



Town of Beaufort, NC

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

Town of Beaufort Board of Commissioners Regular Meeting 6:00 PM Monday, July 13, 2020 - Held Electronically Through Zoom Due to COVID-19 Pandemic Monthly Meeting

Call to Order

Roll Call

Agenda Approval

Calendar

- [1.](#) July 2020 and August 2020

Public Comment

Project Updates

Manager Report

Items of Consent

- [1.](#) Dark Skies at Night Resolution
- [2.](#) Minutes of Meetings

Public Hearing

- [1.](#) Modify/Revise the Existing Planned Unit Development (PUD) for Beau Coast Subdivision
- [2.](#) Case #20-08 513 Front Street - Micro Distillery/Restaurant

Items for Discussion and Consideration

- [1.](#) Final Plat - Beau Coast Phase 2B
- [2.](#) Preliminary Plat for Beau Coast Subdivision Phase V

Mayor/Commission Comments

Closed Session

1. Pursuant to NCGS 143-318.11(a)(6) For the Permitted Purpose of Personnel

Adjourn

Departments

- Any -

Boards and Commissions

- Any -

Apply

Reset

Sun	Mon	Tue	Wed	Thu	Fri	Sat
28	29	30	1	2	3	4
					Town Hall Closed (All day)	Olde Beaufort Farmers Market 9:00am
						Fireworks 9:00pm
5	6	7	8	9	10	11
		Historic Preservation Regular Meeting 6:00pm		Parks & Recreation Advisory Board 6:00pm		Olde Beaufort Farmers Market 9:00am
12	13	14	15	16	17	18
Board of Commissioners Regular Meeting 6:00pm						Canceled: Beaufort Ole Towne Rotary Road Race 7:00am
						Olde Beaufort Farmers Market 9:00am
19	20	21	22	23	24	25
Planning Board Regular Meeting 6:00pm		Chat with the Chief 6:00pm				Olde Beaufort Farmers Market 9:00am
26	27	28	29	30	31	1
Board of Commissioners Work Session Meeting 4:00pm						
Board of Adjustment Regular Meeting 6:00pm						

Add to Outlook (iCal) Add to Google Calendar

August 2020

« Prev

Next »

1.

Departments

- Any -

Boards and Commissions

- Any -

Apply

Reset

Sun	Mon	Tue	Wed	Thu	Fri	Sat
26	27	28	29	30	31	1
						Olde Beaufort Farmers Market 9:00am
2	3	4	5	6	7	8
		Historic Preservation Regular Meeting 6:00pm		Parks & Recreation Advisory Board 6:00pm	Beaufort Pirate Invasion (All day)	Beaufort Pirate Invasion (All day)
						Olde Beaufort Farmers Market 9:00am
9	10	11	12	13	14	15
Beaufort Pirate Invasion (All day)	Board of Commissioners Regular Meeting 6:00pm					Olde Beaufort Farmers Market 9:00am
16	17	18	19	20	21	22
	Planning Board Regular Meeting 6:00pm					Olde Beaufort Farmers Market 9:00am
23	24	25	26	27	28	29
	Board of Commissioners Work Session Meeting 4:00pm					Olde Beaufort Farmers Market 9:00am
	Board of Adjustment Regular Meeting 6:00pm					
30	31	1	4	2	3	4
						5



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**Town of Beaufort Board of Commissioners Regular Meeting
6:00 PM Monday, July 13, 2020 – Held Electronically Due to COVID19 Pandemic**

AGENDA CATEGORY: Items of Consent
SUBJECT: Dark Skies at Night Resolution

BRIEF SUMMARY:
Resolution Supporting the Dark Skies at Night

REQUESTED ACTION:
Approval of resolution

EXPECTED LENGTH OF PRESENTATION:
5 minutes

SUBMITTED BY:
Mayor Everette S. (Rett) Newton

BUDGET AMENDMENT REQUIRED:
No



Resolution Supporting Cape Lookout National Seashore’s Application for International Dark Sky Park Certification

WHEREAS, Cape Lookout National Seashore is one of the county’s most popular tourism sites due to its pristine beaches, abundant wildlife, and varied recreational and educational activities; and

WHEREAS, activities include public astronomy viewing and programs designed to communicate the importance of dark, starry nights so that visitors can continue to enjoy and observe the stars and other celestial bodies; and

WHEREAS, Cape Lookout is already one of the darkest areas in the county and it will take our collective commitment to protecting this resource for future generations through certification as an International Dark Sky Park; and

WHEREAS, Crystal Coast Stargazers will document night sky brightness readings, develop programs on preserving night skies, and assist with the completion of the Cape Lookout National Seashore application.

WHEREAS, we all recognize the importance of preserving the night skies by limiting light pollution.

Now, THEREFORE BE IT RESOLVED, THE BOARD OF COMMISSIONERS OF THE TOWN OF BEAUFORT supports this initiative and will partner with the National Park Service and Crystal Coast Stargazers to help Cape Lookout National Seashore become an International Dark Skies Park.

ADOPTED, this the 13th day of July, 2020.

Everette S. “Rett” Newton, Mayor

Attest:

Michele Davis, Town Clerk



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**Town of Beaufort Board of Commissioners Regular Meeting
6:00 PM Monday, July 13, 2020 – Held Electronically Due to COVID-19 Pandemic**

AGENDA CATEGORY: Items of Consent
SUBJECT: Minutes of Meetings

BRIEF SUMMARY:
Draft minutes of meetings

REQUESTED ACTION:
Approval as presented or with amendments.

EXPECTED LENGTH OF PRESENTATION:
5 minutes

SUBMITTED BY:
Michele Davis, Town Clerk

BUDGET AMENDMENT REQUIRED:
No



Town of Beaufort, NC

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Town of Beaufort Board of Commissioners Work Session Meeting Held Electronically Due to COVID-19
4:00 PM Tuesday, May 26, 2020 - Town Hall Conference Room, 701 Front Street, Beaufort, NC
Minutes

Call To Order

Mayor Newton called the meeting to order. The meeting was held electronically through Zoom due to COVID-19.

Roll Call

Mayor Newton called roll and declared a quorum present for the meeting.

Agenda Approval

A motion was made to approve the agenda as presented.

Motion made by Commissioner Hagle.

Voting Yea: Commissioner Harker, Commissioner McDonald, Commissioner Carter, Commissioner Hollinshed, Commissioner Hagle

Public Comment

Susan Sanders, President of the BDA, thanked the commissioners for the eating area established in the parking lot on Front Street.

Dick DeButts, Chairman of the Beaufort Housing Authority (BHA), thanked the town and business owners for helping the Housing Authority gain access to masks for all residents. He also thanked the town staff for helping to set up the Zoom meeting platform for BHA.

Presentations

- 1. Repetitive Loss Area Analysis – 2020 Update

Town Planner Kate Allen gave a presentation on the Repetitive Loss Area Analysis. This presentation is required for the Community Rating System (CRS) re-certification. Ms. Allen reported most of the repetitive loss areas for the Town of Beaufort are located in the Extraterritorial Jurisdiction (ETJ) and there was not much the town could do to help fix the issues.

She did indicate she would contact the Carteret County Planning Department to discuss any options they have available for the residents in those areas.

Commissioner Carter asked if the issues in the ETJ impacted the Town of Beaufort flood insurance rating. Ms. Allen confirmed unfortunately those issues did impact the flood rating.

Commissioner Harker asked if the land owners were completing routine maintenance to help with the flooding issues. Ms. Allen indicated she knew the town was not doing any maintenance because we were not allowed onto private property. In reply to an additional question from Commissioner Harker, Ms. Allen reported the town does a yearly survey and documents the findings of whether maintenance has been performed.

Commissioner McDonald asked about the option of buying out the repetitive loss properties. Ms. Allen stated she would not recommend that for properties in the ETJ but it would be an option for properties located within the town limits. If that approach is taken, then the improvements must be removed from the property and it would forever need to remain as open space.

Commissioner Hagle asked about NC Department of Transportation (NCDOT) maintaining the ditches. Ms. Allen indicated she would reach out to them also about maintenance. She also informed the board members once a property is listed on the Repetitive Loss Report it remains there forever even if the situation has been remedied. Commissioner Hagle asked about public outreach opportunities. Ms. Allen reported she had been speaking with state representatives about holding seminars for residents and provide ideas for mitigation.

This item was placed on the agenda for Item of Consent.

Items for Discussion and Consideration

- 1. Adoption of Pamlico Sound Regional Hazard Mitigation Plan

Ms. Allen reported the current Pamlico Hazard Mitigation Plan expired June 2020. The revised plan was currently in review at the state level and federal level (FEMA). She indicated state and federal representatives have recommended the approval of the plan by the commissioners even though it was still in the review stages. One reason to do so was because of the impending hurricane season and the need to have an adopted Hazard Mitigation Plan (HMG) in order to receive FEMA funding.

This item was placed on the agenda under Items for Discussion and Consideration.

- 2. Preliminary Plat for Beau Coast Subdivision Phase V

This item was moved to the June work session for consideration at the July regular board meeting.

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

This item was moved to the June work session for consideration during the July regular meeting.

- 4. **511 & 513 Turner Street** - Site Plan/Preliminary Plat

Planning Director, Kyle Garner presented the information for the multi-family tri-plex proposal for Turner Street. He reported the site plan and preliminary plat had been presented during the most recent Planning Board meeting with a 4 to 3 split vote for recommendation to the board members.

Commissioner Carter expressed concern over the adjacency to the water and the potential of flooding in the area. In response, Mr. Garner indicated the developer had received a CAMA permit for the project.

Commissioner Harker asked if this project was a stand alone or part of the other buildings in the same area. Mr. Garner confirmed it was a stand alone. Commissioner Harker also expressed concern over the traffic flow and the stormwater system and design. Mr. Garner reported the

stormwater system and design came up during the Planning Board meeting and Town Engineer Greg Meshaw reported to the board members the plan met all required criteria.

Commissioner McDonald asked if the project had all required permits and if any negative votes came from the Planning Board because of permits. Mr. Garner reported the project had been permitted by CAMA and the no votes were not a result of permitting. Commissioner McDonald indicated when he was growing up the land had been fill land; Commissioner Cater indicated she remembered it being fill land and there was some question at one time of who owned the property. Planning Director Garner indicated the property had been zoned multi-family for 10 to 15 years and the current owner was Doug Smith..

Commissioner Hollinshed and Commissioner Hagle each expressed concerns over the traffic flow and the stormwater runoff. Commissioner Hagle indicated he would like to know how the stormwater system will work in the long run and more about the soils in the area.

This item was placed on the agenda under Items for Discussion and Consideration.

5. Final Plat – Gallants Point Subdivision (Aqua 10)

Planning Director Kyle Garner reported the request for final plat was coming to the board at the same time the request for annexation would be considered. He informed the board members of the bond that would be issued for the incomplete infrastructure. The developer of the property will also be required to pay the Parks and Recreation fee to the town. Mr. Garner reminded the board members this property had been approved in 2018 for a low flow grinder/pump system. He also reported the developer will be required to provide two additional pumps and 2 additional control panels for any future maintenance that will be required on the system.

Commissioner Harker asked if the pumps and control panels could be used any where in town. Mr. Garner indicated they could only be used for this project since there was not another system such as this one in the town.

Mayor Newton indicated he understood the reason for using this system was due to the water level on 18 inches on the property. Mr. Garner agreed. Commissioner Hollinshed indicated she was glad the developer was taking care of the backup parts for the system.

This item was placed on the agenda under Items for Discussion and Consideration.

6. Capital Project Ordinances

Finance Director Christi Wood provided the following information for the Capital Project Ordinances. She indicated a Capital Project Ordinance is set up for when projects will take more than one fiscal year to complete and the budget will continue for the entire project.

The first project is the Cedar Street Rehabilitation/Replacement which is \$98,864 and being funded from a transfer in from the Capital Reserve Fund which was set up last May.

In reference to a question from Commissioner Carter, Ms. Wood indicated the allocation was for the engineering and design costs for the project. Town Manager Day indicated the design was funded in the current fiscal year of FY20.

Ms. Wood reported the second project was for the USDA Funded Utility Improvements. She indicated the allocation was for \$87,000 being transferred in from Capital Reserve Fund. This money is for the costs of the USDA application being completed by Rivers & Associates, Inc.

In response to a question from Commissioner Cater, Town Manager Day and Town Engineer Meshaw indicated the anticipated submittal date would be in June.

The third project is for the Street Rehabilitation/Pedestrian Improvements being funded by loan proceeds of 3.675 million. Town Manager Day indicated this is the project recently approved by the Local Government Commission (LGC) for financing.

Ms. Wood indicated the money will be received from the loan proceeds through a reimbursement process.

Commissioner Harker asked about the \$87K and whether or not the town would be able to be reimbursed. Town Manager Day indicated he was not exactly sure if the funds could be reimbursed.

Commissioner McDonald asked about the \$90K being spent for the Cedar Street Rehabilitation project. Town Manager Day indicated the \$90K was for design and the total cost of the project would be approximately \$1M. Mr. Day reminded the board members this was being done prior to when NCDOT replaces the stormwater lines and completes the paving of the project.

In response to a question from Commissioner Hagle, Town Manager Day indicated the water and sewer line repairs will all be completed at the same time. He further indicated he suspected the stormwater lines would be completed at a later time. Town Engineer Meshaw also confirmed the completion of the stormwater lines by NCDOT was unknown at this time. Mr. Meshaw reported the design is being done so as not to conflict with the NCDOT replacement of lines.

This item was placed on the agenda under Items for Discussion and Consideration.

7. Capital Reserve Fund #3

Finance Director Wood reported this amendment reverses prior amendments as listed below.

Transfers were made between the Capital Reserve Fund and the Utility Fund for projects that are now part of a Capital Project Fund. Capital Project Funds have been created for Cedar Street Rehab/Replacement and Utilities, Stormwater and Streets Improvements. Budgets for these projects will be in the Capital Project Fund:

- Reverse CRF Amendment #2, appropriating capital reserve funds for the USDA application work, \$87,000.
- Transfer funds from the General Fund to the CPF, for a debt service interest payment that was budgeted in FY20, prior to the final schedule \$68,566. First payment is due May 2021.
- Fund Balance for Cedar Street Rehab/ Replacement Engineer/Design work \$98,864.
- Reduce CRF Amendment #1, for Capital Reserve funds for the sewer main repair to the actual cost. Cost was \$22,504, appropriated amount \$30,000, decreasing the appropriation by the difference \$7,496.
- Receive funds budgeted in FY 20 General Fund Budget Transfer to Capital Reserve \$460,433
- Receive funds budgeted in the FY 20 Utility Fund Budget Transfer to Capital Reserve \$333,930

Commissioner Cater asked about the reimbursement of the damage to our lines from the utility lines. Town Manager Day reported the reimbursement had not be received at this time. In response to a question from Commissioner Carter, Town Manager Day indicated the funds available can only be transferred or dispersed through a budget amendment such as is being discussed.

Commissioner McDonald indicated he believed it would be costly for the town since having to wait on the NCDOT to complete their portion of the project. Mr. Day indicated the town could wait on the NCDOT and then coordinate with them, but believed it would be better for the town to move forward. Town Engineer Meshaw also supported moving forward with the town portion of the repairs. Additionally, Mr. Day reported the utility lines and the stormwater lines were not int he same area. Town Manager Day indicated there was a good deal of time separation between the different phases of the original plan.

This item was placed on the agenda under Items for Discussion and Consideration.

8. FY 20 Budget Amendment #13

Ms. Wood indicated this budget amendment was for the annual budget.

This item was placed on the agenda under Items for Discussion and Consideration.

9. April Financial Report

Ms. Wood reported the tax collections continue to increase on previous and current year balances. She indicated it was too early to tell the impact of the COVID19 on the sales tax collections. Town Manager Day indicated his concern was the impact of the Sales Tax revenues to come in. He indicated the State Treasurer's office usually provides a forecast for the next year around this time of the year.

In response to a question from Commissioner Carter regarding the Z Smith Reynolds \$183 item. Finance Director Wood indicated that item had already been cleared. Commissioner Carter also asked about the \$109,648. Finance Director Wood indicated that was a reimbursement from NCDOT for payment to a contractor for work on Hwy 101. Commissioner Hagle asked about the Utility Franchise tax. Ms. Wood indicated there were still two quarters for which the town would collect.

10. Asset Inventory Assessment Wastewater

Ms. Wood reported the town applied for an assessment grant and was awarded in the amount of \$150,000 with the town matching \$15,000 and a fee of \$2250.

Commissioner McDonald asked for more information. Town Engineer Meshaw informed the board members the grant was to do an inventory of infrastructure for the remaining life and development of a Captial Improvement Plan for repairs. He reported the sewer lines would be televisioned to identify condition and repairs that need to be made. The final report will identify the most pressing to the least pressing needs. Additionally, it will help to pull together the five year plan.

This item was placed on the agenda under Items of Consent.

11. Case 19-12 Text Amendment - Lower Live Oak Overlay District

Mayor Newton indicated the item had been presented during a Public Hearing during the May 11, 2020 meeting with a decision to be made this evening.

Commissioner Hagle asked about the signage and whether or not it would be 3 years or 5 years as well as the consideration of what the Planning Board also recommended. Mr. Garner presented three possibilities for consideration. Commissioner Hagle recommended a combination of years as well as amortization.

A motion was made to approve the text amendment to the Lower Live Oak Overlay district and to set the signage requirements for five years amortization.

Motion made by Commissioner Hagle.

Voting Yea: Commissioner Harker, Commissioner McDonald, Commissioner Carter, Commissioner Hollinshed, Commissioner Hagle

12. Case 19-13 Lower Live Oak Corridor Overlay District

Town Planning Director Garner indicated the purpose for this is to identify the area for which the text amendment will apply.

A motion was made to approve the Lower Live Oak Overlya District.

Motion made by Commissioner Carter.

Voting Yea: Commissioner Harker, Commissioner McDonald, Commissioner Carter, Commissioner Hollinshed, Commissioner Hagle

13. Voluntary Annexation Request for 165 Lena Perry Lane

Town Clerk Michele Davis gave a report on the requested voluntary annexation for 164 Lena Perry Lane currently zoned R-20 with acreage in the amount of 1.55. She reported the property owner was anticipating selling of the property.

Ms. Davis indicated as a result of a question from Commissioner Carter the board did not have to accept the request for voluntary annexation at this time and not move forward with process.

Concern was expressed by staff members and commissioners to allow the property owner to tap into the existing line. Through discussions, it was discovered there are other properties on the same road that are tapped into the system for sewer service but do not have an agreement with the Town of Beaufort. Additionally, the finance department indicated there are issues with getting the bill paid.

The board members decided not to move forward with the annexation request at this time.

14. Meeting Street Flooding

Town Engineer Meshaw indicated the storm water flows across the 70 bypass through a 72 inch pipe and two 52 inch pipes. The eastern side of Meeting Street flows to the two 52 inch pipes and the western side of meeting street flows to the 72 inch pipe. There are at least three storm water ponds that go to the same point on the other side of the Hwy 70 bypass. Eventually it all flows into the tributary at the Newport River. There is a fall of about 8.5 feet from Meeting Street over a 7200 ft area.

An important part of this drainage infrastructure is a ditch of which the town has no control for maintenance. Mr. Meshaw indicated many of the ditches needed to be cleaned and maintained. There was a problem with the Meeting Street drainage when it was built. There was an agreement between the town and the developer for a consultant to develop a plan. The plan was agreed upon with the key factor being the maintenance in order to keep the flow.

Commissioner Hagle indicted he was under the impression the HOAs were responsible for helping to maintain the drainage system. Commissioner Carter indicated that Meeting Street did not have an HOA. Additionally, she indicated the engineer who designed Meeting Street at a later date when the flooding issue began informed the board a calculation error had been made during the design.

Town Engineer Meshaw indicated his experience with HOAs is that the most you can expect is the maintenance of the storm water pond. When the developer is finished, the state must approve the storm water retention pond and sign off as acceptable and then the HOA becomes responsible for the maintenance of the drainage system. In this particular case Mr. Meshaw indicated he was not sure if this pond was approved. Further, he indicated this development was low density where there is not a technical requirement for a storm water pond.

Commissioner Carter indicated if she remembered correctly it was a state permitted pond but not sure it was all supposed to drain to the same areas. Mr. Meshaw indicated this pond was an after the fact effort to mitigate the flooding in the area.

Mayor Newton indicated this situation is not sustainable. He further indicated the only water rescue that occurred during Hurricane Florence was on Meeting Street. He also stated the town would need to make some incremental steps to fix.

Town Manager Day indicated the town did need to look into developing a policy and could also consider being the entity that issued the permit and then we could have some authority.

Commissioner Harker indicated it was great to have an engineer on staff to work on this issue. She indicated it would be nice to develop a policy for future plans.

Commissioner McDonald indicated this area has flooded since the beginning. He stated the town needed to start at the root of the problem whether it be the developer or the homeowners. He also stated there were too many buddy-buddy relationships going on and nothing is getting done.

Commissioner Hollinshed stated she was very concerned about the flooding since it was at waist level during Hurricane Florence. She also stated she believed there would be some participation

by homeowners. She asked if there was a stop gap band-aid that could be applied since we are heading into hurricane season.

Commissioner Hagle also stated he believed a short-term fix would help. He further indicated he believed the town needed to address the entire drainage system in the area to help lessen the flooding. Additionally, he indicated there needed to be some acceptance of responsibility for maintenance of the ponds and drainage ditches.

Commissioner Hollinshed state she was not in favor of pumping flooding from one street over to another area to create additional issues. Commissioner Harker indicated the pond was the band-aid since it was after the fact so a long-term fix need to be developed.

Town Manager Day indicated Mr. Meshaw did speculate there was a stoppage somewhere offsite making the situation worse.

15. Paid Parking 2020 Season

Town Manager Day indicated that on May 18, 2020 the board decided to delay paid parking for the 2020 season. He reported the Beaufort Development Association (BDA) surveyed the business owners with the majority wanting paid parking suspended for the season. The implications of suspending the paid parking are the \$6300 a month of fixed costs incurred regardless of what is decided as well as debt service. There is also a full-time parking manager position. He indicated some of these costs could be overcome by Fund Balance appropriations.

Commissioner Carter indicated her recommendation was to delay it until possibly July 1st allowing the merchants time to get back on their feet. She indicated if the town tried to implement paid parking at this time the negative publicity would be too great. She stated she would like to delay but not eliminate.

Commissioner Harker recognized the business owners would like to have no paid parking which would result in the business owners having the responsibility of policing the employee parking. She also asked to see additional numbers to overcome the shortfall between May 18, 2020 to June 30, 2020.

Town Manager Day indicated the proposed budget had the information on the impact. He indicated the short fall will only be in the current fiscal year.

Commissioner Harker asked if the program was suspended for the remainder of the season then the impact would not be seen until the next fiscal year. Town Manager Day confirmed. He continued by saying the cost of \$6300 per month until the season starts again until May 2021. The annual impact is \$76,000. In response to this statement, Commissioner Harker asked if any of the shortfall would be made up in 2021. Town Manager Day indicated it would not. He stated the town may recoup about a third of the shortfall based on last year collections.

Commissioner McDonald indicated a survey had been taken and he thinks a public hearing should be held to help made the decision. He recommended the suspension of paid parking until next season. He asked about the funds remaining from this season. Town Manager Day indicated the board had \$6000 from parking funds and the gave that amount plus \$1400 to the BDA for marketing. He also stated the grants that have already been awarded have generally come from the parking funds. Commissioner McDonald indicated he recommended doing away with it completely this year.

Commissioner Hollinshed stated we have a mechanism that we could recoup next year if we start the season earlier, raise the rate, extended the season or the time frame. She indicated she was not in favor of moving forward with paid parking. She indicated the business owners do not have any enforcement authority. Additionally, she indicated two blocks could be designated as paid parking while the remainder is free.

Commissioner Hagle indicated since Susan Sanders was present for the meeting he would like to hear her thoughts on the issue.

Susan Sanders indicated she was concerned about the restaurants and the businesses since the beginning of the COVID19. She indicated the out of town people are already looking for the pay stations. She also stated she would be glad for the Morehead City, Down East and Newport citizens to support us during this time. She continued by saying the visitor did not have a problem with paying but the local citizens needs to be more supportive.

Commissioner Hagle indicated the town did not know what was going to happen and this was another expense to help protect the businesses. He supported paid parking to help businesses be sustainable but if the paid parking is started on July 1st then that would also hurt the businesses. Commissioner Hagle expressed concern over starting paid parking at this time.

Commissioner Harker indicated she was not married to the July 1st date. She indicated she did want to consider the part of the survey indicating paid parking would help business owners be successful.

Commissioner Carter indicated she wants the merchants to succeed. Commissioner Hollinshed indicated the timing is horrible. She continued by saying schools start back in August, if it starts, that will take a large part of the traffic out of town.

Mayor Newton indicated the consensus was not to have paid parking for the 2020 season.

16.

Town Manager John Day indicated the proposed budget would be presented in its entirety during the June 8, 2020 Board of Commissioner Meeting.

Mayor/Commission Comments

Commissioner Carter indicated a lot had been discussed without a lot of problems being solved. Social distancing is not good since being left in the dark about some issues.

Commissioner Harker congratulated all 2020 graduates. She wished the businesses in the community much success for the remainder of the year. She also stated she was glad to see how well organized everyone has been. She also thanked Greg Meshaw for his work on the Meeting Street issue.

Commissioner Hollinshed urged for the flooding situation to have a temporary fix. She asked for early information on the budget prior to next meeting. She also asked about the extension of the grace period for utility payments.

Town Manager Day indicated as long as there is a level of State of Emergency then we would continue with the extension of the grace period.

Commissioner Hagle indicated the town should support the local businesses. He thanked Greg for all of his hard work on addressing problems around town especially the Meeting Street issue.

Mayor Newton gave a special thanks to the county for helping with the picnic tables. He stated the past two weekends had been busy with visitors but did express concern over the lack of social distancing.

Adjourn

A motion was made to adjourn the meeting. The meeting adjourned at 6:30 pm.

Motion made by Commissioner Hagle.

Voting Yea: Commissioner Harker, Commissioner McDonald, Commissioner Carter, Commissioner Hollinshed, Commissioner Hagle

Mayor Everette S. (Rett) Newton

Michele Davis, Town Clerk



Town of Beaufort, NC

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**Town of Beaufort Board of Commissioner Work Session
4:00 PM Thursday, June 25, 2020 - Held Electronically Due to COVID-19 Pandemic
Minutes**

Call To Order

Mayor Newton called the meeting to order.

Roll Call

PRESENT

- Mayor Everette Newton
- Commissioner Sharon Harker
- Commissioner Charles McDonald
- Commissioner Ann Carter
- Commissioner Marianna Hollinshed
- Commissioner John Hagle

Agenda Approval

A motion was made to approve the agenda as presented.

Motion made by Commissioner Hagle.

Voting Yea: Commissioner Harker, Commissioner McDonald, Commissioner Carter, Commissioner Hollinshed, Commissioner Hagle

Items for Discussion and Consideration

1. FY21 Proposed Budget

Mayor Newton asked for comments and/or questions regarding the proposed FY21 budget.

Commissioner McDonald asked for a clarification on the three scenarios being proposed.

Town Manager Day indicated the scenarios were proposed by Commissioner Harker, Commissioner Hagle and Commissioner McDonald. Town Manager Day explained the first scenario (Harker) lowers the tax rate from 46 cents to 43.68 cents; the scenario includes no Fund Balance appropriation in FY21 of \$122,400 and reduces the Fund Balance appropriation in FY22

by \$384,000. It makes a new appropriation of \$100,400 in FY21 vehicle replacements which is 2. from zero. It also reduces the five year budget shortfall from approximately \$400,000 to \$300,000. It increases the contingency in FY21 by about \$11,000. It moves the remaining Unified Development Ordinance (UDO) funding from FY22 to all of it being in FY21. It increases the Fund Balance of General Fund expenditures each year by 7%. It leaves \$252,000 which is sufficient to satisfy debt on 3.1 million dollars on delayed capital projects.

Scenario 2 (Hagle) provides for everything to stay the same as was in the FY21 Budget presentation. Additionally, it adds debt service in the amount of \$3 million for additional road surfacing. It increases the Fund Balance in percentage in three years FY21, FY22 and FY23. In FY24 and in FY25 it stays about the same as in the original presentation of the proposed budget.

Scenario 3 (McDonald) the tax rate is maintained at 46 cents and eliminates the Fund Balance appropriation in FY22 and FY23. It provides a new appropriation of \$336,000 for vehicle replacement which eliminates the shortfall over the five year period. It moves the funding for the UDO to FY21. It adds a little less than \$20,000 in contingency for FY21. It adds debt service of \$4 million for the road surfacing project in FY22. It increases the Fund Balance for four years FY22, FY23, FY24 and FY25 by about 3 to 5 percent. It also leaves about \$160,000 of additional monies available in FY25 which should be sufficient to cover debt of delayed capital projects.

Commissioner McDonald indicated he was supportive of scenario three based upon the fact that in 3 to 4 years we will start having a cushion in Fund Balance. Town Manager Day indicated the Fund Balance would go from about 29% in FY21, to 27% in FY22, to 26% in FY23, to 24% in FY24 and almost 25% in FY 25. The only one that goes higher is in Scenario 1. Commissioner McDonald also stated scenario three completes a good portion of what is on the drawing board for the next five years. Town Manager Day reported it completes everything. He stated he supported the tax rate remaining the same. He indicated it would be foolish to cut the tax rate back. He continued by saying leaving the tax rate at 46 cent would allow the town to move forward with what the citizens of the town would like to have done. He also recommended earmarking dollars for specific projects and not spend it for anything else.

Commissioner Carter indicated she had heard from two citizens supporting the tax rate remaining the same. She asked Town Manager Day about scenario 3 and the funds for street repair and whether that would just finance the debt. Town Manager Day confirmed this for Commissioner Carter. He also indicated this would be based on the receipt of the maximum grant funding from USDA. Commissioner Carter also asked about how much debt would be added at that time. Town Manager Day reported the debt to be added is for the roads and there will be enough money in FY25 about \$2 million additional money for the Police Department. Commissioner Carter indicated she stated she was not totally opposed to Scenario 3.

Commissioner Hollinshed indicated Scenario 3 would provide a lot of momentum. She stated her only fear was funds that get collected sometimes get diverted one way or another; sometimes for things unknown at this time. She indicated there were parts of Scenario 3 she did not like as well as parts of all of it she did not like.

Commissioner Harker stated the discussion started with lowering taxes and the having to raise them again. She continued by saying it was unusual for taxes to be lowered. With Scenario 3 she indicated a lot of work would get done. She echoed Commissioner Hollinshed's concerns about debt service and how much we will get grant wise. She further stated Scenario 3 did provide for planning forward; although some parts were not comfortable for her.

Commissioner Carter indicated she agreed with the concerns expressed by Commissioners Harker and Hollinshed. She asked if the extra money would go into Fund Balance in the interim. Town Manager Day indicated in the interim the extra money could go into the Capital Reserve Fund if the board so wished. He also reminded the board members if the entire \$4.4 million is not needed for road surfacing then there were other projects that had been delayed such as the Police Department and the relocation of Public Works for which the funds could be used. She commented she was in agreement with Commissioner McDonald that it would be better to have the reserves for the future.

Commissioner Hagle indicated the board needed to remember there were still businesses close and people unemployed and a tax increase may or may not hit some folks hard. He continued by saying the 43.6 rate will increase the billing \$50 to \$100. Additionally, he stated the town did have all of these needs particularly utilities and streets. He stated his intention with Scenario 2 was to get funds specified for streets and earmark those funds. He indicated he was not against the 46 cent rate but consideration should be given of the added costs for people and significant jump as time goes on for taxes. He recommended funding be earmarked for streets.

Mayor Newton asked Town Manager Day if he was comfortable with the Fund Balance in the scenarios that have been presented. Town Manager Day indicated 20% was a reasonable number. He also stated we are subject to natural disaster in our area and if an economical disaster occurred it is good to have the reserve funds. He indicated he was comfortable with 20% but was much more comfortable with a higher percentage. The commissioners were in agreement the bigger the cushion the better.

Mayor Newton indicated he saw the trucks at Stanton Road and Mashburn Drive rolling on the paving. He indicated Professional Park will be started in early July.

Commissioner Harker indicated in Scenario 3 the commitment is to just roads and not capital projects since not knowing the funding from USDA, consideration should be given to earmarking. Town Manager Day indicated if the board felt better saying the \$4.4 million would service debt on a capital project that could be done. Commissioner Hollinshed she was concerned about not specifying for what the funds would be used.

Commissioner McDonald made a motion for the board to adopt Scenario 3 with the tax rate of 46 cents which will provide the Town of Beaufort with a cushion of the later part of the five year plan as well as earmarking funds for debt service for road surfacing with any additional funds directed to some of the outstanding capital projects in the Capital Improvement Plan (CIP). The vote was unanimous.

Mayor/Commission Comments

Commissioner McDonald indicated after three years the town is finally getting to working on the roads. He indicated there was one other thing facing the board and that be the monies being spent in areas where they are always spent. He encouraged spreading it out all over the town in communities.

Commissioner Carter indicated she did not think she would be approving the 46 cents and she was surprised at herself and the town might be in good financial shape.

Commissioner Hollinshed indicated she did not think she would support it, but the more in depth the discussion became the more it became needed. She indicated she knew some people would be hit hard and felt there might be some for sale signs put out as a result.

Commissioner Harker indicated she also did not this the 46 cents would be an option. She stated this was a growing option for all board members. She stated she saw this would be providing some services the citizens want. She stated she would like to get the streets done, the utilities completed and the Police Department redone. She stated she was glad the wording of earmarking was stated in a manner that will open the use of the funds. She applauded the board for their work on the budget. She indicated it was the future of the town the board was looking toward.

Commissioner Hagle stated some people will see an increase which will be hard, but this is a good plan and we know what is out ahead of us. He indicated he hoped to get over the next five years or so without and additional tax increases. He also commented on the need to be cautious on how the money is spent and look for accomplishing tasks at a cheaper price.

Mayor Newton thanked Town Manager Day, Christi Wood and Christy Shi-Day for their work on presenting a budget that was understandable and flexible to meet the requests of the board members. He thanked the board members for their work and questions during the budget discussions. He also spoke about Commissioner McDonald's comments about projects in town; he stated the projects for paving and sidewalks are spread all over town and the comr which is a positive development.

He urged everyone to please continue to be proactive in the fight against COVID-19.

Adjourn

A motion was made to adjourn the meeting. The meeting adjourned at 4:35 pm.

Motion made by Commissioner Hagle.
Voting Yea: Commissioner Harker, Commissioner McDonald, Commissioner Carter, Commissioner Hollinshed, Commissioner Hagle

Mayor Everette S. (Rett) Newton

Michele Davis, Town Clerk



Town of Beaufort, NC

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

**Town of Beaufort Board of Commissioners Meeting
6:00 PM Monday, July 13, 2020 – Virtual Meeting via Zoom**

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

BRIEF SUMMARY:

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

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

As requested at the June 22nd BOC Workshop the Stormwater Engineer for Beau Coast will give a presentation on the stormwater management system to include the watersheds in which they drain.

REQUESTED ACTION:

Conduct Hearing
Schedule Date of decision after 24 hour comment period

EXPECTED LENGTH OF PRESENTATION:

15 Minutes

SUBMITTED BY:

Kyle Garner, AICP
Planning & Inspections Director

BUDGET AMENDMENT REQUIRED:

N/A



Staff Report

To: Mayor & Board of Commissioners
From: Kyle Garner, AICP

Date: 6/4/2020
Meeting Date: 7/13/2020

Case Number 20-02

Summary of Request:

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

Request: Modify Key Plan for Lot Types (Page 17) - Revised Master Plan Booklet – February 14, 2020)

To reduce the # of 22’ Wide Townhome Lots in Beau Coast from 131 lots to 90 lots. 41 lot reduction.
To reduce the # of A&D 40’ wide Single-Family Lots in Beau Coast from 181 lots to 171 lots. 10 lot reduction.
To increase the # of B2 32’ wide Single-Family lots from 20 lots to 69 lots in Beau Coast

Request: Modify PUD Master Zoning Plan (Page 20) - Revised Master Plan Booklet – February 14, 2020)

To reduce the R-MF Multi-Family (22’ Wide) Residential Zoning from 29.88 Acres to 24.10 Acres
To increase the R-8 Single Family Residential (3,000 SF Min Lot Size) from 0.90 Acres to 11.02 Acres.

Background

Location(s) & PIN	Lennoxville Road (Multiple)
Owner Applicant	Blue Treasure, LLC Withers & Ravenel, Engineers
Current Zoning	PUD
Lot(s) Size & Conformity Status	Conforming
Existing Land Use	Water Well Site & Undeveloped
CAMA Future Land Use Map	General Commercial

Amendment Required

Yes No

Adjoining Land Use & Zoning

North Undeveloped Future Tracts, zoned PUD
South Multi & Single Family Residential, zoned PUD
East Beau Coast Club House, zoned PUD
West Undeveloped Future Tracts, zoned PUD

Special Flood Hazard Area

Yes No

Public Utilities

Water

Available Not Available

Sewer

Available Not Available

Additional Information

At their May 18th, 2020 meeting (Held Virtually) the Planning Board and conducted the public hearing. Then on Friday May 29th held another meeting per the new statutes and unanimously recommended approval of the proposed modification to the PUD. However, as a request of adjacent property owners recommended that the developer keep as much natural vegetation in the 20' landscape buffer as possible.

Requested Action

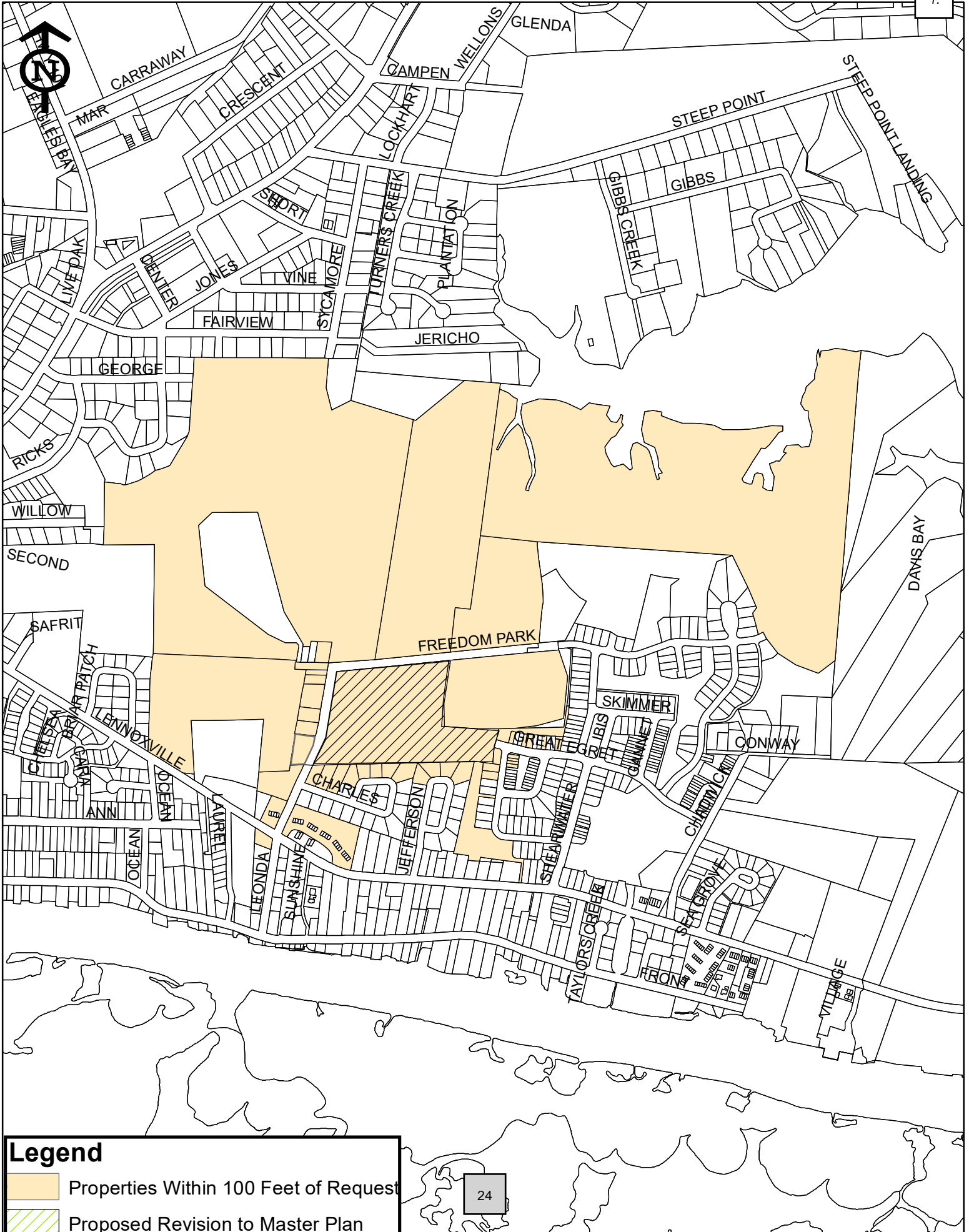
1. Conduct Public Hearing
2. Discussion on request to amend the Master Plan for Beau Coast
3. Recommendation to the Board of Commissioners regarding the amendments to the Master Plan for Beau Coast.
4. Consistency Statement

Attachments:



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

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

1.



Legend

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



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

**APPLICATION FOR AN AMENDMENT TO THE
BEAUFORT ZONING MAP**

Instructions:

Please complete the application below, include all the required attachments and the **application fee of \$200.00** and return to the Beaufort Town Hall, 701 Front Street or P.O. Box 390, Beaufort, N.C., 28516. Incomplete applications will not be processed and **will be** returned to the applicant. Please contact Town Hall at 252-728-2141 if there are any questions.

APPLICANT INFORMATION

Applicant Name: WithersRavenel
Applicant Address: 219 Station Road Suite 101 Wilmington, NC 28405
Phone Number: (910) 256-9277 Email: dmizelle@withersravenel.com

Property Owner Name: Blue Treasure, LLC
Address of Property Owner: PO BOX 3557 CARY NC 27519
Phone Number: (919) 481-3000 Email: karl@prestondev.com

PROPERTY INFORMATION

Property Address: Lennoxville Road
15-Digit PIN: 731605005458000 (Phase 5) Lot/Block Number: n/a
Size of Property (in square feet or acres): 282 acres +/-
Current Zoning: PUD Requested Zoning: PUD - Amendment

Current Use of Property: Residential Vacant Commercial Other: _____

Karl D. Blasdel, Agent 2/11/20
Applicant Signature Date of Applicant's Signature
[Signature] 2/11/20
Property Owner Signature (if different than applicant) Date of Owner's Signature

An application fee of \$200.00, either in cash, money order, or check made payable to the "Town of Beaufort," should accompany this application. Payments can be made in person on the day of submittal and at such time, a credit card can be used to make the payment. Credit card payments are subject to a 3% extra fee.

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

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

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

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

If a property is owned by more than one individual or if multiple properties under different ownership are applying under one request, attach a statement and signatures indicating that all owners have given consent to request the zoning change.

4. An area map of property to scale which includes:
 - North Arrow;
 - All Property lines and accurate property line dimensions;
 - Adjacent streets and names;
 - Location of all easements;
 - Location of all structures;
 - Zoning classifications of all abutting properties.
5. Please submit one digital/electronic copy of any drawings or plans associated with the amendment. At least one paper copy of the drawings or plans should also be submitted.
6. A TYPED list all property owners (with addresses) within 100 feet of the boundary lines of all properties requested to be rezoned (notification of adjacent property owners by the Town is required by North Carolina law).

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

The Town’s website is www.beaufortnc.org.

OFFICE USE ONLY

Received by: _____

Reviewed for Completeness By: _____

Date: _____

Date Deemed Complete and Accepted: _____

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

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

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

WE ARE SENDING YOU Attached Under Separate Cover via _____

THE FOLLOWING ITEMS Shop Drawings Prints Plans Samples Specifications

Copy of Letter Change Order Diskette Other _____

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

THESE ARE TRANSMITTED as checked below:

For approval Approved as submitted Resubmit _____ copies for approval

For your use Approved as noted Submit _____ copies for distribution

As requested Returned for corrections Return _____ corrected prints

For review and comment Other _____

FOR BIDS DUE _____ PRINTS RETURNED AFTER LOAN TO US

REMARKS: Kyle,

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

Thanks!

COPY TO: _____ SIGNED:  Joe Boyd, PE

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

Data Sheet (CASE#20-_____)

Beaufort East Village

Minor PUD Amendment

Owner: -Blue Treasure, LLC; Sunken Treasure, LLC; Buried Treasure, LLC

Current Zoning: -Planned Unit Development Beaufort East Village
-Adopted June 8, 2015
-Amended April 11, 2016
-Amended June 13, 2019
-Amendment submitted February 14, 2020

Requested Actions: -Minor Amendment to Current PUD Zoning;
1. Replace planned townhome lots with cottage lots (Type B2) in Phase 5 Beau Coast.
2. Added additional street type (D2) to allow for wider street tree planting area to match existing Great Egret Way.
3. Amend street type F to remove street trees.

Project Size: 282.99 acres

Total Dwellings: Current PUD Zoning:
791 (520 Single Family Detached)
(271 Townhome/Attached)
Proposed PUD Amendment
791 (560 Single Family Detached)
(231 Townhome/Attached)

Overall Density: 2.8 dwelling units per acre

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

Open Space %: 38%

Land Dedicated to the Town: 16.05 acres

<u>OWNER</u>	<u>MAIL HOUSE</u>	<u>MAIL ST</u>	<u>MAIL CITY</u>	<u>IL ST</u>	<u>MAIL ZI</u>	<u>MAIL ZI5</u>	<u>MAIL_ADD2</u>
BEAUFORT BUTTERFLY LLC	4805	BAYVIEW PLACE	WILSON	NC		27896	
BLUE TREASURE LLC			CARY	NC		27519	PO BOX 3557
BOUHARNA,FOUZI	116	JEFFERSON ST	BEAUFORT	NC		28516	
BOYD,JACOB ETAL SARAH SPIEGLER	130	CHARLES STREET	BEAUFORT	NC		28516	
COPELAND,WILLIAM R ETAL KAREN	135	COLLEGE AVENUE	DURHAM	NC		27713	
CREELMAN,KELLI S ETVIR BRENTON	124	CHARLES STREET	BEAUFORT	NC	9607	28516	
HORNE,ANGELA ETVIR REX B	2708	DAVISTOWN RD	WENDELL	NC	7932	27591	
KERNODLE,MITCHELL A	125	RIDGE ROAD	TYRONE	GA		30290	
MCCARTHY,STERLING P SR ETU L/T	132	CHARLES STREET	BEAUFORT	NC	9607	28516	
MITCHELL,BRANDON L ETUX CRISTY	820	VAN GERT DRIVE	WINTERVILLE	NC		28590	
MITCHELL,EULA L/T	237	LEONDA DRIVE	BEAUFORT	NC		28516	
MITCHELL,ROBIN			HAVELOCK	NC		28532	PO BOX 1883
ODONNELL,JACQUELINE	138	CHARLES ST	BEAUFORT	NC		28516	
OSBORNE,JAMES T SR ETUX L/T	125	JEFFERSON STREET	BEAUFORT	NC		28516	
RICHBURG,BILL ETUX PAULA	219	GREY DUCK DR	BEAUFORT	NC	3101	28516	
SEABOARD MANAGEMENT LLC	35	TAMARAC AVE	PONTE VEDRA BEACH	FL		32081	
SHORELINK PROPERTIES LLC	39	FLORIDA PARK DRIVE	PALM COAST	FL	8191	32137	
SOWERS,CONSTANCE WARREN	109	LEONDA DRIVE	BEAUFORT	NC		28516	
STEPHENS,CHRISTOPHER A ETUX	136	CHARLES STREET	BEAUFORT	NC		28516	
VENUE HOLDINGS LLC	300	COTANCHE STREET	GREENVILLE	NC		27858	
WHITLEY,PHILIP HUGH TRUSTEE			WENDELL	NC		27591	PO BOX 1600

BEAUFORT EAST VILLAGE



PLANNED UNIT DEVELOPMENT AMENDMENT
FEBRUARY 14, 2020

PREPARED FOR: BLUE TREASURE, LLC



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Introduction

The Existing Planned Unit Development

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

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

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

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

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

The Proposed Planned Unit Development Amendment

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

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

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

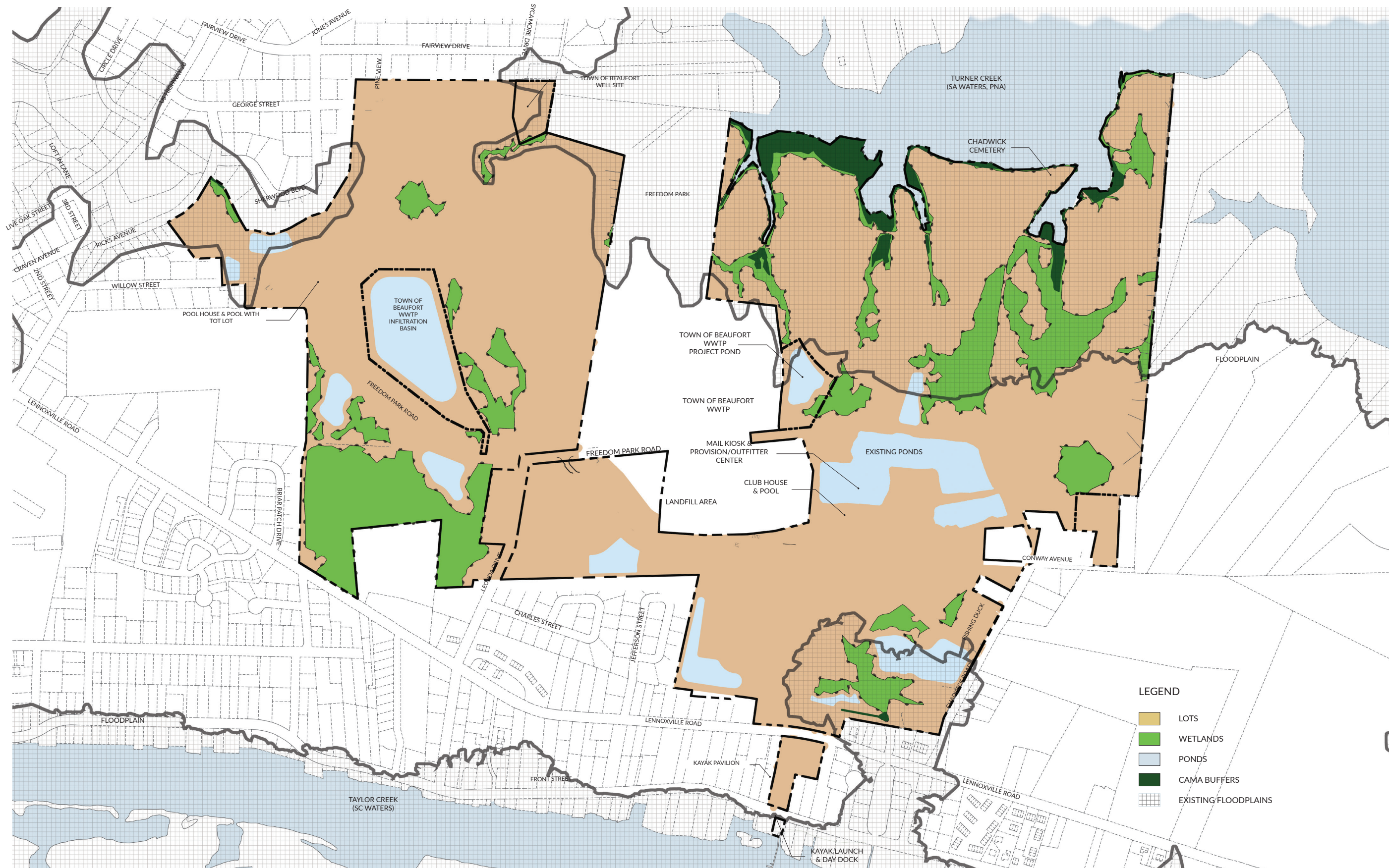
Planned Unit Development master plans often evolve over the lifetime of the project to better meet the needs of the community and the ever-changing real estate market. This amendment seeks to update the 2008 Beaufort East Village PUD document so that it continues to meet the goals originally envisioned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



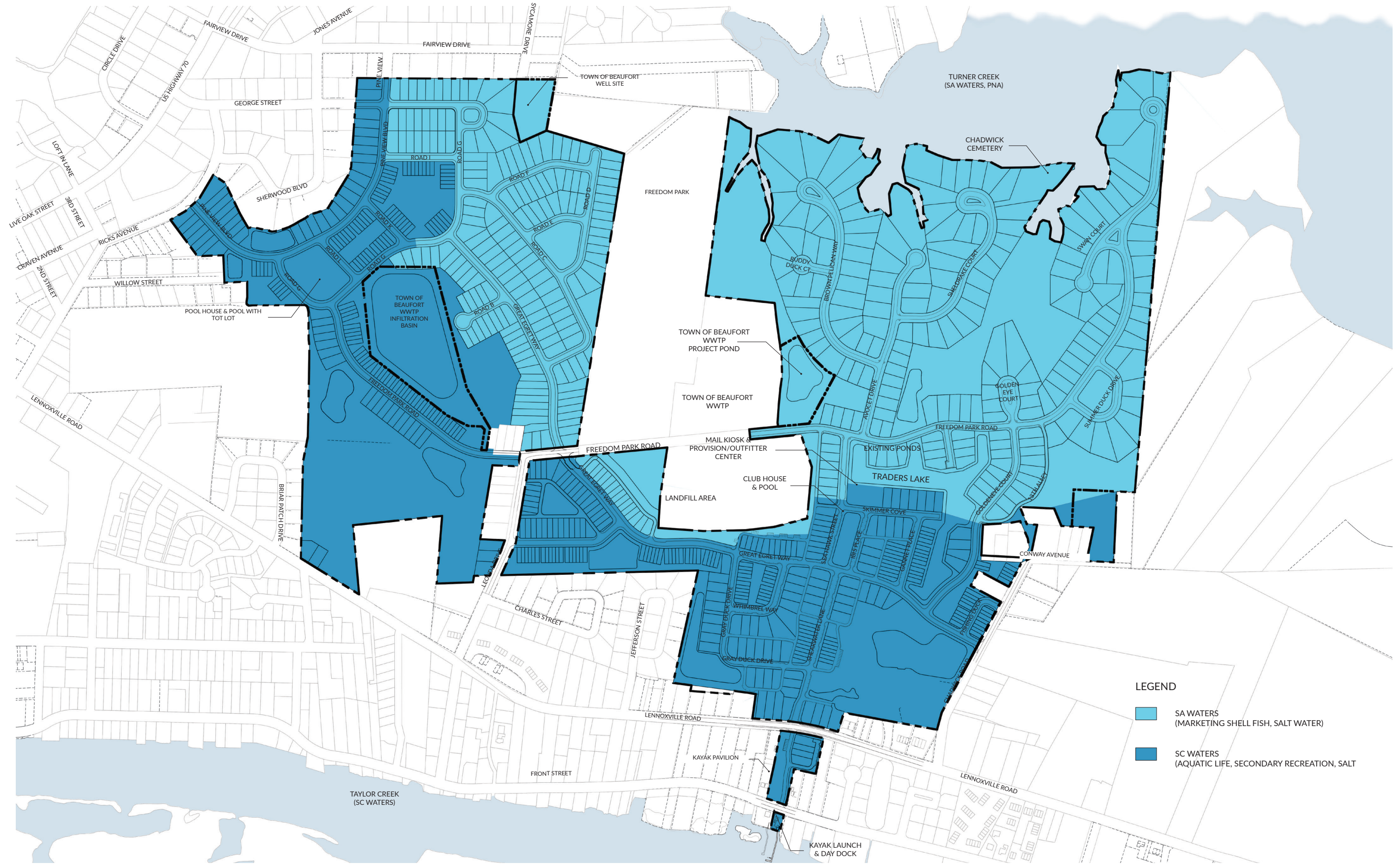
Aerial of the Site



Existing Conditions Plan

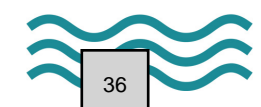


Site Watershed Map

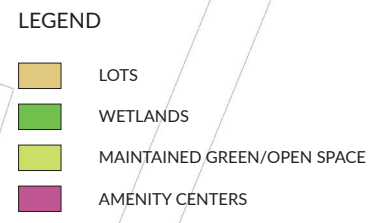


LEGEND

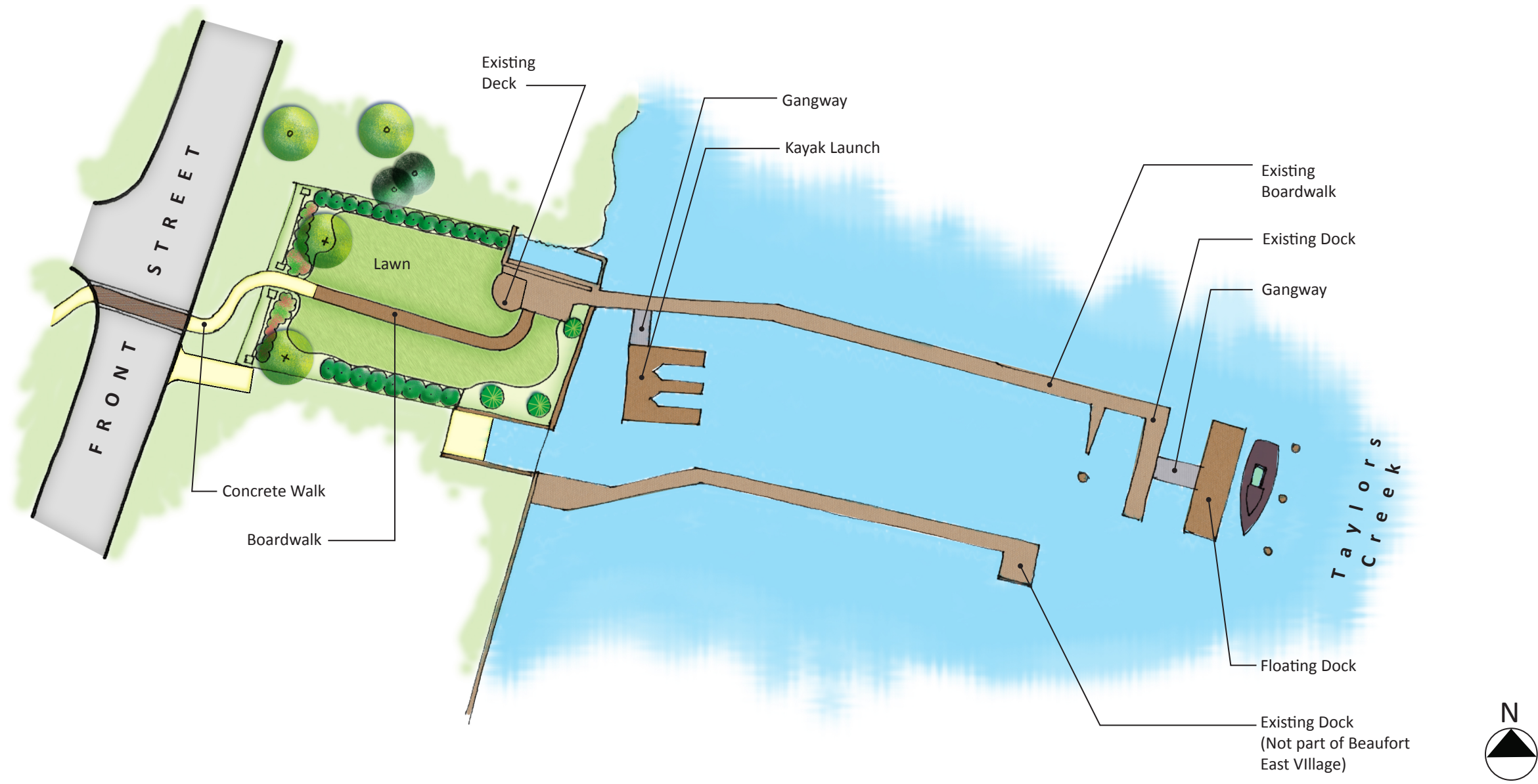
- SA WATERS
(MARKETING SHELL FISH, SALT WATER)
- SC WATERS
(AQUATIC LIFE, SECONDARY RECREATION, SALT)



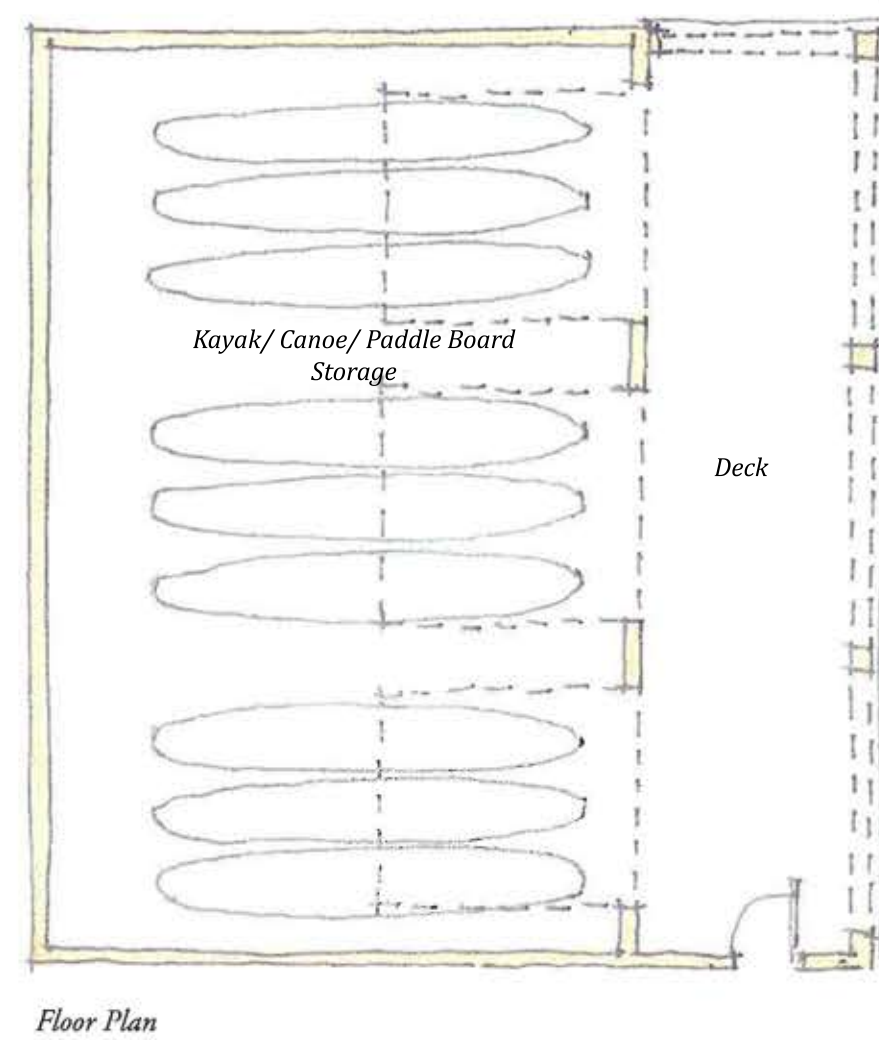
Conceptual Land Use Plan



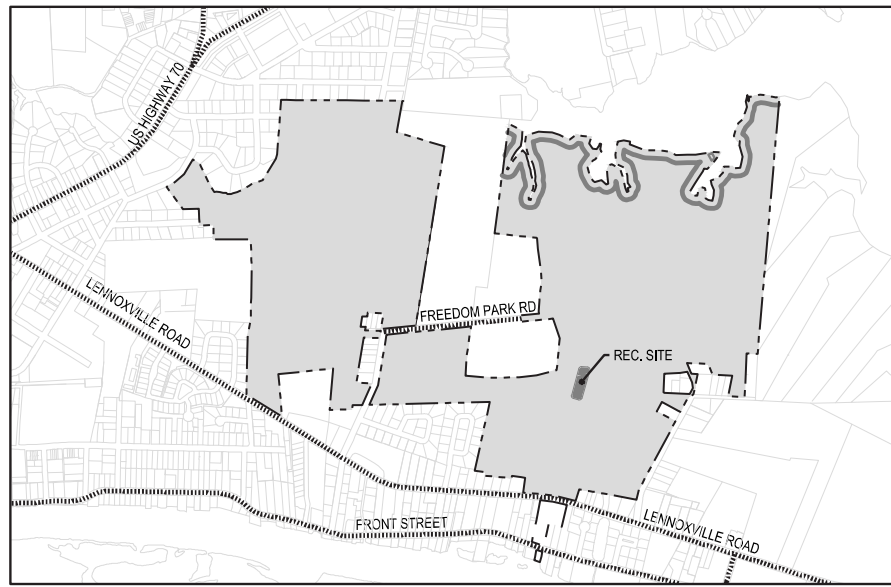
Conceptual Plan Detail – Kayak Launch & Day Dock



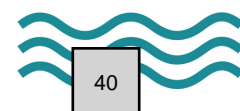
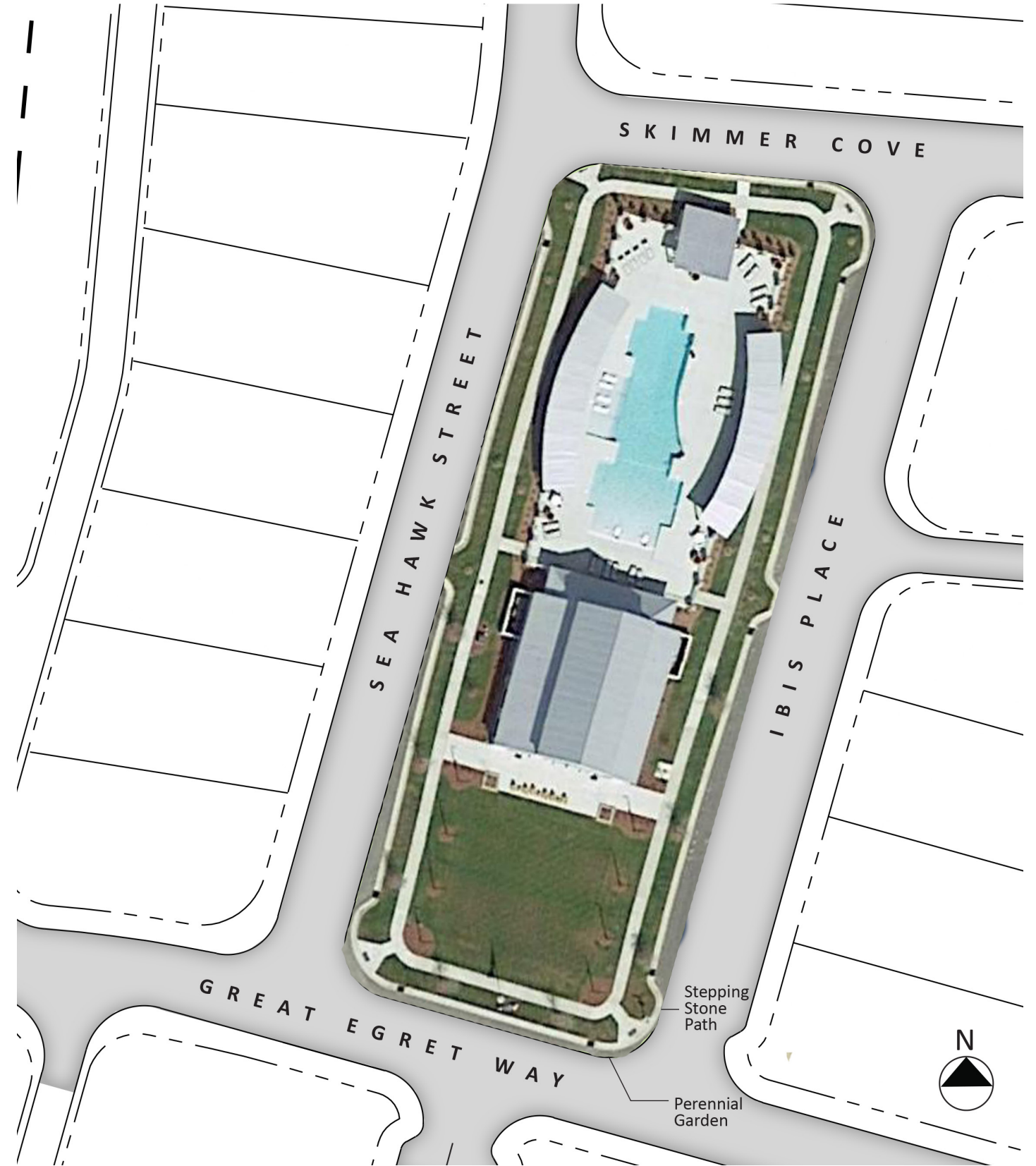
Kayak Pavilion



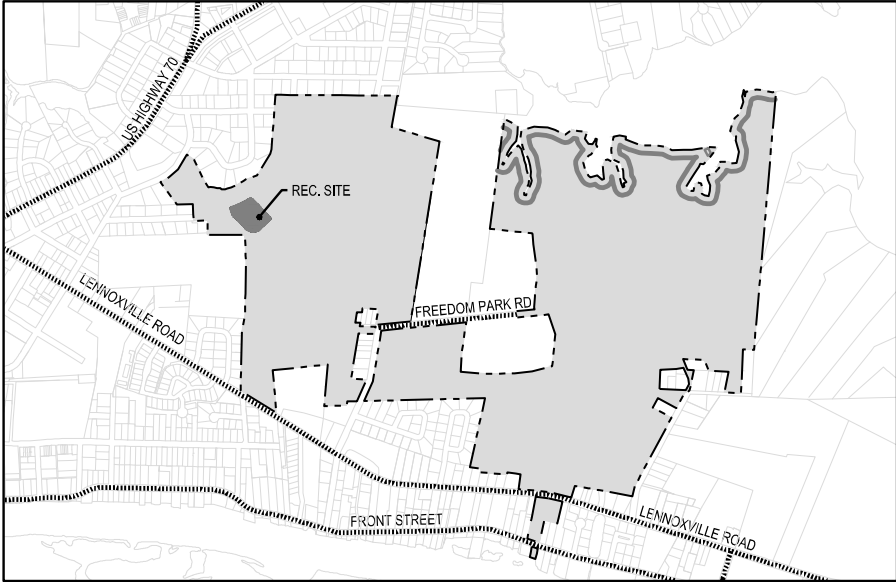
Pool and Clubhouse Detail (Beau Coast Neighborhood)



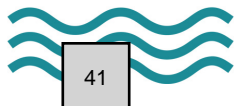
VICINITY MAP
SCALE: 1" = 1000'



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



VICINITY MAP
SCALE: 1" = 1000'

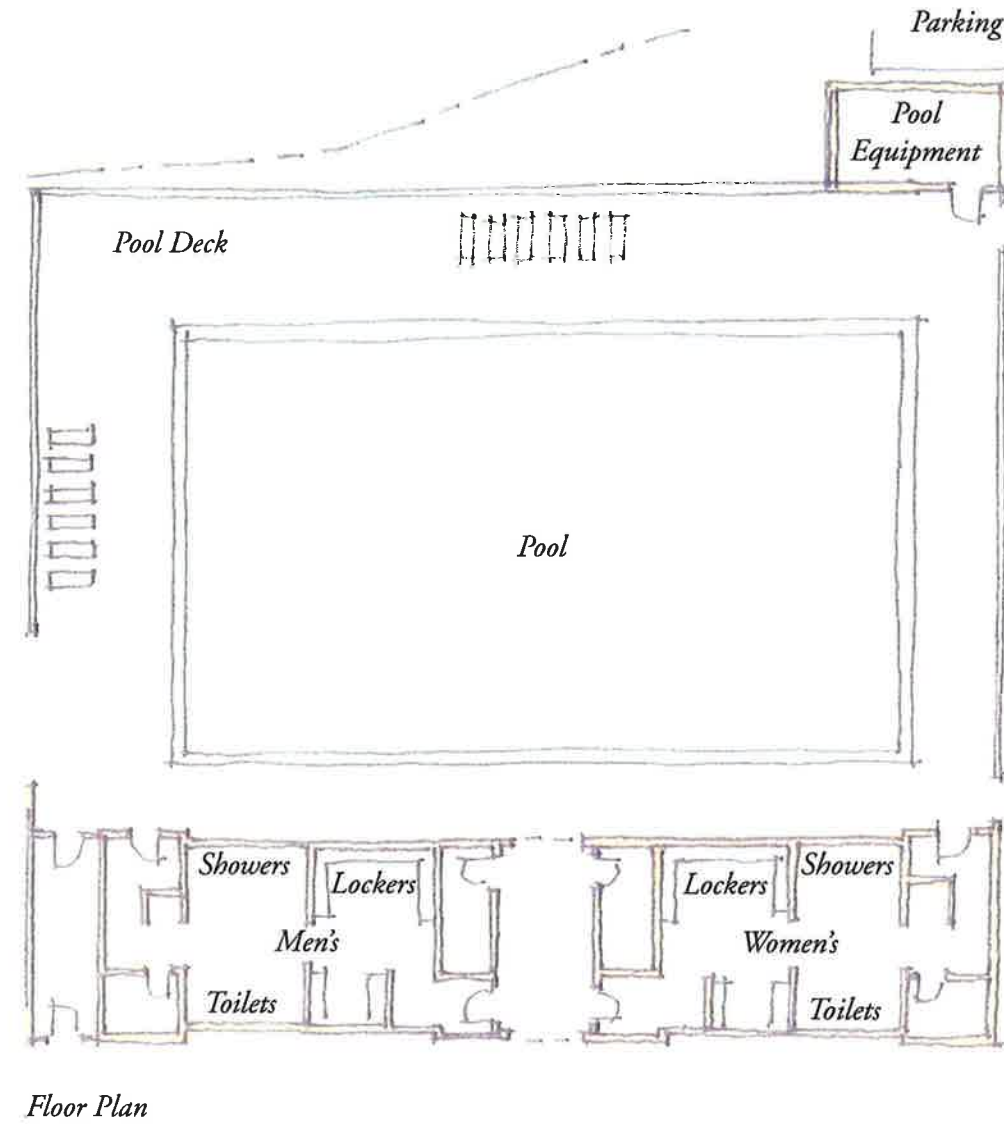


Conceptual architecture - Pool and Clubhouse for Beaufort East Village



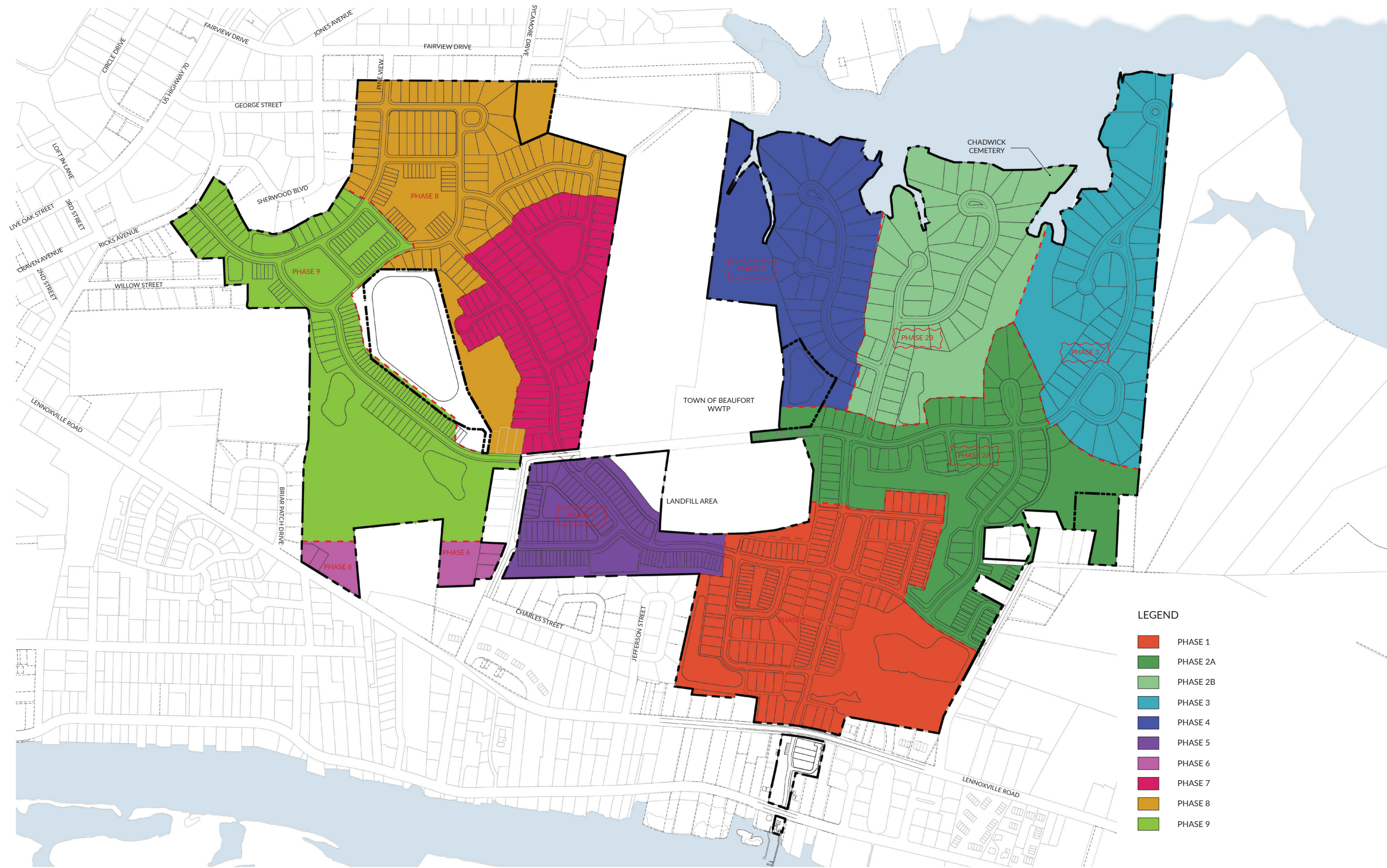
Conceptual Imagery

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

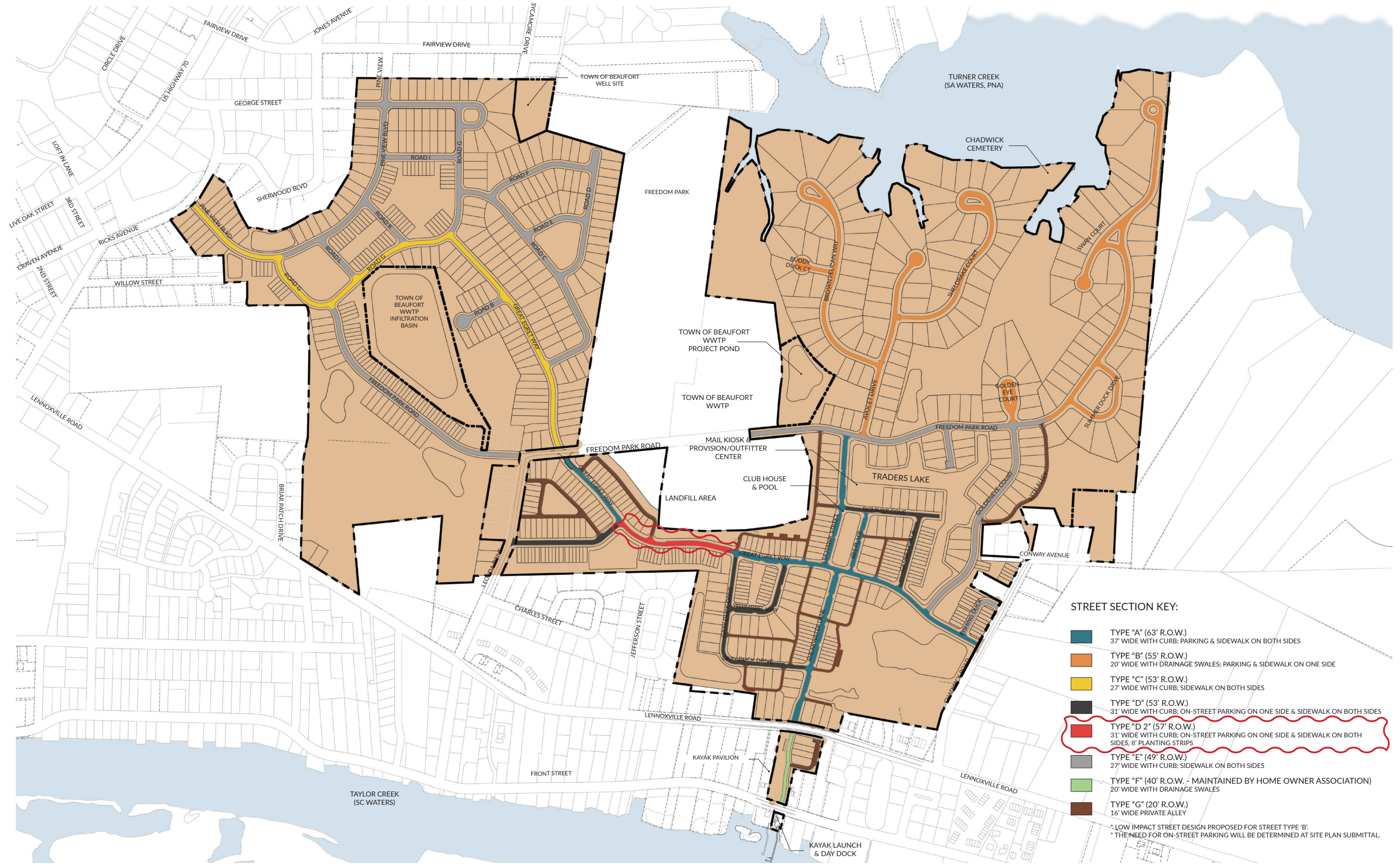


All drawings are conceptual in nature and actual conditions may vary.

