



Town of Beaufort, NC

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

Town of Beaufort Planning Board Regular Meeting 6:00 PM Monday, September 19, 2022 - Train Depot, 614 Broad Street, Beaufort, NC 28516 Monthly Meeting

Call to Order

Roll Call

Agenda Approval

Minutes Approval

- [1.](#) PB Draft Minutes 8.15.22

Public Comment

Old Business

- [1.](#) Case # 22-13 Preliminary/Final Plat – 1791 Live Oak

New Business

- [1.](#) Preliminary Plat - Beau East Village Phases 2 & 3
- [2.](#) Final Plat – Salt Wynd Preserve Phase I
- [3.](#) Preliminary Plat for Salt Wynd Preserve Phase 2

Commission / Board Comments

Staff Comments

Adjourn



Town of Beaufort, NC

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

**Town of Beaufort Planning Board Regular Meeting
6:00 PM Monday, August 15, 2022 - Train Depot, 614 Broad Street, Beaufort, NC 28516
Minutes**

Call to Order

Chair Neve called the August 15, 2022 Planning Board meeting to order at 6:00 p.m.

Roll Call

Members Present: Chair Neve, Vice Chair Merrill, Member Bowler, Member LoPiccolo, Member Meelheim

Members Absent: Member Willis

A quorum was declared with five members present.

Member Vreugdenhil arrived during the Minutes approval.

Staff Present: Kyle Garner, Town Attorney Arey Grady, Fire Chief Tony Ray, and Laurel Anderson.

Agenda Approval

Chair Neve asked if there were any changes to the Agenda.

Vice-Chair Merrill made the motion to approve the agenda as presented and Member Bowler made the second. Chair Neve took a vote that was unanimous.

Voting yea: Chair Neve, Vice-Chair Merrill, Member Bowler, Member LoPiccolo, Member Meelheim

Minutes Approval

- 1. PB Draft Minutes for 7.18.22

Chair Neve asked if there were any changes to the Minutes from the July 18, 2022 meeting.

Vice-Chair Merrill made the motion to approve the minutes and Member Meelheim made the second. Chair Neve took a vote that was unanimous.

Voting yea: Chair Neve, Vice-Chair Merrill, Member Bowler, Member LoPiccolo, Member Meelheim, Member Vreugdenhil

Public Comment

Chair Neve opened public comments asked if anyone would like to speak.

There were no requests to speak.

New Business

1. Preliminary Plat for Beau Coast Subdivision Phase IV

Chair Neve opened new business and Mr. Garner explained that the applicant, Blue Treasure, wished to subdivide their 23.55-acre tract into 36 single-family lots in a location off Avocet Drive. There are 5.65 acres of wetlands and 6.87 acres of open space. Turner Creek is to the north, Beau Coast Phase IIA is to the south, Beau Coast Phase IIB is to the east, and the Town of Beaufort Public Utilities site is to the west. This phase has been part of the Beau Coast master plan since 2008 and no changes have been made. There is access to town water and sewer and sewer allocation has been obtained. All plans have been reviewed by the town engineer and Public Safety personnel.

Joe Boyd of WithersRavenel spoke for the applicant. Member Meelheim asked what the highest point was for the roads, and if all the trees would be cut down. Mr. Boyd stated that most roads would be at seven feet and the lowest point would be around 6.5 feet, and that trees would only be cut to grade the road and other select cuts on the lots.

Member Merrill asked if the builders were responsible for managing runoff and silt and Member Bowler asked how that was monitored. Mr. Boyd stated that the individual builders are responsible for the management of runoff, which will be monitored through permitting. During the building process basins with skimmers are utilized which are converted into grass swales after full stabilization and completion of the roadway.

Member Vreugdenhil asked where the open space would be located, and Mr. Boyd stated that it was near Freedom Park and the wastewater treatment plant. Member Bowler asked where the brownfield site was and if that area was disclosed to potential buyers. Mr. Boyd explained that the site was not directly adjacent to Phase IV, and Mr. Blackley stated that area had been through all studies and eventually would be cleared, capped, and made into a grass field. He also stated that the brownfield site information was disclosed in the lot contracts.

Member LoPiccolo asked about Lot 209 and Mr. Boyd explained that Lots 209 and 210 are in the non-jurisdictional wetlands zone, which can be built upon. Chair Neve enquired about lots 234 and 235 and Mr. Boyd stated that the buildable area on the lots is outlined in red, and if the homeowner wishes to build outside that line a CAMA Minor Permit would be required. Member Meelheim asked how the shoreline in that area would be stabilized, and Mr. Boyd explained that it would not be impacted, and the natural shoreline would be left as is. The wetlands in the area of environmental concern would be protected and any type of building or dock would require a permit.

Chair Neve enquired about sidewalk installation and Mr. Blackley explained that the builders would be responsible for sidewalks as homes were built, and they would be ADA compliant.

Vice-Chair Merrill asked about homes being built in a flood zone and Mr. Boyd stated that FEMA regulates the flood elevations and the town has a 1' freeboard requirement for any new homes being constructed.

Member LoPiccolo asked if the developers had considered further possible improvements for the town. Mr. Blackley stated that they had most recently spent \$550,000 on the town's wastewater treatment plant, and \$35,000 for a fence around the plant. For the county, Freedom Park was also going to receive \$356,000 which would include road paving, a dog park, and a disc golf course.

Member Vreugdenhil made a motion to approve the Preliminary Plat for Beau Coast Subdivision Phase IV and Member LoPiccolo made the second.

Chair Neve made the second and took a vote that was unanimous.

Voting yea: Chair Neve, Vice-Chair Merrill, Member Bowler, Member LoPiccolo, Member Meelheim, Member Vreugdenhil

Commission / Board Comments

Members Meelheim and Vreugdenhil thanked the staff for the agenda packet.

Staff Comments

Mr. Garner notified the Board of the following:

- 1. The next month’s meeting already had a few items, so be prepared for a lengthy meeting
- 2. The road improvement at Mulberry, Live Oak, and Lennoxville intersection had been funded
- 3. The roundabout project at the intersection of Hwy 101 and Live Oak and the corridor to Olga Road had been funded \$58.6 million to include safety and access management controls
- 4. In total, Beaufort had received \$63.8 million in transportation improvements
- 5. Town staff had worked diligently to obtain the funding over the course of many years

Adjourn

Member Vreugdenhil made the motion to adjourn and Member Meelheim made the second. Chair Neve took a vote that was unanimous.

Voting yea: Chair Neve, Vice-Chair Merrill, Member Bowler, Member LoPiccolo, Member Meelheim, Member Vreugdenhil

Chair Neve then declared the meeting adjourned.

Ryan Neve, Chair

Laurel Anderson, Board Secretary



Town of Beaufort, NC

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

**Town of Beaufort Planning Board Regular Meeting
6:00 PM Monday, August 19, 2022 – 614 Broad Street – Train Depot**

AGENDA CATEGORY: Old Business

SUBJECT: Case # 22-13 Preliminary/Final Plat – 1791 Live Oak

BRIEF SUMMARY:

During July’s meeting the Planning Board requested that the applicant bring back something in writing from the adjacent property owner regarding the usage of the existing access to be used for the access to the Mini Storage facility behind the ABC Store as well as the depicted property gap. These issues have been addressed and supporting documents are included.

As the Board can see by the submitted preliminary there is a property line gap which the property owners are engaged in resolving and due to this gap the developer did not submit utility drawings. However, because the applicant is requesting a Special Use permit a full Site Plan will be required at a later date

REQUESTED ACTION:

- Discussion on Preliminary
- Decision on Preliminary Plat
- Recommendation on Final Plat

EXPECTED LENGTH OF PRESENTATION:

15 Minutes

SUBMITTED BY:

Kyle Garner, AICP
Planning & Inspections Director

BUDGET AMENDMENT REQUIRED:

N/A



STAFF REPORT



To: Planning Board Members
From: Kyle Garner, AICP, Town Planner
Date: September 12, 2022
Case No. 22-13 Preliminary/Final Plat 1791 Live Oak

THE QUESTION: Subdivide an 8.3 acre tract into 2 lots.

BACKGROUND: This property is known as the County ABC Store Property

Location: 1791 Live Oak
 Owners: Carteret County ABC
 Requested Action: Subdivide a 8.3 Acre Tract into 2 Lots (ABC Approx. = 1.77 – Rear 6.53)
 Existing Zoning: B-1
 Size: 8.3 acres
 Existing Land Use: Front portion (County ABC Store) Rear - Undeveloped

SPECIAL INFORMATION: At its meeting in July the Board requested that the gap issue be resolved as well as the access from adjacent property (Beaufort Springs). In response to that request the Board will find a deed from the Gibbs to the County ABC in addition to a new access agreement memo. Staff believes that these documents clean up the gap issue as well as will provide cross access between properties. The applicants engineer will be available to explain how these issues have been resolved if the Board is so inclined.

Public Utilities:
 Water: Town
 Sanitary Sewer: Town

- OPTIONS:**
1. Decision on Preliminary
 2. Recommendation on Final Plat

- Attachments:**
- Attachment A - Vicinity Map
 - Attachment B - Preliminary/Final Plat
 - Attachment C – Supporting Documents

Case # 22-13 - Preliminary Platt - Vicinity Map 1791 Live Oak

1.

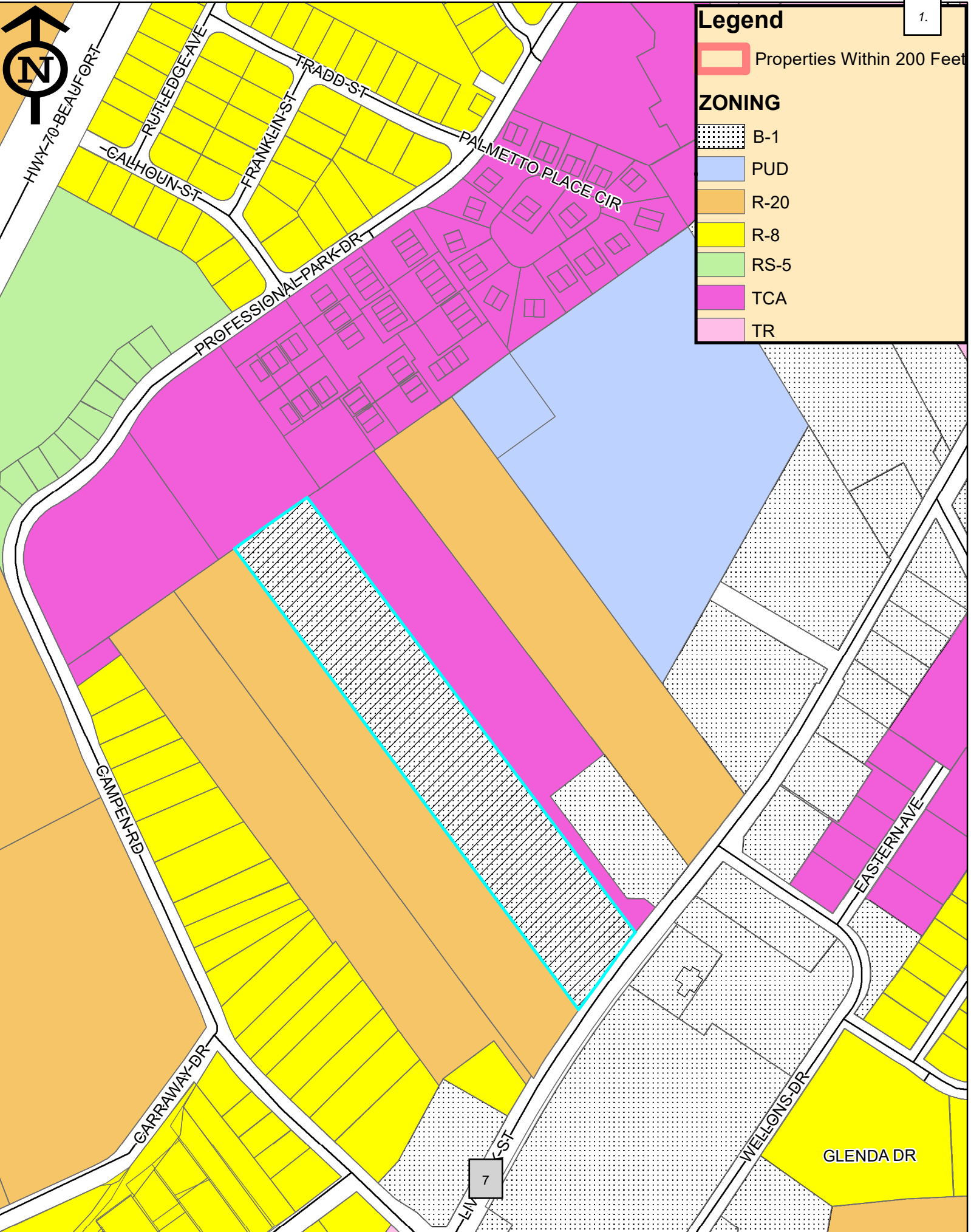


Legend

Properties Within 200 Feet

ZONING

- B-1
- PUD
- R-20
- R-8
- RS-5
- TCA
- TR

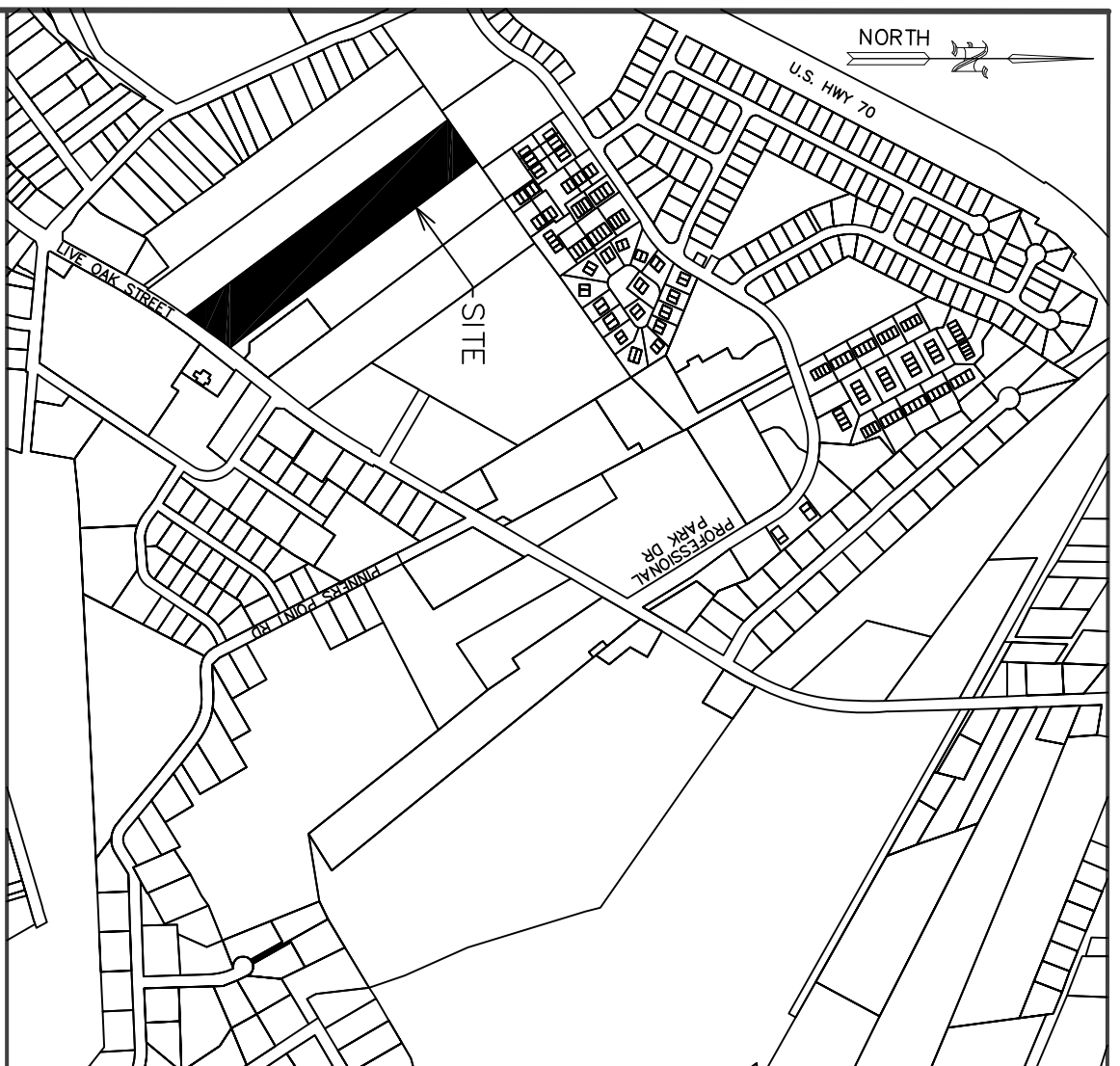


7

GLEND A DR

PRELIMINARY

NOT FOR SALES OR RECORDATION



VICINITY MAP (NOT TO SCALE)

LEGEND

- RW= RIGHT-OF-WAY
- CP= COMPUTED POINT BY DEED
- EIP= EXISTING IRON PIPE
- EIR= EXISTING IRON ROD
- ERP= EXISTING PARKER NYLON NAIL
- ERRS= EXISTING RAILROAD SPIKE
- BOUNDARY LINE _____
- NON-SURVEYED LINE _____
- PLATTED BY DEED _____
- EX. RIGHT-OF-WAY _____
- EX. EASEMENT LINE _____

NOTES:

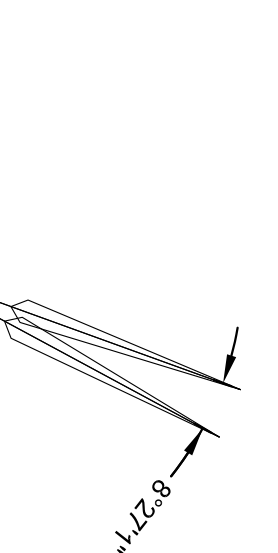
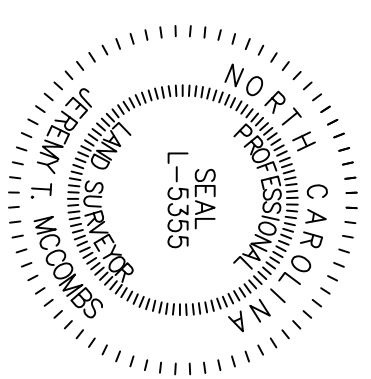
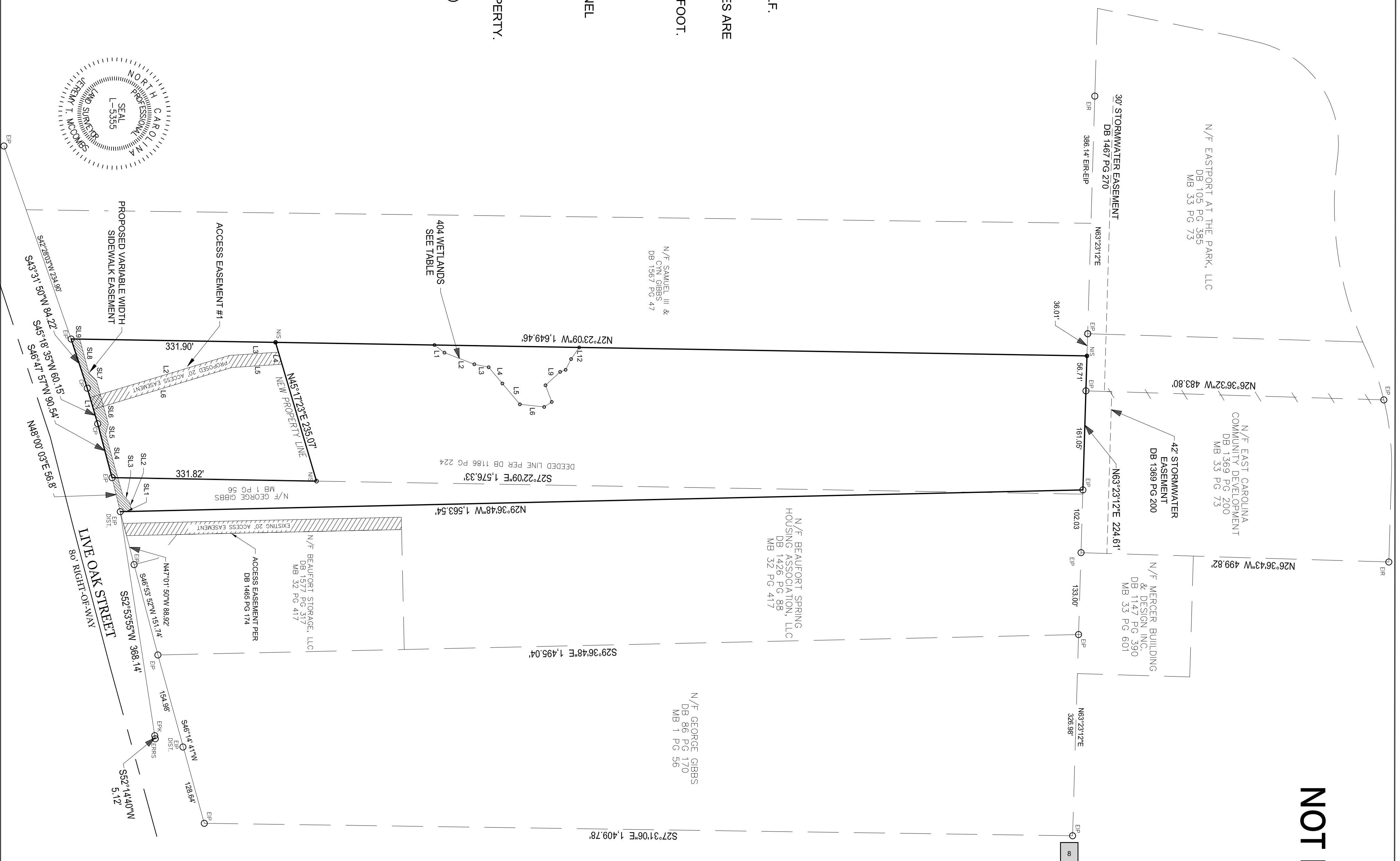
1. ALL AREAS CALCULATED BY COORDINATE GEOMETRY. AREA = 361,496.561 S.F. OR 8.30 +/- ACRES ON LAND.
2. ALL BEARINGS ARE BASED ON DEED BOOK 1186 PAGE 224 AND COORDINATES ARE BASED ON N.C. STATE PLANE COORDINATE SYSTEM, NAD 83 (2011).
3. ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES. UNITS- US SURVEY FOOT.
4. THIS PARCEL IS ZONED B-1 PER THE TOWN OF BEAUFORT UNIFIED DEVELOPMENT ORDINANCES.
5. THIS PROPERTY IS LOCATED IN FLOOD ZONE DESIGNATIONS: SHADED "X" AS DETERMINED BY THE NATIONAL FLOOD INSURANCE PROGRAM, FIRM PANEL 3720730600J, DATED 7/16/2003.
6. 404 WETLANDS DETERMINED BY THE U.S. ARMY CORPS OF ENGINEERS PER ACTION ID: SAM-2017-00741.
7. NO NGS HORIZONTAL MONUMENT WITHIN 2,000 FEET OF THE SUBJECT PROPERTY.

1. JEREMY T. MCCOMBS CERTIFY THAT THIS PLAT WAS PREPARED UNDER MY SUPERVISION FROM AN ACTUAL FIELD SURVEY OF DESCRIPTION(S) AS RECORDED IN DEED BOOK 1186, PAGE 224. THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS SUCH AND WERE PLOTTED FROM INFORMATION AS REFERENCED HEREON: DB 1567 BK 47; MB 31 PG 794; MB 32 PG 417; MB 33 PG 73; MB 33 PG 601 THAT THE RATIO OF PRECISION WAS 1:10,000+ AND THAT THE GLOBAL NAVIGATION SATELLITE SYSTEM (GNSS) WAS USED TO PERFORM A PORTION OF THIS SURVEY AND THE FOLLOWING INFORMATION WAS USED:

- | | |
|-----------------------------------|----------------|
| (1) CLASS OF SURVEY: | CLASS A |
| (2) POSITIONAL ACCURACY: | 0.05' |
| (3) TYPE OF GPS SURVEY: | RTK |
| (4) DATES OF SURVEY: | 1-5-2022 |
| (5) DATUM/EPOCH: | NAD83(2011) |
| (6) PUBLISHED/FIXED -CONTROL USE: | NC RTN |
| (7) GEOID MODEL: | 2018 |
| (8) COMBINED GRID FACTOR(S): | 0.99991902 |
| (9) UNITS: | US SURVEY FOOT |

I FURTHER CERTIFY THIS IS A SURVEY OF AN EXISTING PARCEL OR PARCELS OF LAND OR ONE OR MORE EXISTING EASEMENTS AND DOES NOT CREATE A NEW STREET OR CHANGE AN EXISTING STREET. THAT THIS PLAT MEETS THE REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA (21 NCAC 56.1600) AND THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30(F)(1) AS AMENDED. WITNESS MY HAND AND SEAL THIS 26TH DAY OF MAY, A.D. 2022.

JEREMY T. MCCOMBS PLS L-5355



SIDEWALK EASEMENT TABLE

SL1	18.98'	N29°38'06"E
SL2	15.49'	N46°30'29"E
SL3	16.38'	N18°54'32"E
SL4	102.21'	N45°57'46"E
SL5	17.02'	S76°44'01"E
SL6	73.31'	N46°30'29"E
SL7	17.20'	N16°05'57"E
SL8	57.17'	N46°30'29"E
SL9	13.95'	N27°37'34"E

ACCESS EASEMENT #1 TABLE

L1	20.00'	S45°18'35"W
L2	236.47'	N45°09'07"W
L3	79.70'	N32°09'18"W
L4	20.49'	N45°17'23"E
L5	81.88'	N32°09'18"W
L6	234.35'	N45°09'07"W

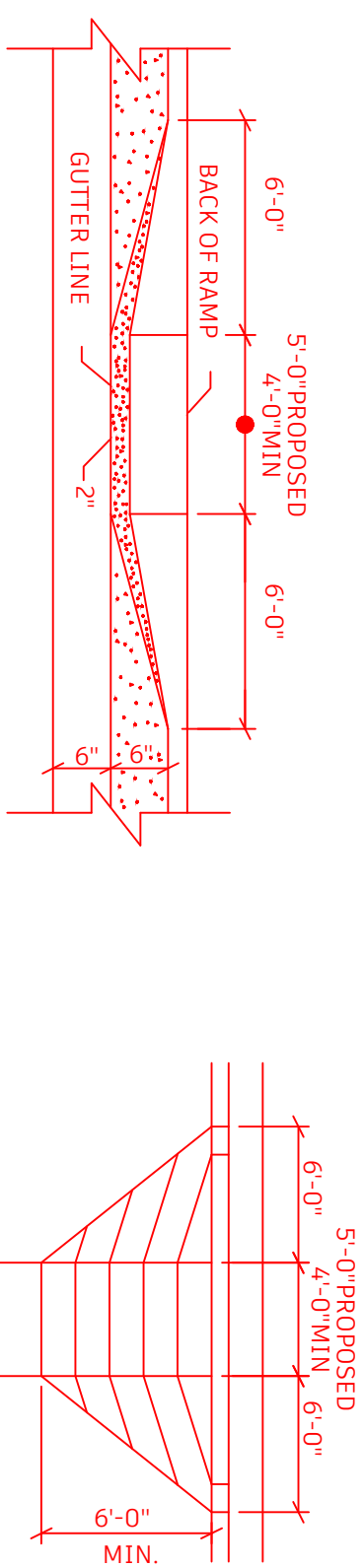
404 WETLAND TABLE

L1	N09°12'25"E	20.38'	- DEED BOOK 1567 PAGE 47
L2	N07°06'08"W	52.05'	- MAP BOOK 1 PAGE 56
L3	N16°40'22"W	23.81'	- MAP BOOK 30 PAGE 757
L4	N21°36'05"E	34.54'	- MAP BOOK 31 PAGE 280
L5	N21°35'28"E	44.21'	- MAP BOOK 31 PAGE 723
L6	N22°16'13"W	39.64'	- MAP BOOK 31 PAGE 905
L7	N61°40'28"W	14.76'	- MAP BOOK 32 PAGE 32
L8	S40°55'14"W	28.92'	- MAP BOOK 32 PAGE 417
L9	N70°48'31"W	32.31'	- MAP BOOK 32 PAGE 454
L10	N48°45'39"W	9.43'	- MAP BOOK 31 PAGE 905
L11	S88°36'00"W	19.60'	- MAP BOOK 32 PAGE 73
L12	N83°25'32"W	23.03'	- MAP BOOK 33 PAGE 466
			- MAP BOOK 33 PAGE 509
			- MAP BOOK 33 PAGE 601

REFERENCES

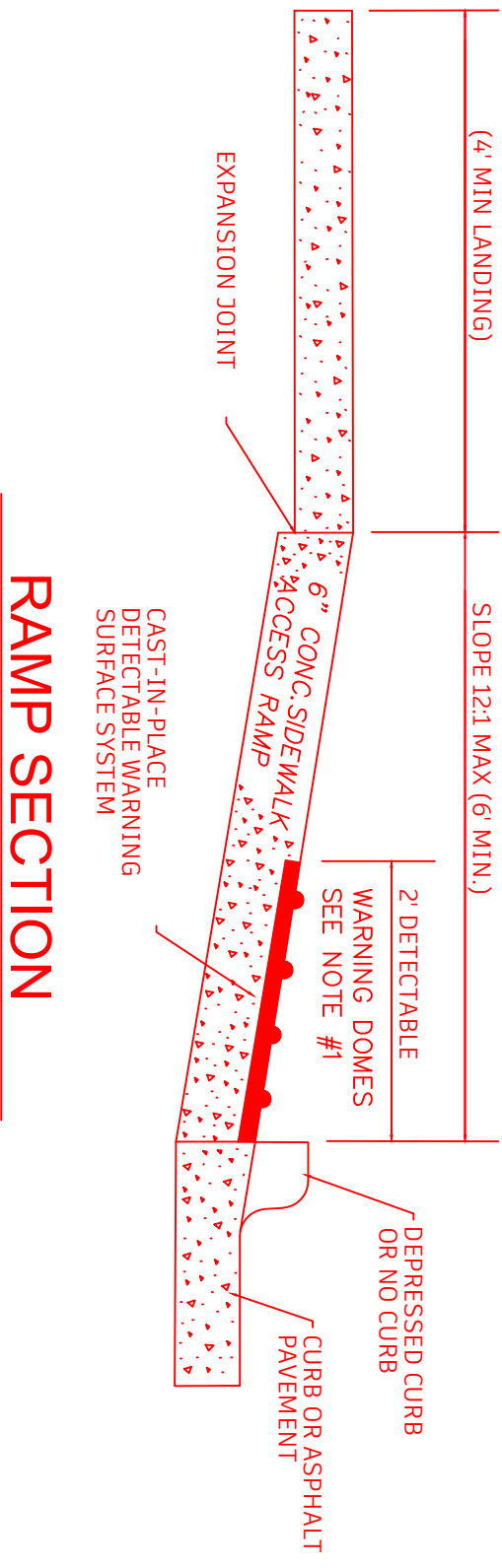
- DEED BOOK 1567 PAGE 47
- MAP BOOK 1 PAGE 56
- MAP BOOK 30 PAGE 757
- MAP BOOK 31 PAGE 280
- MAP BOOK 31 PAGE 723
- MAP BOOK 31 PAGE 905
- MAP BOOK 32 PAGE 32
- MAP BOOK 32 PAGE 417
- MAP BOOK 32 PAGE 454
- MAP BOOK 31 PAGE 905
- MAP BOOK 32 PAGE 73
- MAP BOOK 33 PAGE 466
- MAP BOOK 33 PAGE 509
- MAP BOOK 33 PAGE 601

SUBDIVISION PLAT OF	
TRACT #3 TOM GIBBS SUBDIVISION	
REFERENCE: DB 1186 PG 224 PIN: 730612856893000	
BEAUFORT, CARTERET COUNTY, NORTH CAROLINA	
OWNER:	CARTERET CO BD OF ALCOHOLIC CO
SURVEYED:	BB/AC
ADDRESS:	1791 LIVE OAK STREET
	BEAUFORT, NC 28516
DRAWN:	JLU
APPROVED:	
STROUD ENGINEERING, P.A.	
DATE:	9/1/2022
422 HIGHWAY 24 MOREHEAD CITY, N.C. 28557	
(252) 247-7479 LICENSE NO.C-0647	
SCALE:	1" = 100'
PM3071~001	



FRONT ELEVATION

PLAN

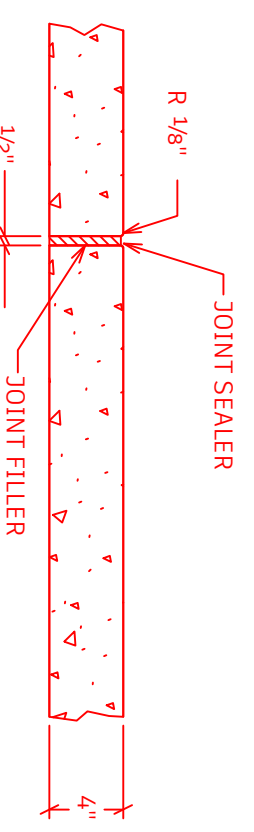


RAMP SECTION

GENERAL NOTES:
 1. RAMP TO ALIGN WITH EXISTING OR PROPOSED WALKS.
 2. GRADE CHANGES FROM SIDEWALK TO RAMP TO BE A MAXIMUM OF 1:21. DISTANCE TO BE GOVERNED BY GRADE.
 3. IN CASES WHERE THE 5'-0" LENGTH OF RAMP CAN BE ACHIEVED, KEEP BACK OF WALK ON UNIFORM GRADE.

HANDICAP CURB RAMP

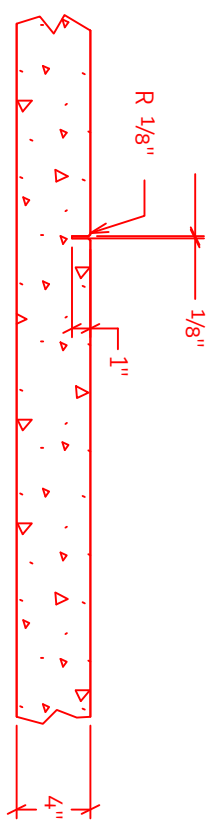
SCALE: NOT TO SCALE



TRANSVERSE EXPANSION JOINT IN SIDEWALK

SCALE: NOT TO SCALE

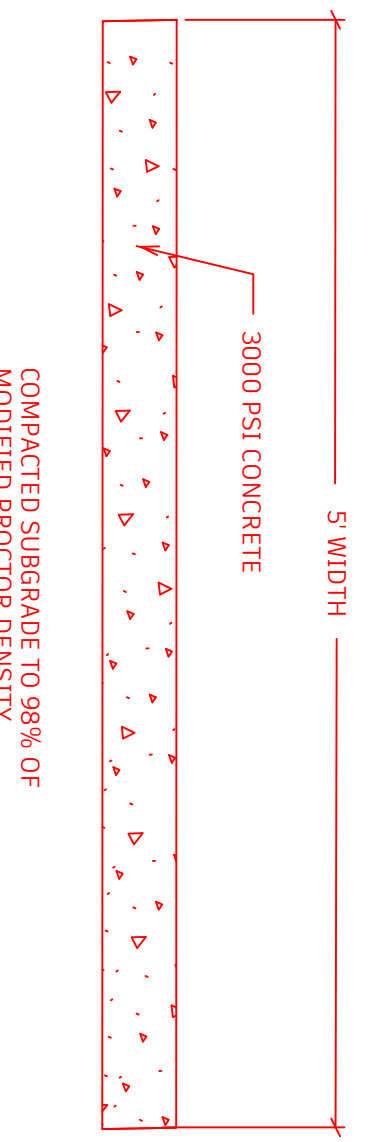
NOTE:
 A 1/2" EXPANSION JOINT SHALL BE REQUIRED AT 45' INTERVALS.
 A 1/2" EXPANSION JOINT SHALL BE REQUIRED WHERE THE SIDEWALK JOINS ANY RIGID STRUCTURE.



GROOVED JOINT IN SIDEWALK

SCALE: NOT TO SCALE

NOTE:
 A GROOVED JOINT 1" DEEP WITH 1/4" RADIUS SHALL BE REQUIRED IN THE CONCRETE SIDEWALK AT 5' INTERVALS.



TYPICAL SIDEWALK DETAIL

SCALE: NOT TO SCALE



- NOTES:
1. PAVEMENT MARKINGS TO BE 6" WHITE PAINTED.
 2. MINOR FIELD ADJUSTMENTS TO SIDEWALK PLACEMENT MAY BE REQUIRED TO AVOID CONFLICTS WITH EXISTING UTILITIES.

PRELIMINARY

NOT FOR SALES OR RECORDATION



REVISIONS

BY	NO.	DATE	DESCRIPTION

SIDEWALK CONFIGURATION DETAILS

TRACT #3 TOM GIBBS SUBDIVISION

REFERENCE: DB 1186 PG 224. P/N: 730612956933000

BEAUFORT, CARTERET COUNTY, NORTH CAROLINA

OWNER: CARTERET CO BD OF ALCOHOLIC CO

ADDRESS: 1791 LIVE OAK STREET

PHONE: BEAUFORT, NC 28516

DESIGNED:	DATE:	DRAWN:	SCALE:
JLJ	06/09/22	TJJ	N.T.S.
APPROVED:		JLJ	SHEET OF 1



FILE # 1465174

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

FOR REGISTRATION REGISTER OF DEEDS
Joy Lawrence
Carteret County, NC
November 12, 2013 02:48:28 PM
BWC ESMT 7 P
FEE: \$26 00
FILE # 1465174

✓ Prepared By and Return To: Kohn Law, P.L.L.C.
205 West Millbrook Road
Suite 210
Raleigh, NC 27609

NORTH CAROLINA

CARTERET COUNTY

JOINT DRIVEWAY EASEMENT AGREEMENT, DRAINAGE EASEMENT AND
AGREEMENT TO CONVEY EASEMENT FOR INGRESS AND EGRESS, DRAINAGE AND
UTILITY CONNECTIONS

THIS JOINT DRIVEWAY EASEMENT AGREEMENT, DRAINAGE EASEMENT
AND AGREEMENT TO CONVEY EASEMENT FOR INGRESS AND EGRESS, DRAINAGE
AND UTILITY CONNECTIONS (this "Agreement") made and entered into this 8th
November, 2013, by and between BEAUFORT SPRING HOUSING ASSOCIATES, LLC, a
North Carolina limited liability company (hereinafter "Beaufort Spring") and G AND M
DEVELOPMENT, LLC, a North Carolina limited liability company (hereinafter "G and M").
Each of Beaufort Spring and G and M may hereafter be referred to individually as "Owner" and
together as "Owners."

WITNESSETH:

WHEREAS, Beaufort Spring is the owner of that certain parcel of land situated in
Beaufort Township, Carteret County, North Carolina, containing approximately 6.403 acres, as
shown as Lot 2 in that certain plat of survey entitled "BEAUFORT SPRING" prepared by
Baldwin Design Consultants, PA, and recorded in Book of Maps ~~2013~~, Page 417, of the Carteret
County Registry; and **32**

WHEREAS, G and M is the owner or contract purchaser, from Beaufort Spring, of that
certain parcel of land situated in Beaufort Township, Carteret County, North Carolina,
containing approximately 1.836 acres, as shown as Lot 1 in the above-referenced plat of survey
recorded in Book of Maps ~~2013~~, Page 417, Carteret County Registry; and **32**

WHEREAS, a 20' wide paved driveway has been installed or will be installed by
Beaufort Spring upon Lot 2, running from the northern margin of Live Oak Street and along the

1 **BOOK 1465 PAGE 174**

(7)

BEST AVAILABLE COPY

westernmost boundary line of Lot 1, to a point in the northern boundary line of Lot 1, being a common corner of Lot 2 and Lot 1 (hereinafter referred to as the "Joint Driveway and Utility Connection Easement Area") and then continuing beyond the northernmost boundary line of Lot 1 farther into Lot 2 (the "Lot 2 Drive"), where it connects with the parking areas, as shown in the Site Development Plan attached hereto as Exhibit "A" and made a part hereof by reference; and

WHEREAS, a regional stormwater facility (the "Facility") has or will be installed by Beaufort Spring upon Lot 2 in the general area of the southern portion of Lot 2 and lying east of the Lot 2 Drive, being just north of the northern property line of Lot 1 (hereinafter referred to as the "Drainage Easement Area")

WHEREAS, Beaufort Spring and G and M desire to establish shared or common rights and interests in the Joint Driveway and Utility Connection Easement Area, situated on Lot 2 in the general area of the 20' wide paved driveway and in the Drainage Easement Area, situated on Lot 2 in the general area of the southern portion of Lot 2 and lying east of the Lot 2 Drive and establish certain rights and servitudes over their respective parcels in order to facilitate the use of said Joint Driveway and Utility Connection Easement Area and Drainage Easement Area.

NOW, THEREFORE:

1. Establishment of Easements. (a) Beaufort Spring hereby establishes a perpetual nonexclusive easement over and upon the Joint Driveway and Utility Connection Easement Area in favor of Lot 1 and Lot 2, such easement being for the purpose of vehicular and pedestrian ingress, egress and regress, in common with others entitled thereto by the owners and their respective agents, tenants, contractors, employees, customers and invitees, and for the purpose of making connections for utilities serving Lot 1. No Owner or any of their heirs, legal representatives, successors and/or assigns shall install or place any fence, wall, curb or other barrier along the common boundaries of the respective parcels so as to unreasonably impair, burden or interfere with the passage of vehicular and pedestrian traffic either between the respective properties referenced herein or to Live Oak Street. The foregoing "No Barrier Agreement" shall not prohibit (or restrict in any manner) any Owner from constructing additional buildings or other improvements on its property, or from relocating or altering any driveways, pedestrianways, or curb cuts located on its property in the Owner's sole and absolute discretion so long as it does not relocate, alter or interfere with the use of the Joint Driveway and Utility Connection Easement Area.

(b) Beaufort Spring hereby establishes a perpetual nonexclusive easement for the purpose of draining, discharging and impounding stormwater collected from Lot 1 into the Facility and associated improvements over and upon the lands of Lot 2 constituting the Drainage Easement Area in favor of Lot 1, such easement being for the purpose of drainage, discharging and impounding of stormwater collected from Lot 1 into the Facility. No Owner or any of their heirs, legal representatives, successors and/or assigns shall install or place any fence, wall, curb or other barrier along the common boundaries of the respective parcels so as to unreasonably impair, burden or interfere with the drainage of stormwater from Lot 1 into the Facility, except for such fencing that may be reasonably required to utilize the Facility as a retainage facility serving Lots 1 and 2 and to facilitate drainage, discharging and impounding of stormwater collected from Lot 1. The foregoing "No Barrier Agreement" shall not prohibit (or restrict in any manner) any Owner from constructing additional buildings or other improvements on its property, or from relocating or altering any driveways, pedestrianways, or curb cuts located on

BEST AVAILABLE COPY

its property in the Owner's sole and absolute discretion so long as it does not locate, alter or interfere with the use of the Drainage Easement Area.

2. Maintenance of Joint Driveway and Utility Connection Easement Area and Drainage Easement Area.

2.1 The Owners of Lots 1 and 2 shall be equally responsible for repairs and maintenance costs for the Joint Driveway and Utility Connection Easement Area; however, each party acknowledges and agrees to perform its maintenance obligations hereunder so as to keep the entire Joint Driveway and Utility Connection Easement Area in a state of good repair and so as to maintain a neat and attractive appearance for the mutual benefit of both Owners and their respective properties.

2.2 Beaufort Spring shall maintain and repair the Drainage Easement Area and Facility, together with all associated improvements, in good and operable condition. For so long as no development has occurred on the Lot 1, Beaufort Spring shall conduct such maintenance and repair at Beaufort Spring's sole cost and expense. At such time as any portion of Lot 1 is developed, the maintenance and repair costs shall be shared among the owners of Lot 1 and Lot 2 on an equitable basis with reference to the acreage of each parcel as it relates to the total acreage of 8.239 acres. Other than as set forth below, the Lot 1 Owner shall be responsible for 22% of the costs to maintain and repair the Drainage Easement Area and Facility and the Lot 2 Owner shall be responsible for 78% of the costs thereof. The owner of Lot 1 shall pay its respective shares of maintenance and repair costs to the owner of Lot 2 within 30 days after receipt of an invoice therefor, and the amount of any maintenance and repair costs for which the owner of Lot 1 is responsible to reimburse the owner of Lot 2 shall constitute a lien and encumbrance upon Lot 1. Notwithstanding the foregoing, any owner of Lot 1 or Lot 2 that damages the Facility or the associated improvements shall be solely responsible for promptly repairing such damage and restoring said improvements to good and operable condition or the condition they were in at the time of damage, whichever is better.

2.3 In the event either party (hereinafter referred to as the "Defaulting Party") breaches any of his maintenance obligations hereunder, then the other party (hereinafter referred to as the "Non-Defaulting Party") may give the Defaulting Party written notice of such breach and shall give the Defaulting Party thirty (30) days after the delivery of such notice to commence performance of the Defaulting Party's obligations and thereafter to diligently perform and complete the same. If the Defaulting Party fails to commence performance of its maintenance obligations within such thirty-day period and thereafter to diligently perform and complete the same, then the Non-Defaulting Party may, but shall not be required to, commence and perform such obligations for and on behalf of the Defaulting Party, all of the actual costs and expenses which are the Defaulting Party's share shall be paid by the Defaulting Party to the Non-Defaulting Party within thirty (30) days of the Defaulting Party's receipt of written evidence confirming the payment of said expenses. Notwithstanding the foregoing, the Non-Defaulting Party may perform the maintenance obligations of the Defaulting Party hereunder for and on behalf of the Defaulting Party upon reasonable prior written notice (taking into account the circumstances) in the event of an emergency or the occurrence of material damage that impairs the Non-Defaulting Party's ability to operate on its parcel, and in such case, the actual costs and expenses incurred by the Non-Defaulting Party's which are the Defaulting Party's share, shall also be paid by the Defaulting Party to the Non-Defaulting Party within thirty (30) days after the Defaulting Party's receipt of written evidence confirming the payment of such expenses.

3 **BOOK 465 PAGE 174**

Miscellaneous:

3.1 NOTICE. All notices to be given by the parties under this Agreement shall be sent to the Owner at the street address listed on tax bills in the Tax Records of Carteret County, North Carolina. All notices shall be sent by either regular United States Mail, certified mail, return receipt requested, or nationally recognized overnight delivery service, and shall be deemed given when deposited with the U. S. Postal Service postage prepaid or with such overnight delivery service. Such notice shall be effective upon (i) actual receipt or (ii) refusal of delivery or (iii) expiration of the foregoing address as an effective address for notice without delivery of notice of a change of address. Either party may change the address to which notices are sent by providing written notice of the change to the other party hereto in accordance with this Section.

3.2 Each contract, deed, deed of trust or other instrument of conveyance which may be hereafter executed with respect to any portion of the aforementioned properties shall be deemed and held to have been executed, delivered and accepted, subject to all of the provisions of this Agreement regardless of whether or not any of such provisions are set forth in such contract, deed, deed of trust, or other instrument of conveyance and whether or not referred to in any such instrument.

3.3 The easement and covenants hereby established and imposed shall be covenants running with the land and shall inure to the benefit of and be binding upon all parties having any right, title or interest in any portion of the aforementioned properties, or any part thereof, and their heirs, legal representatives, successors and assigns.

3.4 This Agreement shall not create an association, partnership, joint venture, or a principal and agency relation between the Owners of Lot 1 and Lot 2.

3.4 No waiver of any provision hereof shall be deemed to imply or constitute a further waiver thereof or any other provision set forth herein.

3.5 Should any provision hereof be declared invalid by a legislative, administrative, or judicial body of competent jurisdiction, the other provisions hereof shall remain in full force and effect and shall be unaffected by the same.

3.6 Any sums due and payable hereunder which remain unpaid after the date due shall bear interest at the highest rate then allowed under applicable law until paid, and shall together with interest, the cost of collection, including reasonable attorney's fees, be a charge on the land and shall be a continuing lien on the property of the Defaulting Party which may be foreclosed in accordance with the laws of the State of North Carolina.

3.7 All provisions of this instrument, including the benefits and burdens, shall run with the land and are binding upon and shall inure to the benefit of the respective owners from time to time and to their tenants, licensees and invitees.

3.8 The rule of strict construction of terms does not apply to this Agreement. The terms and provisions of this Agreement shall be given a reasonable construction consistent with the intention of the parties to confer a commercially usable right of enjoyment to the easements granted herein to Owners.

3.9 Nothing contained in this Agreement shall be deemed to be a gift or dedication of any portion of the easement areas to the general public or for any public purpose whatsoever, it being the intention of the parties that this Agreement be strictly limited to the purposes expressed herein.

3.10 This Agreement shall be construed and interpreted in accordance with the laws of the State of North Carolina. If any clause, sentence or other portion of the terms, covenants and restrictions of this Agreement become illegal, null or void for any reason, the remaining portions will remain in full force and effect.

3.11 This Agreement may be executed in multiple counterparts, all of which together shall constitute one and the same Agreement.

IN WITNESS WHEREOF, this Joint Driveway Easement Agreement and Agreement to Convey Easement for Ingress and Egress, Drainage and Utility Connections is executed as of the day and year first written.

[REMAINDER OF THIS PAGE LEFT INTENTIONALLY BLANK]

5

BOOK 1465 PAGE 174

BEAUFORT SPRING HOUSING ASSOCIATES, LLC, a North Carolina limited liability company

By: LIHTC MANAGERS, LLC, its Manager

By: [Signature]
Lyle D. Gardner, Member-Manager

By: [Signature]
Timothy G. Morgan, Member-Manager

G AND M DEVELOPMENT, LLC, a North Carolina limited liability company

By: [Signature]
Lyle D. Gardner, Manager

Wake County, North Carolina

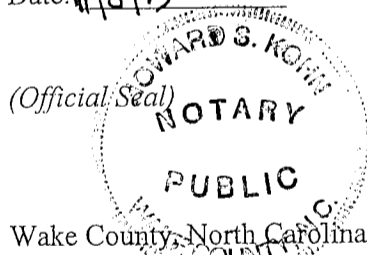
I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated:

Lyle D. Gardner and Timothy G. Morgan
name(s) of principal(s).

Date: 11/8/13

[Signature]
Official Signature of Notary

Notary's printed or typed name
My commission expires: 7/13/14



Wake County, North Carolina

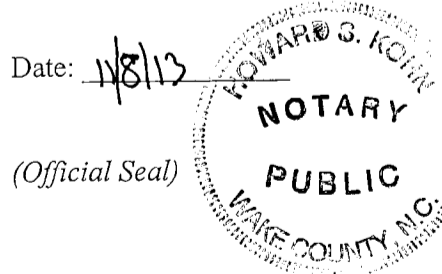
I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated:

Lyle D. Gardner
name(s) of principal(s).

Date: 11/8/13

[Signature]
Official Signature of Notary

Notary's printed or typed name
My commission expires: 7/13/14



6 **BOOK 1465 PAGE 174**

This Instrument Was Prepared By:
C. R. Wheatly, III
Wheatly Law Group, PA
710 Cedar Street, Beaufort, NC 28516

MODIFICATION OF DRIVEWAY EASEMENT

STATE OF NORTH CAROLINA
COUNTY OF CARTERET

THIS MODIFICATION OF DRIVEWAY EASEMENT made and entered into this ____ day of September, 2022 by and between Beaufort Spring Housing Associates, LLC, A North Carolina Limited Liability Company, (hereinafter “Beaufort Spring”); and G and M Development, LLC, A North Carolina Limited Liability Company, (hereinafter “G and M”) and The Carteret County Board of Alcoholic Control, A Body Politic of Carteret County, North Carolina, (hereinafter “ABC”);

WITNESSETH:

WHEREAS, Beaufort Spring is the owner of a certain tract or parcel of land situate in Beaufort Township, Carteret County, North Carolina, containing approximately 6.403 acres, as shown as Lot Number 2 on that particular map entitled “Beaufort Spring” prepared by Baldwin Design Consultants, P.A., and recorded in Map Book 32, Page 417, Carteret County Registry;

WHEREAS, G and M is the owner of certain properties, which are designated as Tract Number 1, on that map entitled “Beaufort Spring” prepared by Baldwin Design Consultants, P.A., and recorded in Map Book 32, Page 417, Carteret County Registry; and

WHEREAS, ABC is the owner of certain property, which property is located adjacent to the property of Beaufort Spring as shown on that map in Map Book 32, Page 417, Carteret County Registry; and

WHEREAS, Beaufort Spring and G and M, entered into a Joint Driveway Easement Agreement, Drainage Easement and Agreement to Convey Easement for Ingress and Egress, Drainage and Utility Connections, which is recorded in Book 1465, Page 174, Carteret County Registry; and

WHEREAS, said agreement provides for the joint use of a driveway which would lie to the north of the property of ABC; and

WHEREAS, Beaufort Spring and G and M have agreed to allow ABC, their successor and assigns, to utilize the existing driveway on the property of Beaufort Spring, said easement to terminate at the southwest corner of Lot 1, as shown on said map in Map Book 32, Page 417, Carteret County Registry; and

THAT, further attached as Exhibit "A" is an actual survey of the easement to be conveyed and utilized by ABC;

THEREFORE, Beaufort Spring and G and M, for in consideration of \$10.00 and other valuable consideration, the receipt of which is hereby acknowledged, do hereby and grant to ABC, a perpetual Non-Exclusive Easement in that particular area as shown on Exhibit "A" which is attached and incorporated herein, for ingress, egress and regress.

WHEREAS, once ABC, its successors and assigns, utilize that easement shall be responsible for their prorated share of maintenance for that portion of said road or easement utilized by ABC or its successors and assigns;

THAT, the proportional share of ABC will be based upon the acreage that is to be conveyed to a third party, that would lie west of the current ABC building, in proportion with the acreage of Tracts 1 and 2, as shown on the map in Map Book 32, Page 417, Carteret County Registry; and

THAT, said easement shall be permanent and appurtenant to the property of ABC and shall be non-exclusive; and

WHEREAS, the utilization by ABC or its successors and assigns, of the easement will in no way interfere with any of the storm water or drainage of Beaufort Spring and G and M.

WHEREAS, all of the entities entitled to utilize said easement, do hereby consent and join in on the execution of this agreement.

IN WITNESS WHEREOF, said party sets its hand and seal this day and year first above written.

_____(SEAL)
Lyle D. Gardner, Member-Manager
LIHTC Managers, LLC for Beaufort Spring

_____(SEAL)
Lyle D. Gardner, Manager
G and M Development, LLC

_____(SEAL)
Timothy G. Morgan, Member-Manager
LIHTC Managers, LLC for Beaufort Spring

_____(SEAL)
George E. Wheatly, Chairman
The Carteret County Board of Alcoholic
Control

State of North Carolina
County of Carteret

I, the undersigned Notary Public of the County and State aforesaid, certify that Lyle D. Gardner personally appeared before me this day and acknowledged that he is a Manager of Beaufort Spring Housing Associates, LLC, and LIHTC Managers, LLC, and G and M Development, LLC, North Carolina Limited Liability Companies, and further acknowledged the due execution of the foregoing document.

Witness my hand and Notarial stamp or seal this ____ day of _____, 2022.

My Commission Expires:

Notary Public

(Affix Seal)

State of North Carolina
County of Carteret

I, the undersigned Notary Public of the County and State aforesaid, certify that Timothy G. Morgan personally appeared before me this day and acknowledged that he is a Manager of Beaufort Spring Housing Associates, LLC, and LIHTC Managers, LLC, North Carolina Limited Liability Companies, and further acknowledged the due execution of the foregoing document.

Witness my hand and Notarial stamp or seal this ____ day of _____, 2022.

My Commission Expires:

Notary Public

(Affix Seal)

State of North Carolina
County of Carteret

I, the undersigned Notary Public of the County and State aforesaid, certify that George E. Wheatly personally appeared before me this day and acknowledged that he is the Chairman of The Carteret County Board of Alcoholic Control, A Body Politic of Carteret County, North Carolina, and further acknowledged the due execution of the foregoing document.

Witness my hand and Notarial stamp or seal this _____ day of _____, 2022.

My Commission Expires:

Notary Public

(Affix Seal)

NORTH CAROLINA NON-WARRANTY DEED

Excise Tax: \$0.00

Parcel Identifier No. Part 730612867148000 Verified by Carteret County on the ____ day of _____, 2022.

By: _____

Mail/Box to: **Wheatly Law Group, PA, P.O. Box 360, Beaufort, NC 28516**

This instrument was prepared by: **C.R. Wheatly, III**

Brief description for the Index: **Part 1793 Live Oak Street**

THIS DEED made this ____ day of _____, 2022 by and between

GRANTOR

Samuel C. Gibbs, III and wife, Cynthia Gibbs
307 Yellowwood Lane
Asheville, NC 28803

GRANTEE

The Carteret County Board of Alcoholic Control
A Body Politic of Carteret County, North Carolina
300 Greenfield Drive
Newport, NC 28570

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 the Beaufort Township, Carteret County, North Carolina and more particularly described as follows:

See attached Exhibit "A"

All or a portion of the property herein conveyed does not include the primary residence of a Grantor.

The property hereinabove described was acquired by Grantor by instrument recorded in Books ****, Page **, Carteret County Registry.

A map showing the above described property is recorded in Plat Book __, Page __, Carteret County Registry.

TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

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:

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

Samuel C. Gibbs, III (SEAL)

Cynthia Gibbs (SEAL)

State of North Carolina
County of _____

I, the undersigned Notary Public of the County and State aforesaid, certify that Samuel C. Gibbs, III and Cynthia Gibbs personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed.

Witness my hand and Notarial stamp or seal this ____ day of _____, 2022.

My Commission Expires:

(Affix Seal)

Notary Public

Exhibit "A"

Lying and being in the Town of Beaufort, Carteret County, North Carolina, and beginning at a point which is the Carteret County Board of Alcoholic Control northeast corner, in accordance with that deed recorded in Book 1186, Page 224, Carteret County Registry; running thence from said point N 27-22-08 E, 1,575.74 feet to a point; thence from said point N 64-33-00 E, 7.61 feet to a point; running thence with the southern boundary of that tract of land conveyed to Beaufort Spring Housing Associates, LLC as recorded in Book 1426, Page 88, Carteret County Registry; running thence with the southern boundary of that tract of land described in Book 1426, Page 88, Carteret County Registry, to which same would intersect with the northern right of way of U.S. Highway 70; running thence with U.S. Highway 70 S 48-25-24 W, 56 feet to the POINT OR PLACE OF BEGINNING.



SHARED ACCESS EASEMENT AGREEMENT
Beaufort Spring Housing Associates, LLC

To: Kyle Garner – Director of Planning Beaufort, NC

From: Tim Morgan – President Evergreen Construction Company & Member of Beaufort Spring Housing Associates, LLC 

Subject: 1791 Live Oak Street – Shared Access Easement

Date: September 6, 2022

This is to advise the Town of Beaufort that we have had several discussions with Mr. Marlowe, as well as reviewed his most recent site plan, regarding his proposed use on the property adjoining our Beaufort Spring community. We have agreed to allow him to tie into our existing drive at a location towards the front of his property, which we believe will have no impact on our residents. The proposed boundary of the access easement coincides with the existing easement agreement documented on DB 1465 PG 174. A modification to this easement (attached) shall be executed upon subdivision final plat approval and shared access and maintenance agreement.

Please feel free to reach out to me should you, staff or elected officials have any questions.



This institution is an equal opportunity provider and employer



Town of Beaufort, NC

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

**Town of Beaufort Planning Board Regular Meeting
6:00 PM Monday, September 19, 2022 – 614 Broad Street**

AGENDA CATEGORY: New Business
SUBJECT: Preliminary Plat - Beau East Village Phases 2 & 3

BRIEF SUMMARY:

The applicant wishes to subdivide a Subdivide a 44.09 Acre Tract into 230 Lots (162 Single-Family & 68 Townhouses). In addition to Planning Staff the Town Engineer and applicants Engineer will also be available to answer questions regarding the proposed infrastructure.

REQUESTED ACTION:

Recommendation to Board of Commissioners

EXPECTED LENGTH OF PRESENTATION:

15 Minutes

SUBMITTED BY:

Kyle Garner, AICP
Planning & Inspections Director

BUDGET AMENDMENT REQUIRED:

N/A

To: Town of Beaufort Planning Board
From: Kyle Garner, AICP, Town Planner
Date: September 8, 2022
Project: Beaufort East Village Phases 2 & 3 – Preliminary Plat

THE QUESTION: Subdivide a 44.09 Acre Tract into 230 Lots (162 Single Family & 68 Townhome Lots)

BACKGROUND:

Location: Fairview Road & Freedom Park Road
Owners: Blue Treasure, LLC
Requested Action: Subdivide a 44.09 acre tract into 230 lots
Existing Zoning: PUD
Pin #:
Size: 44.09 Acres
Amount of Wetlands Space: 1.84 Acres
Amount of Open Space: 3.27 Acres
Existing Land Use: Undeveloped
Adjoining Land Use & Zoning: North – By developed residential, zoned R-8
South – By residential developed property zoned PUD
East – By the Town’s Sewer Plant, zoned R-20
West – By approved residential property, zoned PUD

SPECIAL INFORMATION:

This Preliminary Plat was approved in August 2016 and expired in 2018. The plan was approved again in April of 2021 and has changed very little except for the location of the recreation site.

These are the last two phases of development for the Planned Unit Development for Blue Treasure/Beaufort East Village that was approved in June of 2015. In 2015 the Commissioners placed six conditions on the request. The following conditions that are germane to Phases 2 & 3 have been addressed and are as follows:

- 1. Perform a traffic study as a precondition of the development of Beaufort East Village. ***This item has been complete and a presentation given at the August 29, 2016 Board of Commissioner Workshop.***
- 6. Create 10-foot buffers on lots adjoining Freedom Park. **A Type “A” Buffer is shown on landscaping sheets L1.2 & 1.3**

In April of 2022 the Board fo Commissioners, as part of a PUD amendment, required that a 10-foot buffer also be installed on lots adjoining Fairview Road. **A Type “A” Buffer is shown on landscaping sheets L1.2 & 1.3.**

Public Utilities & Works:

Town Water
Town Sewer

Beaufort East Village Phase 2 & 3 – Preliminary Plat
Location: Fairview Road & Freedom Park Road

Page: 2

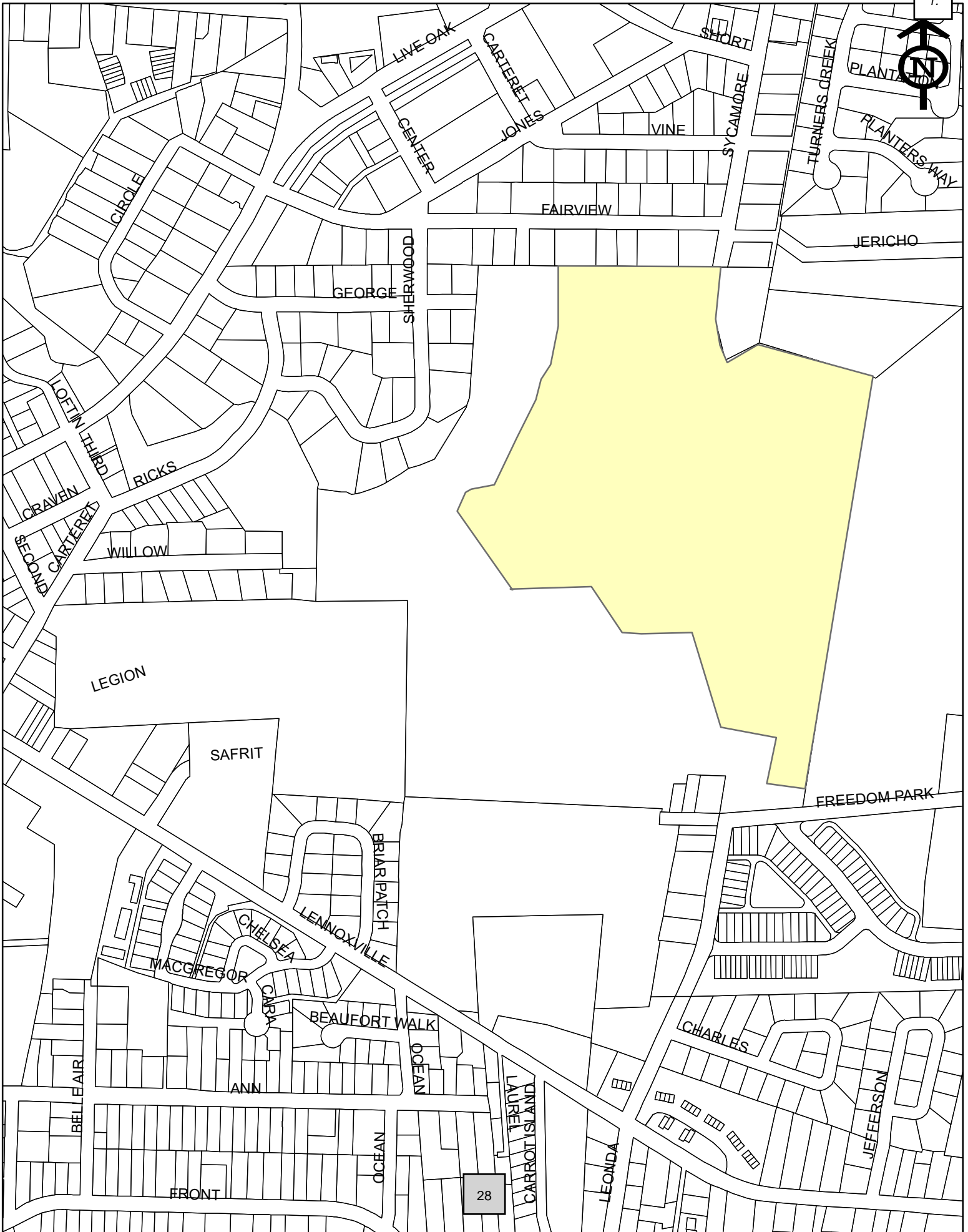
OPTIONS:

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

ATTACHMENTS:

- Attachment – A – Vicinity Map
- Attachment – B – Preliminary Plat Maps
- Attachment – C – June 2015 Minutes

Case #22-20 Vicinity Map - Preliminary Plat - Beaufort East Village Phase 2 & 3





Town Of Beaufort Board of Commissioners June 8, 2015, Regular Meeting minutes

The Town of Beaufort Board of Commissioners held its regularly scheduled meeting at 6 p.m. Monday, June 8, 2015, in the Train Depot, 614 Broad St., Beaufort, NC. Mayor Richard Stanley presided.

Members present were Marianna Hollinshed (Mayor Pro-Tem), Robert Campbell, John Hagle, Charles McDonald and Ann Carter. Staff present were Town Manager Charles Burgess, Assistant Town Manager Lauren Hermley, Town Attorney Jane Gordon, Town Clerk Jennifer Allen, Town Planner Kyle Garner, Fire Chief Larry Fulp, Deputy Finance Officer Christi Wood, Public Utilities Director Donovan Willis and Public Works Director Mark Eakes.

1. Call to Order/Pledge of Allegiance

Mayor Stanley called the meeting to order and asked all those in attendance to join in the Pledge of Allegiance.

2. Roll Call

Town Clerk Allen called roll and declared a quorum present at the meeting.

3. Inspirational Moment

Superintendent Patrick M. Kenney of Cape Lookout National Seashore (CLNS) spoke about the National Park Service's 100th anniversary in 2016, which coincides with the 50th birthday of CLNS, also in 2016. He explained to the Board and Mayor that at the national level, they've established the goal to connect and create the next generation of visitors, supporters and advocates, and he hopes the Town will continue be a key partner in that effort. He explained that a four-pronged approach was developed to celebrate both the NPS and CLNS. During that explanation, he shared that Beaufort has been an outstanding partner to CLNS since his arrival. He said that with the implementation of the visitor's center downtown and the establishment of the departure site for the ferry to Shackleford Banks and the Cape, they were able to move ferry than 35,000 visitors in 2014 from downtown Beaufort to the CLNS parks. Mr. Kenney added that part of the four-pronged approach included the Find Your Park national campaign as well as to host special programs and events.

The Mayor introduced Elizabeth Venant, 114 Ann St., and Bill Riff, bridge tender for Grayden Paul Bridge, to talk about saving the control console for Grayden Paul Bridge. Ms. Venant stated that rather than let the control console be disposed of by DOT, she hoped it could be saved in some way and be displayed in an interactive exhibit. Mr. Riff explained to the Board, Mayor and public his idea for a memorial. He detailed the inner workings of the machine and how it could be an interactive exhibit. The Mayor said that Town staff would look into it.

4. Agenda Approval

Mayor Stanley indicated that he had been asked to amend the agenda by moving Item of Consent 6E. Consider approval of the Capital Project Budget Ordinance for the construction of a new fire station, to Items of Discussion and Consideration and made Item 9D. Commissioner Campbell made a motion to approve the agenda as amended. The vote was unanimous.

5. Public Comment

Richard McLaughlin, 301 Pine St., requested road maintenance on Pine Street to ease the flooding within his development. Mr. Burgess said that Town staff was in discussion with NCDOT to see how the bridge construction will affect the area where Turner and Pine streets meet.

6. Items of Consent

Commissioner Hagle made a motion to approve the Items of Consent as amended. The vote was five to zero in favor of the motion. The following items were approved: 6A. The minutes for the May 11, 2015, meeting, May 27, 2015, work session and June 2, 2015, budget work session; 6B. Kenneth Gooding's re-election to the Firemen's Relief Fund Board; 6C. FY 2015 Budget Amendments No. 9, No. 10 and No. 11; 6D. The audit contract for Fiscal

Year Ending June 30, 2015; and 6F. The agreement between the Town of Beaufort and CodeWright Planners LLC for professional services in connection with a new zoning district project for the Highway 70/101 transportation corridor.

