



Town of Beaufort, NC

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

Town of Beaufort Board of Commissioners Work Session Meeting/FY21 Proposed Budget Public Hearing

**4:00 PM Monday, June 22, 2020 - Town Hall Conference Room, 701 Front Street, Beaufort, NC
Held Electronically Due to COVID-19 Pandemic
Monthly Meeting**

Call to Order

Roll Call

Agenda Approval

Public Comment

Public Hearing

1. Proposed FY21 Budget Public Hearing

Items for Discussion and Consideration

- [1.](#) Cape Lookout National Park International Dark Sky Designation
- [2.](#) 511 & 513 Turner Street - Site Plan/Preliminary Plat
- [3.](#) Modify/Revise the Existing Planned Unit Development (PUD) for Beau Coast Subdivision
- [4.](#) Final Plat - Beau Coast Phase 2B
- [5.](#) Preliminary Plat for Beau Coast Subdivision Phase V
- [6.](#) Case #20-08 513 Front Street - Micro Distillery/Restaurant
- [7.](#) Right-of-Way Acquisition Request Orange Street (Topsail Park)
- [8.](#) Voluntary Annexation Request for Old Seaport Development, LLC (153 Aqua 10 Road and 103 Aqua 10 Road) Doug Brady
- [9.](#) May Financial Report

Mayor/Commission Comments

Closed Session

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

Adjourn



Town of Beaufort, NC

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

**Town of Beaufort Board of Commissioners Work Session
4:00 PM Monday, June 22, 2020 – Held Electronically Through Zoom Due to COVID-19
Pandemic**

AGENDA CATEGORY: Items for Discussion and Consideration
SUBJECT: Cape Lookout National Park International Dark Sky Designation

BRIEF SUMMARY:
Jeff West has asked us to support an International Dark Sky designation for Cape Lookout National Seashore.

REQUESTED ACTION:
Approval of Support

EXPECTED LENGTH OF PRESENTATION:
5 minutes

SUBMITTED BY:
Mayor Everette S. (Rett) Newton

BUDGET AMENDMENT REQUIRED:
No

Partnership Agreement for Cape Lookout National Seashore’s Application for International Dark Sky Park Certification

Partners in this Agreement:

Cape Lookout National Seashore
Contact: Jeff West, Superintendent

Carteret County Chamber of Commerce
Contact: Tom Kies, President

Crystal Coast Stargazers
Contact: David Heflin or Vermadel Nienstedt

Purpose

Cape Lookout National Seashore is one of the county’s most popular tourism draws due to its pristine beaches, abundant wildlife and the varied recreational and educational activities available. Among those activities include public astronomy viewing and programs designed to communicate the importance of dark, starry nights so that our community can continue to enjoy and observe the stars and other celestial bodies. Cape Lookout is already one of the darkest areas in the county and this agreement between partners outlines our collective commitment to protecting this resource for future generations through seeking certification as an International Dark Sky Park.

Scope

The partners by this agreement have established the following responsibilities:

Cape Lookout National Seashore will:

Complete/document the inventory of lighting within the Seashore’s boundaries and providing information on planned replacement of lights not in IDS compliance over the next five years,

Provide assistance and help with logistics for the Crystal Coast Stargazers’ personnel obtaining the night sky brightness readings,

Provide facilities for, and schedule, presentations on night sky preservation and astronomy,

Work with the Crystal Coast Stargazers in establishing optimum viewing locations within Cape Lookout National Seashore areas.

Carteret County Chamber of Commerce will:

Publicize its partnership with Cape Lookout National Seashore in its efforts to obtain International Dark Sky certification,

Schedule presentations to Board of Directors and other Chamber members' organizations and spheres of influence on the importance of reducing light pollution (see Appendix list of Carteret County Chamber of Commerce Board of Directors),

Promote the adoption of, or commitment to, moving toward IDS approved lighting in their future facility and/or community projects.

Crystal Coast Stargazers will:

Conduct the night sky brightness readings and document as required for the Cape Lookout National Seashore application,

In coordination with Cape Lookout National Seashore's Education Ranger, develop and present dedicated education programs on preserving night skies,

Conduct outreach education programs for the community and stakeholders on the application process and the importance of preserving the night skies by limiting light pollution. Promote the implementation of methods to reduce light pollution,

Compile the IDS application package for the approval and signature of the Cape Lookout National Seashore Superintendent.

This Partnership agreement is validated with signatures of the following:

Tom Kies, President
Carteret County Chamber of Commerce

Date

Jeff West, Superintendent
Cape Lookout National Seashore

Date

David Heflin, Club Coordinator
Crystal Coast Stargazers

Date



Town of Beaufort, NC

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

**Town of Beaufort Board of Commissioners Workshop Meeting
4:00 PM Monday, June 22, 2020 – Virtual Meeting via Zoom**

AGENDA CATEGORY: Discussion & Consideration
SUBJECT: 511 & 513 Turner Street - Site Plan/Preliminary Plat

BRIEF SUMMARY:

The Cullipher Group on behalf of Taylor Creek Holdings, Inc. has submitted a site plan/preliminary plat for a Multi-Family (3-Unit Townhouse) project at 511 & 513 Turner Street. This application has been reviewed by the Town’s Technical Review Committee.

At the June 8, 2020 Board Meeting this item was tabled until the workshop to gain additional information regarding the soils and environmental impact. The consulting engineer will present that information during the meeting.

REQUESTED ACTION:

- Discussion
- Approval of the Site Plan & Preliminary Plat or;
- Denial of the Site Plan & Preliminary Plat based on specific failures to meet requirements of the LDO or the Subdivision Ordinance

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 Commission Members
From: Kyle Garner, AICP, Town Planner
Date: May 27, 2020
Project 511 & 513 Turner Street – Multi-Family Site Plan/Preliminary Plat

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

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

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

PUBLIC UTILITIES & WORKS:

Water:	Town of Beaufort
Sanitary Sewer:	Town of Beaufort

OPTIONS:

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

ATTACHMENTS:

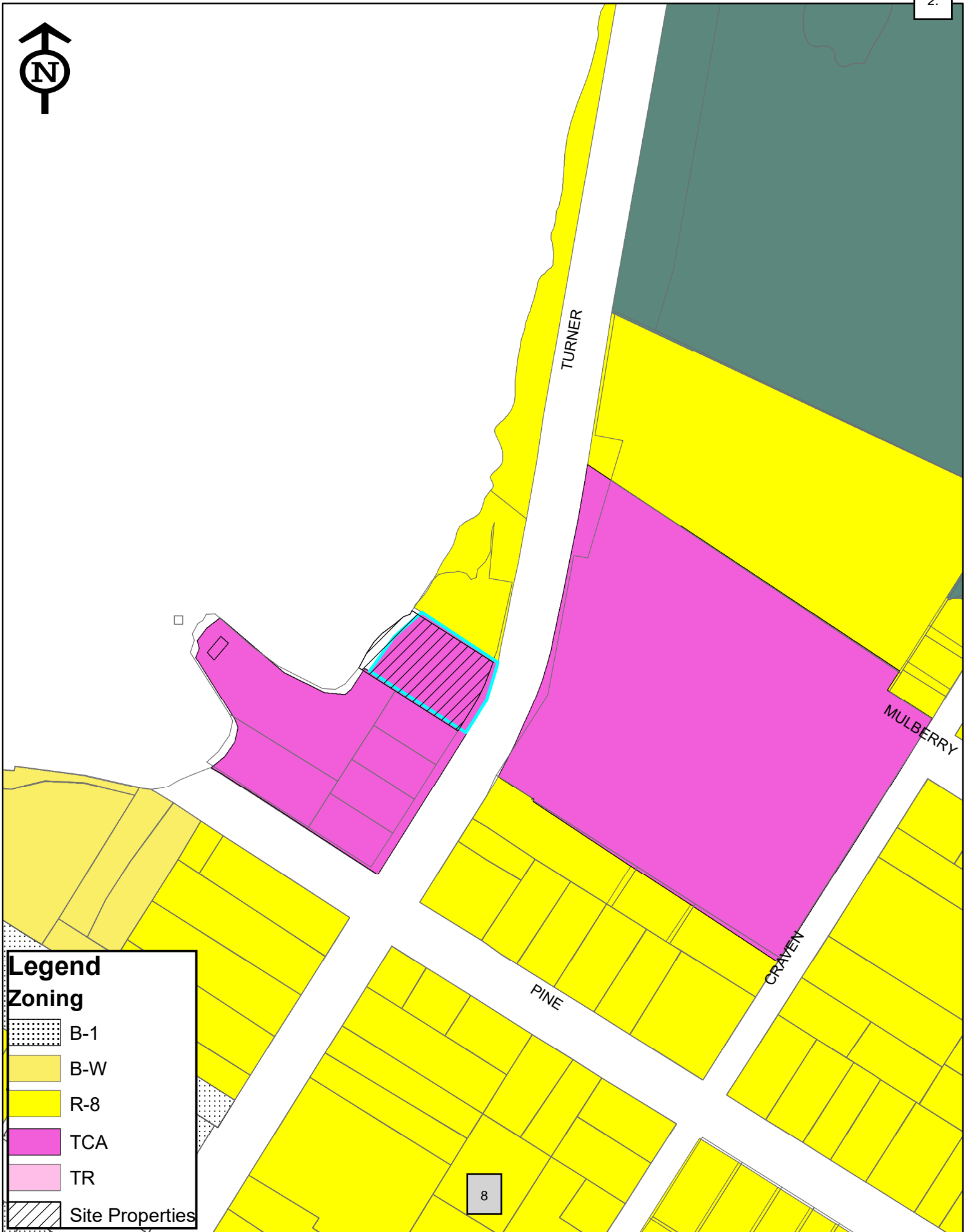
1. Vicinity & Zoning Map
2. Aerial Map
3. Site Plans

Staff & Planning Board Comments:

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

- This project is not required any buffering due to the adjacent use being multi-family.
- Since this project is part of a subdivision so recreation fees will be required in the amount of \$868.32
- At the May 18th meeting the Planning Board had serious discussion on this application due to its proximity to Town Creek and whether or not the designed stormwater system would work for the development as well as parking adequacy and just the scale of the project on a ¼ acre lot adjacent to Turner Street Bridge. The Board was divided and recommended approval of the proposed project to the Board of Commissioners on a vote of 4 to 3.
- During the May 26th Board of Commissioners workshop additional information was requested regarding the proposed stormwater system and the soils for the site. The Town Engineer has investigated those items and will be prepared to answer those questions during the June 8th meeting.

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



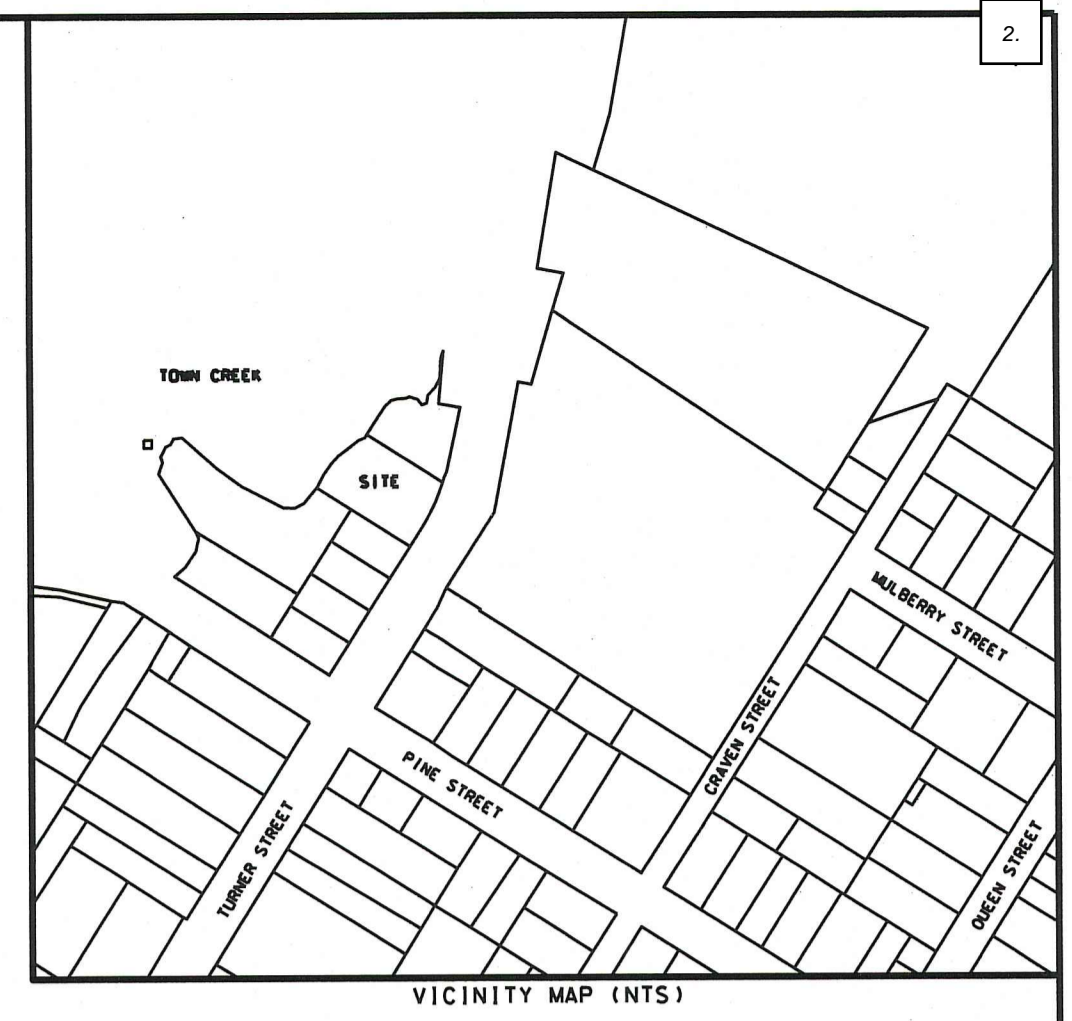
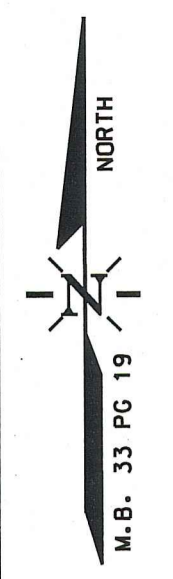
Legend

Zoning

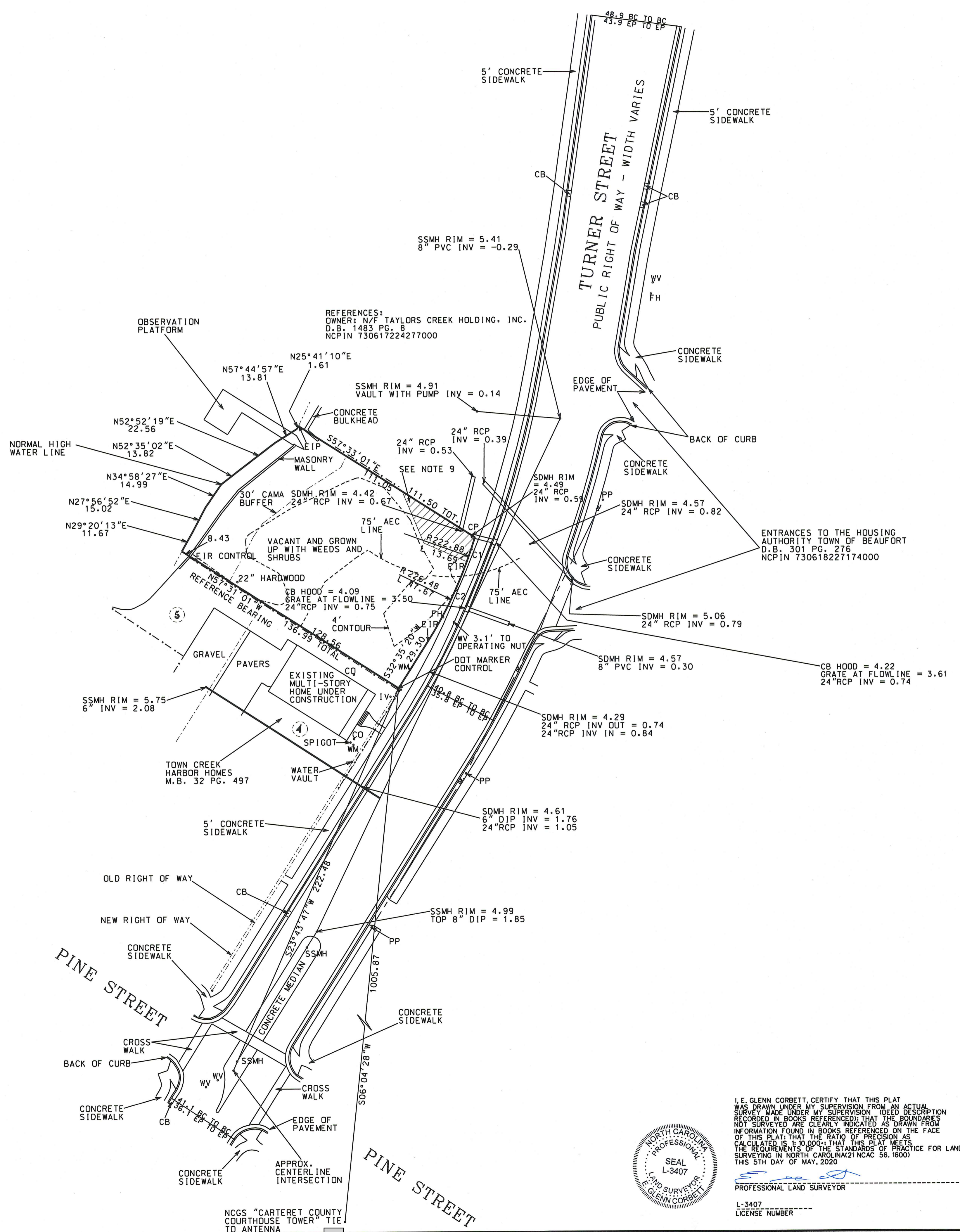
- B-1
- B-W
- R-8
- TCA
- TR
- Site Properties

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



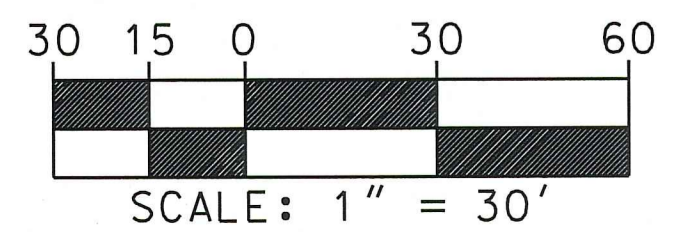


TOWN CREEK



- NOTE:
- 1) LOT AREA = 11,806.86 S.F.
 - 2) AREA BY COORDINATES.
 - 3) NO POINTS SET ALONG NORMAL HIGH WATER LINE.
 - 4) THIS MAP IS NOT FOR RECORDING.
 - 5) THIS SURVEY IS OF EXISTING PARCELS OF LAND.
 - 6) FLOOD ZONE AS(6)
 - 7) EXISTING USE OF PROPERTY IS VACANT AND OVERGROWN.
 - 8) ZONING = TCA
 - 9) NCDOT PERMANENT DRAINAGE EASEMENT SCALED - SEE M.B. 33 PG. 19
 - 10) SIDE SETBACK = 8'; FRONT SETBACK = 25' - SEE M.B. 33 PG. 19
 - 11) C1 CHORD BEARING & DISTANCE = S18°34'27"W 13.63
 - 12) C2 CHORD BEARING & DISTANCE = S26°19'02"W 47.58

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



REVISIONS:

No.	BY	DATE	DESCRIPTION

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

EXISTING FEATURES MAP

511 & 513 TURNER STREET TRI-PLEX TOWNHOMES

BEAUFORT TOWNSHIP, CARTERET COUNTY, NORTH CAROLINA

CLIENT: BARNEY MCLAUGHLIN

ADDRESS: 14856 PERCH POINT ROAD
CHESTER, VA. 23836

PHONE: 804-641-0423

DATE: 05/01/20

DATE: 05/05/20

SCALE: 1" = 30'

E. GLENN CORBETT, P.L.S.



I, E. GLENN CORBETT, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN BOOKS REFERENCED) THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN BOOKS REFERENCED ON THE FACE OF THIS PLAT; THAT THE RATIO OF PRECISION AS CALCULATED IS 1:30,000; THAT THIS PLAT MEETS THE REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA (21 NCAC 56.1600) THIS 5TH DAY OF MAY, 2020.

PROFESSIONAL LAND SURVEYOR

L-3407
LICENSE NUMBER

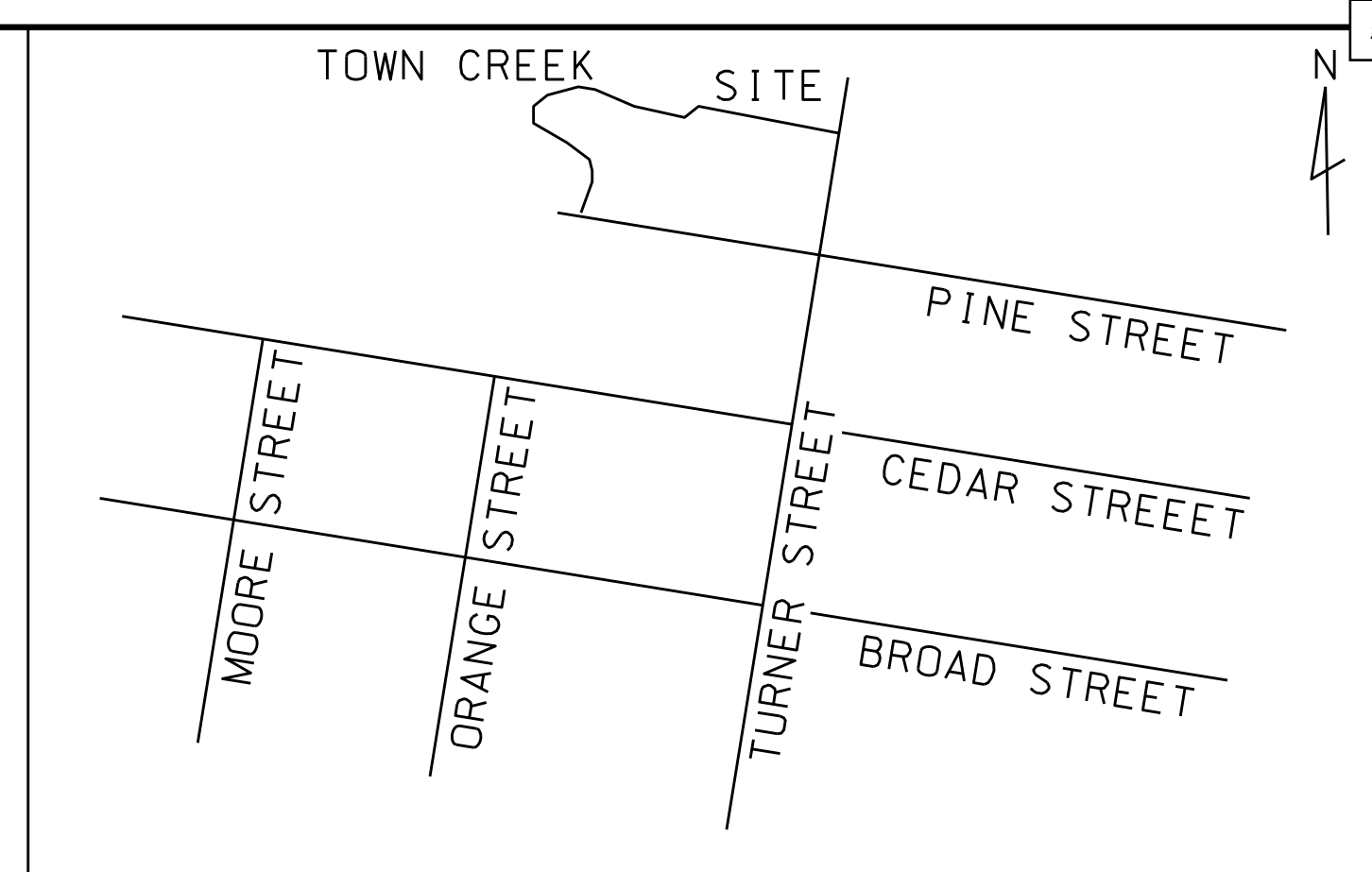
SITE DATA

TRACT AREA = 11806.98 SF
 ZONING= TCA
 FLOOD ZONE AE6
 BEAUFORT FLOOD FREEBOARD= 1'
 MINIMUM FINISHED FLOOR = EL. 7.0
 TOTAL NO. OF RESIDENTIAL LOTS =3
 SMALLEST LOT SIZE 2062.81 SF
 AVERAGE LOT SIZE 2376.09 SF
 DENSITY = 11 UNITS/AC X 0.27 AC = 3 UNITS
 TRASH COLLECTION BY ROLL OUT CARTS
 TRACT AREA IN 75' AEC= 8340.85 SF
 30% ALLOWABLE IMPERVIOUS IN 75' AEC= 2502.26 SF
 ACTUAL IMPERVIOUS IN 75' AEC = 4346 SF
 EXCESS IMPERVIOUS COVERAGE= 4346 SF-2502.26 SF=1843.75 SF
 EXCESS VOLUME= 1843.75 SF X 1.5"/12"/FT=230.47 CF
 PROVIDE 55 STANDARD R-TANKS AT 4.22 CF/TANK FOR A TOTAL OF 232.10 CF
 ROOF GUTTER DOWN SPOUTS SHALL TIE INTO THE
 THREE ACF R TANKS LOCATIONS WITH APPROXIMATE
 PROPORTIONAL ROOF AREAS
 AREA TO BE DISTURBED OR EXPOSED= 0.21 ACRES (MAJORITY OF PARCEL
 OUTSIDE OF 30' CAMA BUFFER)

IMPERVIOUS AREA BREAKDOWN
 BUILDING FOOTPRINT 3937.10 SF
 SIDEWALK SOUTH 143.10 SF
 SIDEWALK CENTER 15.62 SF
 SIDEWALK NORTH 135.66 SF
 PARKING AREA 3059.77 SF
 TOTAL IMPERVIOUS 7291.25 SF
 IMPERVIOUS SURFACE RATIO W/ BUILDING 61.75%
 IMPERVIOUS SURFACE INTENSITY MODERATE
 IMPERVIOUS SURFACE RATIO W/OUT BUILDING 28.41%
 VEHICLE ACCOMODATION AREA 12% X 3354.15 SF=403.50 SF REQUIRED
 VEHICLE ACCOMODATION AREA = 569.53 SF
 REQUIRED TREES AND SHRUBS (MODERATE TABLE 15-3)
 LARGE DECIDUOUS 0.2/1000SF X 569.53= 0.11 NO. REQ'D= 0
 LARGE SHRUBS 0.4/1000SF X 569.53=0.22 NO. REQ'D=0
 SMALL SHRUBS 0.6/1000SF X 569.53=0.34 NO. REQ'D=0

NOTE: NO REQUIRED PLANTINGS PER TABLE 15-3
 PARKING REQUIREMENTS
 2 SPC'S PER UNIT UPTO 3 BEDROOMS PER UNIT
 NO. OF UNITS = 3 EA
 TOTAL REQUIRED SPACES = 6 EA
 TOTAL SPACES PROVIDED = 6 EA

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

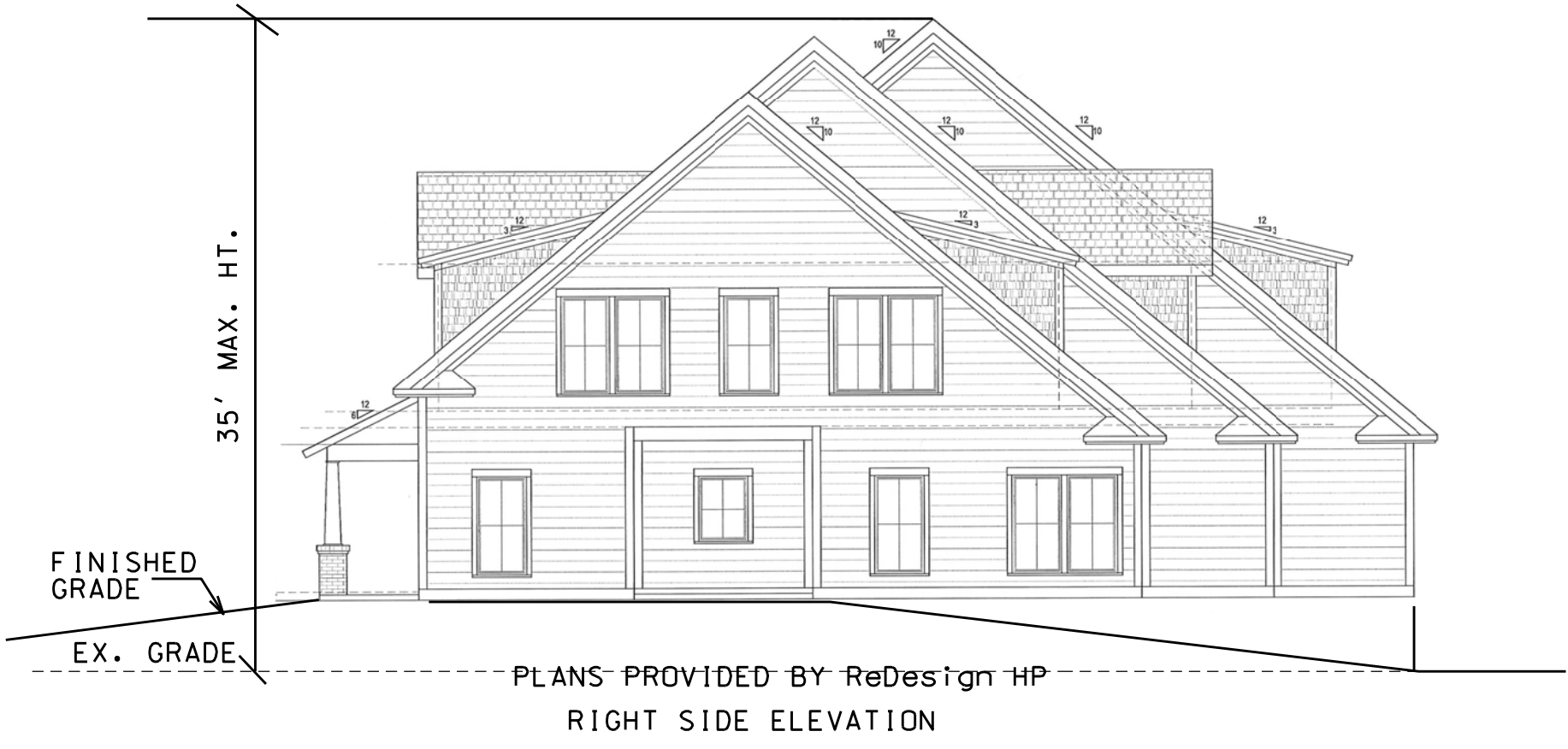


VICINITY MAP N.T.S.

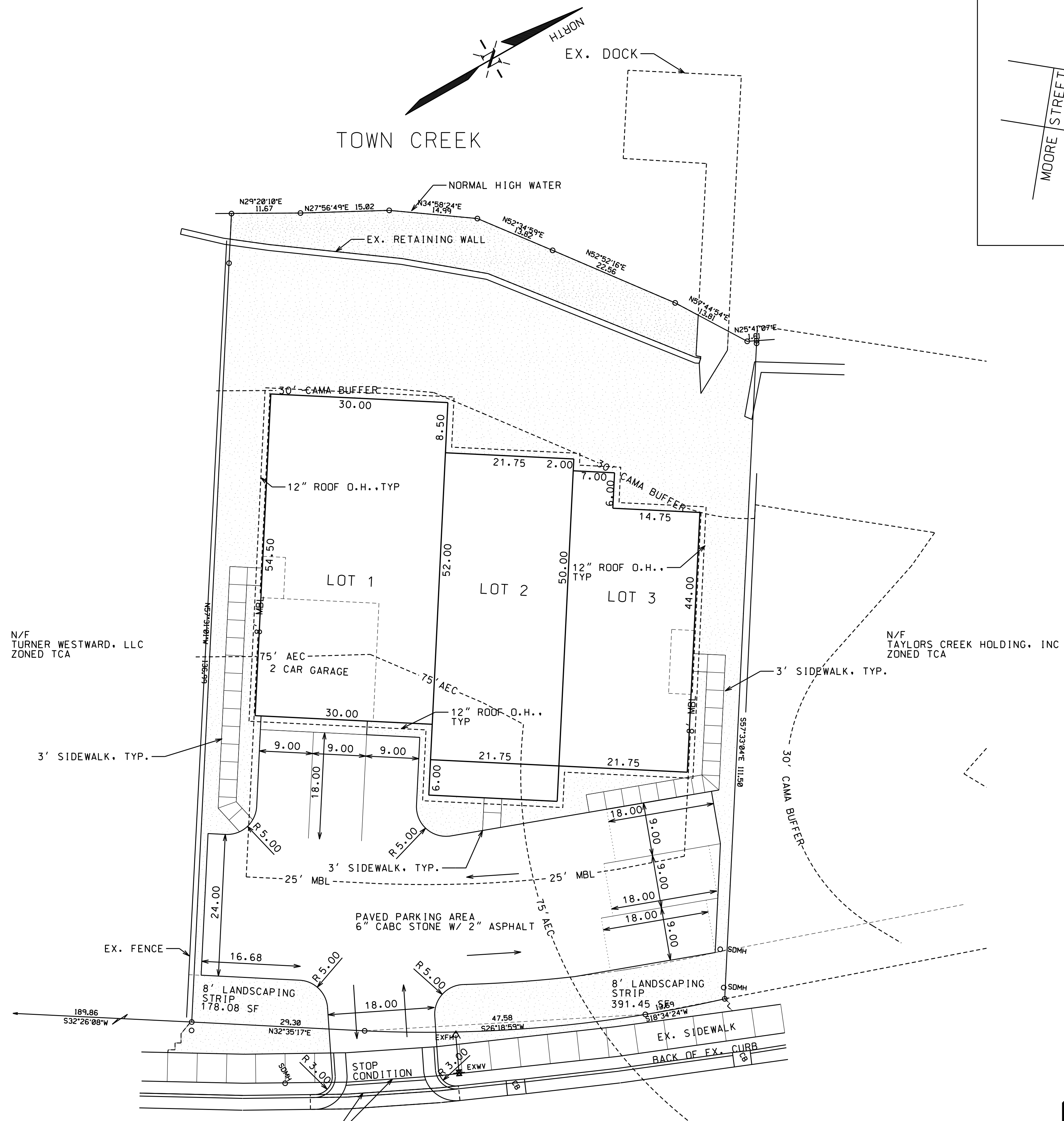
LEGEND

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

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

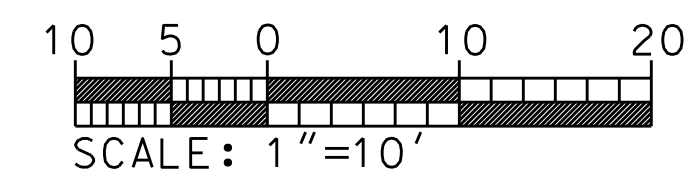


PLANS PROVIDED BY ReDesign HP
 RIGHT SIDE ELEVATION



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

TURNERS STREET
 R/W VARIES



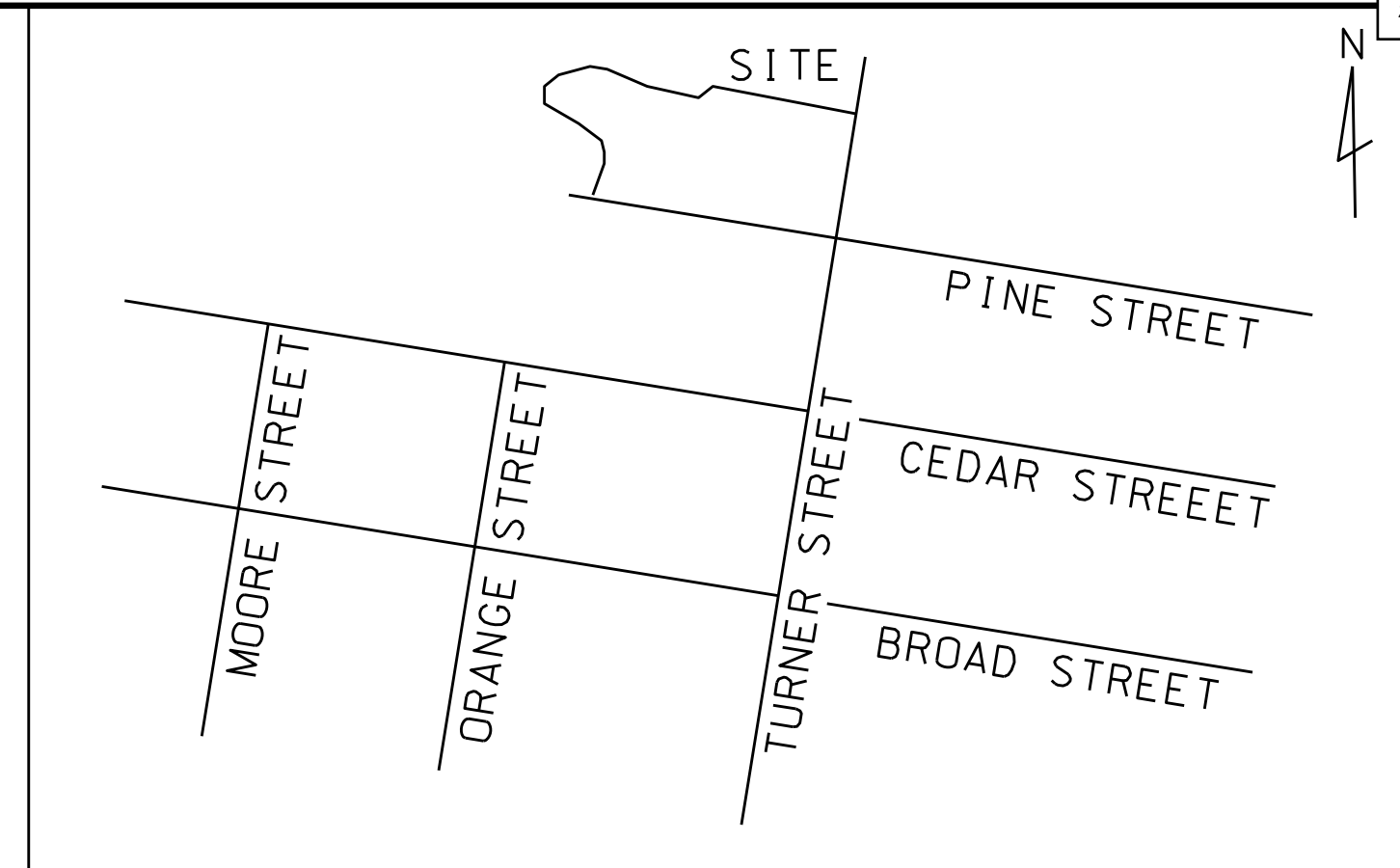
REVISIONS:

No.	BY	DATE	DESCRIPTION

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

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

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



VICINITY MAP N.T.S.

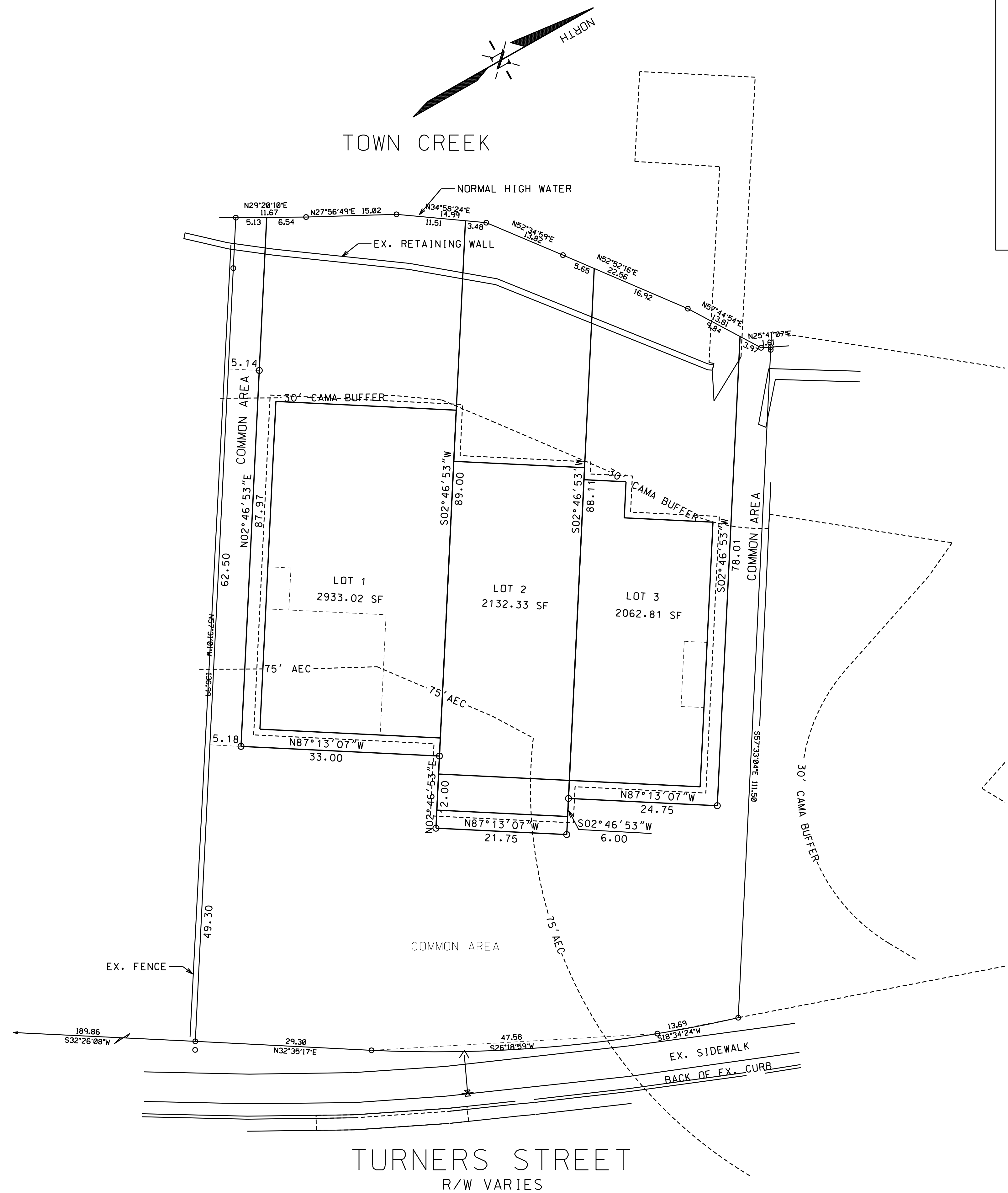
LEGEND

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

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

SITE DATA

TRACT AREA = 11806.98 SF
 ZONING = TCA
 FLOOD ZONE AEG
 BEAUFORT FLOOD FREEBOARD = 1'
 MINIMUM FINISHED FLOOR = EL. 7.0
 TOTAL NO. OF RESIDENTIAL LOTS = 3
 SMALLEST LOT SIZE 2062.81 SF
 AVERAGE LOT SIZE 2376.05 SF
 DENSITY - 11 UNITS/AC X 0.27 AC = 3 UNITS
 TRASH COLLECTION BY ROLL OUT CARTS
 TRACT AREA IN 75' AEC = 8340.85 SF
 30% ALLOWABLE IMPERVIOUS IN 75' AEC = 2502.26 SF
 ACTUAL IMPERVIOUS IN 75' AEC = 4346 SF
 EXCESS IMPERVIOUS COVERAGE = 4346 SF - 2502.26 SF = 1843.75 SF
 EXCESS VOLUME = 1843.75 SF X 1.5"/12" = 230.47 CF
 PROVIDE 55 STANDARD R-TANKS AT 4.22 CF/TANK FOR A TOTAL OF 232.10 CF
 ROOF GUTTER DOWN SPOUTS SHALL TIE INTO THE THREE ACF R TANKS LOCATIONS WITH APPROXIMATE PROPORTIONAL ROOF AREAS
 AREA TO BE DISTURBED OR EXPOSED = 0.21 ACRES (MAJORITY OF PARCEL OUTSIDE OF 30' CAMA BUFFER)
 IMPERVIOUS AREA BREAKDOWN
 BUILDING FOOTPRINT 3937.10 SF
 SIDEWALK SOUTH 143.10 SF
 SIDEWALK CENTER 15.62 SF
 SIDEWALK NORTH 135.66 SF
 PARKING AREA 3059.77 SF
 TOTAL IMPERVIOUS 7291.25 SF
 IMPERVIOUS SURFACE RATIO W/ BUILDING 61.75%
 IMPERVIOUS SURFACE INTENSITY MODERATE
 IMPERVIOUS SURFACE RATIO W/OUT BUILDING 28.41%
 VEHICLE ACCOMMODATION AREA 12% X 3354.15 SF = 403.50 SF REQUIRED
 VEHICLE ACCOMMODATION AREA = 569.53 SF
 REQUIRED TREES AND SHRUBS (MODERATE TABLE 15-3)
 LARGE DECIDUOUS 0.2/1000SF X 569.53 = 0.11 NO. REQ'D = 0
 LARGE SHRUBS 0.4/1000SF X 569.53 = 0.22 NO. REQ'D = 0
 SMALL SHRUBS 0.6/1000SF X 569.53 = 0.34 NO. REQ'D = 0
 NOTE: NO REQUIRED PLANTINGS PER TABLE 15-3
 PARKING REQUIREMENTS
 2 SPC'S PER UNIT UPTO 3 BEDROOMS PER UNIT
 NO. OF UNITS = 3 EA
 TOTAL REQUIRED SPACES = 6 EA
 TOTAL SPACES PROVIDED = 6 EA
 BUILDING SIZE - 2 STORY
 GROSS 6777 SF INCLUDES 400 SF GARAGE
 +130.5 SF FRONT PORCH = TOTAL 6907.5 SF
 UNITS ARE WOOD FRAMED CONSTRUCTION WITH HORIZONTAL SIDING AND SHAKES. ASPHALT OR FIBERGLASS SHINGLES.
 SPACE NOT ENCUMBERED BY TOWNHOME LOT SHALL BE IN COMMON OWNERSHIP.



REVISIONS:

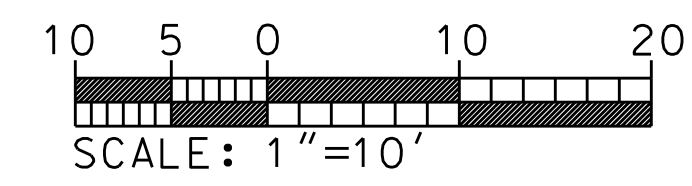
No.	BY	DATE	DESCRIPTION

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

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

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

RONALD D. CULLIPHER P.E.

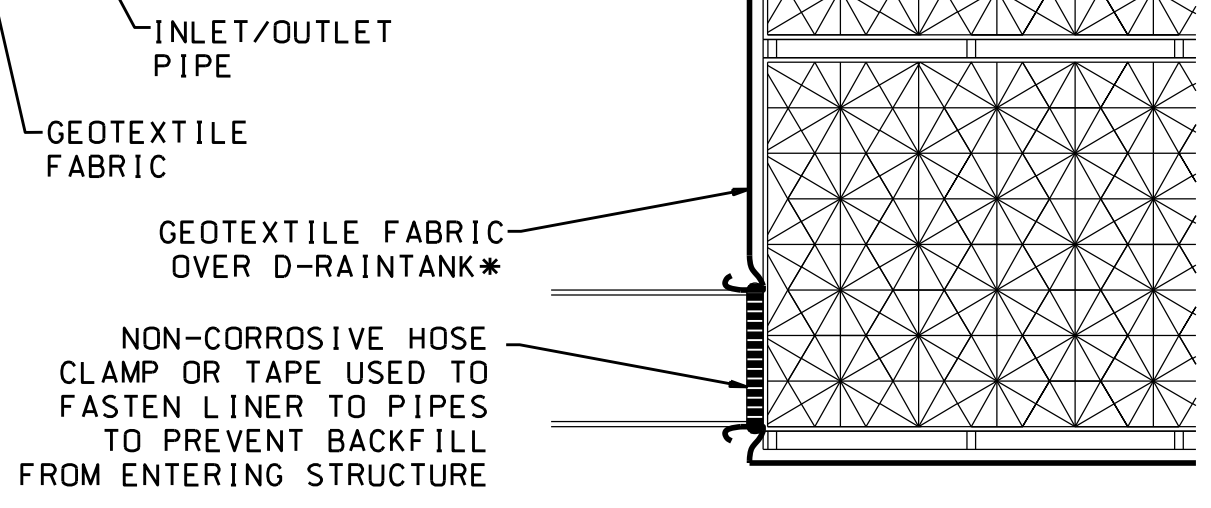
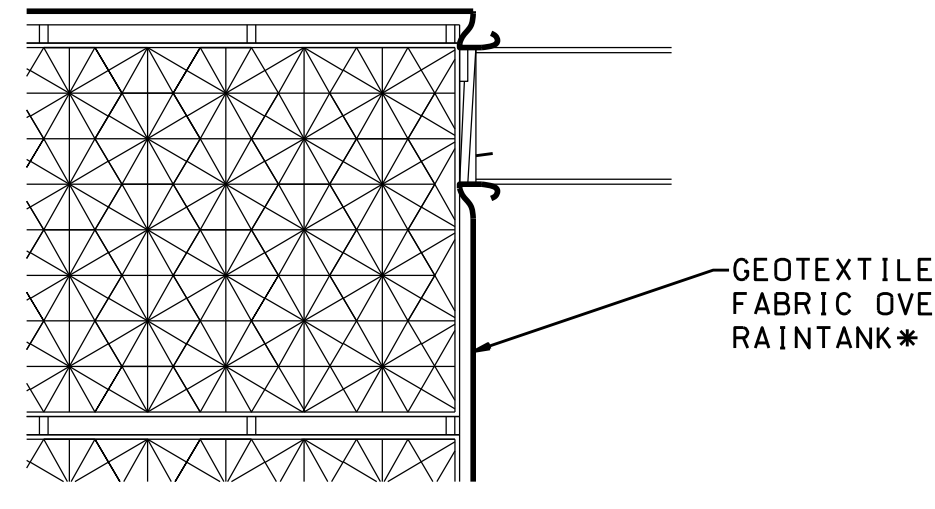
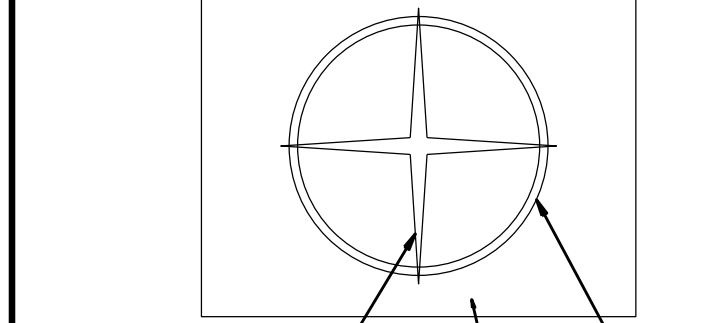


LEGEND

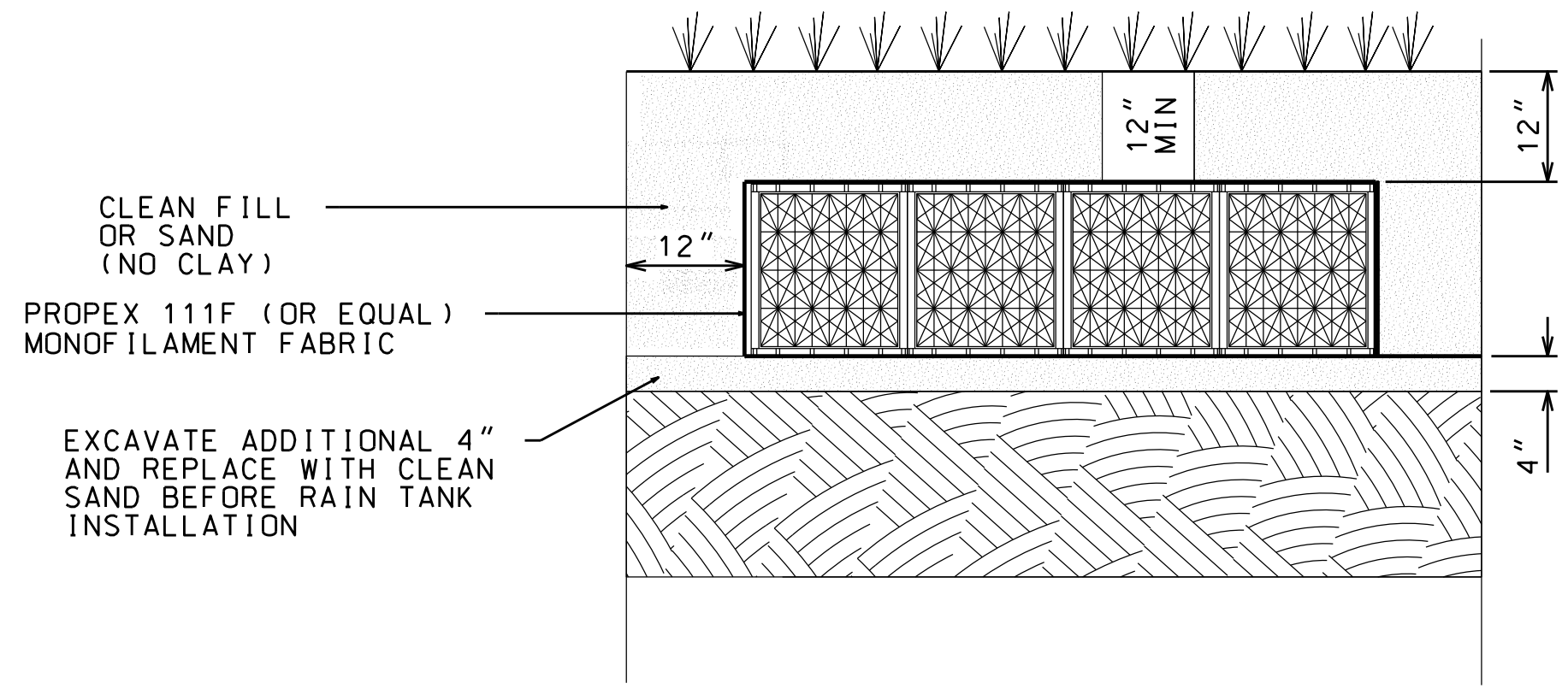
- EIR = EXISTING IRON ROD
- EIP = EXISTING IRON PIPE
- EXFH = EXISTING FIRE HYDRANT
- EXWV = EXISTING WATER VALVE
- R/W = RIGHT OF WAY
- TEL = TELEPHONE
- OE = OVERHEAD ELECTRIC
- MB = MAP BOOK
- DB = DEED BOOK
- PG = PAGE
- CB = CATCH BASIN
- CO = CLEAN OUT
- WM = WATER METER
- FH = FIRE HYDRANT
- CP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

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

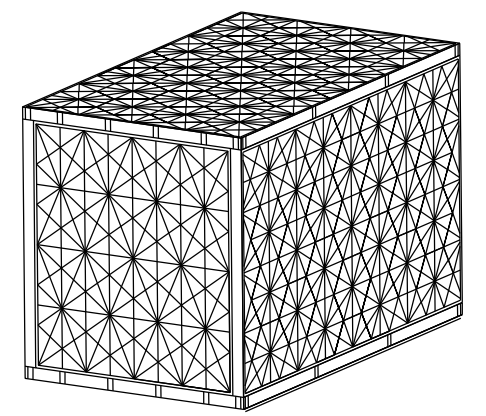
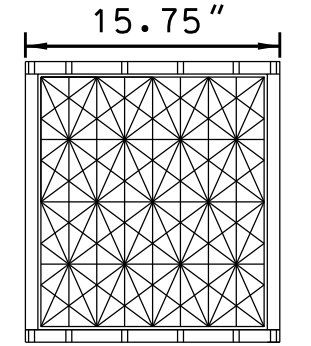
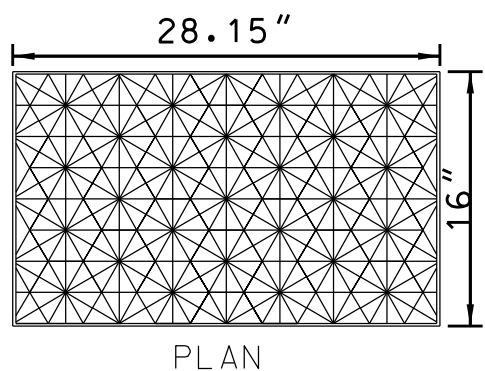
END VIEW OF PIPE/FABRIC CONNECTION. CUT AN "X" IN THE FABRIC SLIGHTLY LARGER THAN PIPE. PULL THE FABRIC AROUND THE PIPE TO CREATE THE "BOOT" AND THEN SECURE WITH A HOSE-CLAMP.



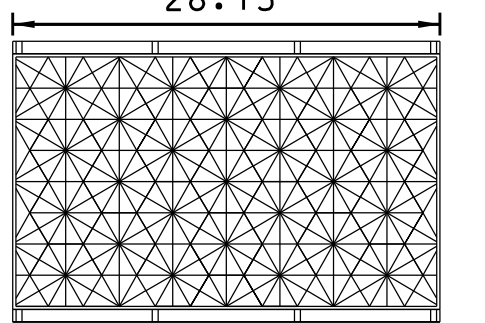
1 RAIN TANK INLET/OUTLET DETAIL WITH OPTIONAL CONNECTOR PLATE
SCALE: NTS



1 TYPICAL RAIN TANK SECTION A-A
SCALE: NTS



ISOMETRIC VIEW



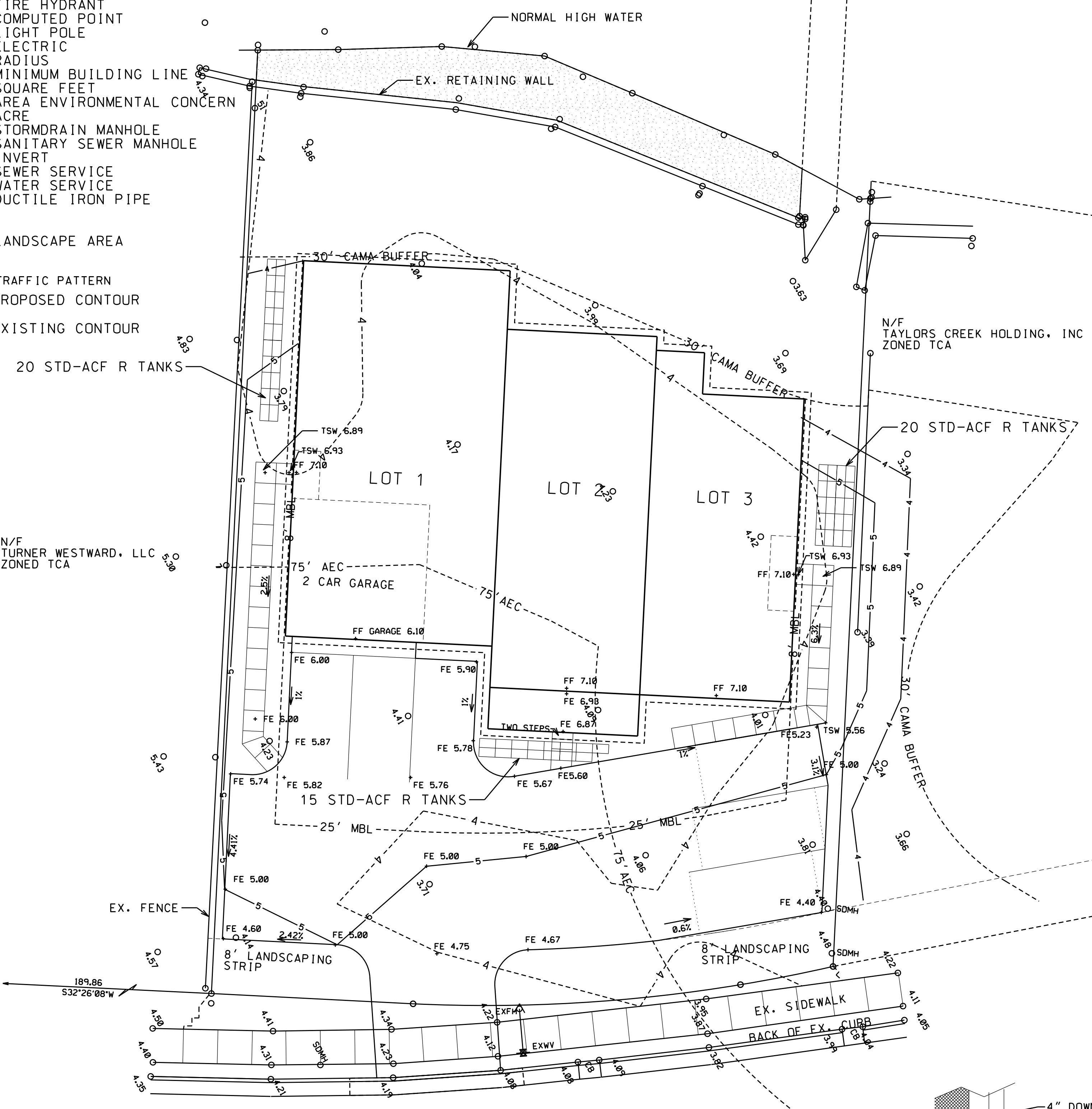
DIMENSIONS SHOWN ARE NOMINAL. REFER TO MODULE DATA

SINGLE MODULE DATA

GEOMETRY: LENGTH = 28.15 IN WIDTH = 15.75 IN HEIGHT = 17.32 IN STORAGE VOLUME = 4.22 CF VOID INTERNAL VOLUME: 95% VOID SURFACE AREA: 95%	LOAD RATING: 34 PSI, (MODULE ONLY) H-20, (WITH ACF COVER SYSTEM)	MATERIAL: 85% RECYCLED POLYPROPYLENE
--	--	---

FOR CONCEPTUAL ASSEMBLY, SEE EXPLODED VIEW FOR SINGLE MODULE

TOWN CREEK



SITE DATA

TRACT AREA = 11806.98 SF
ZONING = TCA
FLOOD ZONE AE6
BEAUFORT FLOOD FREEBOARD = 1'
MINIMUM FINISHED FLOOR = EL. 7.0
TOTAL NO. OF RESIDENTIAL LOTS = 3
SMALLEST LOT SIZE 2062.81 SF
AVERAGE LOT SIZE 2376.05 SF
DENSITY - 11 UNITS/AC X 0.27 AC = 3 UNITS
TRASH COLLECTION BY ROLL OUT CARTS
TRACT AREA IN 75' AEC = 8340.85 SF
30% ALLOWABLE IMPERVIOUS IN 75' AEC = 2502.26 SF
ACTUAL IMPERVIOUS IN 75' AEC = 4346 SF
EXCESS IMPERVIOUS COVERAGE = 4346 SF - 2502.26 SF = 1843.75 SF
EXCESS VOLUME = 1843.75 SF X 1.5" / 12" / FT = 230.47 CF
PROVIDE 55 STANDARD R-TANKS AT 4.22 CF/TANK FOR A TOTAL OF 232.10 CF
ROOF GUTTER DOWN SPOUTS SHALL TIE INTO THE THREE ACF R TANKS LOCATIONS WITH APPROXIMATE PROPORTIONAL ROOF AREAS
AREA TO BE DISTURBED OR EXPOSED = 0.21 ACRES (MAJORITY OF PARCEL OUTSIDE OF 30' CAMA BUFFER)

IMPERVIOUS AREA BREAKDOWN
BUILDING FOOTPRINT 3937.10 SF
SIDEWALK SOUTH 143.10 SF
SIDEWALK CENTER 15.62 SF
SIDEWALK NORTH 135.66 SF
PARKING AREA 3059.77 SF
TOTAL IMPERVIOUS 7291.25 SF
IMPERVIOUS SURFACE RATIO
W/ BUILDING 61.75%
IMPERVIOUS SURFACE INTENSITY MODERATE
IMPERVIOUS SURFACE RATIO W/OUT BUILDING 28.41%
VEHICLE ACCOMMODATION AREA = 3354.15 SF = 403.50 SF REQUIRED
VEHICLE ACCOMMODATING AREA = 569.53 SF
REQUIRED TREES AND SHRUBS (MODERATE TABLE 15-3)
LARGE DECIDUOUS 0.2/1000SF X 569.53 = 0.11 NO. REQ'D = 0
LARGE SHRUBS 0.4/1000SF X 569.53 = 0.22 NO. REQ'D = 0
SMALL SHRUBS 0.6/1000SF X 569.53 = 0.34 NO. REQ'D = 0
NOTE: NO REQUIRED PLANTINGS PER TABLE 15-3

PARKING REQUIREMENTS
2 SPC'S PER UNIT UPTO 3 BEDROOMS PER UNIT
NO. OF UNITS = 3 EA
TOTAL REQUIRED SPACES = 6 EA
TOTAL SPACES PROVIDED = 6 EA
BUILDING SIZE - 2 STORY
GROSS 6777 SF INCLUDES 400 SF GARAGE
+130.5 SF FRONT PORCH = TOTAL 6907.5 SF
UNITS ARE WOOD FRAMED CONSTRUCTION WITH HORIZONTAL SIDING AND SHAKES. ASPHALT OR FIBERGLASS SHINGLES.
SPACE NOT ENCUMBERED BY TOWNHOME LOT SHALL BE IN COMMON OWNERSHIP.

REVISIONS:

No.	BY	DATE	DESCRIPTION

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

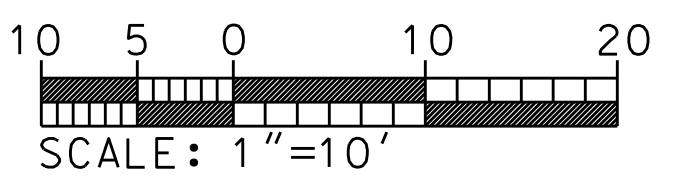
GRADING/STORMWATER MANAGEMENT PLAN
511/513 TURNER STREET
TRI-PLEX TOWNHOMES
BEAUFORT, CARTERET COUNTY, NORTH CAROLINA

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

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

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

RONALD D. CULLIPHER P.E.



SITE DATA

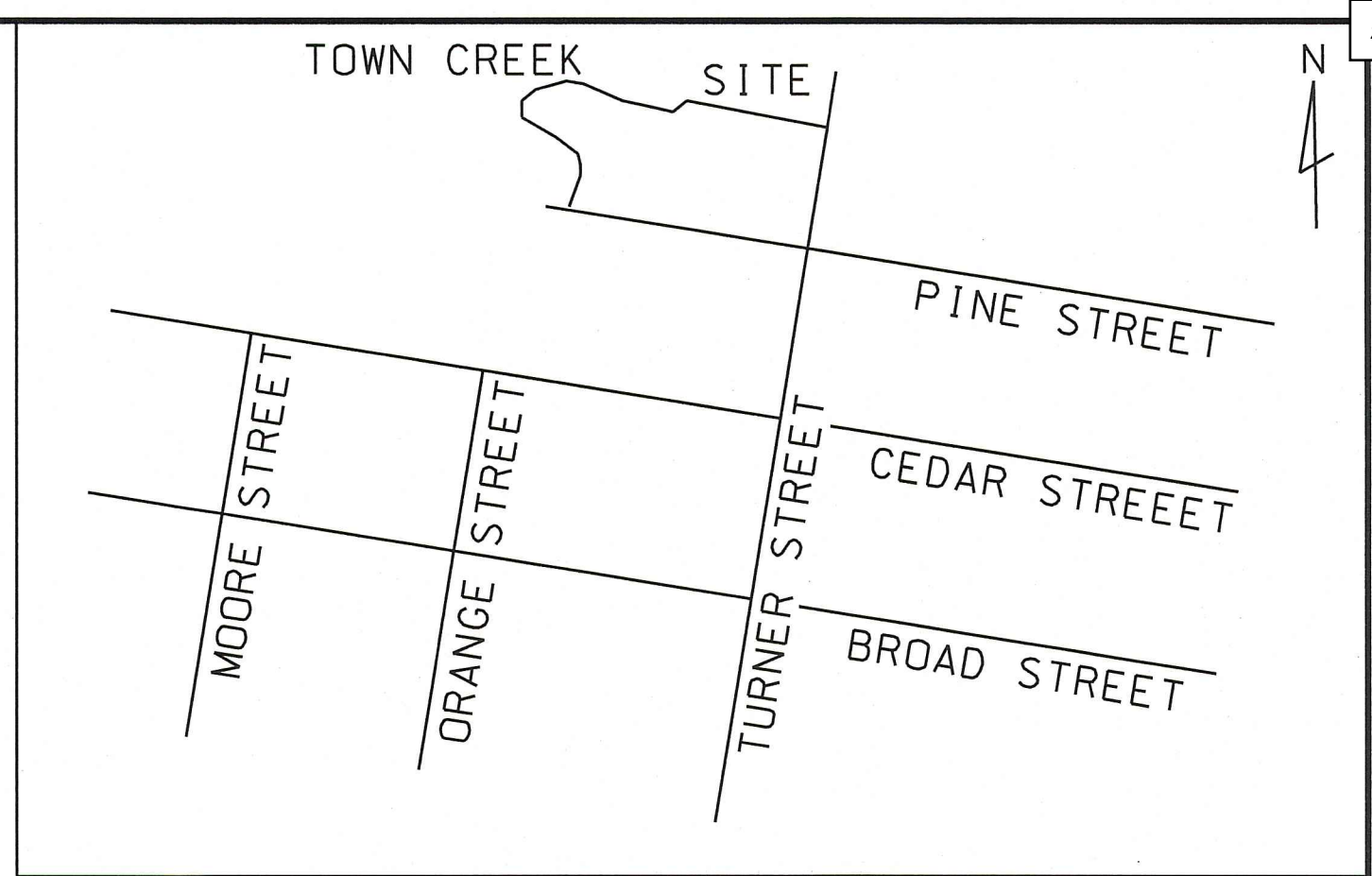
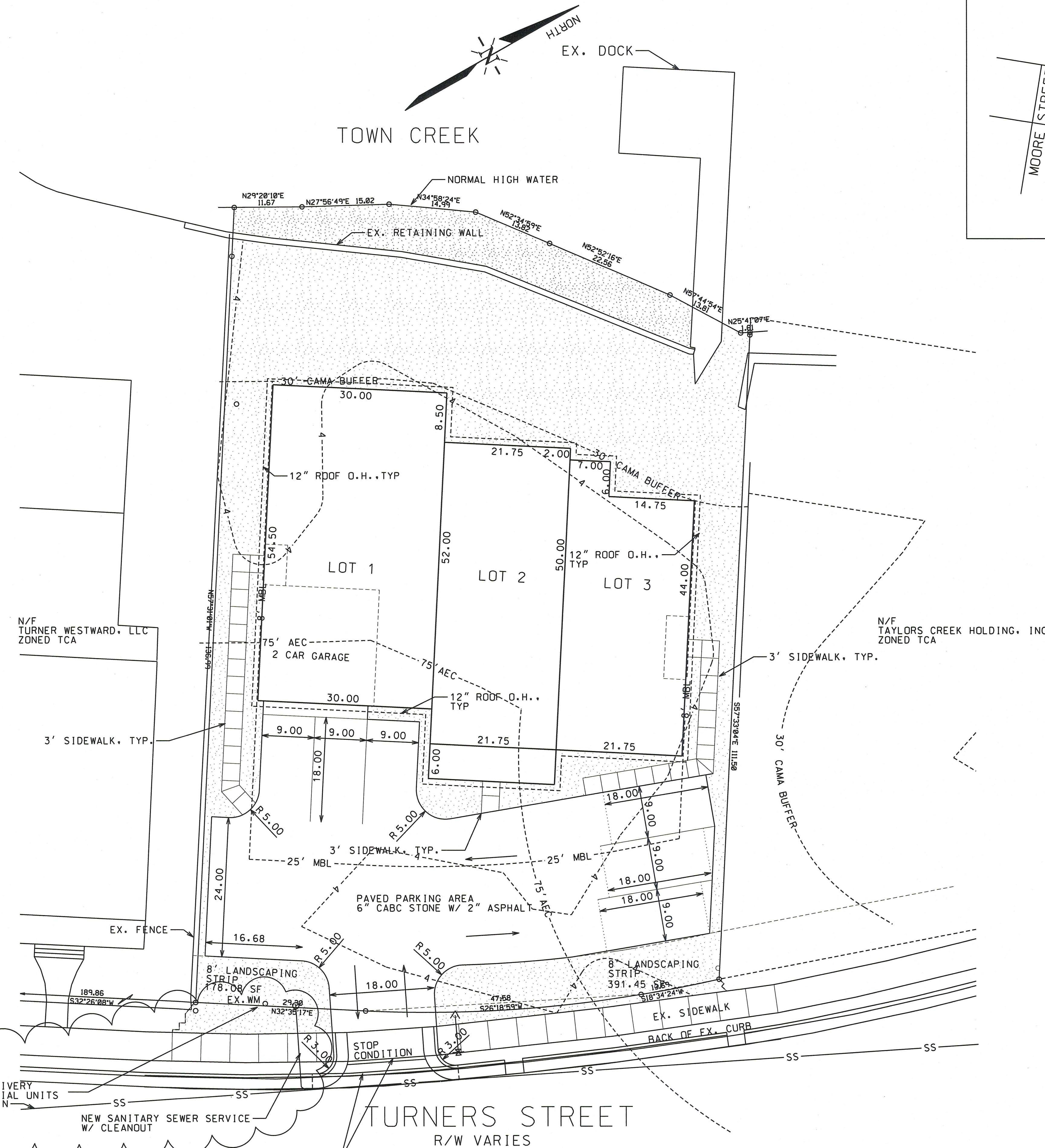
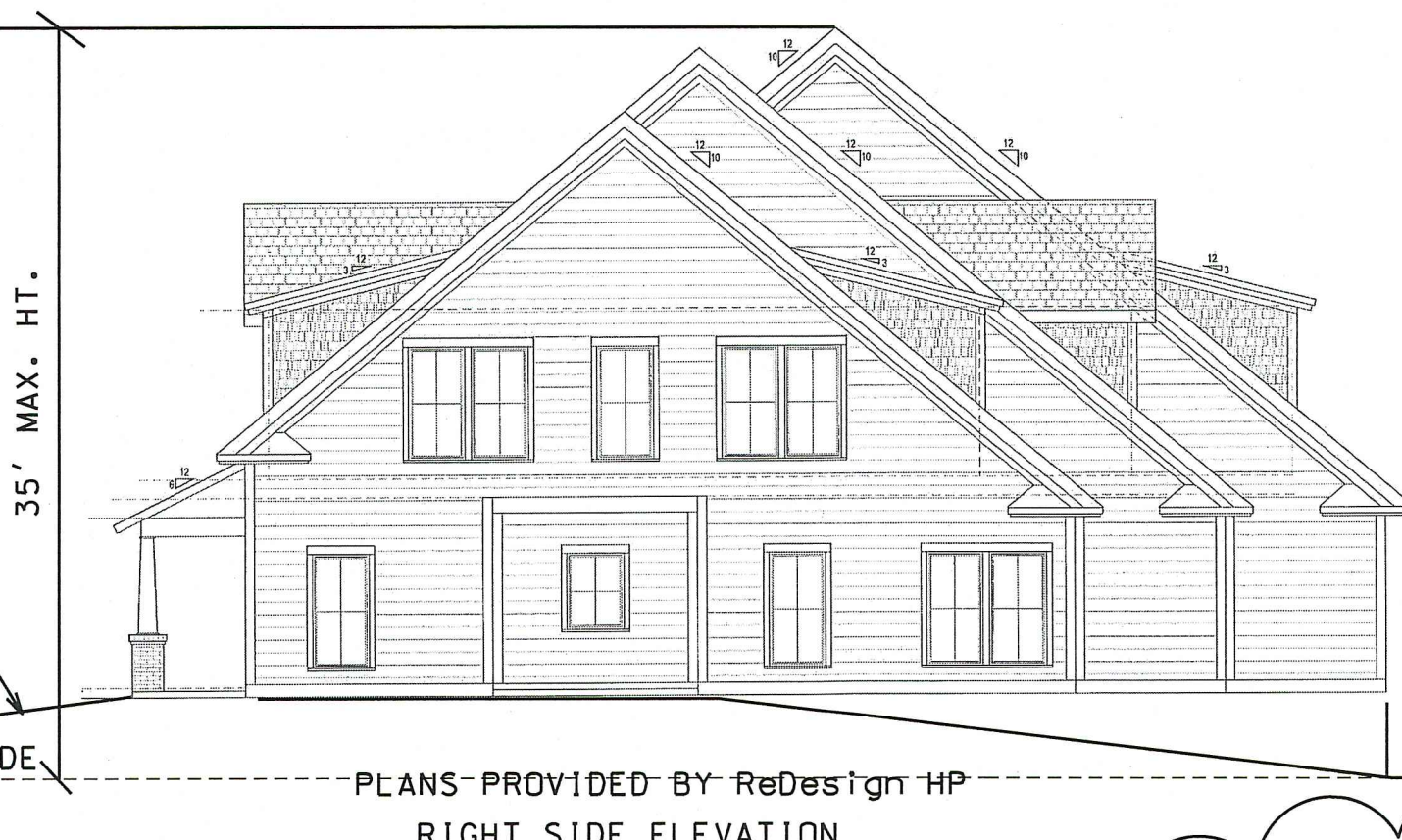
TRACT AREA = 11806.98 SF
 ZONING = TCA
 FLOOD ZONE AE6
 BEAUFORT FLOOD FREEBOARD = 1'
 MINIMUM FINISHED FLOOR = EL. 7.0
 TOTAL NO. OF RESIDENTIAL LOTS = 3
 SMALLEST LOT SIZE 2062.81 SF
 AVERAGE LOT SIZE 2376.05 SF
 DENSITY - 11 UNITS/AC X 0.27 AC = 3 UNITS
 TRASH COLLECTION BY ROLL OUT CARTS
 TRACT AREA IN 75' AEC = 8340.85 SF
 30% ALLOWABLE IMPERVIOUS IN 75' AEC = 2502.26 SF
 ACTUAL IMPERVIOUS IN 75' AEC = 4346 SF
 EXCESS IMPERVIOUS COVERAGE = 4346 SF - 2502.26 SF = 1843.75 SF
 EXCESS VOLUME = 1843.75 SF X 1.5"/12"/FT = 230.47 CF
 PROVIDE 55 STANDARD R-TANKS AT 4.22 CF/TANK FOR A TOTAL OF 232.10 CF
 ROOF GUTTER DOWN SPOUTS SHALL TIE INTO THE
 THREE ACF R TANKS LOCATIONS WITH APPROXIMATE
 PROPORTIONAL ROOF AREAS
 AREA TO BE DISTURBED OR EXPOSED = 0.21 ACRES (MAJORITY OF PARCEL
 OUTSIDE OF 30' CAMA BUFFER)

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

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

NOTE: NO REQUIRED PLANTINGS PER TABLE 15-3
PARKING REQUIREMENTS
 2 SPC'S PER UNIT UPTO 3 BEDROOMS PER UNIT
 NO. OF UNITS = 3 EA
 TOTAL REQUIRED SPACES = 6 EA
 TOTAL SPACES PROVIDED = 6 EA

BUILDING SIZE - 2 STORY
 GROSS 6777 SF INCLUDES 400 SF GARAGE
 +130.5 SF FRONT PORCH TOTAL 6907.5 SF
 UNITS ARE WOOD FRAMED CONSTRUCTION WITH
 HORIZONTAL SIDING AND SHAKES, ASPHALT OR
 FIBERGLASS SHINGLES.
 SPACE NOT ENCUMBERED BY TOWNHOME LOT
 SHALL BE IN COMMON OWNERSHIP.



VICINITY MAP N.T.S.

LEGEND

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

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

REVISIONS:

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

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

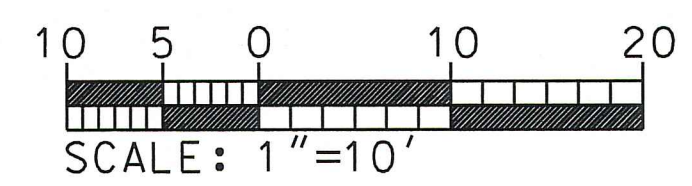
SITE & UTILITY PLAN
 511/513 TURNER STREET
 TRI-PLEX TOWNHOMES
 BEAUFORT, CARTERET COUNTY, NORTH CAROLINA

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

DESIGNED: RDC
 DRAWN: RDC
 CHECKED: RDC
 APPROVED: RDC

THE CULLIPHER GROUP, P.A.
 ENGINEERING & SURVEYING SERVICES
 151A HIGHWAY 24
 MOREHEAD CITY, N.C. 28557
 (252) 793-0090 LICENSE NO. C-4482
 Ronald D. Cullipher 4/30/20
RONALD D. CULLIPHER P.E.

DATE: 2/10/2020
 SCALE: 1"=10'





Town of Beaufort, NC

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

**Town of Beaufort Board of Commissioners Workshop Meeting
4:00 PM Monday, June 22, 2020 – Virtual Meeting via Zoom**

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

BRIEF SUMMARY:

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

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

REQUESTED ACTION:

Set Public Hearing on July 13th 2020

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

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.

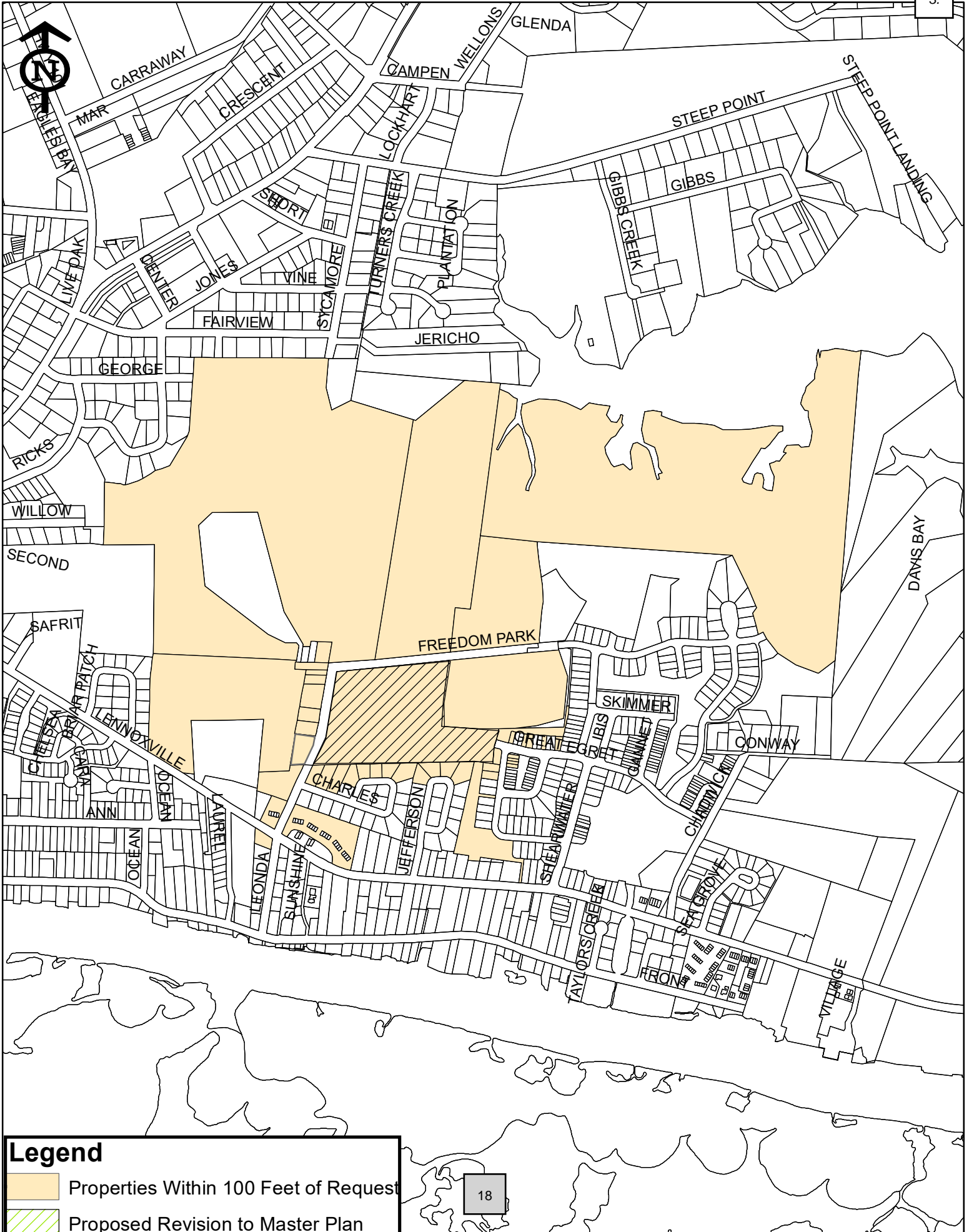
Requested Action

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



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



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,

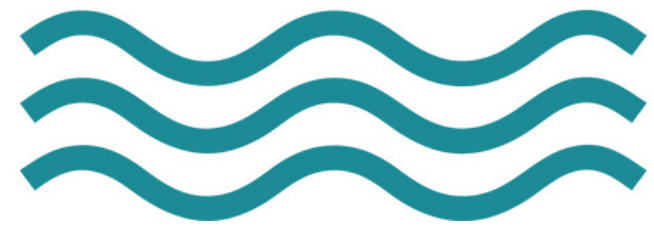
Let me know if you have any questions or need anything else.

Thanks!

COPY TO: _____ SIGNED:  Joe Boyd, PE

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

BEAUFORT EAST VILLAGE



PLANNED UNIT DEVELOPMENT AMENDMENT
FEBRUARY 14, 2020

PREPARED FOR: BLUE TREASURE, LLC



Table of Contents

Chapter 1: Planned Unit Development Elements.....01

- 1. Introduction.....01
- 2. Aerial of the Site.....02
- 3. Existing Conditions Plan.....03
- 4. Site Watershed Map04
- 5. Conceptual Land Use Plan.....05
- 6. Conceptual Plan Detail – Kayak Launch & Day Dock.....06
- 7. Conceptual Architecture – Kayak Pavilion.....07
- 8. i. Conceptual Pool and Clubhouse Detail (Beau Coast Neighborhood).....08
- ii. Conceptual Pool and Tot Lot Detail (Beaufort East Village Neighborhood).....09
- 9. Conceptual Architecture - Pool and Clubhouse.....10
- 10. PUD Phasing Plan.....11
- 11. Key Plan for Street Cross Sections.....12
- 12. Street Cross Sections Type A-B.....13
- 13. Street Cross Sections Type C-D.....14
- 14. Street Cross Sections Type D 2.....15
- 15. Street Cross Sections Type E-F-G.....16
- 16. Key Plan for Lot Types.....17
- 17. Beau Coast Conceptual Lot Types.....18
- 18. Beaufort East Village Conceptual Lot Types.....19
- 19. PUD Master Zoning Plan.....20
- 20. PUD Open Space Plan.....21
- 21. Planned Unit Development Neighborhood Map (Beau Coast & Beaufort East Village).....22

Chapter 2 - Beau Coast Conceptual Product Types.....23

- 1. Townhomes: 20' Wide Front Load 1 Car Garage Townhome Collection.....23
- 2. Townhomes: 22' Wide Rear Load 2 Car Garage Townhome Collection.....24
- 3. Single family: 24' Wide Detached Garage Cottage Collection.....25
 - i. BC 24 A (1734 sq ft)
 - ii. BC 24 B (1763 sq ft)
 - iii. BC 24 C (1830 sq ft)
 - iv. BC 24 D (2052 sq ft)
 - v. BC 24 E (2301 sq ft)
 - vi. BC 24 F (2416 sq ft)

- 4. Single Family: 39' Wide Rear Load Garage Collection.....26
 - i. BC 39 A (2066 sq ft)
 - ii. BC 39 B (2274 sq ft)
 - iii. BC 39 C (2306 sq ft)
 - iv. BC 39 D (2630 sq ft)
 - v. BC 39 E (2964 sq ft)
 - vi. BC 39 F (3180 sq ft)
- 5. Single Family: 24' Wide Rear Load27

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

- 1. Townhome: 22' Wide One Car Garage Townhome Collection.....28
- 2. Single Family: 26' 2 Car Garage Collection.....29
 - i. BEV 26 A (1927 sq ft)
 - ii. BEV 26 B (1932 sq ft)
 - iii. BEV 26 C (1896 sq ft)
 - iv. BEV 26 D (1832 sq ft)
- 3. Single Family: 40' Wide 2 Car Garage Collection.....30
 - i. BEV 40 A (2228 sq ft)
 - ii. BEV 40 B (2335 sq ft)
 - iii. BEV 40 C (2529 sq ft)
 - iv. BEV 40 D (2791 sq ft)
 - v. BEV 40 E (2925 sq ft)

Chapter 1. Planned Unit Development Elements

Introduction

The Existing Planned Unit Development

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

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

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

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

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

The Proposed Planned Unit Development Amendment

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

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

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

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

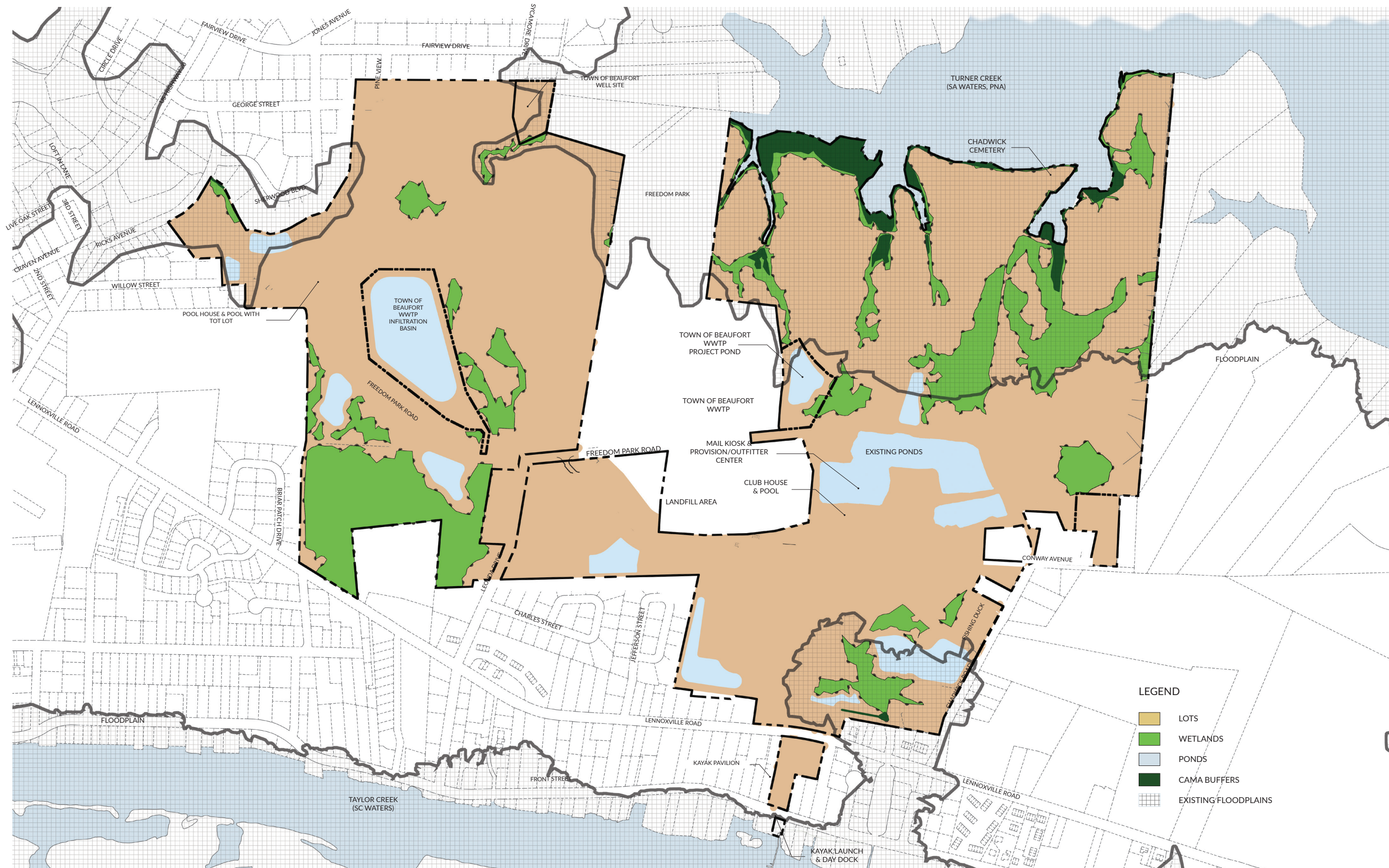


Aerial of the Site



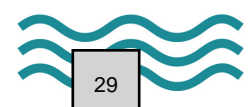
All the drawings are conceptual and actual conditions may vary.

