's right to subsequently exercise the same.

9. SUCCESSORS AND ASSIGNS. Subject to restrictions on assignment and subletting contained in this lease agreement, this agreement shall bind and enure to the benefit of the parties hereto, their heirs, successors, and assigns.

(Signatures are on the following page.)

Executed as of the day first above written.

TOWN OF BEAUFORT

By: _____
Mayor

Attest:

_____
Town Clerk

_____ (SEAL)
HOLDEN BALLOU

_____ (SEAL)
DORA DEAN J. BALLOU

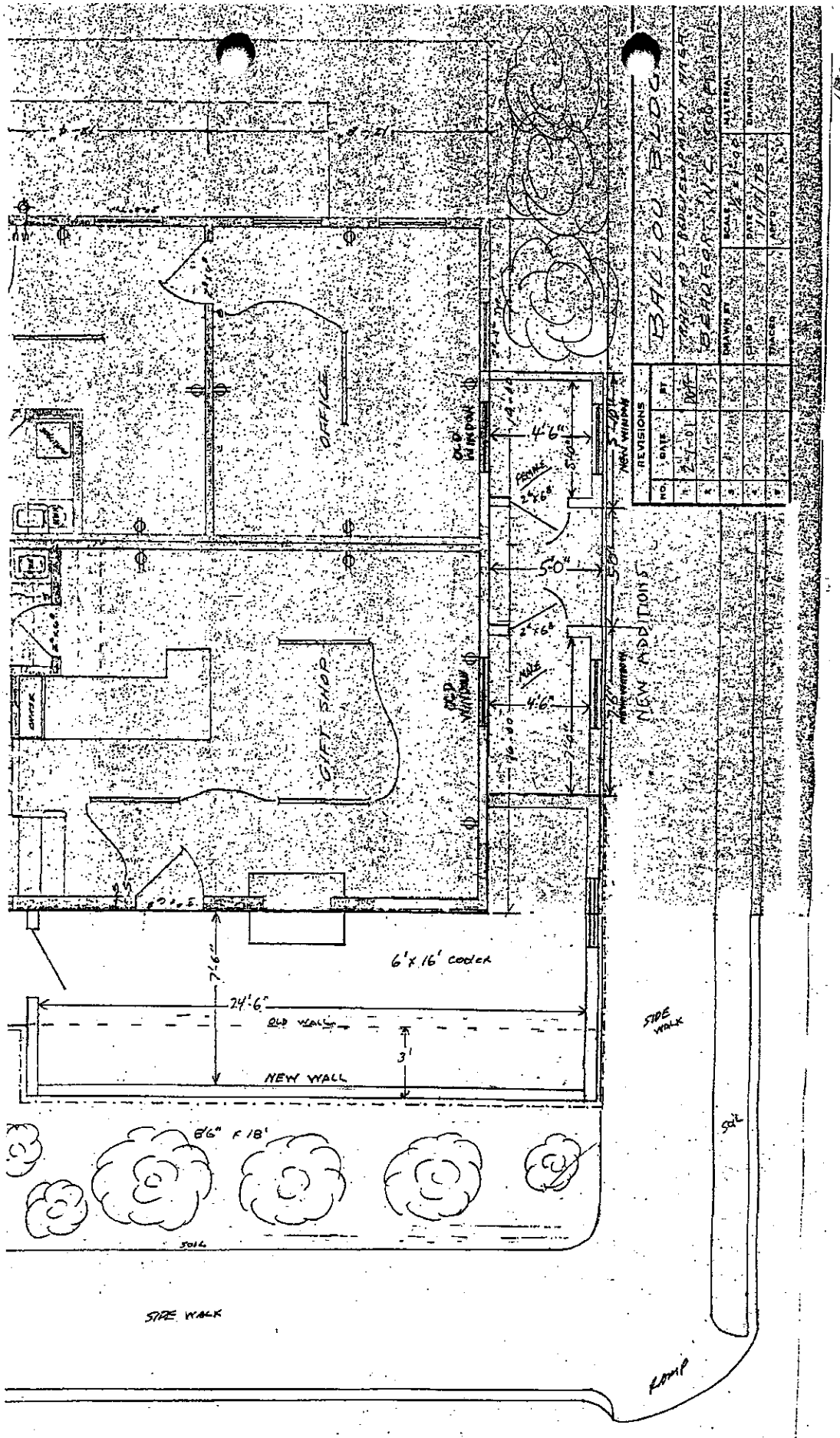
BEAUFORT WATERFRONT ENTERPRISES INC.

By: _____ (SEAL)
_____ President

ATTEST: (SEAL)

_____ Secretary

NBMAIN/WORD2000/450403.2


OFFICE
GIFT SHOP
NEW ADDITION
6'x16' COOLER
24'-6"
OLD WALL
NEW WALL
3'
7'-6"
4'-6"
5'-0"
SIDE WALK
RAMP
SOIL
8'6" x 18'
REVISIONS
BALLOU BLDG
BRADFORT, VT.

STATE OF NORTH CAROLINA

RENEWAL OF LEASE

COUNTY OF CARTERET

THIS AGREEMENT is dated for purposes of reference the _____ day of July, 2001, and is made by and between the Town of Beaufort, a North Carolina municipal corporation (herein referred to as "Landlord"), and Beaufort Waterfront Enterprises, (herein referred to as "Tenant");

WITNESSETH:

WHEREAS, Landlord and Tenant previously entered a Lease Agreement dated the 28th day of May, 1991 and an Amendment to Lease dated the 10th day of June, 1991 (both documents being collectively referred to as the "Lease"), for a ten year term which commenced October 1, 1991, and terminates September 30, 2001; and

WHEREAS, the property subject to the Lease is described on Exhibit A attached and incorporated herein by reference; and

WHEREAS, Landlord and Tenant choose to renew the Lease for an additional term of ten (10) years beginning on the 1st day of October, 2001, and terminating on the 30th day of September, 2011; and

NOW THEREFORE, in consideration of the premises and mutual covenants and agreements herein contained, Landlord and Tenant agree as follows:

1. Landlord and Tenant agree to extend the aforesaid Lease for a period of ten years commencing the 1st day of October, 2001, and ending the 30th day of September, 2011.

2. Rental for the first year of the renewal period shall be $2,400.00. Rental for the second through tenth years shall be determined in accordance with the provisions of Section 3 of the Lease which is entitled "Rent."

3. Except as herein amended, all of the terms and conditions of the Lease shall remain in full force and effect.

4. This Renewal of Lease is executed in duplicate originals; and both Landlord and Tenant acknowledge receipt of one such original.

(Signatures appear on the following page.)

IN WITNESS WHEREOF, Landlord and Tenant have caused this instrument to be executed.

(TOWN SEAL)

TOWN OF BEAUFORT

BY: _____
THOMAS L. STEEPY, MAYOR

ATTEST:

_____
_____ CLERK

(CORPORATE SEAL)

BEAUFORT WATERFRONT ENTERPRISES, INC.

BY: _____
_____ PRESIDENT

ATTEST:

_____
SECRETARY

NORTH CAROLINA

COUNTY OF CARTERET

I, _____, a notary public in and for the county and state aforesaid, certify that on the _____ day of _____, 2001, before me personally appeared Thomas L. Steepy, with whom I am personally acquainted, who being by me duly sworn, says that he is Mayor of the Town of Beaufort and that _____ is the Town Clerk of the Town of Beaufort, the municipal corporation described in and which executed the foregoing instrument; that he knows the common seal of said municipal corporation; the seal affixed to the foregoing instrument is said common seal; that the name of the municipal corporation was subscribed thereto by the said Mayor that the said common seal was affixed, all by order of the Board of Commissioners of said municipal corporation; and that the said instrument is the act and deed of said municipal corporation.

Witness my hand and notarial seal, this the ____ day of _____, 2001.

_____
Notary Public

My Commission Expires:

STATE OF NORTH CAROLINA

COUNTY OF CARTERET

I, _____, a Notary Public in and for the above-named State and County, do hereby certify that personally appeared before me this date _____, who being by me duly sworn, says that he is the _____President of BEAUFORT WATERFRONT ENTERPRISES, INC. and that he knows that _____ is the ____Secretary; that he knows the common seal of the said corporation; that the corporation's name was subscribed to the within document by him as _____President and was attested by its _____Secretary, with its corporate seal thereto affixed, all by order of its Board of Directors duly given, and that the said instrument is the act and deed of said corporation.

WITNESS my hand and notarial seal, this the _____ day of _____, 2001.

_____
Notary Public

My Commission Expires:

_____

TRACT 1:

Beginning at the present southeast corner of the Dock House Restaurant property as described in Book 435, Page 133, Carteret County Registry, and running thence southerly along an extension of the east line of the Dock House Restaurant property 9.55 feet more or less to the north edge the boardwalk; thence with the boardwalk westerly and parallel with Front Street 50 feet to the west line of the Dock House Restaurant property; thence in a northerly direction along the west line of the Dock House Restaurant property 9.55 feet to a point; thence i a easterly direction along the south line of the Doc House Restaurant property 50.0 feet to the Point o Beginning.

TRACT 2:

Beginning at the present southeast corner of the Doc House Restaurant tract as conveyed to C. H. Ballou i Book 435, Page 133, Carteret County Registry, and runnin thence north along the east line of the Dock Hous Restaurant property 25.45 feet to a point; thenc easterly and parallel with Front Street 9.55 feet to point; thence southerly and parallel with the east lin of the Dock House Restaurant property 35 feet to the north edge of the boardwalk; thence with the boardwalk 9.55 feet to the east line of the Dock House Restaurant property (if extended); thence with the east line of the Dock House Restaurant property 9.55 feet to the Pont of Beginning.

Dock House
See attached 6/10/91
Amended Lease

5.

STATE OF NORTH CAROLINA

COUNTY OF CARTERET

L E A S E

THIS LEASE, dated the 28th day of May, 1991, between the Town of Beaufort, a municipal corporation, Pollock Street, Beaufort, North Carolina, herein "Owner"; and the Beaufort Waterfront Enterprises, Inc., 500 Front Street, Beaufort, North Carolina, herein "Tenant";

W I T N E S S E T H:

The Owner does hereby lease to the Tenant and the Tenant does hereby lease from the Owner those premises in the Town of Beaufort, Carteret County, North Carolina, more particularly described hereafter, subject to the following terms and conditions:

1. Premises: The premises which are the subject of this lease is a portion of the urban renewal area tract owned by the Town of Beaufort and located immediately south of the tract conveyed to C. H. Ballou by deed recorded in Book 435, Page 133, Carteret County Registry, and described as follows:

Add Tract II amended 6/10/91

> Beginning at the present southeast corner of the Dock House Restaurant property as described in Book 435, Page 133, Carteret County Registry, and running thence southerly along an extension of the east line of the Dock House Restaurant property 9.55 feet more or less to the north edge the boardwalk; thence with the boardwalk westerly and parallel with Front Street 50 feet to the west line of the Dock House Restaurant property; thence in a northerly direction along the west line of the Dock House Restaurant property 9.55 feet to a point; thence in a easterly direction along the south line of the Dock House Restaurant property 50.0 feet to the Point of Beginning.

2. Term. The term of this lease shall be for a period of ten (10) years beginning October 1, 1991, and terminating September 30, 2001. Additionally, Tenant may have the use and occupancy of

the premises for construction and for the purposes set forth herein from the date of execution of this lease by the Town of Beaufort following approval by the Board of Commissioners through September 30, 1991, with occupancy and use being expressly subject to the terms and conditions set forth herein and with the Tenant paying to the Town a prorated rent in accordance with paragraph 3 hereafter.