PUD Phasing Plan



Key Plan for Street Cross Sections



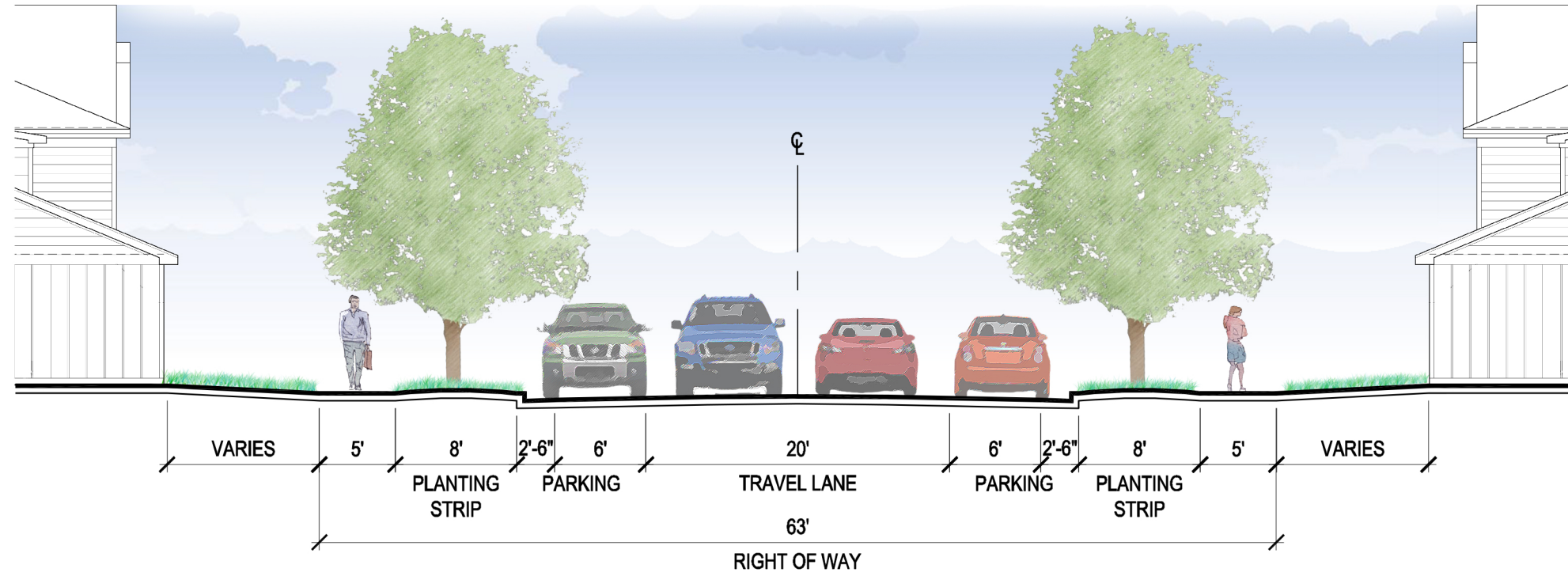
STREET SECTION KEY:

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

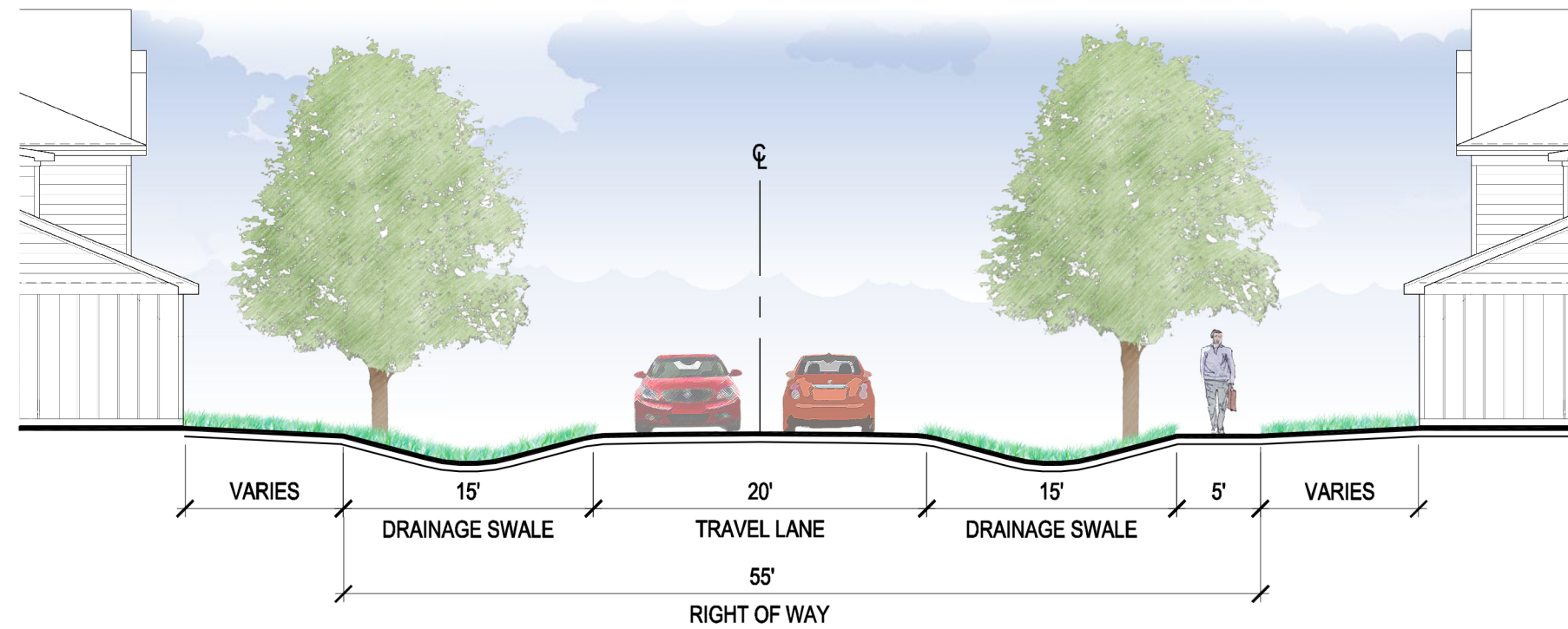
* LOW IMPACT STREET DESIGN PROPOSED FOR STREET TYPE 'B'.
 * THE NEED FOR ON-STREET PARKING WILL BE DETERMINED AT SITE PLAN SUBMITTAL.

Street Cross Sections

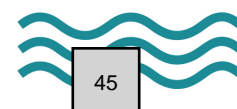
*NOTE: The need for on-street parking will be determined at site plan submittal.



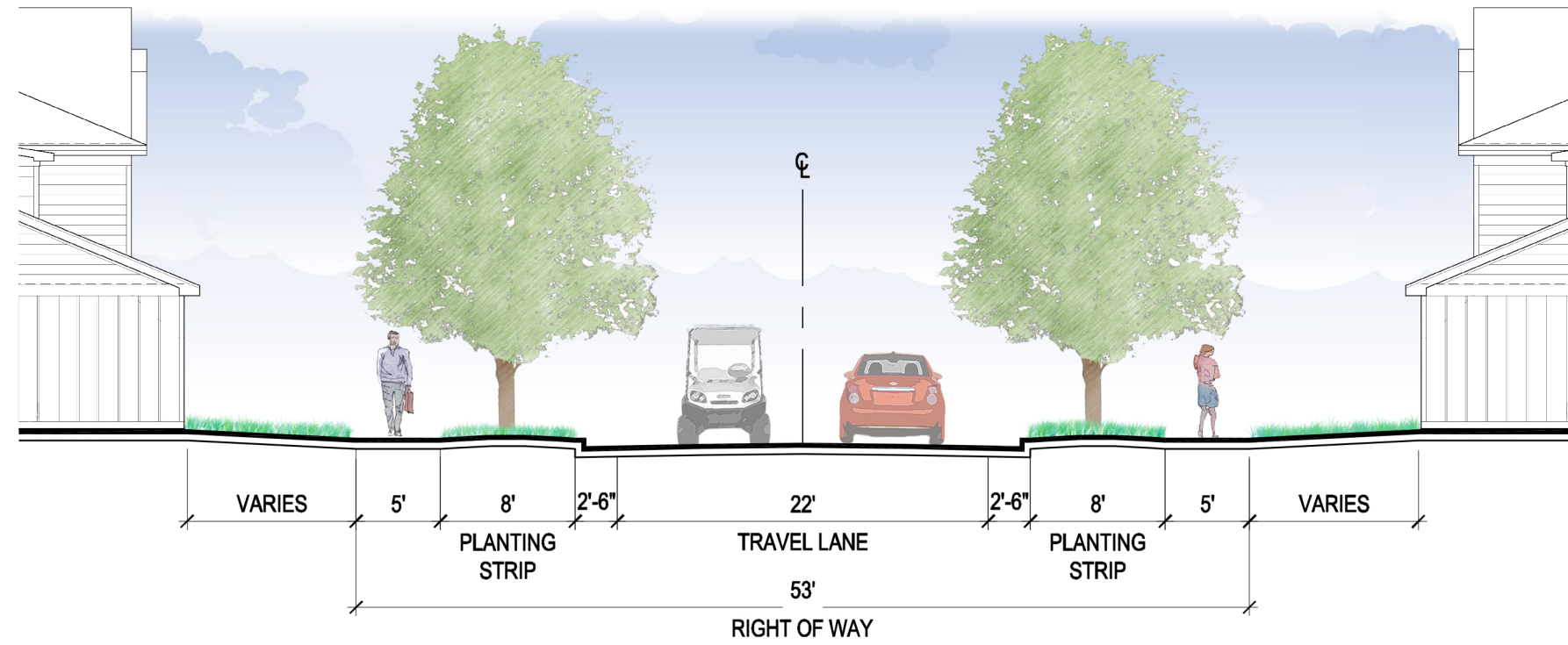
Street Cross Section Type A



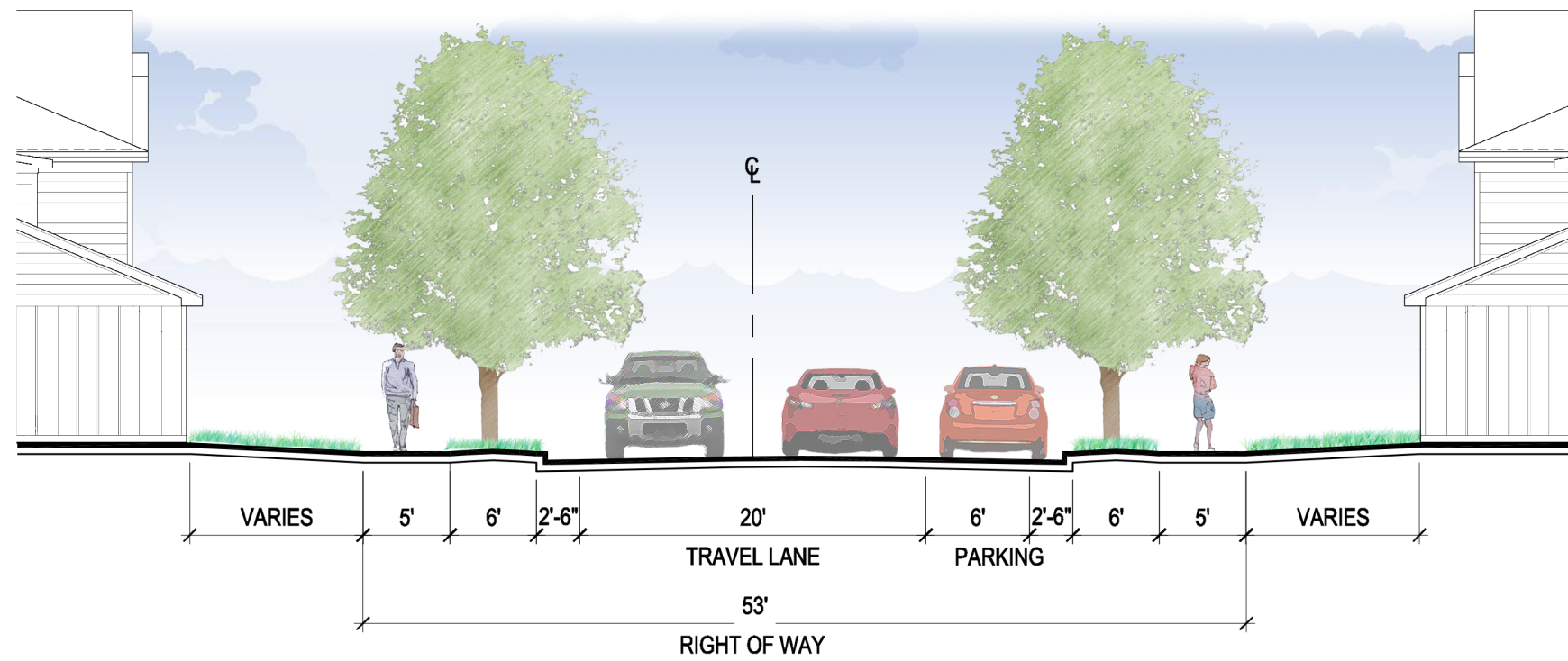
Street Cross Section Type B



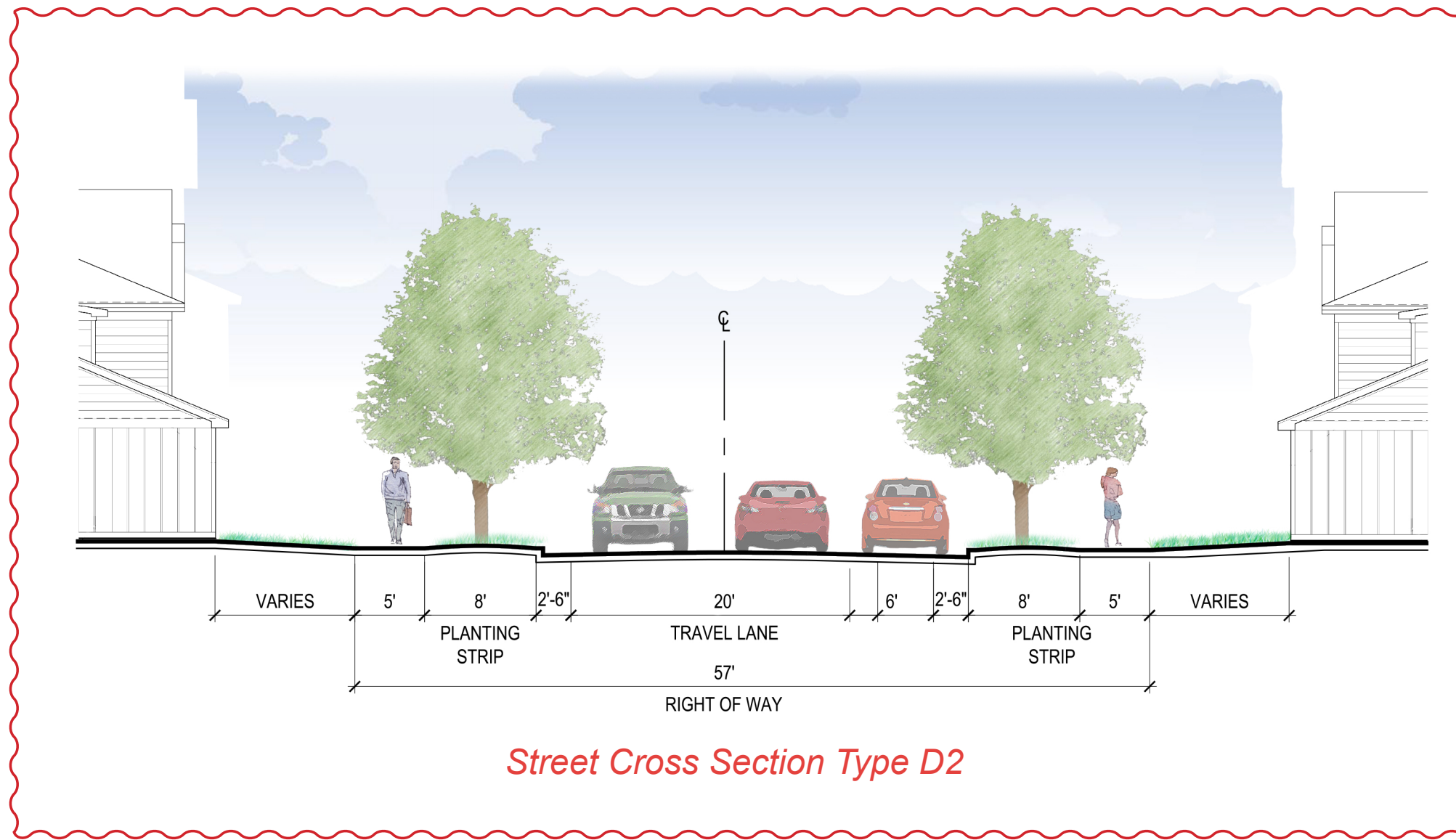
Street Cross Sections



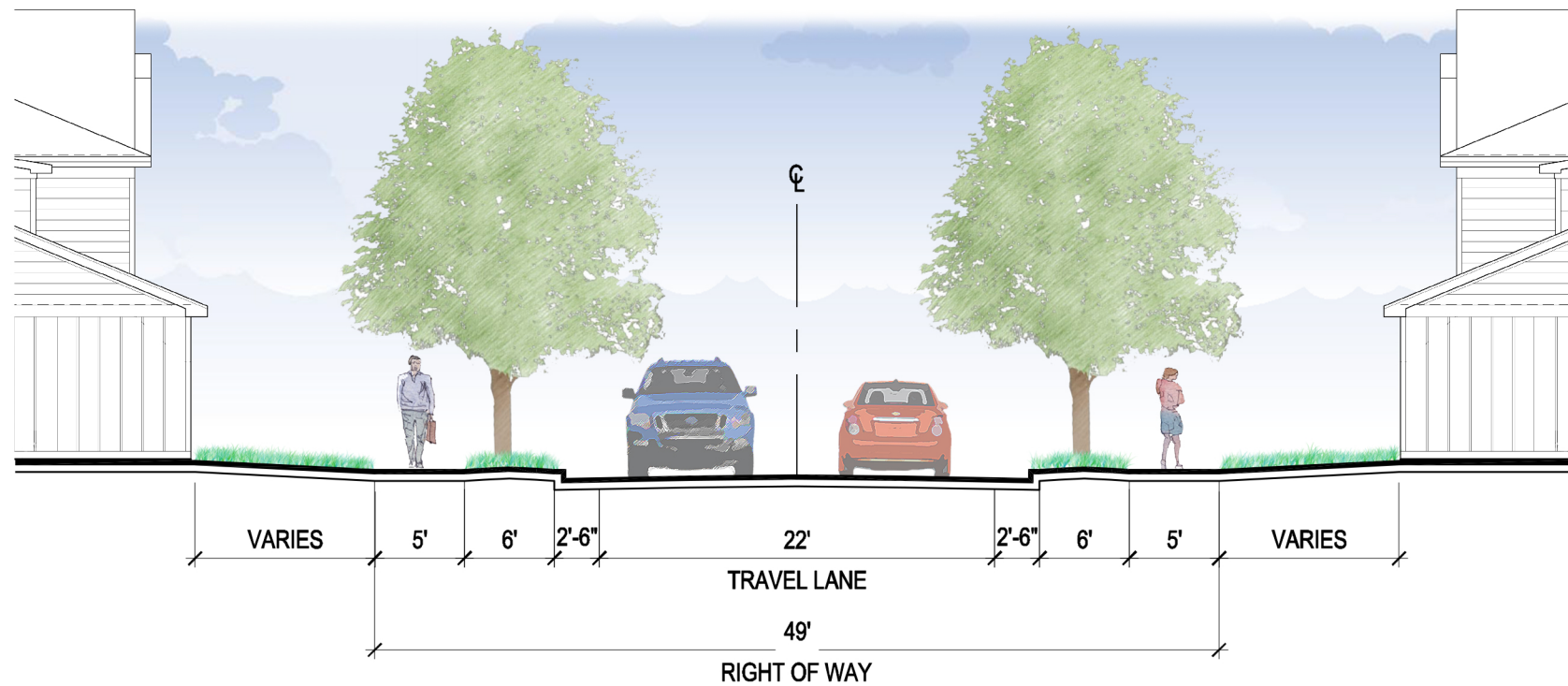
Street Cross Section Type C



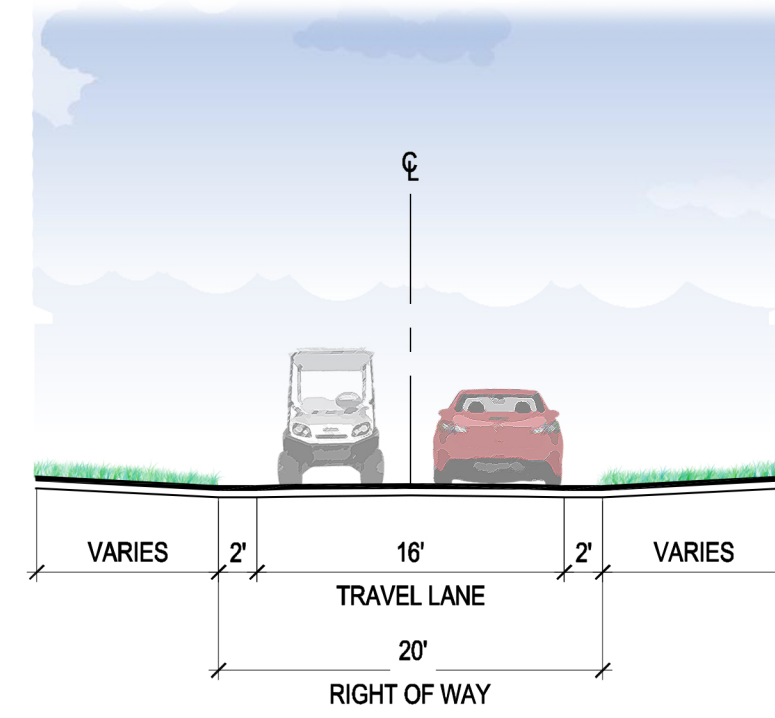
Street Cross Section Type D



Street Cross Sections

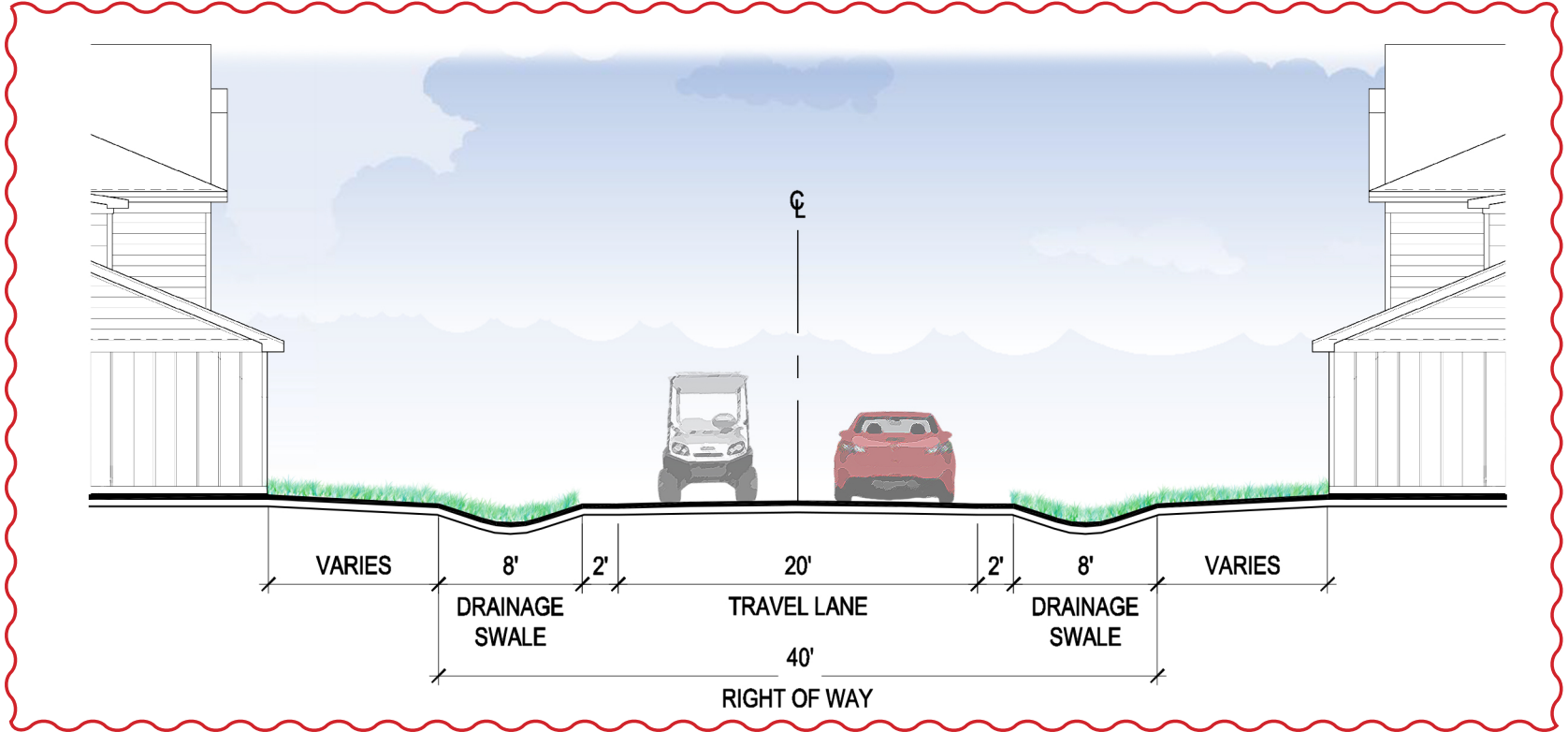


Street Cross Section Type E



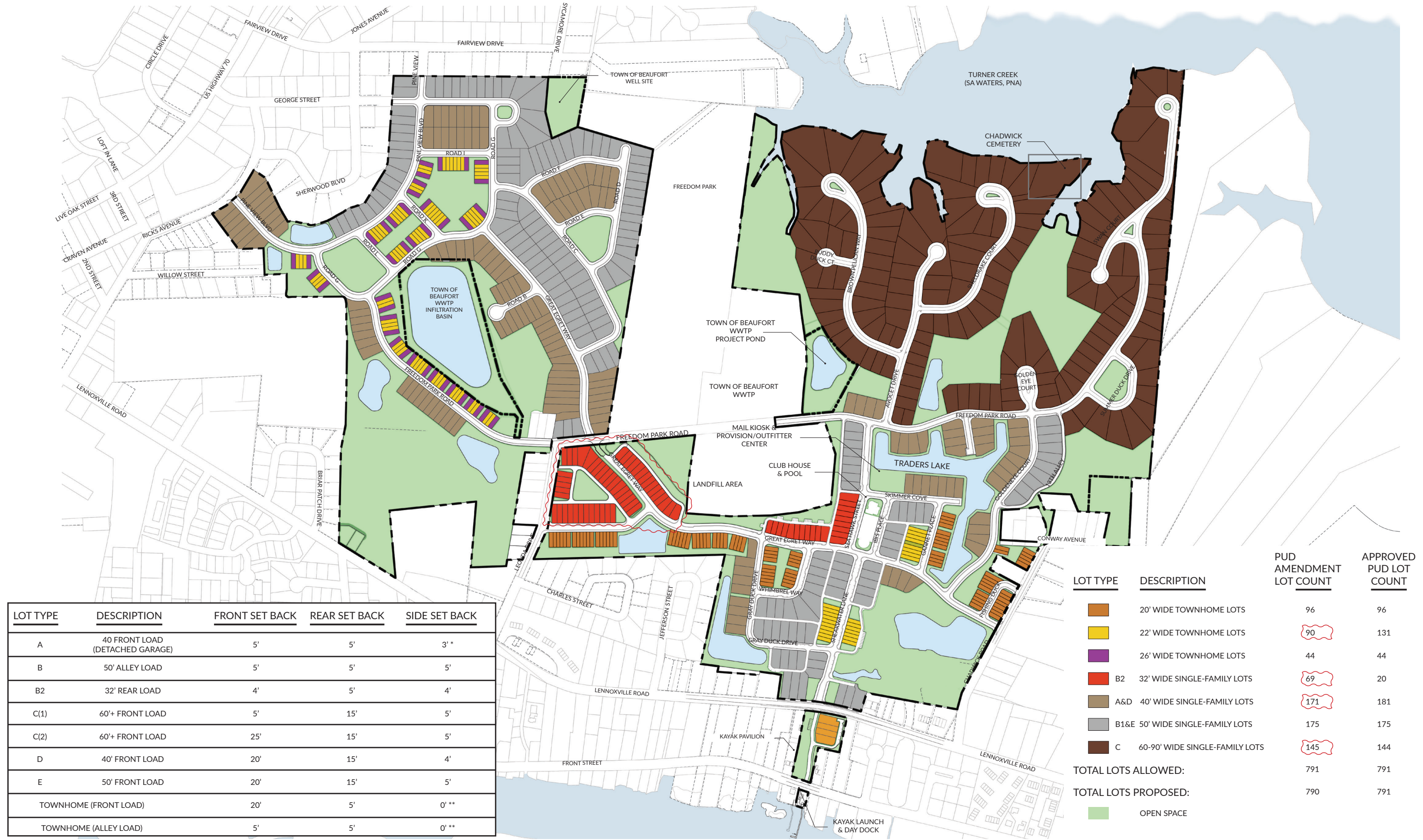
Street Cross Section Type G

*NOTE: To be maintained by HOA



Street Cross Section Type F

Key Plan for Lot Types



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

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

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

Conceptual Lot Types

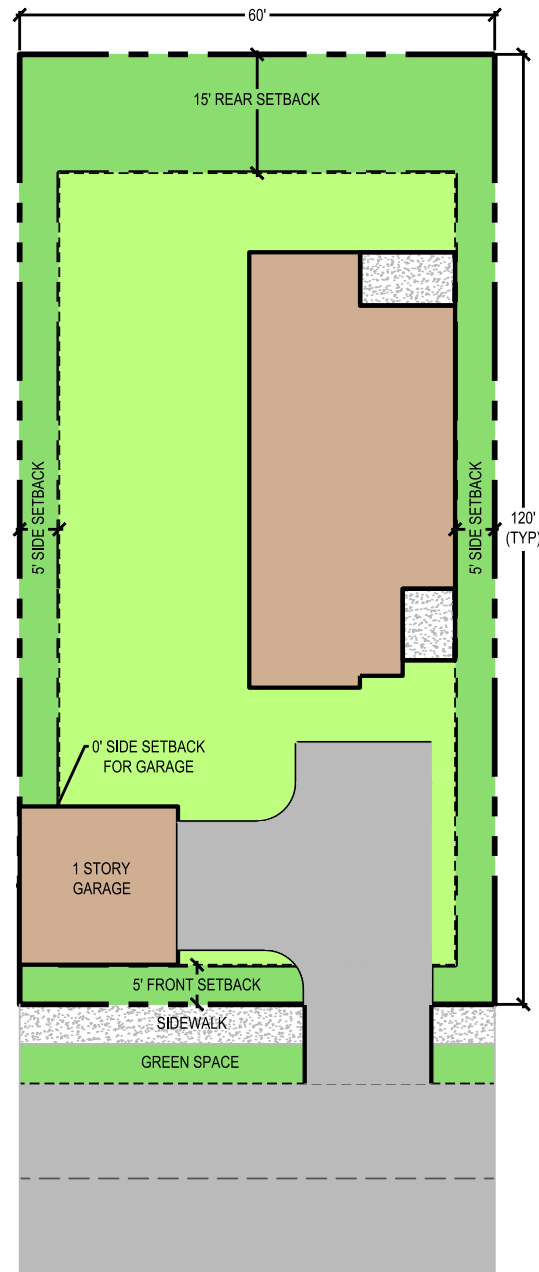


LOT TYPE A
BEAU COAST - 40' FRONT LOAD w/ DETACHED GARAGE
 * OPTIONAL TWO-STORY GARAGE w/ HABITABLE SPACE SHALL HAVE THE SAME SETBACKS AS THE PRIMARY STRUCTURE

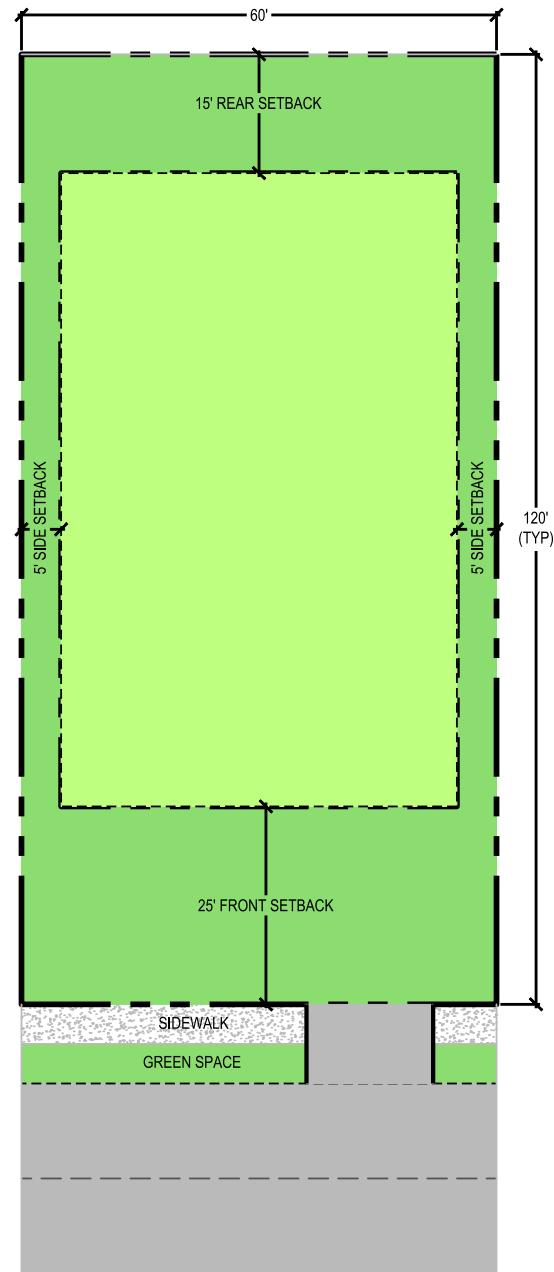
LOT TYPE B1
BEAU COAST - 50' ALLEY LOAD

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

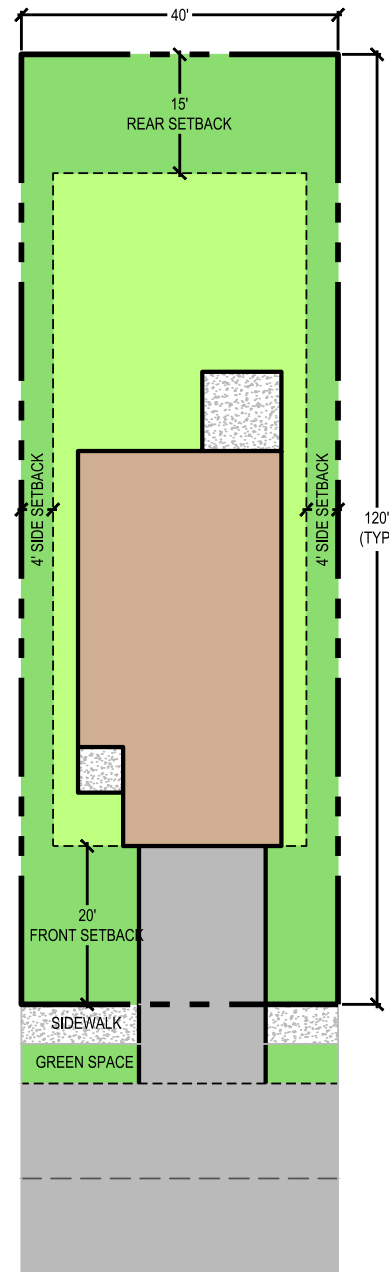
Conceptual Lot Types



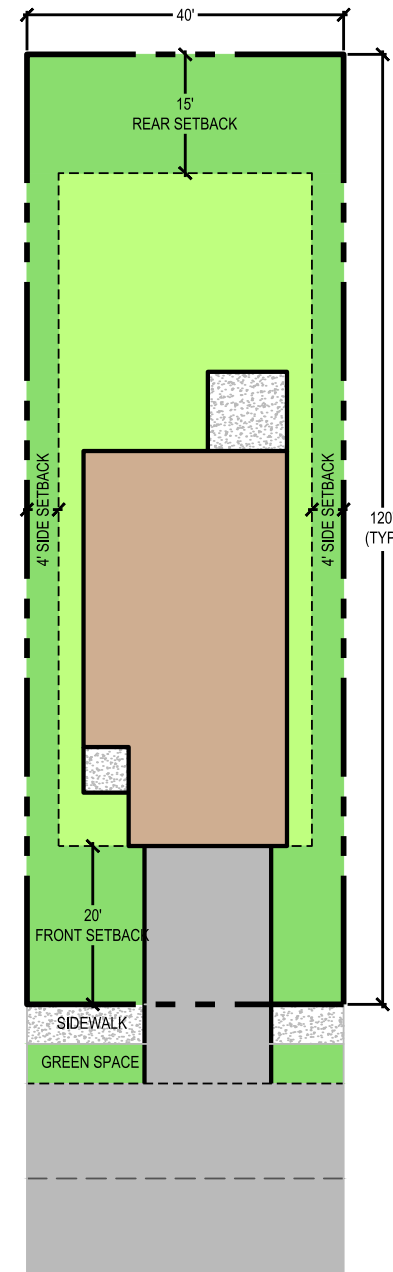
LOT TYPE C (OPTION 1)
BEAU COAST - 60' TO 90' FRONT LOAD
WITH DETACHED GARAGE



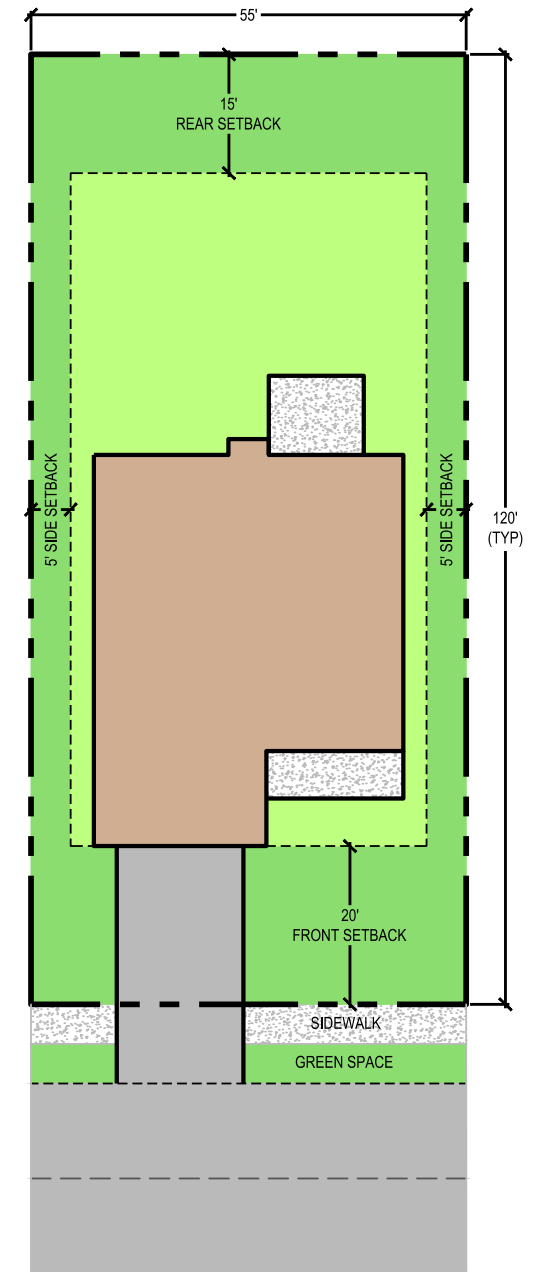
LOT TYPE C (OPTION 2)
BEAU COAST - 60' TO 90'
FRONT LOAD



LOT TYPE D
BEAUFORT
EAST VILLAGE - 40' FRONT
LOAD



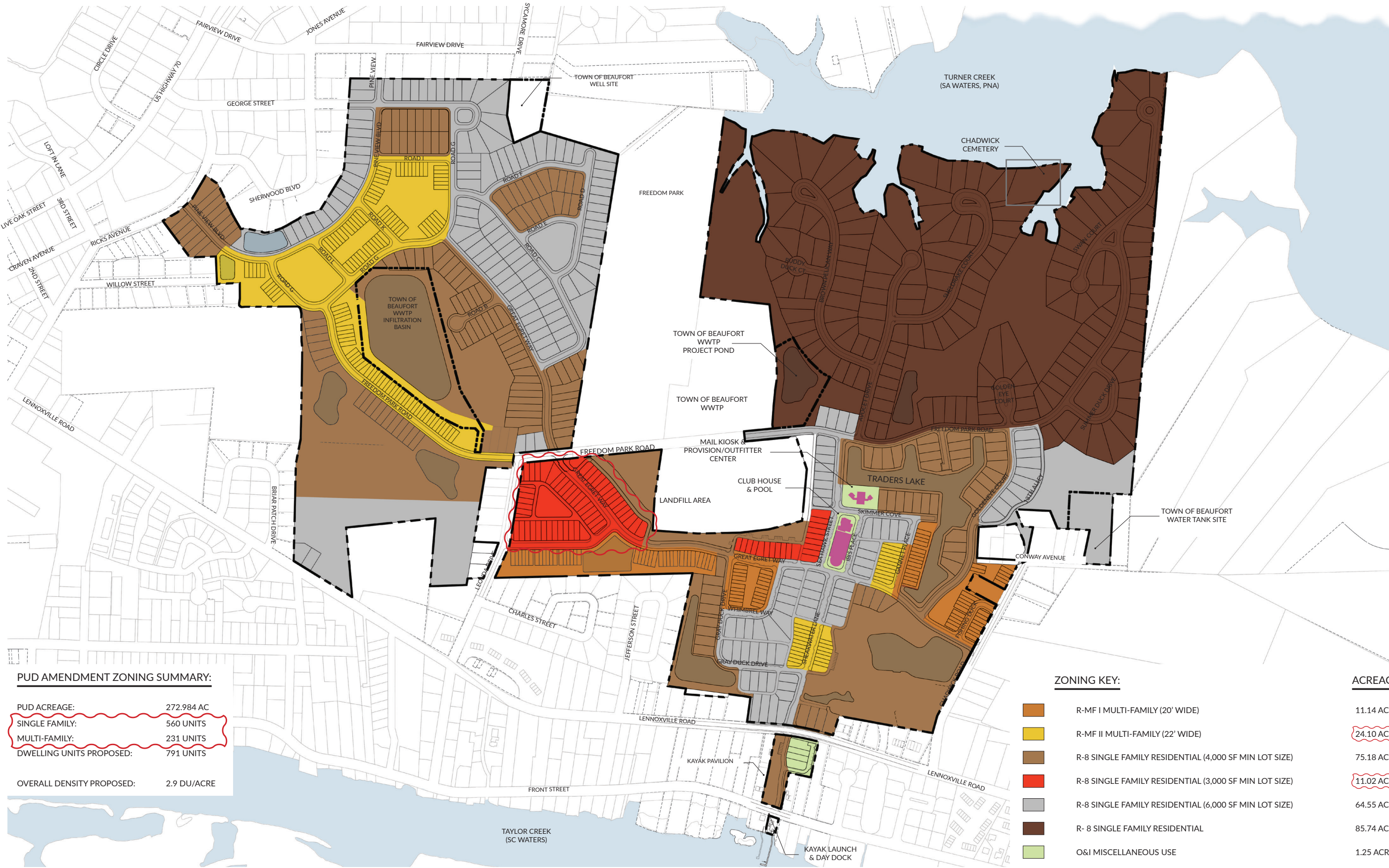
LOT TYPE D
BEAU COAST - 40' FRONT LOAD



LOT TYPE E
BEAUFORT
EAST VILLAGE - 50' FRONT LOAD

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

PUD Master Zoning Plan



PUD AMENDMENT ZONING SUMMARY:

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

ZONING KEY:

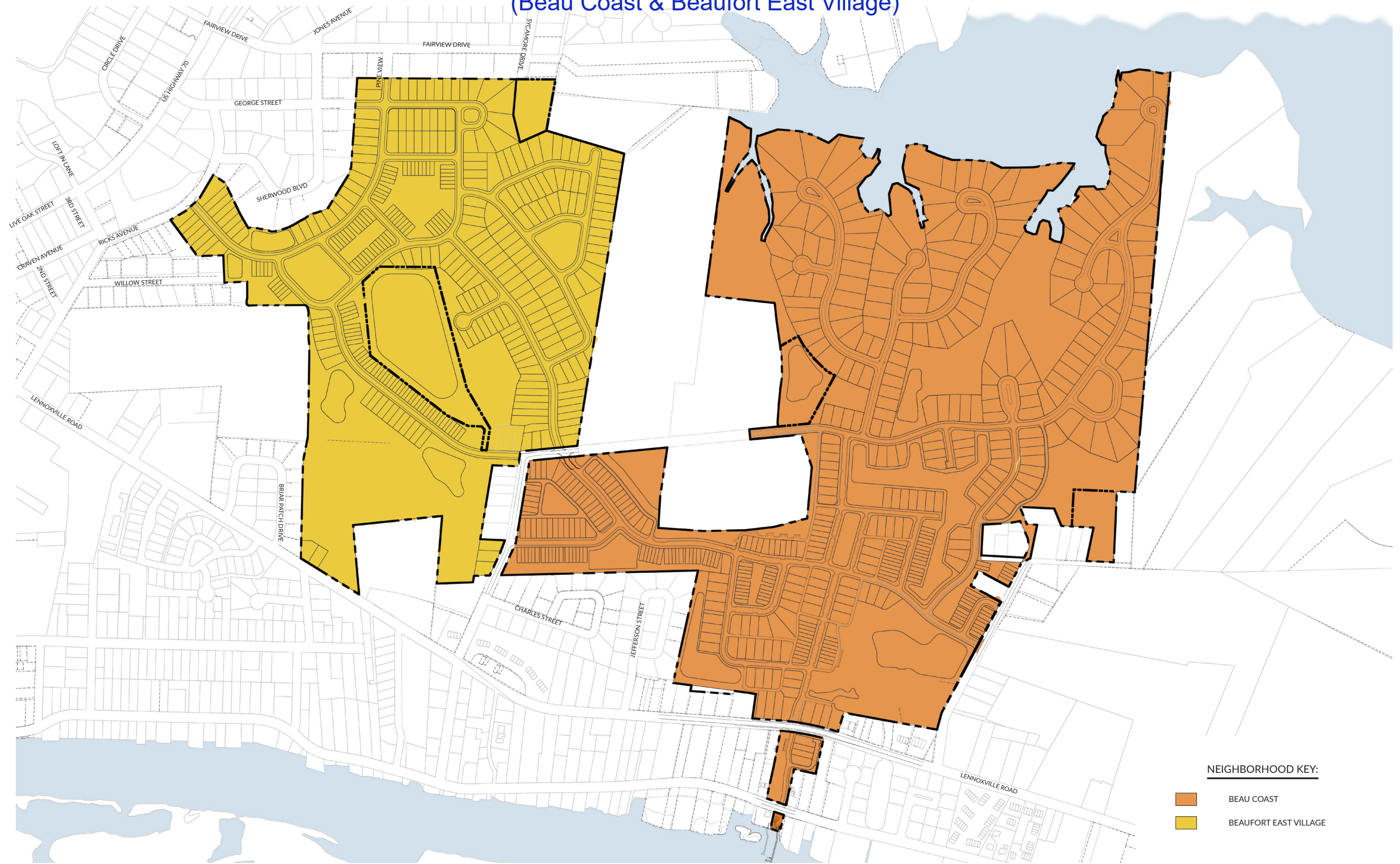
	R-MF I MULTI-FAMILY (20' WIDE)	11.14 ACRES
	R-MF II MULTI-FAMILY (22' WIDE)	24.10 ACRES
	R-8 SINGLE FAMILY RESIDENTIAL (4,000 SF MIN LOT SIZE)	75.18 ACRES
	R-8 SINGLE FAMILY RESIDENTIAL (3,000 SF MIN LOT SIZE)	11.02 ACRES
	R-8 SINGLE FAMILY RESIDENTIAL (6,000 SF MIN LOT SIZE)	64.55 ACRES
	R-8 SINGLE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

PUD Open Space Plan



	LAND DEDICATED TO TOWN BY DEVELOPER	16.05 ACRES
OPEN SPACE CALCULATIONS:		
	TOTAL OPEN SPACE REQUIRED:	(41 AC) 15%
	TOTAL OPEN SPACE PROVIDED:	(99.32 AC) 36%
OPEN SPACE KEY:		
	TOTAL ACREAGE:	272.98 AC
	PARKS, PLAZAS, PONDS & RECREATION SPACE	(99.32 AC - 36%)
	COMMON AREA NOT COUNTED AS OPEN SPACE	(4.76 AC)
	TOTAL ACREAGE INCLUDED LANDFILL AREA:	282.99 AC
	PARK FROM LANDFILL ACQUISITION	(10.01 AC - 38%)
	LOTS	

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



NEIGHBORHOOD KEY:
BEAU COAST
BEAUFORT EAST VILLAGE

Chapter 2. Beau Coast Conceptual Product Types

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





Single Family: 24' Wide Detached Garage Cottage Collection

Beau Coast Lot Type A



i. BC 24 A (1734 sq ft)



iv. BC 24 D (2052 sq ft)



ii. BC 24 B (1763 sq ft)



v. BC 24 E (2301 sq ft)



iii. BC 24 CTTT (1830 sq ft)



vi. BC 24 F (2416 sq ft)

Single Family: 39' Wide Rear Load Garage Collection

Beau Coast Lot Type B



i. BC 39 A (2066 sq ft)



iv. BC 39 D (2630 sq ft)



ii. BC 39 B (2274 sq ft)



v. BC 39 E (2964 sq ft)



iii. BC 39 C (2306 sq ft)



vi. BC 39 F (3180 sq ft)

Single Family: 24' Wide Rear Load Garage Collection
Beau Coast Lot Type B2

Planter's Way



The Seaview



The Pollock



Chapter 3. Beaufort East Village Conceptual Types

Townhome: 22' Wide One Car Garage Townhome Collection



Single Family: 26' 2 Car Garage Collection

Beaufort East Village Lot Type D



i. BEV 26 A (1927 sq ft)



iii. BEV 26 C (1896 sq ft)



ii. BEV 26 BT (1932 sq ft)



iv. BEV 26 D (1832 sq ft)

Single Family: 40' Wide 2 Car Garage Collection

Beaufort East Village Lot Type E



i. BEV 40 A (2228 sq ft)



iv. BEV 40 D (2791 sq ft)



ii. BEV 40 B (2335 sq ft)



v. BEV 40 E (2925 sq ft)



iii. BEV 40 C (2529 sq ft)



Town of Beaufort, NC

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

**Town of Beaufort Board of Commissioners Workshop Meeting
6:00 PM Monday, July 13, 2020 – Virtual Meeting via Zoom**

AGENDA CATEGORY: Public Hearing
SUBJECT: Case #20-08 513 Front Street - Micro Distillery/Restaurant

BRIEF SUMMARY:

The applicant, Mr. Nelson Owens, wishes to for a Special Use Permit for Micro distillery, Microbrewery, Restaurant with Outdoor Operation & Tavern/Bar/Pub with Outdoor Operation for 513Front Street.

REQUESTED ACTION:

- Conduct Quasi-Judicial Hearing on the Special Use Permit Request
- Deny based on Specific Findings
- Approve with Conditions
- Approve as Presented

EXPECTED LENGTH OF PRESENTATION:

15 Minutes

SUBMITTED BY:

Kyle Garner, AICP
Planning & Inspections Director

BUDGET AMENDMENT REQUIRED:

N/A

BOARD OF COMMISSIONERS STAFF REPORT

To: The Honorable Mayor & Board of Commissioners

From: Kyle Garner, AICP, Planning Director

Date: June 16, 2020

Case No.: 20-08

THE REQUEST: Special Use Permit for Micro distillery, Microbrewery, Restaurant with Outdoor Operation & Tavern/Bar/Pub with Outdoor Operation for 513Front Street

BACKGROUND:

Location:	513 Front Street
Owner:	Nelson Owens
Applicant:	Nelson Owens
Requested Action:	Provide Recommendation to Board of Commissioners
CAMA Land Use:	Downtown Commercial
PINs:	730505198922000
Size:	13,725 sq. feet
Existing Land Use:	Former Single Family Dwelling/Antique Gallery
Adjoining Land Use & Zoning:	North – Ann Street United Methodist Church; Zoned TR South – Across Front Street by East Parking Lot (TOB) East – By the General Store & Queen St. Parking Lot Zoned H-BD West – Retail Shops and Multi-family Residential; Zoned HB-D

SPECIAL INFORMATION: In November of 2019 the Board of Commissioners approved the text amendment to allow Micro Distilleries in the H-BD Zone as Special Uses. At the June 15th, 2020 Planning Board Meeting tis item was discussed and recommended unanimously to the Board of Commissioners for a public hearing on the Special Use Permit.

<u>Public Utilities:</u>	Water	Existing Service
	Sanitary Sewer	Existing Service

- ACTION:**
1. Provide consistency statement to the Board of Commissioners; and
 2. Provide comments, concerns and suggestions to the Board of Commissioners

Exhibit - A



STAFF COMMENTS:

The applicant will have to submit any new construction or changes to the exterior of the property (including landscaping and off street parking) to the Historic Commission for approval through the Certificate of Appropriateness process. That process requires quasi-judicial hearing and specific findings of fact for approval of development within the local Historic District.

Section 20-B - Special Use Permits (Special Use Permit Application Procedures) requires a complete application to include a site plan.

Section 20 E – Special Use Permits – Required Findings

A written narrative has also been submitted by the applicant as to how the required findings of the special use permit subsection E1.

SECTION 20 Special Use Permit (*Town of Beaufort Land Development Ordinance*)

E) Required Findings

1) In addition to any other findings or requirements as specified by any other section of this Ordinance, before any application for a special use may be granted or denied, the BOC shall make each of the following findings:

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



CAMA Core Land Use Plan

Generally, growth and land development is anticipated to occur in all future land use categories except for the Conservation/Open Space classification. The type and density/intensity of projected development varies within each Future Land Use Map classification. Future Land Use projections are delineated in Figure 8, Future Land Use Map. The Future Land Use Map classifications are considered part of the Land Use Plan’s policy.

Future Land Use Map Classifications

Downtown Commercial Classification

- The Downtown Commercial classification encompasses approximately 0.03 square miles (18 acres) or about 0.4 percent of the planning jurisdiction. The properties classified as Downtown Commercial are located in the Front Street commercial district and the downtown waterfront area. The core of the Downtown Commercial area is generally bounded by Taylor’s Creek on the south, Orange Street on the west, and Pollock Street on the east.
- The Downtown Commercial classification is intended to delineate properties that can accommodate a variety of retail, office, business services, and personal services. Areas classified as Downtown Commercial may also include some public and institutional land uses. The Downtown Mixed Use classification specifically includes waterfront tourist-oriented land uses. The minimum lot size is 3,000 square feet unless a larger minimum lot area is required by the health department for land uses utilizing septic systems. Maximum floor area ratios range from 1.73 to 2.13. Land uses within the Downtown Commercial-designated areas are generally compatible with the C-D, Central Downtown Business and the W-C, Waterfront Commercial zoning districts.
- Public water and sewer service is needed to support the land uses characteristic of this classification. Streets with the capacity to accommodate higher traffic volumes are also necessary to support the intensive land uses within this classification.
- The Town’s goals and policies support the use of land in Downtown Commercial-classified areas for a wide variety of retail and commercial services uses where adequate public utilities and streets are available or can be upgraded to support the intensity of development encouraged in this classification. Redevelopment of the downtown waterfront area for tourist-oriented mixed uses consisting of retail shops, places of entertainment, restaurants, boating services, and overnight lodging is promoted by the Town’s goals and policies.

Use of the Future Land Use Plan Map to Guide Development

In preparing the Future Land Use Map, consideration was given to land development objectives and policies, land suitability, and the ability to provide the infrastructure to support growth and development. The Future Land Use Map depicts the general location of projected patterns of future land uses. The Future Land Use Map is a plan or guideline for the future.

The ultimate use and development of a particular parcel of land will be determined by property owners’ desires, overall market conditions, implementation tools employed by the Town to regulate land use and development (such as the Town’s zoning ordinance, subdivision regulations, flood hazard regulations), the absence of specific natural constraints to development, and the availability of the necessary infrastructure (water, sewer, roads, etc.) to support development.



Consequently, even though the Future Land Use Map may indicate a specific projected use in a particular location, many factors come into play to determine if the projected use is appropriate and the land can be developed as projected. Also, formal amendments to the zoning ordinance and subdivision ordinance will be required to specifically authorize the type of mixed use development envisioned in this Land Use Plan.

Achieving the projected patterns of land use indicated by the Future Land Use Map will be greatly impacted by timing. Much of the projected land use indicated on the Future Land Use Map will not come to fruition without market demand. Therefore, market and economic conditions must be conducive for growth and development. While the Land Use Plan attempts to provide a general expectation of growth based upon projected population change, it simply cannot predict the economic future. The demand for houses, businesses, industries, etc. will fluctuate widely with economic conditions.

The timing of the provision of infrastructure improvements, particularly water and sewer services and roads, will also have a tremendous impact on growth and development. Development will occur where infrastructure is available or can be made available to sustain that development. Consequently, achieving the Future Land Use Map land use projections will depend in large part upon if and when infrastructure is provided. The provision of public infrastructure depends upon the capability to provide the service and demand for the service. Economic climate will be a major factor in both the capability to make infrastructure available and the level of service demand (*Core Land Use Plan*, Section IV: Plan for the Future, pg. 100).

Guide for Land Use Decision Making

The Land Use Plan, as adopted by the elected officials of the Town of Beaufort and as may be amended from time to time, will serve as the primary guide upon which to make land use policy decisions. Every land use policy decision, such as a rezoning request or approval of a conditional or special use permit, will be measured for consistency with the goals, policies, and recommendations of the Plan. The elected officials, Planning Board, Board of Adjustment, and Town staff should utilize the Land Use Plan as the basic policy guide in the administration of the zoning ordinance, subdivision regulations, and other land development regulatory tools. Persons involved in the land development business as well as the general public can also utilize the Land Use Plan to guide private decisions regarding land use and land development.

The policy statements and recommendations of the Land Use Plan can also be of assistance to the elected officials in making long-range decisions regarding such matters as the provision of municipal services, thoroughfare planning, stormwater planning and management, implementation of economic development strategies, recreational facility planning, and preparation of capital and operating budgets.

It should be noted, however, that the Land Use Plan is one of a variety of guides in making a public policy decision. The Plan should be viewed as a tool to aid in decision making and not as the final decision (*Core Land Use Plan*, Section V: Tools for Managing Development, pg. 102).








Exhibits:

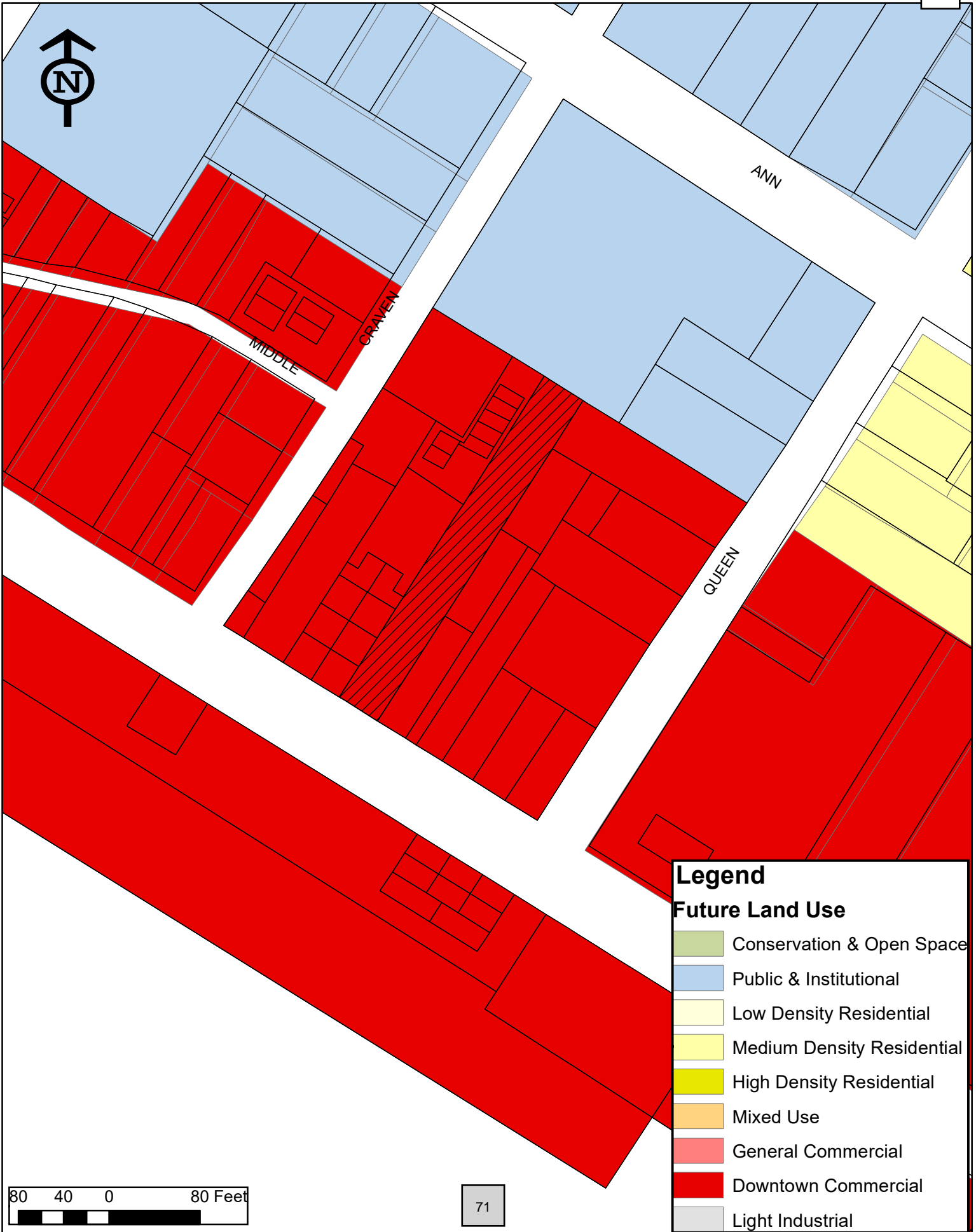
- Vicinity Map
- Zoning Map
- CAMA Land Use Map
- Application
- Site Plan
- List of Property Owners within 200 feet

Commented [KG1]:





Legend	
ZONING	
	H-BD
	H-WBD
	R-8
	RS-5
	TR



Legend	
Future Land Use	
	Conservation & Open Space
	Public & Institutional
	Low Density Residential
	Medium Density Residential
	High Density Residential
	Mixed Use
	General Commercial
	Downtown Commercial
	Light Industrial



APPLICATION FOR A SPECIAL USE PERMIT

Instructions:

Please complete the form below including all required attachments, a **\$200.00 application fee**, and return to the Beaufort Town Hall; 701 Front Street; P.O. Box 390; Beaufort, N.C.; 28516. Incomplete applications will not be processed but will be returned to the applicant. Please call Town Hall at (252) 728-2141 if there are any questions.