Existing Conditions Plan

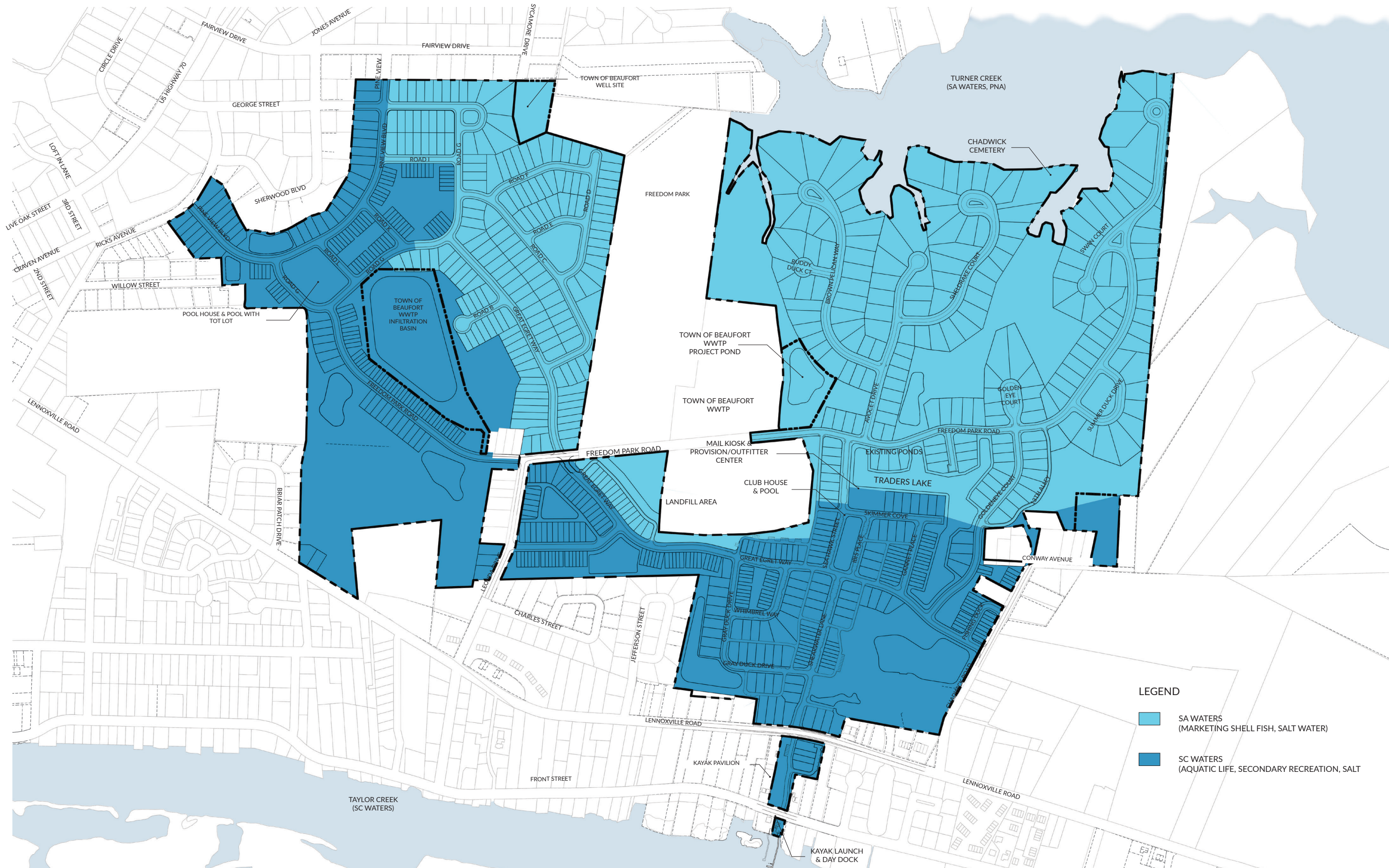


LEGEND

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

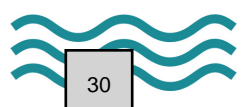


Site Watershed Map

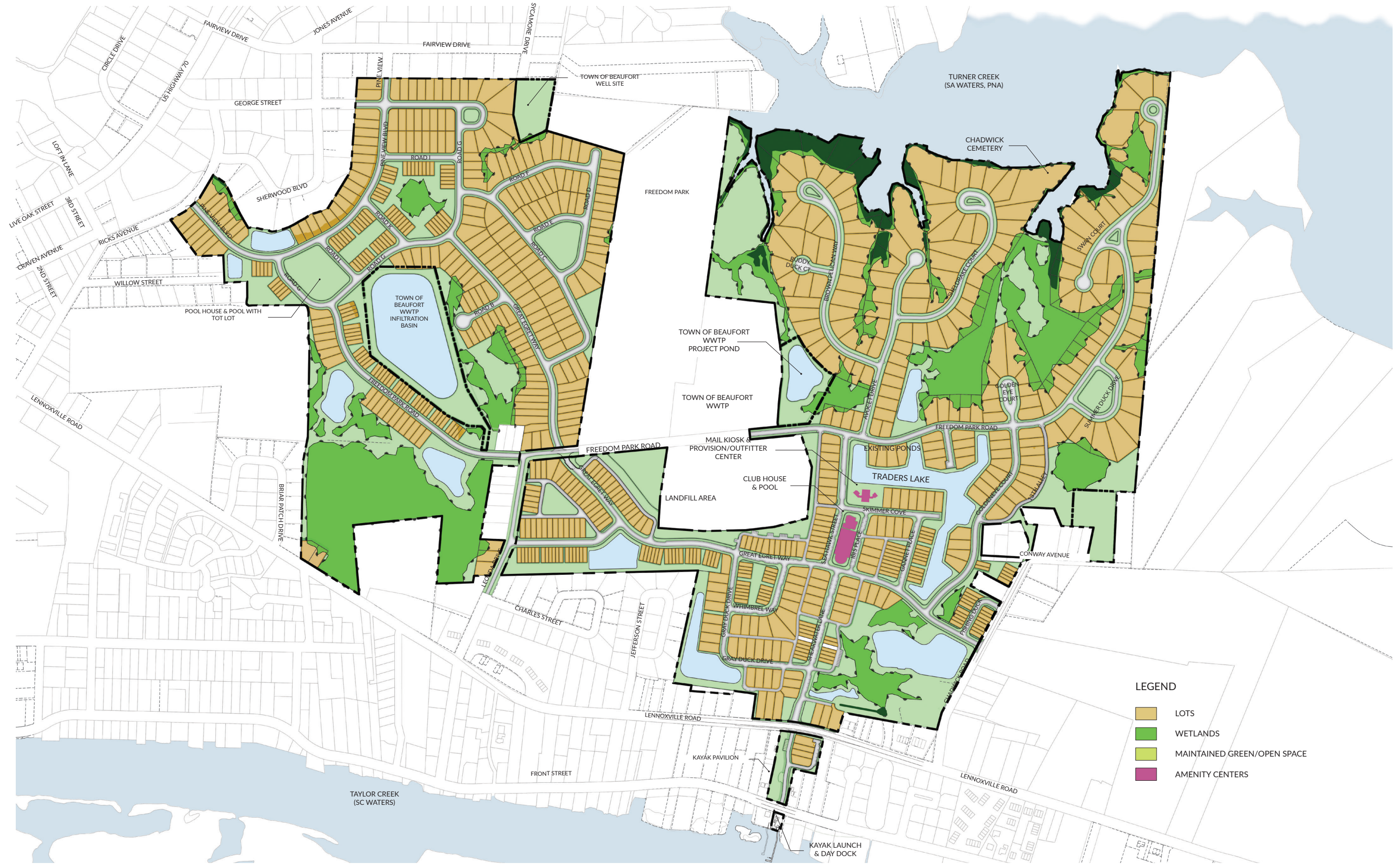


LEGEND

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



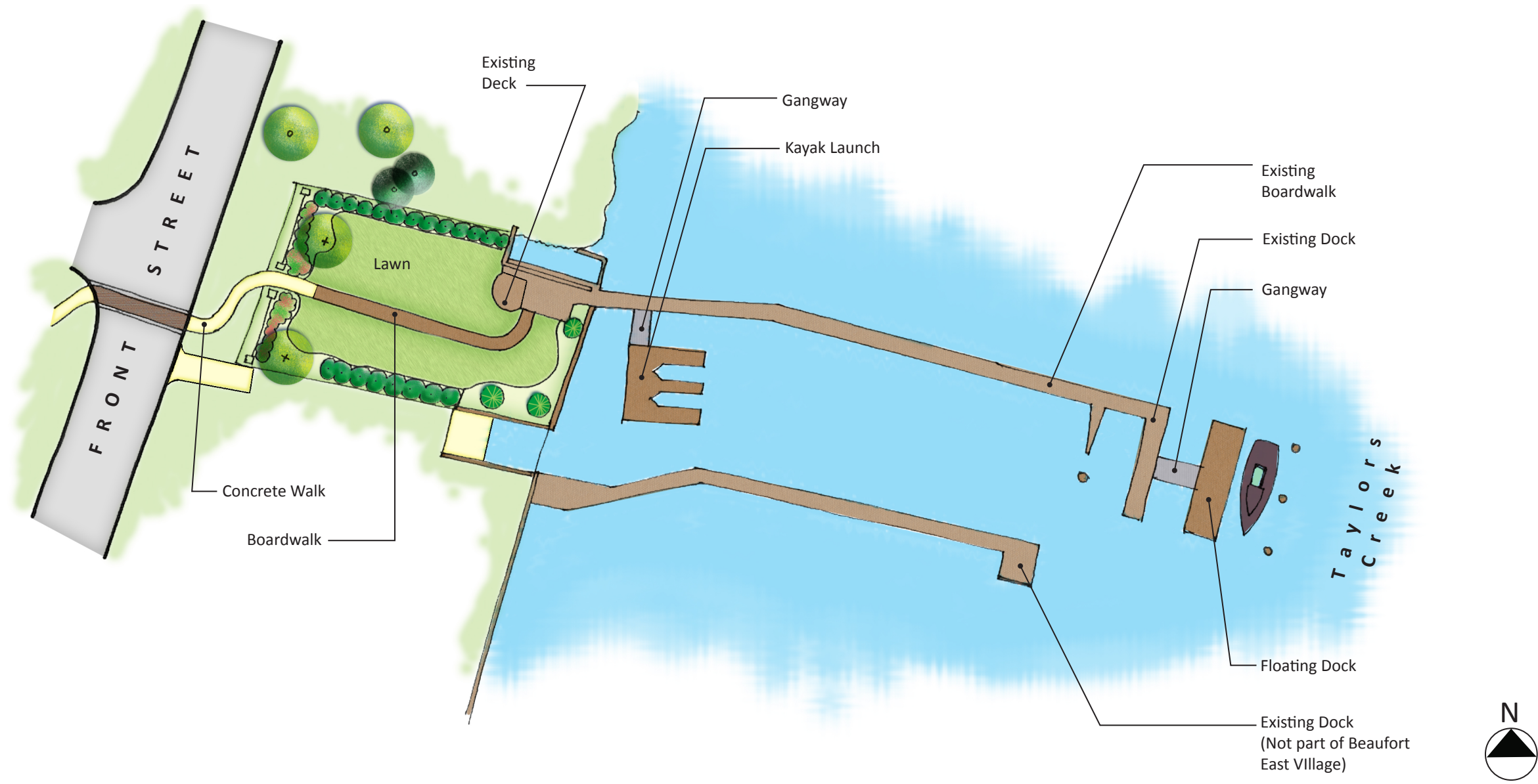
Conceptual Land Use Plan



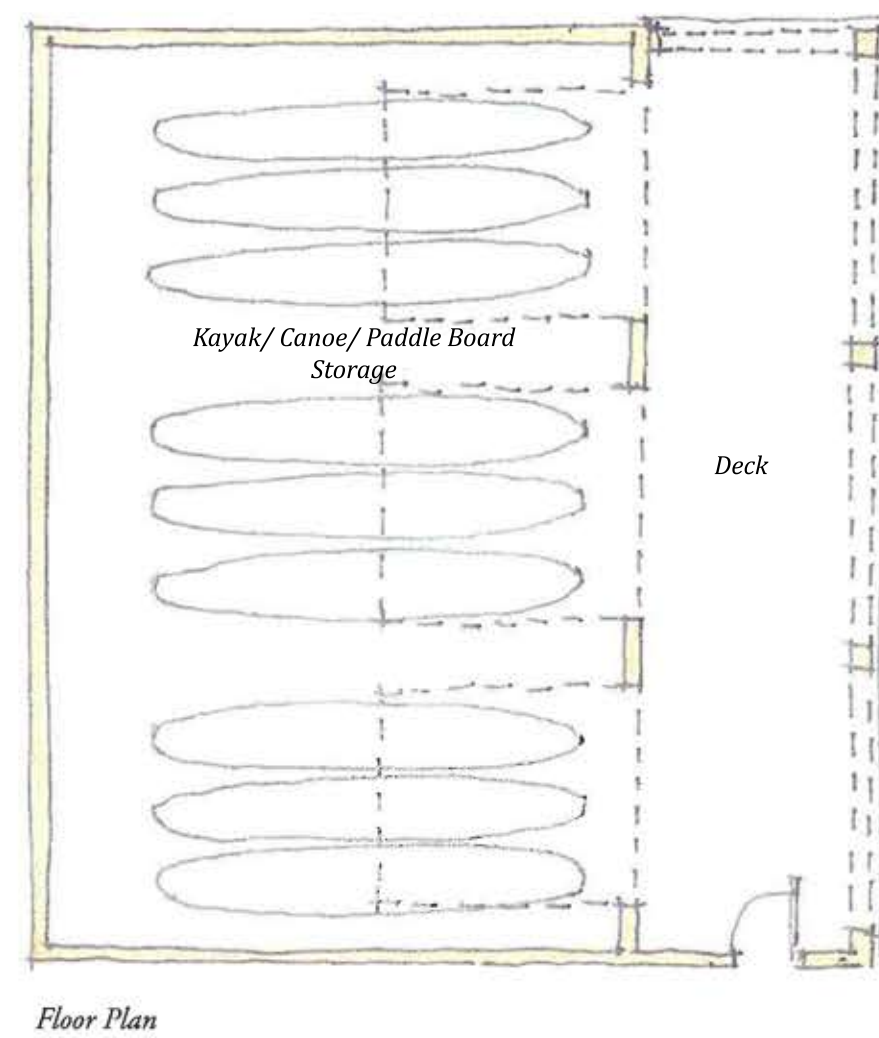
LEGEND

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

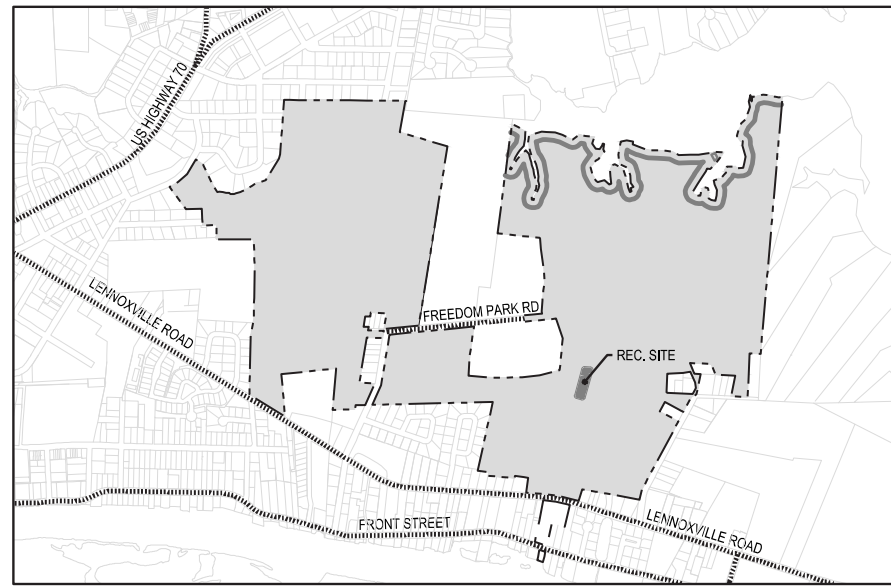
Conceptual Plan Detail – Kayak Launch & Day Dock



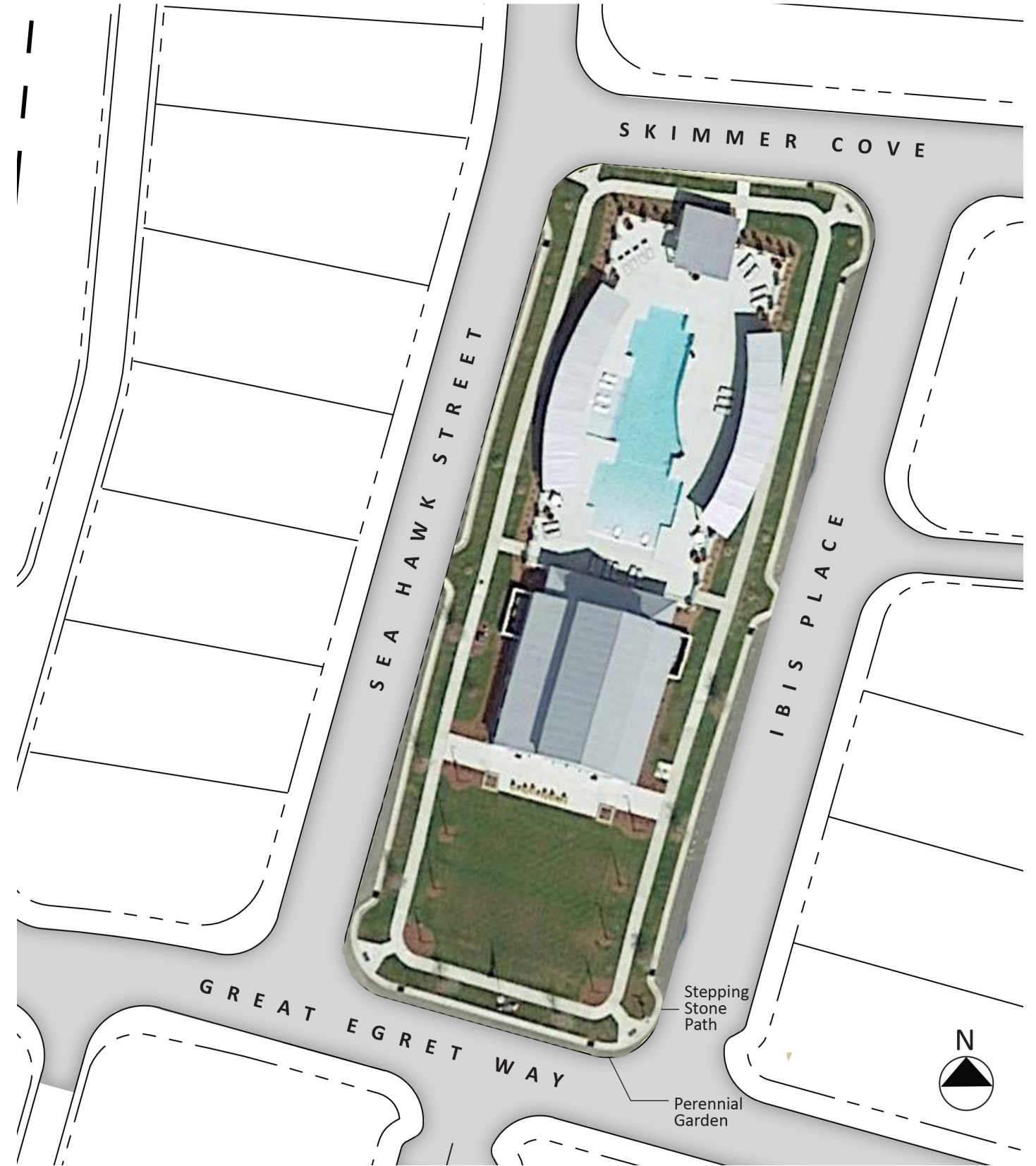
Kayak Pavilion



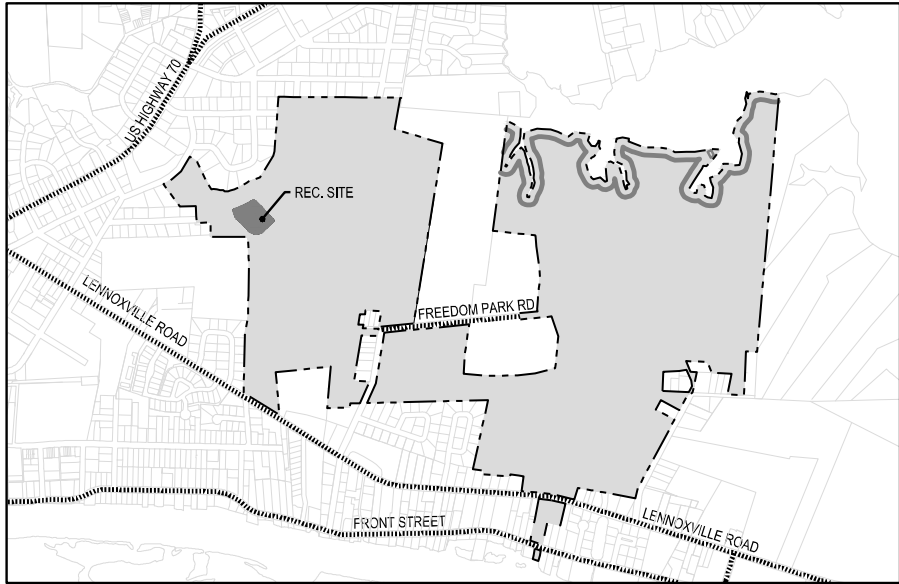
Pool and Clubhouse Detail (Beau Coast Neighborhood)



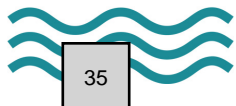
VICINITY MAP
SCALE: 1" = 1000'



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



VICINITY MAP
SCALE: 1" = 1000'

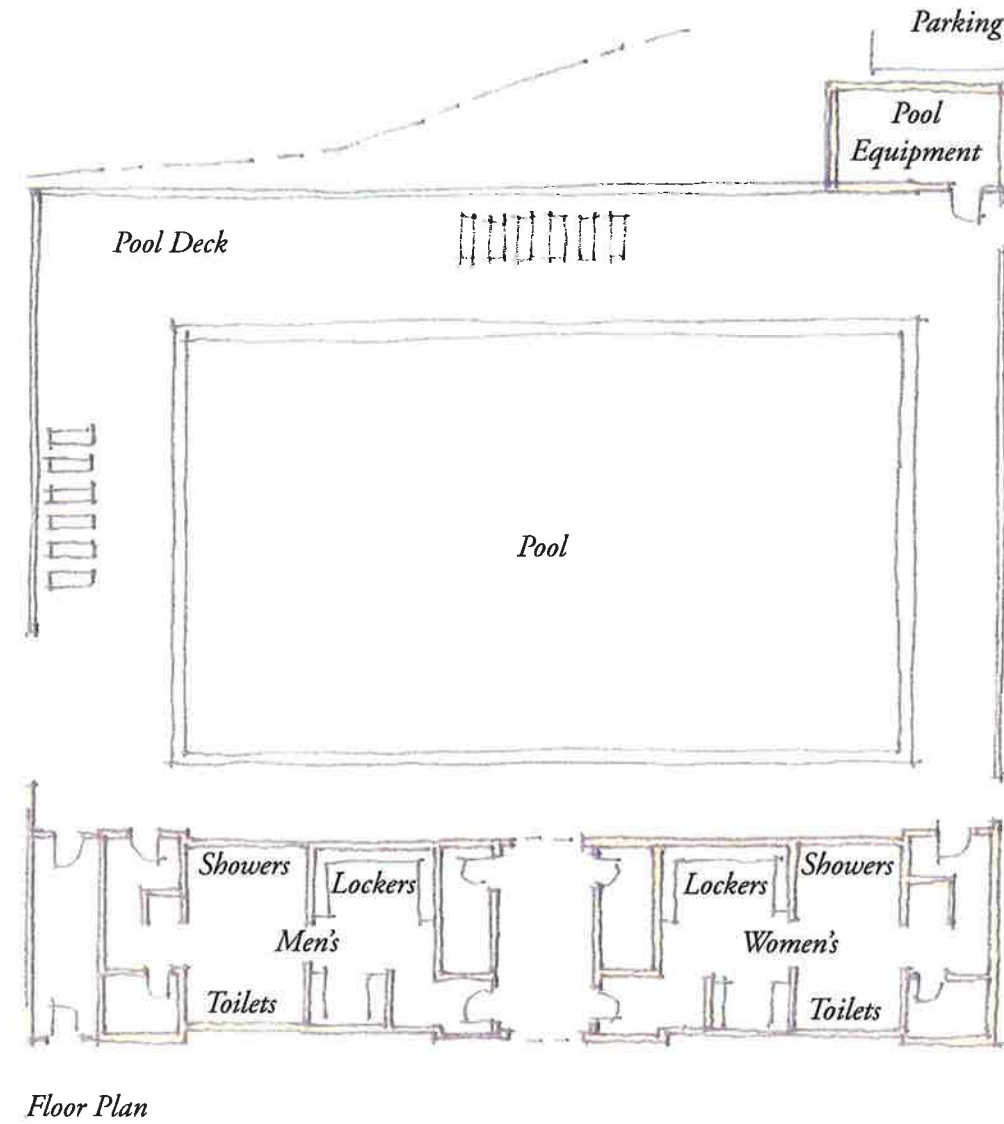


Conceptual architecture - Pool and Clubhouse for Beaufort East Village



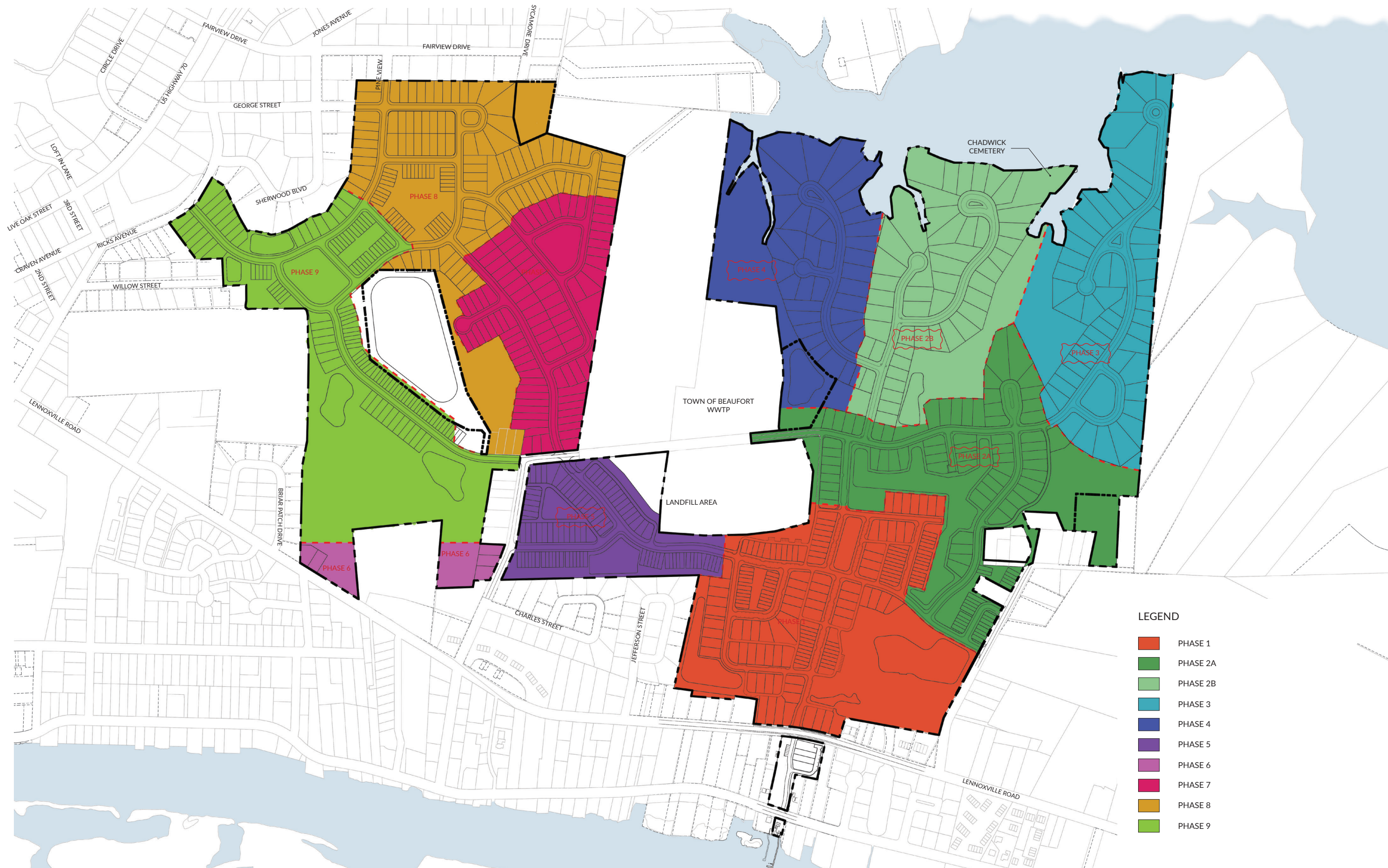
Conceptual Imagery

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



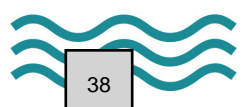
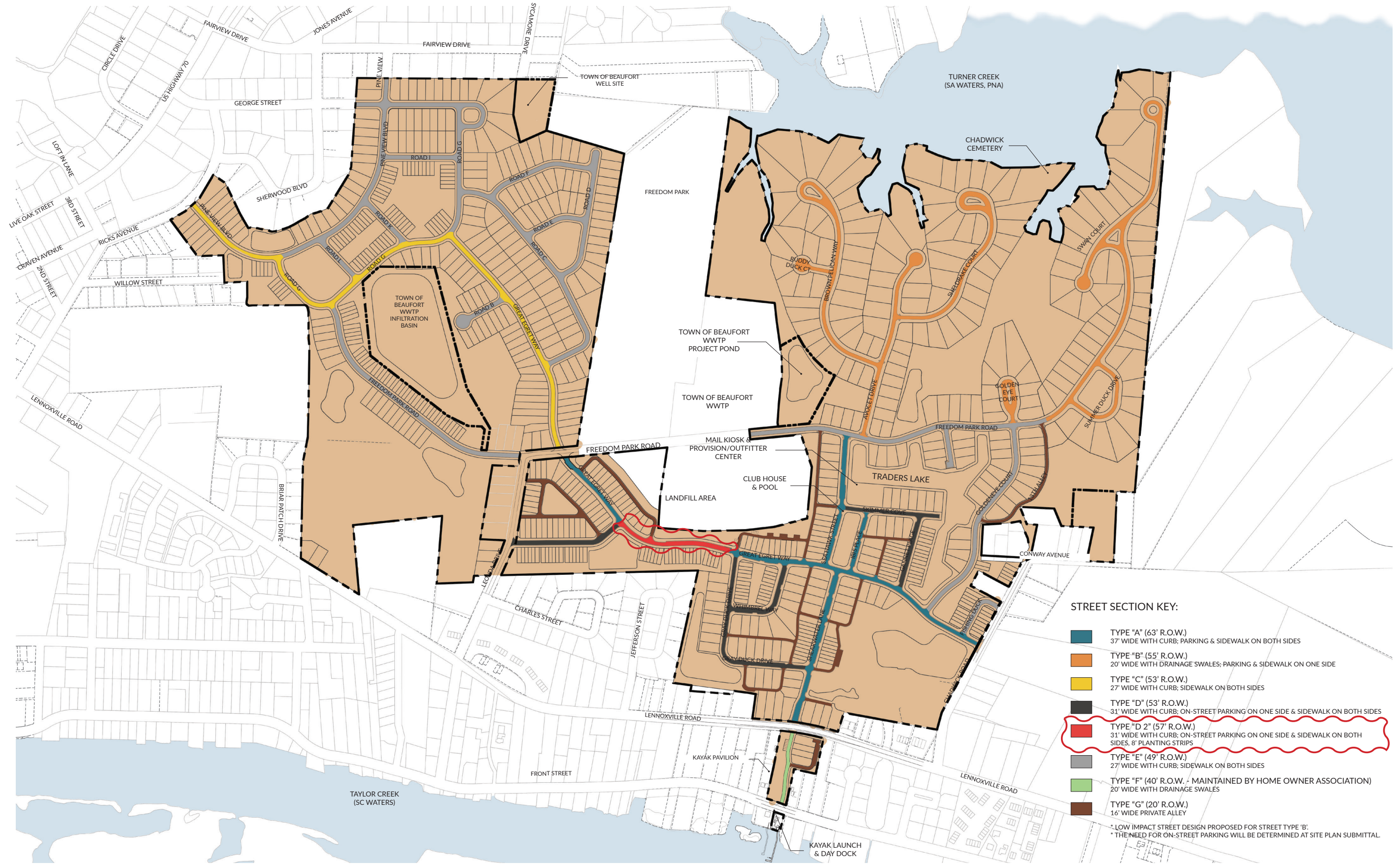
All drawings are conceptual in nature and actual conditions may vary.

PUD Phasing Plan



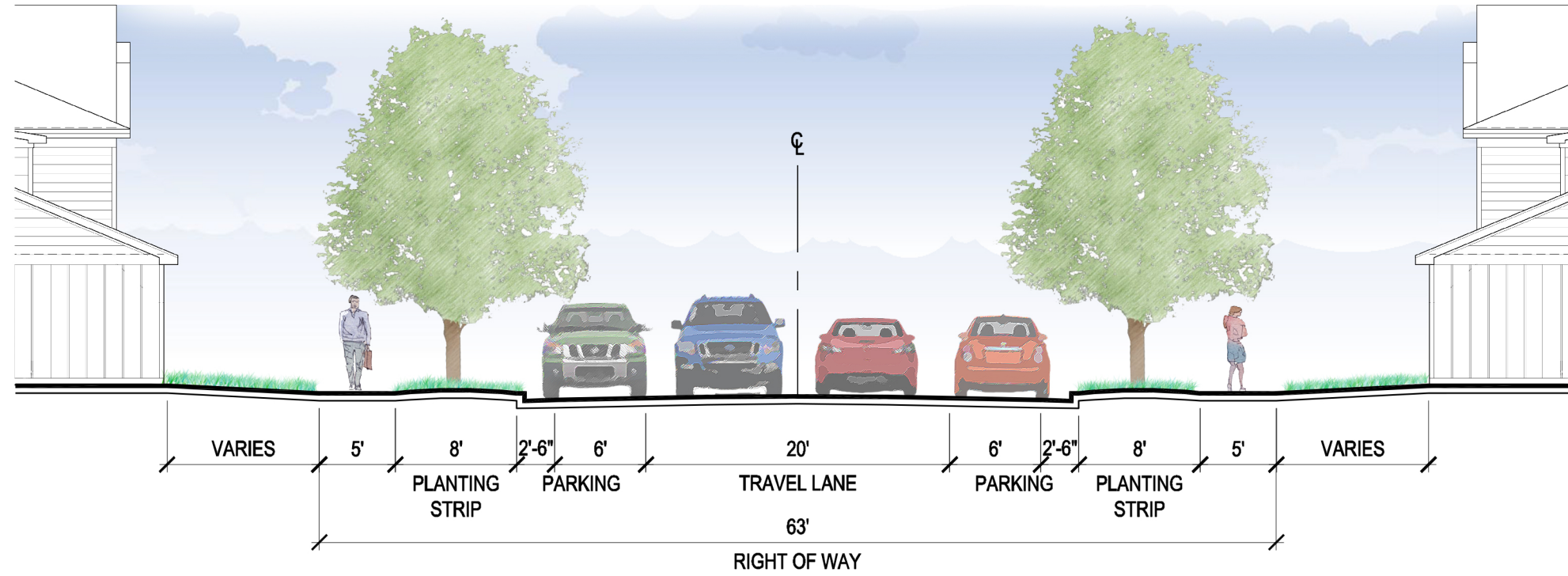
- LEGEND**
- PHASE 1
 - PHASE 2A
 - PHASE 2B
 - PHASE 3
 - PHASE 4
 - PHASE 5
 - PHASE 6
 - PHASE 7
 - PHASE 8
 - PHASE 9

Key Plan for Street Cross Sections

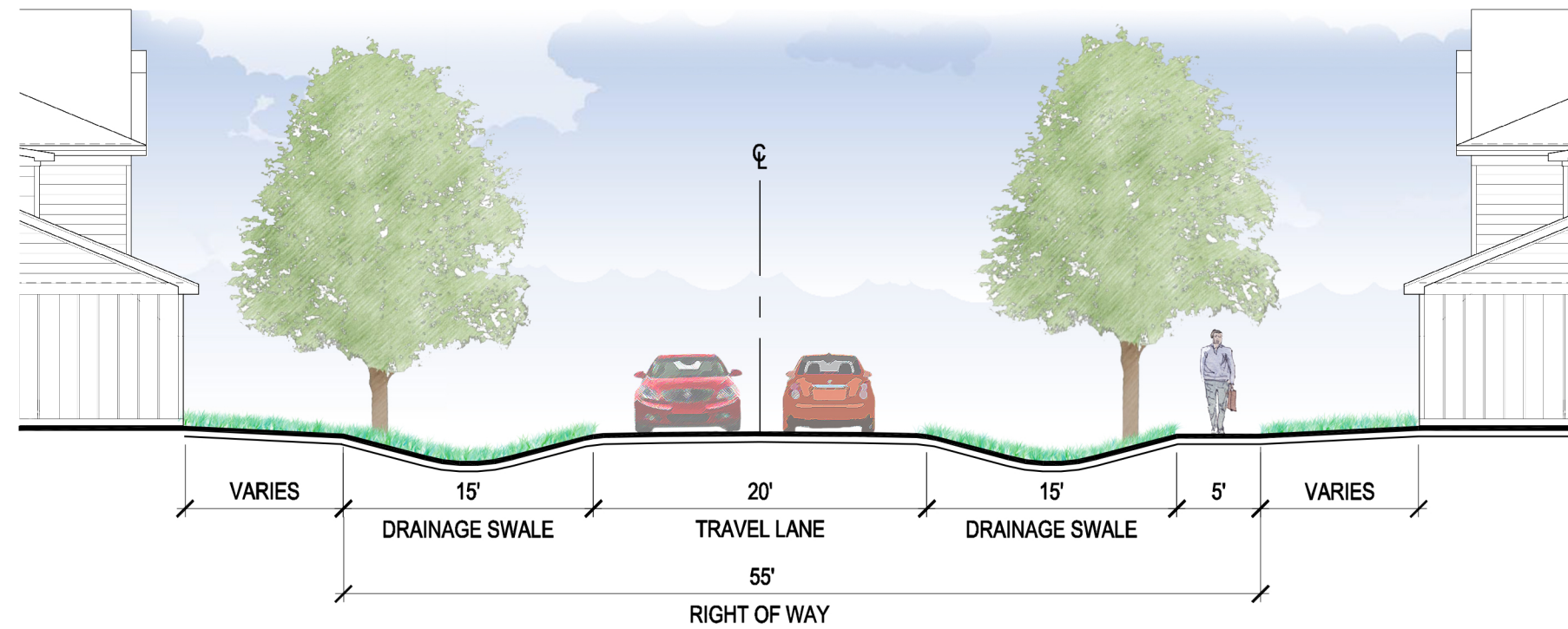


Street Cross Sections

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

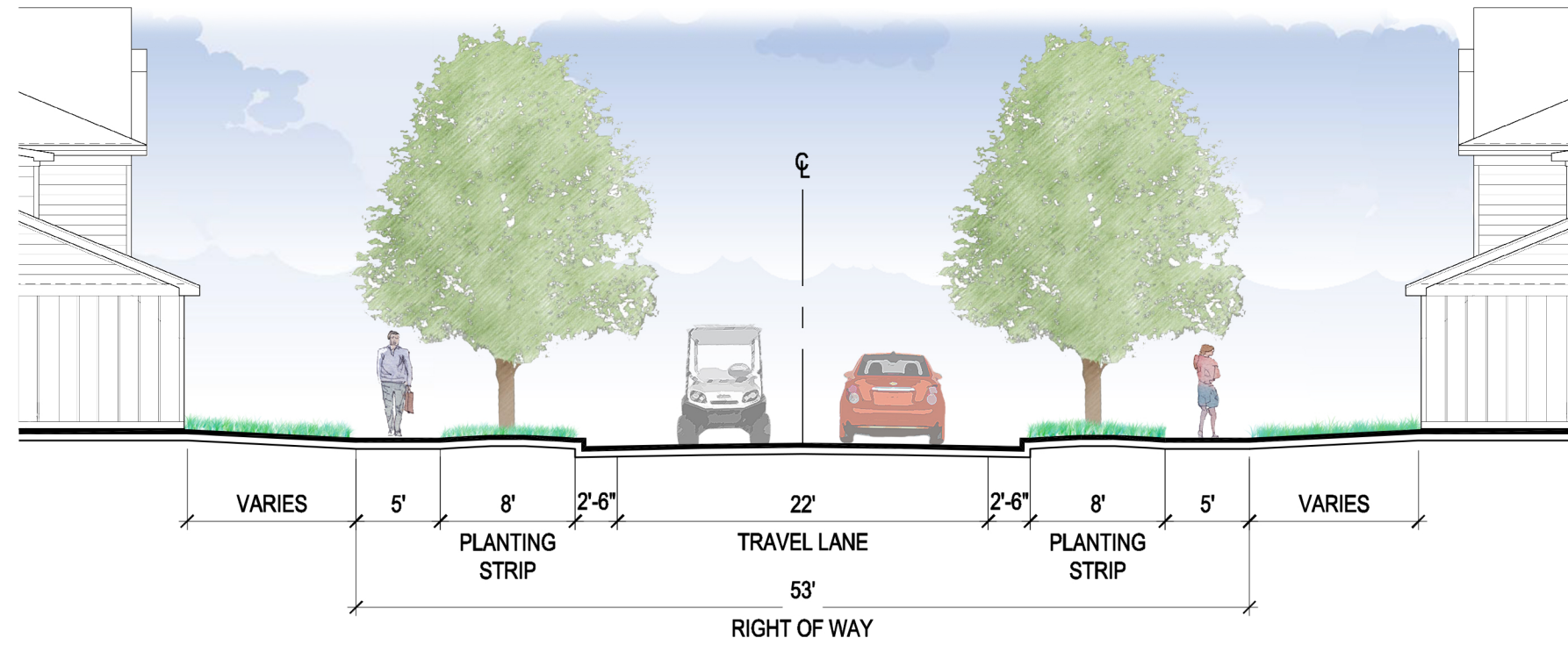


Street Cross Section Type A

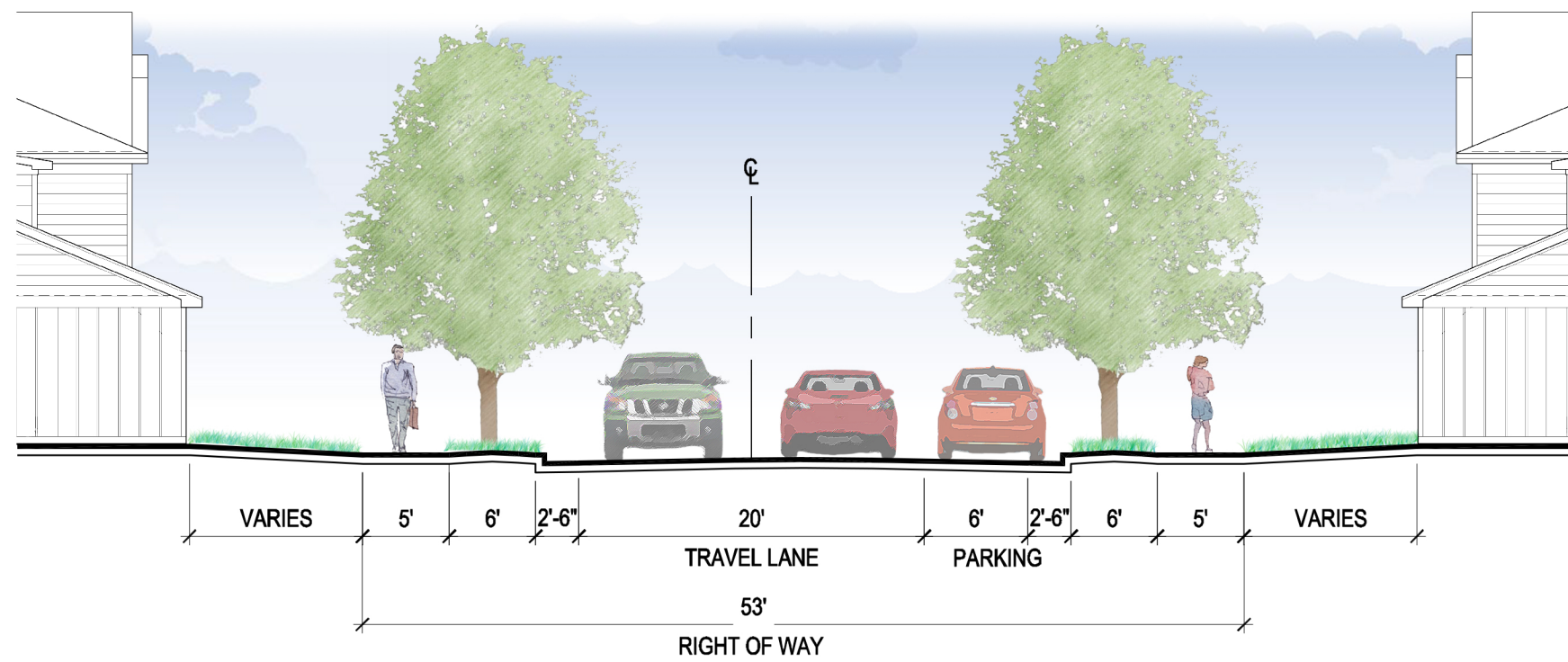


Street Cross Section Type B

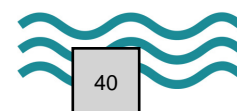
Street Cross Sections

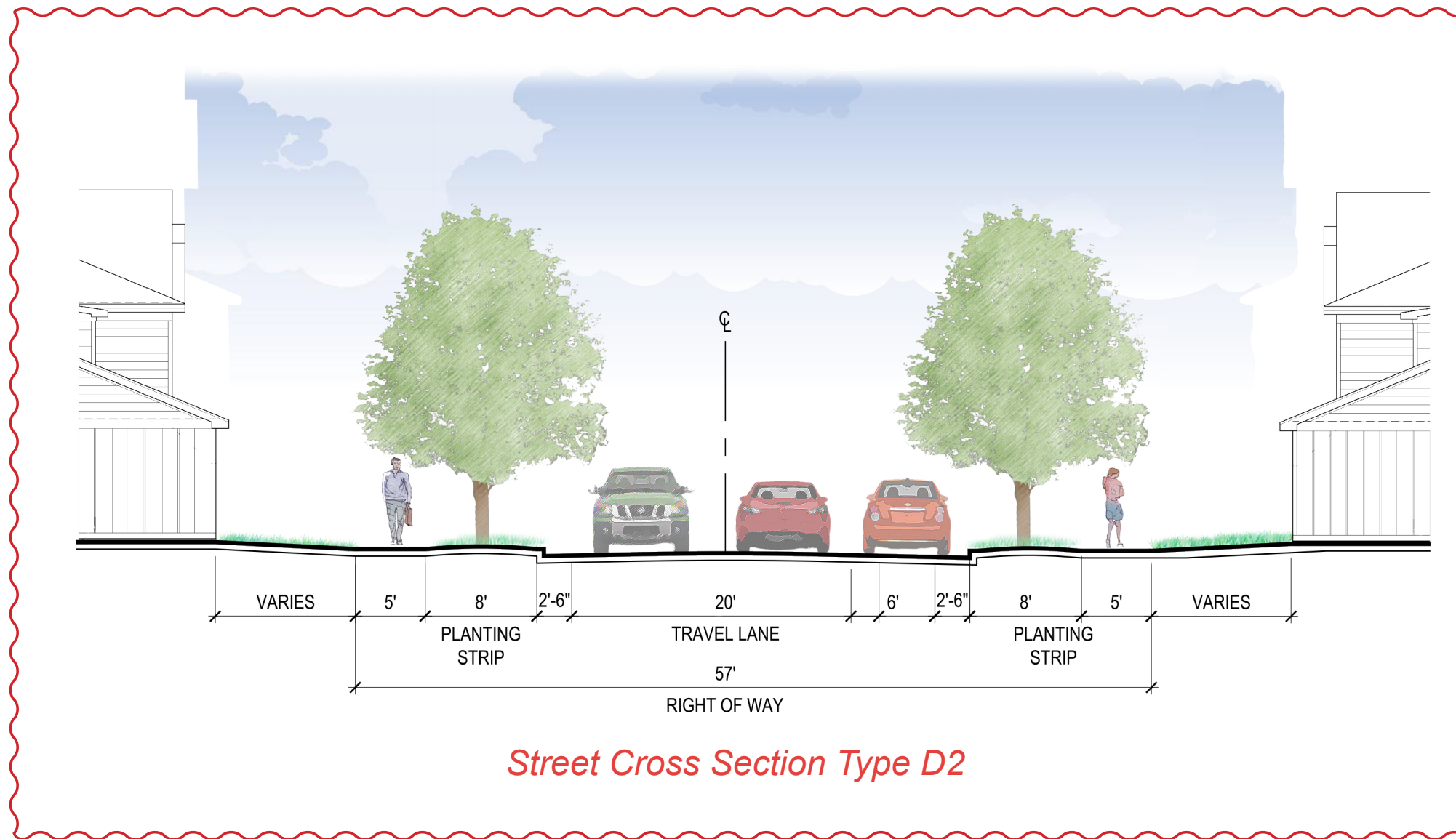


Street Cross Section Type C



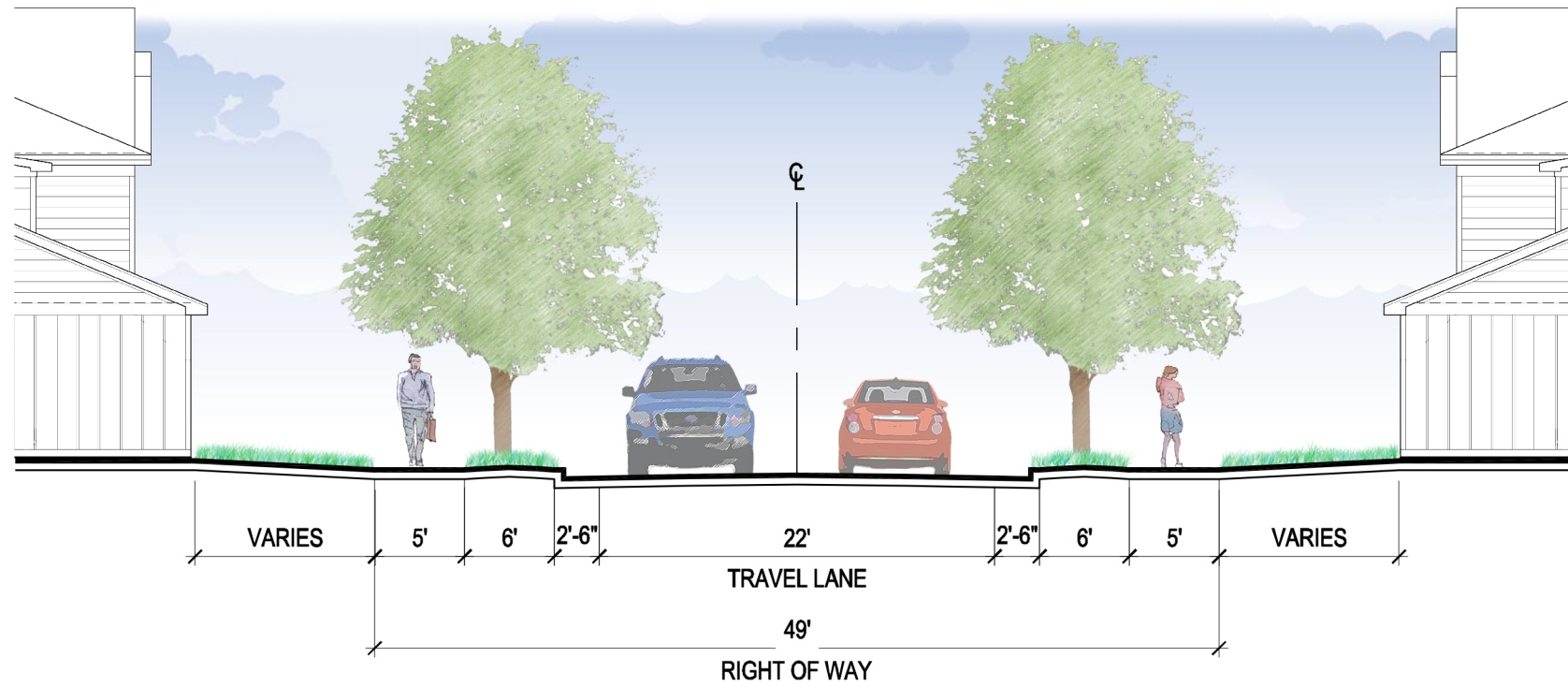
Street Cross Section Type D



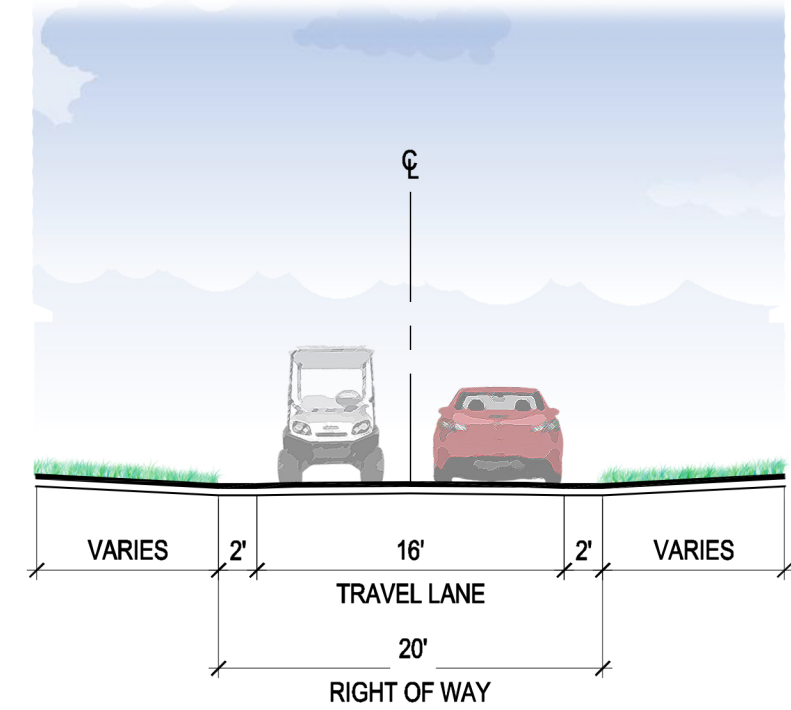


Street Cross Section Type D2

Street Cross Sections

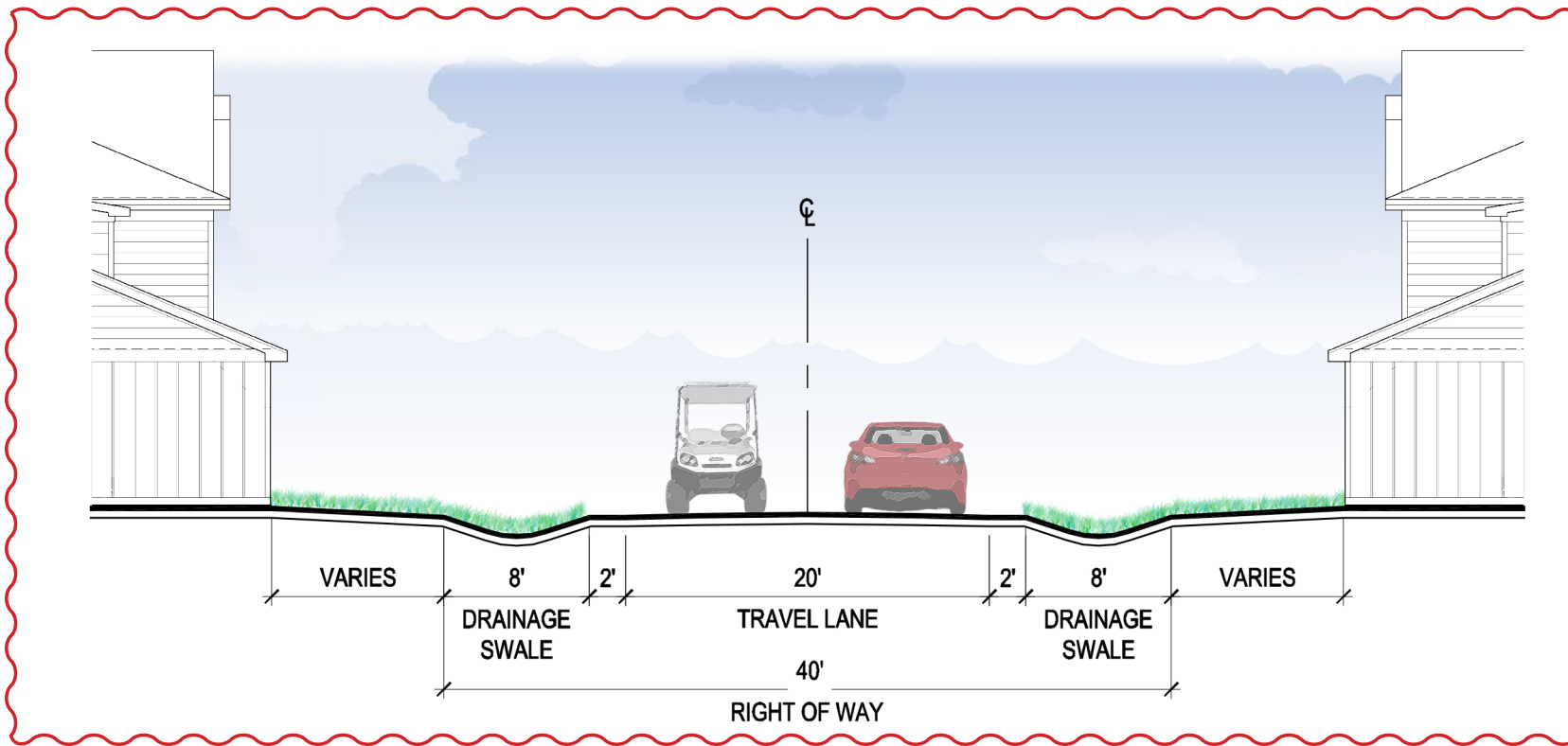


Street Cross Section Type E

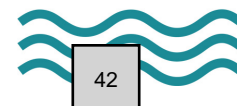


Street Cross Section Type G

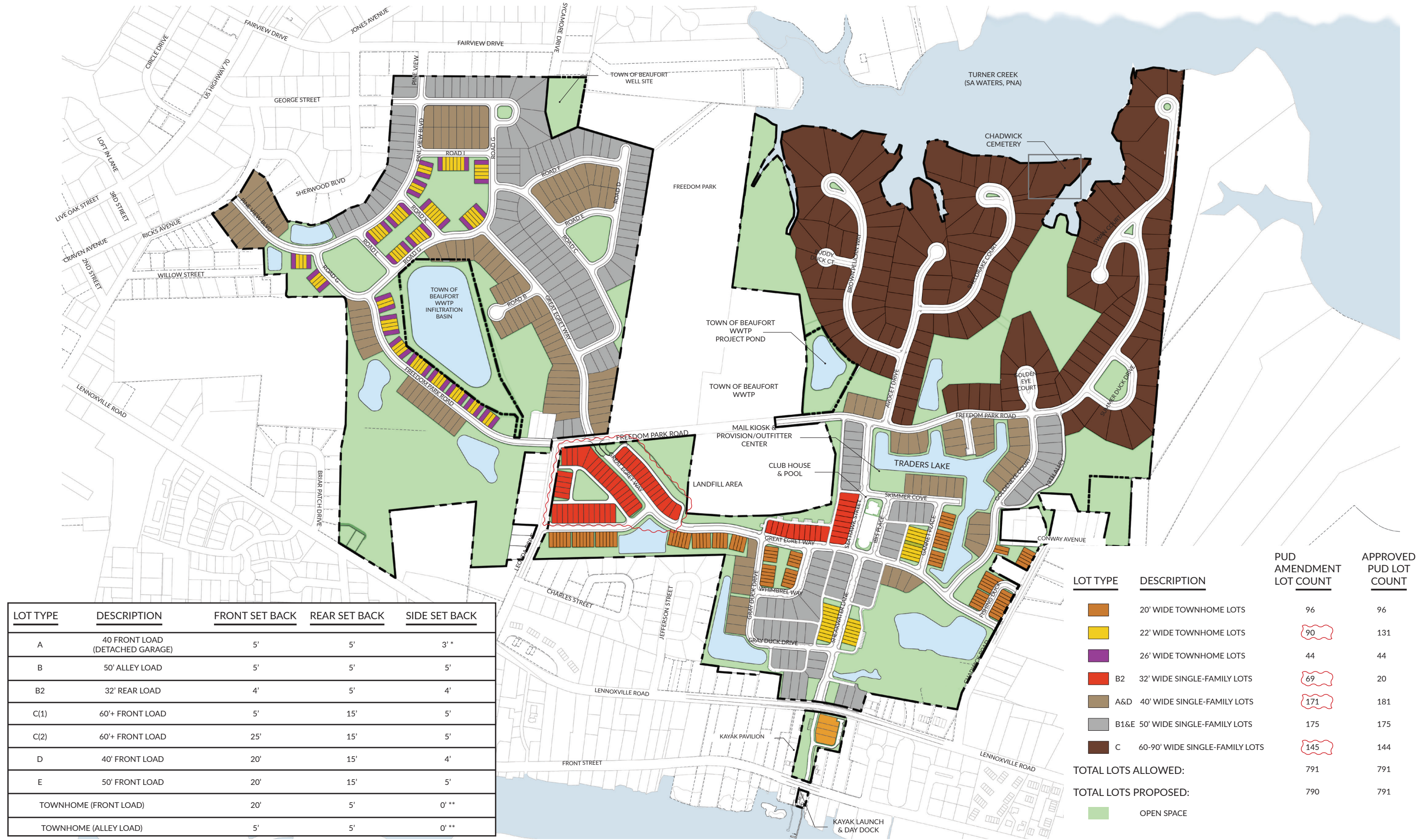
*NOTE: To be maintained by HOA



Street Cross Section Type F



Key Plan for Lot Types



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

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

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

Conceptual Lot Types

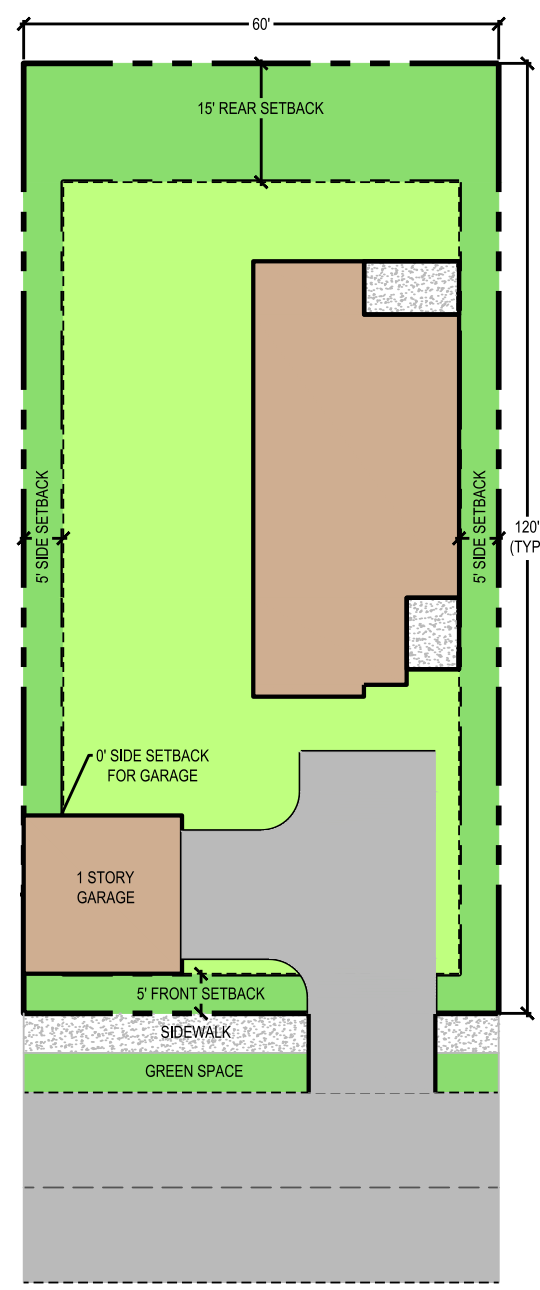


LOT TYPE A
BEAU COAST - 40' FRONT LOAD w/ DETACHED GARAGE
 * OPTIONAL TWO-STORY GARAGE w/ HABITABLE SPACE SHALL HAVE THE SAME SETBACKS AS THE PRIMARY STRUCTURE

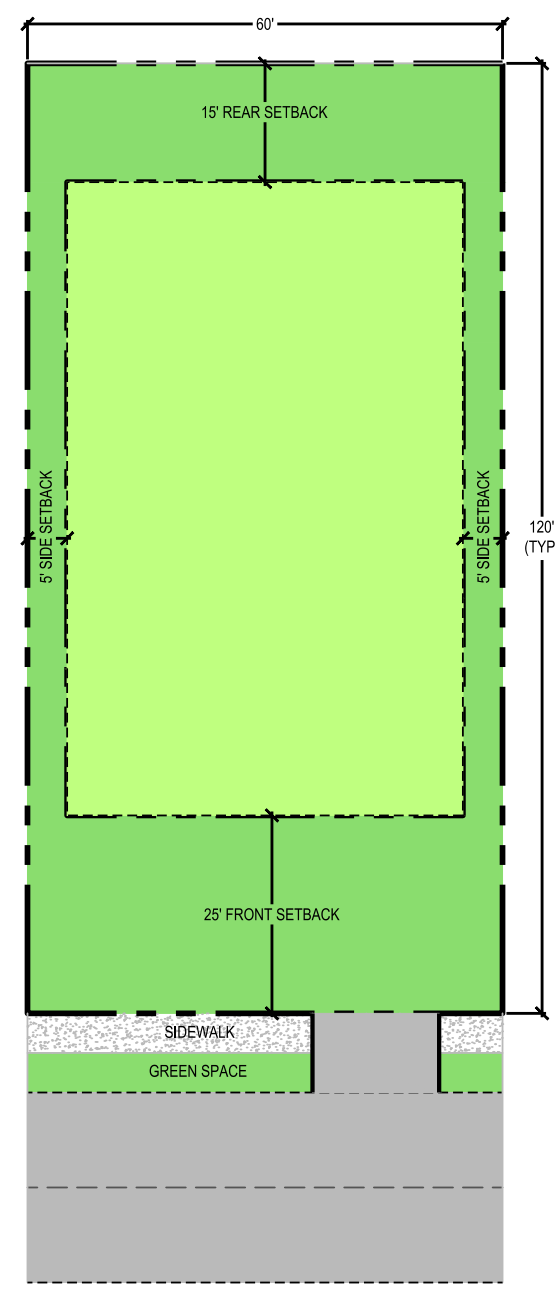
LOT TYPE B1
BEAU COAST - 50' ALLEY LOAD

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

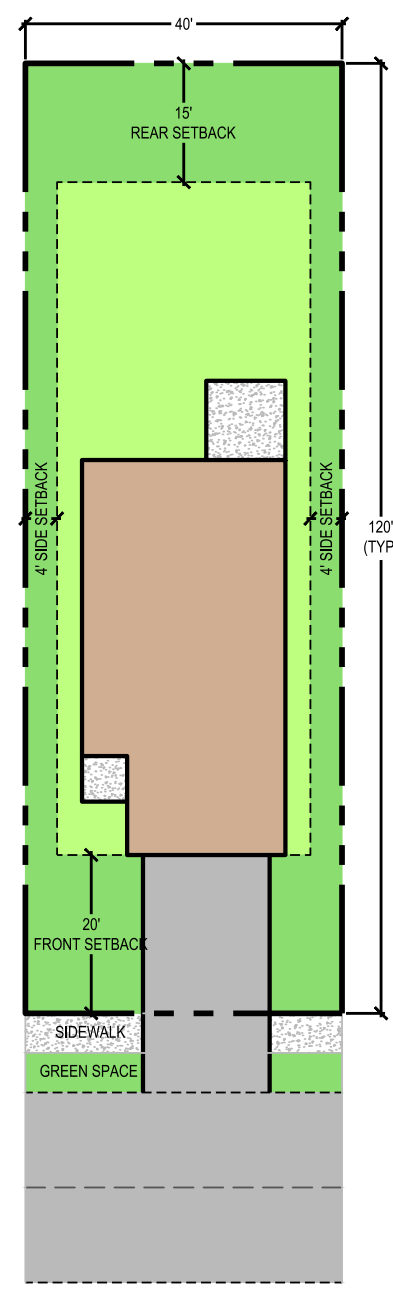
Conceptual Lot Types



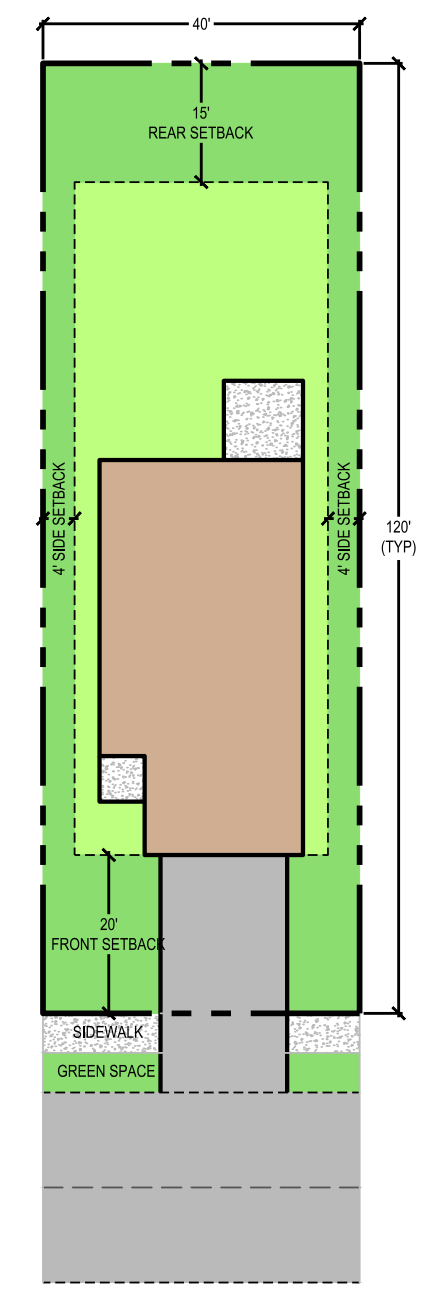
LOT TYPE C (OPTION 1)
 BEAU COAST - 60' TO 90' FRONT LOAD
 WITH DETACHED GARAGE



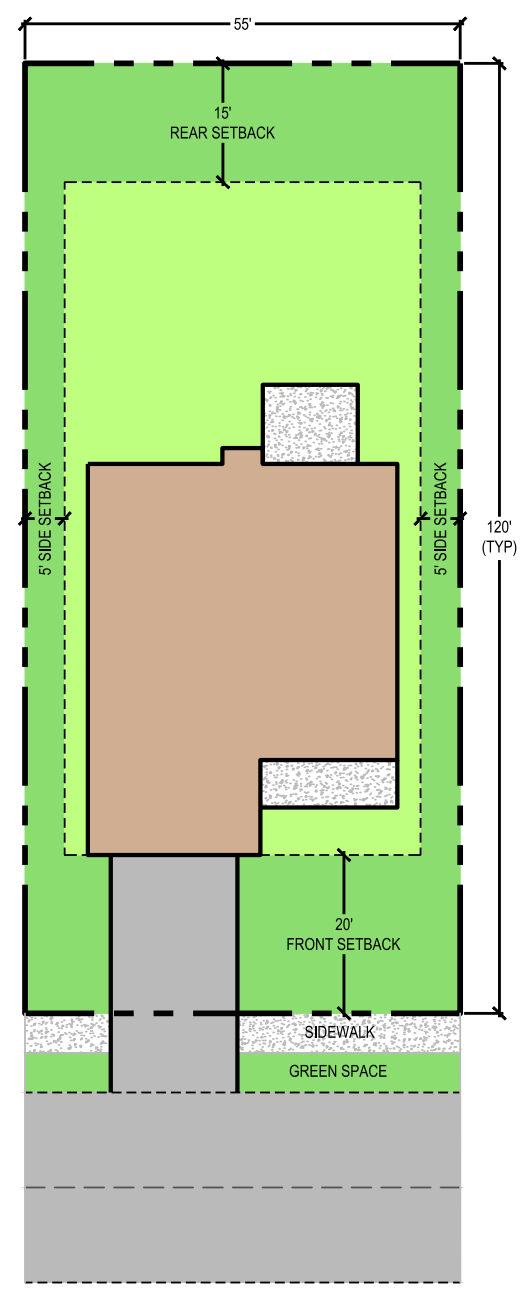
LOT TYPE C (OPTION 2)
 BEAU COAST - 60' TO 90'
 FRONT LOAD



LOT TYPE D
 BEAUFORT
 EAST VILLAGE - 40' FRONT
 LOAD

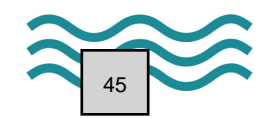


LOT TYPE D
 BEAU COAST - 40' FRONT LOAD

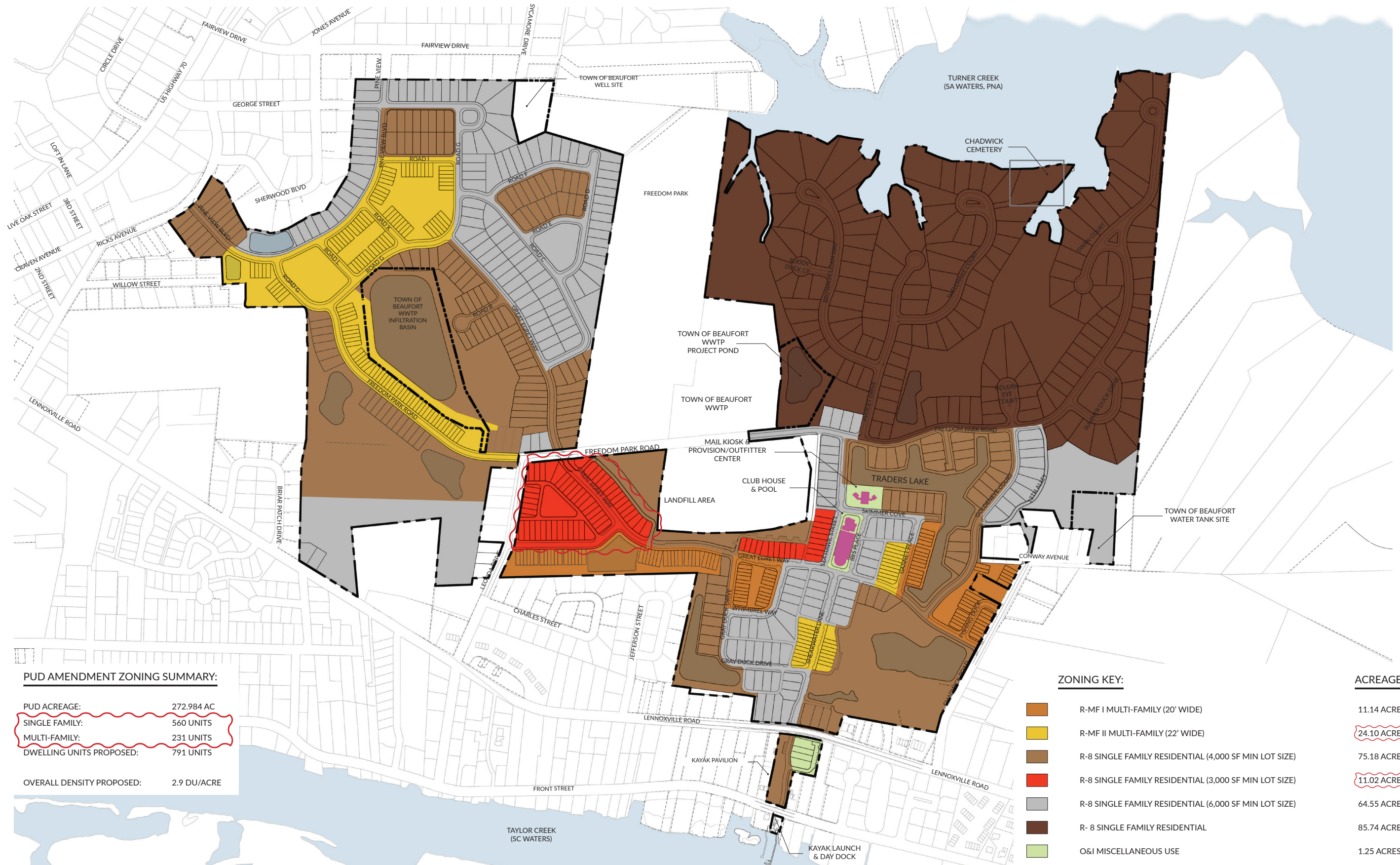


LOT TYPE E
 BEAUFORT
 EAST VILLAGE - 50' FRONT LOAD

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

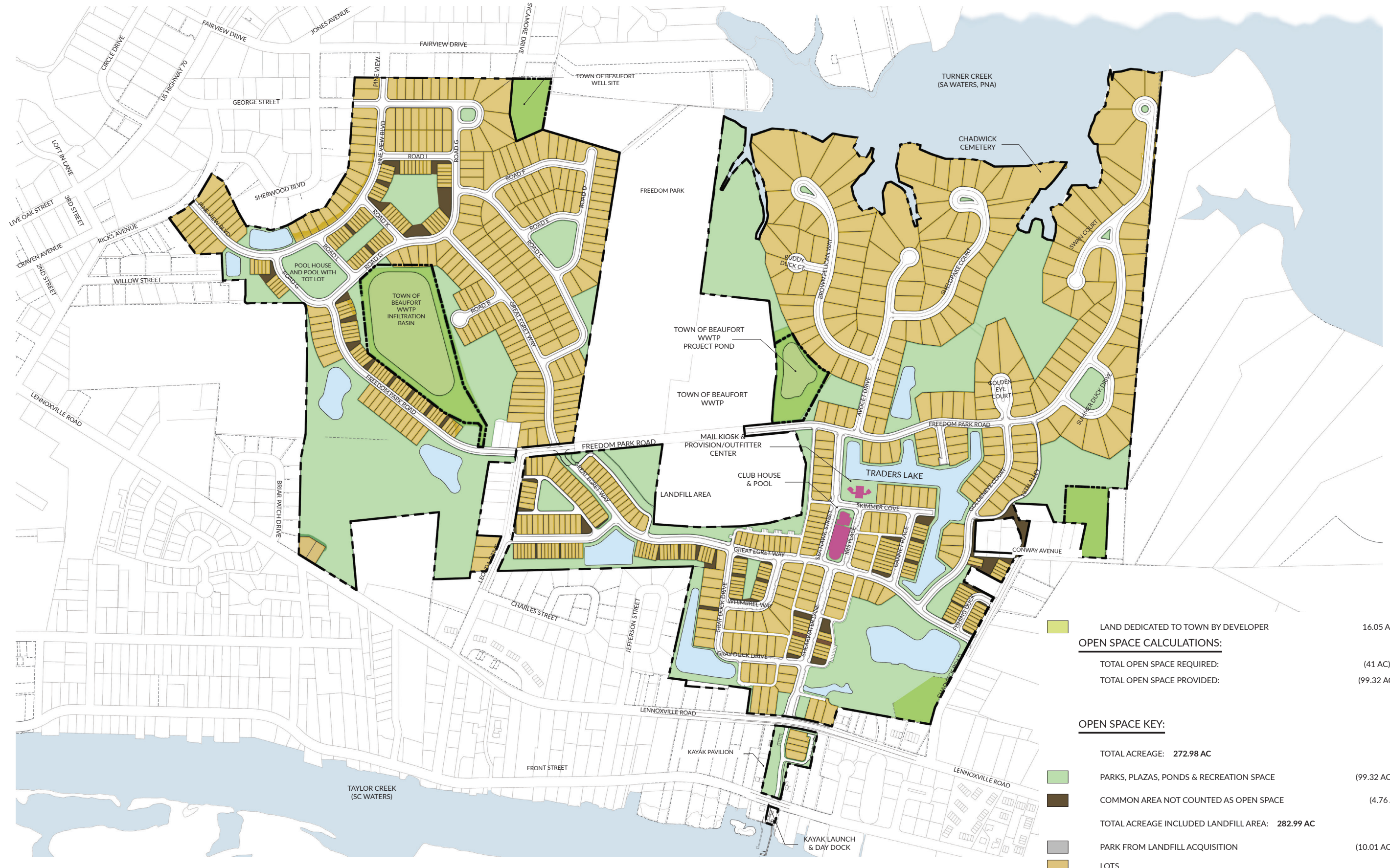
ZONING KEY:

	R-MF I MULTI-FAMILY (20' WIDE)
	R-MF II MULTI-FAMILY (22' WIDE)
	R-8 SINGLE FAMILY RESIDENTIAL (4,000 SF MIN LOT SIZE)
	R-8 SINGLE FAMILY RESIDENTIAL (3,000 SF MIN LOT SIZE)
	R-8 SINGLE FAMILY RESIDENTIAL (6,000 SF MIN LOT SIZE)
	R-8 SINGLE FAMILY RESIDENTIAL
	O&I MISCELLANEOUS USE

ACREAGE:

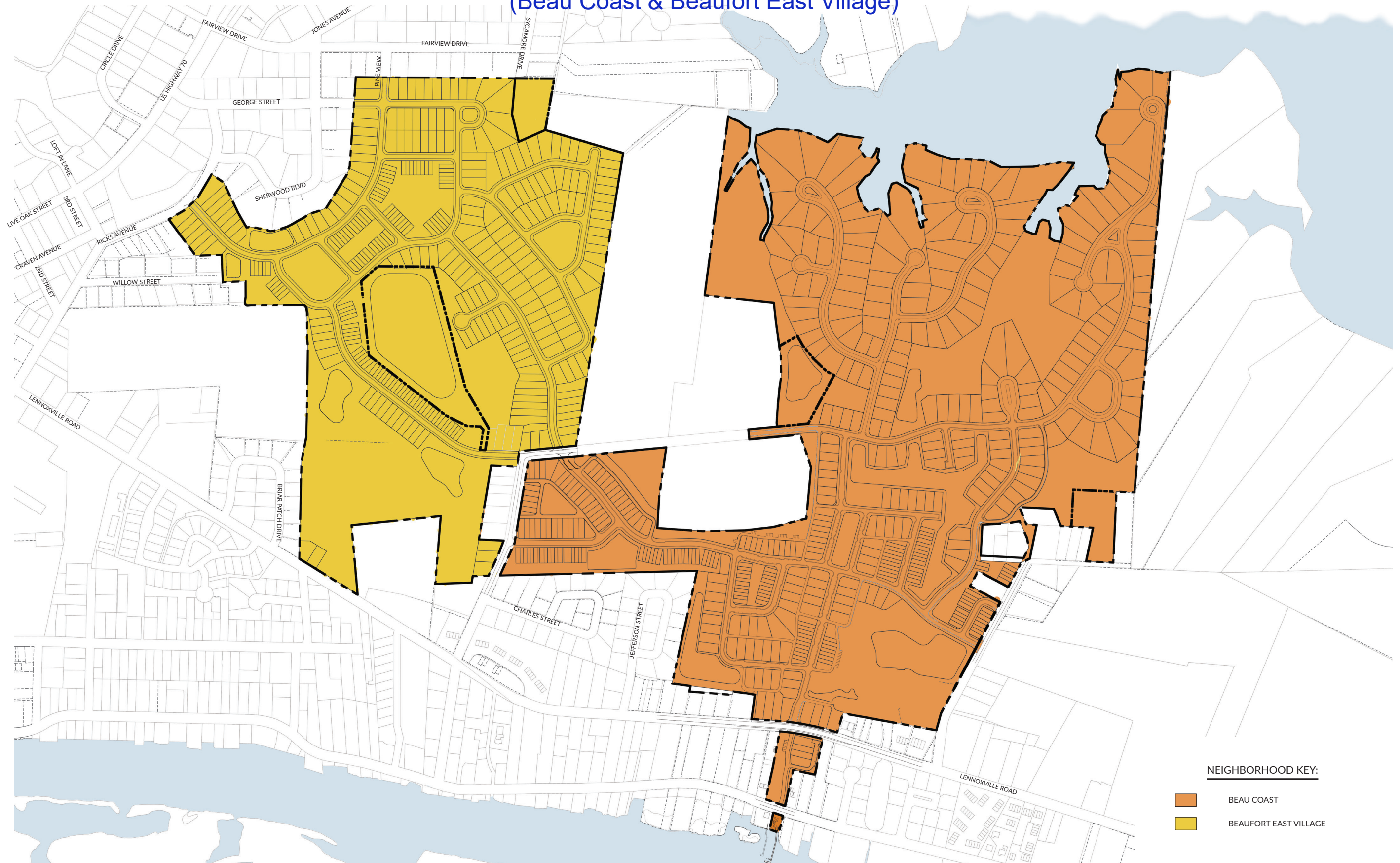
11.14 ACRES
24.10 ACRES
75.18 ACRES
11.02 ACRES
64.55 ACRES
85.74 ACRES
1.25 ACRES

PUD Open Space Plan



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

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



Chapter 2. Beau Coast Conceptual Product Types

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





Single Family: 24' Wide Detached Garage Cottage Collection

Beau Coast Lot Type A



i. BC 24 A (1734 sq ft)



ii. BC 24 B (1763 sq ft)



iii. BC 24 CTTT (1830 sq ft)



iv. BC 24 D (2052 sq ft)



v. BC 24 E (2301 sq ft)



vi. BC 24 F (2416 sq ft)

Single Family: 39' Wide Rear Load Garage Collection

Beau Coast Lot Type B



i. BC 39 A (2066 sq ft)



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)



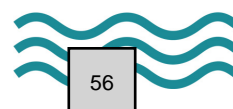
ii. BEV 40 B (2335 sq ft)



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
4:00 PM Monday, June 22, 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:

Place on July 13th 2020 agenda for discussion & consideration

EXPECTED LENGTH OF PRESENTATION:

5 Minutes

SUBMITTED BY:

Kyle Garner, AICP
Planning & Inspections Director

BUDGET AMENDMENT REQUIRED:

N/A



STAFF REPORT



To: Mayor & Board of Commissioners
From: Kyle Garner, AICP, Town Planner
Date: 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.

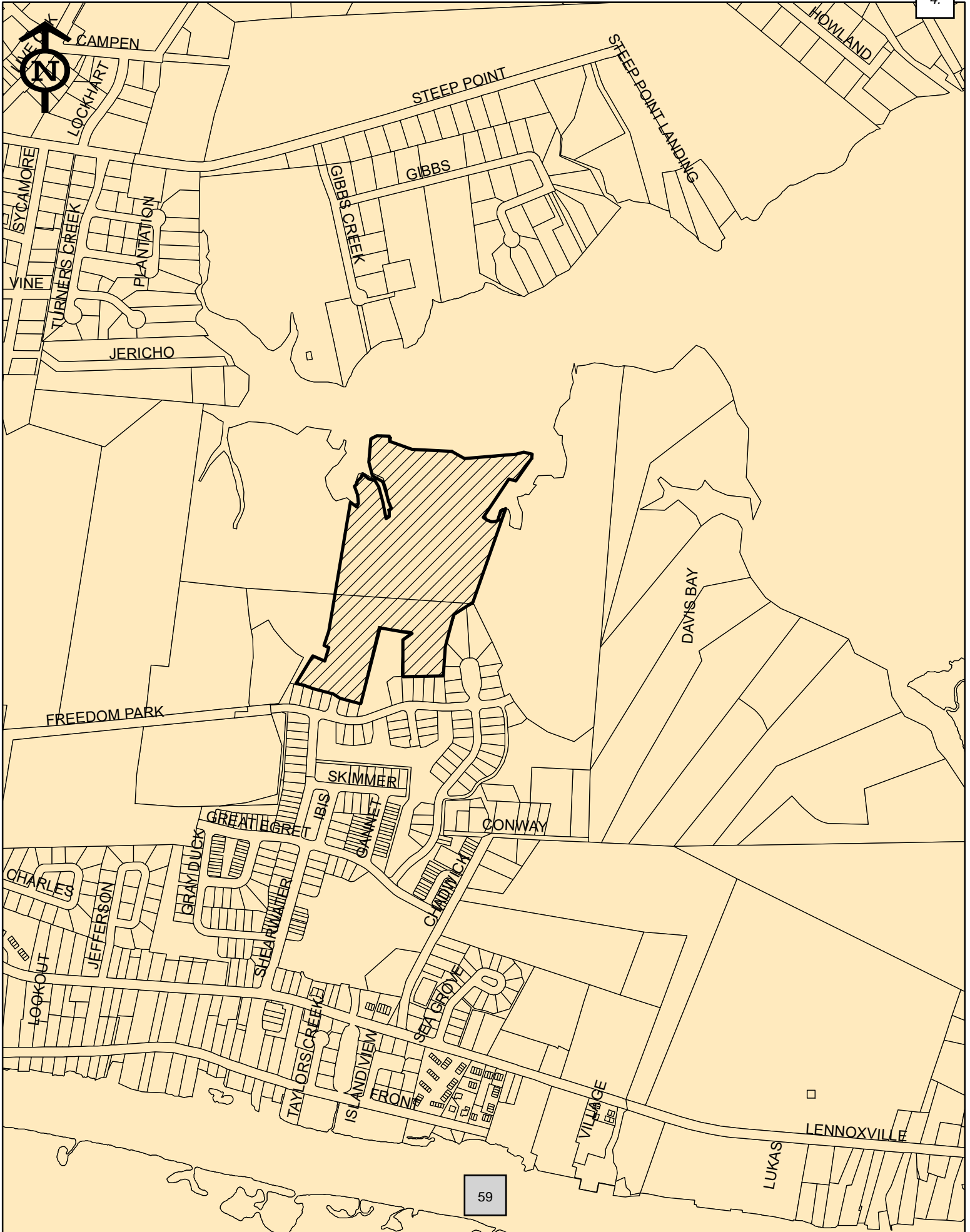
Public Utilities:
 Water: Town Of Beaufort
 Sanitary Sewer: Town Of Beaufort

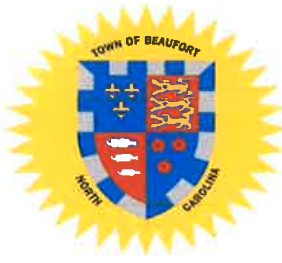
- OPTIONS:**
1. Approve the Final Plat for Beau Coast Phase 2B.
 2. Deny the request

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

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

4.





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: _____

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	\$ -

CURBING & SIDEWALK:	QUANTITY:	UNIT:	UNIT COST:	TOTAL:
2'-6" Standard Curb		LF		\$ -
2'-6" Rolled curb		LF		\$ -
4' Wide Sidewalk		LF		\$ -
5' Wide Sidewalk	2640	LF	\$ 5.00	\$ 13,200.00
Driveway Aprons		Each		\$ -
Handicap Ramp	7	Each	\$ 750.00	\$ 5,250.00
				\$ -
				\$ -
			Subtotal	\$ 18,450.00

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

WATER	QUANTITY:	UNIT:	UNIT COST:	TOTAL:
2" PVC Water Main	35	LF	\$ 14.00	\$ 490.00
4" PVC Water Main		LF		\$ -
4" DIP Water Main		LF		\$ -
6" PVC Water Main	230	LF	\$ 18.00	\$ 4,140.00
6" DIP Water Main		LF		\$ -
8" PVC Water Main	475	LF	\$ 22.00	\$ 10,450.00
8" DIP Water Main		LF		\$ -
10" PVC Water Main		LF		\$ -
10" DIP Water Main		LF		\$ -
12" PVC Water Main		LF		\$ -
12" DIP Water Main		LF		\$ -
2" Valve (includes Curb Box)		Each		\$ -
4" Valve (includes Curb Box)		Each		\$ -
6" Valve (includes Curb Box)		Each		\$ -
8" Valve (includes Curb Box)		Each		\$ -
10" Valve (includes Curb Box)		Each		\$ -
12" Valve (includes Curb Box)		Each		\$ -

Fire Hydrant (includes Hydrant Leg & Valve)		Each		\$ -
Vaults		Each		\$ -
Manholes		Each		\$ -
Fittings		Lump Sum		\$ -
Service Connections (includes Tap, Service Tubing, Meter Box and Meter Setter)	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

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.

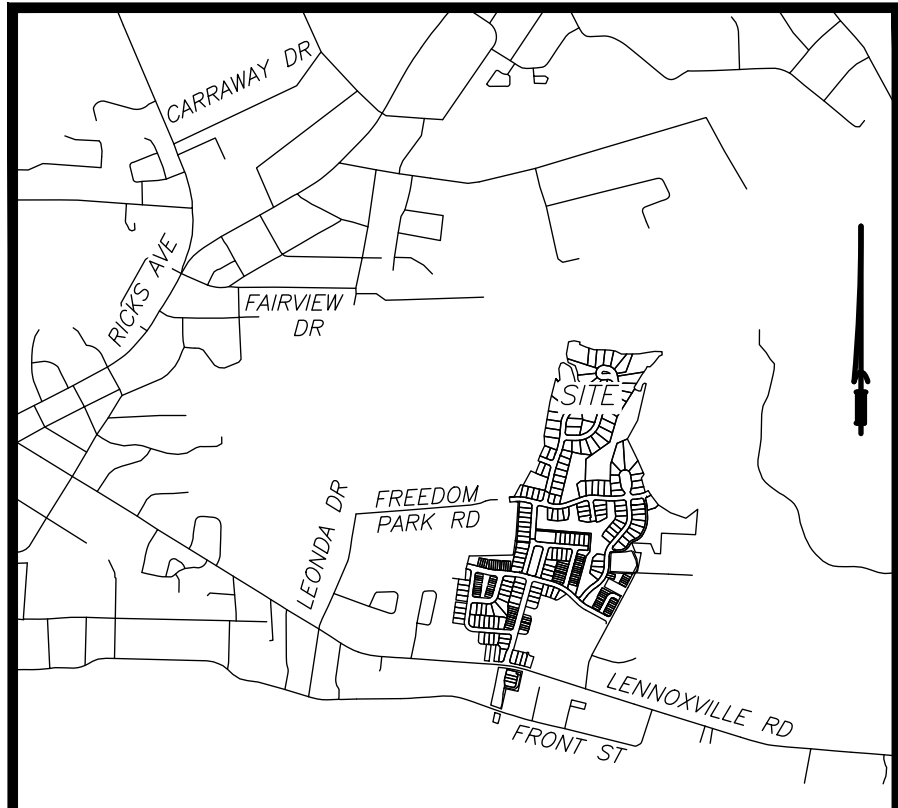
Sincerely,
WithersRavenel



Joe Boyd, PE
Project Manager

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

BEAU COAST SUBDIVISION PHASE 2B



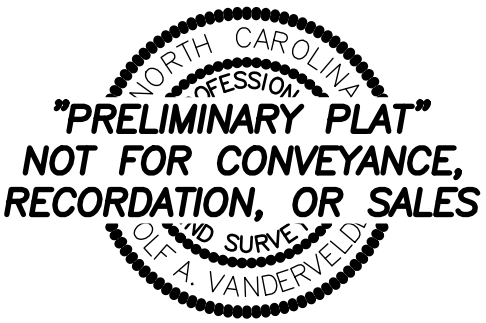
VICINITY MAP -- NOT TO SCALE

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.