3. Rent. The rental for the premises for the first twelve (12) months of this lease beginning October 1, 1991 and extending through September 30, 1992 shall be the sum of ~~$1,200.00~~ 1800 payable in advance. The rental for the month to month period from the date of approval of this lease through September 30, 1991, shall be prorated and paid in advance at the inception of Tenant's occupancy based upon the first year's annual rental of ~~$1,200.00~~ 1800. The annual rental shall increase or decrease each twelve (12) months this lease is in effect based upon the increase in the Consumer Price Index calculated as follows:

Amended 6/10/91

Amended 6/10/91

> The increase or decrease shall be based upon the percentage increase in the Consumer Price Index using the data published by the United States Department of Labor Bureau of Labor Statistics. Said increase or decrease in the annual rental shall be determined for each twelve (12) month rental period by the Owner. The Owner shall compute the increase or decrease in the cost of living using the "All Urban Consumer Index" as published by the Bureau of Labor Statistics for the Atlanta, Georgia area "1982-1984 = 100", hereinafter referred as the "Index" published by the Bureau of Labor Statistics of the United States Department of Labor. The "All Urban Consumers Index" for the city of Atlanta, Georgia, or such other city which is geographically closest to Beaufort, North Carolina, for which a similar index is published as located within Region IV, shall be the index used.
>
> The index for the first month of the initial twelve (12) month period (October, 1991) and for the month of October for each year thereafter shall be the index figure for

the month or quarter closest to said months as published by the Bureau Labor Statistics for Atlanta, Georgia, and this figure shall be the "base index number", and the corresponding index number for the last month of the initial twelve (12) month period or applicable subsequent twelve (12) month period thereafter shall be the current index number. The current index number shall be the monthly or quarterly index for the Atlanta, Georgia area closest to the month of September of each year. The current index number shall be divided by the base index number, and from the quotient thereof, there shall be subtracted the integer "1", and the resulting positive or negative number shall be deemed to be the percentage increase or decrease in the cost of living. The percentage of increase or decrease multiplied by either the initial annual rental or the annual rental then in effect for the preceding twelve (12) months, shall be the increase or decrease required to be determined herein. Owner after obtaining the appropriate data necessary for computing the increase or decrease shall give the Tenant written notice of such increase or decrease, and the annual rental figure so computed shall be the rental for the renewal term.

In the event the index for Atlanta, Georgia or the city geographically closest to Beaufort, North Carolina, within region IV, should cease to be published monthly or quarterly by the Bureau of Labor Statistics, then the index for the month closest to the base index number and the current index number shall be used. In the event a monthly index for a city closer to Beaufort, North Carolina in region IV should hereafter become available, then the Owner shall notify Tenant and the "All Consumers Index" for that city shall be the index used. In the event that index should cease to be published, then the parties shall revert to the Atlanta, Georgia index, and in the event the "All Consumers Index" for Atlanta, Georgia should cease to be used, then the Owner shall select a comparable Consumer Price Index then available, and shall notify Tenant in writing, and shall thereafter use the data published for said index in computing the percentage increase.

4. Due Date of Rental Payments. The Tenant shall pay to the Owner the annual rental in advance on or before the beginning of each twelve (12) month lease term, and the rental for the initial period from the date of approval of this lease and September 30,

1991, shall be prorated and paid within ten (10) days following execution by the Owner and Tenant.

5. Owner's Right of Inspection. The Owner or its agent shall have the right to enter the leased premises at all reasonable times during working hours for any legitimate purpose for which Owner may need access to the premises pursuant to the terms of this lease. Additionally, Owner or its agent may go on the premises during construction at all reasonable times to inspect the method and progress of construction to insure compliance with the Town's Building and Zoning Law and Code Compliance.

6. Permissible Uses. Without first obtaining the written consent of the Owner, the Tenant shall not use the premises during the terms of this lease for any purposes other than the following:

a. On the ground level of the leased premises, the Tenant may locate and place tables, chairs, portable benches, planters and similar outdoor furniture to provide a sitting and waiting area for the customers and patrons of the Dock House Restaurant. All planters and fencing shall be located and marked so as to be readily visible by the public. Tenant shall not place or permit a beverage or food bar to be located on the ground level of the leased premises. Provided, nothing herein shall prevent Tenant's customers or patrons from consuming alcoholic beverages on the ground level and within the barriers or fencing. As used herein "ground level" shall mean all portions of the leased premises below the

proposed second floor deck of Tenant to its Dock House Restaurant building as shown on the plans of the Tenant for the second floor addition submitted to and approved by the Town.

b. Tenant may locate, construct and use a covered deck within the airspace ~~of the premises~~ of Tract I of the premises and above the ground level ~~of the leased premises~~ of Tract I of the leased premises which will be physically attached to the second floor of the Dock House Restaurant building adjacent to and immediately north of the leased premises. The construction and placement of the second floor addition shall be in accordance with the plans submitted to and approved by the Town of Beaufort. Upon completion of the second floor addition, Tenant may use the second floor deck for restaurant purposes essentially as an extension of the existing second floor of the Dock House Restaurant, including but not limited to food and alcoholic and mixed beverage sale and service purposes. Tenant may with the permission of the Town and upon the procurement of an outdoor entertainment permit under the Town's Ordinance, provide entertainment to the patrons and customers of the Dock House Restaurant sitting or being served on the deck but not to members of the general public. However, all music or entertainment so provided shall not be audible so as to interfere with the use and enjoyment of the public boardwalk on the south side of the leased property by members of the

Amended 6/10/91

general public or of such loudness so as to interfere or disturb the sleep and comfort of quests and residents of nearby houses and inns. All music and entertainment shall terminate no later than 12:00 p.m. nightly but shall not extend beyond the normal serving hours of the Dock House Restaurant, and the entertainment or music shall be an accessory use to the principle use of the deck for restaurant purposes. Tenant may not charge admission to the deck for the entertainment or music.

Tenant acknowledges and accepts the condition of this Lease that the Town of Beaufort shall have the continuing right to terminate music and other forms of entertainment on the deck by written notification to the Tenant in the event the music or entertainment as determined by the Town of Beaufort becomes disorderly, overly loud, or otherwise disruptive to the public or the Owners or patrons of the Boardwalk, adjoining businesses, inns and residences. This determination will be made solely at the discretion of the Town, and failure of the Tenant thereafter to cease offering of the entertainment and music if so ordered by the Town in writing shall constitute default hereunder. Tenant expressly accepts this condition of the lease and agrees to comply with the same.

Additionally, Tenant's restaurant activities on the deck and within the leased premises shall comply at all

times with North Carolina Board of Health Regulations and the Regulations and Requirements of the North Carolina Alcoholic Beverage Control Commission.

7. Tenant's Alteration and Additions. Tenant shall only be allowed to carry out and complete the proposed second floor addition to the second floor of the Dock House Restaurant. All such construction and alterations shall be carried out and completed strictly in compliance with the plans and specifications submitted to and approved by the Owner. Tenant shall file with the Owner a final set of plans and specifications approved by the Town and its agencies which shall be signed and dated by the parties, and all construction shall be carried out strictly in accordance with the approved plans.

The construction and completion of the second floor addition shall meet the following requirements:

a. The design and final construction techniques shall be such that the deck, supports and all portions of the second floor addition will be bolted on to supporting walls and columns so as to insure that the deck may be easily removed upon default or as required by terms of this lease. No portion of the addition or supports shall be designed, constructed or completed so that the addition is permanently affixed or permanently attached to the ground, the existing Dock House Restaurant building, or other apparatuses.

b. Tenant presently leases the Dock House Restaurant on a long term basis from C. H. Ballou, the owner of the real property on which the Dock House Restaurant is located, as conveyed to C. H. Ballou in Book 435, Page 133, Carteret County Registry. Accordingly, tenant shall secure in writing an agreement from Tenant's landlord and any lender or other party holding a Deed of Trust on the landlord's adjoining property on which the Dock House Restaurant is located, that the Town of Beaufort upon default or as required by the terms of this lease may remove or cause to be removed said second door deck, supports and other additions from the Dock House Restaurant, that Tenant's lender(s) will make no claim as to the second floor addition, and that the Town of Beaufort shall have no obligation upon removal of the decking, supports and additions to restore any portion of the Dock House Restaurant building. This agreement shall be executed by all banks or other persons, firms or corporations holding Deeds of Trust on the premises of the Dock House Restaurant, as well as any person, firm or corporation holding a mortgage on Tenant's leasehold interest in the premises, and the same shall be recorded in the Office of the Register of Deeds for Carteret County.

c. As the present plans as approved by the Town of Beaufort only call for a railing and roof over the second

floor deck, the Tenant may not completely enclose the deck, and no other improvements to the deck, whether fixed or portable, shall be constructed or installed hereafter other than is shown on the drawings and plans of the Dock House Restaurant approved as of the date of the lease without the written approval of the Town.

d. Tenant shall be responsible for and shall promptly pay for all engineering and architectural fees, construction costs and all labor and material costs incurred in construction with the second floor deck addition within the leased premises. At the completion of construction, Tenant shall secure in writing an Affidavit executed by all persons, firms or corporations supplying any labor, services or materials in the construction of the improvements to the premises and certifying that said persons, firms or corporations have been paid in full.

e. Tenant shall comply with all Federal, State and Local Building Codes, Ordinances, and Regulations during construction. Tenant shall insure that the construction shall not constitute a safety hazard to members of the public and persons using the adjoining docks and boardwalk.

f. Prior to beginning construction, Tenant shall be required to post a performance bond in the amount of $15,000.00 payable to the Town of Beaufort and executed

by an insurance company or other corporate surety approved by the Town of Beaufort. A condition of the performance bond shall be that Tenant shall carry out all terms and conditions of this lease. In the event Tenant should default on any of the terms and conditions of his lease, said performance bond shall be forfeited to the Town of Beaufort, and the Town of Beaufort may use the bond to remove the second floor addition and improvements as well as perform Tenant's other obligations and responsibilities hereunder. In lieu of a performance bond, Tenant may post a cash bond in the amount of $15,000.00 which shall be retained by the Town of Beaufort in an interest bearing account to insure Tenant's performance of the obligations imposed by this lease, and in the event Tenant should default, then the Owner shall have the right to use the cash bond to perform Tenant's obligations. Tenant shall be refunded any excess deposit over and above the costs incurred by the Town to perform Tenant's obligations, and likewise the Tenant shall continue to be responsible for all costs and the Town's damages exceeding the amount of the bond.

g. Tenant shall not carry out or complete any construction or engineering methods or designs nor shall Tenant construct, locate or place on or within the ground level of the leased premises any footings, apparatuses, equipment, supports, columns or other construction

property which could reasonably damage or impair the Town's seawall, bulkhead or other portions of the infrastructure supporting the seawall or bulkhead south of the premises. The determination as to whether or not any proposed construction or engineering methods or equipment, apparatus, or other construction methods could possibly impair or damage the Town's seawall, bulkhead and infrastructure shall be made solely by the Town using reasonable engineering and construction technology and methods.

8. Maintenance. All maintenance of the second floor deck and the leased premises during the term of this lease shall be the total responsibility of the Tenant. Tenant shall maintain the second floor addition, supporting structures, and all other portions of the leased premises including the barriers, fencing, and sits on the ground level, and shall keep the same in a good state of repair.

9. Tenant's Fixtures. The Tenant shall have the right to install and use on the premises business fixtures and furniture and shall have the right to remove the same upon the expiration of this lease, but upon removal of such business fixtures and furniture, the Tenant shall return the premises to the same condition as when leased, normal wear and tear only excepted.

10. Return of Premises. Upon Tenant's default or upon the expiration of this Lease the Tenant shall return the premises to the Owner in as good condition as when leased, normal wear and tear

only excepted. Tenant may remove its business fixtures and furniture. Additionally, Tenant shall have the affirmative obligation and duty to disassemble, take down and remove the second floor deck, roof, supports, all other structures and additions, as well as all other fixtures and personal property within the leased premises. All costs of removal shall be entirely those of the Tenant, and Owner shall have no obligation or duty to repair or restore any part of Tenant's building upon removal of the second floor deck, supports and other portions of the structure.

11. Utilities. Tenant shall be responsible for all charges in connection with any utilities furnished the premises such as electricity, gas, telephone service, water and sewage service, trash collection, and all such services shall be in the same of Tenant.

12. Insurance. Tenant shall be responsible for obtaining and keeping in full force and effect liability insurance insuring Tenant and Owner as their interests may appear from any and all property damage, injuries or death resulting from the construction of the improvements to the premises and Tenant's operations and activities within the leased premises. Said liability insurance shall have minimum coverage of $500,000.00 for property damages, $500,000.00 for injury to or death of any one claimant and shall provide total aggregate coverage for all claims of not less than $1,000,000.00.

Tenant at its own option may obtain fire and extended coverage insurance on the second floor deck insuring Tenant's interests, but all premiums on the same shall be paid by Tenant.

The liability insurance shall be placed with an insurance company licensed to do business in the State of North Carolina and shall contain such terms and conditions as may be approved by the Owner. Owner shall be furnished with a copy of the liability insurance policy and the Town of Beaufort shall be an insured party with regard to all claims for damages or injuries on the leased premises.