8. Public Hearing

- A.** Receive comments and consider approval for a rezoning request to revise a Planned Unit Development (PUD) Master Plan for Beaufort East Village comprised of 17 parcels totaling 282.99 acres. The following parcels are included in the request: Pin No.730508796926000, Pin No.730620719375000, Pin No.730619615640000, Pin No.731605005458000, Pin No. 730508989438000, Pin No. 730508988360000, Pin No. 730508989229000, Pin No.730507794405000, Pin No.730620802188000, Pin No.730620803332000, Pin No.730620906114000, Pin No. 731505080533000, Pin No. 730620707970000, Pin No. 731517197843000, Pin No.730620824249000, Pin No.731505087756000 and Pin No.731617000613000. The proposal is available at www.beaufortnc.org/for-the-people/citizens-Boards/planning-Board.

Commissioner Hollinshed made a motion to open the public hearing. The vote was five to zero in favor.

Town Planner Kyle Garner presented on Case No. 15-05 a Power Point presentation, which is incorporated by reference and hereby made a part of these minutes. The request is for a Planned Unit Development amendment for the Beaufort East Village Master Plan. The total acreage is 282.99 acres for the property on Lennoxville Road. He said that the request for the increase of total number of lots - 120 different dwellings - is split almost 50/50 between Beau Coast and Beaufort East Village. Mr. Garner went on to say that during the May 18, 2015, Planning Board meeting, the item was reviewed by Planning Board members and they asked for conditions to be placed on the overall proposal. One condition is that the current buffering standards in the LDO be applied. There was also a request that a formal relationship between the Town, developer and Carteret County Parks and Recreation be formed as it relates to Freedom Park, which lies between the developments.

Karl Blackley, president of Preston Development Co., 100 Weston Estates Way, Cary, NC 27513, explained that the project was approved in 2008. On May 5, 2015, there was a joint meeting between the Planning Board and Board of Commissioners, where he presented the development amendment. He echoed Mr. Garner regarding going before the Planning Board May 18, 2015, and receiving approval with the aforementioned conditions. He presented a Power Point presentation, which is incorporated by reference and hereby made a part of these minutes, highlighting the proposed amendments to the revisions of the plan approved in 2008. Mr. Blackley explained that the company intended to purchase as much local material and use local craftsmen as much as possible.

Mr. Blackley introduced traffic engineer Mike Horn with Kimley-Horn and Associates, Inc., 333 Fayetteville St., Raleigh. Mr. Horn conducted the original traffic study on this project in 2009, which was when Beaufort East Village and Front Street Village both submitted construction drawings. The traffic study was for both projects.

Mr. Horn stated that the originally approved plan was for 671 units. The requirement by NCDOT was to put turn lanes on Lennoxville Road to be able accommodate those 671 units. He said they're asking for 120 additional units. He clarified what the addition would mean from a traffic standpoint and discussed peak hours with the 671 units compared to what the peak hours will be with the 120 additional units. He explained that in his review of this minor increase to the traffic report, he did not see that it would change any of the findings of his traffic study. Board members asked Mr. Horn questions, including Commissioner Hollinshed who requested a mini-traffic study in that area. Mr. Blackley said they would be amenable to doing that and asked that if that is something the Board wished, he would like that to be a condition of any construction drawing approval in the Ricks Avenue area. A discussion about the impact on traffic of the new bridge was also held with Mr. Horn. Commissioner Hagle asked about the increased traffic on George, Ricks, Fairview and other streets in that area. The Board again discussed with Mr. Blackley and Mr. Horn a new traffic study of the Ricks Avenue area prior to approval of construction plans.

Mayor Stanley asked for comments from the public.

Paula Gillikin, 106 Carteret Ave., said she believes Preston Development did their due diligence in preparing the development plan for Beau Coast and Beaufort East Village that complies and sometimes exceeds local, state and federal requirements, for which she thanks them. She continued that she lives in the neighborhood and is concerned the increase in traffic is going to have a significant effect on the quality of life in the area.

She feels now is the time to address current concerns about safety in the neighborhoods but also the significant increase in traffic.

Pat Hitchcock, 118 Willow St., explained that she walks in that neighborhood and agrees that traffic has increased, adding she doesn't feel like she'll be able to walk once traffic increases more because there's no sidewalks. She hopes that there will be a solution. She also is concerned the retention pond next to her property will smell and have mosquitos. Ms. Hitchcock said that she called the NC Coastal Federation and was told a rain garden was a solution to the retention pond. She also wanted to address that Mr. Blackley said there would be affordable housing from \$175,000 to \$200,000. She feels that it is not affordable housing in Carteret County and that many people who live here would not be able to afford those homes. She cited some statistics about salaries in the county.

Daphne Littiken, 136 Charles St., thanked Karl Blackley and the Olivers for caring about Beaufort. She said that the Town needs tax revenue to take care of its infrastructure and the Commissioners have done a good job to try to keep taxes down. She brought up that she thought the boathouse was going to be chocolate brown but it's just the trim. She said she mentioned that because she didn't want the plans being shown now to show one way and turn out to be something else later. She said she was sad to see that the large green acreage and wildlife sanctuary is no longer in Beaufort but did want to thank them for including green space and increasing the green space though it includes landfill area. Ms. Littiken said she was happy Beaufort will have more sidewalks and wishes that Lennoxville would be included. She also thanked the developers for removing the town center and addressing the stormwater issue. She continued that her main worry is the traffic increase and would prefer they remove rather than add 120 new units. Her request is for all to be cognizant of the special, historical, characteristic town of Beaufort and to avoid a generic look.

Gerola Sanchez, 311 Fairview Drive, explained she moved to Fairview Drive to be in a quiet place and that's what it is at this time, with space for pedestrians and bicyclists, but if there's a large increase in traffic, those things would be impossible. She said she was told that dump trucks were supposed to use Lennoxville but recently saw dump trucks using Fairview and turning into what looked like to her an access road to Beaufort East Village. If there are going to be dump trucks using the narrow, barely two-car roads, Ms. Sanchez continued, there's going to be accidents. She said they were also told there would be a buffer behind the homes on the even-numbered side on Fairview Drive but she didn't see that on the map. She stated that she'd like to know if that is still there, and if so, how high the buffer would be. Ms. Sanchez also expressed concern about flooding in her neighborhood. She said it would be worse with the development. She also asked if space has been set aside for another elementary school to accommodate families.

Jim Hunt, 121 Carrot Island Lane, told the Board and Mayor that his comments were related to the 2009 traffic study. He said he had three points to make to encourage the Board to delay some approval of this process. The first point is that the traffic study only deals with intersections of the major streets and does not address the smaller streets. His second point is that there's a shift from recreational housing to residential housing and with the shift, there will be a substantial increase in trips. His third point was related to the bridge, which is barely considered in the 2009 report. What is commented on, he stated, is that it is going to shift the emphasis of traffic to exit in the western side of the development through these small streets of Ricks, George and Third. These streets are small without sidewalks and lines. He suggests that the Board get this firmly in writing what will happen to these streets prior to approval.

Sharon Birmingham, 190 Chadwick Road, spoke on behalf of herself and her husband, Andy, residents and business owners in Beaufort. She said that they purchased their property on Chadwick with the full knowledge of the proposed project. The well-planned development of this property brings additional tax base to the town and county and many amenities, she continued. She added that they also appreciate and support the amendment for this particular change and increase in townhomes, which may lend itself to more permanent residents. She said that they're pleased that this development will impact and improve dependable sewer and water to that town that have marginal or failing well and septic systems.

Suzanne Lea, 206 Ocean St., explained that at the Planning Board meeting (May 18, 2015), it was mentioned as a possibility to add a bike path to the PUD near Ocean Street and Lennoxville Road. She wanted to suggest to Mr. Blackley and the Commissioners that a path that could be part of a bike path be inserted along the perimeter of the property with an access point for pedestrians and cyclists.

Gary Mercer, 1301 Lennoxville Road, said that he went through a similar experience as Preston Development 15-18 years ago regarding approval of his developments. Mr. Mercer said that he encountered a lot of public

response about not wanting population and traffic growth in Beaufort but he did build 750 new, affordable homes that brought in new residents. He elaborated that the definition of affordable housing changes daily but as builders, they try to do their best to provide what is needed and the market determines its success. Mr. Mercer also said that regarding traffic, he anticipates with the new bridge that the number of vehicles going through downtown will be less because 60 percent or better of travelers will continue on the bridge. He thinks that they are the pick of the litter in developers, that it is an excellently planned project and they have the assets to make it work.

Kathy Schurdevin, 119 Sherwood Blvd., said she had concerns in two areas, one of which had been addressed already: traffic out of Beau Coast. She wanted to reinforce concern about the increase of the numbers of units, which she counted to be an additional 63 units. With the increase in number of units, there's an increase in trips because these will be more residential than vacation homes, she explained. She stated that she also had not heard anyone talk about the direction residents will be traveling out of the development. Her other concern was that while she liked what she saw in the 2008 plan, which contained input by Historical Concepts architectural firm and used the coastal vernacular found in Beaufort architecture, but now she's seeing a complete disconnect between the design shown in the 2008 plan and what is shown in the 2015 amendment. She asked what happened to the well-thought out sense of place that was there before.

Bucky Oliver, Front Street Village, said he was there to support the revision of the existing Beaufort East Village PUD. He said he felt like he was blessed to speak from multiple perspectives. As an investor, Front Street Village participated with the applicant in providing \$3 million in planning efforts leading to what is now believed to be a permanent solution to Beaufort's sewer problems. As a developer, they partnered with the applicant during conceptual planning, traffic studies and other activities to assure the communities are complementary. And he spoke as resident. In all three of these perspectives, he wanted to be sure to share that he felt the applicant has been considerate of concerns, professional in application and presentation, fair to deal with, generous and a good citizen. He also addressed some of the economics. Beaufort attracted material investments in North River, Beaufort East Village and Front Street Village in the early, pre-recession 2000s, in the nearly 10 years all three investments are financially sound, alive and poised for success. As these three developments fulfill their vision over the next 10-15 years, Beaufort's \$2.6 million, 2015 property tax revenue will increase by nearly 36 percent, \$937,000 based on Beaufort East Village alone. Utilities will at least become affordable for the citizens and jobs and commerce will flourish. He closed with the comment that the Board's approval will facilitate Beaufort's success.

Susan Schmidt, 1527 Ann St., is concerned about biking safely through Jones Village. She asked, if half of 282 acres is wetland, that instead of 2.99 dwelling units per acre, is the more appropriate density six dwelling units per acre? Speaking as a board member of Carteret Crossroads, they're very concerned about diminishing the quality of the healthy primary nursery area of Turner's Creek. Also, she added that Beaufort has potholes and more traffic will shred the roads. She cited a landscape architect and planner who advised a town to stop growing so that its residents could evacuate safely. She's also very sad at the loss of the forest as a natural habitat and swamp forest that acts as a sponge to keep the rest of Beaufort from flooding. She advises against increasing density.

Rachel Godfrey, 1108 Ann St., also expressed concerns about the wetlands. She asked if there's been an environmental impact study on this property because of the considerable amount of wetlands and would like to know what the Beaufort Code is for the setback for wetlands. Her last question was if the developer plans to leave any of the old trees on the property.

Leonard Safrit, owner of Safrit Building Supply on Lennoxville Road, wanted to talk about an environmental issue. He gave his background and referenced his time as Carteret County Soil and Water Conservation Supervisor, when he learned about nonpoint source pollution. This project (Beaufort East Village) has been approved by every environmental agency. All of that doesn't matter unless you consider the second issue, and that's will the project manager follow the environmental rules. That issue is tied to the financial abilities and integrity of the developer. He said he's seen a lot of fly-by-night developers come through the area but the developers before the Board are the very opposite of fly by night. He said he first saw their work in the Raleigh/Cary area in the late 1990s and these folks are the real deal. He said that this development is going to happen, we need good quality people to do it and he urged their consideration.

Commissioner Hollinshed made a motion to close the public hearing. The vote was five to zero in favor.

Commissioner Hollinshed asked to take a brief recess to allow for Mr. Blackley's team to prepare answers to questions posed during the public hearing.

Mayor Stanley called the meeting back to order and gave Mr. Blackley the opportunity to answer questions.

Mr. Blackley said that the questions were divided into three categories. He explained that lined up to speak on specific topics were traffic engineer Mike Horn with Kimley-Horn and Associates, Inc., Troy Beasley, wetlands specialist with Withers and Ravenel engineering and surveying firm based in Wilmington, and Don Mizelle, land planner.

Mr. Horn read the two conditions that the applicant is willing to make on behalf of Beaufort East Village. The applicant is committing to perform a traffic study on neighborhood streets in the Jones Village area at the time of construction approval for the first phase of development in Beaufort East Village. The second portion is that the applicant is committing to adding sidewalks at phase one of Beau Coast on the property along Lennoxville Road and that it includes both Blue Treasure and Front Street.

Troy Beasley, senior environmental scientist for Withers and Ravenel, addressed the comments made during the Public Hearing regarding wetlands. One comment made that he responded to was that half of the 200-plus acres is wetlands but he stated that was not true. There are 44.8 acres of wetlands within in the project and of the 45 acres of wetlands on site, 44 are being preserved. He said the total impact for the entire development is less than an acre total. There is no intent on any additional wetland impact, he continued. Other points he addressed included concerns about impact to the primary nursery area to Turner's Creek. Preston Development will provide every property owner with a copy of the NC Coastal Federation's guide to landscaping their yard. With this provision, every property owner has the opportunity to landscape their yard in a way that's as environmentally sensitive as possible. Also protecting the primary nursery is the NC Stormwater rules, he continued. They're not allowed to discharge stormwater outside of the site, Mr. Beasley stated, and have to contain all of the runoff internally. Adding, the project will not contribute to additional flooding. A stormwater pond neither creates nor prevents flooding, Mr. Beasley clarified. With the design of the stormwater plan, they have to meet all the requirements of the existing stormwater permit for the entire Beaufort East Village. They're only allowed a set amount of impervious surfaces and there will not be any additional impervious area above what was previously permitted but will actually be less with these revisions.

Mayor Stanley referred to a comment made during the public hearing about the potential smell from a retention pond near a resident's home. Mr. Beasley said that through the state stormwater permits, there are operation and maintenance agreements to keep the ponds regularly maintained and treated. Eventually, the HOA will take over the stormwater pond permits, which will require the HOA to regularly maintain the stormwater ponds. The state sets the stormwater pond maintenance and conducts site reviews to make sure the maintenance is being conducted.

Mr. Blackley also commented on the stormwater ponds. He said they're regulated by the state. Preston Development also seeds the HOA with money to maintain these stormwater ponds. Preston Development will control the development through the phases. At such time, they will turn the development over to the HOA, and Preston Development will preload a bank account for every basin.

Mr. Mizelle brought a few items before the Board that were mentioned during the public hearing. First, he addressed buffers. On the plans submitted on the official document in May 2015, they did not have any permanent buffers specified. At the Planning Board meeting, the applicant agreed to offer as a condition of approval to install buffers where there are townhomes backing up to existing single-family homes on Charles, Jefferson and Willow streets. He said that while they cannot give details as to what it will look like until the plans are drawn, they do plan to buffer those areas with a 20-foot buffer. The BMP stormwater pond was mentioned. Mr. Mizelle explained that these are all preliminary designs and that he hopes there is enough room to move the stormwater ponds away from the property line and add an additional buffer so they won't be against the property line. That's the intent, and there's plenty of time to vet those details out, he continued. Regarding the Multi-use path, Mr. Mizelle said it was discussed during the Planning Board meeting as well. The applicant will commit to adding a multi-use path and bicycle path along the eastern property line. He added that Preston Development has also committed to doing off-site sidewalks along Ricks Avenue – if it goes right or left outside of the development is to be determined. The only caveat is that they'll need the Town's help to secure easements and right-of-ways to put in the sidewalk connections. If those easements can be secured, Preston will commit to building that section of sidewalk. Backtracking to buffers, he said they're willing to do a 10-foot buffer along the boundaries with Freedom Park.

Mayor Stanley gave the Board the opportunity to make comments.

Commissioner Carter said, in response to the aversion to growth, that she grew up in Beaufort in the 1940s and early 1950s and it was dead and if it wasn't dead, it was dying. She said she was the happiest when she and her husband moved back in the 1970s and watched Beaufort come alive. She said growth is what keeps us healthy, happy and what keeps everybody here.

Commissioner McDonald said he was impressed to hear from the community, and from those who live in the adjoining areas that came in front of the Board to present their concerns. He said he's even more impressed with the developers responding to their concerns and being willing to do what was asked of them by the public. He said he thinks it is up to the Board to see that the citizens are taken care of and that the developers live up to their agreement and he thinks that they can do those things.

Commissioner Hollinshed said that they gave the task of looking at the preliminary changes to the Planning Board that was approved with two conditions. This is a community that has planned for their growth and what they want to contribute back into Beaufort. The tax base needs to be re-enforced. She said she agreed with Commissioner Carter that you cannot stop it, you go with someone who has made an exceptional effort to provide the town with amenities and a share of infrastructure. She said she would like to incorporate, if the Board goes for a motion, some of the promises that were made.

Commissioner Hagle said that the project has been on their plate for seven or eight years and have all been through the period of the serious economic downtown. What he's seen is that they're doing the best they can to manage the project in the right way and retain the best parts of Beaufort. He does agree that some conditions need to put on the motion to address the issues discussed. Commissioner Hagle was also pleased to hear that there will be a traffic study of neighborhood streets to help better manage the increase of traffic.

Commissioner Campbell expressed his concern about the increase in traffic. He said he's not sure how much the traffic study will do to alleviate that increase. One thing they've talked about in the past that they should still consider is if Lennoxville Road is eventually connected to Turner Street, he feels it would help with traffic out of the development. Commissioner Campbell continued that he's glad to hear the concerns of the citizens and he thinks the developers are doing the best they can to answer them, which he appreciates.

Mayor Stanley gave the Board time to contemplate what action they wanted to take and read the conditions as he understood them.

The developer is willing to:

1. Perform a traffic study as a precondition of the development of Beaufort East Village.
2. Install sidewalks on Lennoxville Road and Front Street within Beau Coast boundaries.
3. Create 20-foot buffers on Willow, Charles and Jefferson streets.
4. Install a multi-use path from Ocean Street to Willow Street.
5. Install sidewalks on Ricks Avenue, provided the Town assists with acquisition of easements.
6. Create 10-foot buffers on lots adjoining Freedom Park.

Commissioner Hagle asked about Freedom Park and said he'd prefer, rather than having the formal agreement mentioned at the Planning Board meeting, having a condition for Preston Development to work with the Town manager and the county manager to see what can be done to improve the park.

Mr. Blackley said he questioned the formal agreement but is willing to work with the Town manager and County manager to meet to discuss Freedom Park and that can be a condition.

The Mayor added as a condition for Preston Development to be willing to consider improvements to Freedom Park in consultation with the Town and County.

Commissioner Carter moved to approve with conditions as stated and she commends the developer to go the extra mile. All were in favor.

B. Receive comments and consider approval of the Pamlico Sound Hazard Mitigation Plan.

Commissioner Hagle made a motion to open the public hearing. All were in favor.

Town Planner Garner presented to the Board information via Power Point regarding the Pamlico Sound Hazard Mitigation Plan, which is incorporated by reference and hereby made a part of these minutes. Mr. Garner said this was a regional plan and Carteret is partnering with Craven, Pamlico, Beaufort and Hyde counties. He covered several points of the HMP for the Board. The plan can be accessed at www.pamlicosoundhmp.com.

Mayor Stanley reiterated that for FEMA reimbursement, the Board must approve the plan.

The Mayor asked for any comments from the public. No comments were made.

Commissioner Hollinshed made a motion to close the public hearing. The vote was five to zero in favor of the motion.

Commissioner Campbell made a motion to adopt the plan. The vote was unanimous.

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

GENERAL NOTES:

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

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, FERTILIZE, MOW AND MAINTAIN SPRIGGED, SODDED AND PLANTED AREAS UNTIL FINAL APPROVAL BY N.C.D.E.M.L.R
4. PRIOR TO ANY CLEARING, GRADING OR CONSTRUCTION ACTIVITY, TREE PROTECTION FENCING WILL BE INSTALLED AROUND PROTECTED TREES OR GROVES OF TREES AND NO CONSTRUCTION WORKERS, TOOLS, MATERIALS, OR VEHICLES ARE PERMITTED WITHIN THE TREE PROTECTION FENCING.

SEQUENCE OF CONSTRUCTION:

1. FLAG THE CLEARING LIMITS AND INSTALL ALL SILT AND TREE PROTECTION FENCE.
2. HOLD PRE-CONSTRUCTION CONFERENCE AT LEAST ONE WEEK PRIOR TO STARTING CONSTRUCTION, NOTIFY BEAUFORT TOWN ENGINEER AND DEMLR-WILMINGTON REGIONAL OFFICE AT (910) 796-7215 A MINIMUM OF 48 HOURS PRIOR TO CONSTRUCTION BEGINNING.
3. INSTALL TEMPORARY CONSTRUCTION ENTRANCE ON SPOONBILL LANE, SPRIGTAIL LANE, CAROLINA DUCK WAY, GEORGE STREET, 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 TEMPORARY SEDIMENT BASINS.
6. INSTALL TEMPORARY DIVERSION DITCHES TO DIRECT RUNOFF TO THE ASSOCIATED TEMPORARY SEDIMENT BASINS.
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

SEEDING MIXTURE	SPECIES	RATE (LB/ACRE)
	CENTIPEDE GRASS	10-20

Seeding Dates

MARCH - JUNE

Soil Amendments

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

Mulch

DO NOT MULCH.

Maintenance

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

TEMPORARY SEEDING-LATE WINTER/EARLY SPRING

SEEDING MIXTURE	SPECIES	RATE (LB/ACRE)
	Rye (GRAIN)	120
	ANNUAL LESPEDEZA (KOBE IN PIEDMONT AND COASTAL PLAIN, KOREAN IN MOUNTAINS)	50

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

WINTER AND EARLY SPRING

SPECIES	RATE (LB/ACRE)
Rye (GRAIN)	120
ANNUAL LESPEDEZA (KOBE IN PIEDMONT AND COASTAL PLAIN, KOREAN IN MOUNTAINS)	50

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

SUMMER

SPECIES	RATE (LB/ACRE)
GERMAN MILLET	40

FALL

SPECIES	RATE (LB/ACRE)
RYE (GRAIN)	120

Seeding dates

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

Soil amendments

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

Mulch

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

Maintenance

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

SITE NOTES

1. ANY DISCREPANCY IN THIS PLAN AND ACTUAL FIELD CONDITIONS SHALL BE REPORTED TO THE OWNER PRIOR TO START OF CONSTRUCTION. 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. NO CLAIMS FOR DAMAGES OR EXTRA COMPENSATION SHALL ACCRUE TO THE CONTRACTOR FROM THE PRESENCE OF SUCH PIPE OTHER OBSTRUCTIONS OR FROM DELAY DUE TO REMOVAL OR REARRANGEMENT OF THE SAME. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO UNDERGROUND STRUCTURES. CONTACT NORTH CAROLINA ONE CALL TOLL FREE 1-800-632-4949 AT LEAST 48 HOURS PRIOR TO CONSTRUCTION. THE CONTRACTOR IS RESPONSIBLE FOR CONTACTING ALL NONSUBSCRIBING UTILITIES.
11. ALL PERMITS RELATIVE TO PROJECT MUST BE OBTAINED, PRIOR TO CONSTRUCTION
12. ALL CONSTRUCTION TO BE IN ACCORDANCE WITH PERMITS ISSUED AND APPLICABLE STATE, COUNTY, AND LOCAL CODES.
13. THE CONTRACTOR SHALL OBTAIN AND PAY FOR ALL INSPECTIONS, CERTIFICATIONS, EQUIPMENT, ETC., THAT MAY BE REQUIRED.
14. THE ENGINEER AND/OR OWNER DISCLAIM ANY ROLE IN THE CONSTRUCTION MEANS AND METHODS ASSOCIATED WITH THE PROJECT AS SET FORTH IN THESE PLANS.

EXISTING UTILITY NOTES:

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

UTILITY CONTACTS:

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

NOTICE REQUIRED:

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

CONTACT "CAROLINA ONE CALL" AT 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 NCDEQ, AND "FINAL ENGINEERING CERTIFICATION" ISSUED BY DIVISION OF WATER QUALITY SECTION OF N.C.D.E.Q.
3. IF CONTRACTOR DESIRES WATER FOR CONSTRUCTION, HE SHALL APPLY IN ADVANCE FOR THIS SERVICE AND MUST PROVIDE A REDUCED PRESSURE ZONE (RPZ) BACKFLOW PREVENTION DEVICE ON THE DEVELOPER'S SIDE OF THE WATER METER BOX.
4. WHEN PVC WATER MAINS AND SERVICES ARE PROPOSED, THE PIPES ARE TO BE MARKED WITH NO. 10 INSULATED COPPER WIRE INSTALLED AND STRAPPED TO THE PIPES WITH DUCT TAPE. THE INSULATED WIRE IS TO BE STRIPPED TO BARE WIRE AND SECURED TO ALL VALVES AND FITTINGS. THIS WIRE IS TO BE ACCESSIBLE IN ALL VALVE AND METER BOXES TO AID IN FUTURE LOCATION OF FACILITIES.
5. THE CONTRACTOR IS RESPONSIBLE FOR THE LOCATION AND PROTECTION OR EXISTING UTILITIES DURING CONSTRUCTION. DAMAGED ITEMS HALL BE REPAIRED TO AT LEAST THE QUALITY OR WORKMANSHIP FOUND IN THE ORIGINAL ITEM.
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.

WithersRavenel
Engineers | Planners | Surveyors



217 Station Road | Ste. 101 | Wilmington, NC 28403 | P: 910.256.9277 | License # E-14791 | www.withersravenel.com

**BEAUFORT EAST VILLAGE
PHASES 2 & 3**

BEAUFORT, NC

GENERAL NOTES

Job No.	02080976.70
Date	March 2022
Checked By	CR
Drawn By	TW
Designer	TW

**PRELIMINARY
NOT APPROVED FOR
CONSTRUCTION**

CRAIG D. NURSE
ENGINEER

Revisions		
1	PER TOB COMMENTS	07/22/22
2	PER TOB COMMENTS	08/25/22

Sheet No.
C0.1

NCGO1-DETAIL GROUND STABILIZATION AND HANDLING PLAN

EFFECTIVE: 04/01/19

GROUND STABILIZATION AND MATERIALS HANDLING PRACTICES FOR COMPLIANCE WITH THE NCGO1 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 NCGO1 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 as 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.

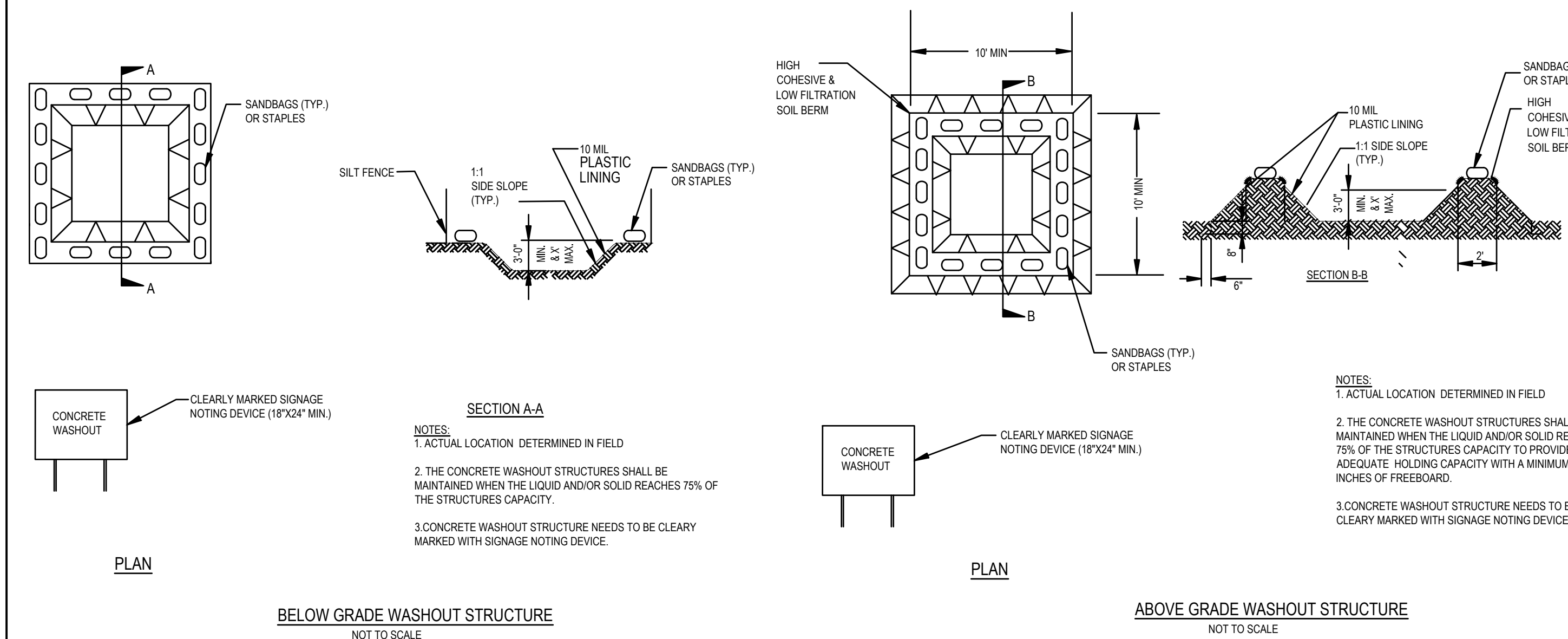
HERBICIDES, PESTICIDES AND RODENTICIDES

- 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



NCGO1-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&S 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&S 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&S Plan Documentation
The approved E&S plan as well as any approved deviation shall be kept on the site. The approved E&S plan must be kept up-to-date throughout the coverage under this permit. The following items pertaining to the E&S plan shall be kept onsite and available for inspection at all times during normal business hours.

Item to Document	Documentation Requirements
(a) Each E&S Measure has been installed and does not significantly deviate from the locations, dimensions and relative elevations shown on the approved E&S Plan.	Initial and date each E&S Measure on a copy of the approved E&S Plan or complete, date and sign an inspection report that lists each E&S Measure shown on the approved E&S Plan. This documentation is required upon the initial installation of the E&S Measures or if the E&S Measures are modified after initial installation.
(b) A phase of grading has been completed.	Initial and date a copy of the approved E&S 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&S Plan.	Initial and date a copy of the approved E&S 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&S Measures have been performed.	Complete, date and sign an inspection report.
(e) Corrective actions have been taken to E&S Measures.	Initial and date a copy of the approved E&S 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&S 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 NC 303(d) list as impaired for sediment-related causes, the permittee may be required to perform additional monitoring, inspections or apply more stringent practices if staff determine that additional requirements are needed to assure compliance with the federal or state impaired-waters conditions.
(b) Oil spills and release of hazardous substances per Item 1(b)-(c) above	<ul style="list-style-type: none"> Within 24 hours, an oral or electronic notification. The notification shall include information about the date, time, nature, volume and location of the spill or release.
(c) Anticipated bypasses [40 CFR 122.41(m)(3)]	<ul style="list-style-type: none"> A report at least ten days before the date of the bypass, if possible. The report shall include an evaluation of the anticipated quality and effect of the bypass.
(d) Unanticipated bypasses [40 CFR 122.41(m)(3)]	<ul style="list-style-type: none"> Within 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 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(h)(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&S 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&S plan authority has approved these items.
- The non-surface withdrawal has been reported as an anticipated bypass in accordance with Part III, Section C, Item (2)(c) and (d) of this permit.
- 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.

WithersRavenel
Engineers | Planners | Surveyors

217 Station Road | Ste. 101 | Wilmington, NC 28403 | P: 910.256.9277 | License # E-14779 | www.withersravenel.com

**BEAUFORT EAST VILLAGE
PHASES 2 & 3**

BEAUFORT, NC

NCGO1 DETAILS

Job No. 02080976.70
Date March 2022 Drawn By TW
Checked By CR Designer TW

**PRELIMINARY
NOT APPROVED FOR
CONSTRUCTION**

ENGINEER
CRAIG D. HURST

Revisions

1	PER TOB COMMENTS	07/22/22
2	PER TOB COMMENTS	08/25/22

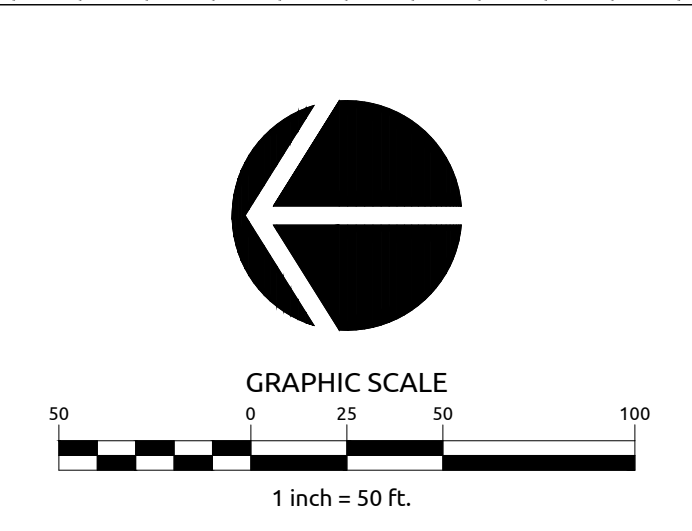
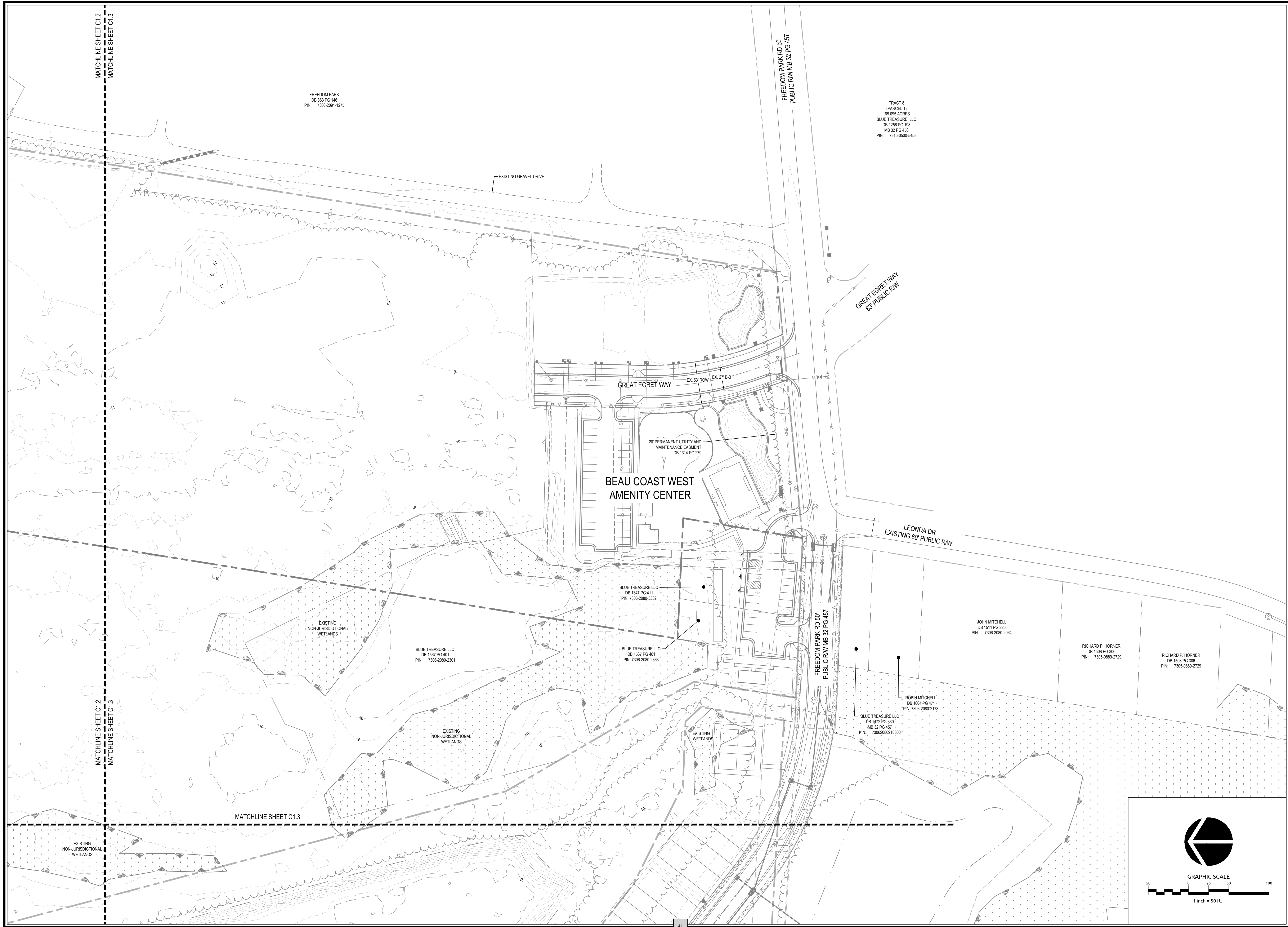
Sheet No.
C0.2

Job No.	0208097670	Drawn By	TW
Date	March 2022	Designer	TW
Checked By	CA		



Revisions		
1	PER TOB COMMENTS	07/22/22
2	PER TOB COMMENTS	08/25/22

Sheet No.	C1.3
-----------	-------------



K:\2022\09\09\097670\Beaufort East Village Phase 2\CADD\Drawing Set\Construction\C1.3\EXISTING CONDITIONS.dwg

Job No.	02080976.70
Date	March 2022
Checked By	CN
Drawn By	TW
Designer	TW



Revisions	
1	PER TOB COMMENTS 07/22/22
2	PER TOB COMMENTS 08/25/22

PROJECT INFORMATION:

OWNER: BLUE TREASURE LLC
ADDRESS: 105 WESTON ESTATES WAY
CARY, NC 27513
PHONE: 919 481 3000
ATTN: KARL BLACKLEY
CARTERET COUNTY PARCEL NUMBER:
7306 20 71 9375000
ZONING DISTRICT: PUD
LOT TYPES AND SETBACKS:
32' WIDE LOTS
4' FRONT
5' REAR
4' SIDE
40', 44', 47' & 50' WIDE LOTS
20' FRONT
15' REAR
5' SIDE

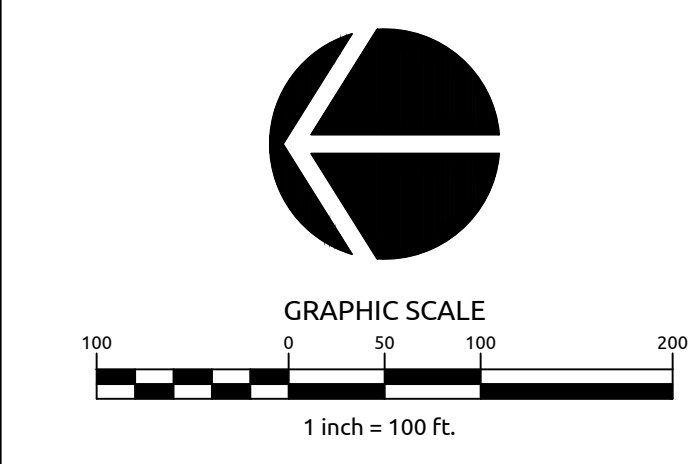
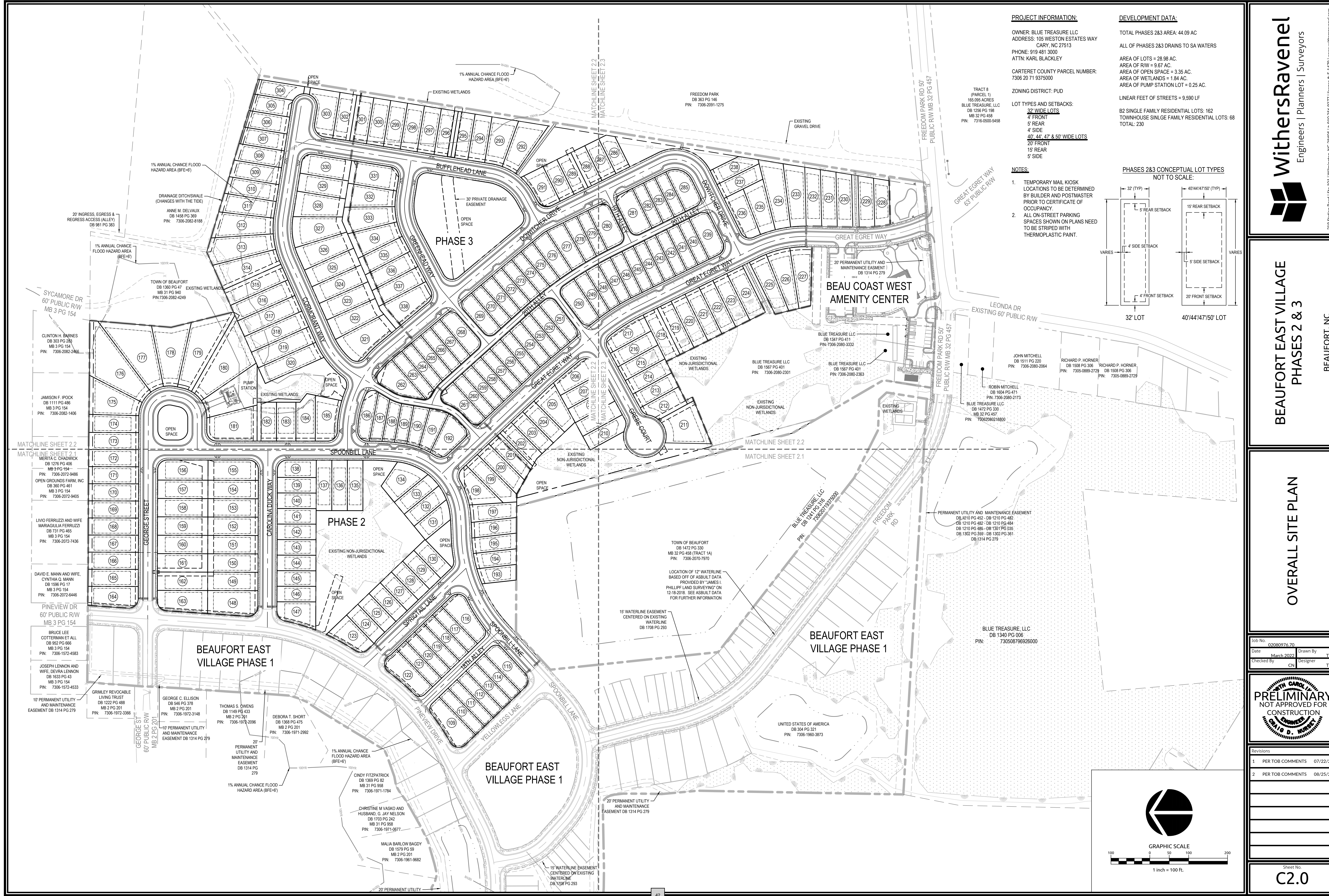
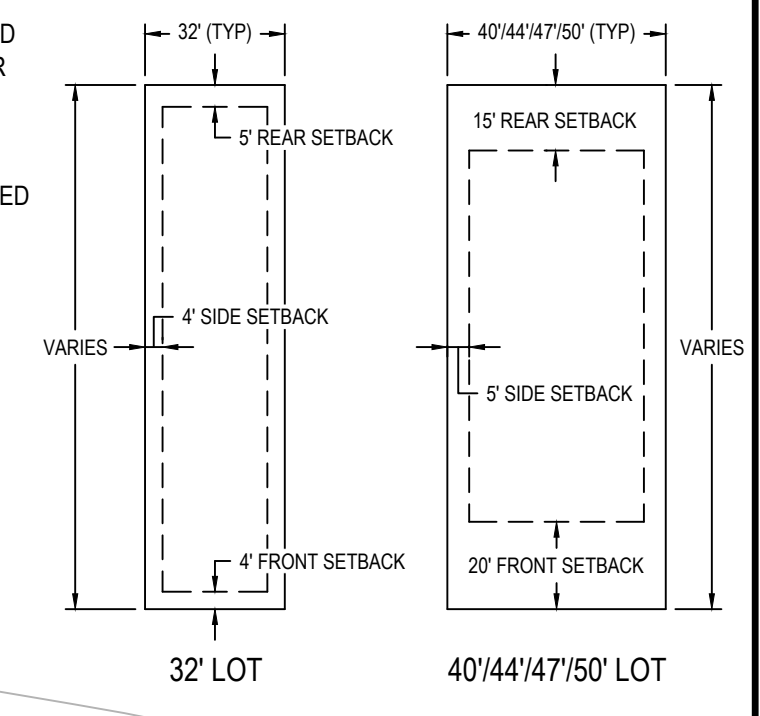
DEVELOPMENT DATA:

TOTAL PHASES 2&3 AREA: 44.09 AC
ALL OF PHASES 2&3 DRAINS TO SA WATERS
AREA OF LOTS = 28.98 AC.
AREA OF RW = 9.67 AC.
AREA OF OPEN SPACE = 3.35 AC.
AREA OF WETLANDS = 1.84 AC.
AREA OF PUMP STATION LOT = 0.25 AC.
LINEAR FEET OF STREETS = 9,590 LF
B2 SINGLE FAMILY RESIDENTIAL LOTS: 162
TOWNHOUSE SINGLE FAMILY RESIDENTIAL LOTS: 68
TOTAL: 230

NOTES:

- TEMPORARY MAIL KIOSK LOCATIONS TO BE DETERMINED BY BUILDER AND POSTMASTER PRIOR TO CERTIFICATE OF OCCUPANCY.
- ALL ON-STREET PARKING SPACES SHOWN ON PLANS NEED TO BE STRIPED WITH THERMOPLASTIC PAINT.

**PHASES 2&3 CONCEPTUAL LOT TYPES
NOT TO SCALE:**



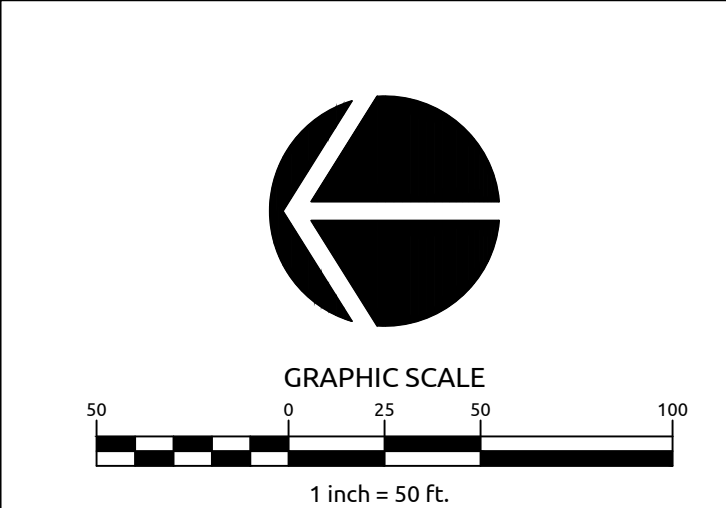
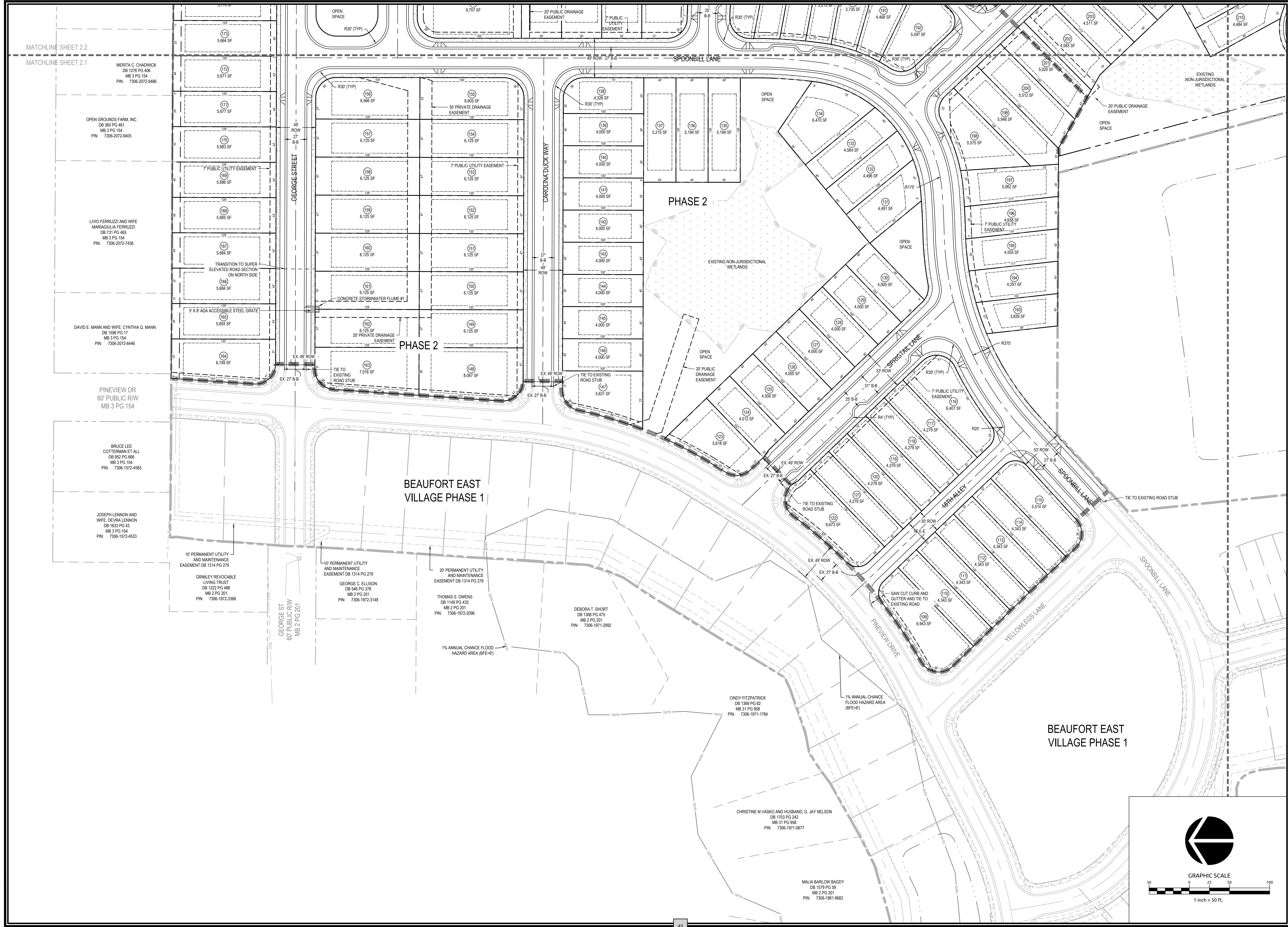
K:\08\0170\020976.70\Beaufort East Village\Phase 2\CADD\Drawings\Site\Construction\C2.0 SITE PLAN.dwg

Job No.	02080976.70
Date	March 2022
Checked By	CN
Drawn By	TW
Designer	TW



Revisions	
1	PER TOB COMMENTS 07/22/22
2	PER TOB COMMENTS 08/25/22

Sheet No.	C2.1
-----------	-------------



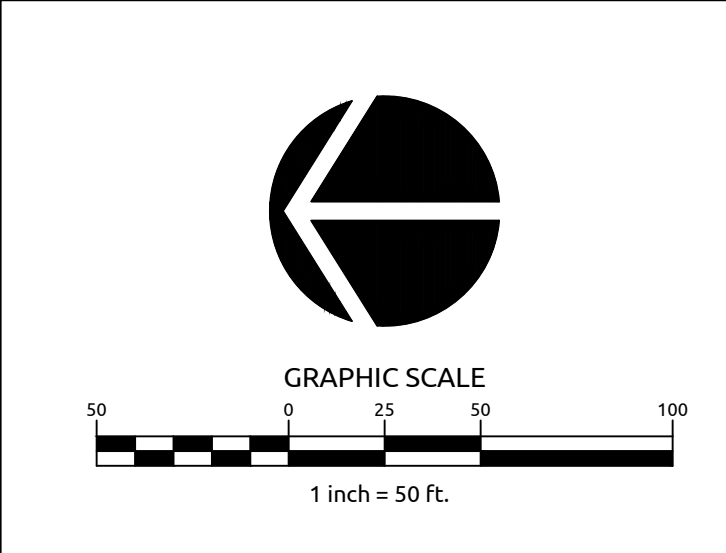
K:\0818\0702080976.70\Beaufort East Village\Phase 2\CADD\Drawings\Site\Construction\C2.0 SITE PLAN.dwg

Job No. 02080976.70
Date March 2022
Checked By CN
Drawn By TW
Designer TW

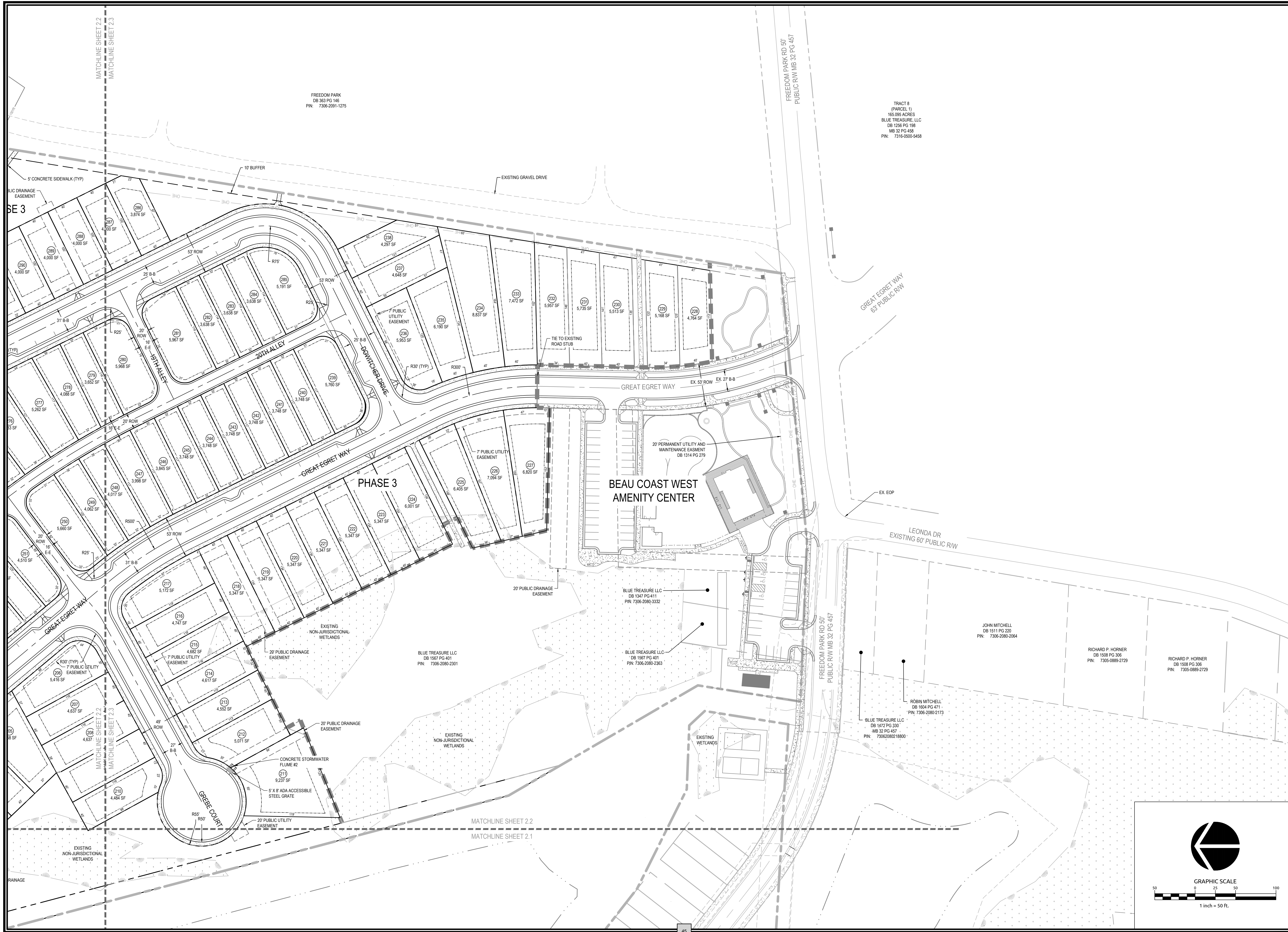


Revisions	Description	Date
1	PER TOB COMMENTS	07/22/22
2	PER TOB COMMENTS	08/25/22

Sheet No.
C2.2



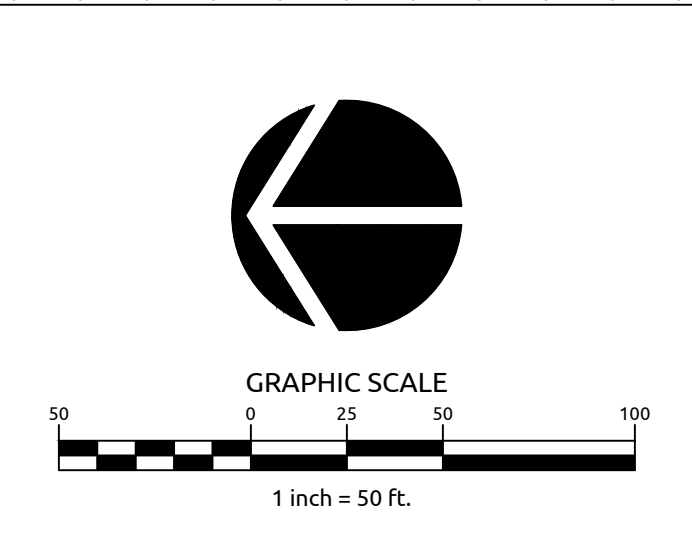
K:\2018\07\02\020767676\Beaufort East Village\Phase 2\CAD\Drawings\Site\Construction\C2.2 SITE PLAN.dwg



Job No.	0208097670
Date	March 2022
Checked By	CR
Drawn By	TW
Designer	TW



Revisions		
1	PER TOB COMMENTS	07/22/22
2	PER TOB COMMENTS	08/25/22

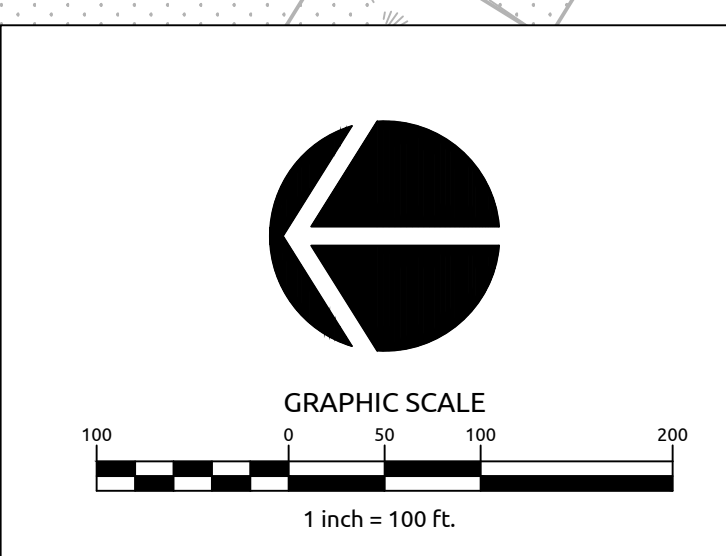
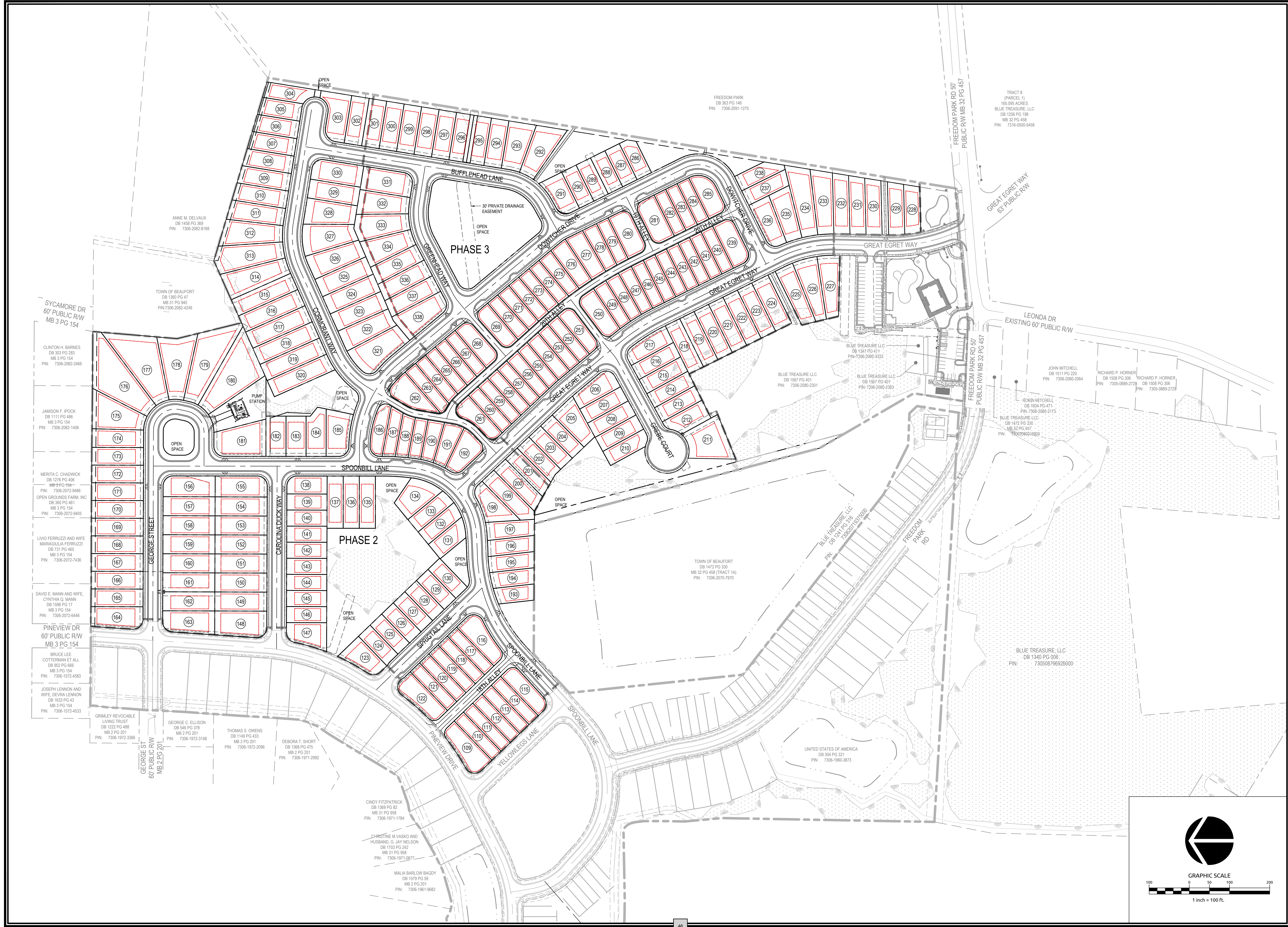


K:\2022\07\02\08097670\Beaufort East Village Phase 2\CAD\Drawing\Site\Construction\CAD\SITE PLAN.dwg

Job No.	02080976.70
Date	March 2022
Checked By	CN
Drawn By	TW
Designer	TW



Revisions	
1	PER TOB COMMENTS 07/22/22
2	PER TOB COMMENTS 08/25/22



K:\08\0170\020976.70\Beaufort east village phase 2\020\drawing\withersravenel\C3.0 LOT FIT PLAN.dwg

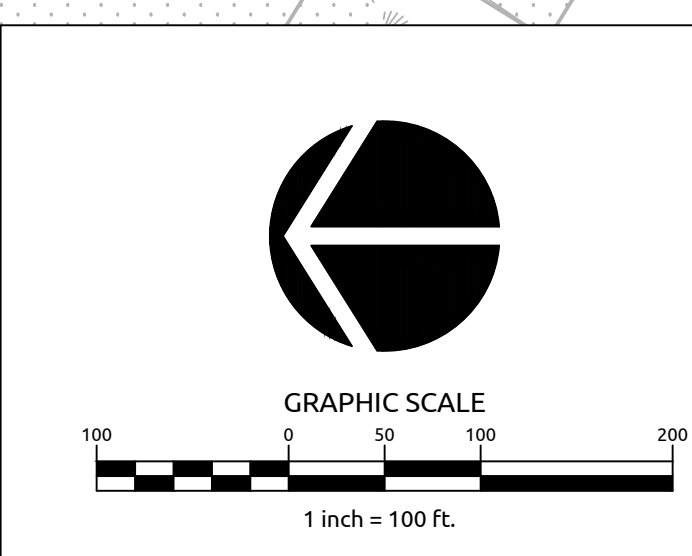
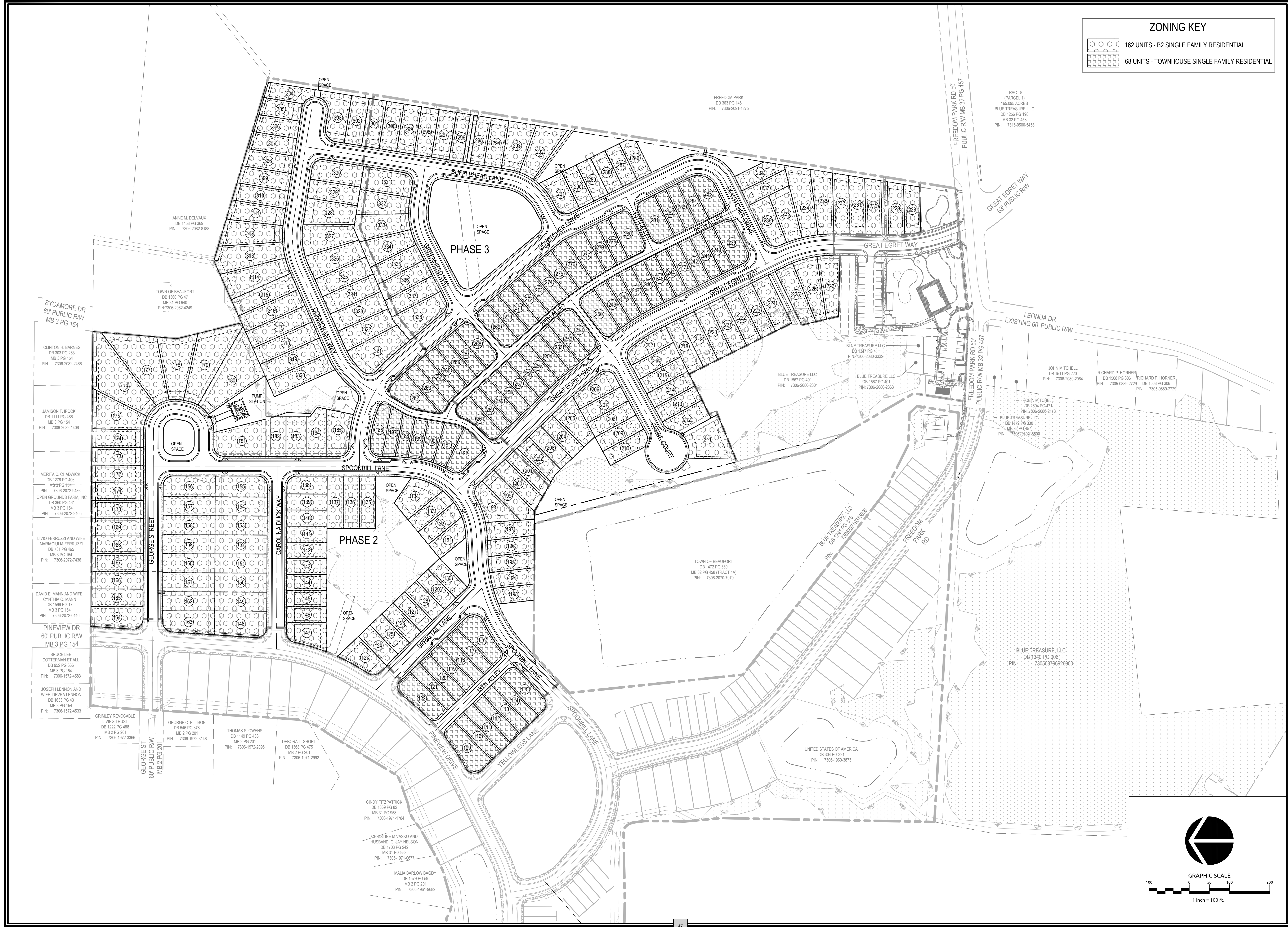
Job No.	02080976.70
Date	March 2022
Checked By	CN
Drawn By	TW
Designer	TW