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

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

REVISIONS:	DATE: 5-4-20
SURVEYED BY: RJ	
DRAWN BY: RAV	
CHECK & CLOSURE BY: RAV	
CAD FILE: BEAU COAST PH 2B.DWG	
PROJECT NO: 02080976.00	

SUBDIVISION MAP OF BEAU COAST PHASE 2B PROPERTY OF BLUE TREASURE LLC		
TOWNSHIP: BEAUFORT	COUNTY: CARTERET	STATE: NORTH CAROLINA
ZONE: PUD	PIN: 731617005991000 & 731605005458000	SHEET 1 OF 3



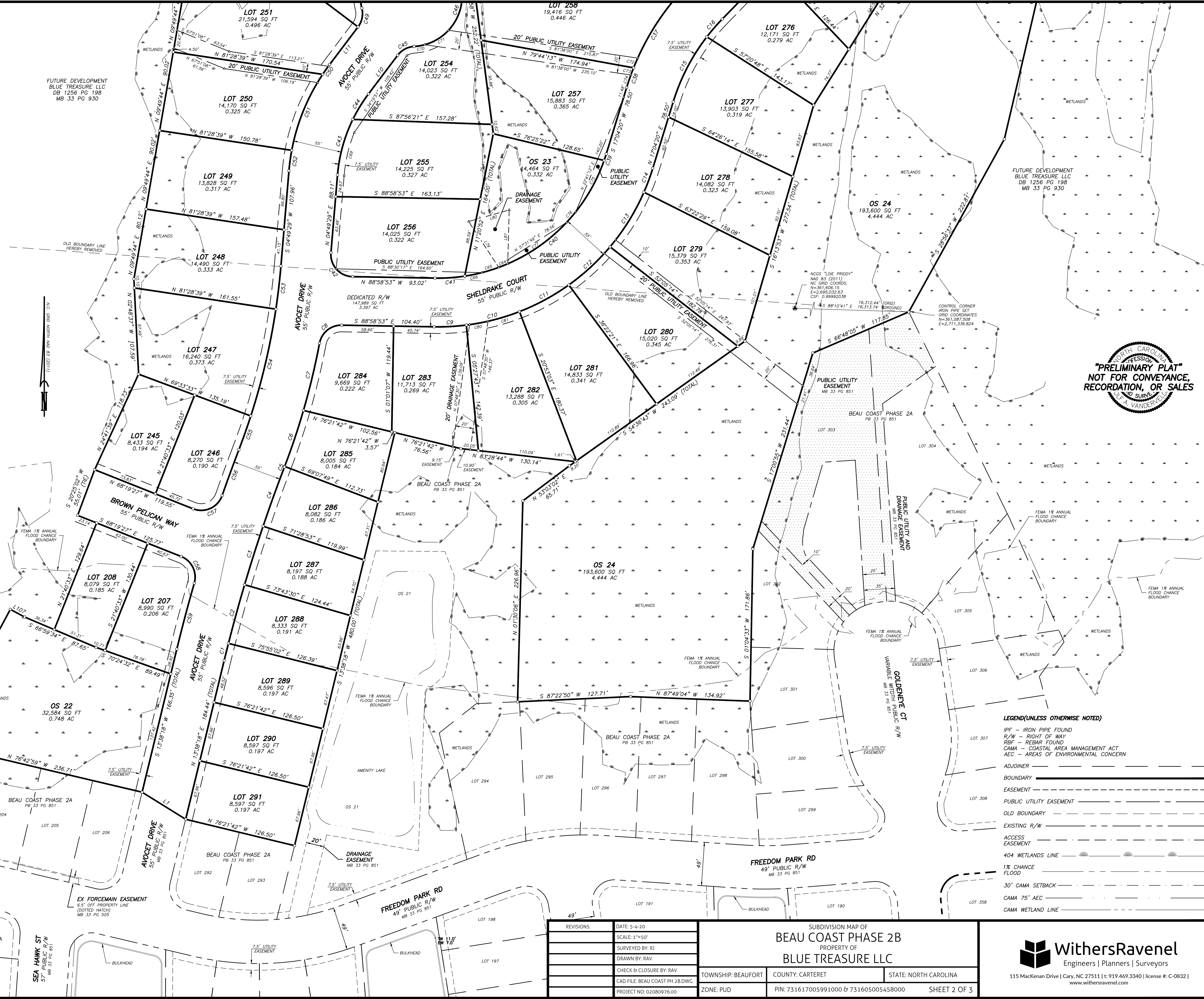
LINE TABLE			CURVE TABLE				
LINE	BEARING	DISTANCE	CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
L1	N 58°09'02" W	57.90	C1	1796.50	19.93	19.93	N 135°27'22" E
L2	N 44°13'09" W	22.23	C2	1796.50	68.74	68.73	N 141°27'31" E
L3	N 10°37'27" W	54.45	C3	1796.50	69.36	69.35	N 17°34'20" E
L4	N 10°37'27" W	10.96	C4	1796.50	70.91	70.91	N 19°48'32" E
L5	N 83°51'36" W	26.73	C5	813.69	0.80	0.80	N 20°56'42" 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 13°26'13" E
L8	N 86°38'56" E	0.82	C8	25.00	35.05	35.25	N 50°51'12" E
L9	N 44°13'09" W	22.23	C9	253.50	36.48	36.47	N 141°27'31" 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°48'49" W	48.44	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 20°19'42" E
L15	N 28°57'42" E	54.35	C15	231.50	83.07	82.63	N 27°21'02" E
L16	N 47°20'58" E	37.51	C16	231.50	28.62	28.60	N 40°53'42" E
L17	N 58°31'11" W	18.89	C17	253.50	62.74	62.71	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 18°23'54" 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 17°27'09" W
L23	N 43°36'02" E	26.99	C23	123.50	41.08	40.89	N 33°44'32" W
L24	S 14°14'40" E	60.03	C24	123.50	51.88	51.87	N 69°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	26.87	C27	81.50	14.80	14.78	N 89°43'44" W
L28	N 70°10'03" E	16.20	C28	81.50	55.18	54.13	S 17°43'50" 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 20°00'42" E
L31	N 69°37'09" E	29.24	C31	88.50	23.89	23.88	S 50°13'51" 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	26.87	C34	198.50	133.78	131.28	S 16°05'26" W
L35	N 7°55'20" W	78.65	C35	198.50	23.91	23.89	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" W	28.60	C38	286.50	23.59	23.58	S 19°25'47" 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" W	28.61	C45	25.00	21.57	21.50	N 61°59'47" W
L46	N 89°44'38" W	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	72.58	S 24°53'06" W
L49	N 81°43'24" E	18.08	C49	25.00	22.98	21.84	S 11°22'20" 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 07°43'50" 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 13°12'25" W
L55	N 88°59'04" E	22.16	C55	758.69	40.36	40.36	S 19°24'56" 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	46.21	C59	1851.50	76.98	76.95	S 14°49'45" W
L60	N 68°48'03" W	30.96	C60	16.50	28.40	29.02	S 02°05'50" 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" W	42.26	C64	198.50	10.96	10.96	N 68°16'02" E
L65	N 84°51'02" W	29.40	C65	198.50	19.92	19.91	N 72°43'22" E
L66	S 26°06'23" W	27.42	C66	198.50	19.72	19.78	N 78°27'08" E
L67	S 34°41'43" W	44.17	C67	37.50	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	12.22	N 80°16'44" E
L71	S 23°03'56" E	16.41	C71	57.50	51.73	31.33	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 18°33'56" W
L75	N 68°19'27" W	16.80	C75	198.50	15.91	15.90	S 40°47'33" W
L76	N 16°27'54" W	70.54	C76	198.50	15.91	15.90	S 40°47'33" W
L77	N 53°55'22" E	23.27	C77	198.50	81.75	81.75	S 54°53'17" W
L78	N 74°30'50" E	18.30	C78	198.50	80.70	80.71	N 11°49'26" E
L79	N 33°12'55" W	81.89	C79	198.50	43.08	42.99	N 31°07'51" E
L80	N 74°02'28" E	47.60	C80	253.50	21.06	21.06	N 78°33'57" E
L81	N 01°33'39" W	60.86	C81	253.50	37.28	37.23	N 72°58'28" E
L82	N 33°34'30" E	74.66					
L83	N 33°34'30" E	34.40					
L84	N 17°51'42" E	20.00					
L85	N 41°11'08" E	13.47					
L86	N 20°08'11" E	24.79					
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°30'50" 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	12.90					
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" W	34.73					
L105	N 29°08'11" W	26.90					
L106	N 41°14'08" W	18.14					
L107	N 61°43'52" E	18.30					

GRAPHIC SCALE
1 inch = 50 ft.

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

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

BURNED TREASURE, INC
DB 1260 PG 31
MB 33 PG 328
PIN: 73062009P14000



"PRELIMINARY PLAT"
NOT FOR CONVEYANCE,
RECORDATION, OR SALES

- 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

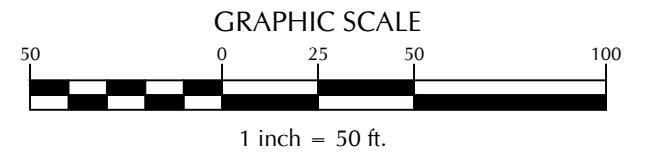
REVISIONS:	DATE: 5-4-20	SUBDIVISION MAP OF BEAU COAST PHASE 2B PROPERTY OF BLUE TREASURE LLC	
	SCALE: 1"=50'	TOWNSHIP: BEAUFORT	COUNTY: CARTERET
	SURVEYED BY: RJ	STATE: NORTH CAROLINA	
	DRAWN BY: RAV	PIN: 731617005991000 & 731605005458000	
	CHECK & CLOSURE BY: RAV	ZONE: PUD	SHEET 2 OF 3
	CAD FILE: BEAU 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

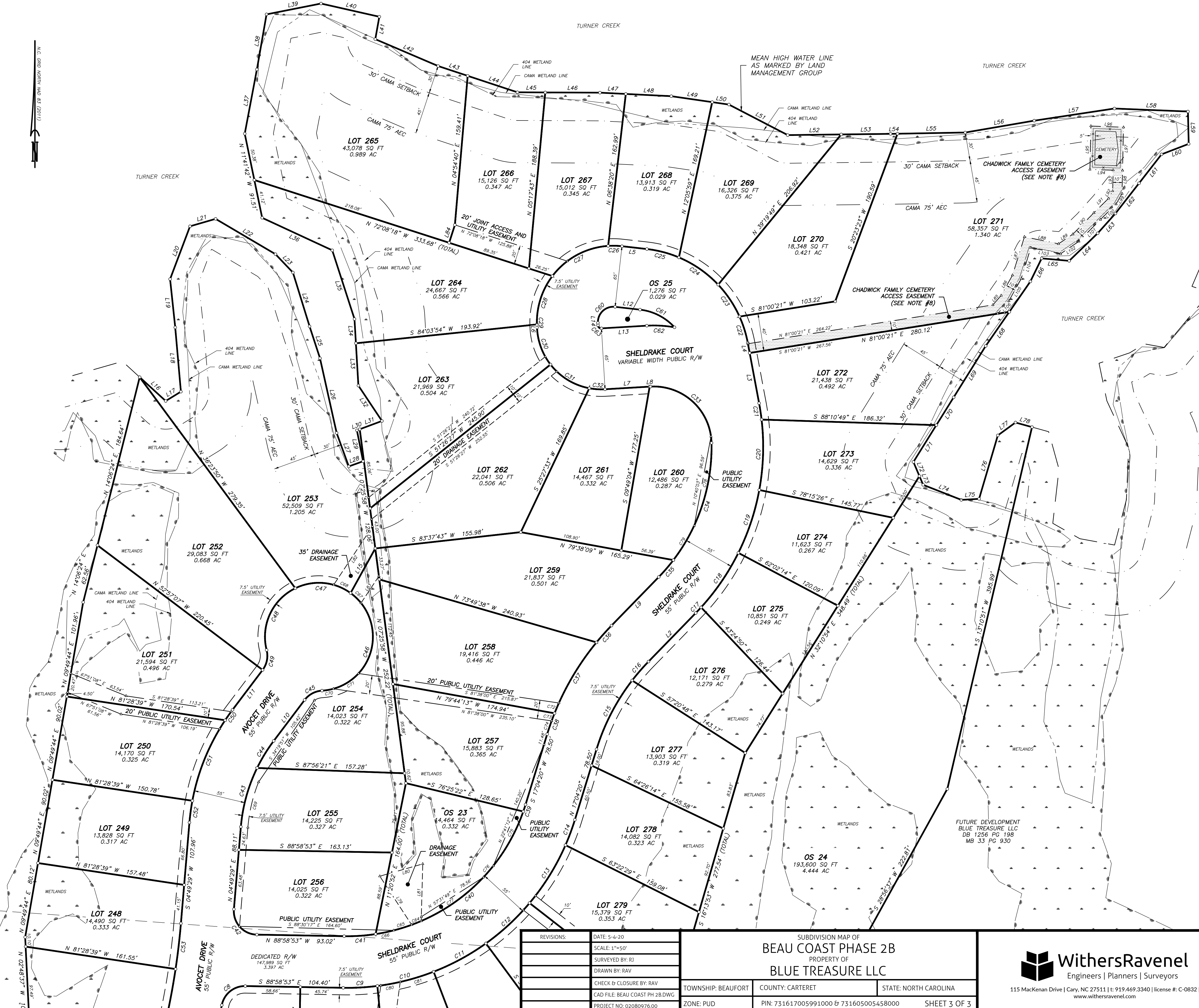
LINE TABLE		CURVE TABLE				
LINE BEARING	DISTANCE	CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
L1	N 89°09'02" W	1796.50	19.93	19.93	N 13°57'22" E	
L2	N 44°13'09" W	1796.50	68.74	68.74	N 15°22'12" E	
L3	N 10°37'27" W	1796.50	69.36	69.36	N 17°34'00" E	
L4	N 10°37'27" W	1796.50	70.91	70.91	N 19°48'32" E	
L5	N 83°31'36" W	813.69	0.80	0.80	N 20°54'42" E	
L6	S 02°09'14" E	813.69	66.71	66.69	N 18°32'05" E	
L7	N 86°38'56" E	813.69	78.08	78.05	N 13°26'13" E	
L8	N 86°38'56" E	26.00	35.05	32.25	N 50°51'12" E	
L9	S 44°13'09" W	253.50	36.46	36.43	N 86°53'52" E	
L10	N 37°02'53" E	253.50	62.00	61.65	N 75°48'13" E	
L11	S 37°02'53" W	253.50	63.49	63.32	N 61°35'21" E	
L12	S 83°31'36" E	253.50	63.53	63.37	N 47°14'05" E	
L13	S 86°38'56" W	253.50	72.86	72.67	N 31°48'16" E	
L14	N 02°09'14" W	253.50	28.83	28.81	N 20°19'49" E	
L15	N 28°57'42" E	231.50	83.07	82.63	N 27°21'07" E	
L16	S 47°32'08" E	215.50	26.62	26.60	N 40°55'52" E	
L17	N 88°51'11" E	215.50	51.28	50.97	N 58°33'54" W	
L18	N 05°02'22" W	215.50	70.55	70.32	N 34°22'41" E	
L19	N 06°04'31" W	215.50	70.85	70.62	N 18°23'54" E	
L20	N 20°41'09" E	215.50	75.32	75.05	N 01°52'44" W	
L21	N 23°52'04" E	215.50	17.65	17.65	N 08°37'43" W	
L22	S 59°27'35" E	123.50	29.44	29.37	N 17°27'09" W	
L23	S 43°36'02" E	123.50	41.09	40.89	N 33°48'32" W	
L24	S 17°09'50" E	123.50	55.18	54.13	N 58°33'54" W	
L25	S 18°06'09" E	123.50	35.35	35.23	N 75°19'35" W	
L26	S 12°33'17" E	81.50	14.80	14.78	N 88°43'44" W	
L27	S 19°55'29" E	81.50	69.62	67.52	N 61°35'50" W	
L28	N 70°10'03" E	81.50	55.18	54.13	N 75°48'13" E	
L29	N 11°14'07" W	81.50	0.70	0.70	S 01°54'34" E	
L30	N 69°37'09" E	68.50	42.70	42.01	S 20°00'42" E	
L31	N 69°37'09" E	68.50	49.48	48.41	S 19°47'01" W	
L32	N 33°38'43" W	68.50	16.25	16.21	S 86°18'18" E	
L33	N 03°21'01" W	61.50	98.84	88.54	S 47°18'31" E	
L34	N 03°21'01" W	198.50	133.78	131.26	S 18°02'28" W	
L35	N 17°55'03" W	198.50	51.28	50.97	S 17°43'10" W	
L36	N 65°06'36" W	198.50	24.01	24.00	S 41°49'07" W	
L37	N 10°42'27" E	198.50	88.15	87.80	S 30°36'15" W	
L38	N 09°56'05" E	198.50	23.59	23.58	S 19°25'52" W	
L39	N 28°48'04" E	198.50	7.74	7.74	S 18°11'03" W	
L40	S 77°14'19" E	198.50	214.79	204.46	N 50°18'22" E	
L41	S 10°11'35" W	198.50	33.65	33.61	S 86°09'42" W	
L42	S 36°50'26" E	198.50	40.93	36.51	S 42°04'41" W	
L43	S 71°40'39" E	176.50	65.40	65.03	N 15°26'26" E	
L44	S 71°40'39" E	176.50	33.86	33.81	N 31°33'08" E	
L45	S 89°44'38" E	25.00	21.67	21.00	N 61°52'47" E	
L46	S 89°44'38" E	25.00	141.33	108.34	N 16°18'29" E	
L47	S 87°11'09" E	57.50	62.12	59.14	N 85°02'39" W	
L48	S 87°11'09" E	57.50	78.52	72.56	S 24°53'06" W	
L49	S 81°43'24" E	57.50	44.03	42.36	S 11°24'20" W	
L50	S 81°43'24" E	231.50	13.62	13.62	S 35°21'47" W	
L51	S 82°32'52" E	231.50	93.23	92.60	S 22°08'26" W	
L52	N 89°18'57" E	231.50	23.35	23.34	S 07°42'50" W	
L53	N 89°18'57" E	758.69	48.97	48.68	S 06°40'25" W	
L54	N 88°59'04" E	758.69	124.08	123.92	S 13°12'25" W	
L55	N 88°59'04" E	758.69	40.36	40.36	S 19°24'56" W	
L56	N 80°14'28" E	1851.50	55.11	55.11	S 20°51'33" W	
L57	N 81°23'57" E	25.00	40.34	36.10	S 69°54'18" W	
L58	S 87°40'49" E	25.00	36.80	33.57	S 26°09'08" E	
L59	S 01°18'19" E	1851.50	76.96	76.95	S 14°49'45" W	
L60	S 68°58'03" W	16.50	28.40	25.02	N 47°29'35" E	
L61	S 37°55'35" W	59.05	42.14	41.23	S 62°53'27" E	
L62	S 37°55'35" W	126.50	29.56	29.49	N 86°39'27" W	
L63	S 41°54'50" W	126.50	5.57	5.00	N 47°45'09" W	
L64	S 45°58'46" W	198.50	10.96	10.96	N 68°10'02" E	
L65	N 84°51'02" W	198.50	19.92	19.91	N 72°43'27" E	
L66	S 26°06'23" W	198.50	19.77	19.76	N 78°27'06" E	
L67	S 44°11'43" W	57.50	15.44	15.40	N 48°24'02" W	
L68	S 31°58'25" W	57.50	20.12	20.02	N 64°07'10" W	
L69	S 31°58'25" W	169.00	49.81	49.63	S 13°16'05" W	
L70	S 31°58'25" W	171.50	12.24	12.22	N 80°36'43" E	
L71	S 23°03'56" E	171.50	31.23	31.33	N 58°42'05" E	
L72	S 23°03'56" E	10.10	11.94	11.94	S 22°59'01" W	
L73	S 88°29'21" E	296.50	8.66	8.66	S 20°55'28" W	
L74	N 86°48'21" E	296.50	14.93	14.93	S 18°33'56" W	
L75	N 86°48'21" E	10.54	66.48	66.48	S 28°54'08" W	
L76	N 83°55'22" E	198.50	15.91	15.90	S 40°47'33" W	
L77	S 74°30'51" W	198.50	81.75	81.17	S 54°53'11" W	
L78	N 31°23'55" W	198.50	30.70	30.70	N 11°49'26" E	
L79	N 74°02'28" E	198.50	43.08	42.99	N 31°07'51" E	
L80	S 01°33'39" W	253.50	21.06	21.06	N 79°33'57" E	
L81	S 33°34'30" W	253.50	37.26	37.23	N 72°58'28" E	
L82	S 33°34'30" W	253.50	37.26	37.23	N 72°58'28" E	
L83	S 33°34'30" W	253.50	37.26	37.23	N 72°58'28" E	
L84	N 17°51'42" E	20.00				
L85	N 41°14'08" E	13.47				
L86	N 29°08'11" E	24.79				
L87	N 17°15'03" E	42.76				
L88	S 78°18'42" E	37.10				
L89	N 55°54'58" E	18.47				
L90	N 44°34'18" W	31.82				
L91	N 45°27'46" E	26.57				
L92	N 29°19'55" E	9.04				
L93	N 01°18'28" E	46.06				
L94	N 88°15'48" W	24.78				
L95	N 01°18'28" E	46.28				
L96	S 87°33'40" E	34.78				
L97	S 01°18'28" W	46.06				
L98	S 01°18'28" W	24.67				
L99	S 29°19'55" W	12.95				
L100	S 33°27'46" W	23.39				
L101	S 44°34'18" W	32.73				
L102	S 55°54'58" W	23.68				
L103	N 78°18'42" W	32.25				
L104	S 17°13'03" W	34.74				
L105	S 29°08'11" W	26.90				
L106	S 41°14'08" W	18.14				
L107	S 61°45'52" E	18.30				

**"PRELIMINARY PLAT"
NOT FOR CONVEYANCE,
RECORDATION, OR SALES**



- LEGEND (UNLESS OTHERWISE NOTED)**
- IPF - IRON PIPE FOUND
 - R/W - RIGHT OF WAY
 - REF - 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**

FUTURE DEVELOPMENT
BLUE TREASURE LLC
DB 1256 PG 198
MB 33 PG 930



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: RI	STATE: NORTH CAROLINA	
	DRAWN BY: RAV	PIN: 731617005991000 & 7316005005458000	
	CHECK & CLOSE BY: RAV	ZONE: PUD	SHEET 3 OF 3
	CAD FILE: BEAU COAST PH 2B.DWG	PROJECT NO: 02080976.00	
	PROJECT NO: 02080976.00	www.withersravenel.com	

WithersRavenel
Engineers | Planners | Surveyors
115 Macken Drive | Cary, NC 27511 | t: 919.469.3340 | license #: C-0832 |



Town of Beaufort, NC

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

**Town of Beaufort Board of Commissioners Workshop Meeting
4:00 PM Monday, June 22, 2020 – Virtual Meeting via Zoom**

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

BRIEF SUMMARY:

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

REQUESTED ACTION:

Place on July 13th 2020 agenda for discussion & consideration

EXPECTED LENGTH OF PRESENTATION:

5 Minutes

SUBMITTED BY:

Kyle Garner, AICP
Planning & Inspections Director

BUDGET AMENDMENT REQUIRED:

N/A



STAFF REPORT

To: Mayor & Board of Commissioners

From: Kyle Garner, AICP, Town Planner

Date: 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.

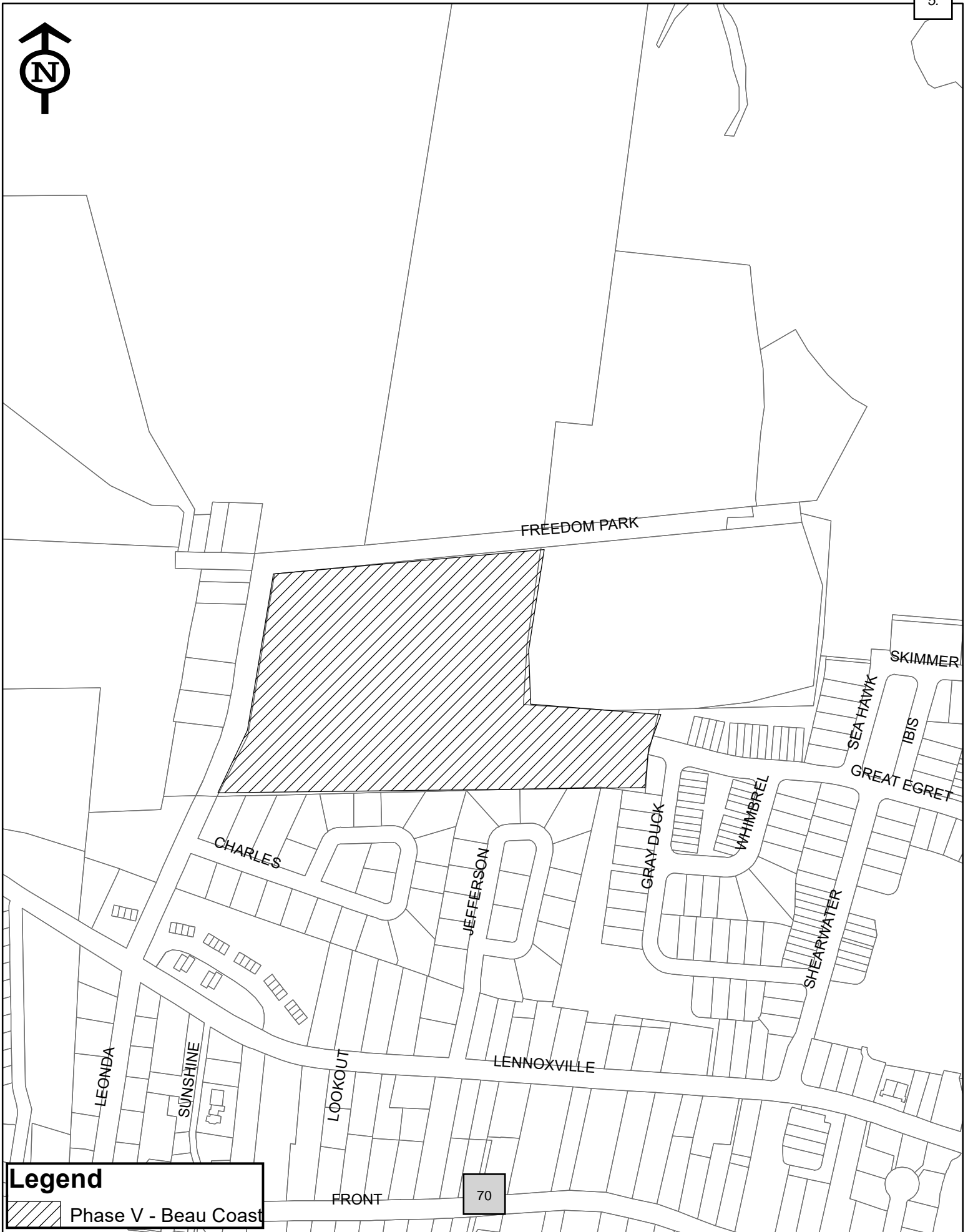
RECOMMENDATIONS:

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

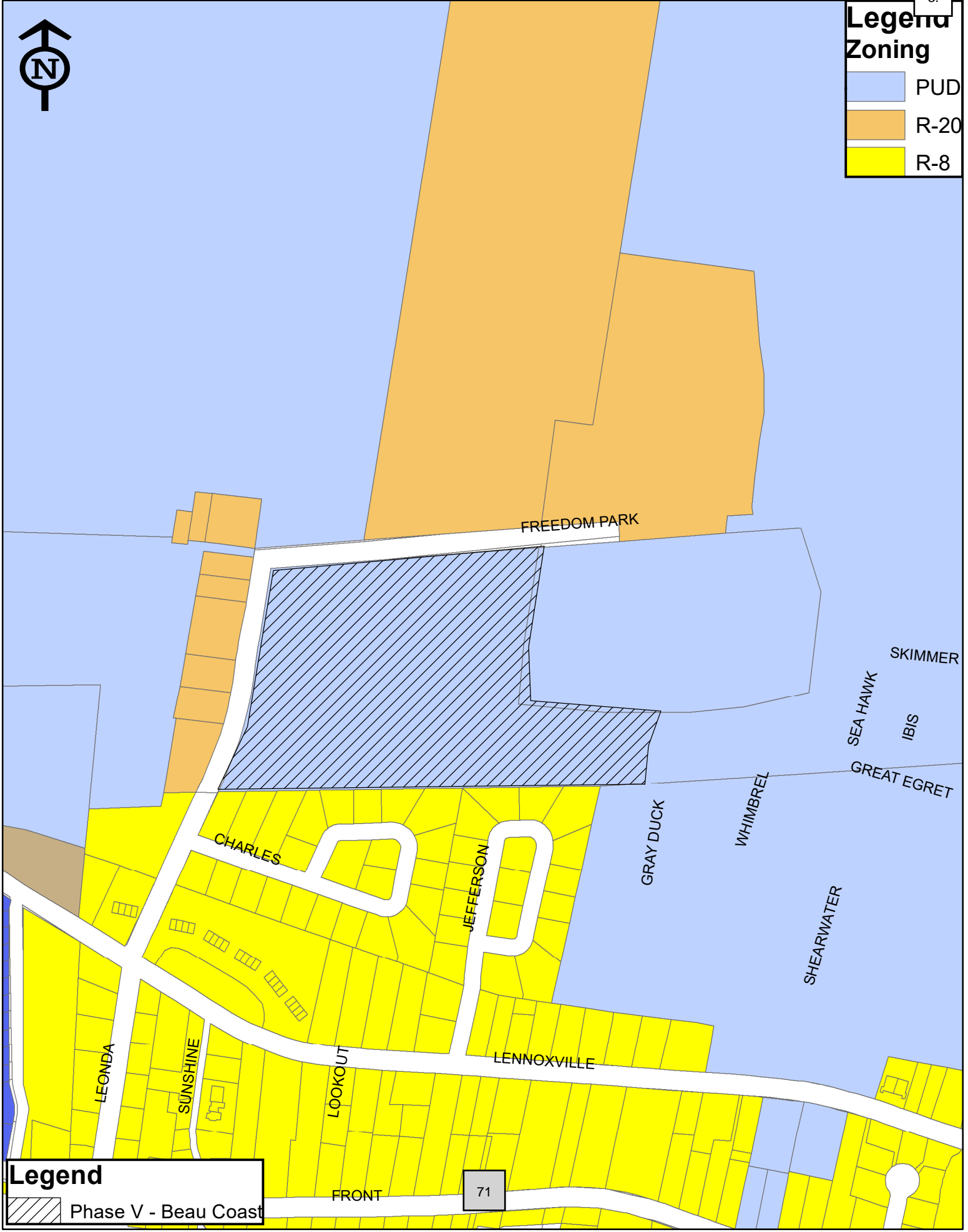
70

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



Legend
Zoning

- PUD
- R-20
- R-8



Legend

- Phase V - Beau Coast

71

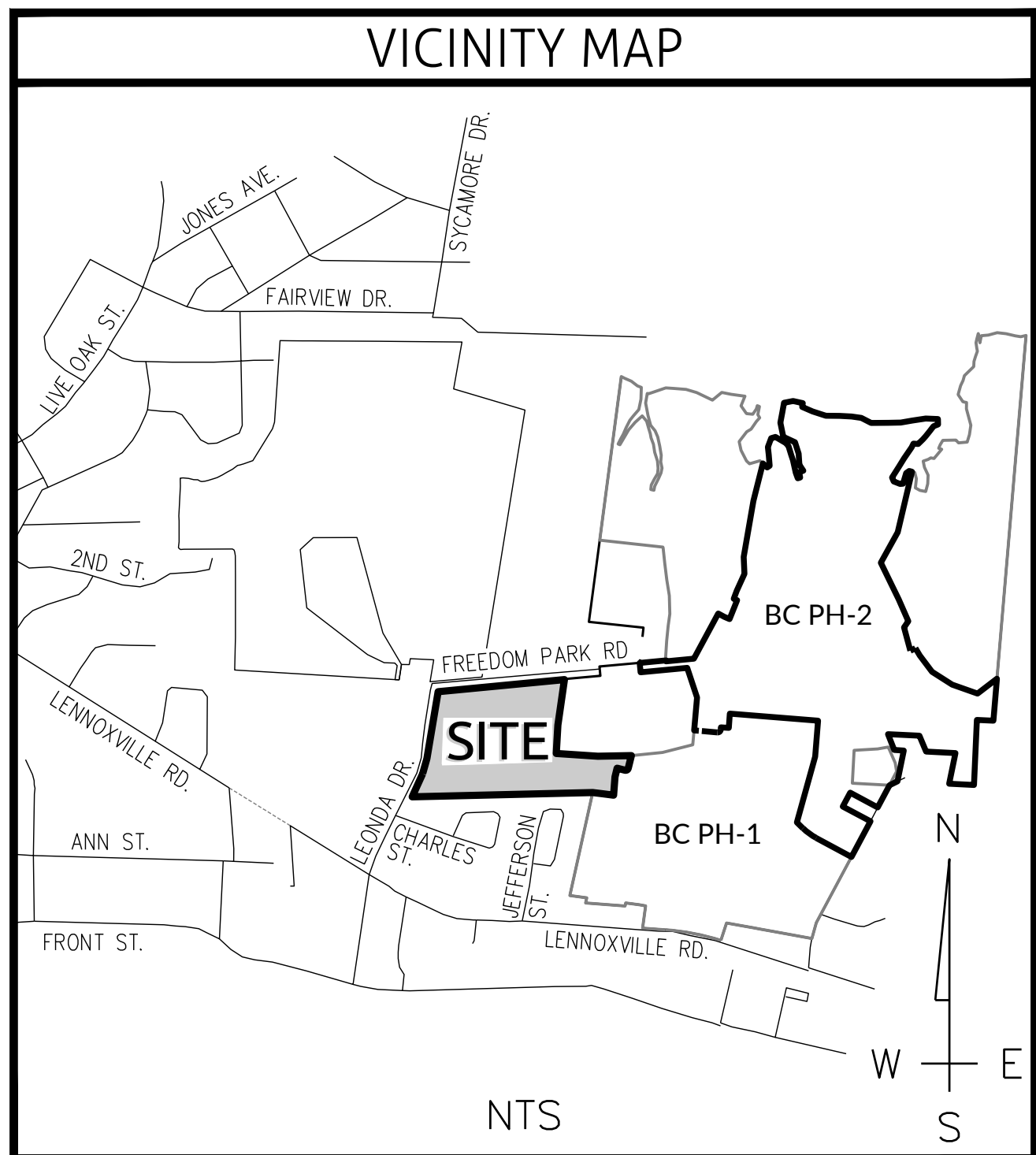
CONSTRUCTION DRAWINGS FOR

BEAU COAST

PHASE 5

BEAUFORT, NC

MARCH 2020



Sheet List Table	
Sheet Number	Sheet Title
C0.0	COVER
C0.1	PROJECT NOTES
C0.2	NCG01 NOTES
C1.0	EXISTING CONDITIONS PLAN
C2.0	SITE PLAN
C3.0	LOT FIT PLAN
C4.0	ZONING PLAN
C5.0	EROSION CONTROL PLAN - PHASE 1
C6.0	EROSION CONTROL PLAN - PHASE 2
C7.0	STORMWATER PLAN
C8.0	UTILITY PLAN
C9.0	GREAT EGRET WAY PLAN & PROFILE
C9.1	BLUE BILL WAY & 14TH ALLEY PLAN & PROFILE
C9.2	16TH ALLEY PLAN & PROFILE
C9.3	13TH ALLEY & 15TH ALLEY PLAN & PROFILE
C9.4	EX-MH-1-MH2 & MH7-MH9 PLAN & PROFILE
C9.5	EXISTING LEONDA DRIVE PLAN & PROFILE
C10.0	BMP 7E DETAILS
C11.0	AMENITY SITE PLAN
C11.1	AMENITY SITE DETAILS
D1.0	ROADWAY & STORM DRAIN DETAILS
D2.0	BMP 7E EROSION CONTROL DETAILS
D3.0	WATER DETAILS
D4.0	WATER & SEWER DETAILS
D5.0	WATER, SEWER, STORM & ROADWAY DETAILS
D6.0	SEWER, STORM & ROADWAY DETAILS
D7.0	EROSION CONTROL DETAILS
L1.0	LANDSCAPE PLAN AND DETAILS

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



PREPARED BY:



WithersRavenel

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

DEVELOPER/OWNER

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

ATTN: KARL BLACKLEY

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. TEL. (910) 452-0001. WETLAND LOCATION BY WITHERS RAVENEL, INC. USING TRIMBLE PRO XR GPS RECEIVER CAPABLE OF SUB-METER ACCURACY.
3. FEMA FLOOD DESIGNATIONS ON THIS PROPERTY TAKEN FROM FIRM PANEL #3720731600J, 3720731500J, 3720730600J, AND 3720730500J, DATED JULY 16, 2003.
4. THERE ARE NO KNOWN U.S. LISTED DEPARTMENT OF INTERIOR'S NATIONAL REGISTER OF HISTORICAL PLACES, "HISTORICAL PROPERTY" PURSUANT TO G.S. CHAPTER 160A, ARTICLE 19, PART 3 .OR A "HISTORIC DISTRICT" DESIGNATED BY A LOCAL ORDINANCE PURSUANT TO G.S. CHAPTER 160A-400.4 WITHIN THIS PROJECT.
5. REASONABLE CARE HAS BEEN EXERCISED IN SHOWING THE LOCATION OF EXISTING UTILITIES ON THE PLANS. THE EXACT LOCATION OF ALL EXISTING UTILITIES IS NOT KNOWN IN ALL CASES. THE CONTRACTOR SHALL EXPLORE THE AREA AHEAD OF DITCHING OPERATIONS BY OBSERVATIONS, ELECTRONIC DEVICES, HAND DIGGING AND BY PERSONAL CONTACT WITH THE UTILITY COMPANIES.
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. ALL DEMOLITION WORK REQUIRED TO CONSTRUCT NEW SITE IMPROVEMENTS WILL BE PERFORMED BY THE CONTRACTOR AND WILL BE UNCLASSIFIED EXCAVATION.
3. DEMOLITION SHALL INCLUDE BUT IS NOT LIMITED TO THE EXCAVATION, HAULING AND OFFSITE DISPOSAL OF CONCRETE PADS, CONCRETE DITCHES, FOUNDATIONS, SLABS, STEPS, AND STRUCTURES; ABANDONED UTILITIES, BUILDINGS, PAVEMENTS AND ALL MATERIALS CLEARED AND STRIPPED TO THE EXTENT NECESSARY AS DIRECTED BY THE SOILS ENGINEER FOR THE INSTALLATION OF THE NEW IMPROVEMENTS AND WITHIN THE LIMITS OF CLEARING AND GRADING AND AS SHOWN ON THESE PLANS.
4. THE CONTRACTOR SHALL PROTECT ALL ADJACENT PROPERTY, STRUCTURES AND UTILITIES ON THE PROPERTY NOT TO BE DEMOLISHED. DAMAGE TO PROPERTIES OF OTHERS DUE TO THE CONTRACTOR'S ACTIVITIES SHALL BE REPLACED IN KIND BY THE CONTRACTOR AT NO COST TO OWNER.
5. ELECTRIC, TELEPHONE, SANITARY SEWER, WATER AND STORM SEWER UTILITIES THAT SERVICE OFF-SITE PROPERTIES SHALL BE MAINTAINED DURING THE CONSTRUCTION PROCESS BY THE CONTRACTOR.
6. EXISTING UTILITIES NOT INTENDED FOR DEMOLITION SHALL BE MAINTAINED, PROTECTED AND UNDISTURBED DURING DEMOLITION.
7. ALL EXISTING IMPROVEMENTS INDICATED OR REQUIRED TO BE DEMOLISHED SHALL INCLUDE REMOVAL FROM THE PROPERTY AND PROPER DISPOSAL.
8. CONTRACTOR SHALL COORDINATE RELOCATION OF ALL EXISTING OVER HEAD AND UNDERGROUND UTILITIES INCLUDING CABLE, GAS, TELEPHONE AND ELECTRIC AND ANY OTHER UTILITIES THROUGH THE SITE WITH THE RESPECTIVE COMPANIES.
9. PROVIDE SMOOTH SAW CUT OF EXISTING PAVEMENTS, CURBS AND GUTTERS AND SIDEWALKS TO BE DEMOLISHED.
10. ALL DEMOLITION WORK SHALL BE DONE IN STRICT ACCORDANCE WITH LOCAL, STATE AND FEDERAL REGULATIONS AS WELL AS OSHA REGULATIONS.
11. INFORMATION CONCERNING UNDERGROUND UTILITIES WAS OBTAINED FROM AVAILABLE RECORDS, BUT THE CONTRACTOR MUST DETERMINE THE EXACT LOCATION AND ELEVATIONS OF THE MAINS BY DIGGING TEST PITS BY HAND.

STABILIZATION NOTES

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

EROSION AND SEDIMENT CONTROL NOTES

- 1. CONTRACTOR SHALL BE RESPONSIBLE FOR CLEANING AND RESTORING TO PRE-CONSTRUCTION CONDITIONS ANY AREAS OUTSIDE THE PROJECT LIMITS THAT MAY INADVERTENTLY BE DAMAGED DUE TO THE FAILURE OF THE EROSION MEASURES
2. DURING GRADING AND AFTER GRADING HAS BEEN COMPLETED, CONTRACTOR SHALL CONTINUE TO MAINTAIN PERMANENT AND TEMPORARY EROSION CONTROL MEASURES UNTIL FINAL INSPECTION AND APPROVAL BY THE N.C.D.E.M.L.R.
3. WATER, 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. ALL TRENCHES SHALL BE BACKFILLED AND STABILIZED DAILY.
9. DIRECT RUNOFF FROM ROADWAY INTO STORM DRAINAGE SYSTEM. REMOVE TEMPORARY DIVERSION DITCHES AS NEEDED FOR ROADWAY CONSTRUCTION. AFTER DITCH REMOVAL, CONTRACTOR SHALL VERIFY STORM WATER IS ROUTED THROUGH A BASIN OR SILT FENCE PRIOR TO LEAVING SITE.
10. COMPLETE FINE GRADING SITE.
11. MAINTAIN SEDIMENTATION AND EROSION CONTROL MEASURES UNTIL PERMANENT GROUND COVER IS ESTABLISHED.
12. REQUEST FINAL APPROVAL OF GROUND COVER BY THE EROSION CONTROL INSPECTOR.
13. ONCE SITE IS FULLY STABILIZED, REMOVE ALL REMAINING TEMPORARY MEASURES AND IMMEDIATELY REPAIR, DRESS-OUT, AND SEED & MULCH THESE AREAS.

MAINTENANCE PLAN

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

PERMANENT SEEDING SCHEDULE - MIXTURE 5CP

Table with 2 columns: SPECIES and RATE (LB/ACRE). Includes Centipede Grass at 10-20 lb/acre. Also lists Seeding Dates (March-June) and Soil Amendments (Apply Lime and Fertilizer).

Mulch

Maintenance

TEMPORARY SEEDING-LATE WINTER/EARLY SPRING

Table with 2 columns: SPECIES and RATE (LB/ACRE). Includes Rye (Grain) at 120 lb/acre and German Millet at 40 lb/acre. Lists Seeding dates for Winter/Early Spring, Summer, and 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.
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. GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFICATION OF ALL SETBACKS, EASEMENTS AND DIMENSIONS SHOWN HEREON BEFORE BEGINNING CONSTRUCTION.
2. THE GENERAL CONTRACTOR SHALL CONTACT ALL OWNERS OF EASEMENTS, UTILITIES AND R.O.W.'S PUBLIC OR PRIVATE, PRIOR TO WORKING IN THESE AREAS.
3. CONTRACTOR SHALL MAINTAIN THE SITE IN A MANNER SO THAT WORKMEN AND PUBLIC SHALL BE PROTECTED FROM INJURY, AND ADJOINING PROPERTY PROTECTED FROM DAMAGE.
4. ACCESS TO UTILITIES, FIRE HYDRANTS, STREET LIGHTING, ETC., SHALL REMAIN UNDISTURBED, UNLESS COORDINATED WITH THE RESPECTIVE UTILITY.
5. DO NOT SCALE THIS DRAWING AS IT IS A REPRODUCTION AND SUBJECT TO DISTORTION.
6. THE GENERAL CONTRACTOR SHALL REMOVE ALL DEBRIS FROM THE SITE UPON COMPLETION OF THE PROJECT AND AT LEAST ONCE A WEEK DURING CONSTRUCTION.
7. THE GENERAL CONTRACTOR SHALL KEEP THE AREA OUTSIDE THE "CONSTRUCTION LIMITS" BROOM CLEAN AT ALL TIMES.
8. CONTRACTOR SHALL MAINTAIN AN "AS-BUILT" SET OF DRAWINGS TO RECORD THE EXACT LOCATION OF ALL PIPING PRIOR TO CONCEALMENT. DRAWINGS SHALL BE GIVEN TO THE OWNER AND TOWN OF BEAUFORT UPON COMPLETION OF THE PROJECT WITH A COPY OF THE TRANSMITTAL LETTER TO THE ENGINEER.
9. IF DEPARTURES FROM THE SPECIFICATIONS OR DRAWINGS ARE DEEMED NECESSARY BY THE CONTRACTOR, DETAILS OF SUCH DEPARTURES AND REASONS THEREOF SHALL BE GIVEN TO THE OWNER AND TOWN OF BEAUFORT FOR REVIEW. NO DEPARTURES FROM THE CONTRACT DOCUMENT SHALL BE MADE WITHOUT THE PERMISSION OF THE OWNER AND TOWN OF BEAUFORT.
10. CONTRACTOR SHALL VERIFY LOCATION AND ELEVATION OF ALL UNDERGROUND UTILITIES. THE LOCATION OF ALL EXISTING UTILITIES ARE NOT NECESSARILY SHOWN ON PLANS AND WHERE SHOWN ARE ONLY APPROXIMATE. THE CONTRACTOR SHALL ON HIS INITIATIVE AND AT NO EXTRA COST HAVE LOCATED ALL UNDERGROUND LINES AND STRUCTURES AS NECESSARY.
11. ALL PERMITS RELATIVE TO PROJECT MUST BE OBTAINED, PRIOR TO CONSTRUCTION
12. ALL CONSTRUCTION TO BE IN ACCORDANCE WITH PERMITS ISSUED AND APPLICABLE STATE, COUNTY, AND LOCAL CODES.
13. THE CONTRACTOR SHALL OBTAIN AND PAY FOR ALL INSPECTIONS, CERTIFICATIONS, EQUIPMENT, ETC., THAT MAY BE REQUIRED.
14. THE ENGINEER AND/OR OWNER DISCLAIM ANY ROLE IN THE CONSTRUCTION MEANS AND METHODS ASSOCIATED WITH THE PROJECT AS SET FORTH IN THESE PLANS.

EXISTING UTILITY NOTES:

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

UTILITY CONTACTS:

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

NOTICE REQUIRED:

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

CONTACT "CAROLINA ONE CALL" AT 811
EMERGENCY DIAL 911 POLICE - FIRE - RESCUE

UTILITY NOTES:

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

FIRE & LIFE SAFETY NOTES:

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

TRAFFIC NOTES:

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

GRADING & STORMWATER MANAGEMENT NOTES:

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



219 Station Road | Ste 101 | Wilmington, NC 28405 | Tel: 910-256-9277 | license #: C-0852 | www.withersravenel.com

BEAU COAST PHASE 5

BEAUFORT, NC

PROJECT NOTES

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



Revisions table with columns for description and date.

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

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

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

GROUND STABILIZATION SPECIFICATION

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

Temporary Stabilization	Permanent Stabilization
<ul style="list-style-type: none"> Temporary grass seed covered with straw or other mulches and tackifiers Hydroseeding Roller 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 Roller 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.

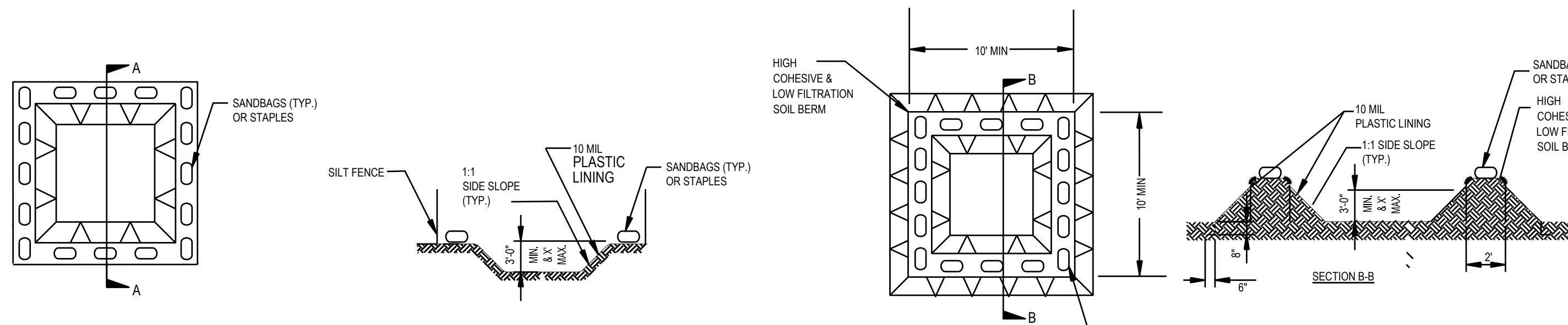
HERBICIDES, PESTICIDES AND RODENTICIDES

- 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



SECTION A-A
NOTES:
1. ACTUAL LOCATION DETERMINED IN FIELD
2. THE CONCRETE WASHOUT STRUCTURES SHALL BE MAINTAINED WHEN THE LIQUID AND/OR SOLID REACHES 75% OF THE STRUCTURES CAPACITY.
3. CONCRETE WASHOUT STRUCTURE NEEDS TO BE CLEARLY MARKED WITH SIGNAGE NOTING DEVICE.

NOTES:
1. ACTUAL LOCATION DETERMINED IN FIELD
2. THE CONCRETE WASHOUT STRUCTURES SHALL BE MAINTAINED WHEN THE LIQUID AND/OR SOLID REACHES 75% OF THE STRUCTURES CAPACITY TO PROVIDE ADEQUATE HOLDING CAPACITY WITH A MINIMUM 12 INCHES OF FREEBOARD.
3. CONCRETE WASHOUT STRUCTURE NEEDS TO BE CLEARLY MARKED WITH SIGNAGE NOTING DEVICE.

NCG01-SELF INSPECTION, RECORDKEEPING & REPORTING

EFFECTIVE: 05/17/19

PART III SELF-INSPECTION, RECORDKEEPING AND REPORTING

SECTION A: SELF-INSPECTION

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

Inspect	Frequency (during normal business hours)	Inspection records must include:
(1) Rain gauge maintained in good working order	Daily	Daily rainfall amounts. If no daily rain gauge observations are made during weekend or holiday periods, and no individual-day rainfall information is available, record the cumulative rain measurement for those 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
The approved E&SC plan as well as any approved deviation shall be kept on the site. The approved E&SC plan must be kept up-to-date throughout the coverage under this permit. The following items pertaining to the E&SC plan shall be kept onsite and available for inspection at all times during normal business hours.

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

2. Additional Documentation to be Kept Onsite

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

- This general permit as well as the certificate of coverage, after it is received.
 - 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:
- Visible sediment deposition in a stream or wetland.
 - 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).
 - 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.
 - Anticipated bypasses and unanticipated bypasses.
 - Noncompliance with the conditions of this permit that may endanger health or the environment.

2. Reporting Timeframes and Other Requirements

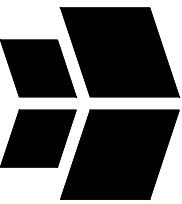
After a permittee becomes aware of an occurrence that must be reported, he shall contact the appropriate Division regional office within the timeframes and in accordance with the other requirements listed below. Occurrences outside normal business hours may also be reported to the Division's Emergency 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 <i>NC 303(d) list</i> 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(h)(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:

- 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.
- 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.
- 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.
- 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.
- Velocity dissipation devices such as check dams, sediment traps, and riprap are provided at the discharge points of all dewatering devices, and
- 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.



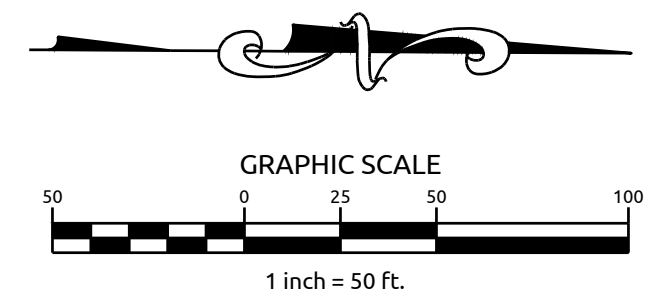
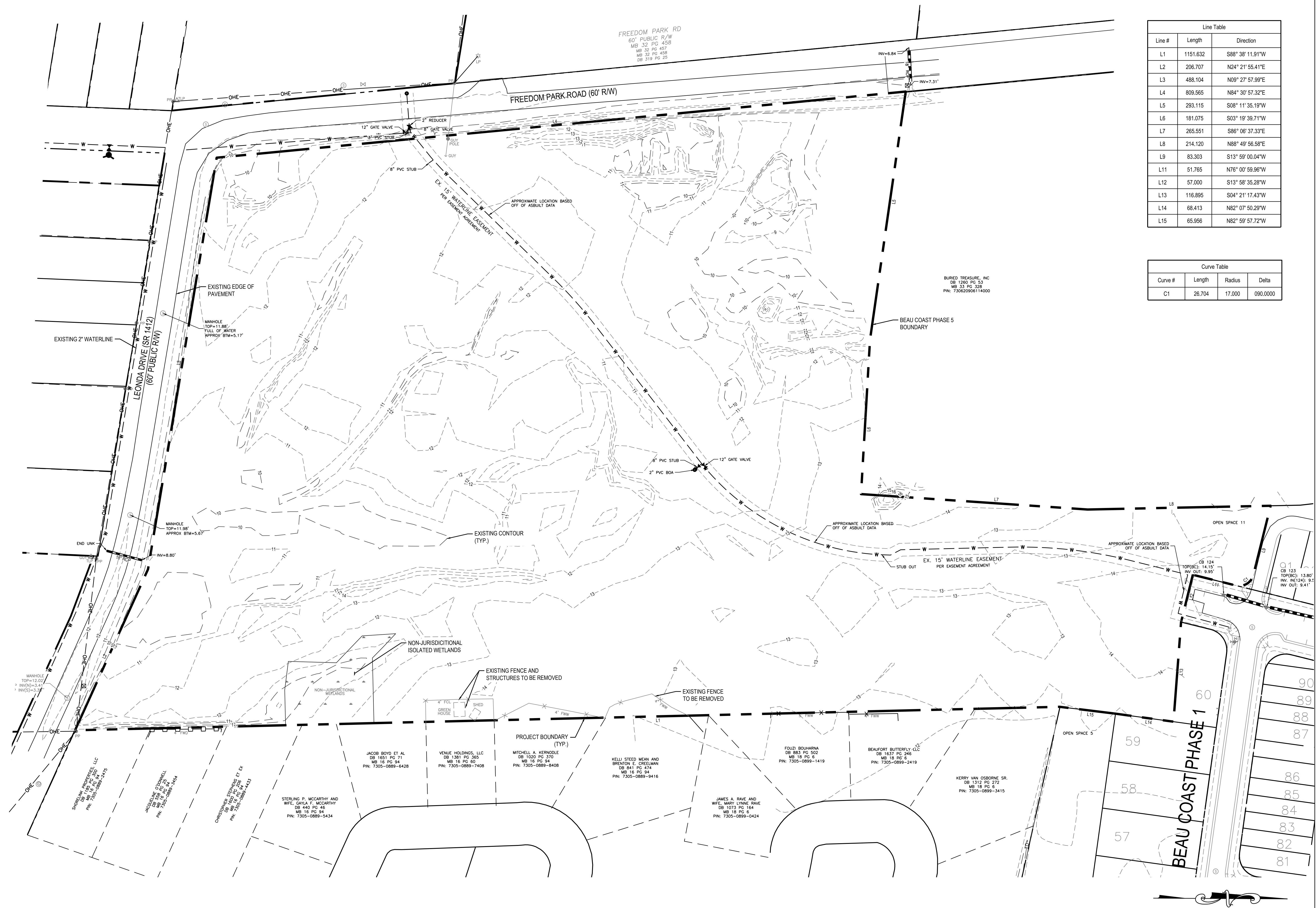
Job No. Q2080976.50
Date 2/13/2020
Drawn By TG
Designer JSB



Revisions

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

Curve Table			
Curve #	Length	Radius	Delta
C1	26.704	17,000	090.0000



K:\081818\0702080976.50 Beau Coast Phase 5\CADD\Drawings\Site\Construction\CD\EXISTING CONDITIONS.dwg Thursday, February 13, 2020 14:25:31 PM - GARRETT, TDA

SITE DEVELOPMENT DATA

GENERAL NOTES:

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

CARTERET COUNTY PARCEL NO.:
 731605005458000

TOTAL TRACT AREA: 15.45 AC.±

SETBACKS:

32' WIDE LOTS:

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

TOWNHOME LOTS:

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

DEVELOPMENT DATA:

TOTAL TRACT AREA: 15.45 AC. ±

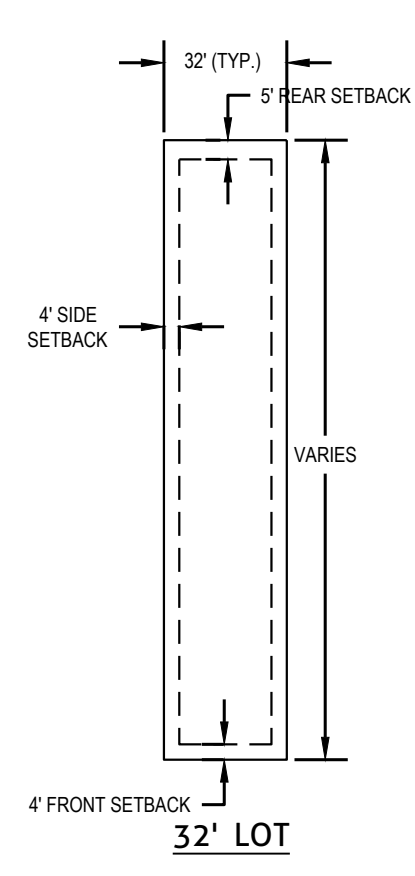
AREA OF LOTS = 5.72 AC.
 AREA OF RW = 3.24 AC.
 AREA OF WETLANDS = 0.17 AC.
 AREA OF OPEN SPACE = 6.49 AC.
 LINEAR FEET OF STREETS = 1,722
 LINEAR FEET OF ALLEYS = 1,963
 IMPERVIOUS AREA = 2.54 AC.
 STREETS = 2.00 AC.
 SIDEWALKS = 0.41 AC.
 PARKING LOT = 0.13 AC.

SINGLE FAMILY LOTS:

32' WIDE = 49

TOWNHOME UNITS:

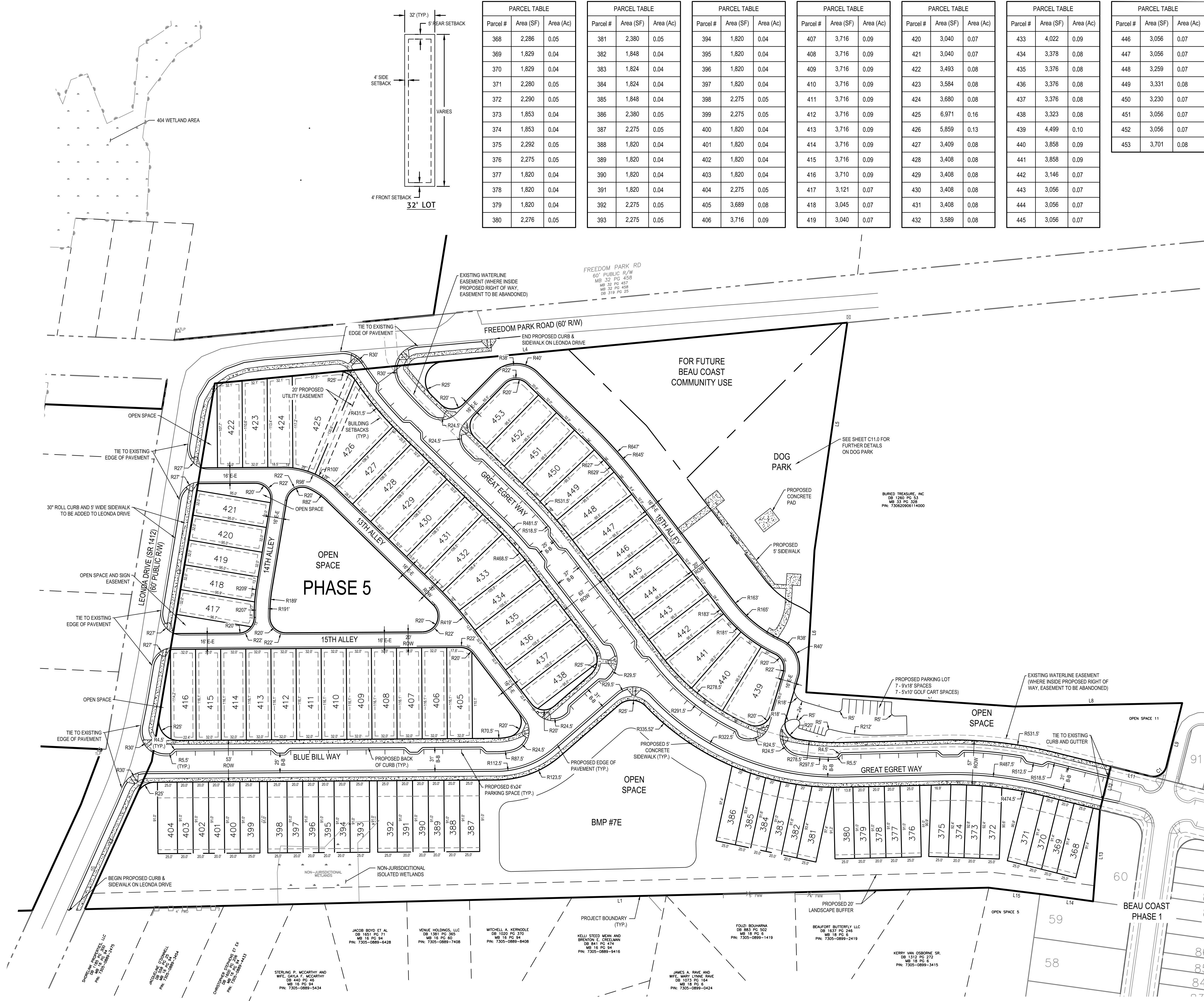
20' WIDE = 23
 25' WIDE = 14
 TOTAL = 37



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			

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

Curve #	Length	Radius	Delta
C1	26.704	17.000	090.0000



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

No.	Description

Sheet No.
C2.0

K:\081618\0702080976.50_Beau Coast Phase 5\CADD\Drawings\Site\Construction\02 SITE PLAN.dwg: Monday, March 16, 2020 1:58:07 PM: 18170_028P11

BEAU COAST PHASE 5

BEAUFORT, NC

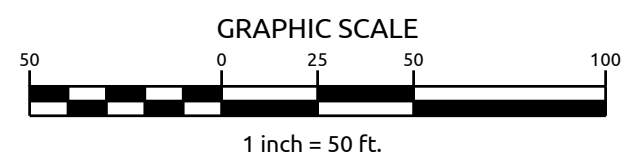
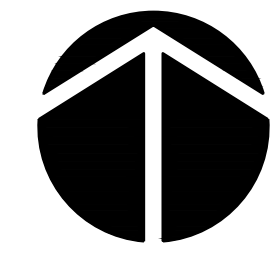
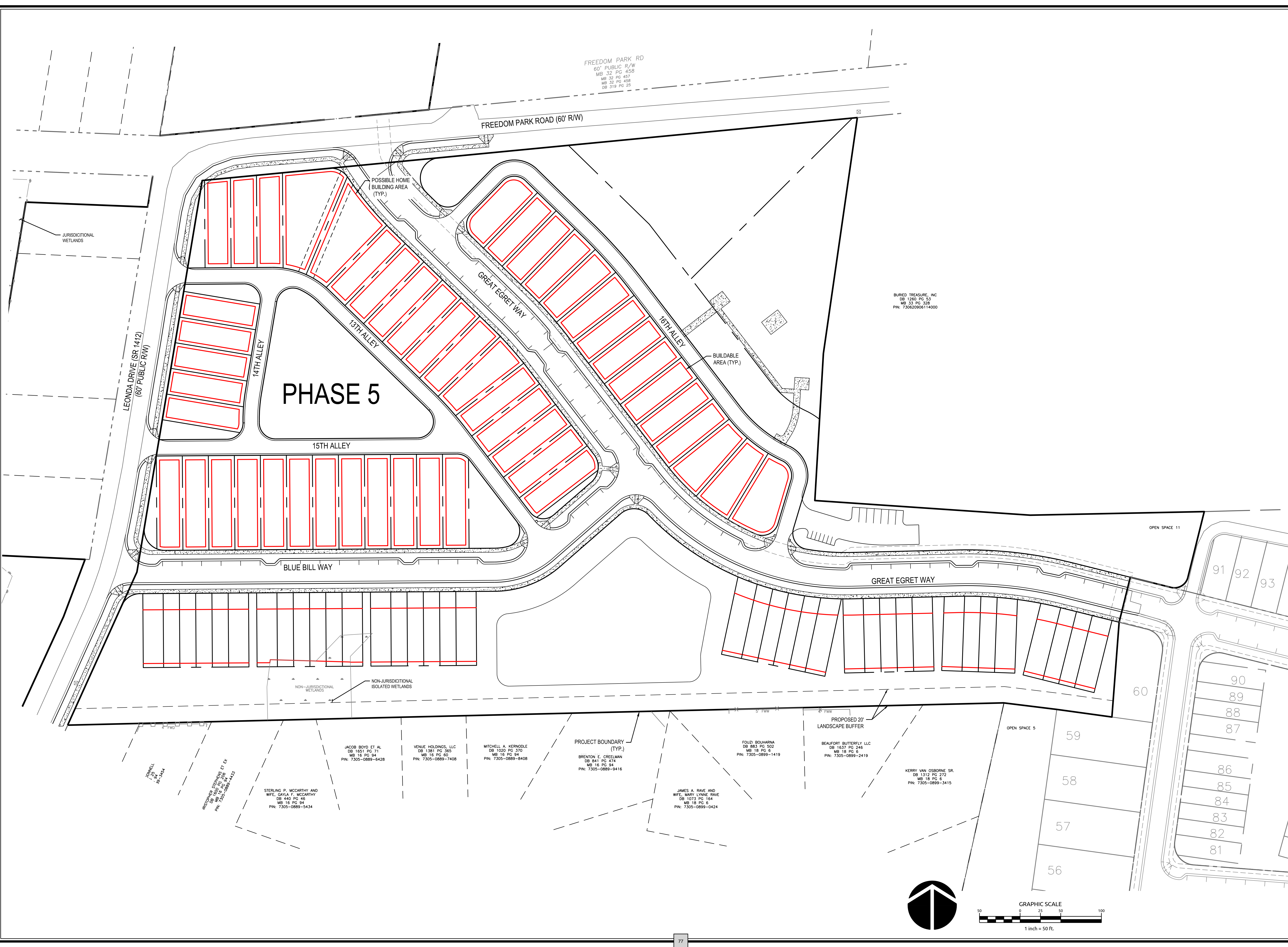
LOT FIT PLAN

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

PRELIMINARY
NOT APPROVED FOR
CONSTRUCTION
JOSEPH S. BOYD

Revisions

Sheet No.
C3.0



K:\081818\0702080976.50 Beau Coast Phase 5\CAD\Drawings\441\Construction\03\LOT FIT PLAN.dwg Modified: Monday, March 16, 2020 1:51:48 PM BY: JTB

BEAU COAST PHASE 5

BEAUFORT, NC

ZONING PLAN

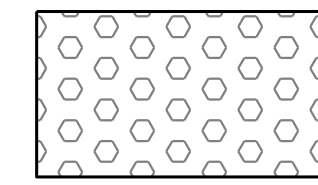
Job No. 02080976.50 Drawn By TG
Date 2/13/2020 Designer JSB

PRELIMINARY
NOT APPROVED FOR
CONSTRUCTION
JOSEPH S. BOYD

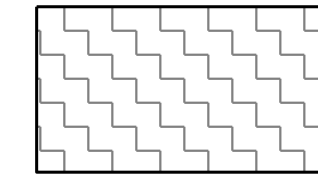
Revisions

Sheet No.
C4.0

ZONING KEY:



B2 SINGLE FAMILY RESIDENTIAL



TOWNHOUSE FAMILY RESIDENTIAL

FREEDOM PARK RD
60' PUBLIC R/W
MB 32 PG 458
MB 32 PG 467
MB 32 PG 458
DB 319 PG 25

FREEDOM PARK ROAD (60' R/W)

BURRED TREASURE, INC
DB 1260 PG 53
MB 23 PG 238
PIN: 730520906114000

PHASE 5

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

GREAT EGRET WAY

14TH ALLEY

13TH ALLEY

16TH ALLEY

15TH ALLEY

BLUE BILL WAY

GREAT EGRET WAY

OPEN SPACE 11

91 92 93 94

60

OPEN SPACE 5

59

58

57

90

89

88

87

86

85

84

83

82

81

NON-JURISDICTIONAL
ISOLATED WETLANDS

PROJECT BOUNDARY
(TYP.)

BOYD S. BOYD & ASSOCIATES, LLC
DB SA 18 PG 25
MB 16 PG 94
PIN: 7305-0889-4475

JACQUELINE E. O'CONNELL
DB SA 18 PG 25
MB 16 PG 94
PIN: 7305-0889-4474

REYNOLDS S. REYNOLDS ET AL
DB SA 18 PG 25
MB 16 PG 94
PIN: 7305-0889-4443

STERLING P. MCCARTHY AND
WIFE, GAYLA F. MCCARTHY
DB 440 PG 46
MB 16 PG 94
PIN: 7305-0889-4434

JACOB BOYD ET AL
DB 1651 PG 365
MB 16 PG 94
PIN: 7305-0889-6428

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

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

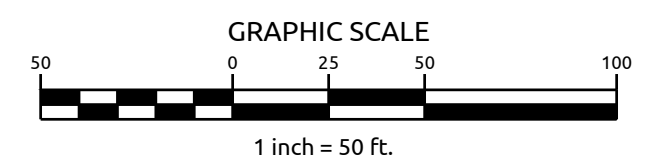
MELLI SHELL MEYER AND
BRENTON E. CREELMAN
DB 841 PG 474
MB 16 PG 94
PIN: 7305-0889-8416

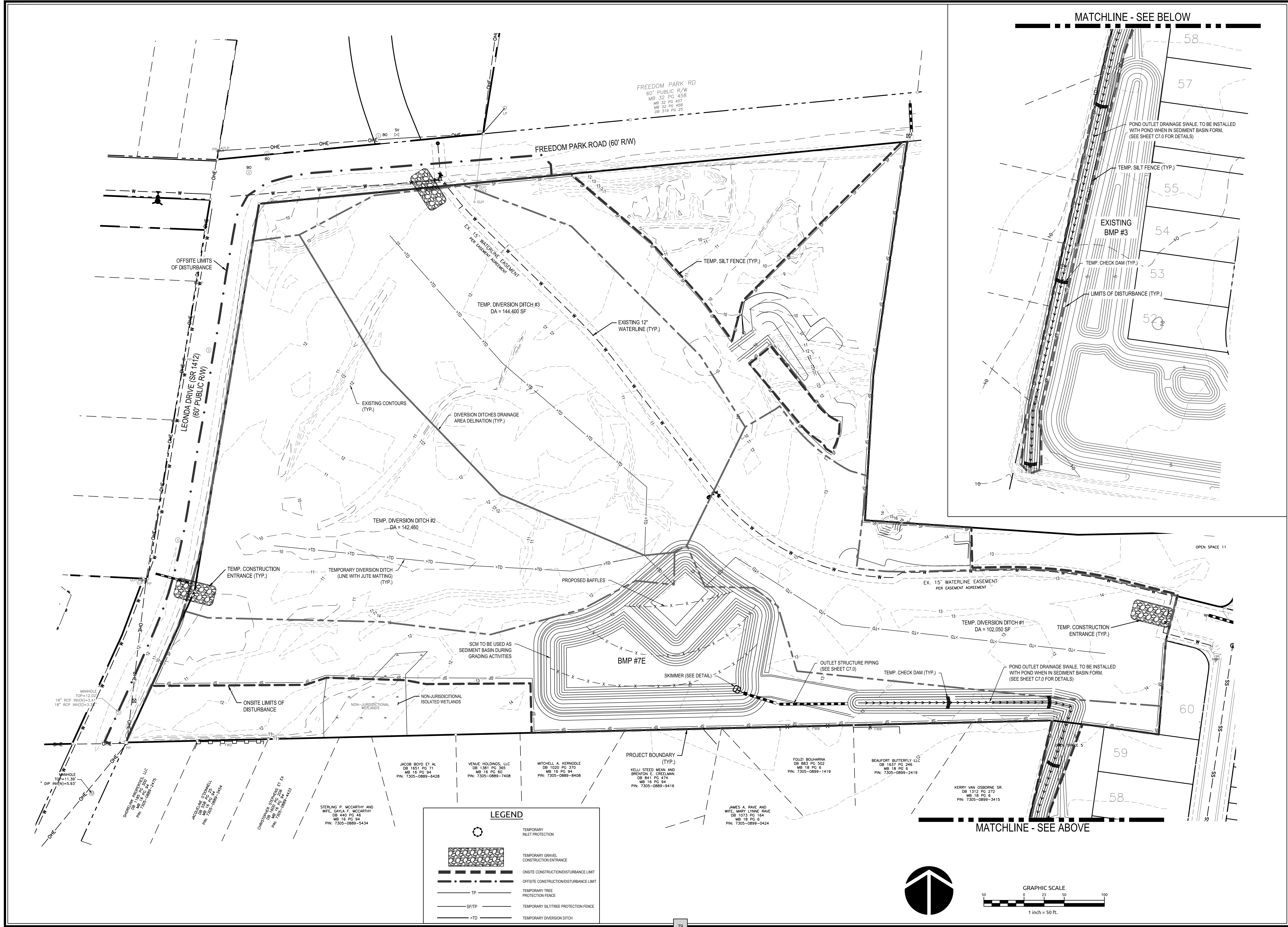
FOUZI BOUHARNA
DB 863 PG 502
MB 18 PG 6
PIN: 7305-0889-1419

BEAUFORT BUTTERFLY LLC
DB 1637 PG 346
MB 18 PG 6
PIN: 7305-0889-2419

KERRY VAN OSBORNE SR.
DB 1312 PG 272
MB 18 PG 6
PIN: 7305-0889-3415

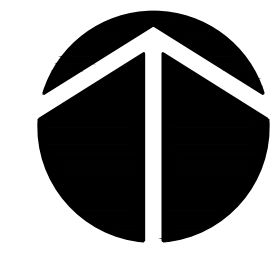
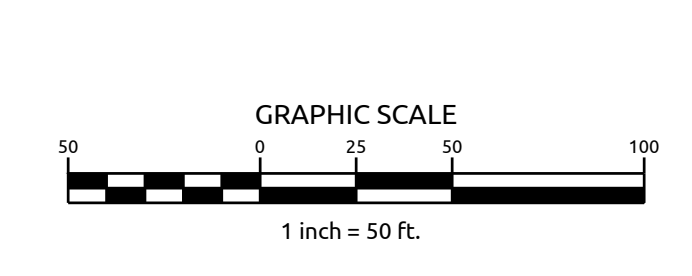
JAMES A. RAVE AND
WIFE, MARY LYNN RAVE
DB 1073 PG 164
MB 18 PG 6
PIN: 7305-0889-0424





MATCHLINE - SEE BELOW

MATCHLINE - SEE ABOVE

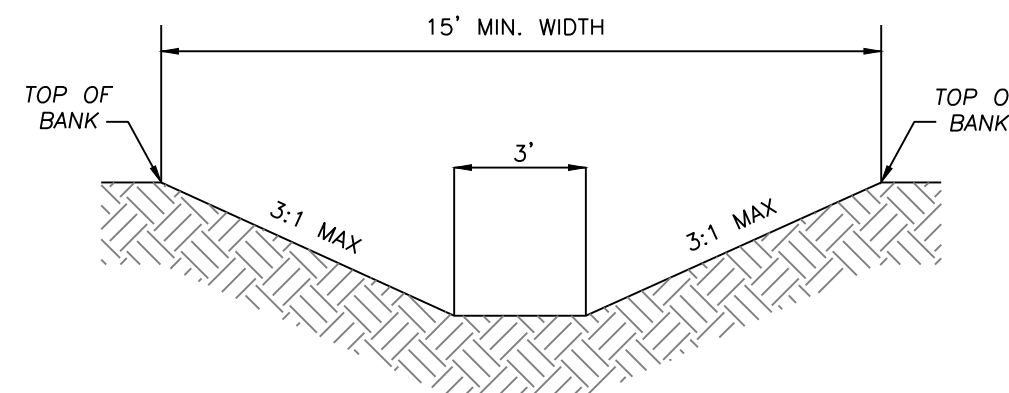


K:\08\0818\0702080976.50 Beau Coast Phase 5\CADD\Drawings\EROSION CONTROL PLAN - PHASE 5.dwg Plot Date: 2/13/2020 10:08:58 AM 6070 40584

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

NOTES:

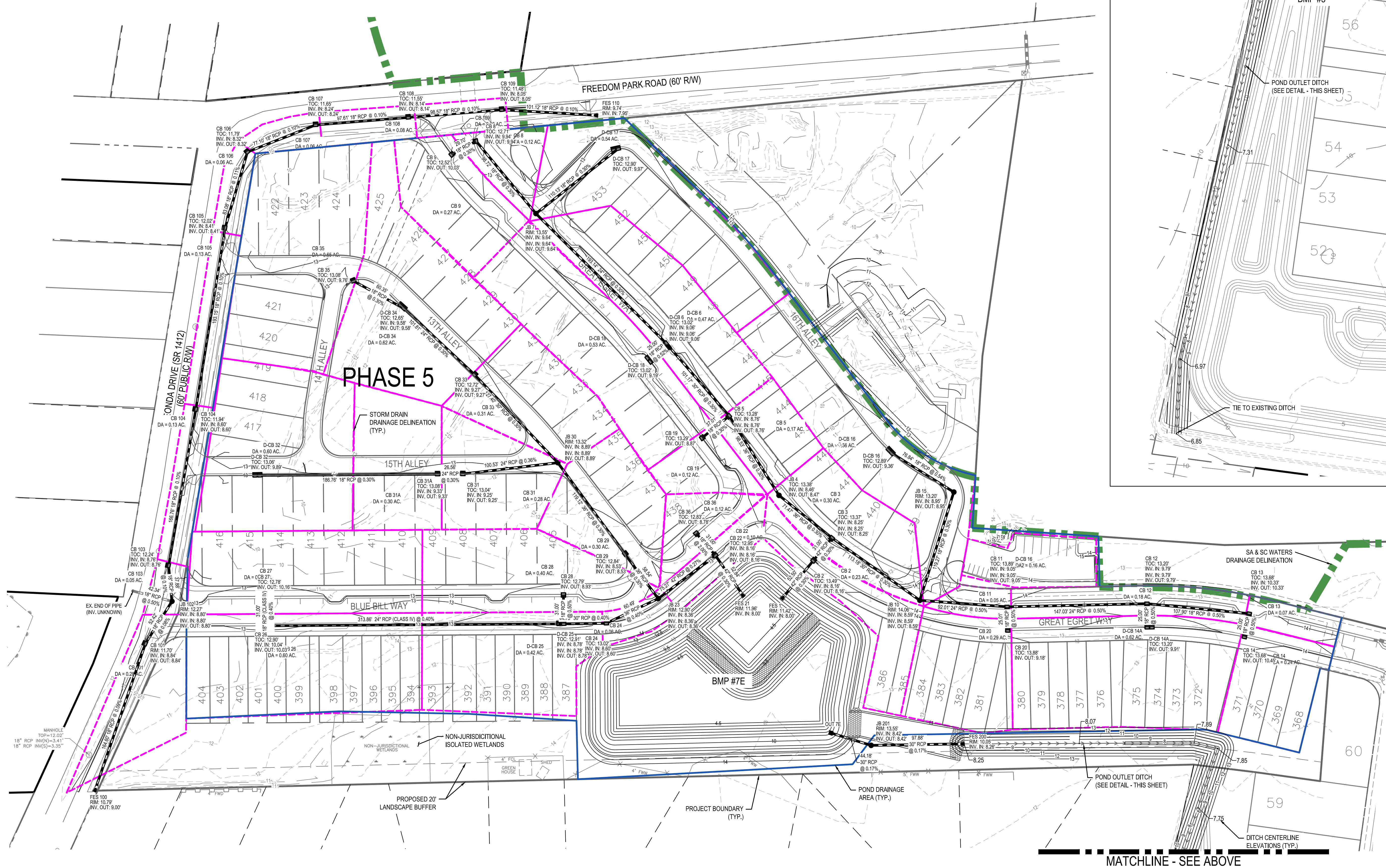
1. ALL ROOF DRAINAGE TO DIRECTED STORM DRAIN SYSTEM.
2. STRUCTURES LABELED "D-CB" DENOTES A DOUBLE CATCH BASIN.



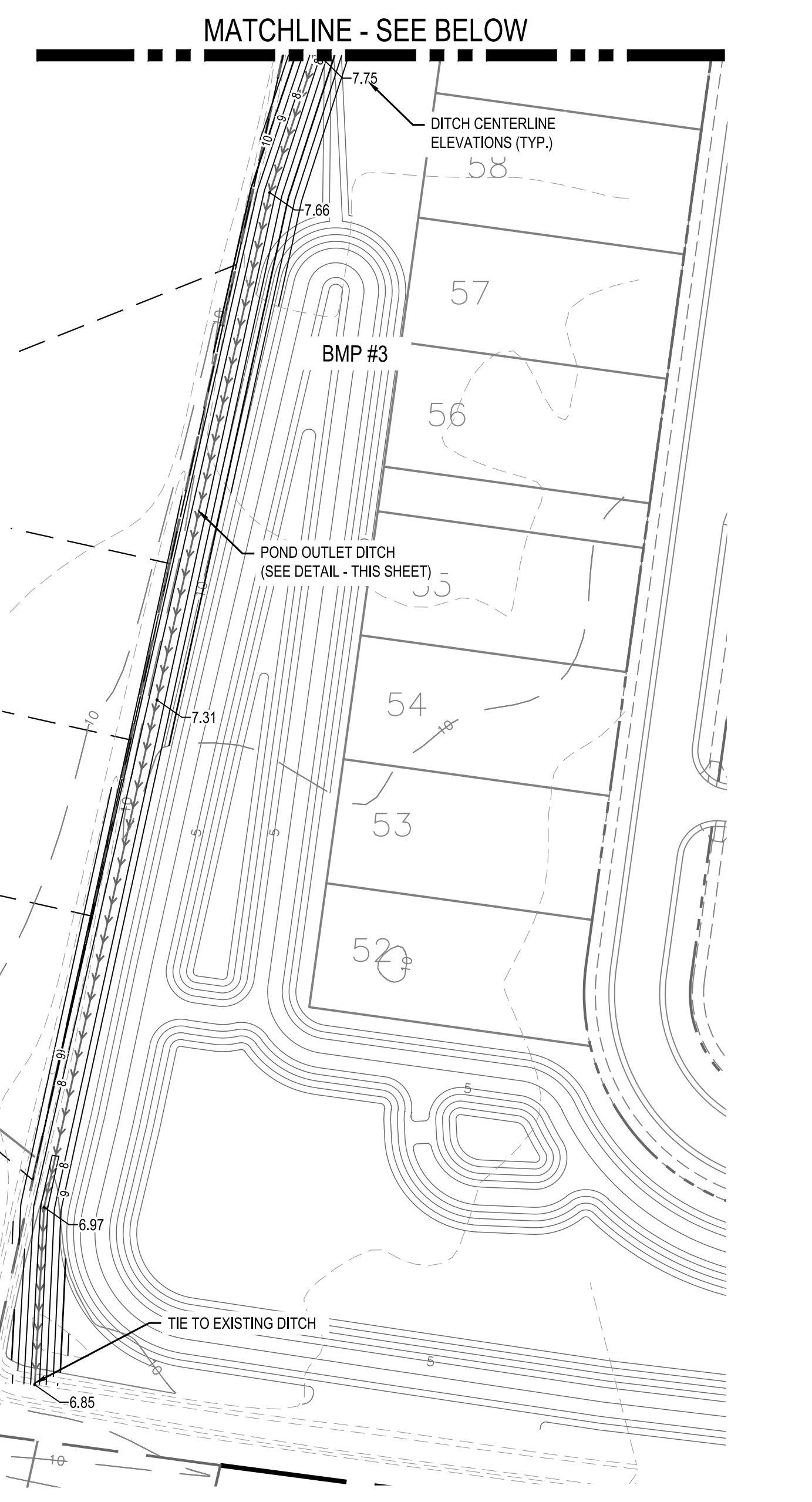
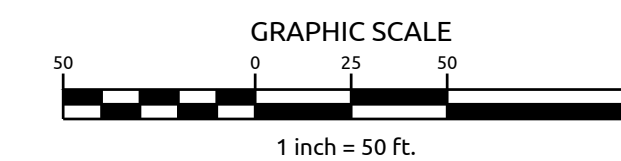
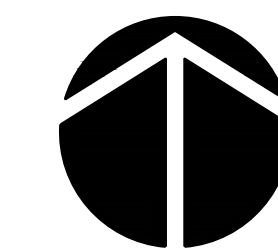
STARTING ELEV.	ENDING ELEV.	LENGTH	AVERAGE SLOPE	TEMP. LINER	SWALE LINER
8.25	6.85	1030'	0.17%	EXCELSIOR MATTING	GRASS

POND OUTLET TRAPEZOIDAL DITCH CROSS SECTION DETAIL

NOT TO SCALE



MATCHLINE - SEE ABOVE



MATCHLINE - SEE BELOW

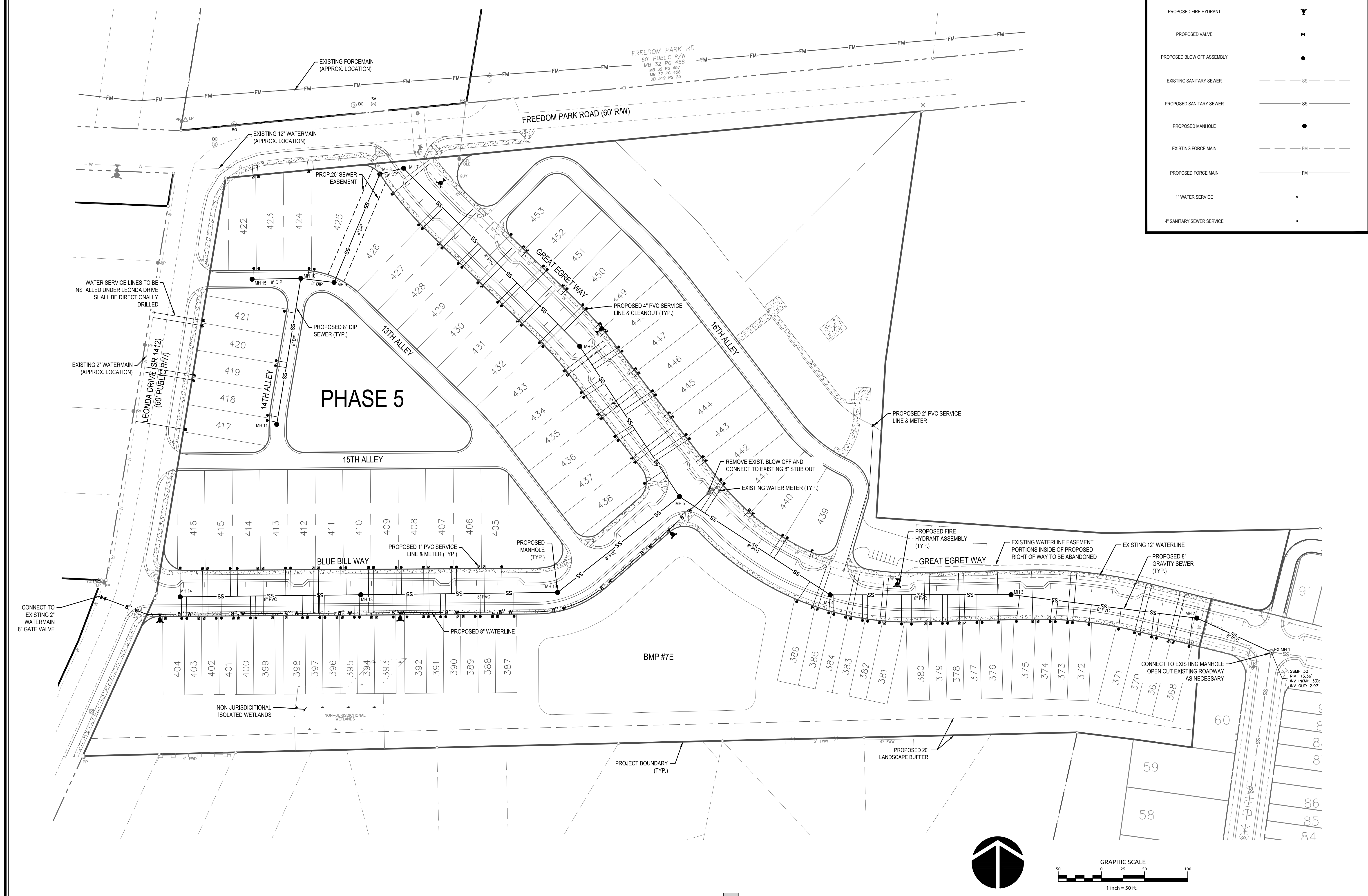
Job No. 02080976.50 Drawn By TG
Date 2/13/2020 Designer JSB

PRELIMINARY
NOT APPROVED FOR
CONSTRUCTION
JOSEPH S. BOYD

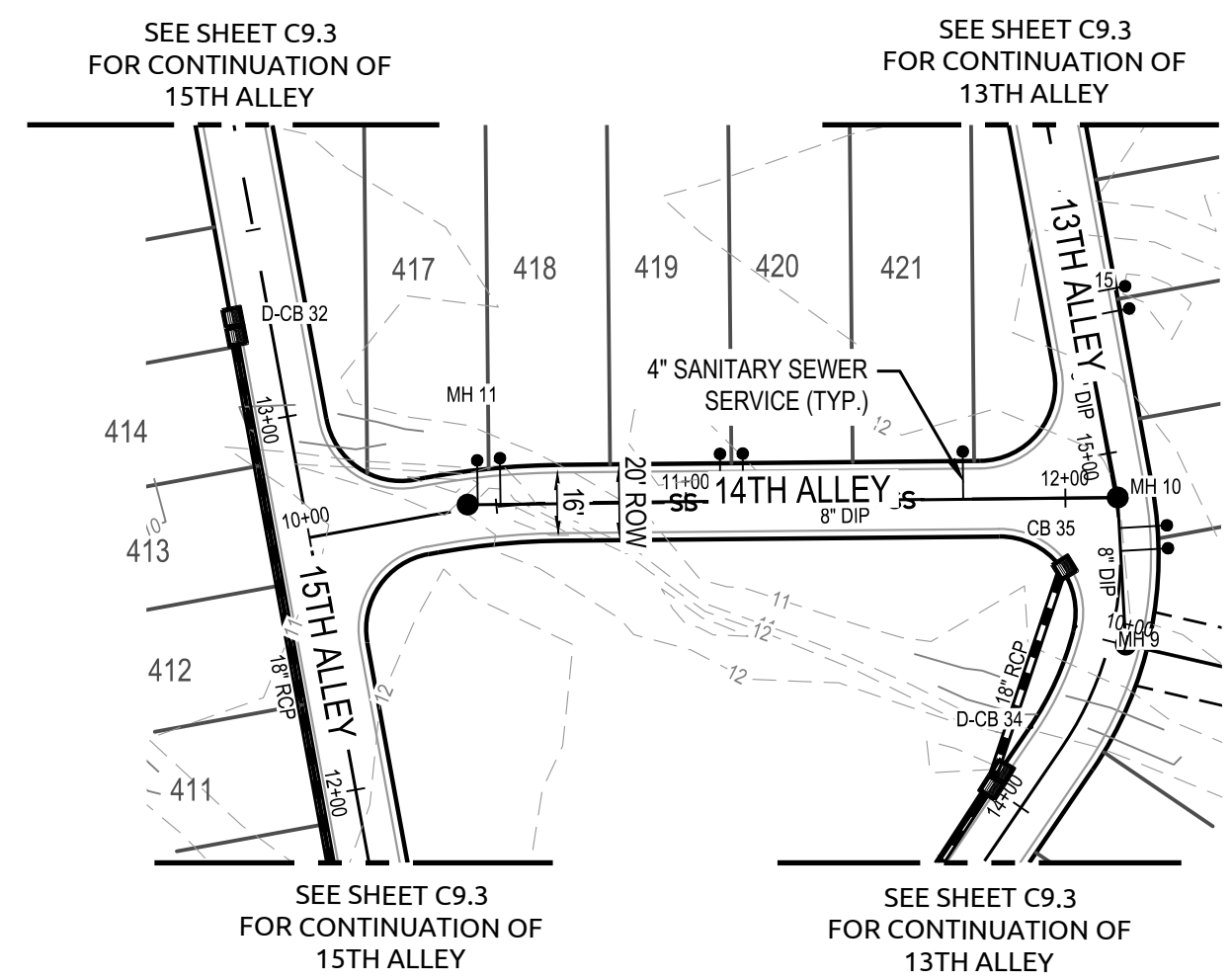
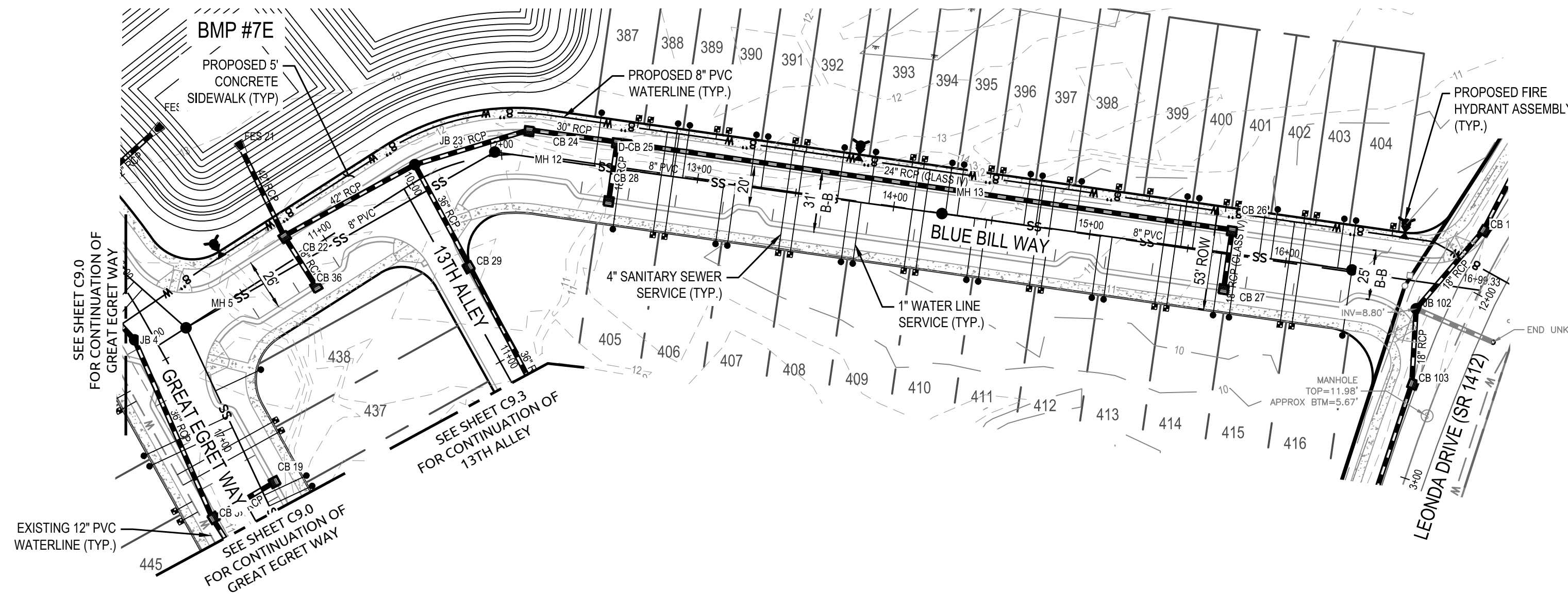
Revisions

K:\08\08\07\02080976.50\Drawings\DWG\Stormwater\Phase 5\Stormwater\Stormwater.dwg, Monday, March 15, 2020 10:58:55 AM, 30' DTD, 0.00171

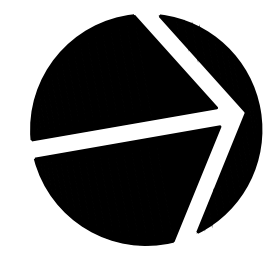
LEGEND	
DESCRIPTION	
EXISTING WATERLINE	--- W ---
PROPOSED WATERLINE	— W —
PROPOSED FIRE HYDRANT	Y
PROPOSED VALVE	X
PROPOSED BLOW OFF ASSEMBLY	•
EXISTING SANITARY SEWER	--- SS ---
PROPOSED SANITARY SEWER	— SS —
PROPOSED MANHOLE	•
EXISTING FORCE MAIN	--- FM ---
PROPOSED FORCE MAIN	— FM —
1" WATER SERVICE	—
4" SANITARY SEWER SERVICE	—



K:\081818\070200976.50 Beau Coast Phase 5\CD\Drawings\441\Utility Plan.dwg: 2/13/2020 11:04 AM: 10702_105BHW

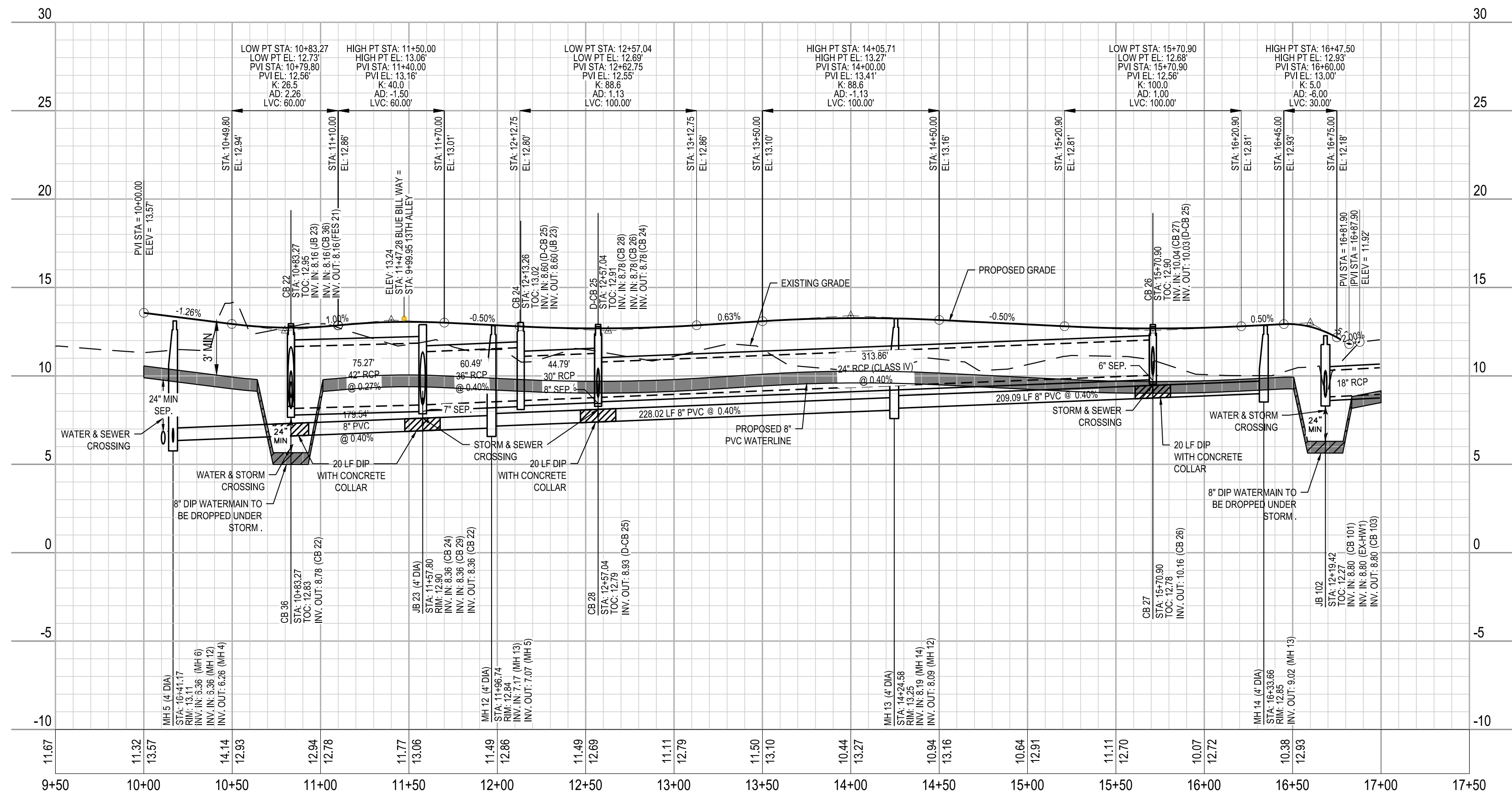


SCALE:
1" = 50' HORIZ.
1" = 5' VERT.