13. Taxes. Tenant shall pay all real and personal property taxes to the Town of Beaufort and Carteret County annually that may be assessed on the leased premises and the second floor addition and improvements to the building thereon. Additionally, and as a payment to the Town of Beaufort in lieu of real property taxes in the event the leased premises and the building improvements thereon by the Tenant are deemed to be tax exempt and therefore not subject to taxation under Chapter 105 of the North Carolina General Statutes because said real property is owned by the Town of Beaufort, then the Tenant shall pay to the Town of Beaufort annually on or before the 1st of November of each year a payment representing the taxes that would otherwise be due to the Town of Beaufort based upon the value of the leased premises and the value of the second floor addition and improvements thereon if said premises had not been determined to be tax exempt. The payment to be paid annually to the Town in lieu of ad valorem taxes shall be

based upon the tax appraised value of the leased premises, the second floor deck addition, and other improvements within the leased premises multiplied by the tax rate adopted by the Town of Beaufort for that year per $100.00 valuation. The Town shall forward to Tenant between July 1 and October 30 annually statements representing the payment to be made by Tenant to the Town in lieu of taxes, and Tenant shall promptly pay the same no later than November 30 annually to the Town.

14. Privilege or License Taxes. All privilege or license taxes in connection with the use of the leased premises by the Tenant shall be the responsibility of the Tenant and paid by the Tenant.

15. Tenant's Maintenance. Tenant shall daily as necessary pick up and remove all paper, cans and other trash and debris so that the leased premises shall not be unsightly or become a nuisance or health or safety hazard to the public. The premises shall be kept reasonably clean and the grass shall be kept neatly trimmed. Upon expiration of this lease Tenant shall return the premises to the Town in the same condition as when leased.

16. Compliance with Codes, Laws, and Regulations. Tenant shall fully comply with all building codes, statutes, rules and regulations of the Town, County, State and Federal Governments with regard to the location and construction of all improvements within the leased premises and the activities and permitted uses within the same. Tenant has been advised that the Town has adopted an Ordinance which prohibits the consumption of alcoholic beverages on

the boardwalk adjacent to the leased premises, and Tenant shall use its best effort to control the possession and use by Tenants' patrons and customers of alcoholic beverages on the boardwalk.

17. Public Use. During those times that the Dock House Restaurant is closed, Tenant shall make the ground level of the leased premises available for use by the general public. All portions of the leased premises shall be subject at all times to Town and State laws and regulations concerning rowdiness, loud music, loitering and other activities which may constitute a nuisance to merchants and businesses within the Beaufort downtown area and the general public.

18. Bulkhead and Utility Easements. This Lease is expressly made subject to the Town's utility easements for the placement, installation and repair of telephone, electrical and water and sewer lines and equipment within the leased premises. Tenant acknowledges that these utilities are underground and are located within the leased premises, and that Tenant shall promptly remove all supports, columns, fencing, barriers, and other improvements or obstructions upon being requested to do so by the Town so that the Town or its agents may carry out needed repairs or construction to the utilities. Tenant shall promptly remove all obstructions or improvements within the leased premises when requested by the Town in order that the work to the utilities may be completed, and all such costs of removal of Tenants improvements and obstructions as well as the replacement of Tenants' improvements and property shall be entirely those of the Tenant.

Additionally, this Lease is further subject to the Town's continuing easements for tie backs, brackets, underground supports, and other portions of the bulkhead and seawall infrastructures. The Town of Beaufort as all times during the continuation of this Lease shall have the right to go upon the leased premises and to carry out repairs and construction to the bulkhead, seawall, tie backs and infrastructure of the seawall and boardwalk located immediately south of Tenant's Dock House Restaurant building. Tenant shall promptly remove all portions of its improvements or property within the leased premises which would interfere with the continuing easements to repair and maintain the seawall, bulkhead and supporting infrastructure, and all costs of Tenant associated with removing and relocating its improvements and property shall be entirely those of the Tenant.

Tenant shall promptly remove all portions of its improvements and property when requested to do so by the Town of Beaufort, and the Town of Beaufort shall have no responsibility to restore the leased premises. Additionally, upon failure of the Tenant to promptly remove its improvements or property so that the Town may maintain its utility and bulkhead easements set forth herein, then the Town is authorized to do upon the leased premises and to physically remove all portions of Tenants improvements and property as the Town may deem necessary in order to carry out maintenance and repairs.

19. Tenant's Right to Sublet or Assign. Tenant shall not have the right to assign this Lease or to sublet any portion of the premises without first obtaining the written consent of the Owner.

20. No Obligation to Renew. Tenant acknowledges that it has been informed that the Town is under no obligation to renew this lease and that any renewal for a term in excess of one year is subject to the requirements of N.C.G.S. 160A-272. Tenant shall cause an executed copy of this lease to be recorded in the Office of the Register of Deeds for Carteret County, North Carolina.

21. Tenant's Default. In the event the Tenant shall fail to comply with any of the terms and condition of this Lease for a period of seven days after notice is given by the Owner, such notice to be effective as of the date that the Owner puts such notice in the United States mail properly addressed to the Tenant at the leased premises, by certified mail, whether the notice is ever delivered to the Tenant or not; or if the Tenant shall abandon or vacate the leased premises before the end of the term of this Lease, or if the Tenant shall be adjudicated bankrupt or insolvent according to law, or shall make an assignment for the benefit of creditors, or in the event of any involuntary assignment or attachment of or levy on the Tenant's interest in said Lease, then and in any case the Owner may lawfully enter into and upon the said premises or any part thereof in the name of the whole, and repossess the same as of the former estate of the Owner, without prejudice to any other remedies which might otherwise be used for breach of covenant, and upon entry as aforesaid this Lease shall

terminate, and the Tenant covenants that in case of such termination it will indemnify the Owner against any losses which the Owner may incur by reason of such termination, during the residue of the term above specified.

22. Waiver. Waiver of any breach hereof or indulgence as to the payment of any installment of rent or other charge at any time, or from time to time, shall not be construed to be a waiver of any subsequent breach or imply any future indulgence.

23. Fire or Other Casualty. Tenant may cover the second floor deck and other improvements contemplated by this Lease with fire and extended casualty insurance. The Tenant shall use every reasonable precaution against fire or other casualty and shall in the case of fire or other casualty, give immediate notice thereof to the Owner, and to its insurance company, and said damages shall be promptly repaired by the Tenant using the insurance proceeds and Tenant's own funds. If the Premises are so damaged that the same may not be repaired or restored within a period of sixty (60) days, then Owner may terminate this Lease. In the event the damages may be repaired within a period of sixty (60) days, then this lease shall continue in effect without abatement of the rent during the period of reconstruction.

Failure of the Tenant following damages to promptly undertake and complete needed repairs so that the premises become or remain unsightly and unattractive to the general public shall constitute default.

24. Tenant's Intentional or Negligent Acts. In the event Tenant intentionally or through Tenant's negligent acts or omissions or the acts or omissions of its agents, employees, customers or patrons, including defective construction techniques or design, causes any damage to the leased premises or Owner's adjacent property, including by not limited to Owner's seawall, boardwalk, tie-bars, and the seawall infrastructure, Tenant shall be responsible for and shall promptly pay upon demand any and all costs of repairs and damages.

25. Ownership of Alterations and Easement to Remove. Upon default or at the expiration of this Lease any and all alterations, repairs or improvements carried out within the leased premises which have not been removed by the Tenant as required by the terms of this Lease shall become the property of the Owner and may be removed promptly by the Owner without the obligation of the Owner to repair any portion of Tenant's Dock House Restaurant building to which the same may be attached. Additionally, Tenant hereby grants to the Town of Beaufort and its agents a continuing easement during the term of this lease and for a period of sixty (60) days following termination of this Lease to disassemble, disconnect and remove from Tenant's Dock House Restaurant building all portions of the second floor deck, supports, columns, and other portions of the improvements, and the Town is authorized to remove siding, headers, bolts, and such other portions of the existing Dock House Restaurant building as would be reasonably necessary to disconnect the second floor deck and to physically remove the deck from the

leased premises. In the event it becomes necessary for the Town to physically disconnect and remove the deck and all supports and appurtenances to the same, then Tenant shall be responsible for all costs associated with the same and the Town may use the proceeds of the performance bond or deposit for all costs incurred.

26. Indemnification of Owner. Tenant agrees to indemnify and hold Owner harmless from any and all liabilities or claims for injury or damages to persons or property which may result from either intentional or negligent acts or omissions of the Tenant or its guests or invitees, including but not limited to claims for injuries or damages resulting from construction of the improvements, design or construction defects, failure to pay all costs of construction, Tenant's use and occupancy of the leased premises, and all intentional or negligent acts or omissions of the Tenants or any of its employees, agents, guests, invitees, which may result in claims for liability or damages against the Owner in which may not be covered by Tenant's liability insurance. Tenant shall promptly defend all such claims for liabilities or damages which may be asserted against the Town, and upon failure of the Tenant to promptly defend any and all such claims so that it becomes necessary for the Town to become actively involved in the defense then the Tenant shall further pay the Town's reasonable attorney's fees involved in defending all such claims.

27. Entire Agreement and Binding Effect. This written Lease contains the entire agreement and contract between the Owner and the Tenant and neither party to the Lease makes any representations

to the other party not contained herein and this Lease supersedes, nullifies and makes void any prior oral or written representations or dealings between the parties not herein specifically set out. As used herein the singular shall include the plural and masculine gender shall include the feminine and neuter genders as deemed appropriate. This lease shall be binding upon and inure to the benefits of the parties hereto and their heirs, successors in interest and assigns.

28. Personal Guaranty of Corporate Principals. At the request of Owner, the principal owners and stockholders of the Beaufort Waterfront Enterprises, Inc. have executed this lease for the purpose of unconditionally guaranteeing the performance of the terms of the Lease in the event Tenant should default and fail or refuse to carry out and complete the terms and conditions of this Lease.

IN WITNESS WHEREOF, the Owner, Tenant and the principals of Tenant corporation have executed this Lease on the day and year first above written.

TOWN OF BEAUFORT

By: _____
T. H. Potter, Sr.
Mayor

Attest: _____
A. C. Blankenship
Town Clerk

BEAUFORT WATERFRONT ENTERPRISES, INC.

By: Haywood Weeks
President

Attest: Joseph C Brearey
Secretary

Haywood Weeks (SEAL)
Haywood Weeks - Principal

STATE OF NORTH CAROLINA COUNTY OF CARTERET

On this 28th day of May, 1991, personally came before me, the undersigned Notary Public of the County and State aforesaid, A. C. Blankenship, being duly sworn, says that he knows the common seal of the Town of Beaufort, and that he is Clerk for the Town of Beaufort, and that he saw the Mayor sign the foregoing lease, and that he, the said Clerk, signed his name in attestation of the Execution of said lease in the presence of said Mayor for the Town of Beaufort.

Witness my hand and official seal.

My Commission Expires: August 16, 1991 Peggy B. McKay
Notary Public

STATE OF NORTH CAROLINA COUNTY OF CARTERET

I, a Notary Public of and for the aforesaid State and County hereby certify that Joseph C. Brearey, personally appeared before me this day and acknowledged that he is Secretary of the Beaufort Waterfront Enterprises, Inc., a North Carolina Corporation, and that by authority duly given, and as the act of the corporation, the foregoing instrument was signed by its President, sealed with its corporate seal and attested by him as its Secretary.

Witness my hand and official seal this 28th day of May, 1991.

My Commission Expires: August 16, 1991 Peggy B. McKay
Notary Public

STATE OF NORTH CAROLINA COUNTY OF CARTERET

I, a Notary Public of and for the aforesaid State and County hereby certify that Haywood Weeks, Principal, personally appeared before me this day and acknowledged the execution of the foregoing instrument.

Witness my hand and official seal this 28th day of May, 1991.