APPLICANT INFORMATION

Applicant Name: Nelson Owens

Applicant Address: 723 Comet Drive, Beaufort, NC, 28516

Phone Number: (252) 342-1427 Email: nelson.n.owens@gmail.com

Property Owner Name: Same

Address of Property Owner: _____

Phone Number: _____ Email: _____

PROPERTY INFORMATION

Property Address: 513 Front Street, Beaufort, NC, 28516

15-Digit PIN: 730505198922000 Lot/Block #: PART L10 11 TOWN OF BEAUFORT

Size of Property (in square feet or acres): 13,725 sq ft Current Zoning: H-BD

Current Use of Property: Commercial Historic Restoration Requested Use: Micro distillery Micro Brewery
Restaurant with outdoor operation
Tavern Pub Bar with outdoor operation

An application fee of **\$200.00**, either in cash, money order, or check made payable to the "Town of Beaufort" must accompany this application (a credit card payment can be made in person at Town Hall). The complete application, payment, and supporting materials must be received by Town Staff at least 15 working days prior to a regularly scheduled Planning Board meeting date.

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

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

[Signature]
Applicant Signature

5/25/2020
Date of Applicant's Signature

Property Owner Signature (if different than above)

Date of Owner's Signature

OFFICE USE ONLY

Date: _____

Reviewed for Completeness By: _____

Received by: _____

72 Deemed Complete and Accepted: _____

Application for Special Use Addendum

513 Front Street

Section 20, B), 1), b) Requested Uses:

Microdistillery

Microbrewery

Restaurant With Outdoor Operation

Tavern/Bar/Pub with Outdoor Operation

Section 20, B), 1), b) Information supporting the existence of the required findings

- Section 20, E), 1), a) The proposed uses are allowable in H-BD
- Section 20, E), 1), b) I believe the application is complete
- Section 20, E), 1), c) I believe the location and character of use conforms with the town's land use plan and other planning elements including the strategic priorities for economic development:
 - *Increase our tax revenue base and improve citizen employment opportunities by encouraging private enterprise through retention, support of expansion, and recruitment.*
 - *Continue to embrace tourism as our primary economic driver and work to increase visitation by promoting Beaufort as a destination and working to maximize the visitor experience.*
- Section 20, E), 1), d) Streets, driveways, parking lots, traffic control, and traffic circulation will not be affected by this special use change
- Section 20, E), 1), e) The proposed special use will not injure the value of adjoining properties. In fact the total renovation of this historic property and increased tourism draw from this venue will enhance the value of the whole historic district.
- Section 20, E), 1), f) The proposed use is compatible with the adjoining land uses in the H-BD district
- Section 20, E), 1), g) The proposed use will not materially endanger the public health or safety of the community

[Handwritten Signature]
 5/25/2020



APPLICATION FOR A SPECIAL USE PERMIT

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[Signature]
Applicant Signature

5/25/2020
Date of Applicant's Signature

Property Owner Signature (if different than above)

Date of Owner's Signature

OFFICE USE ONLY

Date: _____

Reviewed for Completeness By: _____

Received by: _____

Deemed Complete and Accepted: _____

Application for Special Use Addendum

513 Front Street

Section 20, B), 1), b) Requested Uses:

Microdistillery

Microbrewery

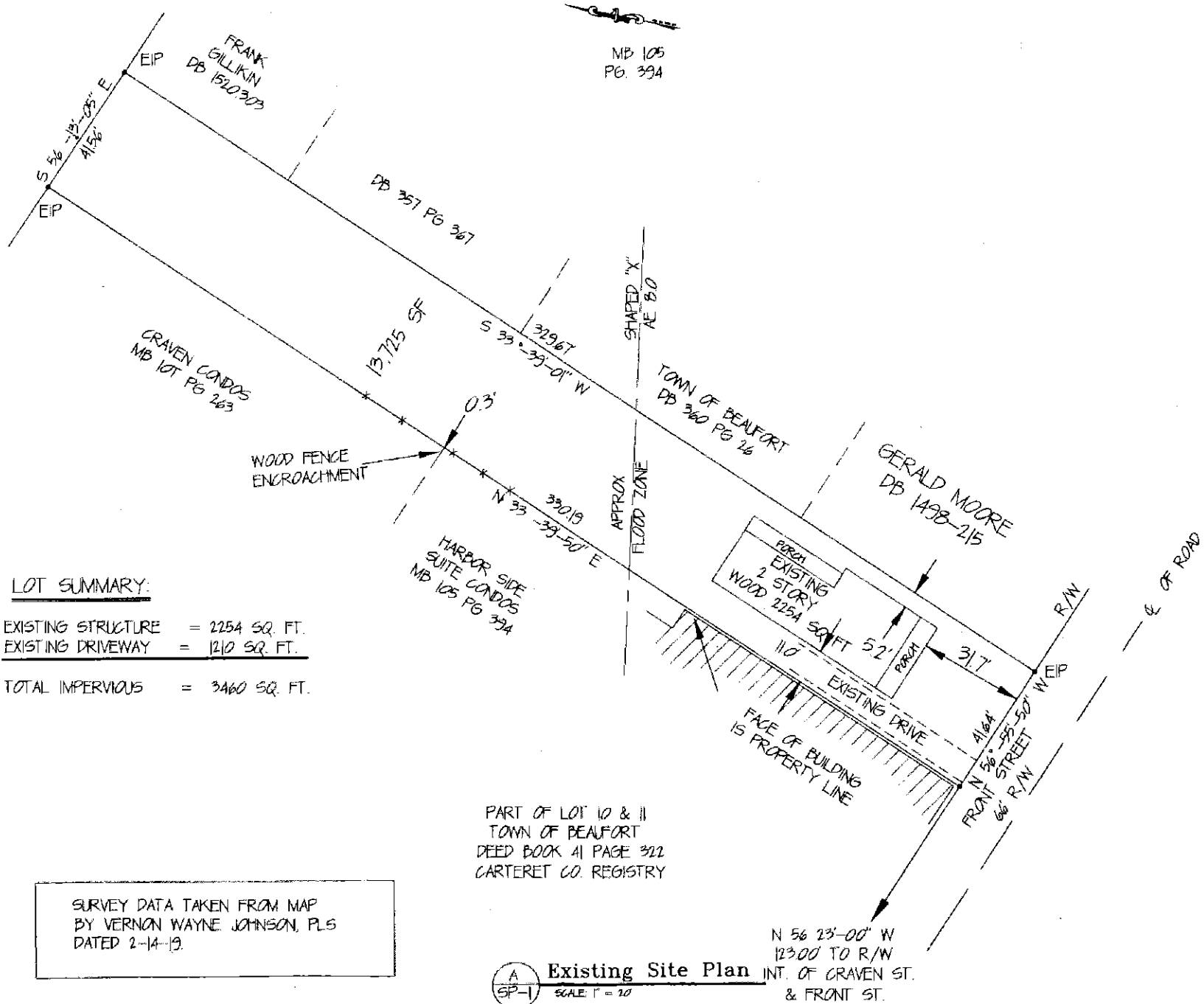
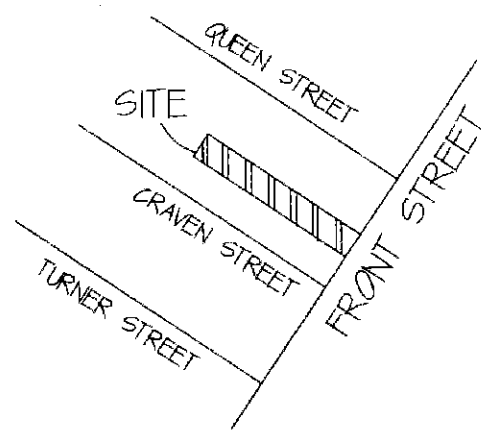
Restaurant With Outdoor Operation

Tavern/Bar/Pub with Outdoor Operation

Section 20, B), 1), b) Information supporting the existence of the required findings

- Section 20, E), 1), a) The proposed uses are allowable in H-BD
- Section 20, E), 1), b) I believe the application is complete
- Section 20, E), 1), c) I believe the location and character of use conforms with the town's land use plan and other planning elements including the strategic priorities for economic development:
 - *Increase our tax revenue base and improve citizen employment opportunities by encouraging private enterprise through retention, support of expansion, and recruitment.*
 - *Continue to embrace tourism as our primary economic driver and work to increase visitation by promoting Beaufort as a destination and working to maximize the visitor experience.*
- Section 20, E), 1), d) Streets, driveways, parking lots, traffic control, and traffic circulation will not be affected by this special use change
- Section 20, E), 1), e) The proposed special use will not injure the value of adjoining properties. In fact the total renovation of this historic property and increased tourism draw from this venue will enhance the value of the whole historic district.
- Section 20, E), 1), f) The proposed use is compatible with the adjoining land uses in the H-BD district
- Section 20, E), 1), g) The proposed use will not materially endanger the public health or safety of the community

[Handwritten Signature]
 5/25/2020



LOT SUMMARY:
 EXISTING STRUCTURE = 2254 SQ. FT.
 EXISTING DRIVEWAY = 1212 SQ. FT.
 TOTAL IMPERVIOUS = 3466 SQ. FT.

SURVEY DATA TAKEN FROM MAP BY VERNON WAYNE JOHNSON, PLS DATED 2-14-19.

PART OF LOT 10 & 11 TOWN OF BEAUFORT DEED BOOK 41 PAGE 322 CARTERET CO. REGISTRY

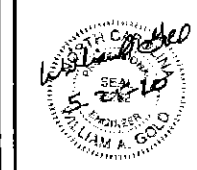
Existing Site Plan
 SCALE 1" = 10'



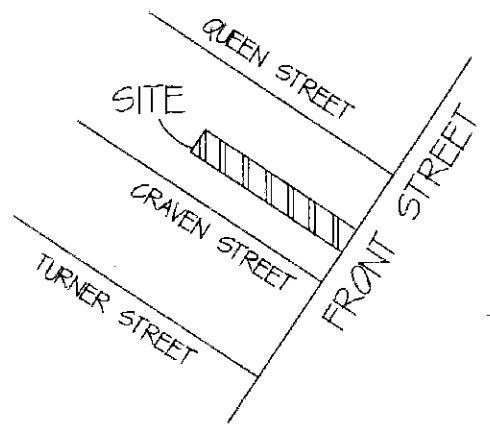
REVISIONS	
DATE	DESCRIPTION

Existing Site Plan
Nelson A. Owens & Patricia A. Owens
 513 Front Street
 Beaufort, N. C. 28516

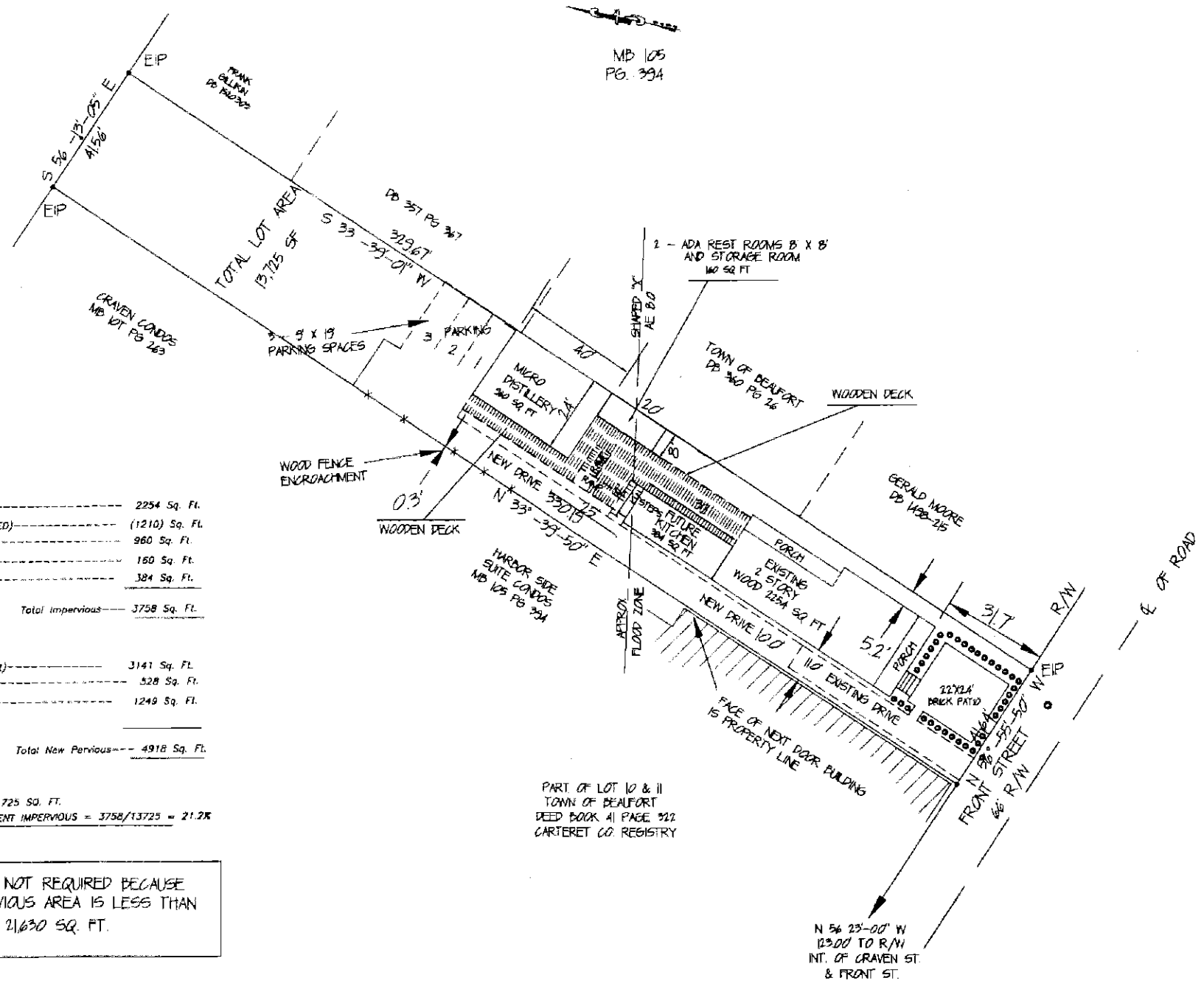
CONSULTING ENGINEER
Meridian Engineering, P.A.
 P.O. Box 1291, Kinston, N.C. 28503
 809 Rhem Street, Kinston, N.C. 28501
 Phone 1 - 252 - 522 - 2587
 Fax 1 - 252 - 522 - 2501



DRAWN BY	VPJ	SCALE
FILE	REVISIONS	IN
APPVD. BY	WAG	DATE
DATE	5-26-20	
DRAWING NUMBER	SP - 1	



VICINITY MAP NTS



LOT SUMMARY:

IMPERVIOUS AREA	
Existing Dwelling (Two Stories)	2254 Sq. Ft.
Existing Driveway (TO BE REMOVED)	(1210) Sq. Ft.
New Distillery Bld	960 Sq. Ft.
New Rest Rooms/Storage	160 Sq. Ft.
New Storage @ House	384 Sq. Ft.
Total Impervious	3758 Sq. Ft.

PERVIOUS AREA	
New Driveway (Pervious Pavement)	3141 Sq. Ft.
Front Pervious Brick Patio	528 Sq. Ft.
Wooden Decks (Pervious)	1249 Sq. Ft.
Total New Pervious	4918 Sq. Ft.

LOT AREA = 13,725 SQ. FT.
 NEW TOTAL PER CENT IMPERVIOUS = 3758/13725 = 27.2%

STORMWATER NOT REQUIRED BECAUSE TOTAL IMPERVIOUS AREA IS LESS THAN 1/2 ACRE OR 21,630 SQ. FT.

SURVEY DATA TAKEN FROM MAP BY VERNON WAYNE JOHNSON, PLS DATED 2-14-19

Proposed Site Plan
 SCALE: 1" = 20'

REVISIONS		
NO.	DATE	DESCRIPTION

Proposed Site Plan
Nelson A. Owens & Patricia A. Owens
 513 Front Street
 Beaufort, N. C. 28516

CONSULTING ENGINEER
Meridian Engineering, P.A.
 P.O. Box 1291, Kinston, N.C. 28503
 809 Rhem Street, Kinston, N.C. 28501
 Phone 1 - 252 - 522 - 2587
 Fax 1 - 252 - 522 - 2501



DRAWN BY	VPJ	SCALE
FILE	INCORPORATED	IN
APPROV. BY	WAG	NOTED
DATE	5-26-20	
DRAWING NUMBER	SP - 2	

<u>OWNER</u>	<u>MAIL HO</u>	<u>MAIL ST</u>	<u>MAIL CITY</u>	<u>M/ MAIL</u>	<u>Z MAIL</u>	<u>MAIL_ADD2</u>
ADAMS,JEFFREY SMITH	510	FRONT STREET UNIT 21	BEAUFORT	NC	28516	
ALL PARK CORPORATION D/B/A	117	QUEEN ST	BEAUFORT	NC	28516	
ANN STREET METHODIST CHURCH	417	ANN STREET	BEAUFORT	NC	28516	
BEAUFORT FLATS LLC			BEAUFORT	NC 1143	28516	PO BOX 1143
BEAUFORT HOUSE LLC	510	FRONT STREET #21	BEAUFORT	NC	28516	
BEAUFORT LINEN INTERIORS LLC	125	CRAVEN STREET	BEAUFORT	NC	28516	
BISHOP,STEPHEN F ETUX GAIL B	131	CRAVEN STREET	BEAUFORT	NC	28516	
BISHOP,STEPHEN FEREBEE	131	CRAVEN STREET	BEAUFORT	NC	28516	
BLUE TREASURE LLC			CARY	NC	27519	PO BOX 3557
CHANDLER,KRISTIN	2813	MARKET BRIDGE LANE	RALEIGH	NC 1240	27608	UNIT #202
COYNER,BARBARA BLACKWELL TRU	3101	DURALEIGH RD APT 328	RALEIGH	NC 4194	27612	
CRAVEN 118 CONDO OWN ASSOC INC	608	ANN STREET	BEAUFORT	NC	28516	
DUNCUN HOUSE LLC	115	MOORE STREET	BEAUFORT	NC	28516	
GECI,JACKIE B ETVIR HERMAN SR	119	SHADY HOLLOW LANE	GARNER	NC	27529	
GILLIKIN,FRANK S JR ETAL BEN	2756	RENAISSANCE WAY	VIRGINIA BEACH	VA	23456	
GREENBERG,BRENT ETUX SINDEE			BEAUFORT	NC	28516	PO BOX 27
HARDY,CAROLYN DAY	157	PINE CONE DRIVE	OXFORD	NC	27565	
HARPER,THOMAS J ETUX SANDRA			BURLINGTON	NC	27216	PO BOX 1031
HAWKES,ELIZABETH K	121	QUEEN ST	BEAUFORT	NC	28516	
HILTON,PETER V ETUX TAMMERA K	103	SYCAMORE DRIVE	PINE KNOLL SHORES	NC	28512	
HINES,LAURA MATHEWS BREGLER	6518	ZACK ROAD	OAK RIDGE	NC	27310	
HISTORIC HOLDINGS LP			CHARLESTON	SC	29417	PO BOX 31457
IRA SERVICES TRUST COMPANY	104	TAYLORS CREEK LN	BEAUFORT	NC	28516	
JARRETT BAY GROUP LLC	530	SENSATION WEIGH	BEAUFORT	NC 7764	28516	
LOW VALLEY LLC	500	FRONT STREET	BEAUFORT	NC	28516	
MOORE,GERALD O ETUX RUTH B	5113	HOLLY LANE	MOREHEAD CITY	NC	28557	
OWENS,ELBERT WEST JR	120	GOODWIN LAMP ROAD	BEAUFORT	NC 7803	28516	
OWENS,NELSON N ETUX PATRICIA A	723	COMET DRIVE	BEAUFORT	NC	28516	
PLAZA MEXICO BAR & GRILL INC	5167	HIGHWAY 70 WEST #60	MOREHEAD CITY	NC	28557	
SANDERS,SUSAN RAY			BEAUFORT	NC 0565	28516	PO BOX 565
SANTORO,DINA CHARLENE TRUSTEE	120	CRAVEN STREET	BEAUFORT	NC	28516	
SMITH,ANNE HILL ETAL GORDON	1205	FRONT STREET	BEAUFORT	NC	28516	
SOUTHERN FROCK LLC	360	STEEP POINT ROAD	BEAUFORT	NC	28516	

STRICKLAND,DORIS O ETAL	519	E HILL ST	WARSAW	NC	28358
SWAIN,ROBERT KYLE ETUX LINDA	107	NORTH SHORE	BEAUFORT	NC	28516
THREE L'S LLC			BEAUFORT	NC	28516 PO BOX 407
WILLIAMS INVEST PROPERTIES LLC	205	PLAZA DRIVE STE #A	GREENVILLE	NC	27858

Properties within 200 feet of 513 Front Street

PARCEL NUMBER: 730617108077006
OWNER: BEAUFORT FLATS LLC
PHYSICAL ADDRESS: 118 6 CRAVEN ST
BEAUFORT
MAILING ADDRESS: PO BOX 1143
BEAUFORT NC 1143 28516

PARCEL NUMBER: 730505197913000
OWNER: HARPER, THOMAS J ETUX SANDRA
PHYSICAL ADDRESS: 505 FRONT ST
BEAUFORT
MAILING ADDRESS: PO BOX 1031
BURLINGTON NC 27216

PARCEL NUMBER: 73050519795100D
OWNER: HINES, LAURA MATHEWS BREGLER
PHYSICAL ADDRESS: 509 FRONT ST
BEAUFORT
MAILING ADDRESS: 6518 ZACK ROAD
OAK RIDGE NC 27310

PARCEL NUMBER: 73050519795100E
OWNER: HILTON, PETER V ETUX TAMMERA K
PHYSICAL ADDRESS: 509 FRONT ST
BEAUFORT
MAILING ADDRESS: 103 SYCAMORE DRIVE
PINE KNOLL SHORES NC 28512

PARCEL NUMBER: 73050519795100B
OWNER: OWENS, ELBERT WEST JR
PHYSICAL ADDRESS: 509 FRONT ST
BEAUFORT
MAILING ADDRESS: 120 GOODWIN LAMP ROAD
BEAUFORT NC 7803 28516

PARCEL NUMBER: 73050519795100H
OWNER: THREE L'S LLC
PHYSICAL ADDRESS: 509 FRONT ST
BEAUFORT
MAILING ADDRESS: PO BOX 407
BEAUFORT NC 28516

PARCEL NUMBER: 73050519795100A
OWNER: WILLIAMS INVEST PROPERTIES LLC
PHYSICAL ADDRESS 509 FRONT ST
BEAUFORT
MAILING ADDRESS: 205 PLAZA DRIVE STE #A
GREENVILLE NC 27858

PARCEL NUMBER: 73050519795100G
OWNER: JARRETT BAY GROUP LLC
PHYSICAL ADDRESS 507 FRONT ST
BEAUFORT
MAILING ADDRESS: 530 SENSATION WEIGH
BEAUFORT NC 7764 28516

PARCEL NUMBER: 730617108143000
OWNER: GREENBERG,BRENT ETUX SINDEE
PHYSICAL ADDRESS 122 CRAVEN ST
BEAUFORT
MAILING ADDRESS: PO BOX 27
BEAUFORT NC 28516

PARCEL NUMBER: 730505198836000
OWNER: MOORE,GERALD O ETUX RUTH B
PHYSICAL ADDRESS 515 FRONT ST
BEAUFORT
5113 HOLLY LANE
MAILING ADDRESS: MOREHEAD CITY NC 28557

PARCEL NUMBER: 730505198869000
OWNER: SOUTHERN FROCK LLC
PHYSICAL ADDRESS 517 FRONT ST
BEAUFORT
MAILING ADDRESS: 360 STEEP POINT ROAD
BEAUFORT NC 28516

PARCEL NUMBER: 730505198877000
OWNER: SMITH,ANNE HILL ETAL GORDON
PHYSICAL ADDRESS 519 FRONT ST
BEAUFORT
MAILING ADDRESS: 1205 FRONT STREET
BEAUFORT NC 28516

PARCEL NUMBER: 730505198871000

OWNER: PLAZA MEXICO BAR & GRILL INC

PHYSICAL ADDRESS 521 FRONT ST
BEAUFORT

MAILING ADDRESS: 5167 HIGHWAY 70 WEST #60
MOREHEAD CITY NC 28557

PARCEL NUMBER: 730505199800000

OWNER: COYNER, BARBARA BLACKWELL TRU

PHYSICAL ADDRESS 523 FRONT ST
BEAUFORT

MAILING ADDRESS: 3101 DURALEIGH RD APT 328
RALEIGH NC 4194 27612

PARCEL NUMBER: 730505199728000

OWNER: BLUE TREASURE LLC

PHYSICAL ADDRESS 525 FRONT ST
BEAUFORT

MAILING ADDRESS: PO BOX 3557
CARY NC 27519

PARCEL NUMBER: 730505290927000

OWNER: ALL PARK CORPORATION D/B/A

PHYSICAL ADDRESS 115 QUEEN ST
BEAUFORT

MAILING ADDRESS: 117 QUEEN ST
BEAUFORT NC 28516

PARCEL NUMBER: 730617200033000

OWNER: GILLIKIN, FRANK S JR ETAL BEN

PHYSICAL ADDRESS 117 QUEEN ST
BEAUFORT

MAILING ADDRESS: 2756 RENAISSANCE WAY
VIRGINIA BEACH VA 23456

PARCEL NUMBER: 730617200087000

OWNER: SWAIN, ROBERT KYLE ETUX LINDA

PHYSICAL ADDRESS 119 QUEEN ST
BEAUFORT

MAILING ADDRESS: 107 NORTH SHORE
BEAUFORT NC 28516

PARCEL NUMBER: 730617201111000

OWNER: HAWKES,ELIZABETH K

PHYSICAL ADDRESS 121 QUEEN ST
BEAUFORT

MAILING ADDRESS: 121 QUEEN ST
BEAUFORT NC 28516

PARCEL NUMBER: 730617201177000

OWNER: GECI,JACKIE B ETVIR HERMAN SR

PHYSICAL ADDRESS 512 ANN ST
BEAUFORT

MAILING ADDRESS: 119 SHADY HOLLOW LANE
GARNER NC 27529

PARCEL NUMBER: 730617109293000

OWNER: ANN STREET METHODIST CHURCH

PHYSICAL ADDRESS 500 ANN ST
BEAUFORT

MAILING ADDRESS: 417 ANN STREET
BEAUFORT NC 28516

PARCEL NUMBER: 730505196802000

OWNER: LOW VALLEY LLC

PHYSICAL ADDRESS 500 FRONT ST
BEAUFORT

MAILING ADDRESS: 500 FRONT STREET
BEAUFORT NC 28516

PARCEL NUMBER: 730505196928000

OWNER: STRICKLAND,DORIS O ETAL

PHYSICAL ADDRESS 435 FRONT ST
BEAUFORT

MAILING ADDRESS: 519 E HILL ST
WARSAW NC 28358

PARCEL NUMBER: 730617107116000

OWNER: IRA SERVICES TRUST COMPANY

PHYSICAL ADDRESS 121 CRAVEN ST
BEAUFORT

MAILING ADDRESS: 104 TAYLORS CREEK LN
BEAUFORT NC 28516

PARCEL NUMBER: 730617107250000

OWNER: BEAUFORT LINEN INTERIORS LLC

PHYSICAL ADDRESS 125 CRAVEN ST
BEAUFORT

MAILING ADDRESS: 125 CRAVEN STREET
BEAUFORT NC 28516

PARCEL NUMBER: 730617107248000

OWNER: BISHOP,STEPHEN FEREBEE

PHYSICAL ADDRESS 129 CRAVEN ST
BEAUFORT

MAILING ADDRESS: 131 CRAVEN STREET
BEAUFORT NC 28516



Town of Beaufort, NC

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

**Town of Beaufort Board of Commissioners Meeting
6:00 PM Monday, July 13, 2020 – Virtual Meeting via Zoom**

AGENDA CATEGORY: Discussion & Consideration
SUBJECT: Final Plat - Beau Coast Phase 2B

BRIEF SUMMARY:

The applicant wishes to subdivide a 27.498 acre tract into 49 Single-Family Residential Lots. In addition to Planning Staff the Town Engineer and applicants Engineer will also be available to answer questions regarding the proposed infrastructure.

REQUESTED ACTION:

Discussion on Final Plat request for Beau Coast Phase 2B
Decision on Final Plat

EXPECTED LENGTH OF PRESENTATION:

5 Minutes

SUBMITTED BY:

Kyle Garner, AICP
Planning & Inspections Director

BUDGET AMENDMENT REQUIRED:

N/A



STAFF REPORT



To: Mayor & Board of Commissioners
From: Kyle Garner, AICP, Town Planner
Date: June 16, 2020
Case No. 20-06 Beau Coast Phase 2B – Final Plat

THE QUESTION: Subdivide a 27.498 acre tract into 49 Single-Family Residential Lots

BACKGROUND: The preliminary plat for this area was approved in July 2019 for installation of infrastructure improvements.

Location: Beau Coast Subdivision
 Owners: Blue Treasure, LLC
 Requested Action: Subdivide a 27.498 Acre Tract into 49 Lots
 Existing Zoning: PUD
 Size: 27.498 acres
 Amount of Open Space: 5.54Acres
 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 \$331,105 (See estimated cost of improvement sheet from engineer). At their June 15th meeting the Planning Board voted unanimously to recommend the Final Plat.

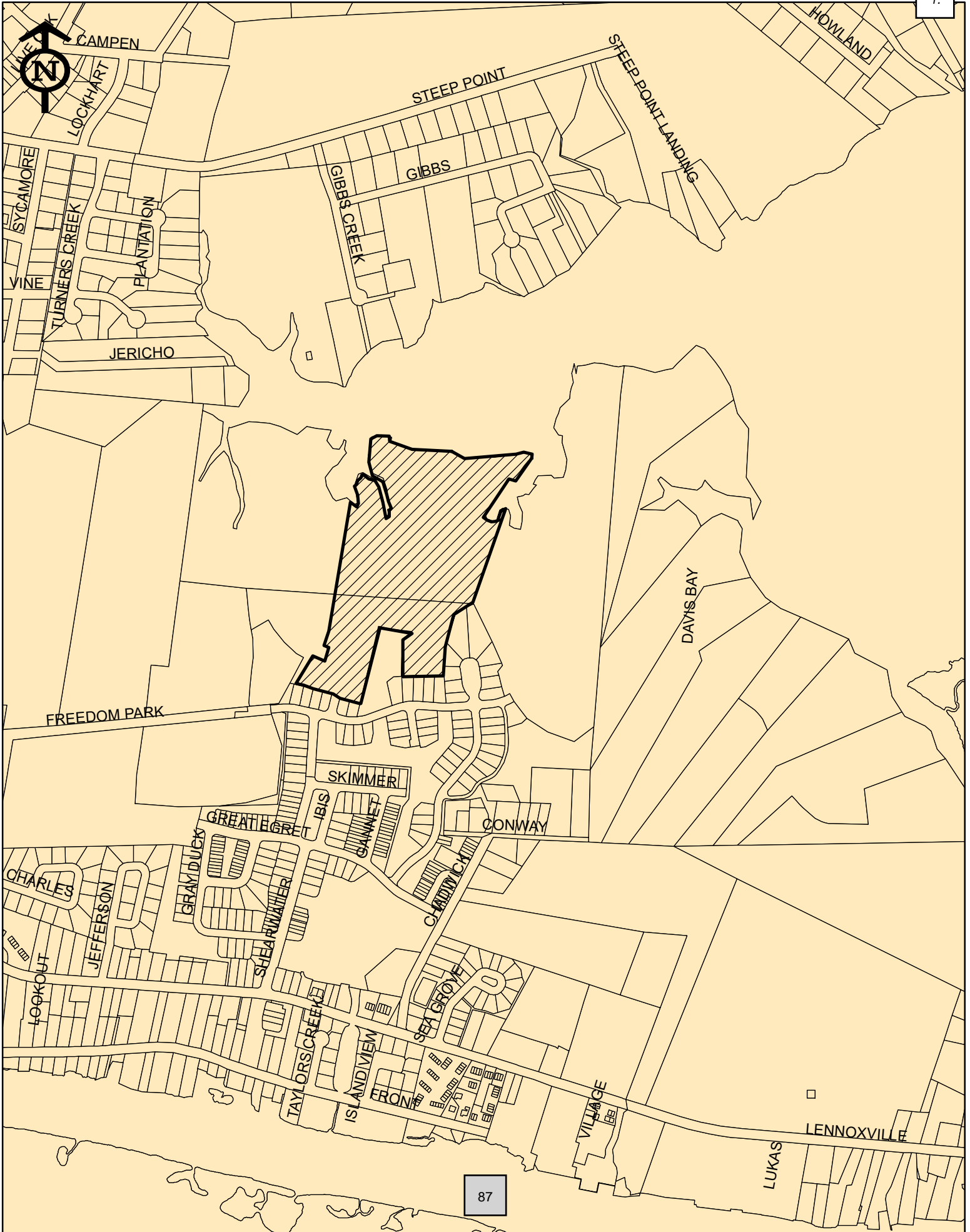
Public Utilities:
 Water: Town Of Beaufort
 Sanitary Sewer: Town Of Beaufort

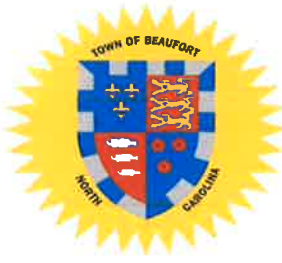
- OPTIONS:**
1. Approve the Final Plat for Beau Coast Phase 2B.
 2. Deny the request

- Attachments:**
- Vicinity Map
 - Application
 - Final Plat for Gallants Point
 - Bond Letter
 - Bond Estimates

Case 20-06 Vicinity Map - Final Plat - Beau Coast - Phase 2B

1.





APPLICATION FOR A FINAL SUBDIVISION PLAT

Instructions:

Please complete the form below and include all required attachments, including the **\$200.00 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 Town Hall at 252-728-2141 if there are any questions.

APPLICANT INFORMATION

Applicant Name: WithersRavenel
Applicant Address: 219 Station Road, Suite 101, Wilmington, NC 28405
Phone Number: 910-256-9277 Email: jboyd@withersravenel.com

Property Owner Name: Blue Treasure, LLC
Address of Property Owner: 105 Weston Estates Way, Cary NC 27513
Phone Number: 919-481-3000 Email: karl@prestondev.com

PROPERTY INFORMATION

Property Address: 0 Freedom Park Road (Beau Coast Phase 2B)
15-Digit PIN: 731605005458000 Lot/Block Number: N/A
Size of Property (in square feet or acres): 30.325 Current Zoning: PUD

Karl D. Bloddy - Agent for Blue Treasure LLC May 5, 2020
Applicant Signature Date of Applicant's Signature
nm Smith Manager May 5, 2020
Property Owner Signature (if different than applicant) Date of Owner's Signature

An application fee of \$200, 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, Article VII, Section 4** and all other pertinent sections in the Ordinance for the information required to accompany this application. We require an electronic/digital copy and one printed copy of any plans submitted for the final plat.
The Town's website address is www.beaufortnc.org.

OFFICE USE ONLY
Date: _____ Reviewed for Completeness By: _____
Received by: _____ Date Deemed Complete and Accepted: _____

May 5, 2020

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

**RE: Beau Coast Phase 2B – Completion Bond Estimate
WR Project No. 02080976.30**

Dear Mr. Garner:

On behalf of Blue Treasure, LLC, we are preparing this letter stating that as of April 29, 2020, the following public improvements need to be bonded to allow for plat recordation in Beau Coast Phase 2B. A completion bond/letter of credit will be provided to the Town of Beaufort for the remaining improvements in the amount of 100% of the estimated construction costs. Our estimate of the remaining improvements is attached.

In total our estimate comes to a total of \$331,105 for the remaining improvements.

Please advise if this amount is satisfactory to the Town and the Owner will post the required financial guarantee. Please let us know if you need any additional information regarding this matter and thanks for your continued assistance on this project.

Sincerely,
WithersRavenel



Joe Boyd, PE
Project Manager

CC: Greg Meshaw, PE – Town of Beaufort
Karl Blackley – Blue Treasure, LLC
Don Mizelle – WithersRavenel, Inc.

BOND ESTIMATE



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

PROJECT NAME:	Beau Coast Phase 2B
OWNER:	Blue Treasure, LLC
ENGINEER:	Joe Boyd, PE
ENGINEER PHONE NO.:	910-256-9277
ENGINEER EMAIL:	jboyd@withersravenel.com
DATE:	4/29/2020

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

SIGNATURE AND SEAL OF SUBMITTING ENGINEER



I, Joseph S. Boyd a Registered Licensed Professional, do hereby verify 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

STREET PAVEMENT	LINEAR FEET:	WIDTH:	UNIT COST (Dollars/SY)	TOTAL:
Final Asphalt Surface Course	3325	20	\$ 10.50	\$ 77,583.33
Initial Asphalt Surface Course	3325	20	\$ 10.30	\$ 76,105.56
Asphalt Intermediate Course				\$ -
Asphalt Base Course				\$ -
Aggregate Base Course	3325	20	\$ 17.00	\$ 125,611.11
Fine Grading	3325	20	\$ 0.90	\$ 6,650.00
				\$ -
			Subtotal	\$ 285,950.00

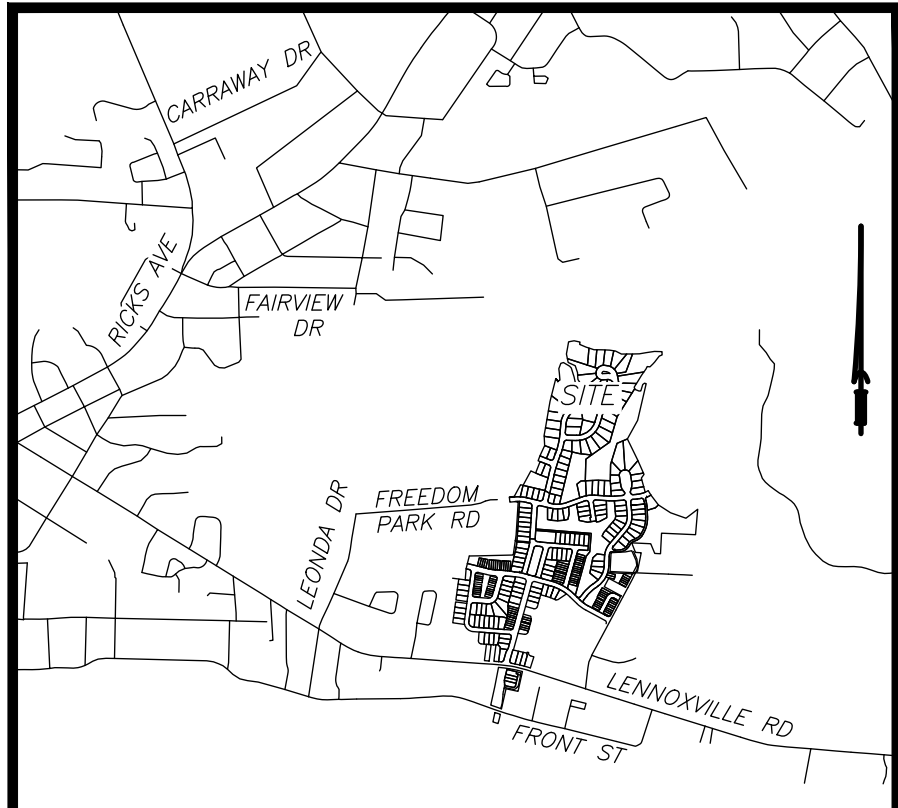
STREET INCIDENTALS	QUANTITY:	UNIT:	UNIT COST:	TOTAL:
Street Signs		Each		\$ -
Street Trees (40' O.C.)		Each		\$ -
Street Lights		Each		\$ -
Pavement Striping		LF		\$ -
				\$ -
				\$ -
			Subtotal	\$ -

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)	14	Each	\$ 525.00	\$ 7,350.00
				\$ -
				\$ -
				\$ -
			Subtotal	\$ 22,430.00

DRAINAGE	QUANTITY:	UNIT:	UNIT COST:	TOTAL:
15" RCP	65	LF	\$ 45.00	\$ 2,925.00
15" Dual Wall HDPE		LF		\$ -
15" Dual Wall Polypropylene		LF		\$ -
18" RCP	18	LF	\$ 75.00	\$ 1,350.00
18" Dual Wall HDPE		LF		\$ -
18" Dual Wall Polypropylene		LF		\$ -
24" RCP		LF		\$ -
24" Dual Wall HDPE		LF		\$ -
24" Dual Wall Polypropylene		LF		\$ -
30" RCP		LF		\$ -
30" Dual Wall HDPE		LF		\$ -
30" Dual Wall Polypropylene		LF		\$ -
36" RCP		LF		\$ -
36" Dual Wall HDPE		LF		\$ -
36" Dual Wall Polypropylene		LF		\$ -
42" RCP		LF		\$ -
42" Dual Wall HDPE		LF		\$ -
42" Dual Wall Polypropylene		LF		\$ -
48" RCP		LF		\$ -
48" Dual Wall HDPE		LF		\$ -
48" Dual Wall Polypropylene		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	\$ 4,275.00

TOTAL ESTIMATE ⇒ \$331,105.00

BEAU COAST SUBDIVISION PHASE 2B



VICINITY MAP -- NOT TO SCALE

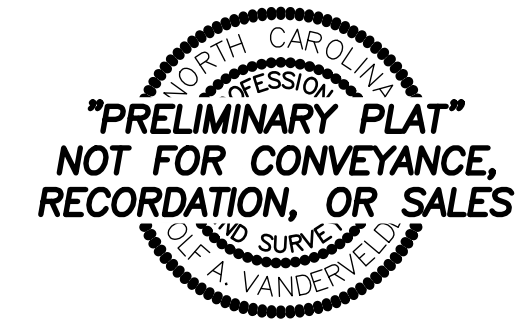
SURVEY CERTIFICATE

I, RUDOLF A. VANDERVELDE JR., PLS., CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN BOOK (SEE), PAGE (MAP)); THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN BOOK (SEE), PAGE (MAP); THAT THE RATIO OF PRECISION AS CALCULATED IS 1: 75,000; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED. WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER AND SEAL THIS XX DAY OF XXXXXX A.D., 2020.

I ALSO CERTIFY TO THIS MAP TO BE ONE OF THE FOLLOWING AS CHECKED BELOW:

A. CREATES A SUBDIVISION OF LAND WITHIN THE AREA OF A COUNTY OR MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND.

RUDOLF A. VANDERVELDE JR
L-5146



- NOTES**
- AREAS COMPUTED BY COORDINATE METHOD.
 - BASIS OF BEARING NAD 83(2011)
 - ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES.
 - IRON PIPES SET AT ALL CORNERS UNLESS OTHERWISE NOTED. IRONS NOT SET ALONG MEAN HIGH WATER LINE. OFFSETS TO BE SET ALONG MAIN PROPERTY LINES. (THE PLAN IS TO UPDATE THIS MAP WITH SAID OFFSETS).
 - CERTAIN PORTIONS (SEE MAP) OF THIS PHASE ARE LOCATED IN SPECIAL FLOOD HAZARD ZONES ACCORDING TO NORTH CAROLINA FLOOD INSURANCE RATE MAP #3720730600J, PANEL 7306, MAP #3720731500J, PANEL 7315 AND MAP #3720731600J, PANEL 7316 AS LAST PUBLISHED AND REVISED 7/16/03.
 - ALLEYS ARE PRIVATE BUT PUBLICLY AVAILABLE FOR POLICE, FIRE, TRASH, ETC. WITH NO LIABILITY TO THE TOWN OF BEAUFORT.
 - THE EXISTING ACCESS EASEMENT PER MB 33 PG 930 IS HEREBY SUPERSEDED BY DEDICATED R/W
 - CHADWICK FAMILY CEMETERY ACCESS EASEMENT IS ONLY TO BE USED BY FAMILY MEMBERS AND FRIENDS RELATED TO THE CHADWICK FAMILY CEMETERY. THE GENERAL PUBLIC, HOA AND ANY OTHER PARTIES ARE PROHIBITED FROM USING SAID ACCESS EASEMENT.



BEAU COAST SUBDIVISION PHASE 2B SITE DATA

TOTAL RESIDENTIAL LOTS:	49
TOTAL LOT ACREAGE:	18.547 ACRES
AVERAGE LOT SIZE:	16,488 SQ FT
DENSITY:	2.64 UNITS/ACRE
OPEN SPACE ACREAGE:	5.554 ACRES
DEDICATED RIGHT OF WAY:	3.397 ACRES
TOTAL PHASE 2B ACREAGE:	27.498 ACRES

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, ESTABLISHED 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.

BLUE TREASURE LLC

BY: _____

NAME: _____ DATE _____

TITLE: MANAGER

CERTIFICATE OF APPROVAL BY THE PLANNING BOARD

THE BEAUFORT PLANNING BOARD HEREBY APPROVES THE FINAL PLAT FOR THE _____ SUBDIVISION.

CHAIRMAN, BEAUFORT PLANNING BOARD _____ DATE _____

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

I HEREBY CERTIFY THAT ALL STREETS, UTILITIES AND OTHER REQUIRED IMPROVEMENTS HAVE BEEN INSTALLED IN AN ACCEPTABLE MANNER AND ACCORDING TO THE TOWN OF BEAUFORT SPECIFICATIONS AND STANDARDS IN THE _____ SUBDIVISION OR 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 FILING FEE FOR THIS PLAT, IN THE AMOUNT OF \$ _____ HAS BEEN PAID.

TOWN MANAGER _____ DATE _____

REGISTER OF DEEDS

FILED FOR REGISTRATION AT _____ O'CLOCK ON THE _____ DAY OF _____ 2020

RECORDED IN MAP BOOK _____ PAGE _____

REGISTER OF DEEDS CARTERET COUNTY _____ DATE _____

CERTIFICATE OF APPROVAL FOR RECORDING

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS 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, BEAUFORT _____

REVIEW OFFICER CERTIFICATE

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

REVIEW OFFICER _____

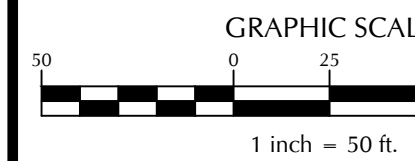
DATE _____

NORTH CAROLINA
CARTERET COUNTY

REVISIONS:	DATE: 5-4-20	SUBDIVISION MAP OF BEAU COAST PHASE 2B PROPERTY OF BLUE TREASURE LLC	
	SURVEYED BY: RJ	TOWNSHIP: BEAUFORT	COUNTY: CARTERET
	DRAWN BY: RAV	ZONE: PUD	STATE: NORTH CAROLINA
	CHECK & CLOSURE BY: RAV	PIN: 731617005991000 & 731605005458000	
	CAD FILE: BEAU COAST PH 2B.DWG	SHEET 1 OF 3	
	PROJECT NO: 02080976.00		



LINE	BEARING	DISTANCE	CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
L1	N 58°09'02" W	57.90	C1	1796.50	19.93	19.93	N 135°22'22" E
L2	N 44°13'09" W	22.23	C2	1796.50	68.74	68.73	N 145°21'31" E
L3	N 10°37'27" W	54.45	C3	1796.50	69.36	69.35	N 173°34'20" E
L4	N 10°37'27" W	10.96	C4	1796.50	70.91	70.91	N 194°48'32" E
L5	N 83°51'36" W	26.73	C5	813.69	0.80	0.80	N 205°54'22" E
L6	S 02°09'14" W	2.94	C6	813.69	66.71	66.69	N 01°59'44" E
L7	N 86°38'56" E	47.65	C7	813.69	78.08	78.05	N 132°26'13" E
L8	N 86°38'56" E	0.82	C8	25.00	35.05	32.25	N 50°51'12" E
L9	N 44°13'09" W	22.23	C9	253.50	36.48	36.43	N 145°21'31" E
L10	N 37°02'53" W	54.71	C10	253.50	62.00	61.85	N 75°46'13" E
L11	S 37°02'53" W	53.23	C11	253.50	63.49	63.32	N 61°35'21" E
L12	N 83°51'36" W	26.73	C12	253.50	63.53	63.37	N 47°14'05" E
L13	N 80°49'14" W	69.18	C13	253.50	72.86	72.61	N 114°19'49" E
L14	N 02°09'14" W	2.94	C14	253.50	28.83	28.81	N 201°19'42" E
L15	N 28°57'42" E	54.35	C15	231.50	83.07	82.63	N 272°10'27" E
L16	N 47°02'08" E	37.51	C16	231.50	28.62	28.60	N 40°54'32" E
L17	N 58°31'11" W	18.89	C17	253.50	8.74	8.71	N 43°17'06" E
L18	N 05°02'22" W	68.72	C18	253.50	70.55	70.32	N 34°22'41" E
L19	N 06°04'31" W	51.78	C19	253.50	70.85	70.62	N 182°35'44" E
L20	N 20°41'09" E	69.18	C20	253.50	75.32	75.05	N 01°59'44" E
L21	N 73°52'24" E	28.39	C21	253.50	17.66	17.65	N 08°37'43" W
L22	S 59°27'35" E	74.06	C22	123.50	29.44	29.37	N 172°7'09" W
L23	N 43°36'02" E	26.99	C23	123.50	41.08	40.89	N 334°43'29" W
L24	S 14°14'40" E	60.03	C24	123.50	51.88	51.88	N 59°19'54" W
L25	S 18°06'09" E	35.78	C25	123.50	35.35	35.23	N 75°19'35" W
L26	S 12°33'17" E	81.48	C26	81.50	14.80	14.78	N 89°43'44" W
L27	S 12°33'17" E	37.51	C27	81.50	19.55	19.52	N 67°52'27" W
L28	N 70°10'03" E	16.20	C28	81.50	55.18	54.13	S 174°35'00" W
L29	N 11°14'07" W	33.66	C29	81.50	0.70	0.70	S 01°54'34" E
L30	N 69°37'09" E	3.21	C30	88.50	42.70	42.01	S 200°40'22" E
L31	N 69°37'09" E	29.24	C31	88.50	23.89	23.89	S 01°54'34" E
L32	N 33°38'43" W	45.32	C32	68.50	16.85	16.81	S 86°18'18" E
L33	N 03°21'07" W	45.15	C33	61.50	98.84	88.54	S 47°18'31" E
L34	N 03°21'07" W	26.85	C34	198.50	133.78	131.26	S 160°26'20" W
L35	N 7°55'20" W	78.85	C35	198.50	91.81	91.79	S 40°41'01" W
L36	N 65°06'36" W	82.35	C36	286.50	24.01	24.00	S 41°49'07" W
L37	N 10°42'27" E	69.65	C37	286.50	88.15	87.80	S 30°36'15" W
L38	N 09°56'08" E	69.65	C38	286.50	23.59	23.58	S 192°54'27" W
L39	N 78°48'03" E	59.22	C39	198.50	7.74	7.74	S 18°11'23" W
L40	S 77°14'19" E	63.65	C40	198.50	214.79	204.46	N 50°18'22" E
L41	N 10°11'33" W	24.27	C41	198.50	33.65	33.61	S 86°09'40" W
L42	N 69°50'26" E	72.81	C42	28.00	40.93	36.81	N 42°04'41" W
L43	S 71°40'39" E	33.20	C43	176.50	65.40	65.03	N 15°26'26" E
L44	S 71°40'39" E	55.82	C44	176.50	33.86	33.81	N 31°33'08" E
L45	N 89°44'38" E	29.63	C45	25.00	21.57	21.50	N 61°52'47" W
L46	N 89°44'38" E	58.27	C46	57.50	141.31	108.34	N 16°18'29" E
L47	N 87°11'09" E	27.60	C47	57.50	62.12	59.14	N 85°02'39" W
L48	N 87°11'09" E	48.53	C48	57.50	78.52	72.56	S 24°53'06" W
L49	N 81°43'24" E	18.08	C49	231.50	22.98	21.84	S 112°22'01" W
L50	N 81°43'24" E	18.08	C50	231.50	13.62	13.62	S 35°21'42" W
L51	N 62°32'52" E	70.50	C51	231.50	93.23	92.60	S 22°08'26" W
L52	N 62°32'52" E	24.27	C52	231.50	23.35	23.34	S 074°50'27" W
L53	N 89°18'57" E	59.54	C53	758.69	48.97	48.96	S 06°40'25" W
L54	N 88°59'04" E	7.42	C54	758.69	124.06	123.92	S 131°22'56" W
L55	N 88°59'04" E	22.16	C55	758.69	40.36	40.36	S 192°45'56" W
L56	N 81°14'51" E	24.61	C56	1851.50	65.11	65.11	S 20°03'15" W
L57	N 81°14'51" E	86.44	C57	25.00	40.34	36.10	S 65°27'18" W
L58	N 87°40'49" E	78.41	C58	25.00	36.80	33.57	S 26°09'08" E
L59	N 07°17'13" W	49.27	C59	1851.50	76.98	76.95	S 144°40'40" W
L60	N 68°48'03" E	30.96	C60	16.50	28.80	29.02	S 20°43'55" W
L61	S 37°55'35" W	39.05	C61	58.50	42.14	41.23	S 62°53'22" E
L62	S 37°58'02" W	40.92	C62	126.50	29.56	29.49	N 86°39'27" W
L63	N 47°43'18" E	42.26	C63	3.50	5.57	5.00	N 47°43'09" W
L64	N 45°58'46" E	42.26	C64	198.50	10.96	10.96	N 68°16'02" E
L65	N 84°51'02" E	29.40	C65	198.50	19.92	19.91	N 72°43'27" E
L66	S 26°06'23" W	22.42	C66	198.50	19.72	19.78	N 78°27'06" E
L67	S 34°41'43" W	44.17	C67	57.50	15.44	15.40	N 40°10'02" W
L68	S 31°58'25" W	64.52	C68	57.50	20.12	20.02	N 64°07'10" W
L69	S 31°58'18" W	34.91	C69	169.00	49.81	49.63	S 13°16'05" W
L70	S 31°58'18" W	48.21	C70	57.50	12.04	12.02	N 80°16'44" E
L71	S 23°03'56" E	16.41	C71	57.50	51.73	51.33	N 58°42'05" E
L72	S 23°03'56" E	10.10	C72	286.50	11.94	11.94	S 22°59'01" W
L73	N 68°19'27" W	119.55	C73	286.50	8.66	8.66	S 20°55'28" W
L74	N 68°19'27" W	43.70	C74	286.50	14.93	14.93	S 183°35'66" E
L75	N 16°27'54" E	70.54	C75	198.50	66.48	66.17	S 28°54'08" W
L76	N 53°55'22" E	23.27	C76	198.50	15.91	15.90	S 40°47'33" W
L77	N 74°30'51" E	18.30	C77	198.50	81.75	81.75	S 54°53'17" W
L78	N 33°12'55" E	81.89	C78	198.50	60.70	60.71	N 114°02'06" E
L79	N 74°02'28" E	47.60	C79	198.50	43.08	42.99	N 31°07'51" E
L80	N 01°33'39" W	60.86	C80	253.50	21.06	21.06	N 79°33'57" E
L81	N 33°34'30" E	74.66	C81	253.50	37.28	37.23	N 72°58'28" E
L82	N 33°34'30" E	34.40					
L83	N 17°51'42" E	20.00					
L84	N 17°51'42" E	13.47					
L85	N 41°11'08" E	13.47					
L86	N 20°08'11" E	24.78					
L87	N 17°15'03" E	42.76					
L88	N 78°18'42" E	37.10					
L89	N 55°54'58" E	18.42					
L90	N 44°34'18" E	31.82					
L91	N 45°27'46" E	26.57					
L92	N 29°19'55" E	9.04					
L93	N 01°18'28" W	22.19					
L94	N 88°15'48" W	24.78					
L95	N 01°18'28" W	46.28					
L96	N 87°30'51" E	34.78					
L97	N 01°18'28" W	46.06					
L98	N 01°18'28" W	24.61					
L99	N 29°19'55" E	12.99					
L100	N 45°27'46" E	23.39					
L101	N 44°34'18" E	32.73					
L102	N 55°54'58" E	23.68					
L103	N 78°18'42" E	34.29					
L104	N 17°15'03" E	34.73					
L105	N 29°08'11" E	26.90					
L106	N 41°14'08" E	18.14					
L107	N 61°43'52" E	18.30					



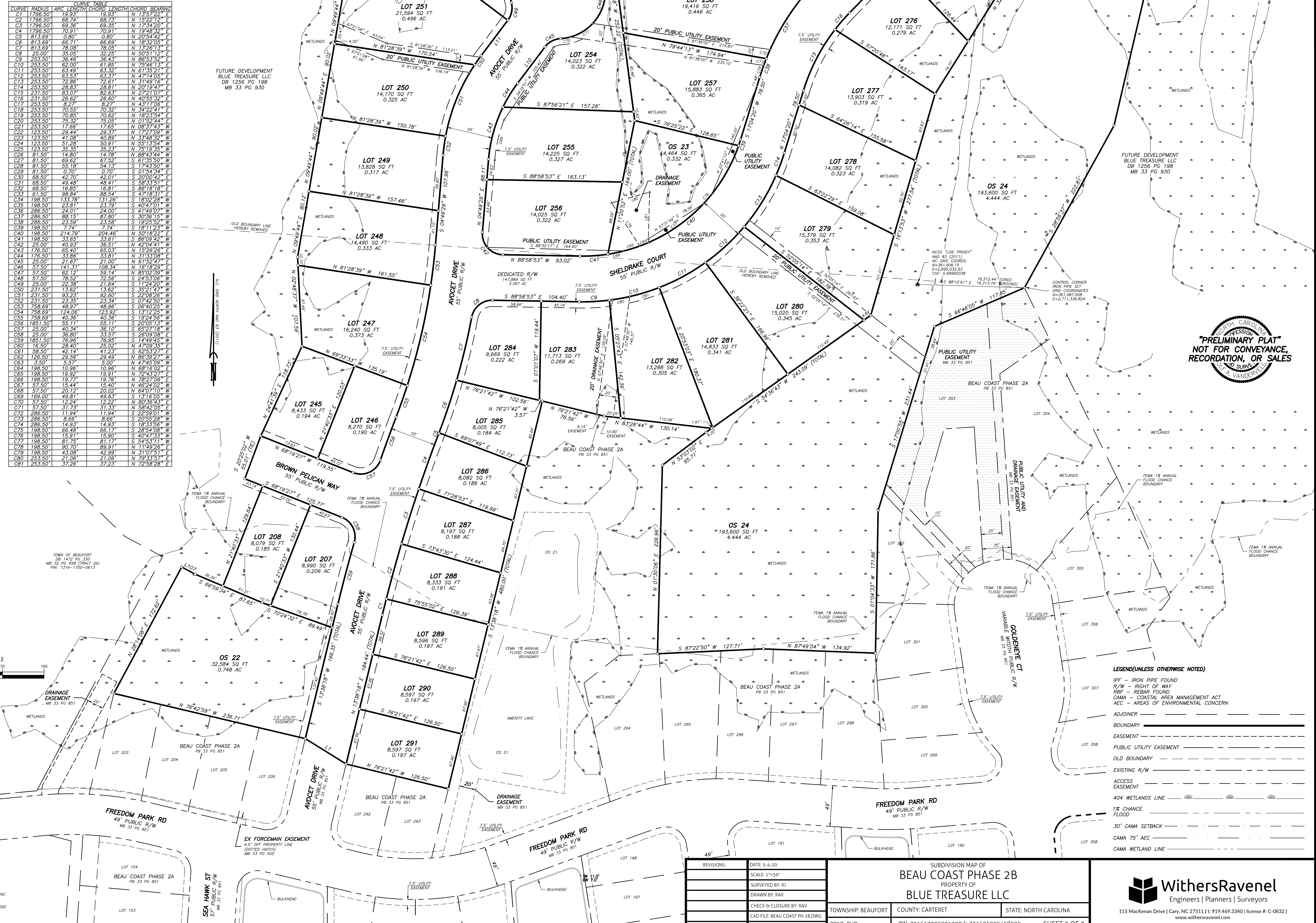
BEAU COAST PHASE 2A
MB 33 PG 851

TOWN OF BEAUFORT
DB 1472 PG 330
MB 32 PG 458 (TRACT 2A)
PIN: 7316-1700-0613

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

SEA HAWK ST
57' PUBLIC R/W
MB 33 PG 851

BURIED TREASURE, INC
DB 180 PG 31
MB 33 PG 328
PIN: 73062009P14000



- LEGEND (UNLESS OTHERWISE NOTED)**
- IPF - IRON PIPE FOUND
 - R/W - RIGHT OF WAY
 - RFB - REBAR FOUND
 - CAMA - COASTAL AREA MANAGEMENT ACT
 - AEC - AREAS OF ENVIRONMENTAL CONCERN
 - ADJOINER
 - BOUNDARY
 - EASEMENT
 - PUBLIC UTILITY EASEMENT
 - OLD BOUNDARY
 - EXISTING R/W
 - ACCESS EASEMENT
 - 404 WETLANDS LINE
 - 1% CHANCE FLOOD
 - 30' CAMA SETBACK
 - CAMA 75' AEC
 - CAMA WETLAND LINE

REVISIONS:	DATE: 5-4-20	SUBDIVISION MAP OF BEAU COAST PHASE 2B PROPERTY OF BLUE TREASURE LLC	
	SCALE: 1"=50'	TOWNSHIP: BEAUFORT	COUNTY: CARTERET
	SURVEYED BY: RJ	STATE: NORTH CAROLINA	
	DRAWN BY: RAV	PIN: 731617005991000 & 731605005458000	SHEET 2 OF 3
	CHECK & CLOSURE BY: RAV	ZONE: PUD	
	CAD FILE: BEAU COAST PH 2B.DWG		
	PROJECT NO: 02080976.00		

WithersRavenel
Engineers | Planners | Surveyors

115 MacKenan Drive | Cary, NC 27511 | t: 919.469.3340 | license #: C-0832 | www.withersravenel.com



Town of Beaufort, NC

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

**Town of Beaufort Board of Commissioners Meeting
6:00 PM Monday, July 13, 2020 – Virtual Meeting via Zoom**

AGENDA CATEGORY: Discussion & Consideration
SUBJECT: Preliminary Plat for Beau Coast Subdivision Phase V

BRIEF SUMMARY:

The applicant wishes to Subdivide a 15.45 Acre Tract into 86 Lots (49 Single-Family Lots & 37 Multi-Family Lots). In addition to Planning Staff the Town Engineer and applicants Engineer will also be available to answer questions regarding the proposed infrastructure. A letter to the Mayor and Board of Commissioners from residents of Charles Street has also been added for review.