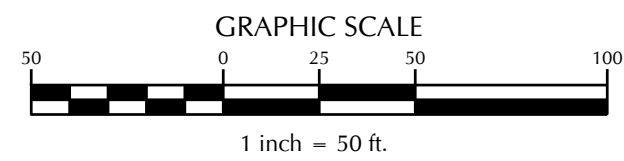
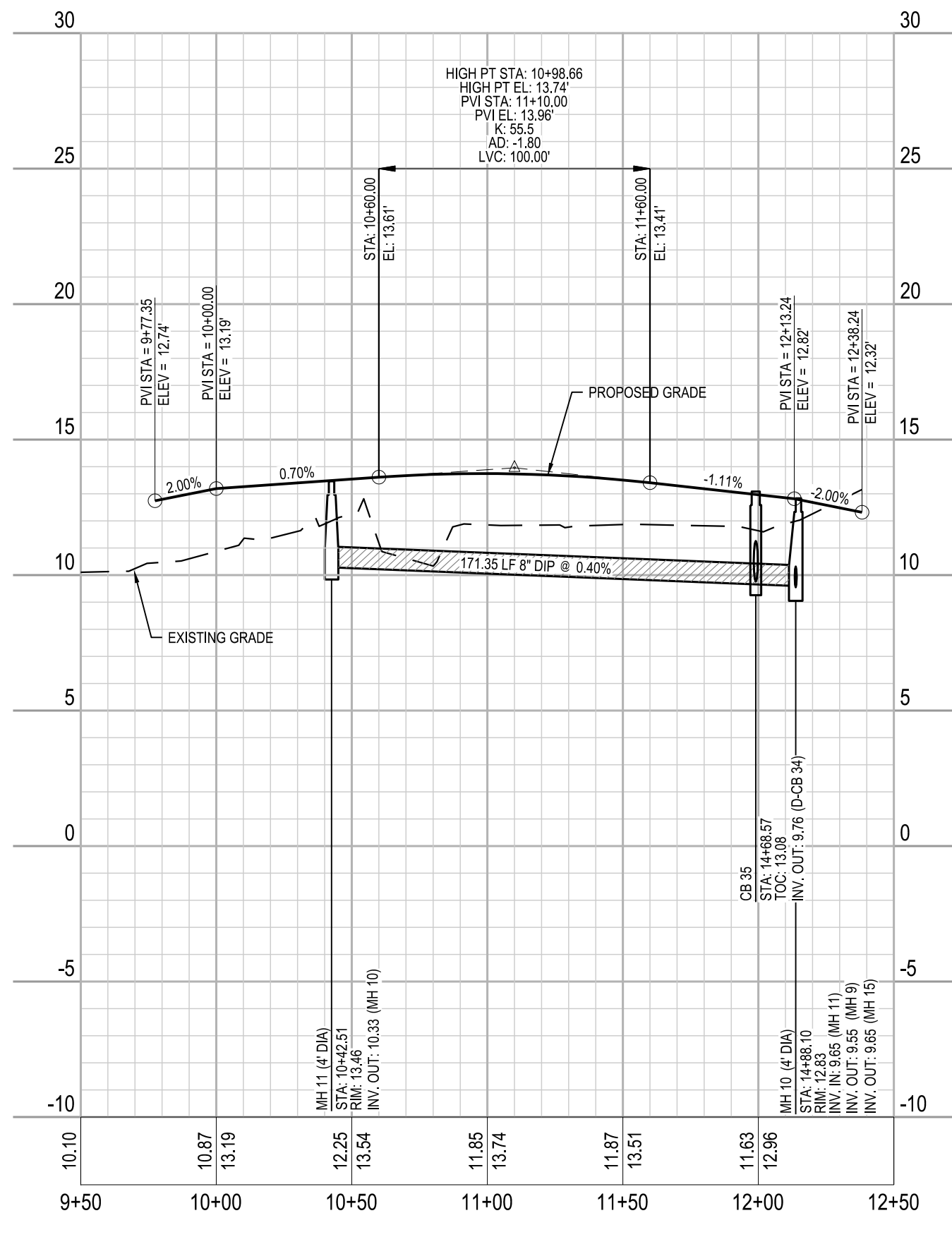


SCALE:
1" = 50' HORIZ.
1" = 5' VERT.

BLUE BILL WAY

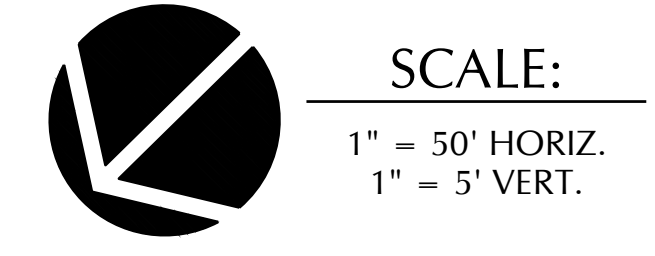
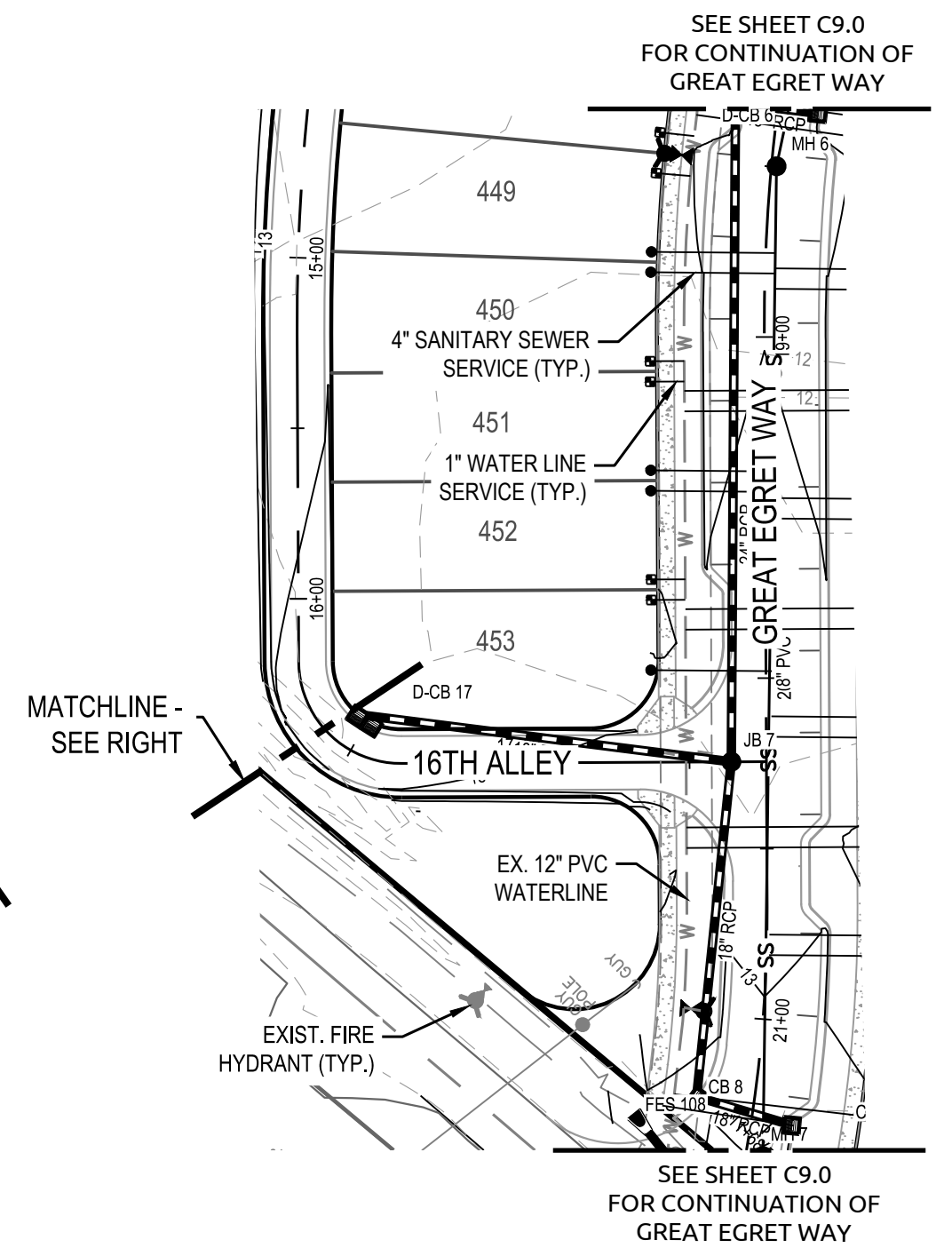
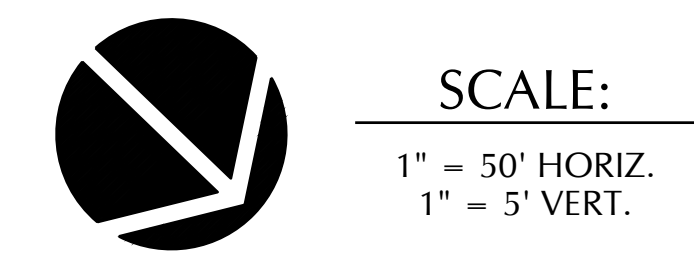
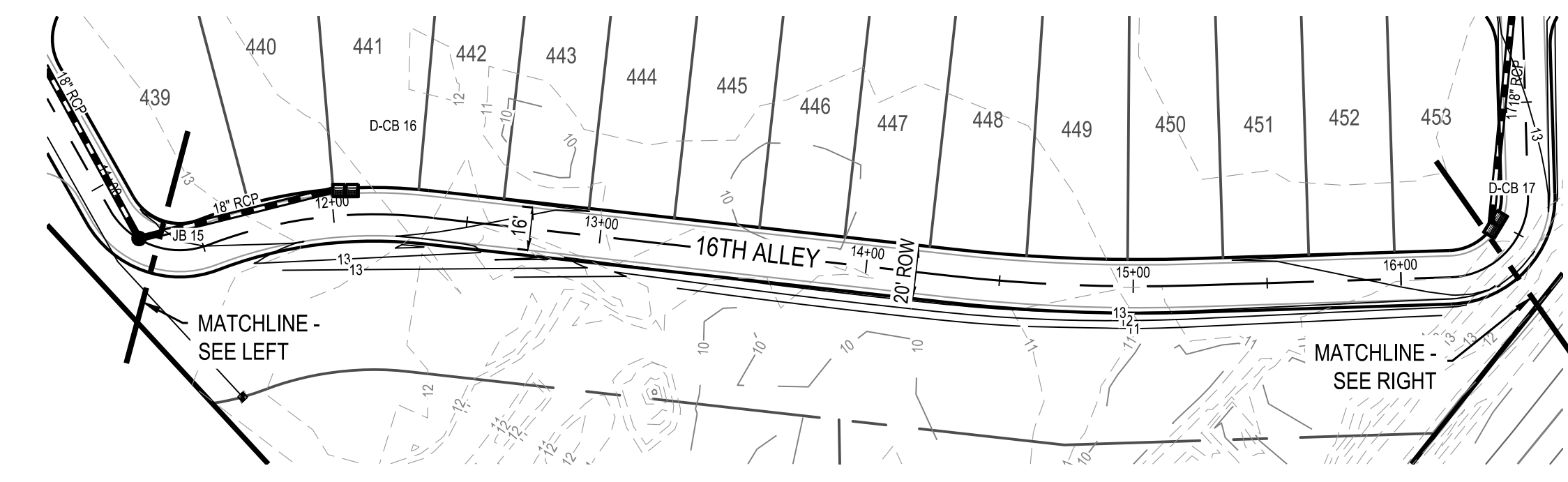
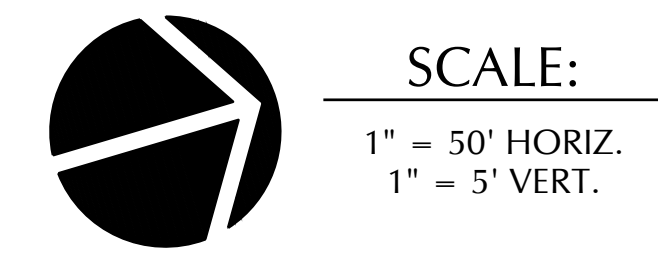
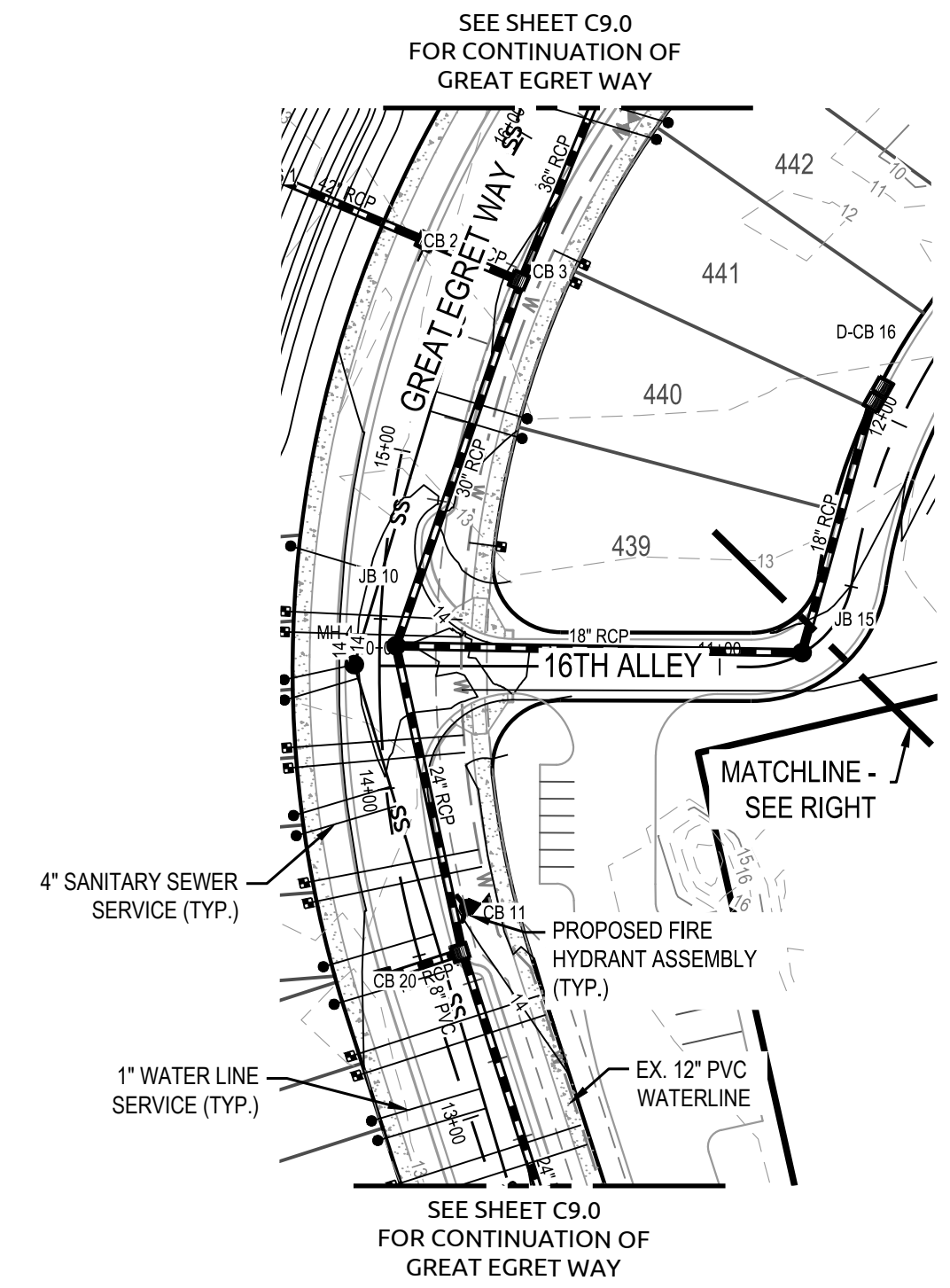


14TH ALLEY

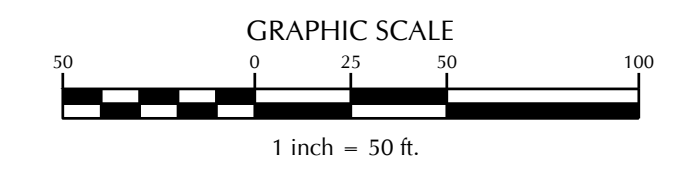
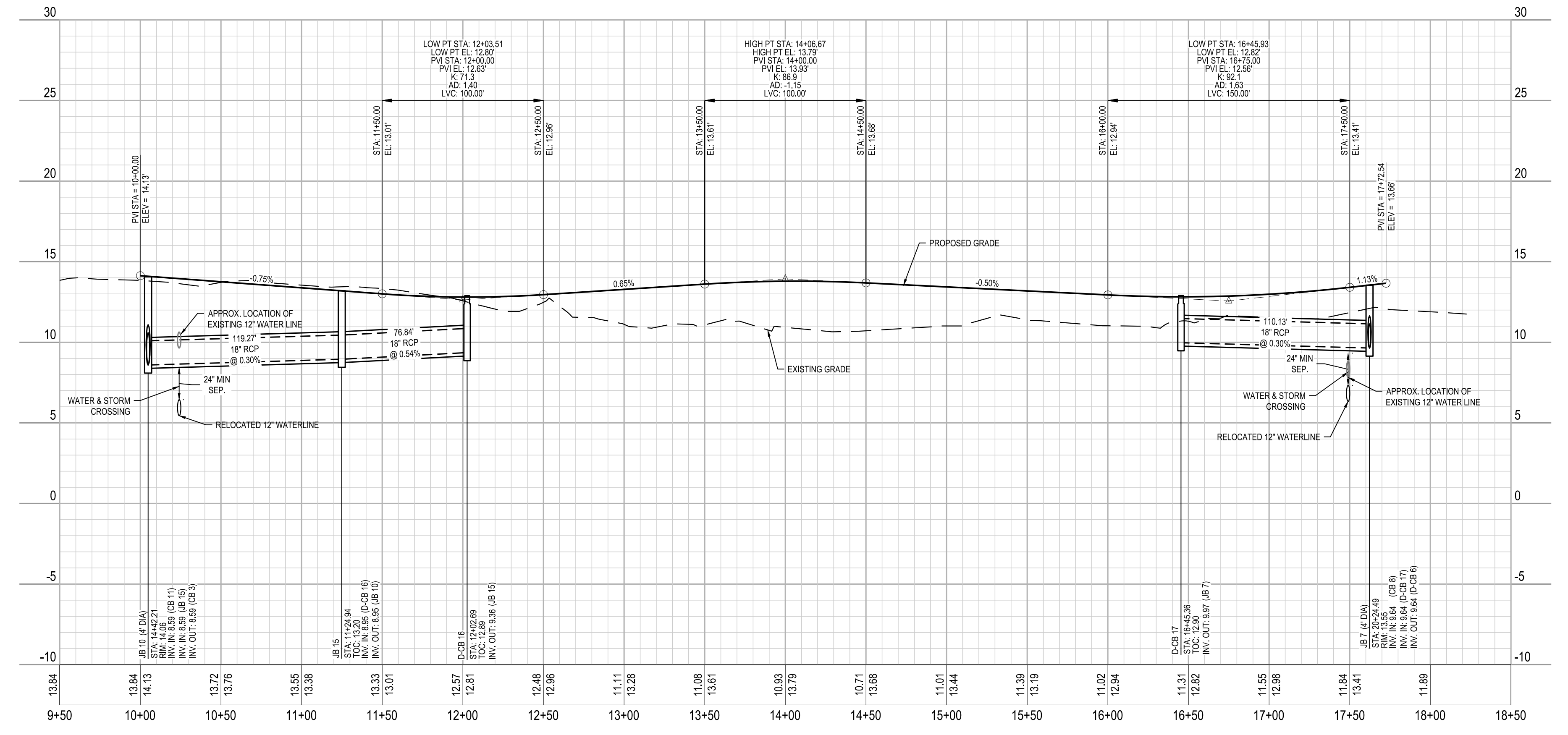


K:\08\084702080976.50 Beau Coast Phase 5\CD\Drawings\548 Construction\CD 9 PLAN & PROFILE.dwg Thursday, March 12, 2020 2:38:15 PM - G:\BCH\TOM

Revisions

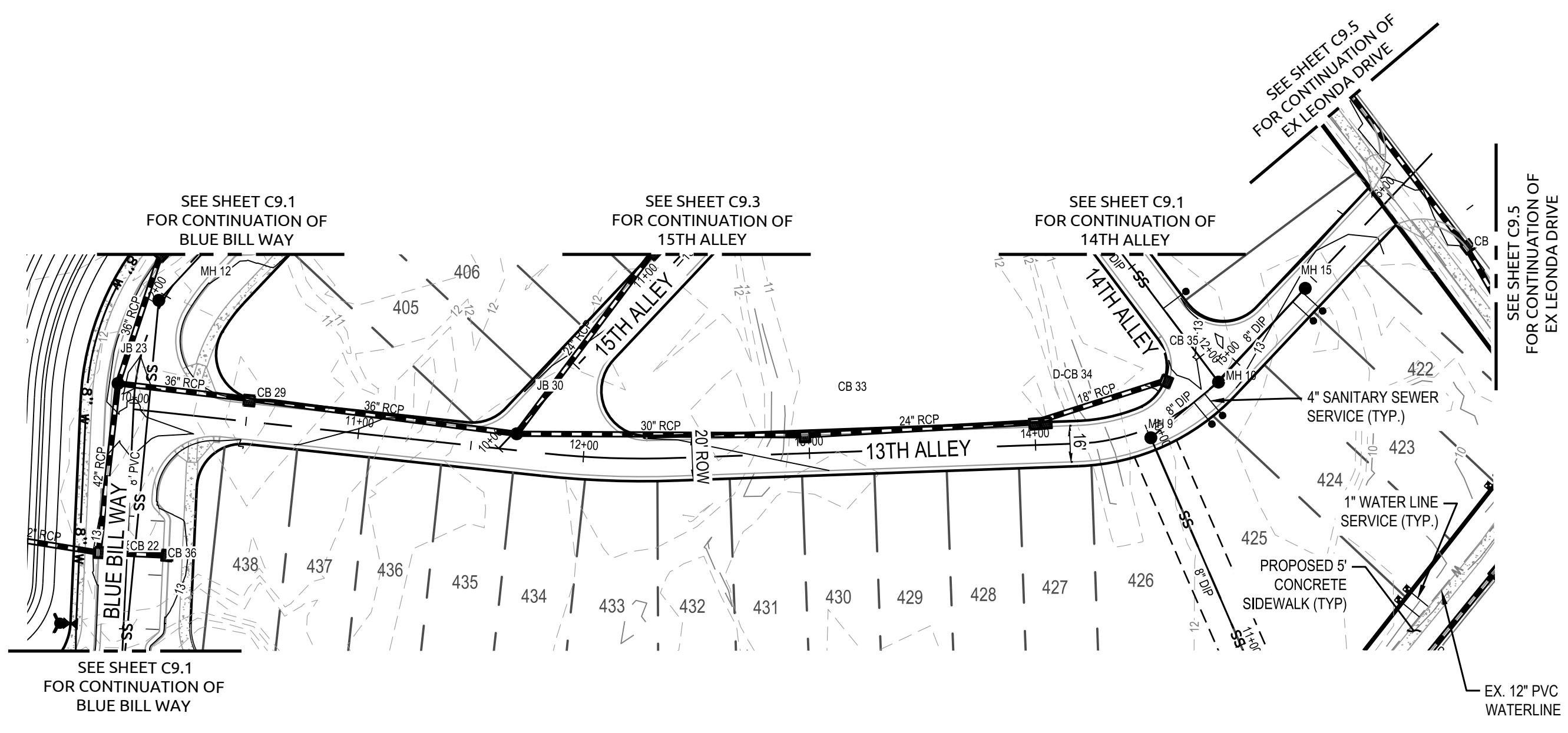


16TH ALLEY

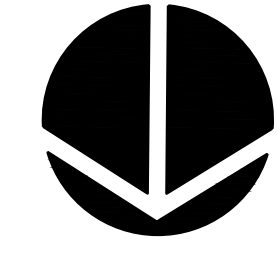
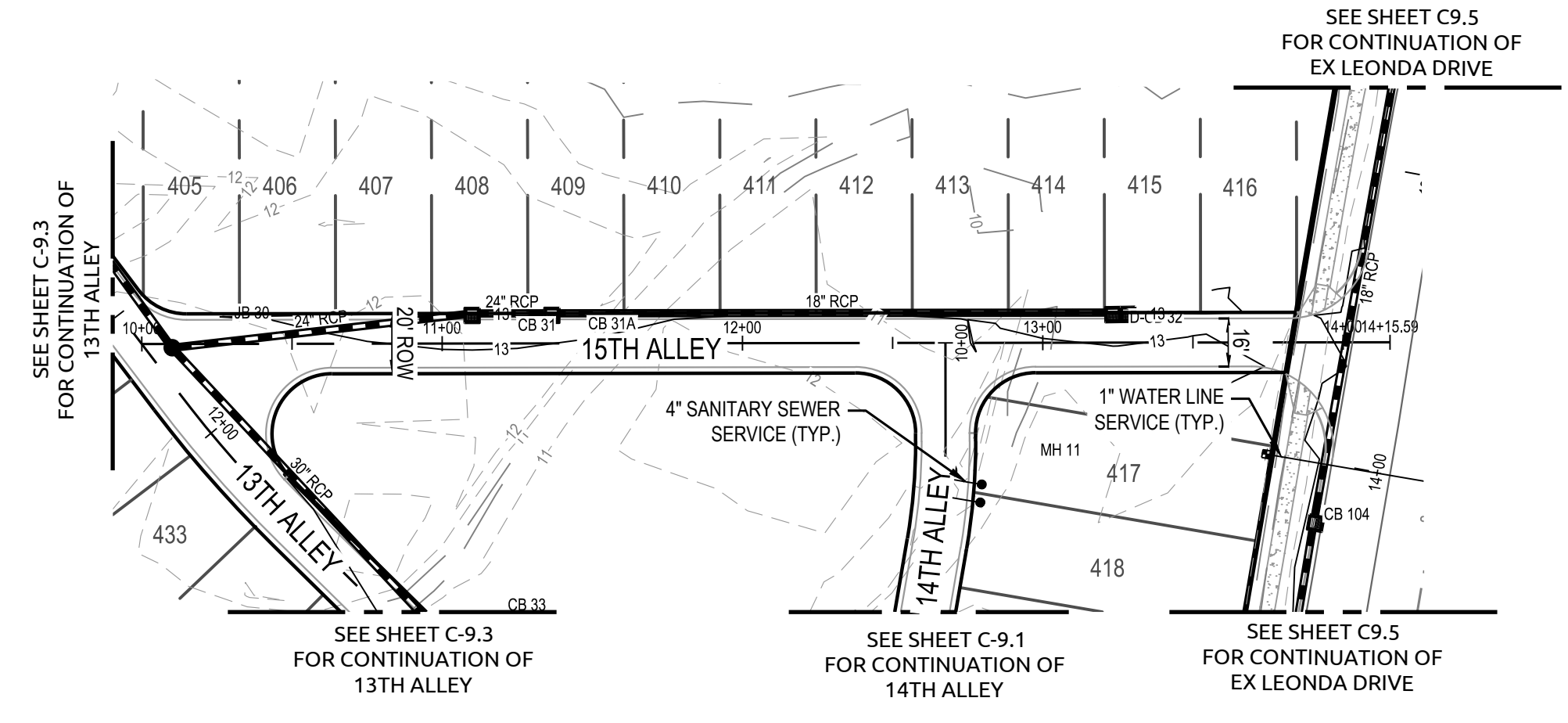


K:\08\08\07020976.50 Beau Coast Phase 5\CD\DWG\16th Alley\16th Alley.dwg, Modified: February 17, 2020 12:29:46 PM, ID: 10, 106674

Revisions

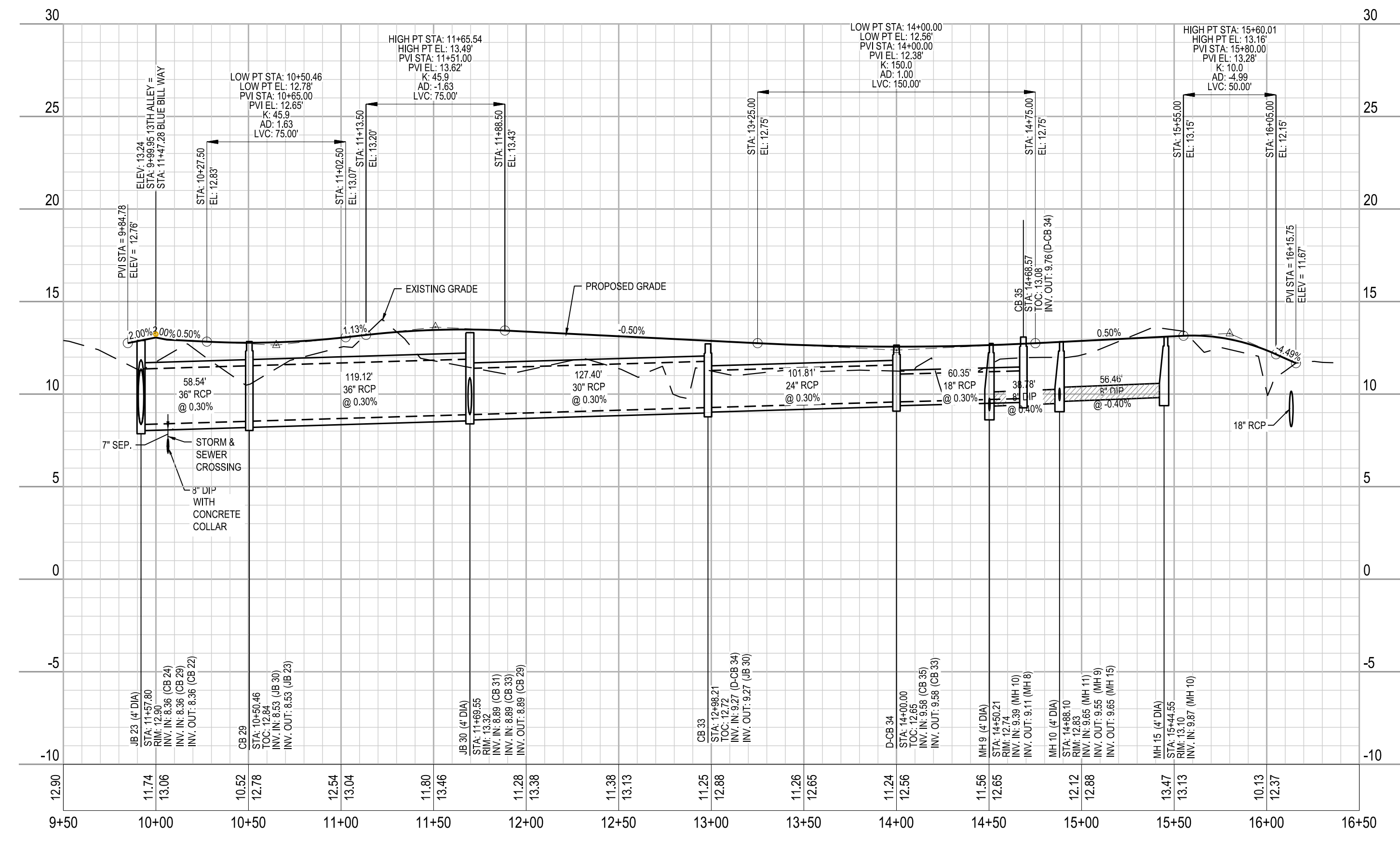


SCALE:
1" = 50' HORIZ.
1" = 5' VERT.

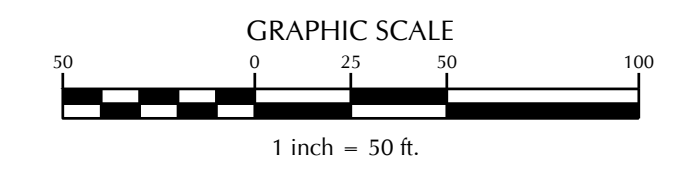
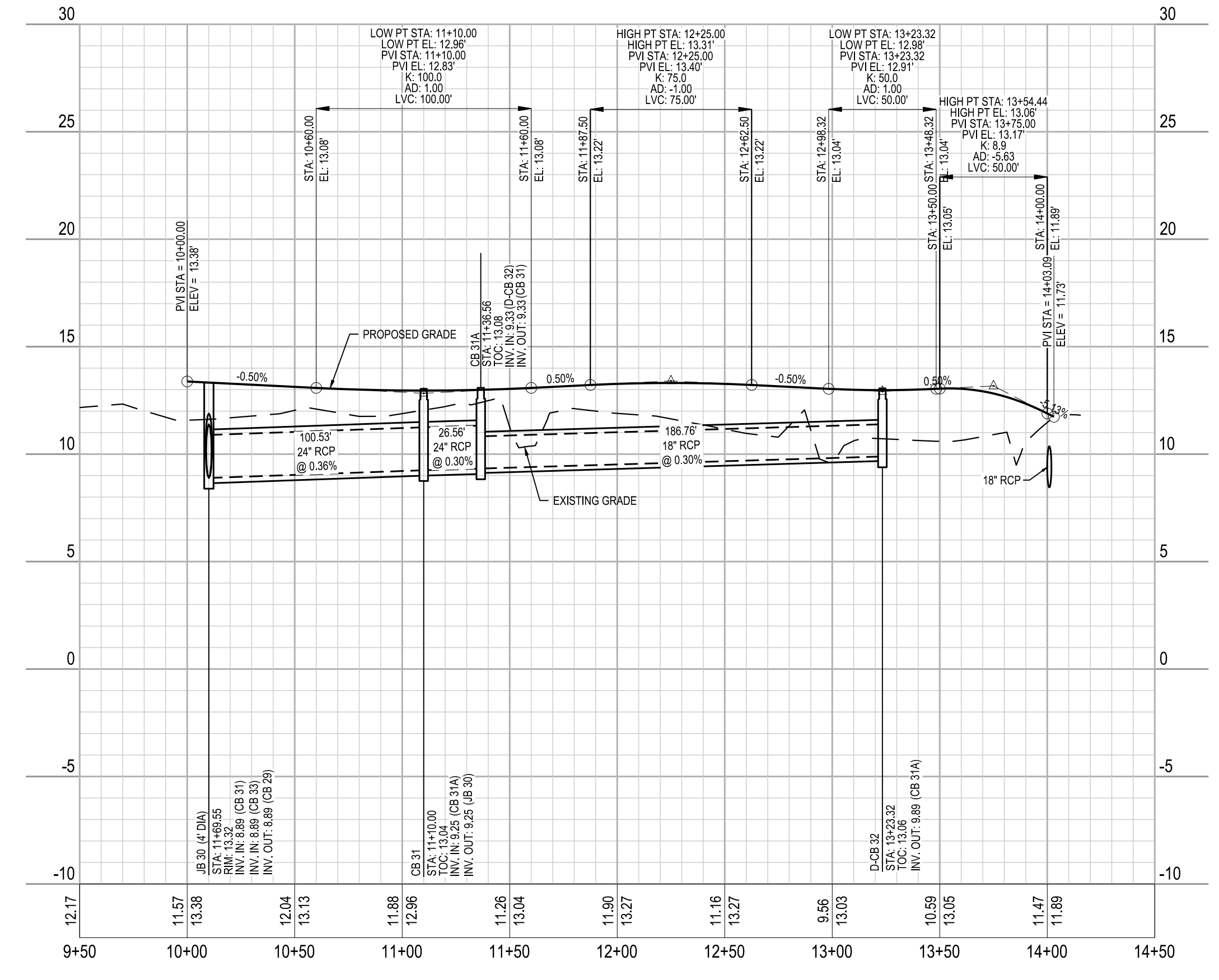


SCALE:
1" = 50' HORIZ.
1" = 5' VERT.

13TH ALLEY



15TH ALLEY



K:\08\04\07\02080976.50 Beau Coast Phase 5\CAD\Drawings\13th Alley\13th Alley Profile.dwg, Modified: March 13, 2020 10:39:34 AM - B010 - 05/01

BEAU COAST PHASE 5

BEAUFORT, NC

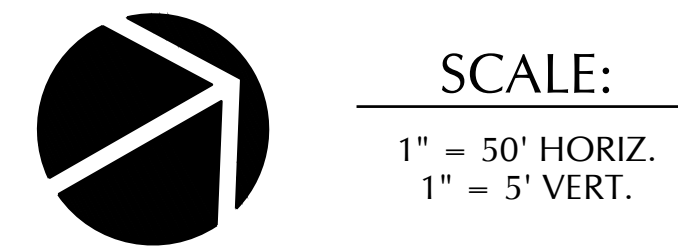
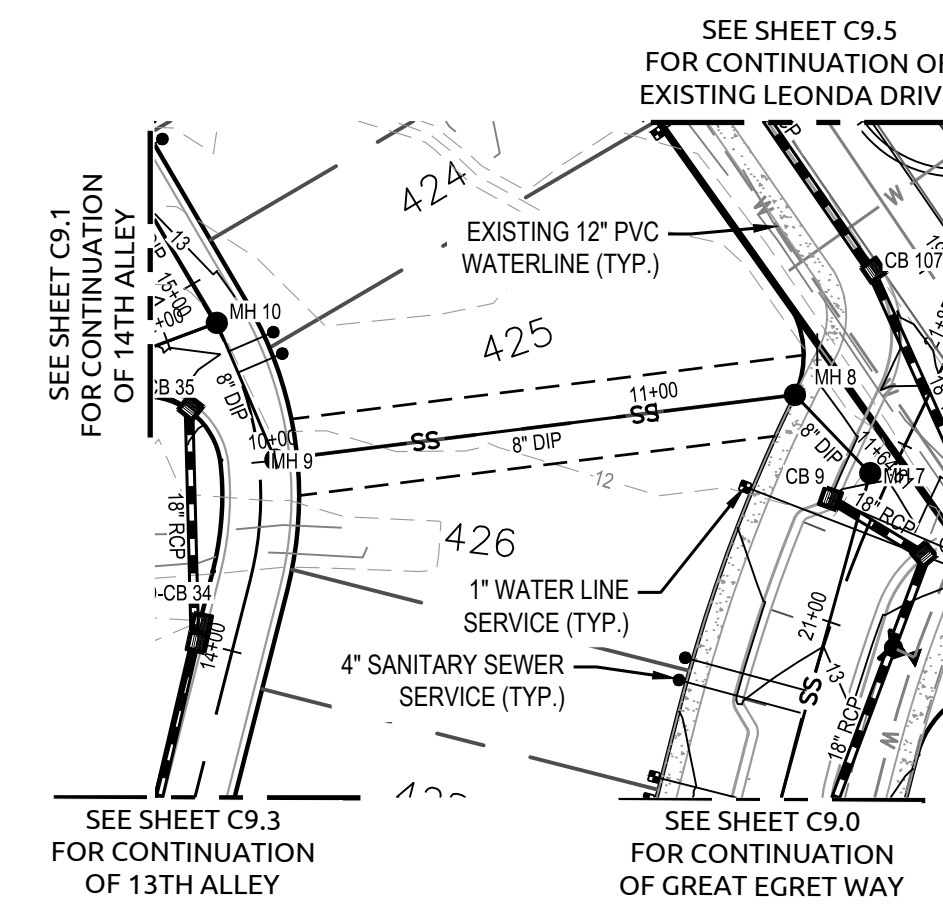
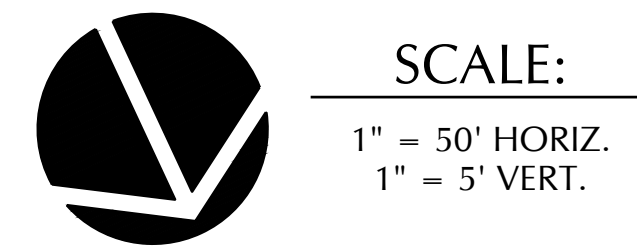
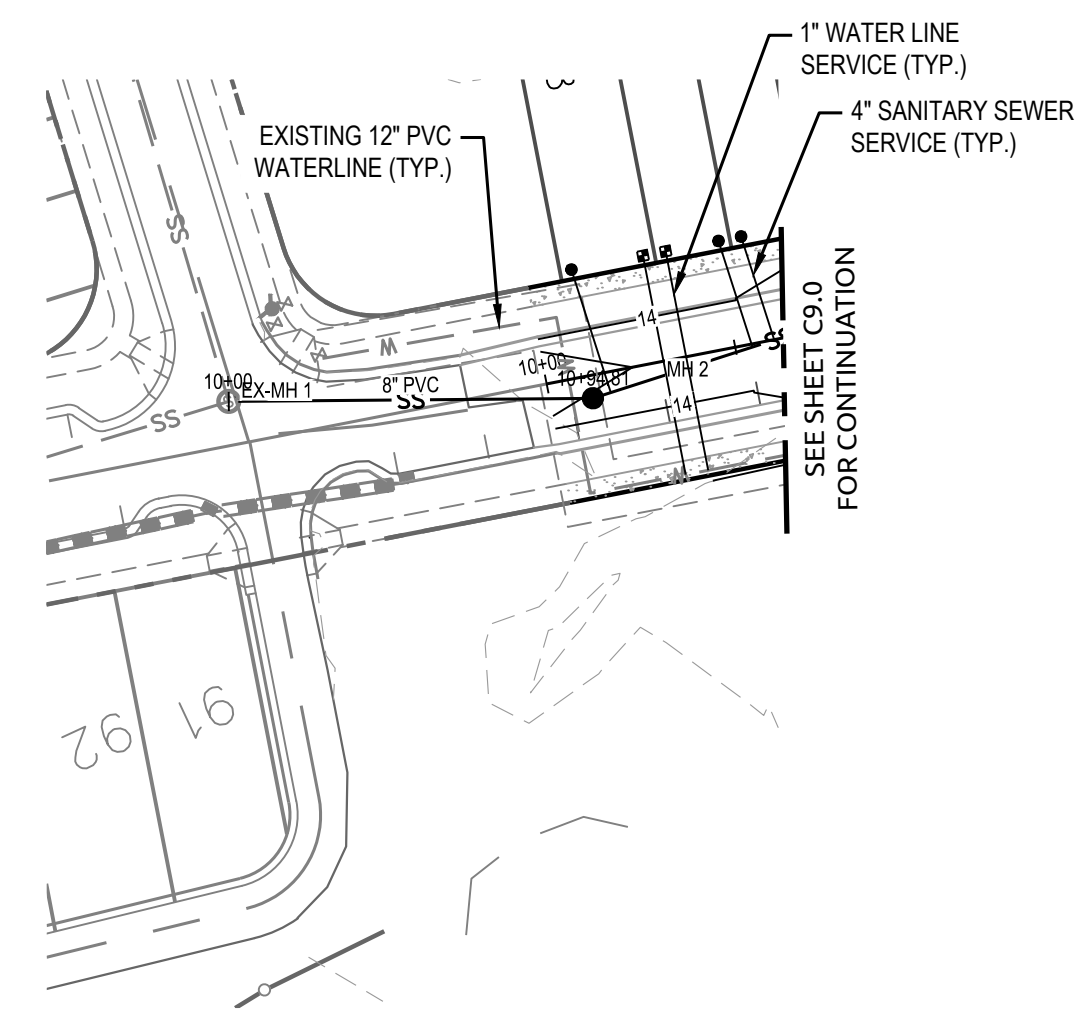
**EX-MH1-MH2 & MH7-MH9
PLAN & PROFILE**

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

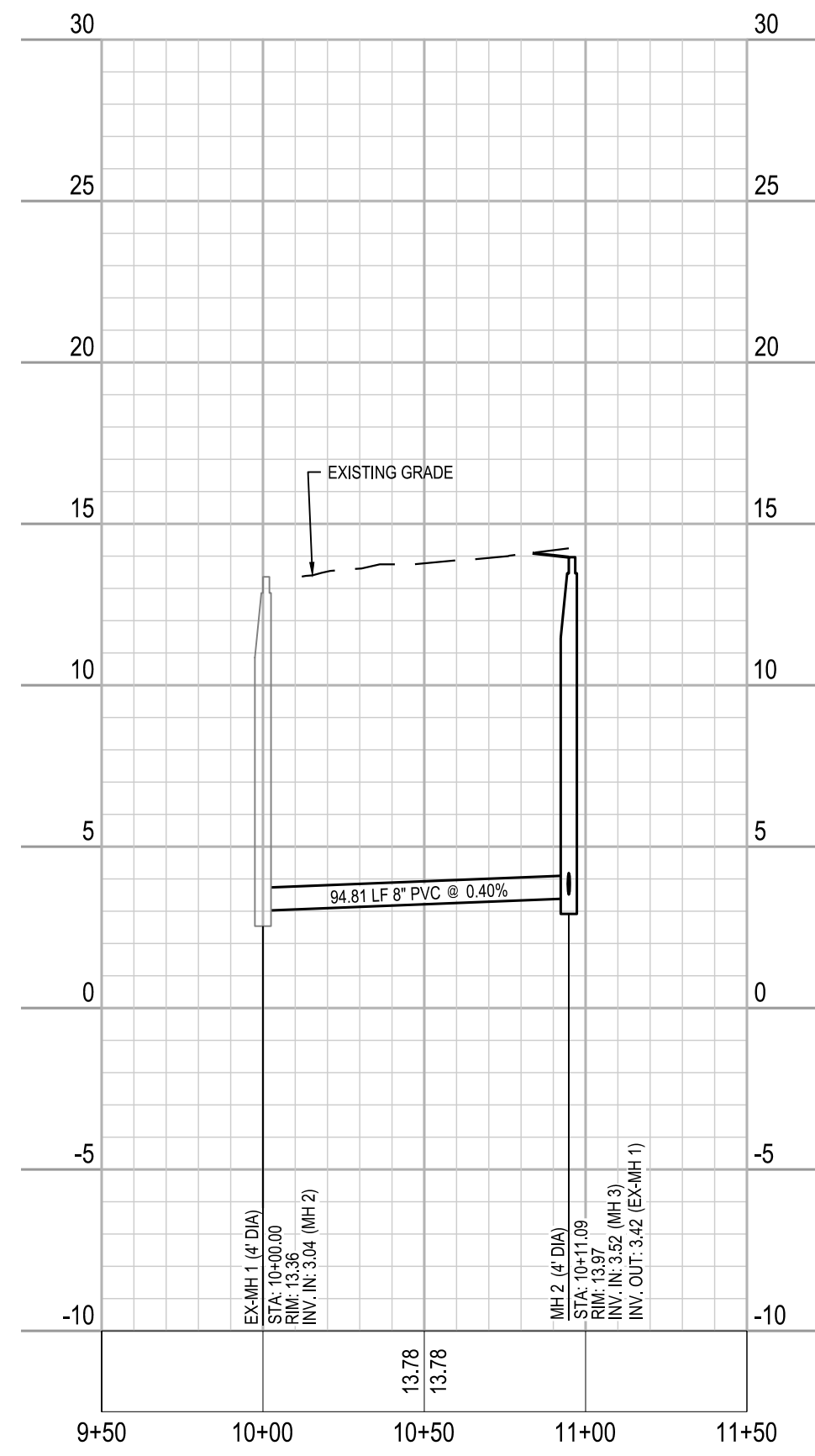


Revisions

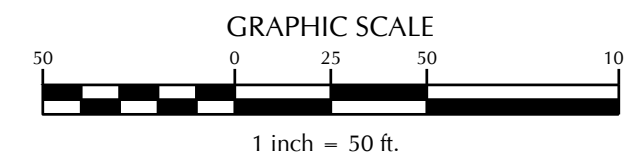
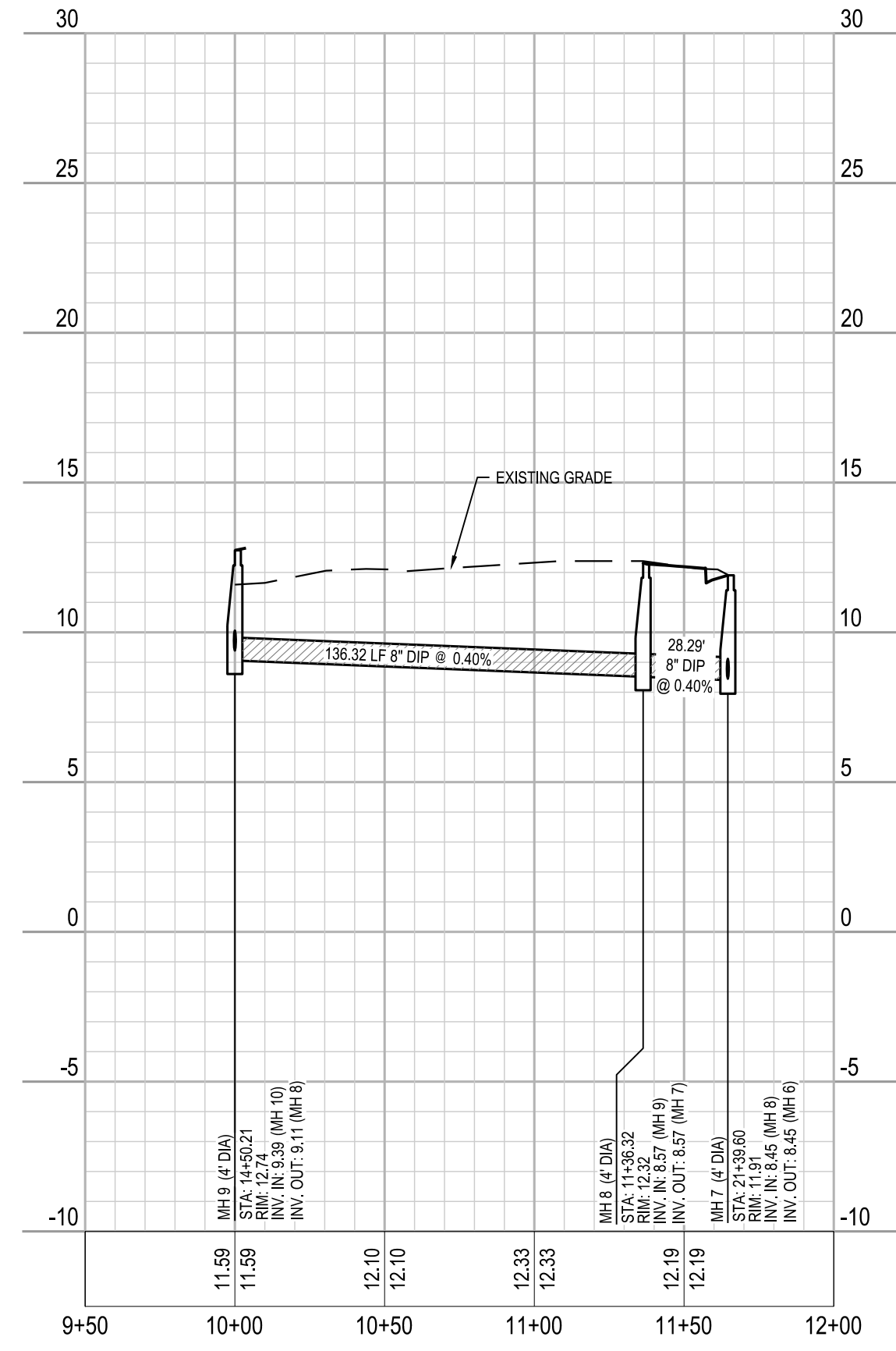
Sheet No.
C9.4

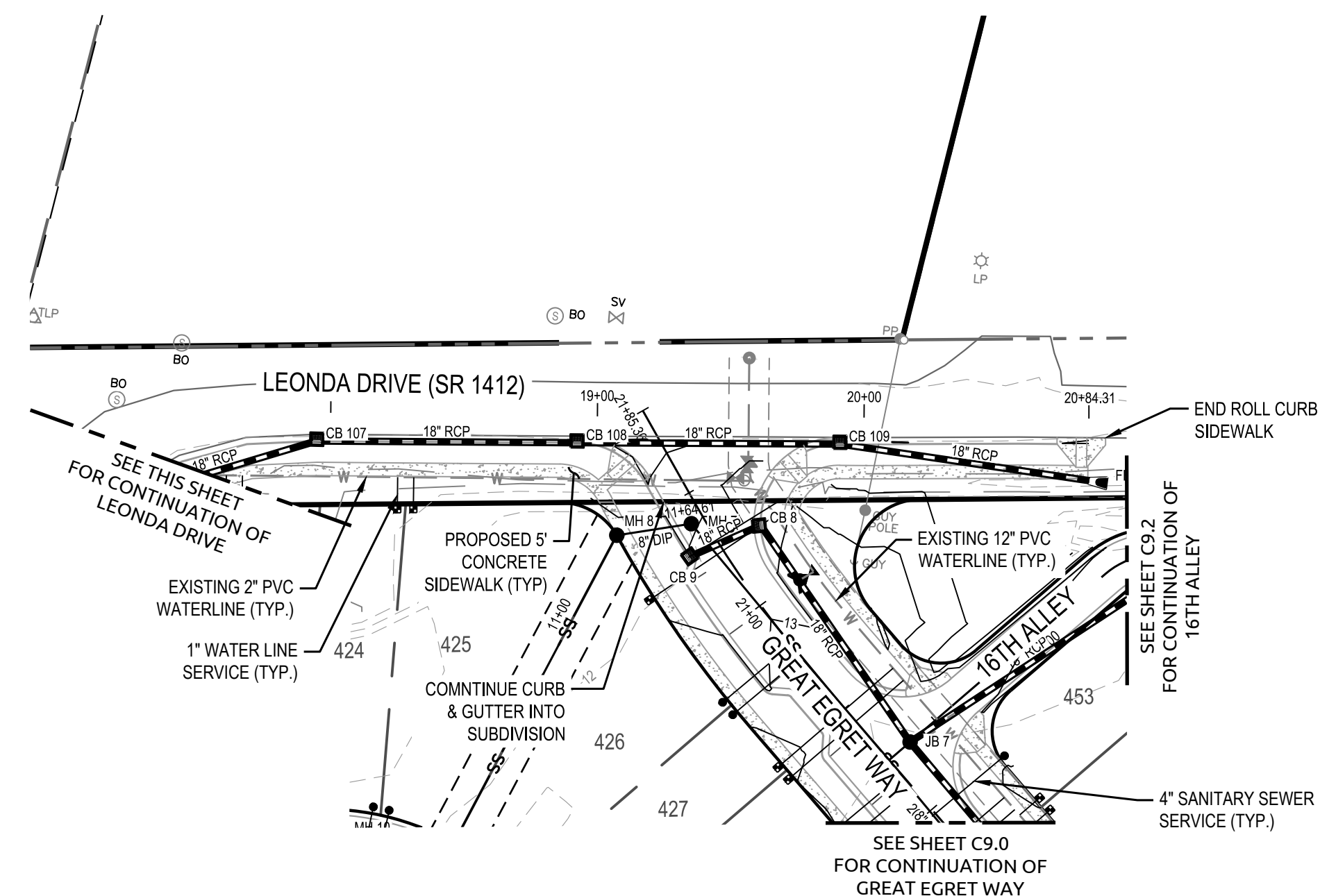
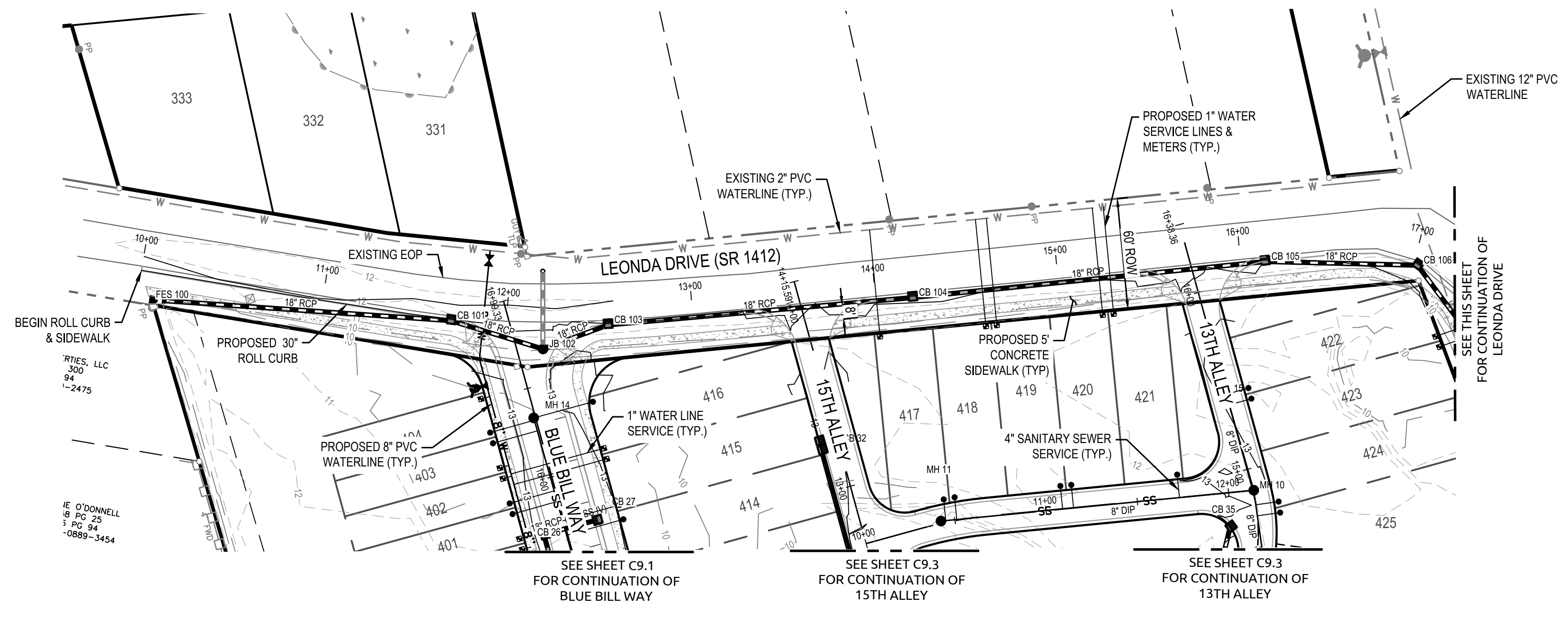


EX-MH1-MH2



MH7-MH9

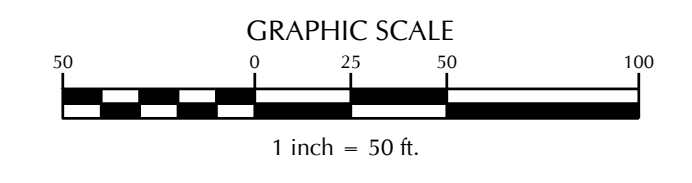
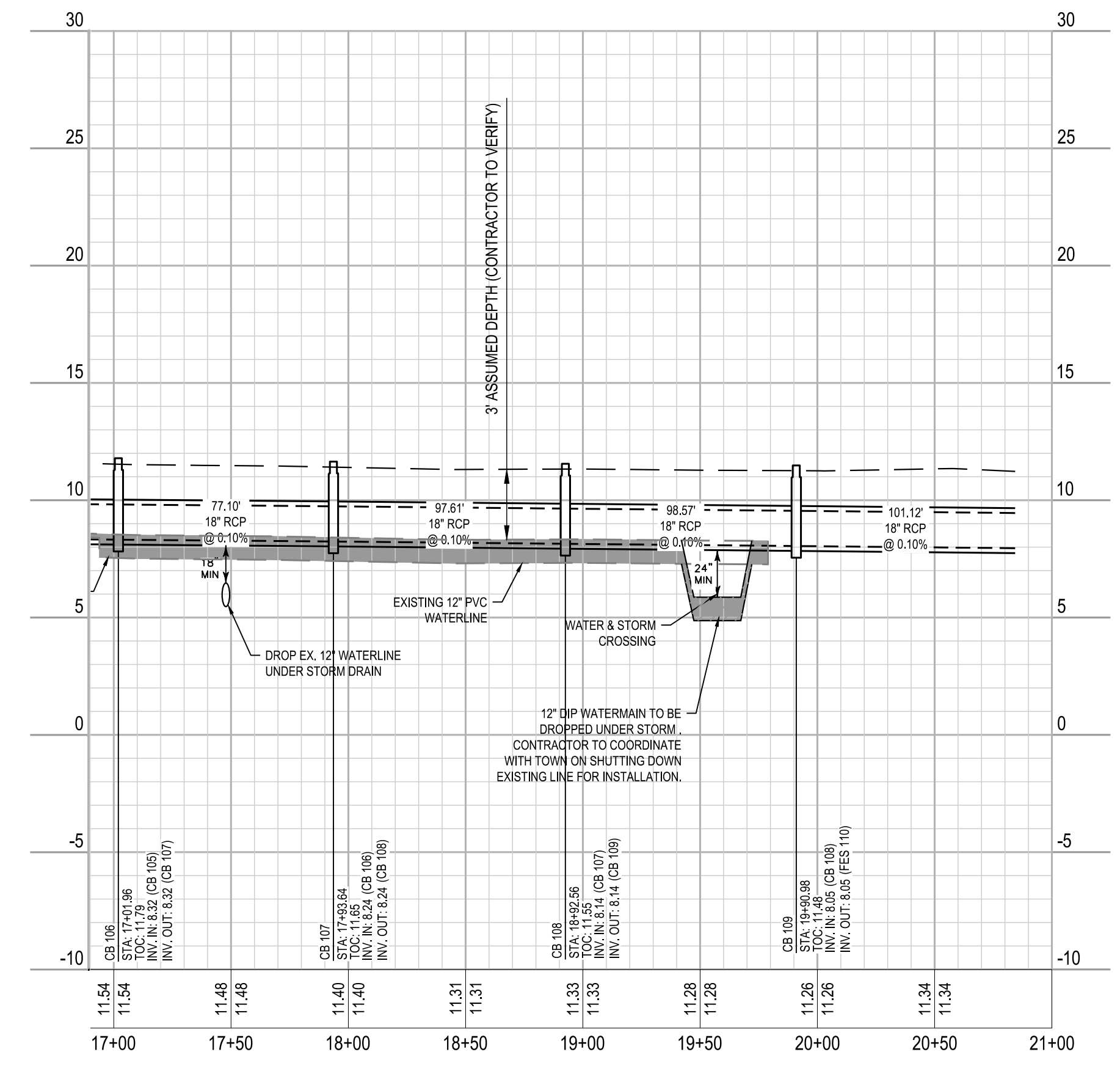
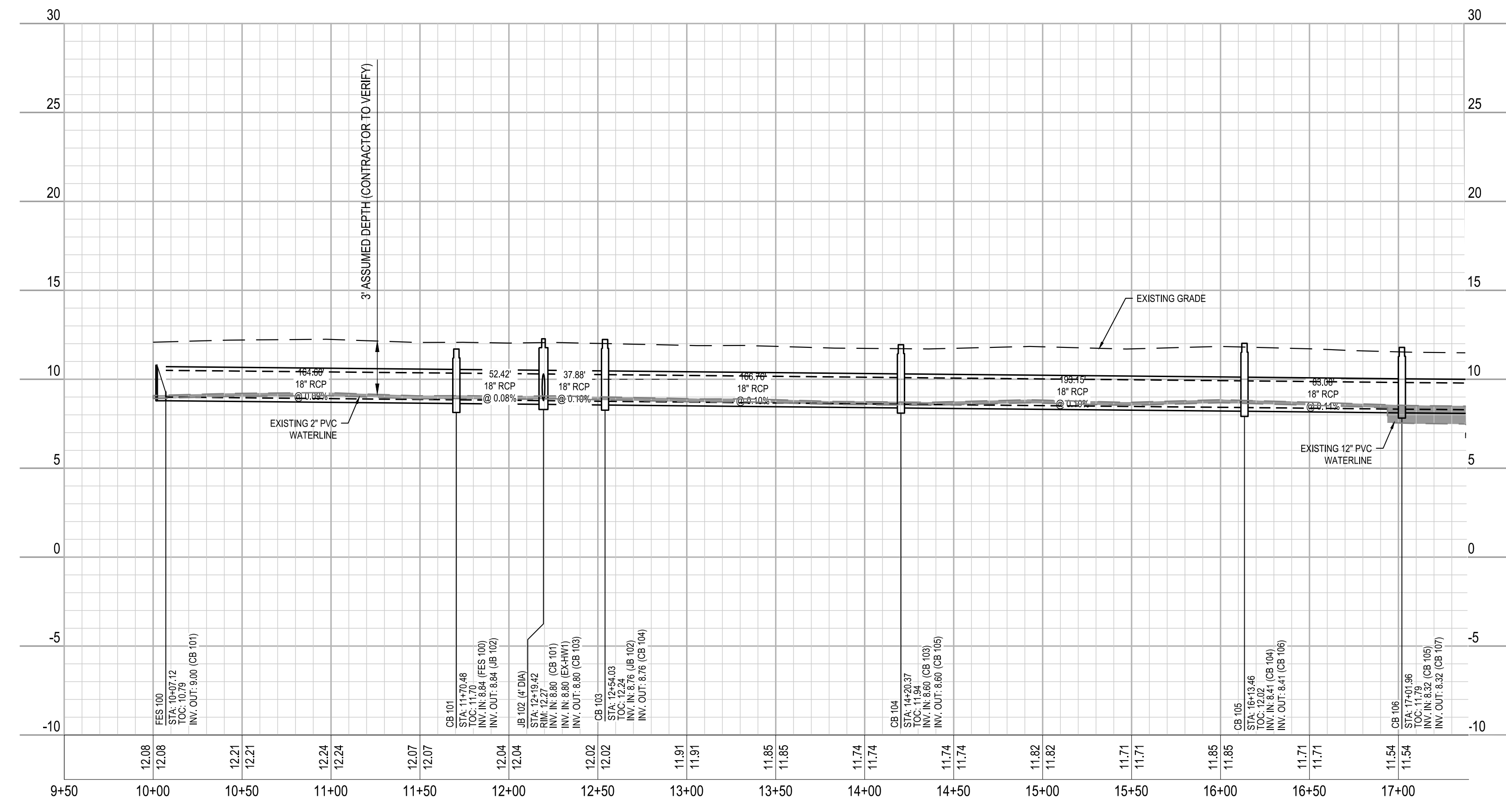




NOTE:
EXISTING LEONDA DRIVE PROPOSED TO HAVE 30" CURB & GUTTER AND SIDEWALKS IN NCDOT RIGHT OF WAY FROM STATION 10+00 TO 20+85.

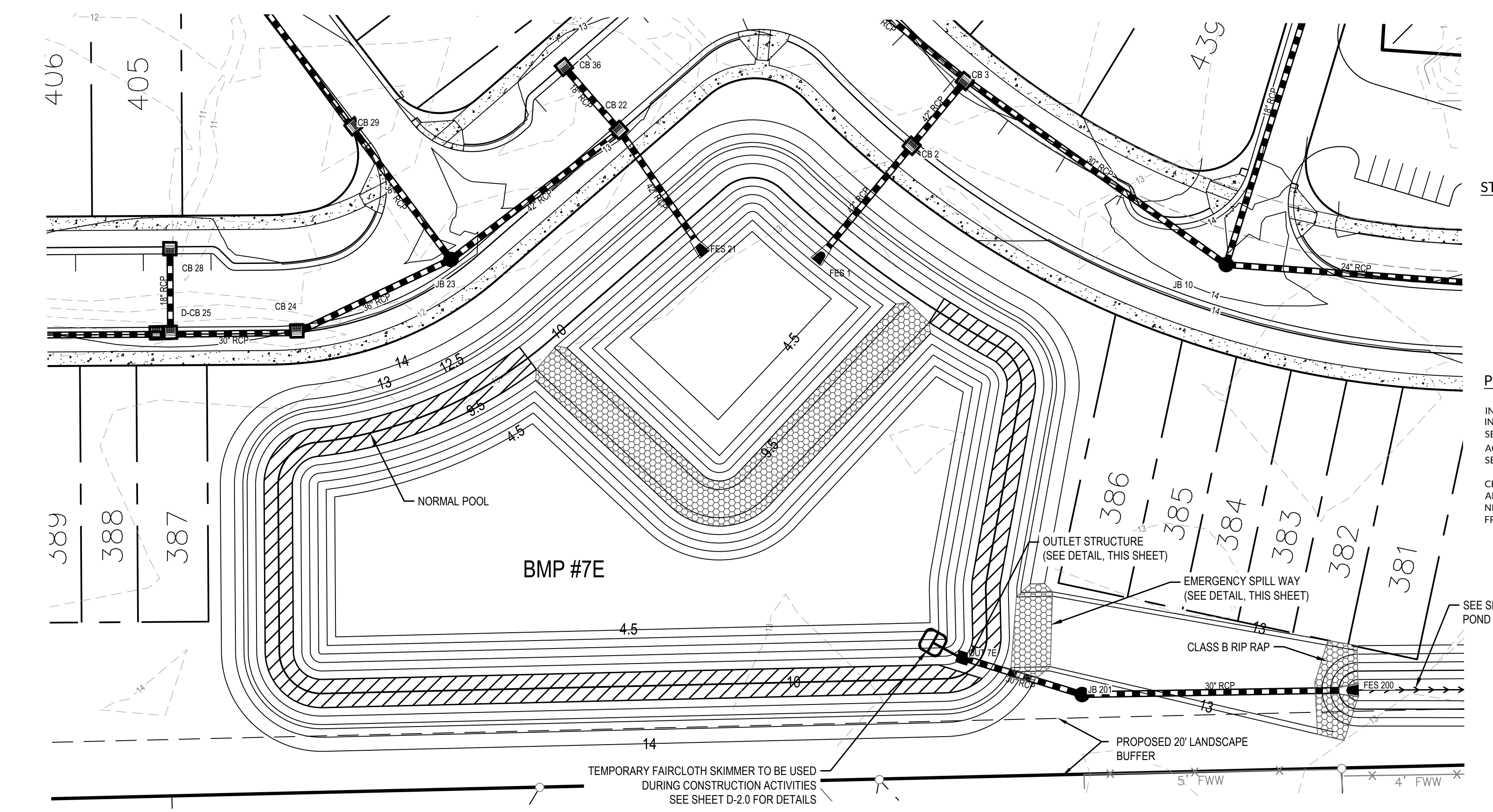
LEONDA DRIVE

LEONDA DRIVE



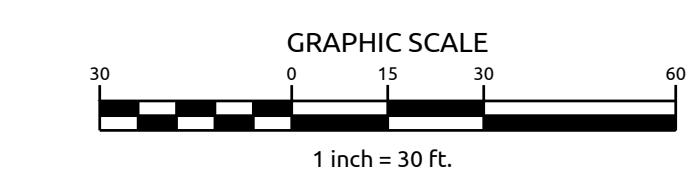
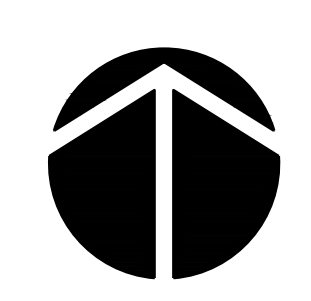
K:\081818\0702080976.50 Beau Coast Phase 5\CD\Drawings\548 Construction\09 PLAN & PROFILE.dwg Modified: March 13, 2020 10:55:19 AM - B010 - 05/01

BMP #7E SITE PLAN



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

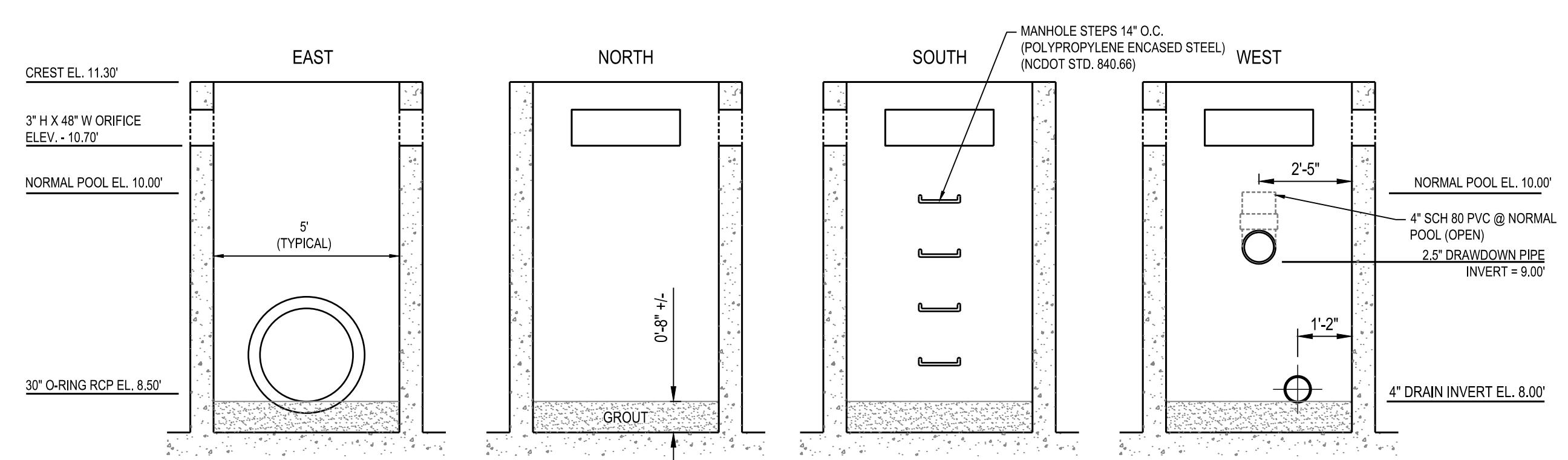
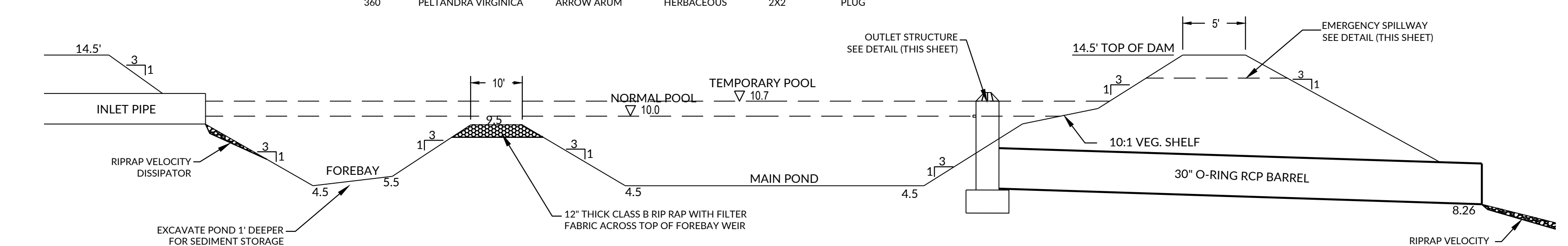
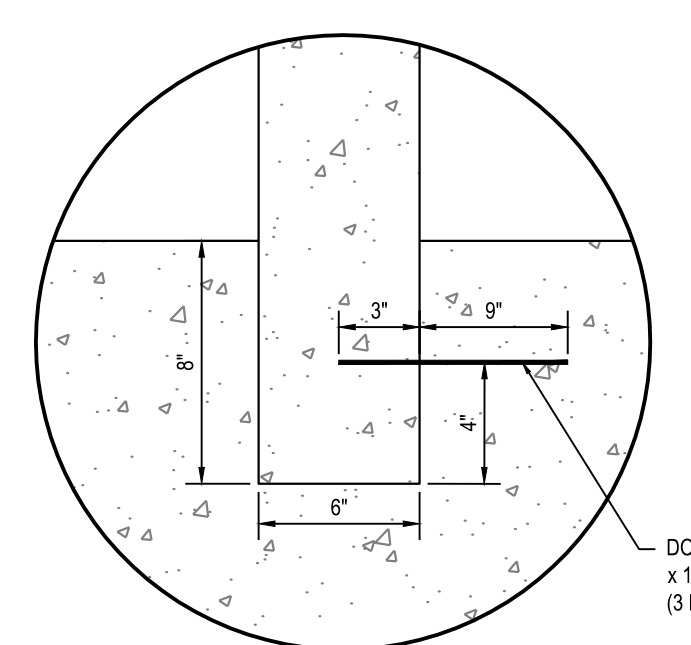
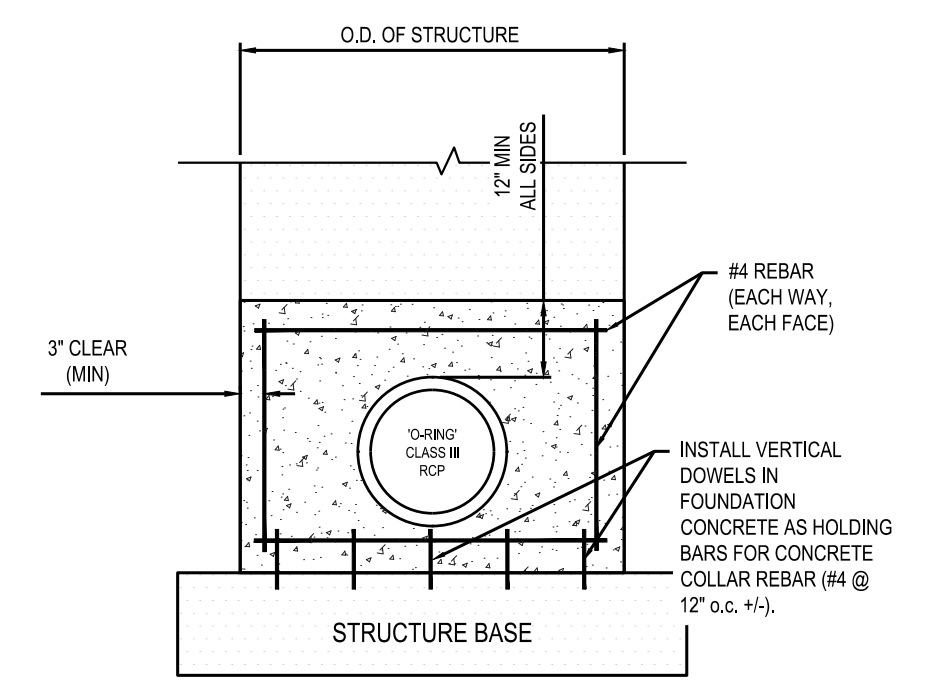
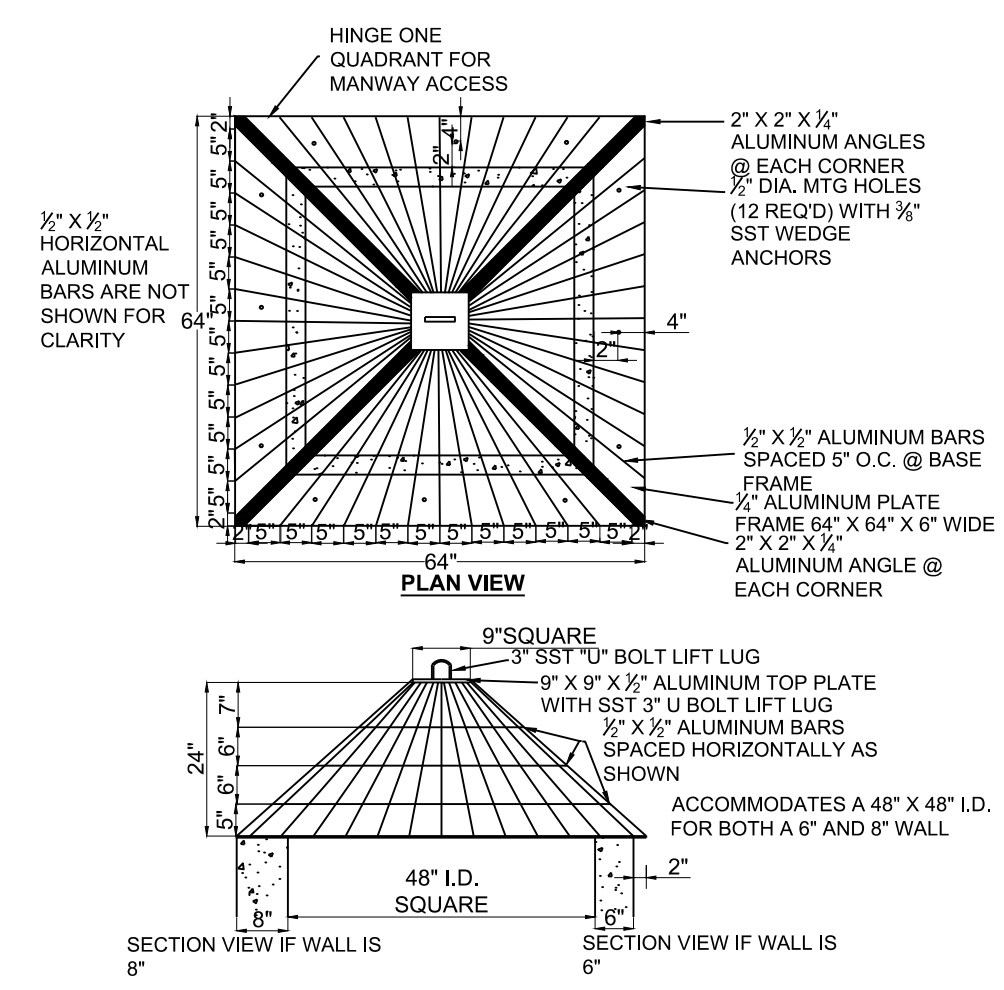
- POND MAINTENANCE:**
- INSPECT SEDIMENT BASINS AT LEAST WEEKLY AND AFTER EACH SIGNIFICANT (1/2 INCH OR GREATER) RAINFALL EVENT AND REPAIR IMMEDIATELY. REMOVE SEDIMENT AND RESTORE TO ITS ORIGINAL DIMENSIONS WHEN IT ACCUMULATES TO ONE-FOURTH (1/4) THE DESIGN DEPTH. PLACE REMOVED SEDIMENT IN AN AREA WITH SEDIMENT CONTROLS.
- CHECK THE EMBANKMENT, SPILLWAYS, AND OUTLET FOR EROSION DAMAGE, AND INSPECT THE EMBANKMENT FOR PIPING AND SETTLEMENT. MAKE ALL NECESSARY REPAIRS IMMEDIATELY. REMOVE ALL TRASH AND OTHER DEBRIS FROM THE RISER AND POOL AREA.