Revisions	
1	PER TOB COMMENTS 07/22/22
2	PER TOB COMMENTS 08/25/22

ZONING KEY

- 162 UNITS - B2 SINGLE FAMILY RESIDENTIAL
- 68 UNITS - TOWNHOUSE SINGLE FAMILY RESIDENTIAL



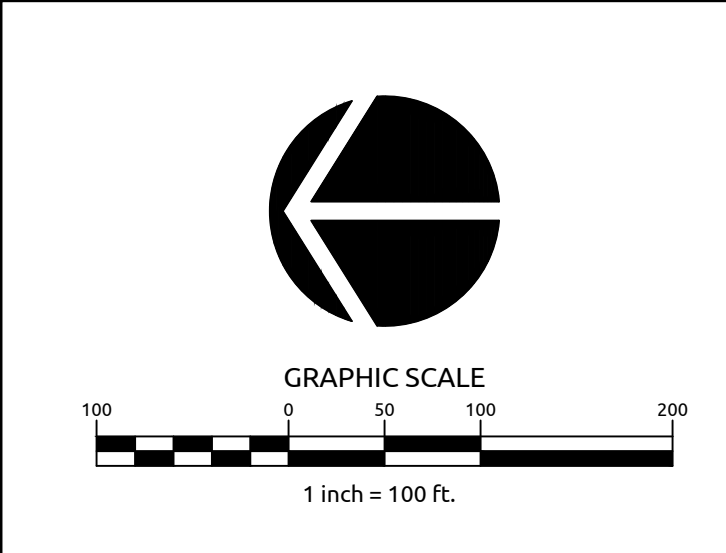
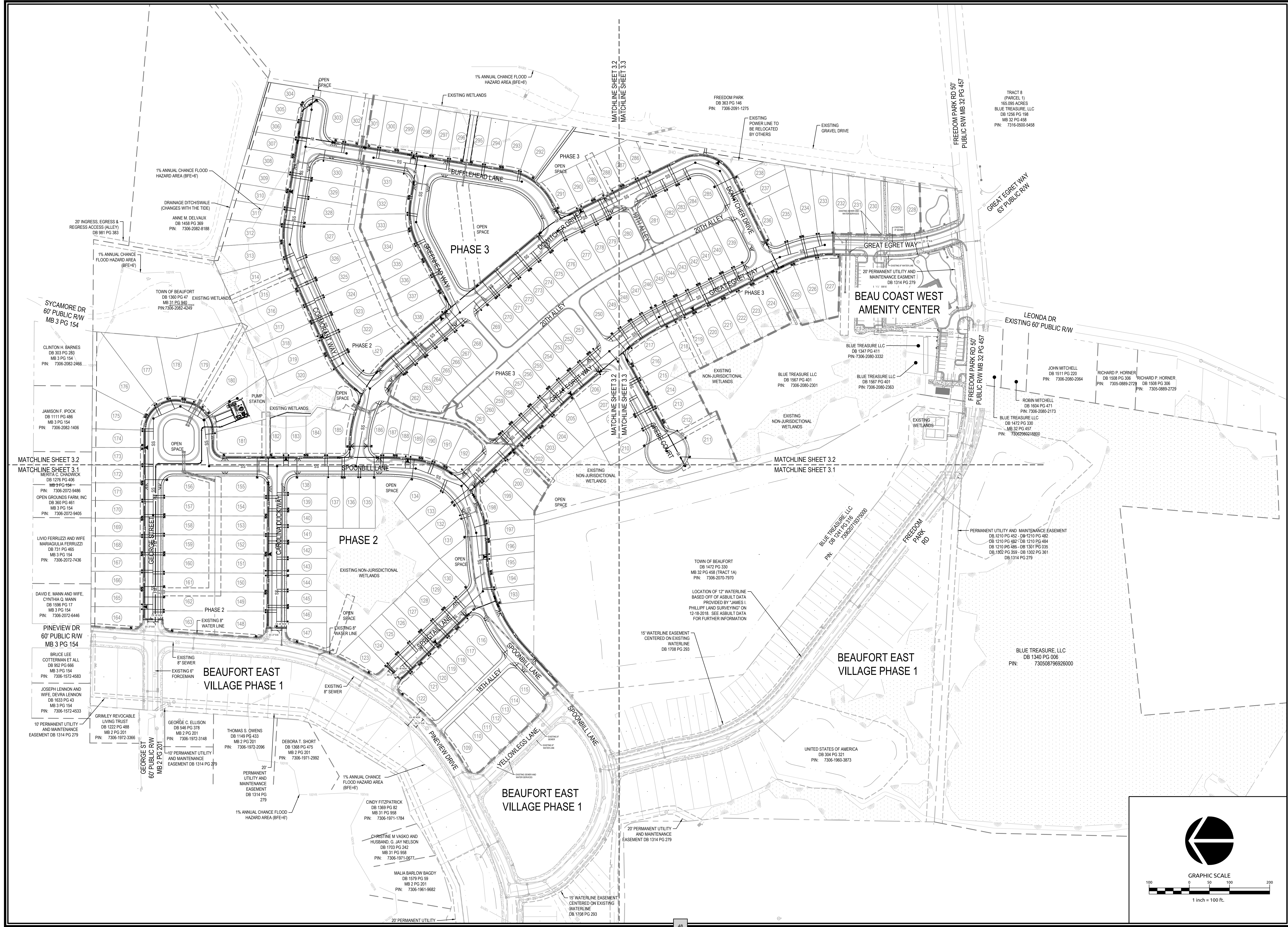
K:\08\0170\020976.70\Beaufort east village phase 2\02080976.70\Drawings\withersravenel\c4.0\ZONING.PLA.dwg

Job No.	02080976.70
Date	March 2022
Checked By	CN
Drawn By	TW
Designer	TW



Revisions	Date
1 PER TOB COMMENTS	07/22/22
2 PER TOB COMMENTS	08/25/22

Sheet No.
C5.0



\\s01016-01\p01\02080976.70\Beaufort east - Village phases 2 & 3\Drawings\Construction\ASDC\UTILITY PLAN.dwg

**BEAUFORT EAST VILLAGE
PHASES 2 & 3**

BEAUFORT, NC

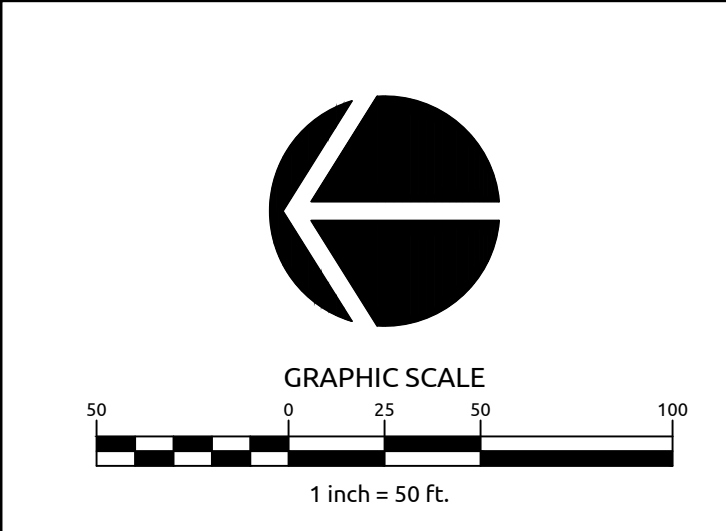
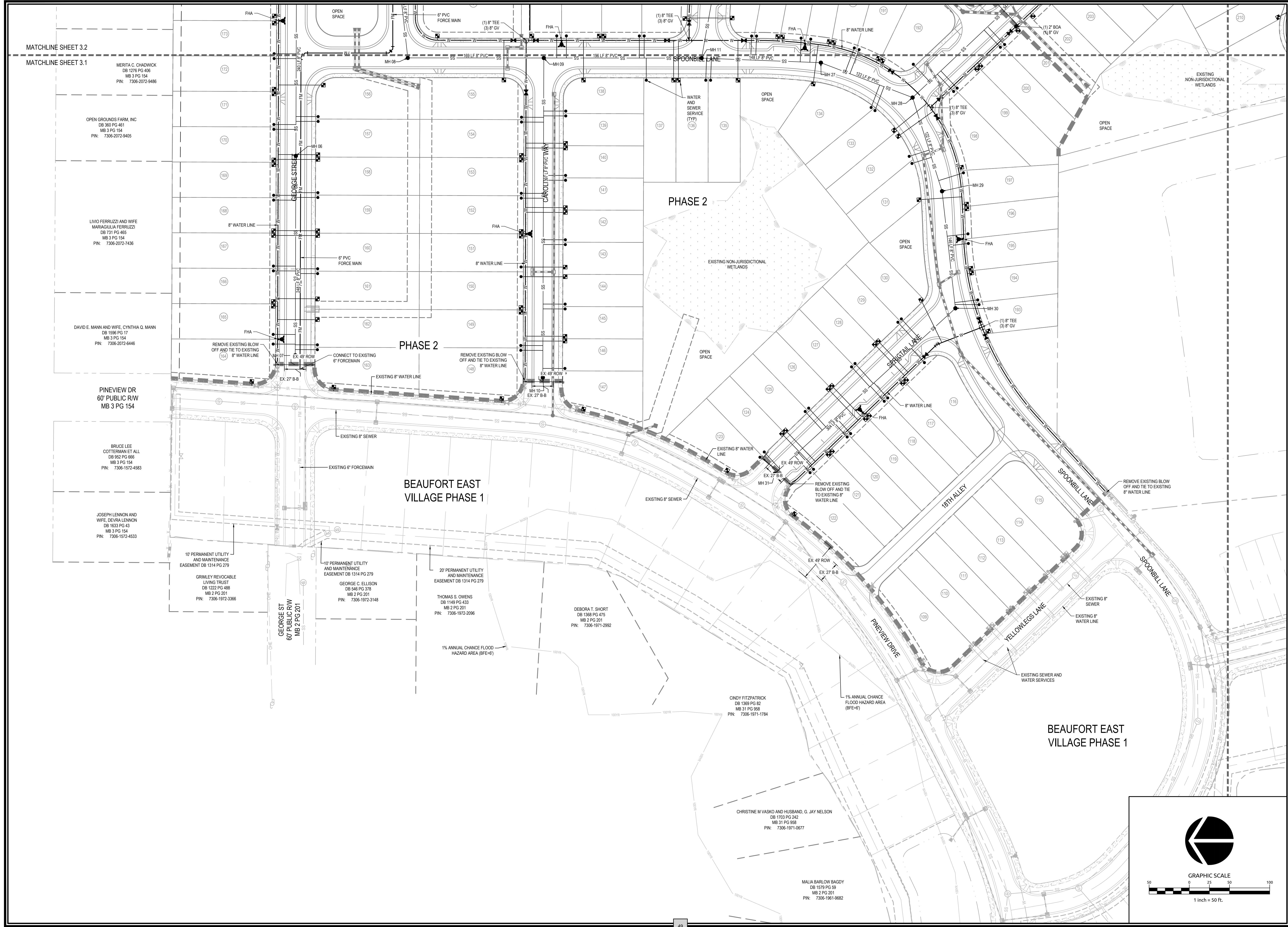
UTILITY PLAN

Job No.	02080976.70
Date	March 2022
Checked By	CN
Drawn By	TW
Designer	TW



Revisions	
1	PER TOB COMMENTS 07/22/22
2	PER TOB COMMENTS 08/25/22

Sheet No.
C5.1



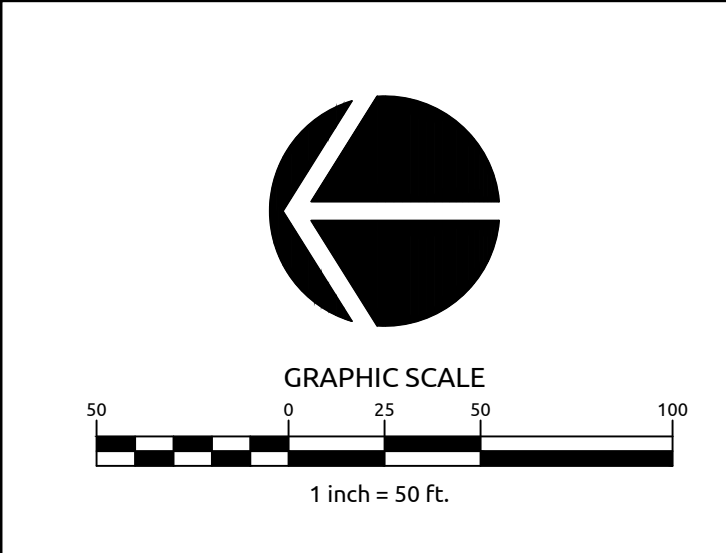
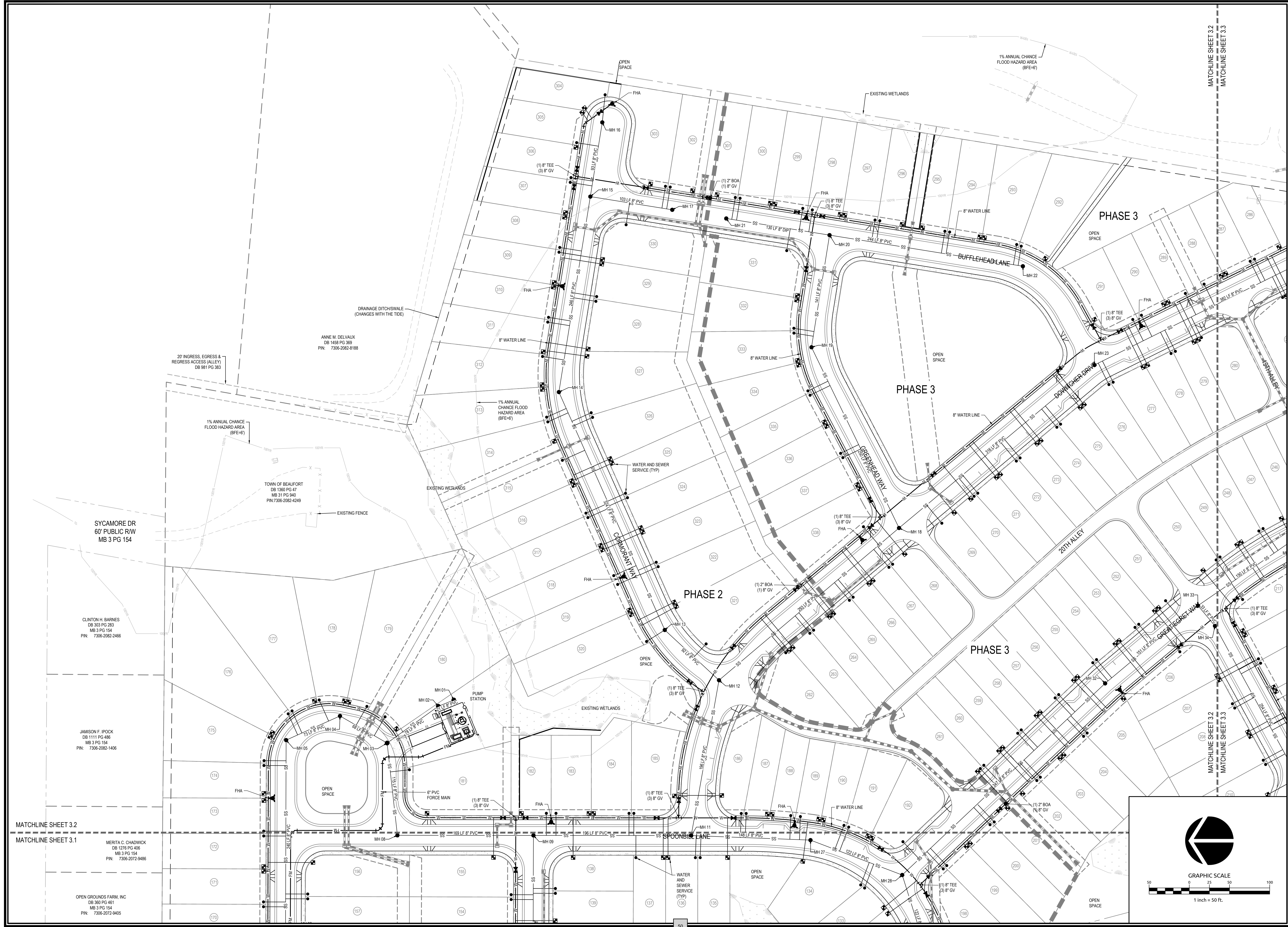
\\s01016-01\p01009767670\beaufort east\ village phases 2 & 3\ drawings\civil\mechanical\utility\utility plan.dwg

Job No. 02080976.70
Date March 2022
Checked By CN
Designer TW

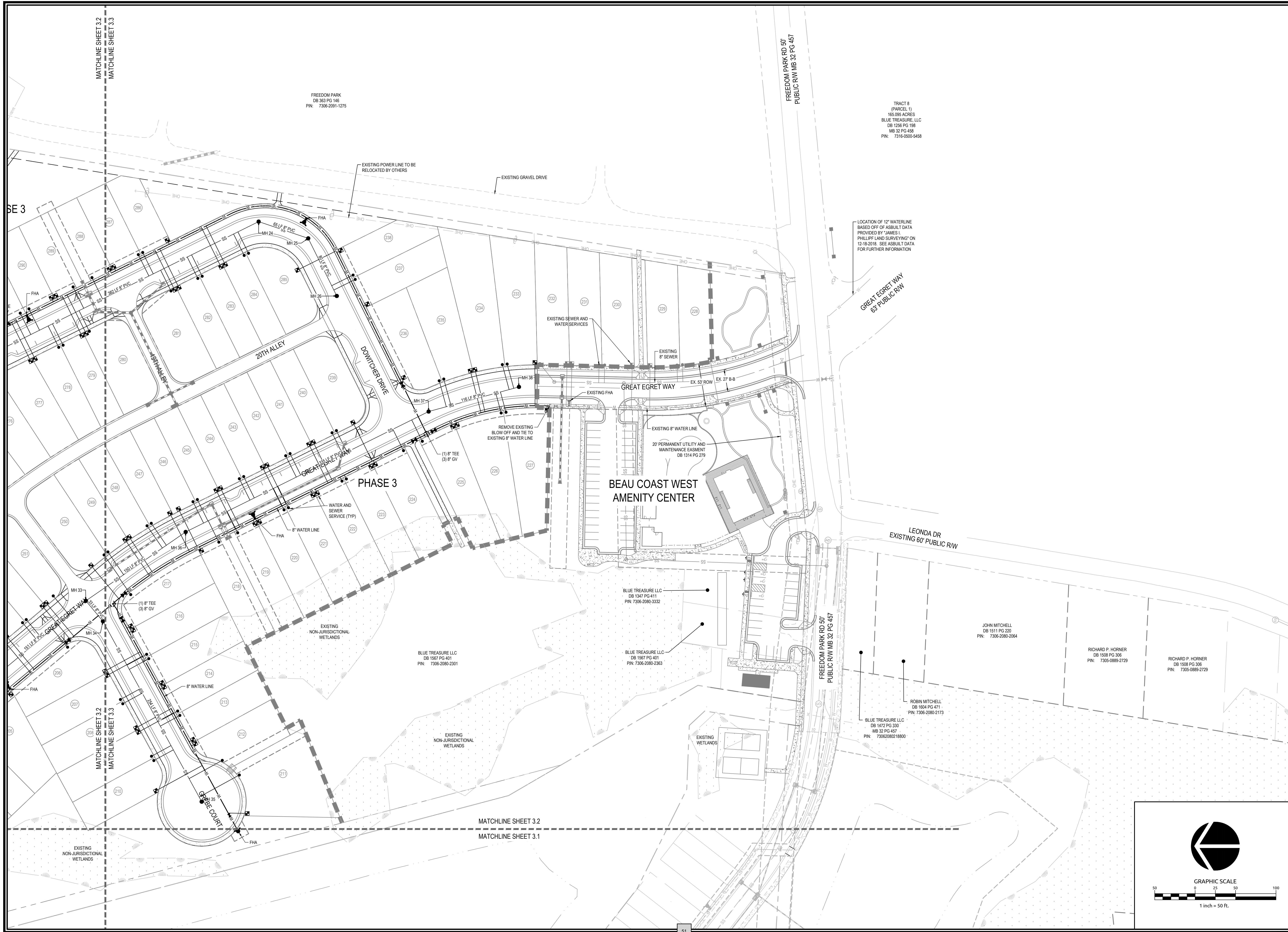


Revisions	Comments	Date
1	PER TOB COMMENTS	07/22/22
2	PER TOB COMMENTS	08/25/22

Sheet No.
C5.2



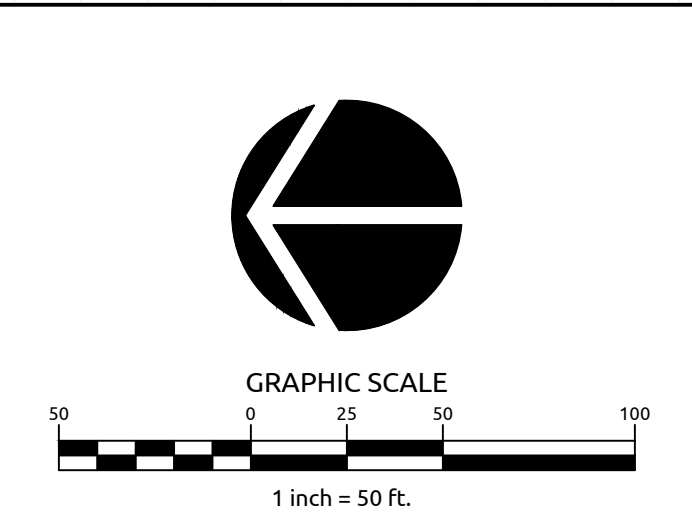
1. 10/10/2022 9:00 AM 20220925.70 Beaufort east - village phases 2 & 3.dwg
 2. 10/10/2022 9:00 AM 20220925.70 Beaufort east - village phases 2 & 3.dwg
 3. 10/10/2022 9:00 AM 20220925.70 Beaufort east - village phases 2 & 3.dwg
 4. 10/10/2022 9:00 AM 20220925.70 Beaufort east - village phases 2 & 3.dwg
 5. 10/10/2022 9:00 AM 20220925.70 Beaufort east - village phases 2 & 3.dwg
 6. 10/10/2022 9:00 AM 20220925.70 Beaufort east - village phases 2 & 3.dwg
 7. 10/10/2022 9:00 AM 20220925.70 Beaufort east - village phases 2 & 3.dwg
 8. 10/10/2022 9:00 AM 20220925.70 Beaufort east - village phases 2 & 3.dwg
 9. 10/10/2022 9:00 AM 20220925.70 Beaufort east - village phases 2 & 3.dwg
 10. 10/10/2022 9:00 AM 20220925.70 Beaufort east - village phases 2 & 3.dwg
 11. 10/10/2022 9:00 AM 20220925.70 Beaufort east - village phases 2 & 3.dwg
 12. 10/10/2022 9:00 AM 20220925.70 Beaufort east - village phases 2 & 3.dwg
 13. 10/10/2022 9:00 AM 20220925.70 Beaufort east - village phases 2 & 3.dwg
 14. 10/10/2022 9:00 AM 20220925.70 Beaufort east - village phases 2 & 3.dwg
 15. 10/10/2022 9:00 AM 20220925.70 Beaufort east - village phases 2 & 3.dwg
 16. 10/10/2022 9:00 AM 20220925.70 Beaufort east - village phases 2 & 3.dwg
 17. 10/10/2022 9:00 AM 20220925.70 Beaufort east - village phases 2 & 3.dwg
 18. 10/10/2022 9:00 AM 20220925.70 Beaufort east - village phases 2 & 3.dwg
 19. 10/10/2022 9:00 AM 20220925.70 Beaufort east - village phases 2 & 3.dwg
 20. 10/10/2022 9:00 AM 20220925.70 Beaufort east - village phases 2 & 3.dwg
 21. 10/10/2022 9:00 AM 20220925.70 Beaufort east - village phases 2 & 3.dwg
 22. 10/10/2022 9:00 AM 20220925.70 Beaufort east - village phases 2 & 3.dwg
 23. 10/10/2022 9:00 AM 20220925.70 Beaufort east - village phases 2 & 3.dwg
 24. 10/10/2022 9:00 AM 20220925.70 Beaufort east - village phases 2 & 3.dwg
 25. 10/10/2022 9:00 AM 20220925.70 Beaufort east - village phases 2 & 3.dwg
 26. 10/10/2022 9:00 AM 20220925.70 Beaufort east - village phases 2 & 3.dwg
 27. 10/10/2022 9:00 AM 20220925.70 Beaufort east - village phases 2 & 3.dwg
 28. 10/10/2022 9:00 AM 20220925.70 Beaufort east - village phases 2 & 3.dwg
 29. 10/10/2022 9:00 AM 20220925.70 Beaufort east - village phases 2 & 3.dwg
 30. 10/10/2022 9:00 AM 20220925.70 Beaufort east - village phases 2 & 3.dwg
 31. 10/10/2022 9:00 AM 20220925.70 Beaufort east - village phases 2 & 3.dwg
 32. 10/10/2022 9:00 AM 20220925.70 Beaufort east - village phases 2 & 3.dwg
 33. 10/10/2022 9:00 AM 20220925.70 Beaufort east - village phases 2 & 3.dwg
 34. 10/10/2022 9:00 AM 20220925.70 Beaufort east - village phases 2 & 3.dwg
 35. 10/10/2022 9:00 AM 20220925.70 Beaufort east - village phases 2 & 3.dwg
 36. 10/10/2022 9:00 AM 20220925.70 Beaufort east - village phases 2 & 3.dwg
 37. 10/10/2022 9:00 AM 20220925.70 Beaufort east - village phases 2 & 3.dwg
 38. 10/10/2022 9:00 AM 20220925.70 Beaufort east - village phases 2 & 3.dwg
 39. 10/10/2022 9:00 AM 20220925.70 Beaufort east - village phases 2 & 3.dwg
 40. 10/10/2022 9:00 AM 20220925.70 Beaufort east - village phases 2 & 3.dwg
 41. 10/10/2022 9:00 AM 20220925.70 Beaufort east - village phases 2 & 3.dwg
 42. 10/10/2022 9:00 AM 20220925.70 Beaufort east - village phases 2 & 3.dwg
 43. 10/10/2022 9:00 AM 20220925.70 Beaufort east - village phases 2 & 3.dwg
 44. 10/10/2022 9:00 AM 20220925.70 Beaufort east - village phases 2 & 3.dwg
 45. 10/10/2022 9:00 AM 20220925.70 Beaufort east - village phases 2 & 3.dwg
 46. 10/10/2022 9:00 AM 20220925.70 Beaufort east - village phases 2 & 3.dwg
 47. 10/10/2022 9:00 AM 20220925.70 Beaufort east - village phases 2 & 3.dwg
 48. 10/10/2022 9:00 AM 20220925.70 Beaufort east - village phases 2 & 3.dwg
 49. 10/10/2022 9:00 AM 20220925.70 Beaufort east - village phases 2 & 3.dwg
 50. 10/10/2022 9:00 AM 20220925.70 Beaufort east - village phases 2 & 3.dwg



Job No. 0208097670
 Date: March 2022 Drawn By: TW
 Checked By: CT Designer: TW

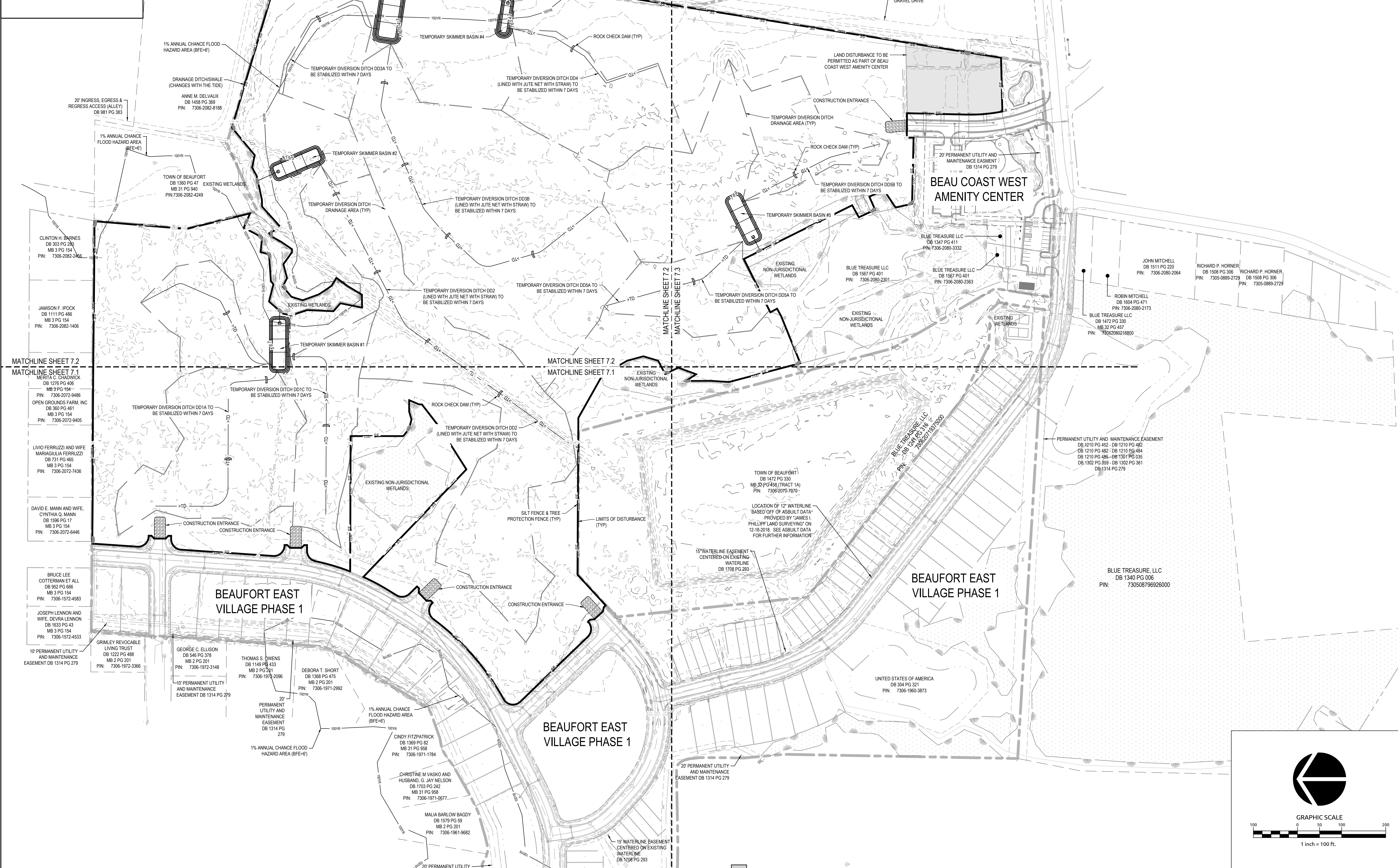
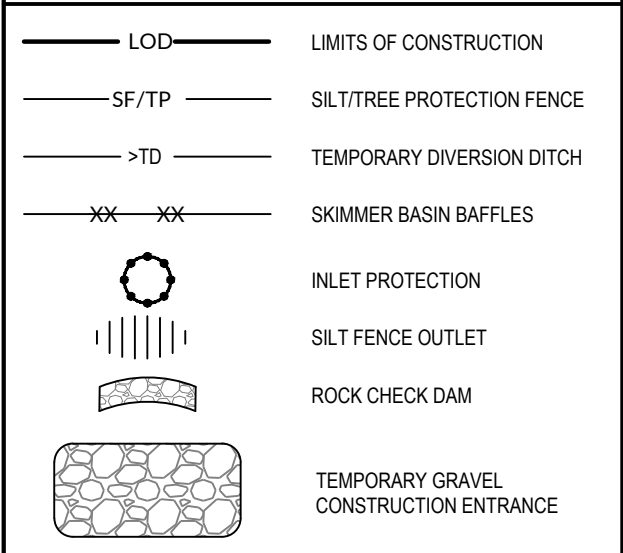


Revisions		
1	PER TOB COMMENTS	07/22/22
2	PER TOB COMMENTS	08/25/22

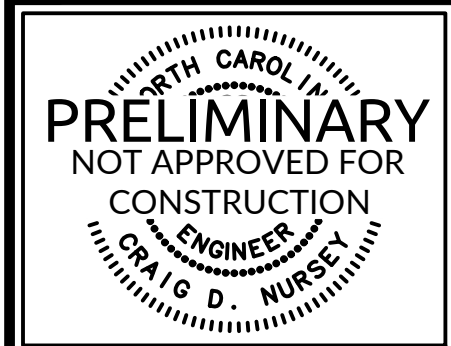


I:\08\08_0976\08097670\Beaufort East Village\Phase 2 & 3\CD\Drawings\withersravenel\SC\UTILITY PLAN.dwg

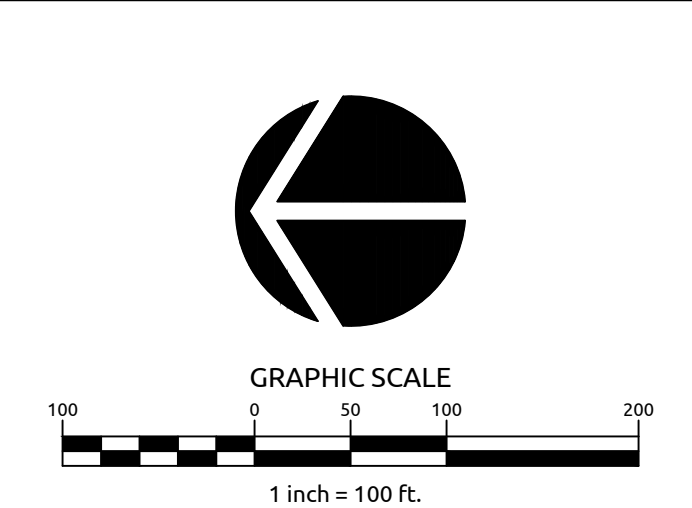
EROSION CONTROL LEGEND



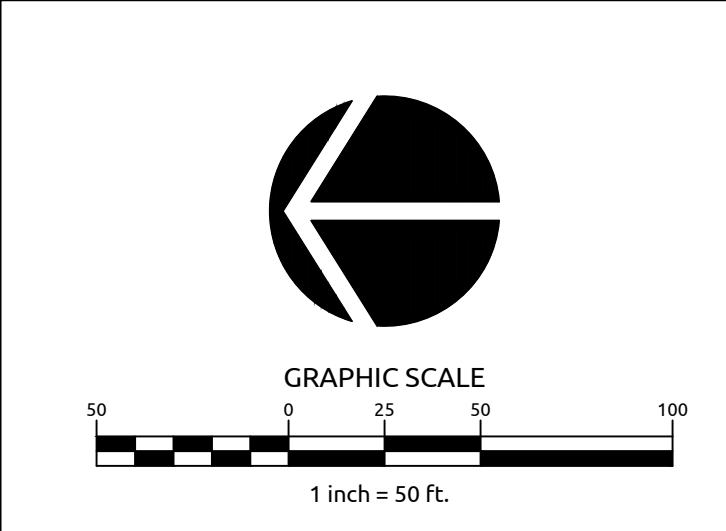
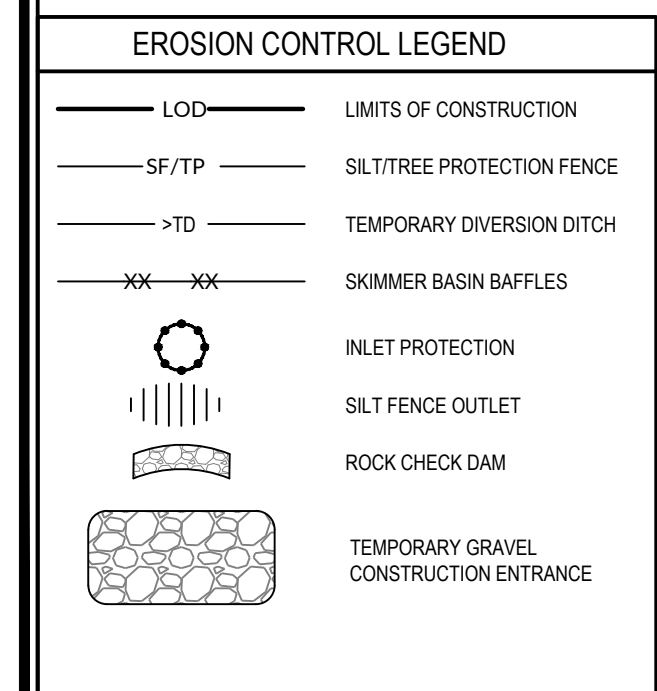
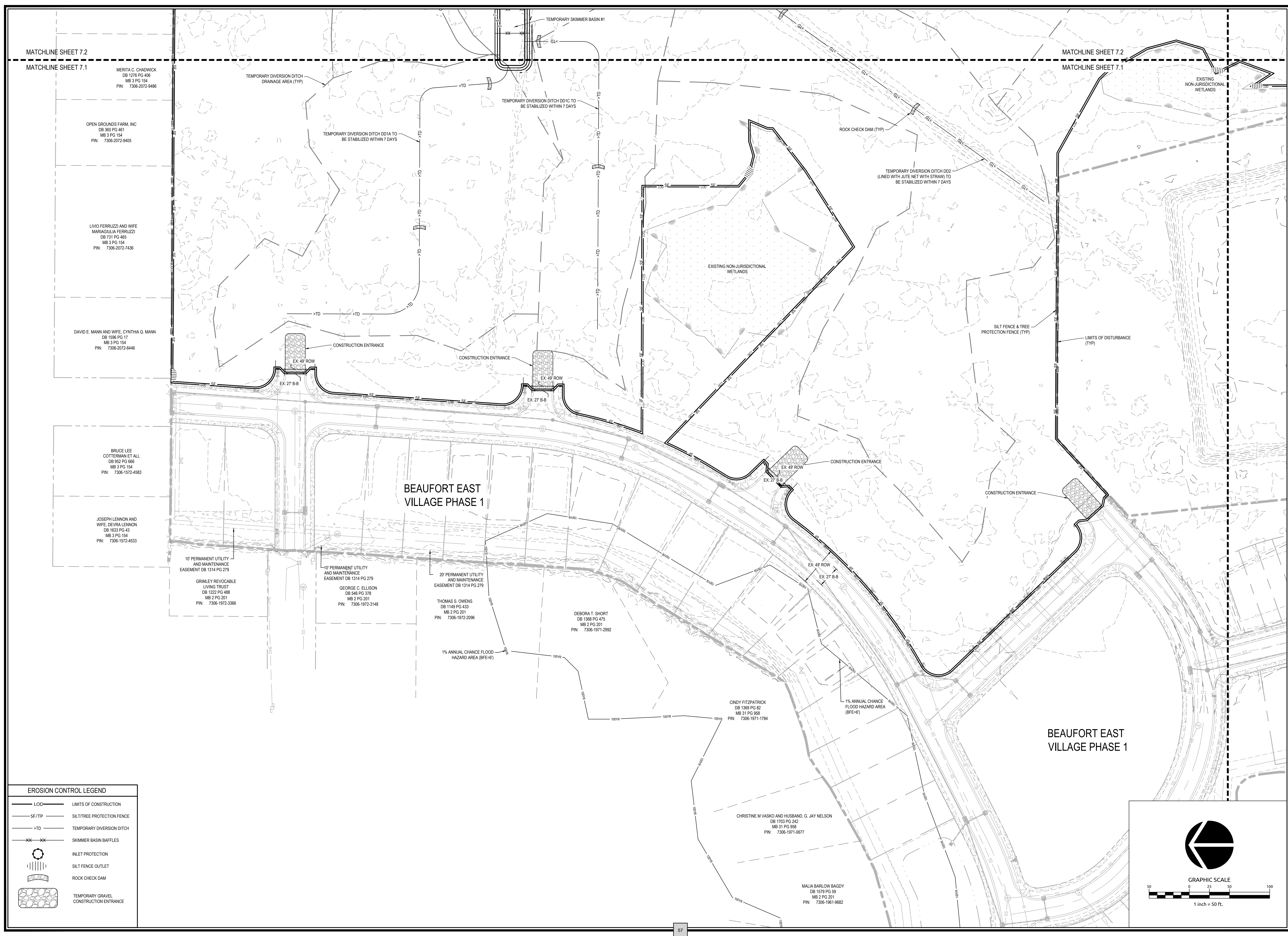
Job No.	02080976.70
Date	March 2022
Checked By	CN
Drawn By	TW
Designer	TW



Revisions	Date
1 PER TOB COMMENTS	07/22/22
2 PER TOB COMMENTS	08/25/22



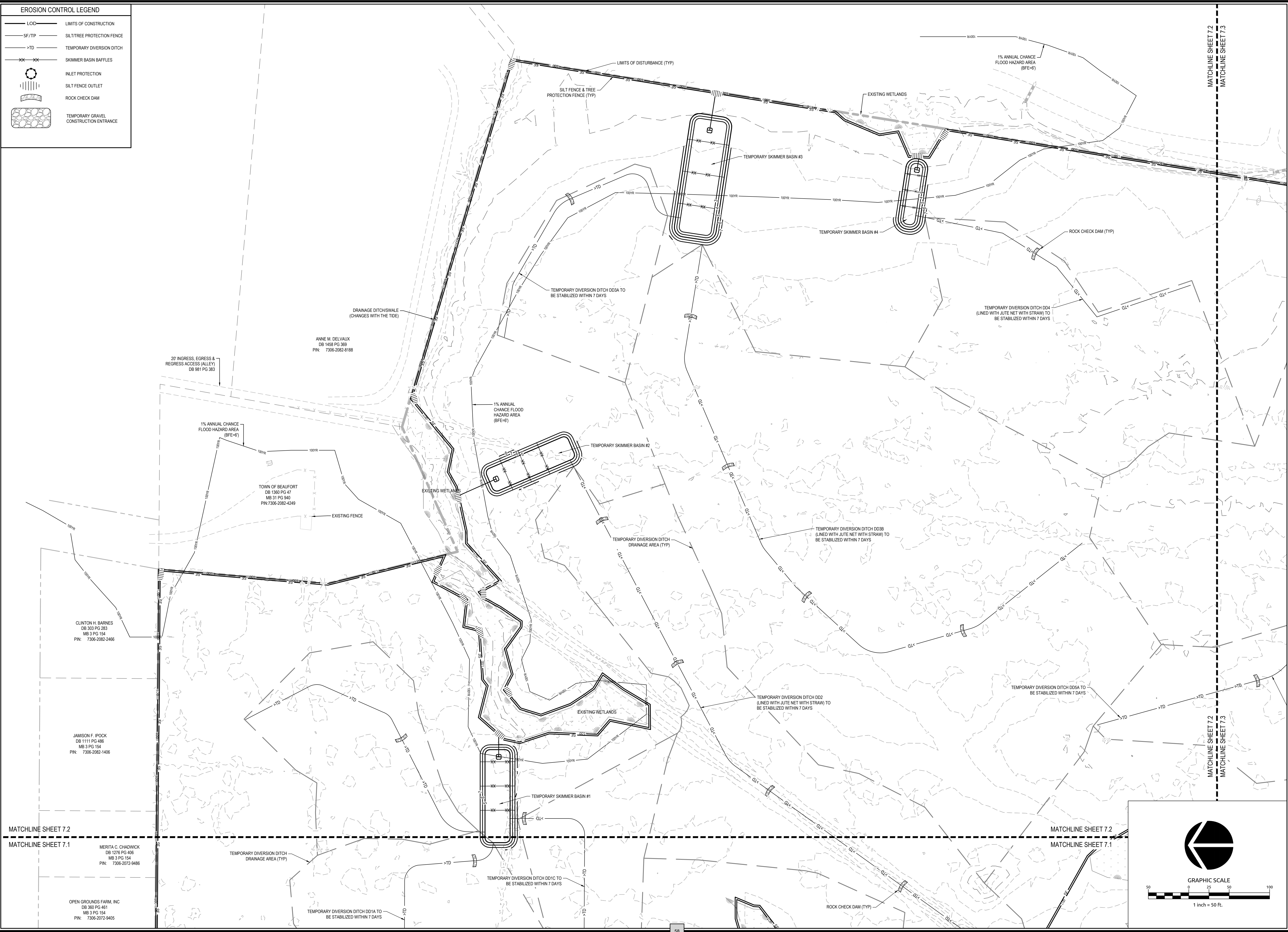
K:\08\08\0702080976.70\Beaufort East Village\Phase 2\CAD\Drawings\Set\Communication\C7.0 EROSION CONTROL PLAN PHASE 1.dwg



K:\0818-0170\020976.70 Beaufort East Village Phase 2\CD\Drawing\eroc\eroc.dwg 02/08/2022 10:57:11 AM

EROSION CONTROL LEGEND

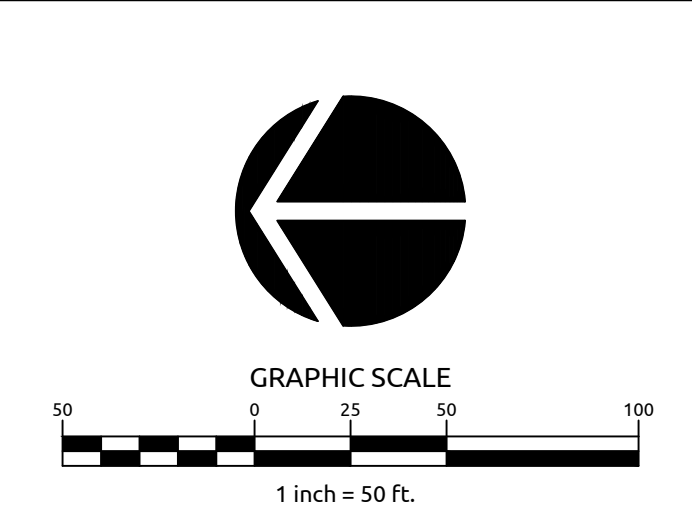
- LOD — LIMITS OF CONSTRUCTION
- SF/TP — SILT/TREE PROTECTION FENCE
- >TD— TEMPORARY DIVERSION DITCH
- XX XX SKIMMER BASIN BAFFLES
- ⊙ INLET PROTECTION
- ⊙ SILT FENCE OUTLET
- ⊙ ROCK CHECK DAM
- ⊙ TEMPORARY GRAVEL CONSTRUCTION ENTRANCE



Job No.	02080976.70	Drawn By	TW
Date	March 2022	Designer	TW
Checked By	CN		TW



Revisions		
1	PER TOB COMMENTS	07/22/22
2	PER TOB COMMENTS	08/25/22



K:\0818-0170\08180170-30 Beaufort East Village Phase 2 & 3\08180170-30 Erosion Control Plan\Phase 1.dwg

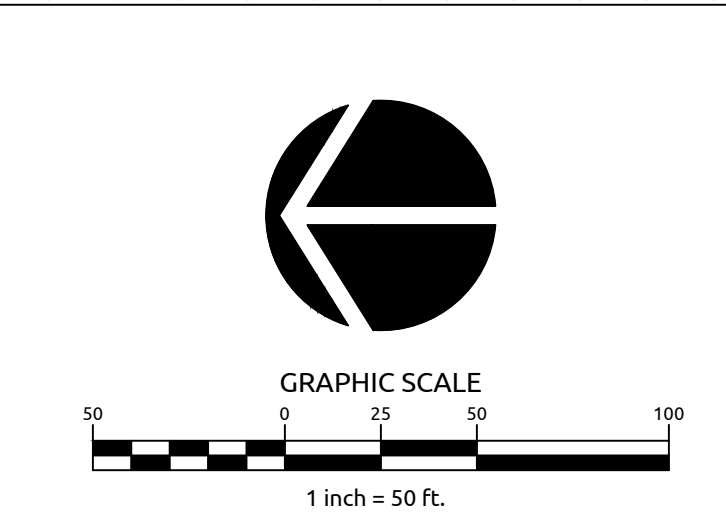
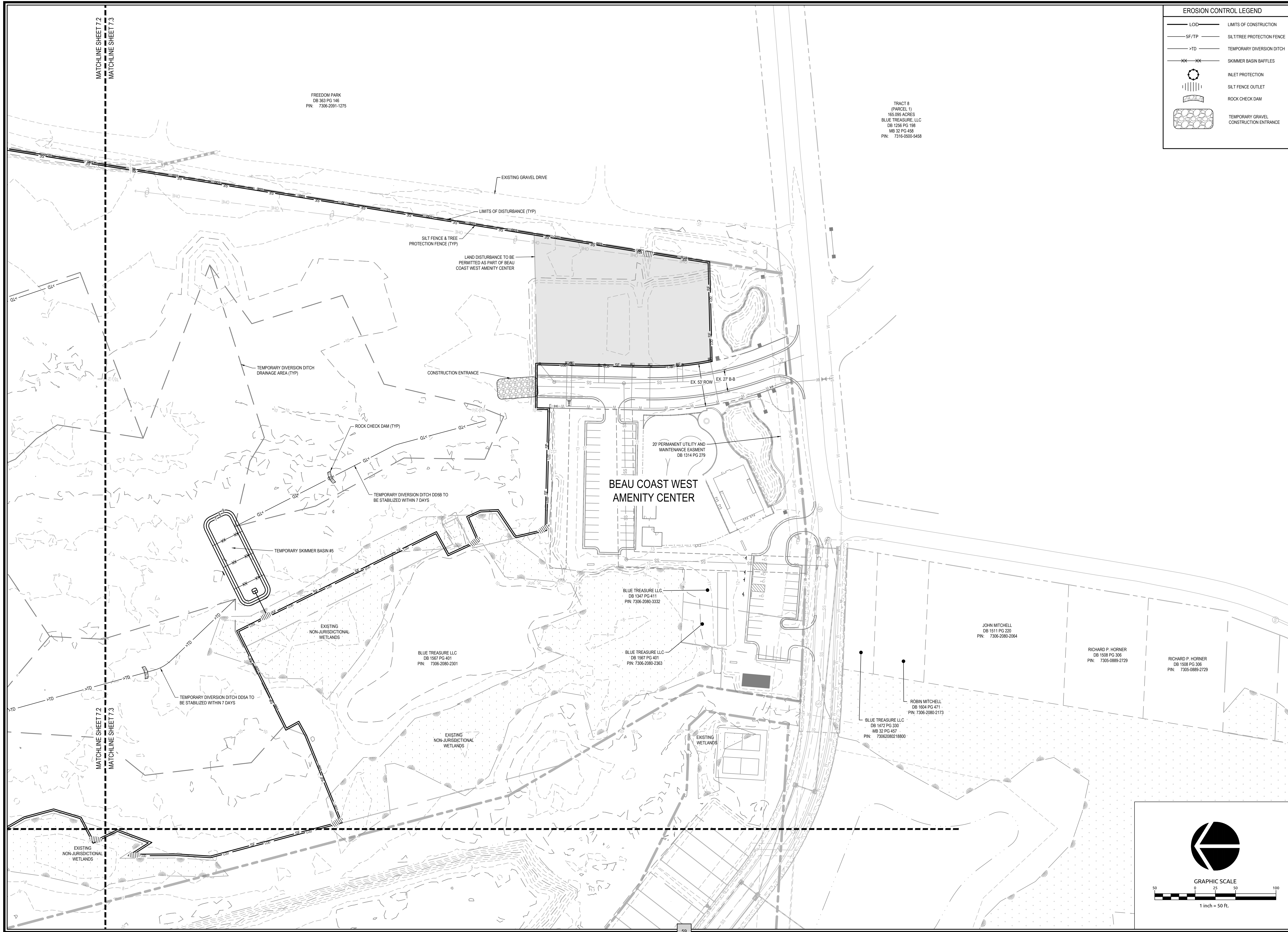
**BEAUFORT EAST VILLAGE
PHASES 2 & 3**

BEAUFORT, NC

**EROSION CONTROL PLAN
PHASE 1**

EROSION CONTROL LEGEND

— LOD —	LIMITS OF CONSTRUCTION
— SF/TP —	SILT/TREE PROTECTION FENCE
->TD	TEMPORARY DIVERSION DITCH
XX XX	SKIMMER BASIN Baffles
	INLET PROTECTION
	SILT FENCE OUTLET
	ROCK CHECK DAM
	TEMPORARY GRAVEL CONSTRUCTION ENTRANCE



Job No.	0208097670	Drawn By	TW
Date	March 2022	Designer	TW
Checked By	CH		



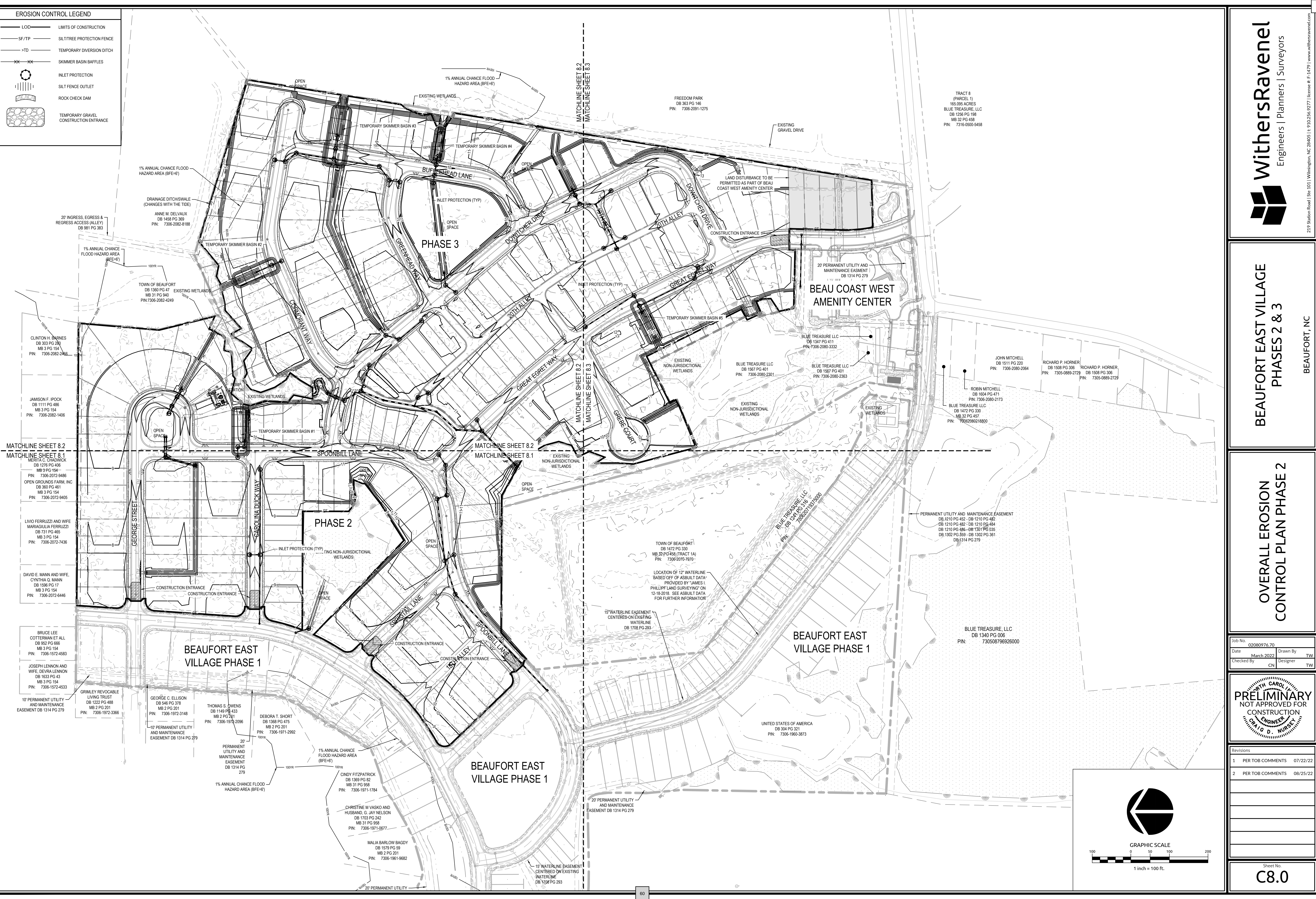
Revisions		
1	PER TOB COMMENTS	07/22/22
2	PER TOB COMMENTS	08/25/22

Sheet No.
C7.3

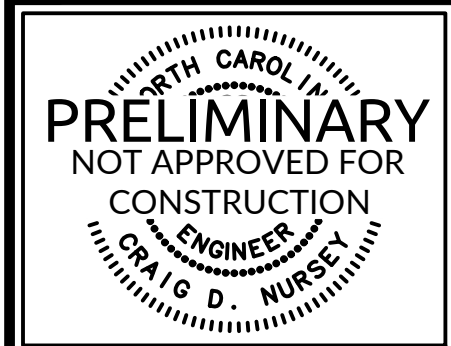
K:\2022\07\02\08097670\Beaufort East Village Phase 2\CADD\Drawing Set\Construction\CD\EROSION CONTROL PLAN PHASE 1.dwg

EROSION CONTROL LEGEND

- LOD — LIMITS OF CONSTRUCTION
- SF/TP — SILT/FREE PROTECTION FENCE
- TD — TEMPORARY DIVERSION DITCH
- XX — SKIMMER BASIN BAFFLES
- INLET PROTECTION
- SILT FENCE OUTLET
- ▬ ROCK CHECK DAM
- ▬ TEMPORARY GRAVEL CONSTRUCTION ENTRANCE











Job No.	02080976.70
Date	March 2022
Checked By	CN
Drawn By	TW
Designer	TW

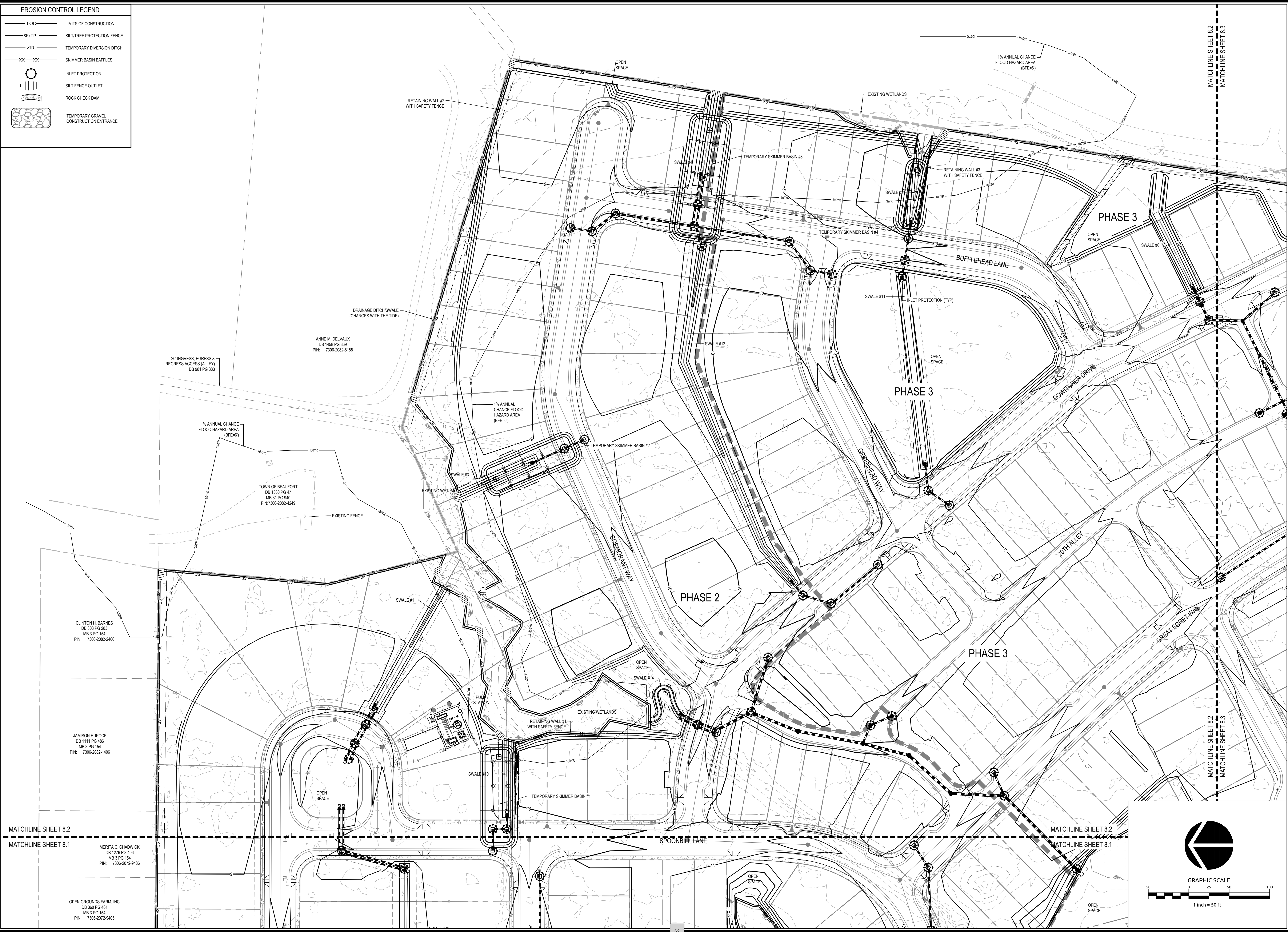


Revisions	1	2
PER TOB COMMENTS	07/22/22	
PER TOB COMMENTS	08/25/22	

K:\0818\0702080976.70\Beaufort East Village\Phase 2\CAD\Drawings\EROSION CONTROL PLAN\PHASE 2.dwg

EROSION CONTROL LEGEND

-  LOD LIMITS OF CONSTRUCTION
-  SF/TP SILT/TREE PROTECTION FENCE
-  >TD TEMPORARY DIVERSION DITCH
-  XX-XX SKIMMER BASIN BAFFLES
-  INLET PROTECTION
-  SILT FENCE OUTLET
-  ROCK CHECK DAM
-  TEMPORARY GRAVEL CONSTRUCTION ENTRANCE



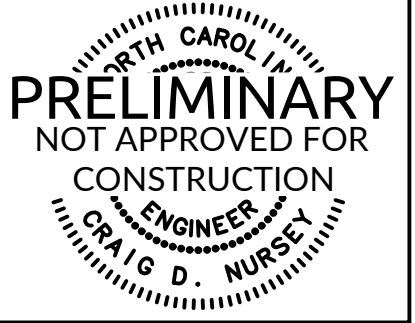
WithersRavenel
Engineers | Planners | Surveyors



**BEAUFORT EAST VILLAGE
PHASES 2 & 3**

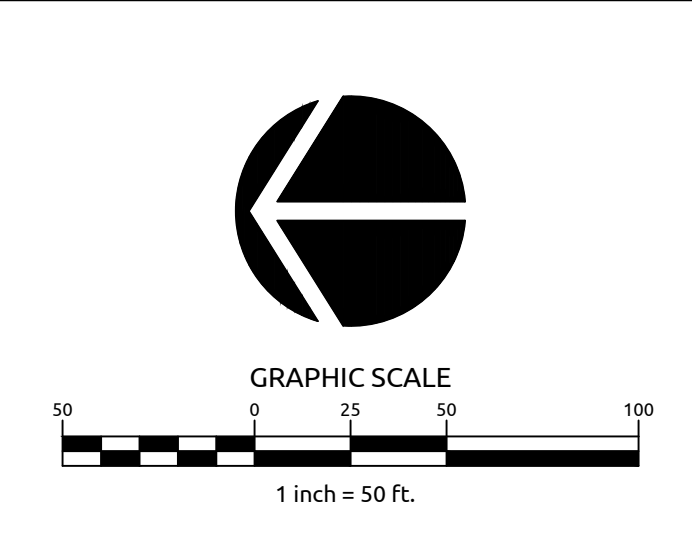
**EROSION CONTROL PLAN
PHASE 2**

Job No.	02080976.70	Drawn By	TW
Date	March 2022	Designer	TW
Checked By	CN	Designer	TW



Revisions	Description	Date
1	PER TOB COMMENTS	07/22/22
2	PER TOB COMMENTS	08/25/22

Sheet No.
C8.2



K:\08\04\0702080976.70\Beaufort East Village\Phase 2\CD\Drawings\Info\Construction\CD\EROSION CONTROL PLAN\PHASE 2.dwg

**BEAUFORT EAST VILLAGE
PHASES 2 & 3**

BEAUFORT, NC

**EROSION CONTROL PLAN
PHASE 2**

Job No. 02080976.70
Date March 2022 Drawn By TW
Checked By CH Designer TW

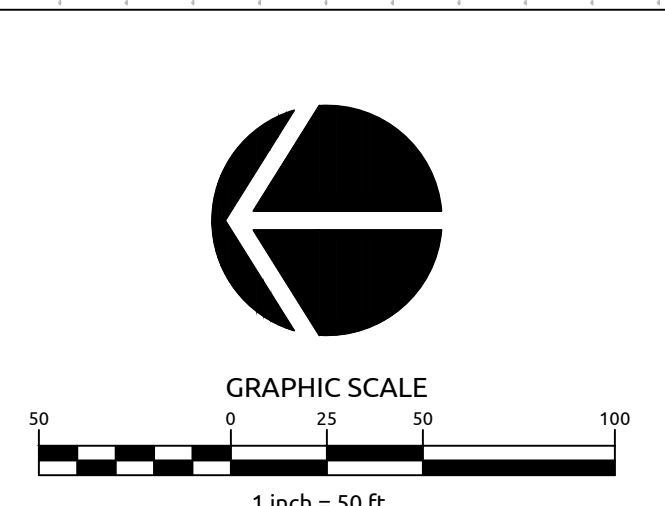
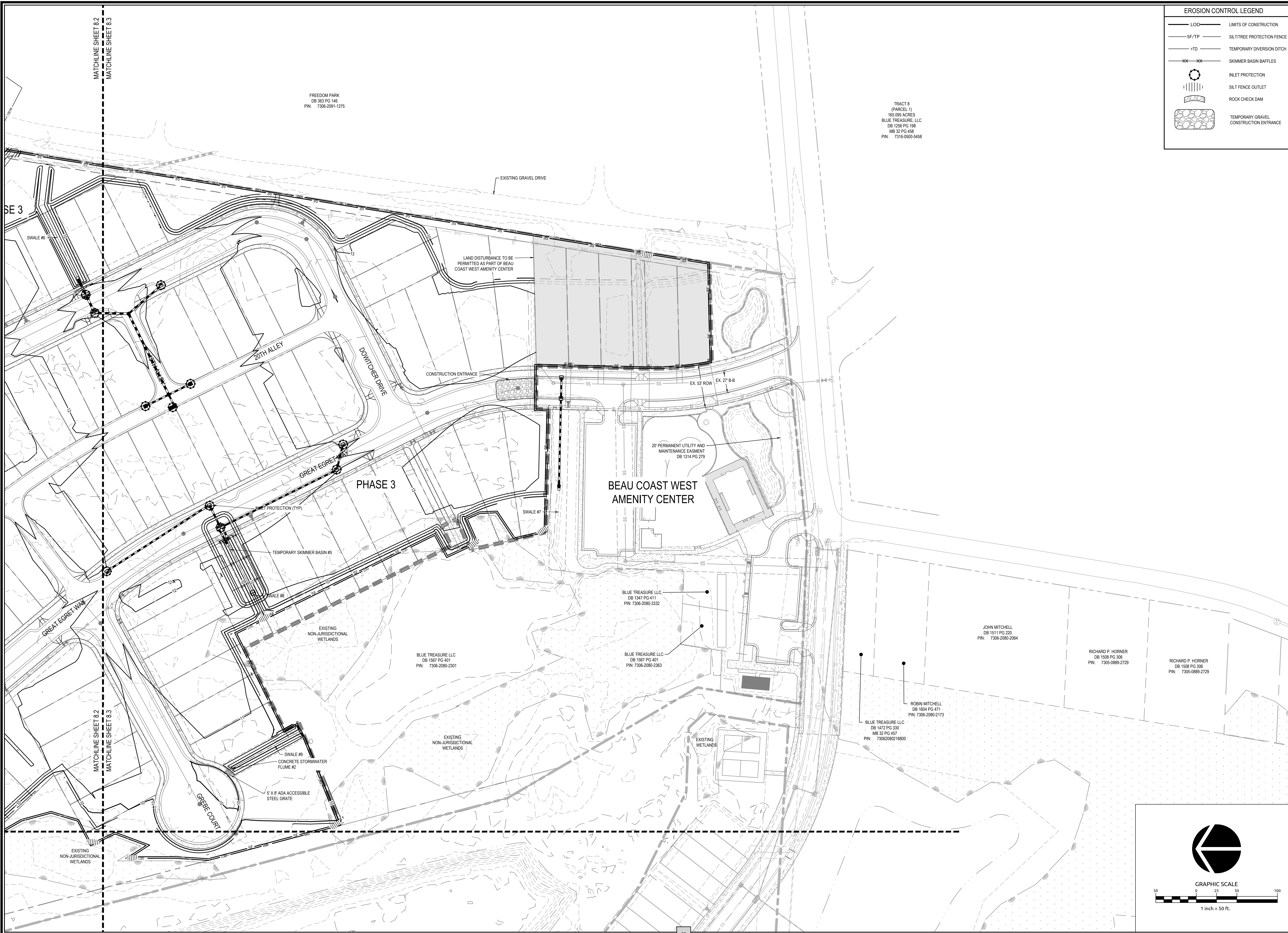