REQUESTED ACTION:

Discussion on the proposed Preliminary Plat
Decision on the preliminary Plat

EXPECTED LENGTH OF PRESENTATION:

5 Minutes

SUBMITTED BY:

Kyle Garner, AICP
Planning & Inspections Director

BUDGET AMENDMENT REQUIRED:

N/A



STAFF REPORT

To: Mayor & Board of Commissioners

From: Kyle Garner, AICP, Town Planner

Date: June 4, 2020

Project Beaufort Coast Phase V – Preliminary Plat

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

BACKGROUND:

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

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

Public Utilities & Works:

Water:	Town Water
Sanitary Sewer:	Town Sewer

OPTIONS:

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

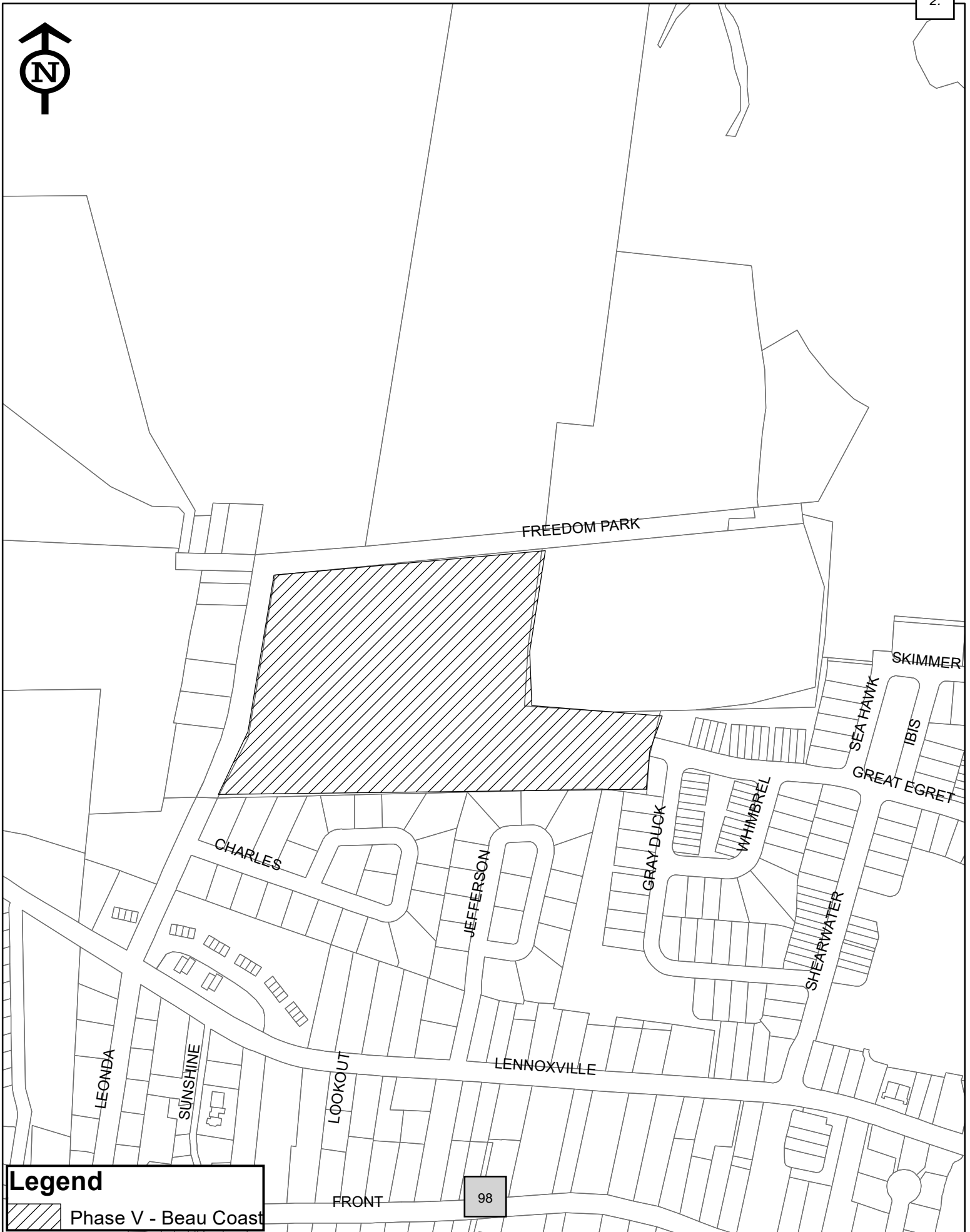
RECOMMENDATIONS:

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


ATTACHMENTS:

- Vicinity Map
- Zoning Map
- Construction Drawings

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



Legend

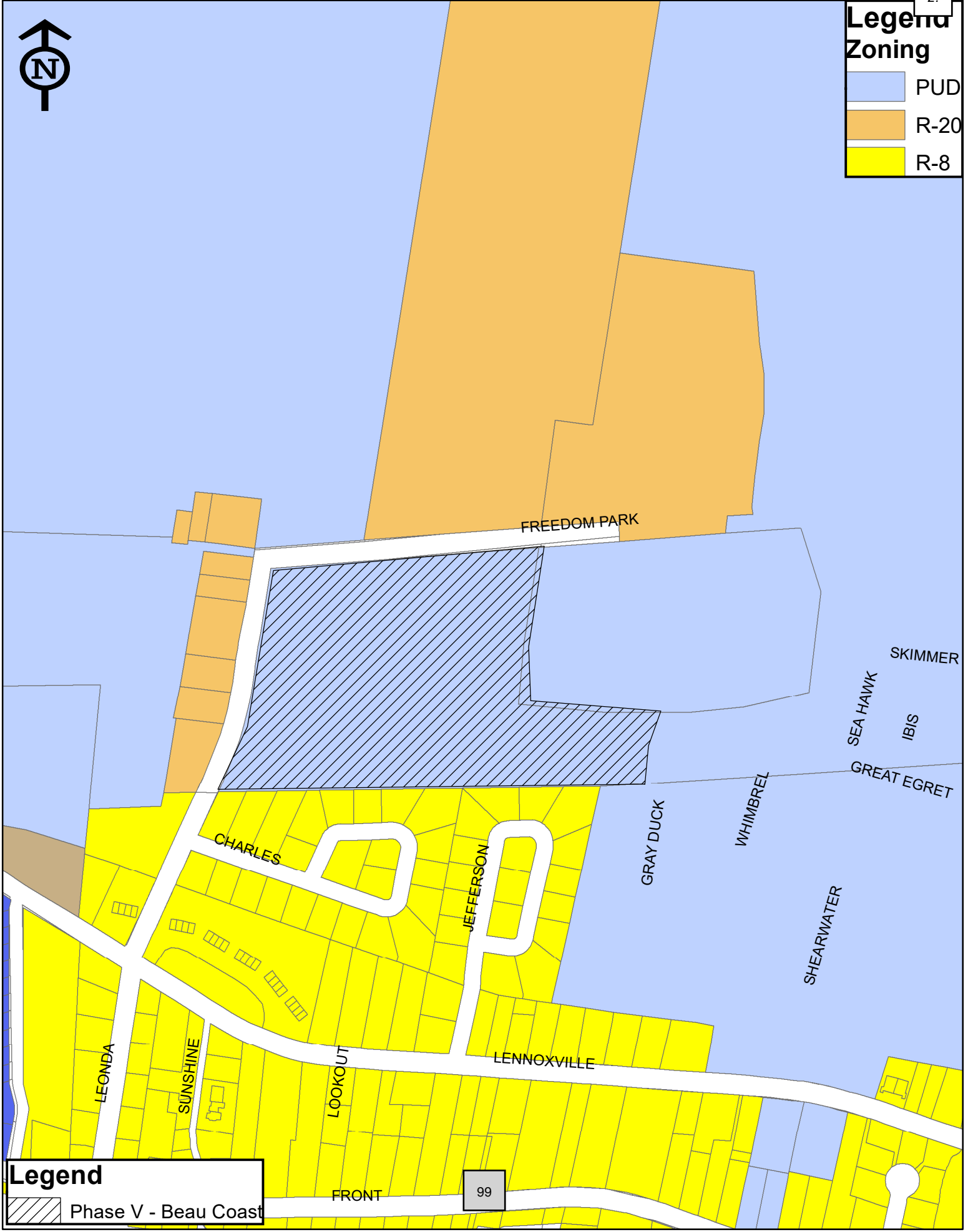
 Phase V - Beau Coast

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



Legend
Zoning

- PUD
- R-20
- R-8



Legend

- Phase V - Beau Coast

99

March 17, 2020

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

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

Dear Mr. Meshaw:

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

COMMENTS:

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

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

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

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

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

PLAN SHEETS:

SHEET C0.1:

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

SHEET C2.0:

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

SHEET C5.0:

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

SHEET C9.0:

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

SHEET C9.1:

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

SHEET C9.5:

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

SHEET C11.0:

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

SHEET D2.0:

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

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

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

Sincerely,
WithersRavenel



Joe Boyd, PE
Project Manager

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

CONSTRUCTION DRAWINGS FOR

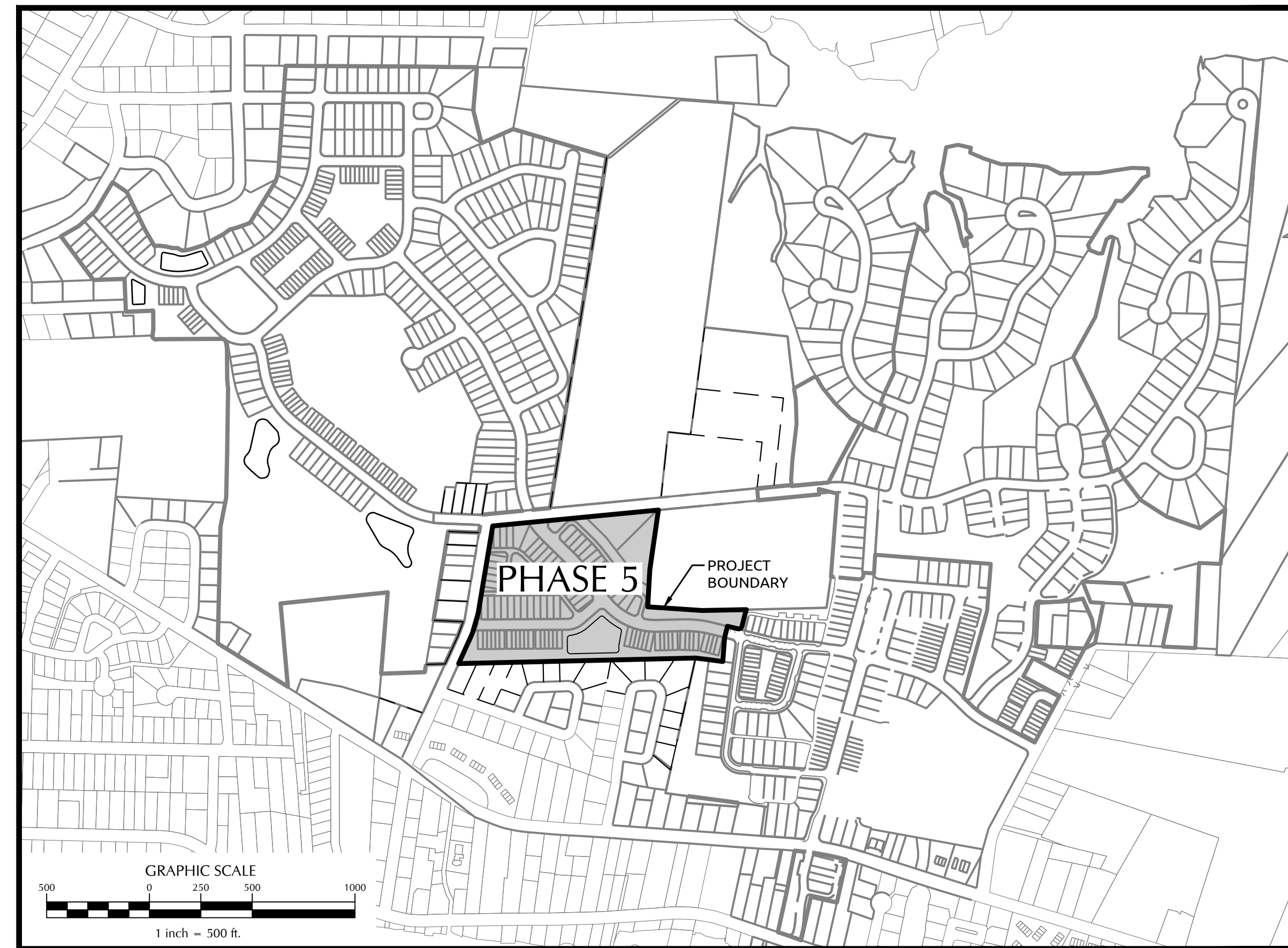
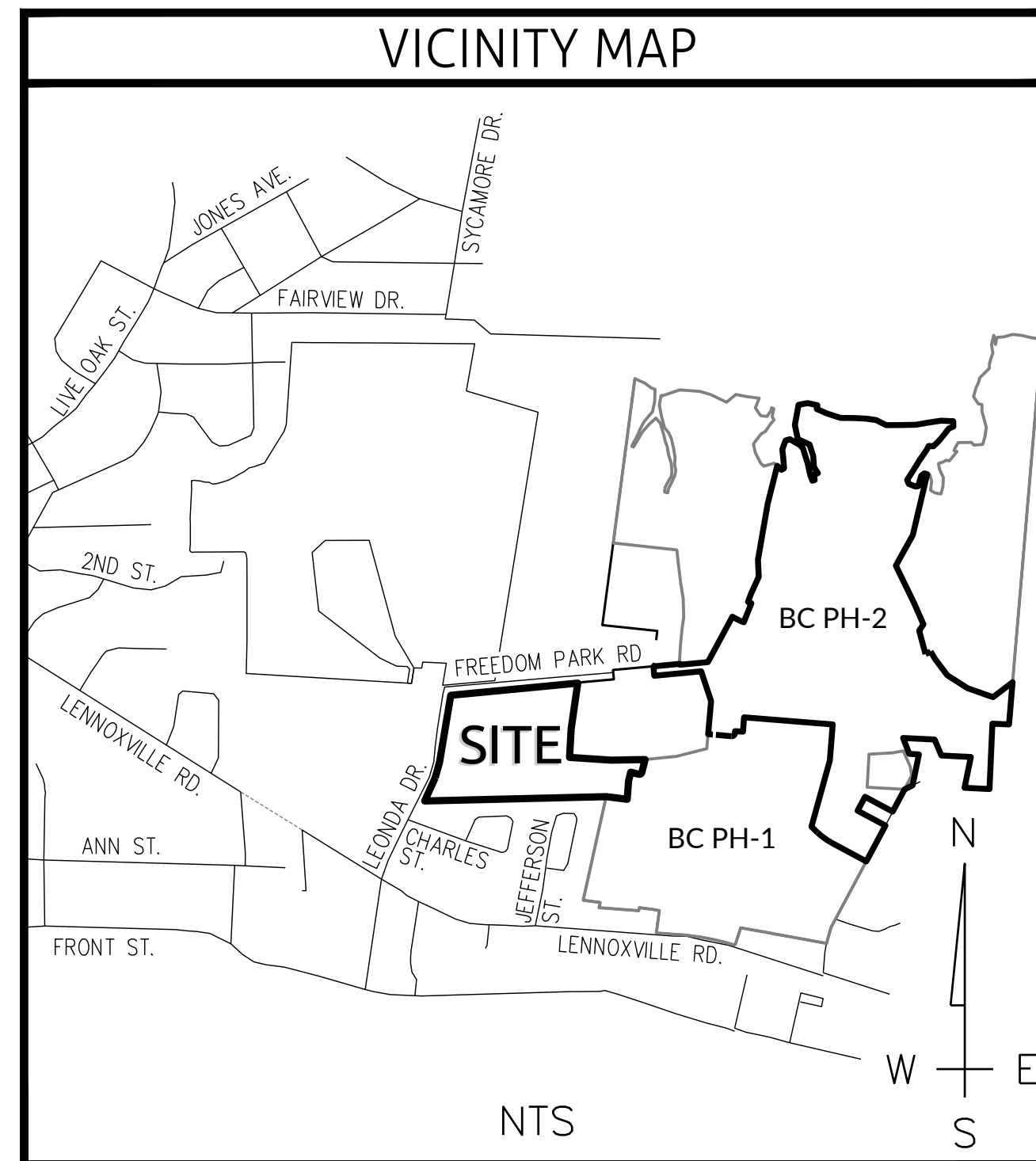
BEAU COAST

PHASE 5

BEAUFORT, NC

JUNE 2020

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



Sheet List Table	
Sheet Number	Sheet Title
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C6.0	EROSION CONTROL PLAN - PHASE 2
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C8.0	UTILITY PLAN
C9.0	GREAT EGRET WAY PLAN & PROFILE
C9.1	BLUE BILL WAY & 14TH ALLEY PLAN & PROFILE
C9.2	16TH ALLEY PLAN & PROFILE
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C9.4	EX-MH-1-MH2 & MH7-MH9 PLAN & PROFILE
C9.5	EXISTING LEONDA DRIVE PLAN & PROFILE
C10.0	BMP 7E DETAILS
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C11.1	AMENITY SITE DETAILS
D1.0	ROADWAY & STORM DRAIN DETAILS
D2.0	BMP 7E EROSION CONTROL DETAILS
D3.0	WATER DETAILS
D4.0	WATER & SEWER DETAILS
D5.0	WATER, SEWER, STORM & ROADWAY DETAILS
D6.0	SEWER, STORM & ROADWAY DETAILS
D7.0	EROSION CONTROL DETAILS
L1.0	LANDSCAPE PLAN AND DETAILS

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



PREPARED BY:

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DEVELOPER/OWNER

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

ATTN: KARL BLACKLEY

K:\08-1976\080976.50-Beau Coast Phase 5\CAD\Drawings\Set\Construction\02.0 Construction\02.0 Construction.dwg - Wednesday, June 17, 2020 8:59:25 AM - BDD, jds/pt

COORDINATION NOTES:

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

GENERAL NOTES:

- 1. THE TOPOGRAPHIC SURVEY HAS BEEN PROVIDED BY WITHERSRAVENEL.
2. WETLAND DELINEATION BY LAND MANAGEMENT GROUP, INC. ENVIRONMENTAL CONSULTANTS, PO BOX 2522, WILMINGTON, NC 28402.
3. FEMA FLOOD DESIGNATIONS ON THIS PROPERTY TAKEN FROM FIRM PANEL #3720731600J, 3720731500J, 3720730600J, AND 3720730500J, DATED JULY 16, 2003.
4. THERE ARE NO KNOWN U.S. LISTED DEPARTMENT OF INTERIOR'S NATIONAL REGISTER OF HISTORICAL PLACES, "HISTORICAL PROPERTY" PURSUANT TO G.S. CHAPTER 160A, ARTICLE 19, PART 3.
5. REASONABLE CARE HAS BEEN EXERCISED IN SHOWING THE LOCATION OF EXISTING UTILITIES ON THE PLANS.
6. CONTRACTOR SHALL COMPLY WITH THE LATEST REVISIONS AND INTERPRETATIONS OF THE DEPARTMENT OF LABOR SAFETY AND HEALTH REGULATIONS FOR CONSTRUCTION PROMULGATED UNDER THE OCCUPATIONAL SAFETY AND HEALTH ACT.
7. CONTRACTOR SHALL PLAN AND CONSTRUCT WORK SO AS TO CAUSE MINIMUM INCONVENIENCE TO THE OWNER AND THE PUBLIC.
8. ALL MATERIAL CLEARED OR DEMOLISHED BY THE CONTRACTOR IN ORDER TO CONSTRUCT THE WORK SHALL BECOME THE PROPERTY OF THE CONTRACTOR AND SHALL BE PROPERLY DISPOSED OF OFF-SITE OR BURNED IF PROPER PERMITS ARE RECEIVED.
9. ALL WORK BY THE CONTRACTOR SHALL BE WARRANTED BY THE CONTRACTOR FOR A PERIOD OF ONE YEAR AFTER THE OWNER ACCEPTS THE WORK.
10. CONTRACTOR SHALL CALL THE NORTH CAROLINA ONE-CALL CENTER AT 811 FOR ASSISTANCE IN LOCATING UTILITIES.
11. ALL PAVEMENT MARKINGS IN PUBLIC RIGHT-OF-WAYS AND FOR DRIVEWAYS ARE TO BE THERMOPLASTIC AND MEET TOWN AND/OR NCDOT STANDARDS.
12. ALL SIGNS AND PAVEMENT MARKINGS IN AREAS OPEN TO PUBLIC TRAFFIC ARE TO MEET MUTCD (MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES) STANDARDS.
13. ALL TRAFFIC CONTROL SIGNS AND MARKINGS OFF THE RIGHT-OF-WAY ARE TO BE MAINTAINED BY THE PROPERTY OWNER IN ACCORDANCE WITH MUTCD STANDARDS.
14. ALL PARKING STALL MARKINGS AND LANE ARROWS WITHIN THE PARKING AREAS SHALL BE WHITE.
15. ANY BROKEN OR MISSING SIDEWALK PANELS, DRIVEWAY PANELS AND CURBING SHALL BE REPLACED BY THE CONTRACTOR AT NO COST TO THE OWNER.
16. THE HOMEOWNERS ASSOCIATION WILL MAINTAIN THE TREES AND GRASS IN THE RIGHT OF WAY.
17. DURING CONSTRUCTION, COPIES OF NPDES AND SIMILAR MAINTENANCE REPORTS ARE TO BE SUBMITTED TO THE TOWN ON AT LEAST A QUARTERLY BASIS.
18. THERE WILL BE NO PARKING ON 13TH, 14TH 15TH & 16TH ALLEYS.

DEMOLITION NOTES:

- 1. CONTRACTOR TO COORDINATE WITH THE OWNER TO PROPERLY MAINTAIN OR RELOCATE EXISTING SERVICE CONNECTIONS WHEN NECESSARY.
2. CONTRACTOR IS TO WALK THE SITE AND BECOME FAMILIAR WITH THE SCOPE OF DEMOLITION REQUIRED.
3. DEMOLITION SHALL INCLUDE BUT IS NOT LIMITED TO THE EXCAVATION, HAULING AND OFFSITE DISPOSAL OF CONCRETE PADS, CONCRETE DITCHES, FOUNDATIONS, SLABS, STEPS, AND STRUCTURES; ABANDONED UTILITIES, BUILDINGS, PAVEMENTS AND ALL MATERIALS CLEARED AND STRIPPED TO THE EXTENT NECESSARY AS DIRECTED BY THE SOILS ENGINEER FOR THE INSTALLATION OF THE NEW IMPROVEMENTS AND WITHIN THE LIMITS OF CLEARING AND GRADING AND AS SHOWN ON THESE PLANS.
4. THE CONTRACTOR SHALL PROTECT ALL ADJACENT PROPERTY, STRUCTURES AND UTILITIES ON THE PROPERTY NOT TO BE DEMOLISHED.
5. ELECTRIC, TELEPHONE, SANITARY SEWER, WATER AND STORM SEWER UTILITIES THAT SERVICE OFF-SITE PROPERTIES SHALL BE MAINTAINED DURING THE CONSTRUCTION PROCESS BY THE CONTRACTOR.
6. EXISTING UTILITIES NOT INTENDED FOR DEMOLITION SHALL BE MAINTAINED, PROTECTED AND UNDISTURBED DURING DEMOLITION.
7. ALL EXISTING IMPROVEMENTS INDICATED OR REQUIRED TO BE DEMOLISHED SHALL INCLUDE REMOVAL FROM THE PROPERTY AND PROPER DISPOSAL.
8. CONTRACTOR SHALL COORDINATE RELOCATION OF ALL EXISTING OVER HEAD AND UNDERGROUND UTILITIES INCLUDING CABLE, GAS, TELEPHONE AND ELECTRIC AND ANY OTHER UTILITIES THROUGH THE SITE WITH THE RESPECTIVE COMPANIES.
9. PROVIDE SMOOTH SAW CUT OF EXISTING PAVEMENTS, CURBS AND GUTTERS AND SIDEWALKS TO BE DEMOLISHED.
10. ALL DEMOLITION WORK SHALL BE DONE IN STRICT ACCORDANCE WITH LOCAL, STATE AND FEDERAL REGULATIONS AS WELL AS OSHA REGULATIONS.
11. INFORMATION CONCERNING UNDERGROUND UTILITIES WAS OBTAINED FROM AVAILABLE RECORDS, BUT THE CONTRACTOR MUST DETERMINE THE EXACT LOCATION AND ELEVATIONS OF THE MAINS BY DIGGING TEST PITS BY HAND.

STABILIZATION NOTES

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

EROSION AND SEDIMENT CONTROL NOTES

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

SEQUENCE OF CONSTRUCTION:

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

MAINTENANCE PLAN

- 1. ALL EROSION AND SEDIMENT CONTROL PRACTICES WILL BE CHECKED FOR STABILITY AND OPERATION FOLLOWING EVERY RUNOFF-PRODUCING RAINFALL BUT IN NO CASE LESS THAN ONCE EVERY WEEK AND WITHIN 24 HOURS OF EVERY HALF INCH RAINFALL.
2. ALL POINTS OF EGRESS WILL HAVE CONSTRUCTION ENTRANCES THAT WILL BE PERIODICALLY TOP-DRESSED WITH AN ADDITIONAL 2 INCHES OF #4 STONE TO MAINTAIN PROPER DEPTH.
3. SEDIMENT WILL BE REMOVED BEHIND THE SEDIMENT FENCE WHEN IT BECOMES 0.5 FEET DEEP AT THE FENCE.
4. SEDIMENT WILL BE REMOVED FROM SEDIMENT TRAPS WHEN THE SEDIMENT POOL NO LONGER DRAINS OR WHEN THE ROCK IS DISLODGED.
5. INLET PROTECTION DEVICES SHALL BE INSPECTED AFTER EVERY RAINFALL EVENT.
6. ALL SEEDED AREAS WILL BE FERTILIZED, RESEEDED AS NECESSARY, AND MULCHED ACCORDING TO SPECIFICATIONS IN THE VEGETATIVE PLAN TO MAINTAIN A VIGOROUS, DENSE VEGETATIVE COVER.
7. SEDIMENT WILL BE REMOVED FROM AROUND TEMPORARY ROCK CHECK DAMS ONCE A WEEK AND AFTER EVERY RAIN EVENT.

PERMANENT SEEDING SCHEDULE - MIXTURE 5CP

Table with 2 columns: SPECIES, RATE (LB/ACRE). Includes CENTIPEDE GRASS at 10-20.

Seeding Dates

MARCH - JUNE

Soil Amendments

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

Mulch

DO NOT MULCH.

Maintenance

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

TEMPORARY SEEDING-LATE WINTER/EARLY SPRING

Seeding Mixture

WINTER AND EARLY SPRING

Table with 2 columns: SPECIES, RATE (LB/ACRE). Includes Rye (GRAIN) at 120 and ANNUAL LESPEDEZA (KOBÉ IN PIEDMONT AND COASTAL PLAIN, KOREAN IN MOUNTAINS) at 50.

OMIT ANNUAL LESPEDEZA WHEN DURATION OF TEMPORARY COVER IS NOT TO EXTEND BEYOND JUNE.

SUMMER

Table with 2 columns: SPECIES, RATE (LB/ACRE). Includes GERMAN MILLET at 40.

FALL

Table with 2 columns: SPECIES, RATE (LB/ACRE). Includes RYE (GRAIN) at 120.

Seeding dates

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

Soil amendments

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

Mulch

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

Maintenance

REFERTILIZE IF GROWTH IS NOT FULLY ADEQUATE. RESEED, REFERTILIZE AND MULCH IMMEDIATELY FOLLOWING EROSION OR OTHER DAMAGE.

SITE NOTES

- 1. ANY DISCREPANCY IN THIS PLAN AND ACTUAL FIELD CONDITIONS SHALL BE REPORTED TO THE OWNER PRIOR TO START OF CONSTRUCTION.
2. THE GENERAL CONTRACTOR SHALL CONTACT ALL OWNERS OF EASEMENTS, UTILITIES AND R.O.W.'S PUBLIC OR PRIVATE, PRIOR TO WORKING IN THESE AREAS.
3. CONTRACTOR SHALL MAINTAIN THE SITE IN A MANNER SO THAT WORKMEN AND PUBLIC SHALL BE PROTECTED FROM INJURY, AND ADJOINING PROPERTY PROTECTED FROM DAMAGE.
4. ACCESS TO UTILITIES, FIRE HYDRANTS, STREET LIGHTING, ETC., SHALL REMAIN UNDISTURBED, UNLESS COORDINATED WITH THE RESPECTIVE UTILITY.
5. DO NOT SCALE THIS DRAWING AS IT IS A REPRODUCTION AND SUBJECT TO DISTORTION.
6. THE GENERAL CONTRACTOR SHALL REMOVE ALL DEBRIS FROM THE SITE UPON COMPLETION OF THE PROJECT AND AT LEAST ONCE A WEEK DURING CONSTRUCTION.
7. THE GENERAL CONTRACTOR SHALL KEEP THE AREA OUTSIDE THE "CONSTRUCTION LIMITS" BROOM CLEAN AT ALL TIMES.
8. CONTRACTOR SHALL MAINTAIN AN "AS-BUILT" SET OF DRAWINGS TO RECORD THE EXACT LOCATION OF ALL PIPING PRIOR TO CONCEALMENT.
9. IF DEPARTURES FROM THE SPECIFICATIONS OR DRAWINGS ARE DEEMED NECESSARY BY THE CONTRACTOR, DETAILS OF SUCH DEPARTURES AND REASONS THEREOF SHALL BE GIVEN TO THE OWNER AND TOWN OF BEAUFORT FOR REVIEW.
10. CONTRACTOR SHALL VERIFY LOCATION AND ELEVATION OF ALL UNDERGROUND UTILITIES.
11. ALL PERMITS RELATIVE TO PROJECT MUST BE OBTAINED, PRIOR TO CONSTRUCTION
12. ALL CONSTRUCTION TO BE IN ACCORDANCE WITH PERMITS ISSUED AND APPLICABLE STATE, COUNTY, AND LOCAL CODES.
13. THE CONTRACTOR SHALL OBTAIN AND PAY FOR ALL INSPECTIONS, CERTIFICATIONS, EQUIPMENT, ETC., THAT MAY BE REQUIRED.
14. THE ENGINEER AND/OR OWNER DISCLAIM ANY ROLE IN THE CONSTRUCTION MEANS AND METHODS ASSOCIATED WITH THE PROJECT AS SET FORTH IN THESE PLANS.

EXISTING UTILITY NOTES:

- 1. IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO VERIFY THE ACTUAL LOCATION AND AVAILABILITY OF ALL EXISTING AND PROPOSED UTILITIES IN THE FIELD PRIOR TO GROUND BREAKING.
2. EXISTING UTILITIES AND STRUCTURES SHOWN, BOTH UNDERGROUND AND ABOVE GROUND ARE BASED ON A FIELD SURVEY AND THE BEST AVAILABLE RECORD DRAWINGS.

UTILITY CONTACTS:

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

NOTICE REQUIRED:

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

CONTACT "CAROLINA ONE CALL" AT 811

EMERGENCY DIAL 911 POLICE - FIRE - RESCUE

UTILITY NOTES:

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

FIRE & LIFE SAFETY NOTES:

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

TRAFFIC NOTES:

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

GRADING & STORMWATER MANAGEMENT NOTES:

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



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BEAU COAST PHASE 5

BEAUFORT, NC

PROJECT NOTES

Table with 2 columns: Job No., Date, Drawn By, Designer. Values: 02080976.50, 2/13/2020, TG, JSB.



Table with 1 column: Revisions. Multiple empty rows for revision notes.

Sheet No. C0.1

NCG01-DETAIL GROUND STABILIZATION AND HANDLING PLAN

EFFECTIVE: 04/01/19

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

SECTION E: GROUND STABILIZATION

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

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

GROUND STABILIZATION SPECIFICATION

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

Temporary Stabilization	Permanent Stabilization
<ul style="list-style-type: none"> Temporary grass seed covered with straw or other mulches and tackifiers Hydroseeding Rollered erosion control products with or without temporary grass seed Appropriately applied straw or other mulch Plastic sheeting 	<ul style="list-style-type: none"> Permanent grass seed covered with straw or other mulches and tackifiers Geotextile fabrics such as permanent soil reinforcement matting Hydroseeding Shrubs or other permanent plantings covered with mulch Uniform and evenly distributed ground cover sufficient to restrain erosion Structural methods such as concrete, asphalt or retaining walls Rollered erosion control products with grass seed

POLYACRYLAMIDES (PAMS) AND FLOCCULANTS

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

EQUIPMENT AND VEHICLE MAINTENANCE

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

LITTER, BUILDING MATERIAL AND LAND CLEARING WASTE

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

PAINT AND OTHER LIQUID WASTE

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

PORTABLE TOILETS

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

EARTHEN STOCKPILE MANAGEMENT

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

CONCRETE WASHOUTS

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

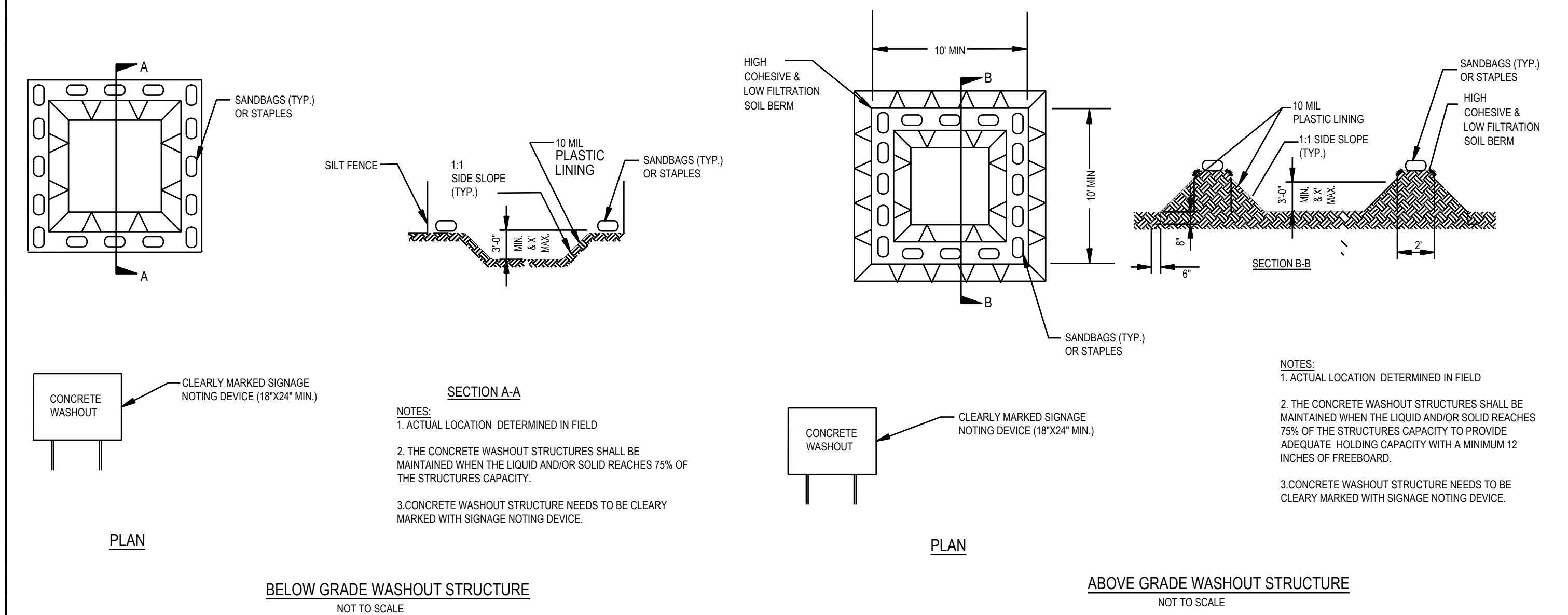
HERBICIDES, PESTICIDES AND RODENTICIDES

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

HAZARDOUS AND TOXIC WASTE

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

ONSITE CONCRETE WASHOUT STRUCTURE WITH LINER



NCG01-SELF INSPECTION, RECORDKEEPING & REPORTING

EFFECTIVE: 05/17/19

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

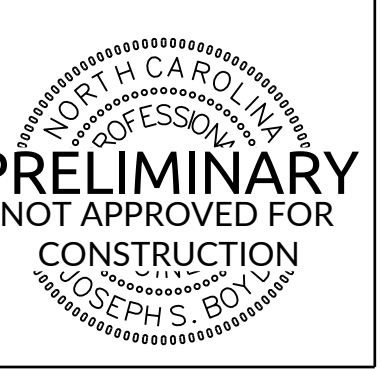
NOTE: The rain inspection resets the required 7 calendar day inspection requirement.

PART III SELF-INSPECTION, RECORDKEEPING AND REPORTING	
SECTION B: RECORDKEEPING	
1. E&SC Plan Documentation	
(a) Each E&SC Measure has been installed and does not significantly deviate from the locations, dimensions and relative elevations shown on the approved E&SC Plan.	Initial and date each E&SC Measure on a copy of the approved E&SC Plan or complete, date and sign an inspection report that lists each E&SC Measure shown on the approved E&SC Plan. This documentation is required upon the initial installation of the E&SC Measures or if the E&SC Measures are modified after initial installation.
(b) A phase of grading has been completed.	Initial and date a copy of the approved E&SC Plan or complete, date and sign an inspection report to indicate completion of the construction phase.
(c) Ground cover is located and installed in accordance with the approved E&SC Plan.	Initial and date a copy of the approved E&SC Plan or complete, date and sign an inspection report to indicate compliance with approved ground cover specifications.
(d) The maintenance and repair requirements for all E&SC Measures have been performed.	Complete, date and sign an inspection report.
(e) Corrective actions have been taken to E&SC Measures.	Initial and date a copy of the approved E&SC Plan or complete, date and sign an inspection report to indicate the completion of the corrective action.
2. Additional Documentation to be Kept Onsite In addition to the E&SC Plan documents above, the following items shall be kept on the site and available for agency inspectors at all times during normal business hours, unless the Division provides a site-specific exemption based on unique site conditions that make this requirement not practical: (a) This general permit as well as the certificate of coverage, after it is received. (b) Records of inspections made during the previous twelve months. The permittee shall record the required observations on the Inspection Record Form provided by the Division or a similar inspection form that includes all the required elements. Use of electronically-available records in lieu of the required paper copies will be allowed if shown to provide equal access and utility as the hard-copy records.	
3. Documentation to be Retained for Three Years All data used to complete the e-NOI and all inspection records shall be maintained for a period of three years after project completion and made available upon request. [40 CFR 122.41]	

PART III SELF-INSPECTION, RECORDKEEPING AND REPORTING	
SECTION C: REPORTING	
1. Occurrences that must be reported	
Permittees shall report the following occurrences: (a) Visible sediment deposition in a stream or wetland. (b) Oil spills if: • They are 25 gallons or more, • They are less than 25 gallons but cannot be cleaned up within 24 hours, • They cause sheen on surface waters (regardless of volume), or • They are within 100 feet of surface waters (regardless of volume).	
(a) Releases of hazardous substances in excess of reportable quantities under Section 311 of the Clean Water Act (Ref: 40 CFR 110.3 and 40 CFR 117.3) or Section 102 of CERCLA (Ref: 40 CFR 302.4) or G.S. 143-215.85. (b) Anticipated bypasses and unanticipated bypasses. (c) Noncompliance with the conditions of this permit that may endanger health or the environment.	
2. Reporting Timeframes and Other Requirements After a permittee becomes aware of an occurrence that must be reported, he shall contact the appropriate Division regional office within the timeframes and in accordance with the other requirements listed below. Occurrences outside normal business hours may also be reported to the Division's Emergency Response personnel at (800) 858-0368.	
Occurrence	Reporting Timeframes (After Discovery) and Other Requirements
(a) Visible sediment deposition in a stream or wetland	<ul style="list-style-type: none"> Within 24 hours, an oral or electronic notification. Within 7 calendar days, a report that contains a description of the sediment and actions taken to address the cause of the deposition. Division staff may waive the requirement for a written report on a case-by-case basis. If the stream is named on the NC 303(d) list as impaired for sediment-related causes, the permittee may be required to perform additional monitoring, inspections or apply more stringent practices if staff determine that additional requirements are needed to assure compliance with the federal or state impaired-waters conditions.
(b) Oil spills and release of hazardous substances per Item 1(b)-(c) above	<ul style="list-style-type: none"> Within 24 hours, an oral or electronic notification. The notification shall include information about the date, time, nature, volume and location of the spill or release.
(c) Anticipated bypasses [40 CFR 122.41(m)(3)]	<ul style="list-style-type: none"> A report at least ten days before the date of the bypass, if possible. The report shall include an evaluation of the anticipated quality and effect of the bypass.
(d) Unanticipated bypasses [40 CFR 122.41(m)(3)]	<ul style="list-style-type: none"> Within 24 hours, an oral or electronic notification. Within 7 calendar days, a report that includes an evaluation of the quality and effect of the bypass.
(e) Noncompliance with the conditions of this permit that may endanger health or the environment [40 CFR 122.41(i)(7)]	<ul style="list-style-type: none"> Within 24 hours, an oral or electronic notification. Within 7 calendar days, a report that contains a description of the noncompliance, and its causes, the period of noncompliance, including exact dates and times, and if the noncompliance has not been corrected, the anticipated time noncompliance is expected to continue, and steps taken or planned to reduce, eliminate, and prevent recurrence of the noncompliance. [40 CFR 122.41(i)(6)]. Division staff may waive the requirement for a written report on a case-by-case basis.

PART II, SECTION G, ITEM (4) DRAW DOWN OF SEDIMENT BASINS FOR MAINTENANCE OR CLOSE OUT	
Sediment basins and traps that receive runoff from drainage areas of one acre or more shall use outlet structures that withdraw water from the surface when these devices need to be drawn down for maintenance or close out unless this is infeasible. The circumstances in which it is not feasible to withdraw water from the surface shall be rare (for example, times with extended cold weather). Non-surface withdrawals from sediment basins shall be allowed only when all of the following criteria have been met: (a) The E&SC plan authority has been provided with documentation of the non-surface withdrawal and the specific time periods or conditions in which it will occur. The non-surface withdrawal shall not commence until the E&SC plan authority has approved these items. (b) The non-surface withdrawal has been reported as an anticipated bypass in accordance with Part II, Section C, Item (2)(c) and (d) of this permit. (c) Dewatering discharges are treated with controls to minimize discharges of pollutants from stormwater that is removed from the sediment basin. Examples of appropriate controls include properly sited, designed and maintained dewatering tanks, weir tanks, and filtration systems. (d) Vegetated, upland areas of the sites or a properly designed stone pad is used to the extent feasible at the outlet of the dewatering treatment devices described in Item (c) above. (e) Velocity dissipation devices such as check dams, sediment traps, and riprap are provided at the discharge points of all dewatering devices, and (f) Sediment removed from the dewatering treatment devices described in Item (c) above is disposed of in a manner that does not cause deposition of sediment into waters of the United States.	

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



Revisions

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BEAU COAST PHASE 5

BEAUFORT, NC

**EXISTING CONDITIONS
PLAN**

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

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

Revisions

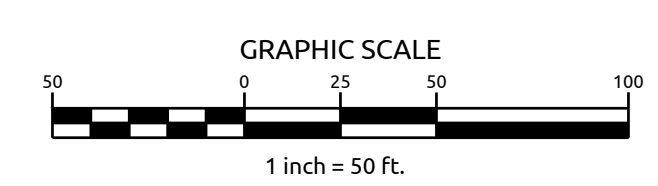
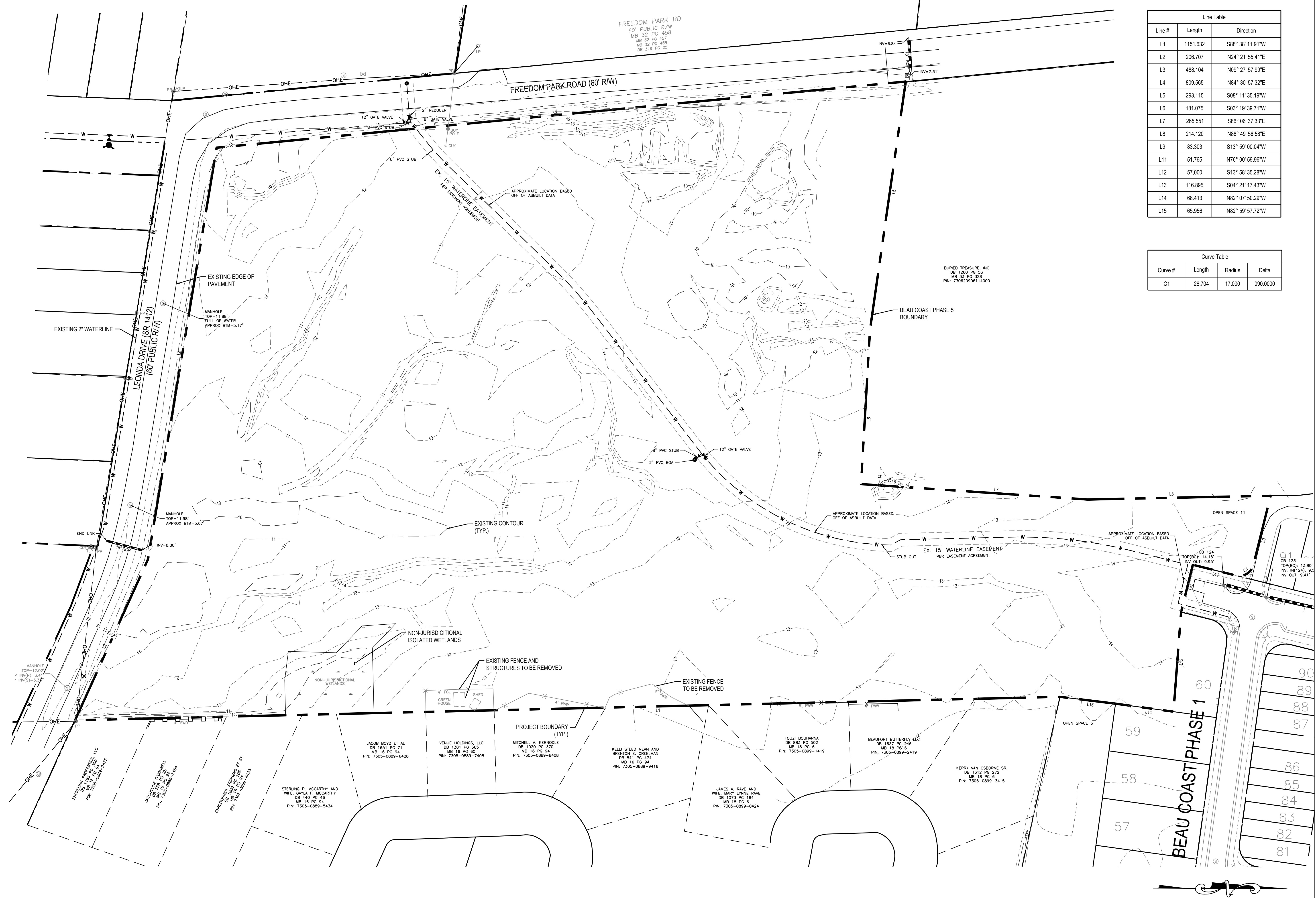
Sheet No.
C1.0

Line Table

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

Curve Table

Curve #	Length	Radius	Delta
C1	26.704	17,000	090.0000



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SITE DEVELOPMENT DATA

GENERAL NOTES:

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

CARTERET COUNTY PARCEL NO.:
 731605005458000

TOTAL TRACT AREA: 15.45 AC ±

SETBACKS:

32' WIDE LOTS:

- 4' FRONT
- 4' SIDE
- 5' REAR

TOWNHOME LOTS:

- 20' FRONT
- 0' SIDE
- 5' REAR

DEVELOPMENT DATA:

TOTAL TRACT AREA: 15.45 AC ±

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

SINGLE FAMILY LOTS:

32' WIDE = 49

TOWNHOME UNITS:

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

Line #	Length	Direction
L1	1151.632	S88° 38' 11.91"W
L2	206.707	N24° 21' 55.41"E
L3	488.104	N09° 27' 57.99"E
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Curve #	Length	Radius	Delta
C1	26.704	17.000	090.0000

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



WithersRavenel
 Engineers | Planners | Surveyors

BEAU COAST PHASE 5
 BEAUFORT, NC

SITE PLAN

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

PRELIMINARY
 NOT APPROVED FOR
 CONSTRUCTION

Revisions

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BEAU COAST PHASE 5

BEAUFORT, NC

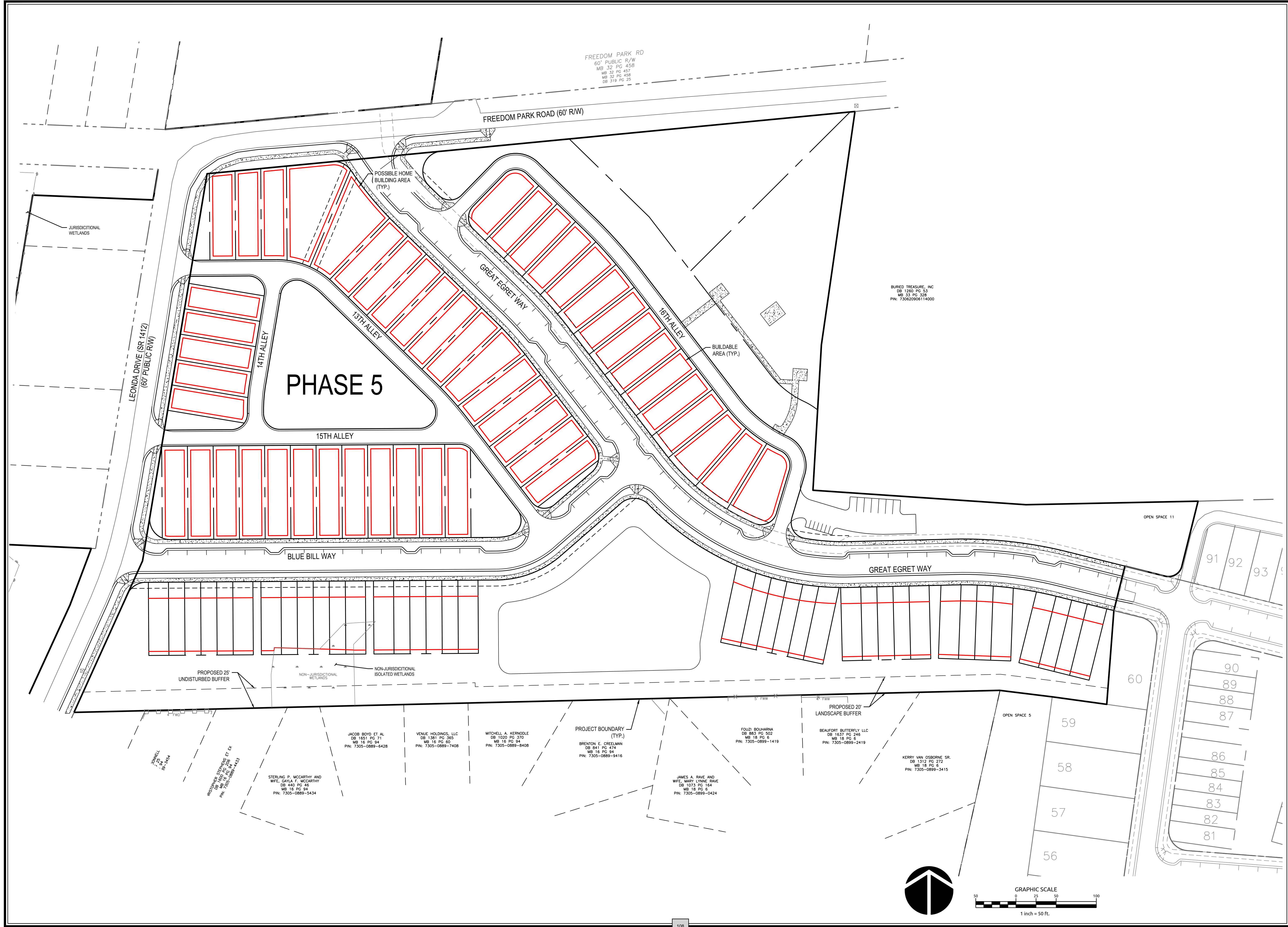
LOT FIT PLAN

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

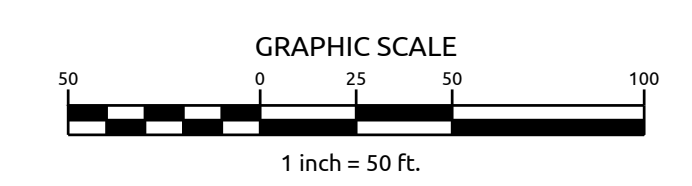
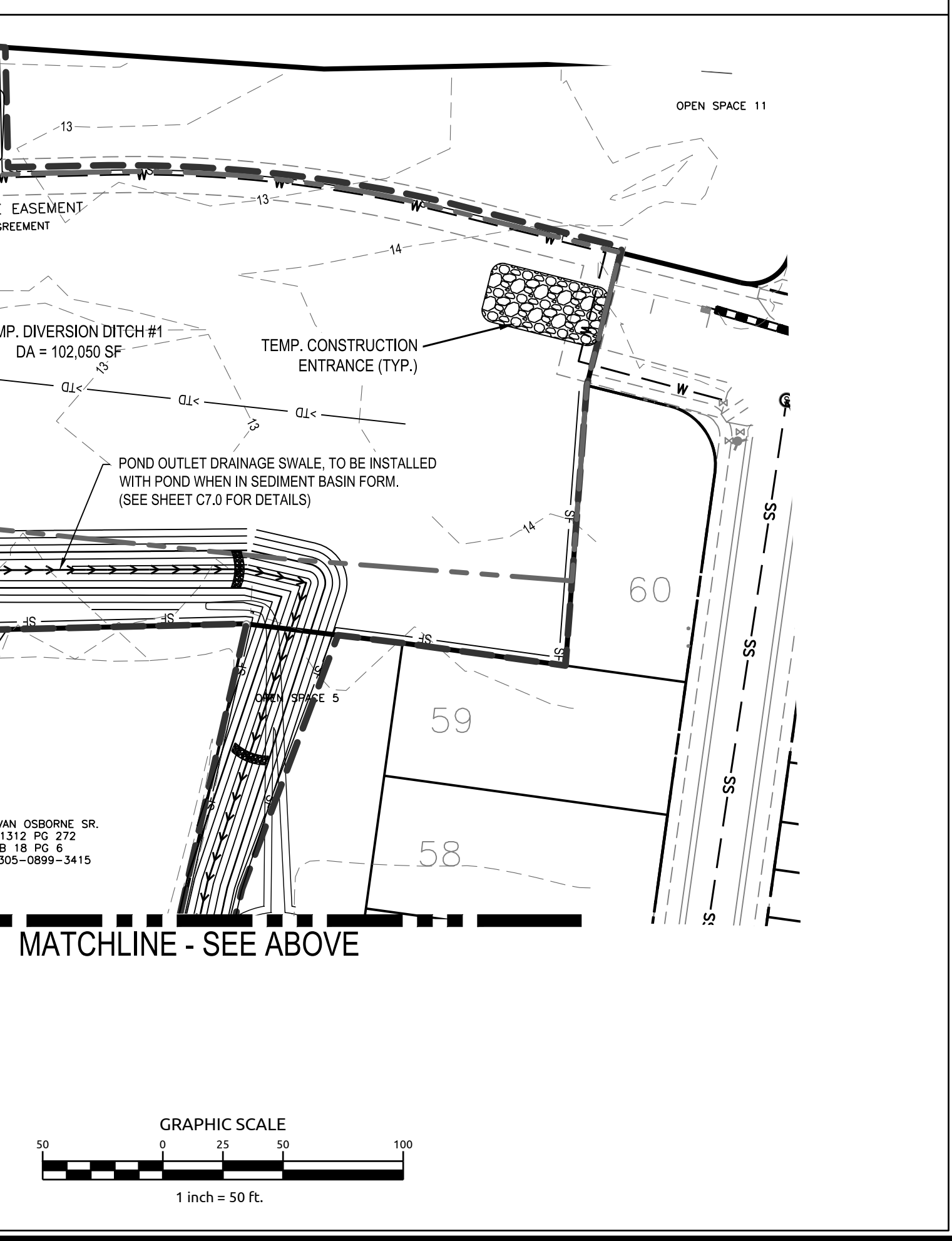
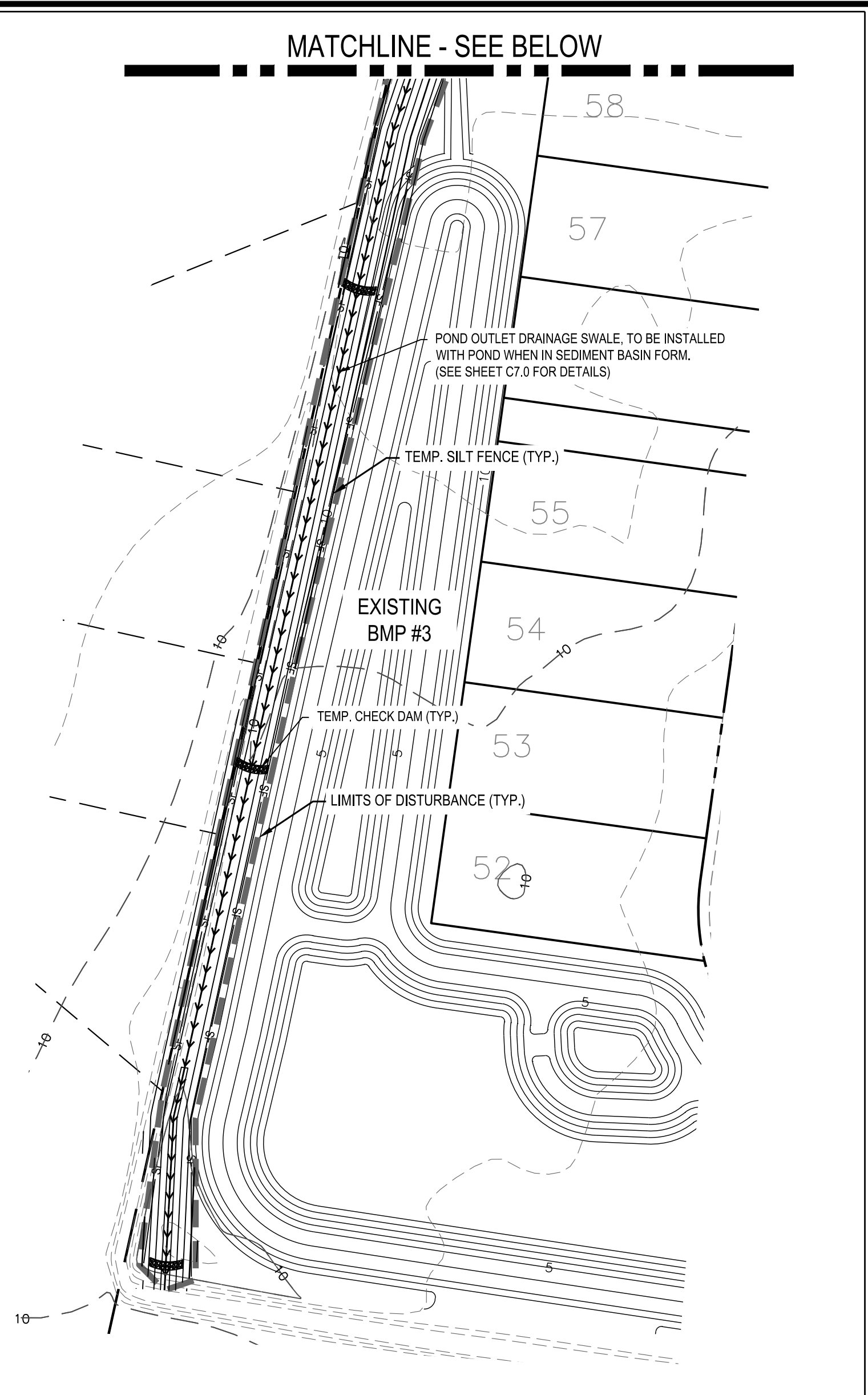
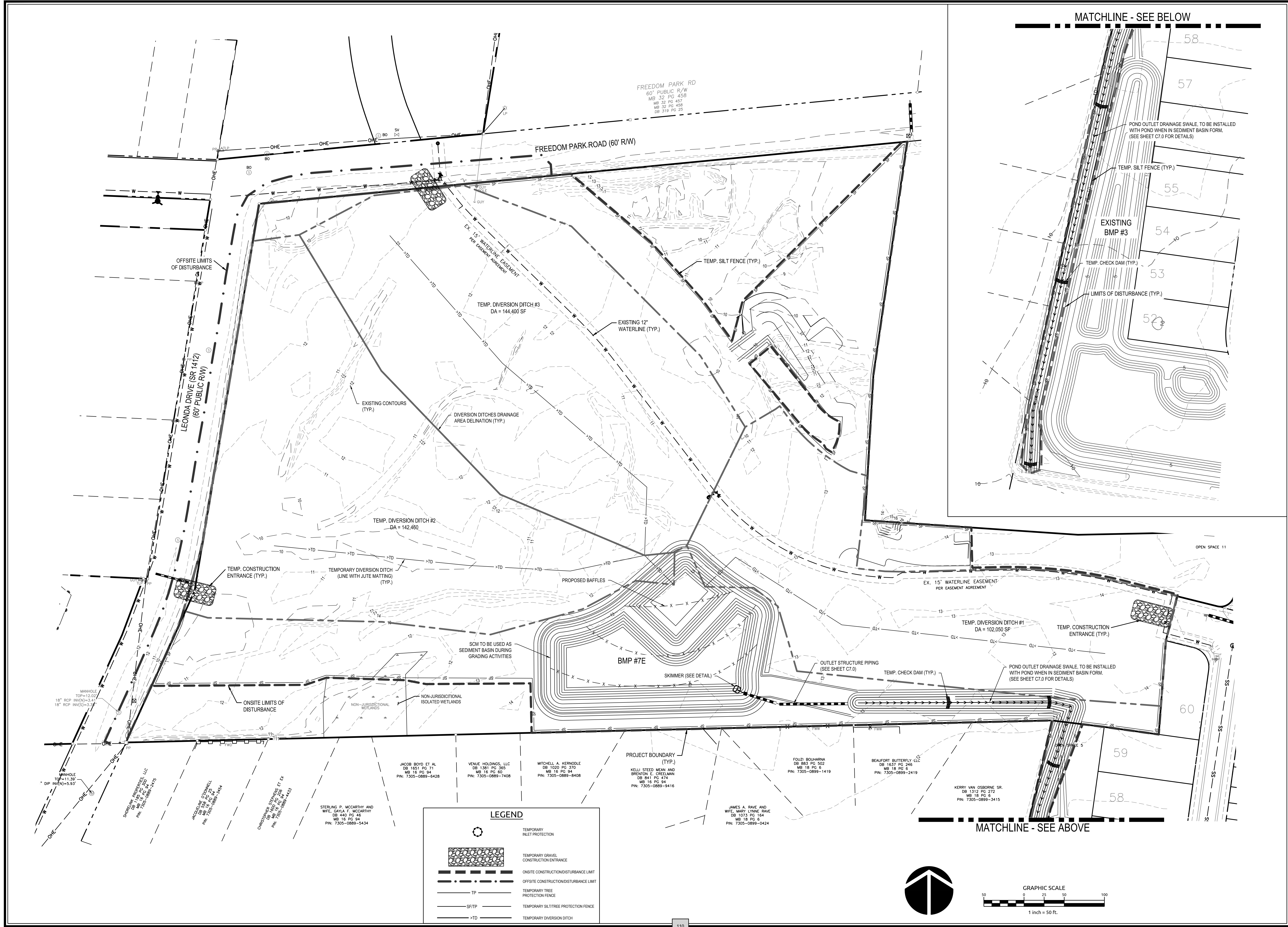
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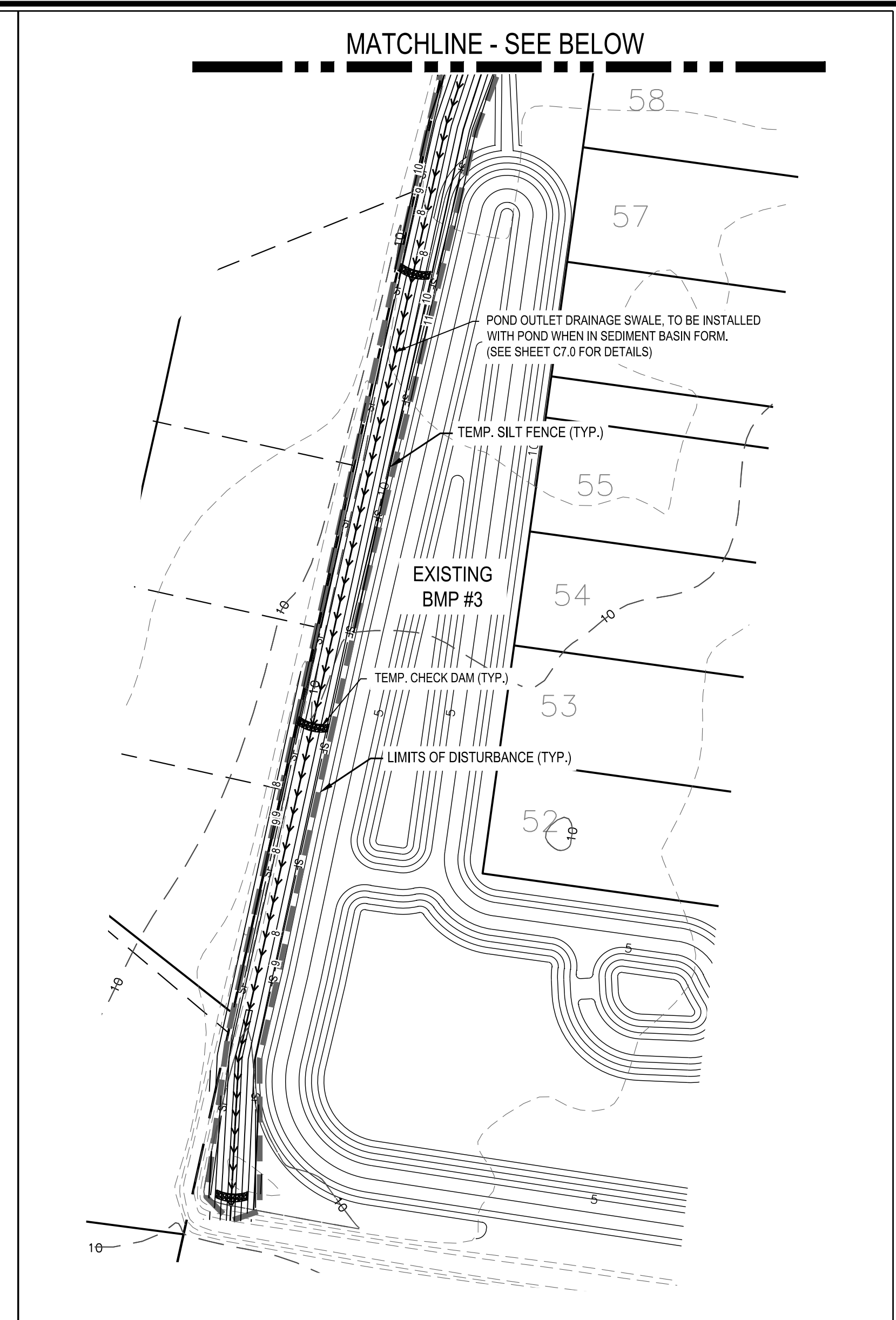
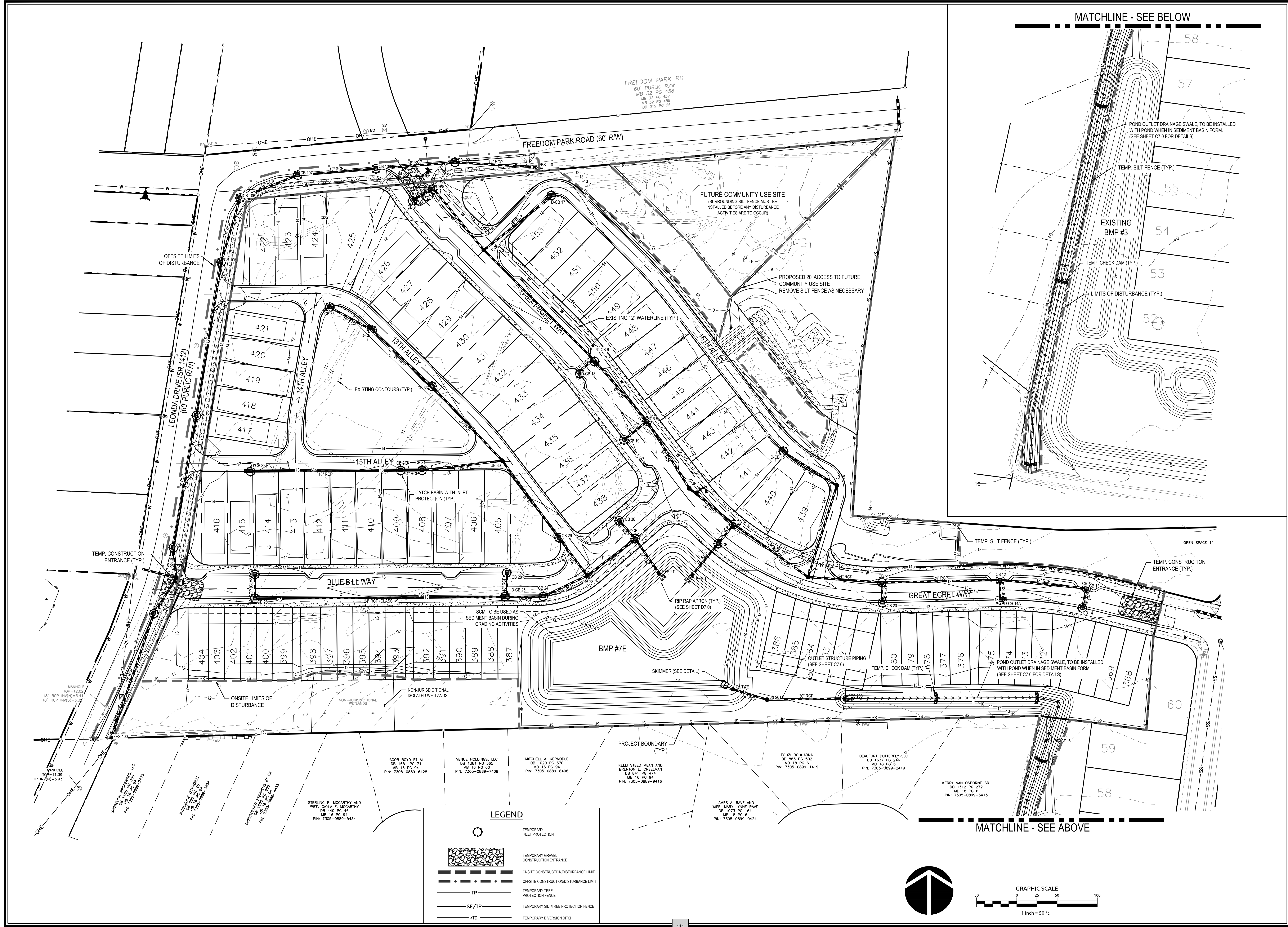
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LEGEND

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

GRAPHIC SCALE

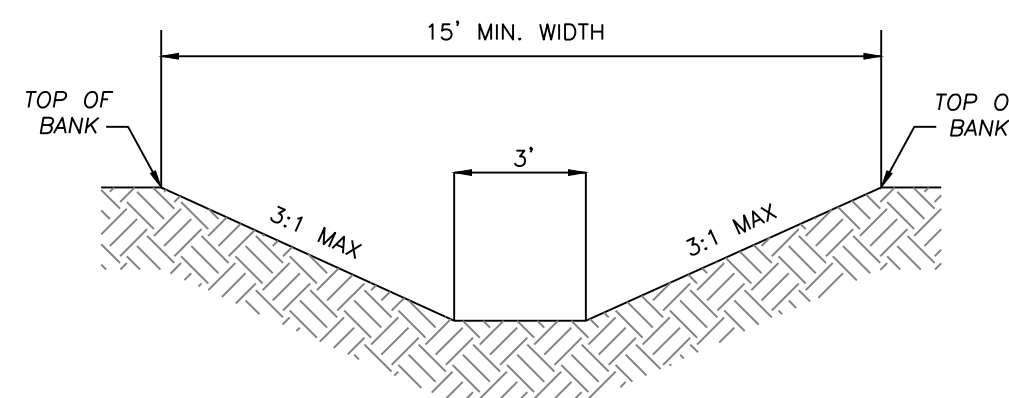
50 0 25 50 100

1 inch = 50 ft.

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NOTES:

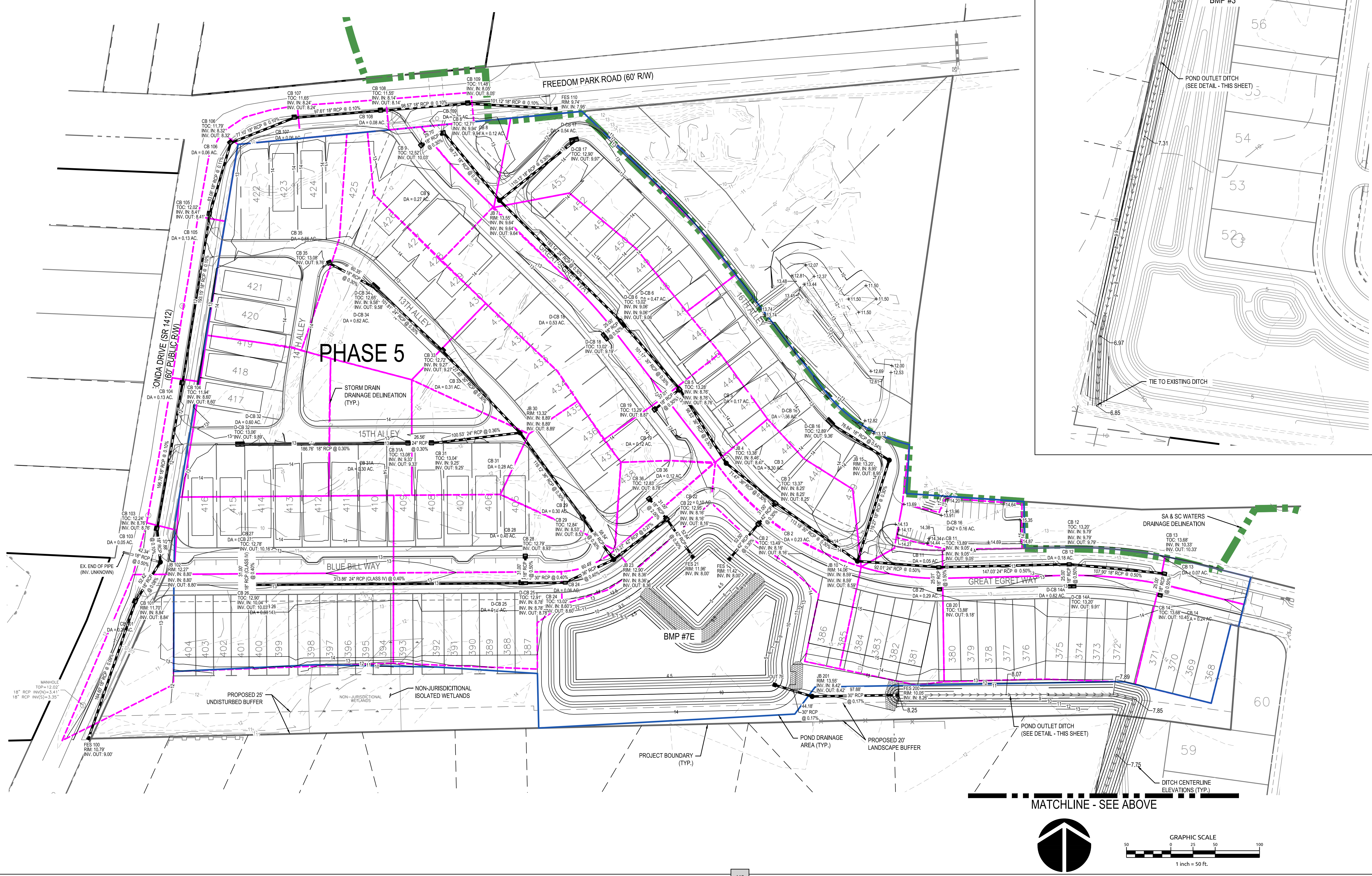
1. ALL ROOF DRAINAGE TO DIRECTED STORM DRAIN SYSTEM.
2. STRUCTURES LABELED "D-CB" DENOTES A DOUBLE CATCH BASIN.