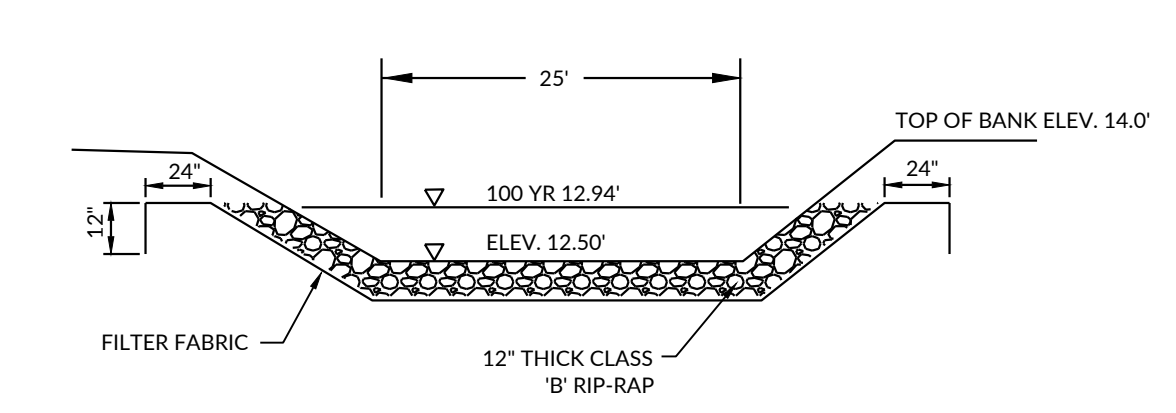
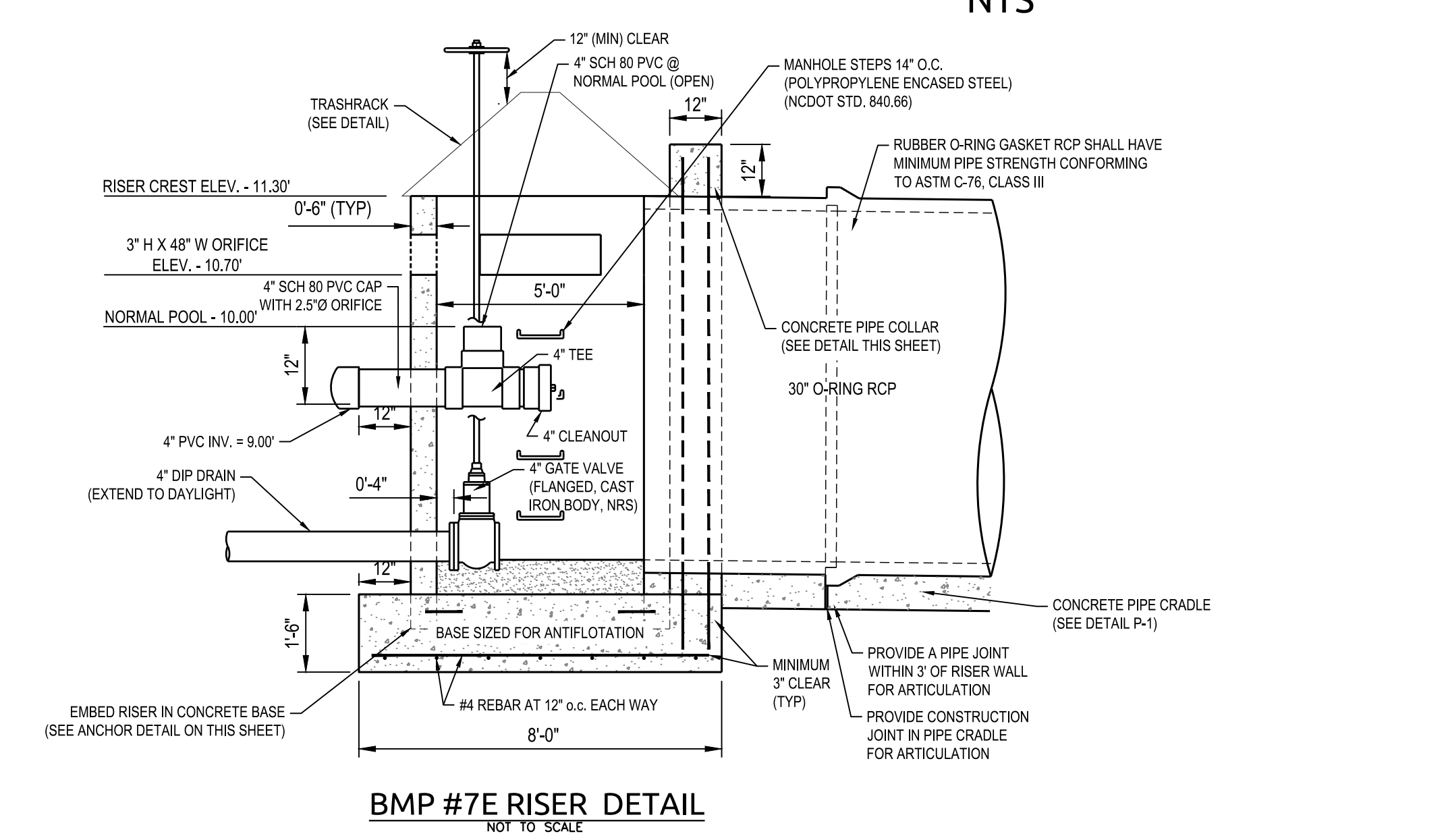
VEGETATIVE SHELF SHALLOW WATER EMERGENT COMMUNITY MINIMUM REQUIREMENT: 1,425 PLANTS & MIN. 3 SPECIES (50 PLANTS PER 200 SF)

PROPOSED PLANTINGS:

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



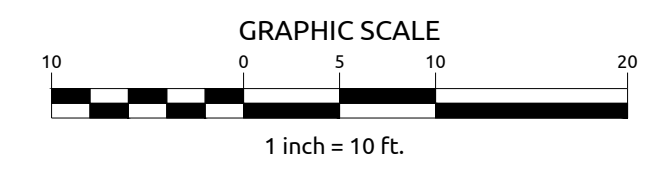
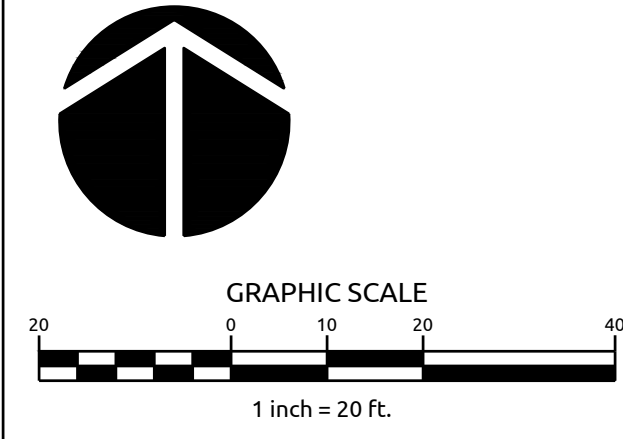
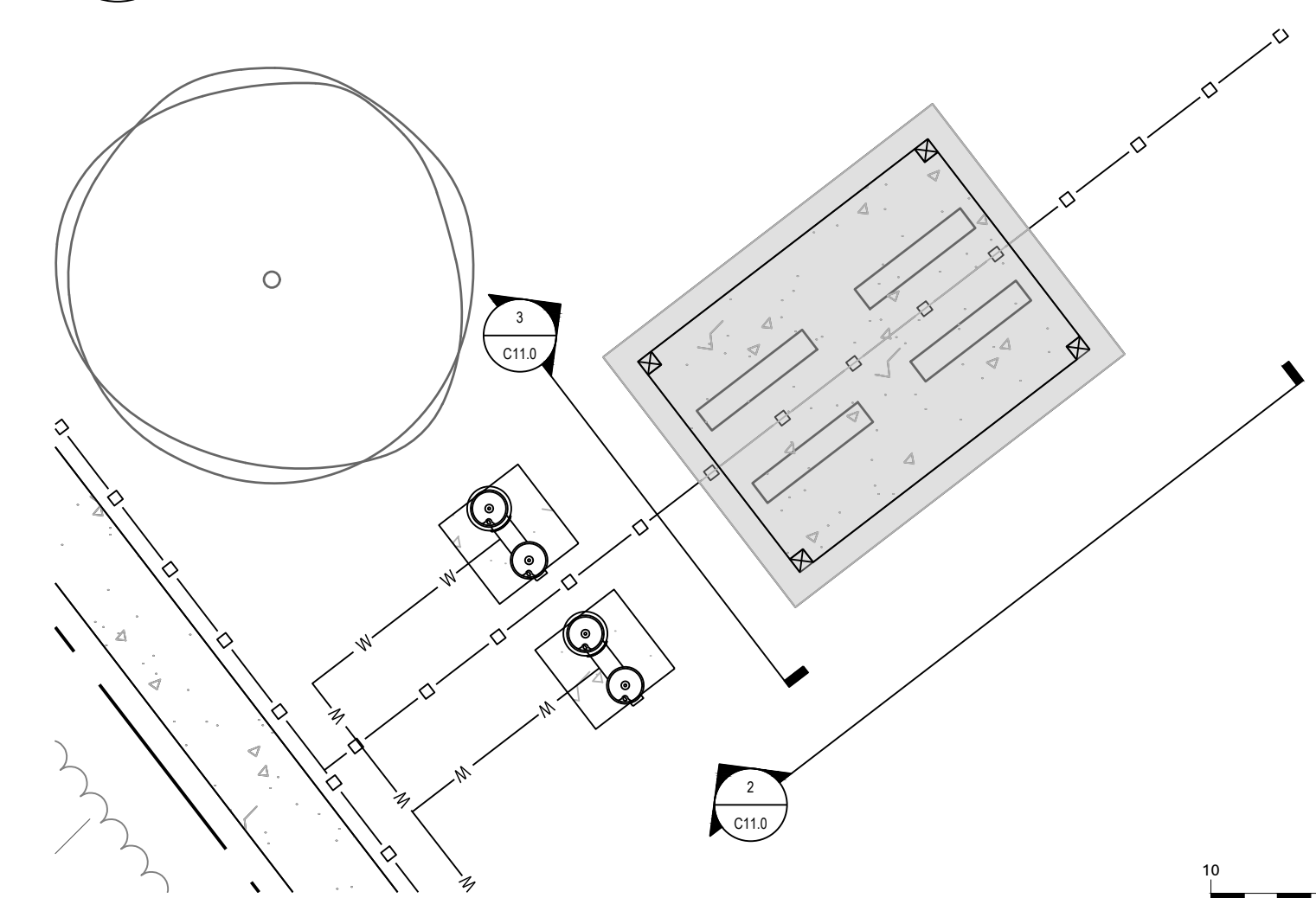
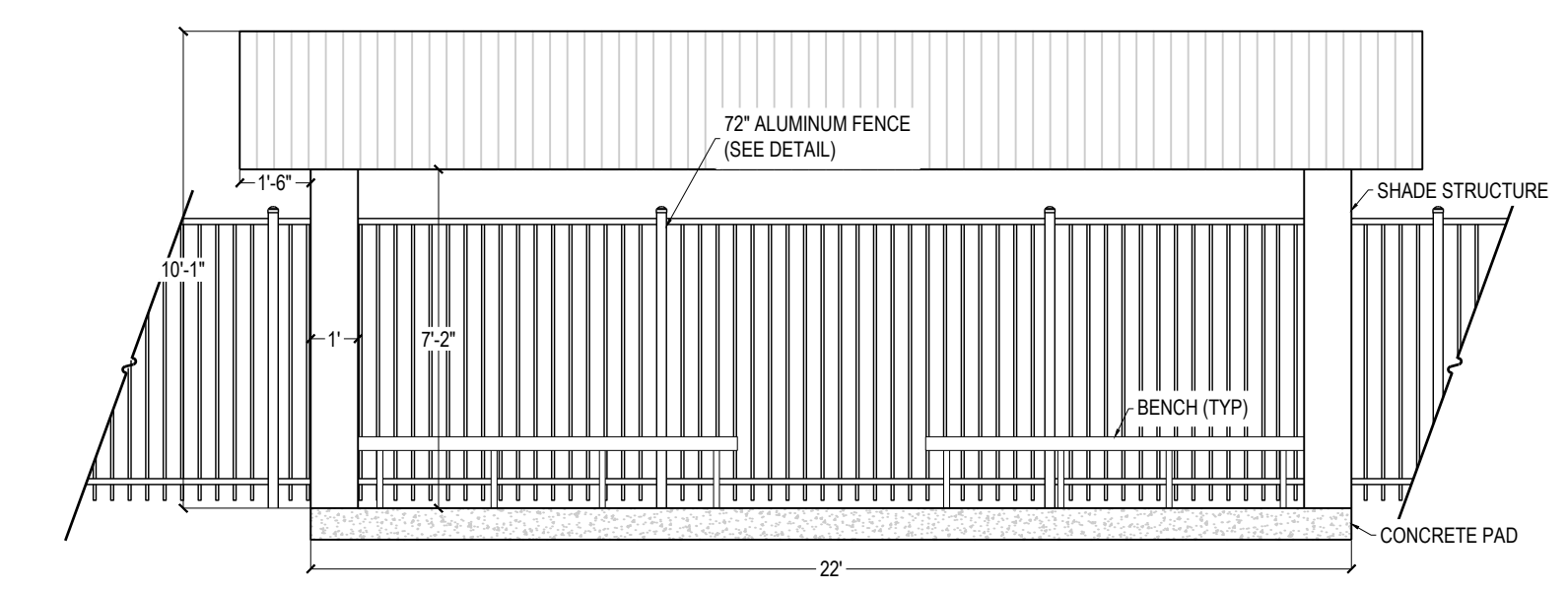
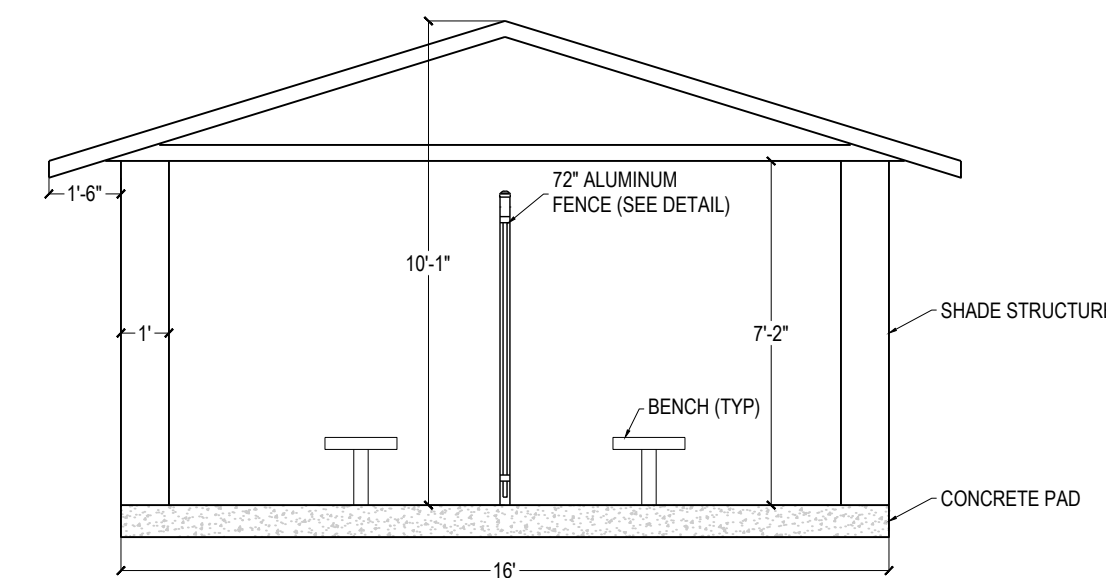
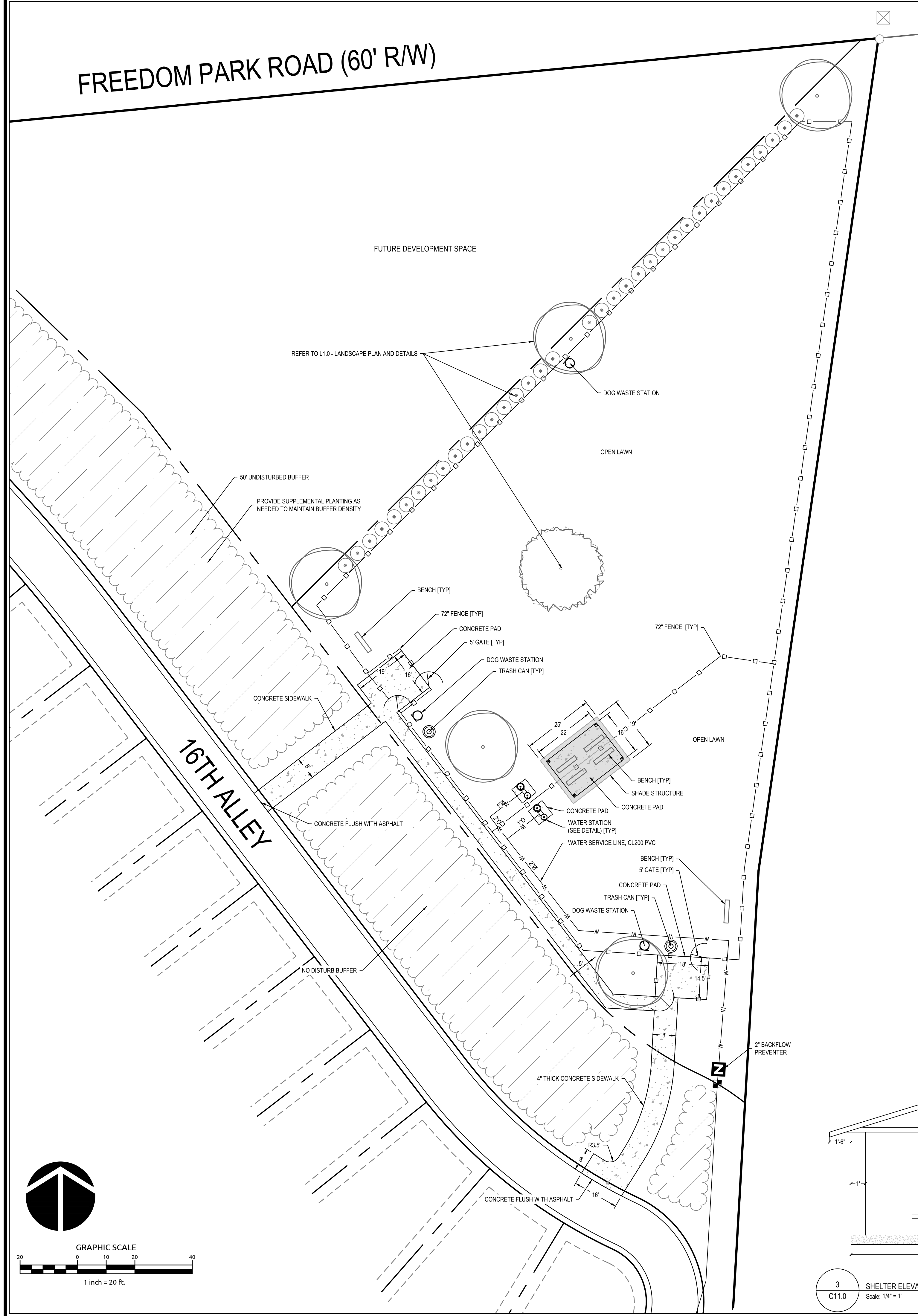
STORMWATER MANAGEMENT BMP #7E SECTION NTS



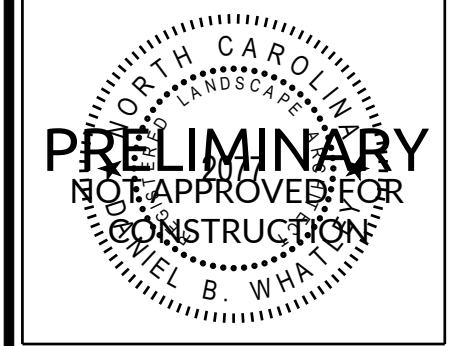
BMP #7E EMERGENCY SPILLWAY NTS

K:\081818\0702080976.50 Beau Coast Phase 5\CADD\Drawings\BMP\BMP#7E\BMP#7E Details.dwg, Monday, February 17, 2020 1:34:46 PM, 8070, 1057PH

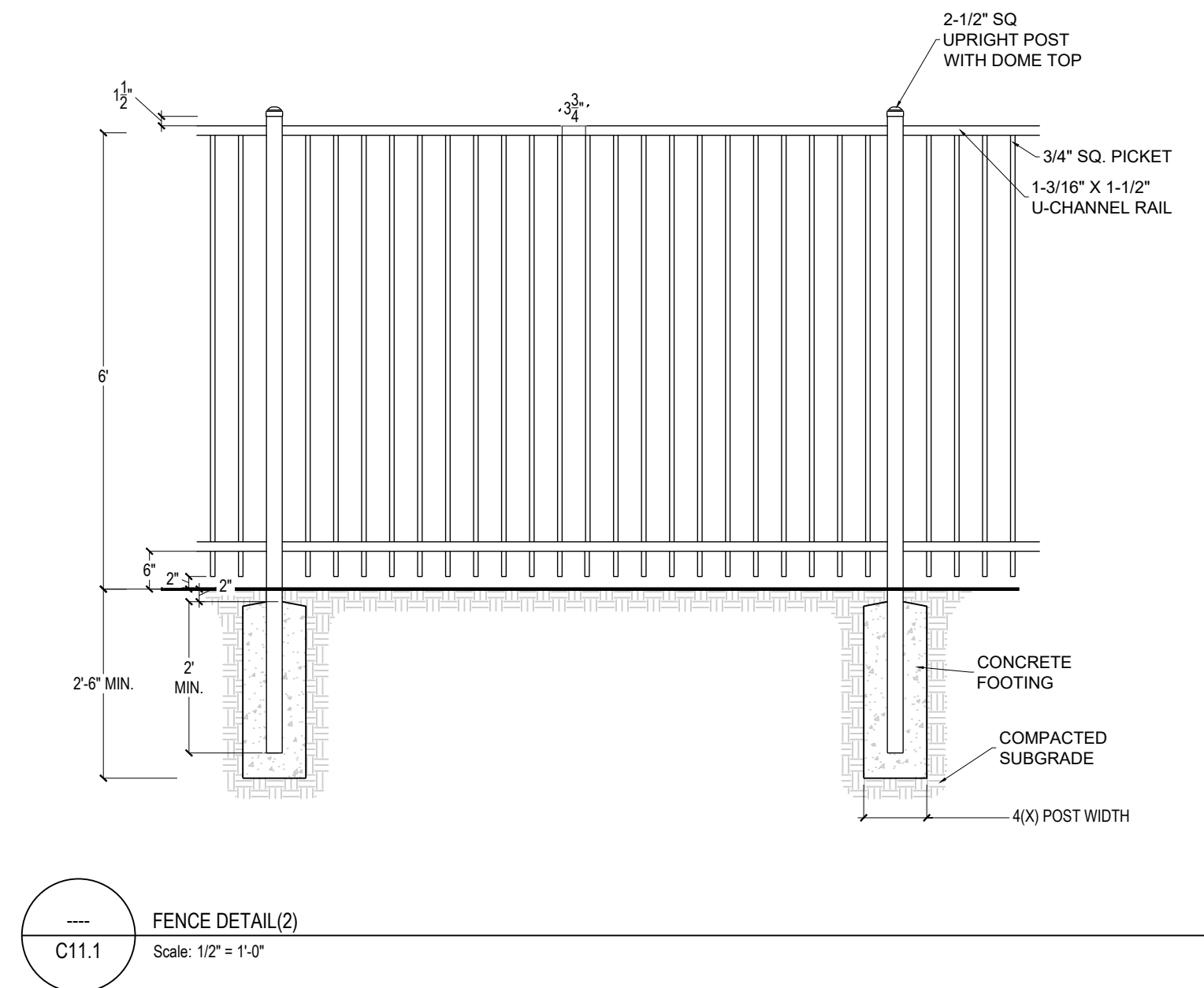
FREEDOM PARK ROAD (60' R/W)



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



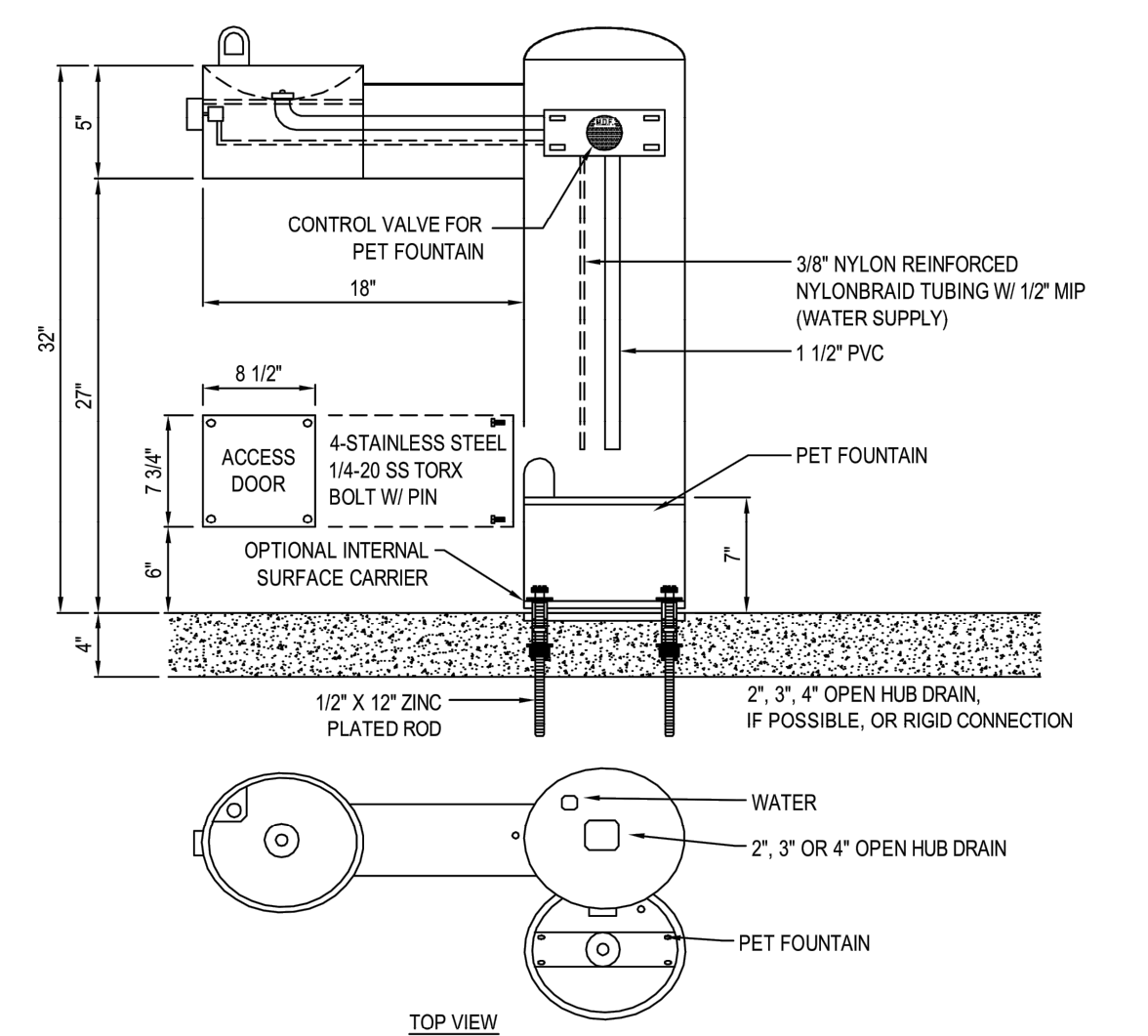
Revisions



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



MDF
MOST DEPENDABLE
FOUNTAINS, INC.
5705 COMMANDER DR. P.O. BOX 587
ARLINGTON, TN 38002-0587
PHONE: (901) 867-0039
FAX: (901) 867-0159
www.mostdependable.com



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

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

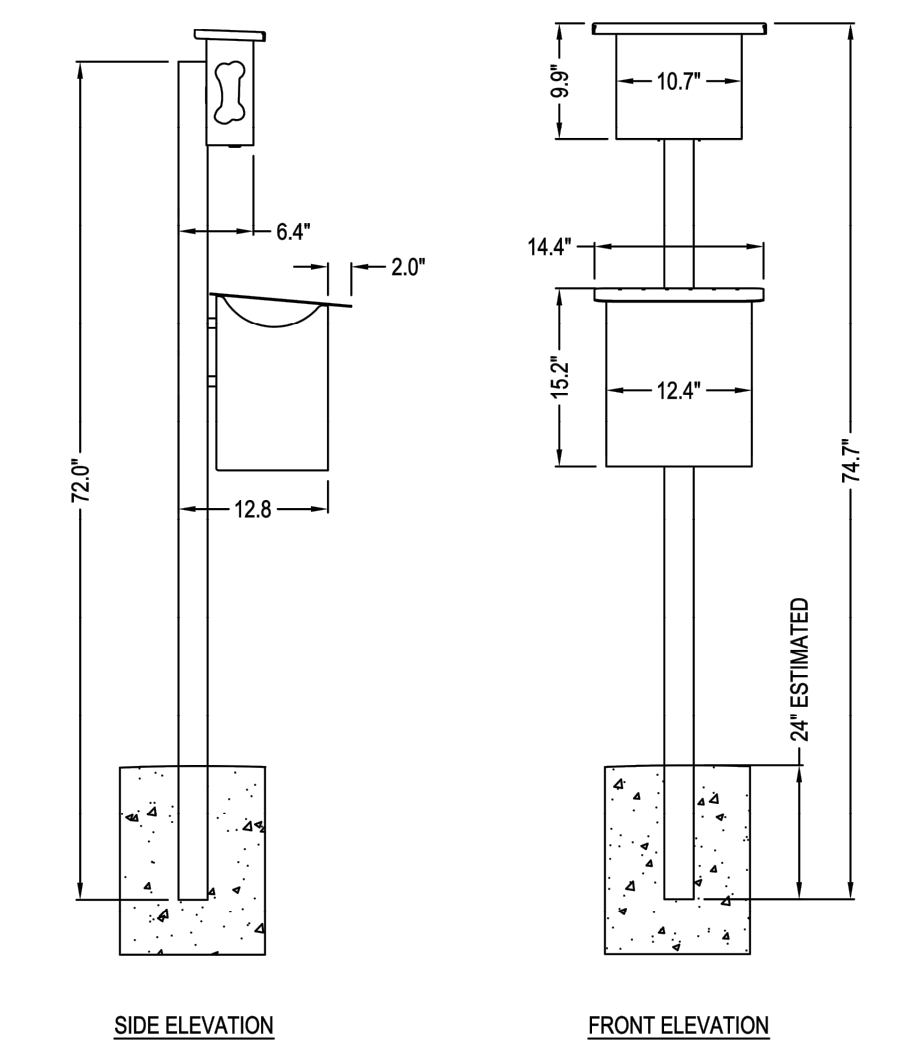
3354-1-32 PROTECTED BY COPYRIGHT © 2018 CADDETAILS.COM LTD. REVISION DATE 08/13/2018 CADdetails.com



GYMS FOR DOGS™
3815 RIVER CROSSING PKWY SUITE 100
INDIANAPOLIS, IN 46240
PHONE: (800) 931-1562
FAX: (800) 931-6152
www.livinthedoglife.com

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

- STANDARD FEATURES:**
- MADE IN U.S.A.
 - ALUMINUM ALL-WEATHER MATERIAL
 - ADA COMPATIBLE
 - HEAVY-DUTY ONE PIECE MOUNTING POST
 - CAN BE CUSTOMIZED WITH YOUR BRAND OR SPECIAL LOGO
 - PROPRIETARY FLAT SURFACE FOR STORAGE: LEASH, KEYS, CELL PHONES
 - 600 BAG CAPACITY MEANS LESS REFILL TIME
- PRODUCT DIMENSIONS:**
- 72" H X 15" W X 69" L
- RECOMMENDED SPECIFICATIONS:**
- ITEM:**
- DL-PWS100-PCIG
- COMPONENTS:**
- DL-PNSBAG-TPC (BOX)
 - DL-PWSIGP (POST - IG)
- MATERIALS:**
- POWDER COATED ALUMINUM BAG DISPENSER BOX
 - POWDER COATED ALUMINUM POST DESIGNED FOR BURIAL
- NOTES:**
- INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
 - DO NOT SCALE DRAWINGS.
 - THIS DRAWING IS INTENDED FOR USE BY ARCHITECTS, ENGINEERS, CONTRACTORS, CONSULTANTS AND DESIGN PROFESSIONALS FOR PLANNING PURPOSES ONLY. THIS DRAWING MAY NOT BE USED FOR CONSTRUCTION.
 - 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 5017-066.

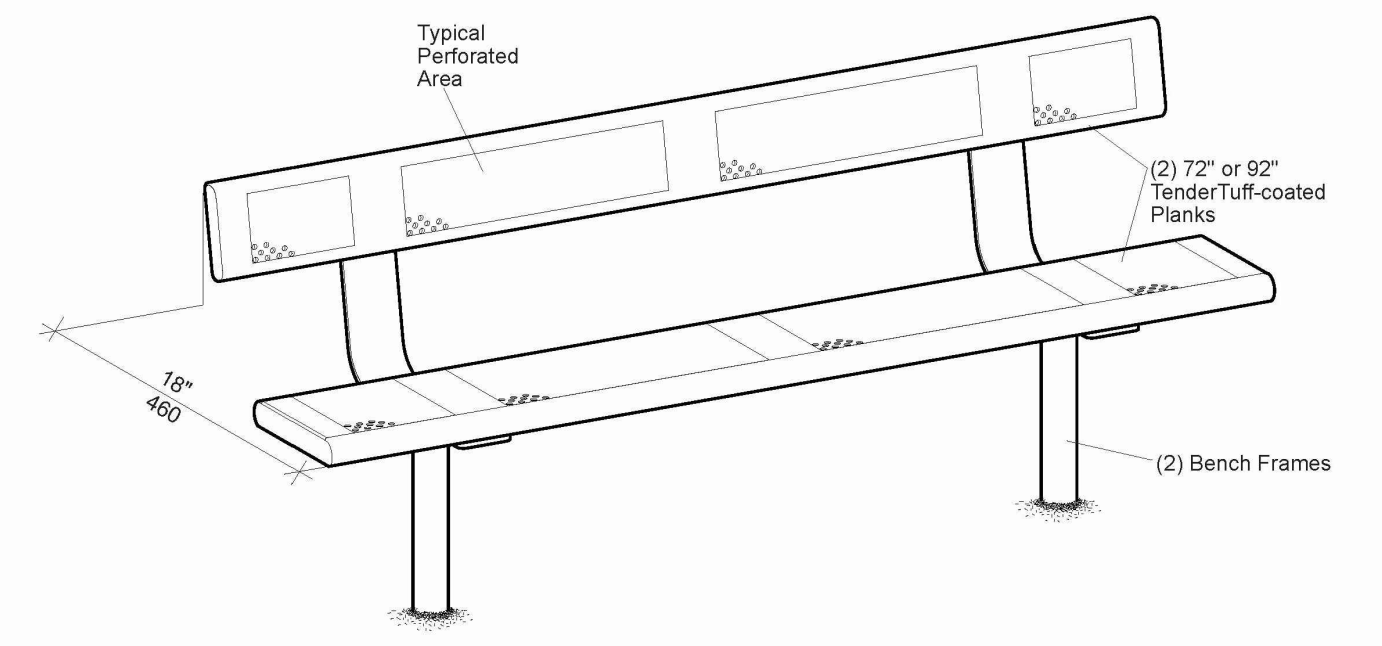


NATURAL DOG PARK - PET WASTE STATION

GYMS FOR DOGS™ - THE PET WASTE STATION™ ALUMINUM - EXCLUSIVE SIGNATURE DECORATIVE PET WASTE STATION W/ STARTER KIT OF 400 BAGS (BLACK OR GREEN)
ALL RIGHTS RESERVED - GYMS FOR DOGS™ REVISION DATE 01/03/2020



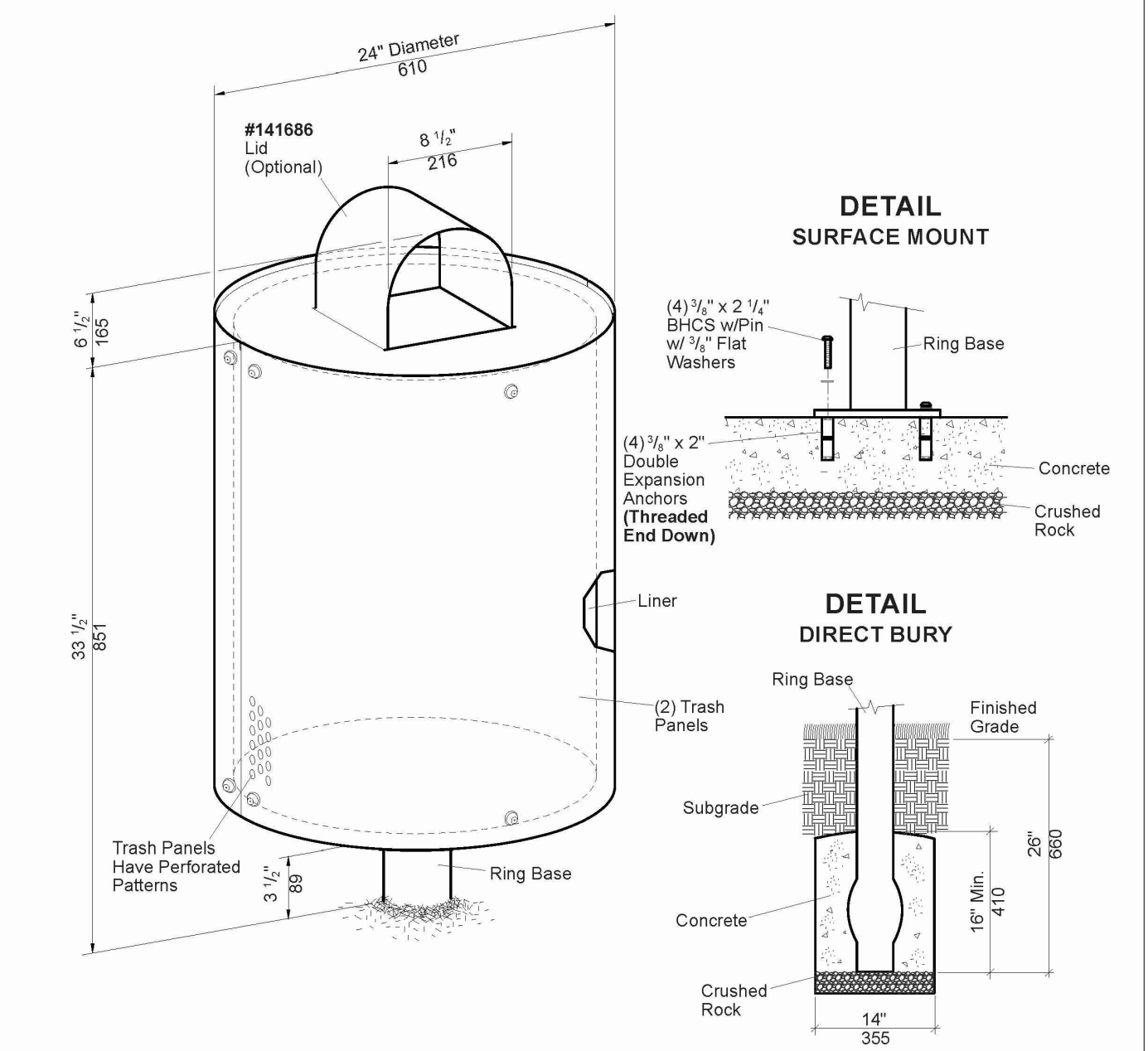
14169100



Site Furnishings 141683 Bench, TenderTuff-coated, w/Back Sheet 1 of 2
601 7TH STREET SOUTH, DELANO, MINNESOTA 55328-8605 888-674-6970 LSI Install Help 888-438-6574 LSI Direct 763-972-5200 MN FAX (763) 972-3165
© 2013 by Landscape Structures. All rights reserved. Document #18819700



18819100

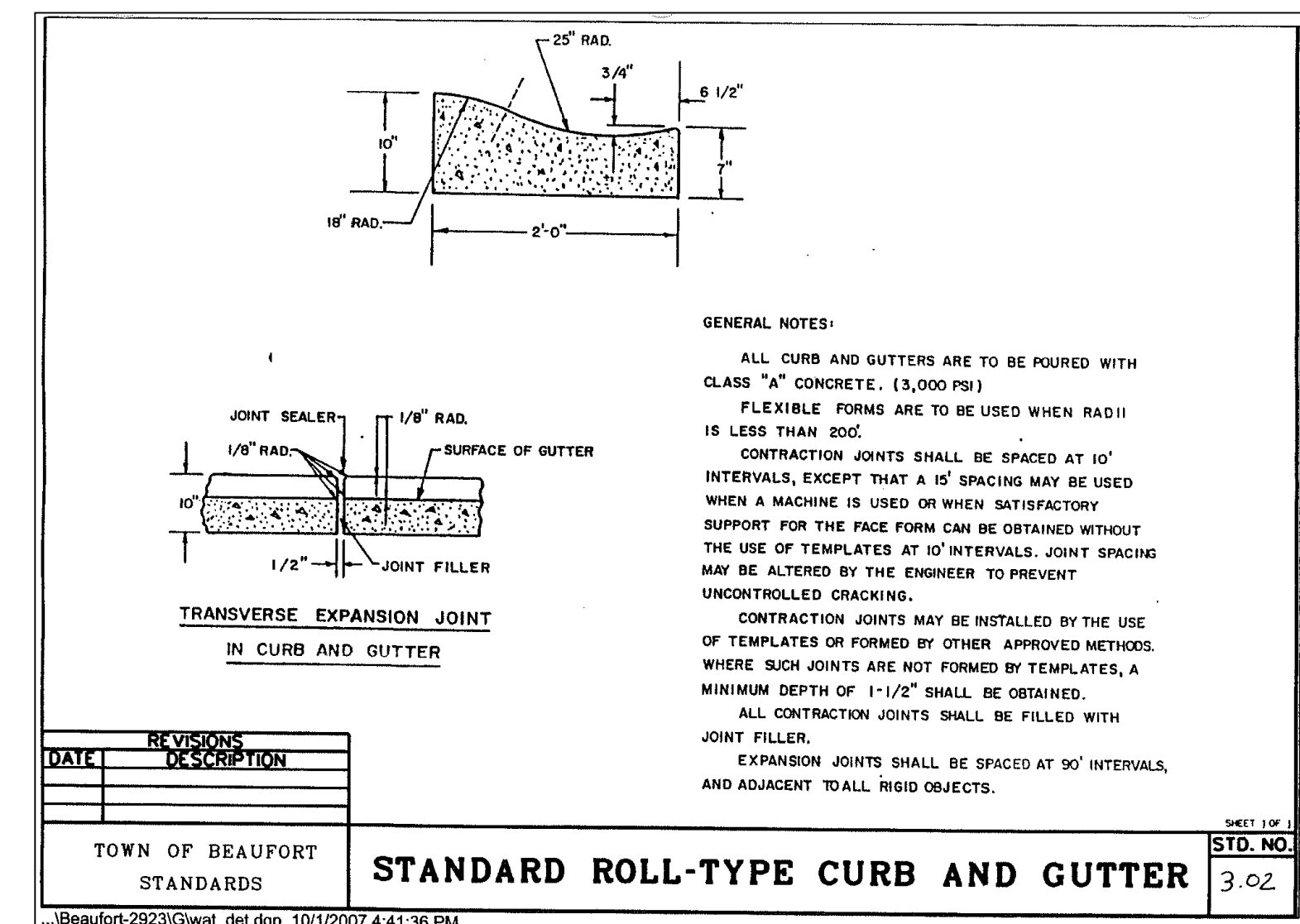
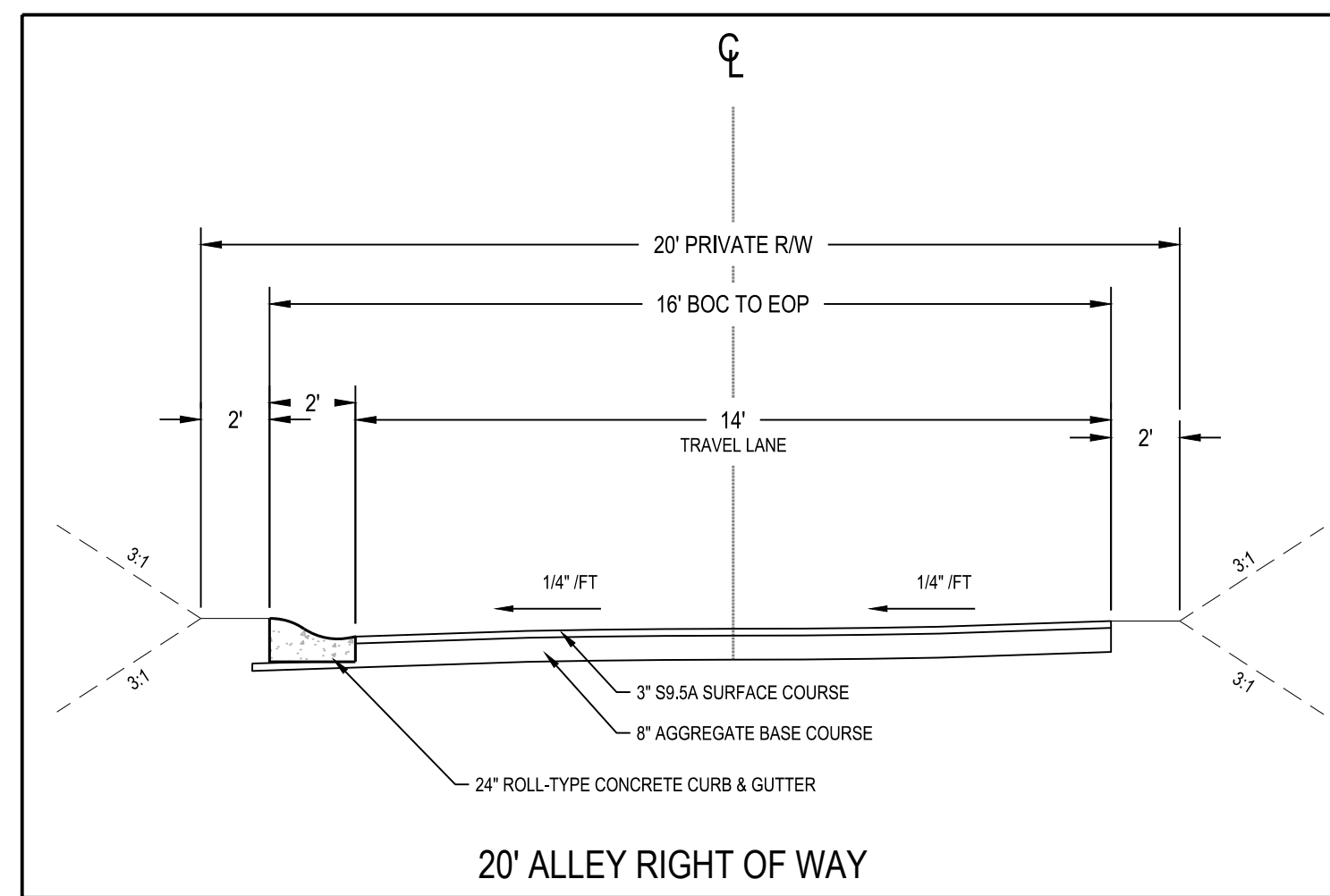
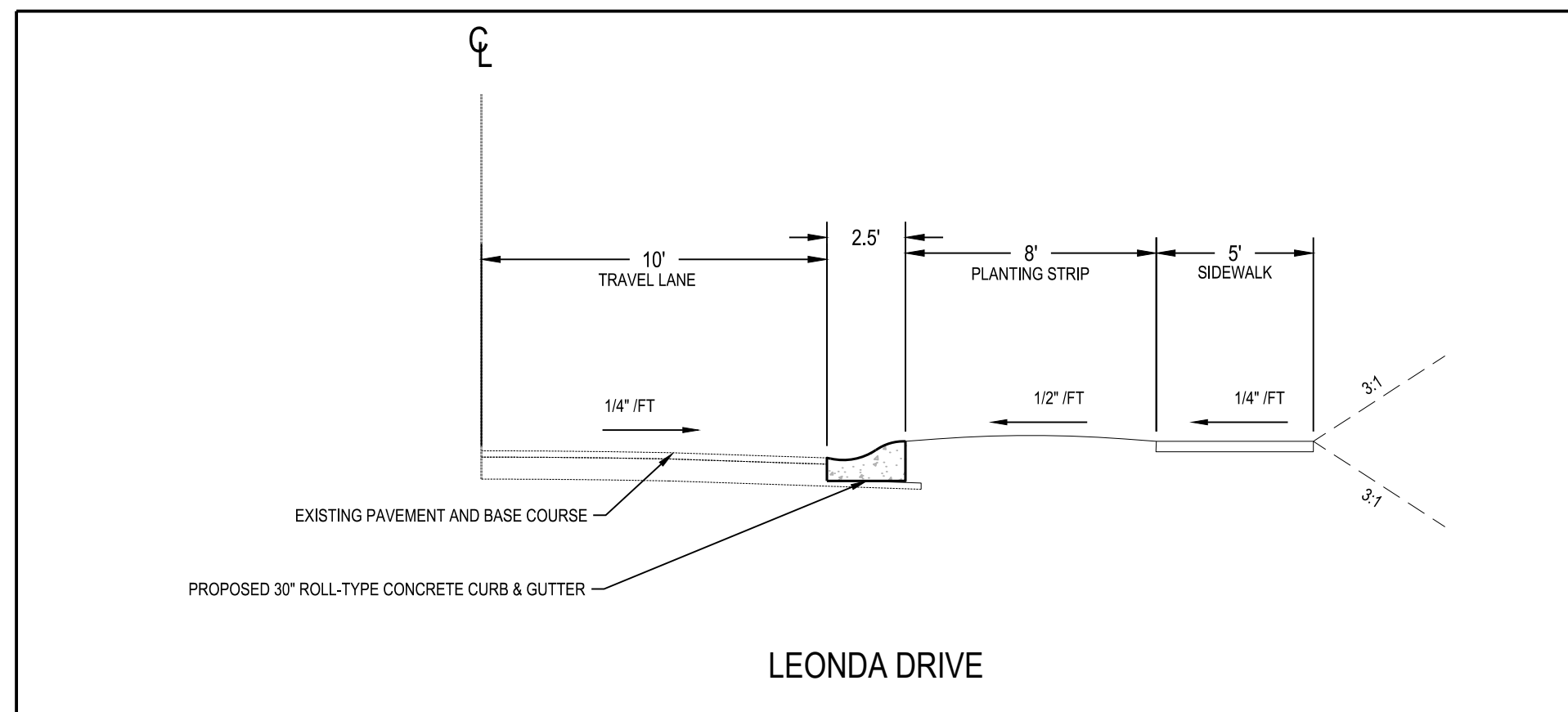


Site Furnishings 141685 Litter Receptacle Sheet 1 of 2
601 7TH STREET SOUTH, DELANO, MINNESOTA 55328-8605 888-674-6970 LSI Install Help 888-438-6574 LSI Direct 763-972-5200 MN FAX (763) 972-3165
© 2013 by Landscape Structures. All rights reserved. Document #18819100

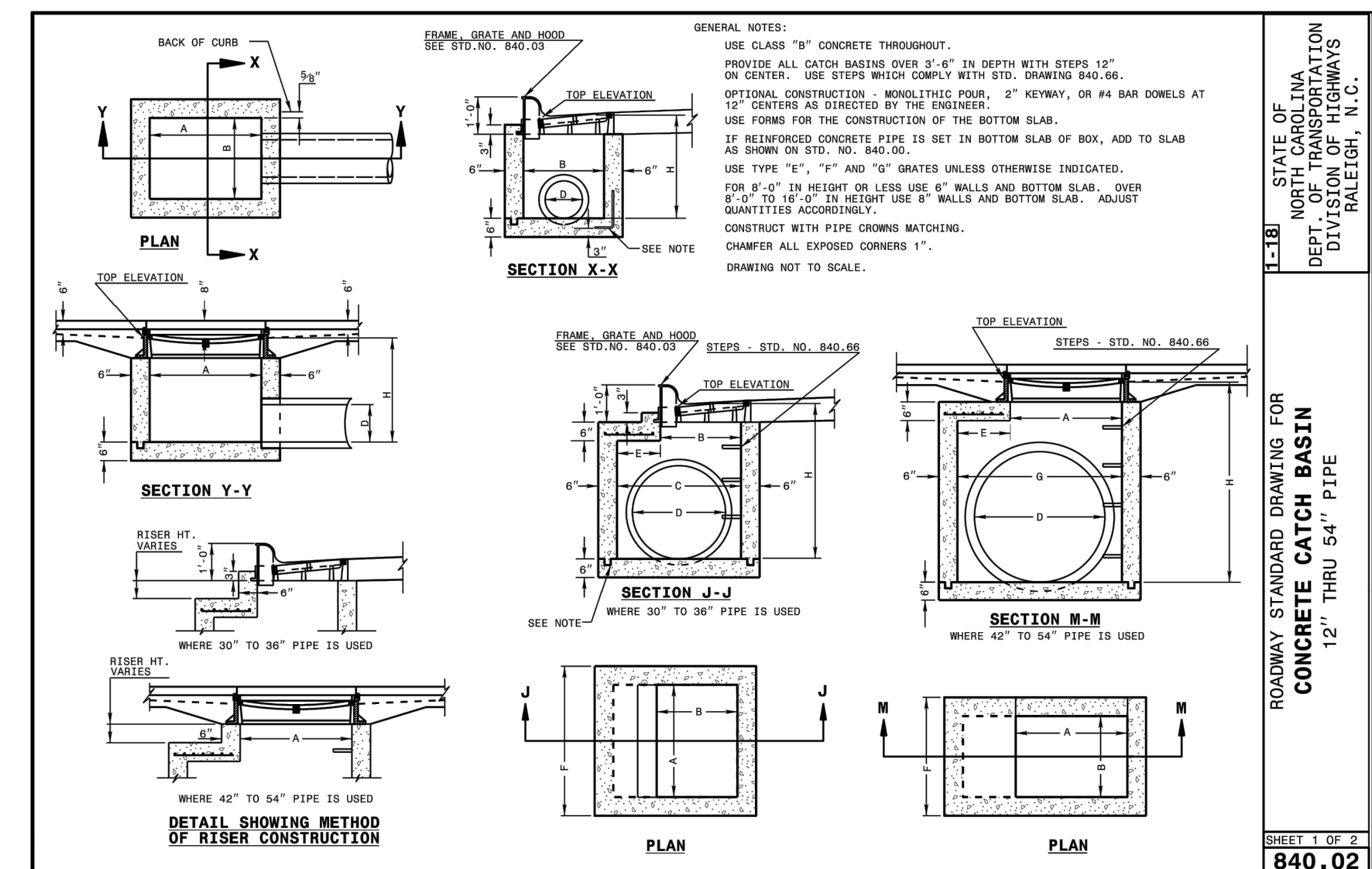
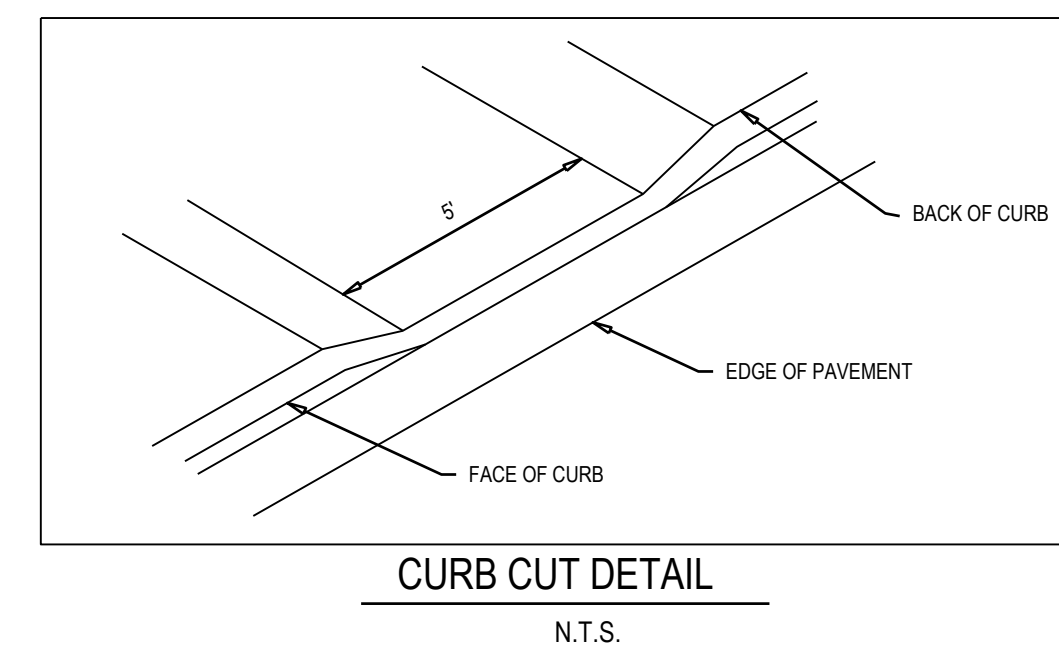
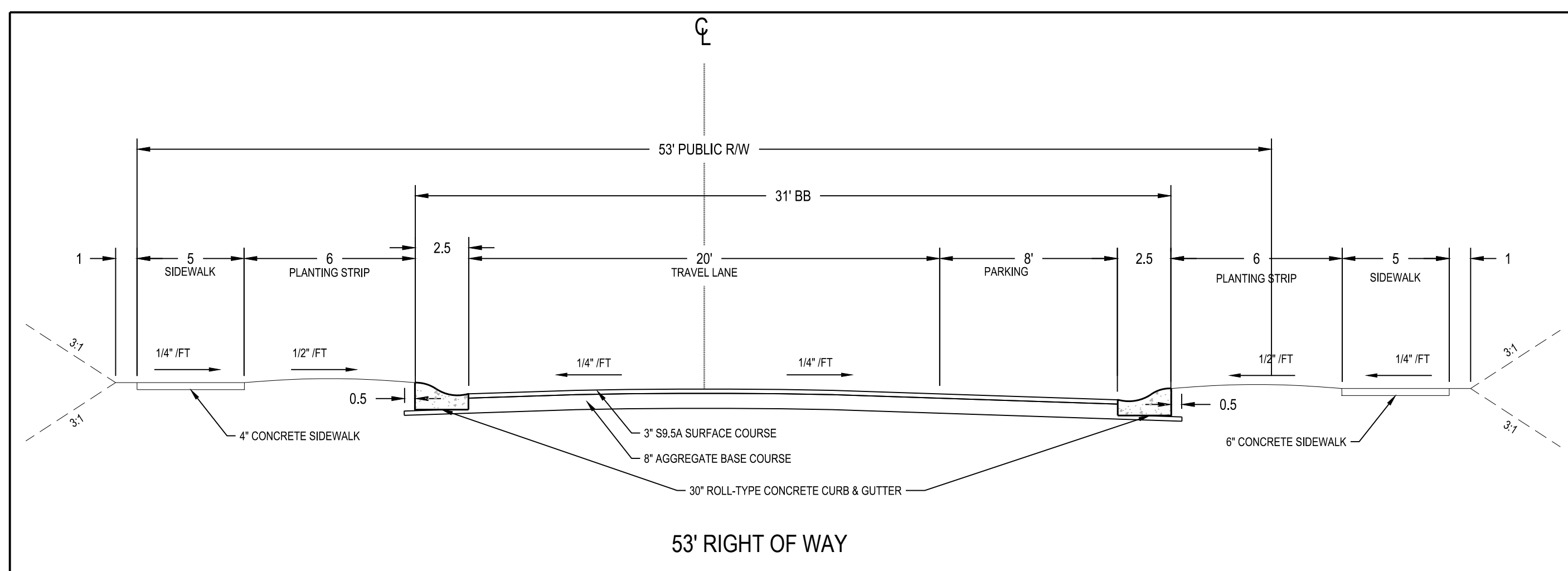
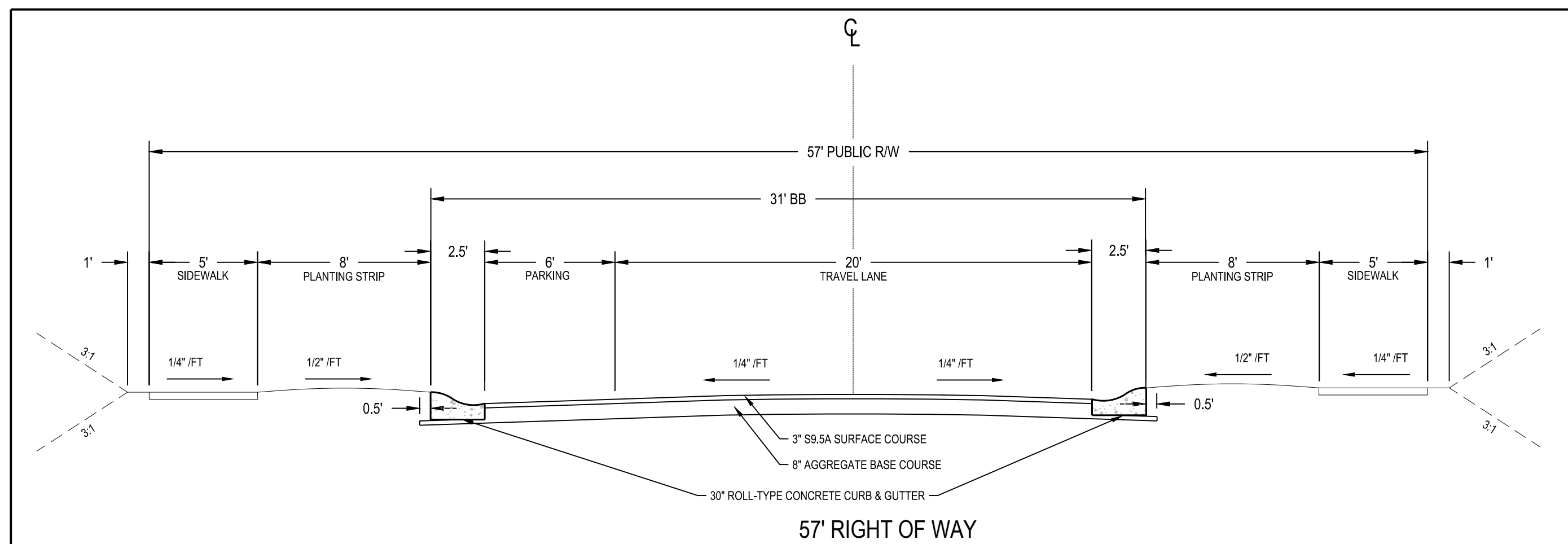
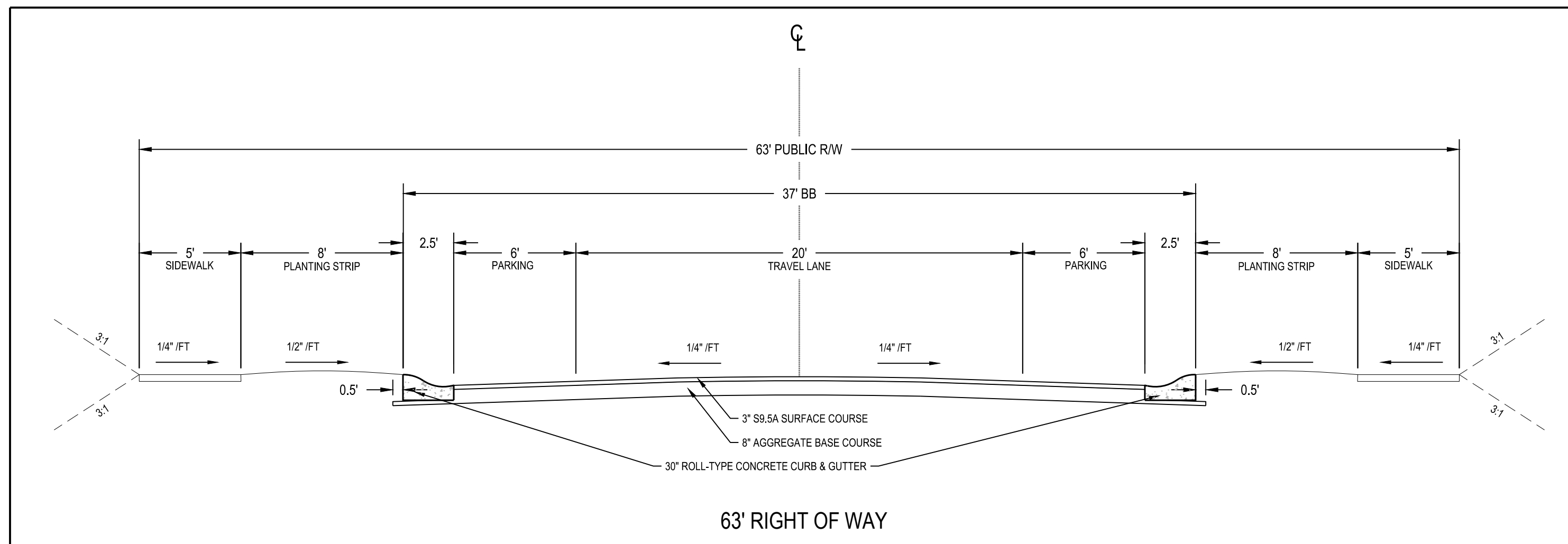
Job No. 02080976.50	Drawn By TG
Date 2/13/2020	Designer JSB



Revisions



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



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

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



Revisions

SEDIMENT BASIN MAINTENANCE:

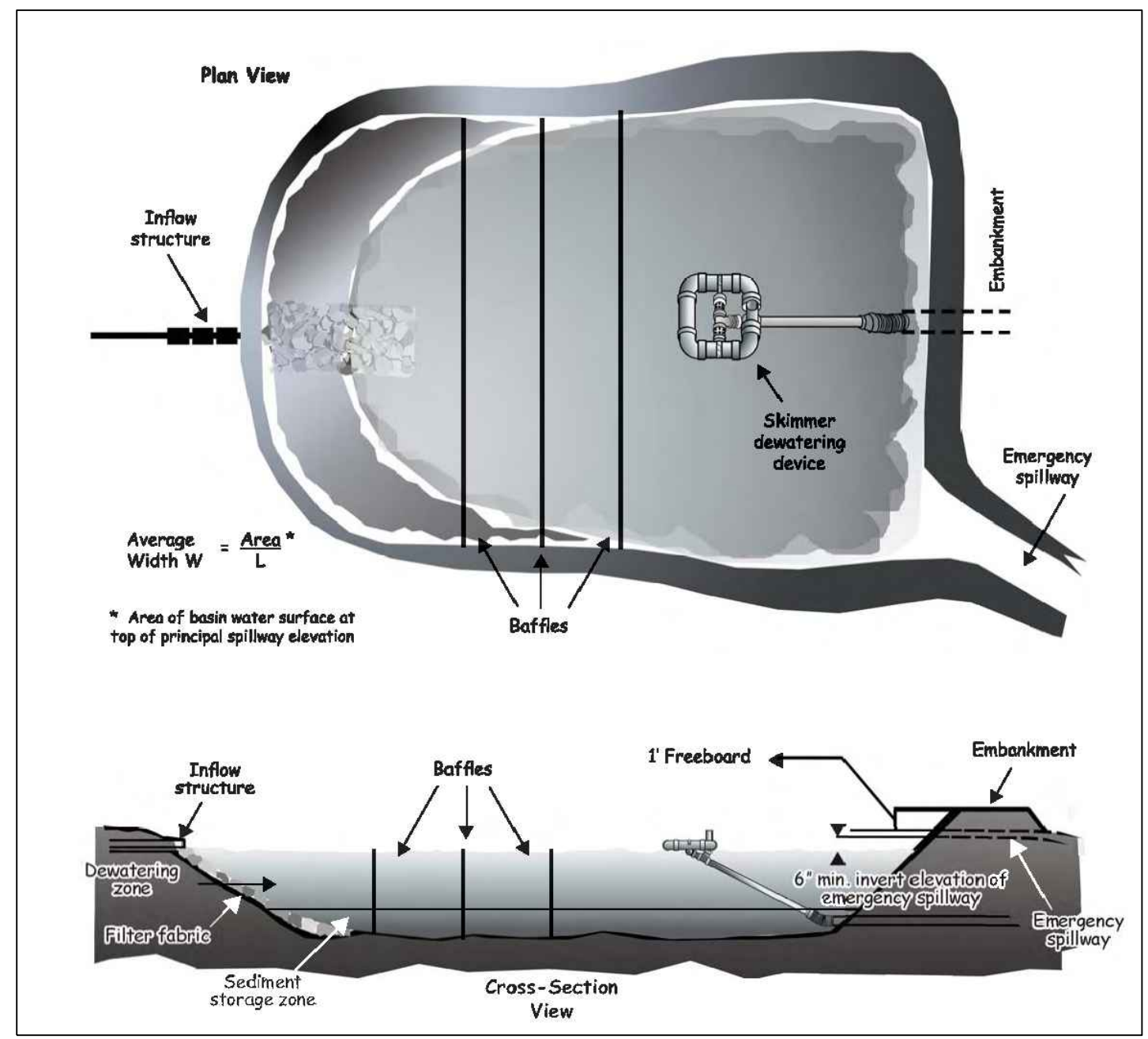
INSPECT SEDIMENT BASINS AT LEAST WEEKLY AND AFTER EACH SIGNIFICANT (ONE-HALF INCH OR GREATER) RAINFALL EVENT AND REPAIR IMMEDIATELY. PULL THE SKIMMER TO ONE SIDE SO THAT THE SEDIMENT UNDERNEATH IT CAN BE EXCAVATED. EXCAVATE THE SEDIMENT FROM THE ENTIRE BASIN, NOT JUST AROUND THE SKIMMER OR THE FIRST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

IF THE SKIMMER IS LOGGED 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.

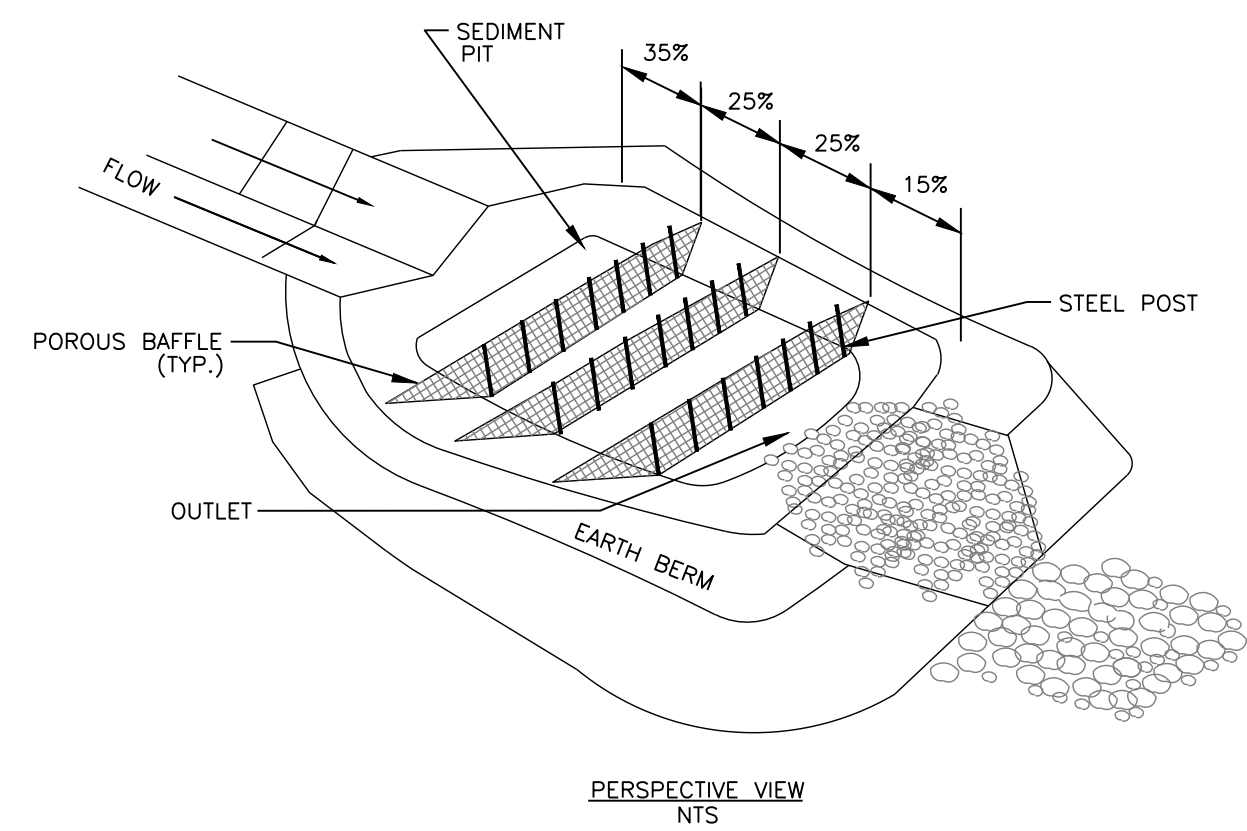
BE SURE TO MAINTAIN ACCESS TO THE BAFFLES. SHOULD THE FABRIC OF A BAFFLE COLLAPSE, TEAR, DECOMPOSE, OR BECOME INEFFECTIVE, REPLACE IT PROMPTLY.

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.

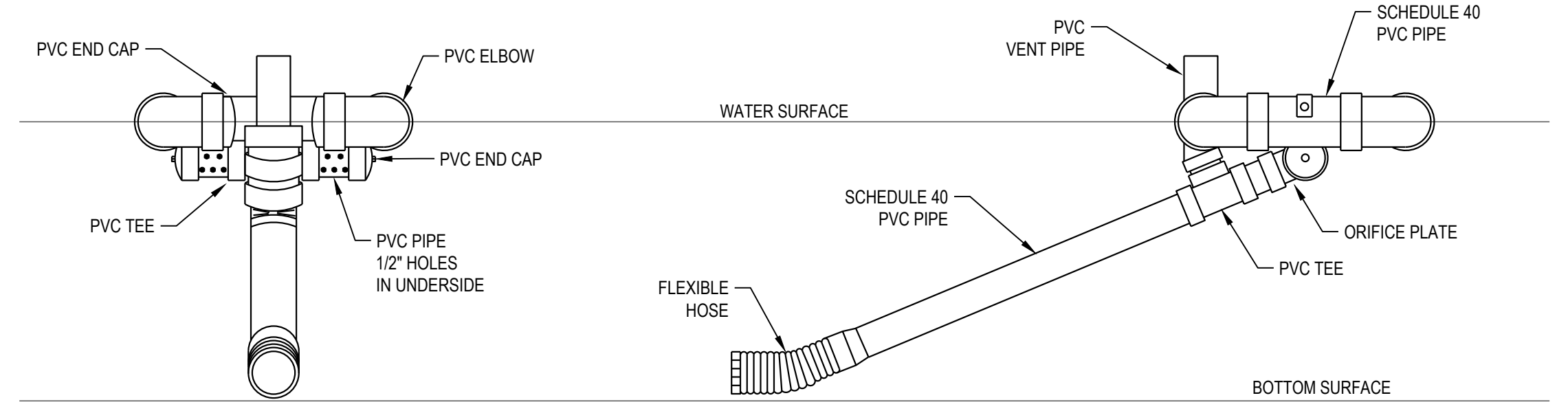
AFTER THE CONTRIBUTING DRAINAGE AREA HAS BEEN PROPERLY STABILIZED, REMOVE ALL BAFFLE MATERIALS AND UNSTABLE SEDIMENT DEPOSITS, BRING THE AREA TO GRADE, AND STABILIZE IT.

CONSTRUCTION SPECIFICATION

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



POROUS BAFFLE INSTALLATION DETAIL
NTS

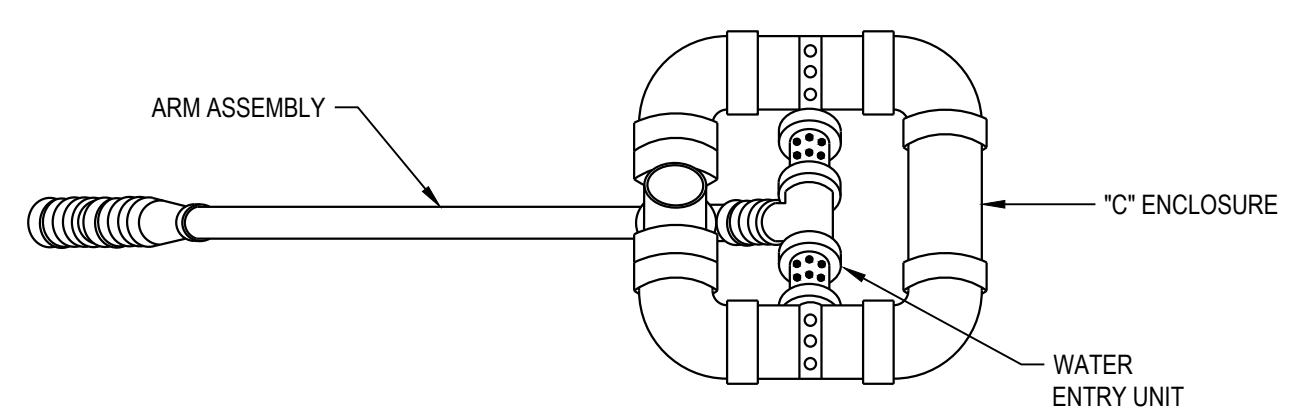


PROFILE

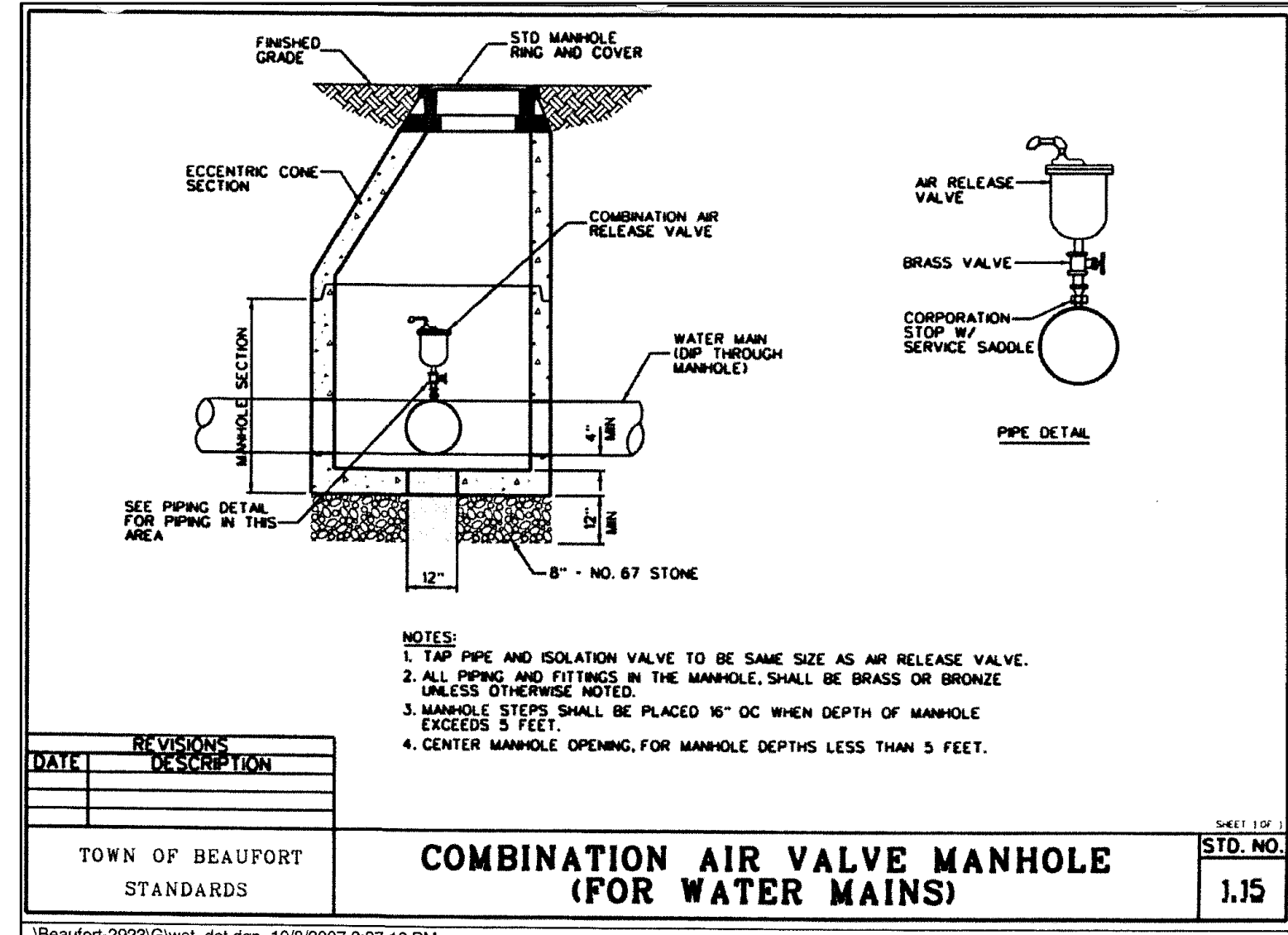
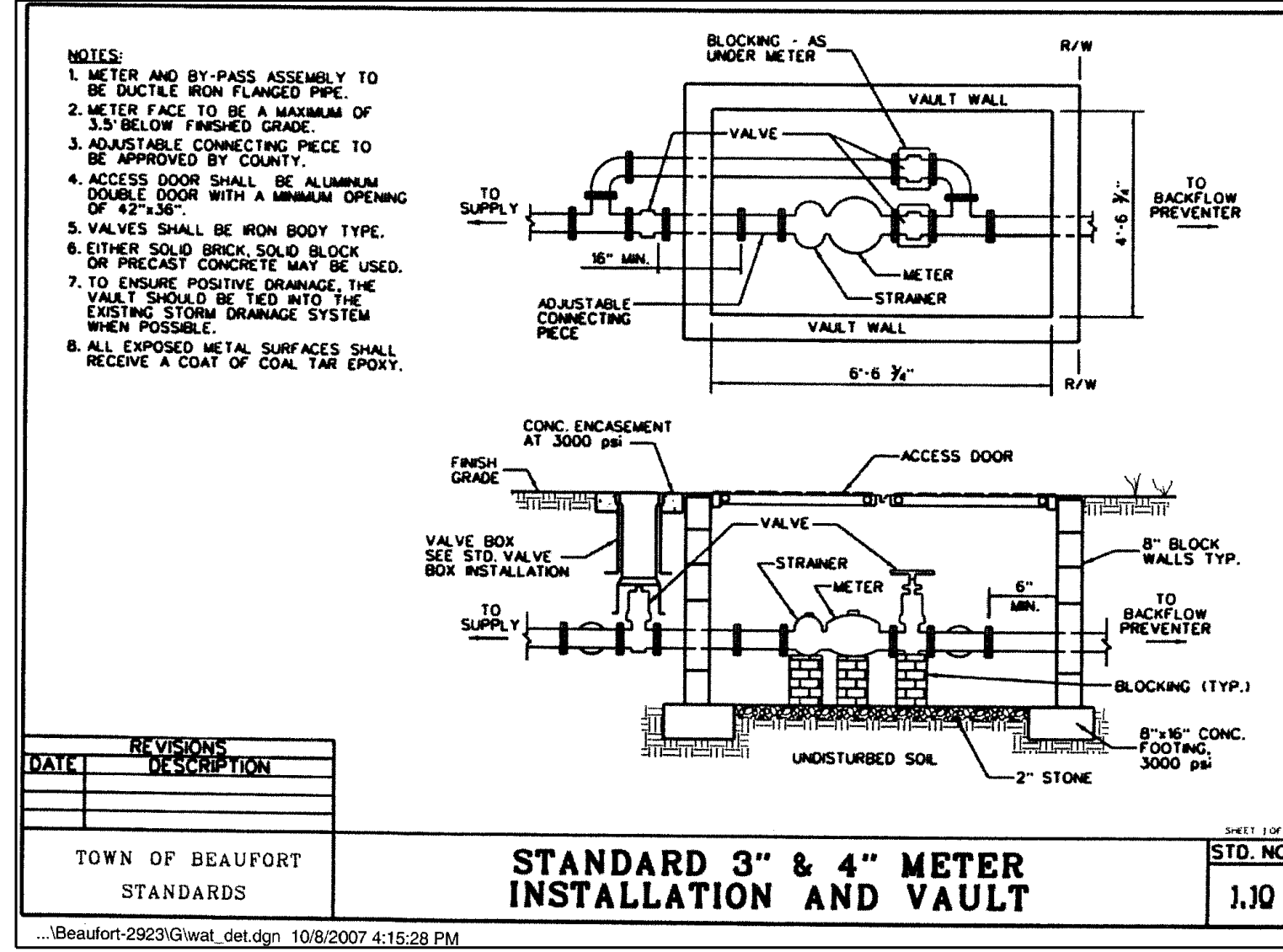
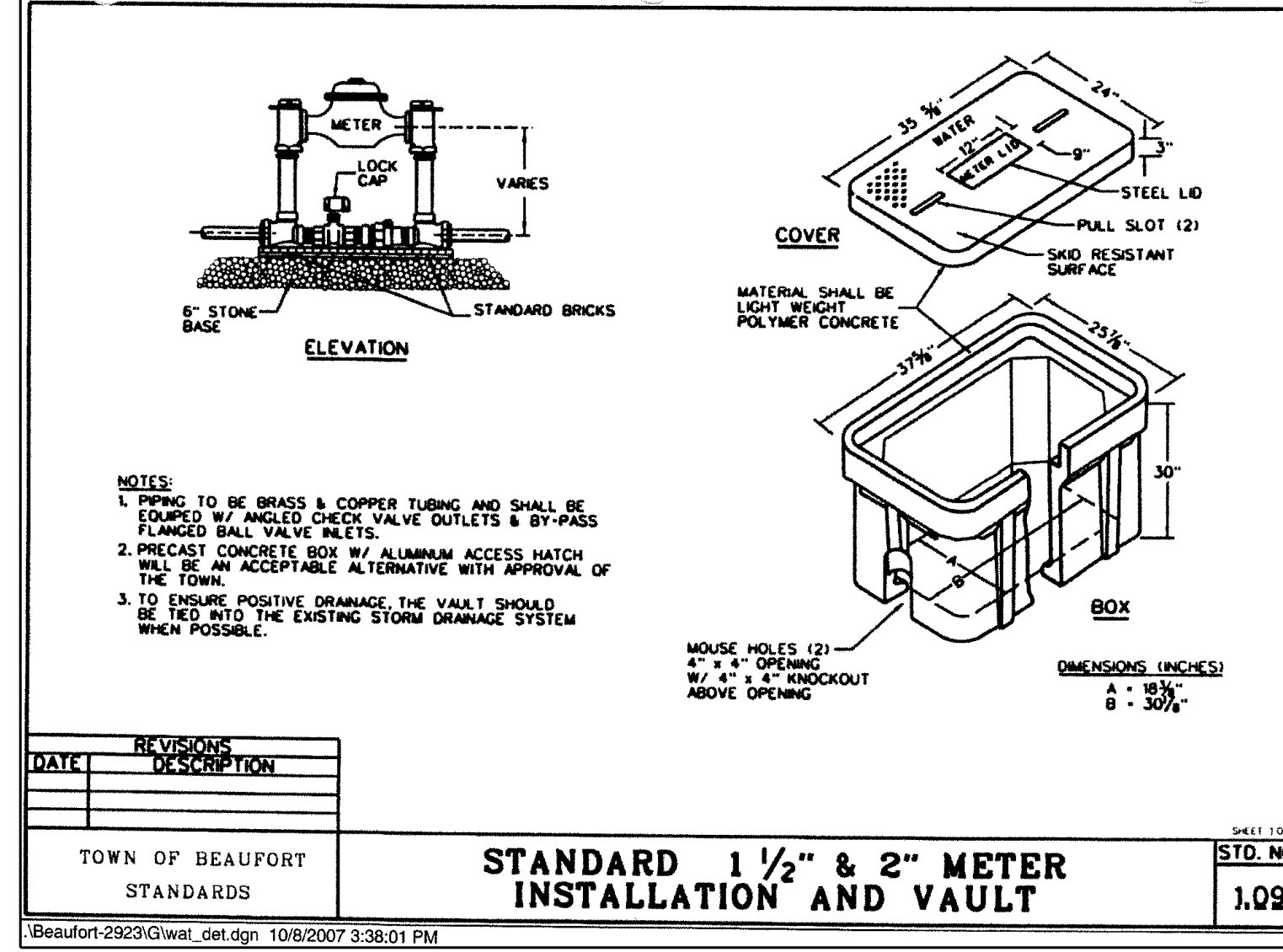
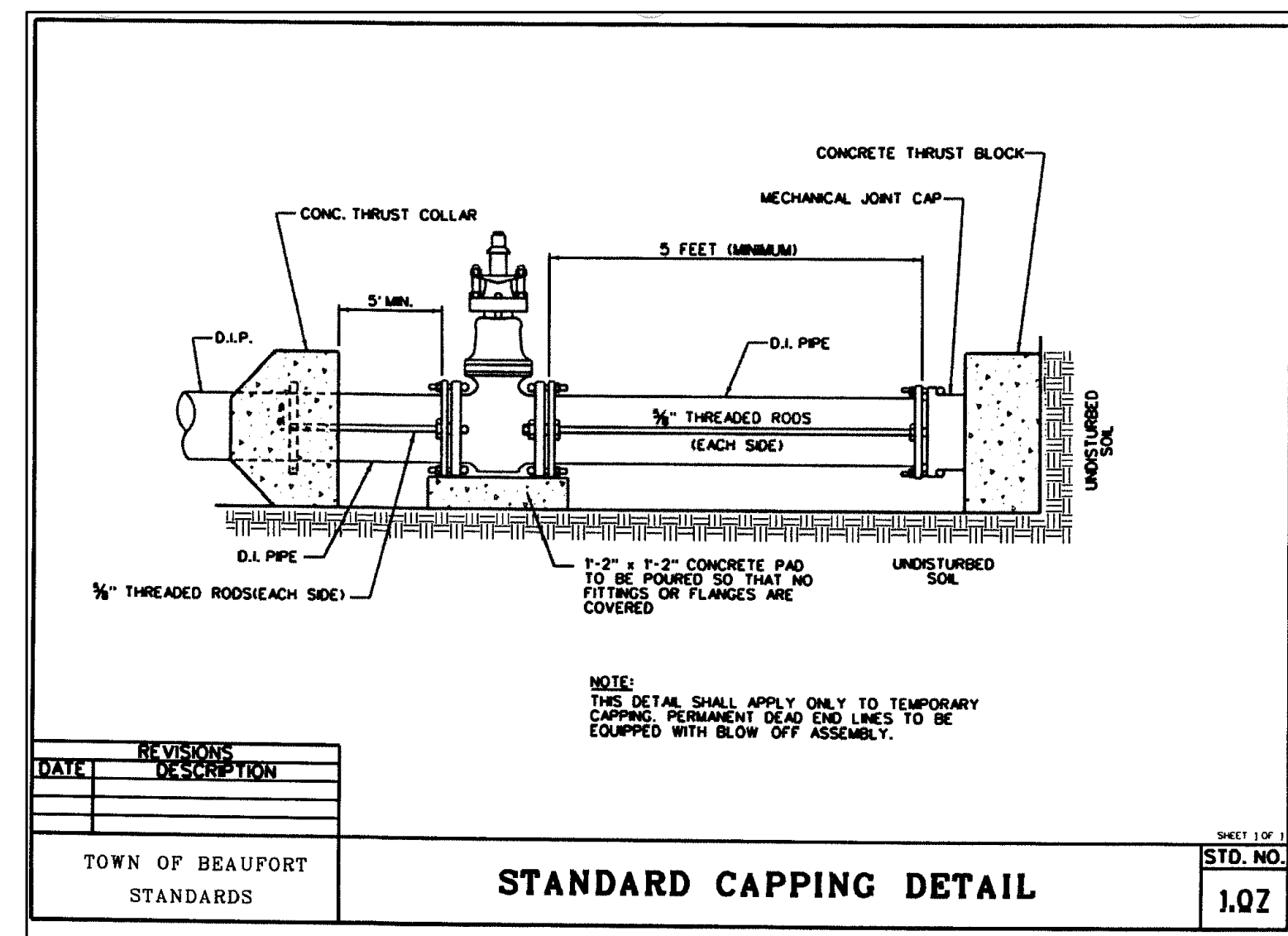
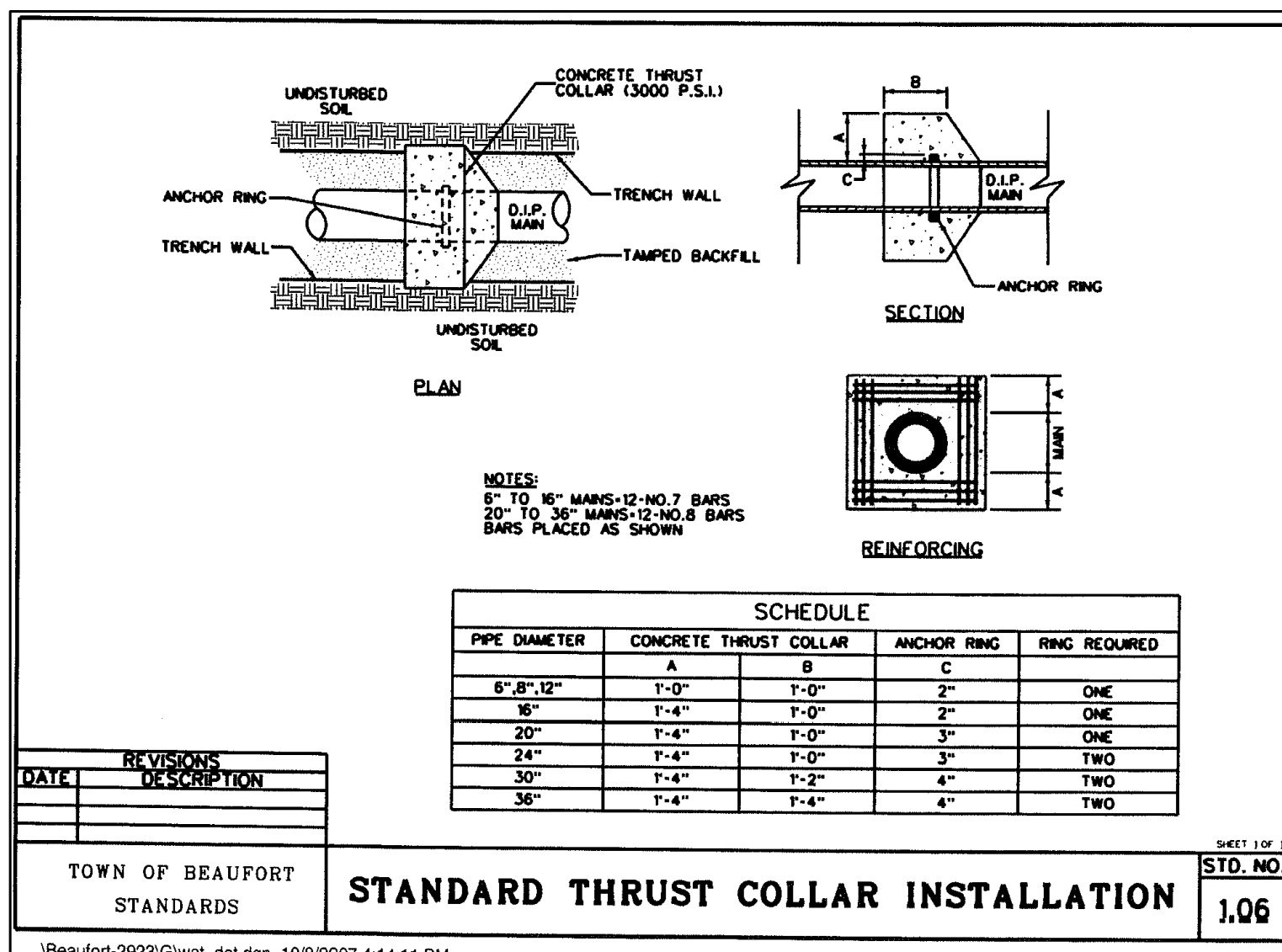
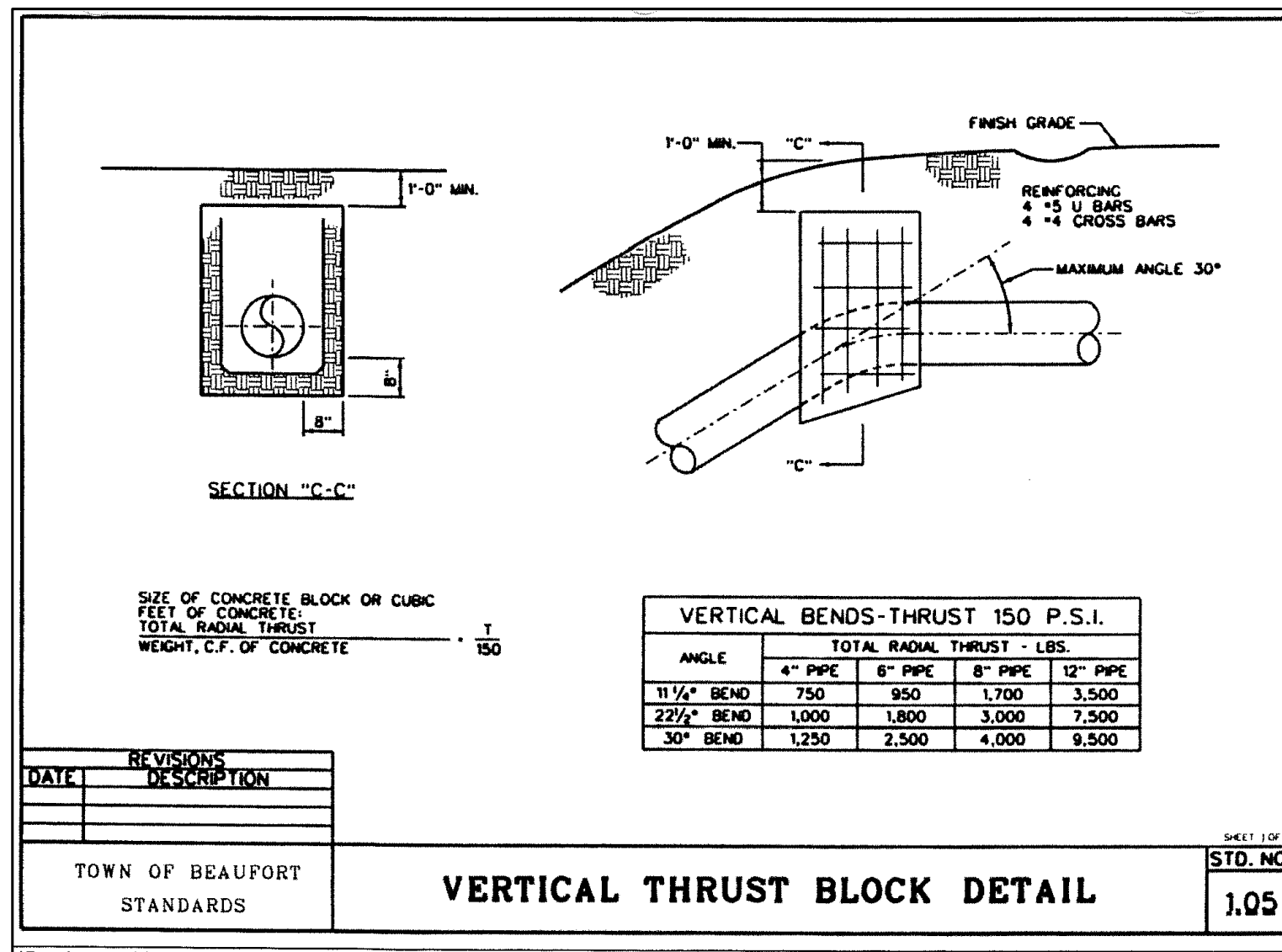
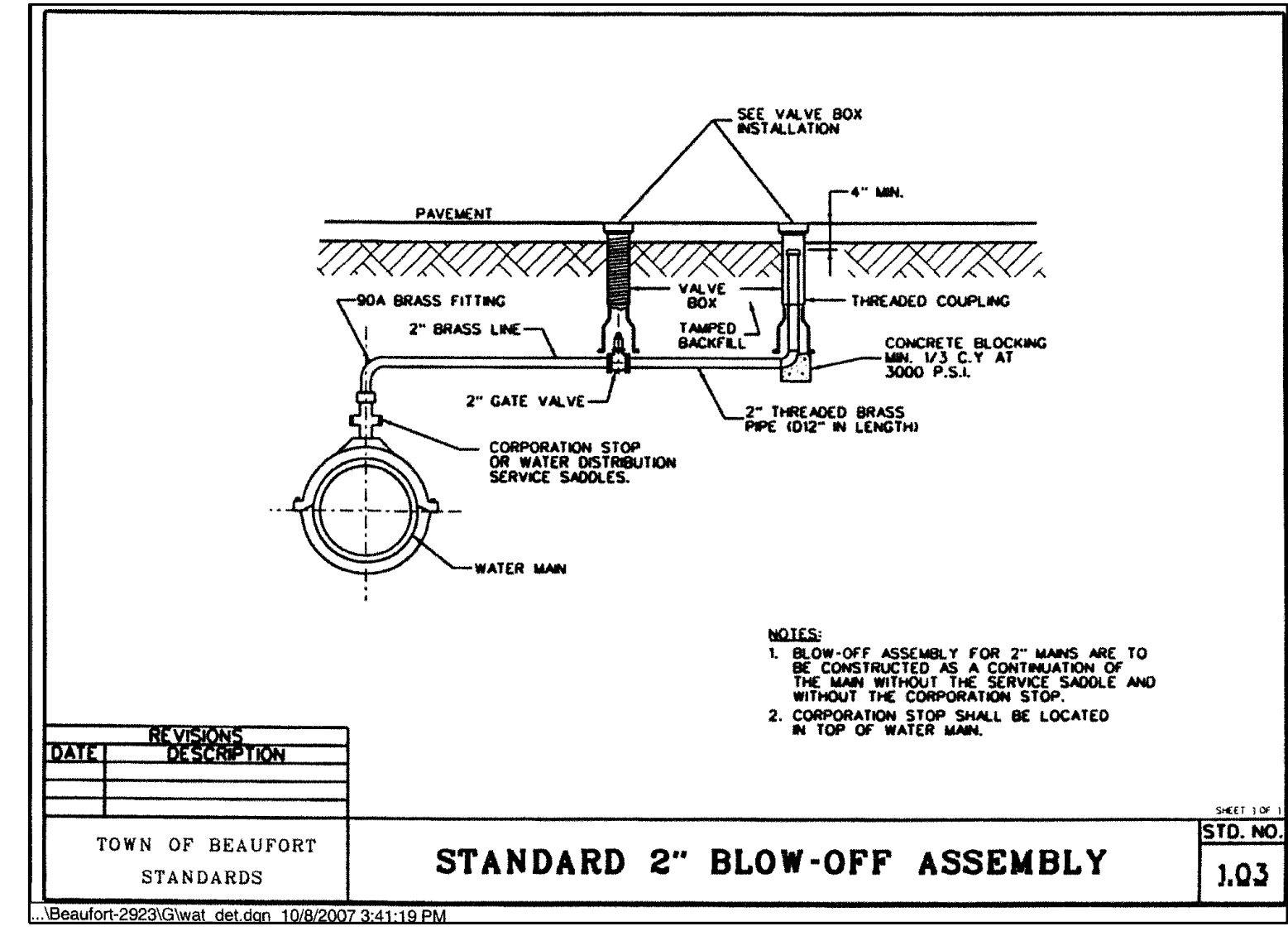
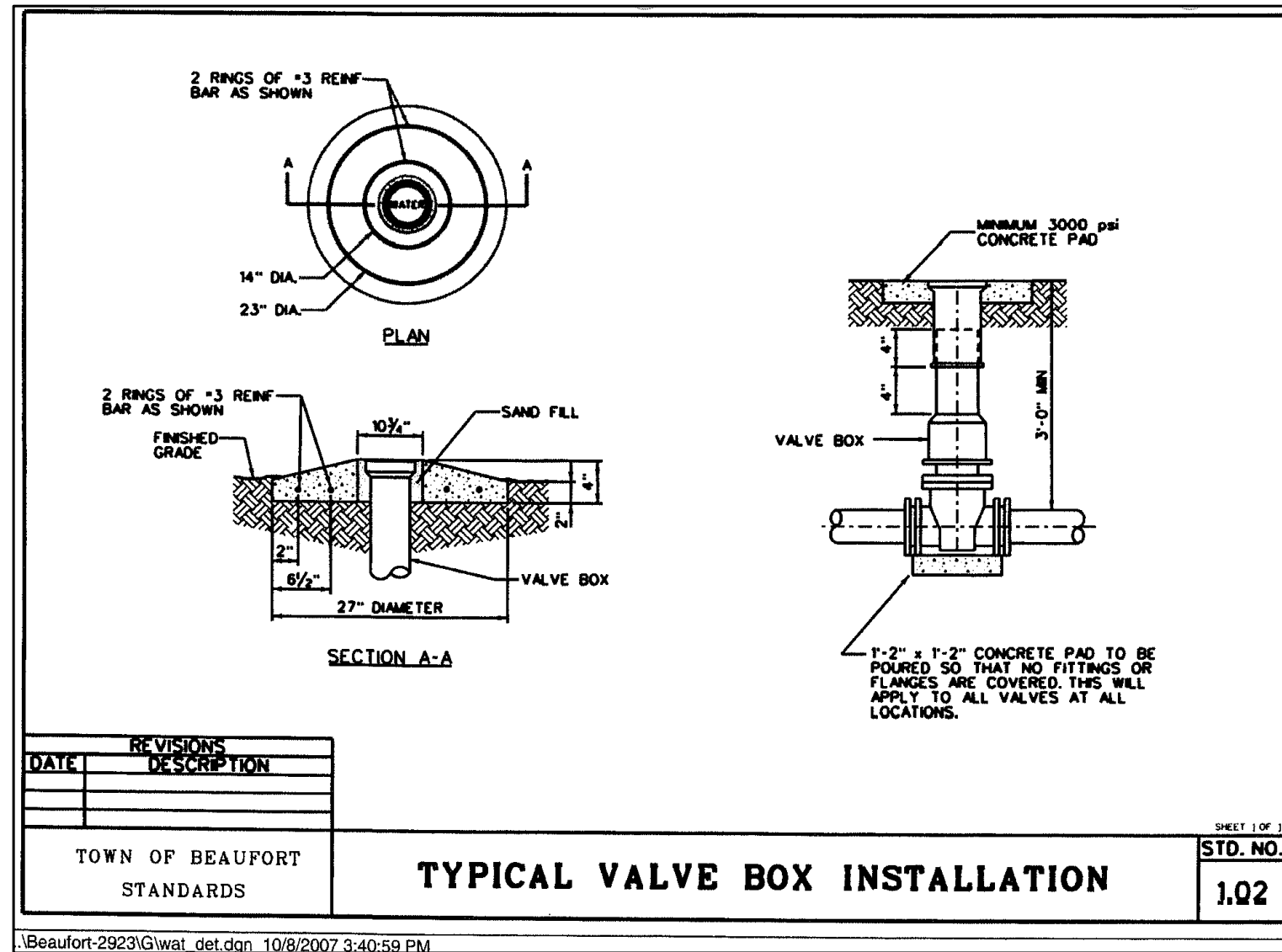
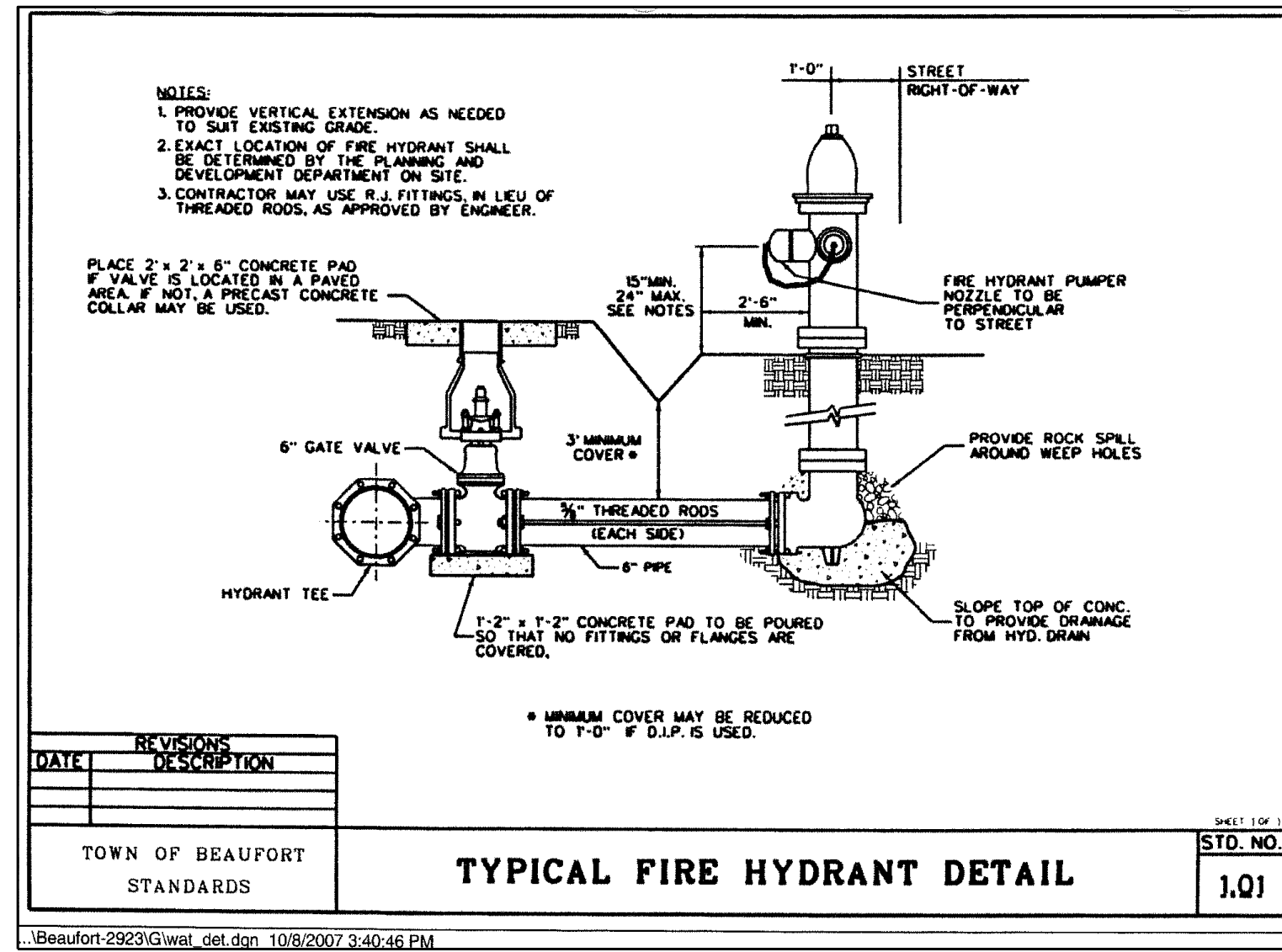
PROFILE