My Commission Expires: August 16, 1991 Peggy G. McKay
Notary Public

D8

FILE # 1566414

NORTH CAROLINA, CARTERET COUNTY
This instrument and this certificate are duly filed at the date and time and in the Book and Page shown on the first page hereof.
Jerry T. Hardesty, Register of Deeds
By: _____ Asst. Deputy, Register of Deeds

FOR REGISTRATION REGISTER OF DEEDS
Jerry T. Hardesty
Carteret County, NC
February 08, 2017 02:09:32 PM
MARY MEMO 6 P
FEE: $26.00
FILE # 1566414

MEMORANDUM OF ASSIGNMENT, ASSUMPTION, AND AMENDMENT TO LEASE AGREEMENTS

STATE OF NORTH CAROLINA
COUNTY OF CARTERET

The TOWN OF BEAUFORT, a North Carolina municipal corporation ("Owner"), BEAUFORT WATERFRONT ENTERPRISES, INC., a North Carolina corporation ("BWE"), and LOW VALLEY, LLC, a North Carolina limited liability company ("Low Valley") have entered into an Assignment, Assumption, and Amendment to Lease Agreements, dated as of March 2/st, 2015 ("Agreement") and have executed, and hereby record this Memorandum of Assignment, Assumption, and Amendment to Lease Agreements to provide notice as follows:

1. BWE has assigned its rights to Low Valley, and Low Valley has assumed the obligations of BWE, pursuant to a lease to BWE from Owner of certain real property more particularly described on Exhibit A to the Memorandum of Lease recorded in Book 1380, Page 427 in the office of the Register of Deeds of Carteret County and incorporated herein by this reference (hereinafter referred to as "Boardwalk and Airspace Lease"), and Owner has consented to said assignment and assumption and has released BWE from all BWE's obligations pursuant to the Boardwalk and Airspace Lease.

2. Owner has amended the Boardwalk and Airspace Lease to include in the leased Premises certain additional real property identified as "Tract III" and described on Exhibit A attached hereto.

3. BWE has assigned its rights to Low Valley, and Low Valley has assumed the obligations of BWE, pursuant to a lease to BWE from Owner of certain real property more

particularly described on Exhibit A to the Memorandum of Lease recorded in Book 1380, Page 428 in the office of the Register of Deeds of Carteret County and incorporated herein by this reference (hereinafter referred to as "Three-Foot Strip and Restroom Lease"), and Owner has consented to said assignment and assumption and has released BWE from all of BWE's obligations pursuant to the Three-Foot Strip and Restroom Lease.

4. Except as modified and amended by the Agreement, the terms and conditions of the Boardwalk and Airspace Lease and the Three-Foot Strip and Restroom Lease remain in full force and effect.

5, The terms and conditions of the Boardwalk and Airspace Lease and the Three-Foot Strip and Restroom Lease, as the same are modified and amended herein, are hereby incorporated by reference herein.

[Remainder of this page left blank.]

BOOK 1566 PAGE 414

IN WITNESS WHEREOF, the parties hereto have caused this instrument to be executed in such form as to be binding.

TOWN OF BEAUFORT

By: _____
Richard L. Stanley, Mayor

Attest:

_____
Town Clerk

(Town Seal)

STATE OF NORTH CAROLINA
COUNTY OF Carteret

I, Deborah L Graham, a Notary Public in and for said County and State, do hereby certify that on the 3rd day of January, 2017, before me personally appeared RICHARD L. STANLEY with whom I am personally acquainted, who, being by me duly sworn, says that he is Mayor and that Jennifer Allen is Town Clerk of the TOWN OF BEAUFORT, the municipal corporation described in and which executed the foregoing instrument; that he/she knows the common seal of said municipal corporation; that the seal affixed to the foregoing instrument is said common seal; that the said Mayor and City Clerk subscribed their names thereto and the said common seal was affixed, all by authority of the governing body of said municipal corporation; and that the said instrument is the act and deed of said municipal corporation.

Date: January 3, 2017

Deborah L Graham
Signature of Notary Public

DEBORAH L. GRAHAM
NOTARY PUBLIC
CARTERET COUNTY, NC
MY COMMISSION EXPIRES
9-15-19

Deborah L Graham
Notary's printed or typed name

My commission expires: September 15, 2019

3 **BOOK 1566 PAGE 414**

BWE:
BEAUFORT WATERFRONT ENTERPRISES, INC.

By: Haywood Weeks
Haywood Weeks, Jr., President

STATE OF North Carolina
COUNTY OF Carteret

I certify that the following person personally appeared before me this day, acknowledging to me that he signed the foregoing document: HAYWOOD WEEKS, JR.

Date 2/8/17

Tammy T Dale
Notary Public

(Official Seal)

Tammy T. Dale
Notary Public
Carteret County, NC

My commission expires:
9/23/17

4 BOOK 1566 PAGE 414

LOW VALLEY:
LOW VALLEY, LLC

By: Haywood Weeks
Haywood Weeks, Jr., Manager

STATE OF North Carolina
COUNTY OF Carteret

I certify that the following person personally appeared before me this day, acknowledging to me that he signed the foregoing document: HAYWOOD WEEKS, JR.

Date 2/8/17

Tammy T Dale
Notary Public

(Official Seal)

Tammy T. Dale
Notary Public
Carteret County, NC

My commission expires:
9/23/17

ND: 4839-4057-3217, v. 1

5 BOOK 1566 PAGE 414

EXHIBIT A

Description of Tract III

All that tract or parcel of land lying and being situate in the Town of Beaufort, North Carolina and being more particularly described as follows:

Commencing at the Southeast corner of the building known as the Dock House Restaurant ("Building"), and thence proceeding northerly along the eastern wall of the Building to the northwest corner of Tract II as the same is described in the Amendment To Lease recorded at Book 660, Page 396 in the office of the Register of Deeds of Carteret County, North Carolina, the place of beginning. THENCE FROM SAID PLACE OF BEGINNING SO LOCATED, northerly along the eastern wall of the Building to the northeast corner of the Building; thence easterly along a line parallel to the northern line of Tract II and the southern line of Front Street, 9.55 feet to a point; Thence southerly along a line parallel to the eastern wall of the Building to the northeast corner of Tract II; thence westerly along the northern line of Tract II, 9.55 feet to the eastern wall of the Building and the northwest corner of Tract II, the point and place of beginning.

BOOK 1566 PAGE 414

STATE OF NORTH CAROLINA
COUNTY OF CARTERET

ASSIGNMENT, ASSUMPTION, AND AMENDMENT TO LEASE AGREEMENTS

THIS ASSIGNMENT, ASSUMPTION, AND AMENDMENT TO LEASE AGREEMENTS ("Agreement") is dated the ___ day of March, 2015 and is entered into by and among the TOWN OF BEAUFORT, a North Carolina municipal corporation ("Owner"); BEAUFORT WATERFRONT ENTERPRISES, INC., a North Carolina corporation ("BWE"); and LOW VALLEY, LLC, a North Carolina limited liability company ("Low Valley"):

W I T N E S S E T H:

WHEREAS, pursuant to a Lease dated August 1, 2011, a Memorandum of which is recorded in Book 1380, Page 427 in the office of the Register of Deeds of Carteret County, North Carolina ("Boardwalk and Airspace Lease"), Owner has previously leased to BWE two tracts of land identified as "Tract I" and "Tract II" which are located adjacent to the property known as the "Dock House Restaurant" located at 500 Front Street, Beaufort, North Carolina which was previously leased by BWE ("Restaurant Property"); and,

WHEREAS, pursuant to a Lease dated August 1, 2011, a Memorandum of which is recorded in Book 1380, Page 428 in the office of the Register of Deeds for Carteret County, North Carolina ("Three-Foot Strip and Restroom Lease"):

(a) Owner leased to BWE a three foot strip of property depicted on Exhibit A to the Three-Foot Strip and Restroom Lease as the "Area of New Dock House Expansion"; and,

(b) BWE and the former owners of Restaurant Property, Holden Ballou and wife, Dora Dean K. Ballou (collectively, "Ballou"), leased to Owner the property depicted on Exhibit A to the Three-Foot Strip and Restroom Lease as the "Area of New Public Restrooms"; and,

(c) Owner and BWE agreed to extend the term of the Encroachment Agreement dated January 7, 2002 attached as Exhibit D to the Three-Foot Strip and Restroom

Lease with respect to property depicted on Exhibit B to the Three-Foot Strip and Restroom Lease as "Encroachment Area"; and,

WHEREAS, the Boardwalk and Airspace Lease and the Three-foot Strip and Restroom Lease are hereinafter referred to collectively as the "Leases"; and,

WHEREAS, Low Valley has subsequently become the fee title owner of the Restaurant Property by virtue of that Deed from Ballou to Low Valley recorded in Book 1455, Page 319 in the office of the Register of Deeds of Carteret County, North Carolina, and,

WHEREAS, Low Valley has requested that BWE assign its rights under the Leases to Low Valley which will assume the obligations of BWE under the Leases; and,

WHEREAS, BWE and Low Valley have requested that Owner consent to the assignment of the Leases from BWE to Low Valley and the assumption of BWE's obligations under the Leases by Low Valley and Owner has consented and agreed to said assignment and assumption, and, upon the assumption by Low Valley of BWE's and Ballou's obligations under the Leases, Owner has agreed to the release of BWE from BWE's obligations under the Leases; and,

WHEREAS, Low Valley also has requested that Owner agree to amend the Boardwalk and Airspace Lease to include additional premises described on Exhibit A attached hereto and hereinafter referred to herein as "Tract III," and Owner has agreed to so amend the Boardwalk and Airspace Lease.

NOW, THEREFORE, for and in consideration of the premises and for and in consideration of other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged by the parties, Owner, BWE, and Low Valley hereby agree as follows:

1. Owner hereby consents to the assignment of the Leases from BWE to Low Valley and the assumption of BWE's obligations under the Leases by Low Valley, and Owner further agrees that BWE is hereby released from any obligations under the Leases arising on or after the date this Agreement is executed by Owner.

2. The Leases are hereby amended as follows:

(a) In addition to the premises previously leased pursuant to the Boardwalk and Airspace Lease, Owner hereby leases to Low Valley and Low Valley hereby leases from Owner the premises described on Exhibit A attached hereto and incorporated by

reference herein and hereinafter referred to as "Tract III." It is acknowledged and agreed by Owner and Low Valley that the ground surface level of Tract III is currently used by Low Valley and Craven Street Company, Inc., Low Valley's lessee of the Restaurant Property, for the placement and use of trash and garbage containers that were formerly located on Town of Beaufort property adjacent to the public boardwalk and relocated to the present location to enhance the public's use of the boardwalk, and that said use shall continue until Owner otherwise consents in writing.

(b) Owner hereby consents to Low Valley's sublease of Tracts I, II, and III, the Area of New Dock House Expansion, and the Encroachment Area (collectively, the "Restaurant Related Parcels") to any lessee of the Restaurant Property from Low Valley; provided, however, that Low Valley shall indemnify and hold Owner harmless from and against any action, claim, cost, or expense incurred by Owner, including, but not limited to, reasonable attorneys' fees and costs, resulting from any act or omission of said lessee of the Restaurant Related Parcels.

(c) For each of the three following periods, (1) the date this Agreement is executed through December 31, 2015; (2) calendar 2016, and (3) the period from January 1, 2017 through July 31, 2017, the rent for Tract III shall be $1.00, payable in advance on the first day of August, 2015, and with an additional $1.00 also being paid on execution of this Agreement. This rental rate is being given on a limited basis in recognition of the material contributions Low Valley and its predecessors-in-interest have made to the Beaufort waterfront and waterways, including dredging and public space use. Thereafter, the rent for Tract III shall be due and payable simultaneously with the rent due for Tract I and Tract II and shall be equal to the rent paid for Tract I and Tract II prorated on a square footage basis; that is, the rent for Tract III shall be determined by dividing the rent payable for Tract I and Tract II by the total number of square feet of Tract I and Tract II combined, and multiplying the result by the number of square feet in Tract III.

(d) Without first obtaining the written consent of Owner, Low Valley shall not use Tract III during the term of the Boardwalk and Airspace Lease for any purpose other than the following:

(i) The ground level of Tract III shall continue to be used for the placement and use of trash and garbage containers.

(ii) The airspace above the ground level of Tract III may be used for the same purposes the airspace above Tract I and Tract II may be used pursuant to Section 6(b) of the Boardwalk and Airspace Lease as set forth in the Lease recorded at Book 660, Page 395 in the office of the Register of Deeds of Carteret County, North Carolina as the same was amended by the Amendment to Lease executed by Owner and BWE on June 10, 1991 and recorded at Book 660, Page 396 in the office of the Register of Deeds of Carteret County, North Carolina and incorporated by reference into the Boardwalk and Airspace Lease; which provision is further incorporated by reference into this Agreement.