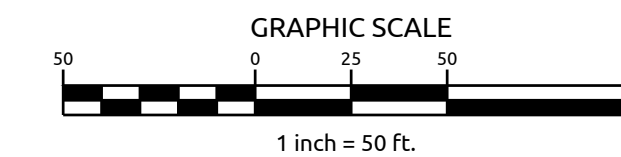
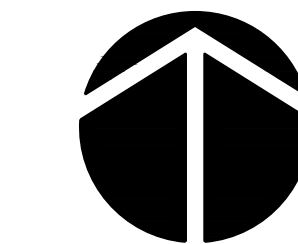
STARTING ELEV.	ENDING ELEV.	LENGTH	AVERAGE SLOPE	TEMP. LINER	SWALE LINER
8.25	6.85	1030'	0.17%	EXCELSIOR MATTING	GRASS

POND OUTLET TRAPEZOIDAL DITCH CROSS SECTION DETAIL

NOT TO SCALE



MATCHLINE - SEE ABOVE



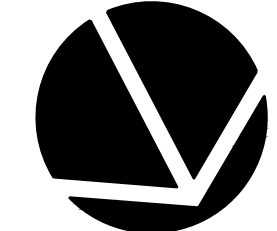
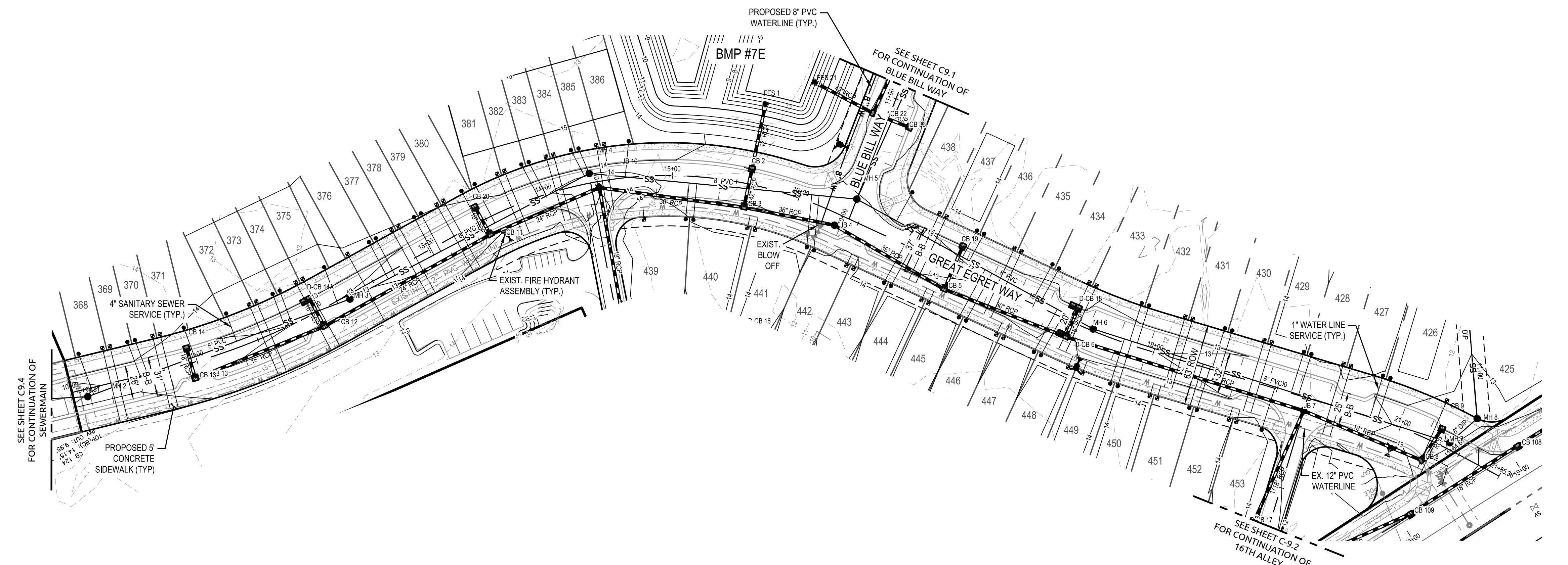
MATCHLINE - SEE BELOW

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

PRELIMINARY
NOT APPROVED FOR
CONSTRUCTION

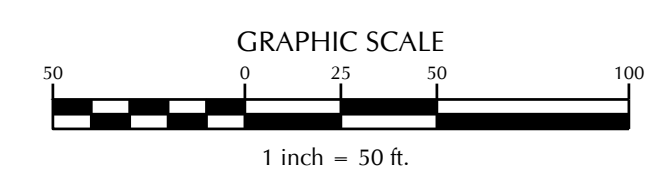
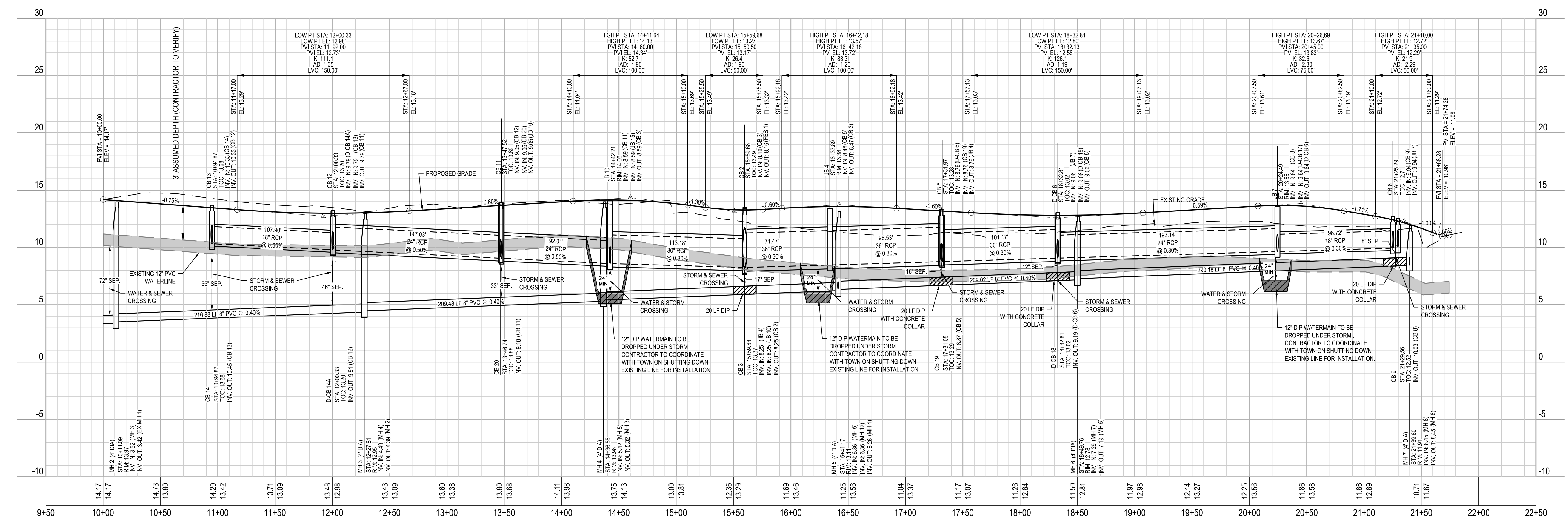
Revisions

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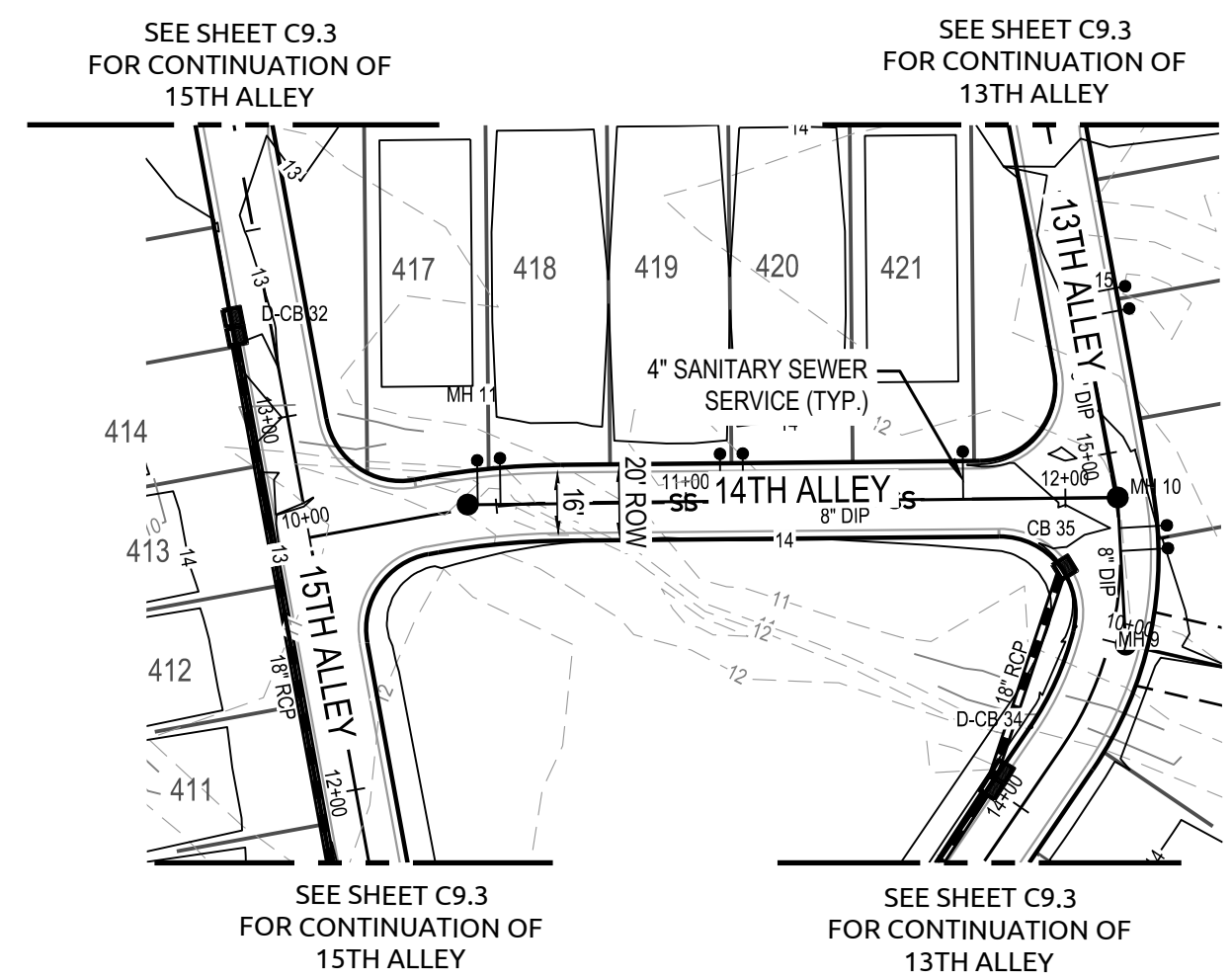
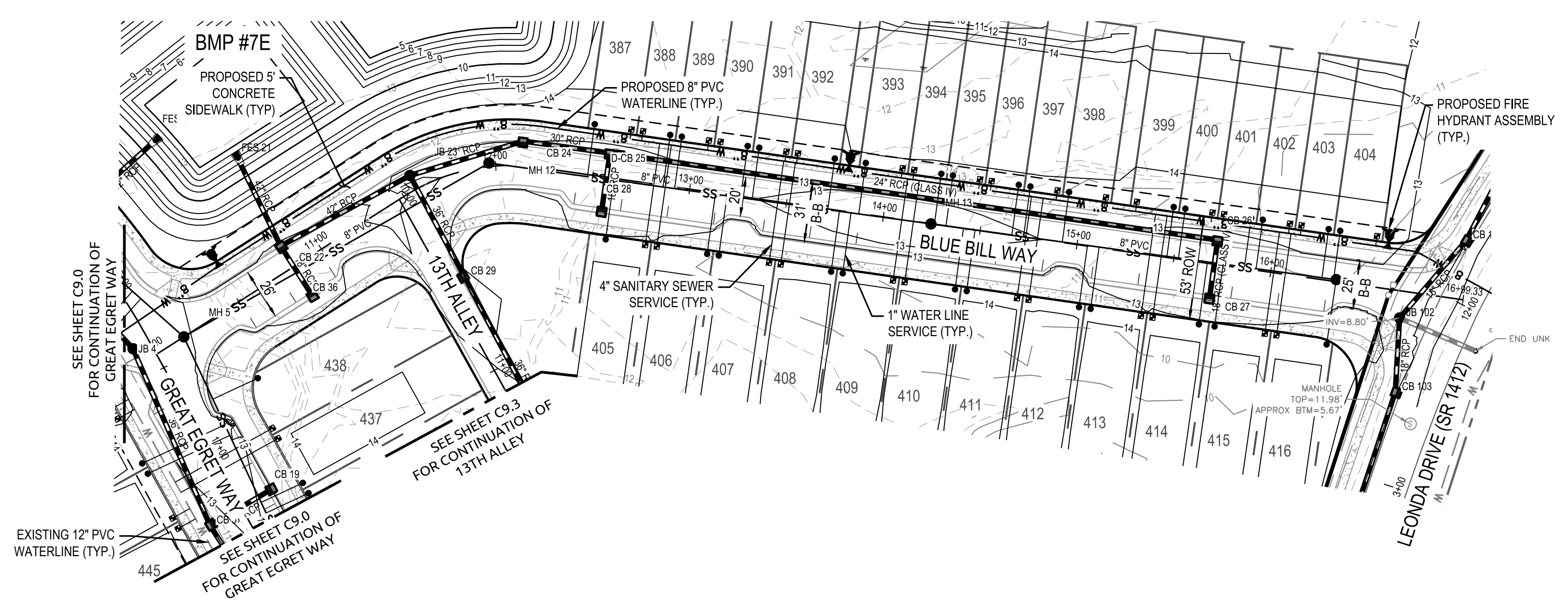
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GREAT EGRET WAY

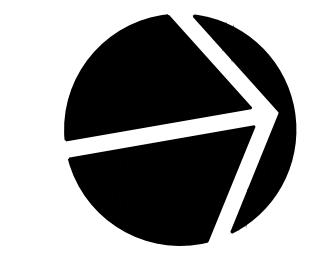


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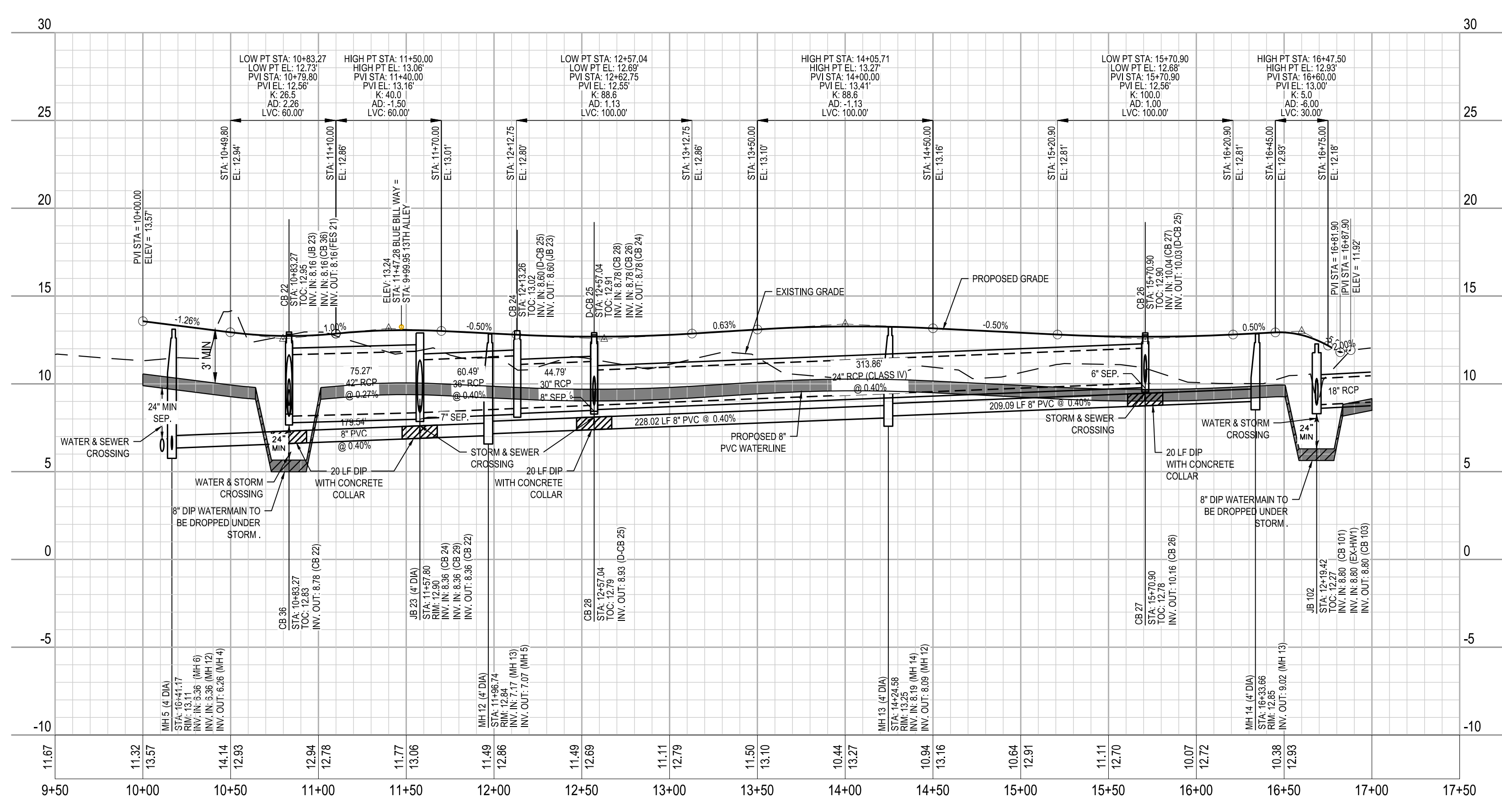


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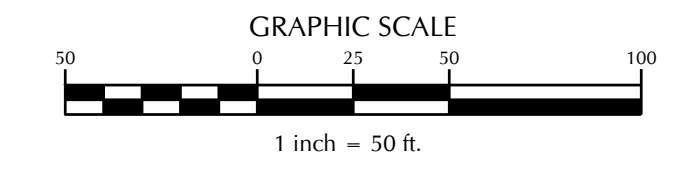
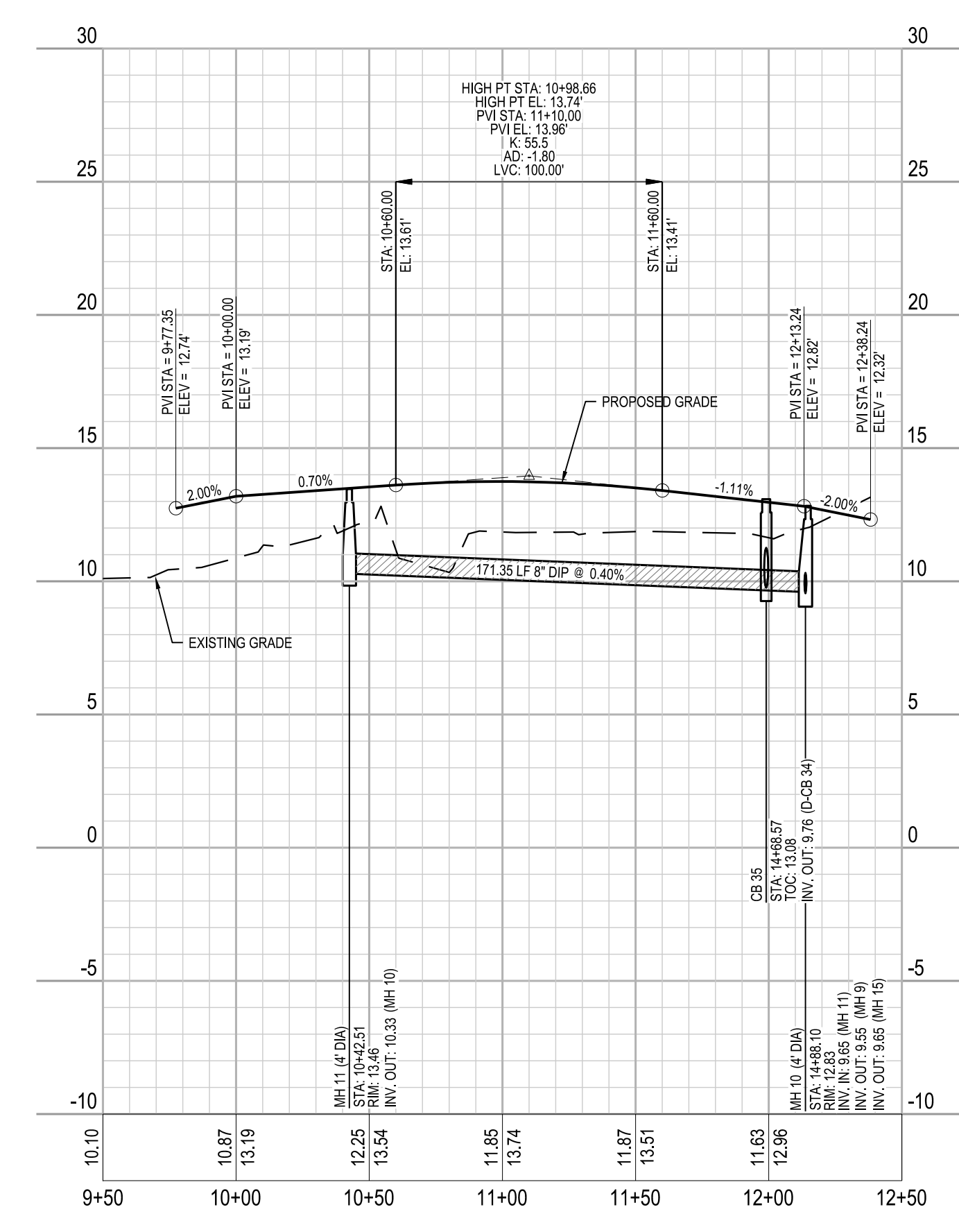


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BLUE BILL WAY

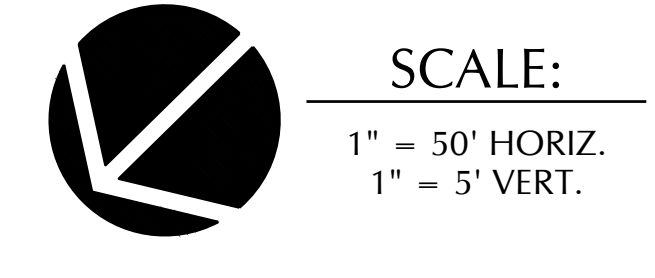
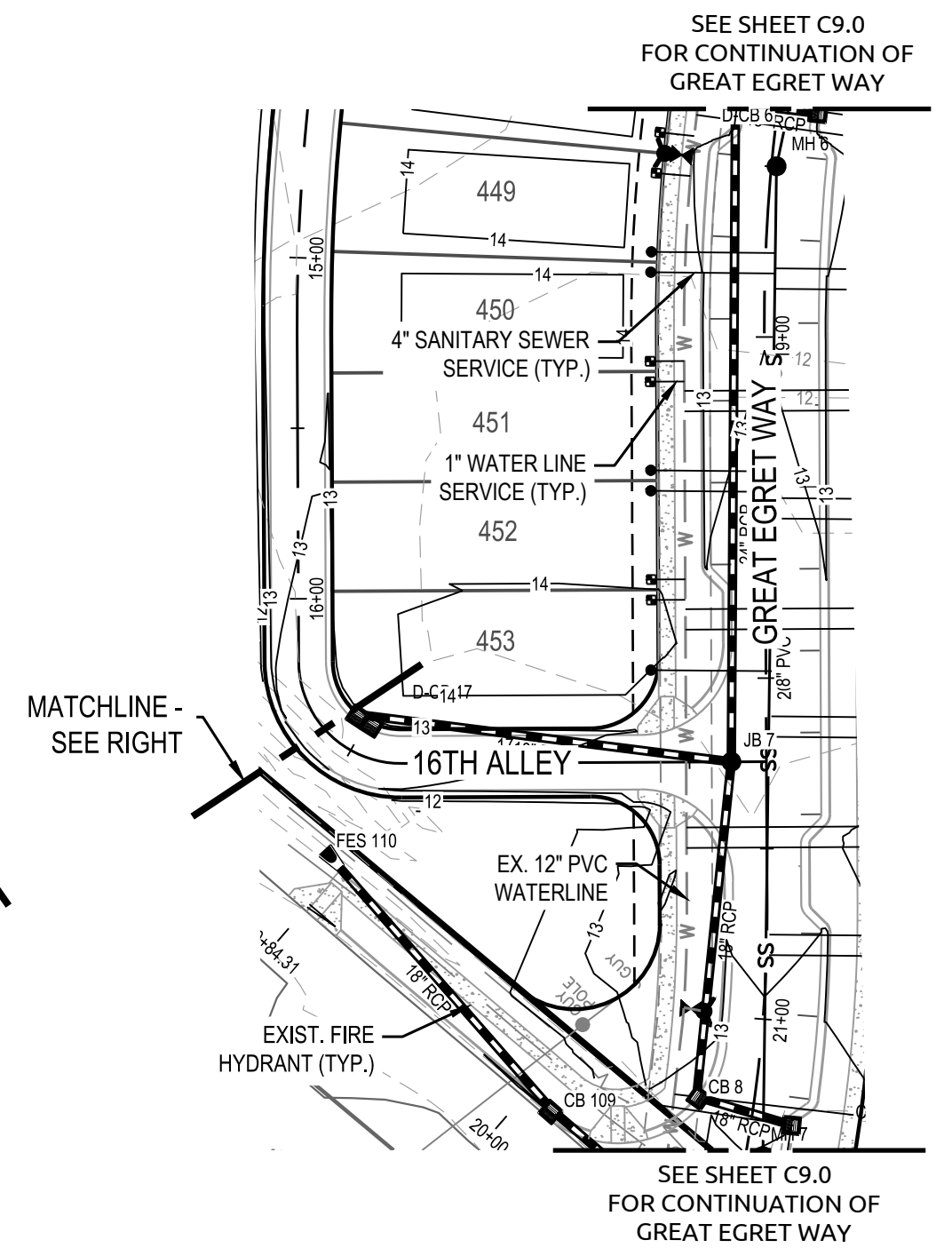
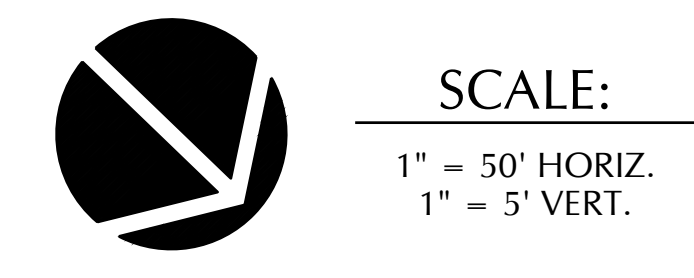
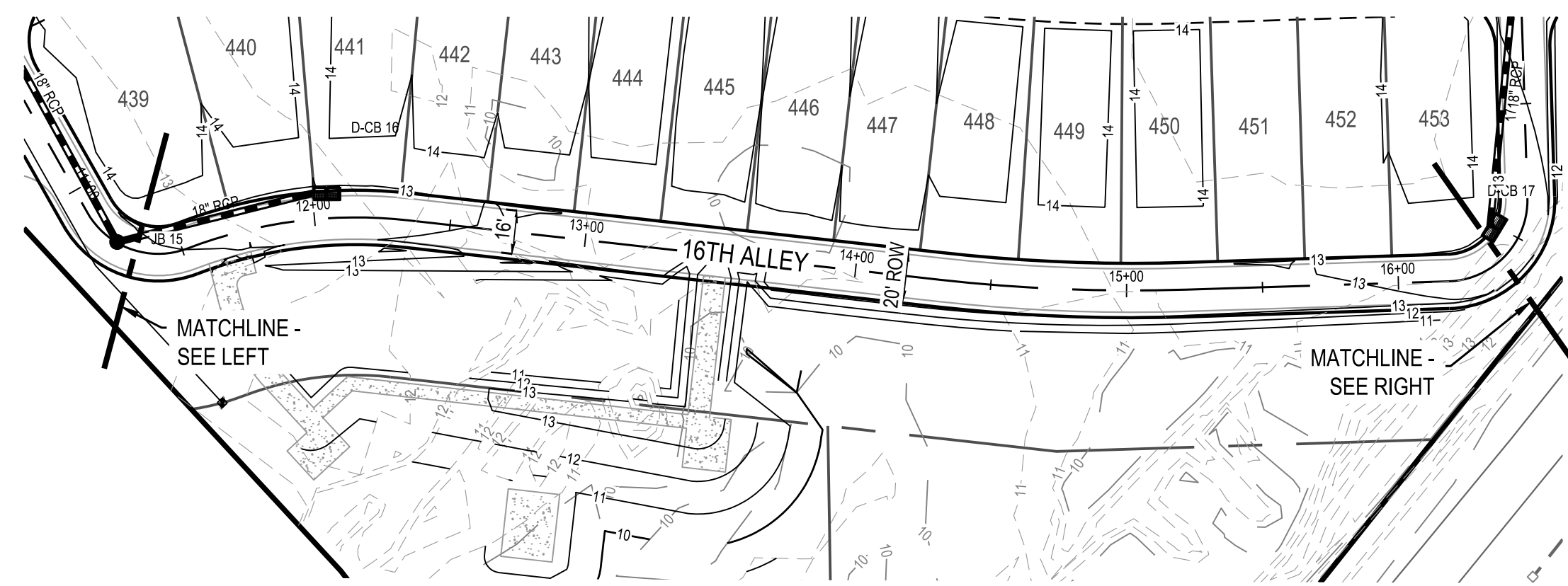
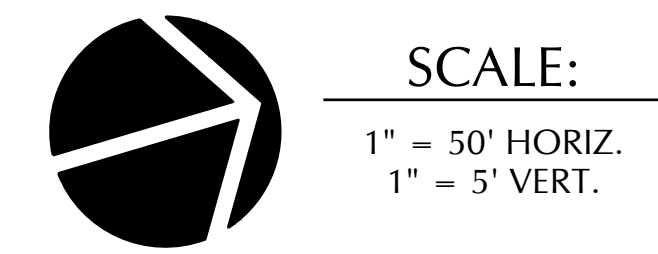
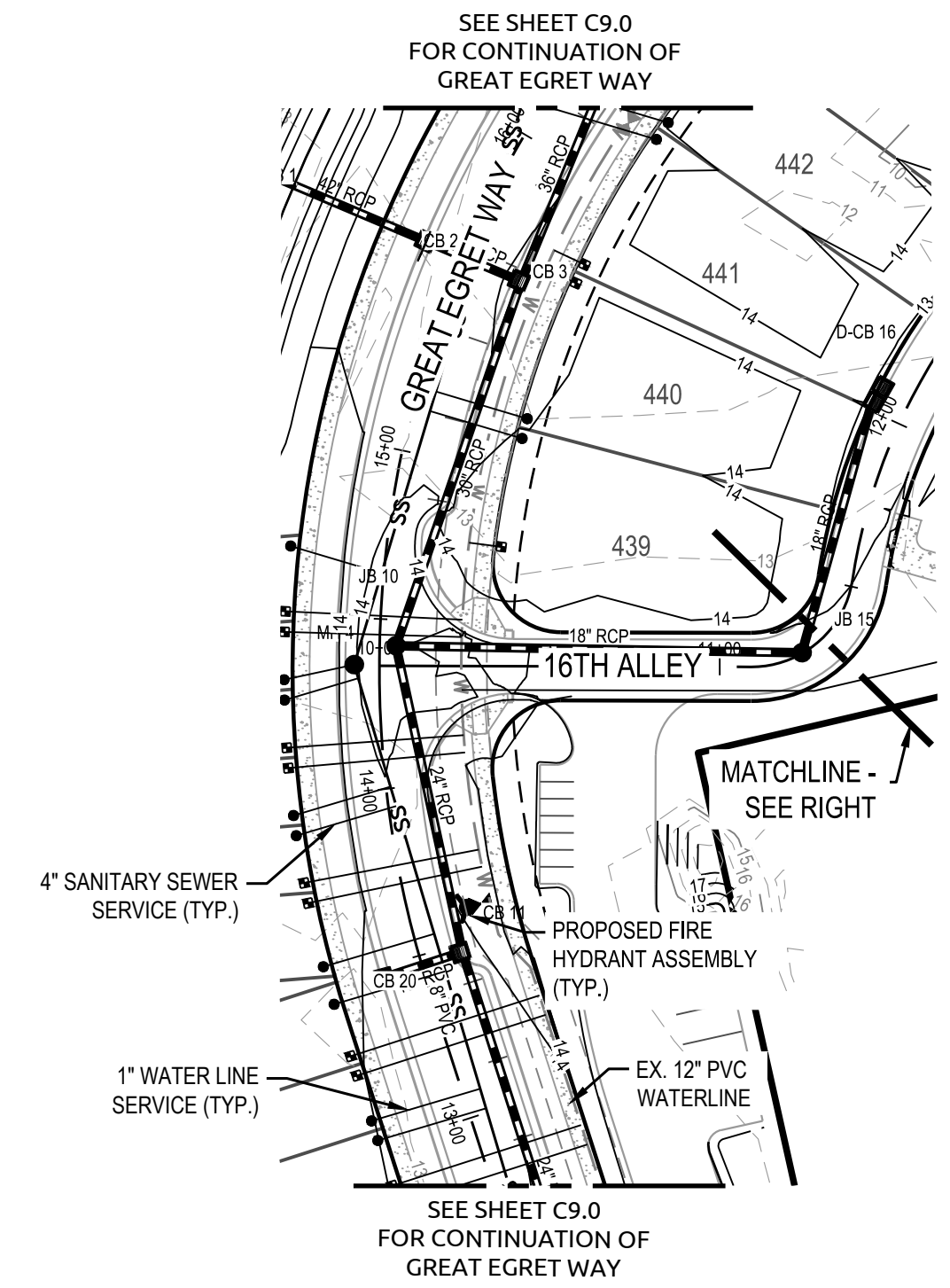


14TH ALLEY

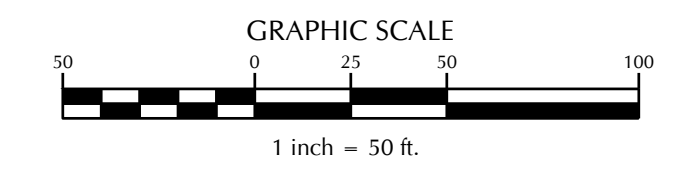
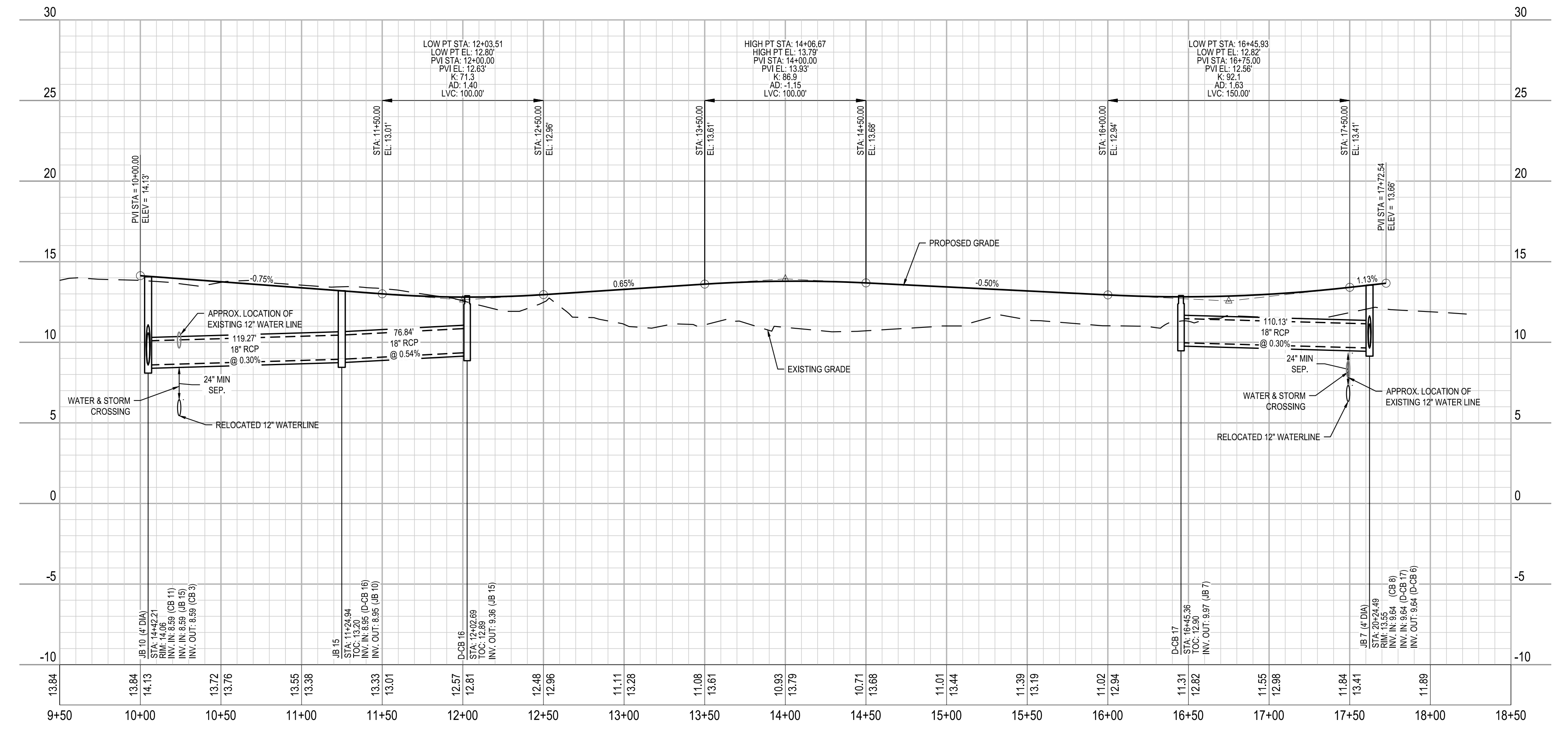


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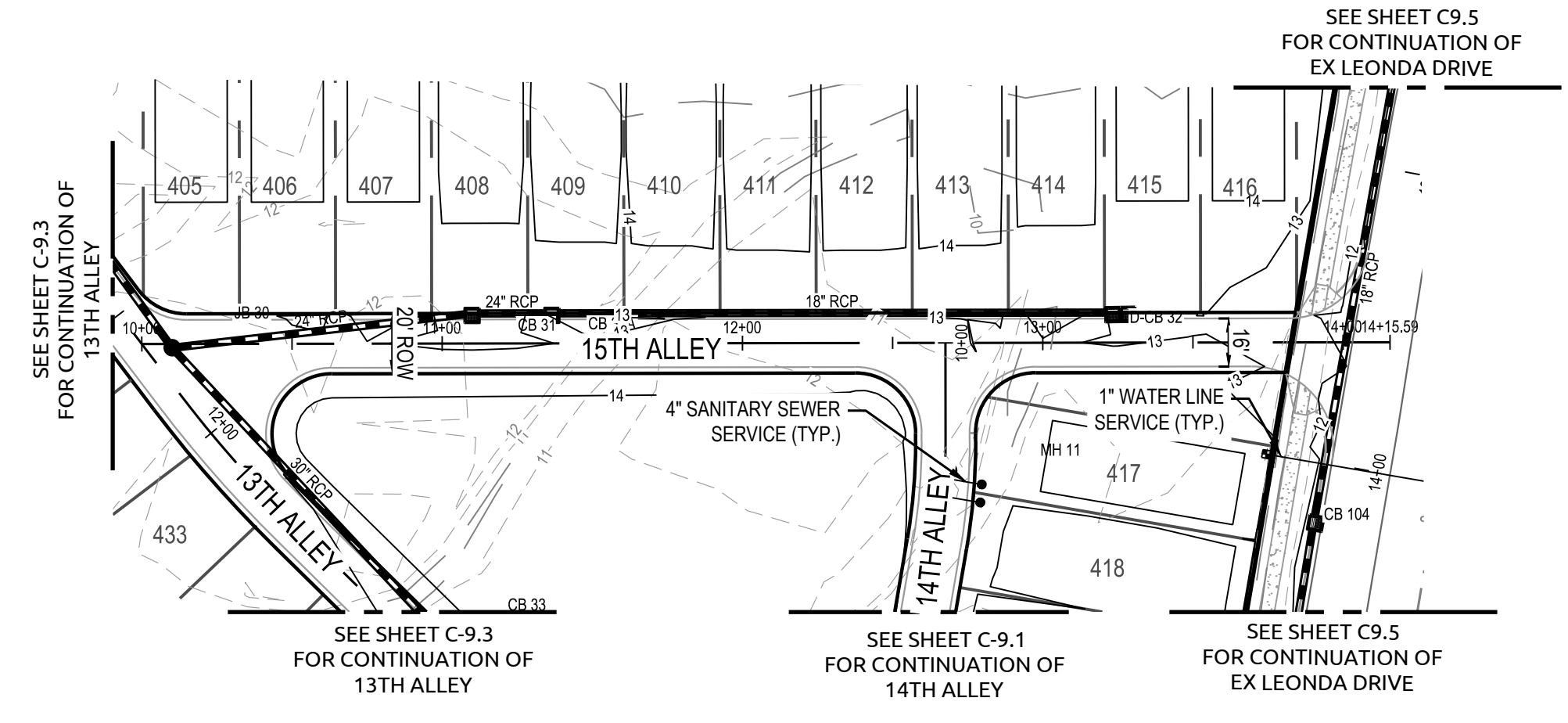
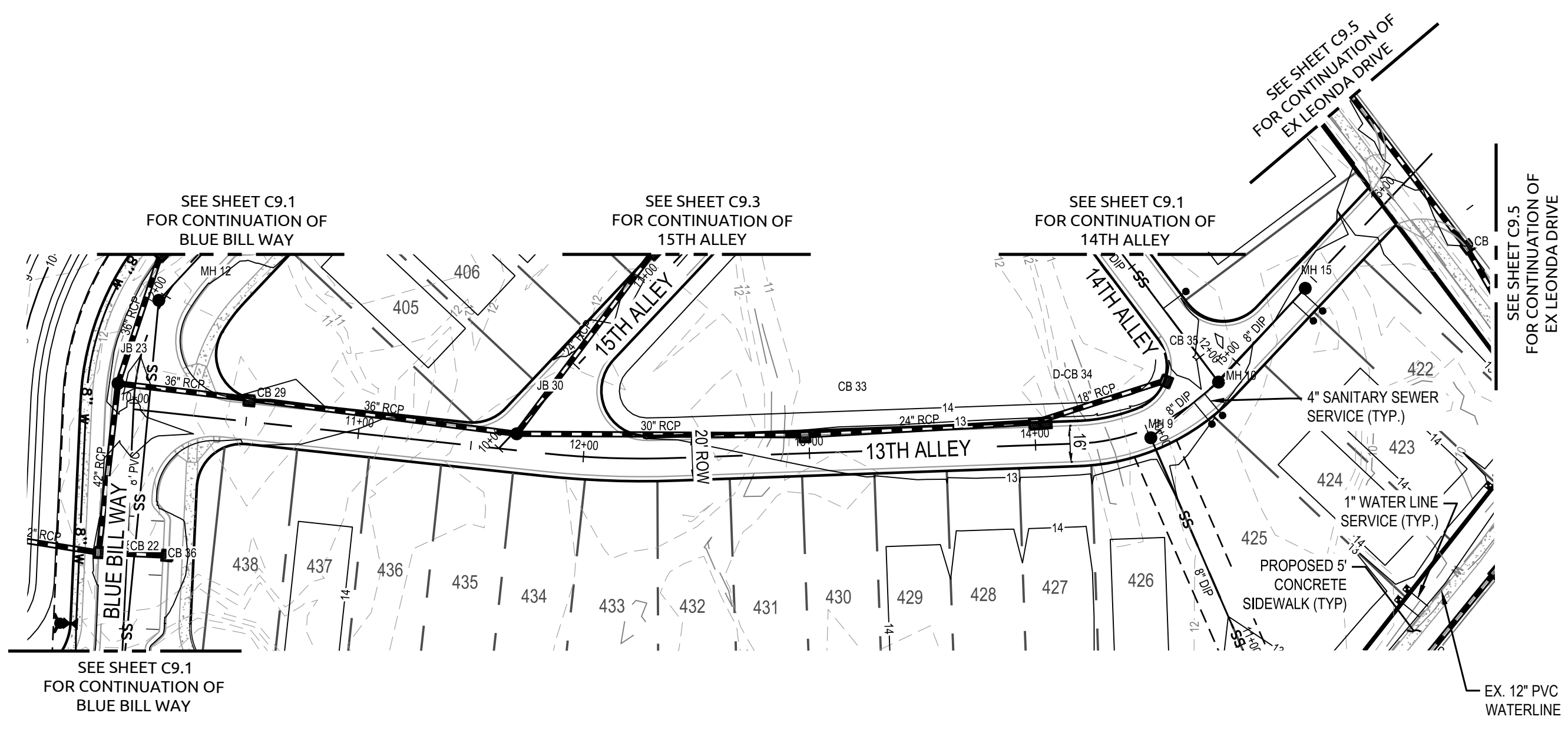
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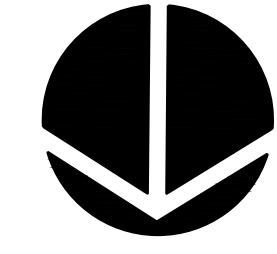
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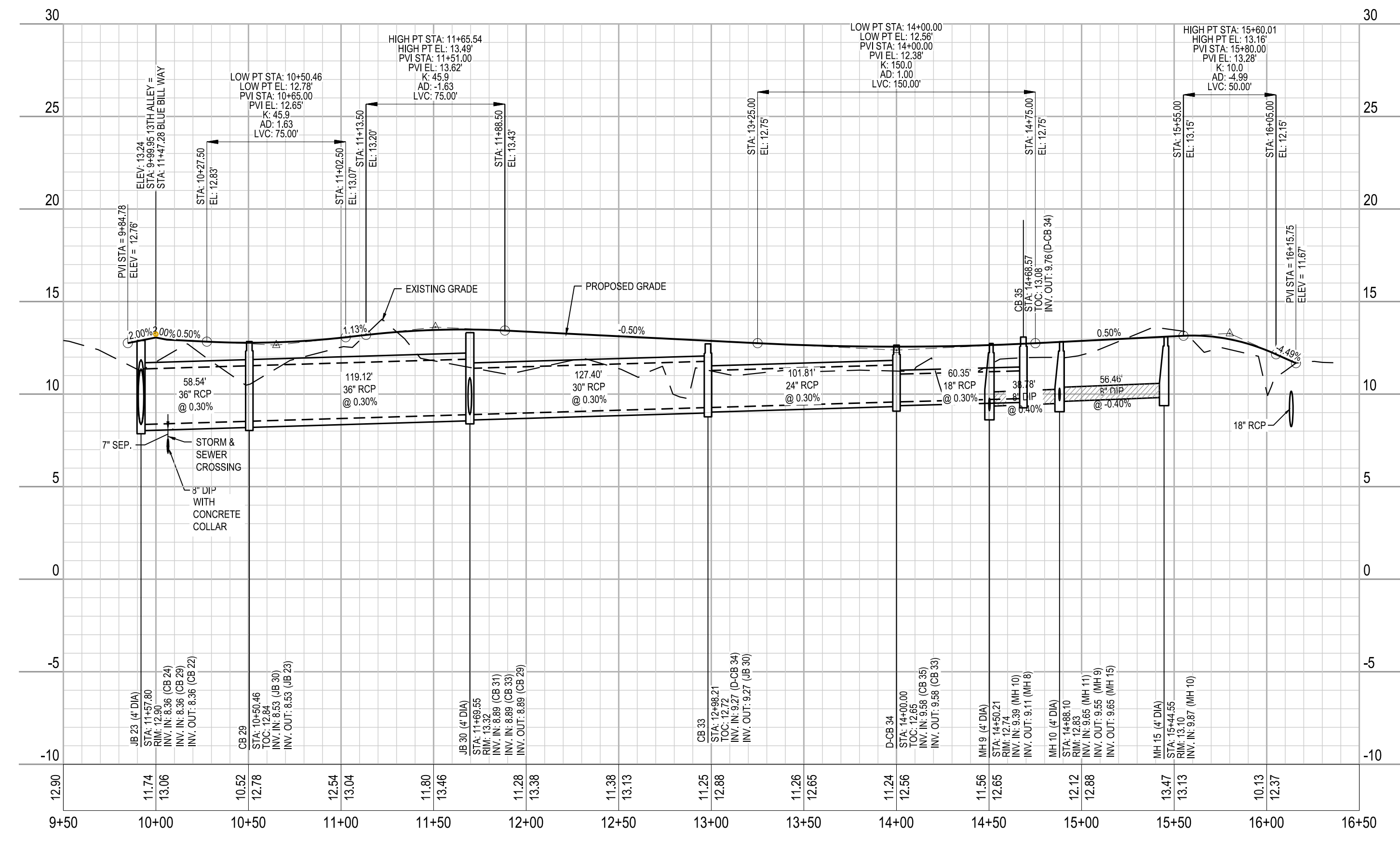


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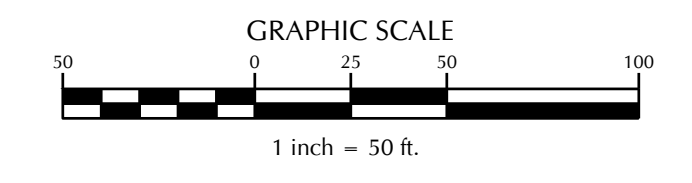
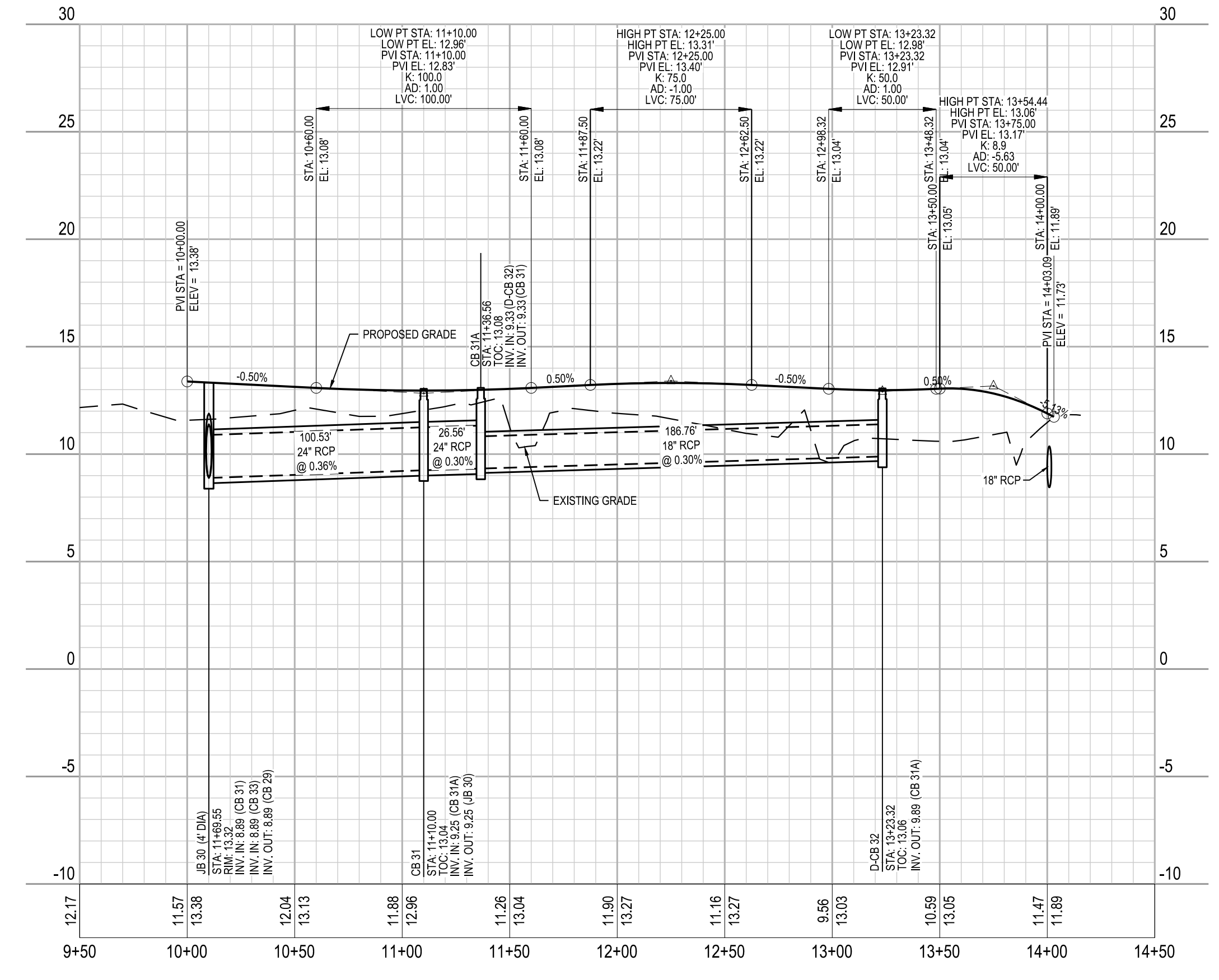


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13TH ALLEY



15TH ALLEY



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BEAU COAST PHASE 5

BEAUFORT, NC

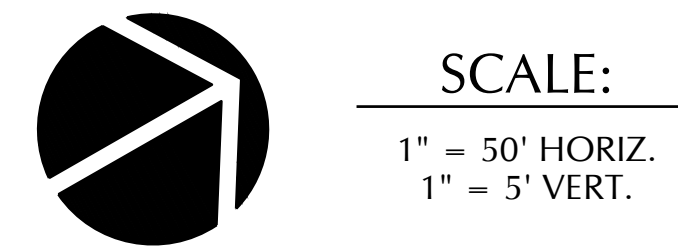
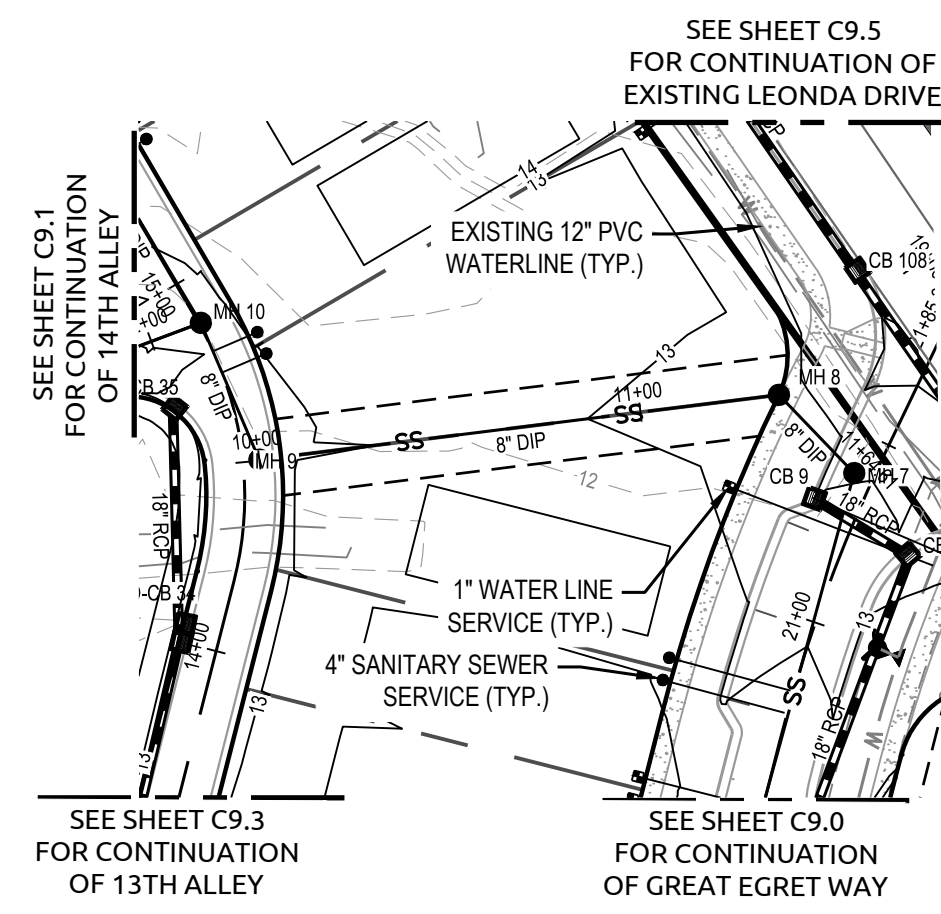
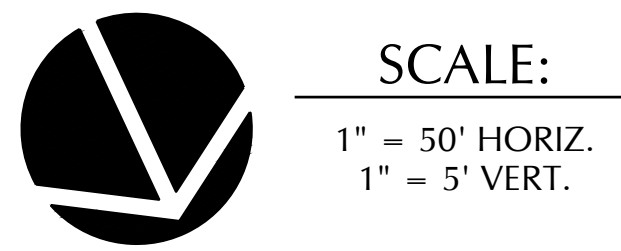
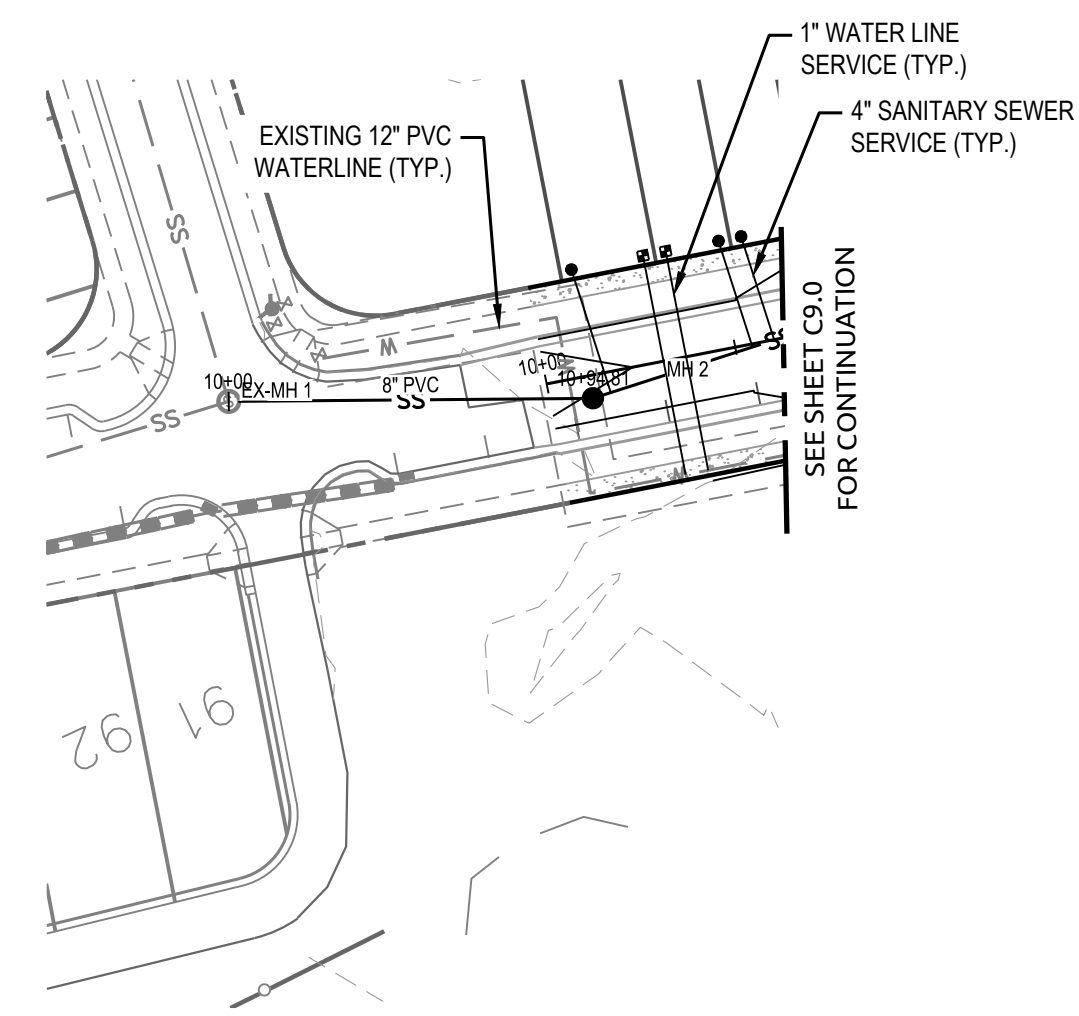
**EX-MH1-MH2 & MH7-MH9
PLAN & PROFILE**

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

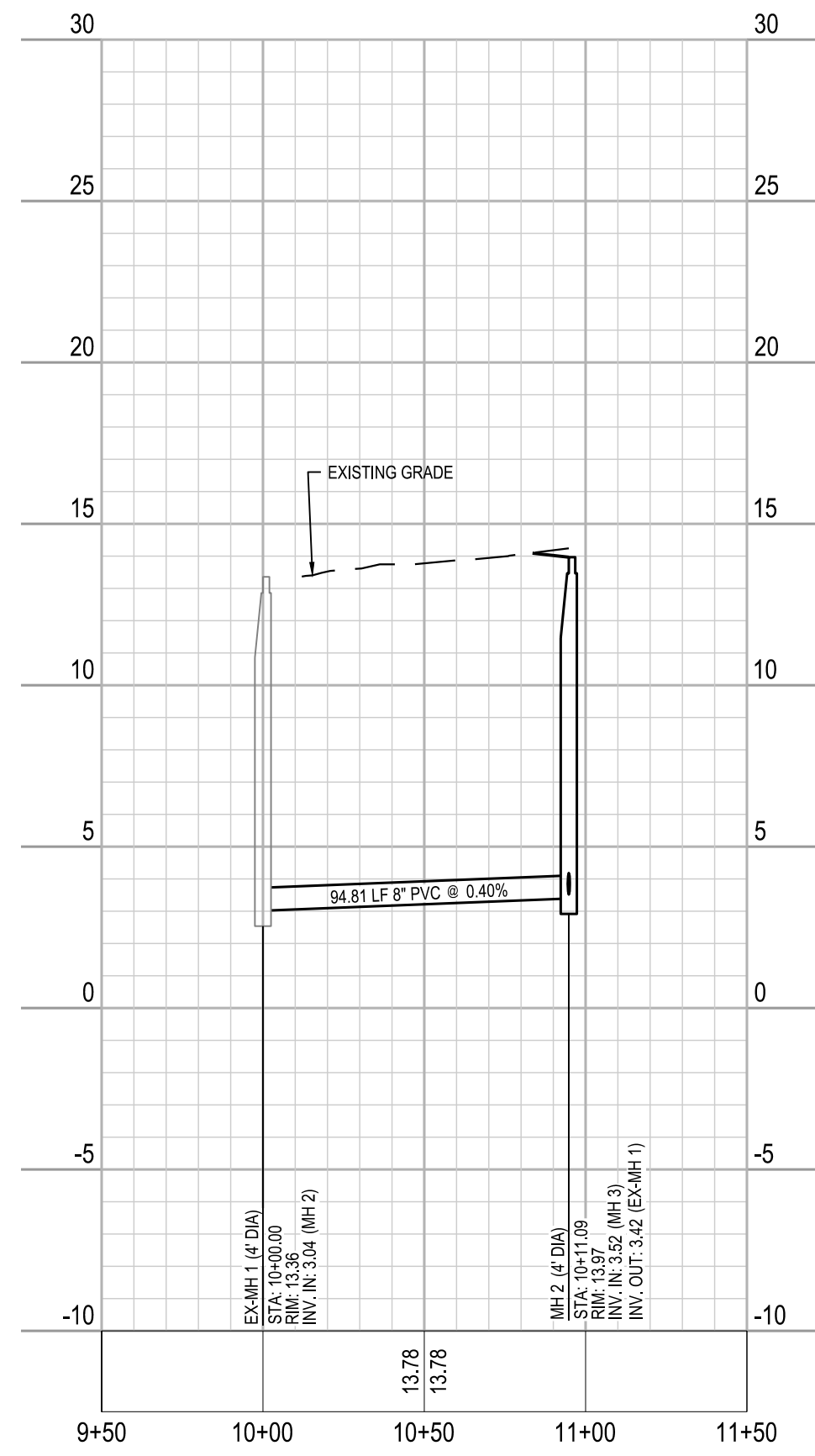


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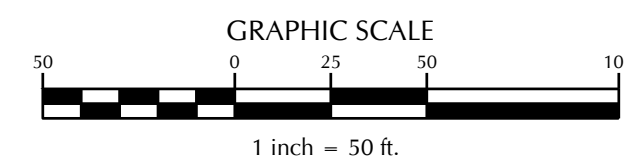
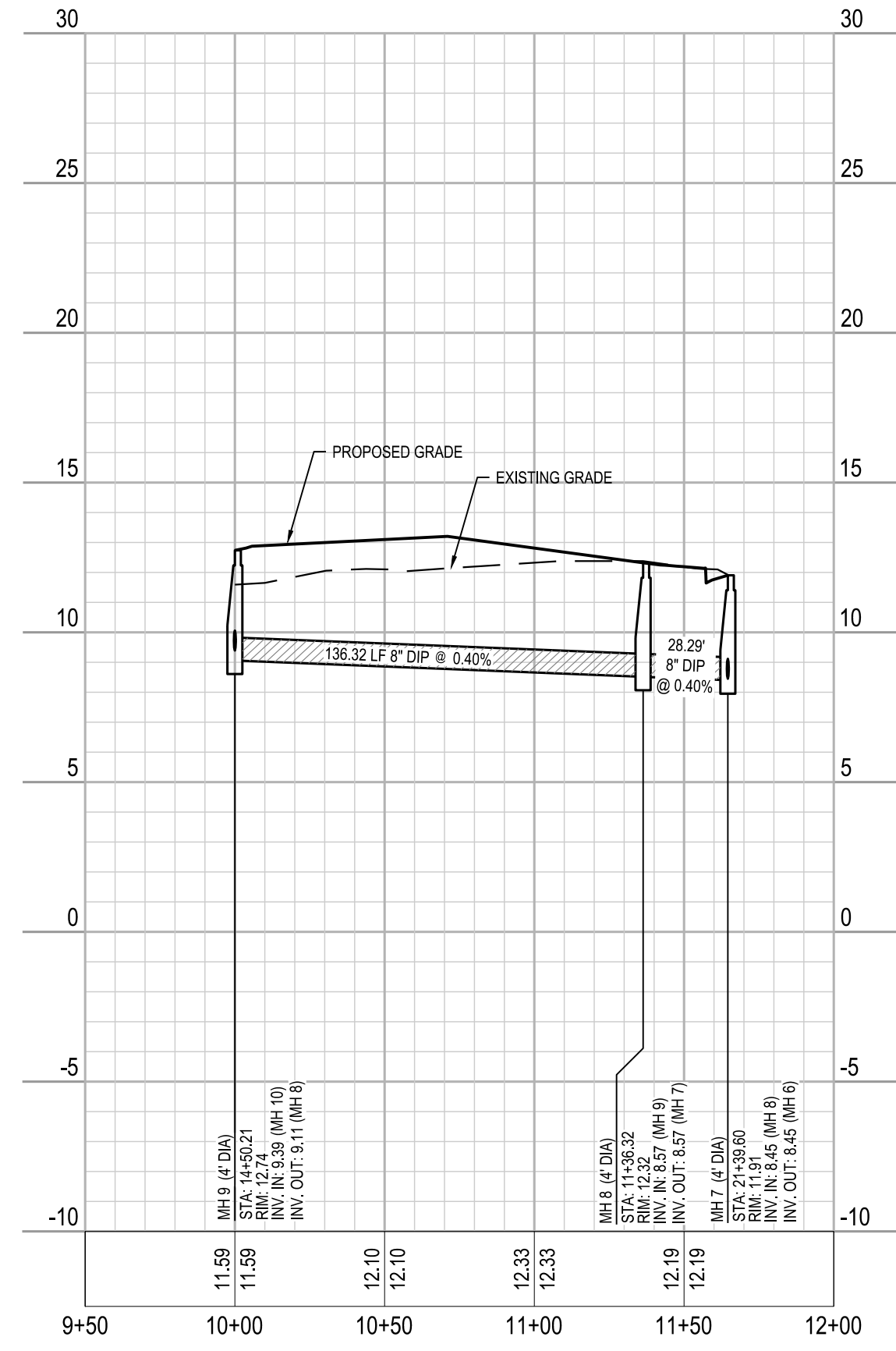
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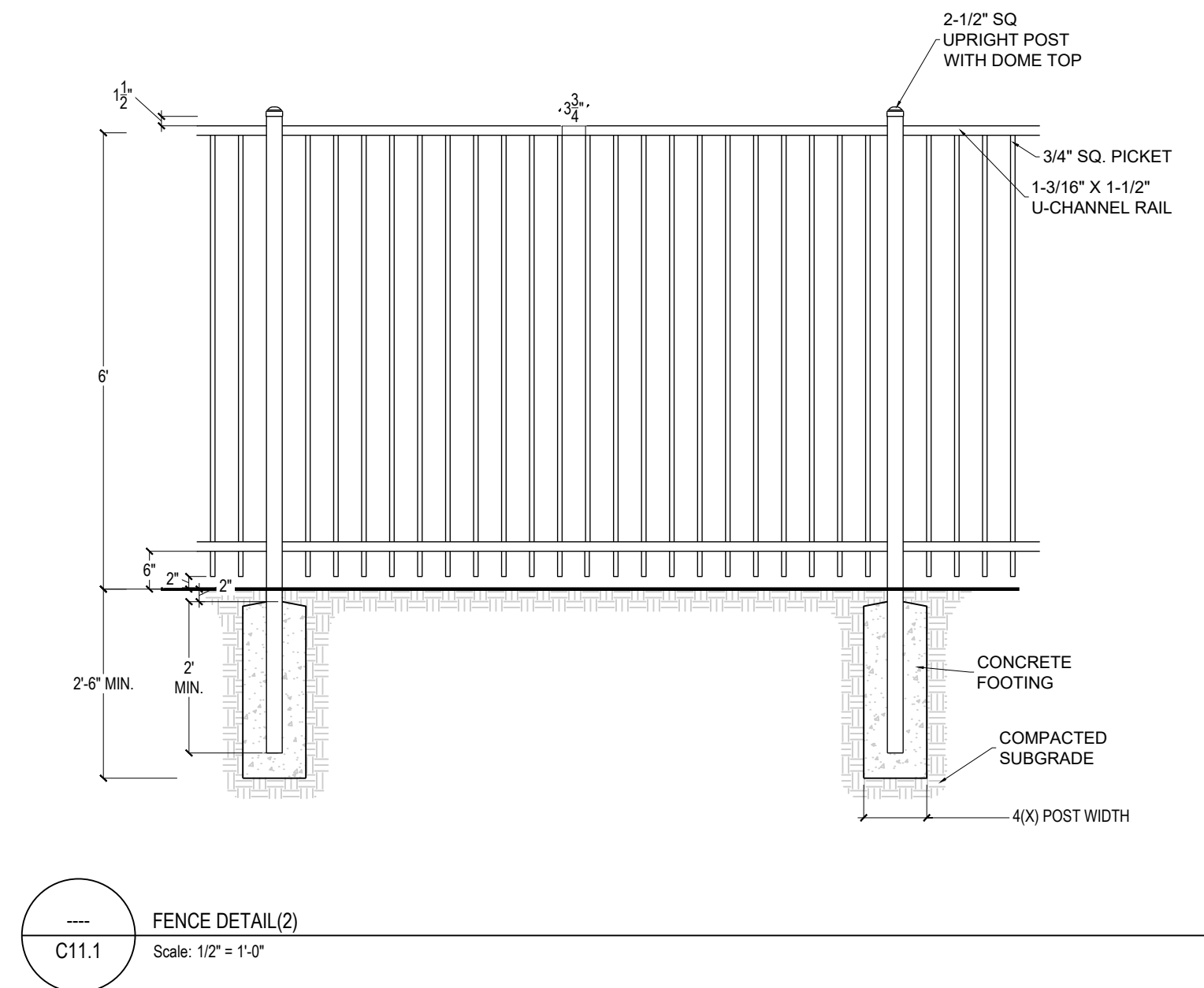