SKIMMER SIZING TABLE

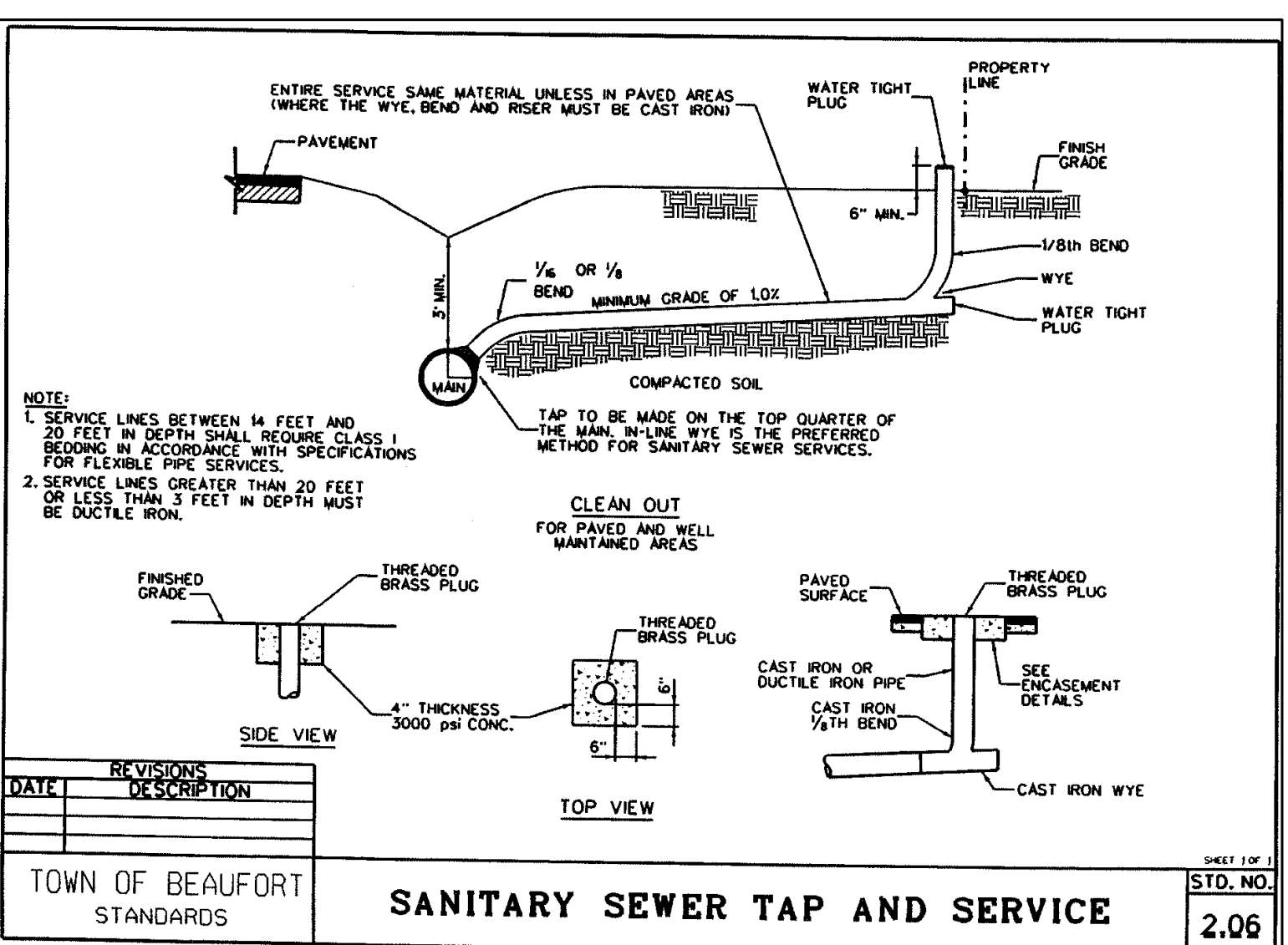
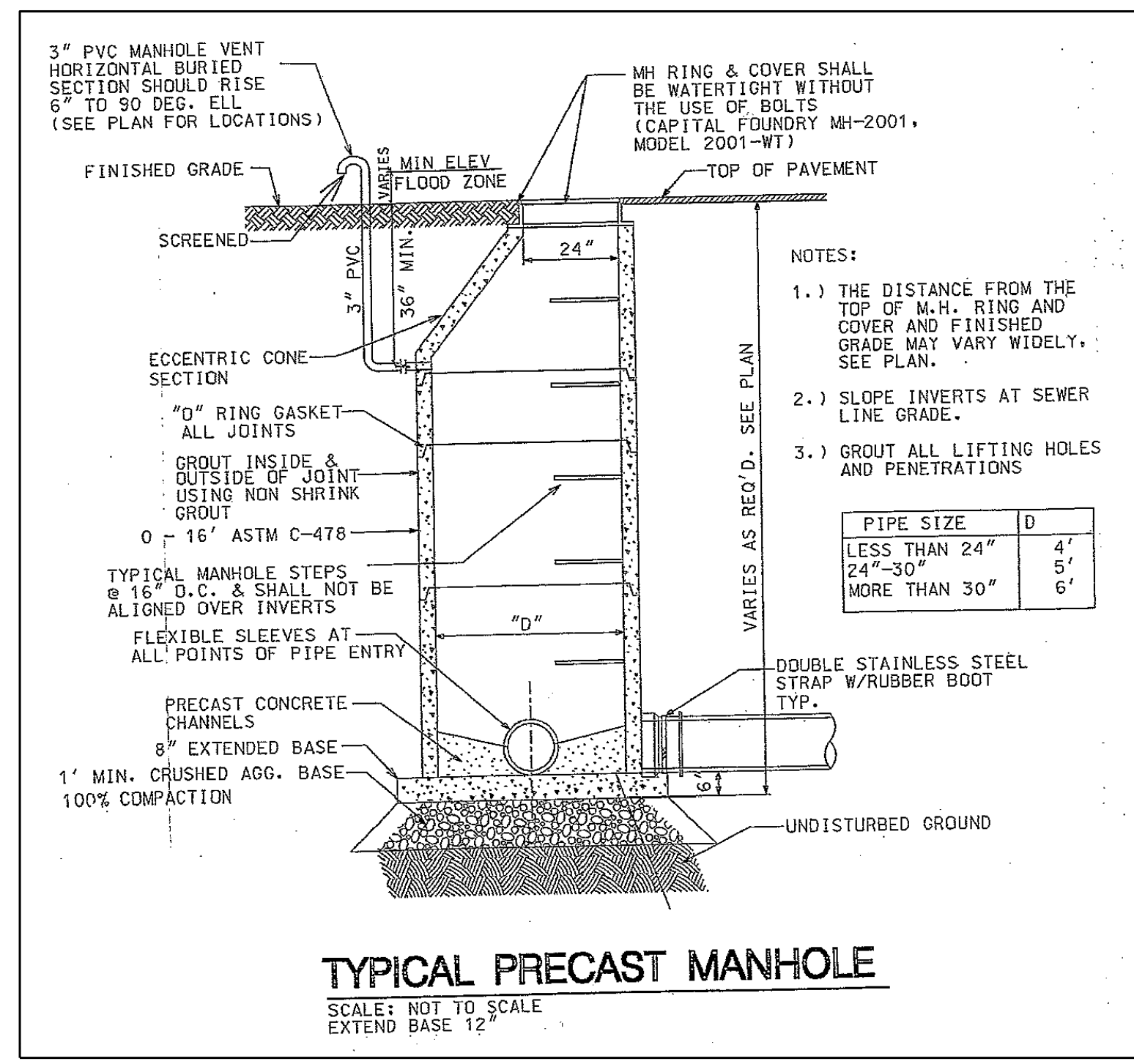
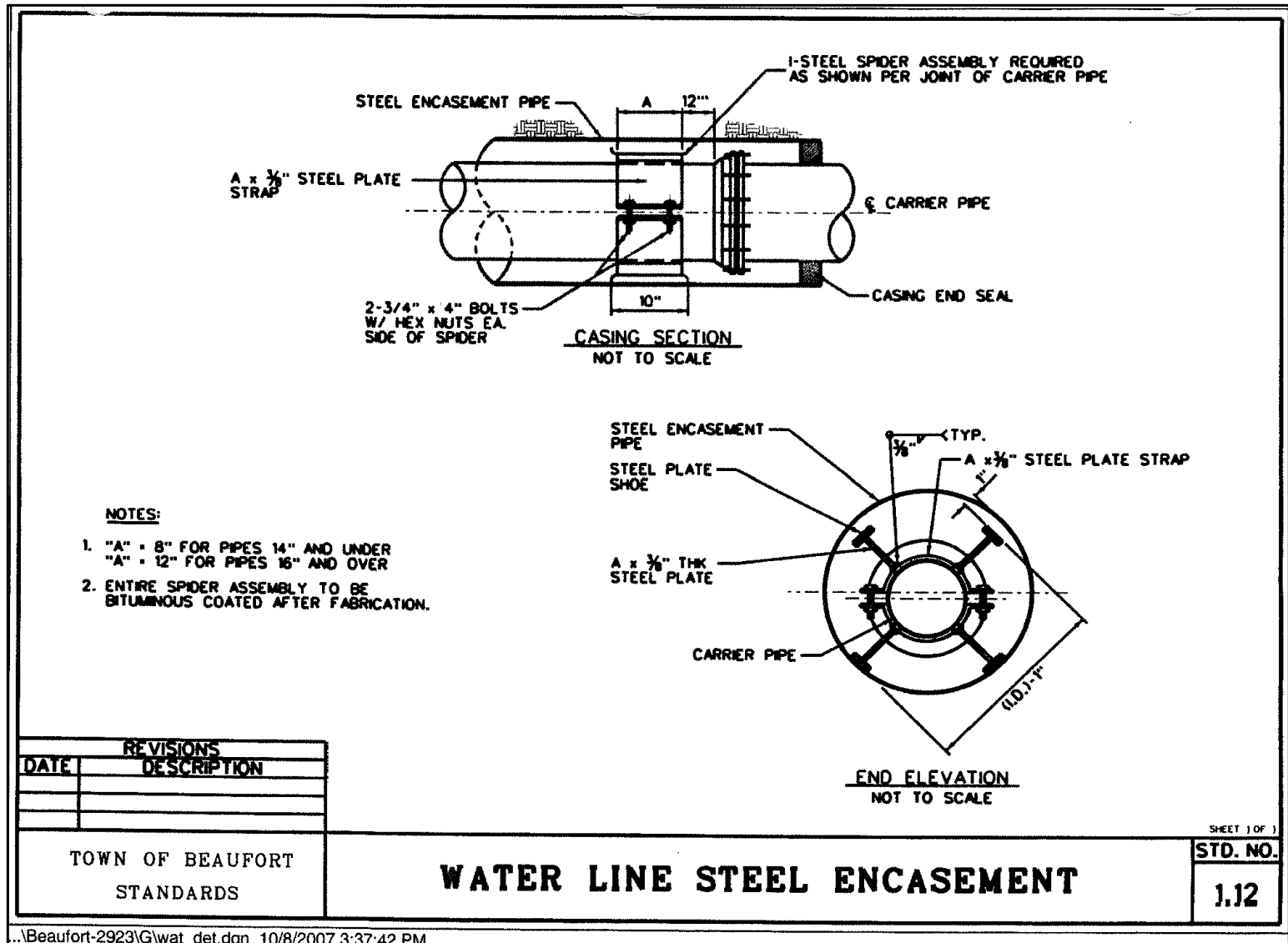
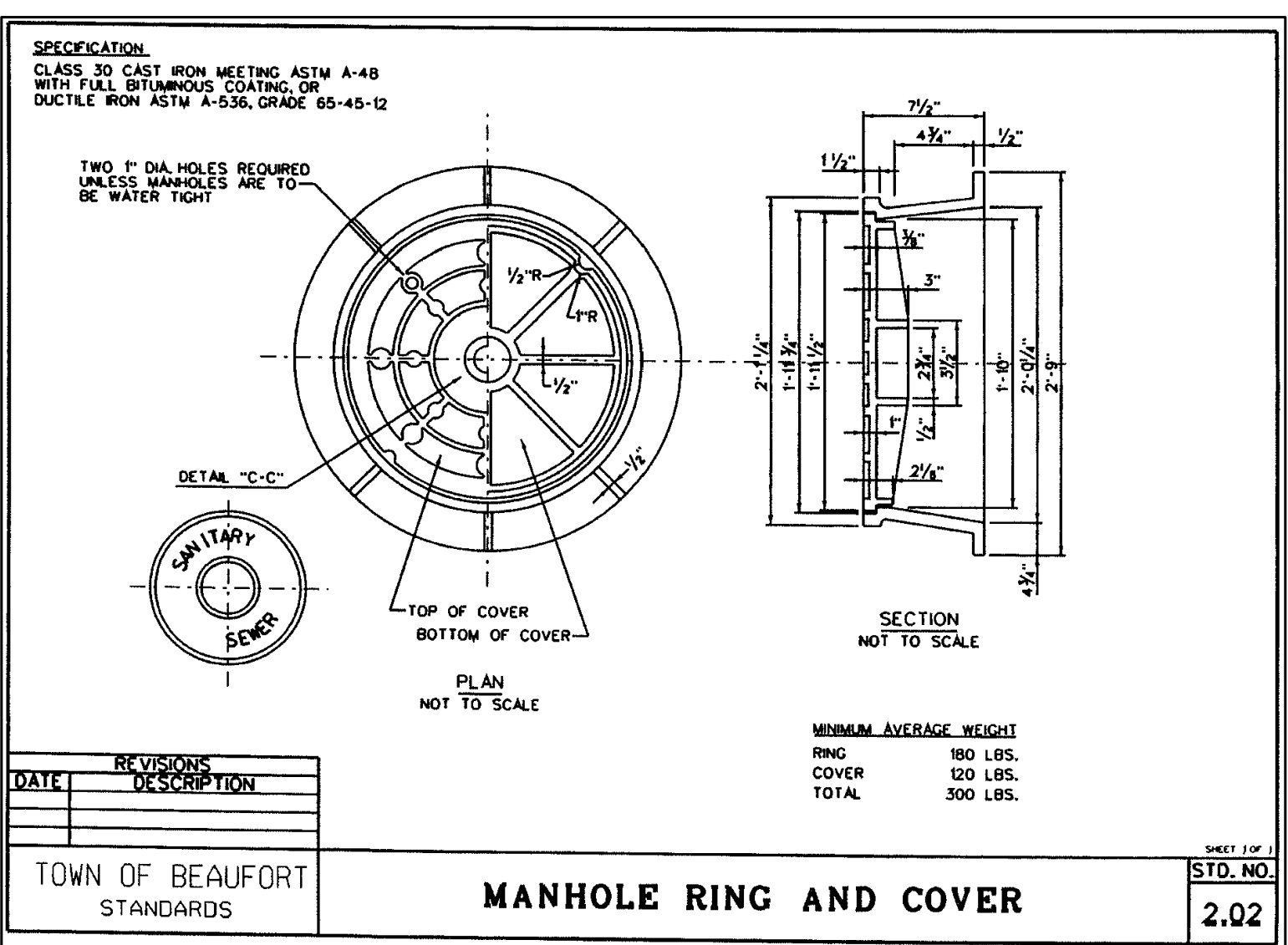
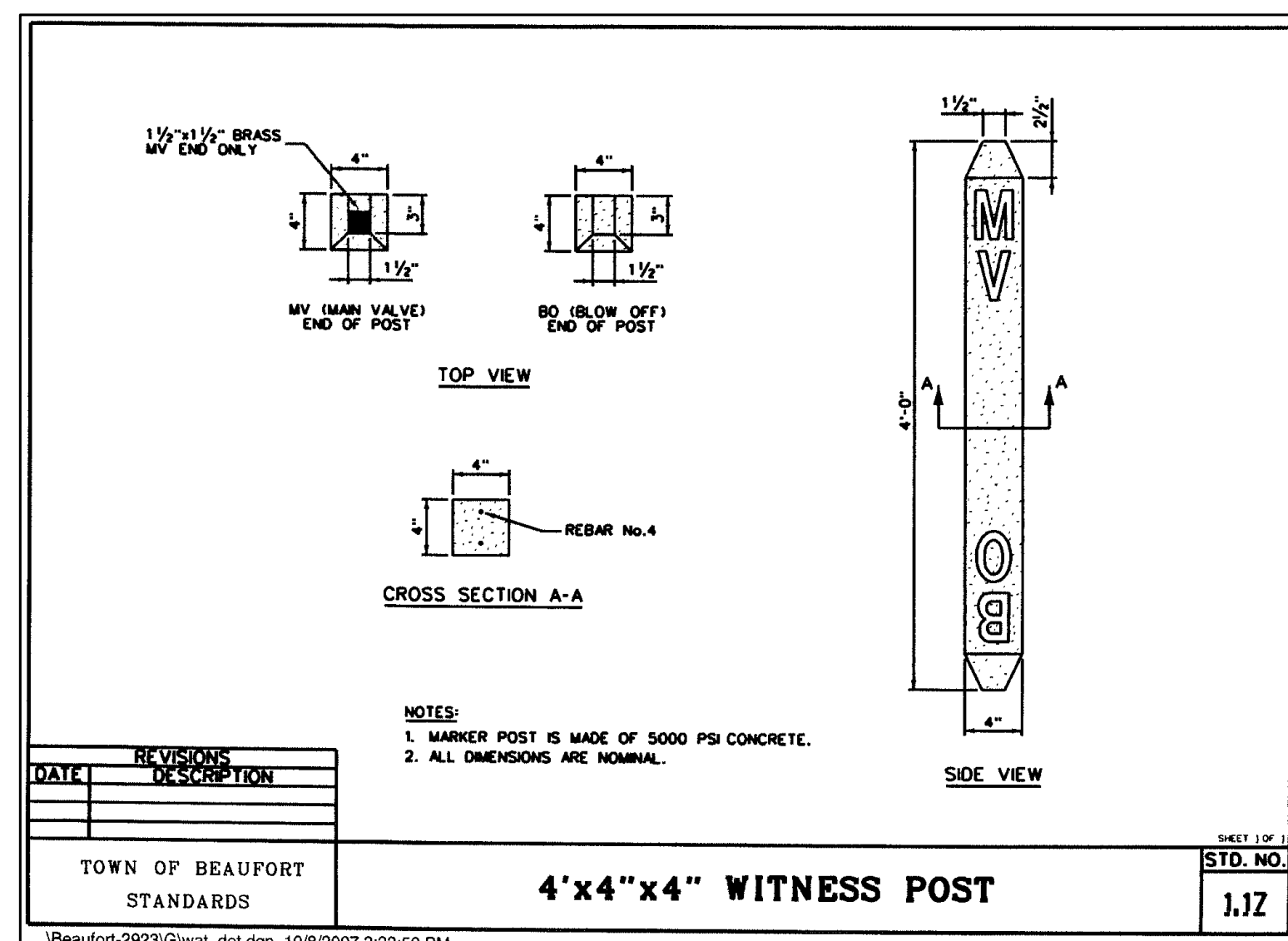
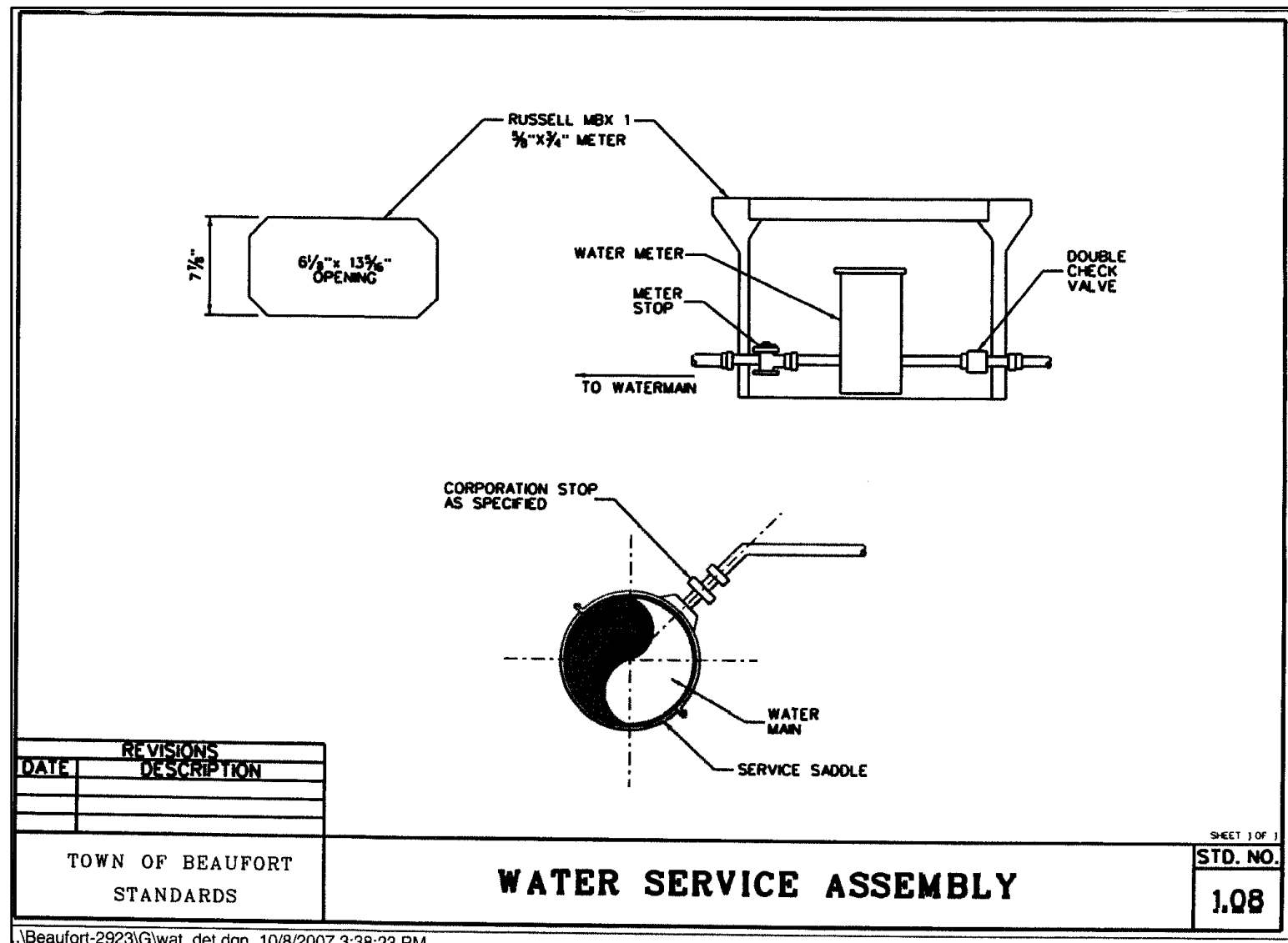
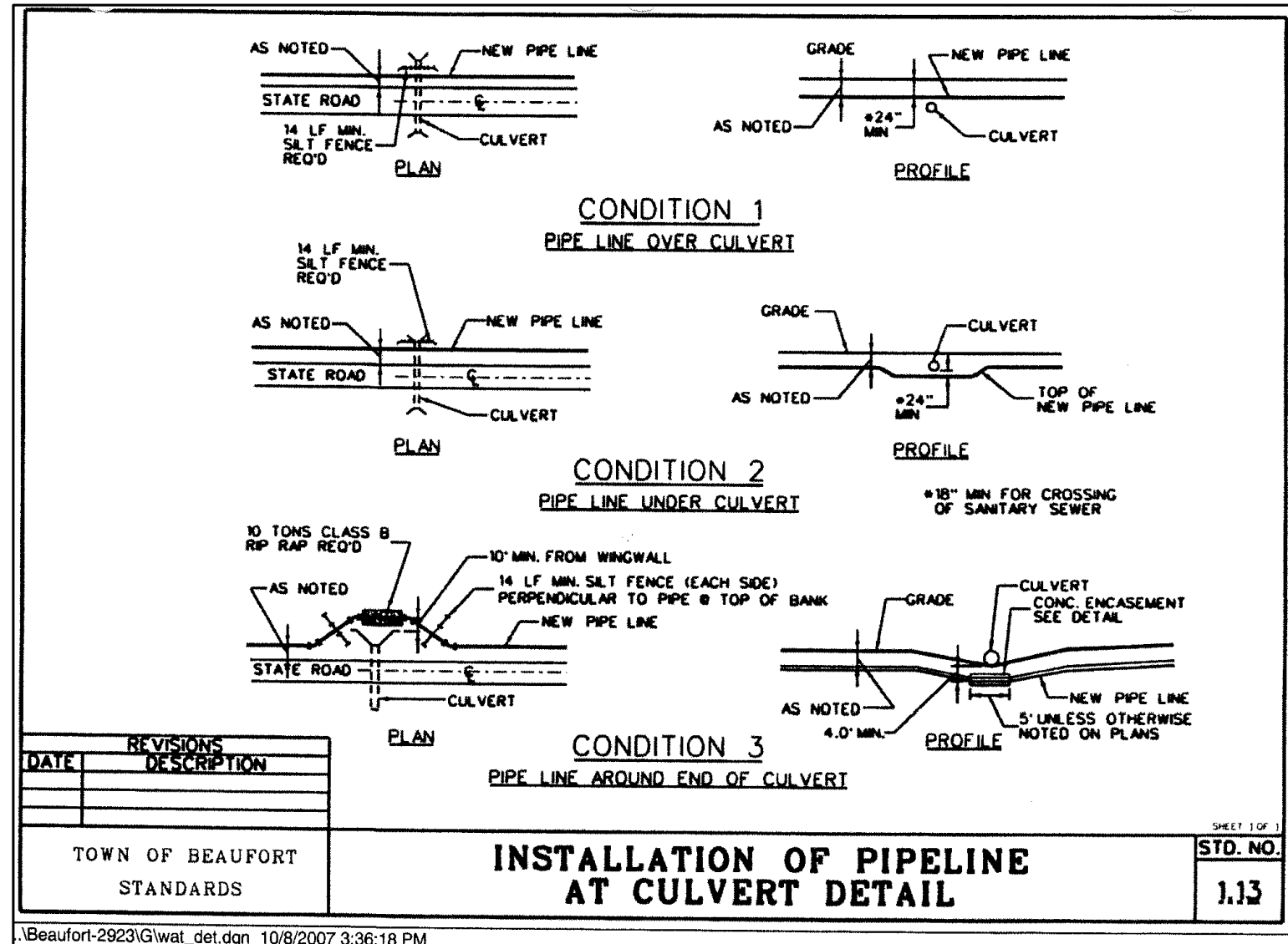
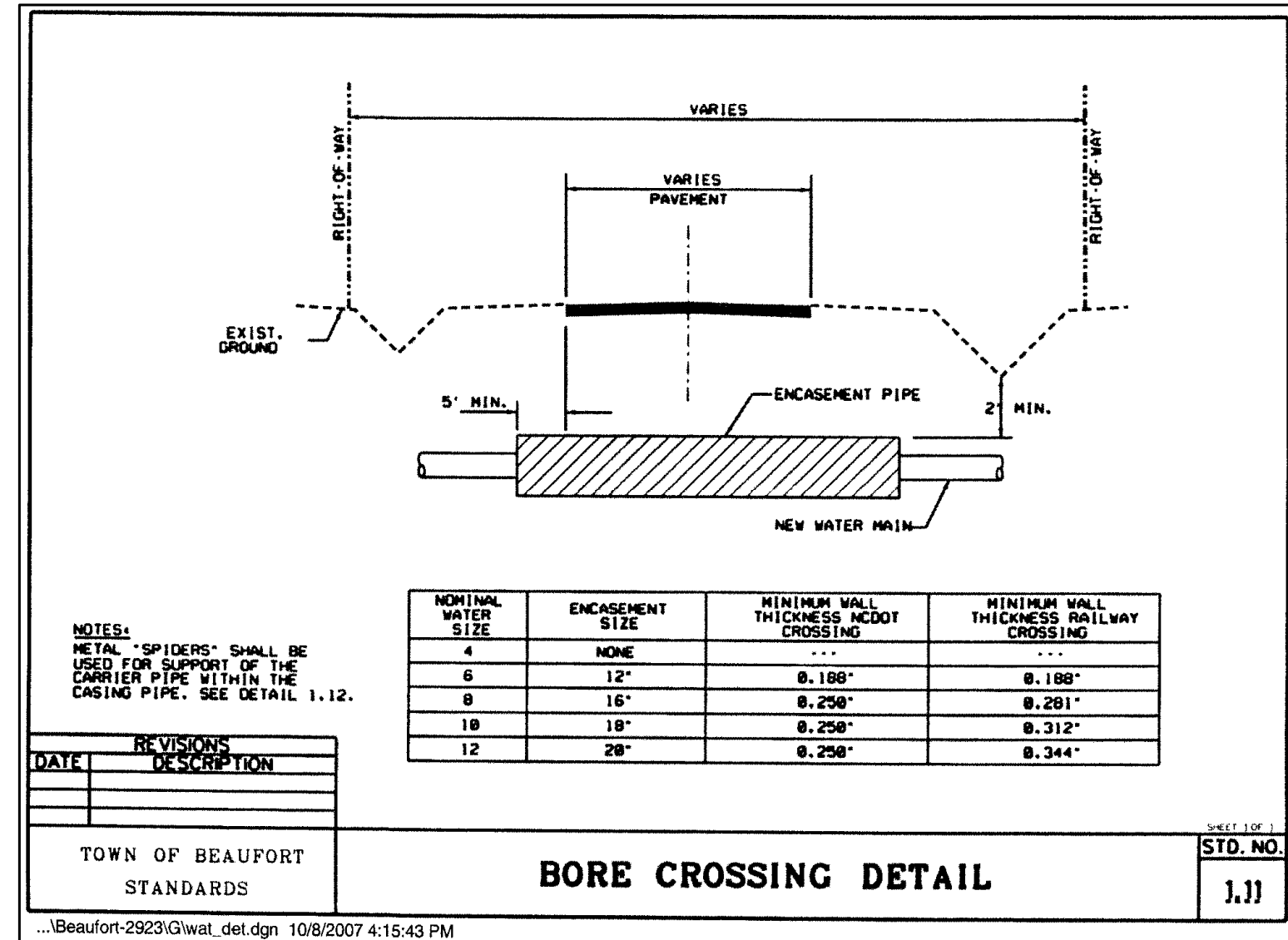
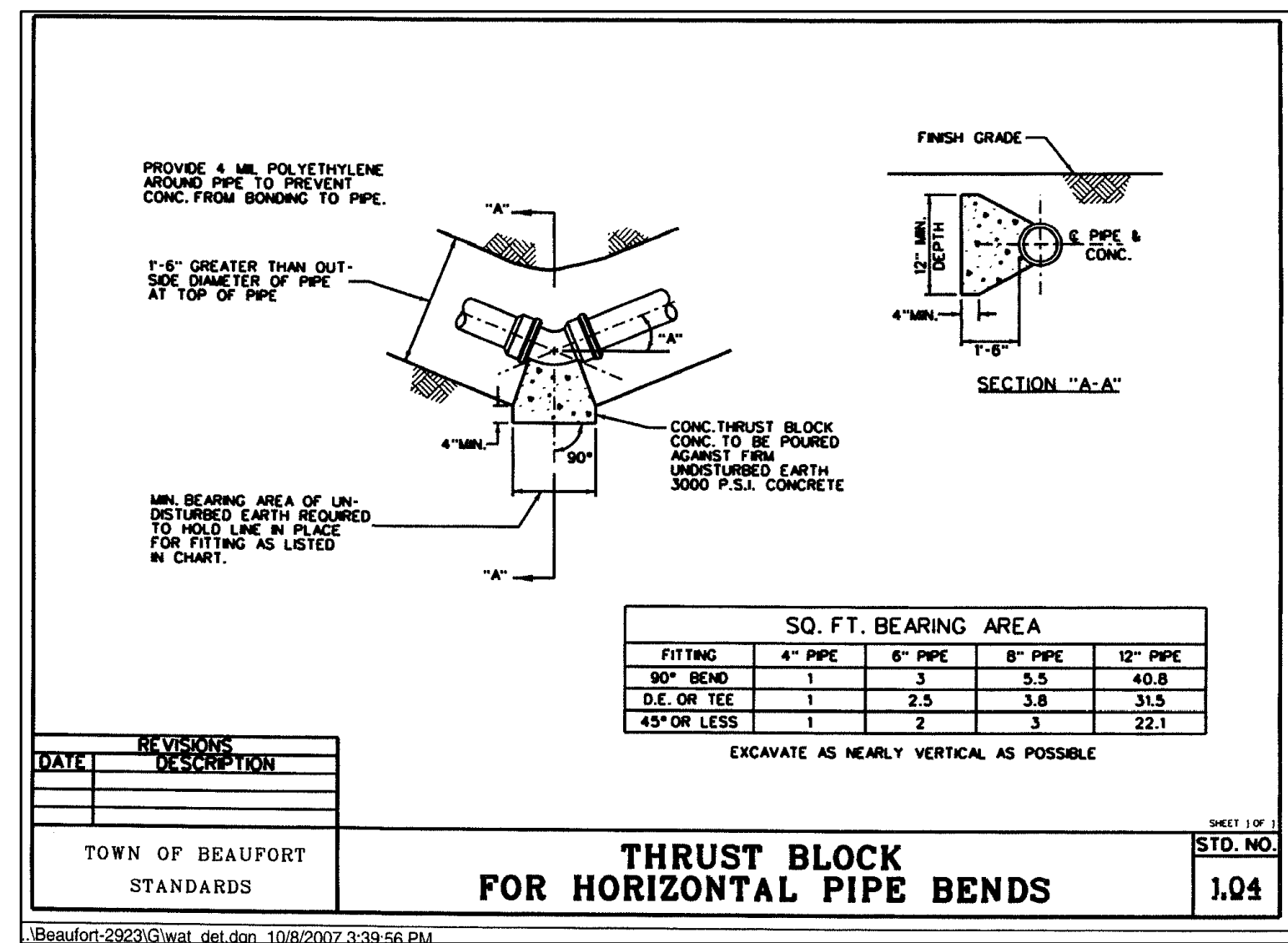
NUMBER	SKIMMER SIZE (IN)	ORIFICE DIA. (IN)
SKIMMER BASIN #7E	3.0	3.00



SKIMMER DETAIL
NTS

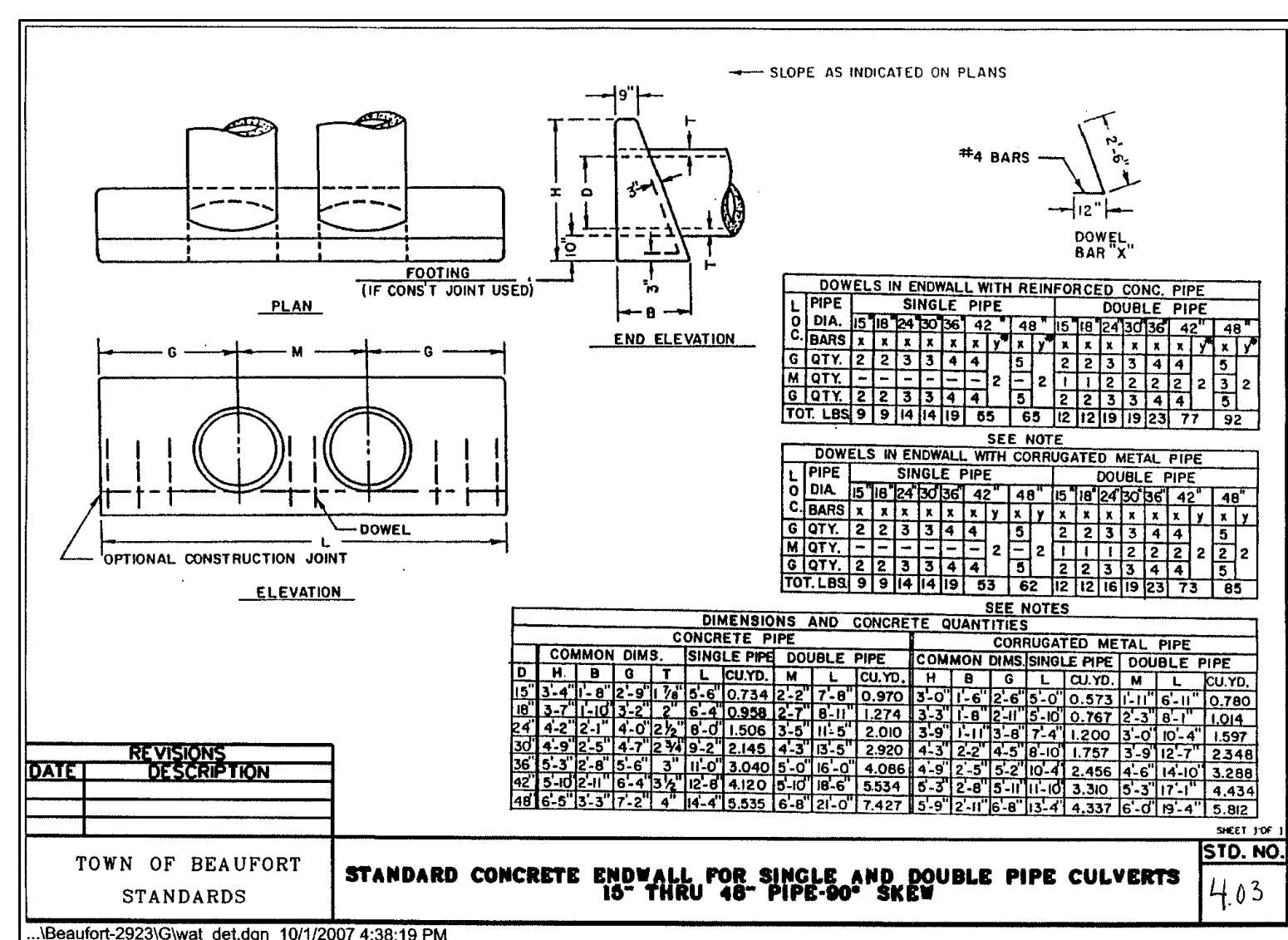
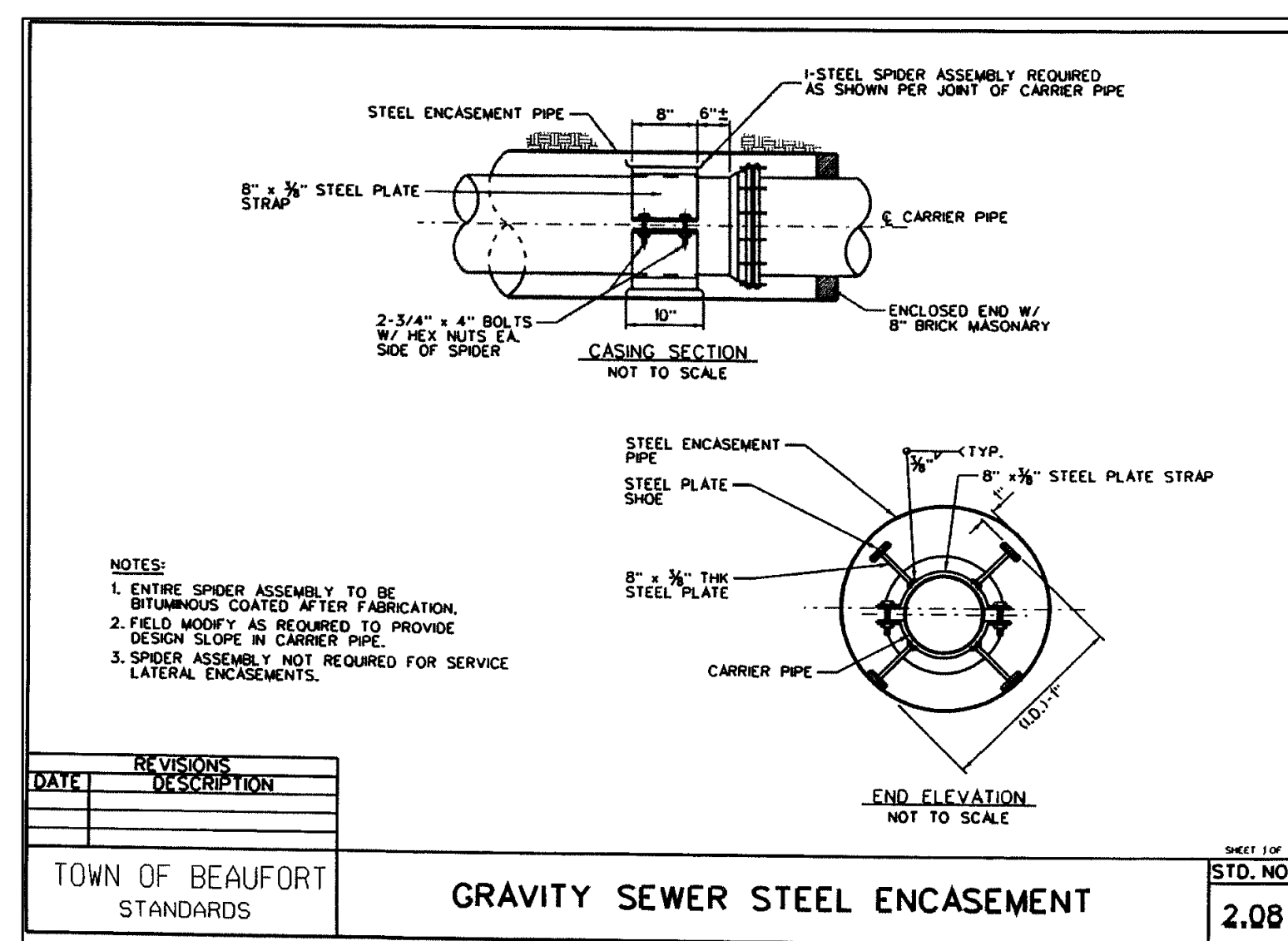
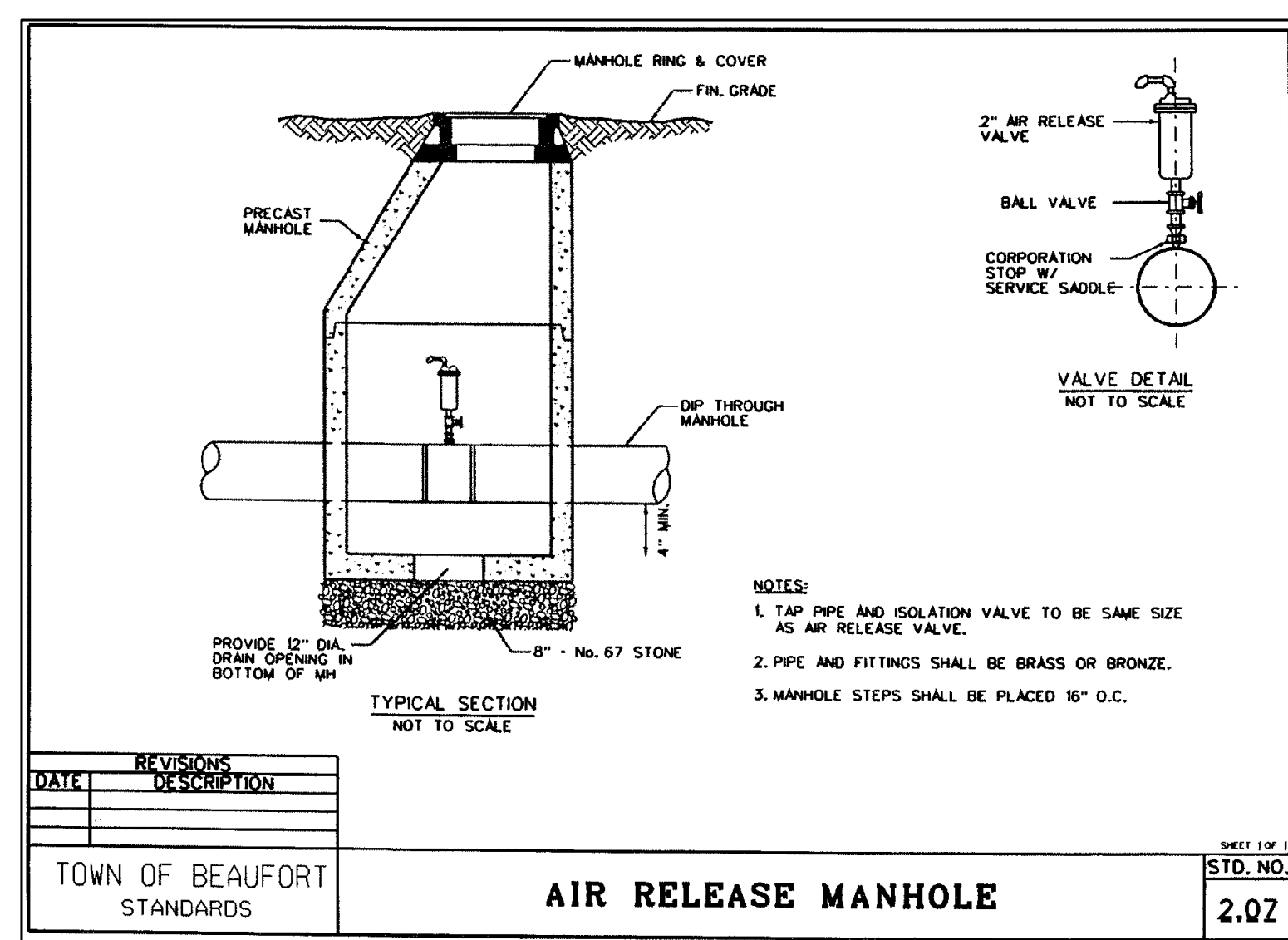
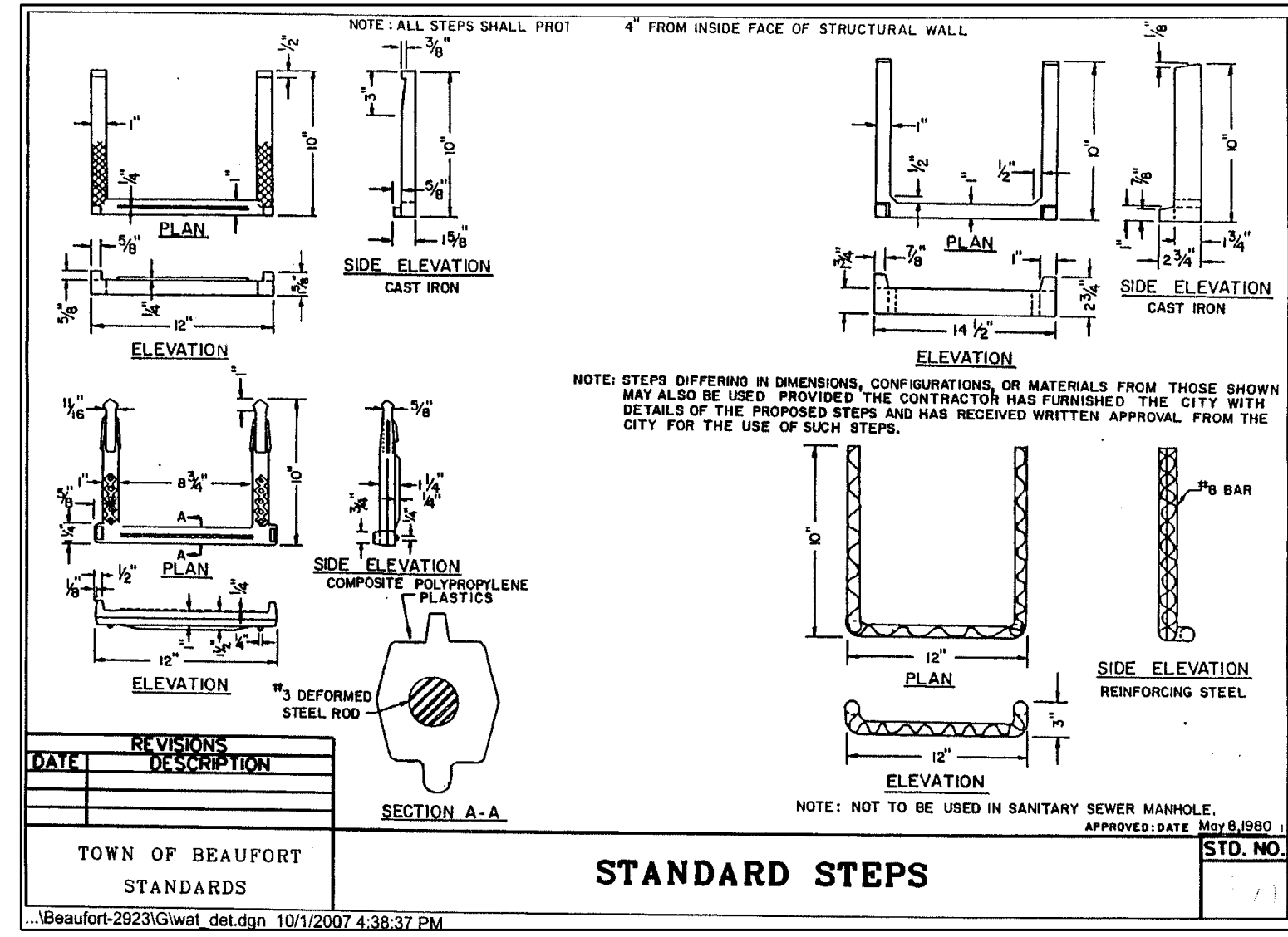
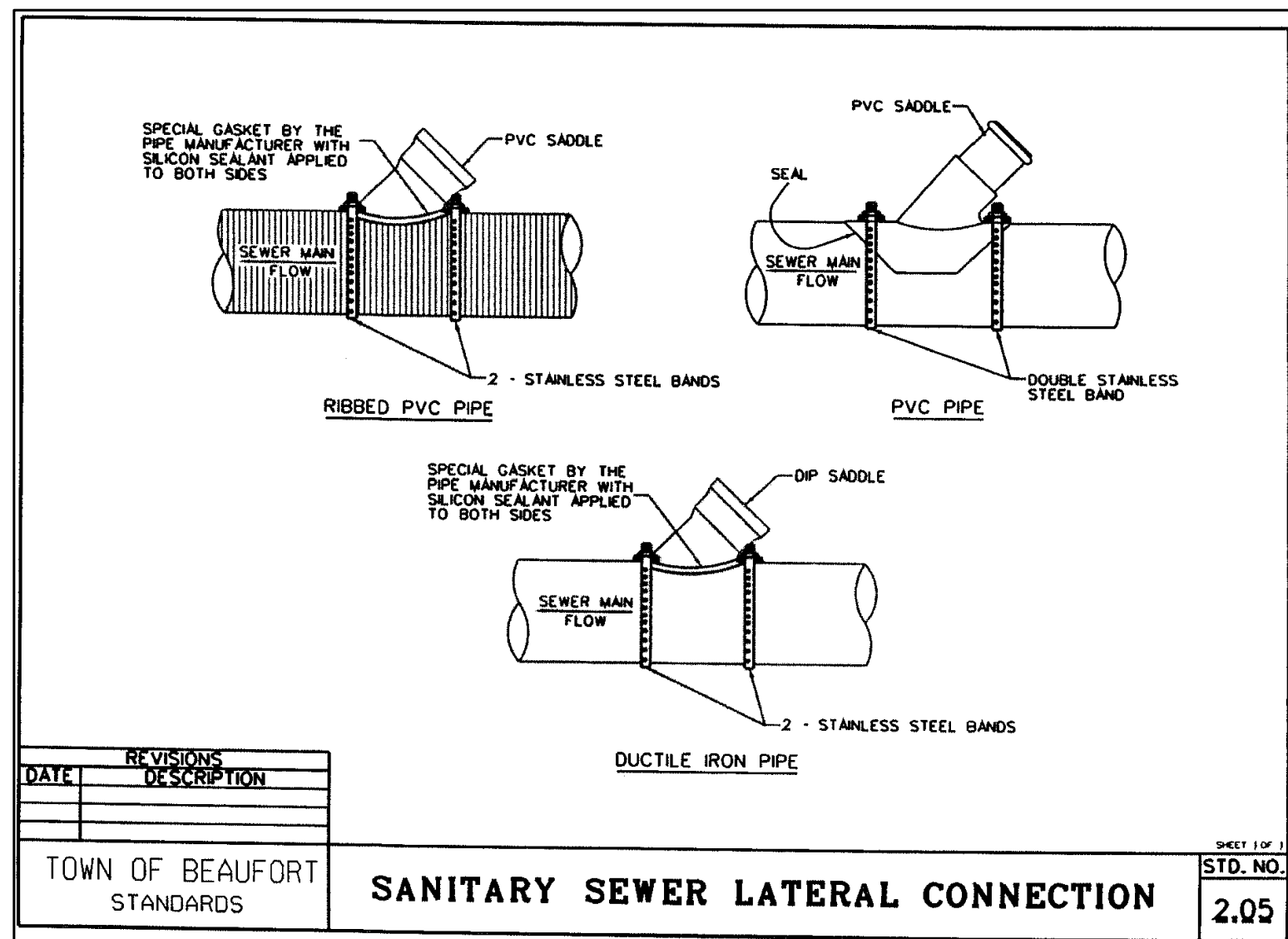
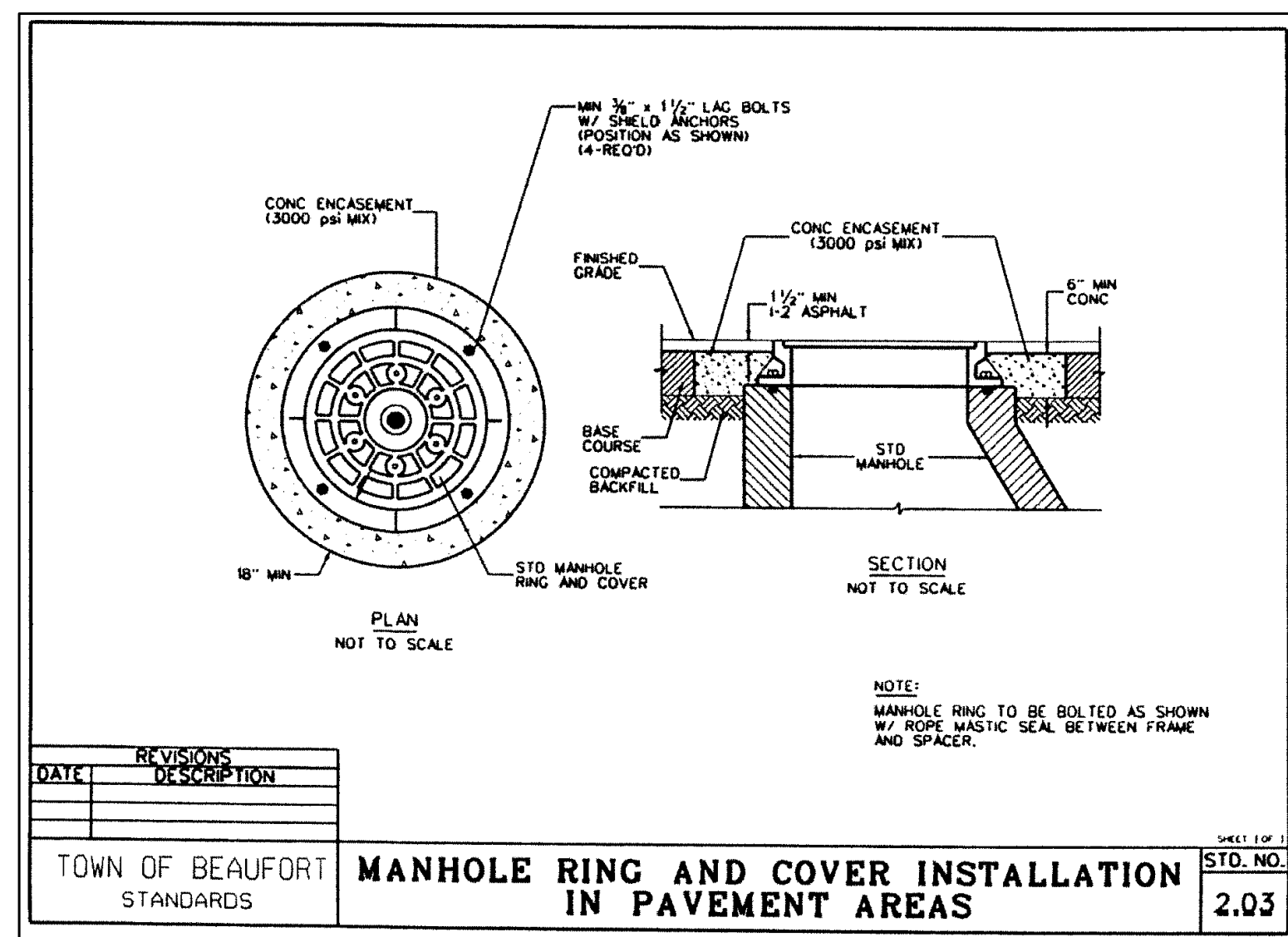
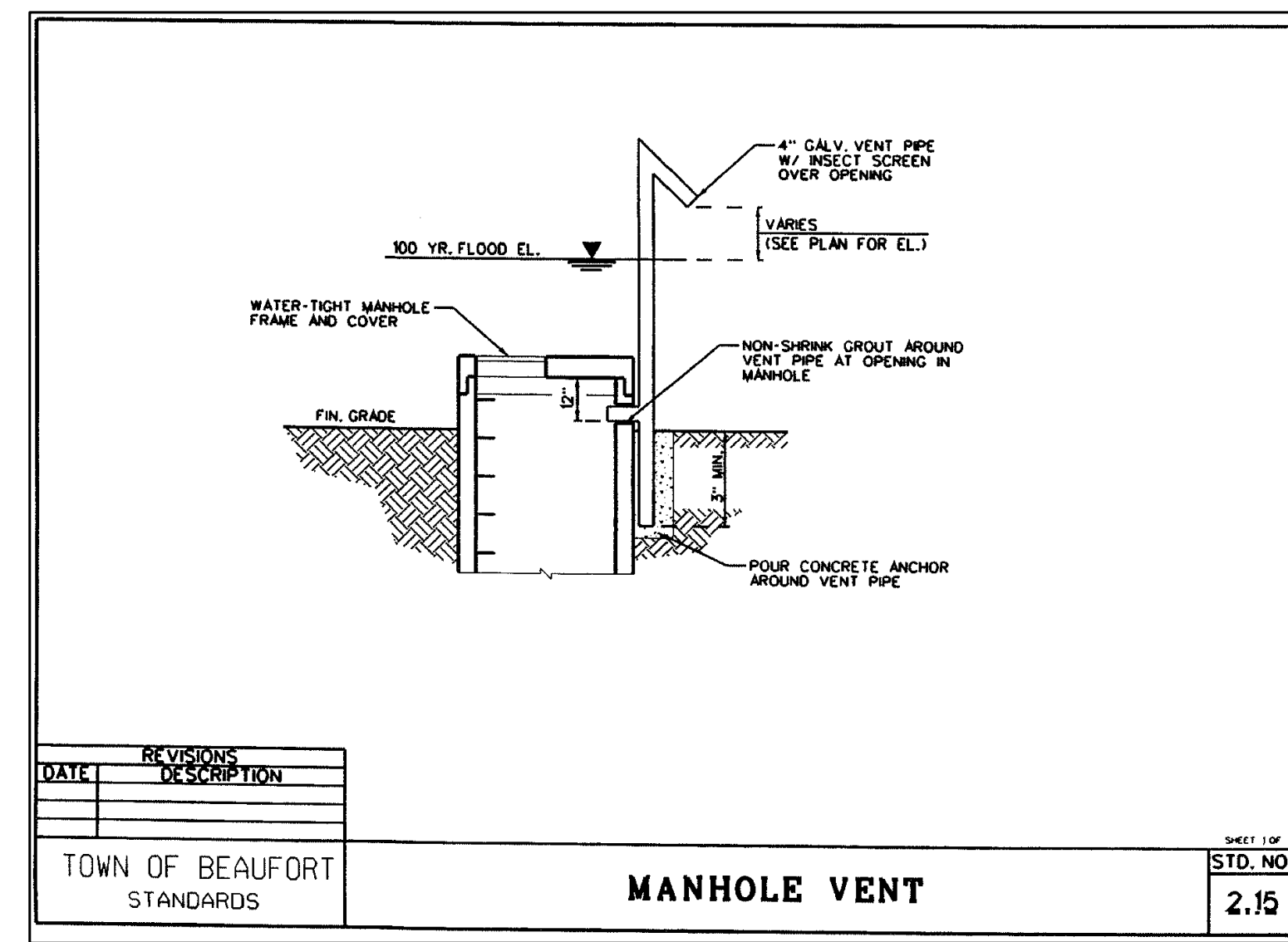
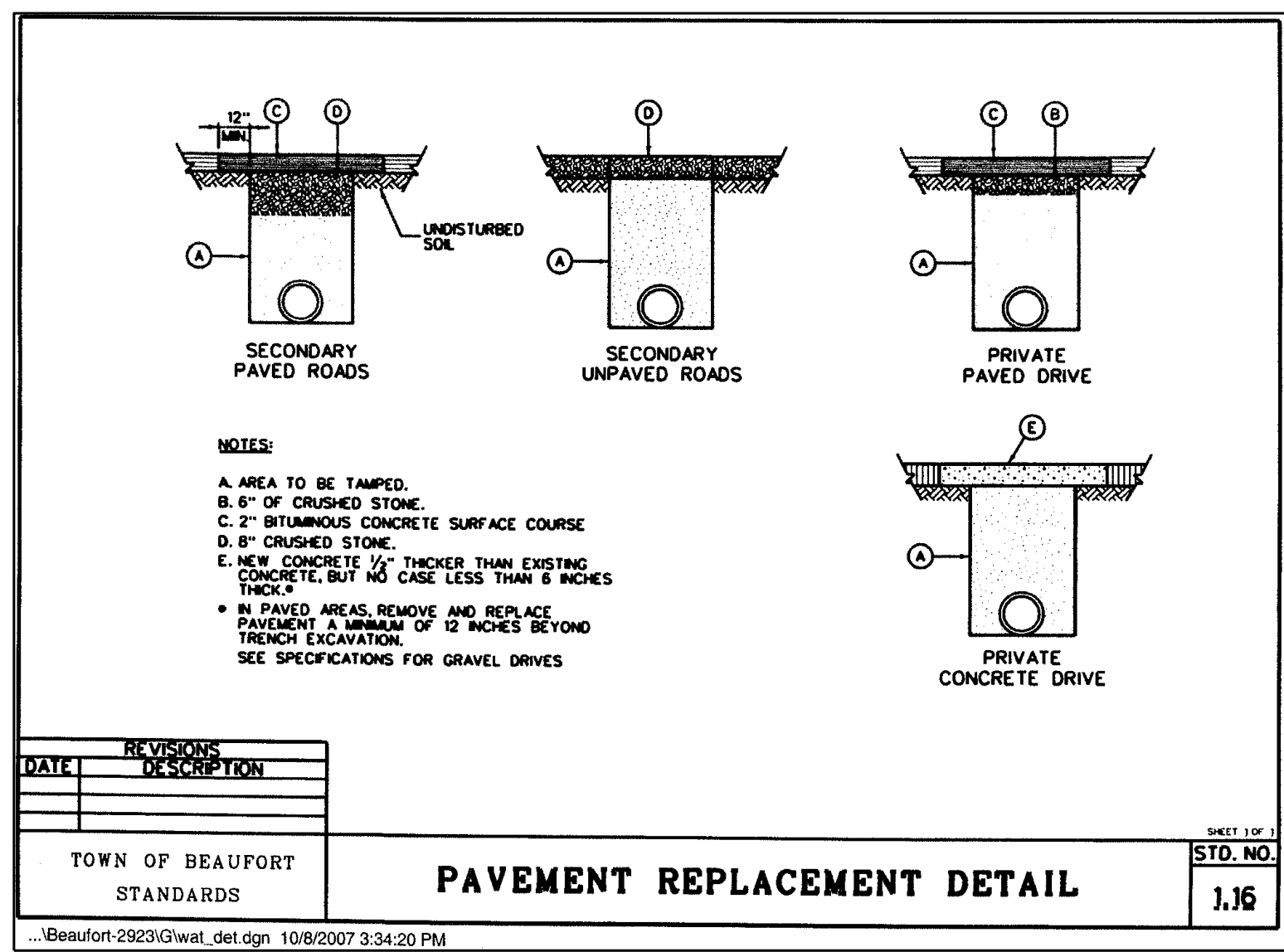
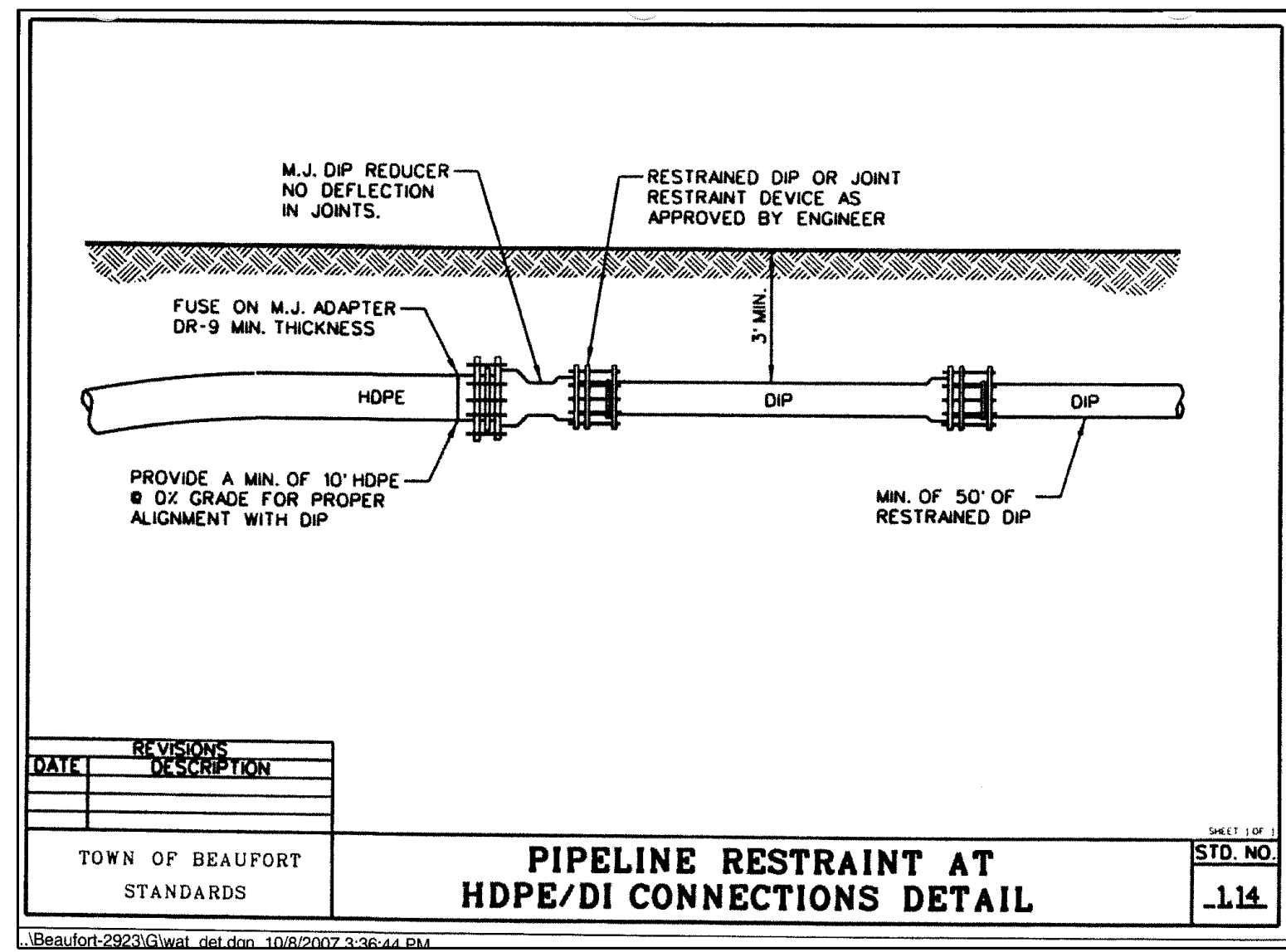


TYPICAL DETAILS NOTE:
 THE TYPICAL DETAILS ON THIS SHEET WERE DESIGNED AND PREPARED BY OTHERS.