Revisions		
1	PER TOB COMMENTS	07/22/22
2	PER TOB COMMENTS	08/25/22

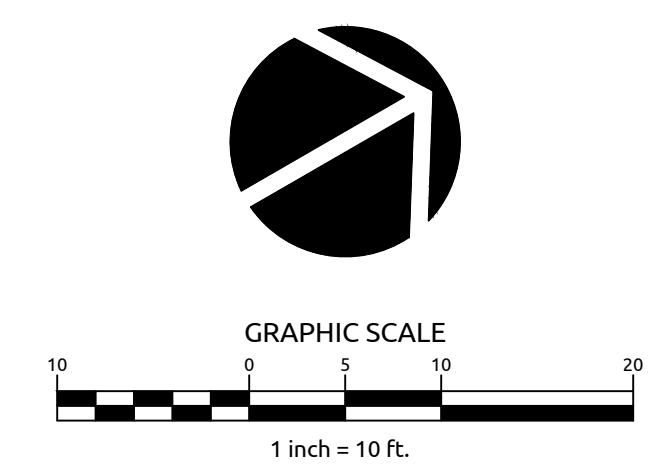
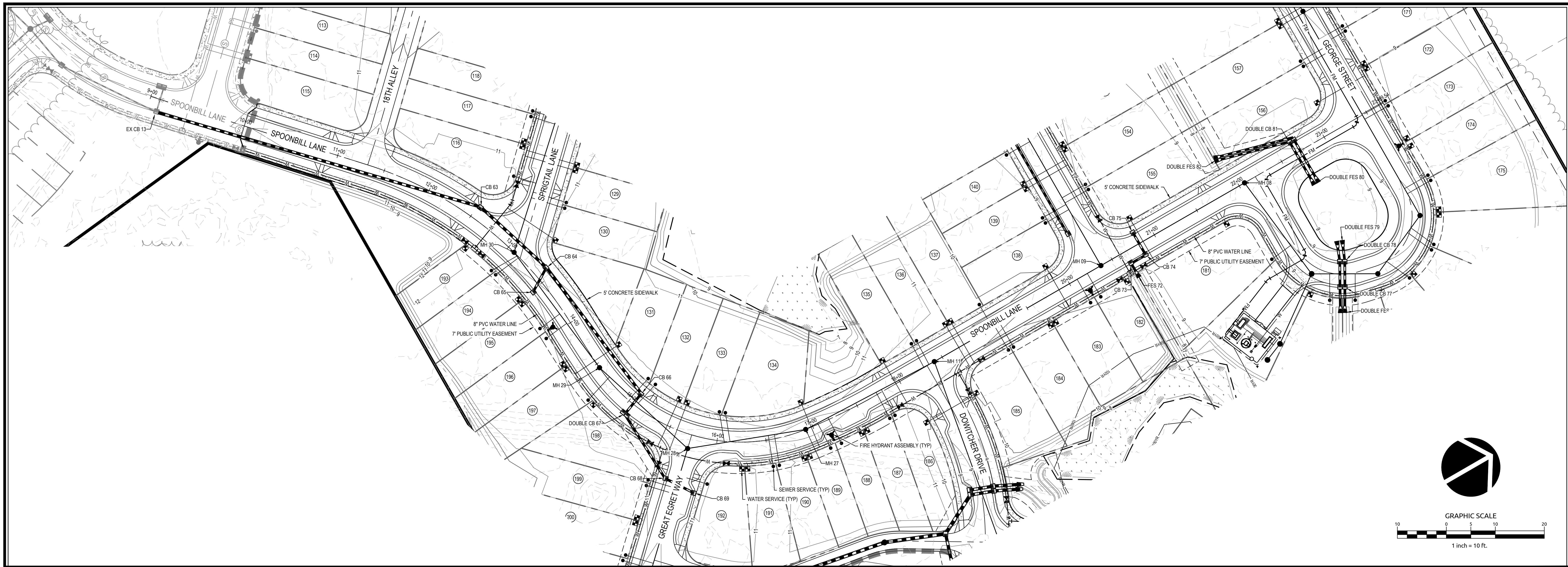
Sheet No.
C8.3

EROSION CONTROL LEGEND

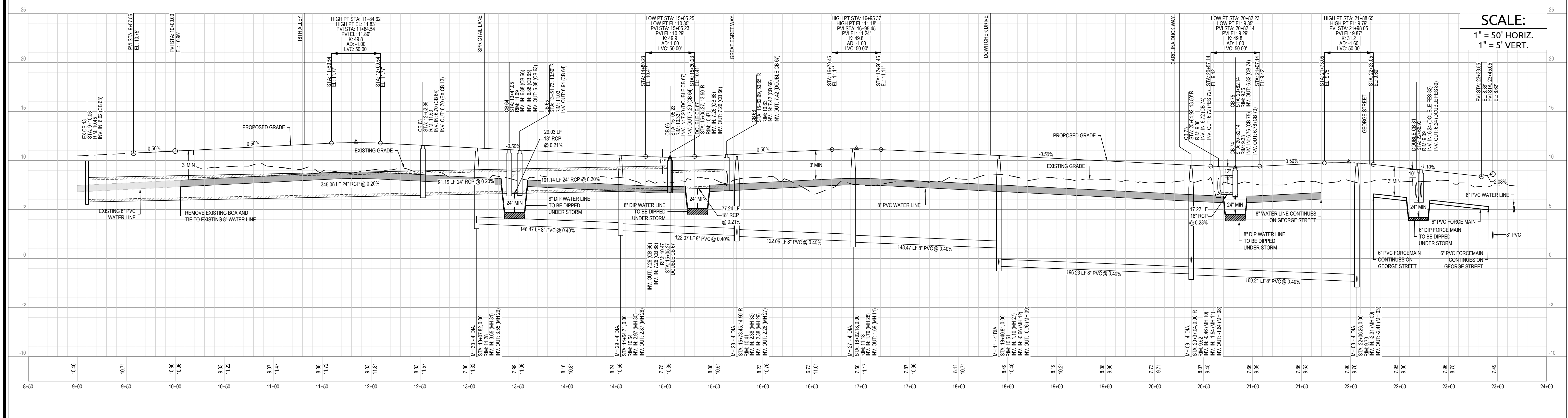
— LOD —	LIMITS OF CONSTRUCTION
— SF/TP —	SILT/TREE PROTECTION FENCE
->TD	TEMPORARY DIVERSION DITCH
XX XX	SKIMMER BASIN Baffles
	INLET PROTECTION
	SILT FENCE OUTLET
	ROCK CHECK DAM
	TEMPORARY GRAVEL CONSTRUCTION ENTRANCE



K:\2022\09\02\02080976.70\Beaufort East Village Phase 2\CADD\Drawing Set\Construction\CD01 EROSION CONTROL PLAN PHASE 2.dwg



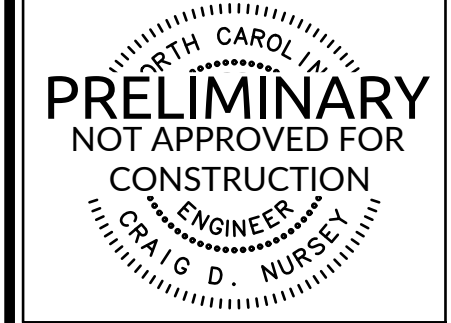
SPoonBILL LANE PLAN



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

SPoonBILL LANE PROFILE

Job No.	02080976.70	Drawn By	TW
Date	March 2022	Designer	TW
Checked By	CN		



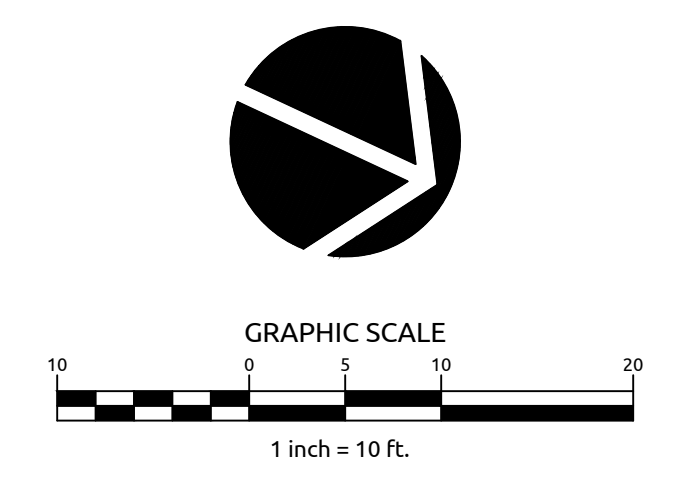
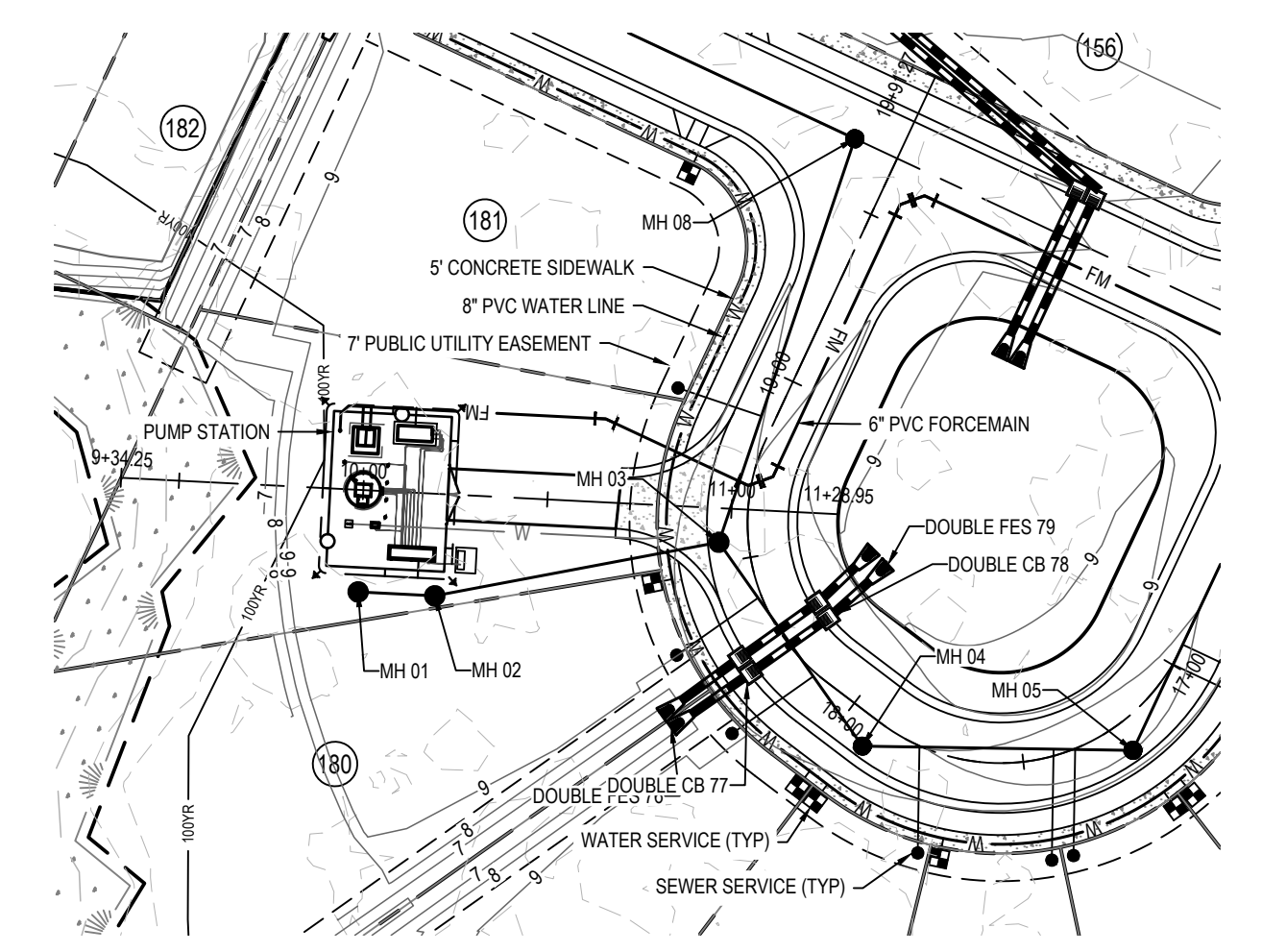
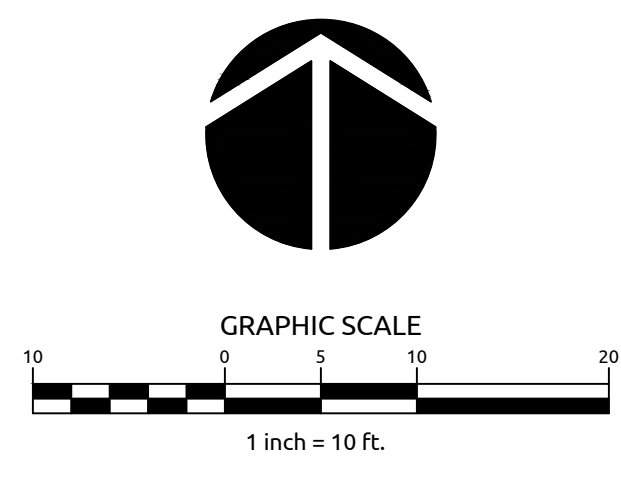
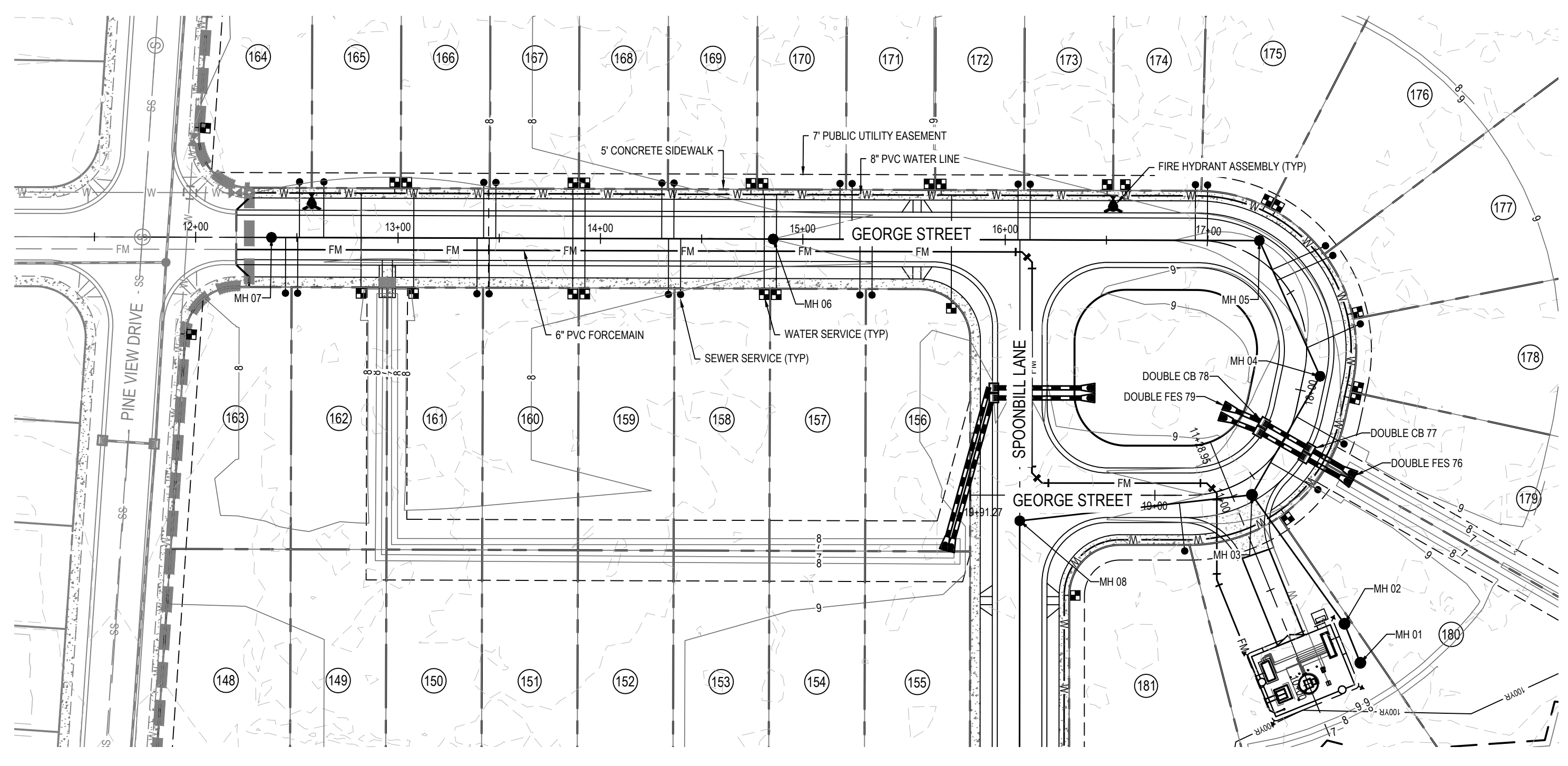
Revisions	Description	Date
1	PER TOB COMMENTS	07/22/22
2	PER TOB COMMENTS	08/25/22

K:\08184\0702080976.70\Beaufort east\mfg\plan\2\02080976.70\SPoonBILL LANE PLAN & PROFILE.dwg

Job No. 02080976.70
Date March 2022
Checked By CN
Drawn By TW
Designer TW

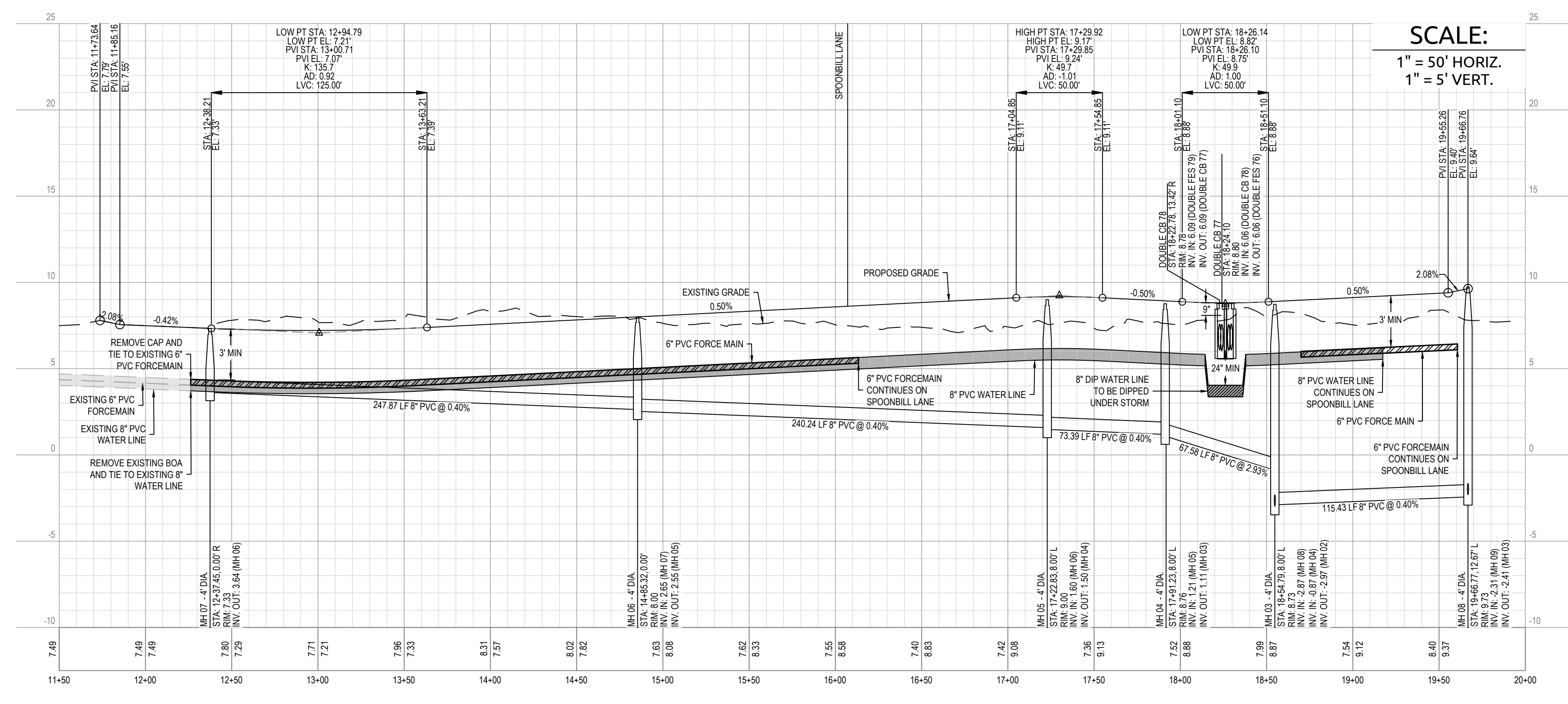
PRELIMINARY
NOT APPROVED FOR
CONSTRUCTION
ENGINEER
C. RIG D. NURSE

Revisions	1	2
PER TOB COMMENTS	07/22/22	
PER TOB COMMENTS	08/25/22	



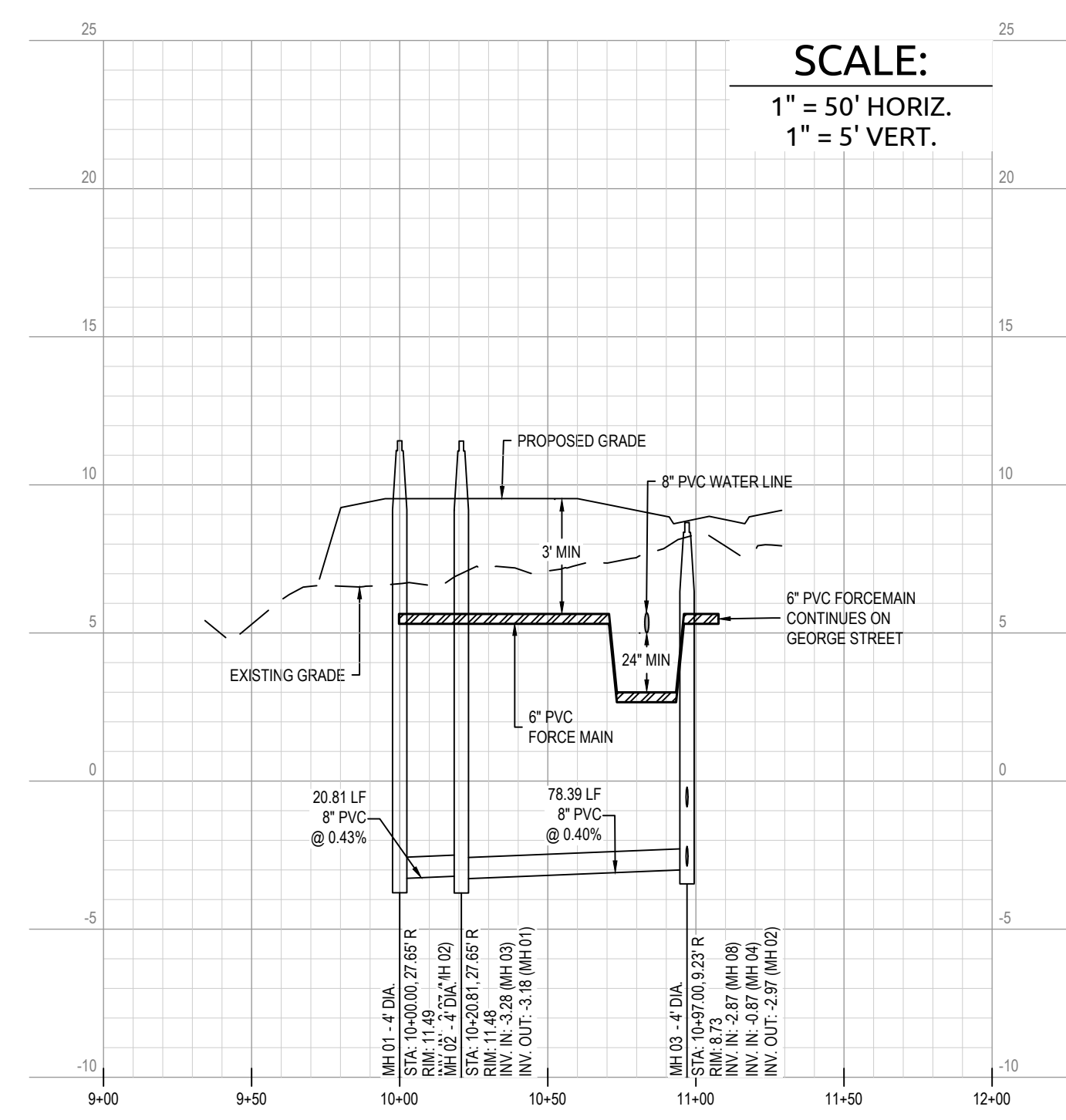
GEORGE STREET PLAN

UTILITY OUTFALL PLAN



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

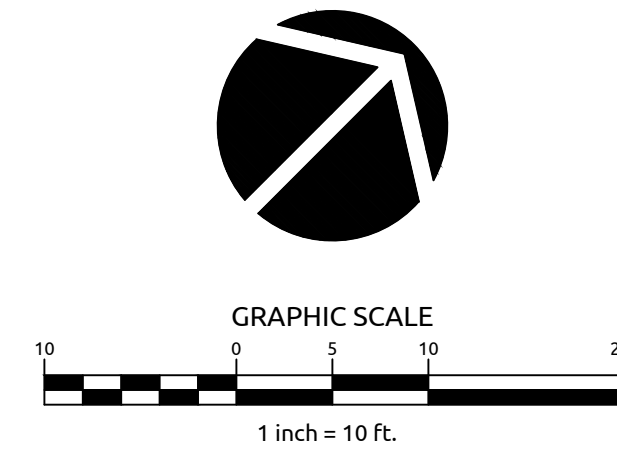
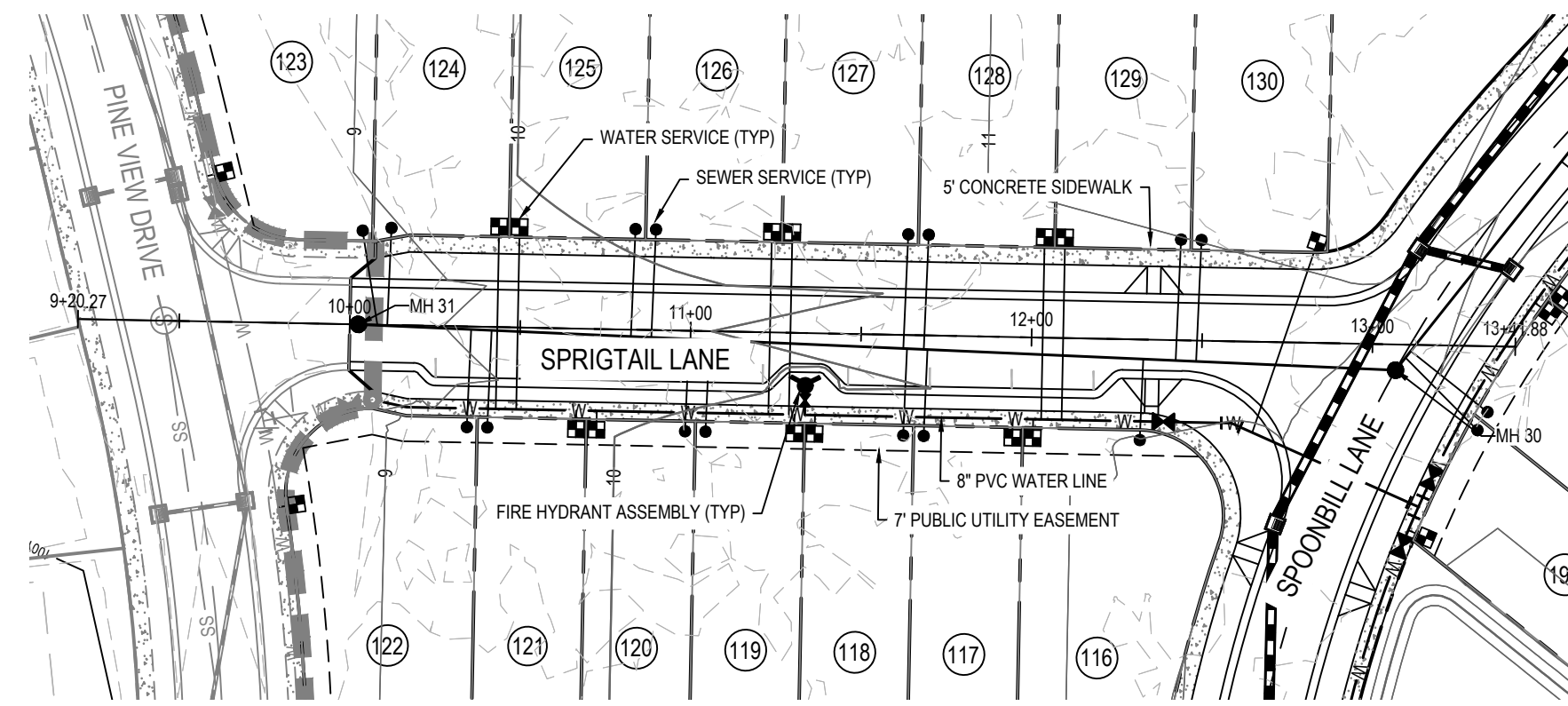
GEORGE STREET PROFILE



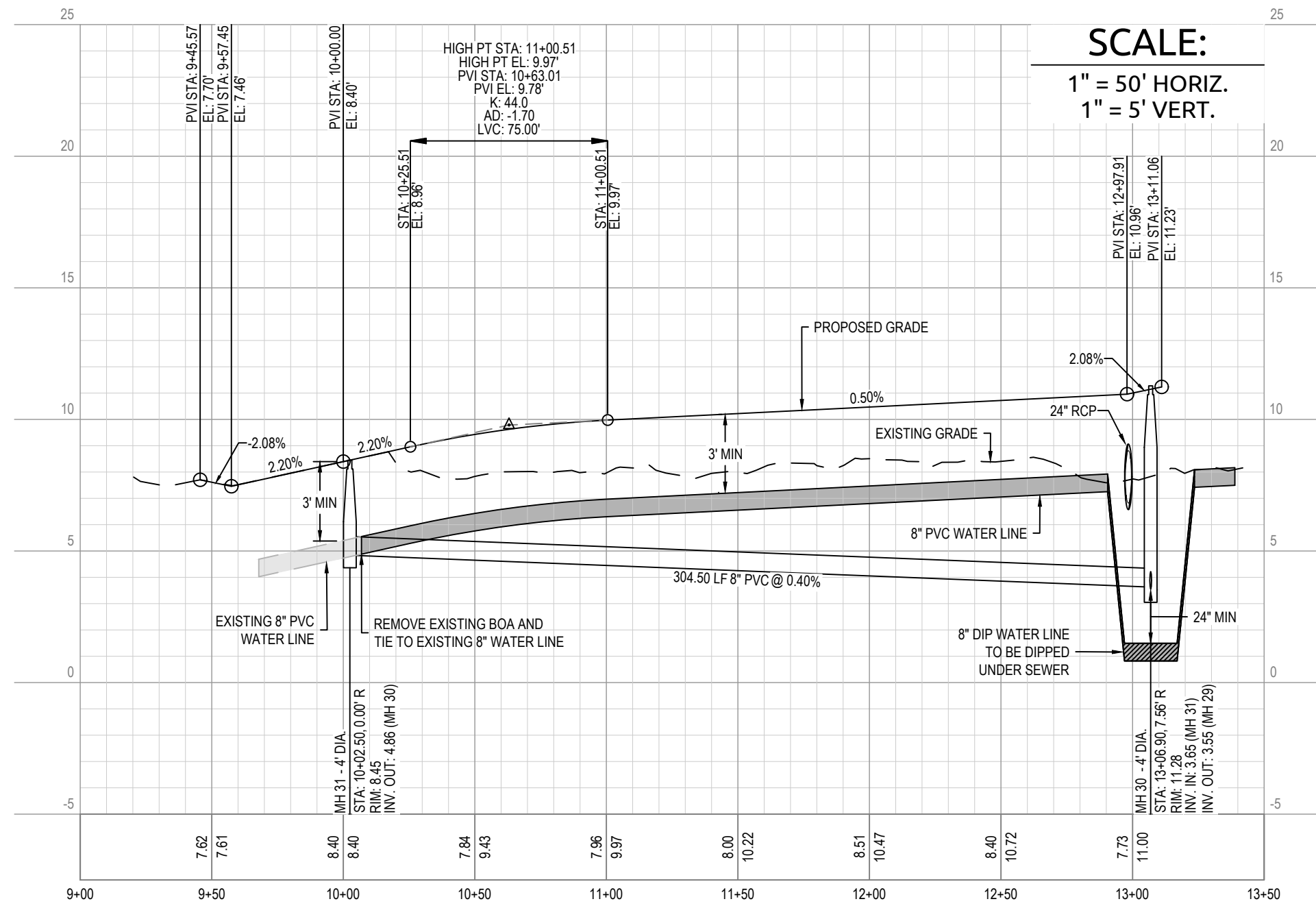
SCALE:
1" = 50' HORIZ.
1" = 5' VERT.

UTILITY OUTFALL PROFILE

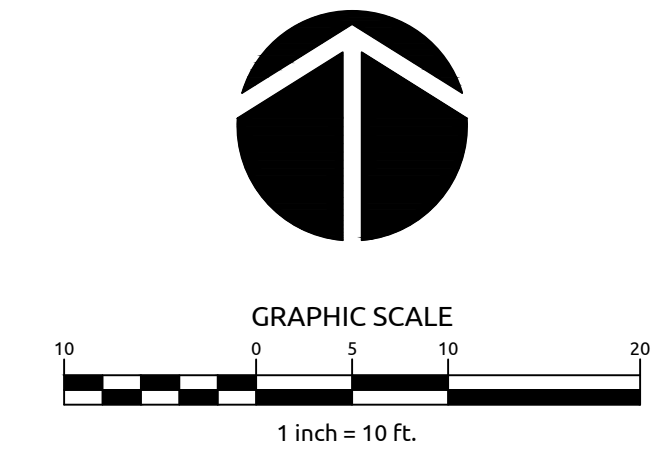
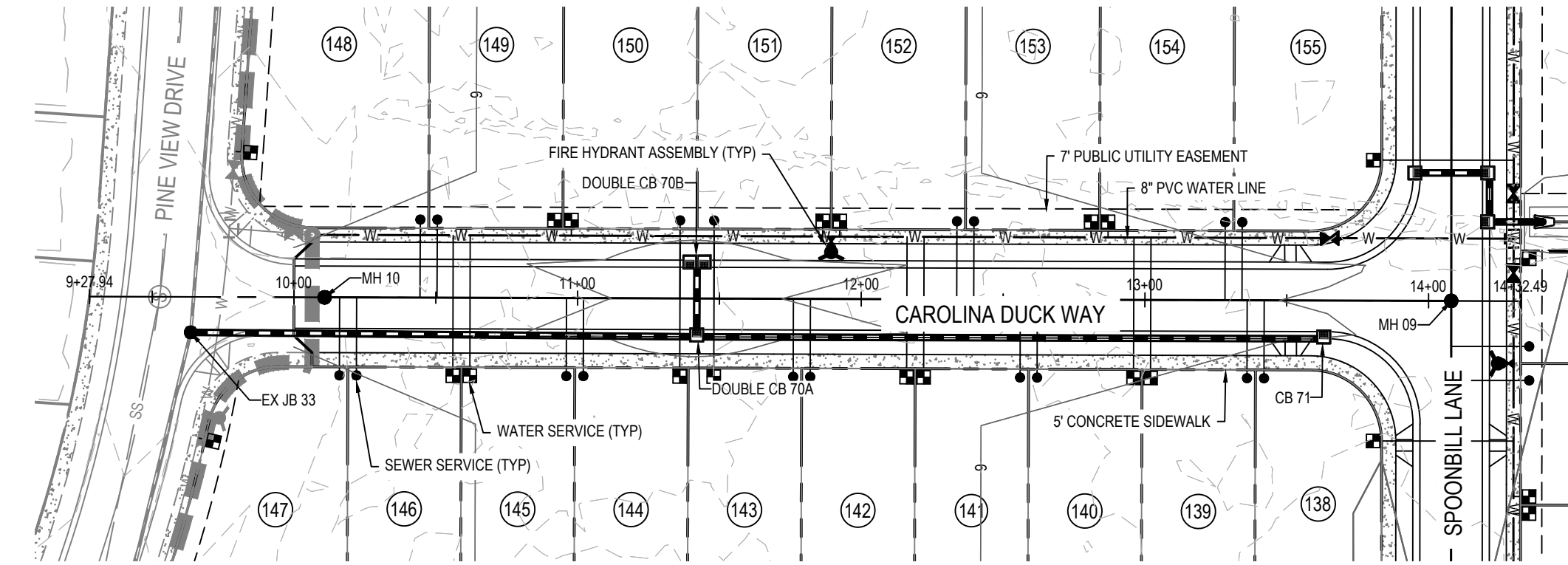
K:\08184\07020976.70\Beaufort east - 08/25/22\Drawings\utility\outfall\PLAN & PROFILE.dwg



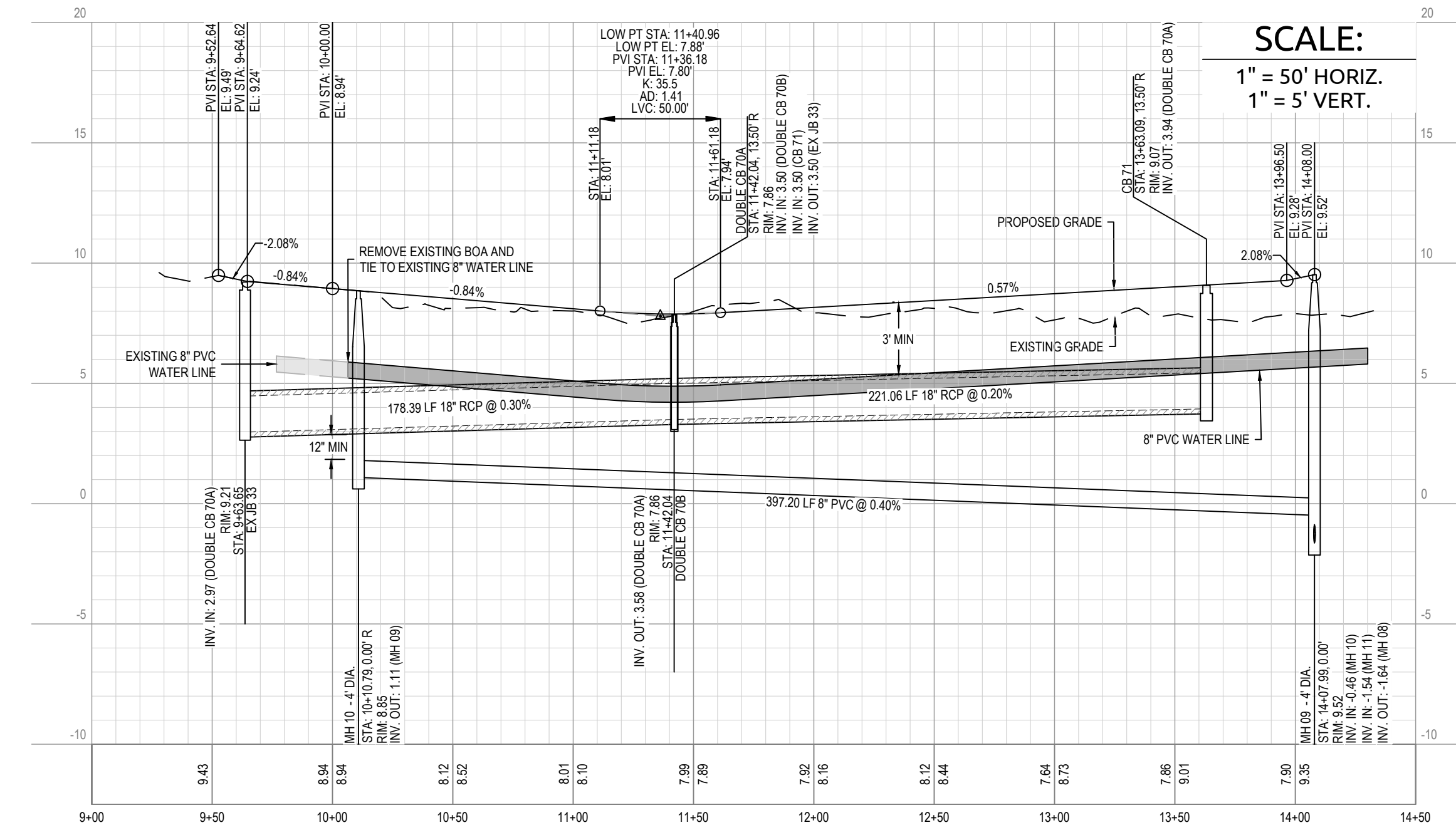
SPRIGTAIL LANE PLAN



SPRIGTAIL LANE PROFILE

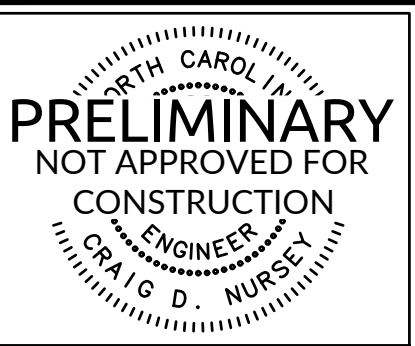


CAROLINA DUCK WAY PLAN



CAROLINA DUCK WAY PROFILE

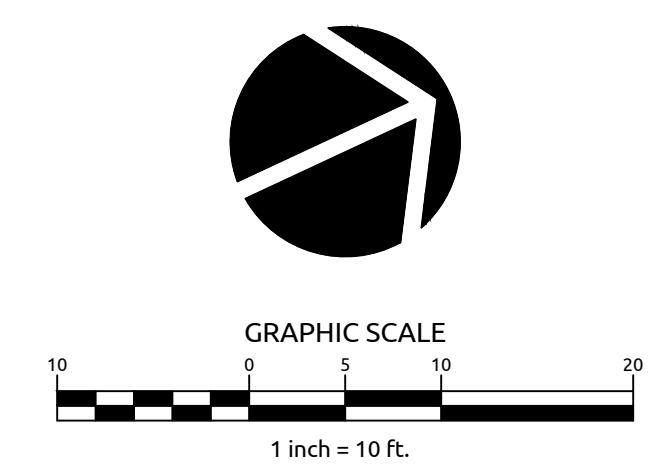
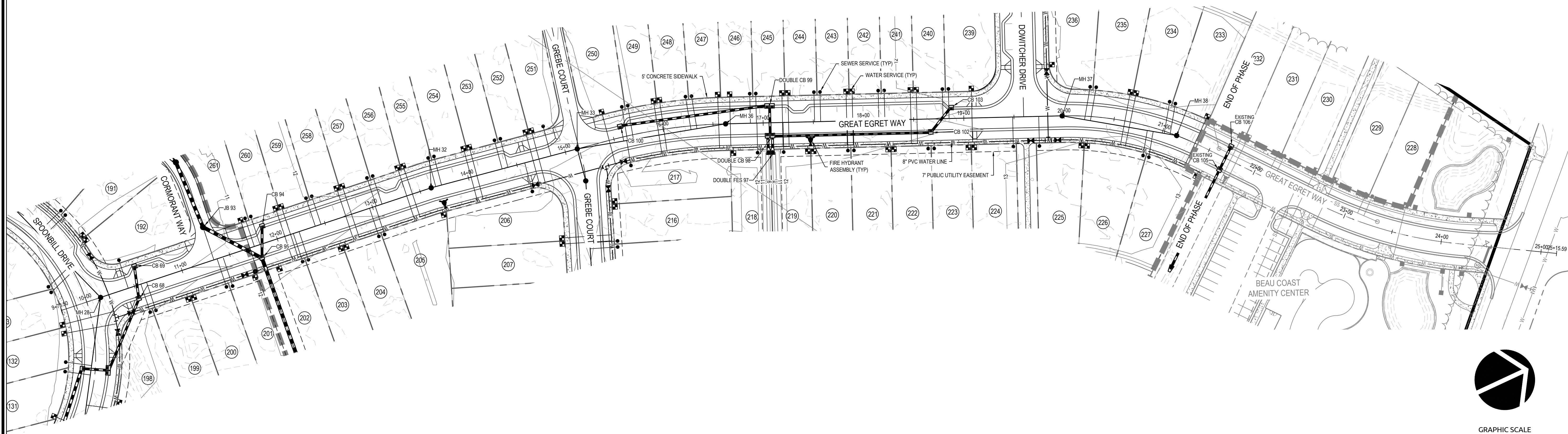
Job No.	02080976.70	Drawn By	TW
Date	March 2022	Designer	TW
Checked By	CN		



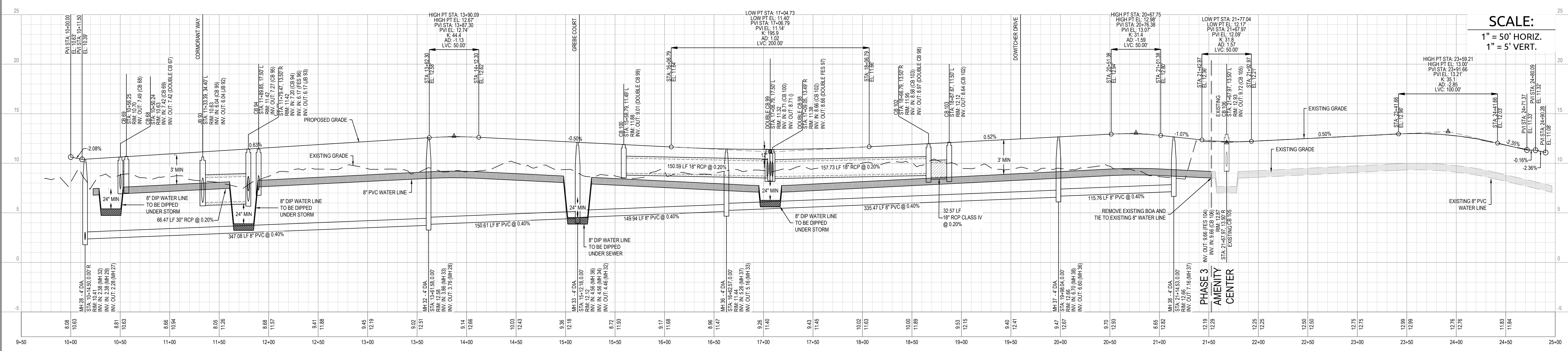
Revisions		
1	PER TOB COMMENTS	07/22/22
2	PER TOB COMMENTS	08/25/22

Sheet No.	C9.2
-----------	-------------

K:\0818-0702080976.70-Beaufort East Village Phase 2\CADD\Drawings\Gen\Construction\C9.2 SPRIGTAIL LANE & CAROLINA DUCK WAY PLAN & PROFILE.dwg



GREAT EGRET WAY PLAN



GREAT EGRET WAY PROFILE

Job No. 02080976.70
Date March 2022
Checked By CN
Drawn By TW
Designer TW

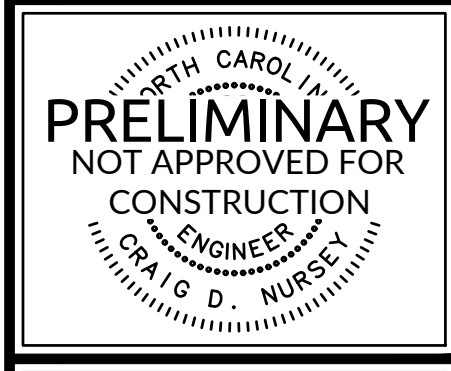


Revisions

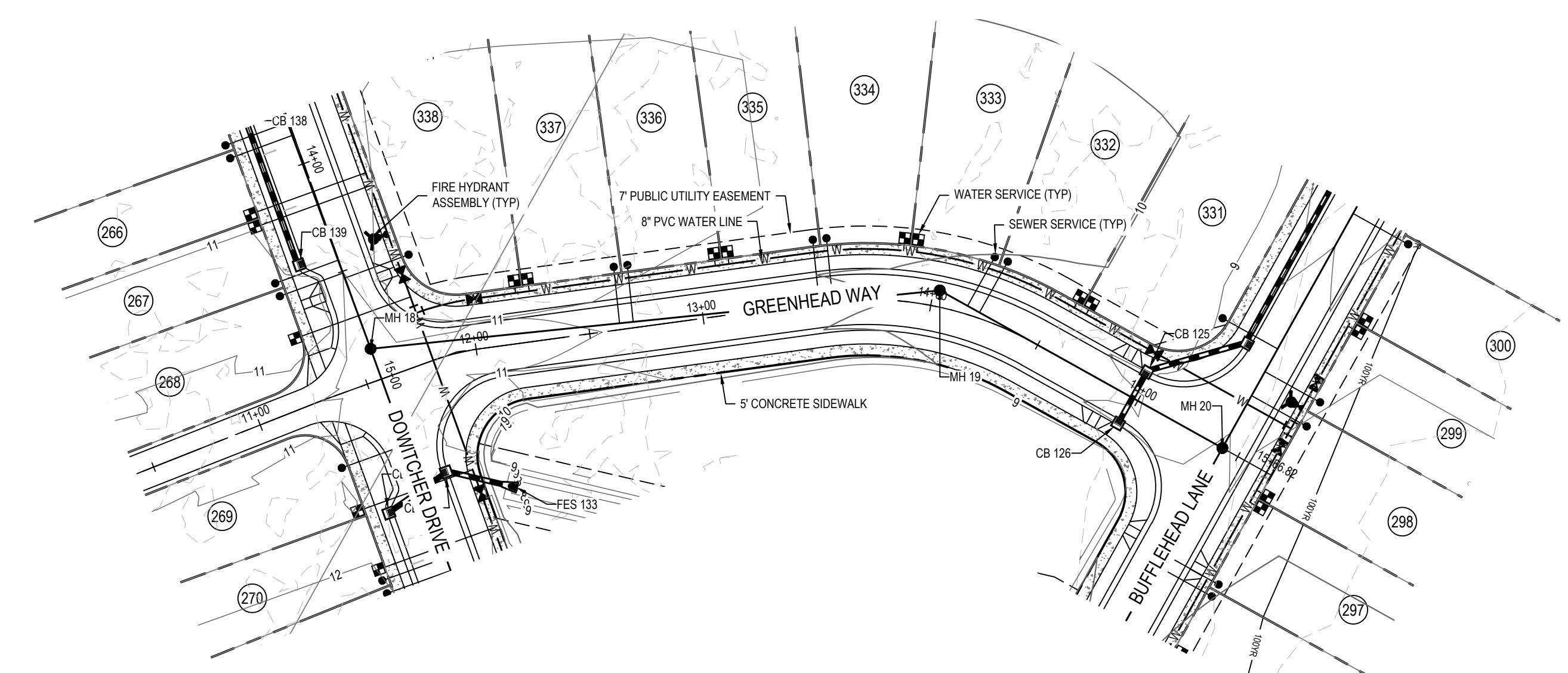
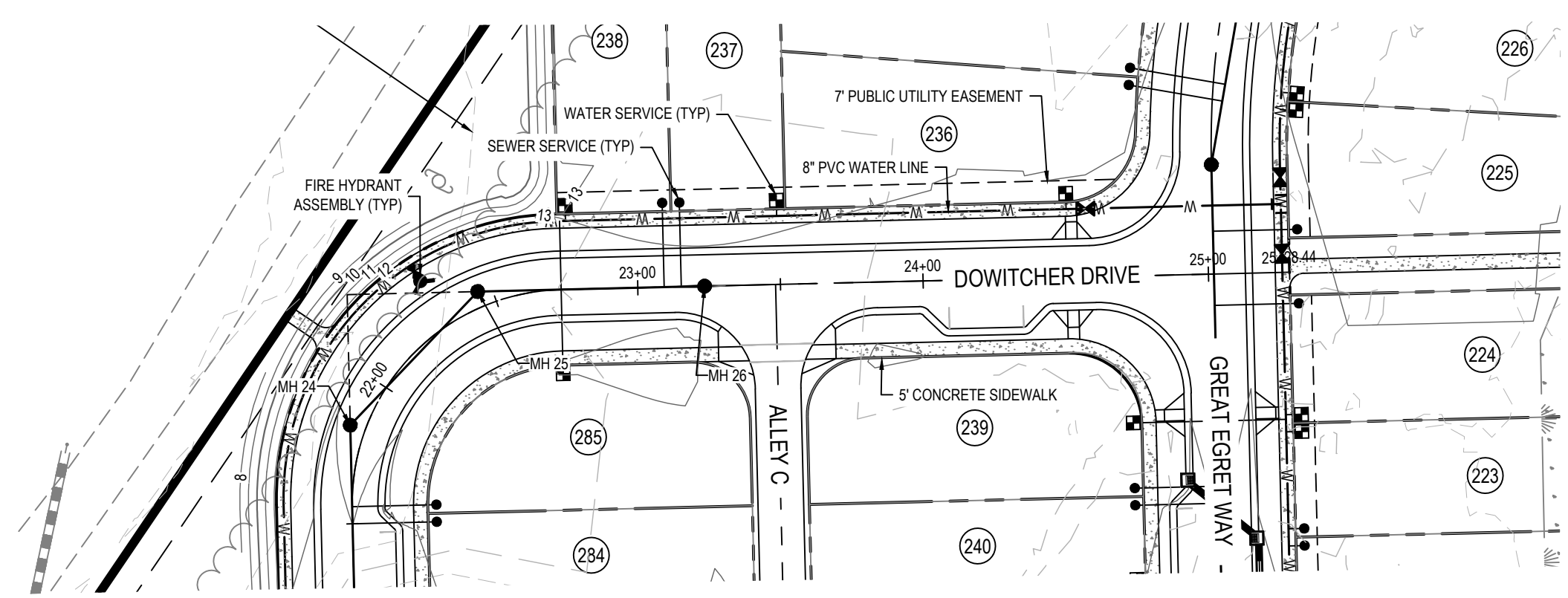
1	PER TOB COMMENTS	07/22/22
2	PER TOB COMMENTS	08/25/22

K:\0818-0170\020976.70\Beaufort east - Village\phase 2\CAD\Drawings\withersravenel\C9.3 GREAT EGRET WAY PLAN & PROFILE.dwg

Job No.	02080976.70	Drawn By	TW
Date	March 2022	Designer	TW
Checked By	CN		

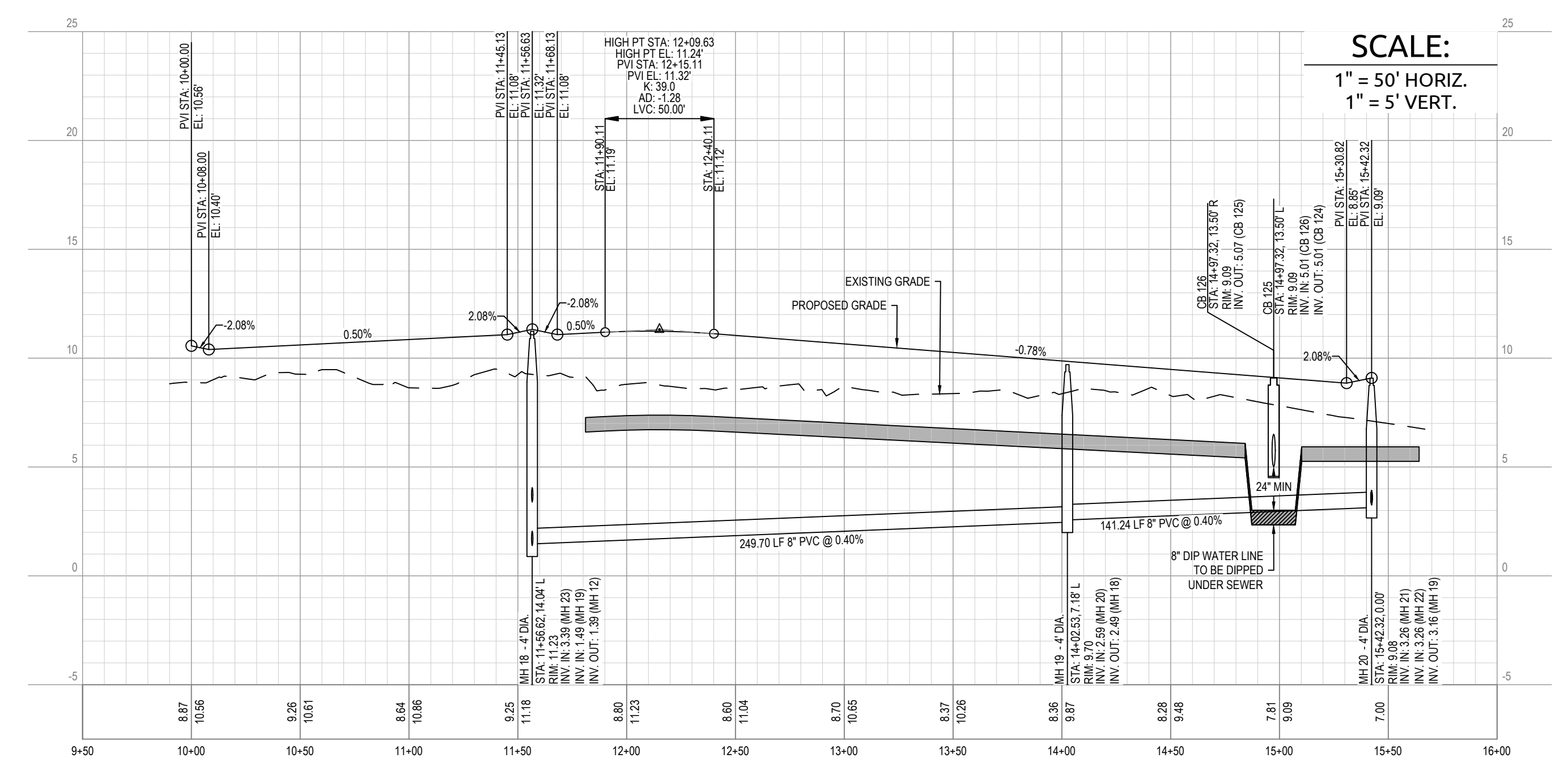
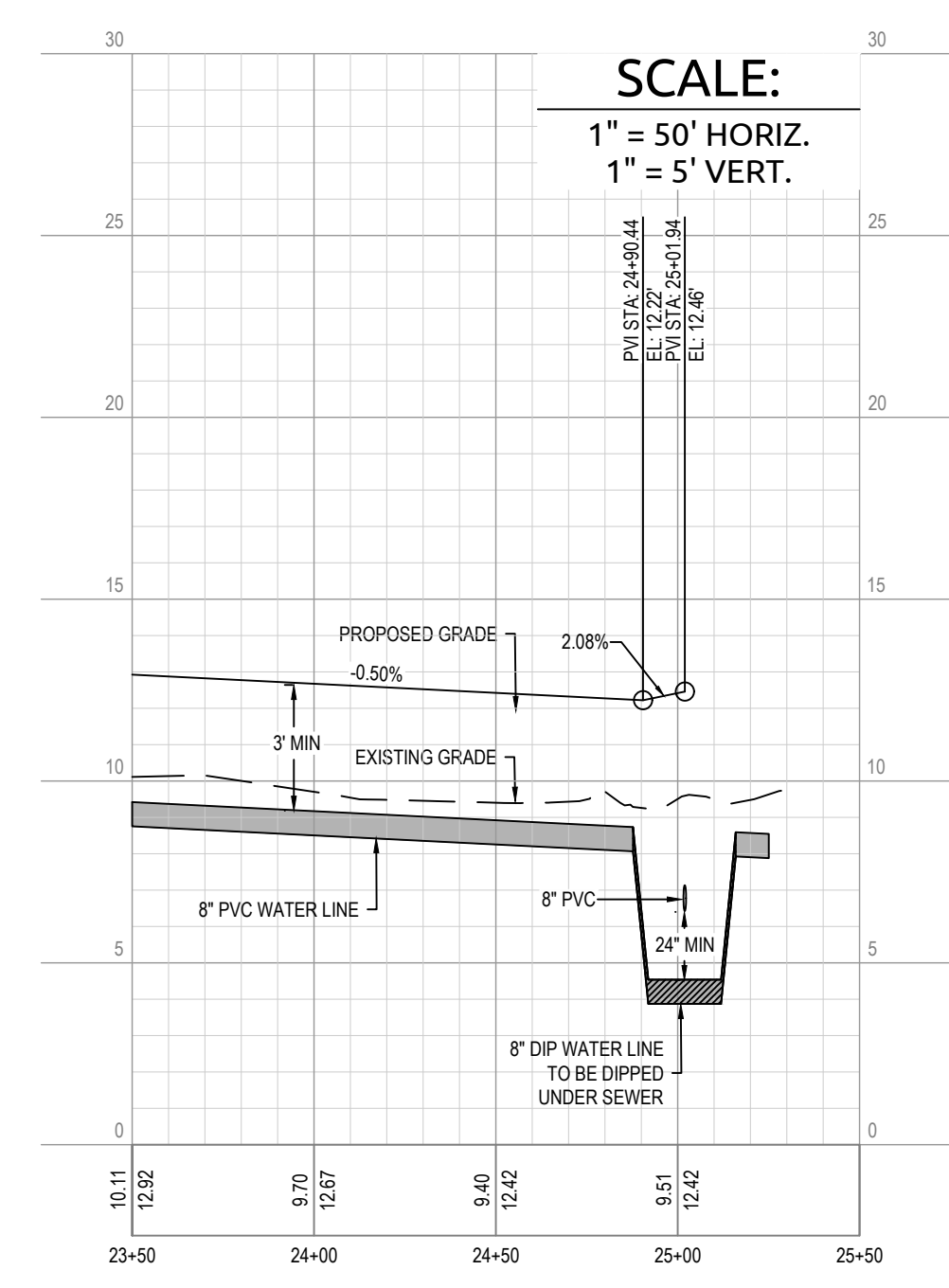


Revisions	Date
1 PER TOB COMMENTS	07/22/22
2 PER TOB COMMENTS	08/25/22



DOWITCHER DRIVE PLAN 23+50 - 25+50

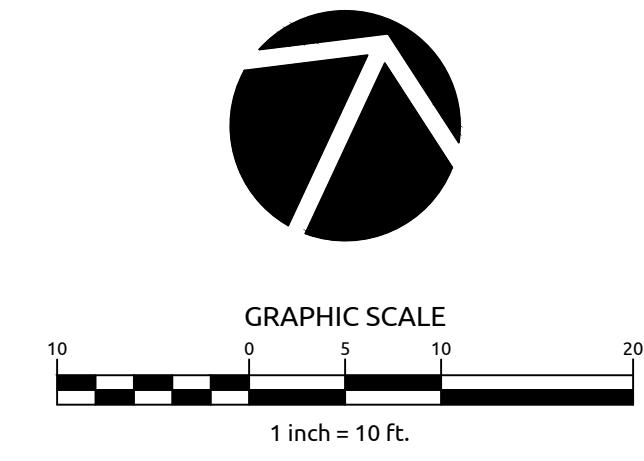
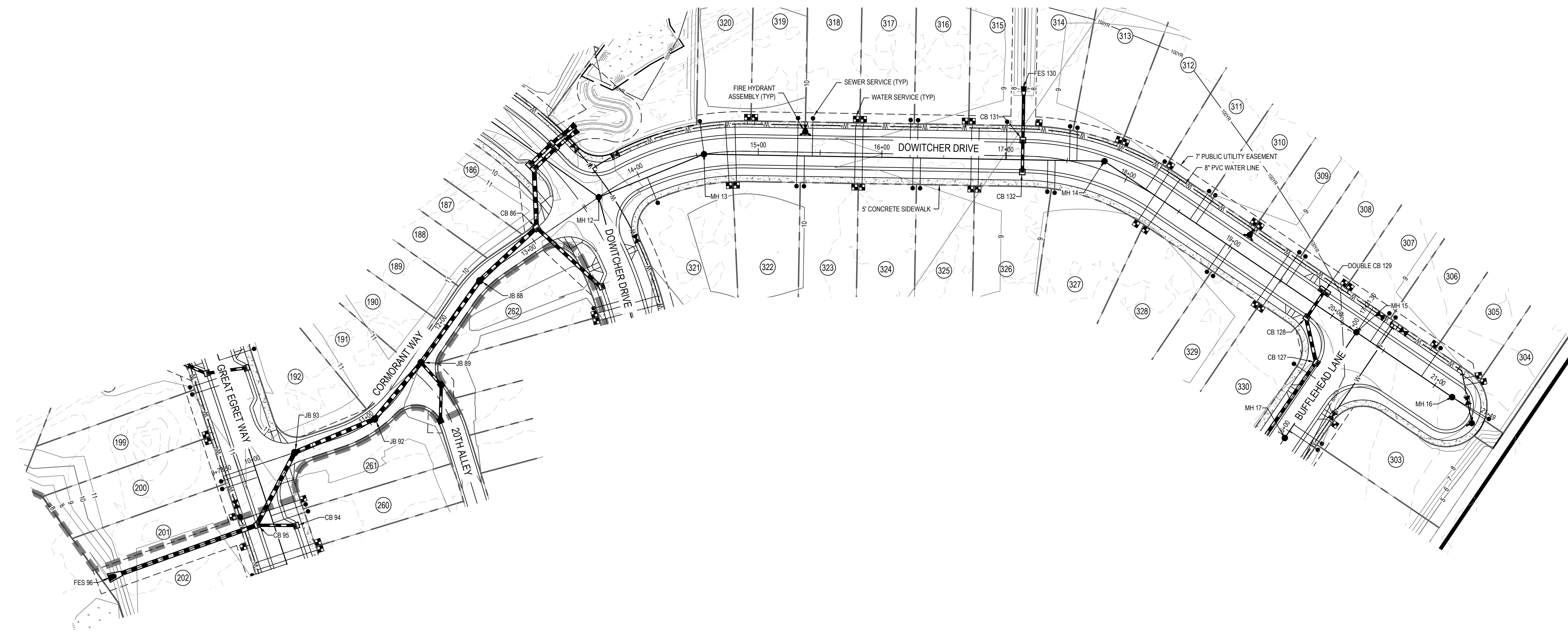
GREENHEAD WAY PLAN



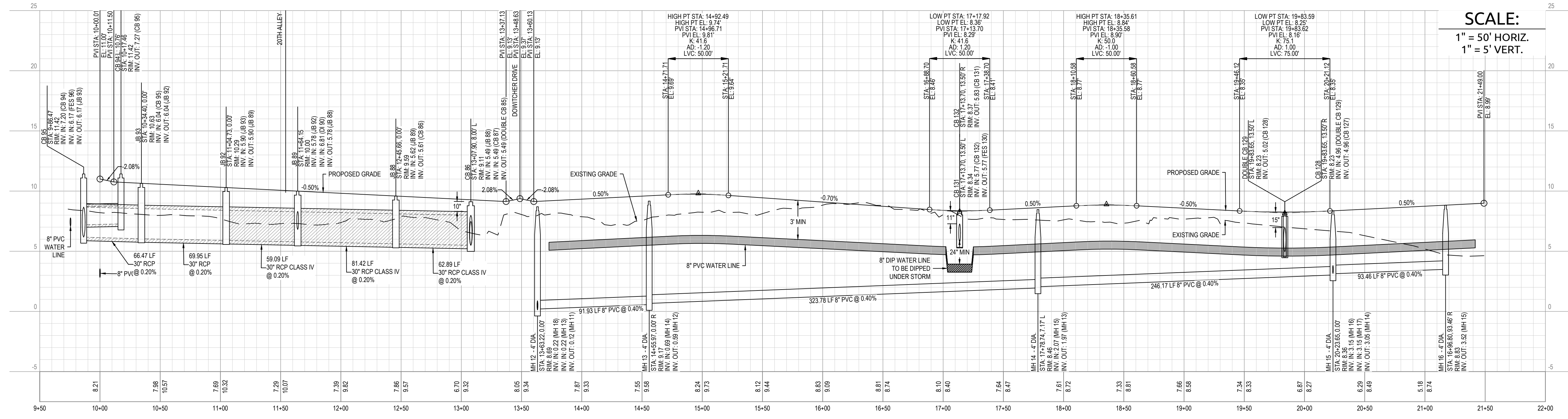
DOWITCHER DRIVE PROFILE 23+50 - 25+50

GREENHEAD WAY PROFILE

X:\2018\09\02080976.70\Beaufort east - Village phases 2\CAD\Drawings\withersravenel\C9.5 DOWITCHER DRIVE & GREENHEAD WAY PLAN & PROFILE.dwg

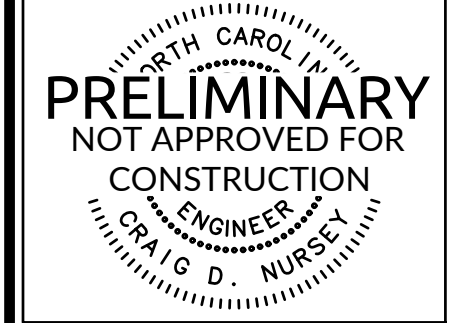


CORMORANT WAY PLAN



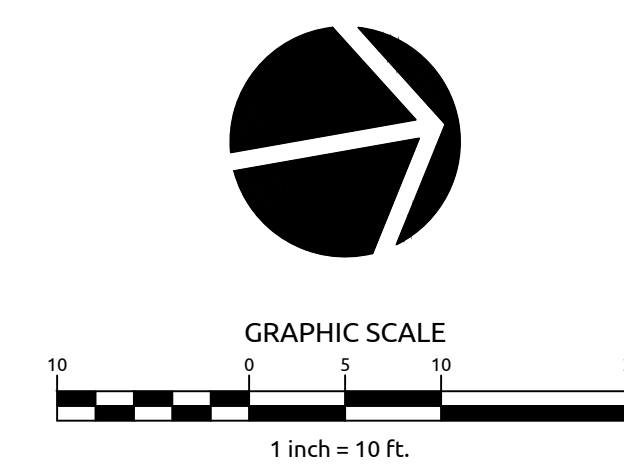
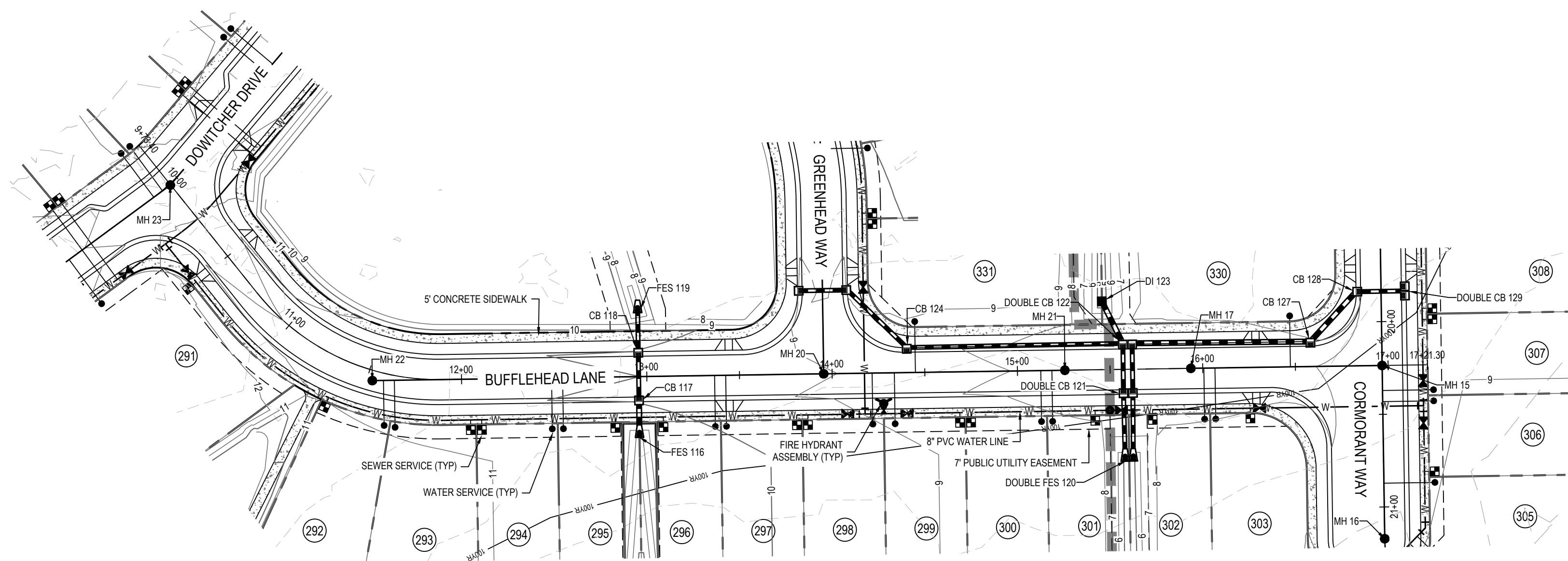
CORMORANT WAY PROFILE