EX-MH1-MH2



MH7-MH9

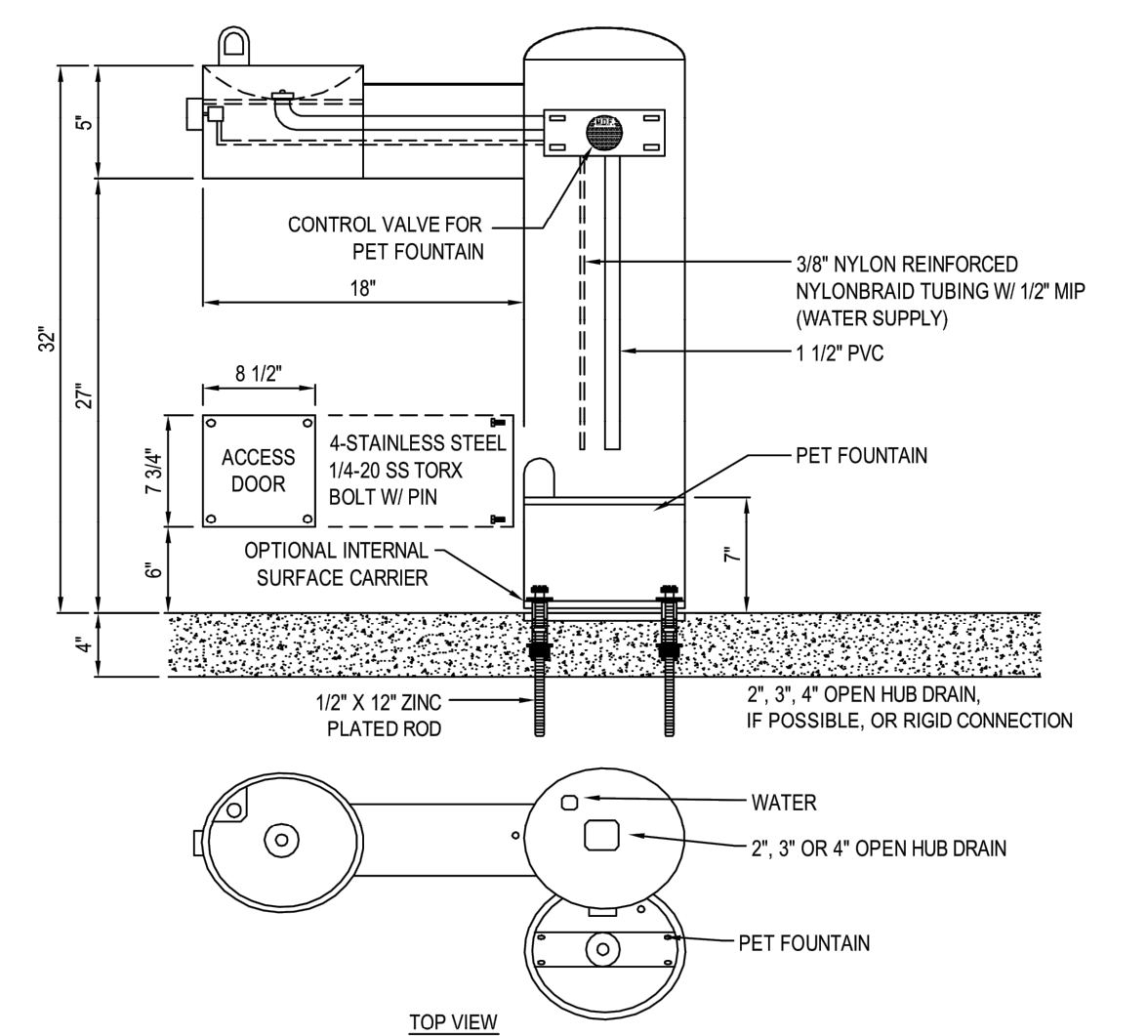




C11.1 FENCE DETAIL(2)
Scale: 1/2" = 1'-0"



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

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

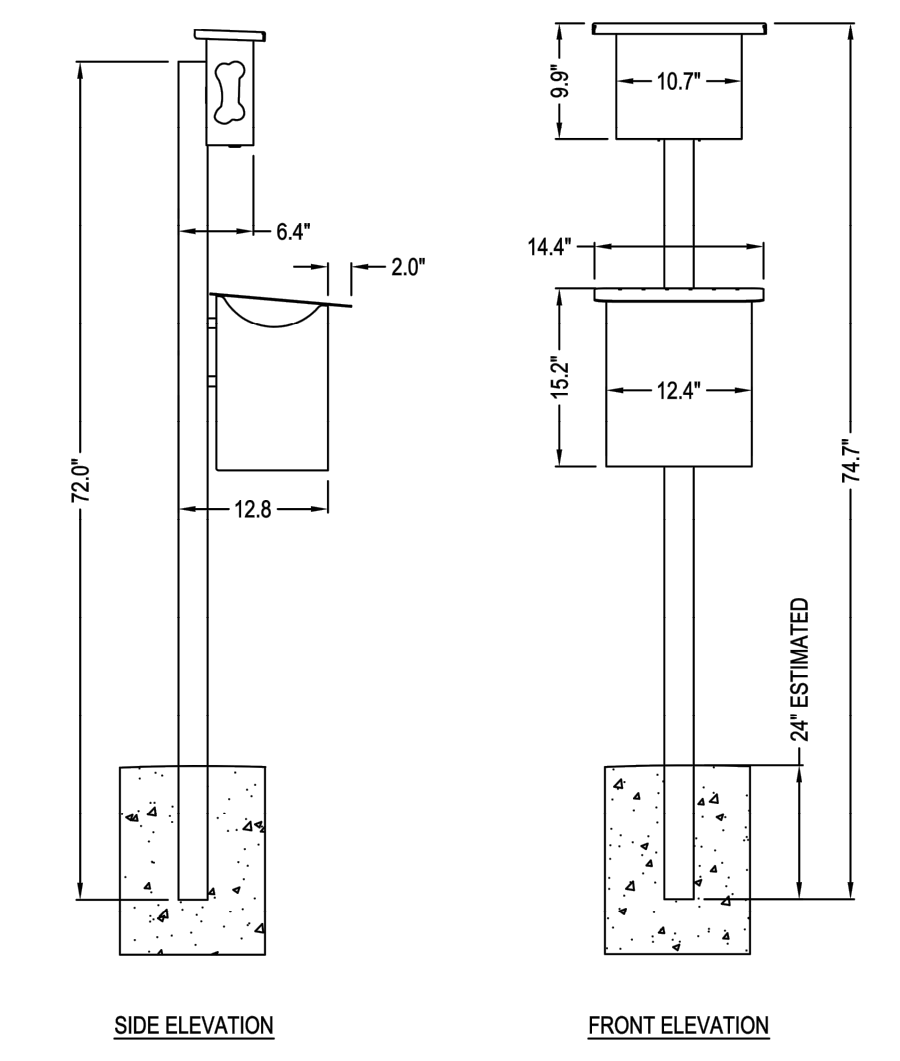
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- SELECT DESIRED COLOR:
- BLACK
 - NUTMEG BROWN
 - CORN YELLOW
 - GRASS GREEN
 - WATER BLUW
 - CARDINAL RED
- SELECT DESIRED MOUNT:
- IN-GROUND (IG) (SHOWN)
 - SURFACE MOUNT (SM)
 - PORTABLE / FREESTANDING (FS)

- STANDARD FEATURES:**
- MADE IN U.S.A.
 - ALUMINUM ALL-WEATHER MATERIAL
 - ADA COMPATIBLE
 - HEAVY-DUTY ONE PIECE MOUNTING POST
 - CAN BE CUSTOMIZED WITH YOUR BRAND OR SPECIAL LOGO
 - PROPRIETARY FLAT SURFACE FOR STORAGE: LEASH, KEYS, CELL PHONES
 - 600 BAG CAPACITY MEANS LESS REFILL TIME
- PRODUCT DIMENSIONS:**
- 72" H X 15" W X 69" L
- RECOMMENDED SPECIFICATIONS:**
- ITEM:**
- DL-PWS100-PCIG
- COMPONENTS:**
- DL-PNSBAG-TPC (BOX)
 - DL-PWSIGP (POST - IG)
- MATERIALS:**
- POWDER COATED ALUMINUM BAG DISPENSER BOX
 - POWDER COATED ALUMINUM POST DESIGNED FOR BURIAL



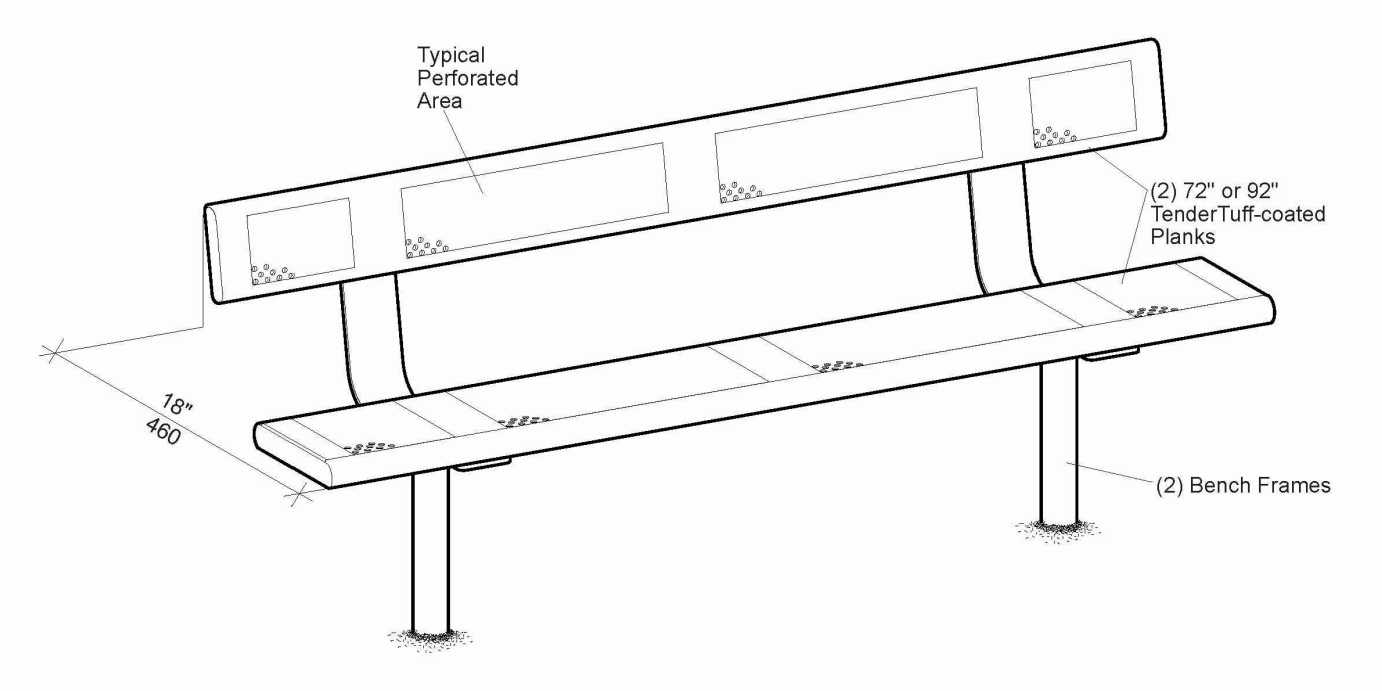
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NATURAL DOG PARK - PET WASTE STATION
GYMS FOR DOGS™ - THE PET WASTE STATION™ ALUMINUM - EXCLUSIVE SIGNATURE DECORATIVE PET WASTE STATION W/ STARTER KIT OF 400 BAGS (BLACK OR GREEN)

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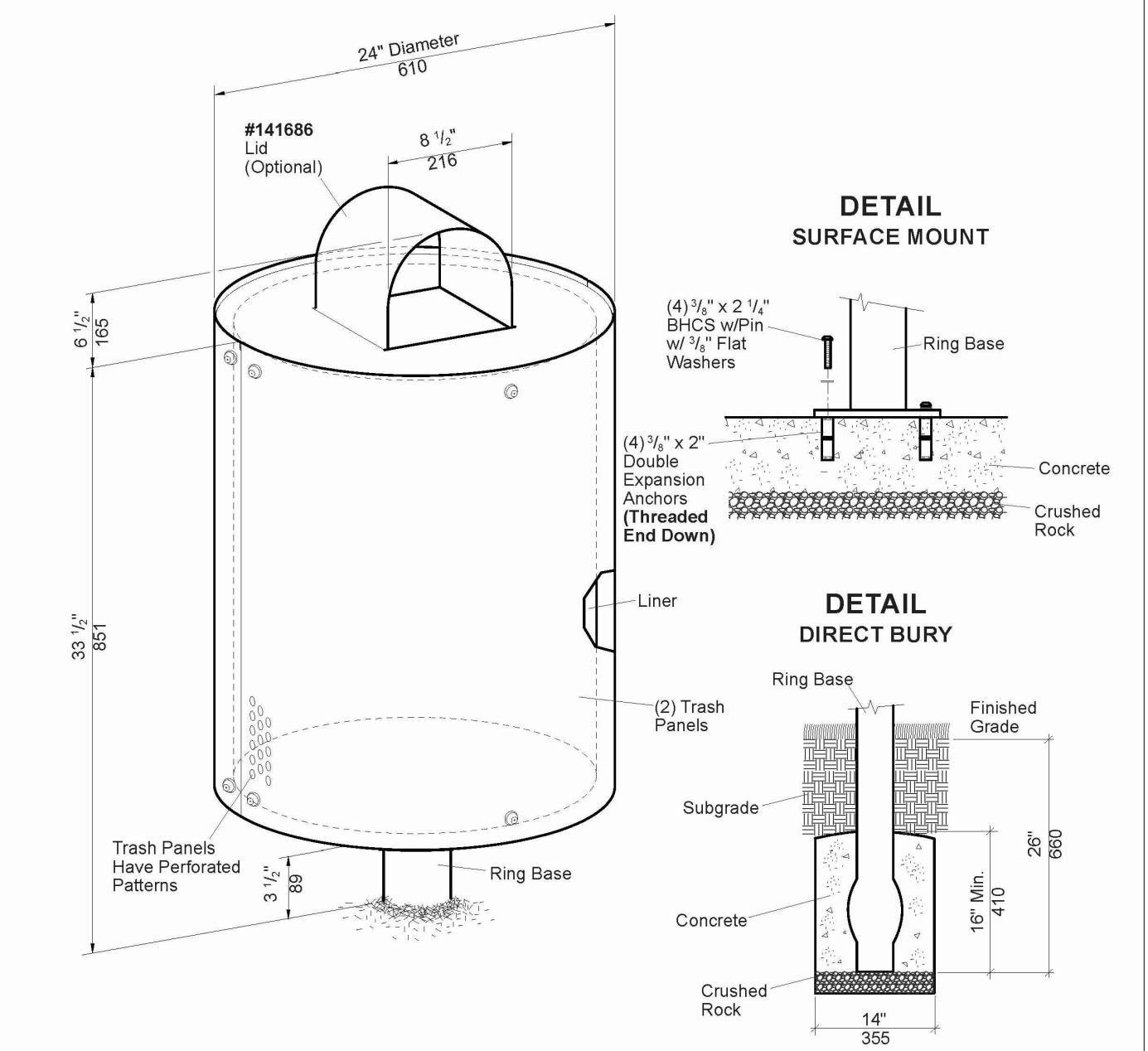
14169100



Site Furnishings 141683 Bench, TenderTuff-coated, w/Back Sheet 1 of 2
601 7TH STREET SOUTH, DELANO, MINNESOTA 55328-8605 888-674-6970 LSI Install Help 888-438-6574 LSI Direct 763-972-5200 MN FAX (763) 972-3165
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18819100

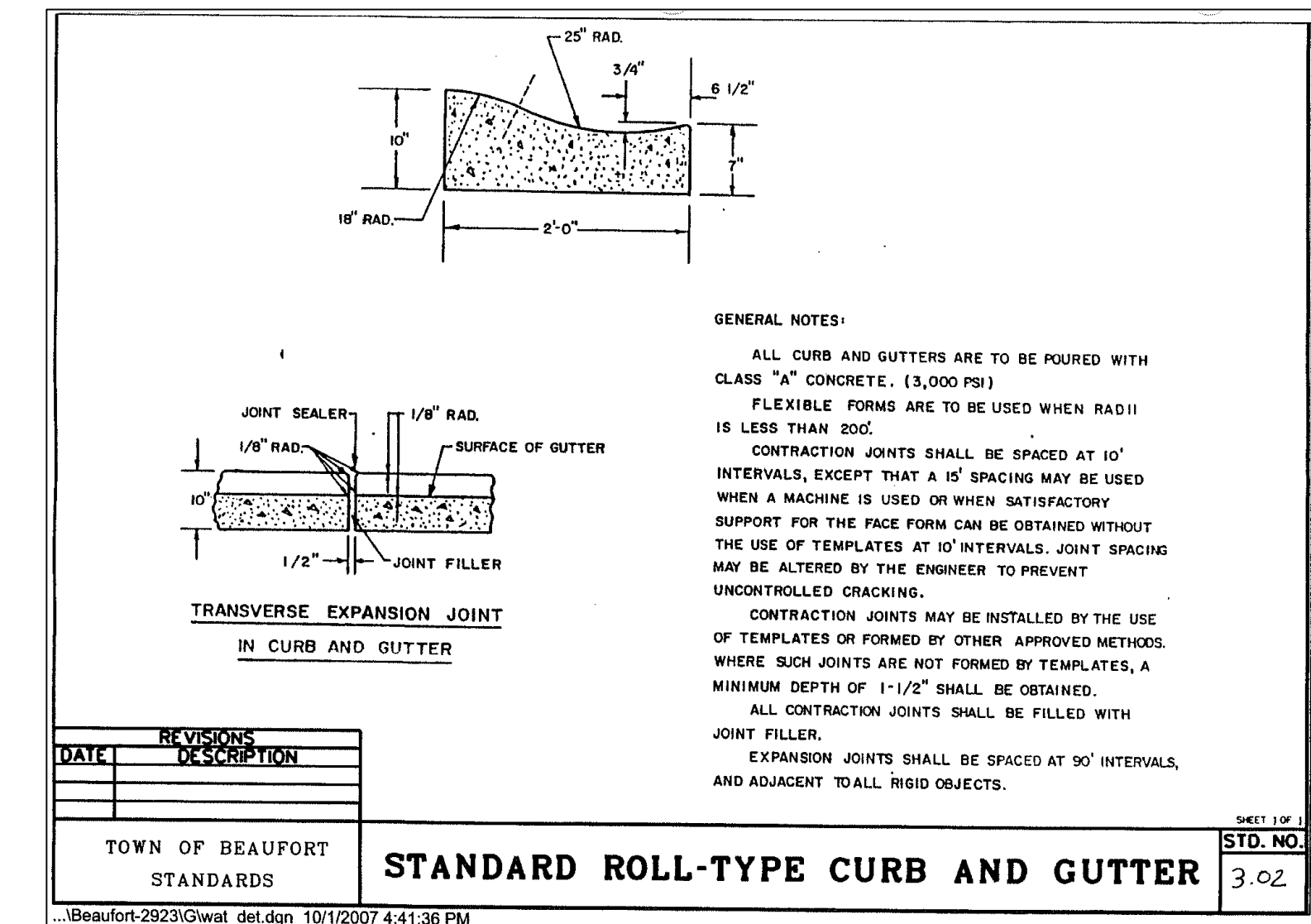
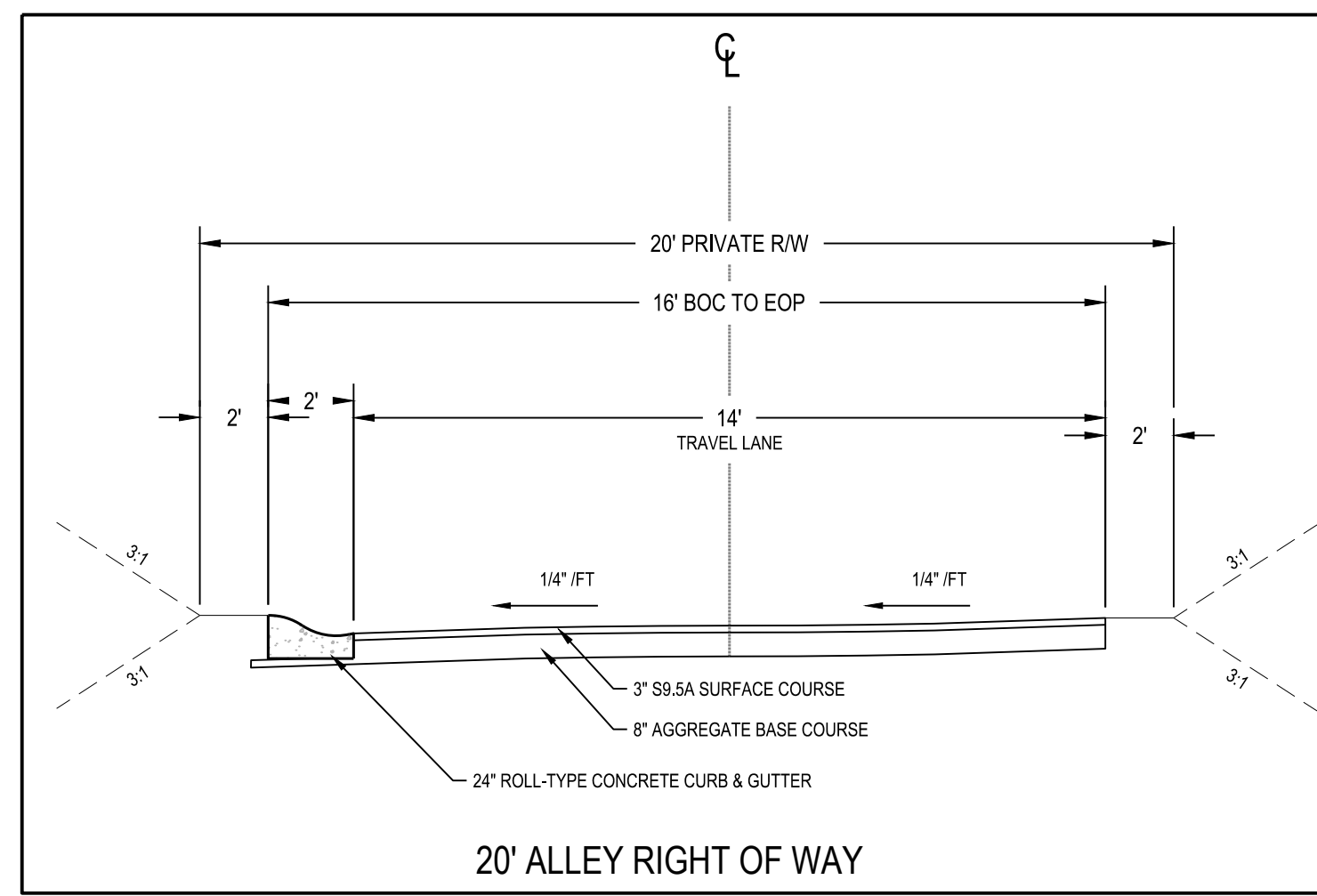
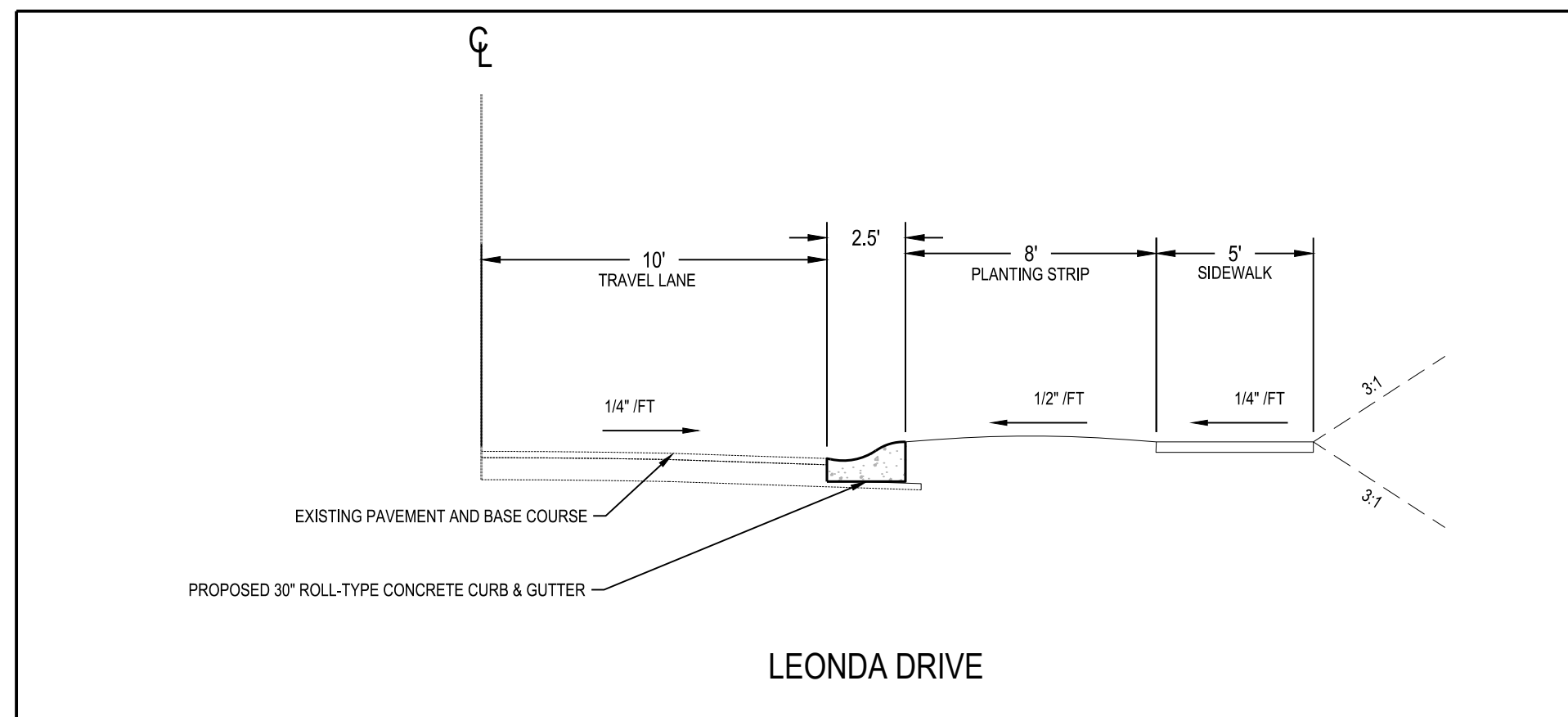


Site Furnishings 141685 Litter Receptacle Sheet 1 of 2
601 7TH STREET SOUTH, DELANO, MINNESOTA 55328-8605 888-674-6970 LSI Install Help 888-438-6574 LSI Direct 763-972-5200 MN FAX (763) 972-3165
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Job No. 02080976.50	Drawn By TG
Date 2/13/2020	Designer JSB

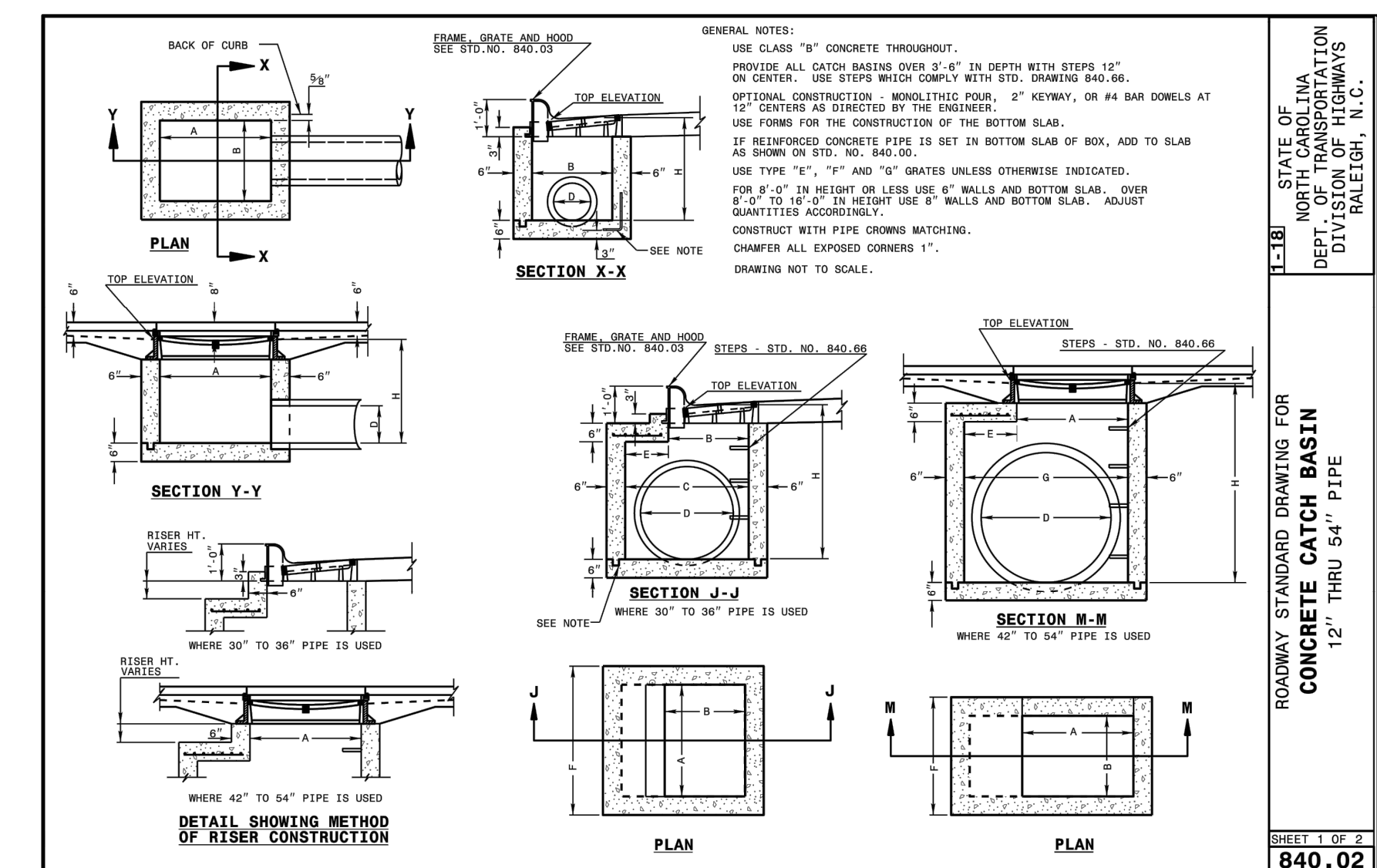
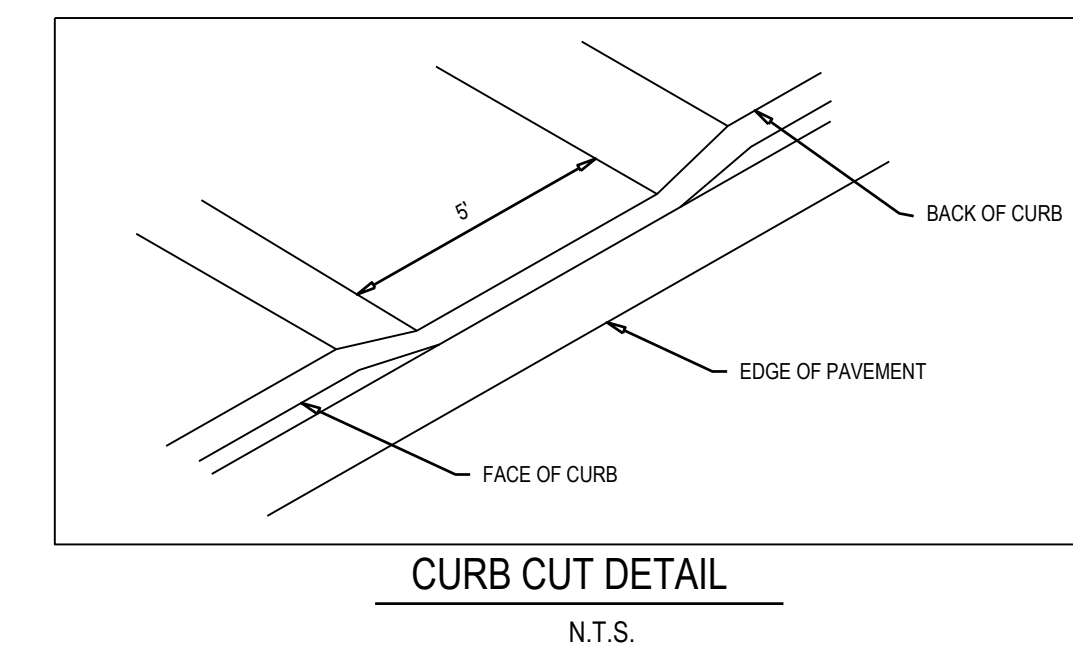
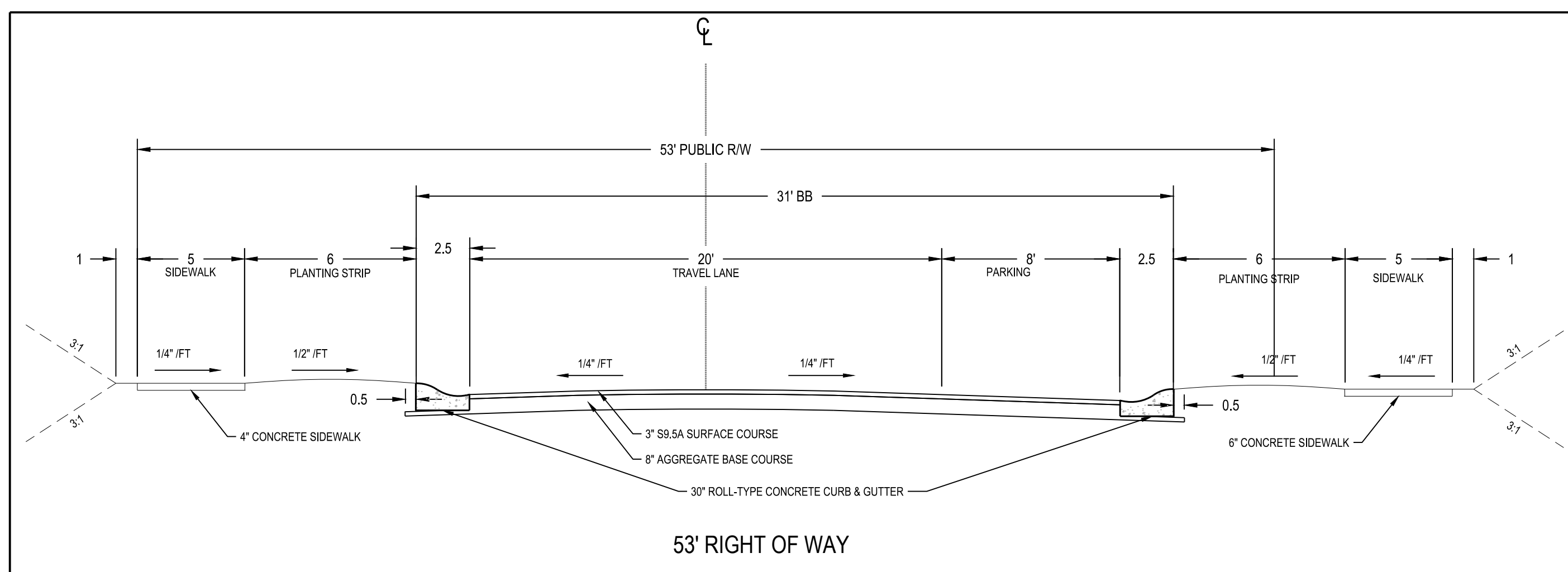
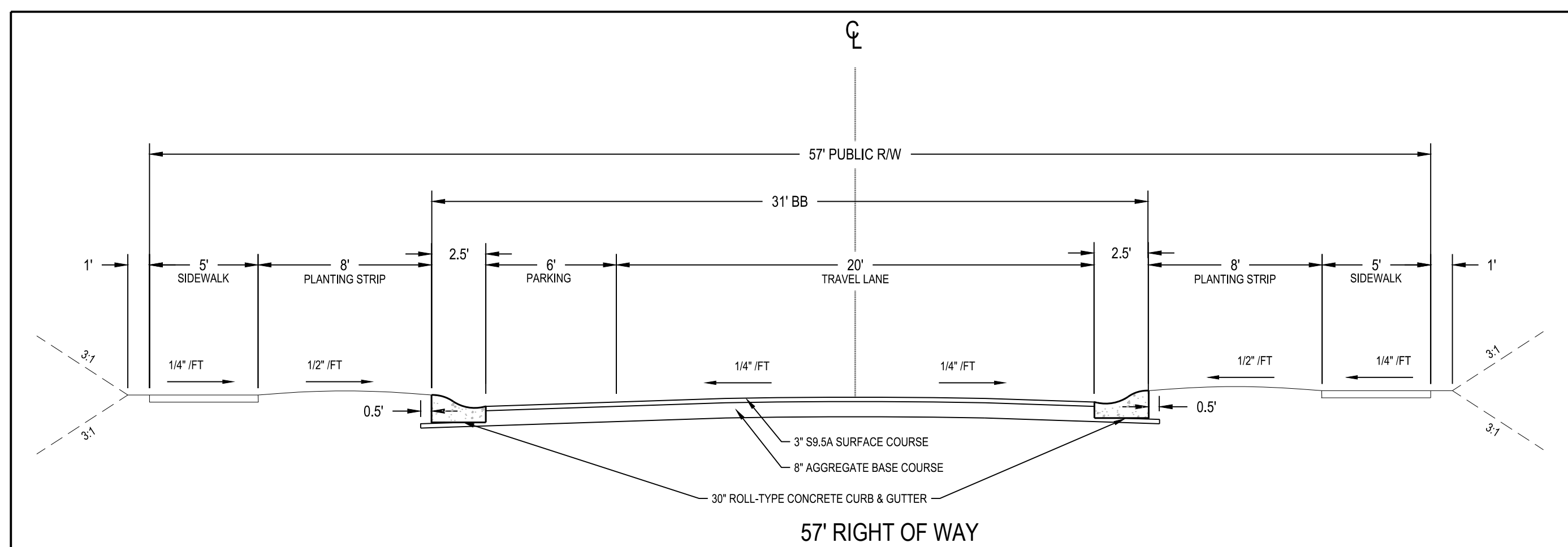
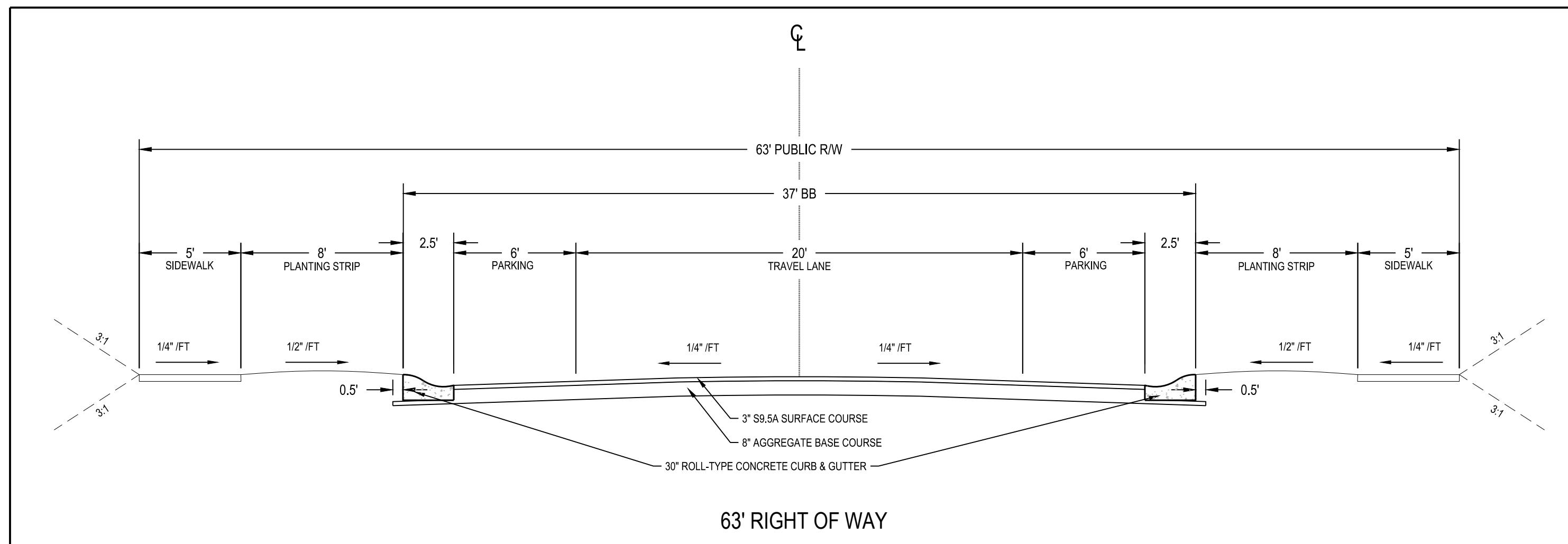


Revisions



GENERAL NOTES:
 ALL CURB AND GUTTERS ARE TO BE POURED WITH CLASS "A" CONCRETE (5,000 PSI). FLEXIBLE FORMS ARE TO BE USED WHEN RADIUS IS LESS THAN 200'. CONTRACTION JOINTS SHALL BE SPACED AT 10' INTERVALS, EXCEPT THAT A 15' SPACING MAY BE USED WHEN A MACHINE IS USED OR WHEN SATISFACTORY SUPPORT FOR THE FACE FORM CAN BE OBTAINED WITHOUT THE USE OF TEMPLATES AT 10' INTERVALS. JOINT SPACING MAY BE ALTERED BY THE ENGINEER TO PREVENT UNCONTROLLED CRACKING. CONTRACTION JOINTS MAY BE INSTALLED BY THE USE OF TEMPLATES OR FORMED BY OTHER APPROVED METHODS. WHERE SUCH JOINTS ARE NOT FORMED BY TEMPLATES, A MINIMUM DEPTH OF 1-1/2" SHALL BE OBTAINED. ALL CONTRACTION JOINTS SHALL BE FILLED WITH JOINT FILLER. EXPANSION JOINTS SHALL BE SPACED AT 90' INTERVALS, AND ADJACENT TO ALL RIGID OBJECTS.

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



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

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SEDIMENT BASIN MAINTENANCE:

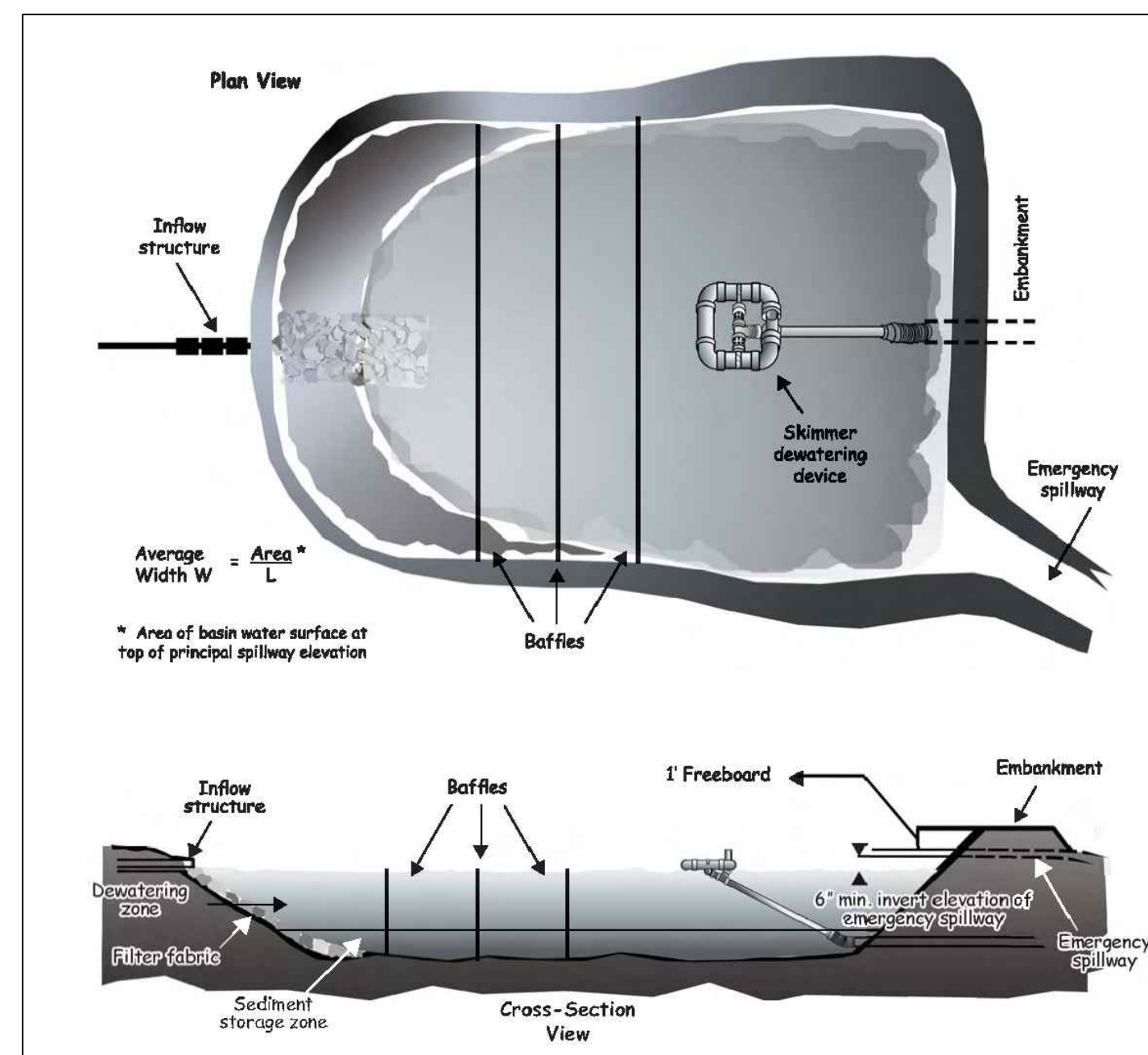
INSPECT SEDIMENT BASINS AT LEAST WEEKLY AND AFTER EACH SIGNIFICANT (ONE-HALF INCH OR GREATER) RAINFALL EVENT AND REPAIR IMMEDIATELY. PULL THE SKIMMER TO ONE SIDE SO THAT THE SEDIMENT UNDERNEATH IT CAN BE EXCAVATED. EXCAVATE THE SEDIMENT FROM THE ENTIRE BASIN, NOT JUST AROUND THE SKIMMER OR THE FIRST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

IF THE SKIMMER IS CLOGGED WITH TRASH AND THERE IS WATER IN THE BASIN, USUALLY JERKING ON THE ROPE WILL MAKE THE SKIMMER BOB UP AND DOWN AND DISLODGE THE DEBRIS AND RESTORE FLOW. IF THIS DOES NOT WORK, PULL THE SKIMMER OVER TO THE SIDE OF THE BASIN AND REMOVE THE DEBRIS. ALSO CHECK THE ORIFICE INSIDE THE SKIMMER TO SEE IF IT IS CLOGGED; IF SO REMOVE THE DEBRIS.

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

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

FREEZING WEATHER CAN RESULT IN ICE FORMING IN THE BASIN. SOME SPECIAL PRECAUTIONS SHOULD BE TAKEN IN THE WINTER TO PREVENT THE SKIMMER FROM PLUGGING WITH ICE.



SEDIMENT BASIN DETAIL
NTS

MAINTENANCE

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

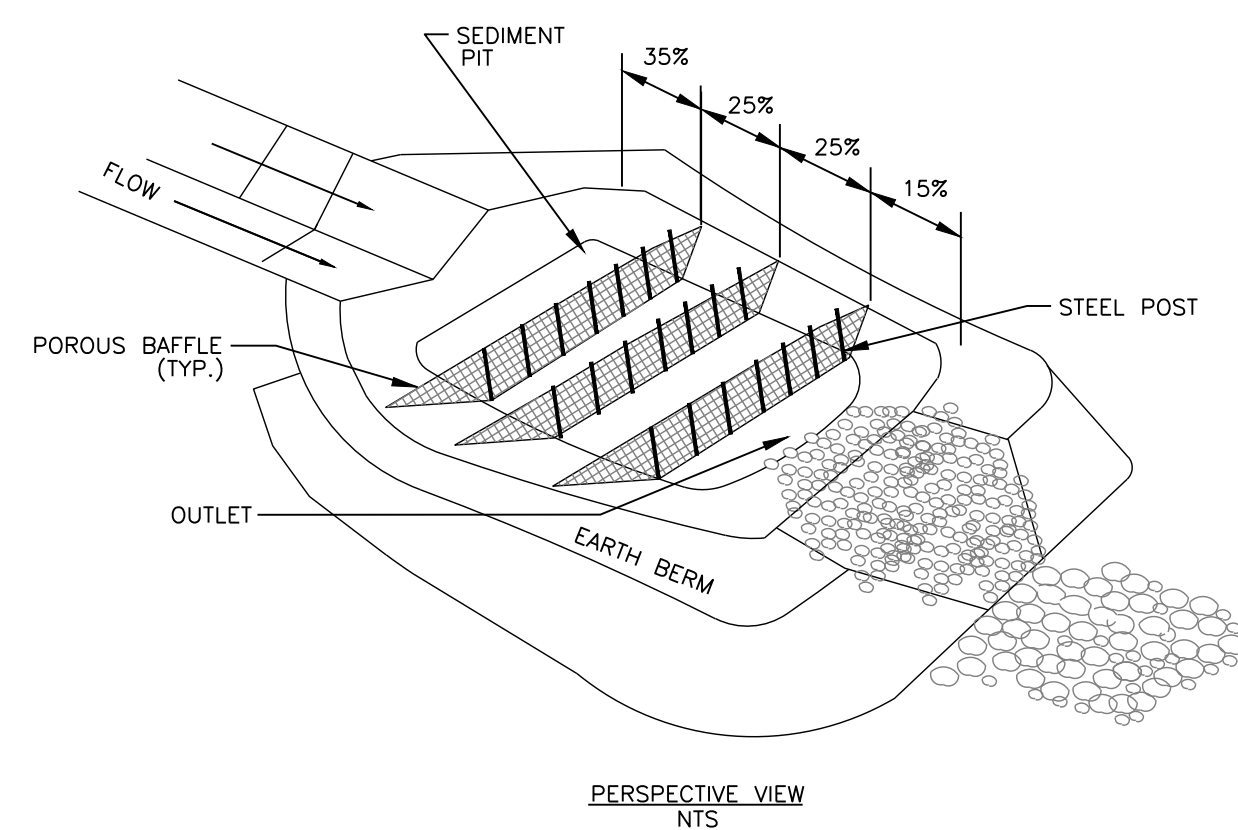
BE SURE TO MAINTAIN ACCESS TO THE BAFFLES. SHOULD THE FABRIC OF A BAFFLE COLLAPSE, TEAR, DECOMPOSE, OR BECOME INEFFECTIVE, REPLACE IT PROMPTLY.

REMOVE SEDIMENT DEPOSITS WHEN IT REACHES HALF FULL TO PROVIDE ADEQUATE STORAGE VOLUME FOR THE NEXT RAIN AND TO REDUCE PRESSURE ON THE BAFFLES. TAKE CARE TO AVOID DAMAGING THE BAFFLES DURING CLEANOUT. SEDIMENT DEPTH SHOULD NEVER EXCEED HALF THE DESIGNED STORAGE DEPTH.

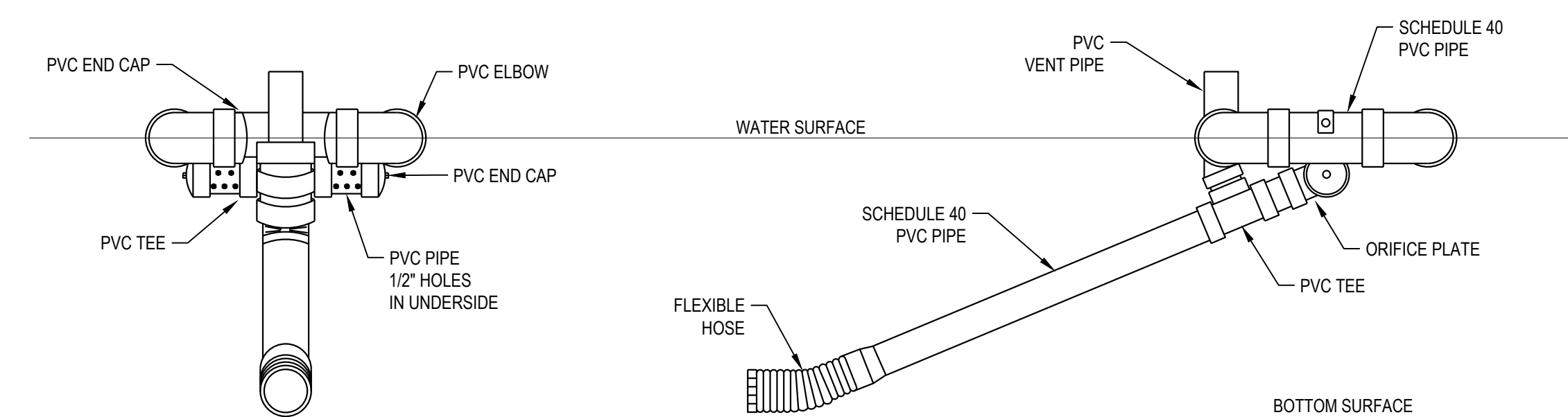
AFTER THE CONTRIBUTING DRAINAGE AREA HAS BEEN PROPERLY STABILIZED, REMOVE ALL BAFFLE MATERIALS AND UNSTABLE SEDIMENT DEPOSITS, BRING THE AREA TO GRADE, AND STABILIZE IT.

CONSTRUCTION SPECIFICATION

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

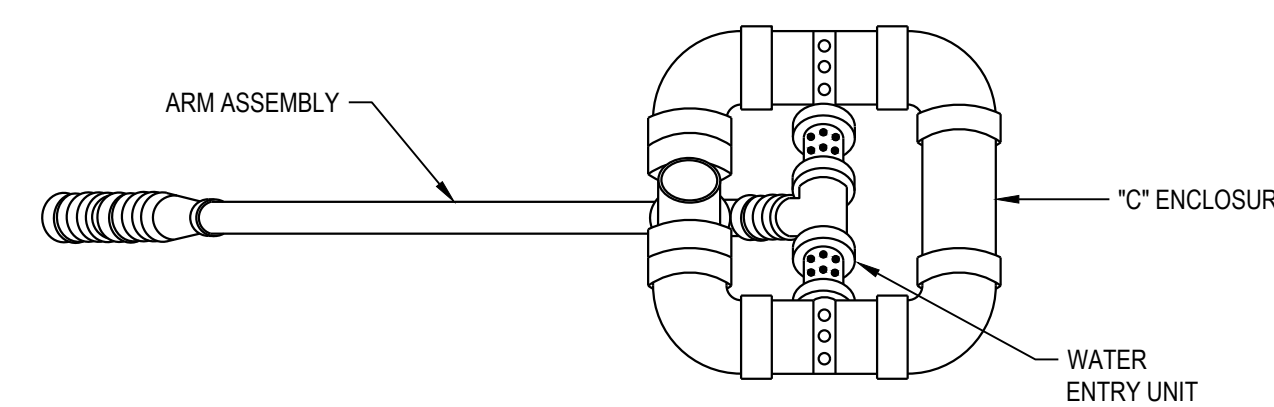


POROUS BAFFLE INSTALLATION DETAIL
NTS



PROFILE

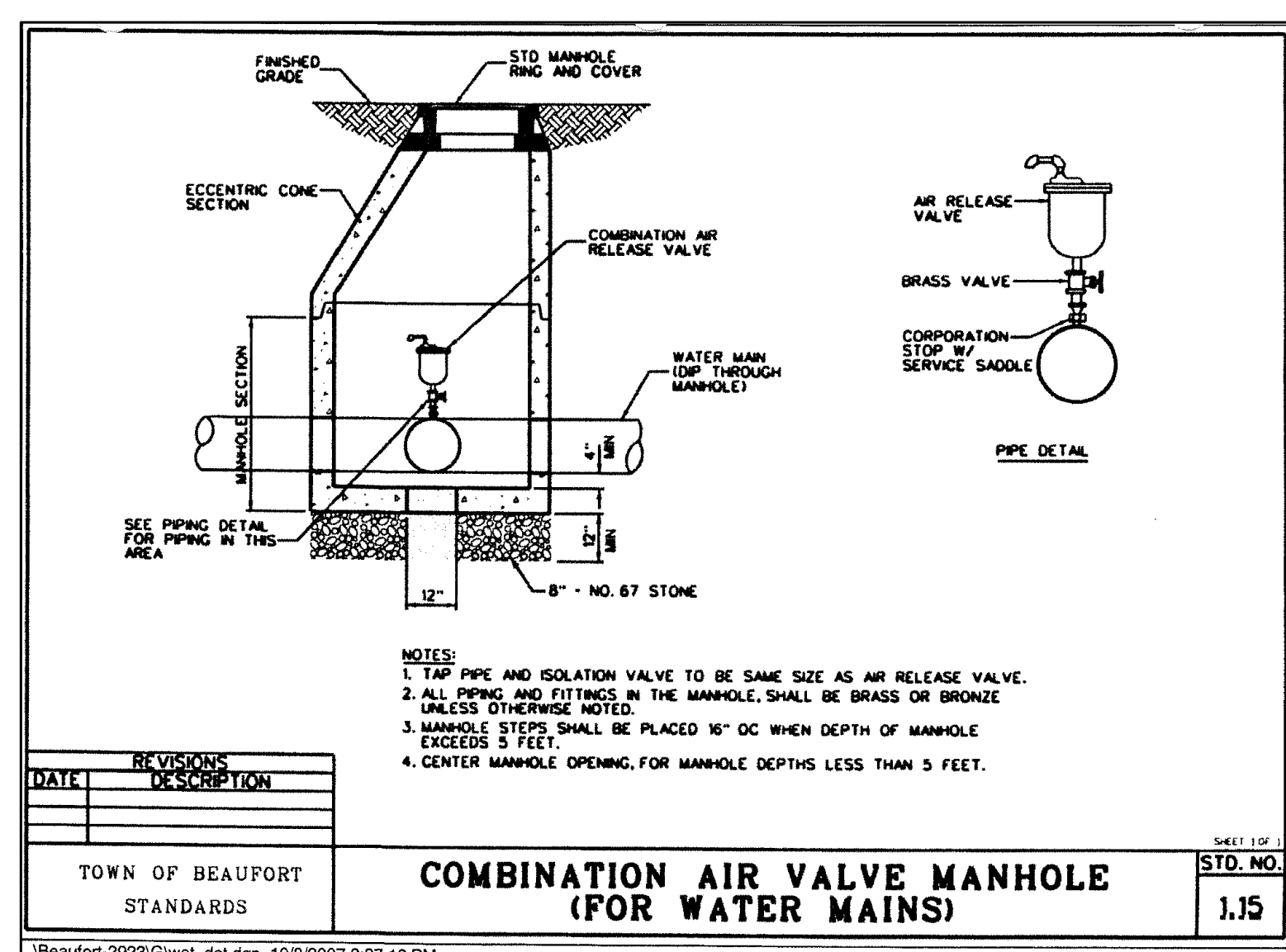
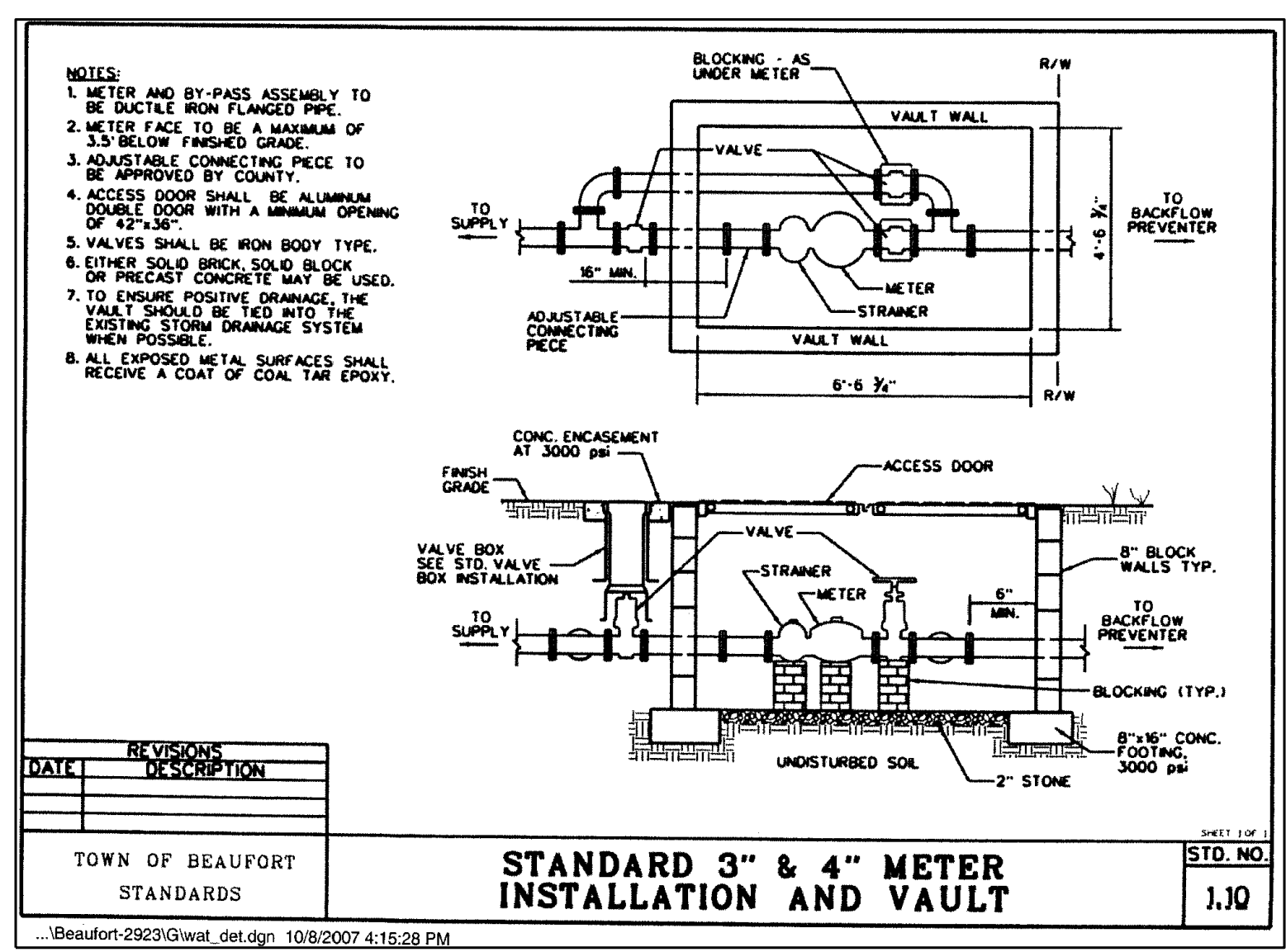
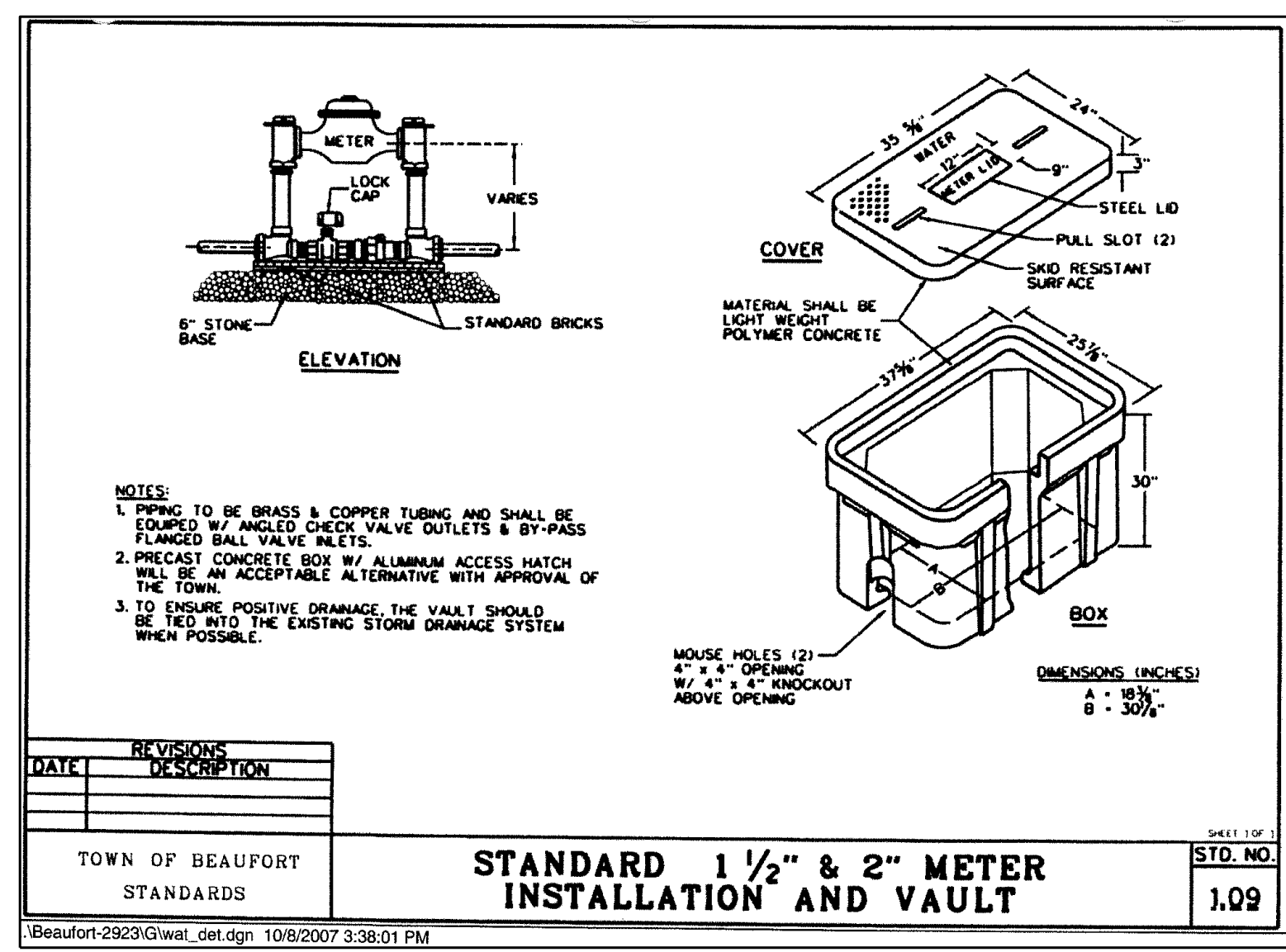
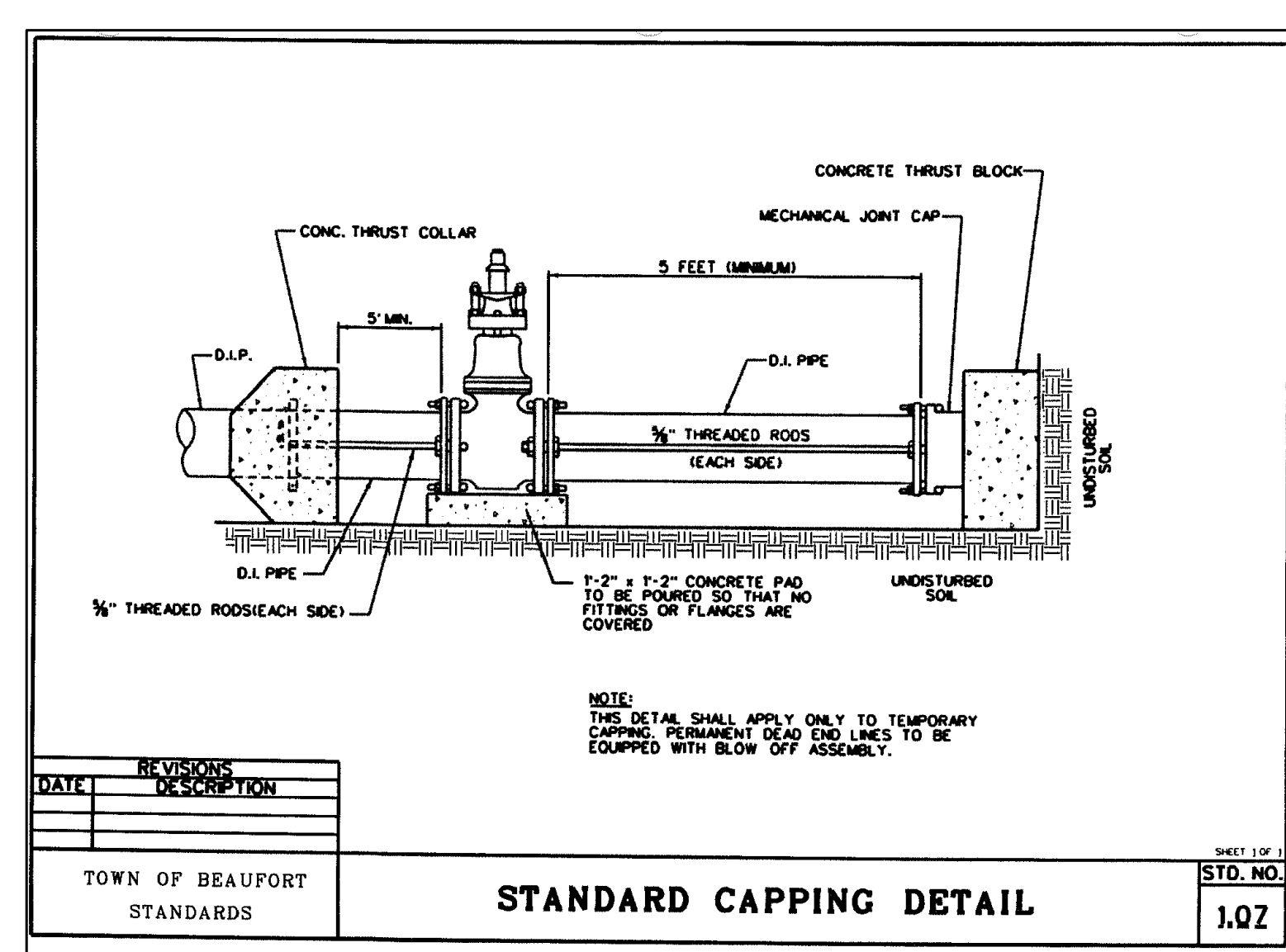
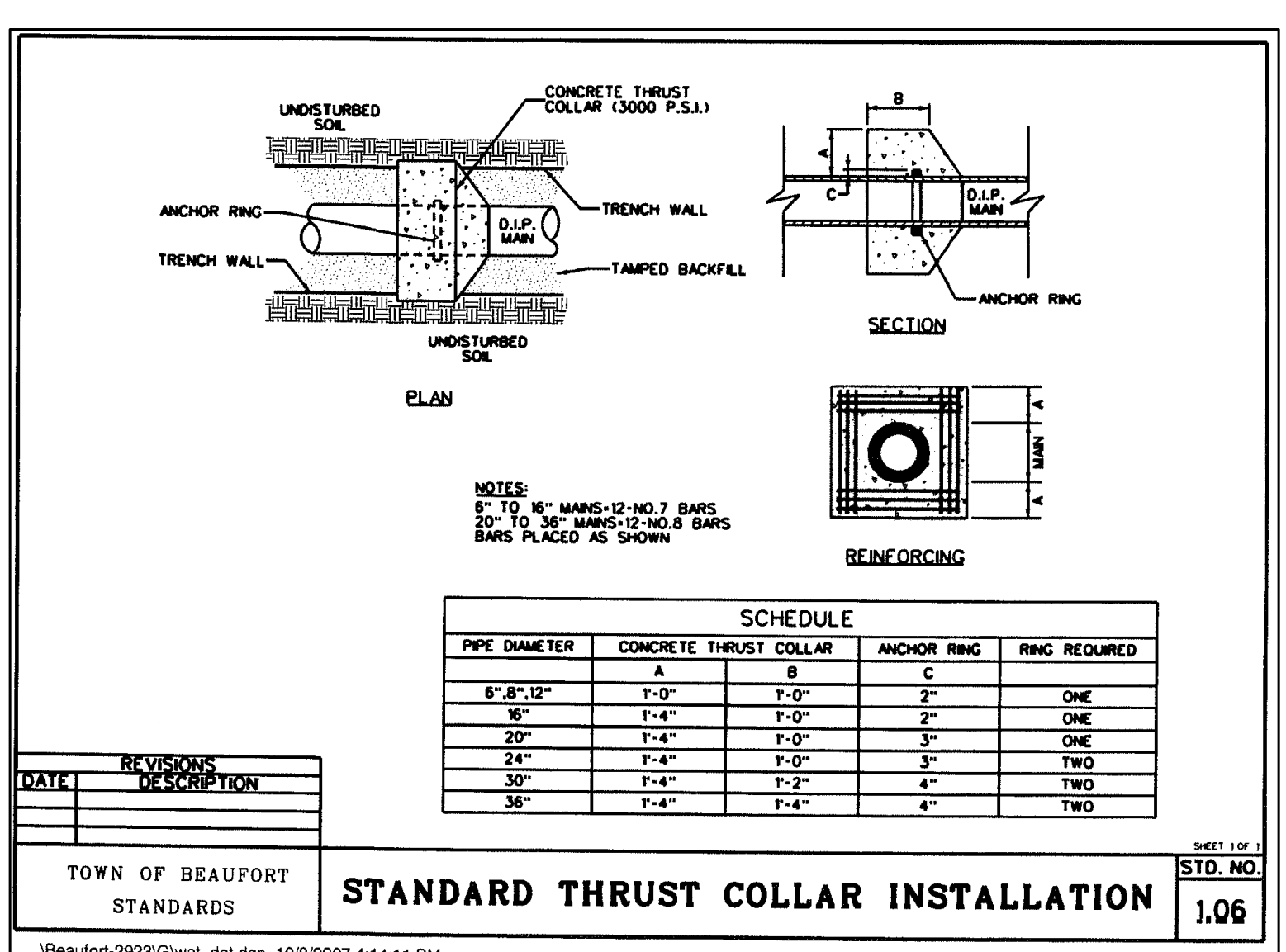
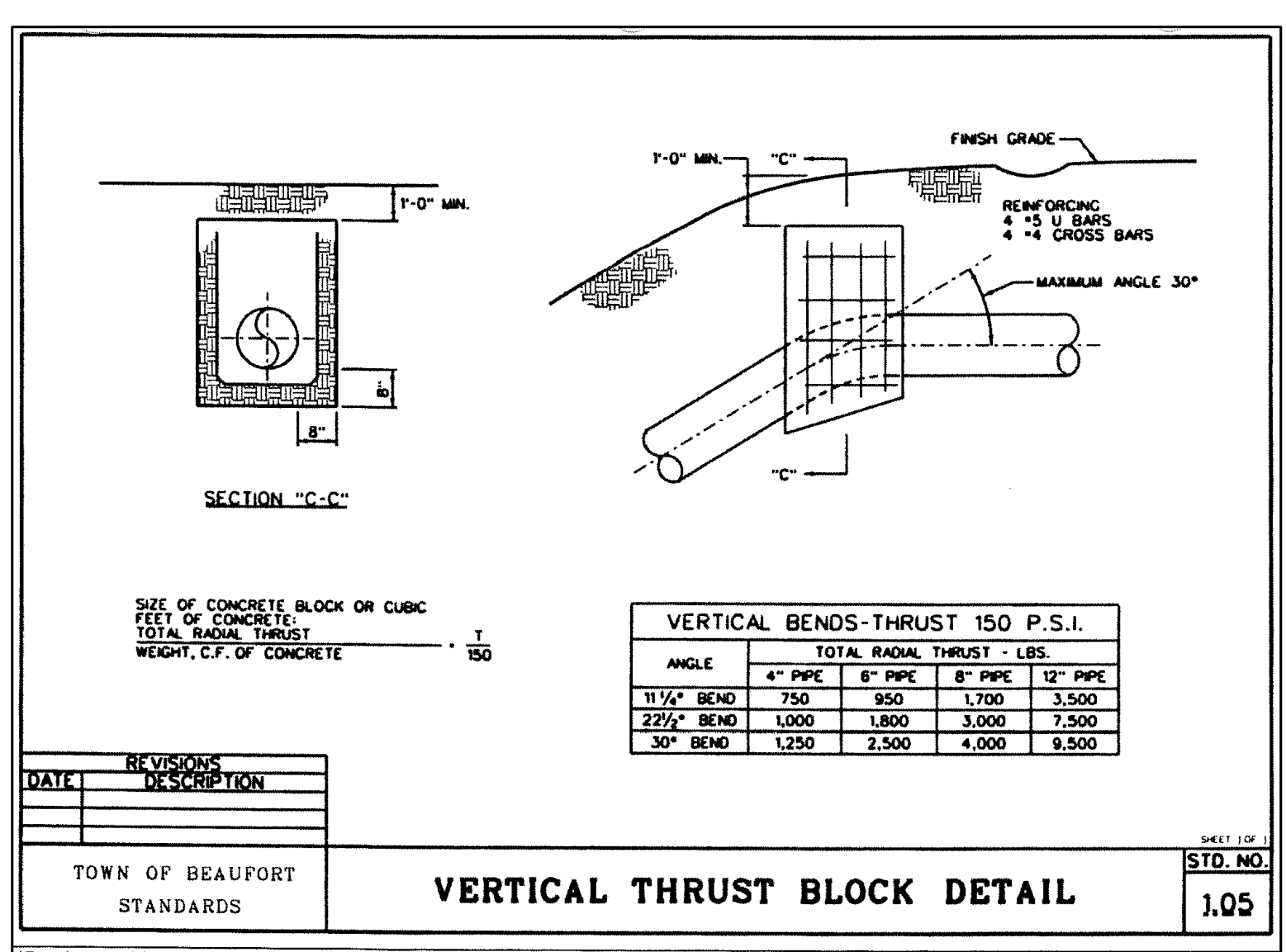
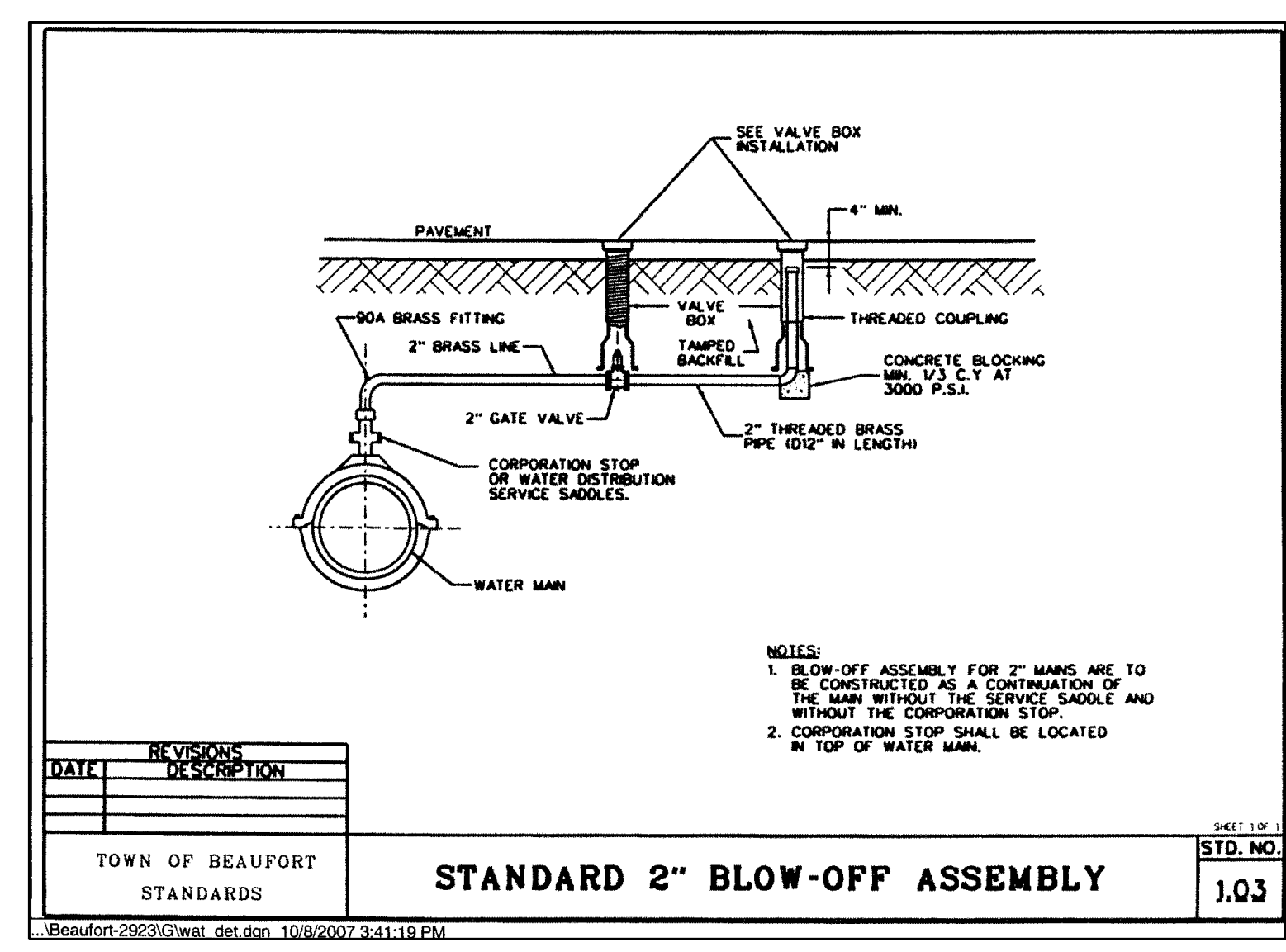
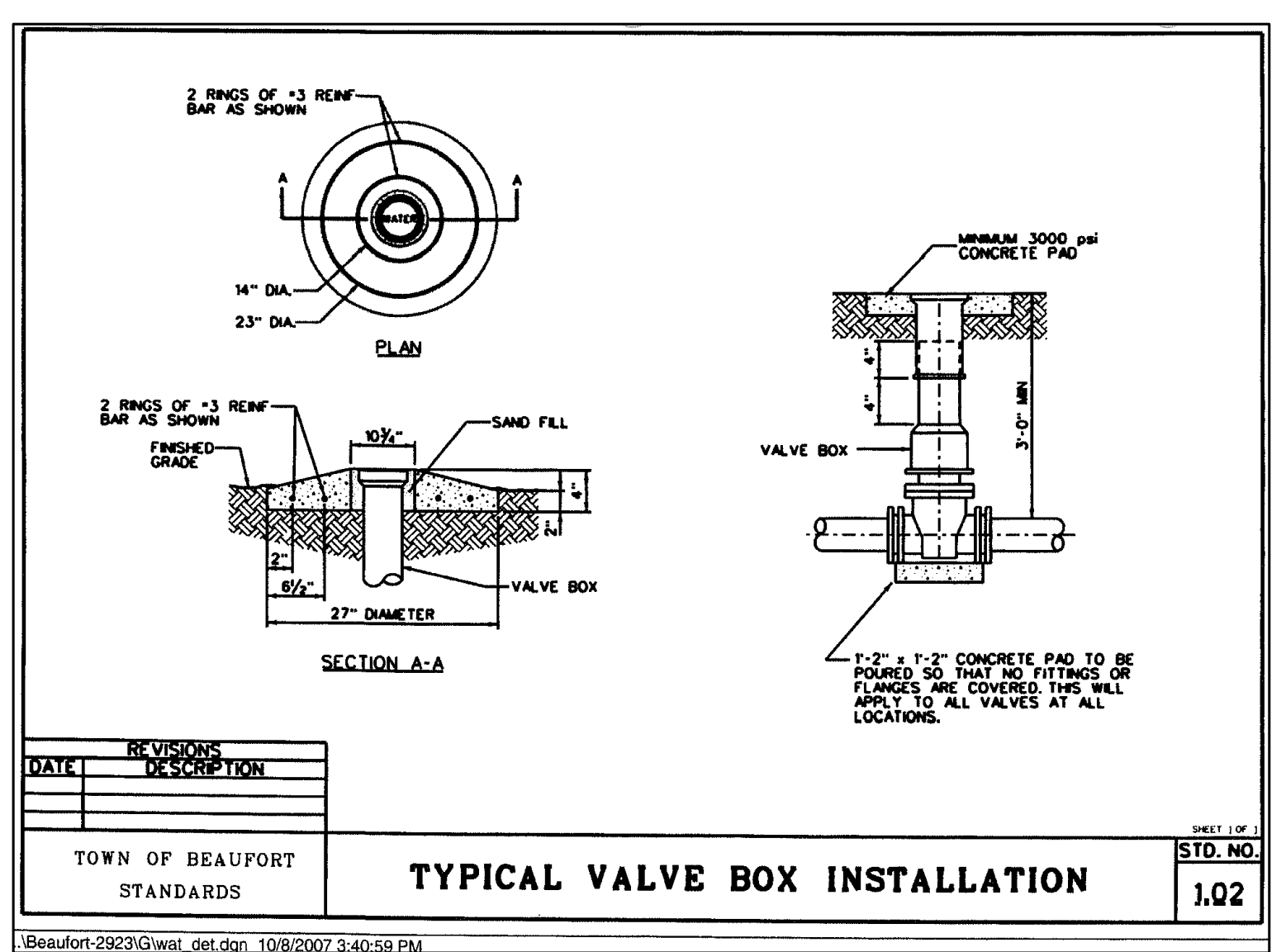
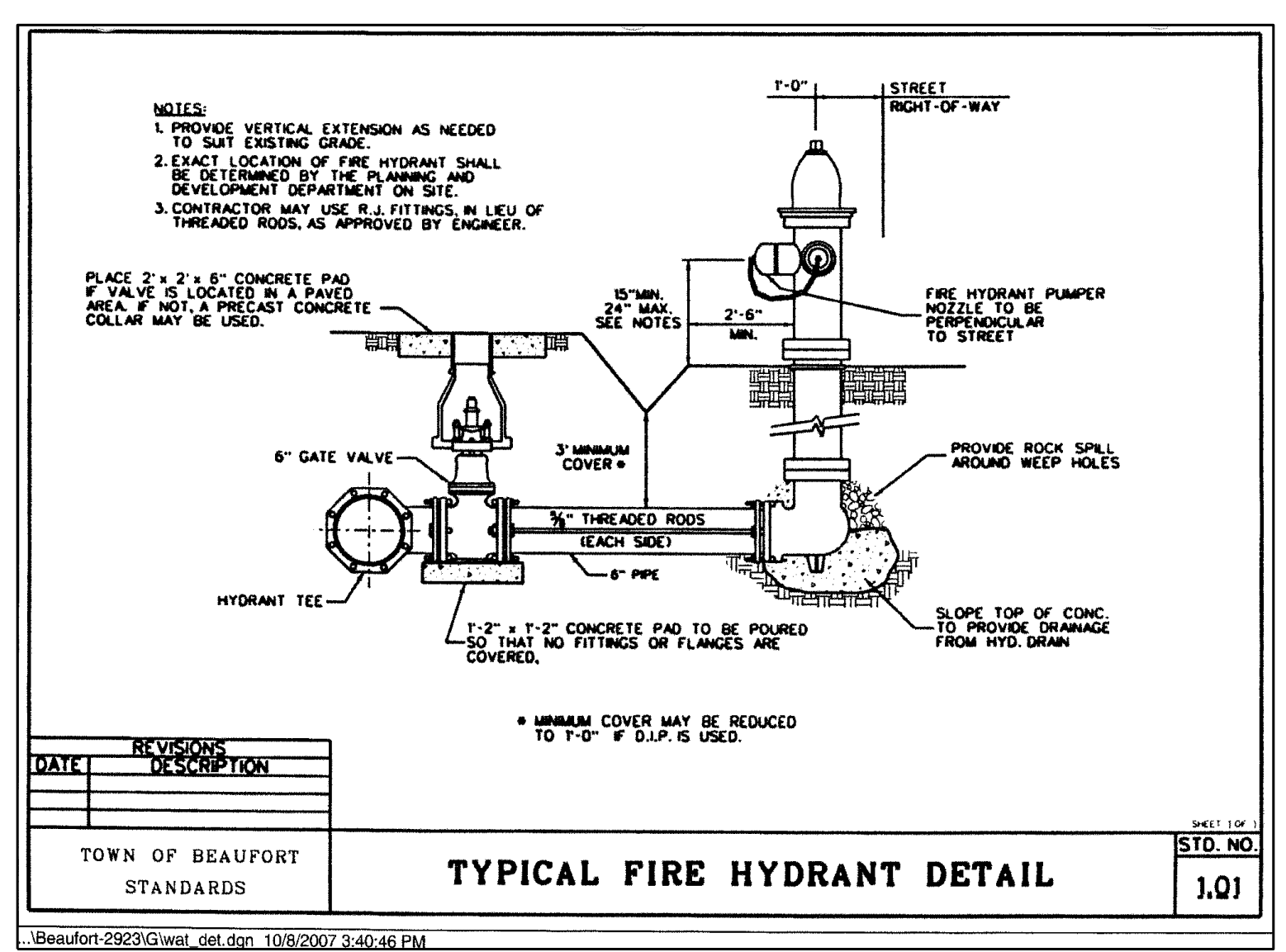
PROFILE