3. The terms and conditions set forth in the original lease remain in full force and effect. Specifically, paragraphs 6(b), 7(a), 7(c), 7(d), 7(e), 7(f), 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, and 26 shall govern the parties' rights, obligations and liabilities concerning Tract III.

IN WITNESS WHEREOF, the parties hereto execute this Agreement in such form as to be binding, effective as of the date and year first above written.

TOWN OF BEAUFORT

By: _____
Mayor

ATTEST:

_____
Town Clerk

[Town Seal]

BEAUFORT WATERFRONT ENTERPRISES, INC.

By: Haywood Weeks
Haywood Weeks, Jr., President

LOW VALLEY, LLC

By: Haywood Weeks Jr
Haywood Weeks, Jr., Manager

ND: 4825-2236-8545, v. 2

EXHIBIT A

All that tract or parcel of land lying and being situate in the Town of Beaufort, North Carolina and being more particularly described as follows:

Commencing at the Southeast corner of the building known as the Dock House Restaurant ("Building"), and thence proceeding northerly along the eastern wall of the Building to the northwest corner of Tract II as the same is described in the Amendment To Lease recorded at Book 660, Page 396 in the office of the Register of Deeds of Carteret County, North Carolina, the place of beginning. THENCE FROM SAID PLACE OF BEGINNING SO LOCATED, northerly along the eastern wall of the Building to the northeast corner of the Building; thence easterly along a line parallel to the northern line of Tract II and the southern line of Front Street, 9.55 feet to a point; Thence southerly along a line parallel to the eastern wall of the Building to the northeast corner of Tract II; thence westerly along the northern line of Tract II, 9.55 feet to the eastern wall of the Building and the northwest corner of Tract II, the point and place of beginning.

ND: 4825-2236-8545, v. 2

from BOC packet 3/9/15
Dockhouse Amendment

Approved by BoC at 3/9/15 meeting

STATE OF NORTH CAROLINA
COUNTY OF CARTERET

ASSIGNMENT, ASSUMPTION, AND AMENDMENT TO LEASE AGREEMENTS

THIS ASSIGNMENT, ASSUMPTION, AND AMENDMENT TO LEASE AGREEMENTS ("Agreement") is dated the ___ day of March, 2015 and is entered into by and among the TOWN OF BEAUFORT, a North Carolina municipal corporation ("Owner"); BEAUFORT WATERFRONT ENTERPRISES, INC., a North Carolina corporation ("BWE"); and LOW VALLEY, LLC, a North Carolina limited liability company ("Low Valley"):

W I T N E S S E T H:

WHEREAS, pursuant to a Lease dated August 1, 2011, a Memorandum of which is recorded in Book 1380, Page 427 in the office of the Register of Deeds of Carteret County, North Carolina ("Boardwalk and Airspace Lease"), Owner has previously leased to BWE two tracts of land identified as "Tract I" and "Tract II" which are located adjacent to the property known as the "Dock House Restaurant" located at 500 Front Street, Beaufort, North Carolina which was previously leased by BWE ("Restaurant Property"); and,

WHEREAS, pursuant to a Lease dated August 1, 2011, a Memorandum of which is recorded in Book 1380, Page 428 in the office of the Register of Deeds for Carteret County, North Carolina ("Three-Foot Strip and Restroom Lease"):

(a) Owner leased to BWE a three foot strip of property depicted on Exhibit A to the Three-Foot Strip and Restroom Lease as the "Area of New Dock House Expansion"; and,

(b) BWE and the former owners of Restaurant Property, Holden Ballou and wife, Dora Dean K. Ballou (collectively, "Ballou"), leased to Owner the property depicted on Exhibit A to the Three-Foot Strip and Restroom Lease as the "Area of New Public Restrooms"; and,

(c) Owner and BWE agreed to extend the term of the Encroachment Agreement dated January 7, 2002 attached as Exhibit D to the Three-Foot Strip and Restroom

Lease with respect to property depicted on Exhibit B to the Three-Foot Strip and Restroom Lease as "Encroachment Area"; and,

WHEREAS, the Boardwalk and Airspace Lease and the Three-foot Strip and Restroom Lease are hereinafter referred to collectively as the "Leases"; and,

WHEREAS, Low Valley has subsequently become the fee title owner of the Restaurant Property by virtue of that Deed from Ballou to Low Valley recorded in Book 1455, Page 319 in the office of the Register of Deeds of Carteret County, North Carolina, and,

WHEREAS, Low Valley has requested that BWE assign its rights under the Leases to Low Valley which will assume the obligations of BWE under the Leases; and,

WHEREAS, BWE and Low Valley have requested that Owner consent to the assignment of the Leases from BWE to Low Valley and the assumption of BWE's obligations under the Leases by Low Valley and Owner has consented and agreed to said assignment and assumption, and, upon the assumption by Low Valley of BWE's and Ballou's obligations under the Leases, Owner has agreed to the release of BWE from BWE's obligations under the Leases; and,

WHEREAS, Low Valley also has requested that Owner agree to amend the Boardwalk and Airspace Lease to include additional premises described on Exhibit A attached hereto and hereinafter referred to herein as "Tract III," and Owner has agreed to so amend the Boardwalk and Airspace Lease.

NOW, THEREFORE, for and in consideration of the premises and for and in consideration of other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged by the parties, Owner, BWE, and Low Valley hereby agree as follows:

1. Owner hereby consents to the assignment of the Leases from BWE to Low Valley and the assumption of BWE's obligations under the Leases by Low Valley, and Owner further agrees that BWE is hereby released from any obligations under the Leases arising on or after the date this Agreement is executed by Owner.

2. The Leases are hereby amended as follows:

(a) In addition to the premises previously leased pursuant to the Boardwalk and Airspace Lease, Owner hereby leases to Low Valley and Low Valley hereby leases from Owner the premises described on Exhibit A attached hereto and incorporated by

reference herein and hereinafter referred to as "Tract III." It is acknowledged and agreed by Owner and Low Valley that the ground surface level of Tract III is currently used by Low Valley and Craven Street Company, Inc., Low Valley's lessee of the Restaurant Property, for the placement and use of trash and garbage containers that were formerly located on Town of Beaufort property adjacent to the public boardwalk and relocated to the present location to enhance the public's use of the boardwalk, and that said use shall continue until Owner otherwise consents in writing.

(b) Owner hereby consents to Low Valley's sublease of Tracts I, II, and III, the Area of New Dock House Expansion, and the Encroachment Area (collectively, the "Restaurant Related Parcels") to any lessee of the Restaurant Property from Low Valley; provided, however, that Low Valley shall indemnify and hold Owner harmless from and against any action, claim, cost, or expense incurred by Owner, including, but not limited to, reasonable attorneys' fees and costs, resulting from any act or omission of said lessee of the Restaurant Related Parcels.

(c) For each of the three following periods, (1) the date this Agreement is executed through December 31, 2015; (2) calendar 2016, and (3) the period from January 1, 2017 through July 31, 2017, the rent for Tract III shall be $1.00, payable in advance on the first day of August, 2015, and with an additional $1.00 also being paid on execution of this Agreement. This rental rate is being given on a limited basis in recognition of the material contributions Low Valley and its predecessors-in-interest have made to the Beaufort waterfront and waterways, including dredging and public space use. Thereafter, the rent for Tract III shall be due and payable simultaneously with the rent due for Tract I and Tract II and shall be equal to the rent paid for Tract I and Tract II prorated on a square footage basis; that is, the rent for Tract III shall be determined by dividing the rent payable for Tract I and Tract II by the total number of square feet of Tract I and Tract II combined, and multiplying the result by the number of square feet in Tract III.

(d) Without first obtaining the written consent of Owner, Low Valley shall not use Tract III during the term of the Boardwalk and Airspace Lease for any purpose other than the following:

(i) The ground level of Tract III shall continue to be used for the placement and use of trash and garbage containers.

(ii) The airspace above the ground level of Tract III may be used for the same purposes the airspace above Tract I and Tract II may be used pursuant to Section 6(b) of the Boardwalk and Airspace Lease as set forth in the Lease recorded at Book 660, Page 395 in the office of the Register of Deeds of Carteret County, North Carolina as the same was amended by the Amendment to Lease executed by Owner and BWE on June 10, 1991 and recorded at Book 660, Page 396 in the office of the Register of Deeds of Carteret County, North Carolina and incorporated by reference into the Boardwalk and Airspace Lease; which provision is further incorporated by reference into this Agreement.

3. The terms and conditions set forth in the original lease remain in full force and effect. Specifically, paragraphs 6(b), 7(a), 7(c), 7(d), 7(e), 7(f), 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, and 26 shall govern the parties' rights, obligations and liabilities concerning Tract III.

IN WITNESS WHEREOF, the parties hereto execute this Agreement in such form as to be binding, effective as of the date and year first above written.

TOWN OF BEAUFORT

By: _____
Mayor

ATTEST:

_____
Town Clerk

[Town Seal]

BEAUFORT WATERFRONT ENTERPRISES, INC.

By: _____
Haywood Weeks, Jr., President

LOW VALLEY, LLC

By: _____
Haywood Weeks, Jr., Manager

ND: 4825-2236-8545, v. 2

EXHIBIT A

All that tract or parcel of land lying and being situate in the Town of Beaufort, North Carolina and being more particularly described as follows:

Commencing at the Southeast corner of the building known as the Dock House Restaurant ("Building"), and thence proceeding northerly along the eastern wall of the Building to the northwest corner of Tract II as the same is described in the Amendment To Lease recorded at Book 660, Page 396 in the office of the Register of Deeds of Carteret County, North Carolina, the place of beginning. THENCE FROM SAID PLACE OF BEGINNING SO LOCATED, northerly along the eastern wall of the Building to the northeast corner of the Building; thence easterly along a line parallel to the northern line of Tract II and the southern line of Front Street, 9.55 feet to a point; Thence southerly along a line parallel to the eastern wall of the Building to the northeast corner of Tract II; thence westerly along the northern line of Tract II, 9.55 feet to the eastern wall of the Building and the northwest corner of Tract II, the point and place of beginning.

ND: 4825-2236-8545, v. 2

PUBLIC NOTICE
TOWN OF BEAUFORT
NOTICE OF INTENT TO LEASE PROPERTY

Pursuant to N.C. General Statues §160A-272, the public will take notice that the Board of Commissioners of the Town of Beaufort intents to renew a lease with Low Valley, LLC, for a tract(s) or parcel of land lying and being situate in the Town of Beaufort, North Carolina, and being more particularly described as follows:

Commencing at the Southeast corner of the building known as the Dock House Restaurant ("Building"), and thence proceeding northerly along the eastern wall of the building to the northwest corner of Tract II as the same is described in the Amendment To Lease recorded at Book 660, Page 396 in the office of the Register of Deeds of Carteret County, North Carolina, the place of beginning. THENCE FROM SAID PLACE OF BEGINNING SO LOCATED, northerly along the eastern wall of the building to the northeast corner of the Building; thence easterly along a line parallel to the northern line of Tract II and the southern line of Front Street, 9.55 feet to a point; Thence southerly along a line parallel to the eastern wall of the Building to the northeast comer of Tract II; thence westerly along the northern line of Tract II, 9.55 feet to the eastern wall of the Building and the northwest corner of Tract II, the point and place of beginning.

In fiscal year 2020-21, the annual lease payment amount is $4,932.31. This amount is subject to annual Consumer Price Index (CPI) increases. The term of the lease will be for 10 years, expiring in 2031.

The Board of Town Commissioners intent to authorize the lease renewal at their regular meeting on Monday, July 12, 2021 at 6:00 p.m.

Questions should be directed to the Town Clerk Allen Coleman at a.coleman@beaufortnc.org or 252-728-2141; ext. 233

Jun 23

Town of Beaufort, NC

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

Board of Commissioners
Virtual Regular Meeting
6:00 PM – Monday, July 12, 2021

AGENDA CATEGORY: Items for Discussion and Consideration

SUBJECT: Appointment to the Planning Board (PB)

BRIEF SUMMARY:

Position(s) requested to be filled:

Board/ Commission/ Committee	# of Positions	Term Length	Reason
Planning Board	1	Partial Term Expiring 1/31/2023	Resignation

In January/February 2021, recruitment for several vacancies on the Town's volunteer boards/commissions/committees produced several candidates who were interested in serving on the Planning Board. At the Board of Commissioners March 8, 2021, Regular Meeting, the Board re-appointed one candidate to continuing serving on the Planning Board.