Job No.	02080976.70	Drawn By	TW
Date	March 2022	Designer	TW
Checked By	CN		

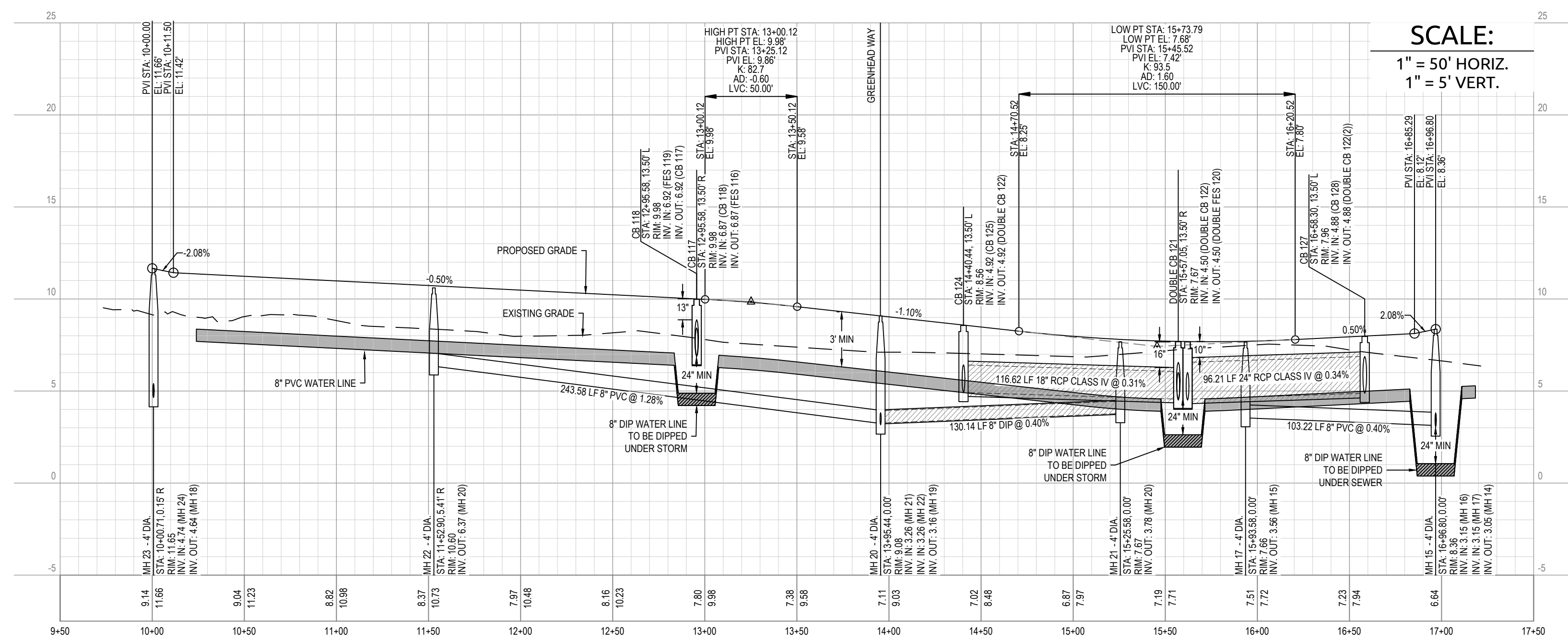


Revisions	Description	Date
1	PER TOB COMMENTS	07/22/22
2	PER TOB COMMENTS	08/25/22

X:\2022\09\07\02080976.70\Beaufort\East Village\Phase 2 & 3\CAD\Drawings\Construction\C9.6_CORMORANT WAY & BUFFERHEAD LANE PLAN & PROFILE.dwg

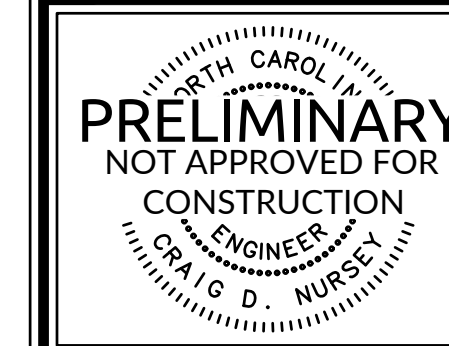


BUFFLEHEAD LANE PLAN



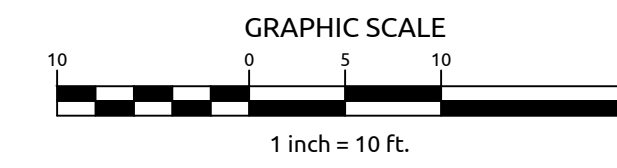
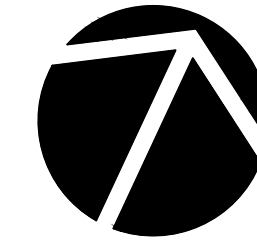
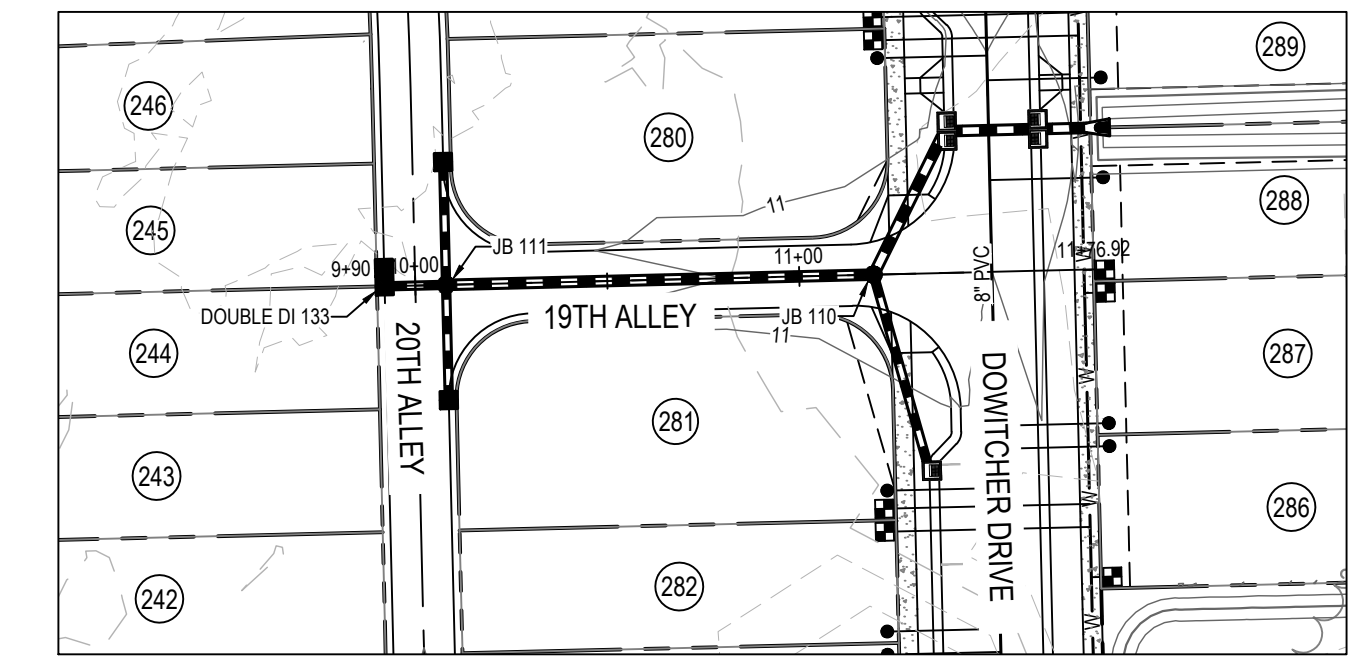
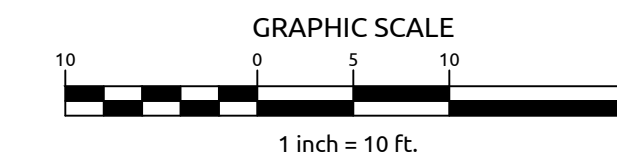
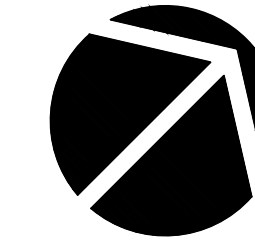
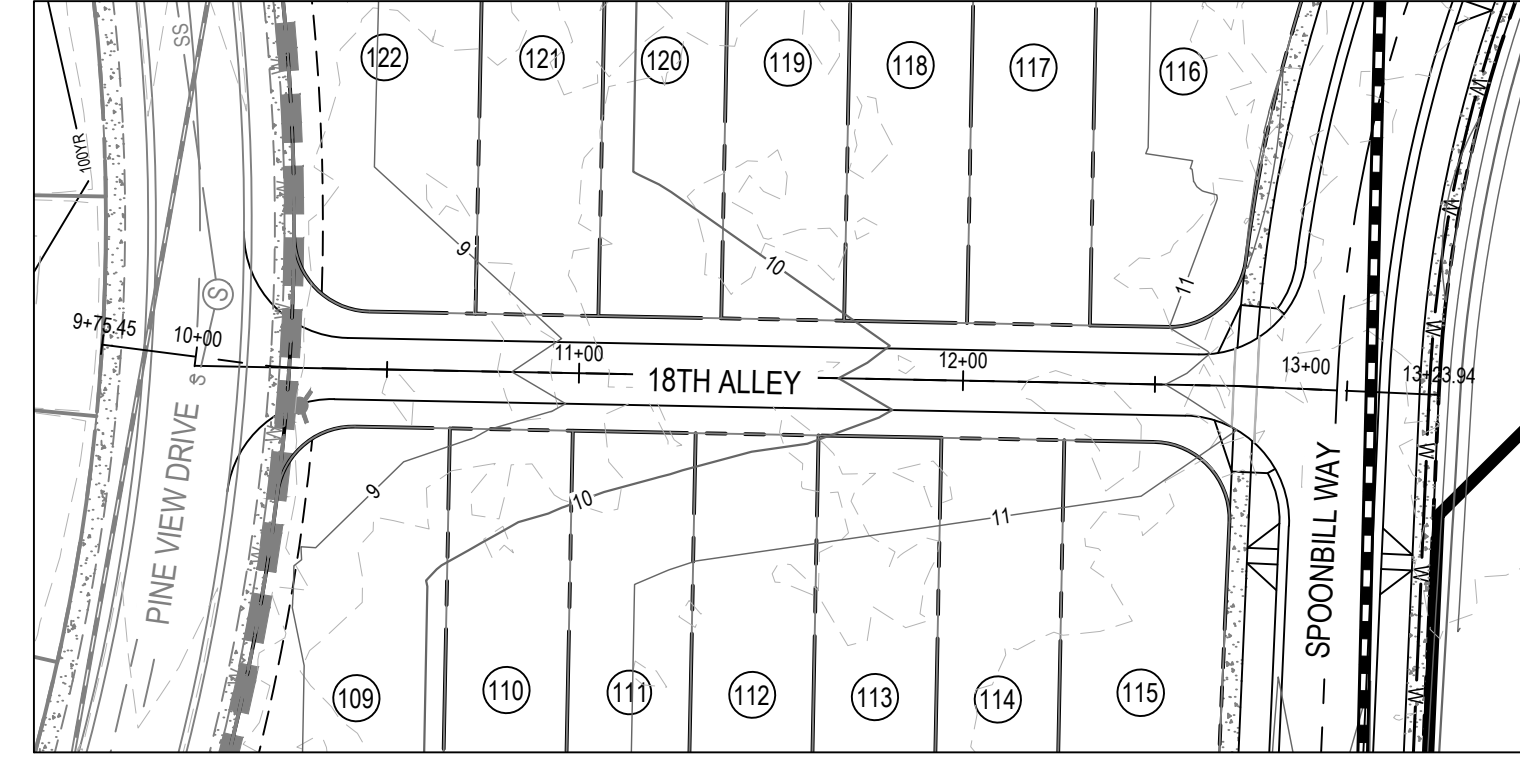
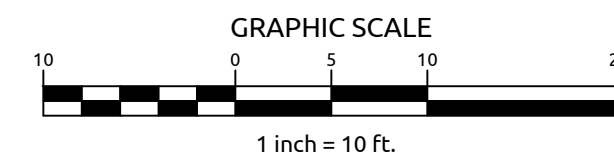
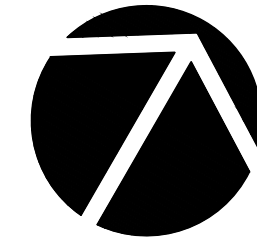
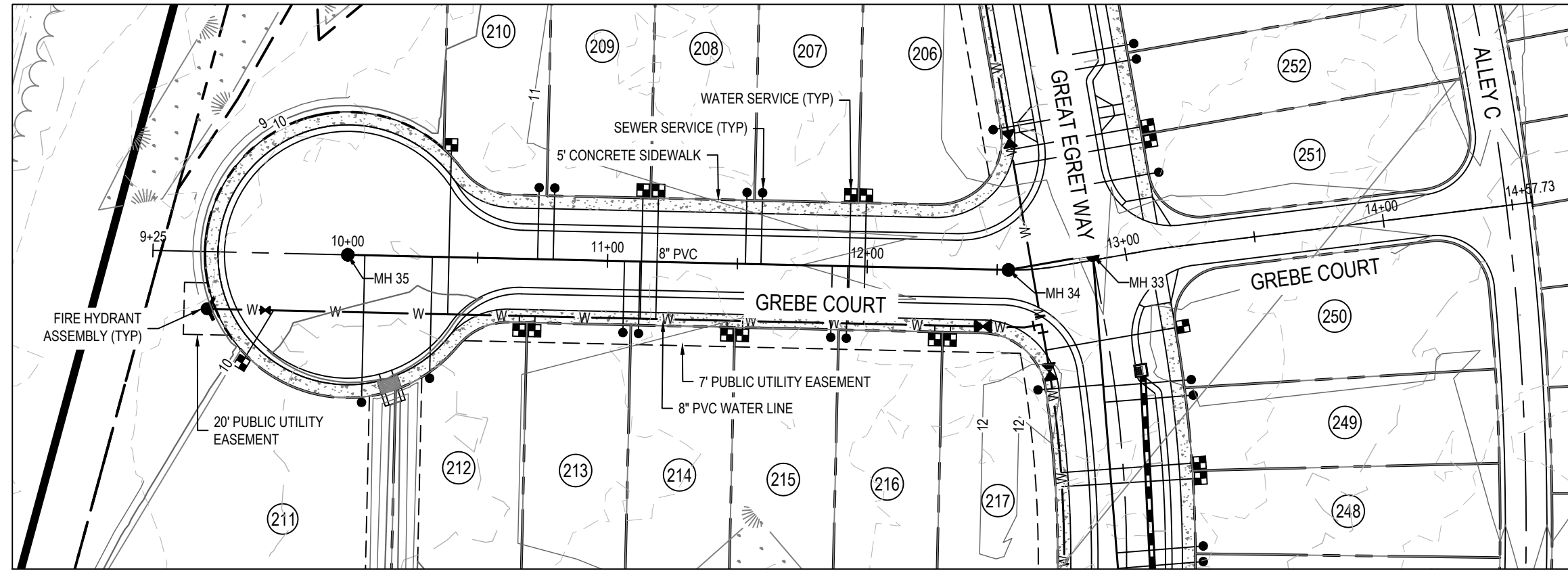
BUFFLEHEAD LANE PROFILE

Job No.	02080976.70
Date	March 2022
Checked By	CN
Drawn By	TW
Designer	TW



Revisions	
1	PER TOB COMMENTS 07/22/22
2	PER TOB COMMENTS 08/25/22

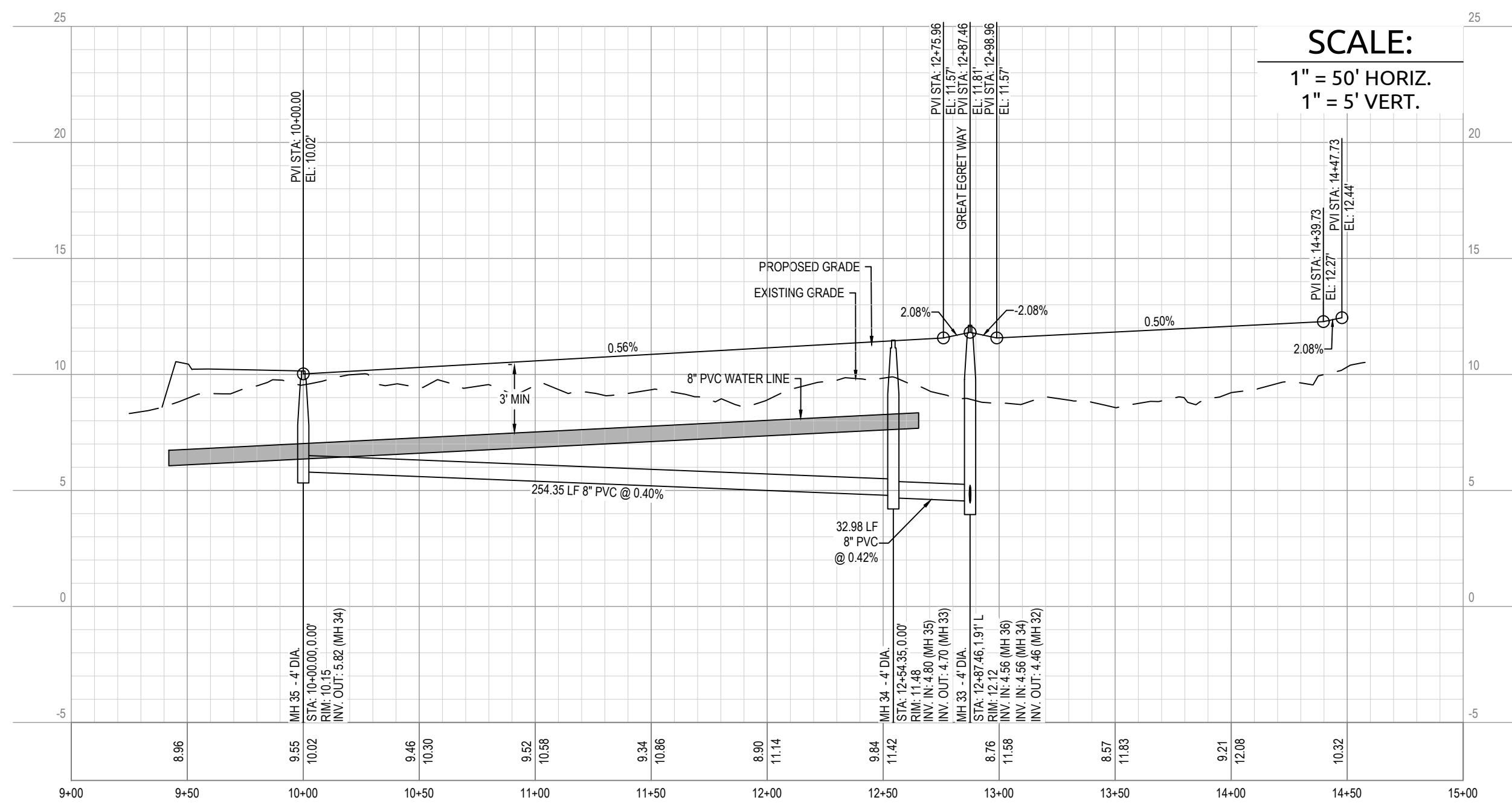
X:\2018\09\07020976.70\Beaufort east - design phase 2\CAD\Drawings\withersravenel\CH\9\BUFFLEHEAD LANE PLAN & PROFILE.dwg



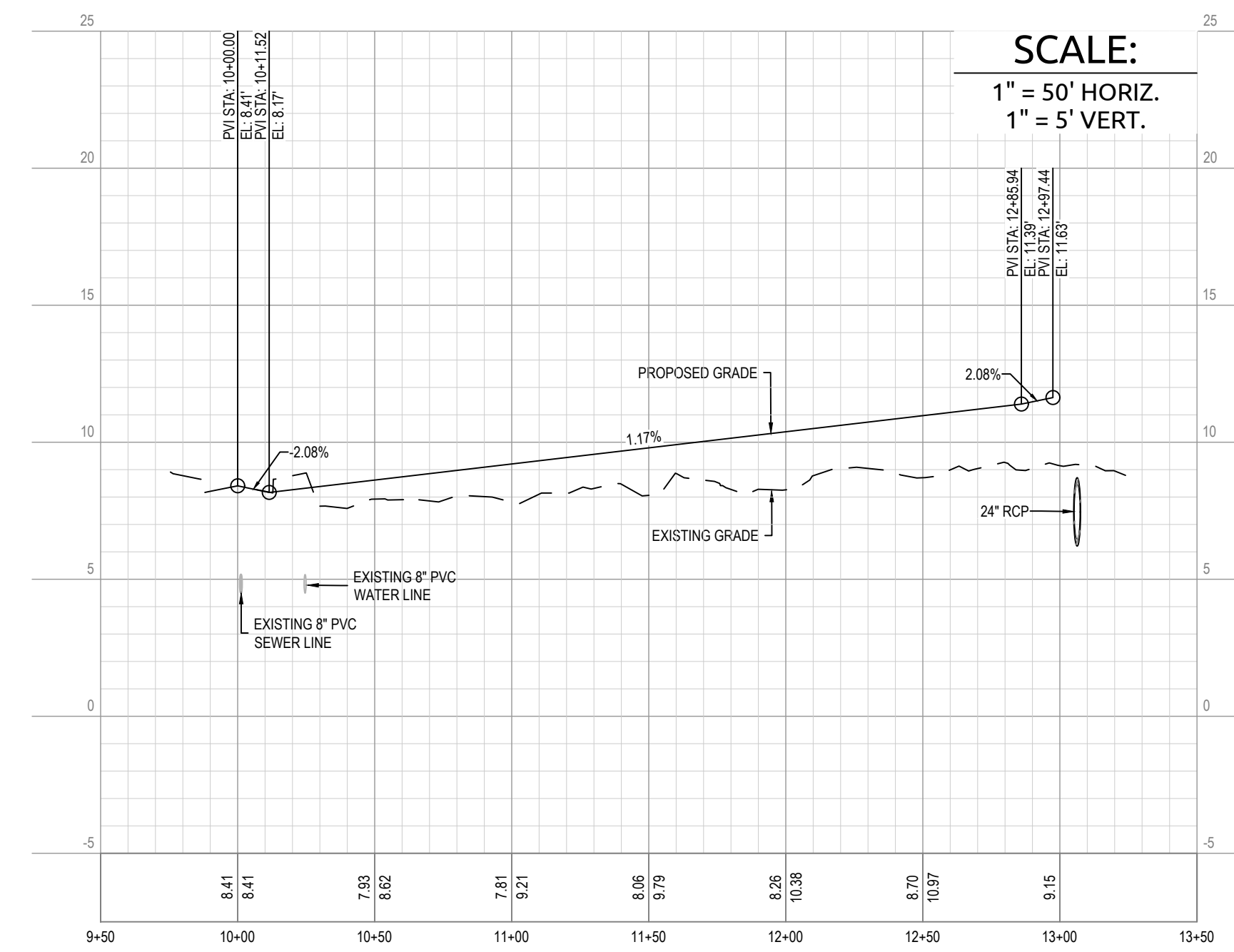
GREBE COURT PLAN

18TH ALLEY PLAN

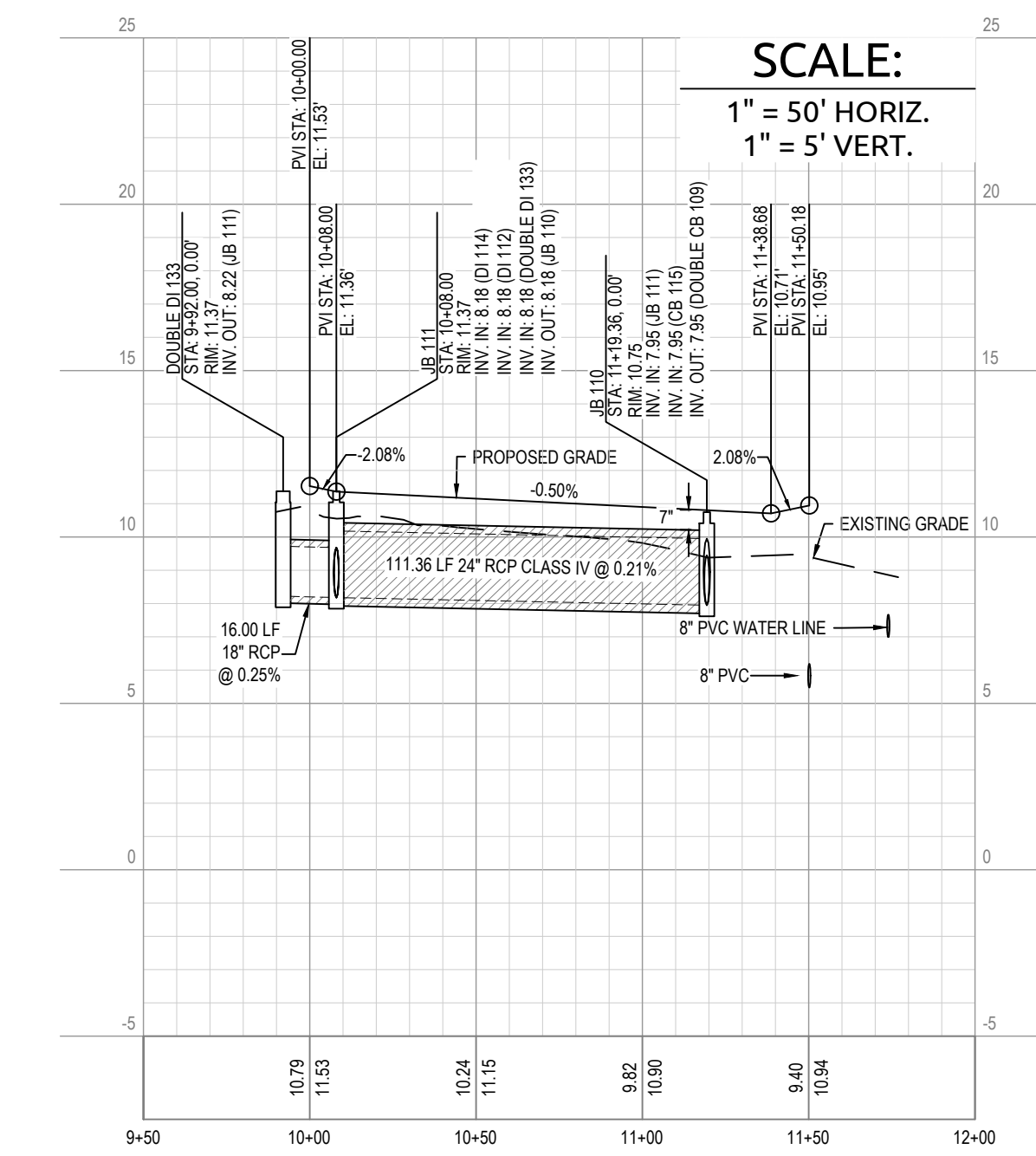
19TH ALLEY PLAN



GREBE COURT PROFILE

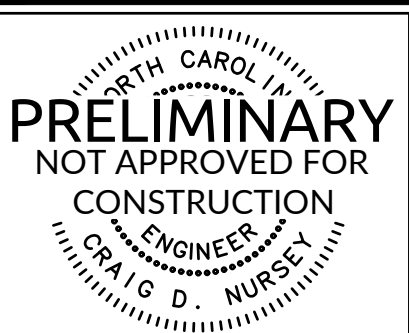


18TH ALLEY PROFILE

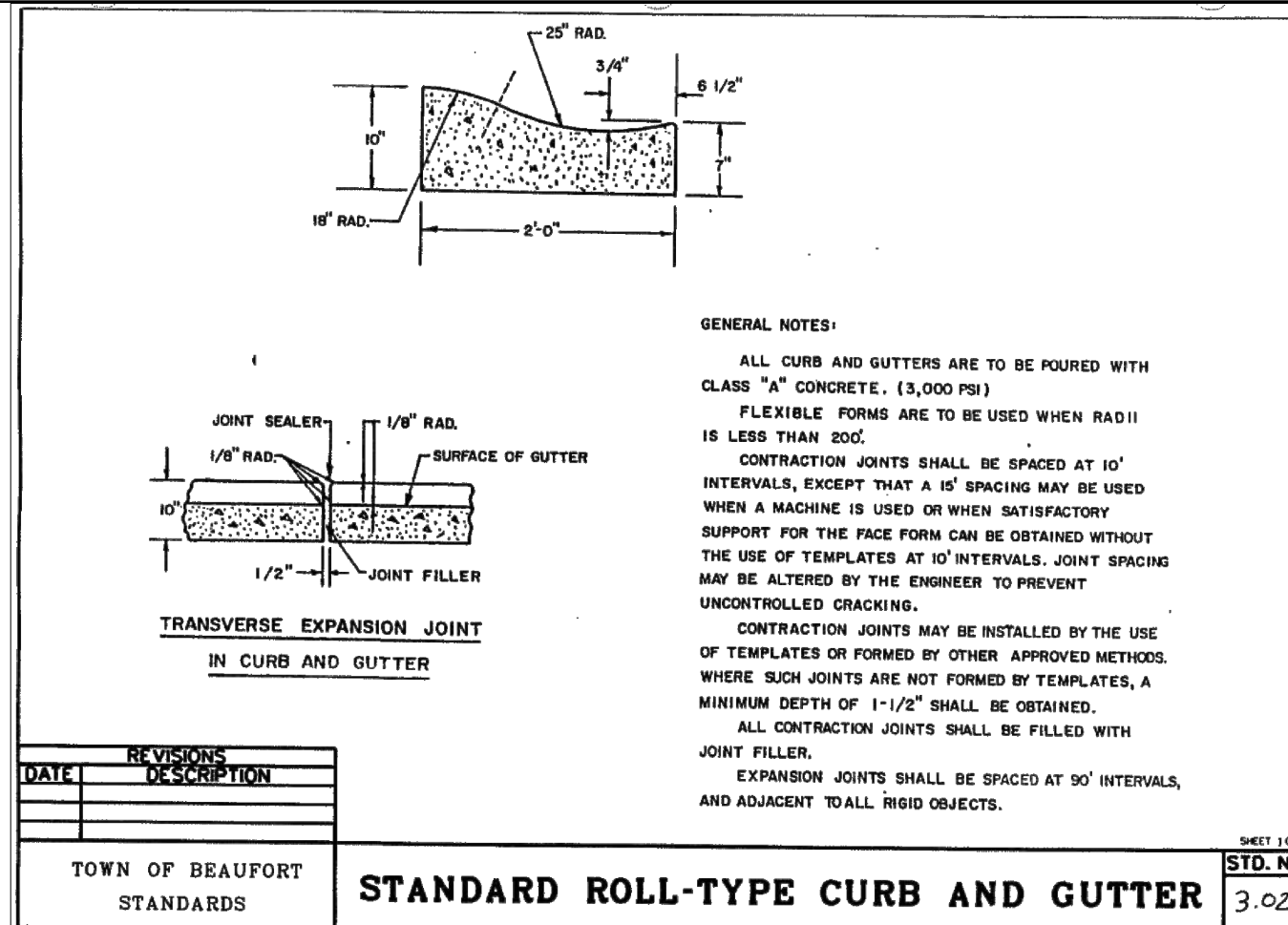


19TH ALLEY PROFILE

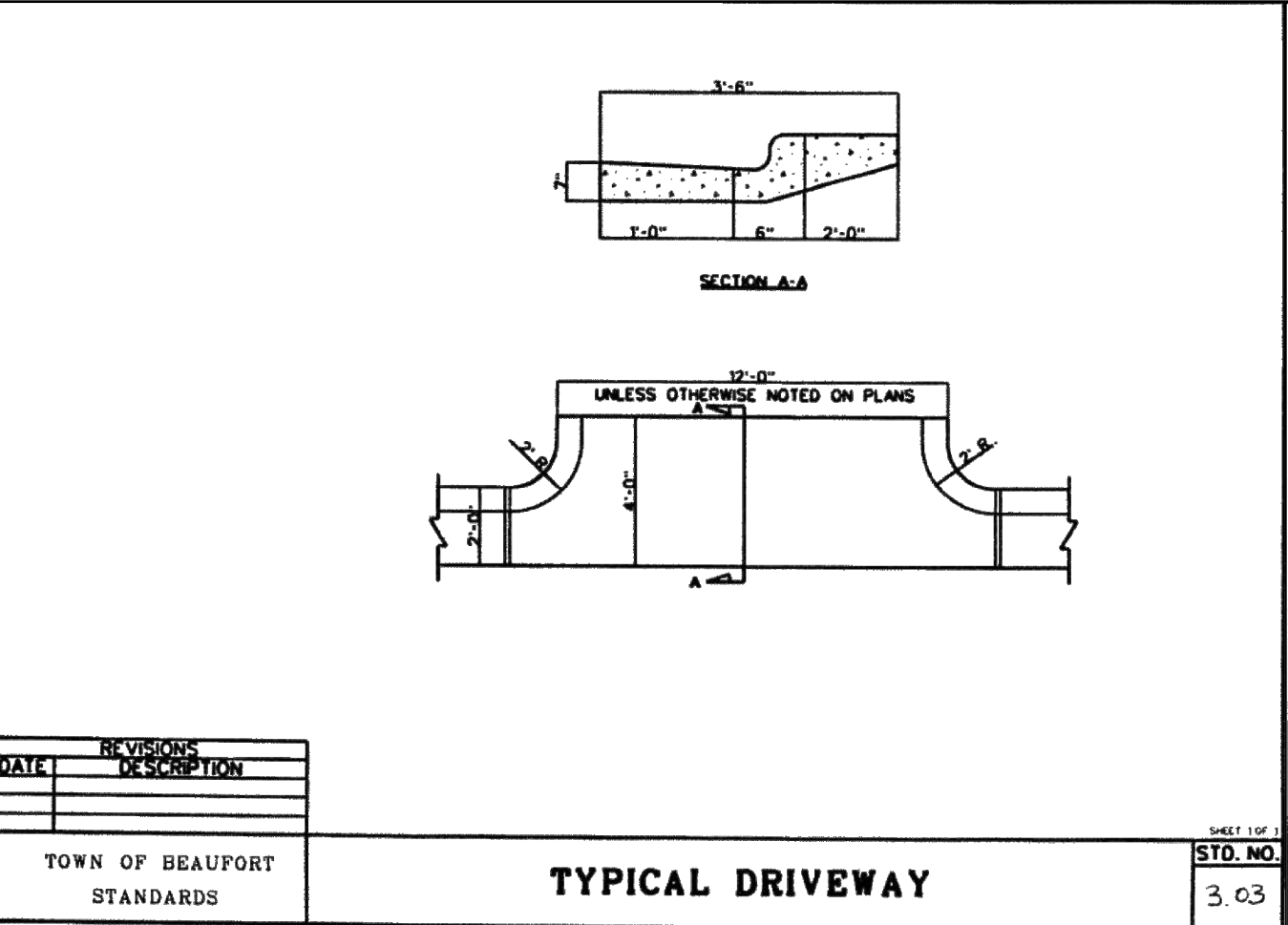
Job No.	02080976.70	Drawn By	TW
Date	March 2022	Designer	TW
Checked By	CN		



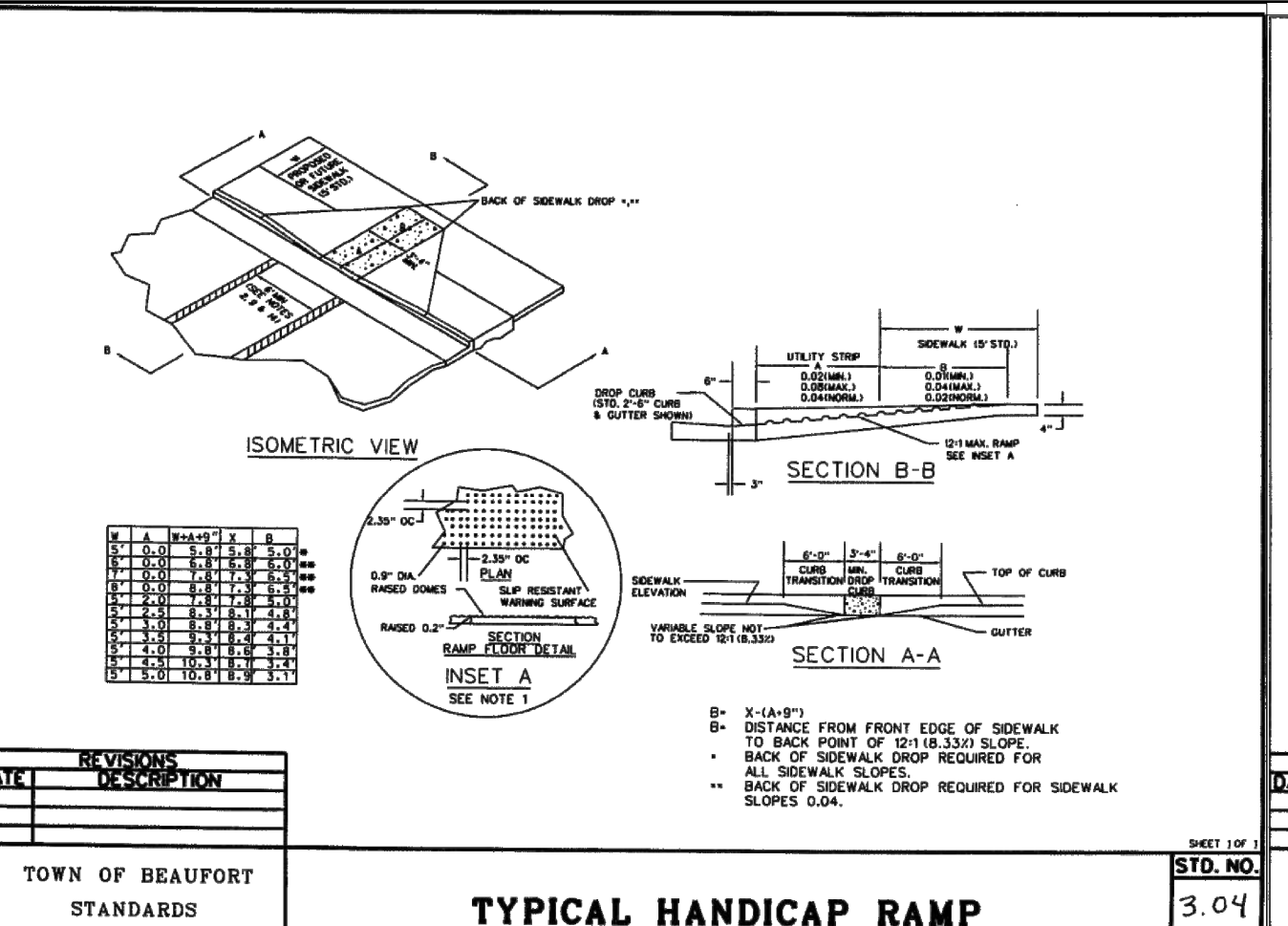
Revisions		
1	PER TOB COMMENTS	07/22/22
2	PER TOB COMMENTS	08/25/22



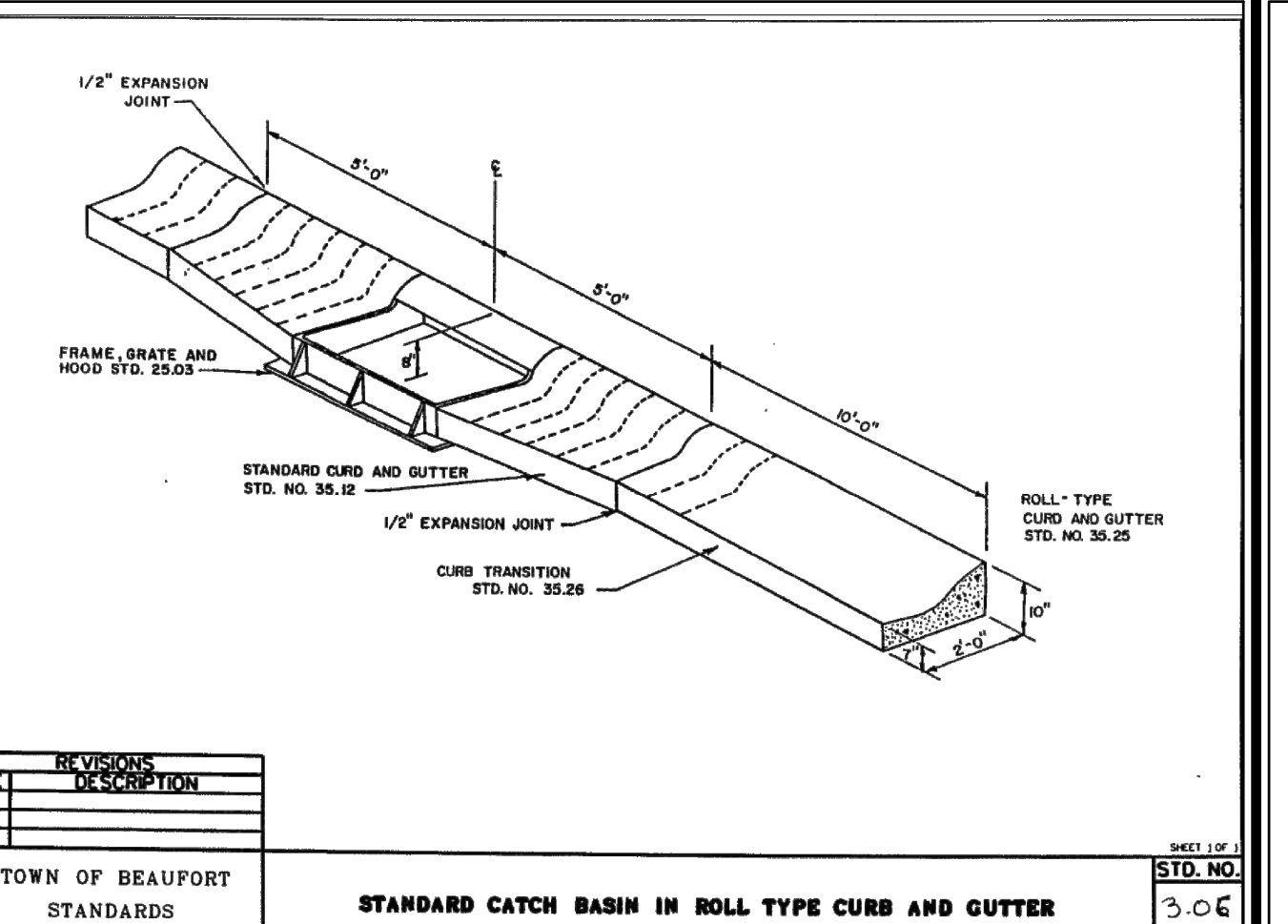
TOWN OF BEAUFORT STANDARDS **STANDARD ROLL-TYPE CURB AND GUTTER** STD. NO. 3.02



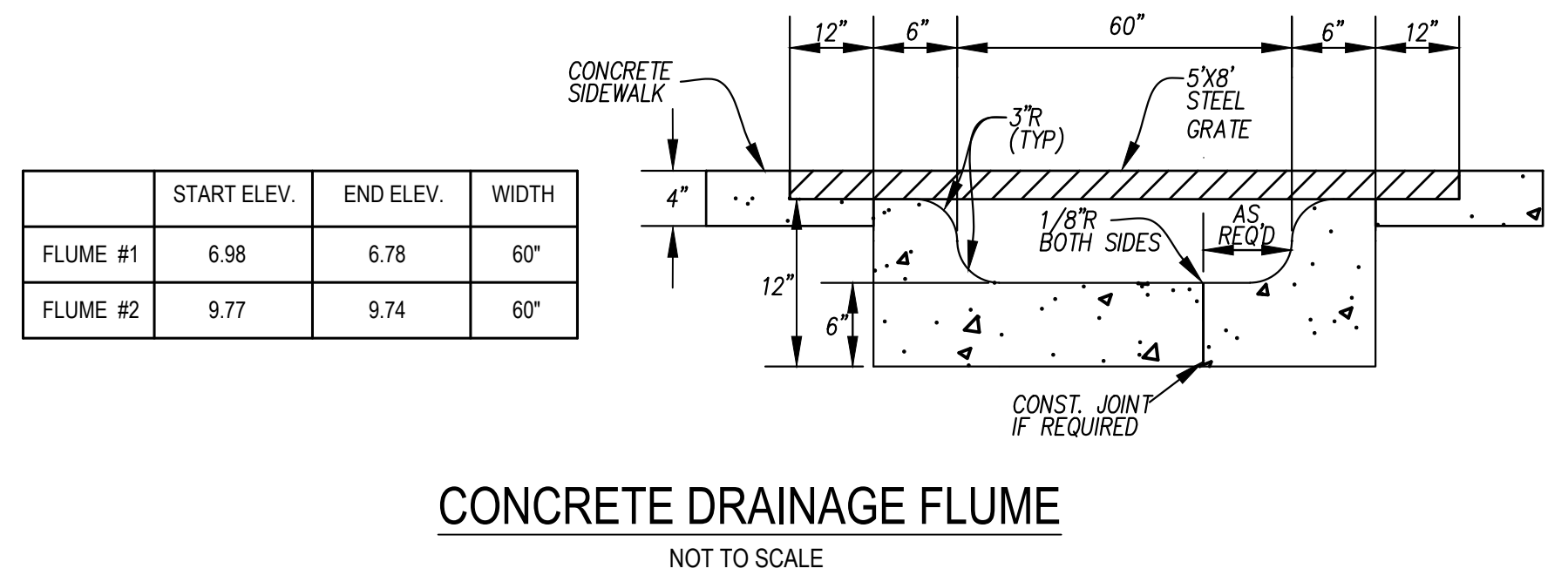
TOWN OF BEAUFORT STANDARDS **TYPICAL DRIVEWAY** STD. NO. 3.03



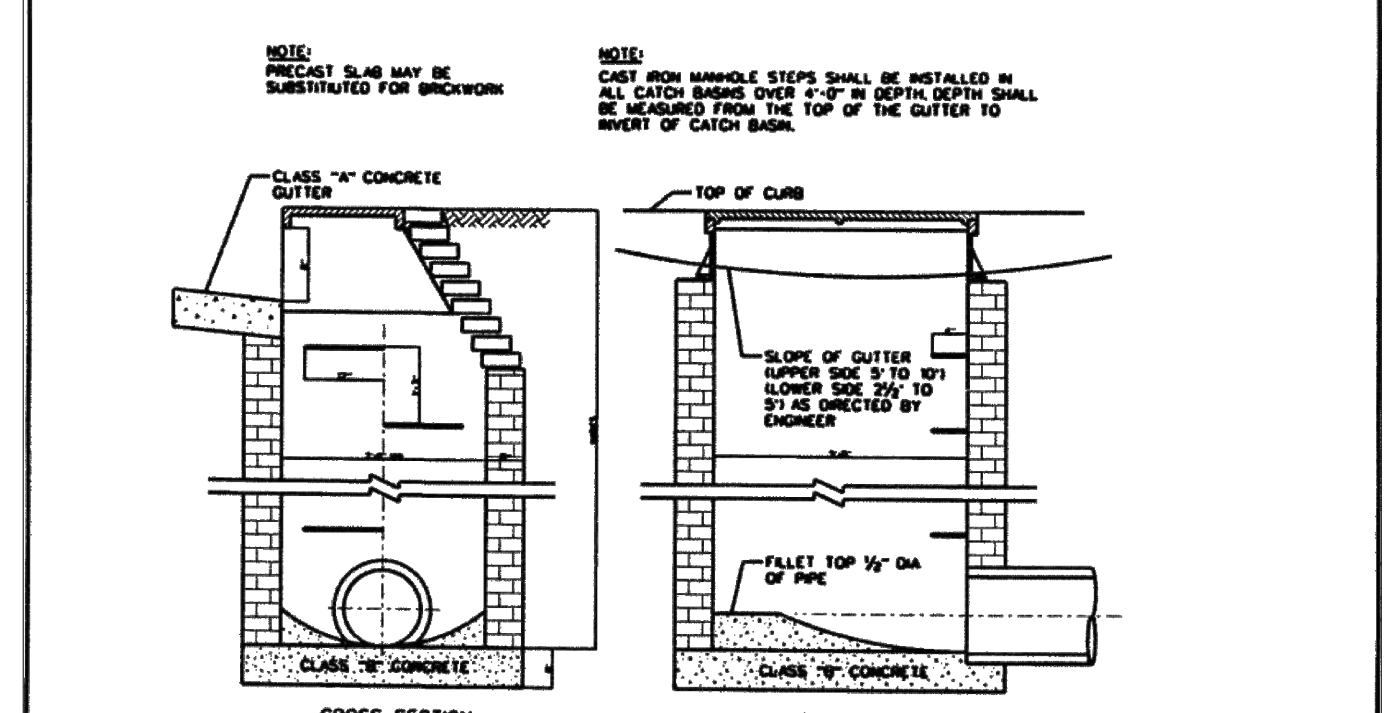
TOWN OF BEAUFORT STANDARDS **TYPICAL HANDICAP RAMP** STD. NO. 3.04



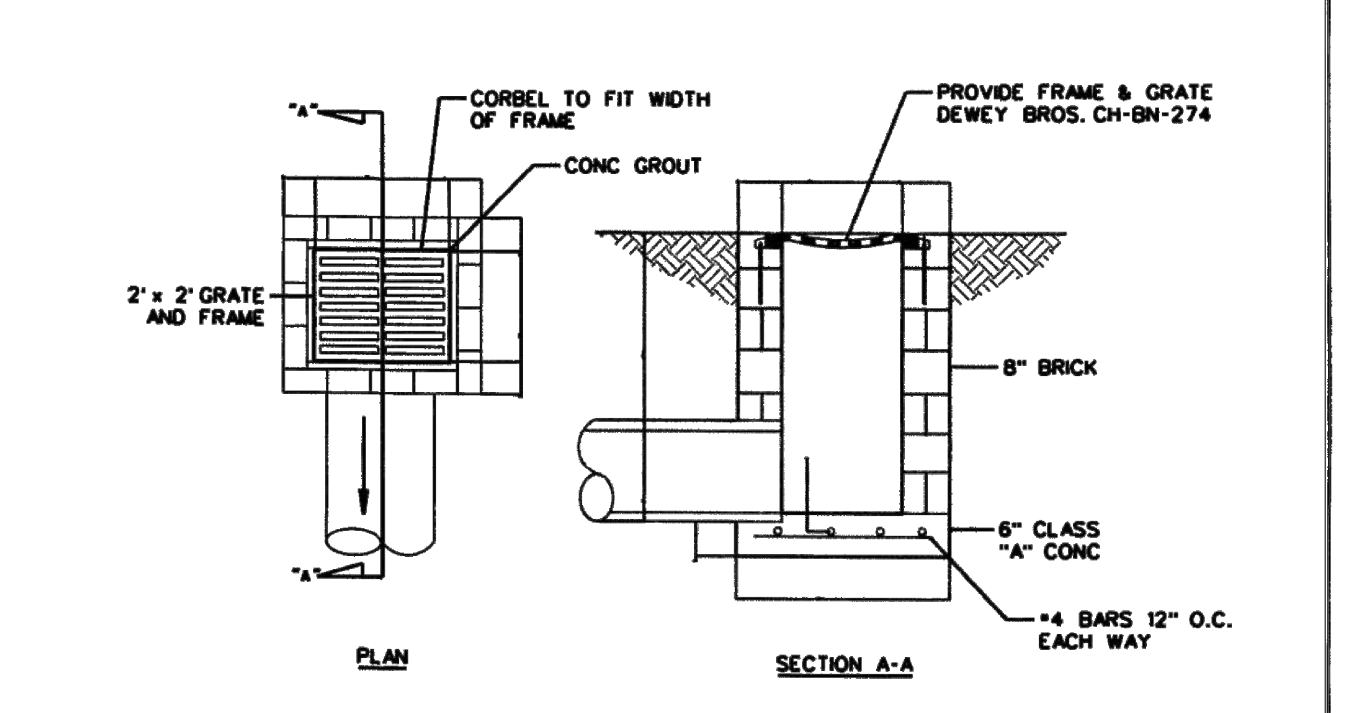
TOWN OF BEAUFORT STANDARDS **STANDARD CATCH BASIN IN ROLL TYPE CURB AND GUTTER** STD. NO. 3.06



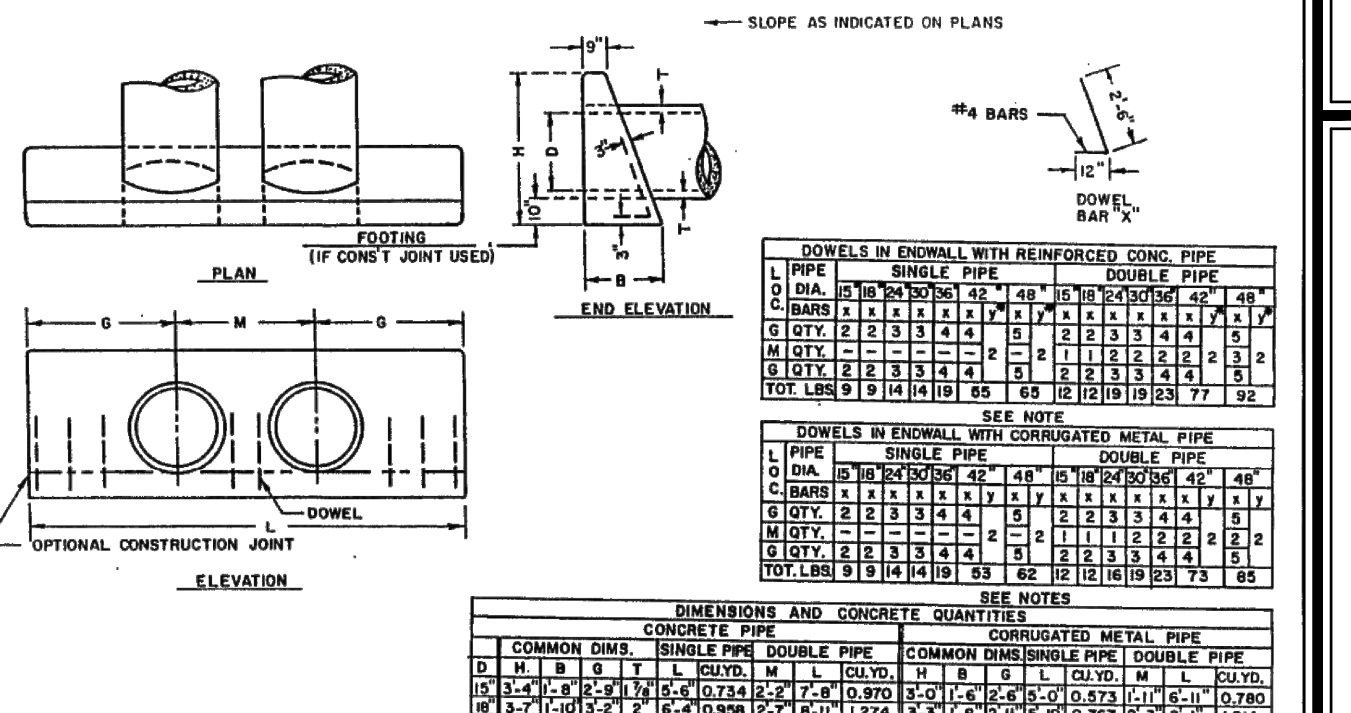
TOWN OF BEAUFORT STANDARDS **CONCRETE DRAINAGE FLUME** NOT TO SCALE



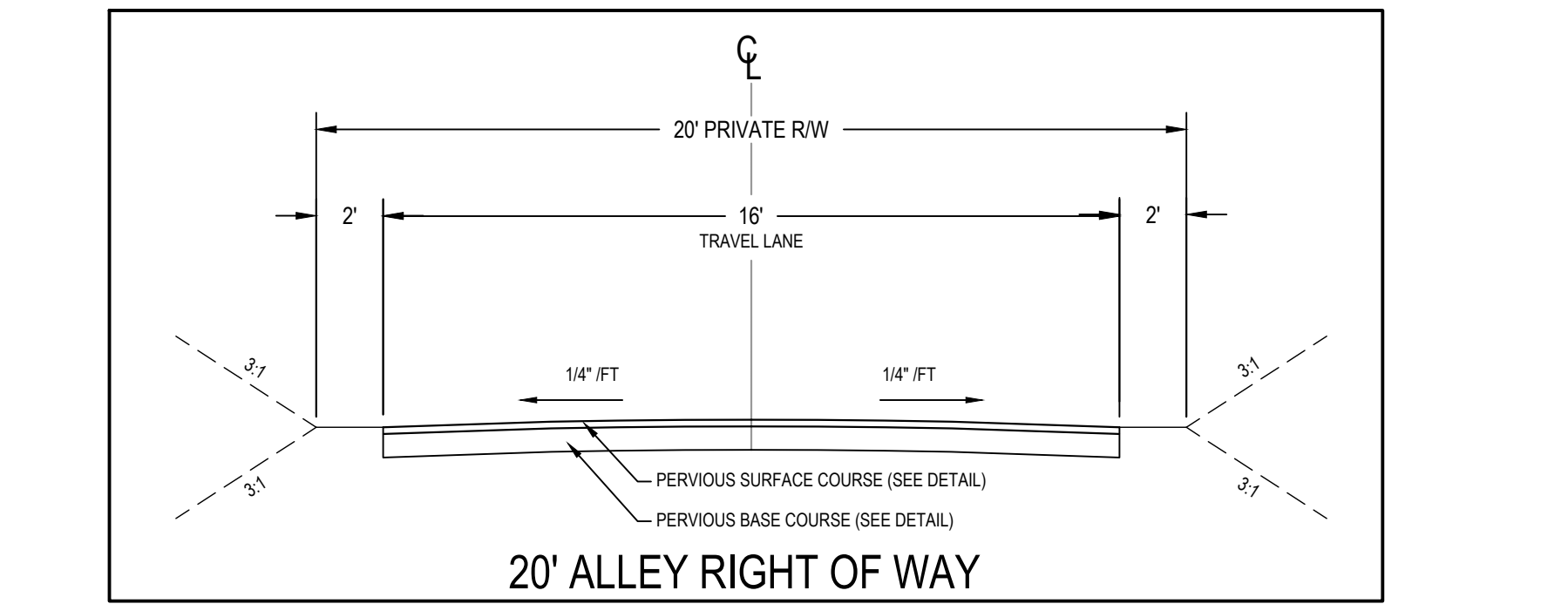
TOWN OF BEAUFORT STANDARDS **TYPICAL CURB INLET** STD. NO. 4.01



TOWN OF BEAUFORT STANDARDS **YARD INLET** STD. NO. 4.02

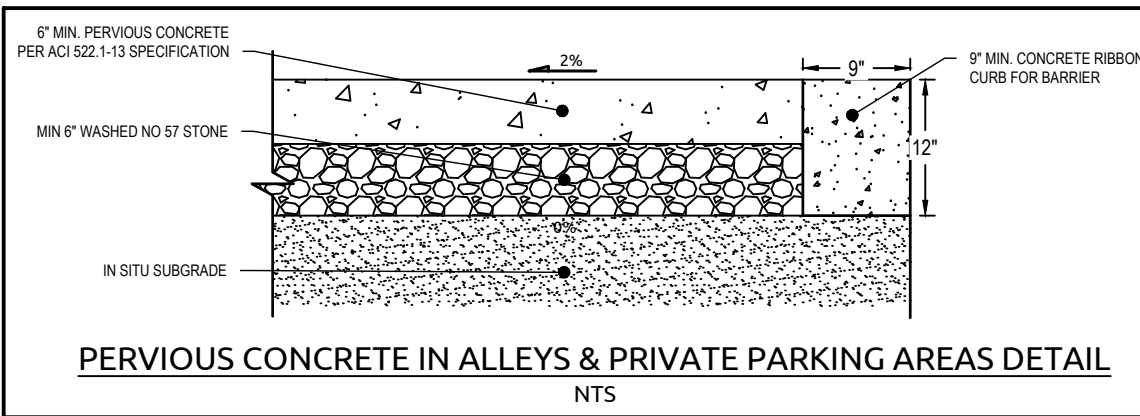


TOWN OF BEAUFORT STANDARDS **STANDARD CONCRETE ENDWALL FOR SINGLE AND DOUBLE PIPE CULVERTS 18\"/>**

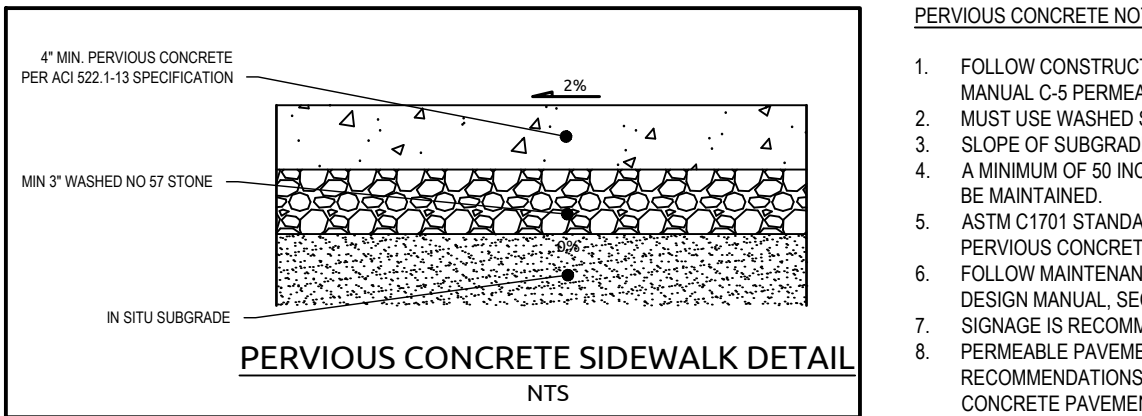


TOWN OF BEAUFORT STANDARDS **20' ALLEY RIGHT OF WAY**

- ROADWAY CONSTRUCTION NOTES:**
- ONLY LAY 1.5" LAYER OF ASPHALT DURING CONSTRUCTION AND UPON SUBSTANTIAL COMPLETION OR WHEN ACCESS IS DETERMINED FOR HEAVY TRAFFIC ADD THE ADDITIONAL 1.5" LAYER.
 - IN ADVANCE OF ALL PAVING AND SIDEWALK POURS, PUBLIC WORKS AND THE ENGINEER SHALL BE NOTIFIED FOR A SITE INSPECTION AND ALL ROADWAYS WILL HAVE A PROOF ROLL. ENGINEER REPORTS DETAILING THE DEPTHS OF STONE AND COMPACTION DENSITY SHALL BE SUBMITTED TO THE ENGINEER AND THE TOWN ENGINEER.
 - PERVIOUS SIDEWALKS TO BE MAINTAINED BY THE DEVELOPER AND THE HOA.

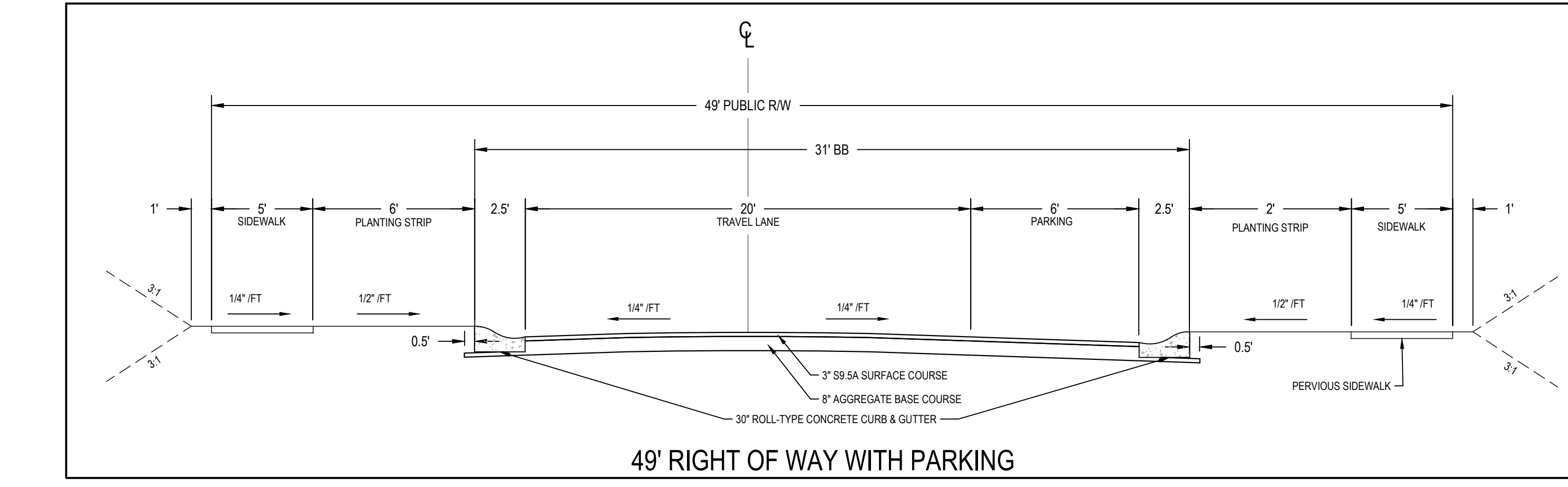


TOWN OF BEAUFORT STANDARDS **PERVIOUS CONCRETE IN ALLEYS & PRIVATE PARKING AREAS DETAIL** NTS

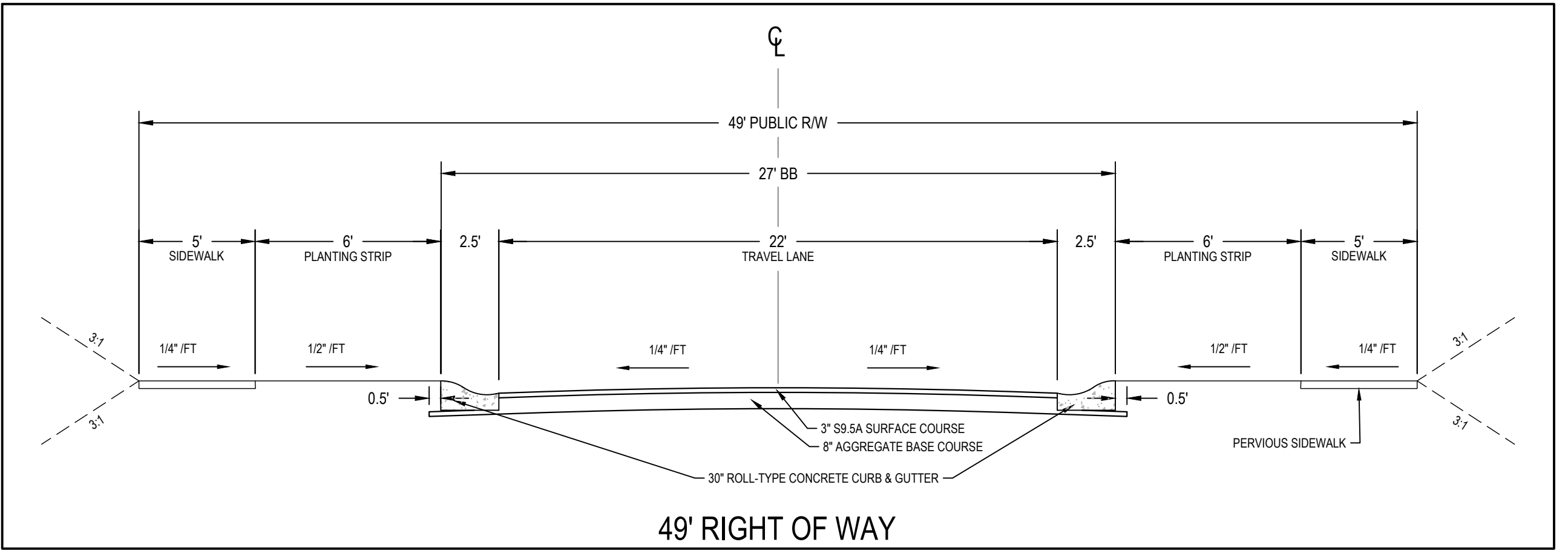


TOWN OF BEAUFORT STANDARDS **PERVIOUS CONCRETE SIDEWALK DETAIL** NTS

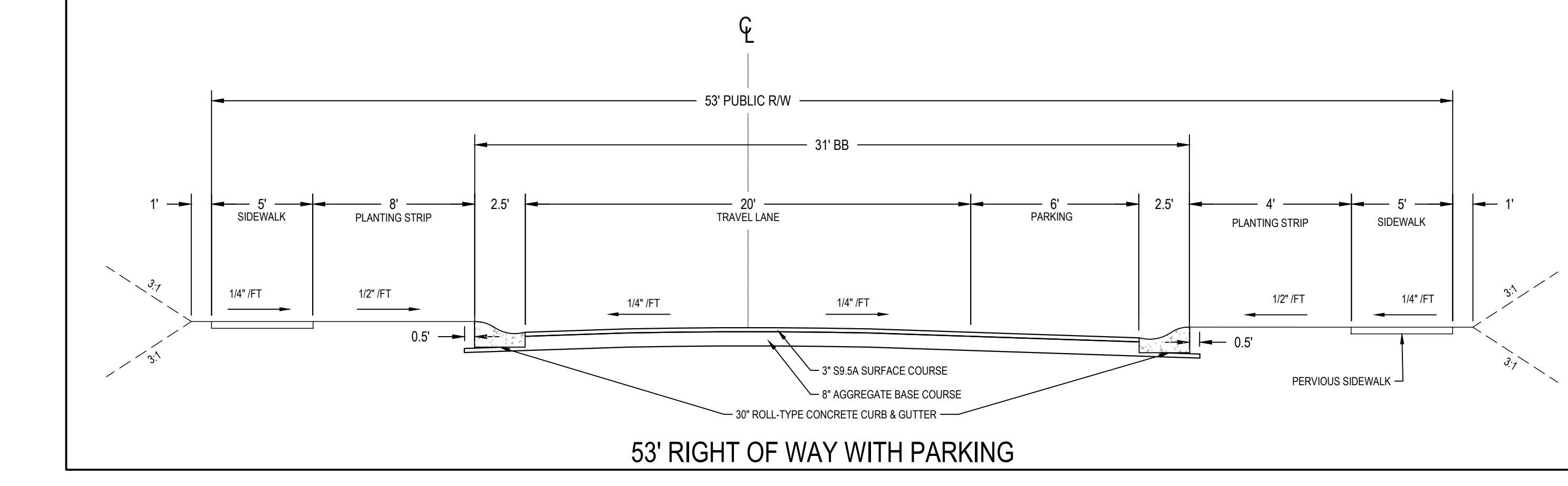
- PERVIOUS CONCRETE NOTES:**
- FOLLOW CONSTRUCTION SEQUENCE SPECIFIED BY NCDOT STORMWATER DESIGN MANUAL C-5 PERMEABLE PAVEMENT.
 - MUST USE WASHED STONE TO PREVENT CLOGGING.
 - SLOPE OF SUBGRADE MAY NOT BE GREATER THAN 2%.
 - A MINIMUM OF 50 INCHES/HOUR PAVEMENT SURFACE INFILTRATION RATE MUST BE MAINTAINED.
 - ASTM C1701 STANDARD TEST METHOD FOR INFILTRATION RATE OF IN PLACE PERVIOUS CONCRETE IS RECOMMENDED.
 - FOLLOW MAINTENANCE REQUIREMENTS SPECIFIED BY NCDOT STORMWATER DESIGN MANUAL, SECTION C-5 PERMEABLE PAVEMENT.
 - SIGNAGE IS RECOMMENDED.
 - PERMEABLE PAVEMENT STRUCTURAL DESIGN BASED ON SOIL REPORT AND RECOMMENDATIONS, AND PERVIOUSPAVE V1.0 DESIGN SOFTWARE BY AMERICAN CONCRETE PAVEMENT ASSOCIATION (ACPA).