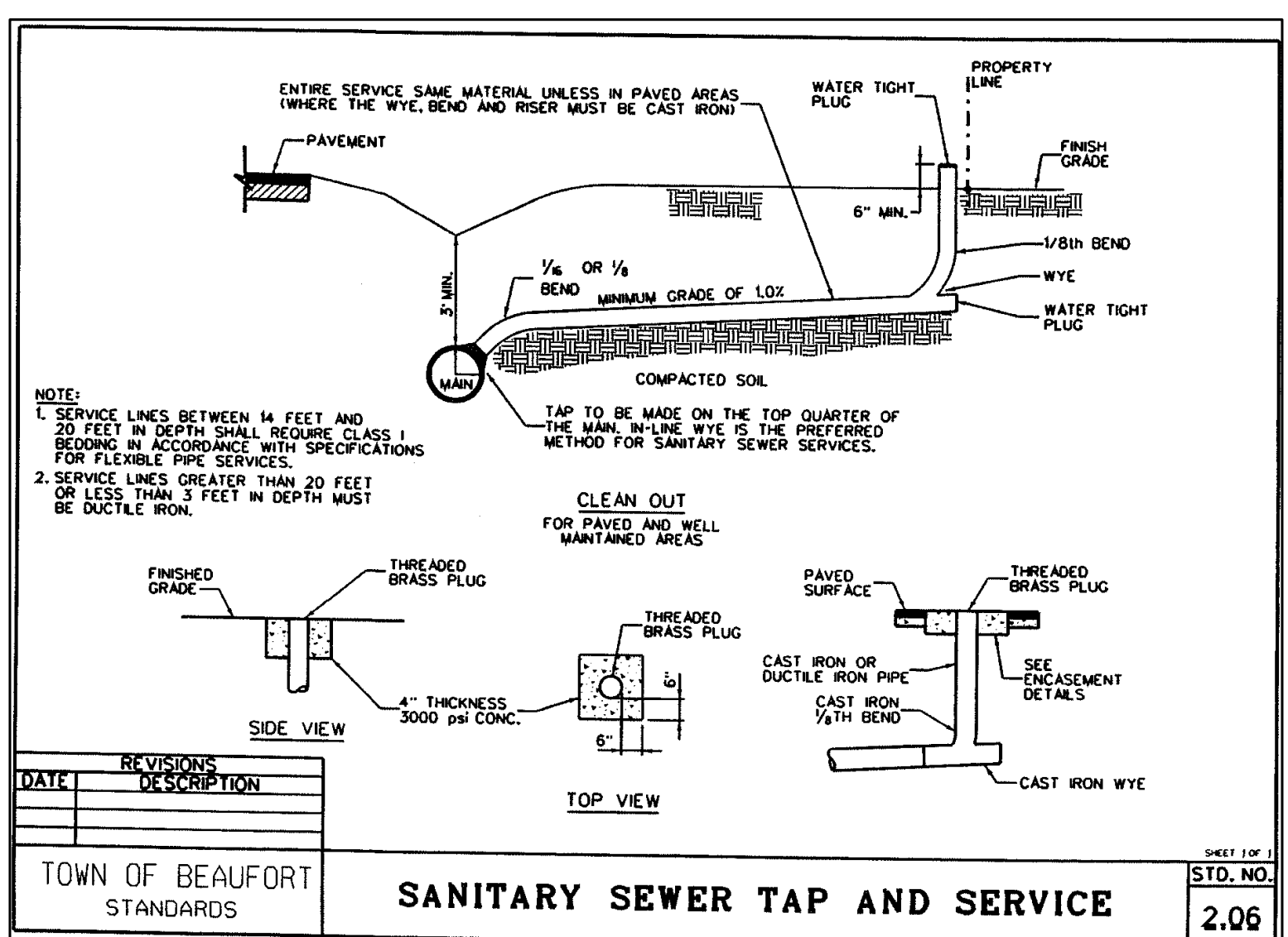
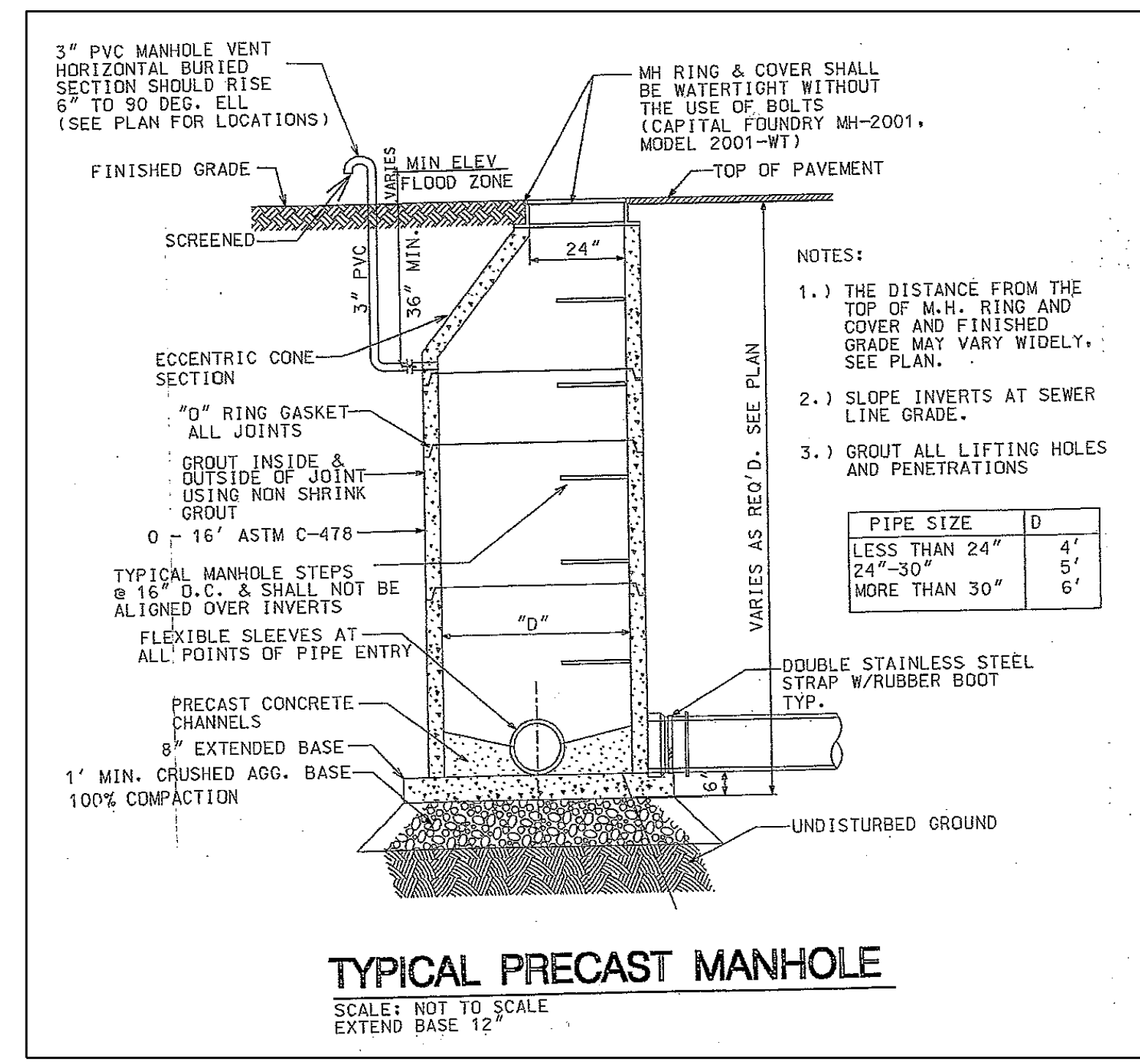
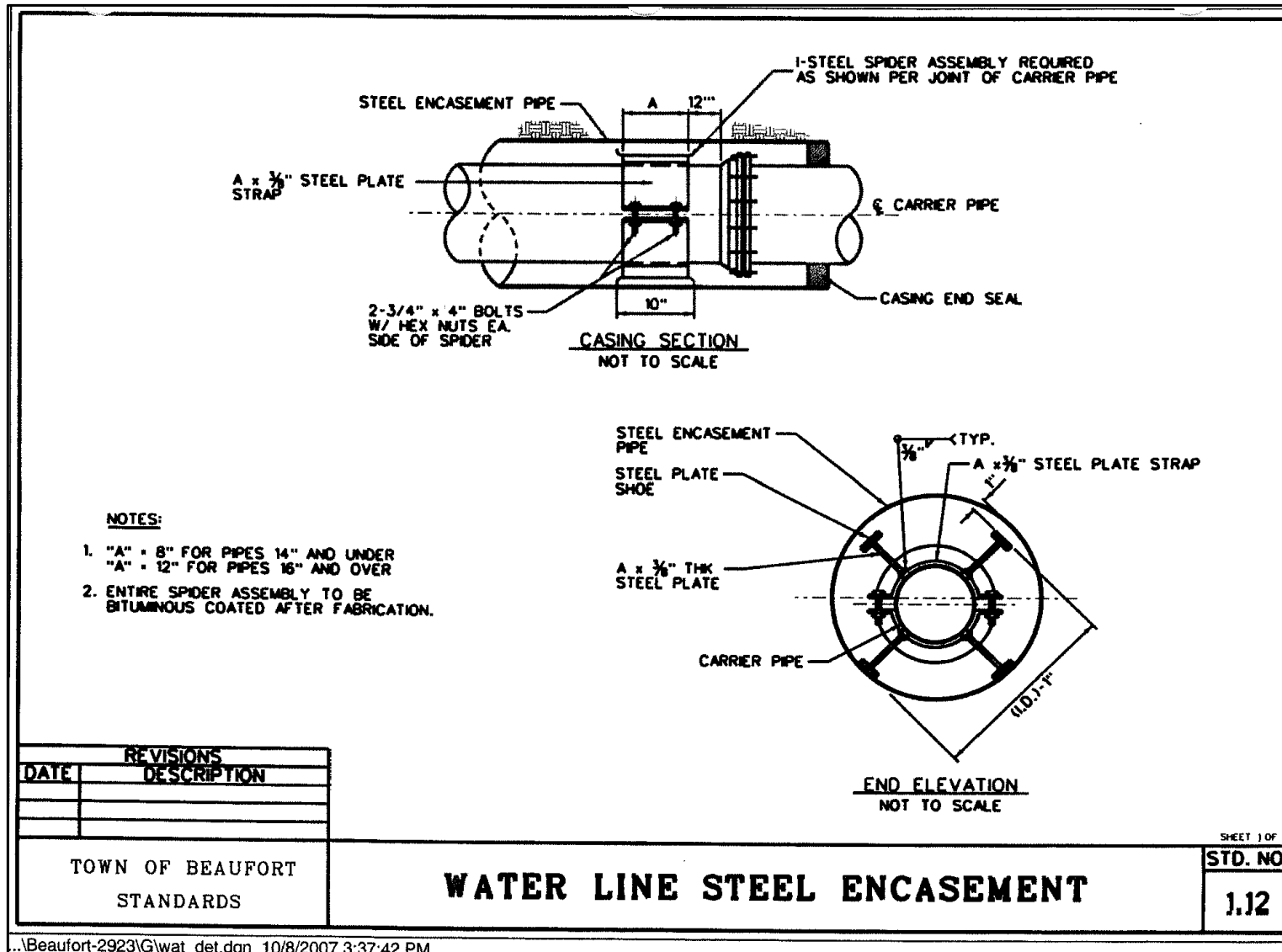
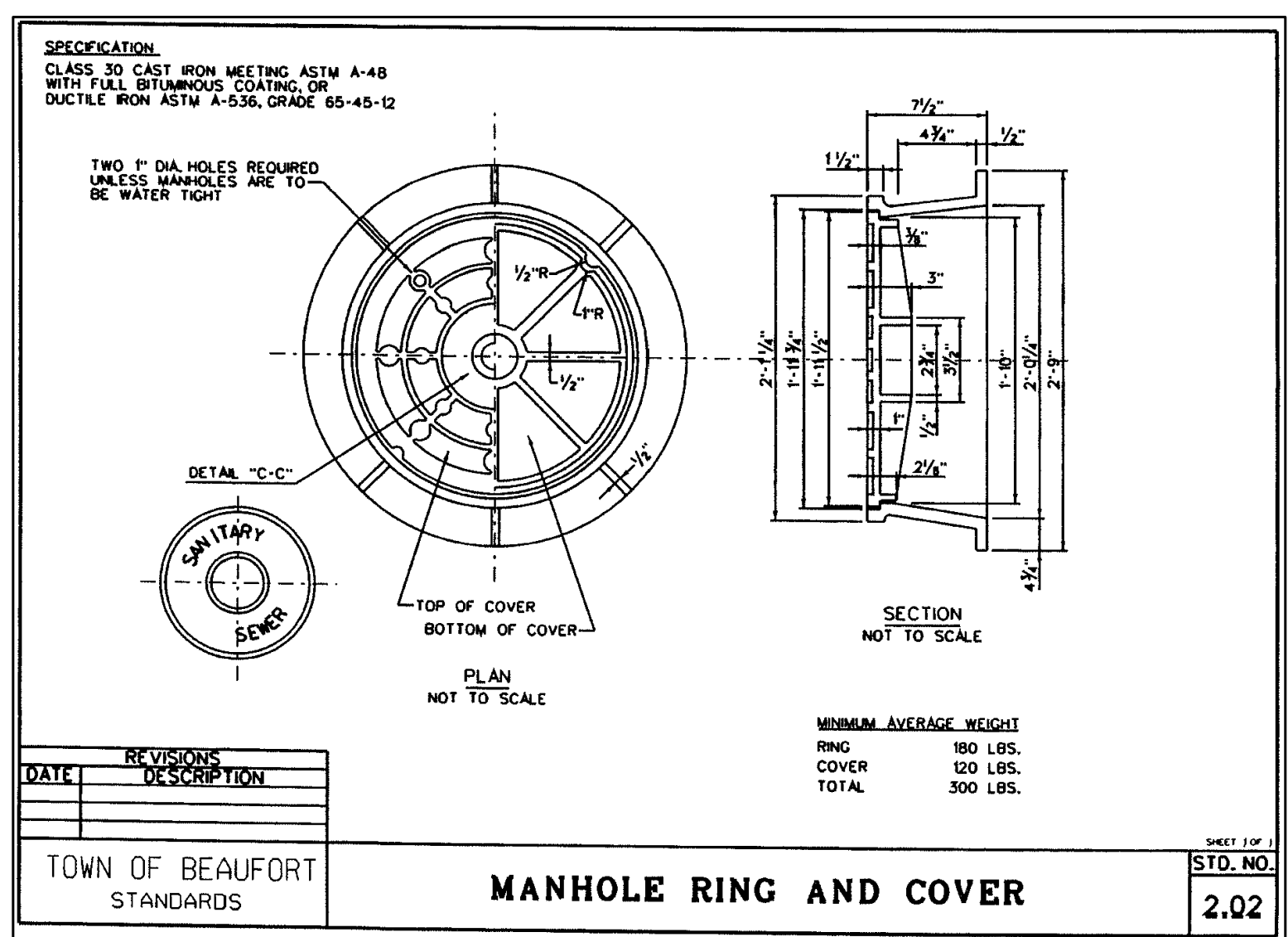
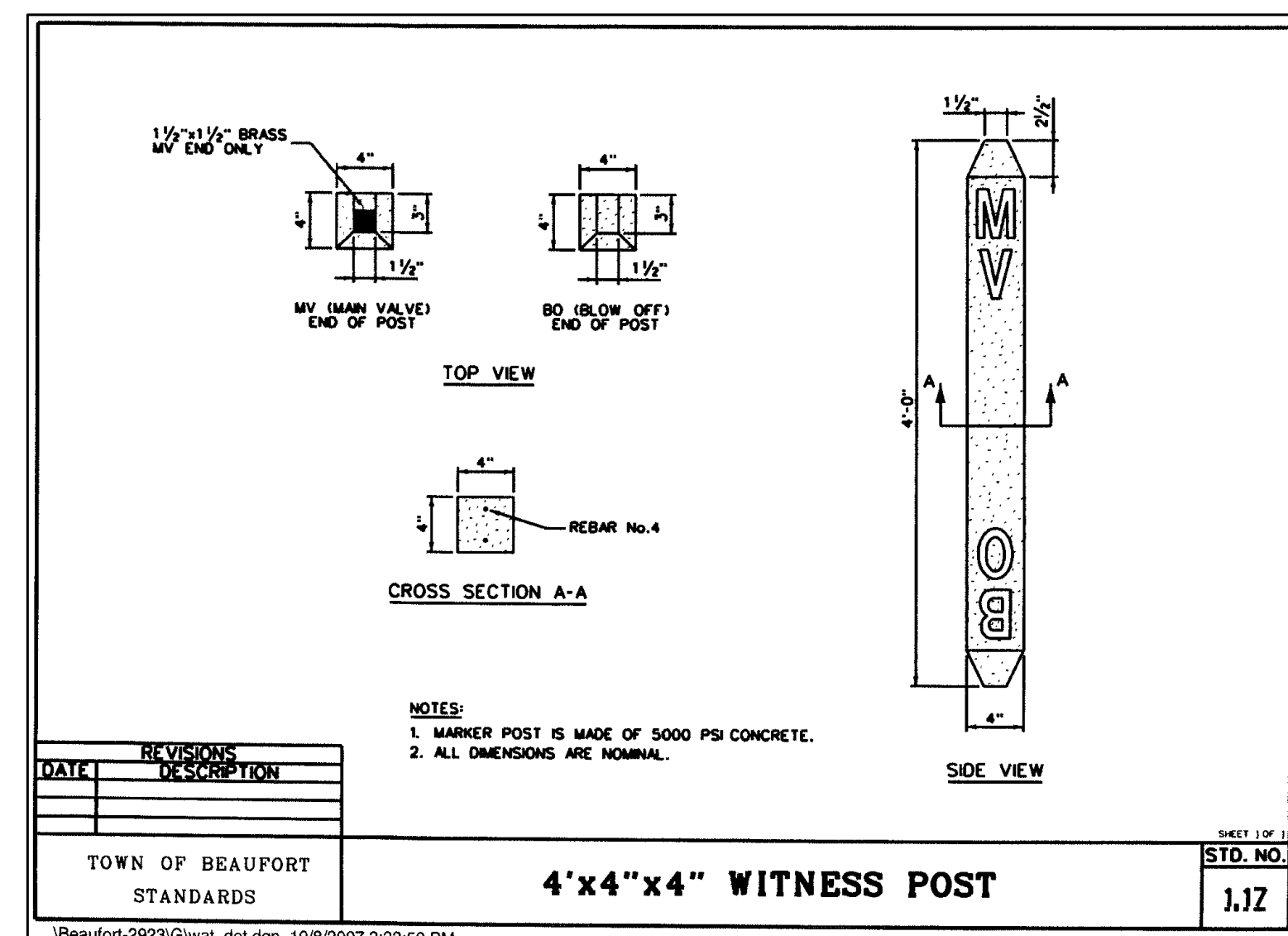
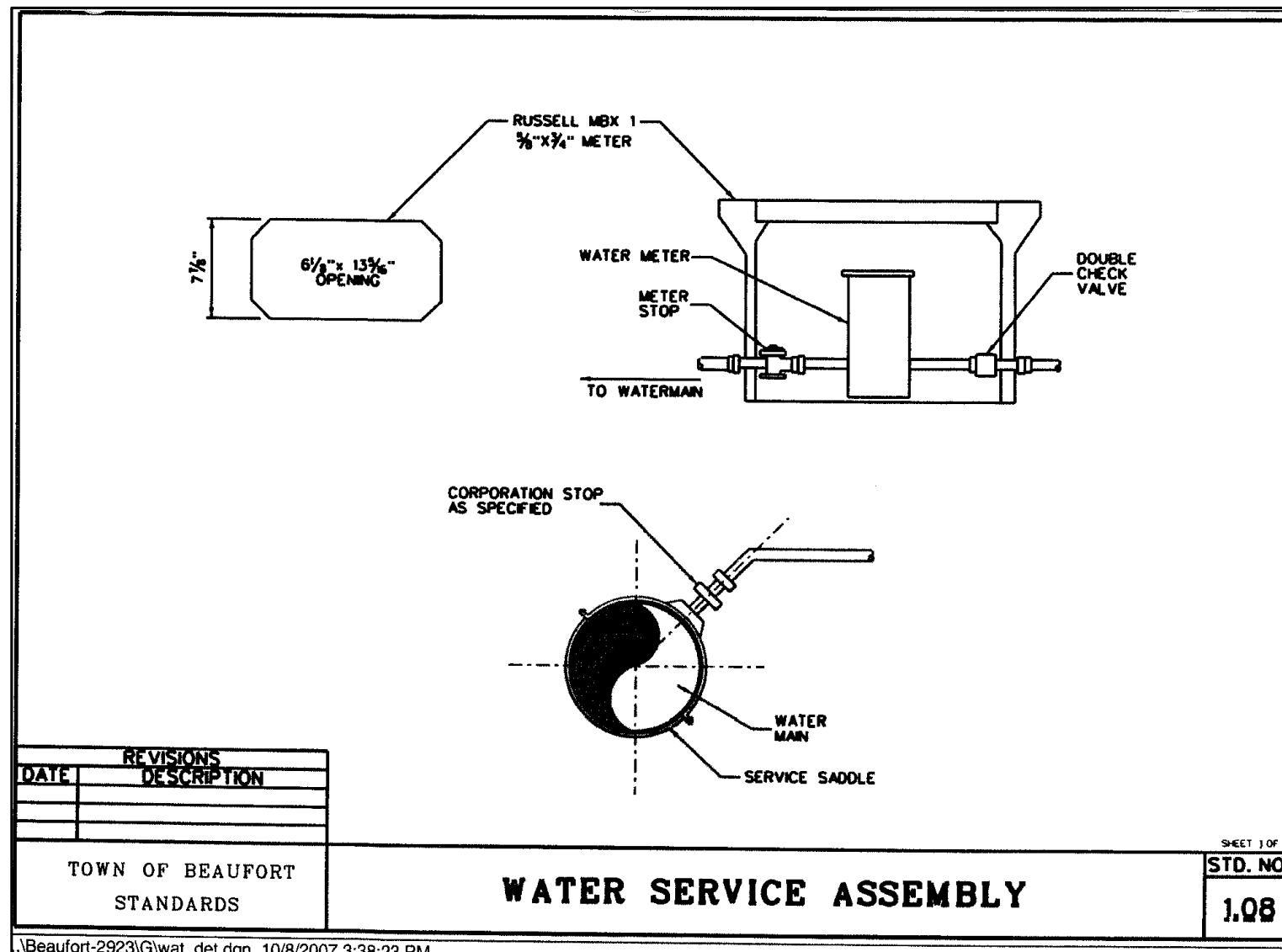
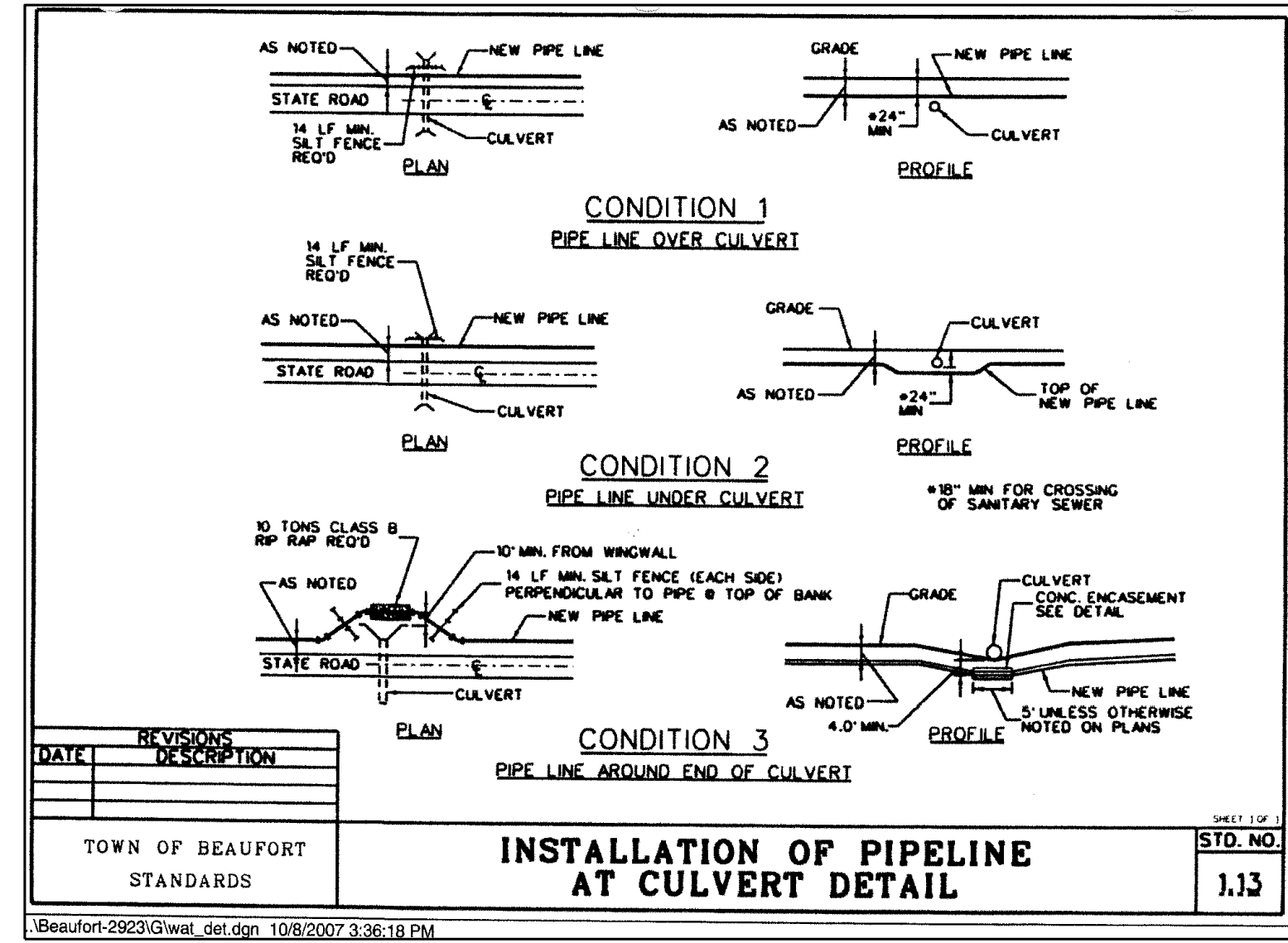
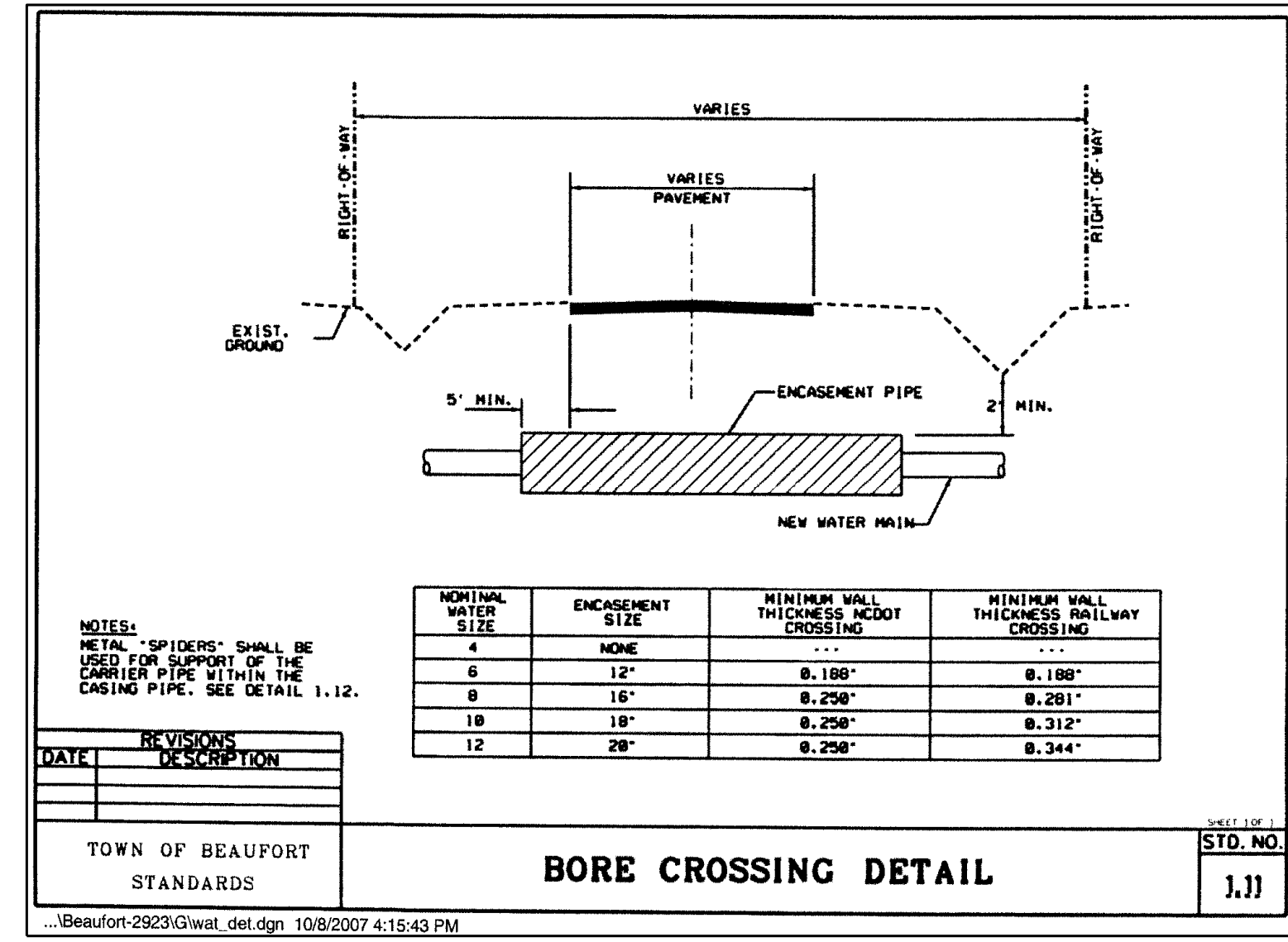
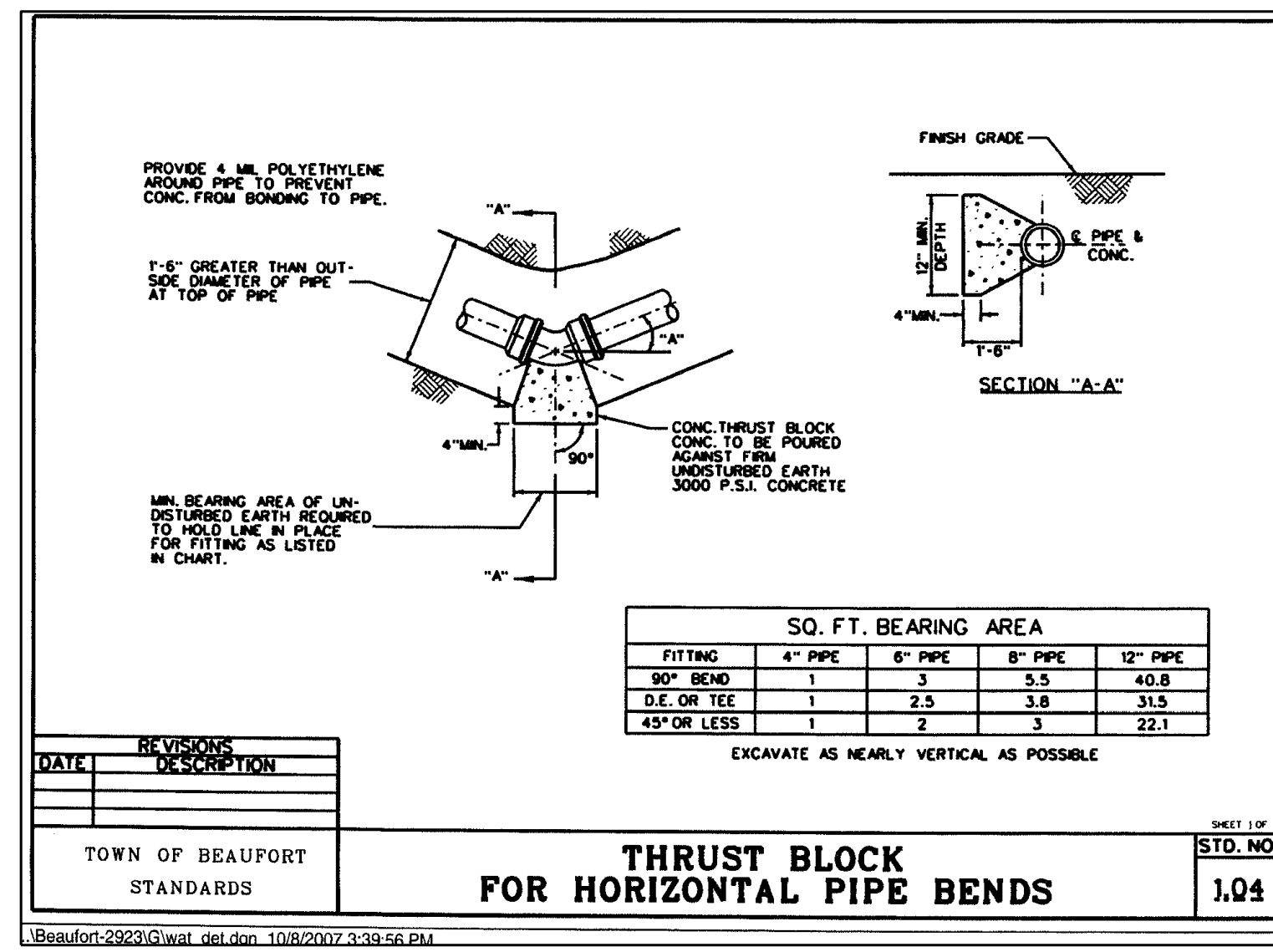
SKIMMER DETAIL
NTS

SKIMMER SIZING TABLE

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



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



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

2

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BEAUFORT, NC

BEAU COAST PHASE 5

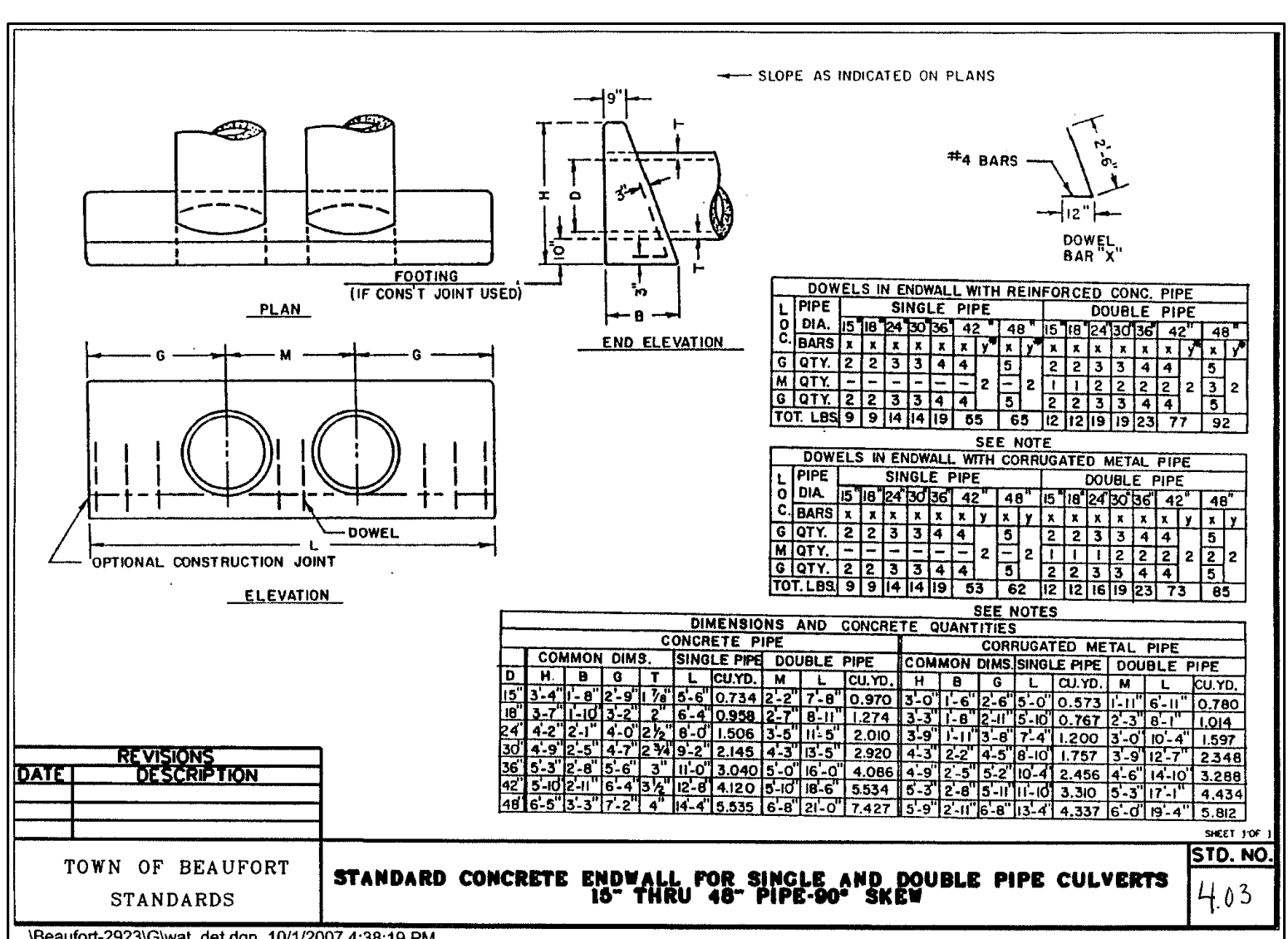
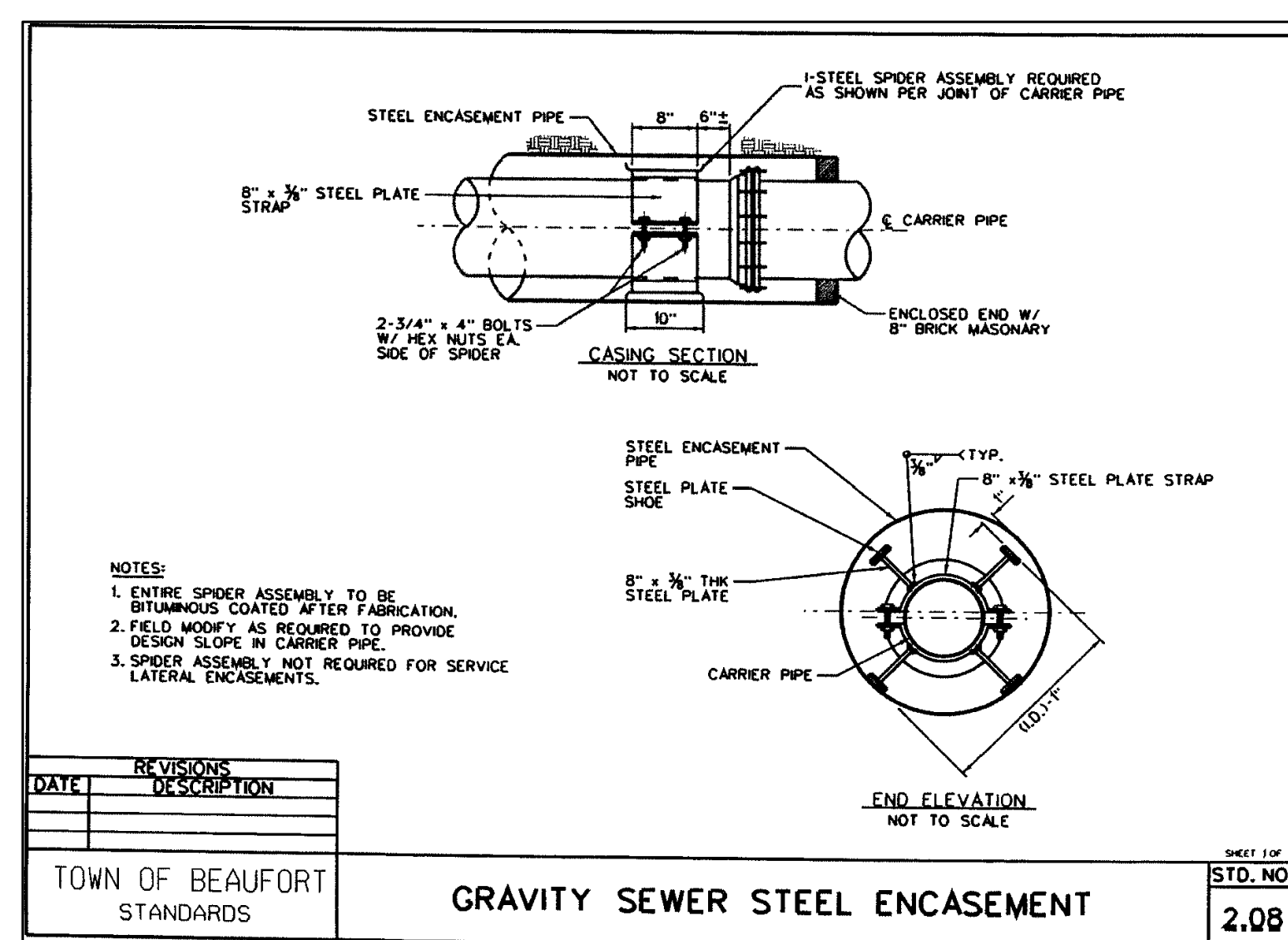
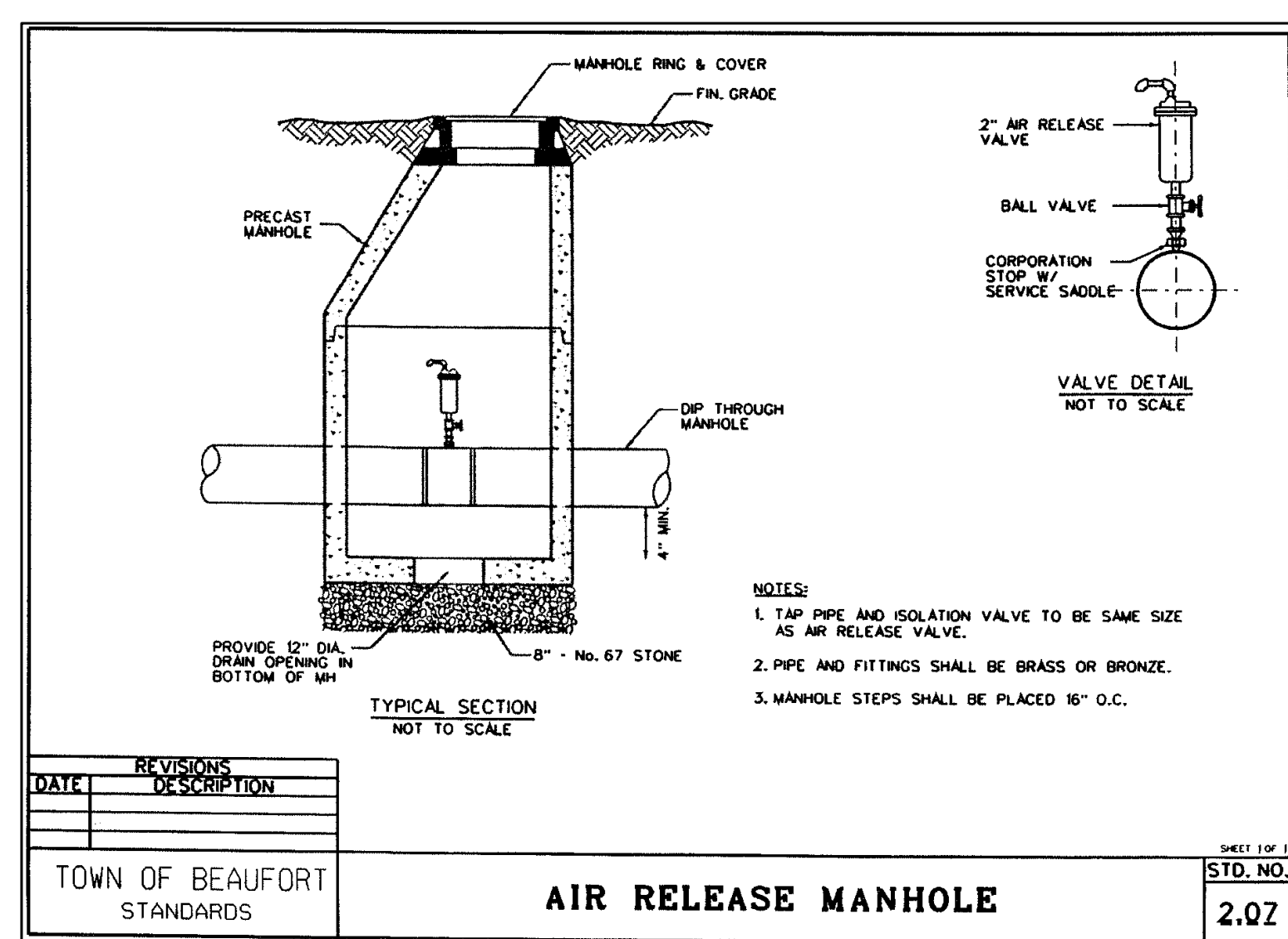
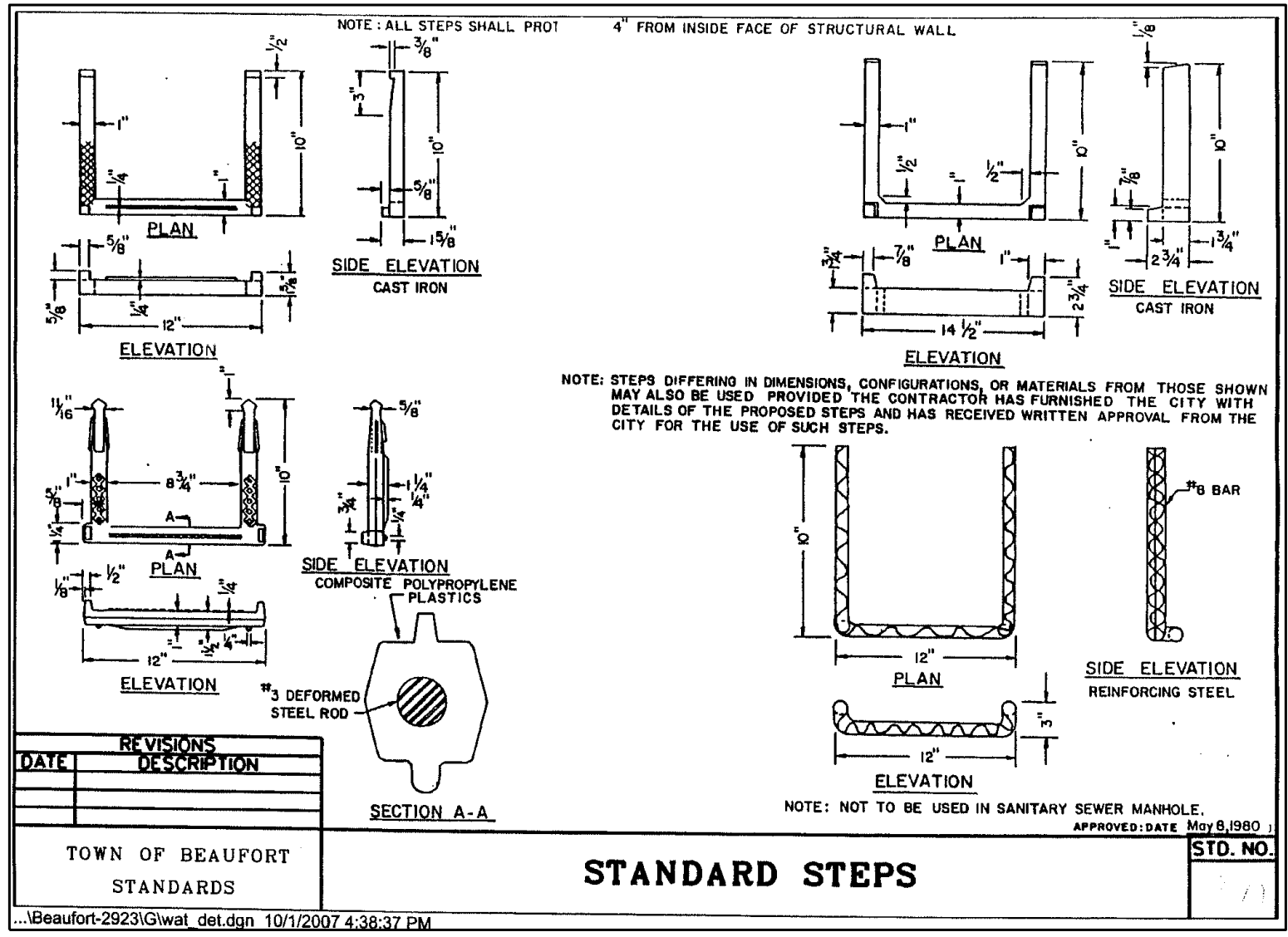
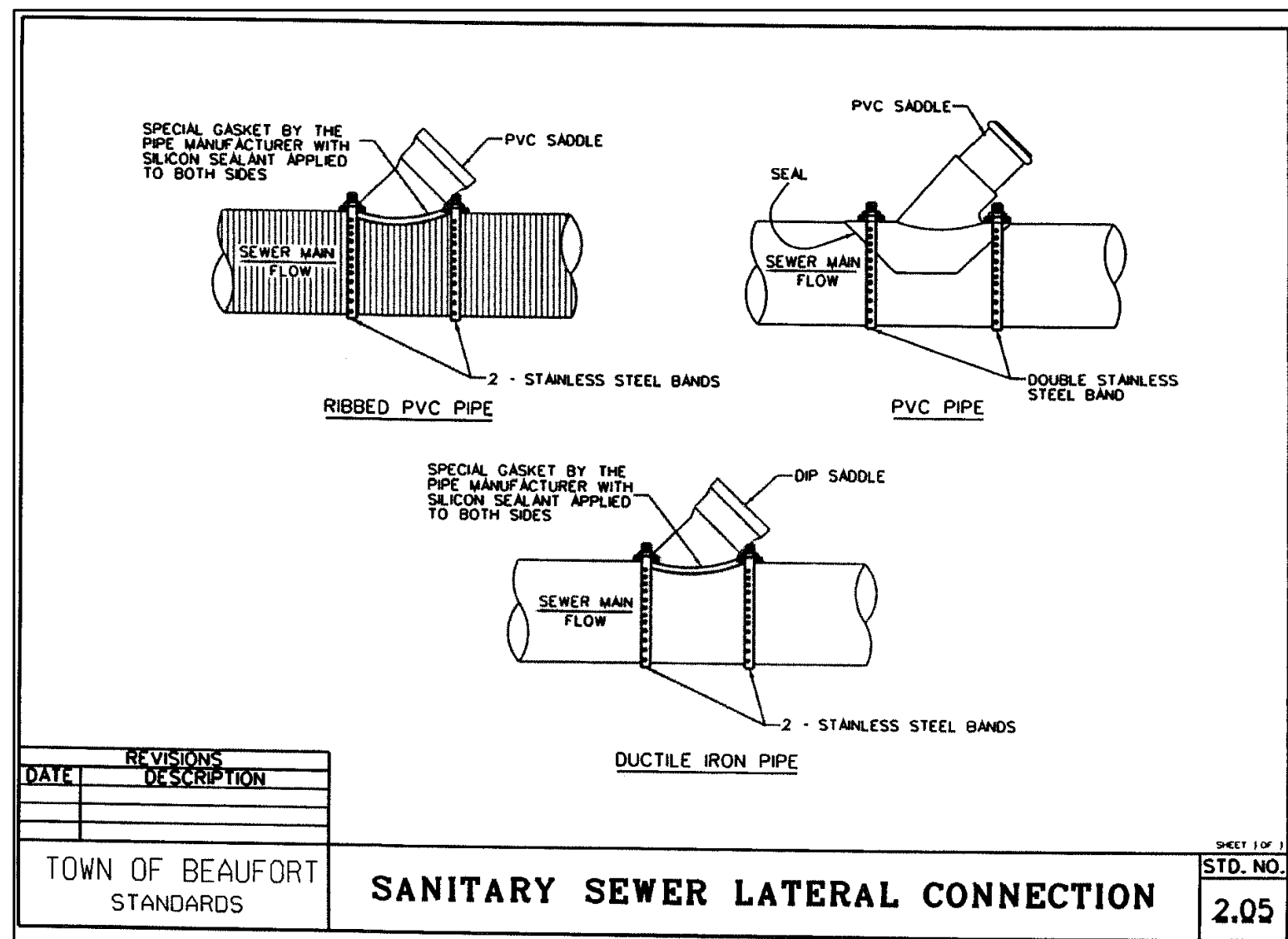
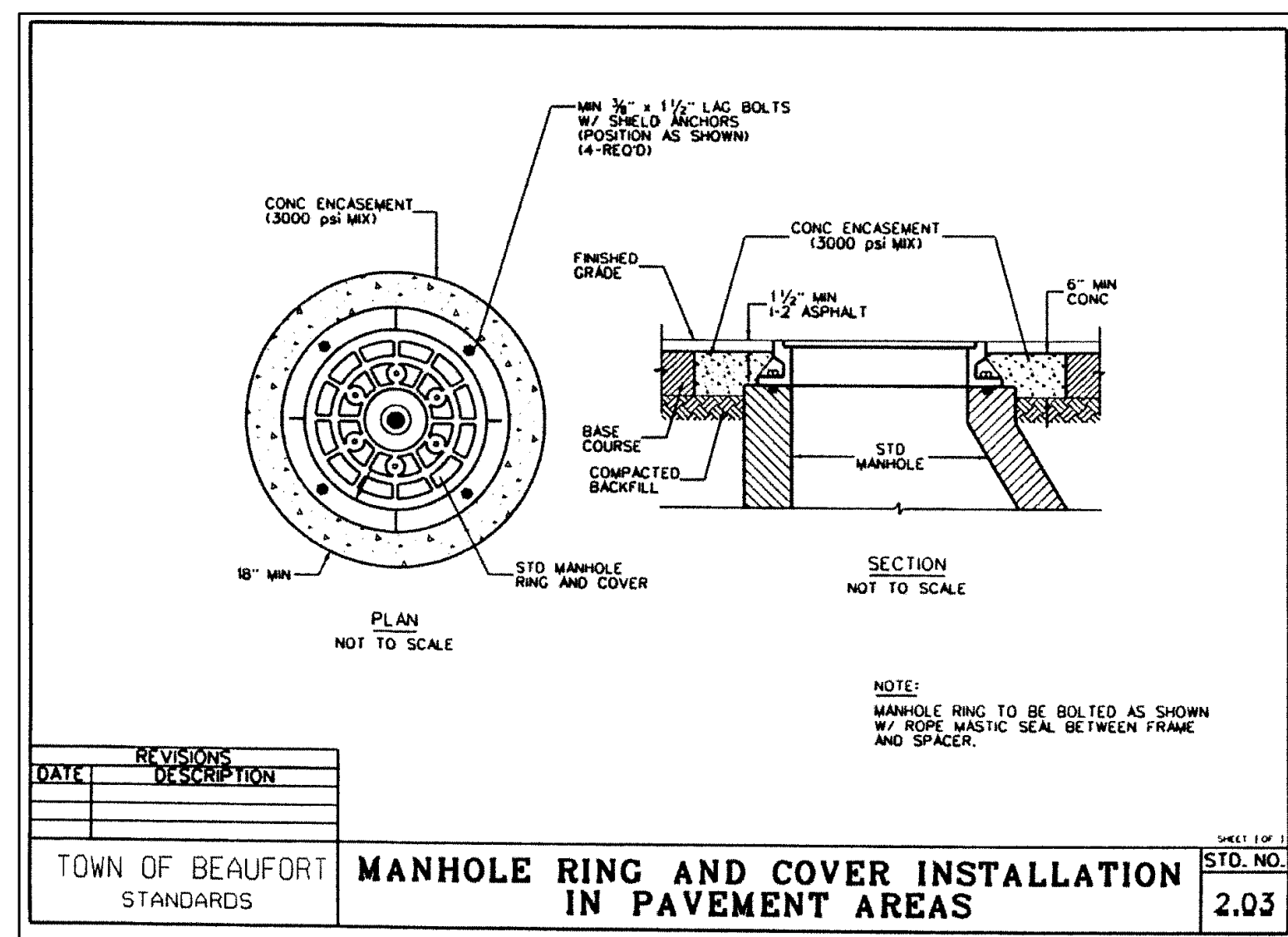
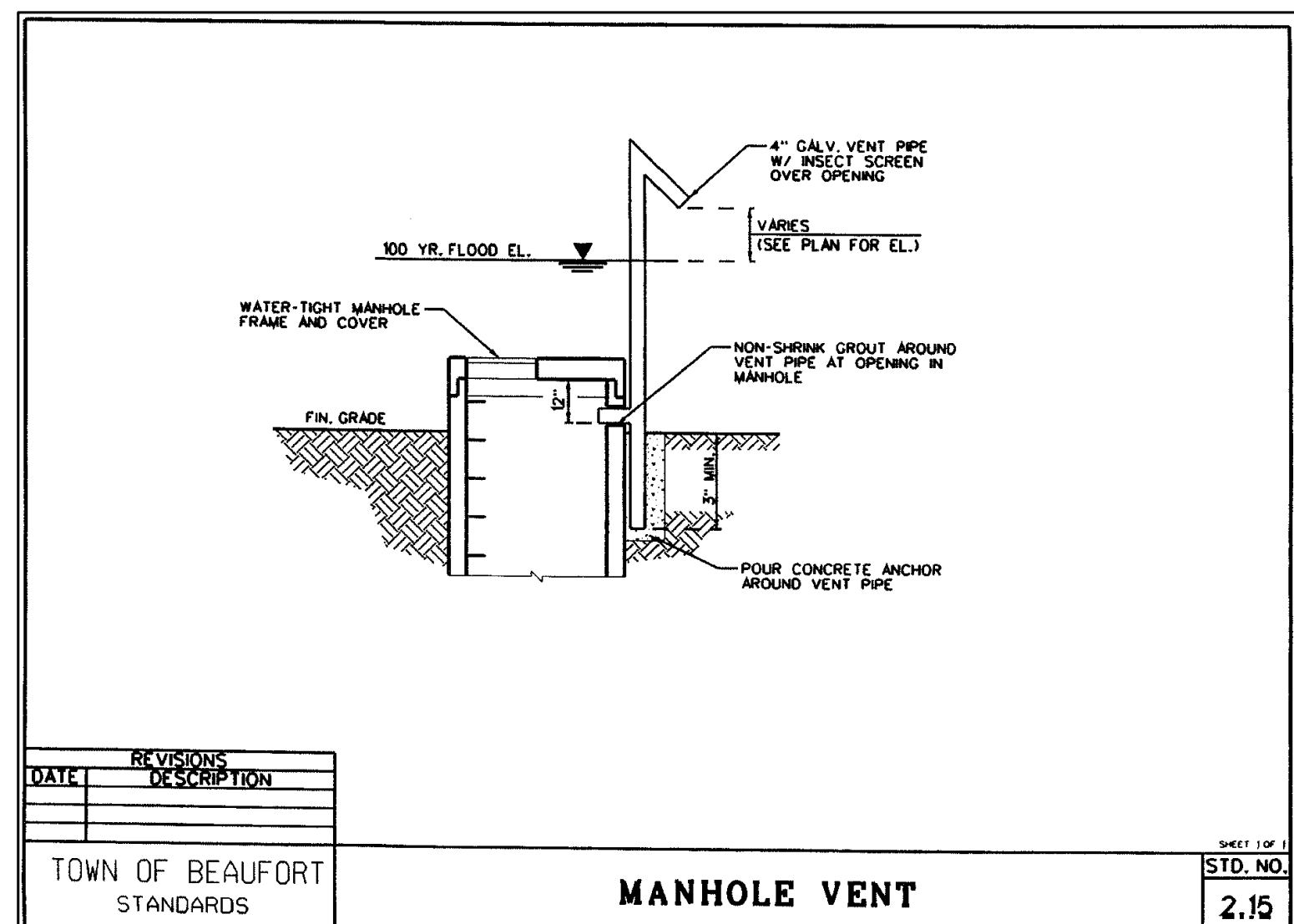
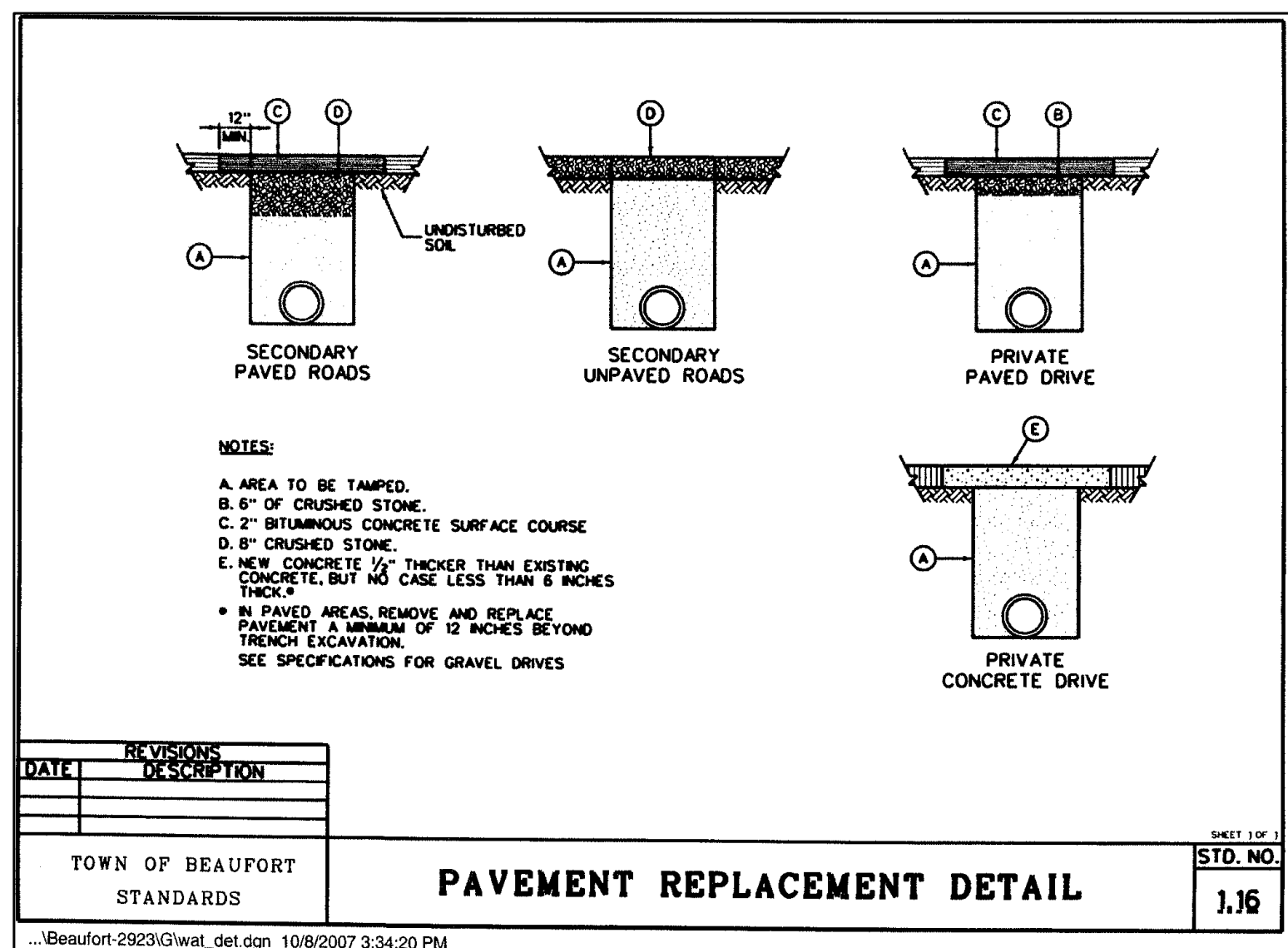
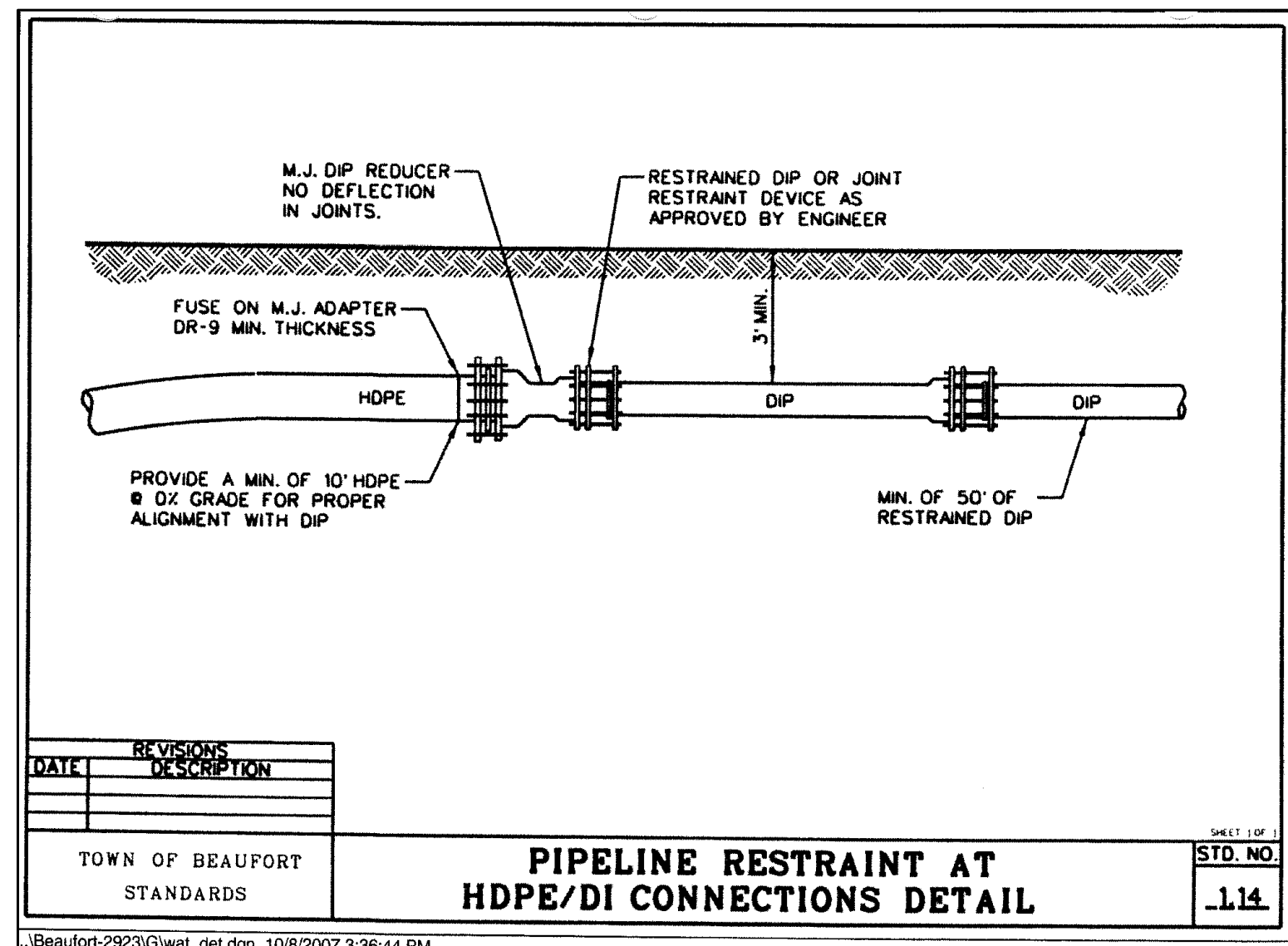
WATER & SEWER DETAILS