As of Monday, June 21, 2021, nine applications were on file in the Office of the Town Clerk of individuals who are eligible and interested in serving on the Planning Board. Of the nine applications, two candidates are already appointed to other volunteer boards. Emails were sent to the interested applicants notifying them of the partial term vacancy and that their application would be considered.
The applicants are:

Rec'd	Applicant	Status	Notes
4/6/21	Elizabeth Bertram	NEW	-
2/4/21	Becky Bowler	NEW	-
2/14/21	Phillip Coe	NEW	-
4/7/21	Sheresa Elliott	Appointed	Appointed to PRAC on 5/10
2/5/21	Barry Evans	Appointed	Appointed to BOA on 3/8
4/7/21	Sonny Hayes	NEW	-
5/14/21	Tammy Hunsucker	NEW	-
2/3/21	Howard Paul	NEW	-
2/1/21	Jared Penland	NEW	-

LEGEND:
BOA = Board of Adjustment
HPC = Historic Preservation Commission
PRAC = Parks and Recreation Advisory Board
BHWMPAC = Beaufort Harbor and Waterways Master Plan Advisory Committee

After a collaborative discussion between the Town Clerk, Planning and Inspections Director, and Town Manager, it was decided to re-submit the current (on-file) candidates for consideration of this partial term appointment before readvertising.

Each applicant's submitted application is included as part of this agenda item. Of note, when some of these candidates applied, the old application was in circulation. Staff we will work to obtain the necessary information being used on the Town's new Volunteer Application for consistency.

REQUESTED ACTION:

The Town Clerk recommends the Board consider appointing an applicant to the vacant Planning Board position, which is a partial term expiring January 31, 2023.

EXPECTED LENGTH OF PRESENTATION:

5 min

SUBMITTED BY:

Allen Coleman,
Town Clerk & Assistant to the Town Manager

BUDGET AMENDMENT REQUIRED:

N/A

Volunteer Boards, Commissions, and/or Committees' Application

On behalf of the Beaufort Commissioners, Town Manager, and Town staff, we are pleased you are interested in becoming a member of one of the Town's vital Boards, Committees, or Commissions.

One major way residents can have a positive impact on the future of the Town of Beaufort is volunteering to serve on the Town's various advisory boards and commissions. Residents who volunteer for these positions are an important link that connects the public to its governing body and are the advisers who make recommendations that ultimately shape the future of our Town. To learn more about the role of each advisory board visit the Volunteer Boards and Commissions page: (https://www.beaufortnc.org/bc).

If you wish to be considered for appointment to an advisory board, please complete this application. Once you click submit, your application will be routed to the TOWN CLERK. For more information about this application or it's process, you may contact the Town Clerk Allen Coleman, at a.coleman@beaufortnc.org or 252-728-2141 ext. 233

Board (s) / Commission (s) Selection

Please select in order of preference:

CHOICE 1 *

Advisory Board(s) / Commission (s) Interested in:

Parks and Recreation Advisory Board

CHOICE 2

Advisory Board(s) / Commission (s) Interested in:

Planning Board

CHOICE 3

Advisory Board(s) / Commission (s) Interested in:

Beaufort Harbor & Waterways Master Plan Advisory Committee

Contact Information

First Name *

Elizabeth

Last Name *

Bertram

Email Address *

Elizabeth.bertram1@gmail.com

Home Address *

314 Orange St. Beaufort NC 28516

Is your mailing address the same as your home address? *

- (●) Yes
- ( ) No

6.

Please provide your preferred mailing address below. If your mailing address is the same as your home address please enter N/A *

NA

Are you a full-time resident of the Town of Beaufort? *

- (●) Yes
- ( ) No

Are you a part-time resident of the Town of Beaufort? *

- ( ) Yes
- (●) No

If you are a part-time resident of Beaufort, please provide your other address. If you are a full-time resident of Beaufort, please put N/A below. *

NA

Telephone Number *

9199000032

Employment/Education/Volunteer Experience

Please summarize your education, work and volunteer experience in the spaces below OR submit a cover letter and/or resume to a.coleman@beaufortnc.org and request this to be attached to your application.

6.

Please select your highest level of COMPLETED education: *

- ( ) Less than a High School Diploma or Equivalent (GED)
- ( ) High School Diploma or Equivalent (GED)
- (•) Associates Degree
- ( ) Bachelor's Degree
- ( ) Master's Degree

Who is your current Employer? *

Self Employed Yoga Teacher and Consultant

What is your current Job Title? *

Consultant

Years in your current position: *

3 years but less than 7 years

Please provide a brief description of your duties: *

After running my family's adventure outfitter shop for six years, I decided to go back to school to pursue a degree in elementary education with the dream of starting an outdoor education programs. I am a consultant and yoga instructor in addition to being a student. I have worked with many different clients and served various roles as a consultant. Most recently, I served as the interim Economic Development Director for the Town of Carrboro. I am now working with a client on marketing, business strategy and events. As a consultant, student and mom, my duties are diverse depending on the day.

Please briefly describe your community activities and/or volunteer experience: *

In Carrboro N.C. where I grew up and ran my family's adventure outfitter business in my early 20s, I helped found the Carrboro Business Alliance (CBA). The CBA supported locally owned businesses in our town and planned community events that benefited the town as a whole. I also served on the Economic Sustainability Commission. Additionally I served on the board of Chapel Hill based non-profit, Learning Outside. After my father's death, I established a scholarship in his honor through Learning Outside and helped to raise $12,000 to make their education programs more accessible to underprivileged children. I also partnered with the Haw River Assembly every year to do trash pick-ups on local trails in the Carrboro/Chapel Hill area. Weekly I hosted a free yoga class in the community to make the practice I love accessible to a wider audience. I hope to offer community yoga in Beaufort one day.

Background

Please tell us more about you. You must be a Town of Beaufort resident to serve on one of the Town's boards and commissions.

How long have you lived in the Town of Beaufort? *

<2 years

What is your connection to Beaufort? *

I grew up coming to Beaufort as a child and have always loved this town. My parents bought a house in 2012 and I dreamed of moving here one day. We spent the last year of my father's life here in Beaufort. After he died, I continued to dream of moving here but didn't know how it would be possible given the circumstances of my life. However, when COVID-19 shifted my education to virtual, I realized there was nothing holding me back from moving to my favorite place on the planet. In August I moved full-time to Beaufort after spending most of the summer here. My partner, two young boys and I love calling Beaufort home.

Are you currently serving on a Town Advisory Board/Commission? *

- ○ Yes
- ◉ No

Do you have any personal or business interest that could create a conflict (either real or perceived) if appointed? *

- ○ Yes
- ◉ No

Background Continued

List any Boards you have served on in the past. If this is your first time, please enter N/A *

Economic Sustainability Commission for the Town of Carrboro, Carrboro Business Alliance and Learning Outside

6.

Why are you interested in serving on this board(s)/commission(s)? *

I have a dream of having an outdoor education program in Beaufort and feel drawn to the Parks and Recreation board so that I can be an active participant engaged in the future of Beaufort's outdoor spaces.

Please describe any background or abilities that qualify you to serve on these board(s)/commission(s): *

My experience serving as the Interim Economic Development Director for the Town of Carrboro gave me excellent experience in how town government works and why it is so important for community members to be involved in their town's development. Furthermore, my experience serving on the Economic Sustainability Commission and the board for Learning Outside developed my skills to work with diverse board members to achieve goals and objectives. Lastly, I also served as the Vice President of the board for the Skip Yowell Future Leadership Academy through the Outdoor Industry Association and think my experience will translate well to the Parks and Recreation board.

Diversity/General Questions (Optional)

6.

Becky Bowler - 917-565-3563
becky.bowler@gmail.com

Volunteer Boards, Commissions, and/or Committees' Application

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Board (s) / Commission (s) Selection

Please select in order of preference:

CHOICE 1 *

Advisory Board(s) / Commission (s) Interested in:

Beaufort Harbor & Waterways Master Plan Advisory Committee

CHOICE 2

Advisory Board(s) / Commission (s) Interested in:

Planning Board

Becky Bowler - 917-565-3563
becky.bowler@gmail.com

6.

CHOICE 3

Advisory Board(s) / Commission (s) Interested in:

Historic Preservation Commission

Contact Information

First Name *

Becky

Last Name *

Bowler

Email Address *

becky.bowler@gmail.com

Home Address *

107 Harper Street, Beaufort NC 28516

Is your mailing address the same as your home address? *

- (•) Yes
- ( ) No

Becky Bowler - 917-565-3563
becky.bowler@gmail.com

Please provide your preferred mailing address below. If your mailing address is the same as your home address please enter N/A *

N/A

Are you a full-time resident of the Town of Beaufort? *

- (●) Yes
- ( ) No

Are you a part-time resident of the Town of Beaufort? *

- ( ) Yes
- (●) No

If you are a part-time resident of Beaufort, please provide your other address. If you are a full-time resident of Beaufort, please put N/A below. *

N/A

Telephone Number *

9175653563

Employment/Education/Volunteer Experience

Please summarize your education, work and volunteer experience in the spaces below OR submit a cover letter and/or resume to a.coleman@beaufortnc.org and request this to be attached to your application.

Becky Bowler - 917-565-3563
becky.bowler@gmail.com

Please select your highest level of COMPLETED education: *

- ( ) Less than a High School Diploma or Equivalent (GED)
- ( ) High School Diploma or Equivalent (GED)
- ( ) Associates Degree
- ( ) Bachelor's Degree
- (•) Master's Degree

Who is your current Employer? *

Guggenheim Partners

What is your current Job Title? *

Managing Director - Strategic Partnerships Group

Years in your current position: *

7 years or more

Becky Bowler - 917-565-3563
becky.bowler@gmail.com

6.

Please provide a brief description of your duties: *

Town of Beaufort – Application for Volunteer Board
Applicant: Becky Bowler – May 2021

Please outline or attach your qualifications (including education, employment history and any special skills) and how you feel you would contribute to the board, committee or commission that you are applying for:

I'd love to be considered for the Town of Beaufort – Beaufort Harbor and Waterways Master Plan Advisory Committee.

I was born and raised in Fayetteville, NC. After graduating from Meredith College in Raleigh, I moved to London and spent several years working for Lehman Brothers, an investment bank. For much of the past 25 years, I've lived in Greenwich Village, a landmarked historic district in NYC, and have worked for asset management firms including Invesco and Guggenheim Partners – my employer now and for the past 15 years. At Guggenheim, I'm a Managing Director in the Investments division and have responsibility for business development with institutions. My role involves strategic negotiation, budget development and collaborating with clients and colleagues around the globe. In addition to my education at Meredith, I attended Wharton-the University of Pennsylvania where I obtained the Certified Investment Management Analyst (CIMA) designation.

I relocated to Beaufort full-time in 2020, and believe I can make a contribution to the Committee based on my education and professional experience – and, perhaps most important, through my passion for eastern NC, always positive attitude and approach to working diligently with others in a collaborative, congenial manner. I will be happy to provide a long list of references who can provide a candid assessment of me if that will be helpful.

Becky Bowler - 917-565-3563
becky.bowler@gmail.com

6.

Please briefly describe your community activities and/or volunteer experience: *

- Currently serve on Board of Directors of Hot Bread Kitchen, a non-profit focused on creating economic mobility for women, minorities & immigrants through job training programs and small business incubation www.hotbreadkitchen.org
- Guggenheim Partners Corporate Social Responsibility Committee – member of senior leadership committee (served for 5 years through December 2020)
- Board of Directors 108 East 91st – elected by my neighbors and fellow shareholders to serve as the vice president of our co-op board (2013-14)

If I'm selected to serve with you on the Committee, you can depend on me to be engaged & prepared and an active participant in each meeting. Thank you for considering me, and please let me know if I can provide additional information.

Background

Please tell us more about you. You must be a Town of Beaufort resident to serve on one of the Town's boards and commissions.

How long have you lived in the Town of Beaufort? *

<2 years

What is your connection to Beaufort? *

I grew up in Fayetteville and spent many wonderful summers in and on the water in eastern NC.

Becky Bowler - 917-565-3563
becky.bowler@gmail.com

6.