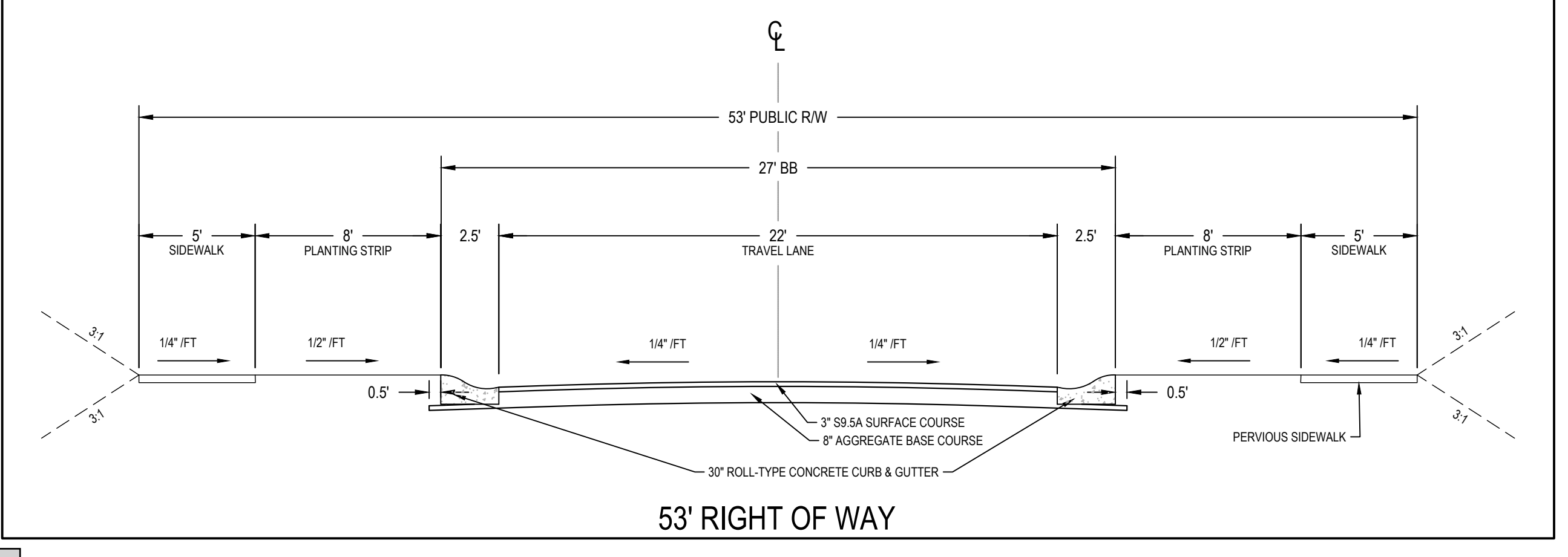
TOWN OF BEAUFORT STANDARDS **49' RIGHT OF WAY WITH PARKING**



TOWN OF BEAUFORT STANDARDS **49' RIGHT OF WAY**



TOWN OF BEAUFORT STANDARDS **53' RIGHT OF WAY WITH PARKING**



TOWN OF BEAUFORT STANDARDS **53' RIGHT OF WAY**

WithersRavenel
 Engineers | Planners | Surveyors

2319 Station Road | Ste. 101 | Wilmington, NC 28405 | P: 910.256.9277 | License # E-14779 | www.withersravenel.com

BEAUFORT EAST VILLAGE
 PHASES 2 & 3

BEAUFORT, NC

PAVING & DRAINAGE
 DETAILS

Job No. 02080976.70
 Date March 2022 Drawn By TW
 Checked By Designer TW

PRELIMINARY
 NOT APPROVED FOR
 CONSTRUCTION

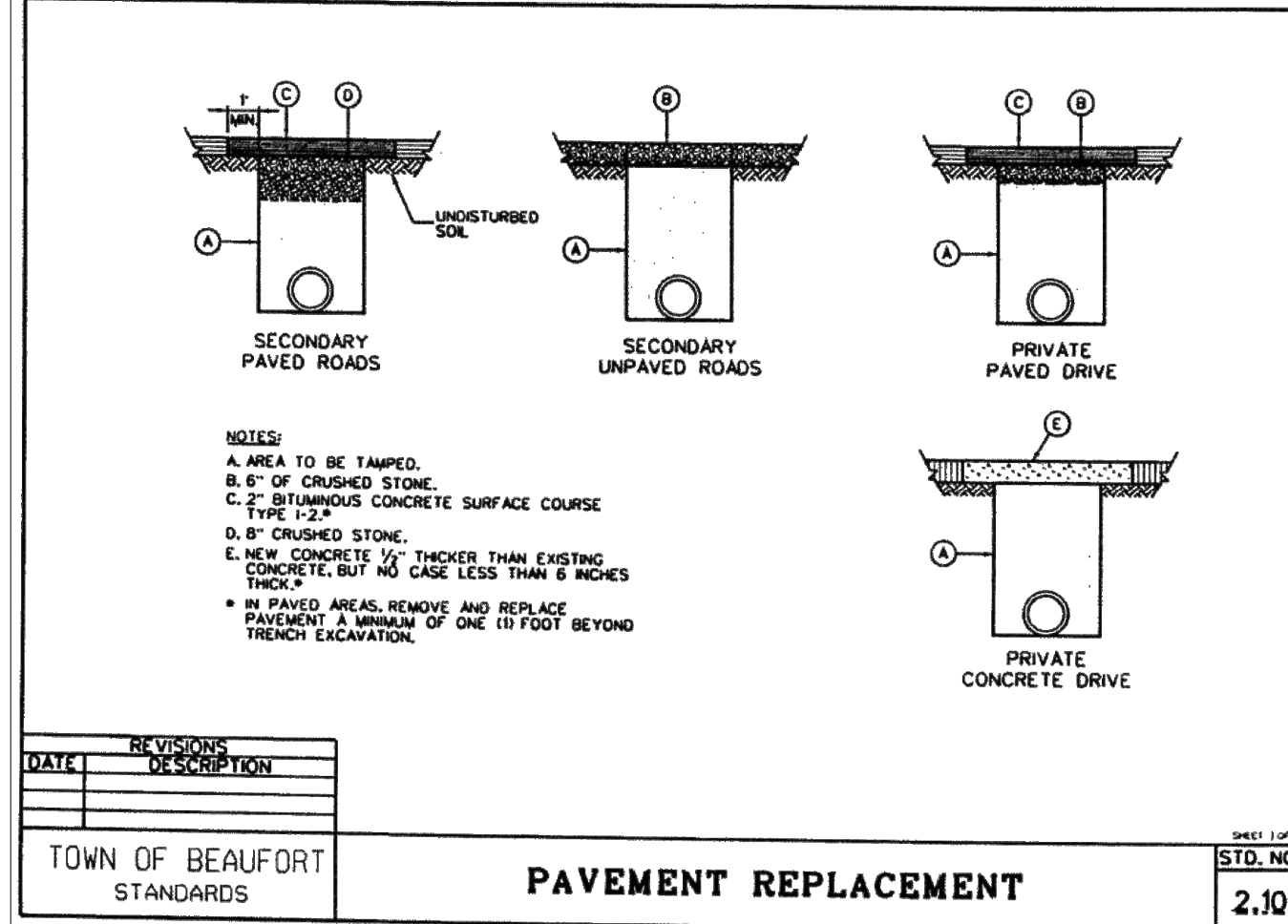
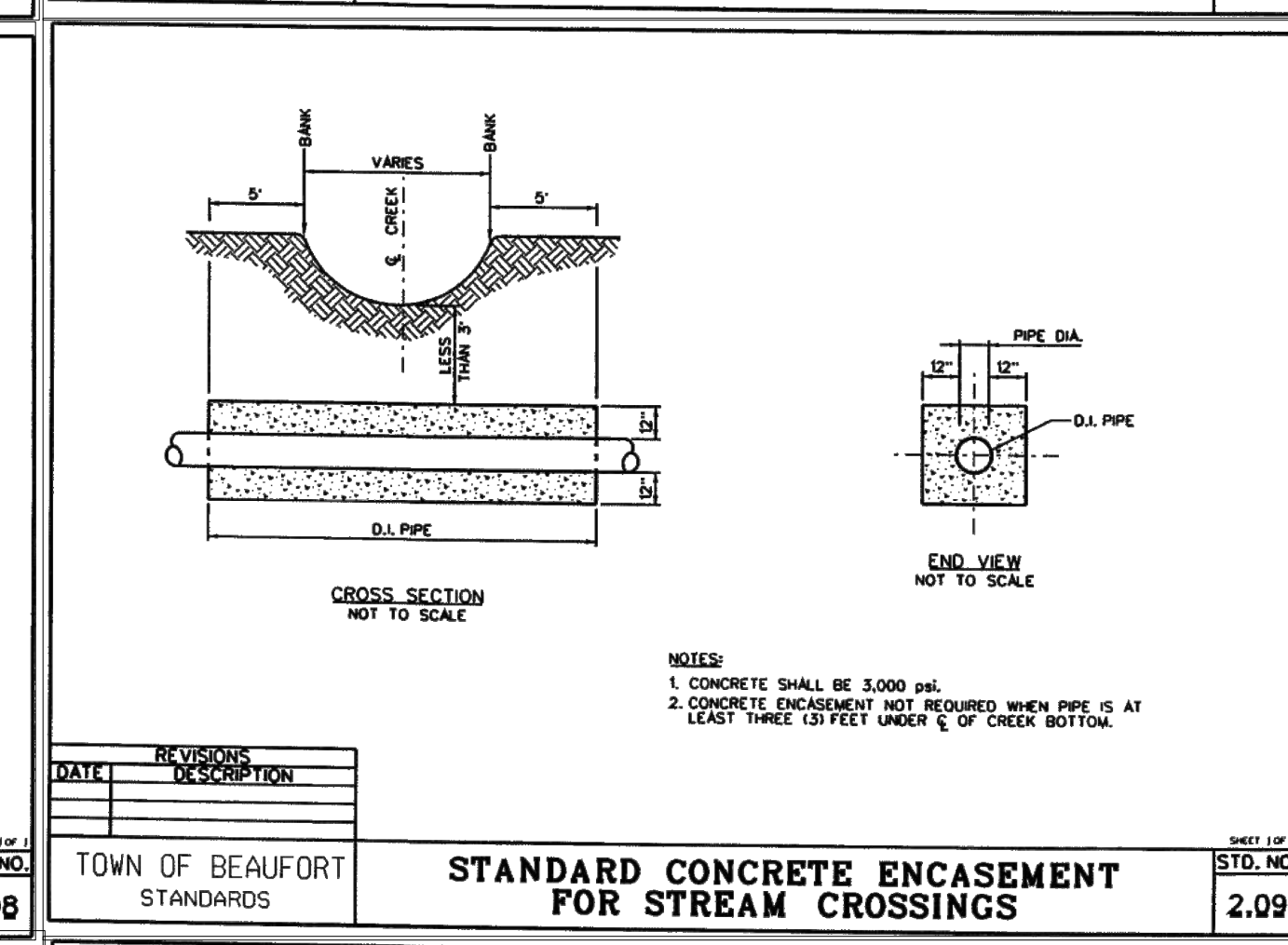
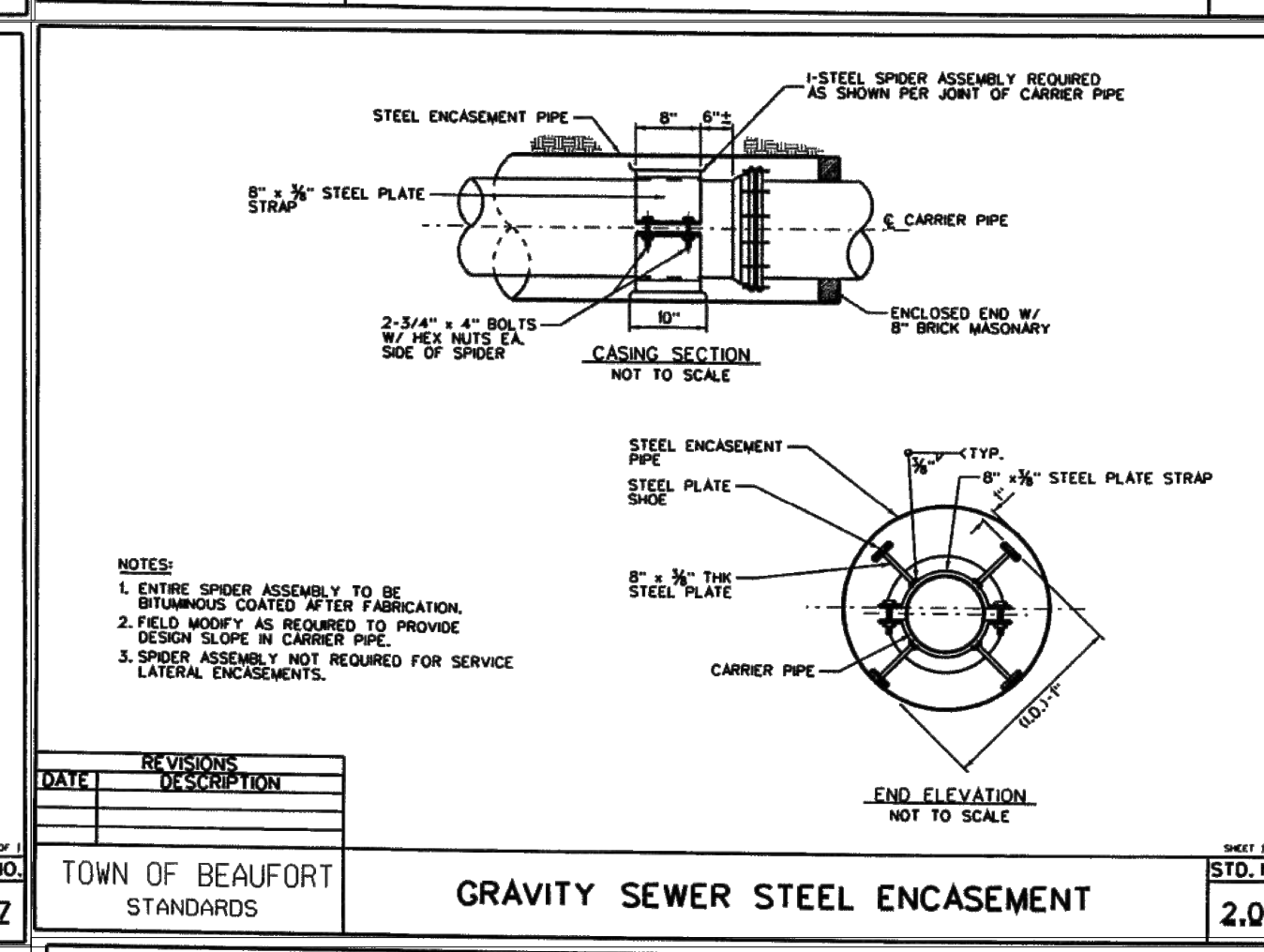
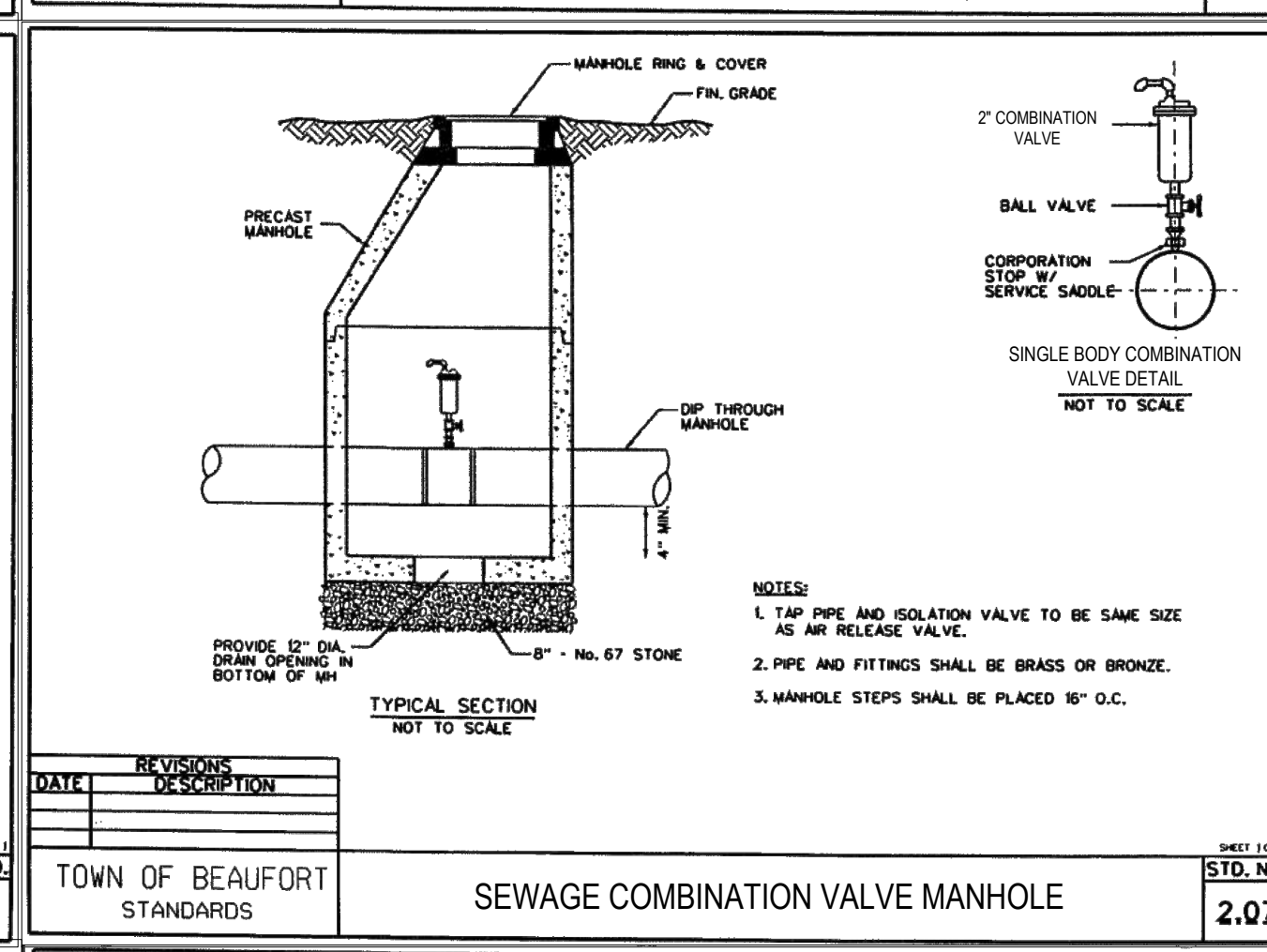
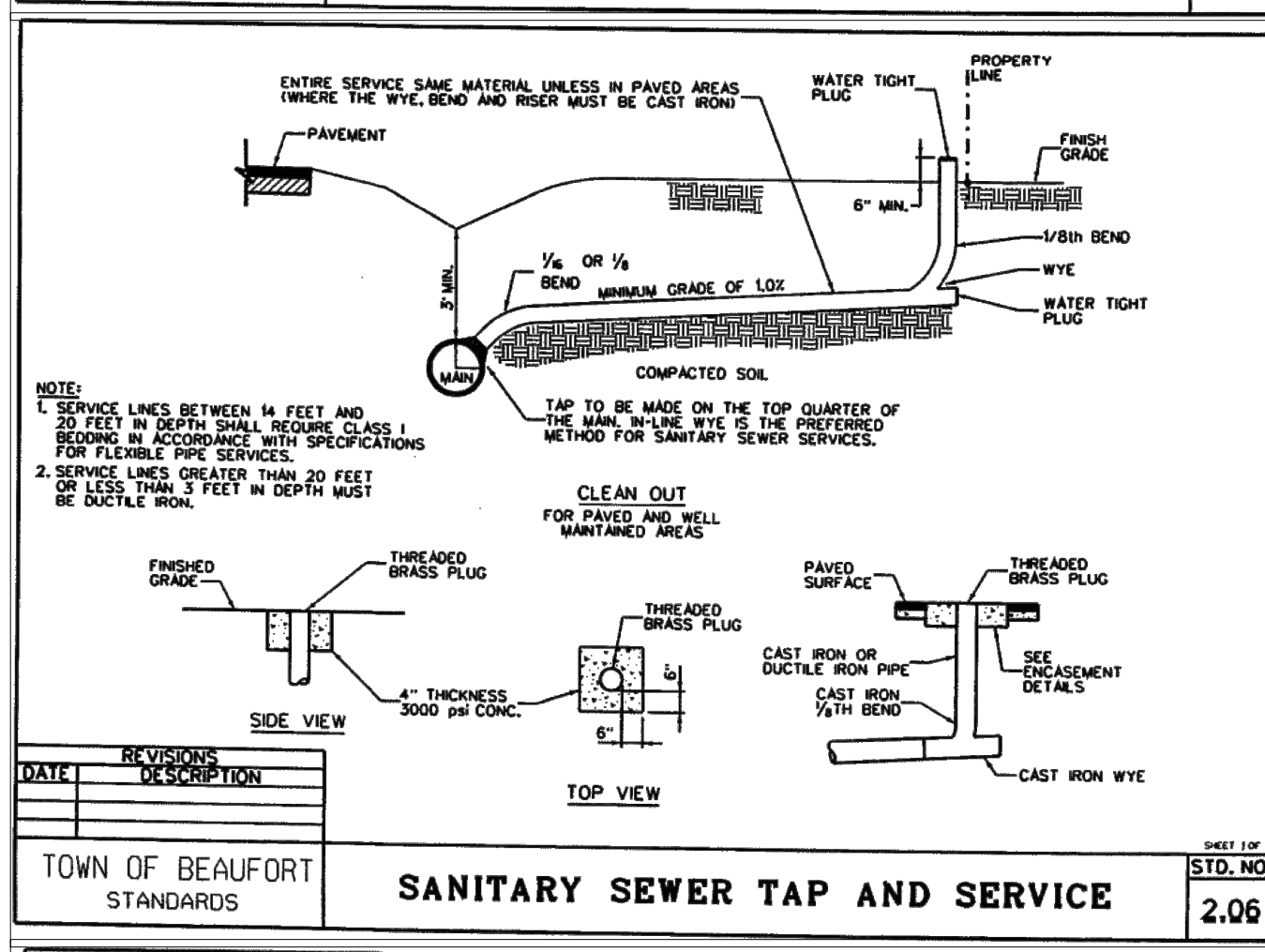
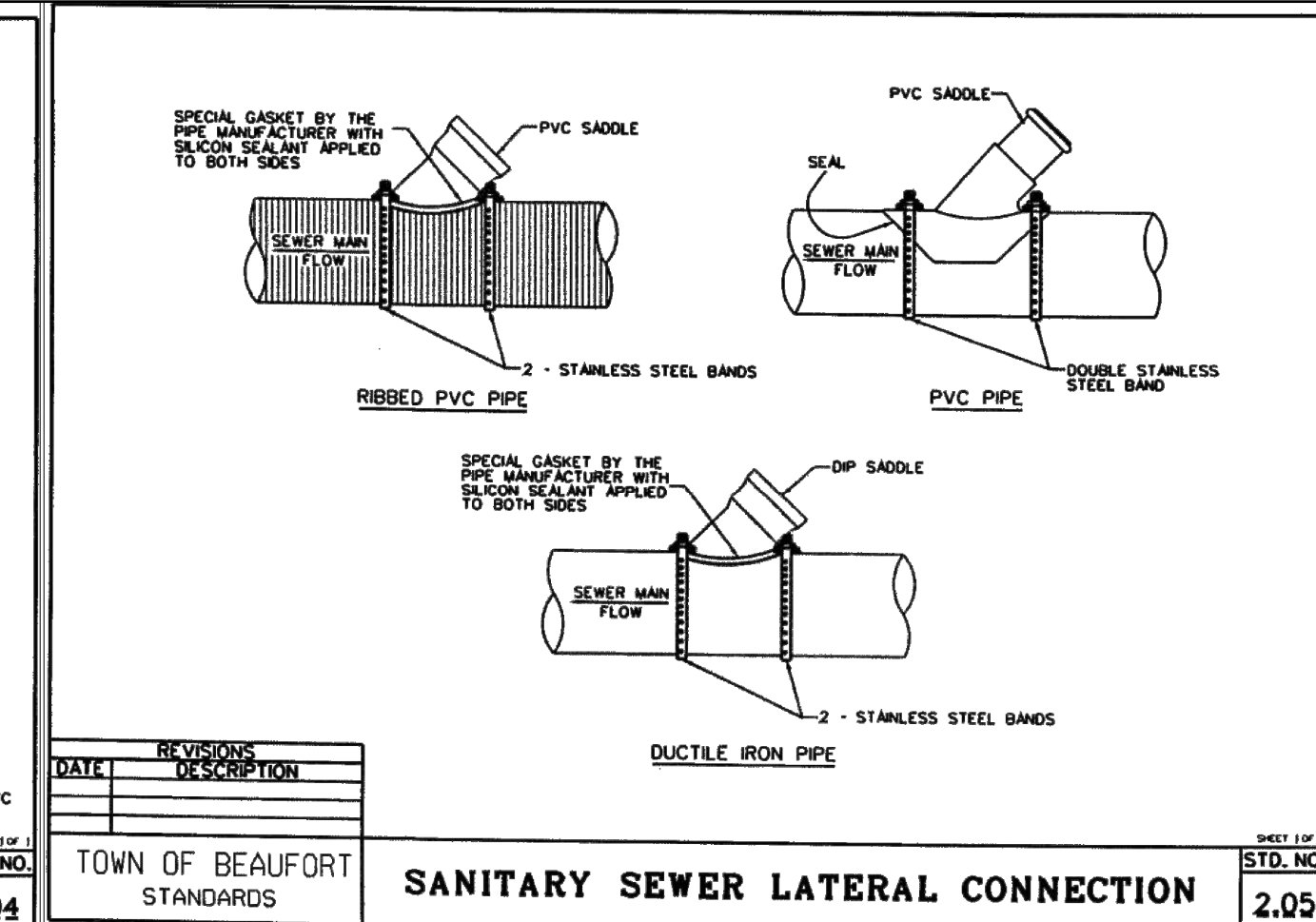
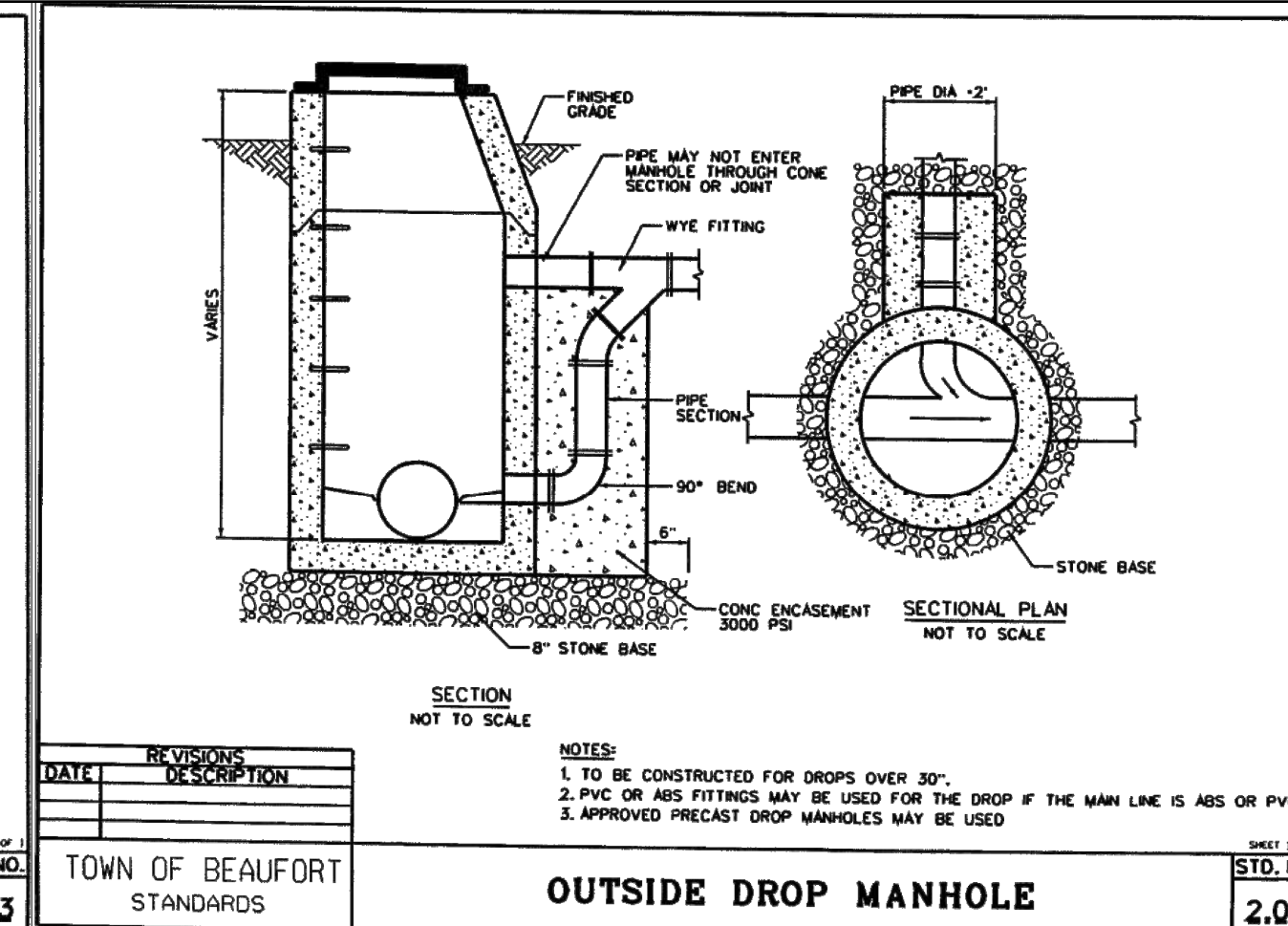
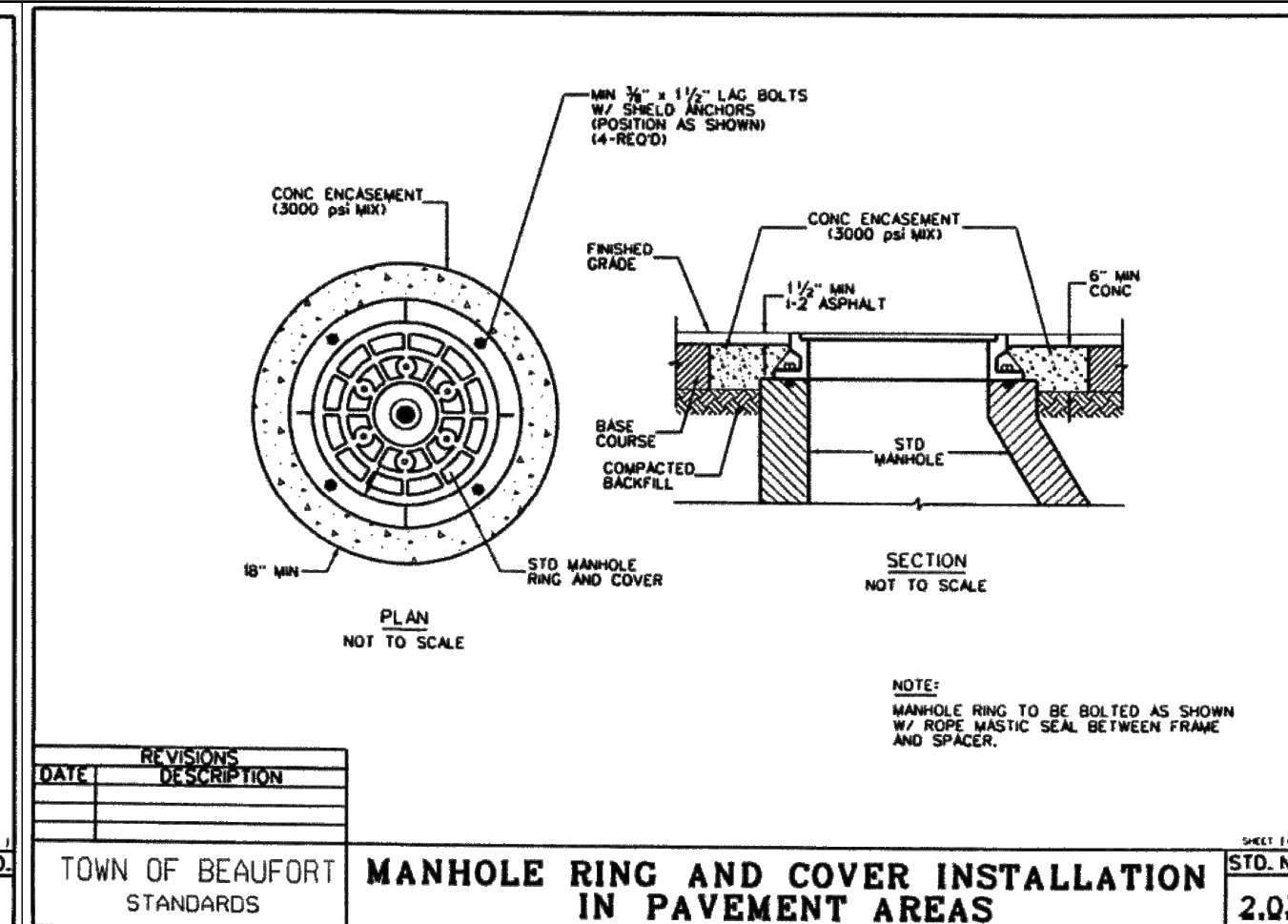
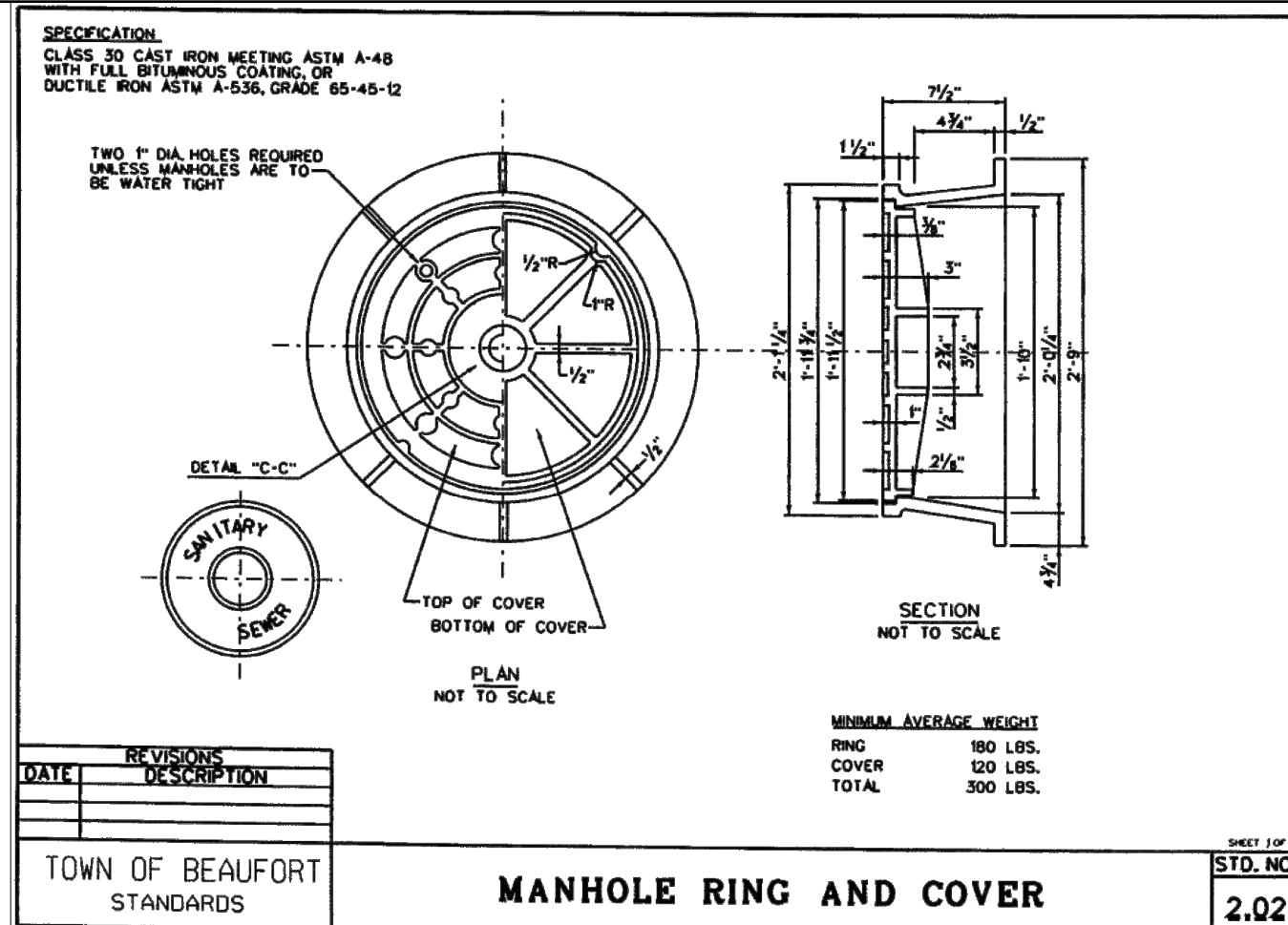
ENGINEER
 CRAIG D. NURSEY

Revisions

1	PER TOB COMMENTS	07/22/22
2	PER TOB COMMENTS	08/25/22

Sheet No.
D1.0

K:\2022\08\0976\0976.70_Beaufort East Village Phase 2\CADD\Drawing\401\Construction\010\DETAILS.dwg



LOW PRESSURE AIR TESTING FOR GRAVITY SEWER MAINS

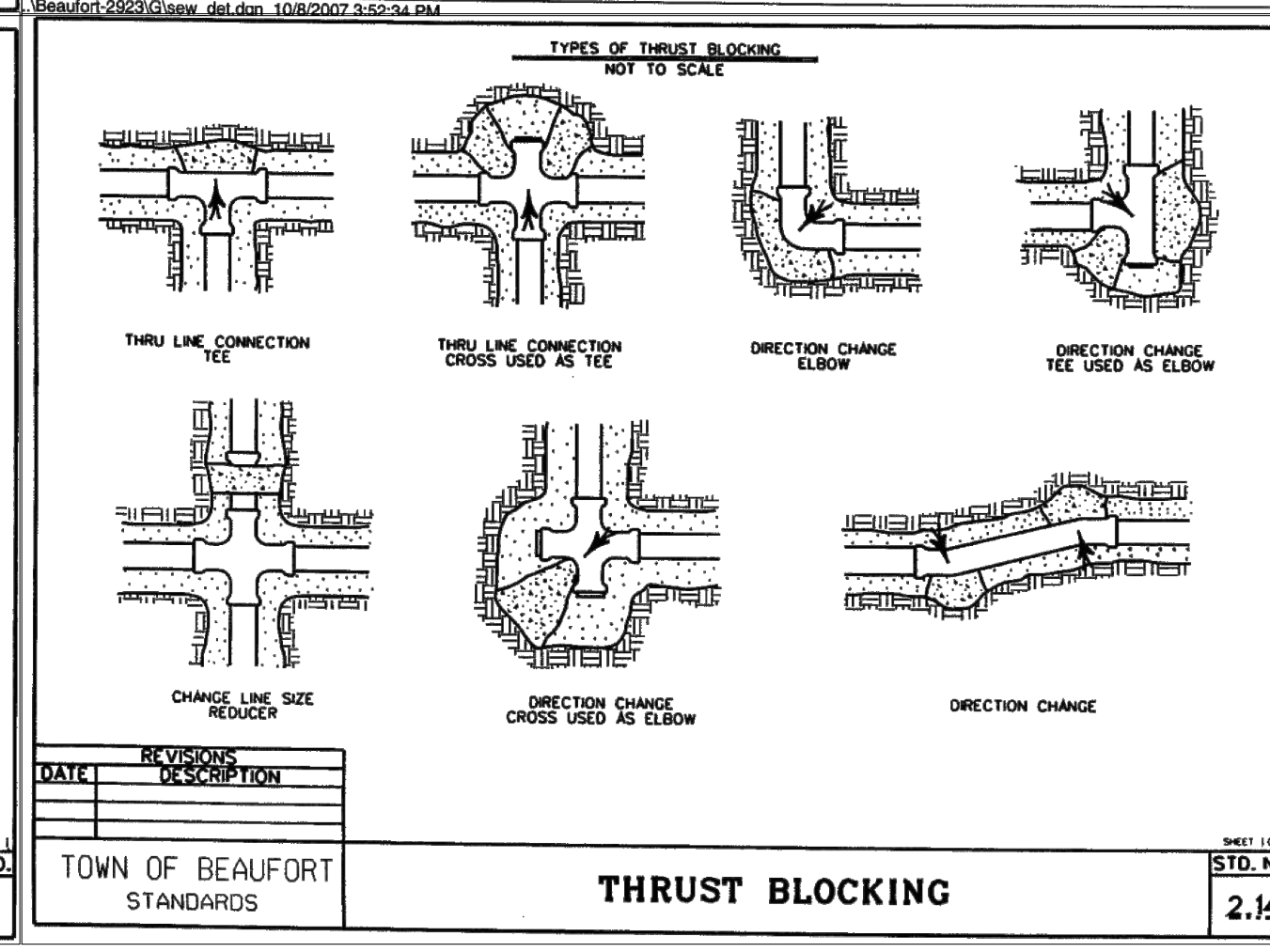
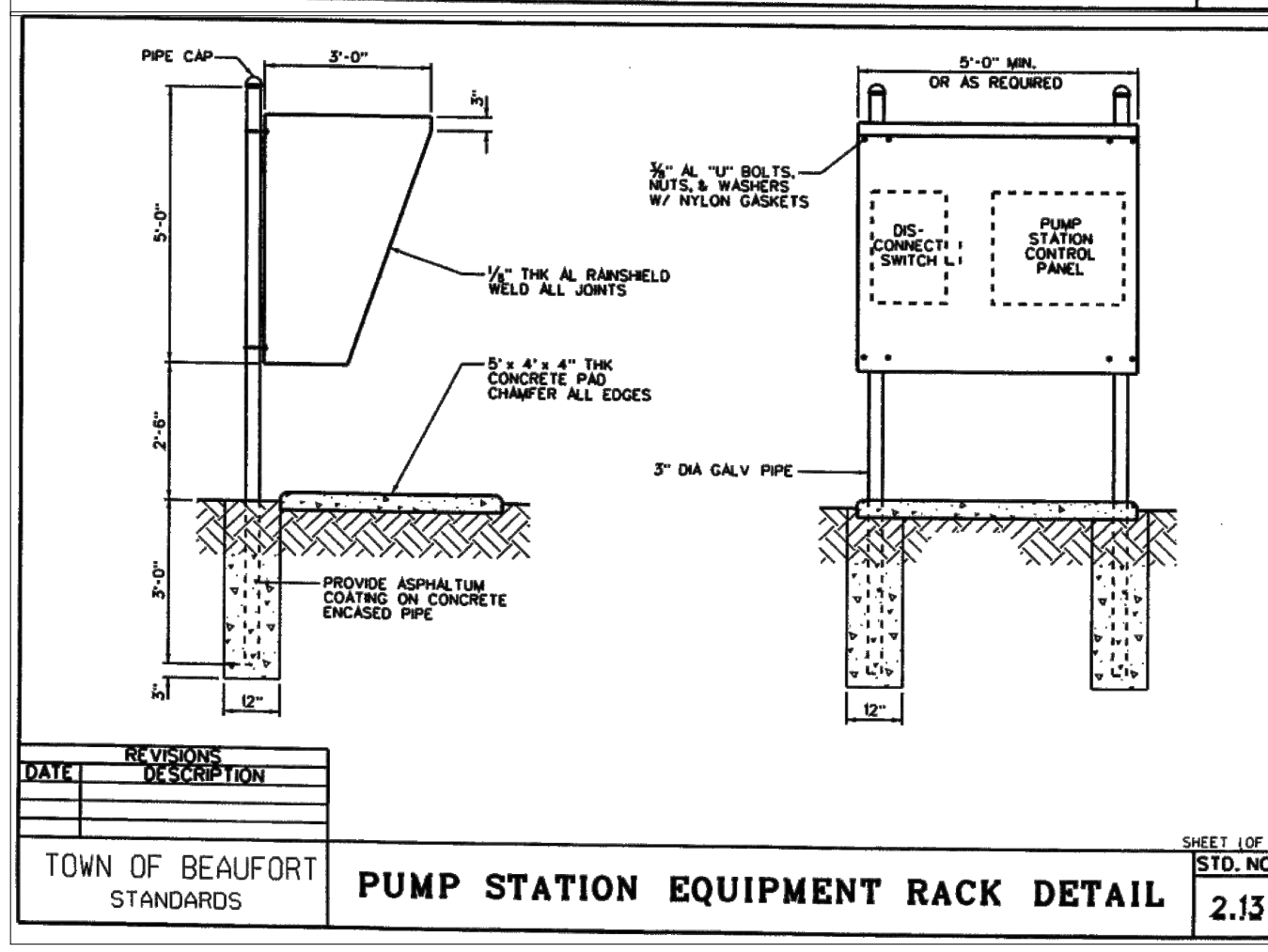
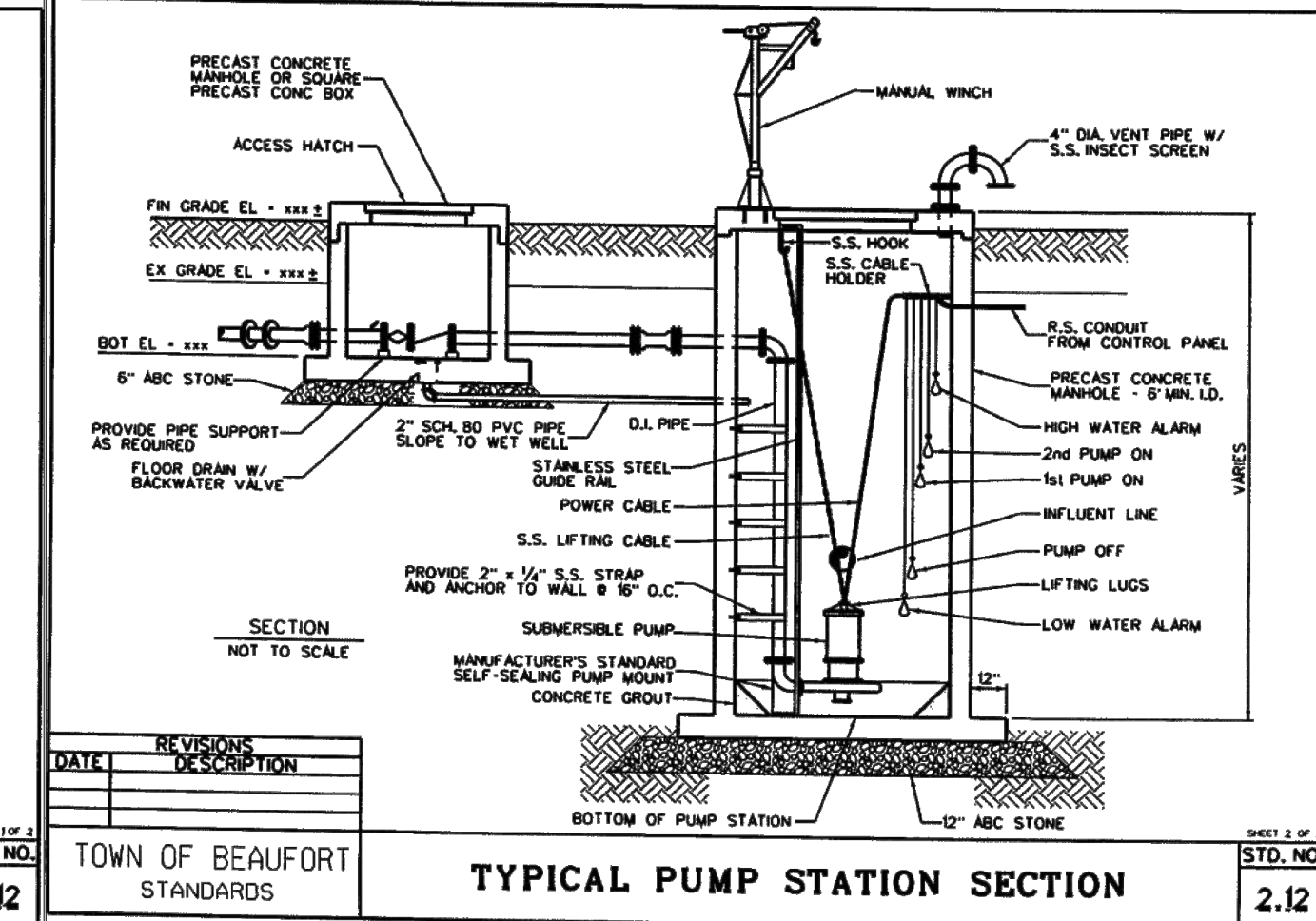
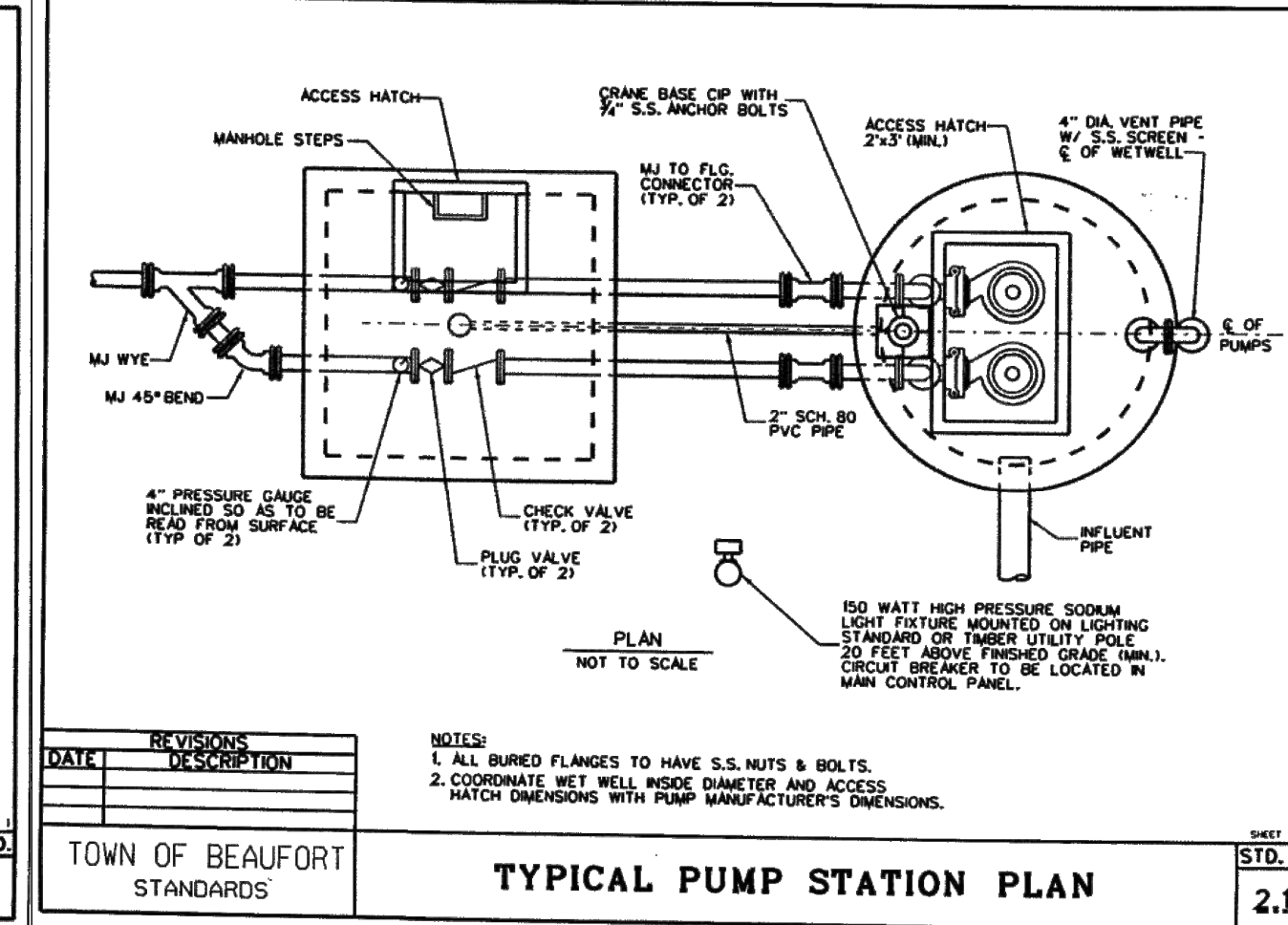
MINIMUM TIME REQUIRED FOR A MAXIMUM 1.0 PSIG PRESSURE DROP FOR SIZE AND LENGTH OF PIPE INDICATED

PIPE DIAMETER (IN)	MINIMUM LENGTH (MIN/SEC)	SPECIFICATION TIME FOR LENGTH (L) SHOWN (MIN/SEC)									
		180 FT	150 FT	200 FT	250 FT	300 FT	350 FT	400 FT	450 FT	500 FT	550 FT
4	3:45	9:07	3:08	3:45	3:45	3:45	3:45	3:45	3:45	3:45	3:45
6	5:45	3:08	3:45	3:45	3:45	3:45	3:45	3:45	3:45	3:45	3:45
8	7:34	2:08	1:52	7:34	7:34	7:34	7:34	7:34	7:34	7:34	7:34
10	9:26	2:29	2:37	9:26	9:26	9:26	9:26	9:26	9:26	9:26	9:26
12	11:20	1:09	3:41	11:20	11:20	11:20	11:20	11:20	11:20	11:20	11:20
14	14:18	1:51	5:32	14:18	14:18	14:18	14:18	14:18	14:18	14:18	14:18
16	17:00	2:33	7:02	17:00	17:00	17:00	17:00	17:00	17:00	17:00	17:00
18	19:58	3:14	10:47	19:58	19:58	19:58	19:58	19:58	19:58	19:58	19:58
20	22:48	3:56	14:32	22:48	22:48	22:48	22:48	22:48	22:48	22:48	22:48
22	25:38	4:37	18:17	25:38	25:38	25:38	25:38	25:38	25:38	25:38	25:38
24	28:28	5:19	22:02	28:28	28:28	28:28	28:28	28:28	28:28	28:28	28:28
26	31:18	6:00	25:52	31:18	31:18	31:18	31:18	31:18	31:18	31:18	31:18
28	34:08	6:42	29:37	34:08	34:08	34:08	34:08	34:08	34:08	34:08	34:08
30	36:58	7:23	33:22	36:58	36:58	36:58	36:58	36:58	36:58	36:58	36:58
32	39:48	8:05	37:07	39:48	39:48	39:48	39:48	39:48	39:48	39:48	39:48
34	42:38	8:46	40:52	42:38	42:38	42:38	42:38	42:38	42:38	42:38	42:38
36	45:28	9:27	44:37	45:28	45:28	45:28	45:28	45:28	45:28	45:28	45:28
38	48:18	10:08	48:22	48:18	48:18	48:18	48:18	48:18	48:18	48:18	48:18
40	51:08	10:49	52:07	51:08	51:08	51:08	51:08	51:08	51:08	51:08	51:08
42	53:58	11:30	55:52	53:58	53:58	53:58	53:58	53:58	53:58	53:58	53:58
44	56:48	12:11	59:37	56:48	56:48	56:48	56:48	56:48	56:48	56:48	56:48
46	59:38	12:52	63:22	59:38	59:38	59:38	59:38	59:38	59:38	59:38	59:38
48	62:28	13:33	67:07	62:28	62:28	62:28	62:28	62:28	62:28	62:28	62:28
50	65:18	14:14	70:52	65:18	65:18	65:18	65:18	65:18	65:18	65:18	65:18
52	68:08	14:55	74:37	68:08	68:08	68:08	68:08	68:08	68:08	68:08	68:08
54	70:58	15:36	78:22	70:58	70:58	70:58	70:58	70:58	70:58	70:58	70:58

REVISIONS: DATE, DESCRIPTION

TOWN OF BEAUFORT STANDARDS

SHEET 1 OF 1 STD. NO. 2.11



THRUST BLOCKING

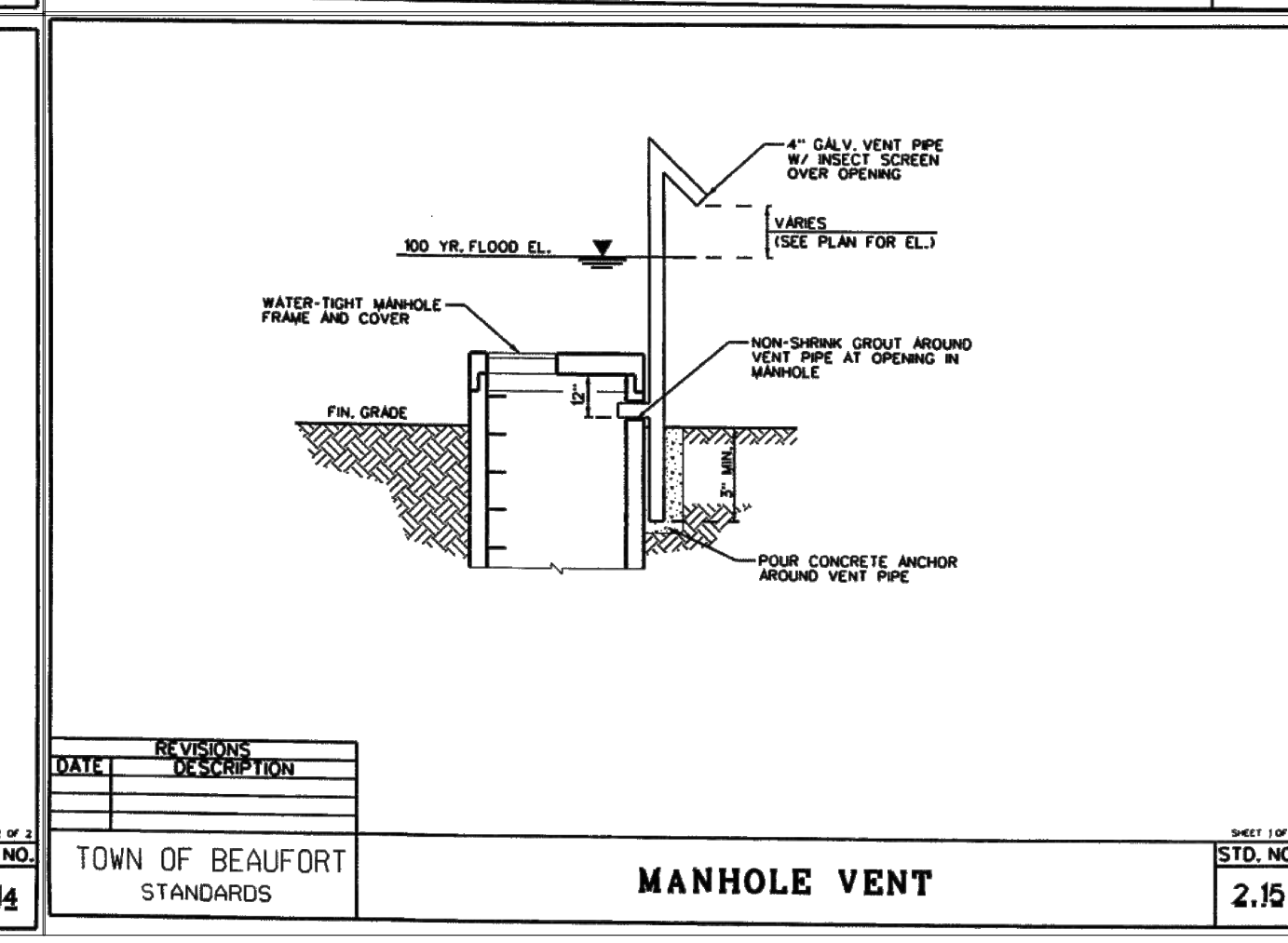
RESULTANT THRUST AT FITTING AT 80 P.S.I. WATER PRESSURE

NOMINAL PIPE DIA.	TOTAL POUNDS			
	DEAD END	90° BEND	45° BEND	11 1/2° BEND
4"	2,700	3,800	2,100	1,100
6"	5,600	8,000	4,300	2,200
8"	9,700	13,600	7,400	3,800
10"	14,500	20,500	11,100	5,700
12"	20,500	29,000	15,700	8,000
14"	27,600	39,000	21,100	11,000
16"	35,700	50,400	27,300	14,000
18"	44,800	63,000	34,200	17,500
20"	55,000	77,800	42,100	21,500
24"	78,500	111,000	60,000	31,600
30"	120,600	170,400	92,300	47,100
36"	172,800	244,400	132,300	67,800
42"	233,300	330,000	178,600	91,000
48"	304,000	430,000	232,700	118,600
54"	384,100	543,200	294,000	149,000