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

K:\081618\07020207\5.5 Beau Coast Phase 5\CD\DWG\Water\121512151215.dwg Thursday, February 23, 2023 10:58:39 AM - 6/8/2023 11:00 AM



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

K:\081618\070200976.50 Beau Coast Phase 5\CADD\Drawings\4th\Construction\05.05 DET\4.03.dwg Thursday, February 13, 2020 1:05:59 PM C:\BricsCAD

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

BEAUFORT, NC

LOW PRESSURE AIR TESTING FOR GRAVITY SEWER MAINS

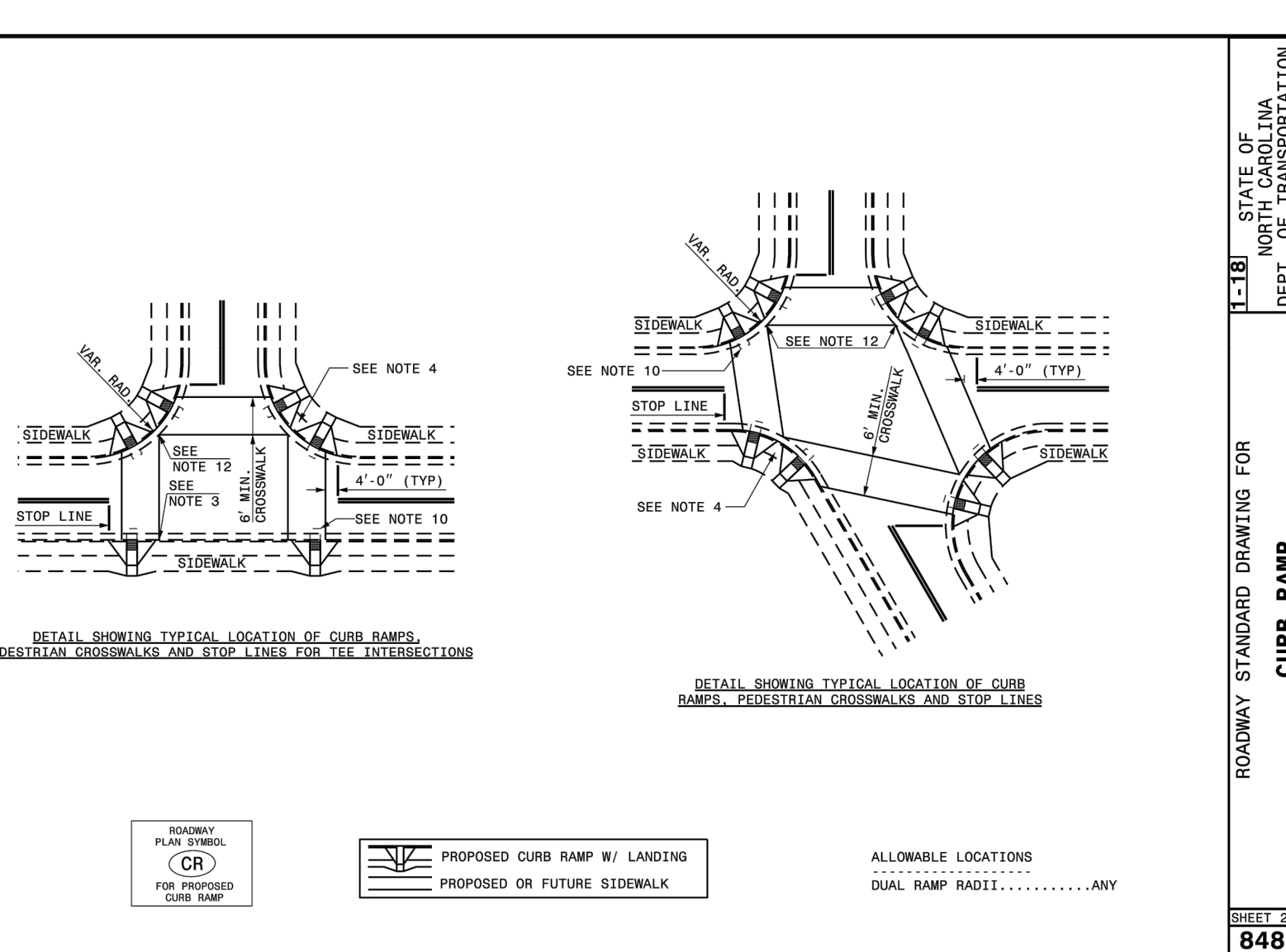
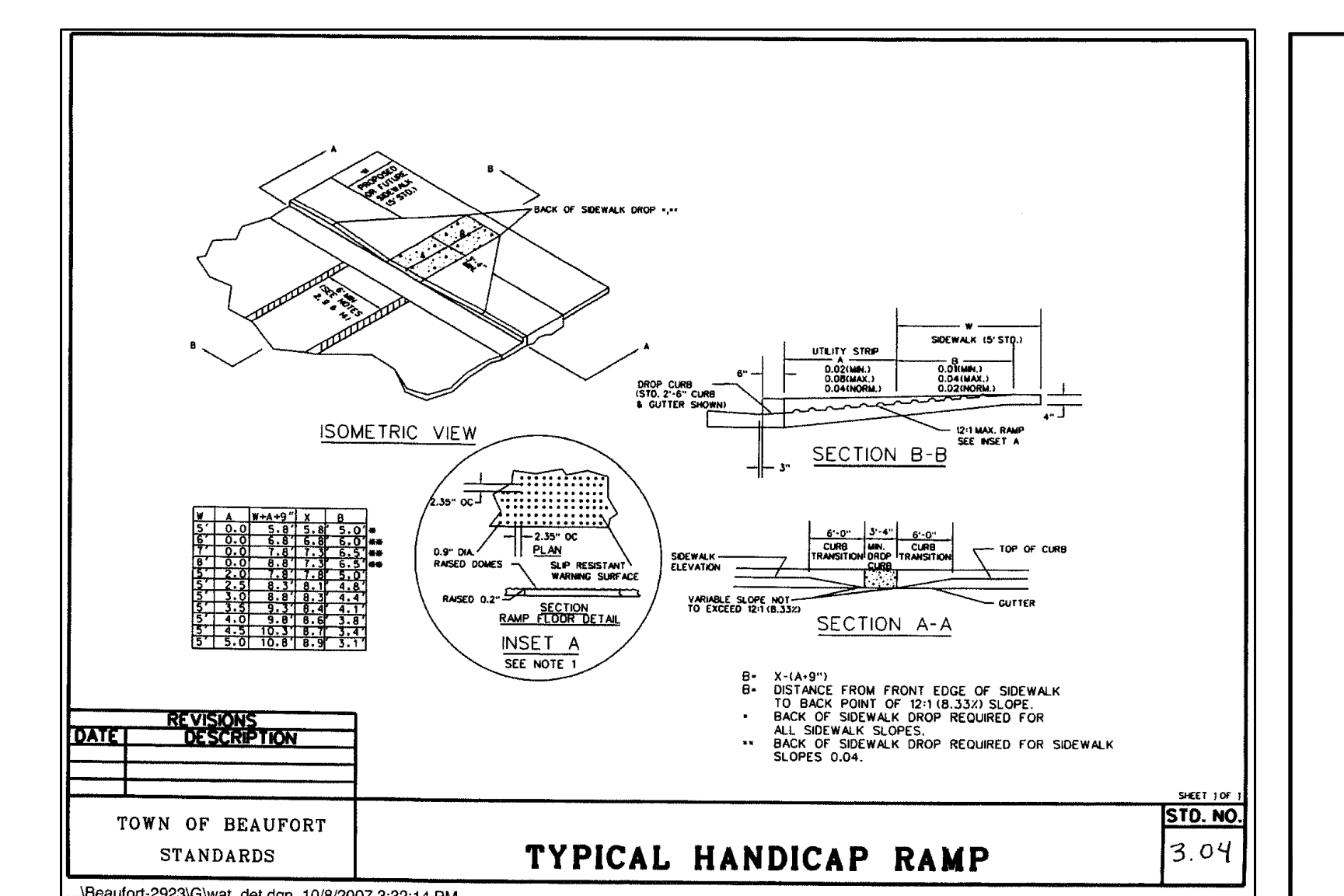
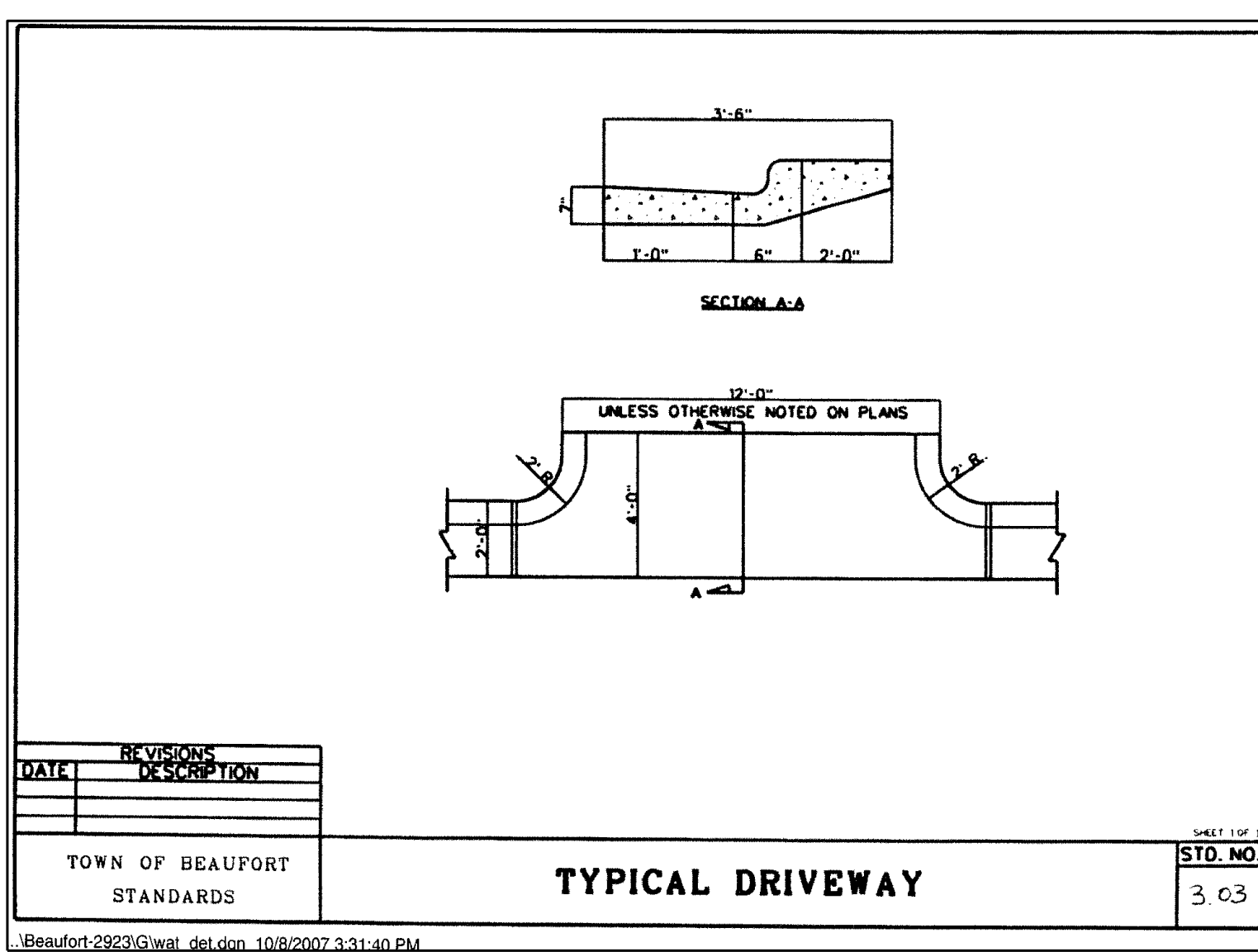
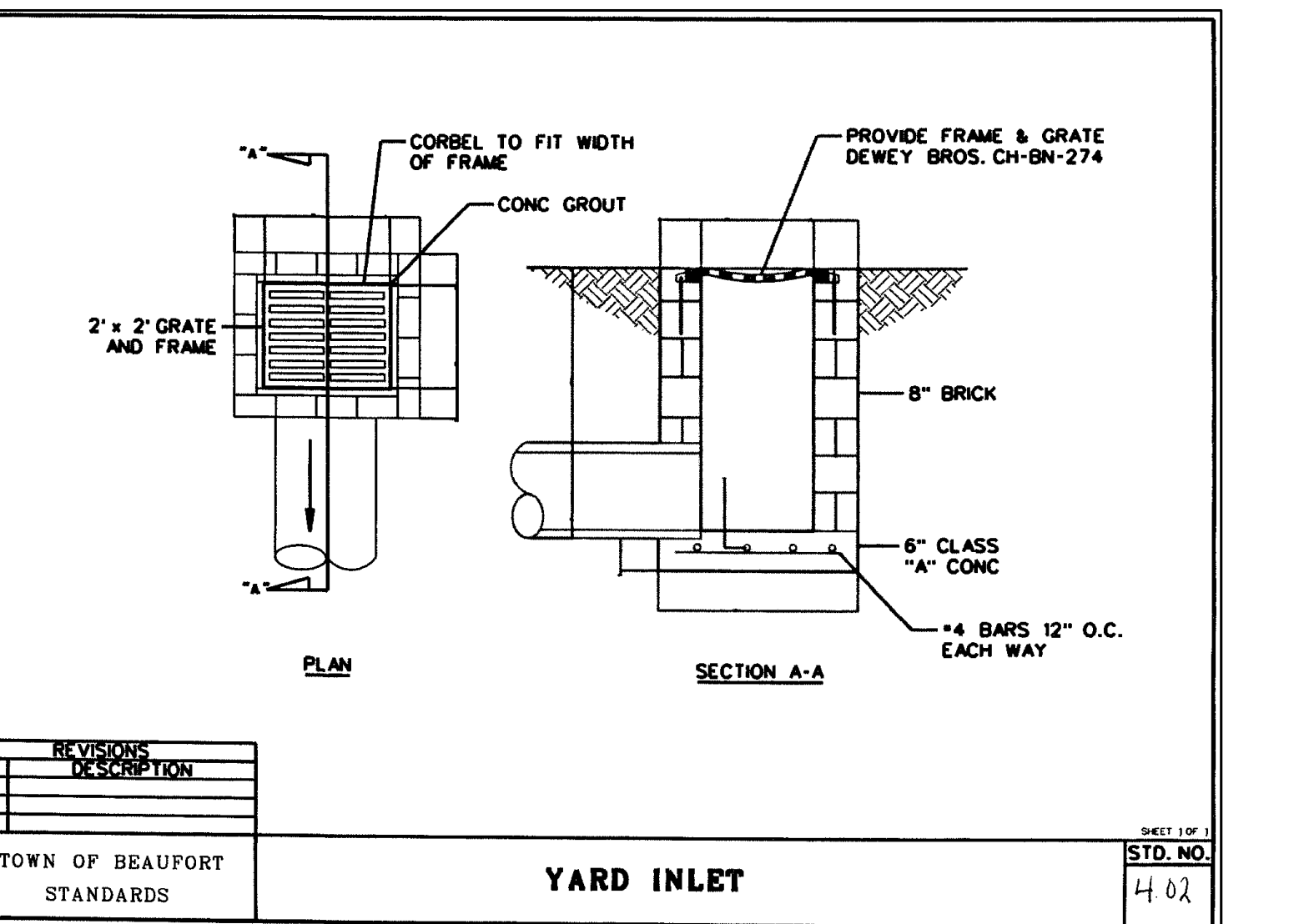
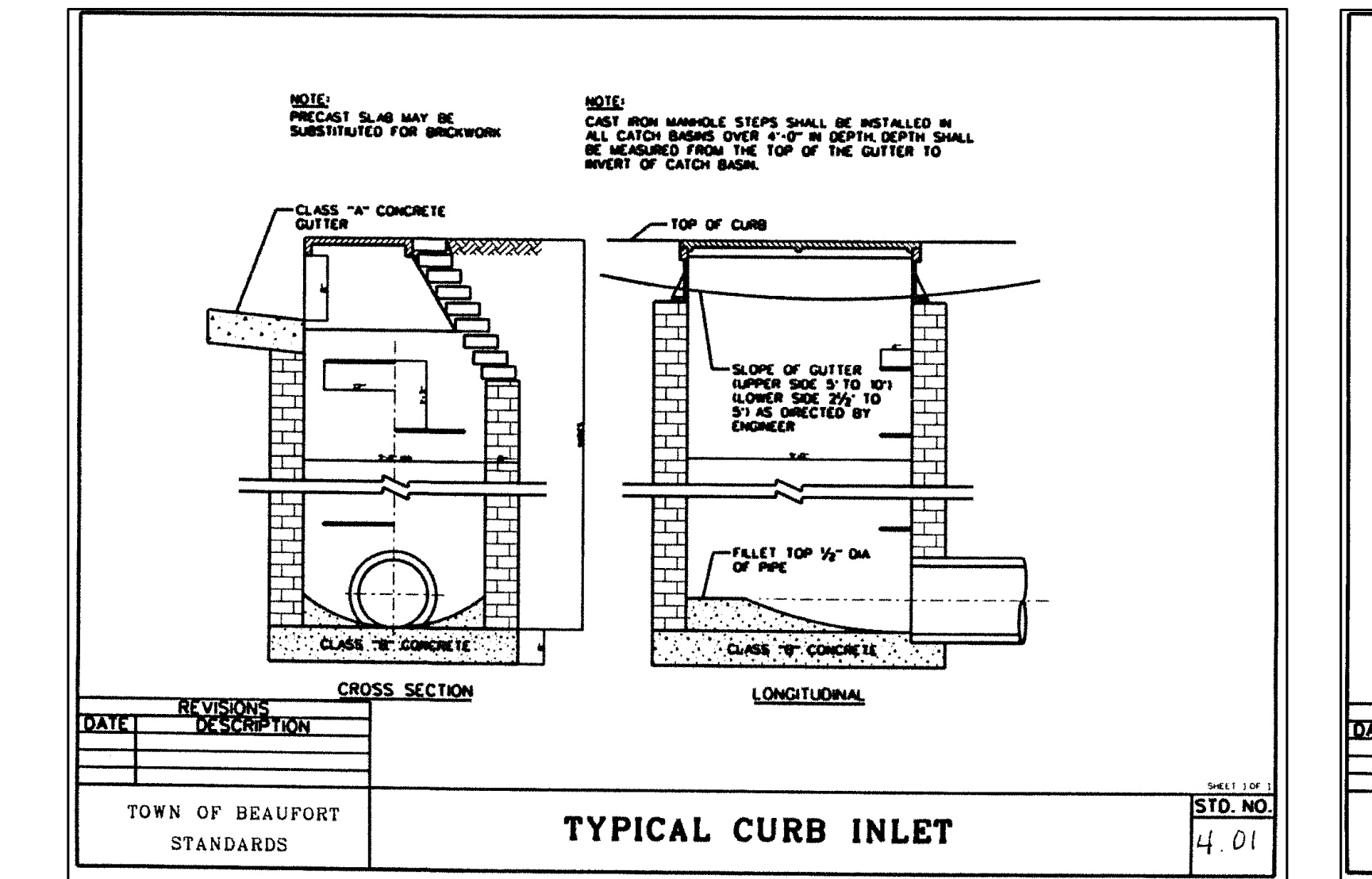
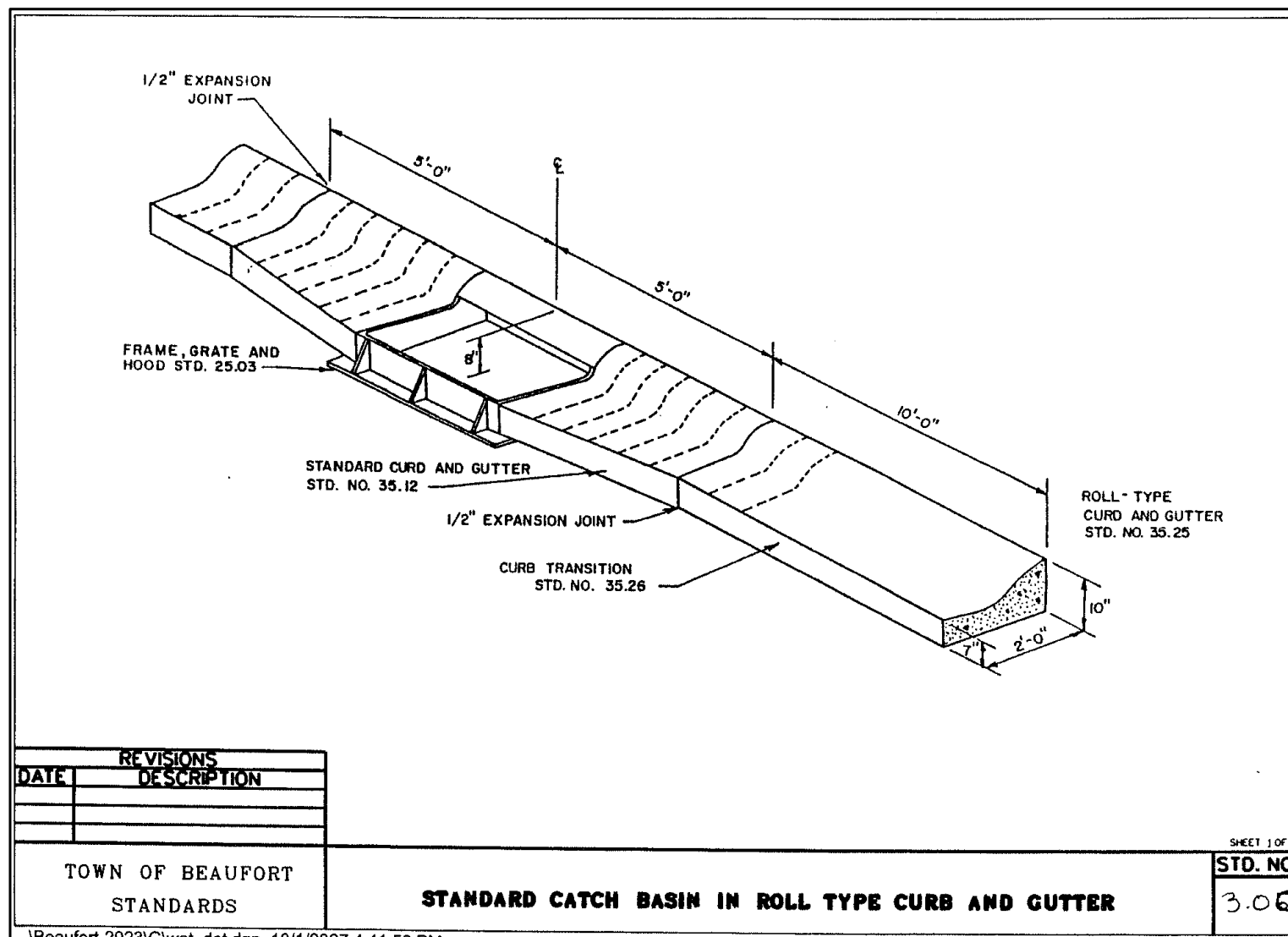
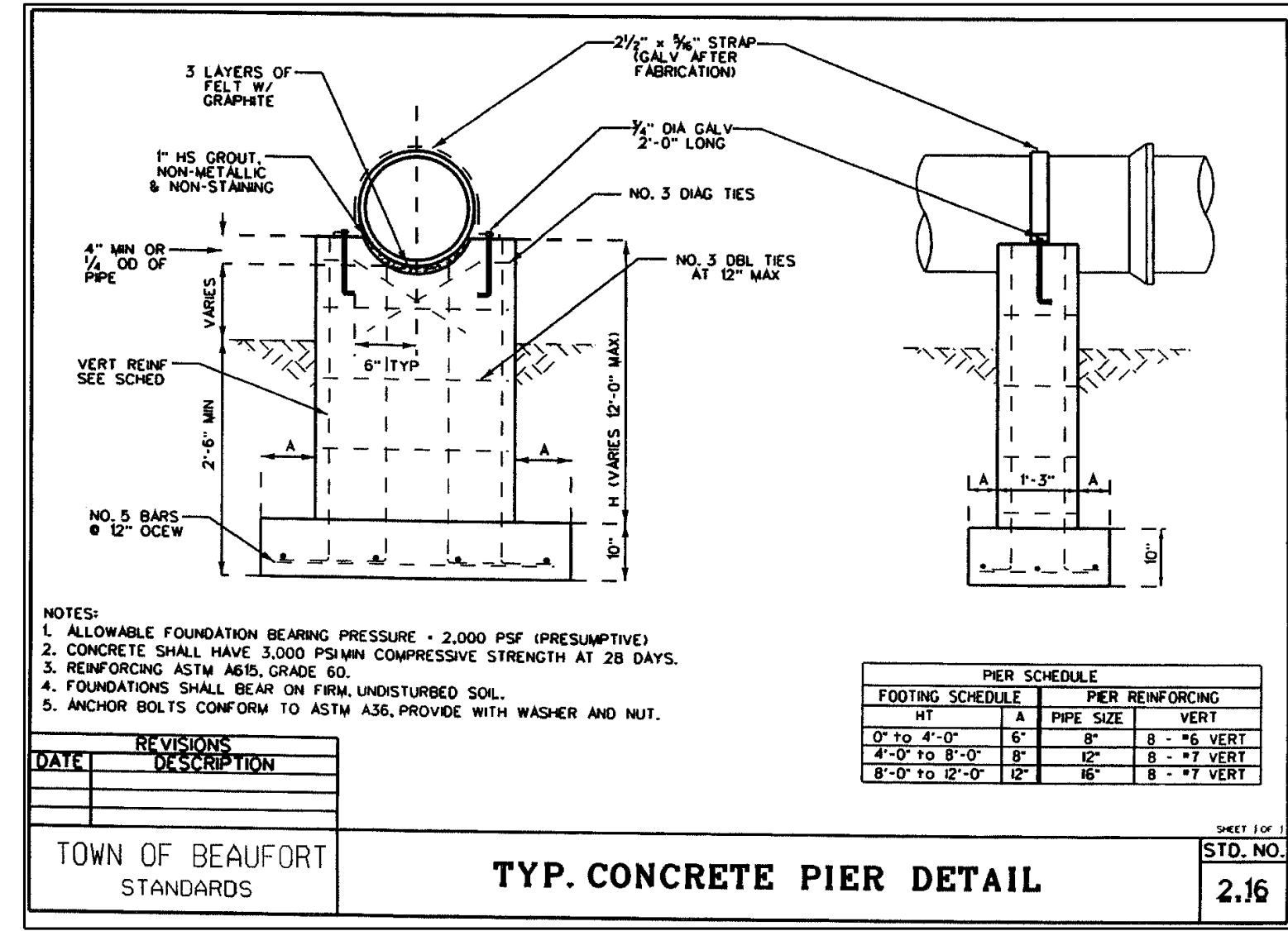
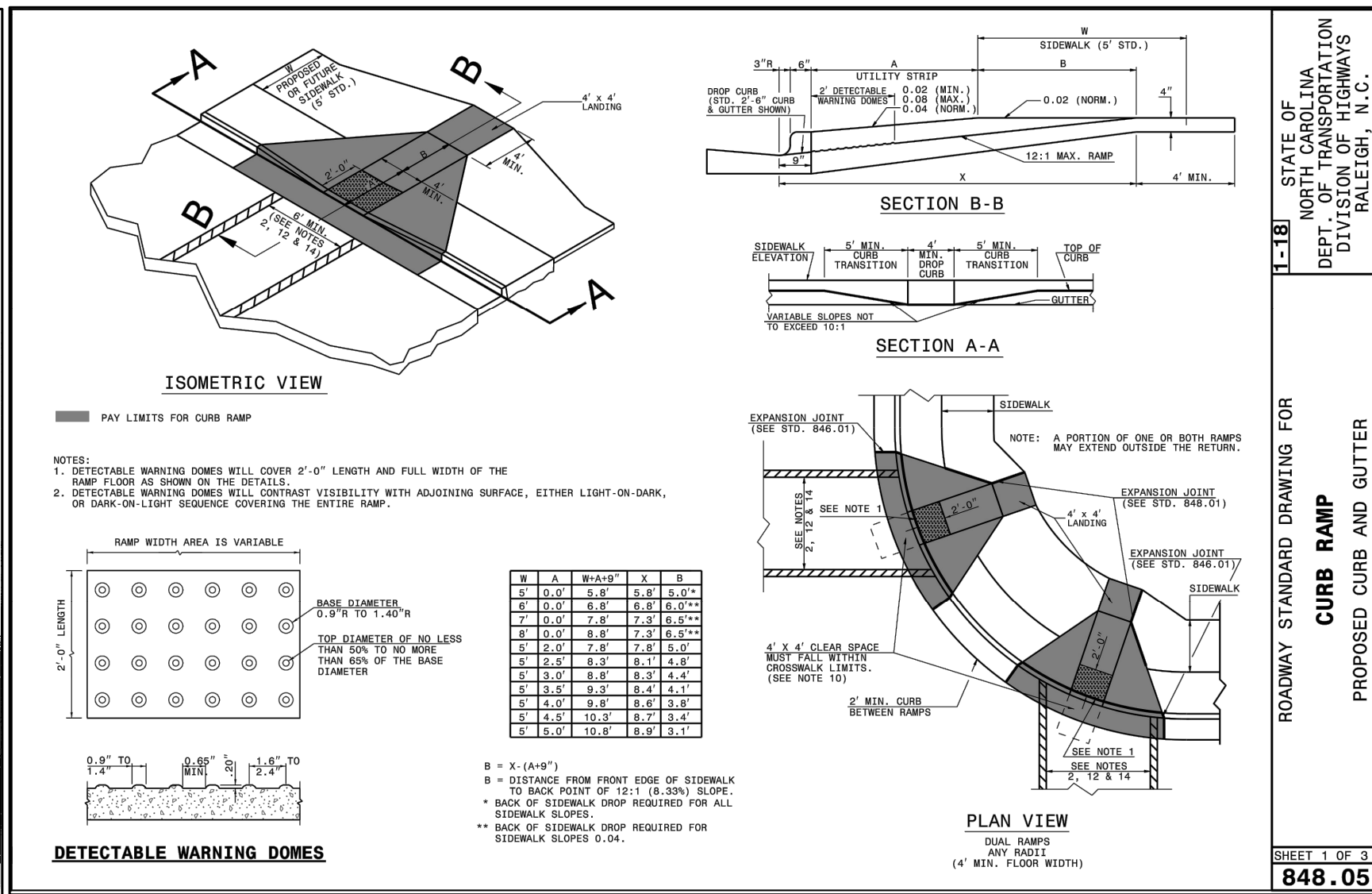
MINIMUM TIME REQUIRED FOR A MAXIMUM 1.0 PSIG PRESSURE DROP FOR SIZE AND LENGTH OF PIPE INDICATED

PIPE DIAMETER (IN)	MINIMUM TIME (MIN:SEC)	LENGTH FOR MINIMUM TIME (FT)	TIME FOR LONGER LENGTH (SEC)	SPECIFICATION TIME FOR LENGTH (L) SHOWN (MIN:SEC)							
				100 FT	150 FT	200 FT	250 FT	300 FT	350 FT	400 FT	450 FT
4	3:46	597	.388 L	3:46	3:46	3:46	3:46	3:46	3:46	3:46	3:46
6	5:48	398	.854 L	5:48	5:48	5:48	5:48	5:48	5:48	5:42	6:24
8	7:34	298	1.528 L	7:34	7:34	7:34	7:36	7:36	8:52	10:00	11:24
10	9:26	239	2.374 L	9:26	9:26	9:26	9:23	11:52	13:51	15:49	17:48
12	11:20	199	3.418 L	11:20	11:20	11:24	14:15	17:09	19:56	22:47	25:38
15	14:10	159	5.324 L	14:10	14:10	17:48	22:15	26:42	31:09	35:36	40:04
18	17:00	123	7.692 L	17:00	19:13	25:38	32:03	38:27	44:52	51:16	57:41
21	19:50	114	10.478 L	19:50	28:18	34:54	43:37	52:21	61:00	69:48	78:31
24	22:40	99	13.674 L	22:47	34:11	45:34	56:58	68:22	79:46	91:18	102:33
27	25:30	88	17.366 L	28:51	43:16	57:41	72:07	86:32	100:07	115:22	129:48
30	28:20	80	21.366 L	35:37	53:25	71:13	89:02	106:50	124:38	142:26	160:15
33	31:10	72	25.652 L	43:05	64:38	86:10	107:43	129:16	150:43	172:21	193:53
36	34:00	66	30.768 L	51:17	76:55	102:34	128:12	153:50	179:29	205:07	230:46

NOTE 1: THIS TABLE IS FROM UNIFORM CODE, THE TABLE IS BASED ON A 0.1 ALLOWABLE AIR LOSS RATE IN TEST SECTION. 0.0015 CUBIC FEET/MINUTE/SQUARE FEET. TO SHORTEN REQUIRED TEST TIME, A MAXIMUM PRESSURE DROP OF 0.5 PSIG MAY BE USED AND THE REQUIREMENTS REDUCED BY HALF.

TOWN OF BEAUFORT STANDARDS

SHEET 1 OF 1
STD. NO. 2.11



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

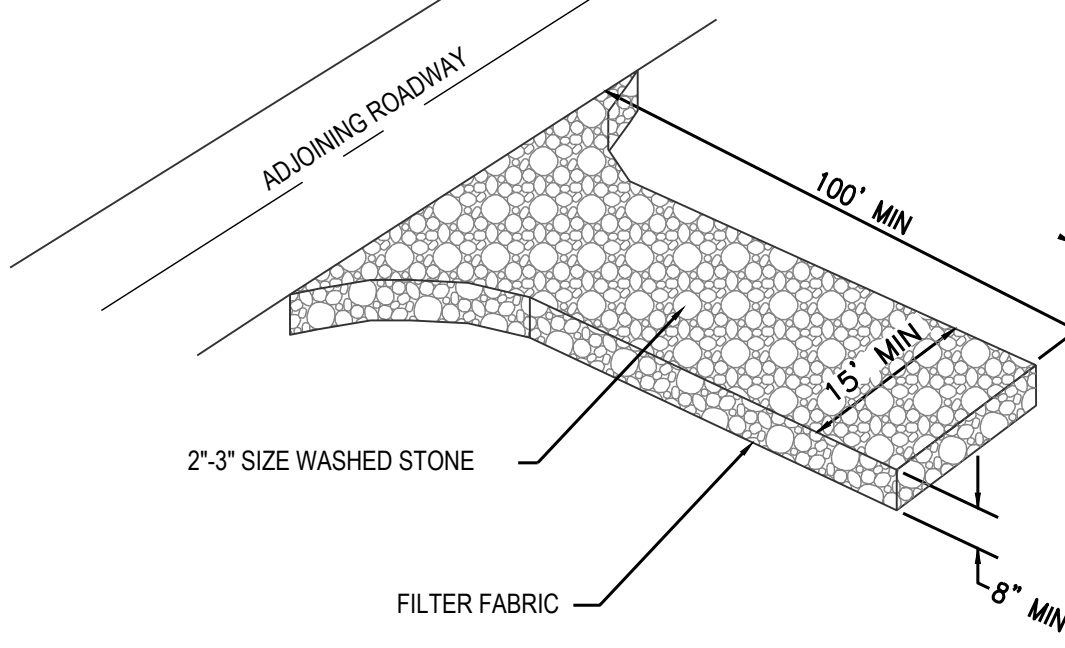
K:\08\04\07\02080976.50 Beau Coast Phase 5\CD\Drawings\CD\Construction\02\02 DETAIL.dwg Thursday, February 13, 2020 1:05:59 PM - G:\BCH\11.TDR

NOTES:

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

MAINTENANCE:

MAINTAIN THE GRAVEL PAD IN A CONDITION TO PREVENT MUD OR SEDIMENT FROM LEAVING THE CONSTRUCTION SITE. THIS MAY REQUIRE PERIODIC 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.



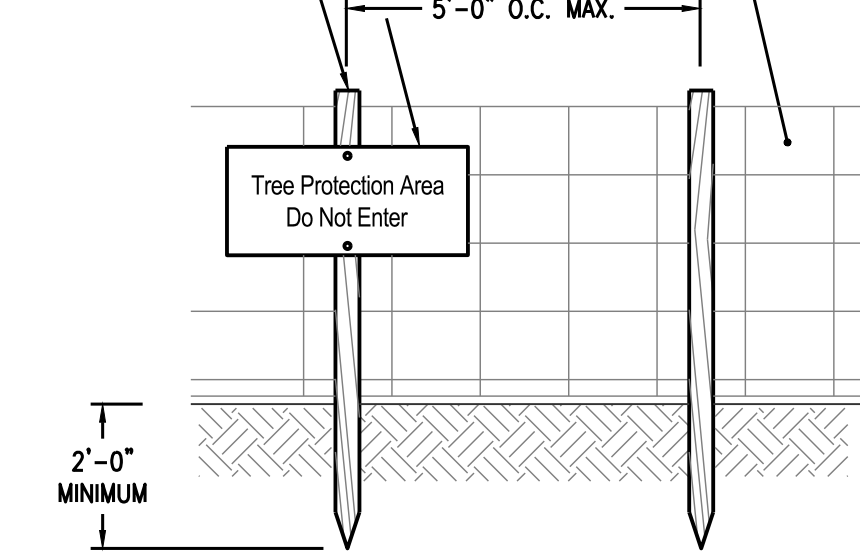
TEMPORARY CONSTRUCTION ENTRANCE

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

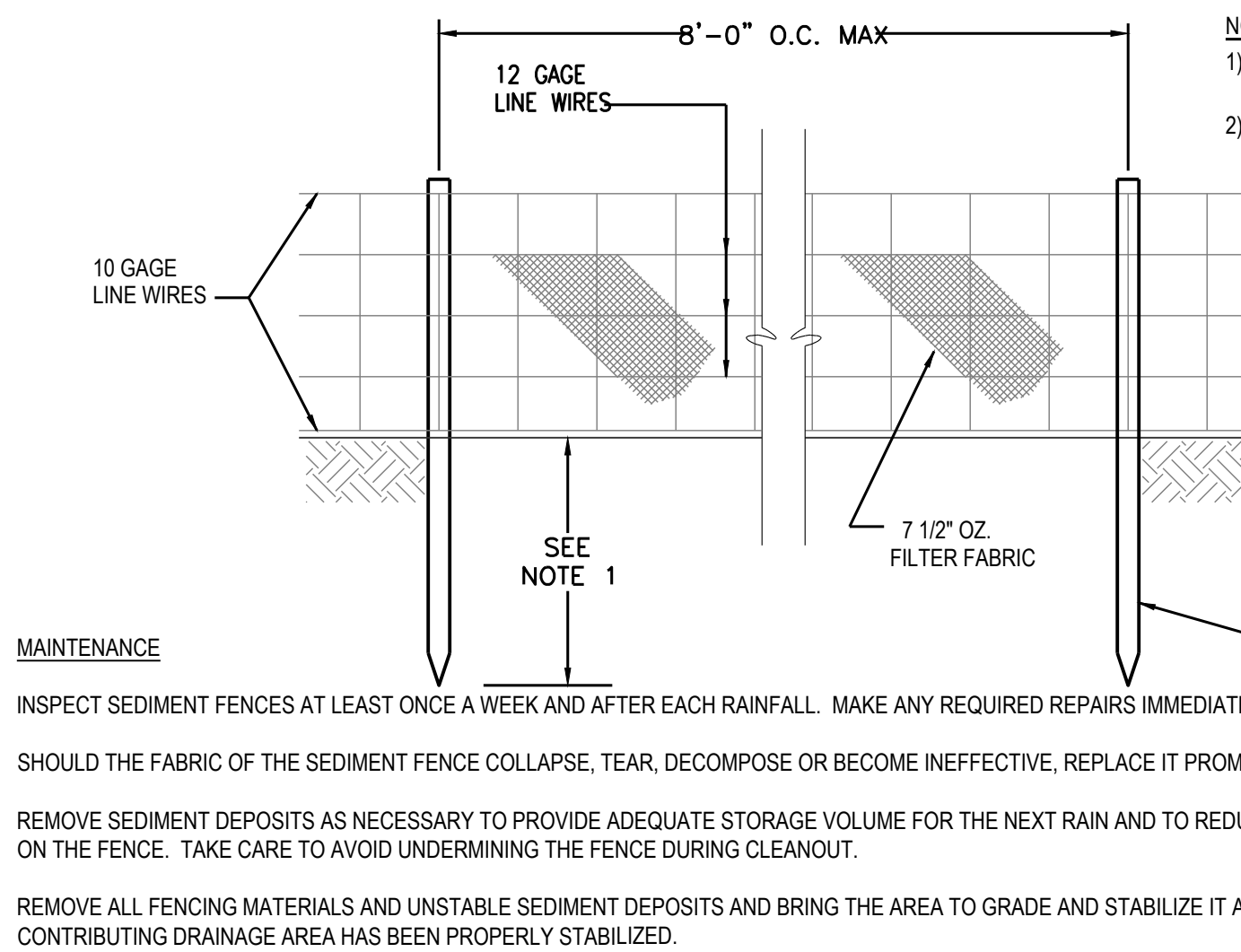
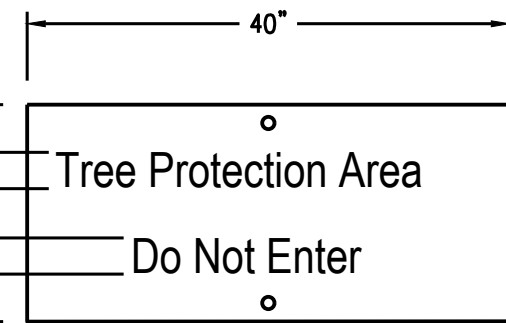


TREE PROTECTION FENCE

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:

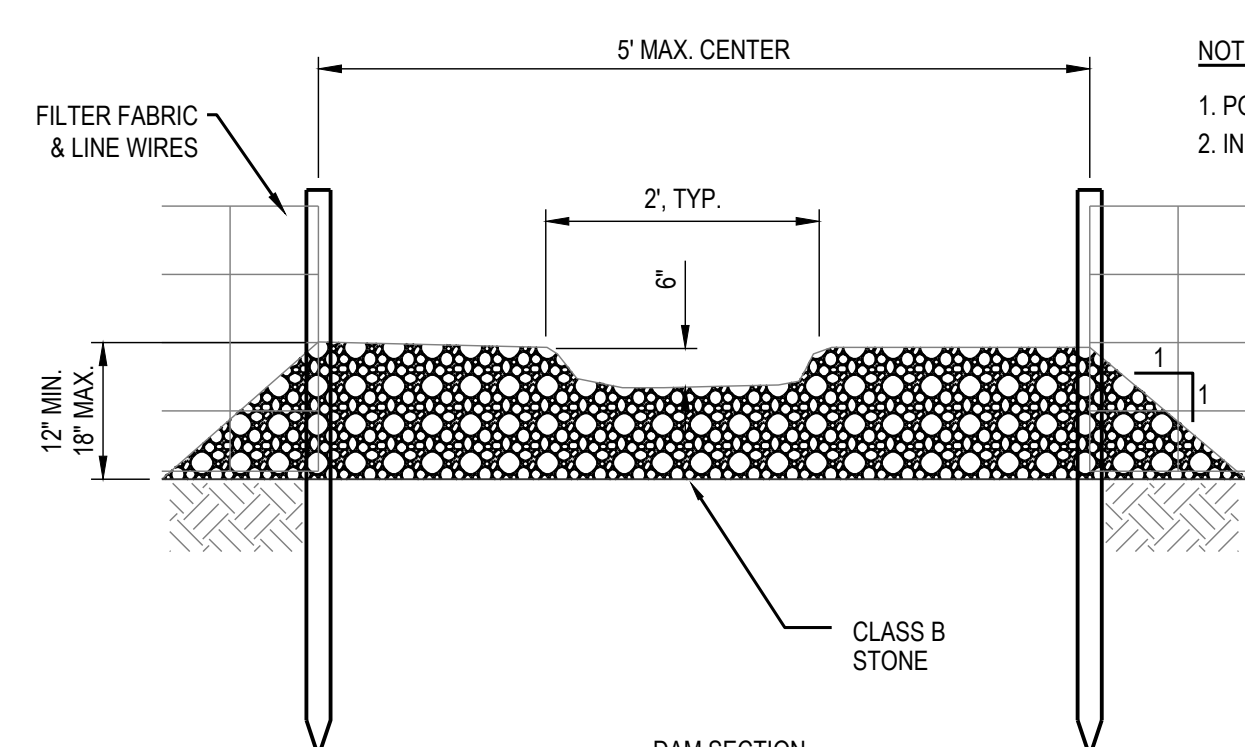
- 1) STEEL POSTS TO BE BURIED A MINIMUM OF 2'-0"
- 2) INSTALL SILT FENCE WHERE SHOWN ON DRAWINGS AND MAINTAIN UNTIL COMPLETION OF GRADING

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:

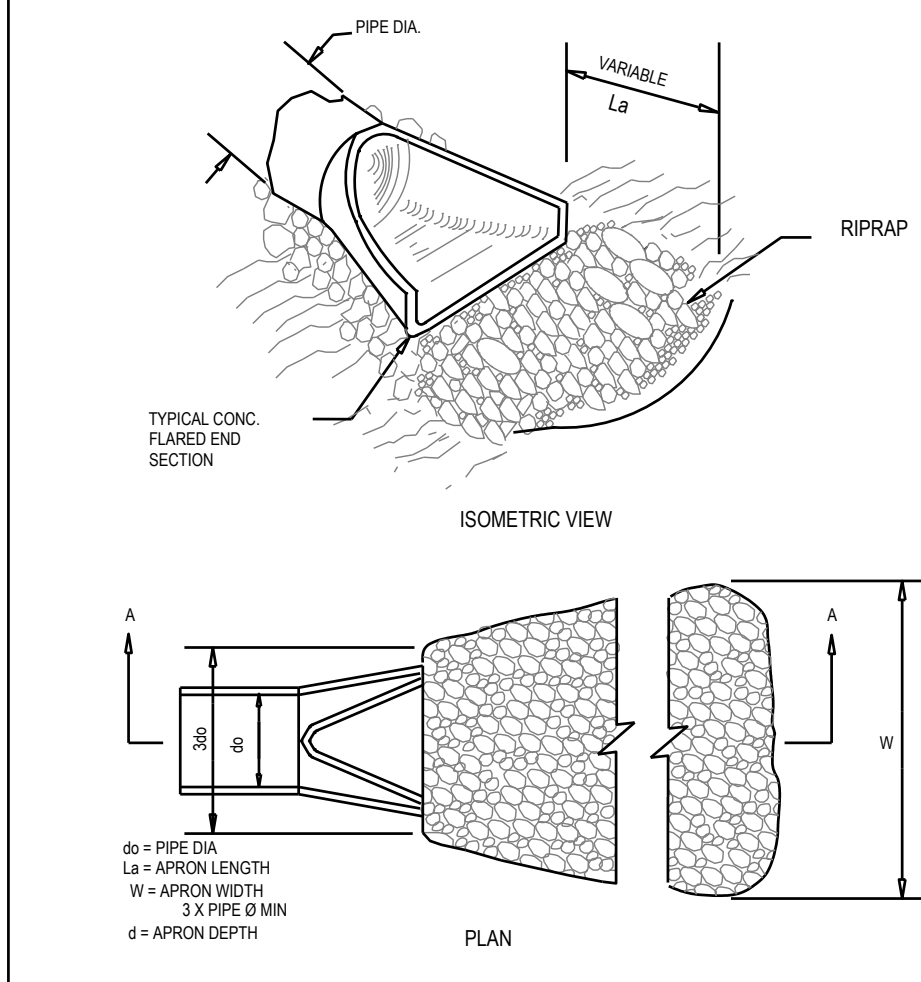
1. POSTS TO BE BURIED A MINIMUM OF 2'-0"
2. INSTALL SILT FENCE AS SHOWN DETAIL 4/W401.

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



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.

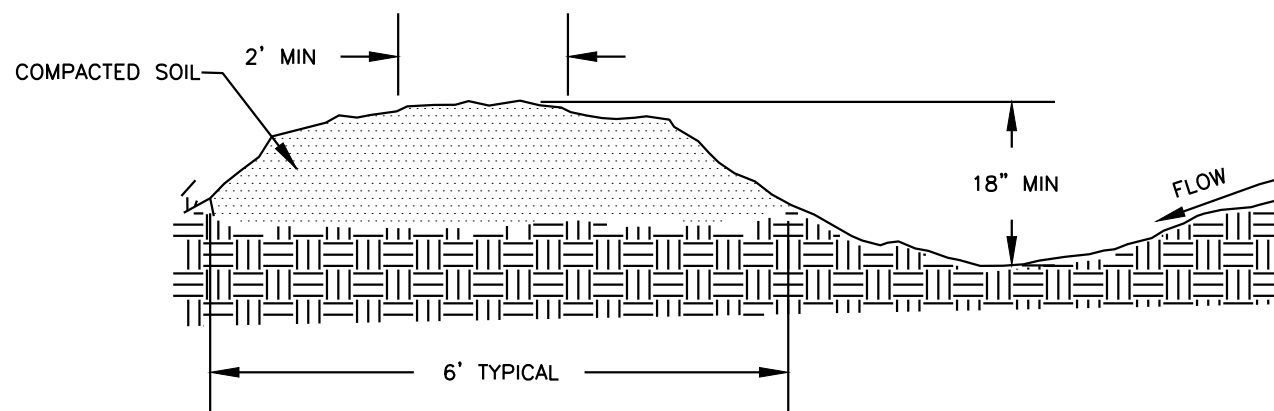
ENERGY DISSIPATER SCHEDULE

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

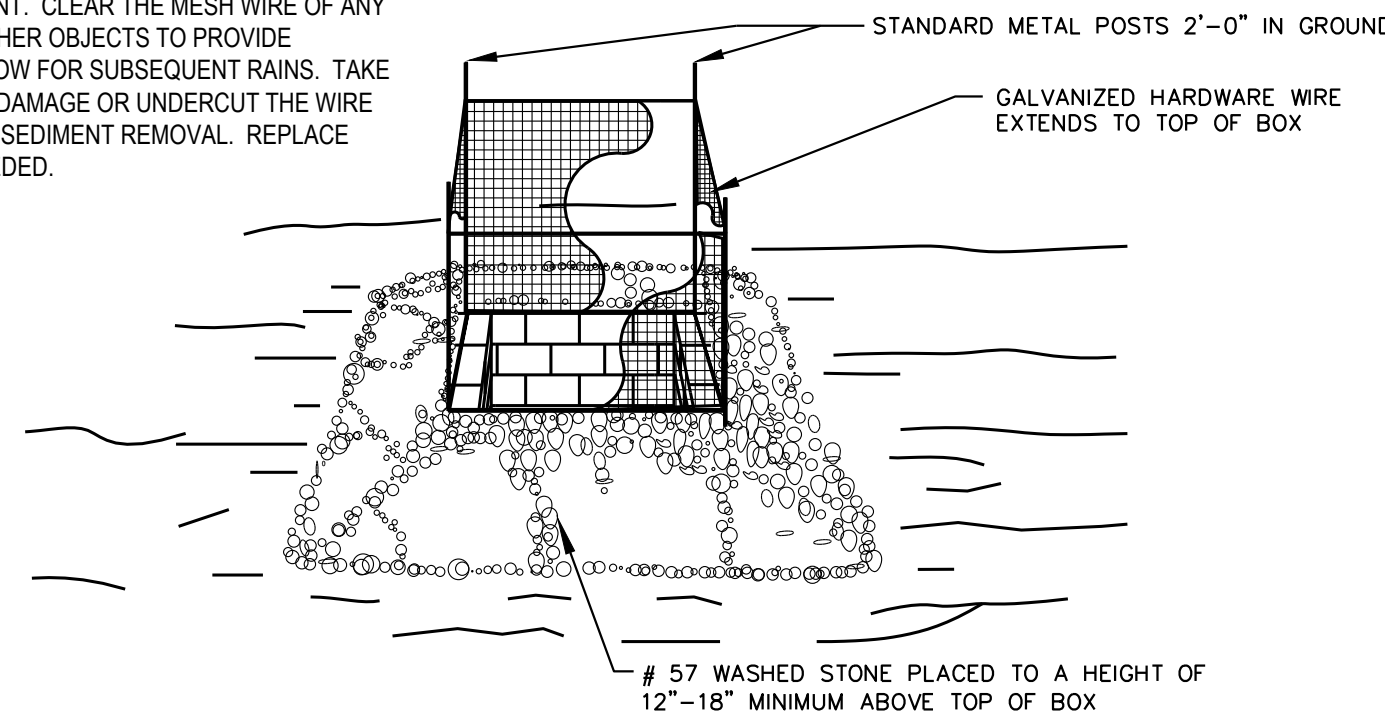
NTS

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.

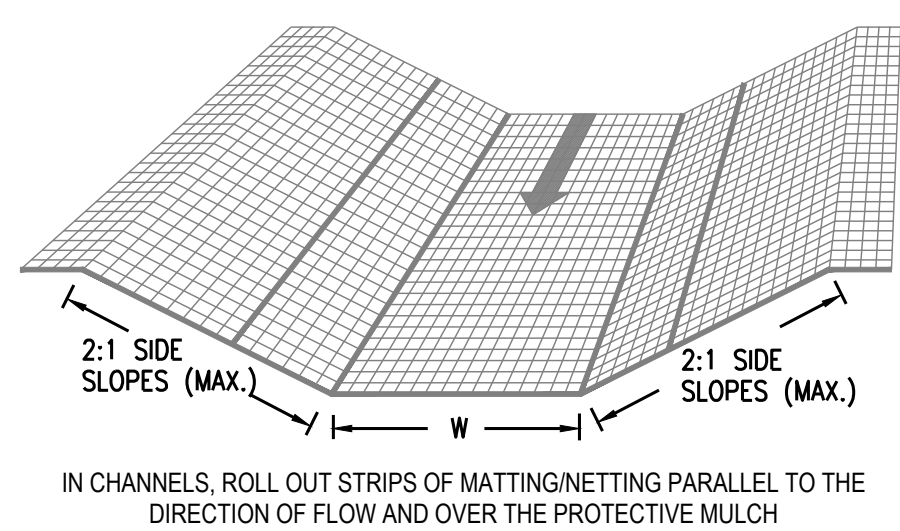


STANDARD CATCH BASIN/YARD INLET PROTECTION

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 DENUEDED 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.

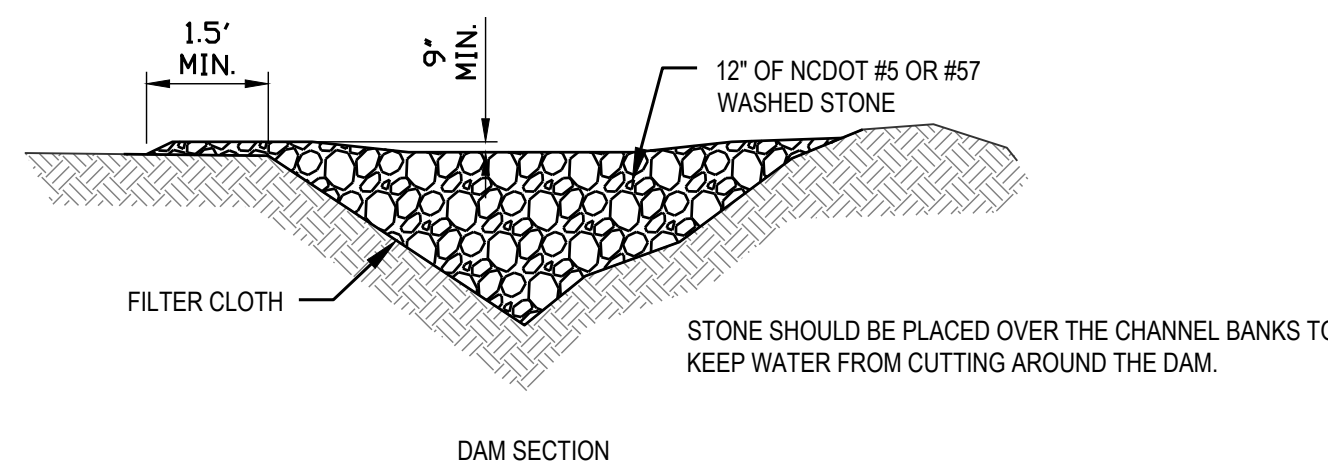


MATTING/NETTING PLACEMENT

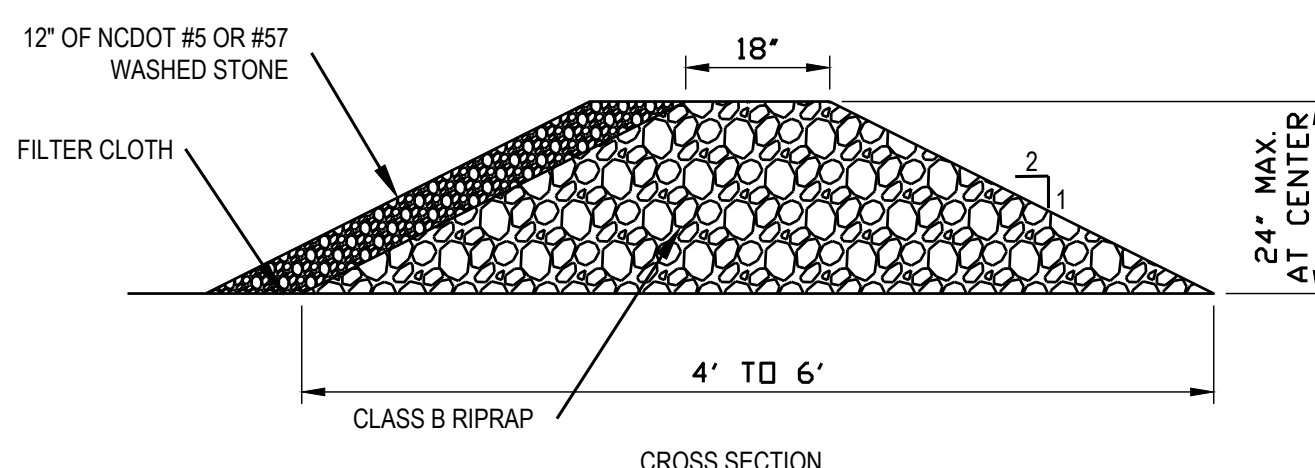
NTS

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.



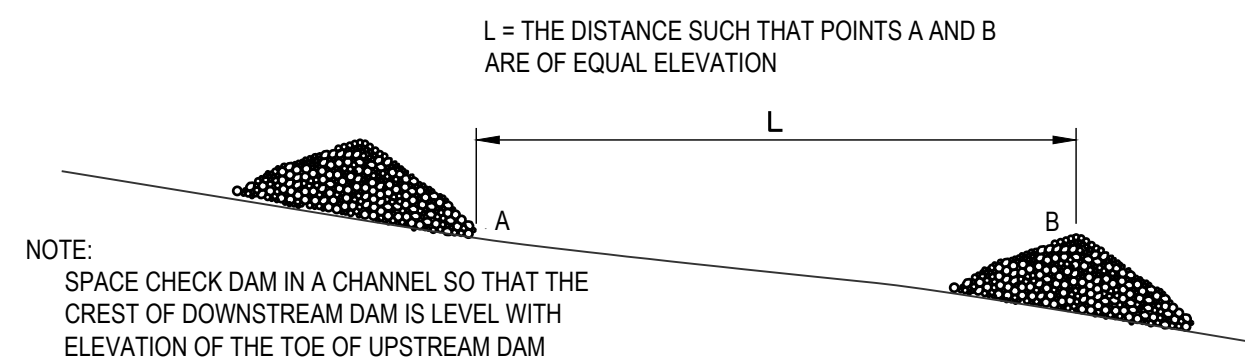
DAM SECTION



CROSS SECTION

TEMPORARY CHECK DAM

NTS

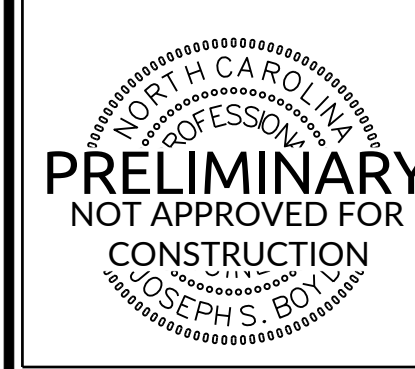


NOTE: SPACE CHECK DAM IN A CHANNEL SO THAT THE CREST OF DOWNSTREAM DAM IS LEVEL WITH ELEVATION OF THE TOE OF UPSTREAM DAM

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



Town of Beaufort, NC

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

**Town of Beaufort Board of Commissioners Workshop Meeting
4:00 PM Monday, June 22, 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:

Place on July 13th 2020 agenda for Public Hearing

EXPECTED LENGTH OF PRESENTATION:

5 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).



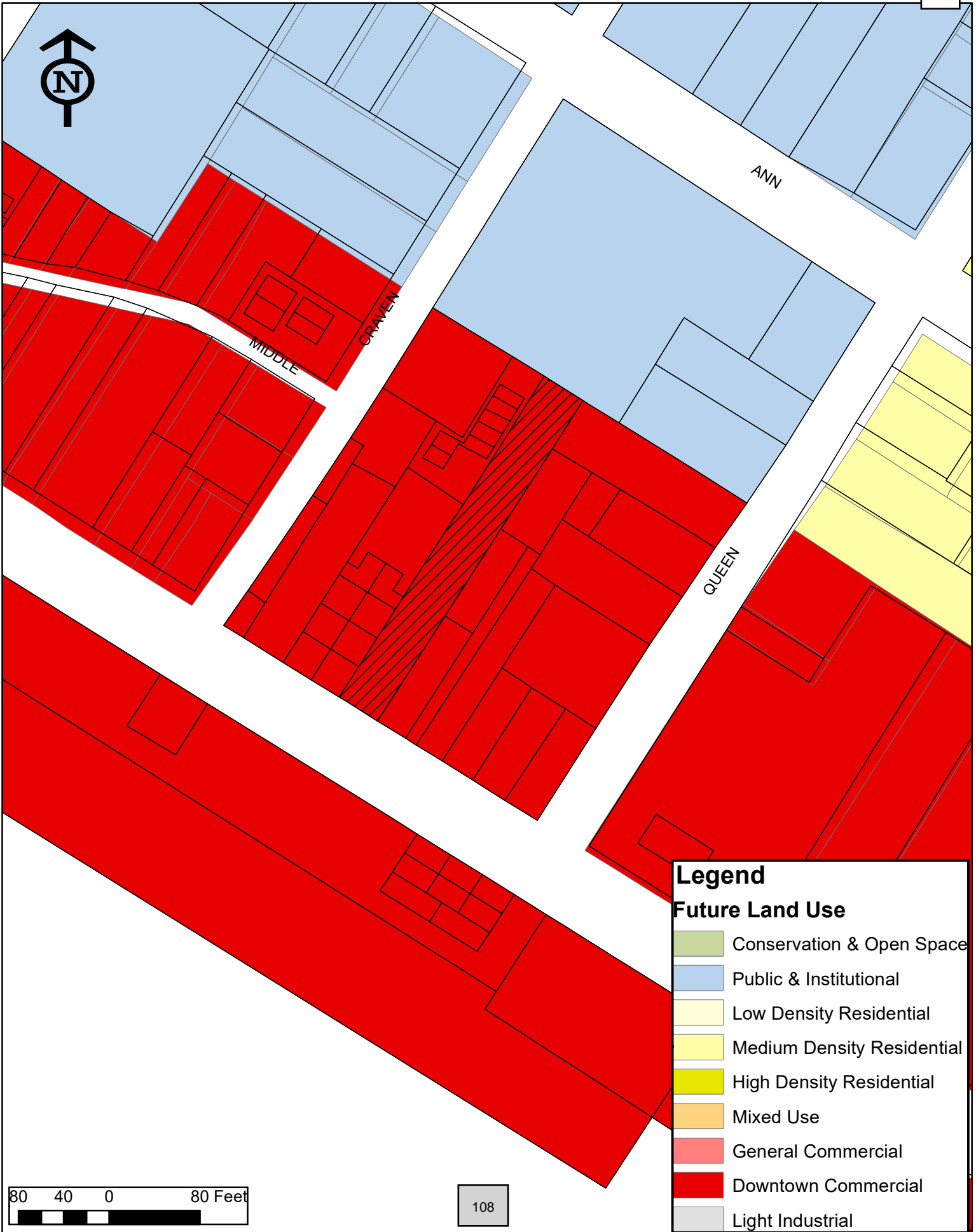
Exhibits:

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

Commented [KG1]:









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: _____

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

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: _____

Date 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

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

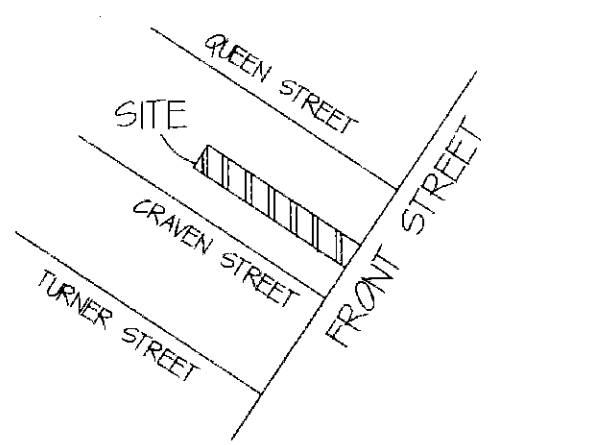
MAILING ADDRESS: 125 CRAVEN STREET
BEAUFORT NC 28516

PARCEL NUMBER: 730617107248000

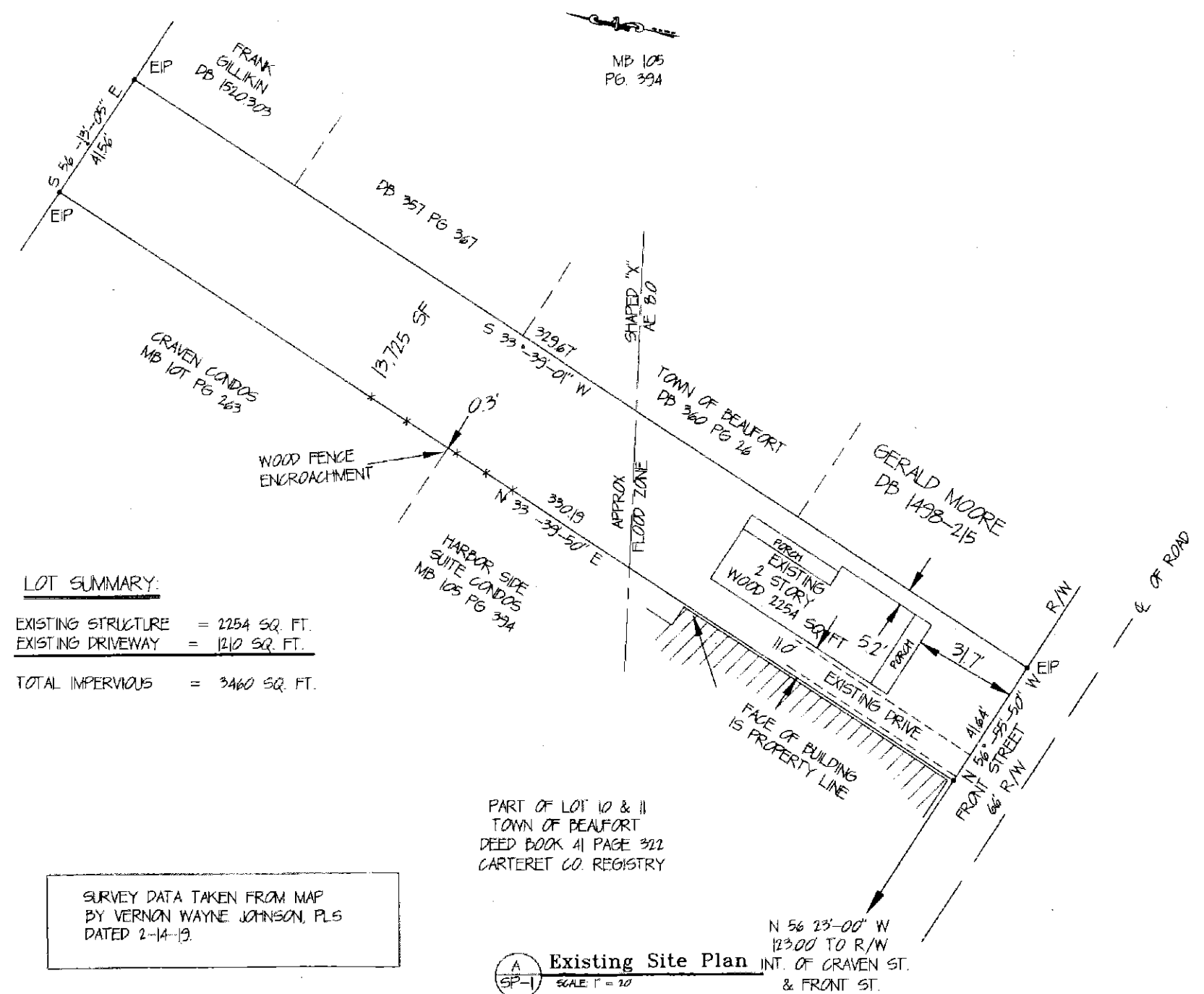
OWNER: BISHOP,STEPHEN FEREBEE

PHYSICAL ADDRESS 129 CRAVEN ST
BEAUFORT

MAILING ADDRESS: 131 CRAVEN STREET
BEAUFORT NC 28516



VICINITY MAP NTS



LOT SUMMARY:
 EXISTING STRUCTURE = 2254 SQ. FT.
 EXISTING DRIVEWAY = 1212 SQ. FT.
 TOTAL IMPERVIOUS = 3460 SQ. FT.

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

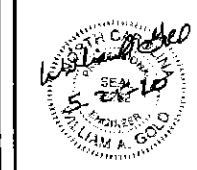
PART OF LOT 10 & 11
 TOWN OF BEAUFORT
 DEED BOOK 41 PAGE 322
 CARTERET CO. REGISTRY

Existing Site Plan
 SCALE 1" = 10'
 N 56 23-00' W
 123.00' TO R/W
 INT. OF CRAVEN ST.
 & FRONT ST.

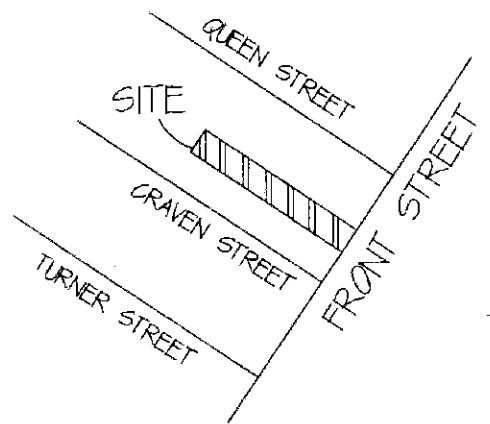
REVISIONS	
DATE	DESCRIPTION

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

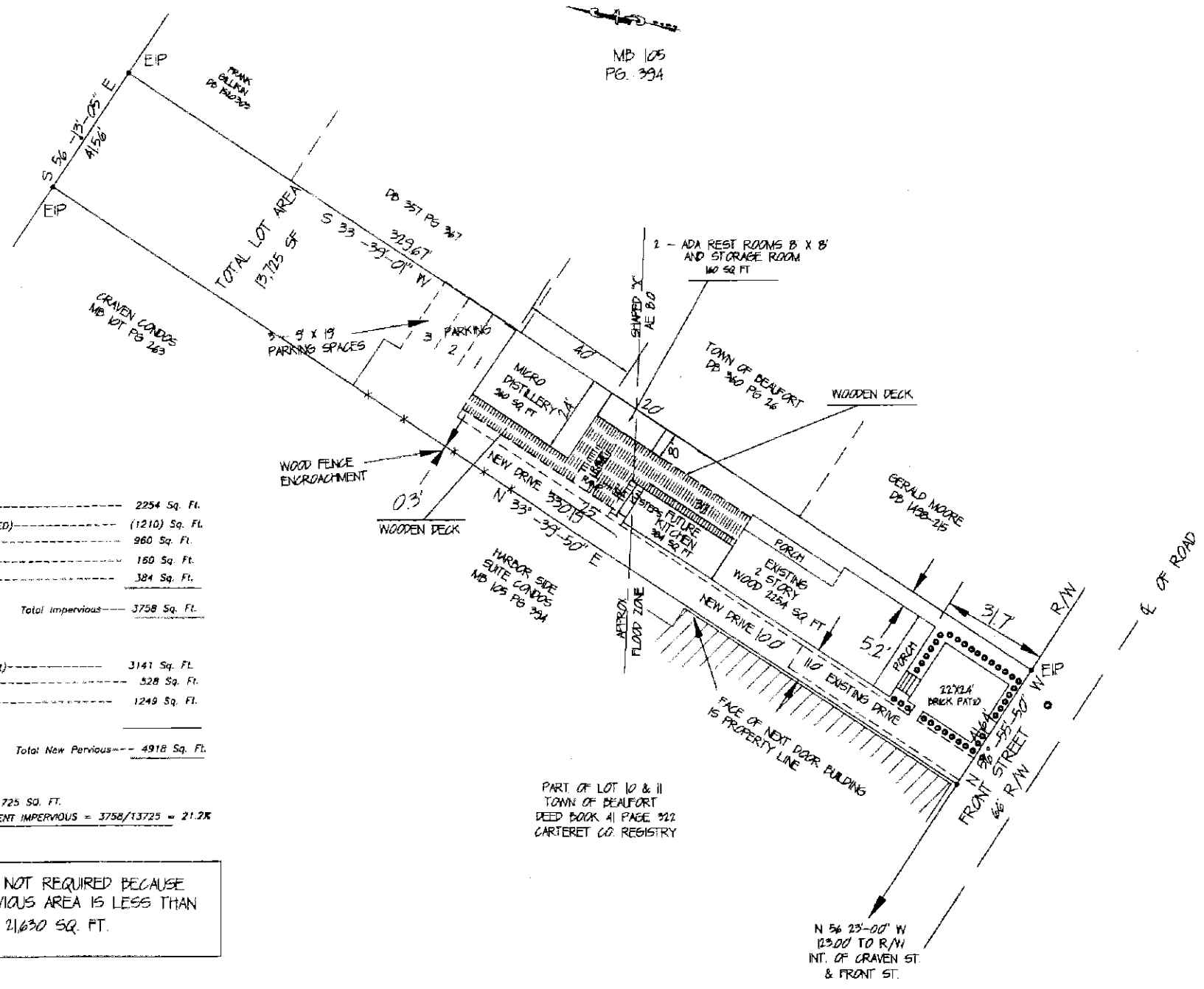
CONSULTING ENGINEER
Meridian Engineering, P.A.
 P.O. Box 1291, Kinston, N.C. 28503
 809 Rhem Street, Kinston, N.C. 28501
 Phone 1 - 252 - 522 - 2587
 Fax 1 - 252 - 522 - 2501



DRAWN BY	VPJ	SCALE
FILE	REVISIONS	IN
APP'D. BY	WAG	DATE
DATE	5-26-20	DRAWING NUMBER
		SP - 1
		2



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 = 27.4%

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 Rham Street, Kinston, N.C. 28501
 Phone 1 - 252 - 522 - 2587
 Fax 1 - 252 - 522 - 2501



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



Town of Beaufort, NC

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

**Town of Beaufort Board of Commissioners Worksession Meeting
4:00 PM Monday, June 22 – Town Hall Conference Room, 701 Front Street**

AGENDA CATEGORY: Items for Discussion and Consideration

SUBJECT: Right-of-Way Acquisition Request
Orange Street (Topsail Park)

BRIEF SUMMARY:

Mr. Dillon Rose Jr. of DJ Rose & Son has requested on behalf of J 218, LLC to acquire a portion of the Town right-of-way between Front Street and Taylors Creek. This right-of-way encompasses Topsail Park. Approximately 596 sq. ft. of land along the western boundary of the right-of-way is desired by J 218, LLC for recombination with the adjacent parcel (**Figure 1**). A portion of the Spouter Inn Restaurant until recently, was located within this area (**Figures 2 & 3**).

Town staff understands that the 596± sq. ft. area is desired so that a turn in the bulkhead at Taylor’s Creek will become part of the parcel owned by J 218, LLC. Mr. Rose has advised that the acquisition of this portion of the bulkhead will allow J 218, LLC to repair/replace the bulkhead on their property all the way to the turn thereby making for a more complete and stable repair/replacement (**Figure 4**).

J 218, LLC proposes to donate \$29,000 towards the planned Topsail Park beautification project in return for the desired area and the riparian rights that will be attached to it.

REQUESTED ACTION:

Consider granting request for transfer of approximately 596 sq. ft. of Orange Street right-of-way as depicted by the Reference Exhibit by Chance Surveying Company (Figure 1) contingent upon receipt of the \$29,000 for the Topsail Park beautification project.

EXPECTED LENGTH OF PRESENTATION:

10 minutes

SUBMITTED BY:

Greg Meshaw, Public Services Director/Town Engineer

BUDGET AMENDMENT REQUIRED:

No

SCALE:
1" = 40'

DATE:
18 MAY 2020

FILE NAME:
220 Front St Exhibit.dwg

TOWNSHIP:
BEAUFORT

LOT _____ SECTION _____ BLOCK _____ PHASE _____

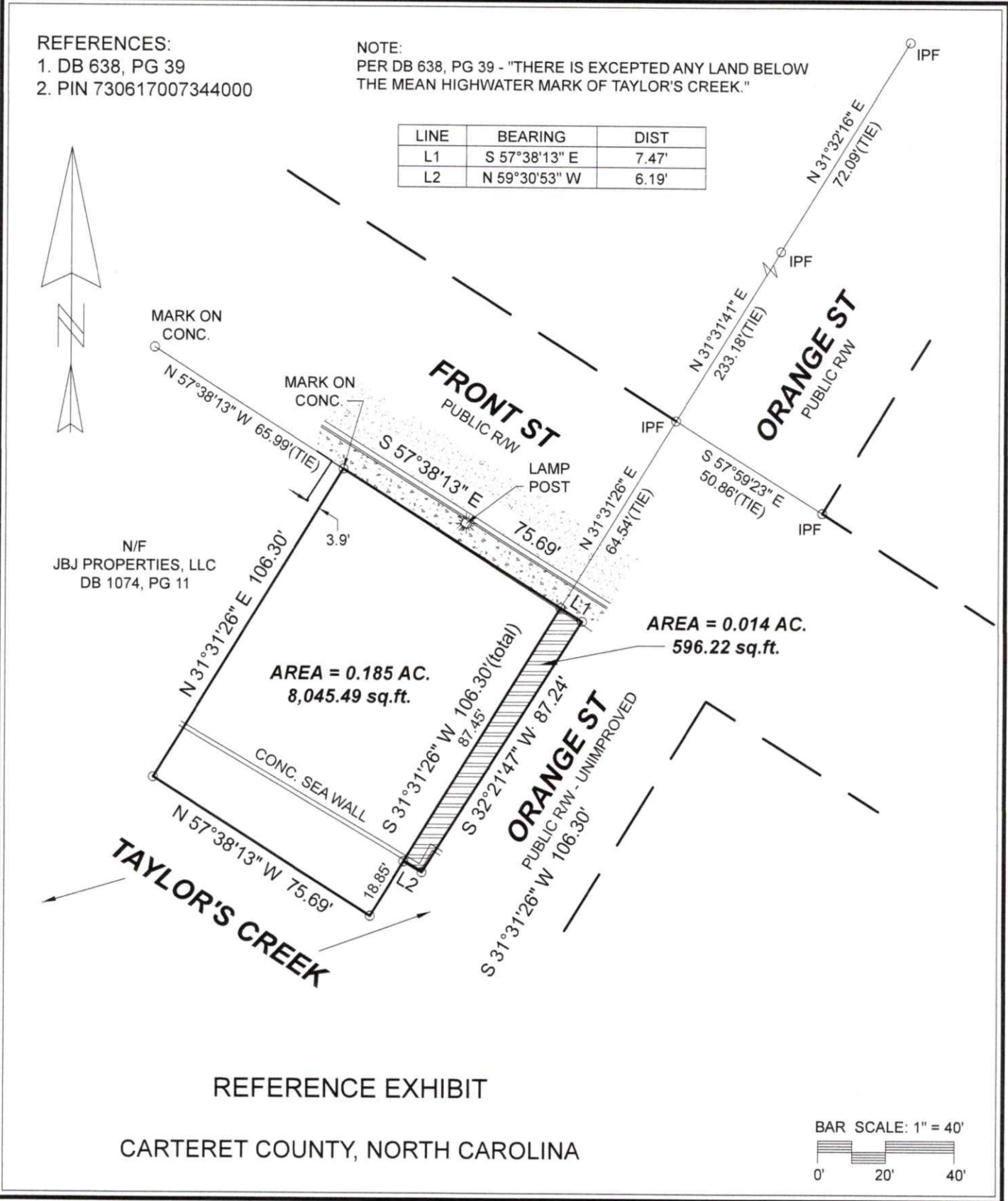
SUBDIVISION _____ AS

RECORDED IN MAP BOOK _____ PAGE _____

CARTERET COUNTY REGISTRY.

NOTES:
1. ALL AREAS ARE BY COORDINATE GEOMETRY.
2. ALL DISTANCES ARE HORIZONTAL GROUND UNLESS OTHERWISE NOTED.
3. NORTH ARROW IS PER RECORDED MAP OR DEED LISTED ABOVE UNLESS OTHERWISE NOTED.

LEGEND:
IPF = IRON PIPE FOUND
IPS = IRON PIPE SET
CP = COMPUTED POINT
□ = CONCRETE MONUMENT
D = DECK
P = PORCH
■ = ELECTRIC TRANSFORMER
DU = DESTINATION UNKNOWN
LP = LIGHT POLE
PP = POWER POLE
-OE- = OVERHEAD ELECTRIC LINE
--- = FENCE
MISA = MAXIMUM IMPERVIOUS SURFACE AREA



6900 FIELD HILL ROAD
RALEIGH, NORTH CAROLINA - 27603

CHANCE SURVEYING COMPANY, P.A.

LICENSE NO. C-2964

PHONE (919) 329-5795
EMAIL: chancesurveying@gmail.com

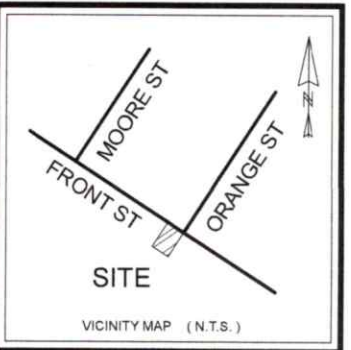
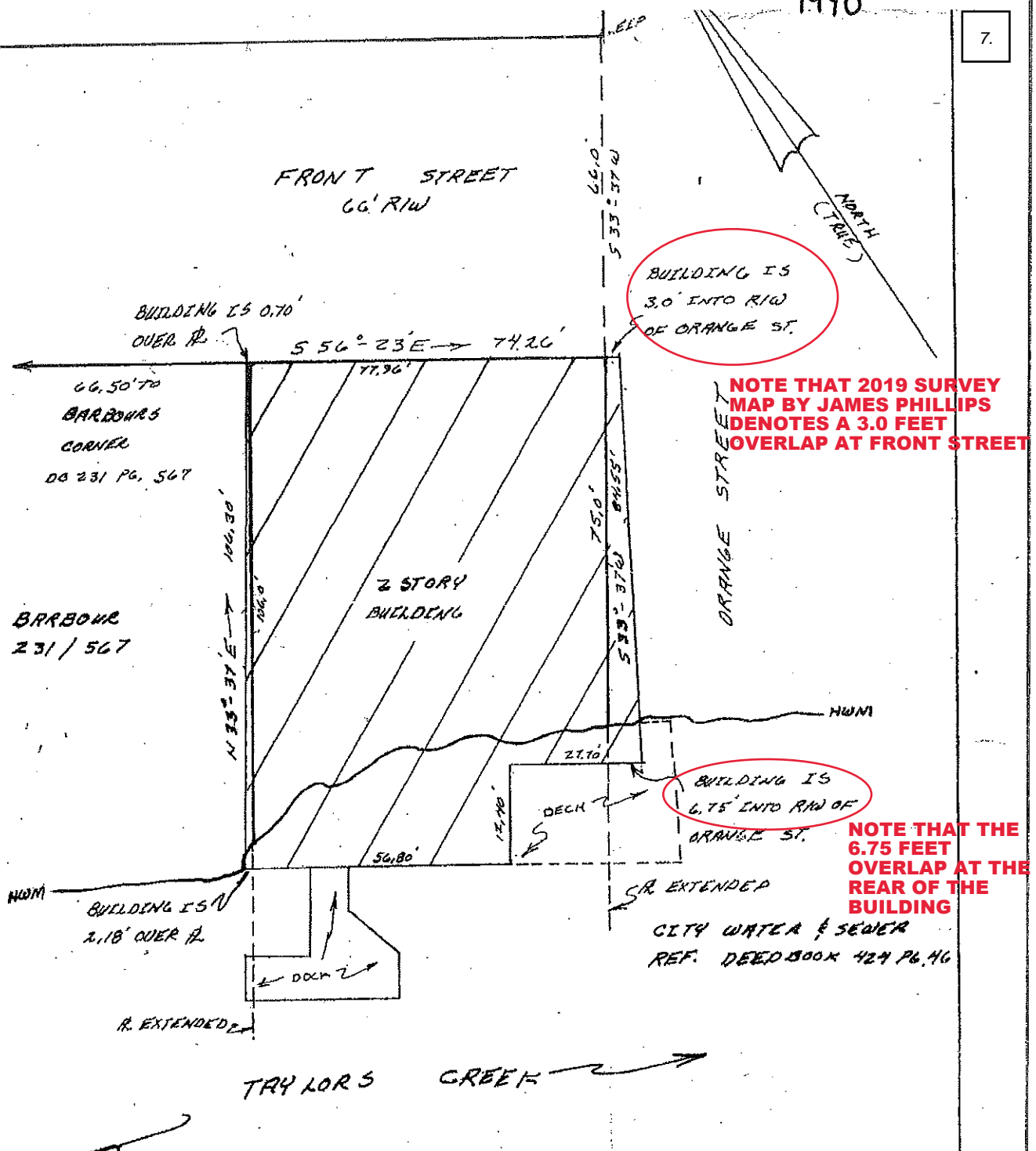


Figure 1

1990

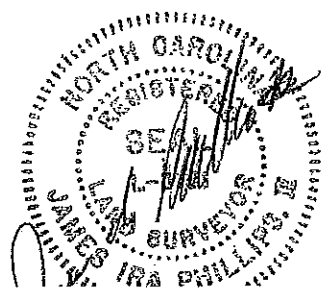
7.

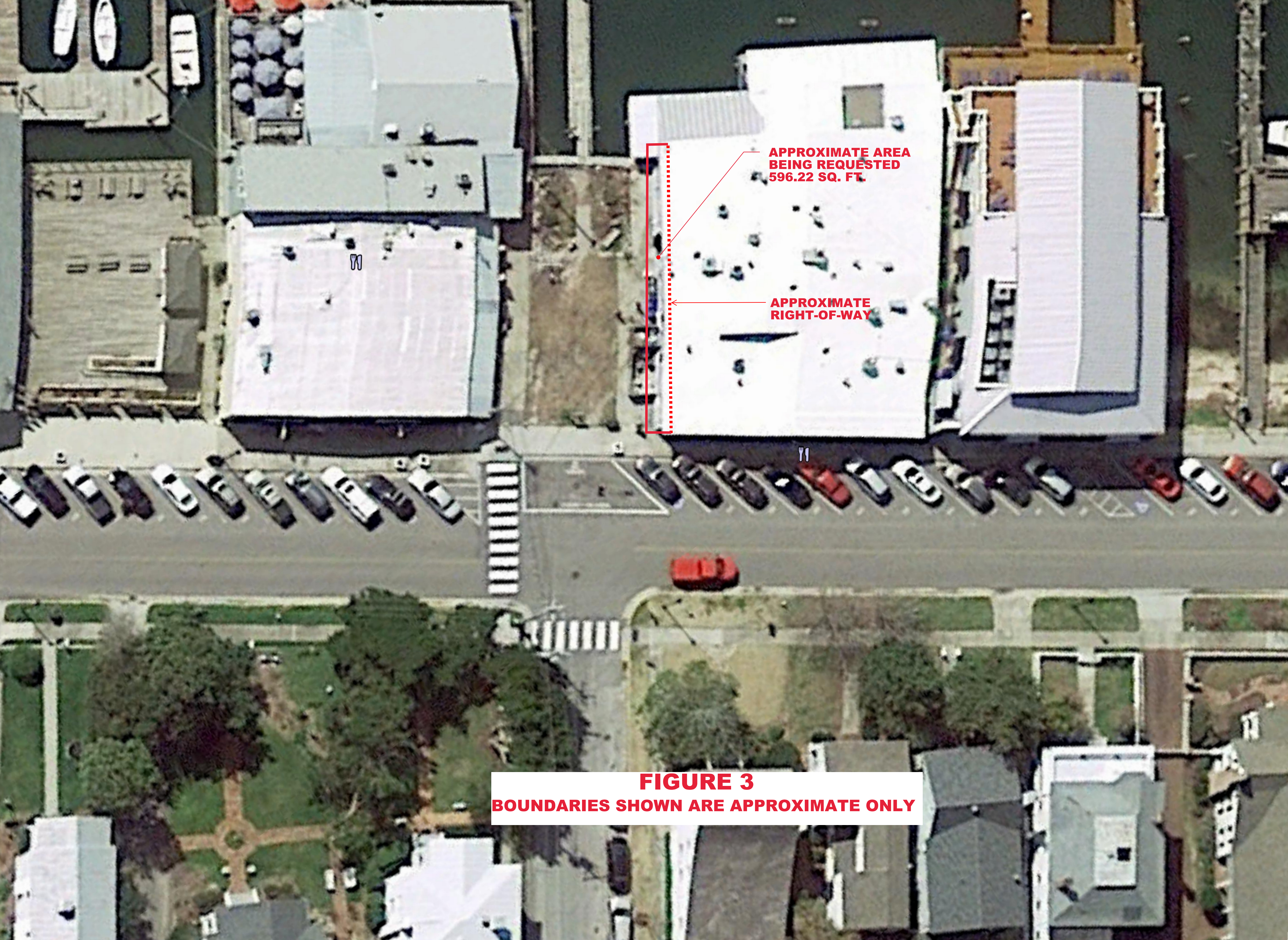


LOT PLAN FOR
ED RUSSELL

LOT 240 & A PORTION OF LOT 239
OLD TOWN
TOWN OF BEAUFORT
CARTERET CO., N.C.
6-19-90 SCALE 1"=30'

FIGURE 2





**APPROXIMATE AREA
BEING REQUESTED
596.22 SQ. FT.**

**APPROXIMATE
RIGHT-OF-WAY**

FIGURE 3
BOUNDARIES SHOWN ARE APPROXIMATE ONLY

1. DB 638, PG 39
 2. PIN 730617007344000

PER DB 638, PG 39 - "THERE IS EXCEPTED ANY LAND BELOW THE MEAN HIGHWATER MARK OF TAYLOR'S CREEK."

LINE	BEARING	DIST
L1	S 57°38'13" E	7.47'
L2	N 59°30'53" W	6.19'

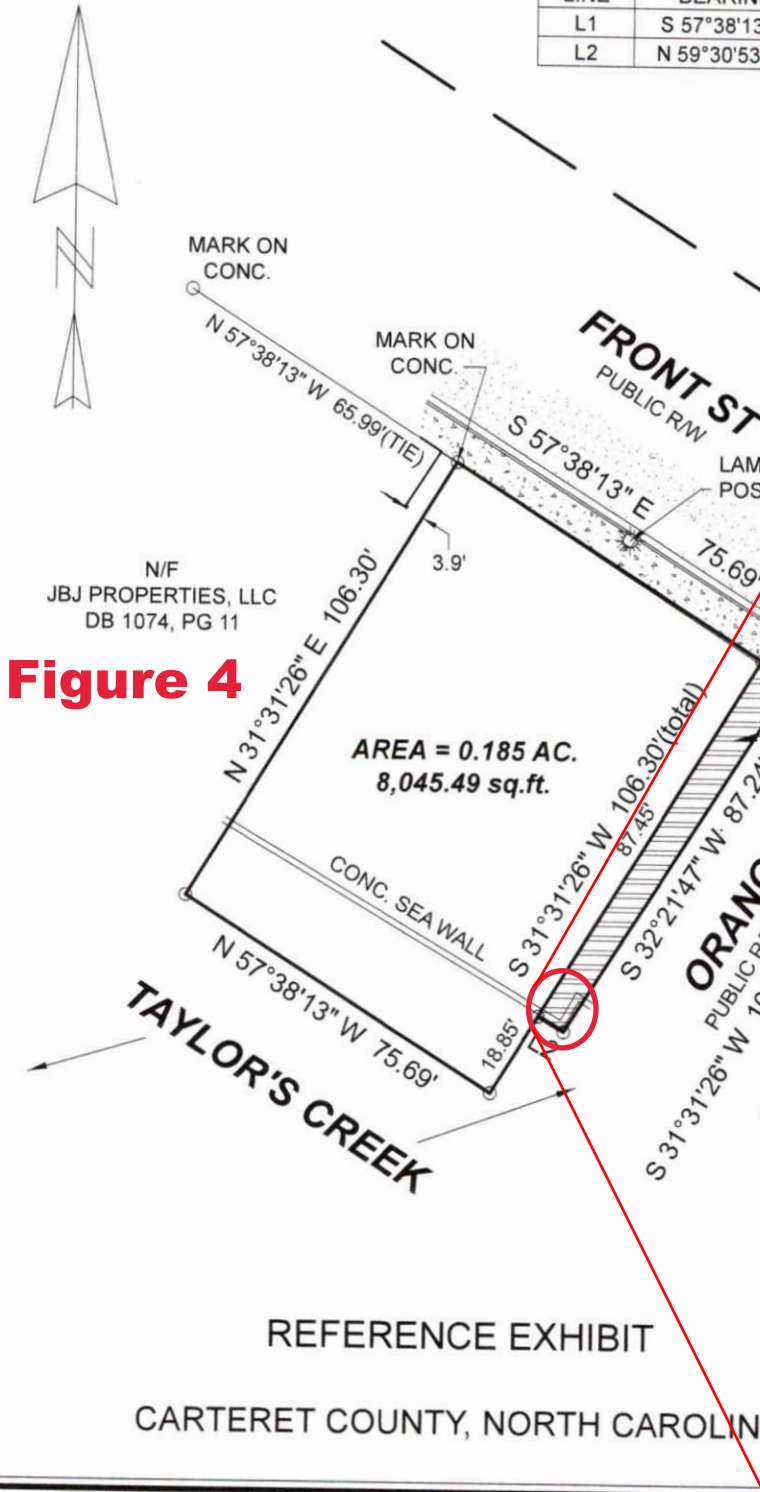
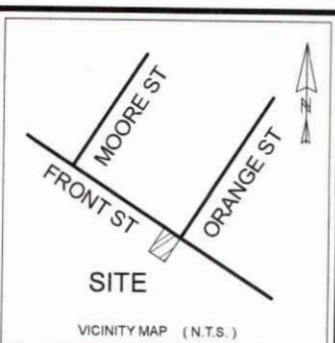


Figure 4

N/F
 JBJ PROPERTIES, LLC
 DB 1074, PG 11



6900 FIELD HILL ROAD
 RALEIGH, NORTH CAROLINA - 27603
CHANCE SURVEYING COMPANY, P.A.
 LICENSE NO. C-2964
 PHONE (919) 329-5795
 EMAIL: 126@chancesurveying@gmail.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 Regular Meeting
4:00 PM Monday, June 22, 2020 – Held Electronically Through Zoom Due to COVID-19**

AGENDA CATEGORY: Items for Discussion and Consideration
SUBJECT: Voluntary Annexation Request for Old Seaport
Development, LLC (153 Aqua 10 Road and 103 Aqua 10
Road) Doug Brady

BRIEF SUMMARY:

A request has been made for a voluntary annexation for 10.87 acres located at 153 Aqua 10 Road (PIN 130601053225000) and .585 acres located at 103 Aqua 10 Road (PIN 730601058167000). This is a satellite annexation request and both properties are currently zoned R8. The adjoining property owners are State of North Carolina (Maritime Museum Property) and the Michael J. Smith Airport. The anticipated impact to town services will be 6400 GPD for Water and 7770 GPD for Sewer. Currently Police and Fire serve the area.

During the April 13, 2020 meeting the Board of Commissioners approved a Resolution Directing the Clerk to Investigate the Petition for Voluntary Annexation. During the May 11, 2020 meeting the clerk presented the Certificate of Sufficiency to the Board of Commissioners and recommended a Public Hearing be set for the June 8, 2020 meeting.

During the June 8, 2020 Board of Commissioner meeting, the public hearing was held on the request for voluntary annexation. Comments were made during the meeting but not comments were made during the required 24-hour period after the public hearing. The board members are now tasked with deciding on the approval of the annexation. During the June 8, 2020 regular meeting the Final Plat for the Gallants Point Subdivision which will be located on this property was approved.

REQUESTED ACTION:

Action will need to be taken on this item during this work session meeting. A motion approving the Ordinance to Extend the Corporate Limits of the Town of Beaufort, North Carolina to include 153 Aqua 10 Road and 103 Aqua 10 Road will need to be approved. A decision will also need to be made for the effective date of the annexation.

EXPECTED LENGTH OF PRESENTATION:

5 minutes

SUBMITTED BY:

Michele Davis, Town Clerk/Human Resources Officer

BUDGET AMENDMENT REQUIRED:

No

AN ORDINANCE TO EXTEND THE CORPORATE LIMITS OF THE TOWN OF BEAUFORT, NORTH CAROLINA

WHEREAS, the Town of Beaufort Board of Commissioners has been petitioned under G.S. 160A-31 to annex the area described below; and

WHEREAS, the Town of Beaufort Board of Commissioners has by resolution directed the Town Clerk to investigate the sufficiency of the petition; and

WHEREAS, the Town Clerk has certified the sufficiency of the petition and a public hearing on the question of this annexation was held electronically through Zoom due to the COVID-19 pandemic at 6 p.m. on June 8, 2020 after due notice by publication on May 31, 2020, June 3, 2020 and June 7, 2020; and

WHEREAS, as required by the Act to Provide Aid to North Carolinians in Response to the Coronavirus Disease 2019 (COVID-19) and G.S. 166A-19.24 the Town of Beaufort waited the required 24 hour time period for written comment before making a final decision on annexation; and

WHEREAS, the Town of Beaufort Board of Commissioners finds that the petition meets the requirements of G.S. 160A-31.

NOW, THEREFORE, BE IT ORDAINED by the Board of Commissioners of the Town of Beaufort, North Carolina that:

Section 1 By virtue of the authority granted by G.S. 160A-31, the following described territory is hereby annexed and made part of the Town of Beaufort as of June 9, 2020:

Being that parcel of land bounded by the property of the Beaufort-Morehead Airport to the north, the sixty (60) foot right of way for S.R. 1170 (West Beaufort Road) on the east, the lands of Alfred R. Bierman, Jr. as described in Deed Book 454, Page 496, Carteret County Registry to the South and the lands of Aqua 10 Corporation, being described in Deed Book 5A, Page 49, Carteret County Registry, to the west.

Section 2 Upon and after _____ the above described territory and its citizens and property shall be subject to all debts, laws, ordinances and regulations in force in the Town of Beaufort and shall be entitled to the same privileges and benefits as other parts of the Town of Beaufort. Said territory shall be subject to municipal taxes according to G.S. 160A-58.10.

Section 3 The Mayor of the Town of Beaufort shall cause to be recorded in the office of the Register of Deed 129 Carteret County, and in the office of the Secretary of State at Raleigh, North Carolina, an accurate map of the annexed

territory, described in Section 1 above, together with a duly certified copy of this ordinance. Such a map shall also be delivered to the Carteret County Board of Elections, as required by G. S. 163- 288.1.

Section 4 Notice of adoption of this ordinance shall be published once, following the effective date of annexation, in a newspaper having general circulation in the Town of Beaufort.

Adopted this 22nd day of June 2020.

Everette S. (Rett) Newton, Mayor

ATTEST:

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

APPLICATION FOR VOLUNTARY ANNEXATION REQUEST

Instructions: Please complete the form below and include all required attachments, including the **\$100 application fee (to The Town of Beaufort)** and return to Town Manager, Town Hall, 701 Front St., PO Box 390, Beaufort, NC, 28516. Incomplete applications will not be processed and returned to the applicant. Please contact Town Hall at (252) 728-2141 with any questions.

Complete applications must be received 15 days prior to the scheduled meeting.

Applicant Name: Old Seaport Development, LLC

Applicant Address: 805 Front Street Beaufort, NC 28516

Phone Number: 252-241-2780 Email: dbradydev@gmail.com

Property Owner Name: Old Seaport Development, LLC

Address of Property: _____

Phone Number: 252-241-2780 Email: dbradydev@gmail.com

PROPERTY INFORMATION

Property Address: 153 Aqua 10 Road Beaufort Current Zoning: R8

15 Digit Pin: 730601053225000 Size of Property (Square Feet or Acres): 10.87 ac

Is the property Contiguous to the City Limits: Yes No;

If Not Contiguous please indicate how many miles it is to the City Limits: _____

Current Use of Property:

- Residential
- Commercial

- Vacant
- Other: _____

Date: 2/20/2020

Applicant Signature _____

OFFICE USE ONLY

Revised 03/16

Received by: _____

Reviewed for Completeness By: _____

Date: _____

Date Deemed Complete and Accepted: _____

OTD Support Development LLC *[Signature]*
Date: 2-21-26

Property Owner Signature (if different than above)

A fee of \$100 to the Town of Beaufort must accompany this application.

REQUIRED ATTACHMENTS FOR A VOLUNTARY ANNEXATION REQUEST

Please provide the following as attachments to the voluntary annexation request form:

1. Copy of the Annexation Survey (suitable for recording)
2. Copy of all the deeds for the area to be annexed to verify ownership
3. A TYPED list of adjoining property owners
4. Carteret County Tax Parcel Card (Included should be parcel number and tax value)
5. Anticipated impact to city services including estimated gallons of water/sewer per day

SEWER - 7,770 GPD
WATER - 6400 GPD

Carteret County

Property Data

Parcel Number: 730601053225000

Inquiry Date: 2/20/2020

DISCLAIMER: For confirmation of the number of buildings on each parcel, please contact the Carteret County Tax Office.

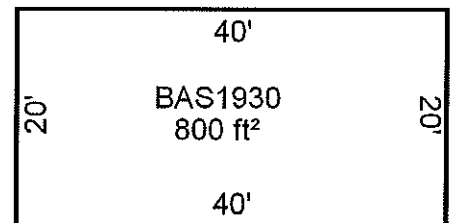
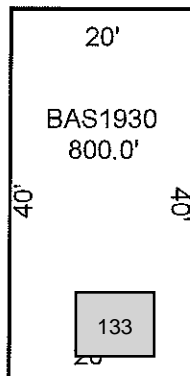
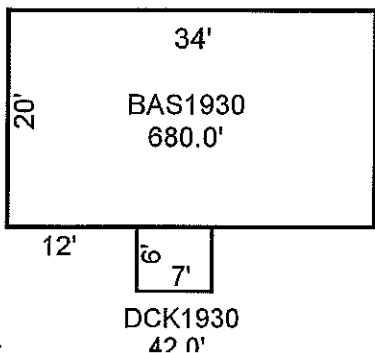
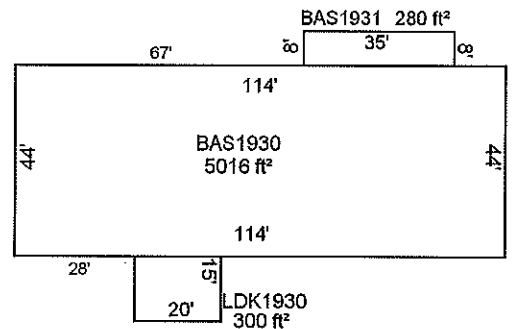
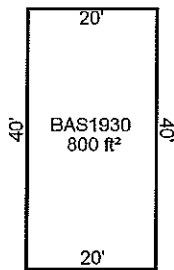
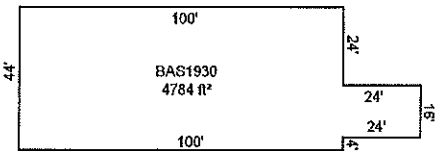
Property Info

PARCEL NUMBER: 730601053225000
OWNER: OLD SEAPORT DEVELOPMENT LLC
PHYSICAL ADDRESS 153 AQUA 10 RD
BEAUFORT
MAILING ADDRESS: 805 FRONT STREET
BEAUFORT NC 28516
LEGAL DESCRIPTION: ACREAGE SR 1170 NEWPORT RIVER
DEED REF: 5A-545
PLAT REFERENCE: -
NEIGHBORHOOD: 590013
SALE DATE: 08/09/2005
SALE PRICE: \$3,500,000
ACREAGE: 10.87
LAND VALUE: \$1,900,687
EXTRA FEATURE VALUE: \$0

Building Info

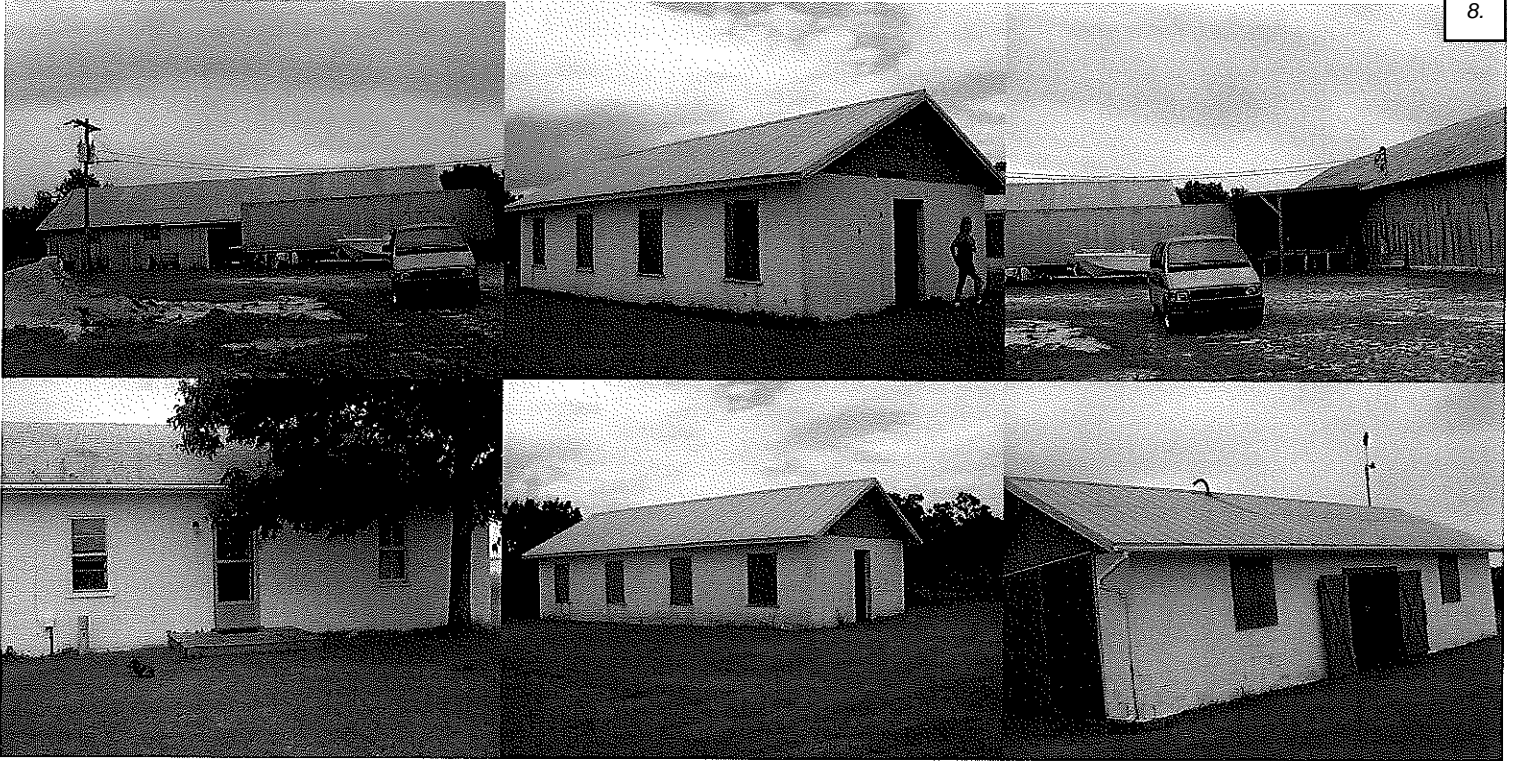
BATHS: 0
BEDROOMS: 0
CONDITION: N/A
EXTERIOR WALLS: 05 ALUM. LAP
N/A
FLOOR FINISH: 03 CONC FINSH
N/A
FOUNDATION: 07 SLAB/GRADE
HEAT: 00 NO INFO
ROOF COVER: 01 MINIMUM
N/A
ROOF STRUCTURE: 03 GABLE/HIP
SQUARE FOOTAGE: 4784
YEAR BUILT: 1930
BUILDING VALUE: \$90,490
PARCEL VALUE: \$1,991,177

Sketches



Photos

8.