Are you currently serving on a Town Advisory Board/Commission? *

- ○ Yes
- ◉ No

Do you have any personal or business interest that could create a conflict (either real or perceived) if appointed? *

- ○ Yes
- ◉ No

Background Continued

List any Boards you have served on in the past. If this is your first time, please enter N/A *

Please see details above. I currently serve on the board of Hot Bread Kitchen, a social enterprise organization dedicated to serving minorities, women and immigrants through a job-training program and a small business incubator.

Why are you interested in serving on this board(s)/commission(s)? *

Our harbor and waterways present multi-faceted challenges and opportunities for Beaufort - ecological, economic and much more. If selected for the committee, I'll be a collaborative member who dedicates all of the time necessary to listen and "do the homework" to ensure that we collectively develop a sound master plan.

Becky Bowler - 917-565-3563
becky.bowler@gmail.com

6.

Please describe any background or abilities that qualify you to serve on these board(s)/commission(s): *

My experience in my career (and on non-profit boards and community organizations) requires me to synthesize complicated data and opinions from many constituents to develop sound strategic plans. Perhaps most important though, when I join a board or committee/commission, I can be counted on - I attend every meeting, am meticulously prepared and engage with others in collaborative, respectful manner, always.

TOWN OF BEAUFORT
APPLICATION FOR VOLUNTEER BOARD

Name: Phillip V, Coe

Address: 420 Skimmer Cove Beaufort N, C, 28516

Telephone: (336) 682-8001 Email: phillip.coe@yahoo.com

Employer: retired Occupation: _____

Board, Committee, or Commission Interested In (please check all that apply):

☑ Planning Board ☐ Board of Adjustment ☑ Historic Preservation Commission

☐ Airport Authority ☐ Oceanview Cemetery ☐ Parks & Recreation

☐ Other: _____

☑ **NEW APPOINTMENT** ☐ **REAPPOINTMENT**

Please outline or attach your qualifications (including education, employment history and any special skills) you are applying for and how you feel you would contribute to the board, committee, or commission that you are applying:

I was until my retirement in November of 2019 the president of Coe Management Group Inc, The Center for a Drugfree Workplace, llc and Substance Abuse Control Systems, llc with home offices located in Winston-Salem, N. C. these three companies managed the drug and alcohol programs for over 2200 companies and operated in all fifty states. I also served on the Board of Trustees at Konnoak Hills Moravian Church for sixteen years before being elected to the Board of Trustees for Salem Congregation of the Southern Province of the Moravian Church, this board managed most of the buildings and the graveyard in Old Salem. I also worked with the Boy Scouts for eighteen years.

Have you ever served on a Board, Committee, or Commission in Beaufort or elsewhere?

☐ YES ☑ NO

If yes, please state the name of the Board, Committee, or Commission:

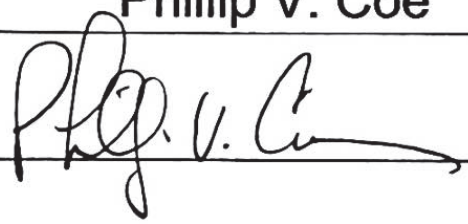
_____

If this is a reappointment, please list the number of meetings attended during the last 12 months: _____.

Do you attend regular town meetings? ☐ YES ☑ NO

I understand this application is a public record and I certify that the facts contained in this application are true and correct to the best of my knowledge. The form will remain on file in the office of the Town Clerk and requests for updates may be sought prior to any consideration for reappointment (or future appointment) to any board, committee, or commission.

Print Name: Phillip V. Coe Date: 2/11/21

Signature: 

Date received _____ Received by: _____ Date Reviewed by BOC: _____

Volunteer Boards, Commissions, and/or Committees' Application

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Board (s) / Commission (s) Selection

Please select in order of preference:

CHOICE 1 *

Advisory Board(s) / Commission (s) Interested in:

Parks and Recreation Advisory Board

CHOICE 2

Advisory Board(s) / Commission (s) Interested in:

Planning Board

CHOICE 3

Advisory Board(s) / Commission (s) Interested in:

Choose

Contact Information

First Name *

Sheresa

Last Name *

Elliot

Email Address *

iamsheresaelliot@gmail.com

Home Address *

803 Pine street

Is your mailing address the same as your home address? *

- (●) Yes
- ( ) No

6.

Please provide your preferred mailing address below. If your mailing address is the same as your home address please enter N/A *

N/a

Are you a full-time resident of the Town of Beaufort? *

- (●) Yes
- ( ) No

Are you a part-time resident of the Town of Beaufort? *

- ( ) Yes
- (●) No

If you are a part-time resident of Beaufort, please provide your other address. If you are a full-time resident of Beaufort, please put N/A below. *

N/a

Telephone Number *

3366027121

Employment/Education/Volunteer Experience

Please summarize your education, work and volunteer experience in the spaces below OR submit a cover letter and/or resume to a.coleman@beaufortnc.org and request this to be attached to your application.

6.

Please select your highest level of COMPLETED education: *

- ( ) Less than a High School Diploma or Equivalent (GED)
- ( ) High School Diploma or Equivalent (GED)
- ( ) Associates Degree
- ( ) Bachelor's Degree
- (•) Master's Degree

Who is your current Employer? *

Easter Seals UCP-New Bern

What is your current Job Title? *

Mental Health Clinician

Years in your current position: *

1 year but less than 3 years

Please provide a brief description of your duties: *

As a Clinician for the Child First program, I engage with families in their homes or community for play based therapy to address the impact of trauma; develop comprehensive clinician formulations and detailed Child and Family plan of care; provide Child and Parent Psychotherapy using psychotherapeutic services; help increase caregivers reflective capacity; provide mental health and developmental consultations with early education providers and other early intervention programs; crisis intervention when needed.

Please briefly describe your community activities and/or volunteer experience: *

I have been a mentor in Eastern North Carolina through my nonprofit organization, I Am Her, INC., for adolescents for 6 years. I am a member of Faith Tabernacle of Praise, Beaufort, NC. I have lead and organized successful, peaceful and impactful Black Lives Matter protest in Beaufort, NC. I participate and engage in Beaufort Culture Club meetings. I have organized Voter Registration drives in Carteret County. I have also volunteered at shelters during hurricane season.

Background

Please tell us more about you. You must be a Town of Beaufort resident to serve on one of the Town's boards and commissions.

How long have you lived in the Town of Beaufort? *

5 years but less than 10 years

What is your connection to Beaufort? *

I have lived in Beaufort for 5 years. My ex husband was in the military. I loved the uniqueness and character in Beaufort and decided to begin my own family here! I am drawn to history of Beaufort, the hometown-welcoming feel and opportunities to have an impact on my community!

Are you currently serving on a Town Advisory Board/Commission? *

- ○ Yes
- ◉ No

Do you have any personal or business interest that could create a conflict (either real or perceived) if appointed? *

- ○ Yes
- ◉ No

Background Continued

List any Boards you have served on in the past. If this is your first time, please enter N/A *

N/A

Why are you interested in serving on this board(s)/commission(s)? *

I am interested in using my voice to represent the residents of Beaufort! I would love to have an opportunity to be a part of planning events and activities for our residents. I am interested in identifying what the needs are for our community and taking necessary actions to make our community better!

6.

Please describe any background or abilities that qualify you to serve on these board(s)/commission(s): *

Mentoring programs/Coordinating and organizing educational and self sufficiency events and meetings
Director of Youth program
Ability to plan, lead and organize successful events for targeted populations
Marketing/social media skills

Diversity/General Questions (Optional)

Barry Evans - 252-515-0407
barry.evans@gmail.com

Volunteer Boards, Commissions, and/or Committees' Application

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If you wish to be considered for appointment to an advisory board, please complete this application. Once you click submit, your application will be routed to the TOWN CLERK. For more information about this application or it's process, you may contact the Town Clerk Allen Coleman, at a.coleman@beaufortnc.org or 252-728-2141 ext. 233

Board (s) / Commission (s) Selection

Please select in order of preference:

CHOICE 1 *

Advisory Board(s) / Commission (s) Interested in:

Beaufort Harbor & Waterways Master Plan Advisory Committee

CHOICE 2

Advisory Board(s) / Commission (s) Interested in:

Choose

Barry Evans - 252-515-0407
barry.evans@gmail.com

6.

CHOICE 3

Advisory Board(s) / Commission (s) Interested in:

Choose

Contact Information

First Name *

Barry

Last Name *

Evans

Email Address *

barry.evans@gmail.com

Home Address *

210 ELM ST

Is your mailing address the same as your home address? *

- (●) Yes
- ( ) No

Barry Evans - 252-515-0407
barry.evans@gmail.com

6.

Please provide your preferred mailing address below. If your mailing address is the same as your home address please enter N/A *

n/a

Are you a full-time resident of the Town of Beaufort? *

- (●) Yes
- ( ) No

Are you a part-time resident of the Town of Beaufort? *

- ( ) Yes
- (●) No

If you are a part-time resident of Beaufort, please provide your other address. If you are a full-time resident of Beaufort, please put N/A below. *

n/a

Telephone Number *

2525150407

Employment/Education/Volunteer Experience

Please summarize your education, work and volunteer experience in the spaces below OR submit a cover letter and/or resume to a.coleman@beaufortnc.org and request this to be attached to your application.

186

Barry Evans - 252-515-0407
barry.evans@gmail.com

Please select your highest level of COMPLETED education: *

- ( ) Less than a High School Diploma or Equivalent (GED)
- ( ) High School Diploma or Equivalent (GED)
- ( ) Associates Degree
- (•) Bachelor's Degree
- ( ) Master's Degree

Who is your current Employer? *

Identity Industries Corp

What is your current Job Title? *

Security Architect

Years in your current position: *

3 years but less than 7 years

Please provide a brief description of your duties: *

Security Consulting

Barry Evans - 252-515-0407
barry.evans@gmail.com

Please briefly describe your community activities and/or volunteer experience: *

I served a 3 year term on the board of directors of Durham County Wildlife Club and have regularly volunteered for NC Engineers Week as well as the local Military Appreciation Day and Beach Sweep events locally.

Background

Please tell us more about you. You must be a Town of Beaufort resident to serve on one of the Town's boards and commissions.

How long have you lived in the Town of Beaufort? *

10 years but less than 15 years

What is your connection to Beaufort? *

Grew up in New Bern, spent my youth fishing & diving in this area before eventually purchasing a boat and then a home in Beaufort and making it my full time residence a few years later.

Are you currently serving on a Town Advisory Board/Commission? *

- ○ Yes
- ◉ No

Barry Evans - 252-515-0407
barry.evans@gmail.com

6.

Do you have any personal or business interest that could create a conflict (either real or perceived) if appointed? *

- ( ) Yes
- (•) No

Background Continued

List any Boards you have served on in the past. If this is your first time, please enter N/A *

N/A

Why are you interested in serving on this board(s)/commission(s)? *

Beaufort's access to the waters of the Crystal Coast defines it, it's what drew me here as a kid diving the rock jetties and fishing. Protecting that access and the quality of the resource here is in the best interests of us all.

Please describe any background or abilities that qualify you to serve on these board(s)/commission(s): *

In support of the Harbor Committee, I have a current USCG OUPV Captains License, I have a PADI Dive Master certification as well as technical diving certs, and am fluent in the IT and digital mapping/charting technologies relevant to those topics.

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Board (s) / Commission (s) Selection

Please select in order of preference:

CHOICE 1 *

Advisory Board(s) / Commission (s) Interested in:

Parks and Recreation Advisory Board

CHOICE 2

Advisory Board(s) / Commission (s) Interested in:

Planning Board

6.

CHOICE 3

Advisory Board(s) / Commission (s) Interested in:

Beaufort Harbor & Waterways Master Plan Advisory Committee

Contact Information

First Name *

Sonny

Last Name *

Haynes

Email Address *

sonnyhaynes8@gmail.com

Home Address *

314 Orange Street

Is your mailing address the same as your home address? *

- (●) Yes
- ( ) No

Please provide your preferred mailing address below. If your mailing address is the same as your home address please enter N/A *

N/A

Are you a full-time resident of the Town of Beaufort? *

- (●) Yes
- ( ) No

Are you a part-time resident of the Town of Beaufort? *

- ( ) Yes
- (●) No

If you are a part-time resident of Beaufort, please provide your other address. If you are a full-time resident of Beaufort, please put N/A below. *

N/A

Telephone Number *

9107249051

Employment/Education/Volunteer Experience

Please summarize your education, work and volunteer experience in the spaces below OR submit a cover letter and/or resume to a.coleman@beaufortnc.org and request this to be attached to your application.