REVISIONS: DATE, DESCRIPTION

TOWN OF BEAUFORT STANDARDS

SHEET 1 OF 1 STD. NO. 2.14

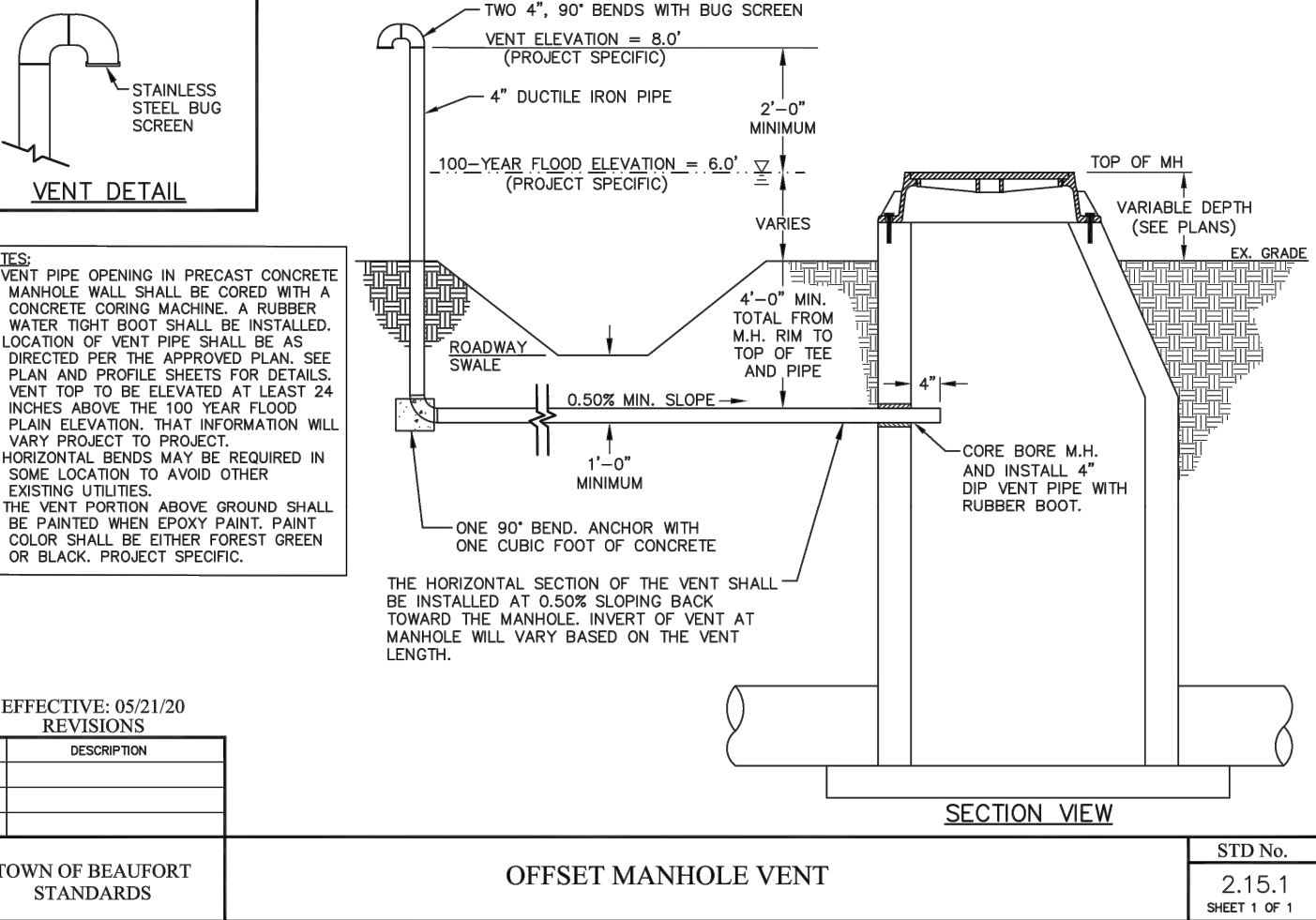
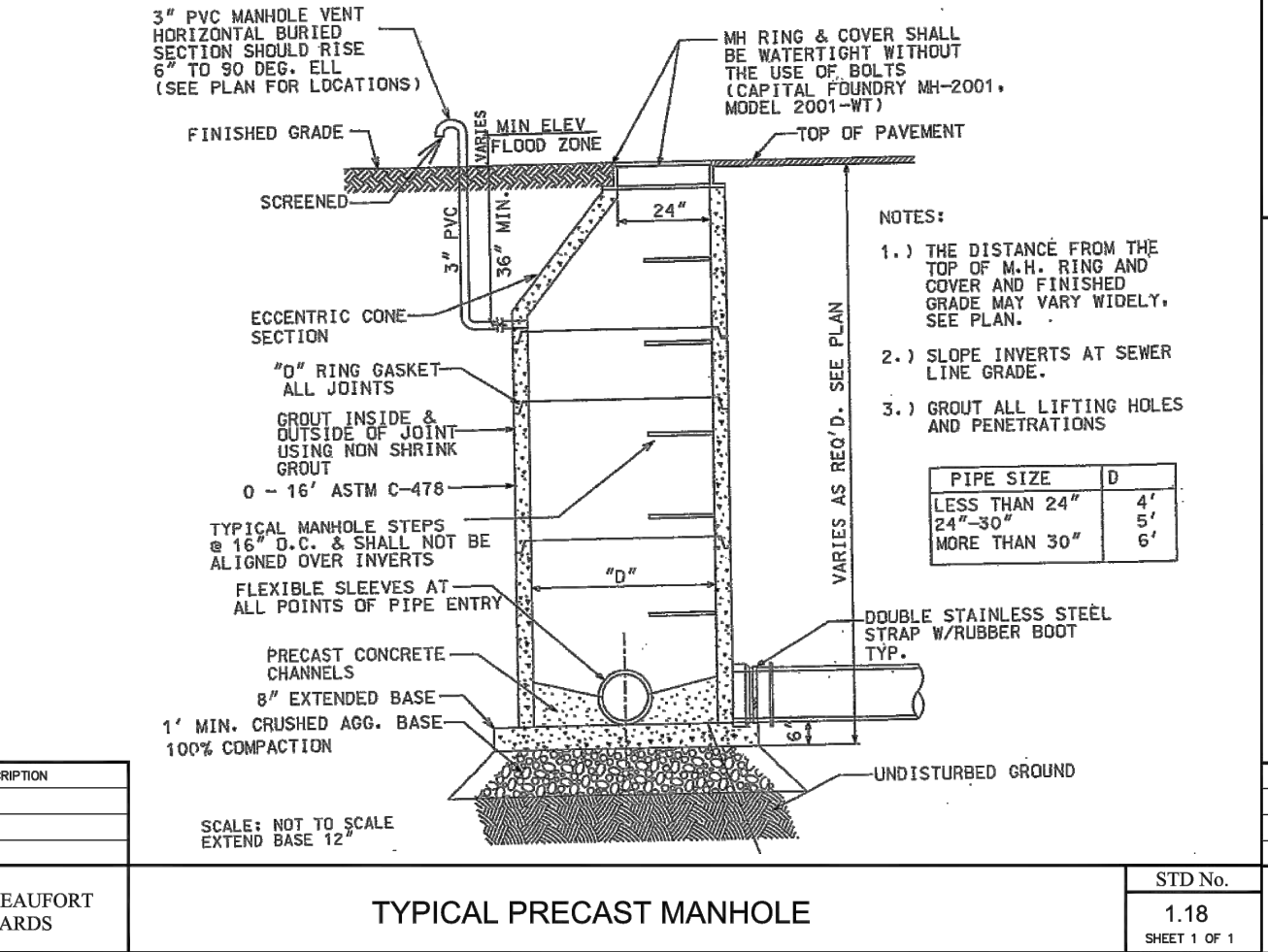
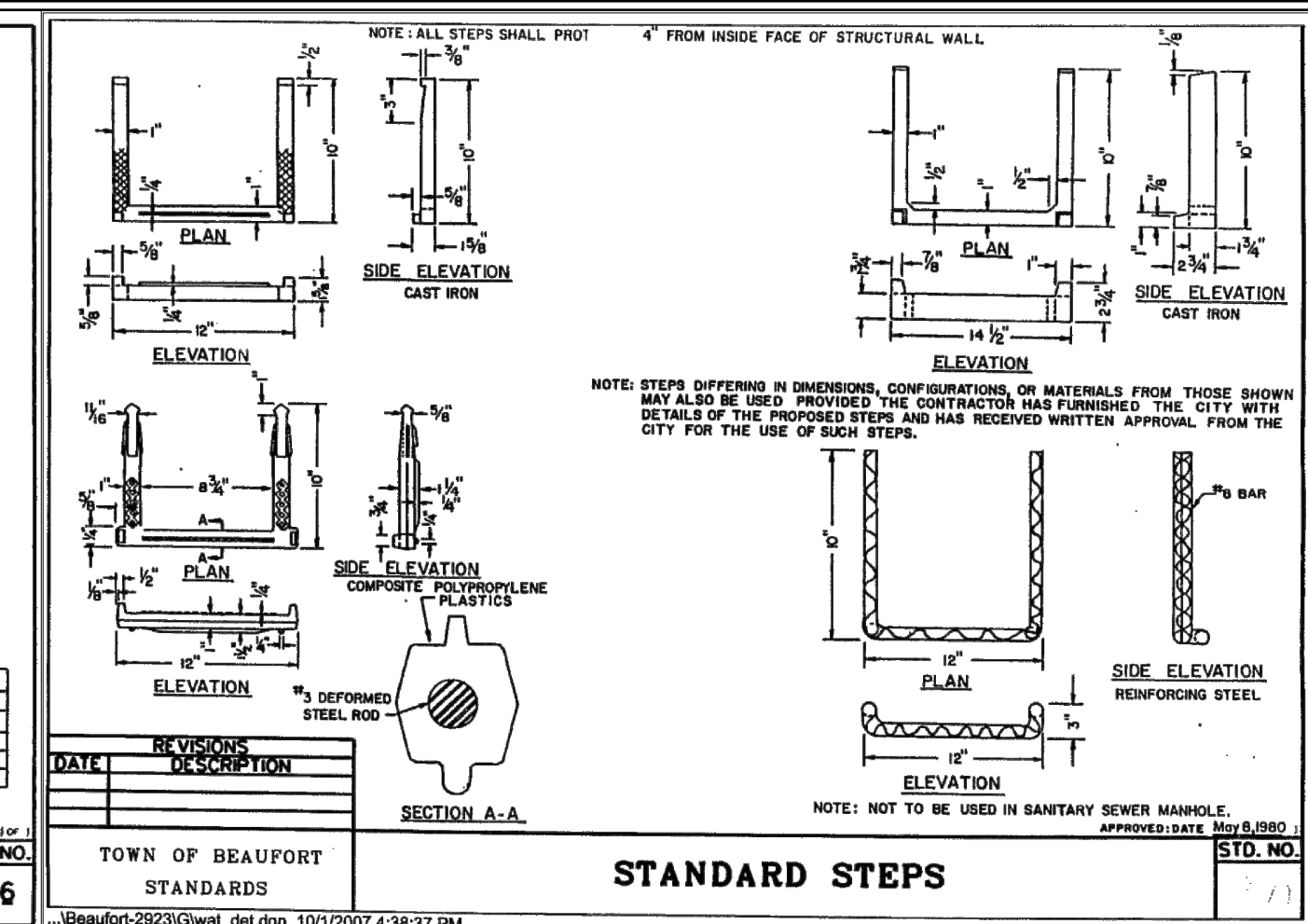
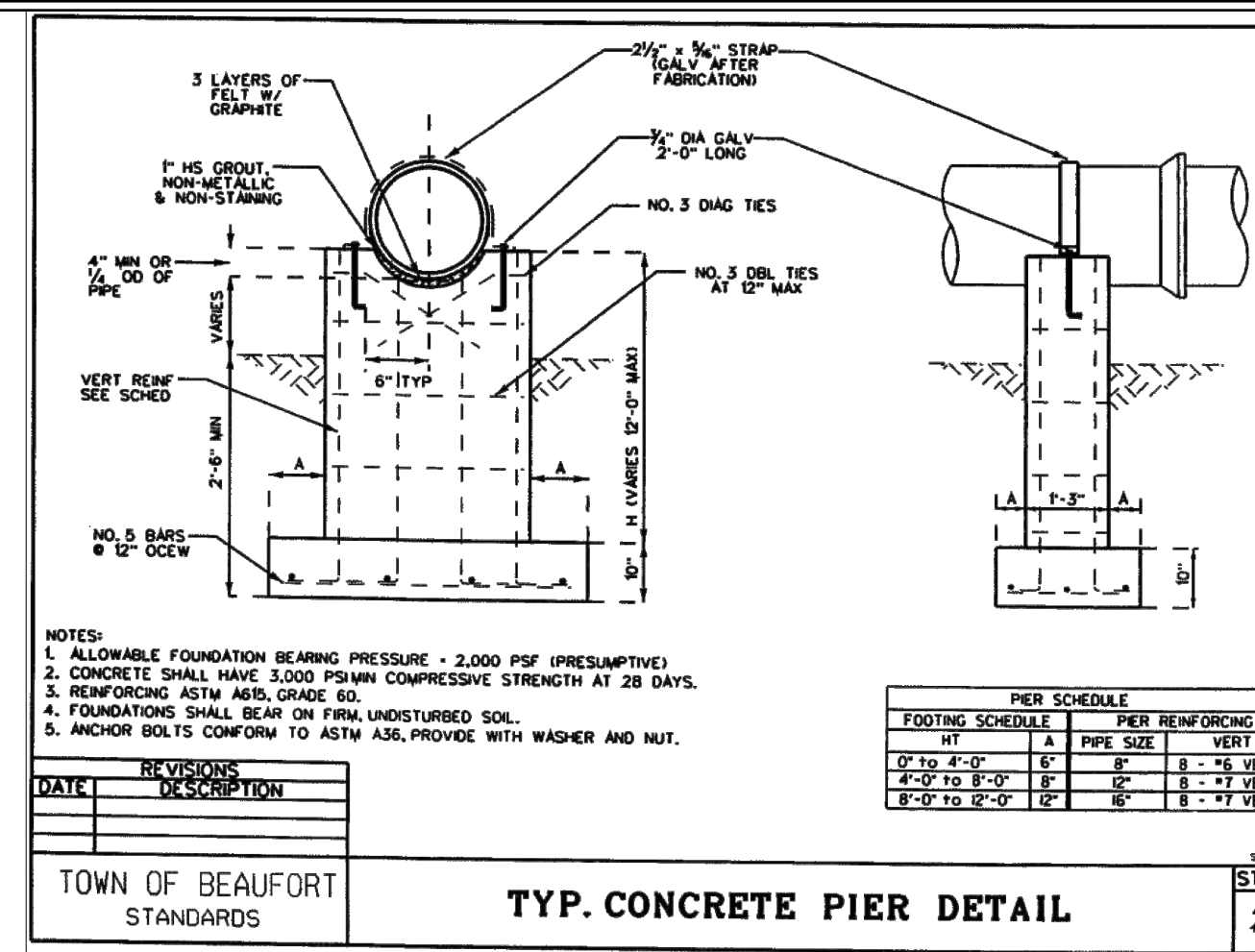


K:\08\08\0976\0976.70_Beaufort East Village Phases 2 & 3\CD\Drawing Set\Construction\010 DETALLS.dwg

Job No.	02080976.70
Date	March 2022
Checked By	CR
Drawn By	TW
Designer	TW



Revisions	
1	PER TOB COMMENTS 07/22/22
2	PER TOB COMMENTS 08/25/22

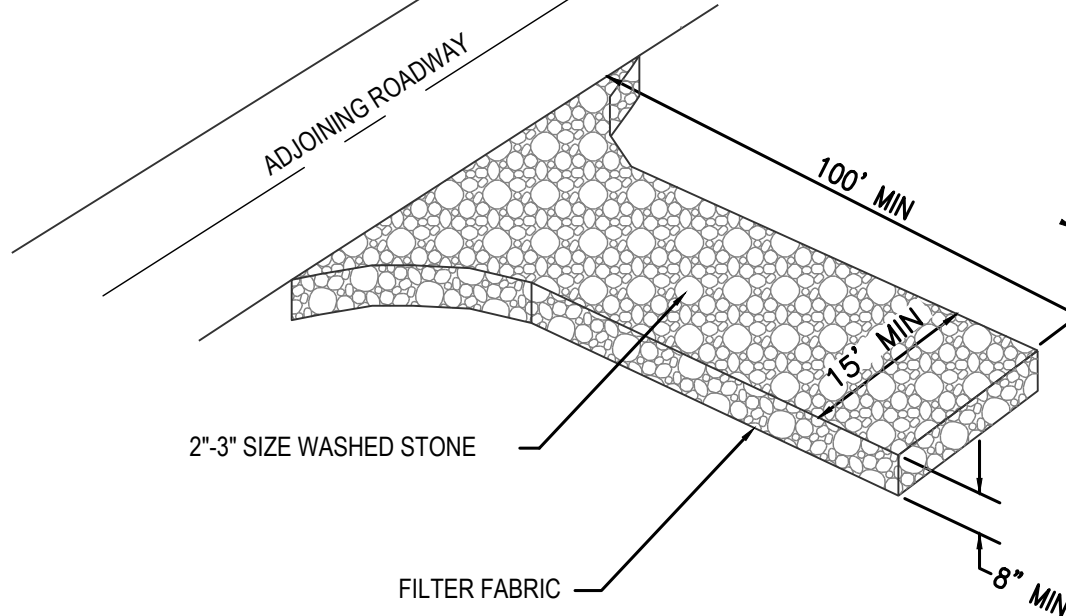


NOTES:

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

MAINTENANCE:

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



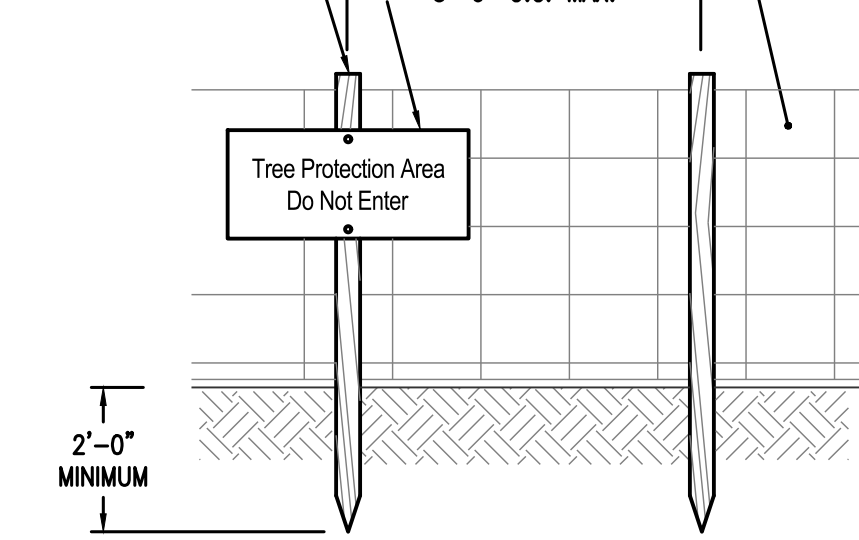
TEMPORARY CONSTRUCTION ENTRANCE

NTS

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

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

ORANGE, UV RESISTANT HIGH-TENSILE STRENGTH POLY BARRICADE FABRIC

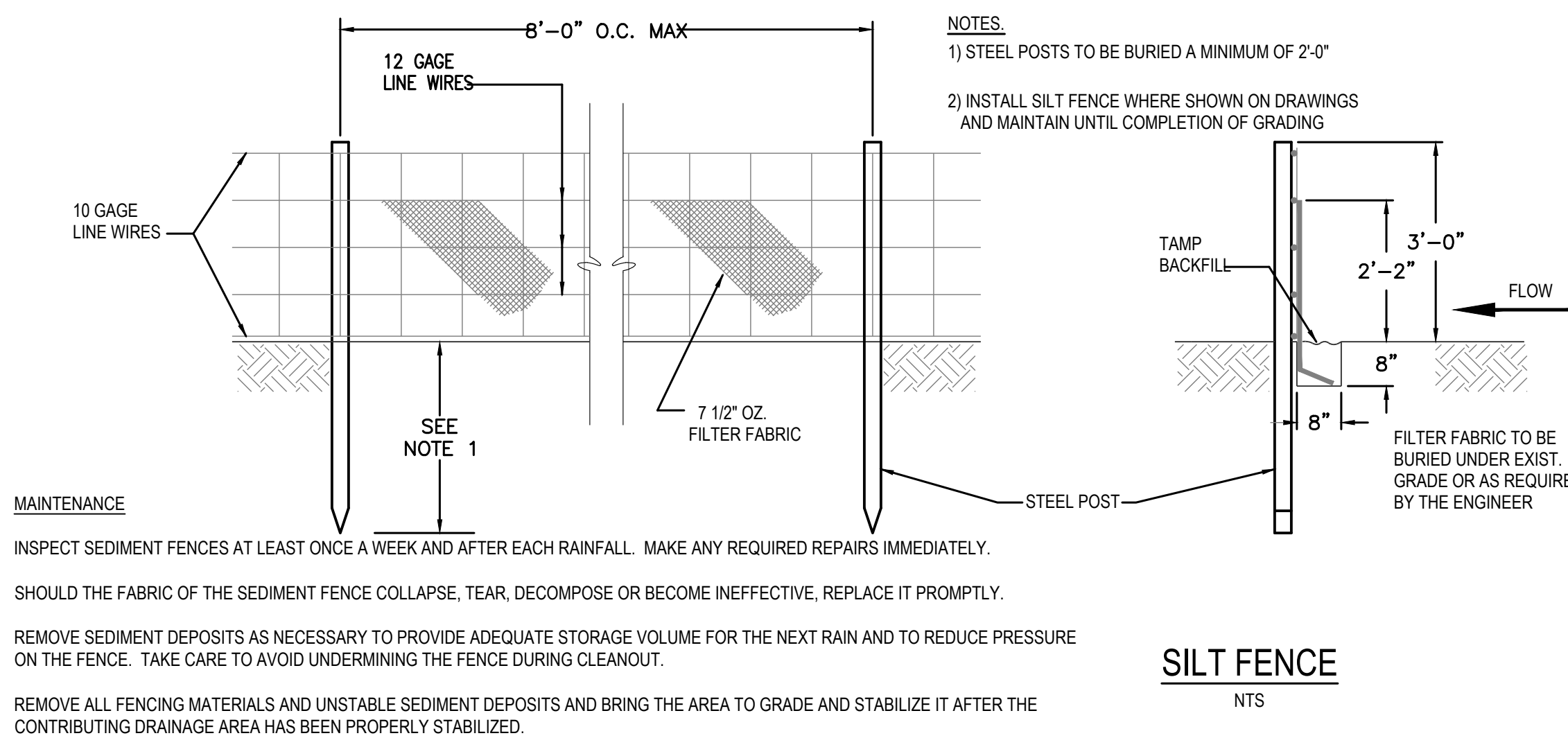
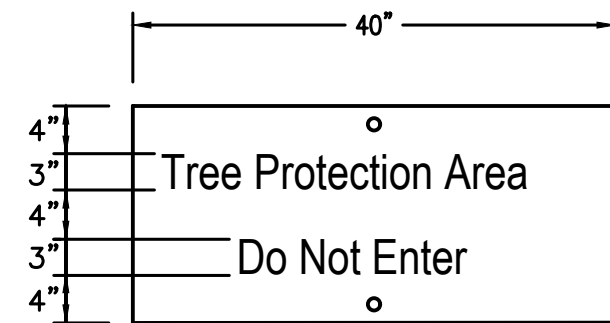


TREE PROTECTION FENCE

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.



SILT FENCE

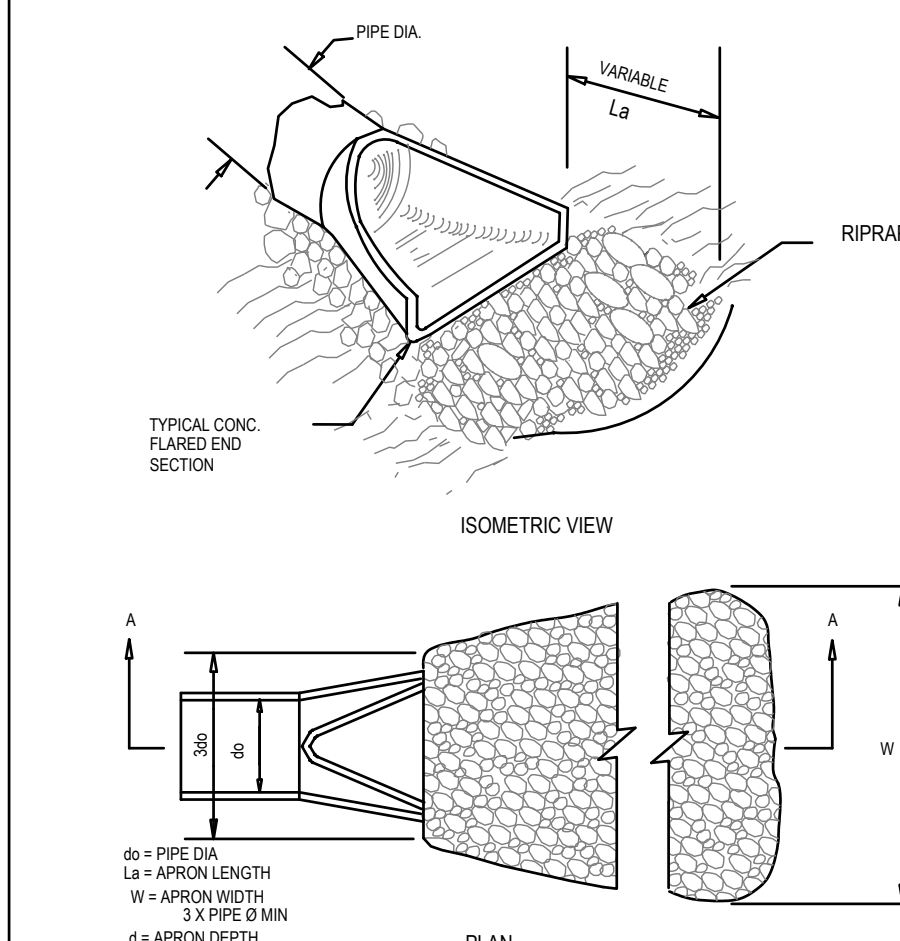
NTS

NOTES:

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

MAINTENANCE:

INSPECT SEDIMENT FENCES AT LEAST ONCE A WEEK AND AFTER EACH RAINFALL. MAKE ANY REQUIRED REPAIRS IMMEDIATELY. SHOULD THE FABRIC OF THE SEDIMENT FENCE COLLAPSE, TEAR, DECOMPOSE OR BECOME INEFFECTIVE, REPLACE IT PROMPTLY. REMOVE SEDIMENT DEPOSITS AS NECESSARY TO PROVIDE ADEQUATE STORAGE VOLUME FOR THE NEXT RAIN AND TO REDUCE PRESSURE ON THE FENCE. TAKE CARE TO AVOID UNDERMINING THE FENCE DURING CLEANOUT. REMOVE ALL FENCING MATERIALS AND UNSTABLE SEDIMENT DEPOSITS AND BRING THE AREA TO GRADE AND STABILIZE IT AFTER THE CONTRIBUTING DRAINAGE AREA HAS BEEN PROPERLY STABILIZED.



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. OR IF STONES HAVE BEEN DISLODGED. IMMEDIATELY MAKE ALL NEEDED REPAIRS TO PREVENT FURTHER DAMAGE.

NOTES:

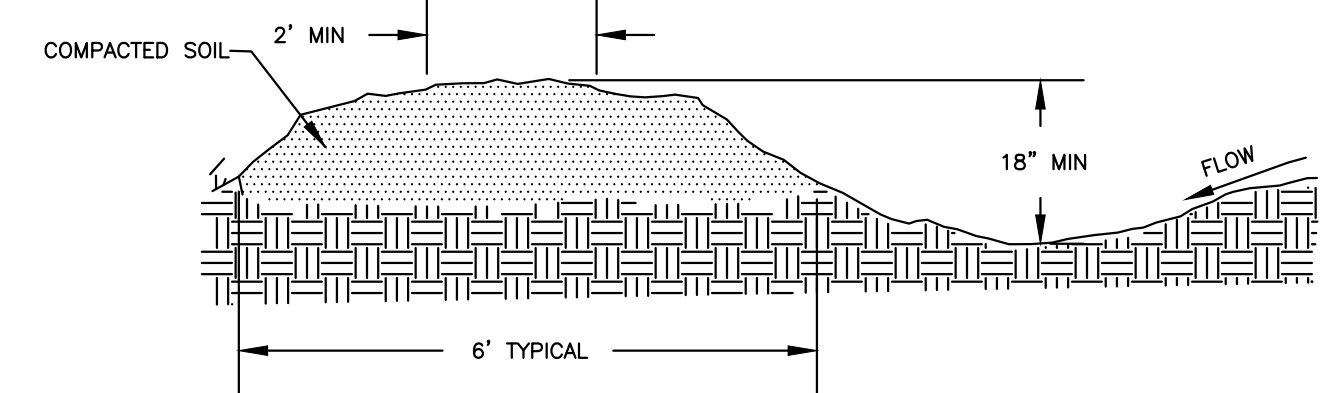
- SEE SCHEDULE BELOW FOR DIMENSIONS
1. La is the length of the riprap apron.
 2. d = 1.5 times the maximum stone diameter but not less than 6"
 3. A filter blanket (filter fabric) shall be installed between the riprap and soil foundation.

VELOCITY DISSIPATOR DESIGN SUMMARY											
OUTLET	PIPE (D)	Q25 (CFS)	SLOPE (%)	VELOCITY (FPS)	ZONE	TYPE	LENGTH (FT)	WIDTH (W1) (FT)	WIDTH (W2) (FT)	STONE CLASS	MIN. DEPTH (IN)
FES-72	18	3.5	0.03	3.84	1	CHANNEL	6	4.5	3.9	A	9
FES-76	24	3.8	0.12	3.52	1	CHANNEL	8	6	5.2	A	9
FES-80	48	15.8	0.10	4.62	2	CHANNEL	24	12	13.6	B	12
FES-83	36	31.2	0.21	6.35	2	CHANNEL	18	9	10.2	B	12
FES-97	24	15.3	0.22	6.02	2	CHANNEL	12	6	6.8	B	12
FES-104	18	5.4	0.20	4.06	1	CHANNEL	6	4.5	3.9	A	9
FES-107	24	17.4	0.22	5.54	2	CHANNEL	12	6	6.8	B	12
FES-116	18	4.9	0.02	4.10	1	CHANNEL	6	4.5	3.9	A	9
FES-120	30	26.3	0.22	6.60	2	CHANNEL	15	7.5	8.5	B	12
FES-130	18	6.1	0.21	5.19	1	CHANNEL	6	4.5	3.9	A	9
FES-133	18	4.3	0.20	4.01	1	CHANNEL	6	4.5	3.9	A	9

RIP RAP ENERGY DISSIPATER

NTS

Temporary Diversion Ditches							
DD#	Drainage Area (ac)	Runoff Coefficient	Slope (%)	Constructed Depth (ft)	Normal Depth (ft)	Top Width (ft)	Velocity (fps)
DD1A	2.42	0.3	0.18%	2	1.5	8	1.61
DD1B	0.96	0.3	0.19%	2	1.0	8	1.31
DD1C	1.33	0.3	0.23%	2	1.1	8	1.52
DD2	4.25	0.3	0.27%	2	1.7	8	2.16
DD3A	0.82	0.3	0.18%	2	1.0	8	1.23
DD3B	6.13	0.3	0.22%	2	1.7	12	2.04
DD4	1.82	0.3	0.41%	2	1.2	8	2.04
DD5A	1.12	0.3	0.30%	2	1.0	8	1.61
DD5B	1.14	0.3	0.29%	2	1.0	8	1.60

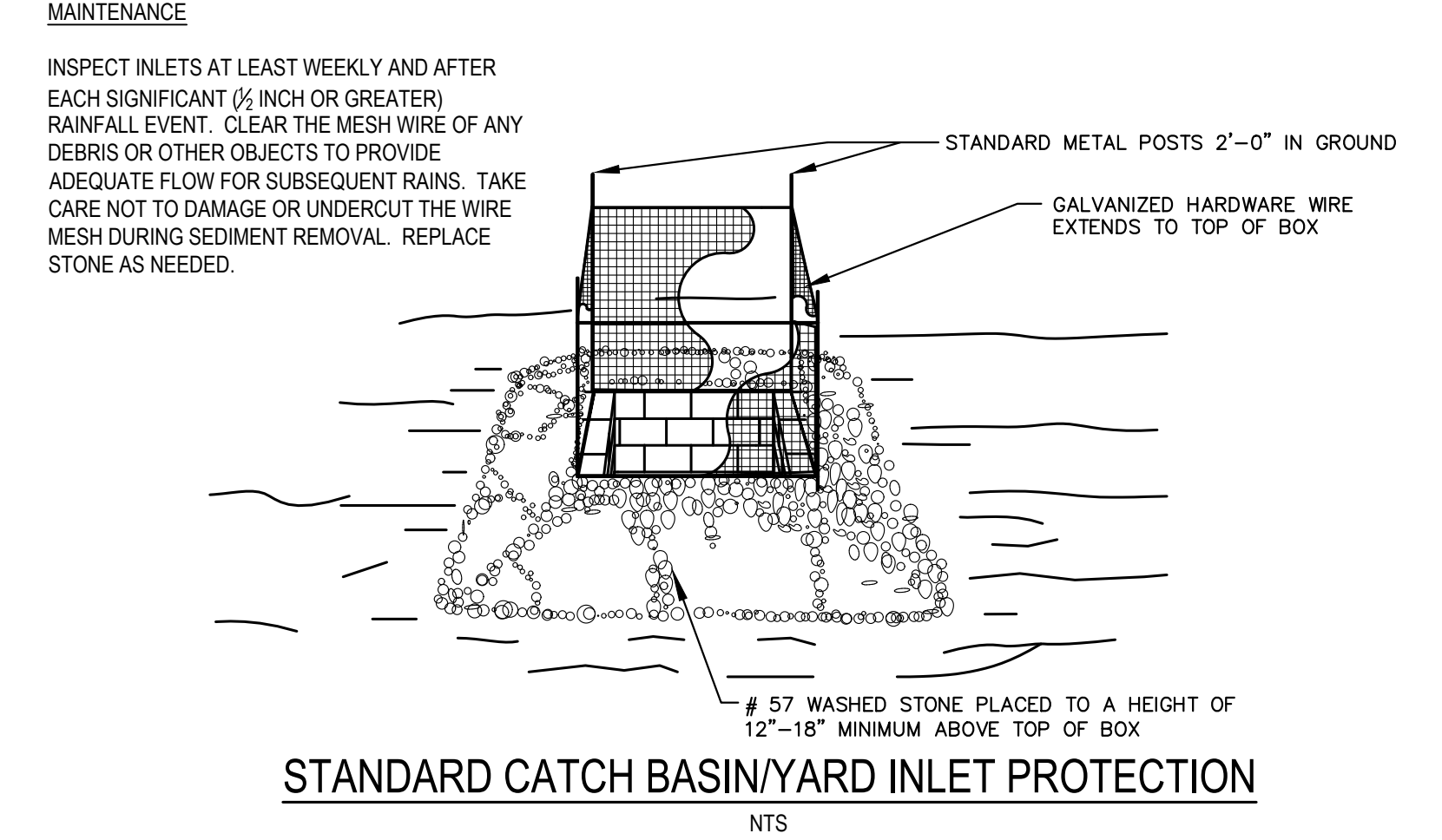


TEMPORARY DIVERSION SWALE

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



STANDARD CATCH BASIN/YARD INLET PROTECTION

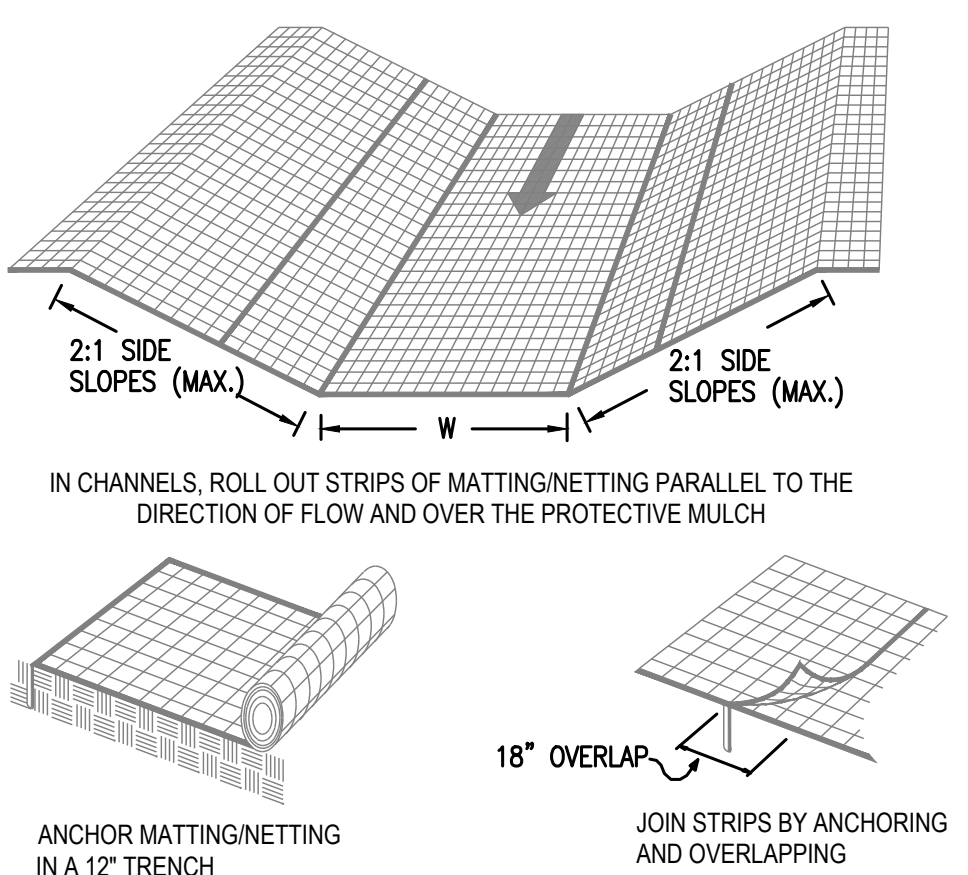
NTS

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.

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 SEEDED AREAS AND MAKE NECESSARY REPAIRS OR RE-SEEDINGS WITHIN THE PLANTING SEASON, IF POSSIBLE. IF STAND SHOULD BE OVER 60% DAMAGED, RE-ESTABLISH FOLLOWING ORIGINAL LIME FERTILIZER AND SEEDING RATES.
 9. CONSULT CONSERVATION INSPECTOR ON MAINTENANCE TREATMENT AND FERTILIZATION AFTER PERMANENT COVER IS ESTABLISHED.
- CONSULT CONSERVATION ENGINEER OR SOIL CONSERVATION SERVICE FOR ADDITIONAL INFORMATION CONCERNING OTHER ALTERNATIVES FOR VEGETATION OF DENUDED AREAS. THE VEGETATION RATES ARE THOSE WHICH DO WELL UNDER LOCAL CONDITIONS; OTHER SEEDING RATES COMBINATIONS ARE POSSIBLE.
- * TEMPORARY-RESEED ACCORDING TO OPTIMUM SEASON FOR DESIRED PERMANENT VEGETATION. DO NOT ALLOW TEMPORARY COVER TO GROW OVER 12" IN HEIGHT BEFORE MOWING.

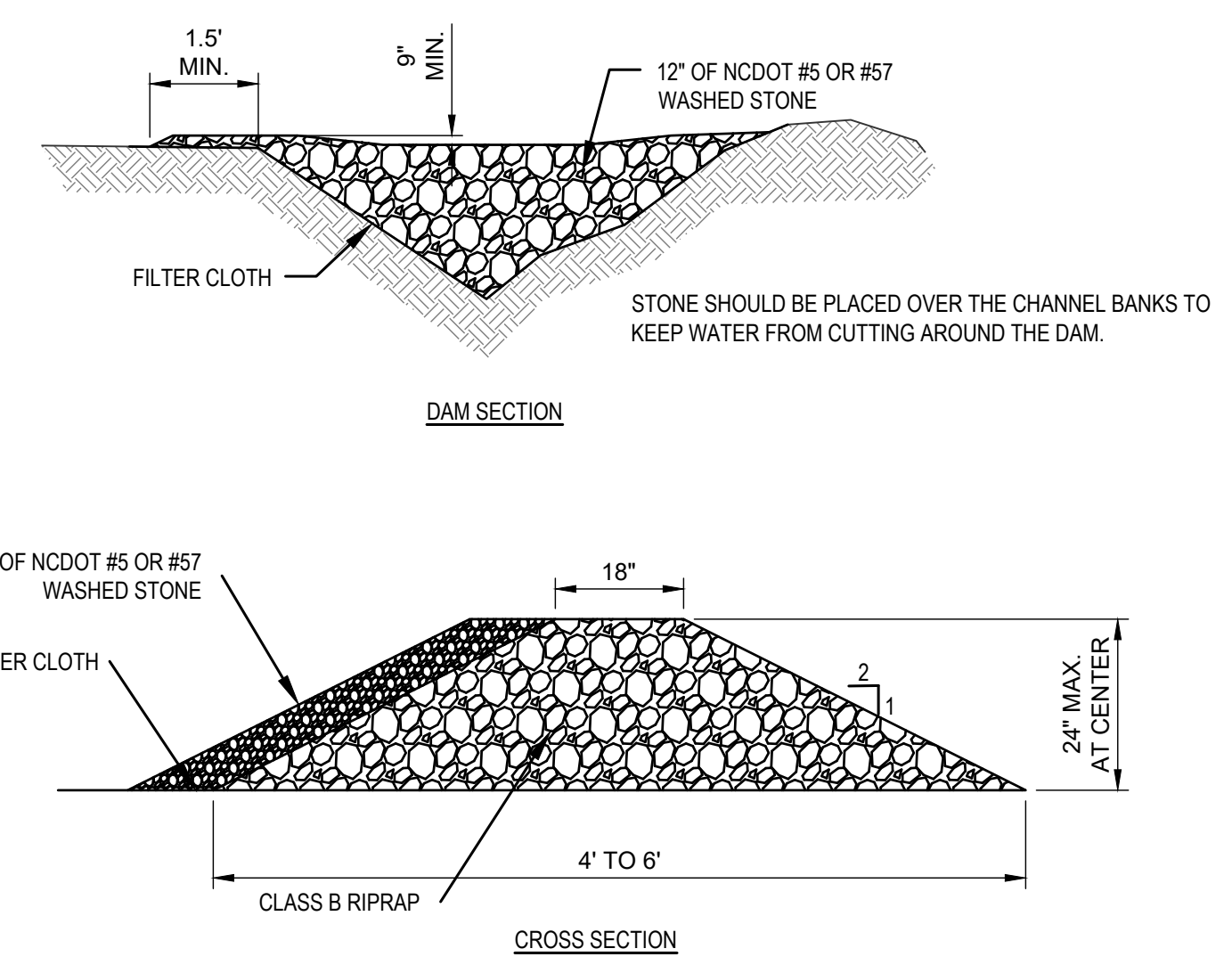


MATTING/NETTING PLACEMENT

NTS

ROLLED EROSION CONTROL PRODUCT MAINTENANCE:

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

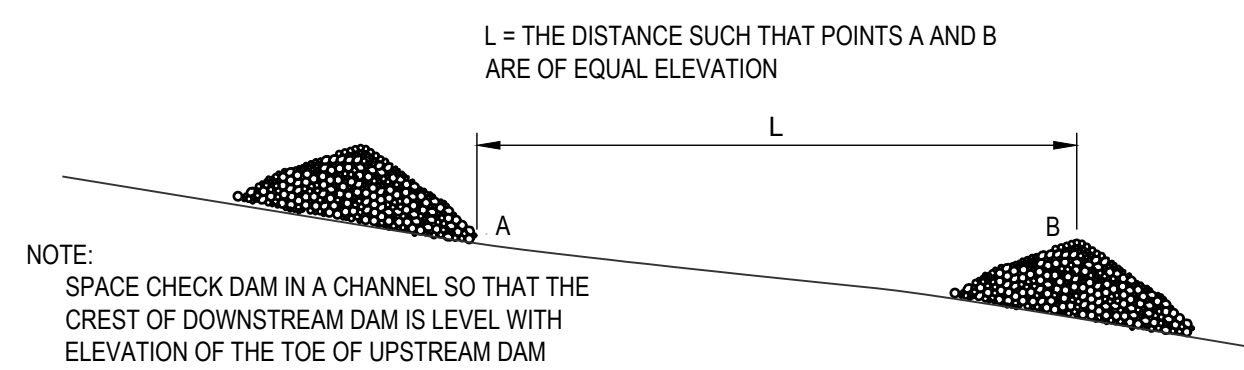


TEMPORARY CHECK DAM

NTS

MAINTENANCE:

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

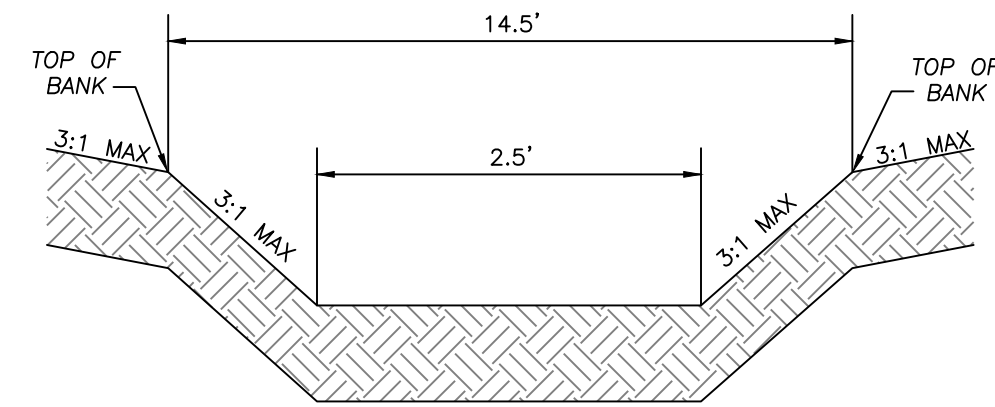


NOTE: SPACE CHECK DAM IN A CHANNEL SO THAT THE CREST OF DOWNSTREAM DAM IS LEVEL WITH ELEVATION OF THE TOE OF UPSTREAM DAM

Job No.	02080976.70
Date	March 2022
Checked By	CR
Drawn By	TW
Designer	TW

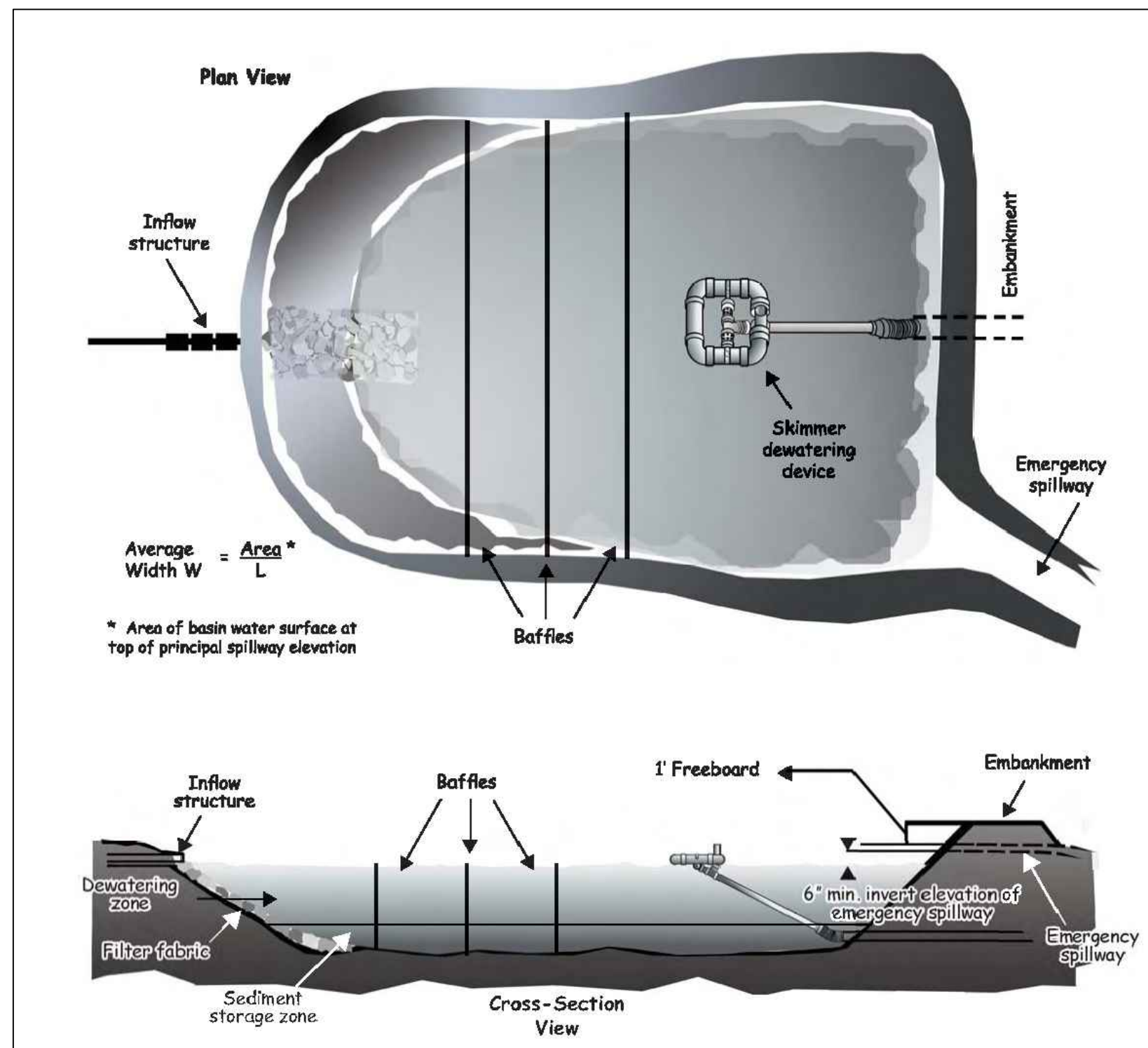
PRELIMINARY NOT APPROVED FOR CONSTRUCTION

Revisions		
1	PER TOB COMMENTS	07/22/22
2	PER TOB COMMENTS	08/25/22



14' TRAPEZOIDAL SWALE CROSS SECTION DETAIL
NOT TO SCALE

Storm Event:	10											
Intensity (i):	7.22											
Swale No.	Drainage Area (Ac.)	Imp. Area (Ac.)	Grass Area (Ac.)	C	Q (cfs)	Slope (%)	V _{allow} (fps)	V _{actual} (fps)	Design Depth (ft)	Depth (ft)	Stress T (lbs/sf)	Lining Choice
SWALE 1	4.21	2.59	1.62	0.70	21.28	0.20	5.00	2.03	2.00	1.50	0.19	Excelsior Matting
SWALE 2	4.34	2.00	2.34	0.60	18.80	0.06	5.00	3.03	2.00	1.08	0.04	Excelsior Matting
SWALE 3	1.70	0.72	0.98	0.70	8.59	0.20	5.00	1.60	2.00	0.98	0.12	Excelsior Matting
SWALE 4	4.44	2.05	2.39	0.60	19.23	0.20	5.00	1.98	2.00	1.43	0.18	Excelsior Matting
SWALE 5	2.27	0.35	1.92	0.40	6.56	3.61	5.00	4.25	2.00	0.41	0.93	Excelsior Matting
SWALE 6	2.94	1.36	1.58	0.60	12.74	0.20	5.00	1.78	2.00	1.18	0.15	Excelsior Matting
SWALE 7	0.76	0.47	0.29	0.70	3.84	0.37	5.00	1.62	2.00	0.57	0.13	Excelsior Matting
SWALE 8	2.46	1.51	0.95	0.70	12.43	0.20	5.00	1.77	2.00	1.17	0.15	Excelsior Matting
SWALE 9	1.19	0.73	0.46	0.70	6.01	0.27	5.00	1.63	2.00	0.77	0.13	Excelsior Matting
SWALE 10	0.37	0.23	0.14	0.70	1.87	0.33	5.00	1.26	2.00	0.40	0.08	Excelsior Matting
SWALE 11	2.57	0.39	2.18	0.75	13.92	0.20	5.00	1.82	2.00	1.23	0.15	Excelsior Matting
SWALE 12	1.72	0.53	1.19	0.50	6.21	0.41	5.00	1.91	2.00	0.70	0.18	Excelsior Matting
SWALE 13	3.25	1.50	1.75	0.60	14.08	0.10	5.00	1.41	2.00	1.45	0.09	Excelsior Matting
SWALE 14	11.01	1.50	9.51	0.35	27.82	0.20	5.00	2.18	2.25	1.69	0.21	Excelsior Matting



SKIMMER BASIN DETAIL
NTS

TEMPORARY SKIMMER BASIN DIMENSION TABLE

NUMBER	LENGTH(FT)	WIDTH(FT)	DEPTH(FT)
SKIMMER BASIN #1	54	27	2.0
SKIMMER BASIN #2	46	23	2.0

NOTES:

- ALL SIDE SLOPES OF THE SKIMMER BASIN ARE TO BE AT 3:1 GRADE AND SHALL BE STABILIZED WITHIN 7 DAYS.
- SEE EROSION CONTROL DETAILS FOR MORE INFORMATION.

SKIMMER BASIN MAINTENANCE:

INSPECT SKIMMER SEDIMENT BASINS AT LEAST WEEKLY AND AFTER EACH SIGNIFICANT (ONE-HALF INCH OR GREATER) RAINFALL EVENT AND REPAIR IMMEDIATELY. REMOVE SEDIMENT AND RESTORE THE BASIN TO ITS ORIGINAL DIMENSIONS WHEN SEDIMENT ACCUMULATES TO ONE-HALF THE HEIGHT OF THE FIRST BAFFLE. 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.

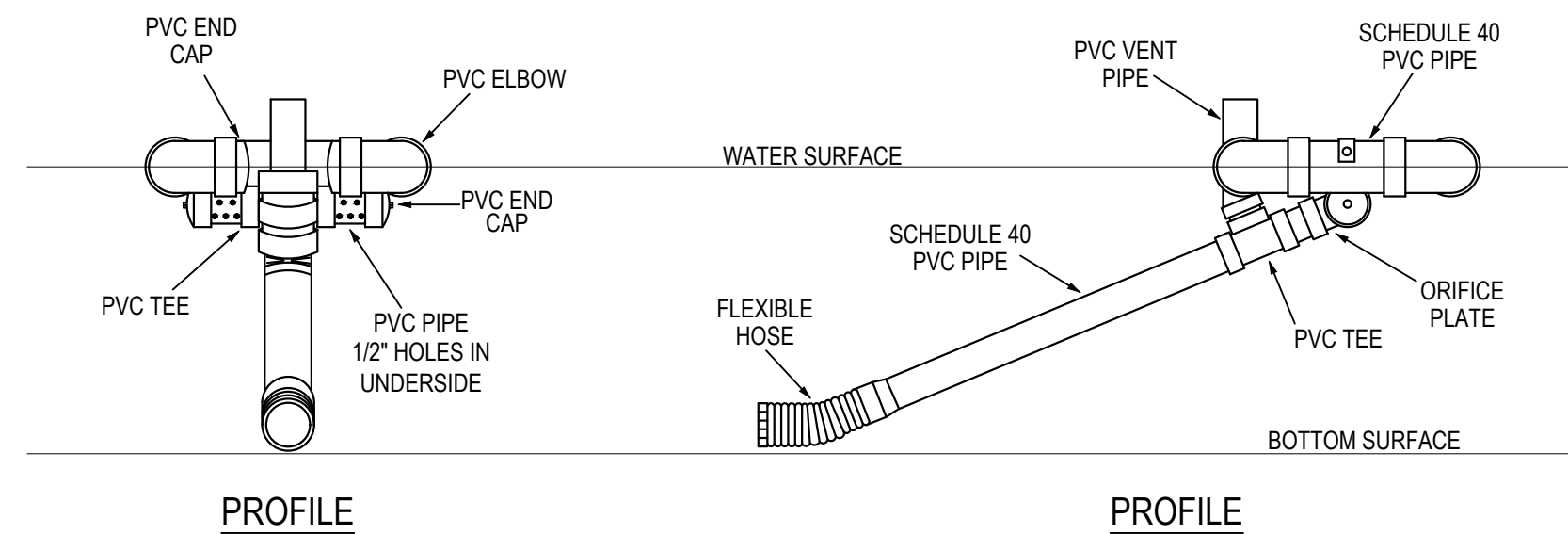
REPAIR THE BAFFLES IF THEY ARE DAMAGED. RE-ANCHOR THE BAFFLES IF WATER IS FLOWING UNDERNEATH OR AROUND THEM.

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

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

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

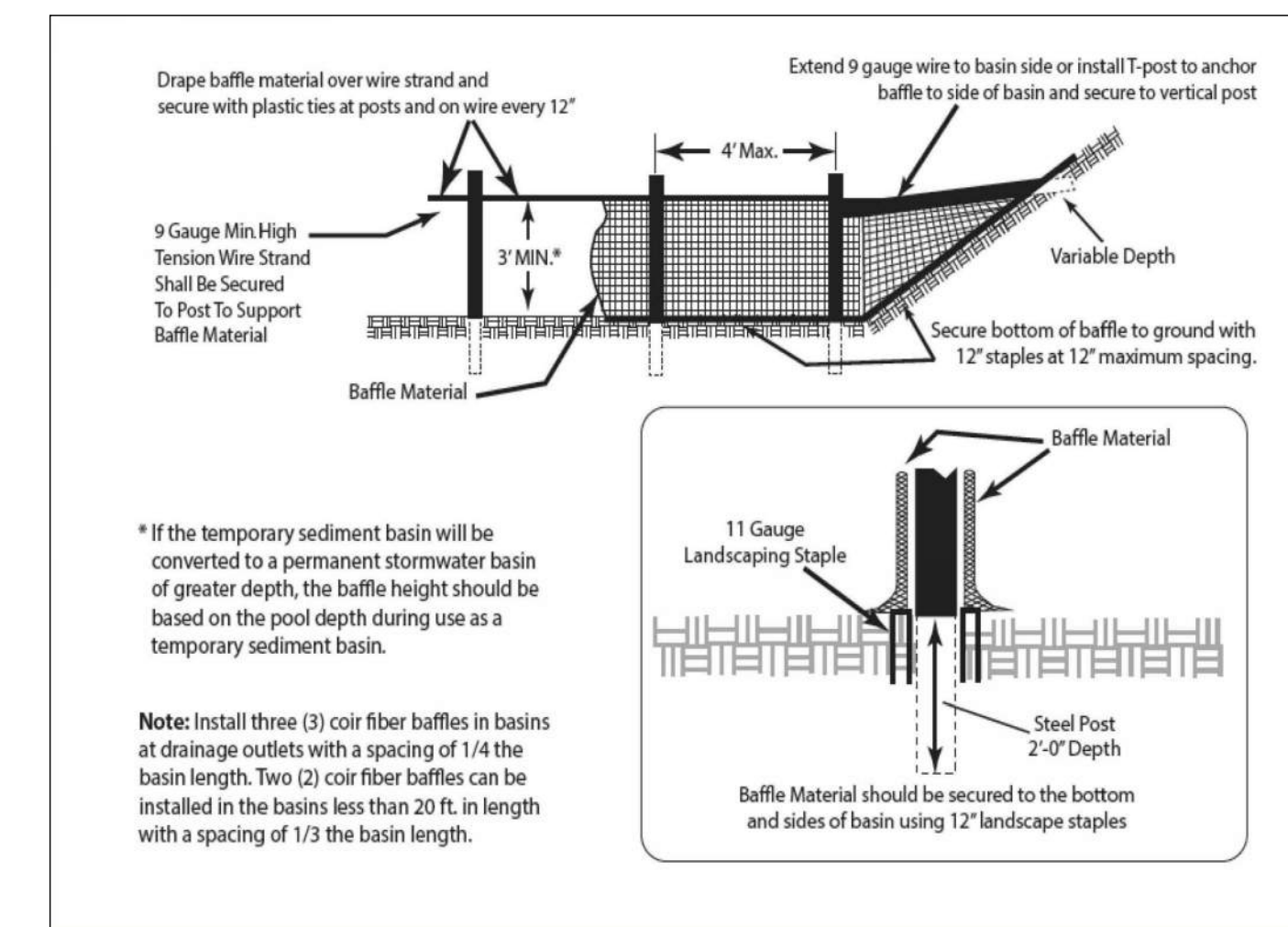
FREEZING WEATHER CAN RESULT IN ICE FORMING IN THE BASIN. SOME SPECIAL PRECAUTIONS SHOULD BE TAKEN IN THE WINTER TO PREVENT THE SKIMMER FROM PLUGGING WITH ICE.



TEMPORARY SKIMMER SIZING TABLE

NUMBER	SKIMMER SIZE (IN)	ORIFICE DIA (IN)
SKIMMER BASIN #1	2.00	2.00
SKIMMER BASIN #2	2.00	1.75
SKIMMER BASIN #3	2.50	2.25
SKIMMER BASIN #4	1.50	1.25
SKIMMER BASIN #5	2.00	1.75

FAIRCLOTH SKIMMER 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.

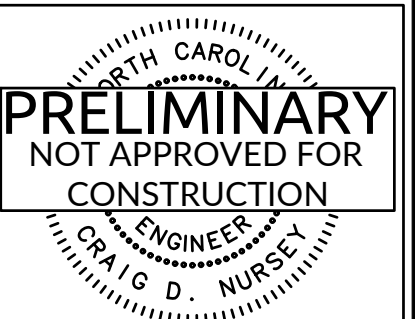
AFTER THE CONTRIBUTING DRAINAGE AREA HAS BEEN PROPERLY STABILIZED, REMOVE ALL BAFFLE MATERIALS AND UNSTABLE SEDIMENT DEPOSITS. BRING THE AREA TO GRADE, AND STABILIZE IT.

CONSTRUCTION SPECIFICATION

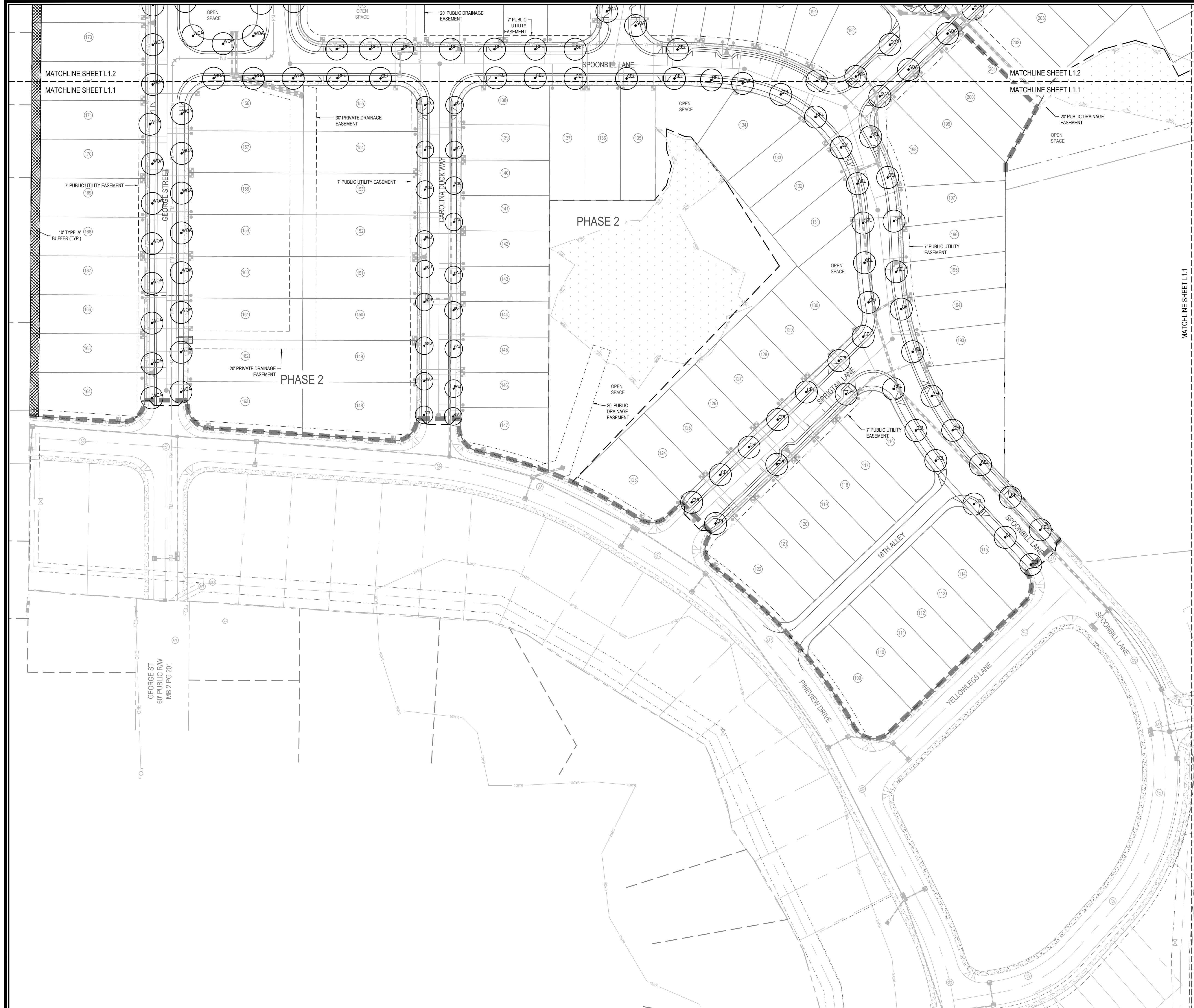
- GRADE THE BASIN SO THAT THE BOTTOM IS LEVEL FRONT TO BACK AND SIDE TO SIDE.
- INSTALL POSTS OR SAW HORSES ACROSS THE WIDTH OF THE SEDIMENT TRAP.
- STEEL POSTS SHOULD BE DRIVEN TO A DEPTH OF 24 INCHES, SPACED AT A MAXIMUM OF 4 FEET APART, AND INSTALLED UP THE SIDES OF THE BASIN AS WELL. THE TOP OF THE 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 BAFFLES TO PREVENT SAGGING.
- WRAP POROUS MATERIAL LIKE JUTE BACKED BY COIR MATERIAL, OVER A SAWHORSE OR THE TOP WIRE. HAMMER REBAR INTO THE SAWHORSE LESS 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

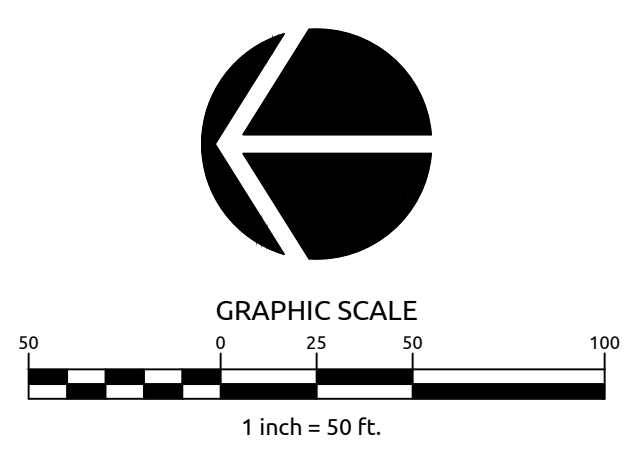
Job No.	02080976.70	Drawn By	TW
Date	March 2022	Designer	TW
Checked By	CR	Designer	TW



Revisions	1	PER TOB COMMENTS	07/22/22
	2	PER TOB COMMENTS	08/25/22



- PLANT KEY:
- BGU - BLACK GUM
 - CPI - CHINESE PISTACIA
 - SOA - SWAMP OAK
 - WDA - WILLOW OAK
 - LOA - LIVE OAK
 - CEL - CHINESE ELM
- BUFFERS:
- TYPE X BUFFER
 - MODIFIED TYPE X BUFFER UNDERSTORY
 - MODIFIED TYPE X BUFFER CANOPY



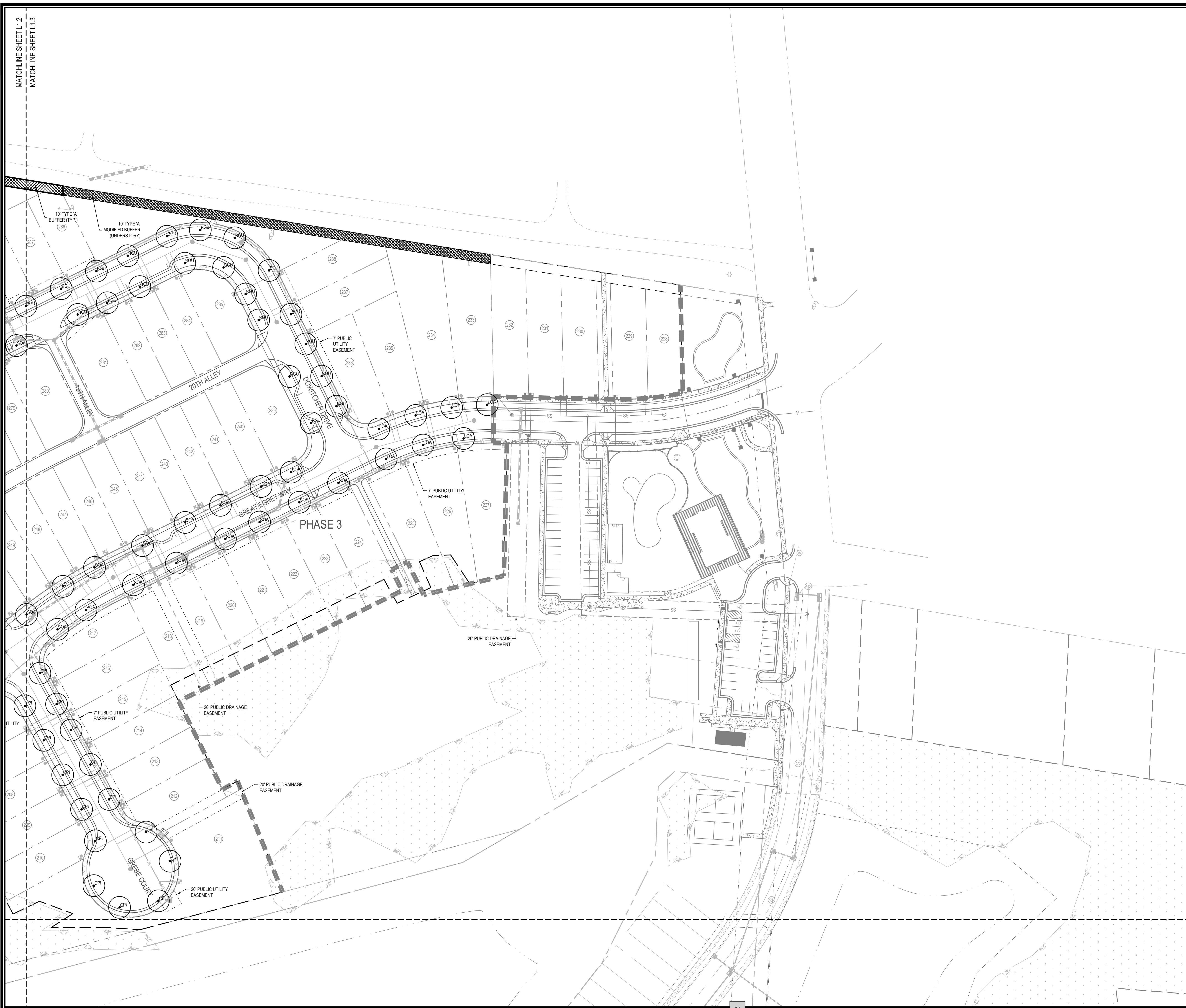
Job No.	02080976.70	Drawn By	TW
Date	March 2022	Designer	TW
Checked By	CN		



Revisions	
1	PER TOB COMMENTS 07/22/22
2	PER TOB COMMENTS 08/25/22

K:\08158-0700280976.70-Beaufort east landscape plan\2022 drawings\withersravenel\11.1.L1.LANDSCAPE PLAN.dwg

MATCHLINE SHEET L1.2
MATCHLINE SHEET L1.3



- PLANT KEY:
- BGU - BLACK GUM
 - CPI - CHINESE PISTACIA
 - SOA - SWAMP OAK
 - WOA - WILLOW OAK
 - LOA - LIVE OAK
 - CEL - CHINESE ELM
- BUFFERS:
- TYPE X BUFFER
 - MODIFIED TYPE X BUFFER UNDERSTORY
 - MODIFIED TYPE X BUFFER CANOPY

WithersRavenel
Engineers | Planners | Surveyors

219 Station Road | Ste 101 | Wilmington, NC 28405 | 910.256.9277 | License # F-14791 | www.withersravenel.com

**BEAUFORT EAST VILLAGE
PHASES 2 & 3**

BEAUFORT, NC

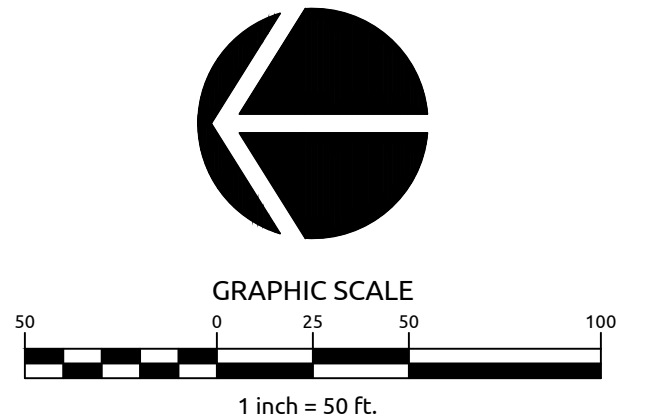
LANDSCAPE PLAN

Job No. 0208097670
Date March 2022 Drawn By TW
Checked By CN Designer TW



Revisions

1	PER TOB COMMENTS	07/22/22
2	PER TOB COMMENTS	08/25/22



Sheet No.
L1.3

K:\2020\07\02\08097670\Drawings\Site\08097670_L1.3_LANDSCAPE PLAN.dwg

GENERAL LANDSCAPE NOTES

1. THIS PLAN IS FOR PLANTING PURPOSES ONLY. FOR INFORMATION REGARDING ROADWAY GEOMETRY, GRADING, ETC., REFER TO THE ROADWAY LAYOUT AND GRADING PLANS.
2. VERIFICATION OF TOTAL PLANT QUANTITIES AS SHOWN IN THE PLANT SCHEDULE SHALL BE THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR AND THE TOTAL QUANTITIES SHALL BE AS SHOWN ON THIS PLAN.
3. THE LANDSCAPE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO INSTALLATION OF ANY PLANT MATERIAL.
4. TREE PROTECTION FENCE SHALL SURROUND ALL EXISTING PLANTINGS AND EXISTING BUFFER AREAS.
5. THE SITE SHALL BE STABILIZED AND SEEDED PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY (CO).
6. ALL HVAC SYSTEMS AND TRASH BINS WILL BE SCREENED FROM OFF-SITE VIEWS.
7. ALL DUMPSTER AND RECYCLING LOCATIONS WILL BE SCREENED FROM OFF-SITE VIEWS.
8. BRANCHES OF TREES EXISTING AND PROPOSED INSIDE R.O.W. SHALL BE MAINTAINED TO NOT IMPACT SAFE MOVEMENT OF TRAFFIC.
9. ALL ABOVE GROUND UTILITY EQUIPMENT AND FACILITIES ASSOCIATED WITH ON-SITE ELECTRIC, TELEPHONE, GAS, CABLE, OR OTHER SIMILAR UTILITY SHALL BE LOCATED IN THE SIDE OR REAR YARD AREAS OF THE SITE AND SHALL BE SCREENED TO THE MAXIMUM EXTENT POSSIBLE WITH EVERGREEN SHRUBS. PLANTINGS SHALL ALLOW FOR A MINIMUM 5 FEET CLEARANCE AROUND THE STRUCTURE TO ALLOW FOR ACCESS. PLANTING SHALL ALLOW FOR 10 FEET OF CLEARANCE WHERE THERE IS A DOOR OR LOCK. THE AMOUNT OF CLEARANCE SHALL ACCORD TO THE SIZE OF THE PLANT MATERIAL AT MATURITY.
10. ALL PLANTS AND PLANTING PROCEDURES SHALL MEET OR EXCEED A.N.L.A. STANDARDS AS SET FORTH IN "AMERICAN STANDARD FOR NURSERY STOCK, 2004 OR LATER EDITION."
11. ALL TREES AND SHRUBS SHALL BE FULL, WELL-BRANCHED PLANTS WHICH ARE CHARACTERISTIC TO THE SPECIES.
12. ALL TREES TO BE A MINIMUM OF 2" CALIBER AND 8' HEIGHT AT TIME OF INSTALLATION.
13. TURF VARIETY, WHETHER SEED OR SOIL, SHALL BE DETERMINED BY OWNER.
14. ALL TREE SAUCERS SHALL BE SOAKED WITH WATER AND MULCHED IMMEDIATELY FOLLOWING INSTALLATION.
15. PINE STRAW MULCH SHALL BE PROVIDED IN ALL LANDSCAPE BEDS TO A DEPTH OF 4".
16. PRUNING SHALL ONLY CONSTITUTE THE THINNING OF BRANCHES AND FOLIAGE (NOT ALL END TIPS) TO RETAIN THE NORMAL PLANT SHAPE. NEVER CUT AND EVERGREEN LEADER.