Carteret County

Property Data

Parcel Number: 730601058167000

Inquiry Date: 2/20/2020

DISCLAIMER: For confirmation of the number of buildings on each parcel, please contact the Carteret County Tax Office.

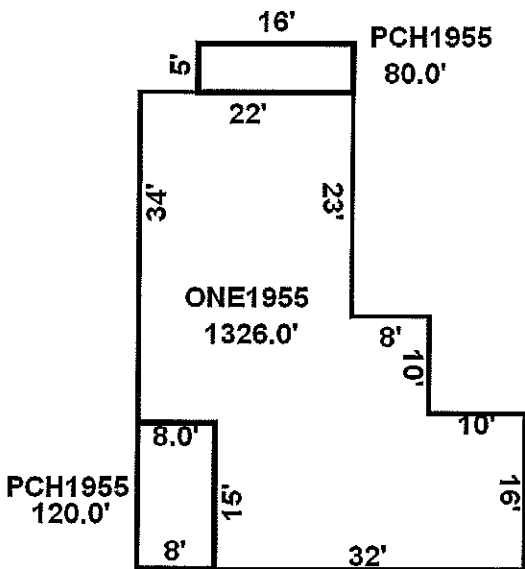
Property Info

PARCEL NUMBER: 730601058167000
OWNER: OLD SEAPORT DEVELOPMENT LLC
PHYSICAL ADDRESS 103 AQUA 10 RD
BEAUFORT
MAILING ADDRESS: 805 FRONT STREET
BEAUFORT NC 28516
LEGAL DESCRIPTION: PART ACRE WEST BEAUFORT RD
DEED REF: 1398-233
PLAT REFERENCE: -
NEIGHBORHOOD: 590013
SALE DATE: 01/30/2012
SALE PRICE: \$500,000
ACREAGE: 0.585
LAND VALUE: \$62,946
EXTRA FEATURE VALUE: \$3,125

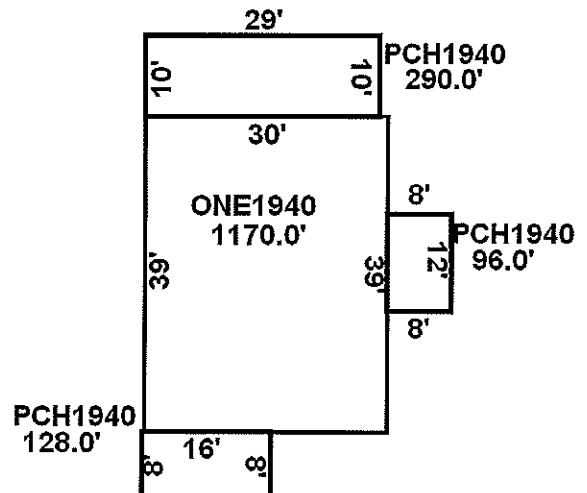
Building Info

BATHS: 1
BEDROOMS: 3
CONDITION: N/A
EXTERIOR WALLS: 12 RES WOOD
FLOOR FINISH: 09 SOFTWOOD
08 VINYL
FOUNDATION: 04 PIER
HEAT: 02 FANNODUCT
ROOF COVER: 03 COMP SHNGL
ROOF STRUCTURE: 03 GABLE
SQUARE FOOTAGE: 1526
YEAR BUILT: 1955
BUILDING VALUE: \$83,594
PARCEL VALUE: \$149,665

Sketches

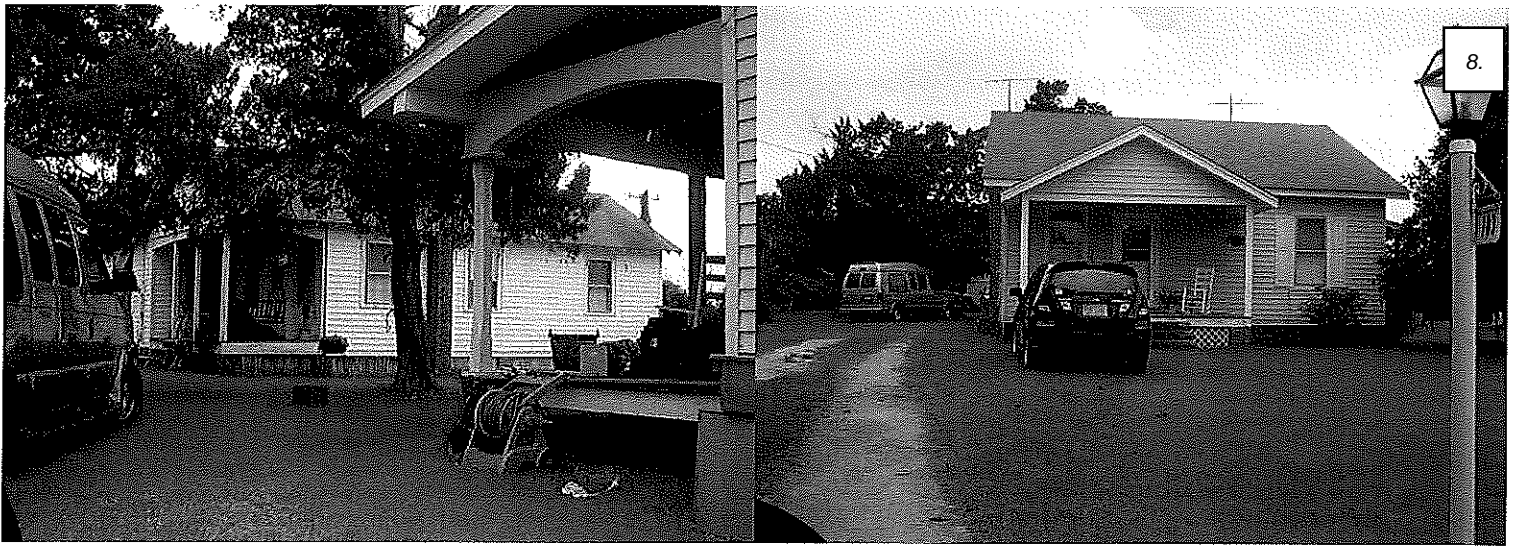


Sketch by Apex IV™



Sketch by Apex IV™

Photos



Melanie Arthur 2P
CARTERET COUNTY
JL Date 08/09/2005 Time 15:36:00
GR 1126210 Page 1 of 2

NORTH CAROLINA, CARTERET COUNTY
The foregoing certificate(s) of Notary Public(s) is/are certified to be correct. This instrument and this certificate are duly registered at the date and time and in the Book and Page shown on the first page hereof.

Melanie Arthur, Registrar of Deeds
By Melanie Arthur
Asst. Deputy, Registrar of Deeds

✓
Prepared by The Harris Law Firm, PLLC

Tax Parcel #7306.01.05.3225
Stamps: \$0.00

STATE OF NORTH CAROLINA
COUNTY OF CARTERET

NONWARRANTY DEED

This NONWARRANTY DEED is made this the 9 day of August 2005, by and between **AQUA 10 CORPORATION**, hereinafter collectively referred to as "Grantor" and **OLD SEAPORT DEVELOPMENT, LLC**, hereinafter "GRANTEE", whose address is 515 Sensation Weigh, Beaufort, NC 28516. The designation Grantor and Grantee as used herein shall include said parties, their heirs, successors, and assigns, and shall include singular, plural, masculine, feminine or neuter as required by context.

WITNESSETH:

That the Grantor, for a valuable consideration paid by the Grantee, the receipt of which is hereby acknowledged, has and by these presents does assign, grant, bargain, sell and convey unto the Grantee all of their right, title and interest to that certain lot or parcel of land situated in Beaufort Township, Carteret County, North Carolina and more particularly described as follows:

Being that parcel of land bounded by the property of the Beaufort-Morehead Airport to the north, the sixty (60) foot right of way for S.R. 1170 (West Beaufort Road) on the east, the lands of Alfred R. Bierman, Jr. as described in Deed Book 454, Page 496, Carteret County Registry to the South and the lands of Aqua 10 Corporation, being described in Deed Book 5A, Page 49, Carteret County Registry, to the west

TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereunto belonging to the said Grantee free and discharged of and from all right, title, claim or interest of the said Grantors or anyone claiming by, under or through them.

The Grantor makes no warranty, express or implied, as to title to the property hereinabove described.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal the day and year first above written.

AQUA 10 CORPORATION
By: [Signature]
President

Attest:

Secretary

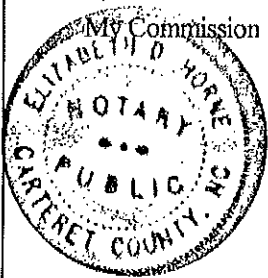
STATE OF NORTH CAROLINA

COUNTY OF CARTERET

I, Elizabeth D Home, a Notary Public of the aforesaid County and State, do hereby certify that William Campbell, appeared before me this day and acknowledged that he is _____ President of AQUA 10 CORPORATION, Grantor, and that by authority duly given he has executed the foregoing instrument in the name of and on behalf of said corporation.

This the 9 day of August, 2005.

Elizabeth D Home
NOTARY PUBLIC



My Commission Expires: 2-1-09

NORTH CAROLINA, CARTERET COUNTY
This instrument and this certificate are duly filed at
the date and time and in the Book and Page shown
on the first page hereof.

Joy Lawrence, Register of Deeds
By: *[Signature]*
Asst. Deputy, Register of Deeds



FILE # 1398233

FOR REGISTRATION REGISTER OF DEEDS
Joy Lawrence
Carteret County, NC
January 30, 2012 04:44:45 PM
COUNTER DEED 3 P
FEE: \$26.00
FILE # 1398233

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: N/A

Parcel Identifier No. 7306.01.05.8167

✓ Mail/Box to: Kirkman, Whitford, Brady, Berryman & Farias, P.A. NO TITLE EXAM PERFORMED

This instrument was prepared by: Kirkman, Whitford, Brady, Berryman & Farias, P.A.

Brief description for the Index: 103 Aqua 10 Road, Beaufort

THIS DEED made this ____ day of January, 2012, by and between

GRANTOR	GRANTEE
<p>CROATAN INVESTMENTS CO., LLC A North Carolina Limited Liability Company P.O. Box 3576 Morehead City, NC 28557</p>	<p>OLD SEAPORT DEVELOPMENT, LLC A North Carolina Limited Liability Company 805 Front Street Beaufort, NC 28516</p>

The designation Grantor and Grantee as used herein shall include said parties, their heirs, successors, and assigns, and shall include singular, plural, masculine, feminine or neuter as required by context.

WITNESSETH, that the Grantor, for a valuable consideration paid by the Grantee, the receipt of which is hereby acknowledged, has and by these presents does grant, bargain, sell and convey unto the Grantee in fee simple, all that certain lot or parcel of land situated in Carteret County, North Carolina and more particularly described as follows:

See attached "Exhibit A"

The property hereinabove described was acquired by Grantor by instrument recorded in Book 1385, page 485.

A map showing the above described property is recorded 139 Map Book , Page .

Notice per N.C.G.S. §105-317-2: The property herein is not a primary residence of the Grantor.

And the Grantor covenants with the Grantee, that Grantor is seized of the premises in fee simple, has the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever, other than the following exceptions:

Any and all restrictions, covenants and easements of record.

IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

CROATAN INVESTMENTS CO., LLC (SEAL)

(Entity Name)

By: [Signature]

Walter D. Brady

Title: **Member/Manager**

_____ (SEAL)

By: [Signature]

Carolyn B. Brady

Title: **Member/Manager**

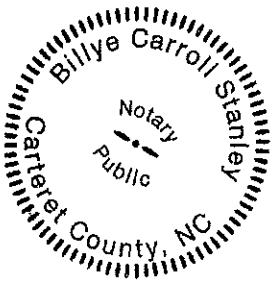
_____ (SEAL)

By: _____

Title: _____

_____ (SEAL)

SEAL-STAMP State of North Carolina - County of Carteret



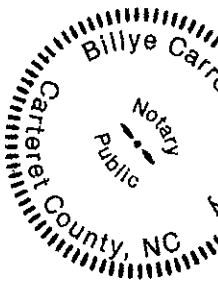
I, the undersigned Notary Public of the County and State aforesaid, certify that **Walter D. Brady** personally came before me this day and acknowledged that he is the **Member/Manager** of **CROATAN INVESTMENTS CO., LLC**, a North Carolina limited liability company, and that by authority duly given and as the act of such entity, he signed the foregoing instrument in its name on its behalf as its act and deed. Witness my hand and Notarial stamp or seal, this 27th day of **January**, 2012.

My Commission Expires:

3/31/13

[Signature]
Notary Public

SEAL-STAMP State of North Carolina - County of Carteret



I, the undersigned Notary Public of the County and State aforesaid, certify that **Carolyn B. Brady** personally came before me this day and acknowledged that she is the **Member/Manager** of **CROATAN INVESTMENTS CO., LLC**, a North Carolina limited liability company, and that by authority duly given and as the act of such entity, she signed the foregoing instrument in its name on its behalf as its act and deed. Witness my hand and Notarial stamp or seal, this 26th day of **January**, 2012.

My Commission Expires:

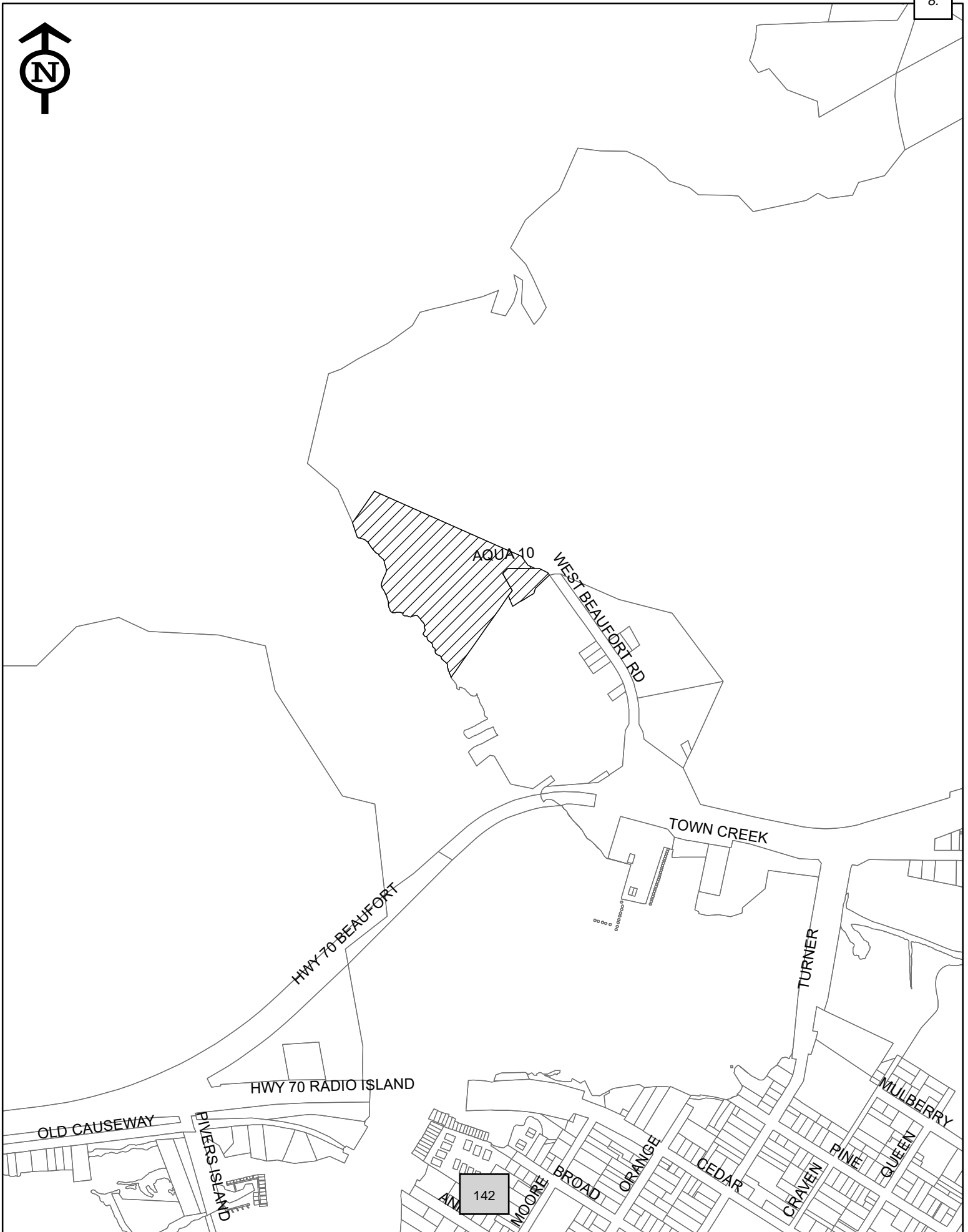
3/31/13

[Signature]
Notary Public

Annexation Vicinity Map - Gallants Point Subdivision



Annexation Vicinity Map - Gallants Point Subdivision





Town of Beaufort, NC

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

**Town of Beaufort Board of Commissioners Worksession Meeting
4:00 PM Monday, June 22 – 701 Front Street Town Hall Conference Room**

AGENDA CATEGORY: Items for Discussion and Consideration
SUBJECT: May Financial Report

BRIEF SUMMARY:

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

REQUESTED ACTION:

Review the report.

EXPECTED LENGTH OF PRESENTATION:

5 minutes

SUBMITTED BY:

Christi Wood – Finance Director

BUDGET AMENDMENT REQUIRED:

No

TOWN OF BEAUFORT
Statement of Revenue and Expenditures - Operating

Revenue Account Range: First to Last Include Non-Anticipated: Yes Year To Date As Of: 05/31/20
 Expend Account Range: First to Last Include Non-Budget: No Current Period: 05/01/20 to 05/31/20
 Print Zero YTD Activity: No Prior Year As Of: 05/31/20

Anticipated = Adopted + Amended Expended = Expended - Reimbursed % Realized = (YTD Revenue/(Anticip.- Cancel)) * 100 (for accts w/Anticip.)
 Excess/Deficit = YTD Revenue - Anticipated Balance = Budgeted - (YTD Expd + Encumbered) % Used = ((YTD Expended + Encumbered)/Budgeted) * 100
 Budgeted = Adopted + Amended + Transfers Total Available Revenues = YTD Revenue - (YTD Expended + Encumbered)

Revenue Account	Description	Prior Yr Rev	Anticipated	Current Rev	YTD Revenue	Excess/Deficit	% Real
10-301-0000	AD VALOREM TAX - CURRENT YEAR	3,175,130.61	3,708,101.00	14,904.09	3,732,609.74	24,508.74	101
10-301-0001	AD VALOREM TAX PRIOR YEAR	62,492.82	65,000.00	3,650.97	96,606.76	31,606.76	149
10-301-0002	PENALTIES AND INTEREST	19,529.07	9,000.00	200.90	15,528.45	6,528.45	173
10-301-0004	MOTOR VEHICLE TAX	167,578.08	151,159.00	0.00	144,127.53	7,031.47-	95
10-301-0006	PAYMENT IN LIEU OF TAXES	42,435.66	40,930.00	0.00	6,175.62	34,754.38-	15
10-303-0001	LOCAL OPTION SALES TAX	1,396,489.01	1,300,000.00	96,305.21	1,056,700.16	243,299.84-	81
10-303-0002	UTILITIES FRANCHISE TAX	376,203.34	385,000.00	0.00	211,570.15	173,429.85-	55
10-303-0003	BEER AND WINE TAX	18,174.47	18,685.00	18,154.77	18,154.77	530.23-	97
10-303-0004	POWELL BILL	119,202.33	120,000.00	0.00	118,908.16	1,091.84-	99
10-303-0008	EASTMAN'S CREEK COUNTY ASSESSMENT FEE	500.00	0.00	0.00	0.00	0.00	0
10-303-0009	NC DOT	8,339.00	0.00	0.00	0.00	0.00	0
10-303-0012	Grant from NC Natural \$ Cultural Res.	0.00	44,016.00	0.00	44,016.00	0.00	100
10-303-0014	FEMA PD BOAT GRANT	55,290.00	0.00	0.00	0.00	0.00	0
10-303-0015	FEMA HURRICANE REIMBURSEMENT	6,361.18	0.00	178,750.71	1,001,472.64	1,001,472.64	0
10-303-0016	GRANTS - AED for PD,SRO. Duke Energy	53,866.00	52,833.00	0.00	37,833.00	15,000.00-	72
10-303-0017	NOAA Grant - Taylor's Creek	53,600.00	14,289.00	0.00	14,289.00	0.00	100
10-303-0018	NCORR LOAN	975,091.00	0.00	0.00	24,909.00	24,909.00	0
10-304-0001	COUNTY ABC PROFIT DISTRIBUTION	155,779.00	130,181.00	41,277.00	138,143.00	7,962.00	106
10-304-0002	FIRE DISTRICT AD VALOREM TAX	320,169.96	320,170.00	26,911.67	296,028.37	24,141.63-	92
10-304-0003	FIRE DISTRICT SALES TAX	114,999.96	115,000.00	9,166.67	100,833.37	14,166.63-	88
10-304-0004	HARLOWE DIST AD VALOREM TAX	62,277.00	62,275.00	5,269.55	57,965.05	4,309.95-	93
10-304-0005	HARLOWE FIRE DISTRICT SALES TAX	21,234.48	21,235.00	1,769.54	19,464.94	1,770.06-	92
10-304-0020	MISC REVENUE-FIRE DEPARTMENT	5,149.00	0.00	0.00	3,541.64	3,541.64	0
10-305-0001	SOLID WASTE USER FEE (RES)	477,092.36	523,740.00	47,295.99	501,976.37	21,763.63-	96
10-305-0002	SOLID WASTE USER FEES (COMM)	12,625.55	14,000.00	1,126.80	12,389.35	1,610.65-	88
10-305-0003	STORMWATER RESIDENTIAL	135,545.89	134,000.00	777.17	136,601.72	2,601.72	102
10-305-0004	SOLID WASTE USER FEE -WBD	39,226.52	41,000.00	2,688.99	31,037.14	9,962.86-	76
10-305-0005	BUILDING PERMITS	124,656.01	153,000.00	7,689.11	135,601.79	17,398.21-	89
10-305-0006	PARKING METER	244,780.41	195,442.00	0.00	101,739.55	93,702.45-	52
10-305-0007	PARKING VIOLATIONS/PENALTIES	28,565.00	35,400.00	220.00	18,989.00	16,411.00-	54
10-305-0008	COURT COSTS, FEES, CHARGES	738.50	1,000.00	0.00	722.70	277.30-	72
10-305-0010	LATE FEES - SOLID WASTE	38.51	0.00	0.00	32.25	32.25	0

TOWN OF BEAUFORT
Statement of Revenue and Expenditures - Operating

Revenue Account	Description	Prior Yr Rev	Anticipated	Current Rev	YTD Revenue	Excess/Deficit	% Real
10-305-0011	SPECIAL EVENT FEES	6,612.83	0.00	225.00	4,820.00	4,820.00	0
10-305-0012	SPECIAL EVENT PARKING FEES	25.00	0.00	0.00	0.00	0.00	0
10-305-0013	TRAIN DEPOT RENTAL	1,180.00	0.00	0.00	1,380.00	1,380.00	0
10-306-0001	PROPERTY LEASES	239,372.64	220,194.00	7,541.42	208,404.24	11,789.76-	95
10-306-0002	ANTENNA CONTRACT REVENUE	59,892.96	54,000.00	24,497.11	68,583.51	14,583.51	127
10-306-0003	CEMETERY LOT SALES	7,950.00	3,500.00	25.00	2,225.00	1,275.00-	64
10-306-0005	SALE OF PROPERTY	0.00	0.00	0.00	474,000.00	474,000.00	0
10-306-0006	SALE OF SURPLUS PROPERTY	0.00	36,218.00	0.00	36,218.00	0.00	100
10-306-0010	SURETY BOND	0.00	0.00	0.00	12,320.00	12,320.00	0
10-307-0001	INVESTMENT EARNINGS	79,591.46	24,000.00	2,235.93	105,843.43	81,843.43	441
10-307-0002	MISCELLANEOUS REVENUE	105,634.40	2,700.00	900.00	6,796.36	4,096.36	252
10-307-0003	MISCELLANEOUS REVENUE - PD	20,828.92	7,467.00	363.96	9,249.55	1,782.55	124
10-307-0004	DONATIONS	5,325.00	0.00	0.00	0.00	0.00	0
10-307-0007	PROCEEDS FROM LOAN	0.00	1,369,724.05	994,724.05	1,989,448.10	619,724.05	145
10-307-0008	REIMBURSEMENT FROM INSURANCE	10,496.08	14,354.00	0.00	20,981.58	6,627.58	146
10-307-0009	APPROPRIATED FUND BALANCE	0.00	2,355,209.00	0.00	0.00	2,355,209.00-	0
10-307-0010	UTILITY FUND ADMIN EXPENSE ALLOCATION	350,000.00	511,000.00	0.00	0.00	511,000.00-	0
10-307-0011	APP. REST. FUND BALANCE (PUBLIC SAFETY)	0.00	78,421.00	0.00	0.00	78,421.00-	0
10-900-9000	cancel revenue	36.38	0.00	0.00	0.00	0.00	0
General Fund Revenue Total		9,160,106.39	12,332,243.05	1,486,671.61	11,018,236.99	1,314,006.06-	85

Expend Account	Description	Prior Yr Expd	Budgeted	Current Expd	YTD Expended	Encumbered	Balance	% Used
10-410-0000	GOVERNING BODY:	0.00	0.00	0.00	0.00	0.00	0.00	0
10-410-0200	SALARIES AND WAGES	15,600.00	46,300.00	3,858.34	42,441.74	0.00	3,858.26	92
10-410-0500	FICA	1,193.41	3,704.00	295.15	3,246.65	0.00	457.35	88
10-410-0800	WORKERS COMPENSATION	96.49	150.00	0.00	149.55	0.00	0.45	100
10-410-1140	PUBLIC NOTICES/ADVERTISING	2,603.36	4,500.00	0.00	2,027.36	0.00	2,472.64	45
10-410-1141	NEWSLETTER	4,262.01	4,000.00	719.13	3,899.97	0.00	100.03	98
10-410-1210	OFFICE SUPPLIES	427.24	1,000.00	0.00	0.00	0.00	1,000.00	0
10-410-1220	OFFICE EQUIPMENT (NON-CAPITAL)	0.00	1,158.00	0.00	1,158.00	0.00	0.00	100
10-410-1250	DUES & SUBSCRIPTIONS	2,931.00	11,700.00	0.00	11,656.74	0.00	43.26	100
10-410-1430	TRAINING- REGISTRATION & CLASS MAT	915.00	4,235.00	0.00	600.00	0.00	3,635.00	14
10-410-1431	TRAVEL MILEAGE	0.00	750.00	0.00	0.00	0.00	750.00	0
10-410-1432	MEALS	1,856.40	1,500.00	0.00	838.70	782.80	121.50-	108
10-410-1433	LODGING	287.66	2,000.00	0.00	470.08	0.00	1,529.92	24
10-410-1450	EMPLOYEE ENGAGEMENT	80.88	0.00	0.00	0.00	0.00	0.00	0
10-410-4520	CODIFICATION	3,670.53	2,500.00	420.57	1,715.57	0.00	784.43	69
10-410-5400	INSURANCE	4,005.83	4,800.00	0.00	3,931.79	0.00	868.21	82

TOWN OF BEAUFORT
Statement of Revenue and Expenditures - Operating

Expend Account	Description	Prior Yr Expd	Budgeted	Current Expd	YTD Expended	Encumbered	Balance	% Used
10-410-5600	CIVIC CONTRIBUTIONS	4,600.00	0.00	0.00	0.00	0.00	0.00	0
10-410-5720	ELECTIONS	0.00	7,103.00	0.00	7,099.16	0.00	3.84	100
DEPARTMENT Total		42,529.81	95,400.00	5,293.19	79,235.31	782.80	15,381.89	84
10-420-0000	ADMINISTRATION:	0.00	0.00	0.00	0.00	0.00	0.00	0
10-420-0200	SALARIES AND WAGES	306,992.45	424,293.00	35,139.46	392,042.81	0.00	32,250.19	92
10-420-0201	OVERTIME	0.00	0.00	524.16	2,086.78	0.00	2,086.78-	0
10-420-0500	FICA EXPENSE	21,914.53	33,903.00	2,554.54	28,456.98	0.00	5,446.02	84
10-420-0600	GROUP INSURANCE EXPENSE	23,247.81	36,250.00	2,928.60	29,243.94	0.00	7,006.06	81
10-420-0700	RETIREMENT EXPENSE	39,422.06	59,416.00	4,996.50	55,217.86	0.00	4,198.14	93
10-420-0800	WORKERS COMPENSATION	933.35	3,755.00	0.00	2,193.70	0.00	1,561.30	58
10-420-0900	UNEMPLOYMENT INSURANCE EXPENSE	760.64	2,730.00	0.00	2,717.15	0.00	12.85	100
10-420-1110	TELEPHONE	656.59-	2,100.00	0.00	1,201.87	0.00	898.13	57
10-420-1120	INTERNET/CABLE	5,130.45	6,900.00	565.88	4,991.01	1,631.70	277.29	96
10-420-1130	POSTAGE	3,623.78	3,000.00	10.51	3,066.76	0.00	66.76-	102
10-420-1210	OFFICE SUPPLIES	11,191.30	15,500.00	739.00	22,669.82	1,484.84	8,654.66-	156
10-420-1220	OFFICE EQUIPMENT (NON-CAPITAL)	23,001.96	11,460.00	401.84	12,259.34	0.00	799.34-	107
10-420-1221	OFFICE EQUIPMENT LEASES	7,539.12	7,500.00	0.00	6,220.63	0.00	1,279.37	83
10-420-1230	OFFICE CONTRACT SERVICES	67,833.78	58,690.00	5,028.32	61,676.53	0.00	2,986.53-	105
10-420-1250	DUES AND SUBSCRIPTIONS	2,880.34	2,500.00	10.66	2,424.73	176.99	101.72-	104
10-420-1310	ELECTRIC	17,345.67	15,600.00	0.00	11,105.69	0.00	4,494.31	71
10-420-1330	WATER/SEWER/SOLID WASTE	2,855.89	2,500.00	32.91-	2,474.63	0.00	25.37	99
10-420-1422	SAFETY SUPPLIES & MATERIALS	24.92-	0.00	0.00	0.00	0.00	0.00	0
10-420-1430	TRAINING-REGISTRATION & CLASS MAT'	3,364.20	4,400.00	200.00-	1,335.00	0.00	3,065.00	30
10-420-1431	TRAVEL MILEAGE	1,322.88	1,850.00	0.00	936.12	0.00	913.88	51
10-420-1432	MEALS	583.82	1,000.00	184.53	1,114.21	0.00	114.21-	111
10-420-1433	LODGING	594.23	3,200.00	0.00	2,024.05	0.00	1,175.95	63
10-420-1630	EQUIPMENT MAINT. & REPAIRS	0.00	100.00	0.00	0.00	0.00	100.00	0
10-420-5400	INSURANCE	29,402.47	29,745.00	0.00	26,773.11	0.00	2,971.89	90
10-420-7430	CAPITAL OUTLAY - VEHICLES	0.00	19,500.00	0.00	17,305.73	0.00	2,194.27	89
DEPARTMENT Total		569,259.22	745,892.00	52,851.09	689,538.45	3,293.53	53,060.02	93
10-430-0000	FINANCE:	0.00	0.00	0.00	0.00	0.00	0.00	0
10-430-0200	SALARIES AND WAGES	244,029.46	259,790.00	20,068.30	243,477.45	0.00	16,312.55	94
10-430-0201	OVERTIME	136.73	40.00	0.00	148.21	0.00	108.21-	371
10-430-0500	FICA EXPENSE	17,405.23	20,639.00	1,421.55	17,362.00	0.00	3,277.00	84
10-430-0600	GROUP INSURANCE EXPENSE	34,450.20	36,250.00	2,928.60	32,214.60	0.00	4,035.40	89
10-430-0700	RETIREMENT EXPENSE	31,217.69	36,171.00	2,811.59	33,921.88	0.00	2,249.12	94

TOWN OF BEAUFORT
Statement of Revenue and Expenditures - Operating

Expend Account	Description	Prior Yr Expd	Budgeted	Current Expd	YTD Expended	Encumbered	Balance	% Used
10-430-0800	WORKERS COMPENSATION	837.01	1,300.00	0.00	1,283.45	0.00	16.55	99
10-430-1210	OFFICE SUPPLIES	0.00	0.00	0.00	10.66	0.00	10.66-	0
10-430-1230	OFFICE CONTRACT SERVICES	28,176.71	28,560.00	1,004.17	20,180.90	0.00	8,379.10	71
10-430-1250	DUES & SUBSCRIPTIONS	310.00	400.00	0.00	310.00	0.00	90.00	78
10-430-1430	TRAINING-REGISTRATION & CLASS MATE	1,801.35	3,000.00	0.00	475.00	0.00	2,525.00	16
10-430-1431	TRAVEL MILEAGE	1,091.31	1,500.00	0.00	176.87	0.00	1,323.13	12
10-430-1432	MEALS	263.18	1,200.00	0.00	73.18	0.00	1,126.82	6
10-430-1433	LODGING	1,088.90	2,800.00	0.00	320.07	0.00	2,479.93	11
10-430-1610	NON-CAPITAL EQUIPMENT PURCHASE	3,180.00	0.00	0.00	0.00	0.00	0.00	0
10-430-1630	EQUIPMENT MAINT & REPAIRS	0.00	500.00	0.00	0.00	0.00	500.00	0
10-430-3901	PARKING METER PROCESSING FEES	18,564.86	0.00	0.00	0.00	0.00	0.00	0
10-430-4510	PROFESSIONAL SERVICES	8,980.00	20,000.00	0.00	9,518.04	0.00	10,481.96	48
10-430-4520	TAX COLLECTION ADMIN EXPENSE PROP.	67,778.05	67,000.00	385.01	79,562.55	0.00	12,562.55-	119
10-430-4525	TAX COLLECTION ADMIN EXPENSE MVT	9,409.33	11,186.00	2.35	8,049.28	0.00	3,136.72	72
DEPARTMENT Total		468,720.01	490,336.00	28,621.57	447,084.14	0.00	43,251.86	91
10-450-0000	PARKING DEPARTMENT:	0.00	0.00	0.00	0.00	0.00	0.00	0
10-450-0200	SALARIES AND WAGES	16,981.01	50,555.00	2,885.60	43,412.50	0.00	7,142.50	86
10-450-0201	OVERTIME	499.82	2,000.00	0.00	241.47	0.00	1,758.53	12
10-450-0500	FICA EXPENSE	1,039.62	4,205.00	213.26	3,257.17	0.00	947.83	77
10-450-0600	GROUP INSURANCE	1,752.48	7,250.00	585.72	6,442.92	0.00	807.08	89
10-450-0700	RETIREMENT EXPENSE	1,170.10	5,114.00	404.28	4,846.10	0.00	267.90	95
10-450-0800	WORKERS COMPENSATION	0.00	1,300.00	0.00	1,278.52	0.00	21.48	98
10-450-1210	OFFICE SUPPLIES	4,232.26	1,200.00	0.00	811.01	0.00	388.99	68
10-450-1230	OFFICE CONTRACT SERVICES - SOFTWARE	2,763.68	10,944.00	912.00	10,127.00	0.00	817.00	93
10-450-1430	TRAINING -REGISTRATION AND CLASS MAT'L	1.00	3,000.00	0.00	0.00	0.00	3,000.00	0
10-450-1592	WBD PROJECTS	0.00	64,045.00	449.42	18,244.55	12,675.63	33,124.82	48
10-450-1620	EQUIPMENT RENTAL - HANDHELDS	1,810.08	2,800.00	200.00	2,883.07	0.00	83.07-	103
10-450-1630	EQUIPMENT MAINTENANCE AND REPAIRS	4,104.99	3,000.00	0.00	2,930.17	0.00	69.83	98
10-450-3901	PARKING METER CREDIT CARD PROCESSING FEE	60.50	22,000.00	34.99	10,704.36	0.00	11,295.64	49
10-450-3902	COLLECTION FEES	0.00	2,000.00	930.51	2,464.51	0.00	464.51-	123
10-450-5730	CONTINGENCY	0.00	12,100.00	0.00	0.00	0.00	12,100.00	0
10-450-8010	DEBT SERVICE - PRINCIPAL	0.00	7,355.00	0.00	0.00	7,630.35	275.35-	104
10-450-8011	DEBT SERVICE - INTEREST	0.00	1,448.00	0.00	0.00	1,173.01	274.99	81
DEPARTMENT Total		34,415.54	200,316.00	6,615.78	107,643.35	21,478.99	71,193.66	64
10-510-0000	POLICE DEPARTMENT:	0.00	0.00	0.00	0.00	0.00	0.00	0
10-510-0200	SALARIES AND WAGES	842,838.58	947,376.00	75,332.36	895,199.27	0.00	52,176.73	94

TOWN OF BEAUFORT
Statement of Revenue and Expenditures - Operating

Expend Account	Description	Prior Yr Expd	Budgeted	Current Expd	YTD Expended	Encumbered	Balance	% Used
10-510-0201	OVERTIME	29,761.42	39,600.00	38.67	25,411.94	0.00	14,188.06	64
10-510-0203	SEPARATION PAY	42,121.08	41,400.00	3,510.09	38,610.99	0.00	2,789.01	93
10-510-0205	OTHER SALARIES-PARTTIME	13,523.08	16,500.00	146.11	2,324.07	0.00	14,175.93	14
10-510-0500	FICA EXPENSE	69,141.54	81,854.00	5,757.86	71,057.76	0.00	10,796.24	87
10-510-0600	GROUP INSURANCE EXPENSE	110,621.76	137,750.00	11,128.68	114,548.76	0.00	23,201.24	83
10-510-0700	RETIREMENT EXPENSE	117,098.51	141,477.00	11,059.14	134,552.43	0.00	6,924.57	95
10-510-0800	WORKERS COMPENSATION	30,613.28	43,955.00	0.00	43,890.54	0.00	64.46	100
10-510-1110	TELEPHONE	999.62	1,700.00	0.00	1,231.68	0.00	468.32	72
10-510-1111	TELEPHONE-CELLULAR	10,091.98	10,500.00	834.18	7,814.44	2,564.48	121.08	99
10-510-1120	INTERNET/CABLE	2,653.41	3,600.00	321.00	2,874.53	942.00	216.53-	106
10-510-1130	POSTAGE	165.76	1,000.00	5.30	395.79	7.50	596.71	40
10-510-1210	OFFICE SUPPLIES	2,471.66	2,499.53	123.33	2,015.96	1,131.08	647.51-	126
10-510-1220	OFFICE EQUIPMENT (NON-CAPITAL)	5,543.67	2,000.00	0.00	1,904.00	0.00	96.00	95
10-510-1221	OFFICE EQUIPMENT LEASES	3,299.64	4,000.00	328.25	3,811.00	0.00	189.00	95
10-510-1230	OFFICE CONTRACT SERVICES	17,195.56	35,000.00	3,551.00	25,927.56	2,646.00	6,426.44	82
10-510-1250	DUES AND SUBSCRIPTIONS	658.00	1,450.00	106.74	850.74	0.00	599.26	59
10-510-1260	MISC. ADMIN. EXPENSE	154.00	650.00	0.00	0.00	0.00	650.00	0
10-510-1310	ELECTRIC	8,609.55	6,000.00	0.00	5,429.45	0.00	570.55	90
10-510-1330	WATER/SEWER/SOLID WASTE	3,405.08	3,500.00	9.21-	2,996.68	0.00	503.32	86
10-510-1420	OSHA/SAFETY COMPLIANE	421.50	350.00	0.00	0.00	0.00	350.00	0
10-510-1421	SAFETY EQUIPMENT	17.18	100.00	0.00	0.00	0.00	100.00	0
10-510-1422	SAFETY SUPPLIES & MATERIALS	796.81	1,200.00	117.75	1,420.53	136.43	356.96-	130
10-510-1430	TRAINING- REGISTRATION &CLASS MAT'	3,487.76	13,200.00	0.00	10,260.77	400.00	2,539.23	81
10-510-1431	TRAVEL MILEAGE	212.21	500.00	0.00	19.00	0.00	481.00	4
10-510-1432	MEALS	5,720.61	3,000.00	0.00	2,663.55	150.00	186.45	94
10-510-1433	LODGING	4,312.43	4,000.00	0.00	3,624.37	0.00	375.63	91
10-510-1440	UNIFORMS	14,553.33	22,000.00	326.59	11,253.26	9,247.95	1,498.79	93
10-510-1451	EMPLOYEE WELLNESS	8,843.00	11,800.00	0.00	6,259.00	0.00	5,541.00	53
10-510-1610	NON-CAPITAL EQUIPMENT PURCHASE	49,424.39	25,400.00	3,702.01	23,351.53	750.00	1,298.47	95
10-510-1630	EQUIPMENT MAINT. & REPAIRS	2,737.50	4,200.00	0.00	1,684.93	520.30	1,994.77	53
10-510-1710	AUTO FUEL	35,240.83	37,000.00	1,617.66	26,556.51	2,451.37	7,992.12	78
10-510-1730	VEHICLE MAINT. & REPAIRS	18,630.96	20,600.00	1,166.48	19,012.04	333.59	1,254.37	94
10-510-3310	DEPARTMENT SUPPLIES & MATERIALS	14,263.53	11,000.00	41.93	5,642.24	690.26	4,667.50	58
10-510-4560	ABANDONED AND DERELICT VESSEL REMOVAL	0.00	16,375.00	0.00	16,375.00	0.00	0.00	100
10-510-5400	INSURANCE AND BONDS	22,763.15	24,120.00	0.00	24,073.10	0.00	46.90	100
10-510-5791	CRIMINAL INVESTIGATION	1,499.43	10,000.00	3,000.00	9,044.72	0.00	955.28	90
10-510-5793	CRIME PREVENTION	5,389.89	12,500.00	0.00	4,567.60	0.00	7,932.40	37
10-510-7420	CAPITAL OUTLAY - EQUIPMENT	63,932.28	13,850.00	0.00	11,801.79	0.00	2,048.21	85
10-510-7430	CAPITAL OUTLAY - VEHICLES	79,028.79	41,500.00	4,143.50	39,694.28	936.06	869.66	98
10-510-8010	DEBT SERVICE - PRINCIPAL	37,165.26	16,289.44	0.00	16,289.44	1.00	1.00-	100

TOWN OF BEAUFORT
Statement of Revenue and Expenditures - Operating

Expend Account	Description	Prior Yr Expd	Budgeted	Current Expd	YTD Expended	Encumbered	Balance	% Used
10-510-8011	DEBT SERVICE - INTEREST	2,087.43	931.03	0.00	931.03	1.00	1.00-	100
10-510-9003	HURRICANE SUPPLIES & MATERIALS	968.86	3,500.00	0.00	3,470.49	0.00	29.51	99
DEPARTMENT Total		1,682,464.31	1,815,227.00	126,349.42	1,618,842.77	22,909.02	173,475.21	90
10-531-0000	FIRE DEPARTMENT:	0.00	0.00	0.00	0.00	0.00	0.00	0
10-531-0200	SALARIES & WAGES	794,328.21	983,000.00	73,136.11	886,876.27	0.00	96,123.73	90
10-531-0201	OVERTIME	14,897.57	44,390.00	1,675.26	20,408.56	0.00	23,981.44	46
10-531-0205	SALARIES-PARTIME/PRN	47,777.21	55,084.00	3,375.90	44,464.62	0.00	10,619.38	81
10-531-0500	FICA EXPENSE	62,895.38	78,734.00	5,826.64	71,096.98	0.00	7,637.02	90
10-531-0600	GROUP INSURANCE	118,016.64	127,000.00	9,957.24	104,591.52	0.00	22,408.48	82
10-531-0700	RETIREMENT EXPENSE	101,133.94	131,660.00	10,481.12	126,282.27	0.00	5,377.73	96
10-531-0701	FIREMAN'S PENSION FUND	1,870.00	2,160.00	0.00	1,590.00	0.00	570.00	74
10-531-0800	WORKERS COMPENSATION	33,836.96	58,465.00	0.00	56,997.04	0.00	1,467.96	97
10-531-1110	TELEPHONE	3,119.32	3,170.00	0.00	2,441.92	0.00	728.08	77
10-531-1111	TELEPHONE- CELLULAR	1,661.38	1,660.00	247.11	1,263.23	204.54	192.23	88
10-531-1120	INTERNET/CABLE	5,420.48	4,040.00	321.00	3,380.79	952.50	293.29-	107
10-531-1130	POSTAGE	189.86	200.00	0.00	21.25	0.00	178.75	11
10-531-1210	OFFICE SUPPLIES	688.02	1,200.00	214.75	1,033.49	0.00	166.51	86
10-531-1220	OFFICE EQUIPMENT (NON-CAPITAL)	2,536.96	4,500.00	0.00	4,111.86	0.00	388.14	91
10-531-1221	OFFICE EQUIPMENT LEASES	2,191.77	2,940.00	239.94	2,879.28	0.00	60.72	98
10-531-1230	OFFICE CONTRACT SERVICES	1,935.17	2,000.00	14.40	1,616.80	0.00	383.20	81
10-531-1250	DUES & SUBSCRIPTIONS	1,641.50	2,225.00	25.00	1,758.53	0.00	466.47	79
10-531-1310	ELECTRIC	24,811.83	23,460.00	177.12	18,407.64	764.28	4,288.08	82
10-531-1320	LP GAS	425.91	500.00	0.00	272.71	0.00	227.29	55
10-531-1330	WATER/SEWER/SOLID WASTE	5,034.01	4,510.00	212.21-	3,437.85	0.00	1,072.15	76
10-531-1420	OSHA/ SAFETY COMPLIANCE	5,789.30	5,860.00	0.00	4,054.47	0.00	1,805.53	69
10-531-1421	SAFETY EQUIPMENT	20,205.30	34,880.00	0.00	28,400.98	5,309.25	1,169.77	97
10-531-1422	SAFETY SUPPLIES & MATERIALS	537.15	2,000.00	0.00	1,713.96	0.00	286.04	86
10-531-1430	TRAINING- REGIST & CLASS MATERIAL	1,639.02	4,400.00	0.00	3,399.22	0.00	1,000.78	77
10-531-1431	MILEAGE	192.37	400.00	0.00	233.00	4.01	162.99	59
10-531-1432	MEALS	75.06	1,700.00	38.16	1,421.97	123.06	154.97	91
10-531-1433	LODGING	207.39	2,000.00	0.00	1,444.96	0.00	555.04	72
10-531-1440	UNIFORMS	6,073.11	9,500.00	0.00	8,123.87	138.03	1,238.10	87
10-531-1510	BUILDING MAINTENANCE	1,828.77	12,350.00	195.01	7,991.83	101.30	4,256.87	66
10-531-1511	GROUND MAINT	2,917.30	3,500.00	56.45	2,671.54	0.00	828.46	76
10-531-1512	JANITORIAL SUPPLIES	1,144.33	1,900.00	109.85	1,413.14	492.61	5.75-	100
10-531-1513	CONTRACTED SERVICES	4,648.70	7,660.00	53.00	4,568.50	1,607.50	1,484.00	81
10-531-1610	NON-CAPITAL EQUIPMENT PURCHASE	15,665.75	17,425.00	186.45	13,623.22	0.00	3,801.78	78
10-531-1630	EQUIPMENT MAINT & REPAIRS	16,812.08	15,600.00	2,031.14	9,199.05	33.94	6,367.01	59

TOWN OF BEAUFORT
Statement of Revenue and Expenditures - Operating

Expend Account	Description	Prior Yr Expd	Budgeted	Current Expd	YTD Expended	Encumbered	Balance	% Used
10-531-1710	AUTO FUEL	20,211.03	22,500.00	566.38	13,029.54	965.57	8,504.89	62
10-531-1730	VEHICLE MAINT & REPAIRS	25,949.11	53,302.00	20,315.57	42,315.28	6,720.54	4,266.18	92
10-531-3310	DEPARTMENT SUPPLIES & MATERIALS	2,767.03	4,000.00	413.91	3,587.93	400.00	12.07	100
10-531-5400	INSURANCE & BONDS	31,473.00	33,550.00	661.00	33,509.00	0.00	41.00	100
10-531-7430	CAPITAL OUTLAY- VEHICLES	0.00	1,409,263.05	0.00	39,538.04	994,724.05	375,000.96	73
10-531-8010	DEBT SERVICE - PRINCIPAL	211,997.44	209,152.00	933.44	211,017.50	0.00	1,865.50-	101
10-531-8011	DEBT SERVICE - INTEREST	85,749.00	78,799.00	91.68	78,983.82	0.00	184.82-	100
10-531-9001	HURRICANE FUEL	2,268.71	1,784.00	0.00	884.31	0.00	899.69	50
10-531-9003	HURRICANE SUPPLIES & MATERIALS	2,039.11	6,049.00	0.00	5,005.84	580.83	462.33	92
10-531-9010	COVID-19 RESPONSE	0.00	2,000.00	169.78	2,024.20	134.48	158.68-	108
DEPARTMENT Total		1,684,602.18	3,470,472.05	131,301.20	1,871,087.78	1,013,256.49	586,127.78	83
10-540-0000	PLANNING & INSPECTIONS:	0.00	0.00	0.00	0.00	0.00	0.00	0
10-540-0200	SALARIES AND WAGES	275,438.44	294,751.00	23,615.08	285,393.91	0.00	9,357.09	97
10-540-0201	OVERTIME	2,510.74	7,150.00	0.00	975.07	0.00	6,174.93	14
10-540-0500	FICA EXPENSE	20,668.30	24,084.00	1,782.10	21,541.68	0.00	2,542.32	89
10-540-0600	GROUP INSURANCE EXPENSE	34,450.20	36,250.00	2,928.60	32,758.26	0.00	3,491.74	90
10-540-0700	RETIREMENT EXPENSE	35,503.36	42,207.00	3,308.47	40,094.52	0.00	2,112.48	95
10-540-0800	WORKERS COMPENSATION	4,035.23	6,150.00	0.00	6,137.78	0.00	12.22	100
10-540-1220	OFFICE EQUIPMENT (NON-CAPITAL)	872.00	0.00	0.00	0.00	0.00	0.00	0
10-540-1250	DUES & SUBSCRIPTIONS	2,689.46	2,550.00	0.00	2,135.59	100.00	314.41	88
10-540-1420	OSHA/SAFETY COMPLIANCE	0.00	200.00	0.00	0.00	0.00	200.00	0
10-540-1430	TRAINING-REGISTRATION & CLASS MAT'	1,627.97	2,625.00	125.00	2,297.55	243.00	84.45	97
10-540-1431	TRAVEL MILEAGE	1,664.27	2,438.00	0.00	1,979.45	100.00	358.55	85
10-540-1432	MEALS	187.75	1,100.00	0.00	384.95	30.00	685.05	38
10-540-1433	LODGING	2,232.66	3,975.00	0.00	3,188.14	200.00	586.86	85
10-540-1610	NON-CAPITAL EQUIPMENT PURCHASE	0.00	1,500.00	0.00	234.00	0.00	1,266.00	16
10-540-1710	AUTO FUEL	1,032.01	1,250.00	22.44	463.52	15.00	771.48	38
10-540-1730	VEHICLE MAINT & REPAIRS	595.22	1,000.00	52.91	305.45	0.00	694.55	31
10-540-1810	PERMITS & FEES RECURRING	920.00	1,500.00	0.00	670.00	0.00	830.00	45
10-540-1820	PERMITS & FEES - ONE TIME	50.00	0.00	0.00	0.00	0.00	0.00	0
10-540-3510	HISTORIC COMM.EXPENSE	347.22	100.00	0.00	0.00	30.00	70.00	30
10-540-3512	HISTORIC COMM-TRAVEL	0.00	100.00	0.00	0.00	0.00	100.00	0
10-540-4510	PROFESSIONAL SERVICES	0.00	30,000.00	0.00	7,500.00	22,500.00	0.00	100
10-540-5400	INSURANCE & BONDS	0.00	0.00	0.00	83.34	0.00	83.34-	0
10-540-7430	CAPITAL OUTLAY- VEHICLES	0.00	23,150.00	0.00	21,604.44	0.00	1,545.56	93
10-540-8010	DEBT SERVICE - PRINCIPAL	4,663.87	4,751.10	0.00	4,751.09	0.00	0.01	100
10-540-8011	DEBT SERVICE - INTEREST	358.77	271.90	0.00	271.55	0.00	0.35	100

TOWN OF BEAUFORT
Statement of Revenue and Expenditures - Operating

Expend Account	Description	Prior Yr Expd	Budgeted	Current Expd	YTD Expended	Encumbered	Balance	% Used
DEPARTMENT Total		389,847.47	487,103.00	31,834.60	432,770.29	23,218.00	31,114.71	94
10-560-0000	PUBLIC WORKS:	0.00	0.00	0.00	0.00	0.00	0.00	0
10-560-0200	SALARIES AND WAGES	467,954.87	508,368.00	37,946.40	479,804.80	0.00	28,563.20	94
10-560-0201	OVERTIME	3,652.15	4,400.00	173.07	3,769.67	0.00	630.33	86
10-560-0500	FICA EXPENSE	34,256.86	40,914.00	2,733.60	35,296.48	0.00	5,617.52	86
10-560-0600	GROUP INSURANCE EXPENSE	75,809.88	94,250.00	7,028.64	78,130.53	0.00	16,119.47	83
10-560-0700	RETIREMENT EXPENSE	58,777.09	71,700.00	5,340.53	66,641.70	0.00	5,058.30	93
10-560-0800	WORKERS COMPENSATION	17,021.88	27,555.00	0.00	26,566.15	0.00	988.85	96
10-560-1110	TELEPHONE	384.13	1,750.00	0.00	1,243.31	0.00	506.69	71
10-560-1111	TELEPHONE- CELLULAR	0.00	350.00	33.46	294.50	11.06	44.44	87
10-560-1120	INTERNET\CABLE	2,454.93	4,900.00	445.94	4,411.23	1,271.88	783.11-	116
10-560-1130	POSTAGE	4,542.26	4,500.00	817.93	4,451.20	0.00	48.80	99
10-560-1210	OFFICE SUPPLIES	1,292.73	2,000.00	104.57	1,461.79	100.00	438.21	78
10-560-1220	OFFICE EQUIPMENT (NON-CAPITAL)	2,186.94	1,875.00	0.00	759.48	872.00	243.52	87
10-560-1221	OFFICE EQUIPMENT LEASE	2,912.49	3,100.00	266.30	2,929.30	0.00	170.70	94
10-560-1230	OFFICE CONTRACT SERVICES	2,217.18	2,121.69	461.61	1,953.14	121.69	46.86	98
10-560-1250	DUES AND SUBSCRIPTIONS	574.96	650.00	0.00	304.96	16.00	329.04	49
10-560-1310	ELECTRIC	7,187.95	6,500.00	0.00	5,539.75	0.00	960.25	85
10-560-1320	LP GAS	3,456.99	3,150.00	475.72	2,657.86	350.00	142.14	95
10-560-1330	WATER/SEWER/SOLID WASTE	2,966.38	2,000.00	287.60	2,664.70	0.00	664.70-	133
10-560-1420	OSHA/SAFETY COMPLIANCE	706.17	2,500.00	0.00	511.59	100.00	1,888.41	24
10-560-1421	SAFETY EQUIPMENT	0.00	750.00	0.00	277.62	0.00	472.38	37
10-560-1422	SAFETY SUPPLIES & MATERIALS	1,633.59	2,100.00	0.00	326.16	311.59	1,462.25	30
10-560-1430	TRAINING -REGISTRATION & CLASS	182.10	3,150.00	0.00	352.75	100.00	2,697.25	14
10-560-1431	TRAVEL MILEAGE	478.24	500.00	0.00	0.00	0.00	500.00	0
10-560-1432	MEALS	126.04	750.00	35.26	305.29	30.00	414.71	45
10-560-1433	LODGING	846.19	750.00	0.00	0.00	0.00	750.00	0
10-560-1440	UNIFORMS	7,433.50	7,000.00	281.20	5,930.53	0.00	1,069.47	85
10-560-1610	NON-CAPITAL EQUIPMENT PURCHASE	6,417.15	8,000.00	291.53	7,406.63	700.00	106.63-	101
10-560-1630	EQUIPMENT MAINT. & REPAIRS	5,412.17	12,000.00	1,058.87	13,474.44	350.00	1,824.44-	115
10-560-1710	AUTO FUEL	13,856.87	20,000.00	562.56	11,243.76	886.00	7,870.24	61
10-560-1730	VEHICLE MAINT. & REPAIRS	17,929.92	10,500.00	2,061.27	11,853.97	499.91-	854.06-	108
10-560-1820	PERMITS & FEES - ONE TIME	100.00	500.00	100.00	100.00	0.00	400.00	20
10-560-3310	DEPARTMENT SUPPLIES & MATERIAL	4,139.49	10,000.00	357.01	3,588.96	300.00	6,111.04	39
10-560-3320	STREETSCAPING MATERIALS	0.00	74.58	0.00	0.00	74.58	0.00	100
10-560-3811	STREET CONT. SERVICES	226,843.10	184,832.00	22,504.00-	131,861.15	2,886.00	50,084.85	73
10-560-3812	STREET SUPPLIES & MAT'L	8,975.12	10,000.00	8.97	7,809.91	0.00	2,190.09	78
10-560-3814	SIDEWALKS & MULTI-MODAL	7,677.23-	40,575.00	0.00	40,946.91	1,500.00	1,871.91-	105
10-560-3900	PARKING METERS	10,466.86	0.00	0.00	0.00	0.00	0.00	0

TOWN OF BEAUFORT
Statement of Revenue and Expenditures - Operating

Expend Account	Description	Prior Yr Expd	Budgeted	Current Expd	YTD Expended	Encumbered	Balance	% Used
10-560-4550	CONTRACT SERVICES	67,778.20	62,289.00	685.00	41,808.60	7,896.34	12,584.06	80
10-560-4552	MOSQUITO CONTROL	395.96	750.00	0.00	59.99	0.00	690.01	8
10-560-4590	DREDGING EXPENSE	85,000.00	103,200.00	0.00	103,200.00	0.00	0.00	100
10-560-5400	INSURANCE	15,253.07	18,200.00	0.00	13,312.39	0.00	4,887.61	73
10-560-5900	STREET LIGHTS	150,011.09	125,000.00	380.90	110,201.74	0.00	14,798.26	88
10-560-7420	CAPITAL OUTLAY - EQUIPMENT	10,351.20-	0.00	0.00	0.00	0.00	0.00	0
10-560-7430	CAPITAL OUTLAY - VEHICLES	31,739.11	48,218.00	0.00	48,644.73	0.00	426.73-	101
10-560-8010	DEBT SERVICES-PRINCIPAL	35,924.16	8,144.72	0.00	8,144.72	0.00	0.00	100
10-560-8011	DEBT SERVICES-INTEREST	2,764.65	69,032.19	0.00	465.52	0.00	68,566.67	1
10-560-9001	HURRICANE FUEL	0.00	300.00	0.00	285.04	0.00	14.96	95
10-560-9002	HURRICANE RENTAL EQUIPMENT	4,072.63	815.00	0.00	807.50	0.00	7.50	99
10-560-9003	HURRICANE SUPPLIES & MATERIALS	13,395.80	4,900.00	0.00	6,537.35	0.00	1,637.35-	133
10-560-9004	HURRICANE DEBRIS REMOVAL	760,239.72	232,100.00	0.00	181,032.80	0.00	51,067.20	78
10-560-9010	COVID-19 RESPONSE	0.00	41,000.00	10,092.02	49,531.98	3,045.00	11,576.98-	128
DEPARTMENT Total		2,141,742.14	1,808,014.18	49,525.96	1,518,902.58	20,422.23	268,689.37	85
10-570-0000	SANITATION:	0.00	0.00	0.00	0.00	0.00	0.00	0
10-570-1310	ELECTRIC FOR COMPACTOR	582.90	1,000.00	0.00	432.03	0.00	567.97	43
10-570-1630	EQUIPMENT MAINT.	155.98	5,000.00	0.00	326.91	0.00	4,673.09	7
10-570-1710	AUTO FUEL	13,715.80	15,000.00	216.40	6,287.08	572.00	8,140.92	46
10-570-1730	VEHICLE MAINTENANCE	281.54	5,000.00	0.00	58.97	0.00	4,941.03	1
10-570-4520	COLLECTION CONTRACTED SV WBD ROLLOUT ONL	24,130.60	17,304.00	1,942.01	19,895.75	5,984.02	8,575.77-	150
10-570-4521	COLLECTION CONTRACTSVCS RESROLLOUT SW&RCY	401,081.39	377,495.00	33,105.34	321,502.85	66,943.74	10,951.59-	103
10-570-4560	RECYCLING DISPOSAL WBD CARDBOARD ONLY	7,054.60	7,210.00	613.77	6,128.61	2,127.54	1,046.15-	115
10-570-4561	SOLID WASTE DISPOSAL RES BULK SERVICE	19,688.32-	25,750.00	2,863.05	29,225.24	6,616.95	10,092.19-	139
10-570-4562	YARD DEBRIS DISPOSAL FEE DEE GARNER	41,230.00	30,900.00	2,710.00	34,620.00	0.00	3,720.00-	112
10-570-4563	SOLID WASTE DISPOSAL WBD COMPACTOR FEE	30,014.68	25,750.00	1,427.08	21,742.05	6,843.77	2,835.82-	111
10-570-8010	DEBT SERVICES- PRINCIPAL (GRAPPLE TRUCK)	28,649.51	29,185.25	0.00	29,185.25	0.00	0.00	100
10-570-8011	DEBT SERVICES - INTEREST (GRAPPLE TRUCK)	2,203.84	1,668.09	0.00	1,668.10	0.00	0.01-	100
DEPARTMENT Total		529,412.52	541,262.34	42,877.65	471,072.84	89,088.02	18,898.52-	103
10-580-0000	STORMWATER	0.00	0.00	0.00	0.00	0.00	0.00	0
10-580-1610	NON-CAPITAL EQUIPMENT PURCHASES	2,915.32	25,200.00	0.00	0.00	0.00	25,200.00	0
10-580-1710	DEPARTMENT SUPPLIES AND MATERIALS	2,130.92	14,910.00	0.00	8,907.08	1,000.00	5,002.92	66
10-580-4550	CONTRACT SERVICES	169,315.68	132,072.00	0.00	15,920.46	32,032.00	84,119.54	36
DEPARTMENT Total		174,361.92	172,182.00	0.00	24,827.54	33,032.00	114,322.46	34

TOWN OF BEAUFORT
Statement of Revenue and Expenditures - Operating

Expend Account	Description	Prior Yr Expd	Budgeted	Current Expd	YTD Expended	Encumbered	Balance	% Used
10-620-0000	FACILITIES & GROUND MAIN:	0.00	0.00	0.00	0.00	0.00	0.00	0
10-620-1310	ELECTRIC	1,365.03	0.00	380.90-	0.00	0.00	0.00	0
10-620-1510	TOWN HALL BLDG MAINT	11,177.71	94,000.00	38.57	38,376.93	52,253.00	3,370.07	96
10-620-1511	TOWN HALL GROUND MAINT	225.32	1,000.00	0.00	0.00	0.00	1,000.00	0
10-620-1512	TOWN HALL JANITORIAL SUPPLIES	2,149.93	1,500.00	66.90	703.80	0.00	796.20	47
10-620-1513	TOWN HALL CONTRACTED SERVICES	100.00	4,000.00	100.00	1,923.55	10.66	2,065.79	48
10-620-1520	TRAIN DEPOT BLDG MAINT	627.16	12,500.00	11.99	11,065.78	252.87	1,181.35	91
10-620-1522	TRAIN DEPOT JANITORIAL SUPPLIES	995.67	1,000.00	0.00	0.00	0.00	1,000.00	0
10-620-1523	TRAIN DEPOT CONTRACTED SERVICES	0.00	5,000.00	2,668.00	2,668.00	0.00	2,332.00	53
10-620-1530	POLICE DEPT BLDG MAINT	37,023.84	135,000.00	996.62	106,598.75	23,571.55	4,829.70	96
10-620-1531	POLICE DEPT GROUND MAINT	491.33	0.00	0.00	0.00	0.00	0.00	0
10-620-1532	POLICE DEPT JANITORIAL SUPPLIES	1,226.44	1,500.00	0.00	41.70	0.00	1,458.30	3
10-620-1533	POLICE DEPT CONTRACTED SERVICES	607.78	3,000.00	0.00	945.72	53.00	2,001.28	33
10-620-1540	PUBLIC WORKS BLDG MAINT	10,615.61	8,500.00	0.00	8,508.66	0.00	8.66-	100
10-620-1541	PUBLIC WORKS GROUND MAINT	43.54	3,100.00	0.00	1,000.00	1,967.21	132.79	96
10-620-1542	PUBLIC WORKS JANITORIAL SUPPLIES	224.89	400.00	66.33	482.44	0.00	82.44-	121
10-620-1550	CEMETERY MAINTENANCE	12,645.98	17,500.00	574.11	8,962.30	2,670.34	5,867.36	66
10-620-1560	PUBLIC RESTROOM BLDG MAINT	10,843.68	6,000.00	116.73-	4,875.28	150.00	974.72	84
10-620-1562	PUBLIC RESTROOM JANITORIAL SUPPLY	5,637.90	7,875.00	446.00	6,335.02	65.64	1,474.34	81
10-620-1570	PARKS MAINTENANCE	6,554.28	15,000.00	40.53	5,408.99	2,174.15	7,416.86	51
10-620-1571	RJP PARK MAINTENANCE	0.00	8,000.00	0.00	0.00	0.00	8,000.00	0
10-620-1573	PARKS CONTRACTED SERVICE	1,868.44	10,000.00	81.91	1,678.34	0.00	8,321.66	17
10-620-1580	DOCKS AND BOARDWALK MAINT	1,443.70	5,250.00	0.00	1,283.91	0.00	3,966.09	24
10-620-1590	PUBLIC R.O.W. MAINT	13,285.80	17,155.95	1,000.00	10,425.10	3,000.00	3,730.85	78
10-620-1591	TREES	5,833.71	7,000.00	0.00	5,228.94	0.00	1,771.06	75
10-620-1592	WBD PROJECTS	32,152.33	0.00	0.00	0.00	0.00	0.00	0
10-620-1610	NON CAPITAL EQUIPMENT PURCHASE	1,945.13	3,150.00	0.00	0.00	0.00	3,150.00	0
10-620-1630	EQUIPMENT MAINT & REPAIRS	2,057.95	3,360.00	19.96	1,859.43	0.00	1,500.57	55
10-620-1730	VEHICLE MAINT. & REPAIRS	0.00	0.00	0.00	50.00	0.00	50.00-	0
10-620-1900	PROPERTY LEASES	30,000.00	0.00	0.00	0.00	0.00	0.00	0
10-620-3310	DEPARTMENTAL SUPPLIES & MATERIALS	4,894.56	4,200.00	0.00	1,846.99	578.94	1,774.07	58
10-620-4550	CONTRACT SERVICES	617.83	49,016.00	0.00	42,820.32	0.00	6,195.68	87
10-620-6000	SPECIAL EVENTS	79.00	0.00	0.00	0.00	0.00	0.00	0
10-620-7420	CAPITAL OUTLAY/EQUIPMENT	37,133.20	0.00	0.00	0.00	0.00	0.00	0
DEPARTMENT Total		233,867.74	424,006.95	5,613.29	263,089.95	86,747.36	74,169.64	83
10-700-0000	NON-DEPARTMENTAL:	0.00	0.00	0.00	0.00	0.00	0.00	0
10-700-0206	MERIT AWARDS	0.00	60,338.00	0.00	0.00	0.00	60,338.00	0
10-700-1120	INTERNET- FIBER HUB CONNECTION	0.00	15,500.00	680.25	6,320.00	2,025.00	7,155.00	54

TOWN OF BEAUFORT
Statement of Revenue and Expenditures - Operating

Expend Account	Description	Prior Yr Expd	Budgeted	Current Expd	YTD Expended	Encumbered	Balance	% Used
10-700-1250	EURY'S LANDING CONDOMINIUM ANNUAL DUES	800.00	0.00	0.00	800.00	0.00	800.00-	0
10-700-1410	HUMAN RESOURCES - EMPLOYMENT	15,912.50	13,000.00	0.00	10,181.68	0.00	2,818.32	78
10-700-1420	HUMAN RESOURCES - TRAINING	0.00	15,437.00	0.00	6,218.52	0.00	9,218.48	40
10-700-1450	EMPLOYEE ENGAGEMENT	13,804.89	12,000.00	0.00	9,848.13	0.00	2,151.87	82
10-700-4510	PROFESSIONAL SERVICES	211,472.32	94,500.00	0.00	57,028.40	2,533.10	34,938.50	63
10-700-4530	LEGAL SERVICES	126,122.87	140,000.00	6,535.29	121,933.42	0.00	18,066.58	87
10-700-5600	CONTRIBUTIONS TO OTHER AGENCIES	0.00	4,600.00	0.00	4,600.00	0.00	0.00	100
10-700-5730	CONTINGENCY	0.00	137,900.00	0.00	0.00	0.00	137,900.00	0
10-700-5750	ZSR Grant	0.00	0.00	184.53-	0.00	0.00	0.00	0
10-700-8010	DEBT SERVICE - PRINCIPAL	100,000.00	1,100,000.00	0.00	929,083.11	170,916.89	0.00	100
10-700-8011	DEBT SERVICE - INTEREST	25,410.60	22,420.00	0.00	22,420.00	0.00	0.00	100
10-700-9003	HURRICANE SUPPLIES & MATERIALS	7,032.93	1,100.00	0.00	1,095.00	0.00	5.00	100
10-700-9010	COVID-19 RESPONSE	0.00	5,000.00	149.90	3,249.90	0.00	1,750.10	65
DEPARTMENT Total		500,556.11	1,621,795.00	7,180.91	1,172,778.16	175,474.99	273,541.85	83
10-800-0000	GENERAL FUND TRANSFERS:	0.00	0.00	0.00	0.00	0.00	0.00	0
10-800-0001	CONTRIBUTION TO FIRE DEPT FUND	98,421.87-	0.00	0.00	0.00	0.00	0.00	0
10-800-0064	TRANSFER TO CAPITAL PROJECTS	762,197.00	0.00	0.00	0.00	0.00	0.00	0
10-800-8000	TRANSFER TO CAPITAL RESERVE	0.00	460,433.00	0.00	0.00	0.00	460,433.00	0
DEPARTMENT Total		663,775.13	460,433.00	0.00	0.00	0.00	460,433.00	0
General Fund Expend Total		9,115,554.10	12,332,439.52	488,064.66	8,696,873.16	1,489,703.43	2,145,862.93	83

Fund	Description	Prior Revenue	Curr Revenue	YTD Revenue	Prior Expended	Curr Expended	YTD Expd/Encm	Total Available Revenues
10	General Fund	9,160,106.39	1,486,671.61	11,018,236.99	9,115,554.10	488,064.66	10,186,576.59	831,660.40

TOWN OF BEAUFORT
Statement of Revenue and Expenditures - Operating

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

TOWN OF BEAUFORT
Statement of Revenue and Expenditures - Operating

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

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

TOWN OF BEAUFORT
Statement of Revenue and Expenditures - Operating

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

TOWN OF BEAUFORT
Statement of Revenue and Expenditures - Operating

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

TOWN OF BEAUFORT
Statement of Revenue and Expenditures - Operating

Revenue Account	Description	Prior Yr Rev	Anticipated	Current Rev	YTD Revenue	Excess/Deficit	% Real
40-303-0009	GRANTS NC	59,674.00	0.00	0.00	67,152.94	67,152.94	0
40-303-0015	FEMA REIMBURSEMENT	0.00	0.00	46,342.74	46,342.74	46,342.74	0
40-305-0001	REVENUE ACCOUNT REGULAR - WATER USAGE	1,139,652.76	1,170,906.00	91,498.59	1,082,136.31	88,769.69-	92
40-305-0002	REVENUE ACCOUNT REGULAR - SEWER USAGE	2,938,727.63	3,012,033.00	231,340.17	2,715,895.90	296,137.10-	90
40-305-0003	WATER TAP IN FEES	44,300.00	39,375.00	1,800.00	41,175.00	1,800.00	105
40-305-0004	SEWER TAP IN FEE	14,250.00	26,250.00	0.00	26,250.00	0.00	100
40-305-0005	ACCOUNT SERVICE CHARGES	21,325.00	18,000.00	400.00	13,850.00	4,150.00-	77
40-305-0006	WATER SERVICE CHARGES	295.12	0.00	0.00	211.64	211.64	0
40-305-0007	SEWER SERVICE CHARGES	266.52	0.00	0.00	211.65	211.65	0
40-305-0008	LATE FEES - WATER	51,393.65	40,000.00	0.00	39,063.32	936.68-	98
40-305-0009	LATE FEES - SEWER/GREASE	212.05	0.00	0.00	50.65	50.65	0
40-305-0010	RETURNED CHECK FEES - WATER	1,525.00	0.00	0.00	875.00	875.00	0
40-305-0012	TEMPORARY UTILITY USE CHARGE	1,387.38	1,000.00	0.00	1,937.62	937.62	194
40-305-0013	SPRINKLER FEES	3,375.00	3,000.00	0.00	3,825.00	825.00	128
40-307-0001	INVESTMENT EARNINGS-WATER	19,226.44	0.00	0.00	0.00	0.00	0
40-307-0003	MISCELLANEOUS REVENUE - WATER	8,263.00	0.00	0.00	1,001.63	1,001.63	0
40-307-0007	REIMBURSEMENT FROM NCDOT	5,535.63	109,048.00	0.00	109,048.00	0.00	100
40-307-0008	REIMBURSEMENT FOR INSURANCE	22,578.11	0.00	0.00	2,700.00	2,700.00	0
40-307-0011	APP.UNRESTRICTED FUND BALANCE	0.00	313,119.00	0.00	0.00	313,119.00-	0
40-329-0065	TRANSFER FROM CRF	0.00	117,000.00	0.00	0.00	117,000.00-	0
40-380-0000	DONATIONS	1,133,667.47	0.00	0.00	0.00	0.00	0
	Utility Fund Revenue Total	5,465,654.76	4,849,731.00	371,381.50	4,151,727.40	698,003.60-	86

Expend Account	Description	Prior Yr Expd	Budgeted	Current Expd	YTD Expended	Encumbered	Balance	% Used
40-800-0206	MERIT AWARDS	0.00	16,000.00	0.00	0.00	0.00	16,000.00	0
40-800-1240	CONTRIBUTION TO GF FOR ADMIN SERVICES	350,000.00	511,000.00	0.00	0.00	0.00	511,000.00	0
40-800-8000	TRANSFER TO CAPITAL RESERVE	262,573.00	333,930.00	0.00	0.00	0.00	333,930.00	0
	DEPARTMENT Total	612,573.00	860,930.00	0.00	0.00	0.00	860,930.00	0
40-810-0000	SEWER DEPARTMENT	0.00	0.00	0.00	0.00	0.00	0.00	0
40-810-0200	SALARIES AND WAGES	408,104.21	421,595.00	32,894.65	406,941.78	0.00	14,653.22	97
40-810-0201	OVERTIME	40,884.81	47,250.00	1,012.08	33,131.43	0.00	14,118.57	70
40-810-0500	FICA EXPENSE	31,908.29	37,172.00	2,474.55	32,352.53	0.00	4,819.47	87
40-810-0600	GROUP INSURANCE EXPENSE	55,120.32	58,000.00	4,685.76	51,543.36	0.00	6,456.64	89
40-810-0700	RETIREMENT EXPENSE	57,170.66	65,144.00	4,750.33	61,500.62	0.00	3,643.38	94
40-810-0800	WORKERS COMPENSATION	13,781.21	24,255.00	0.00	18,915.16	0.00	5,339.84	78
40-810-1110	TELEPHONE	7,522.25	6,600.00	65.92	6,179.84	0.00	420.16	94

TOWN OF BEAUFORT
Statement of Revenue and Expenditures - Operating

Expend Account	Description	Prior Yr Expd	Budgeted	Current Expd	YTD Expended	Encumbered	Balance	% Used
40-810-1111	TELEPHONE-CELLULAR	213.96	800.00	57.34	600.03	169.16	30.81	96
40-810-1120	INTERNET/CABLE	3,441.90	4,600.00	370.99	4,144.48	1,091.98	636.46-	114
40-810-1130	POSTAGE	5,752.43	4,600.00	817.92	5,201.52	147.42	748.94-	116
40-810-1210	OFFICE SUPPLIES	904.63	1,950.00	0.00	1,014.48	16.00	919.52	53
40-810-1230	OFFICE CONTRACT SERVICES	1,862.54	2,000.00	440.26	2,143.64	0.00	143.64-	107
40-810-1250	DUES & SUBSCRIPTIONS	1,281.71	1,300.00	33.85	821.32	50.00-	528.68	59
40-810-1310	ELECTRIC	218,238.50	180,000.00	450.44	158,059.37	1,342.79	20,597.84	89
40-810-1330	WATER/SEWER/SOLID WASTE	1,294.84	1,000.00	53.41-	594.77	0.00	405.23	59
40-810-1420	OSHA/SAFETY COMPLIANCE	763.38	2,000.00	0.00	1,010.97	177.71	811.32	59
40-810-1422	SAFETY SUPPLIES & MATERIALS	793.88	1,100.00	55.17	745.71	0.00	354.29	68
40-810-1430	TRAINING - REGISTRATION & CLASS MA	1,640.00	1,200.00	0.00	425.00	75.00	700.00	42
40-810-1431	TRAVEL MILEAGE	0.00	200.00	0.00	0.00	0.00	200.00	0
40-810-1432	MEALS	432.25	700.00	0.00	135.45	50.00	514.55	26
40-810-1433	LODGING	454.00	1,000.00	0.00	0.00	0.00	1,000.00	0
40-810-1434	EMPLOYEE DEVELOPMENT	0.00	2,500.00	0.00	0.00	0.00	2,500.00	0
40-810-1440	UNIFORMS	4,874.51	6,300.00	422.09	4,442.77	0.00	1,857.23	71
40-810-1510	BUILDING MAINT	14,314.38	8,000.00	0.00	6,873.16	75.00	1,051.84	87
40-810-1512	JANITORIAL SUPPLIES	547.12	1,100.00	0.00	483.82	0.00	616.18	44
40-810-1610	NON-CAPITAL EQUIPMENT PURCHASE	3,690.02	30,500.00	0.00	15,655.68	0.00	14,844.32	51
40-810-1630	EQUIPMENT MAINT & REPAIRS	53,360.22	86,400.00	997.38	54,287.81	499.24	31,612.95	63
40-810-1710	AUTO FUEL	15,010.82	26,000.00	247.10	12,838.84	1,143.00	12,018.16	54
40-810-1730	VEHICLE MAINT & REPAIRS	8,966.39	9,200.00	354.15	4,032.81	200.00	4,967.19	46
40-810-1810	PERMITS & FEES - RECCURING	7,010.00	8,620.00	100.00	7,410.00	0.00	1,210.00	86
40-810-1830	COMPLIANCE TESTING	12,715.90	16,000.00	1,175.97	7,527.97	0.00	8,472.03	47
40-810-3310	DEPARTMENT SUPPLIES & MATERIALS - SEWER	23,428.44	19,000.00	180.38	14,388.90	654.23	3,956.87	79
40-810-3311	DEPARTMENT SUPPLIES & MATERIALS -WWTP	32,384.62	40,000.00	4,524.85	34,708.19	530.25	4,761.56	88
40-810-4510	PROFESSIONAL SERVICES	90.00	2,000.00	0.00	815.00	100.00	1,085.00	46
40-810-4550	CONTRACT SERVICES	80,608.64	226,000.00	22,899.85	179,442.79	48,941.40	2,384.19-	101
40-810-4560	STREET PATCHING FOR UTILITY REPAIRS	0.00	18,000.00	0.00	7,387.80	0.00	10,612.20	41
40-810-5400	INSURANCE	52,388.70	53,580.00	0.00	53,418.33	0.00	161.67	100
40-810-7410	CAPITAL OUTLAY - BLDG.	395.39	0.00	0.00	0.00	0.00	0.00	0
40-810-7420	CAPITAL OUTLAY - EQUIPMENT	3,690.00-	54,381.00	0.00	54,371.96	0.00	9.04	100
40-810-7430	CAPITAL OUTLAY - VEHICLES	0.00	126,235.00	0.00	126,704.36	0.00	469.36-	100
40-810-8010	DEBT SERVICE-PRINCIPAL	1,121,048.58	1,122,673.00	0.00	1,034,275.76	0.01	88,397.23	92
40-810-8011	DEBT SERVICE-INTEREST	238,253.51	214,470.00	0.00	212,905.37	0.01	1,564.62	99
40-810-9001	HURRICANE FUEL	13,636.19	1,500.00	0.00	1,472.34	0.00	27.66	98
40-810-9003	HURRICANE SUPPLIES & MATERIALS	2,502.23	0.00	0.00	0.00	0.00	0.00	0
40-810-9005	HURRICANE EQUIPMENT REPLACEMENT	46,962.96	0.00	0.00	0.00	0.00	0.00	0
DEPARTMENT Total		2,580,064.39	2,934,925.00	78,957.62	2,618,905.12	55,163.20	260,856.68	91

TOWN OF BEAUFORT
Statement of Revenue and Expenditures - Operating

Expend Account	Description	Prior Yr Expd	Budgeted	Current Expd	YTD Expended	Encumbered	Balance	% Used
40-811-0000	WWTP DEPARTMENT	0.00	0.00	0.00	0.00	0.00	0.00	0
40-811-1110	TELEPHONE	96.10-	0.00	0.00	0.00	0.00	0.00	0
40-811-1440	UNIFORMS	54.02-	0.00	0.00	0.00	0.00	0.00	0
40-811-1610	NON-CAPITAL EQUIPMENT PURCHASE	1,998.00-	0.00	0.00	0.00	0.00	0.00	0
40-811-1630	EQUIPMENT MAINT & REPAIRS	2,079.10-	0.00	0.00	0.00	0.00	0.00	0
40-811-1730	VEHICLE MAINT & REPAIRS	9.67-	0.00	0.00	0.00	0.00	0.00	0
40-811-3310	DEPARTMENT SUPPLIES & MATERIALS	2,834.50-	0.00	0.00	0.00	0.00	0.00	0
40-811-4550	CONTRACT SERVICES	16,852.95-	0.00	0.00	0.00	0.00	0.00	0
40-811-9010	DEPRECIATION	972,354.03	0.00	0.00	0.00	0.00	0.00	0
DEPARTMENT Total		948,429.69	0.00	0.00	0.00	0.00	0.00	0
40-812-0000	WATER DEPARTMENT	0.00	0.00	0.00	0.00	0.00	0.00	0
40-812-0200	SALARIES AND WAGES	191,658.64	193,334.00	15,194.80	185,421.33	0.00	7,912.67	96
40-812-0201	OVERTIME	13,658.51	15,300.00	437.70	12,183.88	0.00	3,116.12	80
40-812-0500	FICA EXPENSE	15,157.44	16,663.00	1,189.40	15,045.44	0.00	1,617.56	90
40-812-0600	GROUP INSURANCE EXPENSE	27,479.16	29,000.00	2,342.88	25,771.68	0.00	3,228.32	89
40-812-0700	RETIREMENT EXPENSE	25,531.65	29,201.00	2,190.10	27,646.52	0.00	1,554.48	95
40-812-0800	WORKERS COMPENSATION	6,991.17	8,400.00	0.00	8,632.64	0.00	232.64-	103
40-812-1110	TELEPHONE	569.70	2,000.00	0.00	1,061.45	0.00	938.55	53
40-812-1111	TELEPHONE-CELLULAR	896.67	600.00	64.93	651.72	180.10	231.82-	139
40-812-1120	INTERNET/CABLE	1,155.60	3,600.00	642.00	3,531.00	642.00	573.00-	116
40-812-1130	POSTAGE	4,549.89	4,500.00	817.91	4,421.40	91.70	13.10-	100
40-812-1210	OFFICE SUPPLIES	216.06	4,800.00	0.00	74.93	0.00	4,725.07	2
40-812-1230	OFFICE CONTRACT SERVICES	3,035.19	3,000.00	255.27	4,549.41	0.00	1,549.41-	152
40-812-1250	DUES AND SUBSCRIPTIONS	1,366.72	1,100.00	33.84	1,760.34	0.00	660.34-	160
40-812-1310	ELECTRIC	48,254.43	42,000.00	0.00	33,868.02	0.00	8,131.98	81
40-812-1320	LP GAS	974.55	1,500.00	0.00	73.80	0.00	1,426.20	5
40-812-1330	WATER/SEWER/SOLID WASTE	851.03	750.00	50.08	750.49	0.00	0.49-	100
40-812-1420	OSHA/SAFETY COMPLIANCE	902.61	1,000.00	0.00	622.58	0.98-	378.40	62
40-812-1421	SAFETY EQUIPMENT	494.84	500.00	0.00	0.00	0.00	500.00	0
40-812-1422	SAFETY SUPPLIES & MATERIALS	74.60	0.00	0.00	0.00	0.00	0.00	0
40-812-1430	TRAINING -REGISTRATION&CLASS MAT'L	920.00	1,500.00	0.00	1,070.00	0.00	430.00	71
40-812-1431	TRAVEL MILEAGE	0.00	100.00	0.00	0.00	0.00	100.00	0
40-812-1432	MEALS	0.00	400.00	0.00	85.93	0.00	314.07	21
40-812-1433	LODGING	1,193.28	1,000.00	0.00	0.00	0.00	1,000.00	0
40-812-1434	EMPLOYEE DEVELOPMENT	0.00	3,000.00	0.00	0.00	0.00	3,000.00	0
40-812-1440	UNIFORMS	2,022.43	2,600.00	151.92	1,559.35	0.00	1,040.65	60
40-812-1510	BUILDING MAINT	2,933.54	4,300.00	0.00	4,103.12	100.00	96.88	98

TOWN OF BEAUFORT
Statement of Revenue and Expenditures - Operating

Expend Account	Description	Prior Yr Expd	Budgeted	Current Expd	YTD Expended	Encumbered	Balance	% Used
40-812-1512	JANITORIAL SUPPLIES	65.56	500.00	0.00	44.11	0.00	455.89	9
40-812-1610	NON-CAPITAL EQUIPMENT PURCHASES	747.17-	5,000.00	0.00	2,105.86	0.00	2,894.14	42
40-812-1630	EQUIPMENT MAINT. & REPAIRS	15,910.22	26,700.00	0.00	5,490.00	3,240.53	17,969.47	33
40-812-1710	AUTO FUEL	3,462.55	9,000.00	47.06	2,654.79	260.00	6,085.21	32
40-812-1730	VEHICLE MAINT. & REPAIRS	5,450.06	2,500.00	31.46	2,579.25	100.00	179.25-	107
40-812-1810	PERMITS & FEES - REOCCURING	3,665.00	5,000.00	0.00	2,855.00	0.00	2,145.00	57
40-812-1830	COMPLIANCE TESTING	11,917.40	14,000.00	300.00	9,830.55	0.00	4,169.45	70
40-812-3310	DEPARTMENT SUPPLIES & MATERIALS - METERS	107,175.14	118,500.00	9,384.25	131,021.93	300.98	12,822.91-	111
40-812-3311	DEPARTMENT SUPPLIES & MATERIALS -PLANTS	0.00	0.00	311.00	311.00	0.00	311.00-	0
40-812-4550	CONTRACT SERVICES	108,056.71	223,973.00	47.37	181,981.54	6,578.50	35,412.96	84
40-812-4560	STREET PATCHING FOR UTILITY REPAIRS	3,181.50	18,000.00	0.00	7,169.00	0.00	10,831.00	40
40-812-4570	COUNTY WATER PURCHASE	38,017.29	33,000.00	3,449.11	34,054.13	0.00	1,054.13-	103
40-812-5400	INSURANCE	16,442.97	19,800.00	0.00	17,017.35	0.00	2,782.65	86
40-812-5730	CONTINGENCIES	0.00	25,000.00	0.00	0.00	0.00	25,000.00	0
40-812-7410	CAPITAL OUTLAY - BLDG.	222,064.53	0.00	0.00	0.00	0.00	0.00	0
40-812-7420	CAPITAL OUTLAY - EQUIPMENT	222,064.53-	0.00	0.00	0.00	0.00	0.00	0
40-812-7430	CAPITAL OUTLAY-VEHICLES	0.00	46,600.00	0.00	32,806.47	0.00	13,793.53	70
40-812-7440	CAPITAL OUTLAY - CONT. SERVICES	8,000.00-	0.00	0.00	0.00	0.00	0.00	0
40-812-8010	DEBT SERVICE - PRINCIPAL	101,974.27	102,061.00	0.00	102,061.49	0.00	0.49-	100
40-812-8011	DEBT SERVICE - INTEREST	36,382.91	33,894.00	0.00	33,894.11	0.00	0.11-	100
40-812-9001	HURRICANE FUEL	569.89	200.00	0.00	156.49	0.00	43.51	78
DEPARTMENT Total		794,412.01	1,053,876.00	36,941.08	898,918.10	11,492.83	143,465.07	86
Utility Fund Expend Total		4,935,479.09	4,849,731.00	115,898.70	3,517,823.22	66,656.03	1,265,251.75	74

Fund	Description	Prior Revenue	Curr Revenue	YTD Revenue	Prior Expended	Curr Expended	YTD Expd/Encm	Total Available Revenues
40	Utility Fund	5,465,654.76	371,381.50	4,151,727.40	4,935,479.09	115,898.70	3,584,479.25	567,248.15

TOWN OF BEAUFORT
Statement of Revenue and Expenditures - Operating

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

TOWN OF BEAUFORT
Statement of Revenue and Expenditures - Operating

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

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

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

TOWN OF BEAUFORT
Statement of Revenue and Expenditures - Operating

Revenue Account	Description	Prior Yr Rev	Anticipated	Current Rev	YTD Revenue	Excess/Deficit	% Real
	STREET REHAB & EDISTRIAN I Revenue Total	0.00	0.00	0.00	0.00	0.00	0
	STREET REHAB & EDISTRIAN IMP Expend Total	0.00	0.00	0.00	0.00	0.00	0.00 0

TOWN OF BEAUFORT
Statement of Revenue and Expenditures - Operating

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

TOWN OF BEAUFORT
Statement of Revenue and Expenditures - Operating

Fund	Description	Prior Revenue	Curr Revenue	YTD Revenue	Prior Expended	Curr Expended	YTD Expd/Encm	Total Available Revenues
10	General Fund	9,160,106.39	1,486,671.61	11,018,236.99	9,115,554.10	488,064.66	10,186,576.59	831,660.40
11	Fire Fund	0.00	0.00	0.00	95,453.44	0.00	0.00	0.00
32		0.00	0.00	0.00	0.00	0.00	0.00	0.00
33		0.00	0.00	0.00	0.00	0.00	0.00	0.00
40	Utility Fund	5,465,654.76	371,381.50	4,151,727.40	4,935,479.09	115,898.70	3,584,479.25	567,248.15
42		0.00	0.00	0.00	0.00	0.00	0.00	0.00
60	Impact Fee Fund	130,997.66	0.00	57,500.00	2,611,943.00	0.00	0.00	57,500.00
61	STREET REHAB & EDISTRIAN IMPROVEMENTS	0.00	0.00	0.00	0.00	0.00	0.00	0.00
64	COMMUNITY IMPROVEMENT PROJECTS	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	Final Total	14,756,758.81	1,858,053.11	15,227,464.39	16,758,429.63	603,963.36	13,771,055.84	1,456,408.55



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

May Financial Report

June 22, 2020

- Included in this packet is a key describing the heading of each column on the Statement of Revenues and Expenditure report.
- A Chart of Accounts, that provides a description of each account, is also provided.
- This report is for the month of May as noted in the report heading.
- The Fire Department is represented as a department within the General Fund. (10-531-xxxx)
- **NOTES:**
Property Taxes collected by the County in May and distributed to the Town in June have not been received from the county at this time.

Taxes

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

Town of Beaufort - Chart of Accounts

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

Town of Beaufort - Chart of Accounts

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

Town of Beaufort - Chart of Accounts

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

Town of Beaufort - Chart of Accounts

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

Town of Beaufort - Chart of Accounts

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

Town of Beaufort - Chart of Accounts

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

Town of Beaufort - Chart of Accounts

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

Town of Beaufort - Chart of Accounts

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

Town of Beaufort - Chart of Accounts

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

Town of Beaufort - Chart of Accounts

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

Town of Beaufort - Chart of Accounts

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

Town of Beaufort - Chart of Accounts

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

Town of Beaufort - Chart of Accounts

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

Town of Beaufort - Chart of Accounts

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

Town of Beaufort - Chart of Accounts

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

Town of Beaufort - Chart of Accounts

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

Town of Beaufort - Chart of Accounts

9.

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



Town of Beaufort, NC

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

**Town of Beaufort Board of Commissioners Work Session
4:00 PM Monday, June 22, 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