6.

Please select your highest level of COMPLETED education: *

- ( ) Less than a High School Diploma or Equivalent (GED)
- ( ) High School Diploma or Equivalent (GED)
- ( ) Associates Degree
- ( ) Bachelor's Degree
- (•) Master's Degree

Who is your current Employer? *

Durham Technical Community College

What is your current Job Title? *

Instructor

Years in your current position: *

7 years or more

Please provide a brief description of your duties: *

Plan and teach 5 -6 sections of English classes each semester. Classes include freshman composition level courses as well as higher level literature courses; serve on committees and work groups to ensure the college is achieving its mission; work on maintaining accreditation compliance in various areas of the college.

Please briefly describe your community activities and/or volunteer experience: *

some work with my kids sports programs through the parks and rec department of the town we lived in previously; some volunteer experience with local projects around Durham Tech in both Durham and Hillsborough (community garden and some event planning)

Background

Please tell us more about you. You must be a Town of Beaufort resident to serve on one of the Town's boards and commissions.

How long have you lived in the Town of Beaufort? *

<2 years

What is your connection to Beaufort? *

My two sons (8 and 13) moved here this January to move in with my partner/their stepmom who was already living here.

Are you currently serving on a Town Advisory Board/Commission? *

- ○ Yes
- ◉ No

Do you have any personal or business interest that could create a conflict (either real or perceived) if appointed? *

- ( ) Yes
- (•) No

Background Continued

List any Boards you have served on in the past. If this is your first time, please enter N/A *

N/A

Why are you interested in serving on this board(s)/commission(s)? *

As we settle our family into Beaufort, we are really excited about rooting into the community and taking volunteer opportunities, both to serve the community we live in and to model this behavior for our sons.

Please describe any background or abilities that qualify you to serve on these board(s)/commission(s): *

A handful of background experiences here are helpful: my time in the military working with different groups of people and working to get them all on the same page (sometimes to varying degrees of success!); my work with my sons in our previous town of plugging into our community as much as we were able to at the time; my work at my current college on compliance and assessment and the need to have grand plans that are ultimately achievable and my function in a lot of these teams as a go-between communicator trusted by both administration and faculty as someone who listens to the concerns of those around me.

Diversity/General Questions (Optional)

Tammy Hunsucker - 919-357-5046
tammy.hunsucker@gmail.com

6.

Volunteer Boards, Commissions, and/or Committees' Application

On behalf of the Beaufort Commissioners, Town Manager, and Town staff, we are pleased you are interested in becoming a member of one of the Town's vital Boards, Committees, or Commissions.

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Board (s) / Commission (s) Selection

Please select in order of preference:

CHOICE 1 *

Advisory Board(s) / Commission (s) Interested in:

Beaufort Harbor & Waterways Master Plan Advisory Committee

CHOICE 2

Advisory Board(s) / Commission (s) Interested in:

Planning Board

196

Tammy Hunsucker - 919-357-5046
tammy.hunsucker@gmail.com

CHOICE 3

Advisory Board(s) / Commission (s) Interested in:

Choose

Contact Information

First Name *

Tammy

Last Name *

Hunsucker

Email Address *

tammy.hunsucker@gmail.com

Home Address *

107 Live Oak St

Is your mailing address the same as your home address? *

- (●) Yes
- ( ) No

Tammy Hunsucker - 919-357-5046
tammy.hunsucker@gmail.com

Please provide your preferred mailing address below. If your mailing address is the same as your home address please enter N/A *

n/a

Are you a full-time resident of the Town of Beaufort? *

- (●) Yes
- ( ) No

Are you a part-time resident of the Town of Beaufort? *

- ( ) Yes
- (●) No

If you are a part-time resident of Beaufort, please provide your other address. If you are a full-time resident of Beaufort, please put N/A below. *

n/a

Telephone Number *

9193575046

Employment/Education/Volunteer Experience

Please summarize your education, work and volunteer experience in the spaces below OR submit a cover letter and/or resume to a.coleman@beaufortnc.org and request this to be attached to your application.

Tammy Hunsucker - 919-357-5046
tammy.hunsucker@gmail.com

Please select your highest level of COMPLETED education: *

- ( ) Less than a High School Diploma or Equivalent (GED)
- ( ) High School Diploma or Equivalent (GED)
- ( ) Associates Degree
- ( ) Bachelor's Degree
- (•) Master's Degree

Who is your current Employer? *

Claritas

What is your current Job Title? *

Senior Director, Product Leadership

Years in your current position: *

7 years or more

Please provide a brief description of your duties: *

Experienced product leader with a demonstrated history of working in data, digital and software product strategy. Currently focused on key initiatives and product solutions blending core Claritas data assets with marketing technology and acquired solutions (M&A) to meet the ever evolving needs of the marketplace.

Tammy Hunsucker - 919-357-5046
tammy.hunsucker@gmail.com

6.

Please briefly describe your community activities and/or volunteer experience: *

Involved in outreach activities and fundraising. Chaired and Co-Chaired annual event (Gifts of Grace) raising donations to 20+ non-profit organizations. Annual event raises over $25K to give back to local non-profits and national organizations across multiple causes while providing hands on education on their efforts to church members and guests. Overnight volunteer with women's homeless shelter as well as meal preparation. Other volunteering includes working with food banks, meal serving and preparation, environmental clean up events and other fund raising efforts for local and national environmental organizations.

Background

Please tell us more about you. You must be a Town of Beaufort resident to serve on one of the Town's boards and commissions.

How long have you lived in the Town of Beaufort? *

more than 15 years

What is your connection to Beaufort? *

I grew up in Beaufort attending Beaufort Elementary, Beaufort Middle and East Carteret High School.

Are you currently serving on a Town Advisory Board/Commission? *

- ○ Yes
- ◉ No

200

Tammy Hunsucker - 919-357-5046
tammy.hunsucker@gmail.com

Do you have any personal or business interest that could create a conflict (either real or perceived) if appointed? *

- ( ) Yes
- (•) No

Background Continued

List any Boards you have served on in the past. If this is your first time, please enter N/A *

n/a

Why are you interested in serving on this board(s)/commission(s)? *

Beaufort is my home town and I want to see it's natural beauty protected while also providing for economic vitality that the citizens should enjoy. I have a masters degree in Urban Geography/Transportation Planning as well as 3+ years in a PhD program in Economic Development. It is my desire to use this background to help the committee with the research required to bring voices of all stakeholders to the table when planning for the future of the harbor and the town. I strongly believe that communities can balance economic development and growth while protecting the environment and all their natural assets.

Please describe any background or abilities that qualify you to serve on these board(s)/commission(s): *

Masters degree in Urban Geography and 3+ years in PhD program in Economic Development; understanding of the community from many years as a resident as well as understanding the varying views of the citizens and stakeholders

Howard Paul 650-918-8677
hap1000@me.com

Volunteer Boards, Commissions, and/or Committees' Application

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Board (s) / Commission (s) Selection

Please select in order of preference:

CHOICE 1 *

Advisory Board(s) / Commission (s) Interested in:

Beaufort Harbor & Waterways Master Plan Advisory Committee

CHOICE 2

Advisory Board(s) / Commission (s) Interested in:

Choose

Howard Paul 650-918-8677
hap1000@me.com

6.

CHOICE 3

Advisory Board(s) / Commission (s) Interested in:

Choose

Contact Information

First Name *

Howard

Last Name *

Paul

Email Address *

hap1000@me.com

Home Address *

1538 Ann St

Is your mailing address the same as your home address? *

- (•) Yes
- ( ) No

Howard Paul 650-918-8677
hap1000@me.com

6.

Please provide your preferred mailing address below. If your mailing address is the same as your home address please enter N/A *

1538 Ann St

Are you a full-time resident of the Town of Beaufort? *

- (●) Yes
- ( ) No

Are you a part-time resident of the Town of Beaufort? *

- ( ) Yes
- (●) No

If you are a part-time resident of Beaufort, please provide your other address. If you are a full-time resident of Beaufort, please put N/A below. *

1538 Ann St

Telephone Number *

6509188677

Employment/Education/Volunteer Experience

Please summarize your education, work and volunteer experience in the spaces below OR submit a cover letter and/or resume to a.coleman@beaufortnc.org and request this to be attached to your application.

Howard Paul 650-918-8677
hap1000@me.com

6.

Please select your highest level of COMPLETED education: *

- ( ) Less than a High School Diploma or Equivalent (GED)
- ( ) High School Diploma or Equivalent (GED)
- ( ) Associates Degree
- (•) Bachelor's Degree
- ( ) Master's Degree

Who is your current Employer? *

Retired

What is your current Job Title? *

Retired

Years in your current position: *

3 years but less than 7 years

Please provide a brief description of your duties: *

I owned a Commercial Shelving company that worked with Hospitals, BioTechs, and Retail Store Chains both nationally and internationally

Howard Paul 650-918-8677
hap1000@me.com

6.

Please briefly describe your community activities and/or volunteer experience: *

I have volunteered at the Museum, Watercraft Center, and with The Friends of the Museum Junior Sailing Program.

Background

Please tell us more about you. You must be a Town of Beaufort resident to serve on one of the Town's boards and commissions.

How long have you lived in the Town of Beaufort? *

2 years but less than 5 years

What is your connection to Beaufort? *

I was told about the museum while I was living in Oriental. I came to see it and shortly after started volunteering there. Within 6 months I moved to Beaufort. That was in October 2016.

Are you currently serving on a Town Advisory Board/Commission? *

- ○ Yes
- ◉ No

Howard Paul 650-918-8677
hap1000@me.com

6.

Do you have any personal or business interest that could create a conflict (either real or perceived) if appointed? *

- ( ) Yes
- (•) No

Background Continued

List any Boards you have served on in the past. If this is your first time, please enter N/A *

N/A

Why are you interested in serving on this board(s)/commission(s)? *

Having started my own company and been a sailor all my life I understand the challenges and needs that will need to be addressed by the Advisory Board.

Please describe any background or abilities that qualify you to serve on these board(s)/commission(s): *

I have been a sailor my entire life Professionally and as a sport. I have sailed extensively in the Great Lakes, on the West Coast, and along the East Coast. I have owned two boats while being here in Beaufort. I currently have a USCG Captains License.

TOWN OF BEAUFORT

APPLICATION FOR VOLUNTEER BOARD

Name: Jarrod C. Penland

Address: 209 Shearwater Lane

Telephone: (252) 344-1880 Email: jarrod@penlandheating.com

Employer: Self Employed Occupation: Business Owner

Board, Committee, or Commission Interested In (please check all that apply):

- [x] Planning Board
- [ ] Board of Adjustment
- [x] Historic Preservation Commission
- [ ] Airport Authority
- [ ] Oceanview Cemetery
- [ ] Parks & Recreation
- [ ] Other: _____

- [x] **NEW APPOINTMENT**
- [ ] **REAPPOINTMENT**

Please outline or attach your qualifications (including education, employment history and any special skills) you are applying for and how you feel you would contribute to the board, committee, or commission that you are applying:

I am a licensed contractor in North Carolina, with 25 years of experience working throughout the state, on various residential and commercial projects. I have spent a majority of my career working in the historical town of Hillsborough. I have completed countless historical projects for the residents, and the town, all while working with the Historical society to preserve the history and character during the completion of those projects.

In addition, I have worked with various planning departments in NC to complete municiple and private commercial construction projects. I have experience with building codes as well as town ordinances. I have extensive experience with working alongside architects and engineers

Have you ever served on a Board, Committee, or Commission in Beaufort or elsewhere?

- [ ] YES
- [x] NO

If yes, please state the name of the Board, Committee, or Commission:

_____

If this is a reappointment, please list the number of meetings attended during the last 12 months: _____.

Do you attend regular town meetings? ☑ YES ☐ NO

I understand this application is a public record and I certify that the facts contained in this application are true and correct to the best of my knowledge. The form will remain on file in the office of the Town Clerk and requests for updates may be sought prior to any consideration for reappointment (or future appointment) to any board, committee, or commission.

Print Name: Jarrod C. Penland Date: 2/1/20

Signature: jarrod penland

Date received _____ Received by: _____ Date Reviewed by BOC: _____