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

PRELIMINARY
NOT APPROVED FOR CONSTRUCTION

Revisions:

Sheet No.
D4.0



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

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BEAU COAST PHASE 5

WATER, SEWER, STORM &
ROADWAY DETAILS

BEAUFORT, NC

PRELIMINARY
NOT APPROVED FOR
CONSTRUCTION

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

Revisions

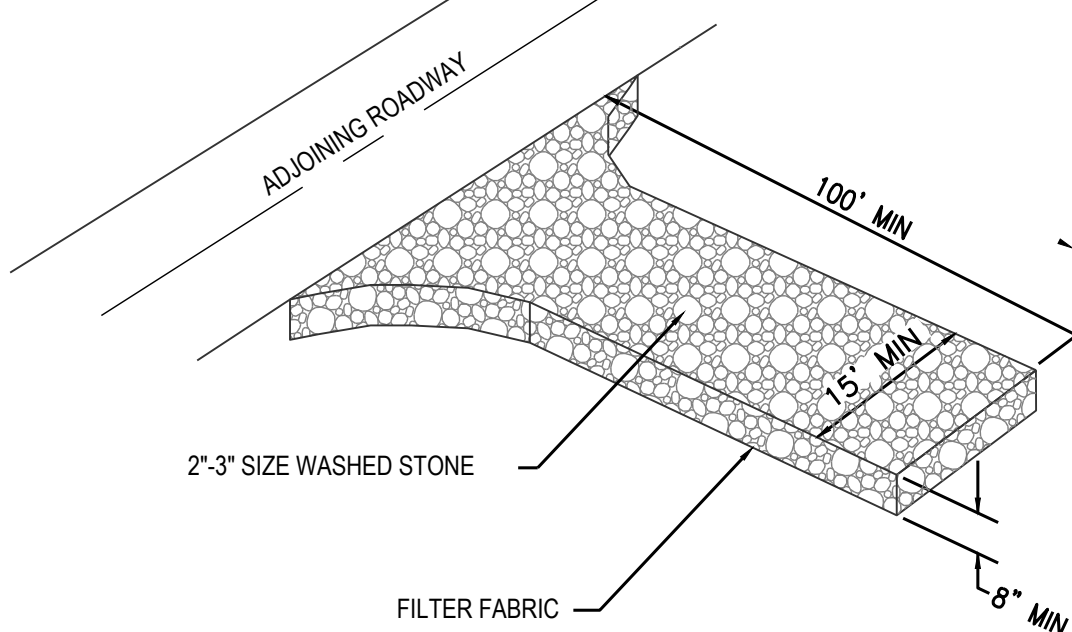
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NOTES:

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

MAINTENANCE:

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



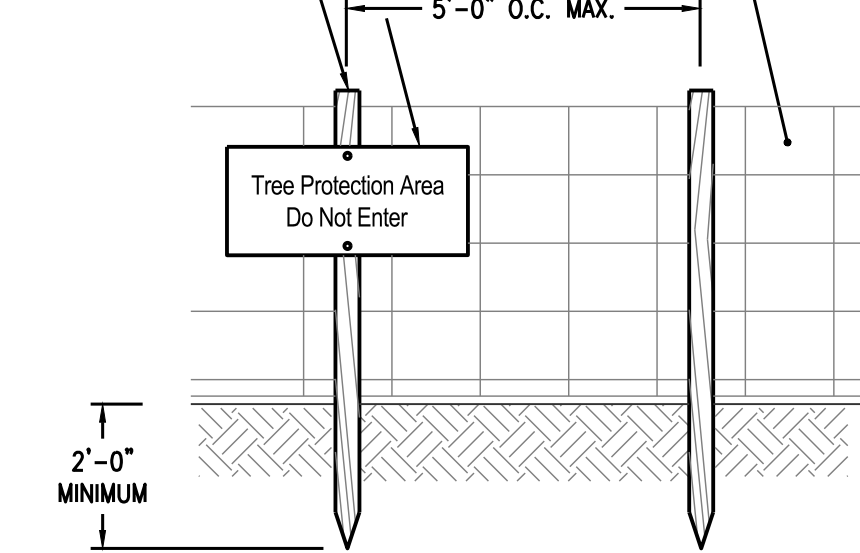
TEMPORARY CONSTRUCTION ENTRANCE

NTS

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

POST MAY BE EITHER 4" O PINE, 2" O OR 1.33 LB./LF STEEL

ORANGE, UV RESISTANT HIGH-TENSILE STRENGTH POLY BARRICADE FABRIC

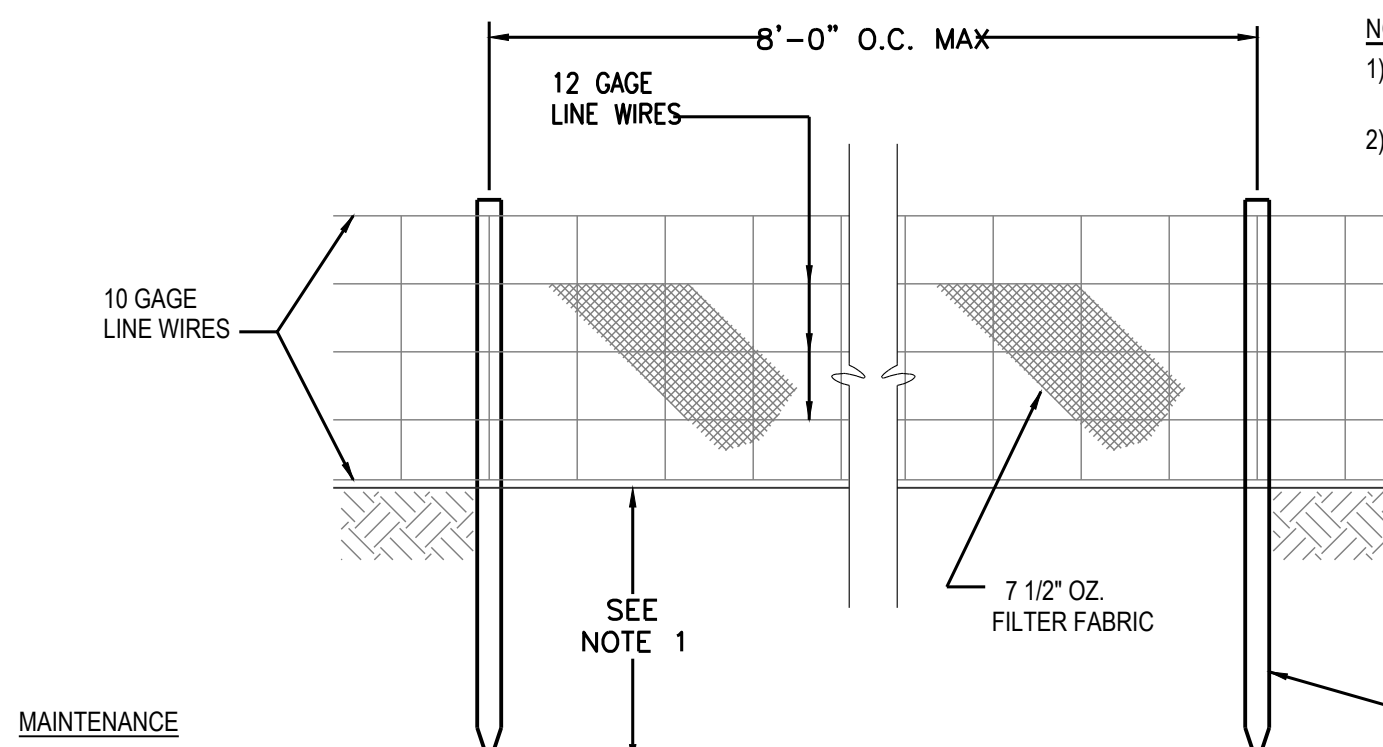
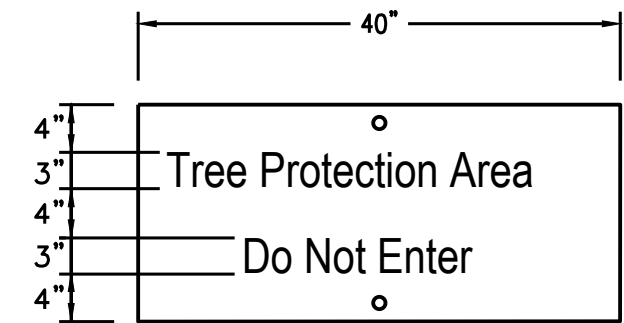


TREE PROTECTION FENCE

NTS

NOTES:

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



NOTES:

- 1) STEEL POSTS TO BE BURIED A MINIMUM OF 2'-0"
- 2) INSTALL SILT FENCE WHERE SHOWN ON DRAWINGS AND MAINTAIN UNTIL COMPLETION OF GRADING

MAINTENANCE:

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

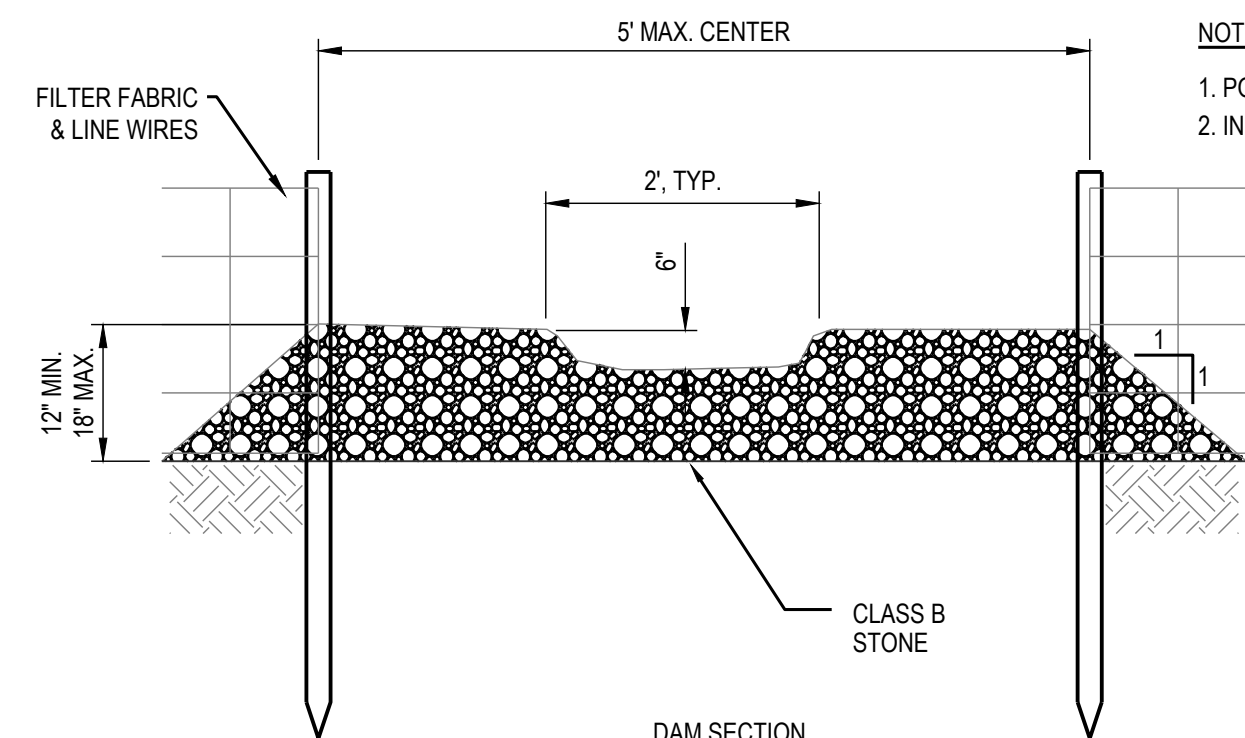
SHOULD THE FABRIC OF THE SEDIMENT FENCE COLLAPSE, TEAR, DECOMPOSE OR BECOME INEFFECTIVE, REPLACE IT PROMPTLY.

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

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

SILT FENCE

NTS



NOTES:

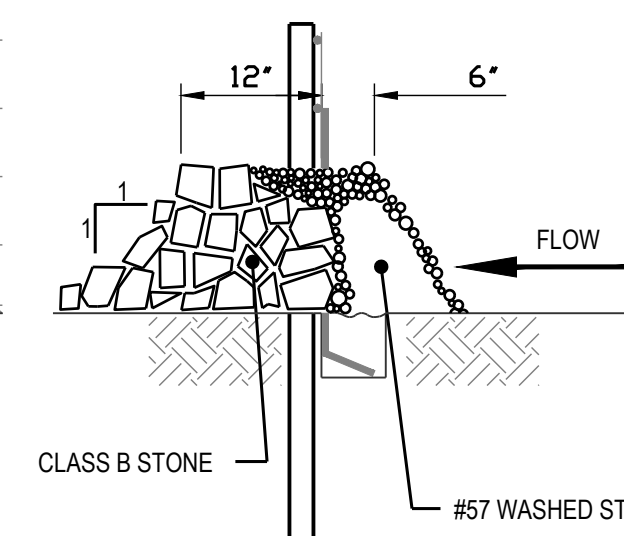
1. POSTS TO BE BURIED A MINIMUM OF 2'-0"
2. INSTALL SILT FENCE AS SHOWN DETAIL 4/W401.

MAINTENANCE:

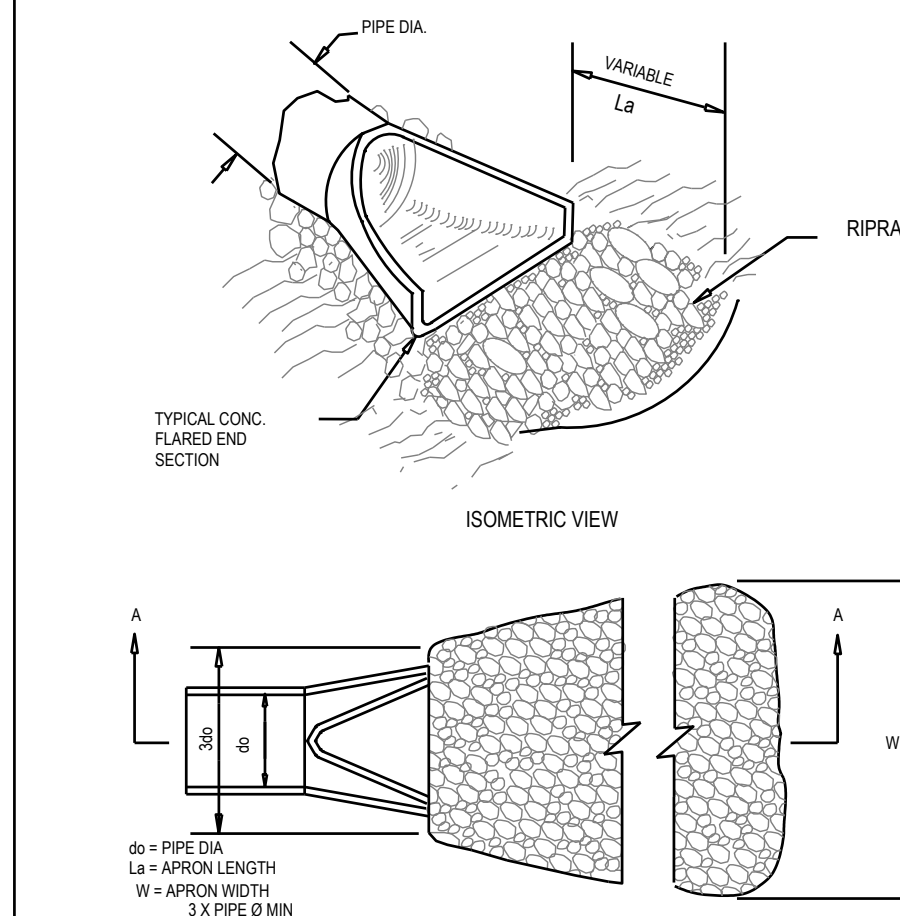
INSPECT FOR SIGNIFICANT EROSION AROUND THE EDGES & BETWEEN SILT FENCE & DRAIN. INSTALL PROTECTIVE RIP-RAP LINERS IN PORTIONS OF THE CHANNEL WHERE EROSION OCCURS. REMOVE SEDIMENT ACCUMULATED BEHIND THE DRAINS AS REQUIRED PREVENTING DAMAGE TO SILT FENCE & ADJACENT VEGETATION. ADD STONES TO DRAINS AS REQUIRED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

SILT FENCE OUTLET

NTS



CROSS SECTION



CONSTRUCTION SPECIFICATION

1. EXCAVATE BELOW CHANNEL OUTLET AND WIDEN CHANNEL TO THE REQUIRED RIPRAP THICKNESS FOR EACH APRON. FOUNDATION TO BE CUT TO ZERO GRADE AND SMOOTHED.
2. PLACE FILTER CLOTH ON BOTTOM AND SIDES OF PREPARED FOUNDATION. ALL JOINTS TO OVERLAP A MINIMUM OF 1'0".
3. EXERCISE CARE IN RIPRAP PLACEMENT TO AVOID DAMAGE TO FILTER FABRIC.
4. PLACE RIPRAP ON ZERO GRADE - TOP OF RIPRAP TO BE LEVEL WITH EXISTING OUTLET - NO OVERFALL AT ENDS.
5. RIPRAP TO BE HARD, ANGULAR, WELL GRADED CLASS B EROSION CONTROL STONE.
6. IMMEDIATELY AFTER CONSTRUCTION STABILIZED ALL DISTURBED AREAS WITH VEGETATION AS SHOWN IN VEGETATIVE PLAN.

MAINTENANCE

INSPECT RIP RAP DISSIPATORS WEEKLY AND AFTER EACH SIGNIFICANT (1/2 INCH OR GREATER) RAINFALL EVENT TO SEE IF ANY EROSION AROUND OR BELOW THE RIP RAP HAS TAKEN PLACE. IF STONES HAVE BEEN DISLOADED, IMMEDIATELY MAKE ALL NEEDED REPAIRS TO PREVENT FURTHER DAMAGE.

NOTES:

SEE SCHEDULE BELOW FOR DIMENSIONS

1. La is the length of the riprap apron.
2. d = 1.5 times the maximum stone diameter but not less than 6"
3. A filter blanket (filter fabric) shall be installed between the riprap and soil foundation.

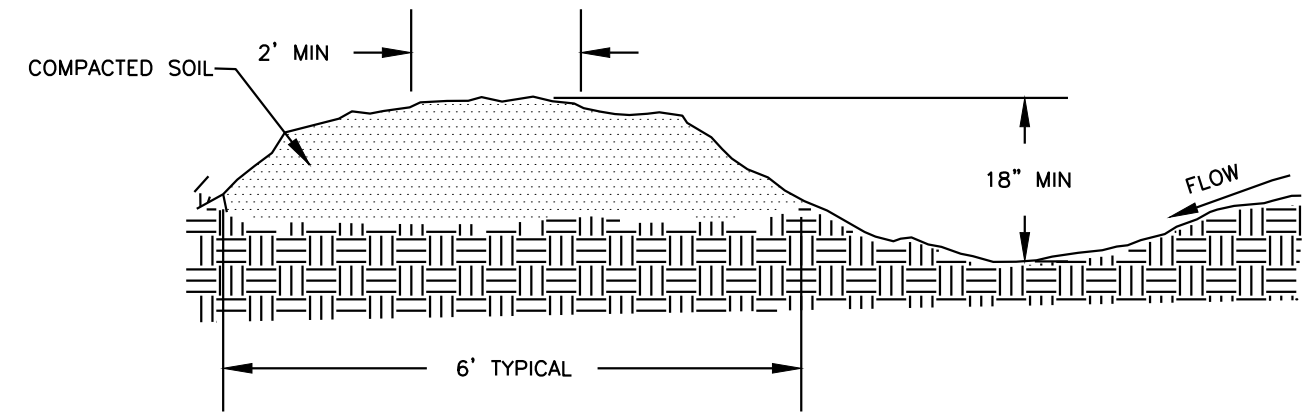
ENERGY DISSIPATER SCHEDULE

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

RIP RAP ENERGY DISSIPATER

N.T.S.

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



TEMPORARY DIVERSION SWALE

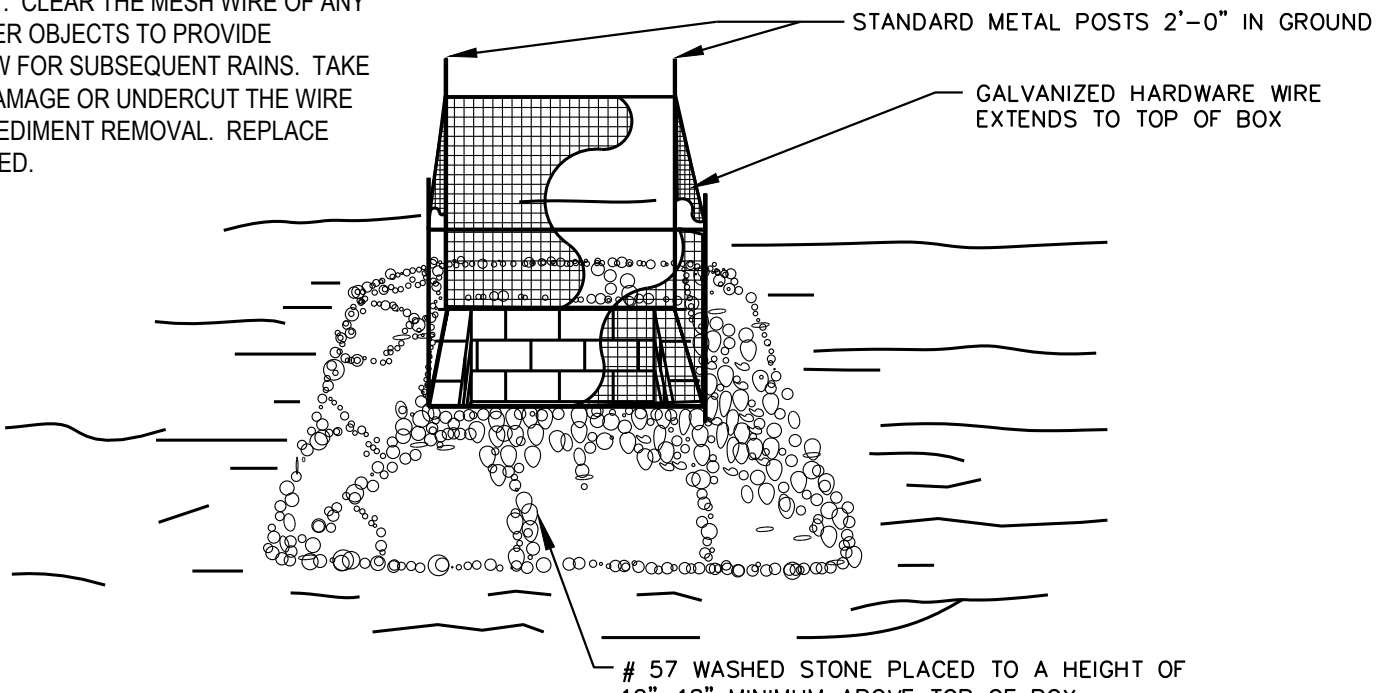
NTS

MAINTENANCE:

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

MAINTENANCE:

INSPECT INLETS AT LEAST WEEKLY AND AFTER EACH SIGNIFICANT (1/2 INCH OR GREATER) RAINFALL EVENT. CLEAR THE MESH WIRE OF ANY DEBRIS OR OTHER OBJECTS TO PROVIDE ADEQUATE FLOW FOR SUBSEQUENT RAINS. TAKE CARE NOT TO DAMAGE OR UNDERCUT THE WIRE MESH DURING SEDIMENT REMOVAL. REPLACE STONE AS NEEDED.

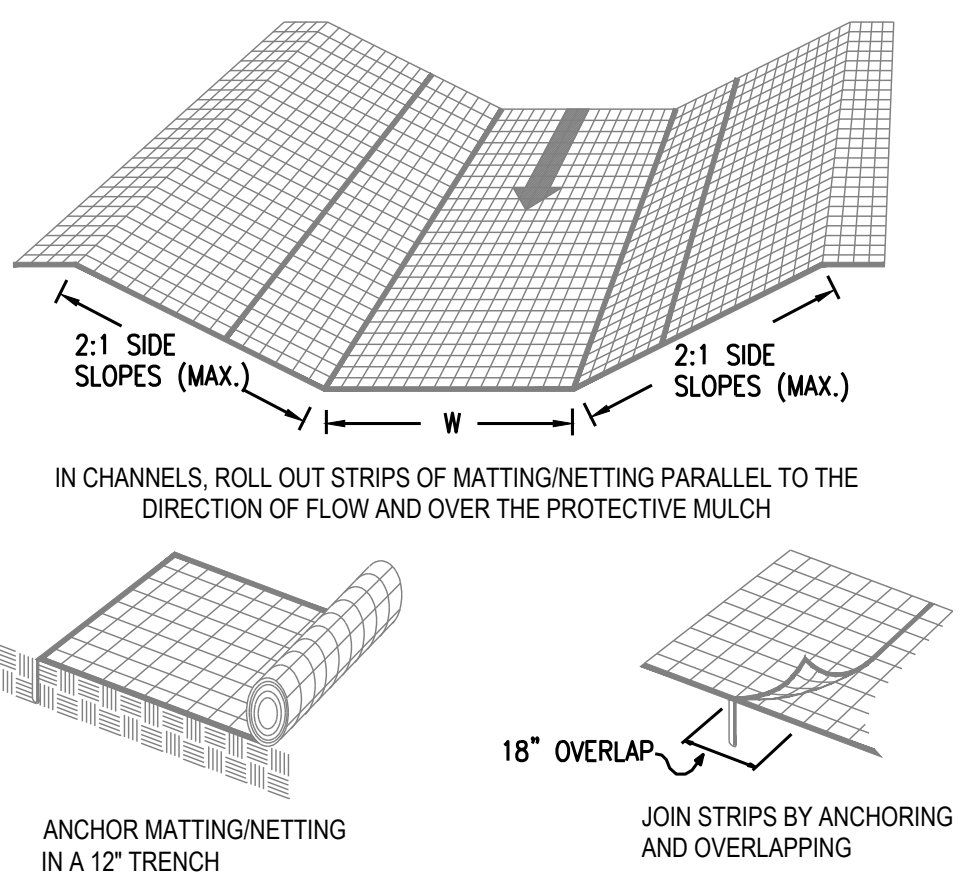


STANDARD CATCH BASIN/YARD INLET PROTECTION

NTS

SEEDBED PREPARATION

1. CHISEL COMPACTED AREAS AND SPREAD TOPSOIL 3 INCHES DEEP OVER ADVERSE SOIL CONDITIONS, IF AVAILABLE.
 2. RIP THE ENTIRE AREA TO 6 INCHES DEPTH.
 3. REMOVE ALL LOOSE ROCK, ROOTS, AND OTHER OBSTRUCTIONS LEAVING SURFACE REASONABLY SMOOTH AND UNIFORM.
 4. APPLY AGRICULTURAL LIME, FERTILIZER, AND SUPERPHOSPHATE UNIFORMLY AND MIX WITH SOIL.
 5. CONTINUE TILLAGE UNTIL A WELL PULVERIZED, FIRM REASONABLY UNIFORM SEEDBED IS PREPARED 4 TO 6 INCHES DEEP.
 6. SEED ON A FRESHLY PREPARED SEEDBED AND COVER SEED LIGHTLY WITH SEEDING EQUIPMENT OR CULTIPACK AFTER SEEDING.
 7. MULCH IMMEDIATELY AFTER SEEDING AND ANCHOR MULCH.
 8. INSPECT ALL SEEDING AREAS AND MAKE NECESSARY REPAIRS OR RE-SEEDINGS WITHIN THE PLANTING SEASON, IF POSSIBLE. IF STAND SHOULD BE OVER 60% DAMAGED, RE-ESTABLISH FOLLOWING ORIGINAL LIME FERTILIZER AND SEEDING RATES.
 9. CONSULT CONSERVATION INSPECTOR ON MAINTENANCE TREATMENT AND FERTILIZATION AFTER PERMANENT COVER IS ESTABLISHED.
- CONSULT CONSERVATION ENGINEER OR SOIL CONSERVATION SERVICE FOR ADDITIONAL INFORMATION CONCERNING OTHER ALTERNATIVES FOR VEGETATION OF DENUDED AREAS. THE VEGETATION RATES ARE THOSE WHICH DO WELL UNDER LOCAL CONDITIONS; OTHER SEEDING RATES COMBINATIONS ARE POSSIBLE.
- * TEMPORARY-RESEED ACCORDING TO OPTIMUM SEASON FOR DESIRED PERMANENT VEGETATION. DO NOT ALLOW TEMPORARY COVER TO GROW OVER 12" IN HEIGHT BEFORE MOWING.

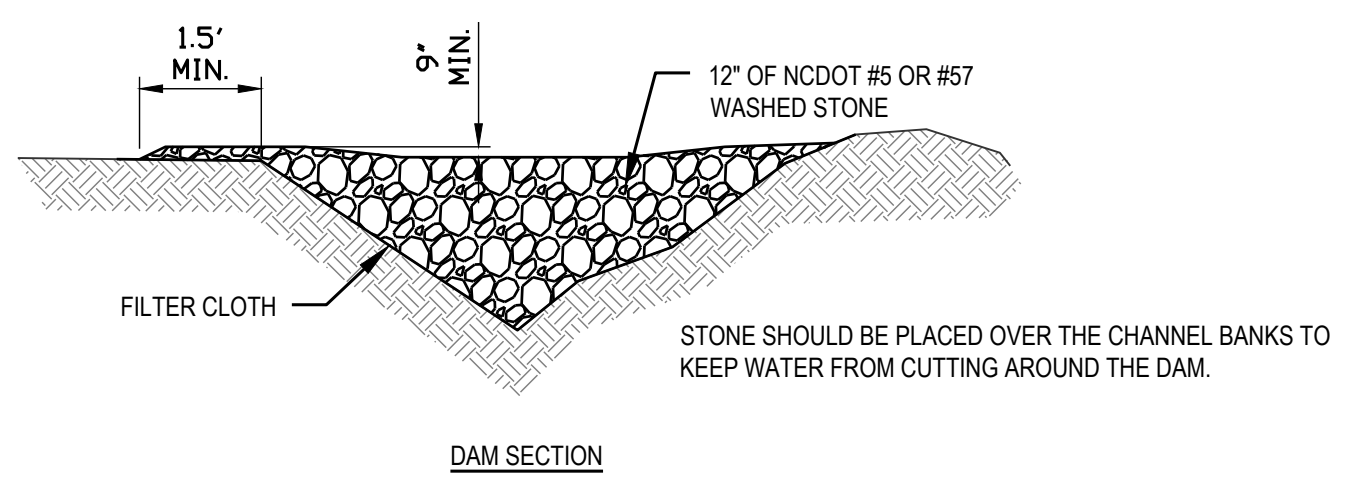


MATTING/NETTING PLACEMENT

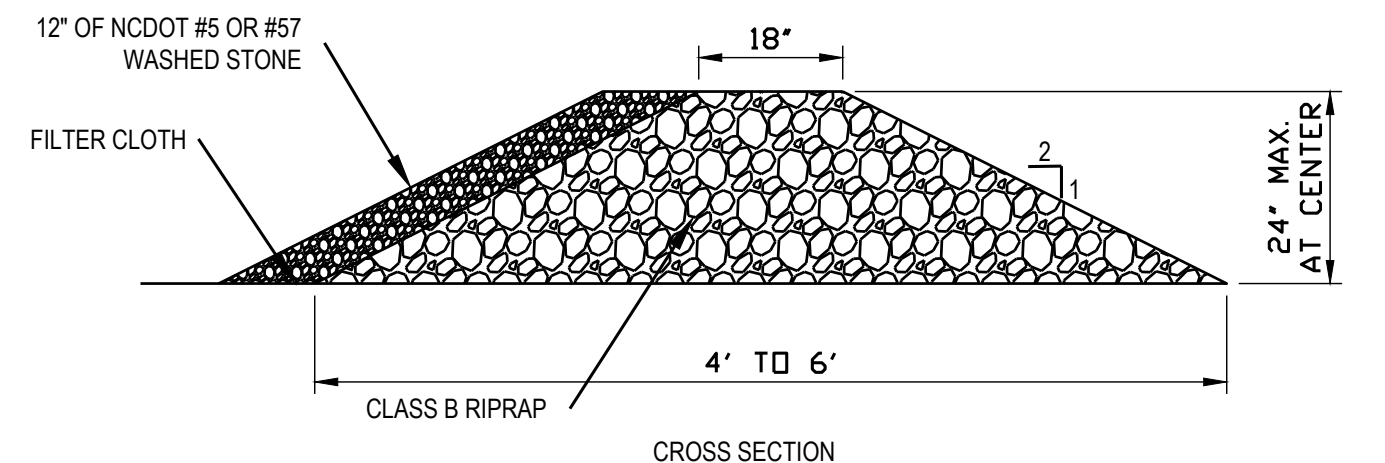
NTS

ROLLED EROSION CONTROL PRODUCT MAINTENANCE:

1. INSPECT ROLLED EROSION CONTROL PRODUCTS AT LEAST WEEKLY AND AFTER EACH SIGNIFICANT (1/2 INCH OR GREATER) RAINFALL EVENT, REPAIR IMMEDIATELY.
2. GOOD CONTACT WITH THE GROUND MUST BE MAINTAINED, AND EROSION MUST NOT OCCUR BENEATH THE RECP.
3. ANY AREAS OF THE RECP THAT ARE DAMAGED OR NOT IN CLOSE CONTACT WITH THE GROUND SHALL BE REPAIRED AND STAPLED.
4. IF EROSION OCCURS DUE TO POORLY CONTROLLED DRAINAGE, THE PROBLEM SHALL BE FIXED AND THE ERODED AREA PROTECTED.
5. MONITOR AND REPAIR THE RECP AS NECESSARY UNTIL GROUND COVER HAS ESTABLISHED.



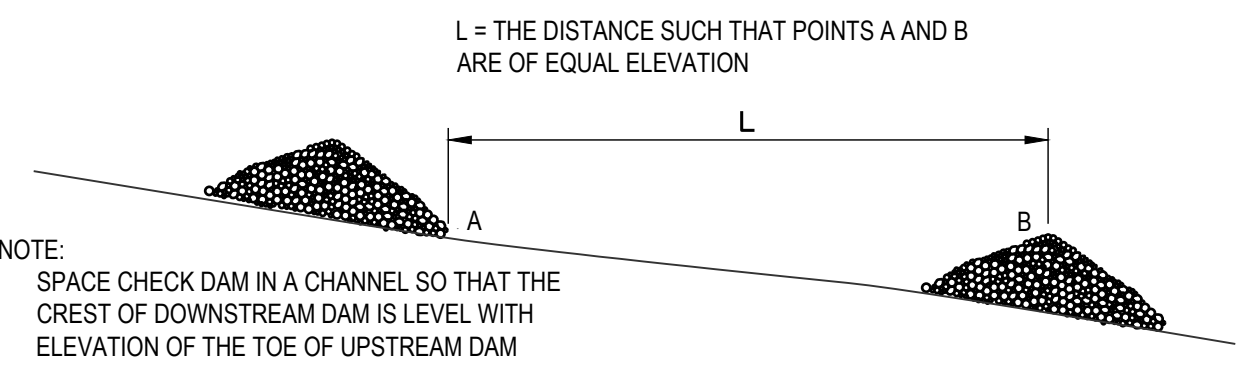
DAM SECTION



CROSS SECTION

TEMPORARY CHECK DAM

NTS



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

MAINTENANCE

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

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

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

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



Revisions

PLANT SCHEDULE						
QTY	KEY	BOTANICAL NAME	COMMON NAME	ROOT	SIZE	HEIGHT
LARGE TREES						
68	QVI	Quercus virginiana	Live Oak	B&B	2' CAL. MIN.	8' MIN.
OVERALL PLANT SCHEDULE						
QTY	KEY	BOTANICAL NAME	COMMON NAME	ROOT	SIZE	HEIGHT
LARGE TREES						
8	IOP	Ilex opaca	American Holly	B&B	2' CAL. MIN.	8' MIN.
7	MAG	Magnolia grandiflora	Southern Magnolia	B&B	2' CAL. MIN.	8' MIN.
8	PPA	Pinus palustris	Long Leaf Pine	B&B	2' CAL. MIN.	8' MIN.
8	QUL	Quercus laurifolia	Laurel Oak	B&B	2' CAL. MIN.	8' MIN.
1	QPH	Quercus phellos	Willow Oak	B&B	2' CAL. MIN.	8' MIN.
SMALL TREES						
12	IYO	Ilex vomitoria	Yaupon Holly	B&B	1' CAL. MIN.	4' MIN.
11	JVI	Juniperus virginiana	Eastern Red Cedar	B&B	1' CAL. MIN.	4' MIN.
12	MVI	Magnolia virginiana	Sweetbay Magnolia	B&B	1' CAL. MIN.	4' MIN.
12	OFR	Ocotea americana	Tea Olive	B&B	1' CAL. MIN.	4' MIN.
SHRUBS						
97	ICA	Ilex cassine	Dahoon Holly	CONT.		30' HT. MIN.
98	MCE	Myrica carolinensis	Wax Myrtle	CONT.		30' HT. MIN.
36	PTV	Pittosporum tobira 'Variegata'	Pittosporum	CONT.		18' HT. MIN.

GENERAL LANDSCAPE NOTES

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

LANDSCAPE MAINTENANCE

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

LAWN AREA

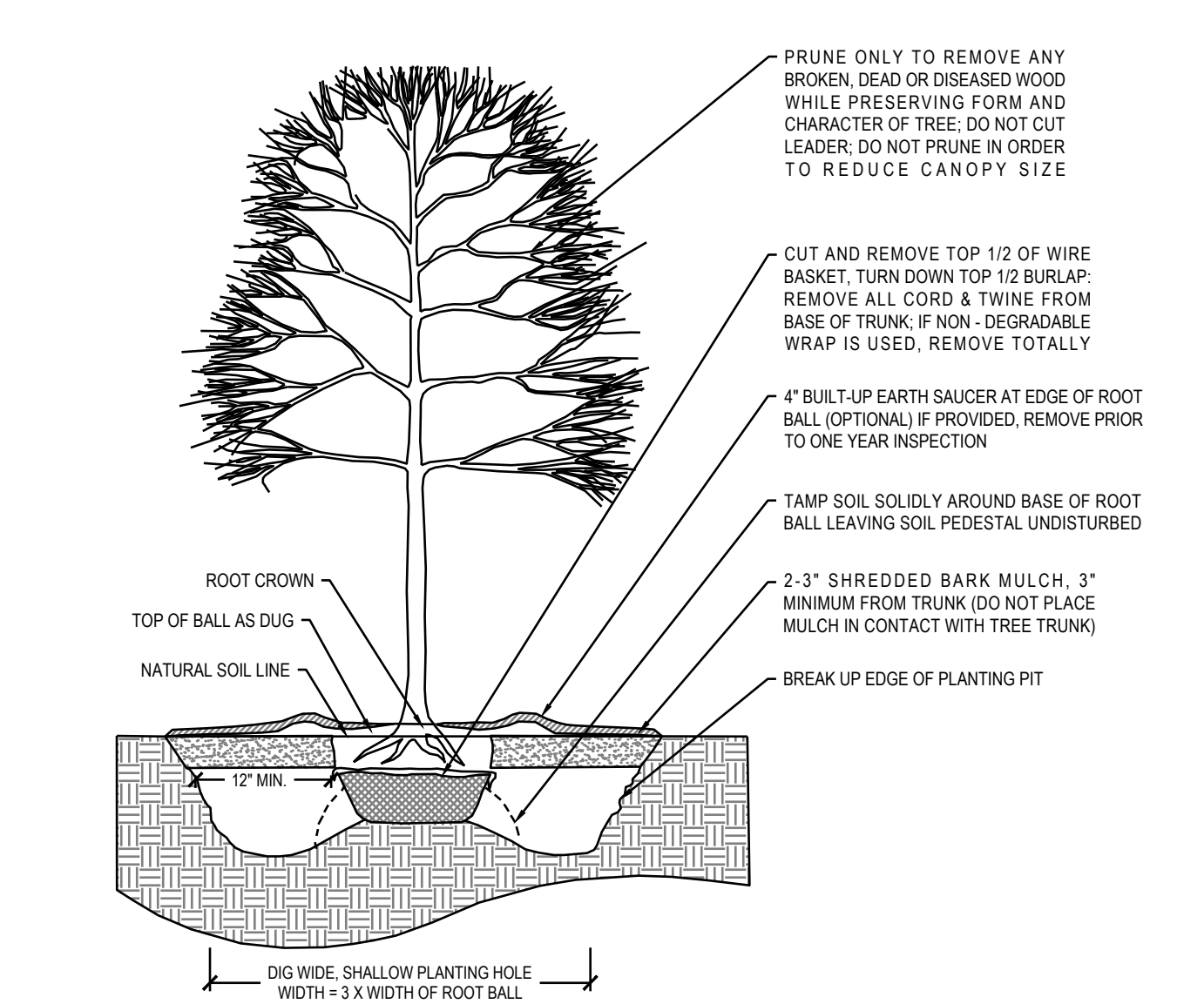
- THE LAWN AREA WILL BE MOWED AS NEEDED TO PROVIDE A NEAT AND UNIFORMLY FINISHED LAWN.
- FOR AREAS INACCESSIBLE TO MOWERS, A STRING TRIMMER WILL BE USED TO CUT GRASS TO SAME HEIGHT AS MOWER.
- CURBS, SIDEWALK, AND BED EDGES WILL BE MECHANICALLY EDGED AS NEEDED TO PROVIDE A NEAT AND UNIFORM APPEARANCE.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

PLANT BEDS AND SMALL ORNAMENTAL TREES

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

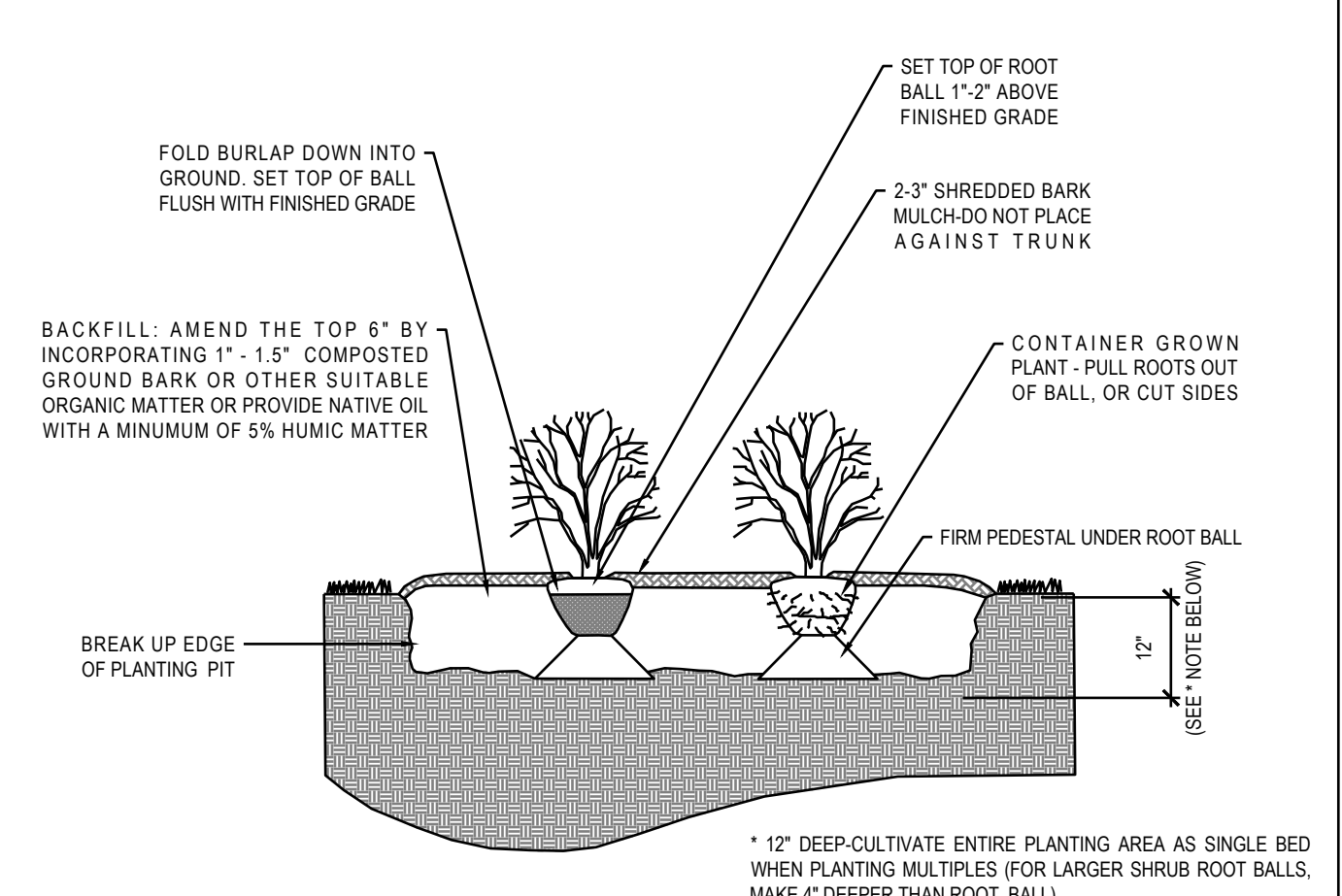
LEAVES AND NATURAL AREAS

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



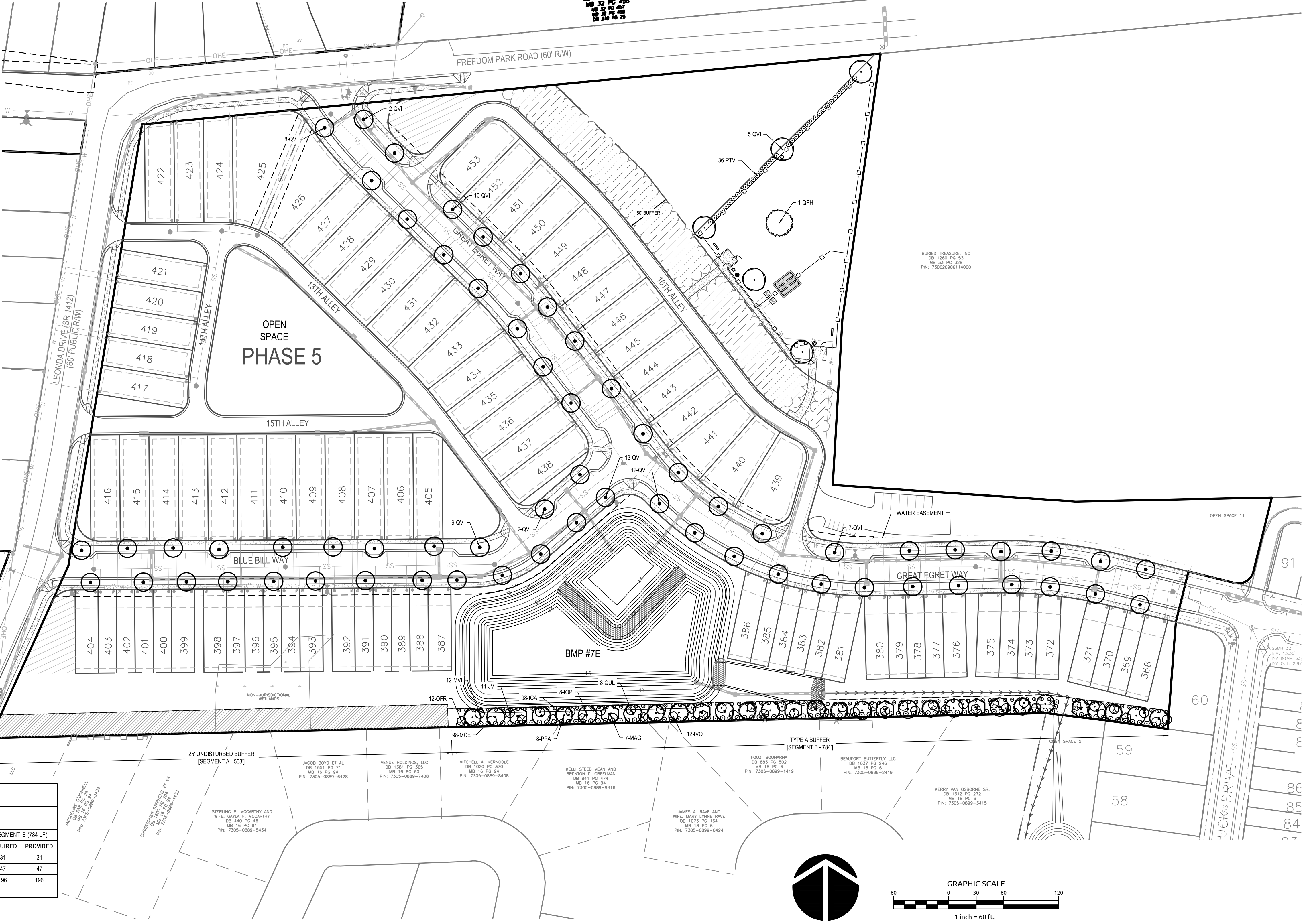
- NOTES**
- CONTRACTOR TO VERIFY THAT ADEQUATE DRAINAGE EXISTS PRIOR TO PLANTING.
 - DO NOT WRAP TRUNK OF TREE.
 - STAKING OF TREES IS NOT RECOMMENDED, EXCEPT ON WINDY SITES OR FOR LARGE EVERGREEN TREES. IF STAKING IS DONE, FLEXIBLE STRAPS - NOT HOSE AND WIRE - SHOULD BE USED AND MUST BE REMOVED AT APPROPRIATE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

TREE PLANTING DETAIL (LAN-37)
NTS



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

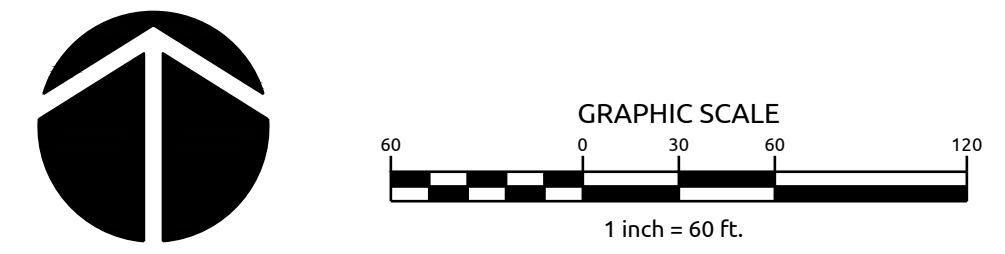
SHRUB/GROUNDCOVER PLANTING DETAIL (LAN-38)
NTS



PERIMETER BUFFER CALCULATIONS

Buffer Name	Length (LF)	Type
Segment A	503	25' UNDISTURBED BUFFER
Segment B	784	20' TYPE 'A' BUFFER YARD

STREETSCAPE / PERIMETER BUFFER CALCULATIONS								
20' TYPE 'A' BUFFER YARD	SEGMENT A (503 LF)				SEGMENT B (784 LF)			
	REQUIREMENTS PER 100 LF	REQUIRED	PROVIDED	REQUIRED	PROVIDED	REQUIRED	PROVIDED	
LARGE TREES (EVERGREEN)	4	20	EXISTING	31	31			
SMALL TREES (EVERGREEN)	6	30	EXISTING	47	47			
LARGE SHRUBS (EVERGREEN)	25	125	EXISTING	196	196			



K:\081618\070200976.50 Beau Coast Phase 5\CAD\Drawings\501 Landscape\LAN-37 Tree Planting Detail.dwg: Wednesday, June 17, 2020 9:05:23 AM: 3/4/2020 9:05:23 AM

June 29, 2020

Dear Town of Beaufort Commissioners,

We, Sarah Spiegler and Jacob Boyd, respectfully request your attention to the subject of the Beau Coast Subdivision, Phase V and the proposed amendments/revision to the Master Plan. We are long-time Beaufort residents and new homeowners in the Charles Street neighborhood, having recently purchased a home in October, 2019, that is immediately adjacent (within 100') to Phase V. **We request your careful consideration to solutions that we believe will help alleviate some of our major concerns, which are also shared by our neighbors (see Attachment A and major concerns listed below).**

We are quite concerned about the request by Blue Treasure, LLC to modify the lots types in Phase V. The Master Plan already includes construction of 18 attached single family (townhome) lots less than 100' from the Charles Street backyard property lines, and 19 attached single family (townhome) lots less than 100' from the Jefferson Street backyard property lines. The proposed increase of almost 50 of the 32' wide single family lots in Phase V are located immediately adjacent to the 18 townhomes behind the Charles Street neighborhood, **and will result in the Phase V having the highest density of lot types in the entire Beau Coast Subdivision—and this will be located less than 100' from our backyard.** Further, some of the 18 townhomes are being built within the “non-jurisdictional wetlands” that are behind the Charles Street neighborhood and immediately adjacent to our back property line.

We fear this increase in the density of lots types and impervious surface immediately adjacent to our Charles Street neighborhood, along with construction in part of the non-jurisdictional wetlands, will result in an increase of stormwater runoff to our neighborhood, where we already have flooding issues in our streets, yards and driveways during normal rainfall events (**see attached photos**). While the loss of wetland area and increase in impervious surfaces will be offset at another location to remain in compliance for the Beau Coast Subdivision, we are very concerned that we will be locally impacted in our Charles Street neighborhood.

Our major concerns related to Phase V of the Beau Coast Subdivision include:

1. Increased stormwater runoff;
2. Loss of biodiversity and demolition of trees;
3. Loss of protective buffers from hurricanes¹;
4. Loss of privacy and increased noise and;
5. Increase of traffic and noise on Leonda Steet.

We very much appreciate the efforts by the Town of Beaufort (led by Kyle Garner), Blue Treasure, LLC and Withers & Ravenel to work with the Charles Street neighborhood to find solutions acceptable to all. We appreciate the proposed solution that includes increasing the buffer size from 20' to 25' (from Leonda Drive to the proposed pond) and keeping the 25' buffer in its natural state with no trees or vegetation disturbed, instead of clear-cutting and installing a “re-vegetated buffer” as originally proposed. This natural buffer is extremely pleasing to us as it will result in preserving a live oak tree in the buffer zone 5' behind our property line, two live oaks in the buffer zone behind our next-door neighbor’s property and many other trees including hardwood and live oaks in the proposed buffer zone.

However, we do not feel that this proposed solution goes far enough in addressing our concerns.

The “non-jurisdictional wetlands” is adjacent to three of the back property lines in the Charles Street

¹ “Don’t Cut Down That Tree! Preserving a Protective Buffer Against High-Speed Winds” <https://ncseagrant.ncsu.edu/coastwatch/current-issue/summer-2019/dont-cut-down-that-tree-preserving-a-protective-buffer-against-high-speed-winds/>

neighborhood, including our property. According to the Master Plan, part of this wetland will have townhomes built on top of it, with the rest remaining undisturbed—resulting in an approximate 60’ buffer of undisturbed “non-jurisdictional wetland” between the three Charles Street back property lines and the new 18 townhomes planned in Phase V. **Therefore, we propose:**

That the ENTIRE buffer zone be increased from 25’ to 60’ to match the size of the non-jurisdictional wetland, and that this entire 60’ buffer remain natural and undisturbed.

- **We propose the 60’ undisturbed natural buffer extend from Leonda Drive to the end of the proposed pond (which involves parts of 10 properties with backyards adjacent to Phase V);**
- We propose the 60’ undisturbed natural buffer will help to alleviate part of the disturbance from having townhomes built on a section of the “non-jurisdictional wetland” adjacent to the Charles Street neighborhood;
- We propose the 60’ undisturbed natural buffer will serve as a “natural privacy barrier” between the 18 planned townhomes and the Charles Street properties, benefitting both the new Beau Coast residents and the Charles Street residents;
- We propose the 60’ undisturbed natural buffer will serve to address major concerns 1-5 above;
- We propose the 60’ undisturbed natural buffer should be protected in writing.

Further, we are also fearful that the initial construction during Phase V will result in the removal of ALL of the live oak, hardwood, pine, and other protected and exceptional trees in the geographic area of the Beau Coast Subdivision Phase V area, as this is what occurred during construction Phases I-IV of the Beau Coast Subdivision. This is not in agreement with the Town of Beaufort guidelines for the “proper planting and preservation of trees in the Town of Beaufort”. As stated on the Town of Beaufort website (beaufortnc.org/publicworks/page/tree-landscaping-standards), the Beaufort Board of Commissioners has “determined the planting and preservation of trees within the Town of Beaufort in not only desirable but essential to the present and future health, safety and welfare of all the citizens.”

We cannot agree more and urge you to adhere to your policies by requiring the preservation of as many trees as possible during Phase V of the Beau Coast Subdivision, and in all future phases as well. The live oak tree is “a classic image of the South”² and an important biological and cultural icon in our Beaufort community. We plan to be long-term Beaufort residents, and as integral members of our community, we support preserving the integrity and sustainability of our community and natural resources for both present and future generations.

We appreciate your careful consideration of our proposed solutions, and look forward to speaking with you at the July Board of Commissioners meeting. For the meeting, we also request to participate by video rather than using the comment box to discuss our concerns.

Respectfully,

Sarah Spiegler and Jacob Boyd
130 Charles Street
Beaufort, NC 28156
spieglers@gmail.com
jacoboyd@gmail.com

² <https://www.ourstate.com/live-oak-trees/>

Attachment A

We fully support the proposed solution to increase the ENTIRE size of the buffer from 25' to 60' to match the size of the non-jurisdictional wetland, and that this entire 60' buffer remain natural and undisturbed.

Name (print)

Signature

Contact Info

140 Charles St.

138 Charles St.

136 Charles St.

132 Charles St.

130 Charles St.

128 Charles St.

126 Charles St.

124 Charles St.

118 Jefferson St.

116 Jefferson St.



Backyard of Charles Street property flooded after a normal rainfall (5/20/2020).



Charles Street sidewalk and neighborhood flooded after a normal rainfall (5/21/2020).



Backyard of Charles Street property flooded after a normal rainfall (5/22/2020).



Charles Street road flooded after a normal rainfall (5/22/2020).



Town of Beaufort, NC

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

**Town of Beaufort Board of Commissioners Work Session
6:00 PM Monday, July 13, 2020 – Held Electronically Through Zoom Due to COVID-19
Pandemic**

AGENDA CATEGORY: Closed Session Pursuant to NCGS 143-318.11(a)(6) For the Permitted Purpose of Personnel

SUBJECT: Closed Session for Personnel

BRIEF SUMMARY:

REQUESTED ACTION:

EXPECTED LENGTH OF PRESENTATION:

SUBMITTED BY:

Mayor Everette S. (Rett) Newton

BUDGET AMENDMENT REQUIRED:

No