LANDSCAPE MAINTENANCE

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

LAWN AREA

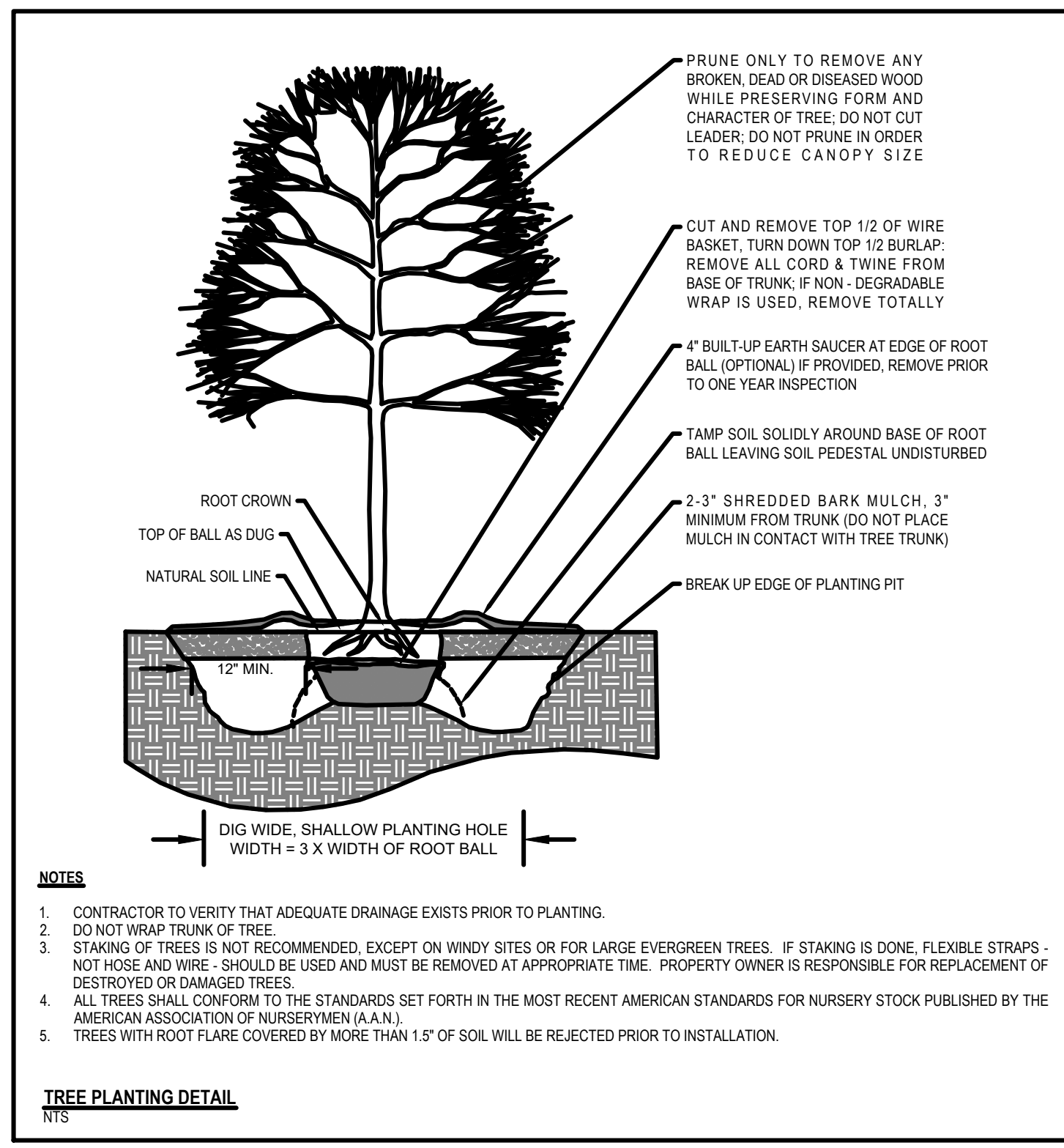
1. THE LAWN AREA WILL BE MOWED AS NEEDED TO PROVIDE A NEAT AND UNIFORM FINISHED LAWN.
2. FOR AREAS INACCESSIBLE TO MOWERS, A STRING TRIMMER WILL BE USED TO CUT GRASS TO SAME HEIGHT AS MOWER.
3. CURB, SIDEWALK, AND BED EDGES WILL BE MECHANICALLY EDGED AS NEEDED TO PROVIDE A NEAT AND UNIFORM APPEARANCE.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

PLANT BEDS AND SMALL ORNAMENTAL TREES

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

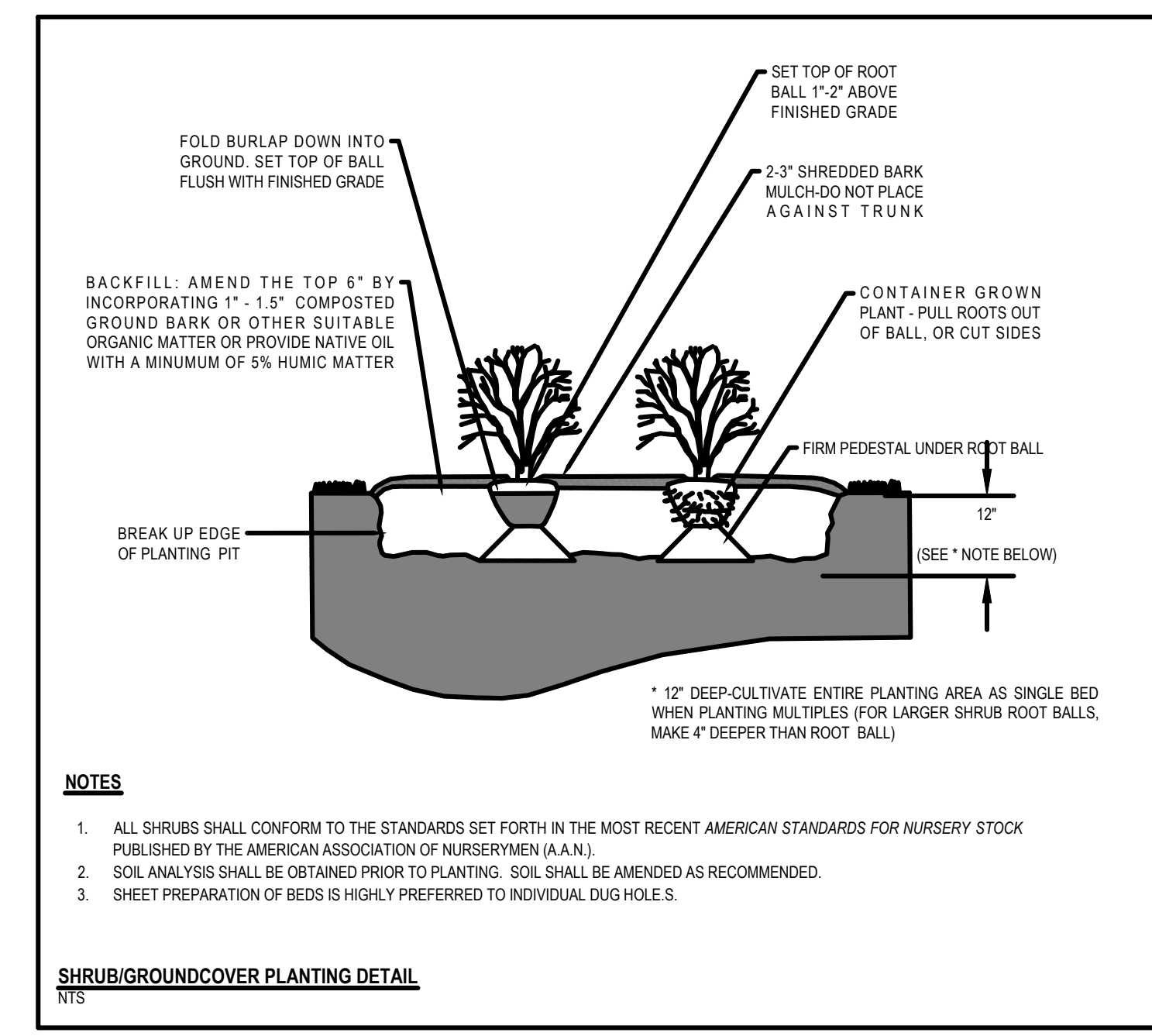
LEAVES AND NATURAL AREAS

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



NOTES

1. CONTRACTOR TO VERIFY THAT ADEQUATE DRAINAGE EXISTS PRIOR TO PLANTING.
2. DO NOT WRAP TRUNK OF TREE.
3. STAKING OF TREES IS NOT RECOMMENDED EXCEPT ON WINDY SITES OR FOR LARGE EVERGREEN TREES. IF STAKING IS DONE, FLEXIBLE STRAPS - NOT HOSE AND WIRE - SHOULD BE USED AND MUST BE REMOVED AT APPROPRIATE TIME. PROPERTY OWNER IS RESPONSIBLE FOR REPLACEMENT OF DESTROYED OR DAMAGED TREES.
4. ALL TREES SHALL CONFORM TO THE STANDARDS SET FORTH IN THE MOST RECENT AMERICAN STANDARDS FOR NURSERY STOCK PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN (A.A.N.).
5. TREES WITH ROOT FLARE COVERED BY MORE THAN 1.5" OF SOIL WILL BE REJECTED PRIOR TO INSTALLATION.



NOTES

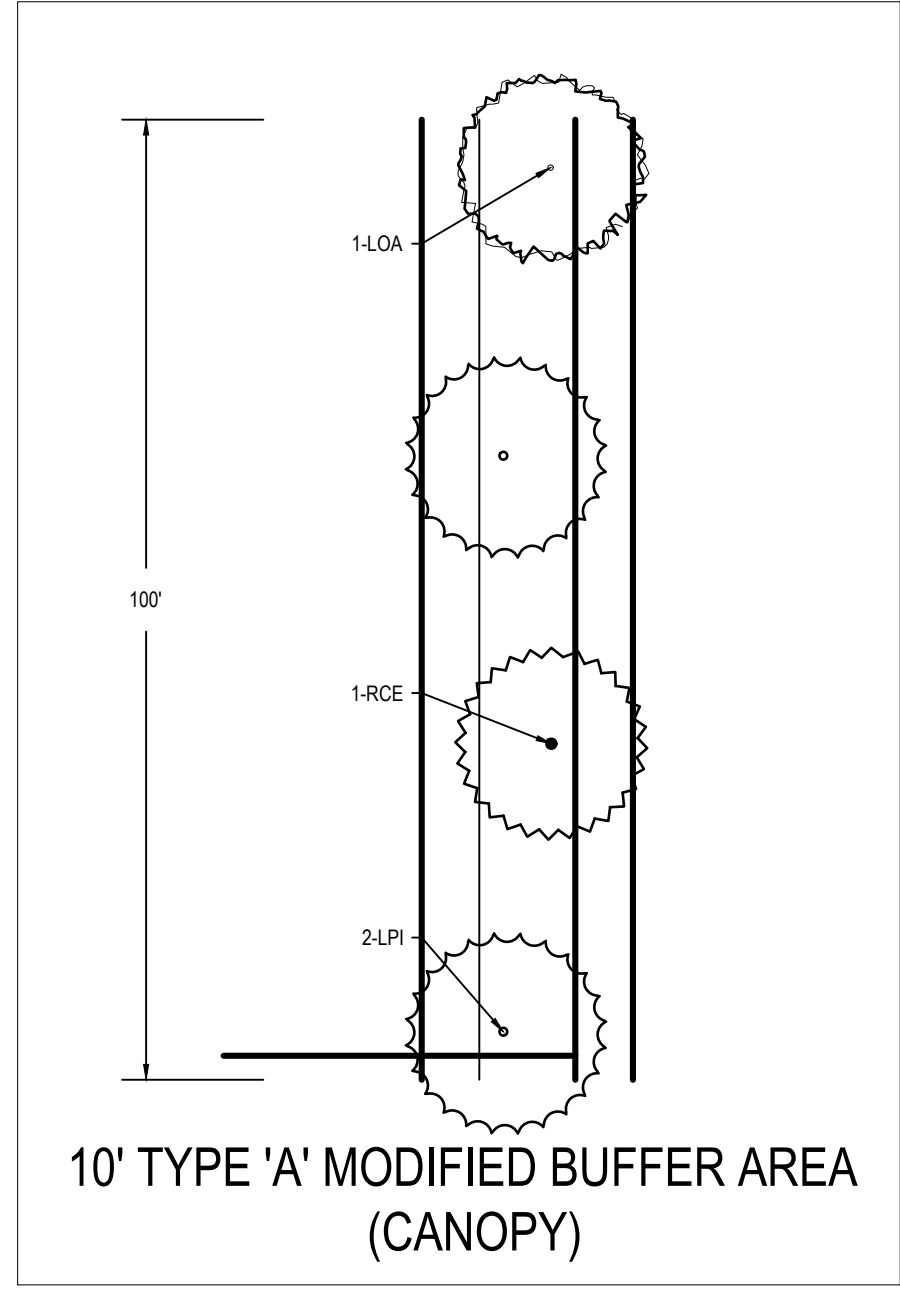
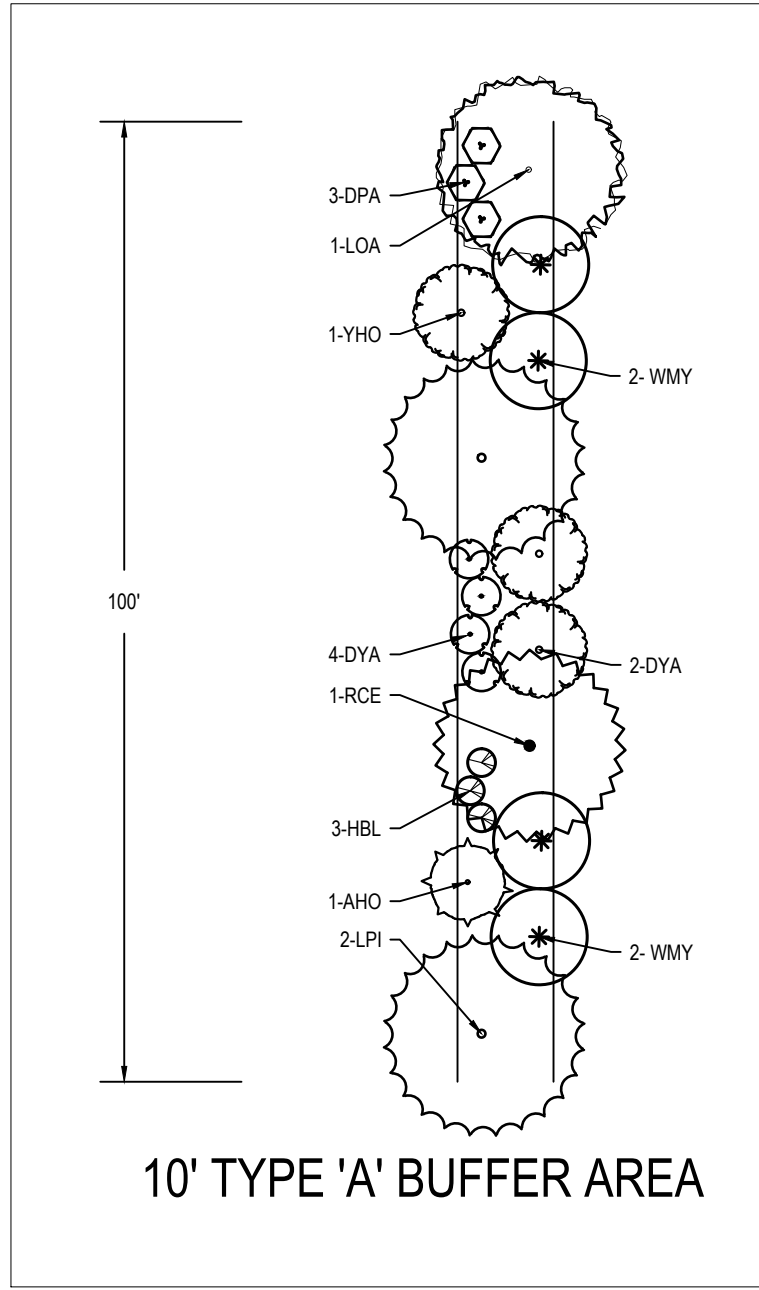
1. ALL SHRUBS SHALL CONFORM TO THE STANDARDS SET FORTH IN THE MOST RECENT AMERICAN STANDARDS FOR NURSERY STOCK PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN (A.A.N.).
2. SOIL ANALYSIS SHALL BE OBTAINED PRIOR TO PLANTING. SOIL SHALL BE AMENDED AS RECOMMENDED.
3. SHEET PREPARATION OF BEDS IS HIGHLY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

PLANT SCHEDULE - PHASE 2 & 3

QTY	KEY	COMMON NAME	ROOT	SIZE	HEIGHT	NOTES
LARGE TREES						
39	BGU	Black Gum	CONT.	2" CAL. MIN.	8'-10' HT.	MATCHED
40	CPI	Chinese Pistachia	CONT.	2" CAL. MIN.	8'-10' HT.	MATCHED
57	SOA	Swamp Oak	CONT.	2" CAL. MIN.	8'-10' HT.	MATCHED
62	WDA	Willow Oak	CONT.	2" CAL. MIN.	8'-10' HT.	MATCHED
7	LOA	Live Oak	CONT.	2" CAL. MIN.	8'-10' HT.	MATCHED
74	CEL	Chinese Elm	CONT.	2" CAL. MIN.	8'-10' HT.	MATCHED

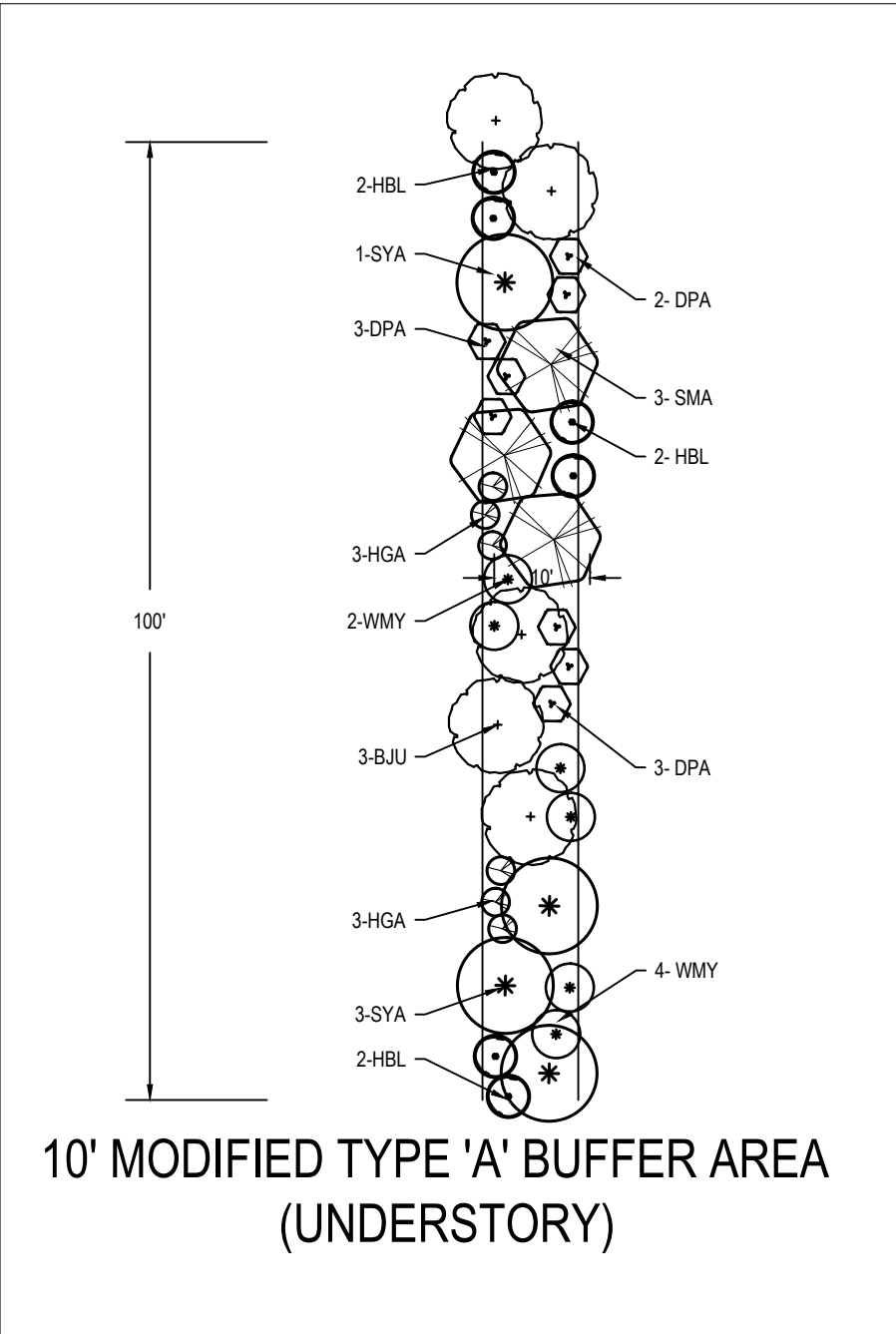
TYPE 'A' BUFFER PLANT SCHEDULE

QTY	KEY	COMMON NAME	ROOT	SIZE	HEIGHT	NOTES
CANOPY TREES						
1	RCE	Red Cedar	B&B	1" CAL. MIN.	8'-10' HT. MIN.	MATCHED (XX%)
2	LPI	Loblolly Pine	B&B	1" CAL. MIN.	8'-10' HT. MIN.	MATCHED (XX%)
1	LOA	Live Oak	B&B	2" CAL. MIN.	8'-10' HT. MIN.	MATCHED (XX%)
UNDERSTORY TREES						
1	AHO	American Holly	B&B	7 GAL. MIN.	36" HT. MIN.	MATCHED (XX%)
1	YHO	Yaupon Holly	B&B	7 GAL. MIN.	36" HT. MIN.	MATCHED (XX%)
4	WMY	Wax Myrtle	B&B	5 GAL. MIN.	36" HT. MIN.	MATCHED (XX%)
SHRUBS						
6	DYA	Dwarf Yaupon Holly	CONT.	3 GAL. MIN.	18" MIN.	MATCHED (XX%)
3	DPA	Dwarf Palmetto	CONT.	3 GAL. MIN.	18" MIN.	MATCHED (XX%)
3	HBL	Highbush Blueberry	CONT.	3 GAL. MIN.	18" MIN.	MATCHED (XX%)



TYPE 'A' MODIFIED BUFFER (CANOPY) PLANT SCHEDULE

QTY	KEY	COMMON NAME	ROOT	SIZE	HEIGHT	NOTES
CANOPY TREES						
1	RCE	Red Cedar	B&B	1" CAL. MIN.	8'-10' HT. MIN.	MATCHED (XX%)
2	LPA	Loblolly Pine	B&B	1" CAL. MIN.	8'-10' HT. MIN.	MATCHED (XX%)
1	LOA	Live Oak	B&B	2" CAL. MIN.	8'-10' HT. MIN.	MATCHED (XX%)



TYPE 'A' MODIFIED BUFFER (UNDERSTORY) PLANT SCHEDULE

QTY	KEY	COMMON NAME	ROOT	SIZE	HEIGHT	NOTES
LARGE TREES: NOT ALLOWED IN OVERHEAD ELECTRIC EASEMENT						
SMALL TREES						
3	BJU	Brodie Juniper	B&B	7 GAL. MIN.	4' MIN.	MATCHED
3	SMA	Sweetbay Magnolia	B&B	7 GAL. MIN.	4' MIN.	MATCHED
4	SYA	Standard Yaupon	CONT.	7 GAL. MIN.	4' MIN.	MATCHED
SHRUBS						
6	HGA	Hardy Gardenia	CONT.	3 GAL. MIN.	18" MIN.	MATCHED
6	HBL	Highbush Blueberry	CONT.	3 GAL. MIN.	18" MIN.	MATCHED
4	WMY	Wax Myrtle	CONT.	5 GAL. MIN.	30" MIN.	MATCHED
6	DPA	Dwarf Palmetto	CONT.	3 GAL. MIN.	18" MIN.	MATCHED

WithersRavenel
Engineers | Planners | Surveyors

**BEAUFORT EAST VILLAGE
PHASES 2 & 3**

LANDSCAPE DETAILS

Job No. 0208097670
Date March 2022
Checked By CW
Drawn By TW
Designer TW

**PRELIMINARY
NOT APPROVED FOR
CONSTRUCTION**

Revisions
1 PER TOB COMMENTS 07/22/22
2 PER TOB COMMENTS 08/25/22

Sheet No.
L2.0

219 Station Road | Ste 101 | Wilmington, NC 28405 | P: 910.256.9277 | F: 910.256.9278 | www.withersravenel.com



Town of Beaufort, NC

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

**Town of Beaufort Planning Board Regular Meeting
6:00 PM Monday, September 19, 2022 – 614 Broad Street – Train Depot**

AGENDA CATEGORY: New Business
SUBJECT: Final Plat – Salt Wynd Preserve Phase I

BRIEF SUMMARY:

The applicant wishes to subdivide a 37.06 acre tract into 47 Single-family residential lots.
The applicant has chosen to request to bond the infrastructure improvement and has submitted cost estimates for the complete cost of improvements totaling \$3,153,123.36 (See estimated cost of improvement sheet from engineer).
Recreation Fees in the amount of \$5,527.20 will need to be paid prior to Final Plat Recordation

REQUESTED ACTION:

Recommendation to Board of Commissioners

EXPECTED LENGTH OF PRESENTATION:

15 Minutes

SUBMITTED BY:

Kyle Garner, AICP
Planning & Inspections Director

BUDGET AMENDMENT REQUIRED:

N/A



STAFF REPORT



To: Planning Board Members
From: Kyle Garner, AICP, Town Planner
Date: August 12, 2022
Case No. 22-19 Salt Wynd Preserve - Final Plat Phase I

THE QUESTION: Subdivide a 37.06 acre tract into 47 Single-family residential lots.

BACKGROUND: The preliminary plat for this area was approved in April 2022 for installation of infrastructure improvements.

Location: Piver Road
 Owners: Beaufort Agrihood Development, LLC
 Requested Action: Subdivide a 37.06 Acre Tract into 47 Lots
 Existing Zoning: R-20
 Size: 37.06 acres
 Amount of Open Space: 2.39Acres
 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 \$3,153,123.36 (See estimated cost of improvement sheet from engineer).

Recreation Fees in the amount of \$5,527.20 will need to be paid prior to Final Plat Recordation

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

- OPTIONS:**
1. Recommend approval of the Final Plat for Salt Wynd Preserve – Phase I
 2. Deny the request

- Attachments:**
- Attachment A - Vicinity Map
 - Attachment B - Final Plat for Salt Wynd Preserve – Phase I
 - Attachment C - Bond Estimates
 - Attachment D – Draft Covenants

Case #22-19 Vicinity Map - Final Plat - Salt Wynd Preserve Phase 1



SITE CALCULATIONS

AREA IN TOTAL TRACT TO BE SUBDIVIDED.....1,614,756 SF
AREA IN PARKS AND OTHER NONRESIDENTIAL USE.....104,244 SF
TOTAL MAXIMUM BUILT-UPON AREA.....12.00%
TOTAL NUMBER OF PARCELS CREATED.....47
LINEAR FEET IN STREETS.....4,771
ZONING.....R-20

NOTES:

- 1. VERTICAL DATUM BASED ON NAVD '88. CONTOUR INTERVAL: 1'.
2. ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES. UNITS: U.S. SURVEY FOOT.
3. UNDERGROUND UTILITY INFORMATION BASED ON THE TOWN OF BEAUFORT'S AS-BUILT RECORDS.
4. FLOODPLAIN DISCLOSURE: A PORTION OF THE PROPERTY IS LOCATED WITHIN THE FEMA FLOOD HAZARD AREA KNOWN AS AE6. SUCH FLOOD HAZARD AREAS IDENTIFIED ON THE FEMA FLOOD INSURANCE RATE MAP ARE IDENTIFIED AS A SPECIAL FLOOD HAZARD AREA (SFHA). SFHA ARE DEFINED AS AREAS THAT WILL BE INUNDATED BY THE FLOOD EVENT HAVING A 1-PERCENT CHANCE OF BEING EQUALLED OR EXCEEDED IN ANY GIVEN YEAR. THE 1-PERCENT ANNUAL CHANCE FLOOD IS ALSO REFERRED TO AS THE BASE FLOOD OR 100-YEAR FLOOD. IT IS THEREFORE DISCLOSED THAT THE AREA WITHIN THE AE6 FLOOD HAZARD AREA MAY BECOME FLOODED AS DESCRIBED ABOVE INCLUDING ROAD, UTILITY EASEMENTS AND LOT AREAS THEMSELVES, WHICH MAY INTERFERE WITH TRAVERSING OVER SAID ROADS DURING THE FLOOD EVENT. OWNERS ARE HEREBY ADVISED OF THIS CAUTION AND TO TAKE NECESSARY PREPARATIONS IN THE EVENT OF A FORECASTED FLOOD EVENT TO ASSURE THE SAFETY OF PROPERTY AND LIFE.
5. IMPROVEMENTS SHOWN IN THE FLOODPLAIN AREA WILL NOT RESULT IN ANY INCREASE IN THE FLOOD LEVELS MORE THAN ONE FOOT DURING THE OCCURRENCE OF A BASE FLOOD EVENT PURSUANT TO FLOOD DAMAGE PREVENTION ORDINANCE 151.44/45.
6. THE DEVELOPMENT OF EACH LOT SHALL INCLUDE A STORMWATER DETENTION DEVICE WHICH SHALL LIMIT THE RATE OF RUNOFF TO NOT GREATER THAN THE VALUE SHOWN IN THE LOT SPECIFIC CALCULATIONS TABLE. THE SUM OF THE VALUES SHOWN IN THE TABLE WILL LIMIT THE TOTAL RATE OF RUNOFF FROM THE ENTIRE SITE TO NO MORE THAN 10% GREATER THAN THE PRE-DEVELOPMENT RUNOFF RATE FOR THE ONE-HOUR STORM AND THE THEN-YEAR 24-HOUR STORM. IT SHALL BE THE RESPONSIBILITY OF THE HOA TO ENSURE ALL LOTS AND STREETS CONFORM TO THESE REQUIREMENTS AND THOSE LISTED IN THE OPERATION AND MAINTENANCE AGREEMENT.
7. NATURAL AREA. THE PROPERTY INTENTION IS TO MAINTAIN THE EXISTING, NATURAL VEGETATION SO AS TO PROVIDE PRIVACY TO ALL LOT OWNERS, MAINTAIN THE NATURAL BEAUTY OF THE PROJECT, WHILE ALLOWING LIMITED SPECKLED VIEW CORRIDORS. EACH LOT HAS A MINIMUM NATURAL AREA SHOWN IN THE LOT SPECIFIC CALCULATIONS THAT WILL BE REGULATED IN PERPETUITY AS FOLLOWS:
(A) A LANDSCAPE PLAN MUST BE SUBMITTED TO THE ARCHITECTURAL REVIEW BOARD PRIOR TO ANY CONSTRUCTION OR MODIFICATIONS TO THE LOT. THE PLAN SHALL INCLUDE AN INVENTORY OF ALL EXISTING TREES WITH A TRUNK DIAMETER OF FIVE (5) INCHES OR LARGER AT FOUR (4) FEET ABOVE GRADE AND ALL NEW TREES AND SHRUBS TO BE PLANTED BY THE APPLICANT. THE PLAN SHALL INCLUDE ALL PLANTINGS, STREET TREES AND ANY OTHER LANDSCAPING FOR THE ENTIRE LOT INCLUDING THE NATURAL AREA.
(B) NO PERSON SHALL CUT DOWN OR DESTROY AN EXISTING TREE OVER FIVE (5) INCHES IN DIAMETER AT FOUR (4) FEET ABOVE GRADE WITHIN THE NATURAL AREA UNTIL APPROVED BY THE ARCHITECTURAL REVIEW BOARD FOR EXTENUATING CIRCUMSTANCES ONLY.
(C) ALL EXISTING TREES REQUIRED BY THE APPROVED LANDSCAPE PLAN SHALL BE CLEARLY MARKED WITH TAPE OR NON-PERMANENT SPRAY PAINT TO PROTECT THEM FROM DAMAGE DURING CONSTRUCTION. THE APPLICANT SHALL BE RESPONSIBLE FOR REPLACING ANY SUCH EXISTING TREES THAT ARE SEVERELY DAMAGED AND ANY NEW TREES THAT DO NOT SURVIVE AT LEAST TWO YEARS AFTER PLANTING.
8. EASEMENT WITHIN PRIVATE STREET RIGHT OF WAY TO BE GRANTED TO TOWN OF BEAUFORT FOR ACCESS AND MAINTENANCE OF UTILITIES.
9. ONLY ORGANICALLY CERTIFIED LANDSCAPE PRODUCTS MAY BE USED WITHIN THE DEVELOPMENT.

FLOOD PROOFING MEASURES:

- 1. ALL STREETS WILL BE CONSTRUCTED OF PERMEABLE PAVEMENT MATERIALS. PERMEABLE PAVEMENTS HAVE VOIDS WHICH ALLOW WATER TO PASS THROUGH, UP OR DOWN OR Laterally WITHOUT DISPLACEMENT OF THE PAVEMENT STRUCTURE.
2. SEWER - ANY SANITARY SEWER MANHOLES WITH TOPS BELOW THE BASE FLOOD ELEVATION WILL BE CONSTRUCTED WITH SEALED COVERS TO PREVENT INFLOW OF STORMWATER DURING FLOOD EVENTS. VERTICAL VENT PIPES WILL BE PROVIDED TO RELIEVE SEWER GASES ABOVE THE FLOOD LEVEL. ELECTRICAL PANELS FOR OPERATION OF THE SEWER PUMP STATION WILL BE ELEVATED ABOVE THE BASE FLOOD ELEVATION.
3. WATER MAINS WILL BE BURIED TO SUFFICIENT DEPTH TO PREVENT DISPLACEMENT DURING FLOOD EVENTS.
4. ELECTRICAL TRANSFORMERS WILL BE ELEVATED ABOVE THE BASE FLOOD ELEVATION.
5. THE TOWN OF BEAUFORT REQUIRES TWO FEET OF FREEBOARD ABOVE THE DEFINED FLOOD ELEVATION WHEN BUILDING WITHIN THESE SFHA'S.

CERTIFICATE OF SURVEY AND ACCURACY

I, JEREMY T. MCCOMBS, CERTIFY THAT THIS MAP WAS (DRAWN BY ME)/DRAWN UNDER MY SUPERVISION) FROM (AN ACTUAL SURVEY MADE BY ME)/(AN ACTUAL SURVEY MADE UNDER MY SUPERVISION)/(DEED DESCRIPTION RECORDED IN BOOK _____, PAGE _____, ETC.)(OTHER); THAT THE ERROR OF CLOSURE AS CALCULATED BY LATITUDES AND DEPARTURES IS 1: _____; THAT THE BOUNDARIES NOT SURVEYED ARE SHOWN AS BROKEN LINES PLOTTED FROM INFORMATION FOUND IN BOOK _____, PAGE _____, THAT THIS MAP WAS PREPARED IN ACCORDANCE WITH G.S. 47-30, AS AMENDED. WITNESS MY HAND AND SEAL THIS _____ DAY OF _____, A.D.

THE GLOBAL NAVIGATION SATELLITE SYSTEM (GNSS) WAS USED TO PERFORM A PORTION OF THIS SURVEY AND THE FOLLOWING INFORMATION WAS USED

- (1) CLASS OF SURVEY: CLASS A
(2) POSITIONAL ACCURACY: 0.05'
(3) TYPE OF GPS SURVEY: RTK
(4) DATES OF SURVEY: 1-20-2022
(5) DATUM/EPOCH: NAD83(2011)
(6) PUBLISHED/FIXED -CONTROL USE: VRS
(7) GEOD MODEL: 2012B
(8) COMBINED GRID FACTOR(S): 0.99992013
(9) UNITS: US SURVEY FOOT

I ALSO CERTIFY 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.

JEREMY T. MCCOMBS
(PROFESSIONAL LAND SURVEYOR)
LICENSE # _____

PROJECT NO.: PM3067-001

DRAWING NO.: _____

SALT WYND PRESERVE
PHASE ONE
BEAUFORT, CARTERET COUNTY, NORTH CAROLINA



LEGEND

- ECM= EXISTING CONCRETE MONUMENT
EIP= EXISTING IRON PIPE
EIR= EXISTING IRON ROD
EPK= EXISTING PARKOR-KALON NAIL
WV= WATER VALVE
PP= POWER POLE
BOUNDARY LINE
SURVEYED LINE
NON-SURVEY LINE (PLATTED BY DEED)
RIGHT-OF-WAY
WETLANDS LINE
CAMA LINE
FLOOD HAZARD LINE
WOODS LINE
FENCE LINE

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, ALLEY, WALKS, PARKS, AND OTHER SITES AND EASEMENTS TO PUBLIC OR PRIVATE USE AS NOTED. FURTHERMORE, I HEREBY DEDICATE ALL SANITARY SEWER, STORM SEWER AND WATER LINES TO THE TOWN OF BEAUFORT.

DATE OWNER(S)

CERTIFICATE OR 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 SALT WYND PRESERVE, PHASE ONE 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 THE FILING FEE FOR THIS PLAT, IN THE AMOUNT OF \$ _____ HAS BEEN PAID.

DATE TOWN MANAGER

CERTIFICATE OF APPROVAL BY THE PLANNING BOARD

THE BEAUFORT PLANNING BOARD HEREBY APPROVES THE FINAL PLAT FOR THE SALT WYND PRESERVE, PHASE ONE SUBDIVISION.

DATE CHAIRMAN, BEAUFORT PLANNING BOARD

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

REGISTER OF DEEDS

FILED FOR REGISTRATION AT _____ O'CLOCK ON THE _____ DAY OF _____, 20____; RECORDED IN MAP BOOK _____, PAGE _____.

REGISTER OF DEEDS CARTERET COUNTY DATE

NORMAL HIGH WATER TABLE

Table with 3 columns: Stationing (L1-L35), Bearing, and Distance. Lists boundary measurements for the normal high water table.

404 WETLAND AREA "A" TABLE

Table with 3 columns: Stationing (1-68), Bearing, and Distance. Lists boundary measurements for the 404 wetland area.

REVISIONS

Table with 4 columns: BY, NO., DATE, DESCRIPTION. Used for tracking changes to the drawing.

FINAL PLAT
SALT WYND PRESERVE
PHASE ONE

BEAUFORT, CARTERET COUNTY, NORTH CAROLINA
OWNER: BEAUFORT AGRIHOOD DEVELOPMENT, LLC
ADDRESS: 176 MINE LAKE CT
SUITE 100
RALEIGH, NC 27615
PHONE: 207-449-8801

STROUD ENGINEERING, P.A.
422 HIGHWAY 24
MOREHEAD CITY, NC 28557
(252) 247-7479
LICENSE NO. C-0647

DESIGNED: LES DATE: 2/09/22
DRAWN: LHJ SCALE: 1"=100'
APPROVED: LES SHEET OF

				\$	-
				\$	-
			Subtotal	\$	202,000.00
GRAVITY SANITARY SEWER	QUANTITY:	UNIT:	UNIT COST:		TOTAL:
Bore and Jacacl 20" Steel Casing	80	LF	\$ 2,000.00	\$	160,000.00
10" DIP thru Steel Casing	112	LF	\$ 290.00	\$	32,480.00
10" PVC Gravity Sewer (0-6)	616	LF	\$ 100.00	\$	61,600.00
10" PVC Gravity Sewer (6-8)	820	LF	\$ 110.00	\$	90,200.00
10" PVC Gravity Sewer (8-10)	602	LF	\$ 140.00	\$	84,280.00
10" PVC Gravity Sewer (10-12)	997	LF	\$ 175.00	\$	174,475.00
10" PVC Gravity Sewer (14-16)	254	LF	\$ 285.00	\$	72,390.00
8" PVC Gravity Sewer (0-6)	767	LF	\$ 90.00	\$	69,030.00
8" PVC Gravity Sewer (6-8)	423	LF	\$ 100.00	\$	42,300.00
8" PVC Gravity Sewer (8-10)	344	LF	\$ 110.00	\$	37,840.00
8" PVC Gravity Sewer (10-12)	661	LF	\$ 130.00	\$	85,930.00
Manholes (0-6)	5	Ea	\$ 3,200.00	\$	16,000.00
Manholes (6-8)	9	Ea	\$ 4,000.00	\$	36,000.00
Manholes (8-10)	7	Ea	\$ 5,500.00	\$	38,500.00
Manholes (10-12)	9	Ea	\$ 7,500.00	\$	67,500.00
Manholes (14-16)	2	Ea	\$ 12,000.00	\$	24,000.00
Inline MH 18' deep	1	Ea	\$ 18,000.00	\$	18,000.00
Service Laterals, Main to Cleanout	46	Each	\$ 1,500.00	\$	69,000.00
			Subtotal	\$	1,179,525.00
Pump Station and FM	QUANTITY:	UNIT:	UNIT COST:		TOTAL:
Grading - PS Site & Access Drive	1	LS	\$ 15,000.00	\$	15,000.00
8' Chain Link Fence	75	LF	\$ 120.00	\$	9,000.00
20' Dbl Gate	1	Ea	\$ 3,600.00	\$	3,600.00
6' Diameter Wet Well - 21' deep	1	LS	\$ 150,000.00	\$	150,000.00
Precast Valve Vault	1	LS	\$ 35,000.00	\$	35,000.00
4" Pumps, 113 gpm @ 21' TDH, 3HP	2	Ea	\$ 15,000.00	\$	30,000.00
4" Check Valve	2	Ea	\$ 4,000.00	\$	8,000.00
4" Plug Valve	2	Ea	\$ 1,500.00	\$	3,000.00
Interconnecting 4" DIP	1	LS	\$ 20,000.00	\$	20,000.00
4' Bypass Pump Cpnnection	1	LS	\$ 8,000.00	\$	8,000.00
Water Service & Yard Hydrant	1	LSD	\$ 10,000.00	\$	10,000.00
Conc. Electrical Hut Pad	2.5	CY	\$ 1,140.00	\$	2,850.00
Conc. Generator Pad	2	CY	\$ 1,140.00	\$	2,280.00
4" PVC Force Main	460	LF	\$ 30.00	\$	13,800.00
Electrical Platform & Hut	1	LS	\$ 10,000.00	\$	10,000.00
Electrical Gear	1	LS	\$ 20,000.00	\$	20,000.00
Electrical Conduit & Wiring	1	LS	\$ 12,000.00	\$	12,000.00
Site Light	1	LS	\$ 2,000.00	\$	2,000.00
Control Panel	1	LS	\$ 15,000.00	\$	15,000.00
SCADA	1	LS	\$ 30,000.00	\$	30,000.00
Generator and ATS	1	LS	\$ 35,000.00	\$	35,000.00
				\$	-
			Subtotal	\$	434,530.00

WATER	QUANTITY:	UNIT:	UNIT COST:		TOTAL:
8"x8" Tapping Tee and Valve	2	Ea	\$ 8,000.00	\$	16,000.00
Bore and Jack 16" Steel Casing	2	Ea	\$ 45,000.00	\$	90,000.00
8" DIP thru Casing	120	LF	\$ 220.00	\$	26,400.00
8" PVC Water Main (in subdivision)	4370	LF	\$ 60.00	\$	262,200.00
8" PVC Water Main (Pinnars Point Rd.)	500	LF	\$ 70.00	\$	35,000.00

8" DIP Water Main	212	LF	\$ 200.00	\$ 42,400.00
8" Valve (includes Valve Box)	13	Ea	\$ 3,200.00	\$ 41,600.00
Fire Hydrant (includes Hydrant Leg & Valve)	10	Ea	\$ 9,000.00	\$ 90,000.00
Fittings	15	Ea	\$ 1,400.00	\$ 21,000.00
Service Connections (includes Tap, Service Tubing, Meter Box and Meter Setter)	46	Ea	\$ 900.00	\$ 41,400.00
			Subtotal	\$ 666,000.00
DRAINAGE				
	QUANTITY:	UNIT:	UNIT COST:	TOTAL:
15" RCP	250	LF	\$ 40.00	\$ 10,000.00
18" RCP	50	LF	\$ 50.00	\$ 2,500.00
24" RCP	300	LF	\$ 80.00	\$ 24,000.00
30" RCP	50	LF	\$ 120.00	\$ 6,000.00
15" FES	10	Ea	\$ 2,600.00	\$ 26,000.00
18" FES	2	Ea	\$ 3,000.00	\$ 6,000.00
24" FES	4	Ea	\$ 4,000.00	\$ 16,000.00
30" FES	2	Ea	\$ 5,000.00	\$ 10,000.00
Conc. Headwall	2	Ea	\$ 15,000.00	\$ 30,000.00
Drop Inlet/Junction Box	1	Ea	\$ 2,500.00	\$ 2,500.00
Drainage Swale	2700	LF	\$ 20.00	\$ 54,000.00
Rock Silt Check Dam	5	Ea	\$ 3,000.00	\$ 15,000.00
Silt Fence	6000	Ea	\$ 6.00	\$ 36,000.00
Temporary Seeding	6	Ac	\$ 4,000.00	\$ 24,000.00
Yard Inlet	4	Ea	\$ 2,000.00	\$ 8,000.00
			Subtotal	\$ 270,000.00
			TOTAL ESTIMATE ®	\$3,153,123.36

STATE OF NORTH CAROLINA

DECLARATION OF COVENANTS,
CONDITIONS AND RESTRICTIONS FOR
SALT WYND PRESERVE

COUNTY OF CARTERET

This Declaration of Covenants, Conditions and Restrictions is made this XXX day of XXX, 2021, by Beaufort Agrihood Development, LLC, a North Carolina Limited Liability Company, herein "Declarant or Developer"; and any and all persons, firms and corporations hereafter acquiring any of the Lots within Salt Wynd Preserve Subdivision as shown on surveying plat prepared by James I. Phillips, RLS, and recorded in Map Book XXX, page XXX, Carteret County Registry;

W I T N E S S E T H:

WHEREAS, Declarant, Beaufort Agrihood Development, LLC, is the owner of certain real property as conveyed to it by deed recorded in Book XXX, page XXX, Carteret County Registry, and Declarant has caused the property described therein to be subdivided into Lots for a Subdivision known as Salt Wynd Preserve, to be developed in three phases, and a plat for the subdivision is recorded in Map Book XXX, page XXX, Carteret County Registry, hereinafter called "Salt Wynd Preserve", or the "Property";

WHEREAS, Declarant desires to develop its property under a common and uniform set of Covenants and restrictions applicable to the Lots and property;

WHEREAS, Declarant intends to develop its property into a desirable residential Subdivision that is harmonious with its coastal environment, and Declarant intends to form a Homeowners' Association to enforce and maintain the attraction of the property and its amenities which include stormwater swales, entrance way, private roads, signage, street lighting and such other common areas and amenities that Declarant and/or the Homeowners' Association may provide for the general welfare and recreation of the Owners;

WHEREAS, it is in the mutual interest of the Declarant as well as every person, firm or corporation hereafter acquiring any of the Lots within Salt Wynd Preserve that these Covenants, conditions, easements, assessments, liens and restrictions governing and regulating the use and occupancy of Salt Wynd Preserve be established, fixed and set forth and declared to be Covenants running with the land;

WHEREAS, the Subdivision is part of a R20 zoned subdivision under the Town of Beaufort Zoning and Land Use Ordinances and the Town has imposed as part of the subdivision approval certain architectural requirements which must be adhered to;

WHEREAS, Declarant desires to preserve the value, amenities, desirability, and attractiveness of the Subdivision and to provide for the continued maintenance and operation of the common areas as may be provided therein;

NOW THEREFORE, in order to provide for the foregoing, the Declarant does hereby covenant and agree with all persons, firms or corporations now owning or hereafter acquiring any portion of Salt Wynd Preserve Subdivision, that the use of Lots in Salt Wynd Preserve Subdivision is hereby made subject to the following restrictions, Covenants, terms and conditions which shall run with said land and shall be binding on all property Owners within said Subdivision and their successors and assigns.

Article I - Definitions

As used throughout this Declaration, the following terms shall have the definitions set out herein as follows:

- A. "Amenities" shall mean the facilities constructed, erected, installed or set aside on the common areas for the use, benefit and enjoyment of members, including drainage easements, multi-modal paths, sidewalks, roadside swales, ditching, or recreation area(s), etc.
- B. "Association" shall mean and refer to Salt Wynd Preserve Owners' Association, Inc., a non-profit corporation organized and existing under the laws of the state of North Carolina, its successors and assigns, which is established for the administration, maintenance and regulation of the stormwater facilities, roads, sidewalks, paths, amenities and other common areas and facilities assigned to, purchased, or otherwise provided for by the Association for the use and enjoyment of members of the Association.
- C. "CAMA" shall mean the Coastal Area Management Act as set forth in North Carolina General Statute 113A-100 et seq., and any of the rules and regulations promulgated thereunder.
- D. "Committee" shall mean and refer to the Architectural Review Committee.
- E. "Commercial Truck" shall mean any 2 ton or greater motor vehicle.
- F. "Common Areas" shall mean and refer to any and all real property subject to this Declaration which is defined and bounded by properly referenced and recorded plats designated thereon as "common area(s)", "open space", "drainage easements", "sidewalks", "paths", "Roadside Ditches", "streets", "Roads", "private easements" or driveways created by the Declarant to provide access to the streets or roads for more than one Lot, or any area that is set aside for the general use of the members. Common areas shall also include all real property and easement interests owned or assigned by the Association for the common use and enjoyment of members of the Association, which may include but are not limited to entrance ways and signage. (This list of possible amenities is for descriptive purposes only and does not bind the Declarant to construct any or all of said amenities.)
- G. "Declaration" shall mean and refer to this Declaration of Covenants, Conditions and Restrictions for Salt Wynd Preserve Subdivision, and any amendments thereto as recorded in the Carteret County Registry.
- H. "Declarant" shall mean and refer to Beaufort Agrihood Development, LLC, a North Carolina Limited Liability Company, its successors and assigns. "Declarant" and "Developer" are interchangeable and have the same definition.
- I. "Lot" shall mean and refer to any plot of land within Salt Wynd Preserve Subdivision with or without improvements thereon, which constitute or will constitute after construction of improvements, a single residential site as shown on the plats or plans for Salt Wynd Preserve Subdivision or amendments thereto, recorded in the Carteret County Registry.
- J. "Member" shall mean and refer to any person or other entity which holds membership in the Association.
- K. "Owner" shall mean and refer to the owner of record of fee simple interest in any Lot in the Subdivision, excluding those persons having such interest merely of the security interest for the performance of an obligation.
- L. "Person" shall mean and refer to a natural person, corporation, partnership, firm, association, trust or other legal entity. The use of the masculine pronoun shall include the neuter and feminine, and the use of the singular shall include the plural where the context so requires.

Article II - Properties Subject To This Declaration

Section 1. Applicability.

Lots 1 through 81 as shown on the map of Salt Wynd Preserve Subdivision referred to above are expressly made subject to the operation of these Covenants.

Section 2. Additional Lands.

Declarant at any time prior to December 31, 2031, reserves the right to add or bring additional phases, Lots, or lands under this Declaration by filing in the office of the Register of Deeds for Carteret County, North Carolina, either an applicable amendment or a supplementary Declaration of Covenants and restrictions with respect to the additional Lots, phases, or properties. Said amendments or supplemental Declaration would extend the scheme of development and the binding effect of these Covenants and restrictions on the additional property, and such amendments or supplementary Declarations may contain complementary additions and modifications of these Covenants and restrictions as may be necessary to reflect the different character of the added properties. In no event shall the supplementary declaration revoke, modify or add to these Covenants as they are applicable to the Lots set forth in Article 1 above.

Section 3. Reservations.

The Declarant reserves the right absolutely to change, alter or re-designate the allocated, planned, platted, or recorded use, area, or designation of any of the Lots shown on the map of Salt Wynd Preserve Subdivision recorded aforesaid so long as the Declarant retains title to the property involved, so long as any changes or alterations are in conformance with the Town of Beaufort's Subdivision and zoning ordinances, including, but not limited to the right to change, alter or re-designate roads, utility and drainage facilities, and to change, alter or re-designate such other present or proposed Lot lines and facilities as may, in the sole judgment of the Declarant, be necessary or desirable.

Article III - Association Memberships and Voting Rights

Declarant has heretofore incorporated Salt Wynd Preserve Owners' Association, Inc. for the benefit of Lot Owners within said Subdivision so as to provide for the maintenance, upkeep and repair of streets, stormwater easements and facilities, as well as the maintenance, upkeep and repair of drainage easements, amenities and common areas which are subject to the management and administration of the Association.

Section 1. Membership.

(a) Every person or entity who is a record owner of a fee or undivided fee interest in any Lot which is subject by these Covenants to assessments by the Association shall be a member of the Association, subject to and bound by the Association's Articles of Incorporation, By-Laws, rules and regulations. The foregoing is not intended to include persons, or entities who hold an interest in any Lot merely as security for the performance of an obligation. Ownership of record of such Lot shall be the sole qualification for membership. When any Lot is owned of record in tenancy by the entireties, joint tenancy, or tenancy in common or by some other legal form of multiple Ownership, the membership (including the voting power arising therefrom) shall be exercised only as stipulated in Article 2 herein below.

(b) During any period when a member shall be in default in the payment of any annual, special or other periodic assessment levied by the Association, the voting rights and right to the use of the common area or any other facilities which the Association may provide, may be suspended by the Board of Directors of the Association until such assessment is paid. In the event of violation by a member of any rules and regulations established by the Board of Directors of the Association, such member's voting and use rights may be suspended by the Board of Directors of the Association after a hearing at which the general requirements of due process shall be observed. Such hearing shall only be held by the Board of Directors of the Association (or a committee thereof) after giving the member ten (10) days prior written notice specifying the alleged violation and setting the time, place and

vote of the hearing. Determination of violation shall be made by majority vote of the board or the committee thereof.

(c) No membership fee shall be charged nor members be required to pay at any time any amount to carry on the business of the Association except to pay when due the charges, assessments, and special assessments levied upon each member's Lot as specified in the Declaration or as the members of the Association may from time to time adopt.

Section 2. Voting and Voting Rights.

(a) The voting rights of the membership shall be appurtenant to the ownership of Lots. The ownership of each Lot by a person other than Declarant shall entitle its owner to one vote. The Association shall have two classes of voting membership as follows:

(1) Class A Member. Class A members shall be all owners, other than the Declarant; however, the Declarant shall be a class A member to the extent provided in subparagraph 2 below. Class A members shall be entitled to one vote for each Lot owned.

(2) Class B Members. The Class B member shall be the Declarant, and it shall be entitled to nine votes for each Lot in which it holds a fee or undivided fee interest; provided, the class B membership shall cease and be converted to class A membership on the happening of either of the following events, whichever first occurs:

(i) Four (4) months after the total votes outstanding in the class A membership equal the total votes outstanding in the class B membership; or

(ii) On December 31, 2032.

(b) When two or more persons hold an interest (other than a leasehold or security interest) in any Lot, all such persons shall be members. The vote for such Lot shall be exercised by one of such persons as proxy and nominee for all persons holding an interest in a Lot and in no event shall more than one (1) vote be cast with respect to any Lot (except with respect to Lots owned by Declarant), nor shall any fractional vote be cast.

(c) Any member who is delinquent in the payment of any charges duly levied by the Association against any Lot owned by such member shall not be entitled to vote until all such charges, together with such reasonable penalties as the Board of Directors of the Association may impose, have been paid.

(d) Members shall vote in person or by proxy executed in writing by the member. No proxy shall be valid after eleven (11) months from the date of its execution or upon conveyance by the member of his Lot. A corporate member's vote shall be cast by the president of the member corporation or by any other officer or proxy appointed by the president or designated by the Board of Directors of such corporation, which designation must be in writing.

(e) Voting on all matters except the election of directors shall be by voice vote or by show of hands unless a majority of the members present at the meeting shall, prior to voting on any matter, demand a ballot vote on that particular matter. Where directors or officers are to be elected by the members, the solicitation of proxies for such elections may be conducted by mail.

Article IV - Common Area Property Rights

Section 1. Description of Association Common Areas.

The Association common areas shall initially consist of the stormwater swales, paths, drainage easements, streets and other areas designated "common area", as shown on the recorded plat. The streets are private and will be subject to maintenance by the Association. The stormwater drainage easements, paths, roadside ditches or swales that have been privately dedicated to the owners of Lots within said Subdivision and their heirs, successors and assigns, for the maintenance of adequate drainage of surface waters within the Subdivision. The Declarant has reserved the right in accordance with these Covenants to assign, lease or transfer or assign the drainage easements and facilities to governmental agencies or third parties for maintenance purposes.

Section 2. Ownership of Association Properties.

The Declarant by the recordation of the Salt Wynd Preserve plat has dedicated the streets within Salt Wynd Preserve Commons to the private use of Lot owners and their guests and invitees, and all Lot owners and their heirs, successors in interest and assigns, and members of the Association shall have the right of enjoyment of the street. The Association shall have the continuing obligation and duty to maintain said streets and roads. Title to the drainage easements located within the Subdivision is vested in the owner of each lot over which such drainage easement runs, but the Association shall have the continuing responsibility to maintain the drainage easements. Title to the roadside swales and drainage facilities shall be assigned to the Association and it shall be the responsibility of the Association to budget for, maintain, repair and replace the same as part of the common areas and in accordance with State and Local rules and regulations.

Section 3. Sidewalks, Paths, Area Lights, Privacy Fences, Entrance Way and Signage.

It shall be the responsibility of the Association to maintain and pay for all utility charges and maintenance expenses associated with any area lights not specifically assigned to a numbered Lot by a utility company, and the Association shall also maintain any privacy fences installed by the Declarant around a portion or all of the Subdivision boundaries or on any portions of the common areas, including the entrance way and Subdivision entrance signs, landscaping, walls, sidewalks, paths and utilities associated therewith.

Section 4. Easements of Enjoyment.

Every Lot owner shall have a right and easement of enjoyment in and to the common area properties and easements granted herein. Each owner may delegate, in accordance with the by-laws, his right of enjoyment to the common areas and facilities to the members of his family, his tenants, or contract purchasers who reside on the property. Said rights of use and enjoyment shall be subject to the following provisions:

(a) The Association shall have the right to charge dues and assessments for the upkeep and maintenance of Association properties, streets, drainage easements, and other amenities which are the responsibility of the Association herein. Likewise, the Association shall have the right to charge dues and assessments for the construction, maintenance and/or replacement of any improvements on said common areas, and to provide for all types of insurance for the Association and its properties, and the upkeep and maintenance of drainage facilities, paths, sidewalks and other Subdivision amenities.

(b) The Association shall have the right to suspend the right to the use of any Association properties by any member for any period during which any dues or assessments against such member are overdue and unpaid, and for a period not exceeding sixty (60) days for any infraction of rules and regulations established by the Association for the regulation and control of Association properties.

Likewise, the Association shall have the right to fine any member an amount not exceeding \$50.00 for each violation of rules and regulations established by the Association.

(c) The Association by rules and regulations established from time to time shall have the right to provide for the use and enjoyment of common areas and Association properties. This right to the use of Association properties shall extend to members of the Association and relatives of members who reside with and in the house of members, tenants of each member' Lots in the Subdivision so long as the tenancy exist, and contract purchasers of Lots in the Subdivision who reside on the Lot.

Section 5. Title to the Common Area.

The Declarant hereby Covenants that it will convey fee simple title to the common areas shown on the aforementioned recorded plat to the Association, free and clear of all encumbrances and liens, except utility, drainage easements, and easements to governmental authorities, at such time as 90% of the Lots have been sold.

Section 6. Parking and Use Regulations for Boats, Trailers, Etc.

The Association may regulate, prescribe and/or prohibit the parking and use of boats, trailers, motor homes, recreational vehicles, trucks and similar items on the common areas (including the provision of special facilities for which a reasonable charge may be made). No boats, trailers, motor homes, recreational vehicles or trucks shall be parked within the right of way of any street in or adjacent to this development.

Section 7. AE6 Floodplain Disclosure.

A portion of the Property is located within the FEMA flood hazard area known as AE6. Such Flood hazard areas identified on the FEMA Flood Insurance Rate Map are identified as a Special Flood Hazard Area (SFHA). SFHA are defined as the area that will be inundated by the flood event having a 1-percent chance of being equaled or exceeded in any given year. The 1-percent annual chance flood is also referred to as the base flood or 100-year flood. It is therefore disclosed that the lots identified within Exhibit D and Exhibit E that are within the AE6 flood hazard area may become flooded as described above including the roads, utility easements and lot areas themselves, which may interfere with traversing over said roads during the flood event. Owners are hereby advised of this caution and to take the necessary preparations in the event of a forecasted flood event to assure the safety of the property and life.

Section 8. Operation and Maintenance of the Stormwater Management System.

The Association shall be responsible for the maintenance, operation and repair of the Stormwater Management System. Maintenance of the Stormwater Management System(s) shall mean the exercise of practices which allow the systems to provide drainage, water storage, conveyance, or other stormwater management capabilities as permitted by the North Carolina Division of Coastal Management. The Association shall be responsible for such maintenance and operation of all elements of the Stormwater Management System located on common areas and Lots. Any repair or reconstruction of the Stormwater Management System shall be as permitted or, if modified as approved by the North Carolina Division of Coastal Management.

(a) Compliance with Permit Conditions. The Association shall operate and maintain the Stormwater Management System in accordance with applicable permits. The permit conditions may include monitoring and record-keeping schedules and maintenance. The Association shall allocate sufficient funds in its budget for operation and maintenance of the Stormwater Management System and maintenance of any wetland mitigation areas unless and until the North Carolina Division of Coastal Management or other applicable governmental authority ("District") determines that the mitigation area(s) is or are successful in accordance with

any applicable environmental resource permits for the Property. The Association shall be obligated to accept any and all obligations under applicable permits when requested by the Declarant.

(b)Mitigation Areas. The Association shall maintain any areas designated on the Property as wetland mitigation areas. The Association shall comply with all applicable permit conditions for such areas, including monitoring and maintenance of wetland vegetation and replanting of wetland vegetation to meet required survival rates, if necessary. The Association shall also maintain any notices or signage in or near preservation areas if required by the District.

(c)Construction Plans. Each Owner shall be responsible at the time of construction of any Improvement to comply with, and not violate, construction plans for the Stormwater Management System and shall comply with the applicable provisions of North Carolina Division of Coastal Management, et seq., and all other governmental regulations. All Owners shall be responsible for maintaining designed flow paths for side and rear drainage as shown in the permitted plans. If the constructed flow path is disturbed or modified, or if any Owner or Lot is not in compliance with any other provisions of the applicable permit(s) or applicable governmental regulations, the Association shall have the authority to enter the Lot, undertake whatever action may be necessary to bring the Lot into compliance, and pass an Individual Assessment for any associated expenses and damages.

(d)Construction Limitations. No owner of any portion of the Property may construct or maintain any Improvement or perform any activity in the wetlands, wetland mitigation areas, buffer areas, upland conservation areas, and drainage easements described in the approved permit(s) and recorded Plat of any portion of the Property, unless allowed by applicable permits or approval is obtained from the District.

(e)Vegetation and Buffers.

(a)Wetland Buffers. Wetland Buffers shall be maintained in their natural vegetated condition. Native vegetation removed or destroyed within the Wetland Buffers in violation of the requirements of North Carolina Division of Coastal Management shall be immediately restored at the sole expense of the Lot owner. Such areas shall be replanted with comparable native vegetative species as were removed or destroyed. Noxious, non-native, invasive, and dead plant material may be removed.

(b)Natural Area. The property intention is to maintain the existing, natural vegetation so as to provide privacy to all Lot owners, maintain the natural beauty of the project, while allowing limited speckled view corridors. Each lot has a minimum Natural Area defined that will be regulated in perpetuity as follows.

(a)A landscape plan must be submitted to the Architectural Review Board prior to any construction or modifications to the Lot. The plan shall include an inventory of all existing trees with a trunk diameter of five inches (5) or larger at four feet (4') above grade and all new trees and shrubs to be planted by the applicant. The plan shall include all plantings, street trees and any other landscaping for the entire lot including the Natural Area.

(b)No person shall cut down or destroy any existing trees over five inches (5") in diameter at four feet (4') above grade within the Natural Area until approved by the Architectural Review Board for extenuating circumstances only.

(c) All existing trees required by the approved landscape plan shall be clearly marked with tape or non-permanent spray paint to protect them from damage during construction. The applicant shall be responsible for replacing any such existing trees that are severely damaged and any new trees that do not survive at least two years after planting.

(f) Storm Water System Maintenance. The Declarant has constructed Storm Water System components upon certain Lots for the purpose of managing and containing the flow of excess surface water, if any, found upon such Lots from time to time. The Association shall be responsible for maintenance, operation, and repair of the Storm Water System components on the Lot. Maintenance, operation, and repair shall mean the exercise of practices, such as mowing and erosion repair, which allow the swales to provide drainage, water storage, conveyance or other stormwater management capabilities as permitted by the District. Filling, excavation, construction of fences or otherwise obstructing the surface water flow in the swales is prohibited. No alteration of the Storm Water System shall be authorized and any damage to any Storm Water System component, whether caused by natural or human induced phenomena, shall be repaired and the Storm Water System component returned to its former condition as soon as possible at the expense of the Owner(s) of the Lot(s) upon which the Storm Water System component is located. Storm Water System component shall be maintained in accordance with the permitted plans.

(g) Use of Stormwater Management System. No person shall have the right to pump or otherwise remove any water from any Stormwater Management System for irrigation (excepting water stored on the owner's Lot within retention devices) or any other purpose unless an appropriate permit is granted by the District. No swimming is permitted and no boats or other motorized vehicles may be used (unless used by the Association or District for the purpose of inspection and maintenance of the system) in the Stormwater Management System.

(h) Enforcement. The North Carolina Division of Coastal Management shall have the right to enforce, by a proceeding at law or in equity, the provisions contained in this Declaration which relate to the maintenance, operation, and repair of the Stormwater Management System.

(i) Limitations on Amendments. Any amendment to this Declaration that alters the Stormwater Management System beyond maintenance in its original condition, including mitigation or preservation areas and the water management portions of the common areas, must have the prior approval of the North Carolina Division of Coastal Management.

Article V - Covenants for Dues and Assessments

Section 1. Monthly Assessments for Maintenance Fund.

For each Lot owned within Salt Wynd Preserve, each owner Covenants and agrees, and each subsequent owner of any such Lot Covenants and agrees, that by acceptance of a deed therefor whether or not it is so expressed in such deed, that the owner will pay to the Association the assessments and charges provided for in this Declaration.

(a) Every owner of a Lot in the Subdivision by the acceptance of a deed to the same, which shall be conclusively evidenced by the recording of a deed in the office of the Register of Deeds Covenants and agrees to pay to the Association such annual dues and assessments for maintenance and upkeep of Association properties, capital improvements and the construction of improvements and facilities on or to Association properties, and the administration of properties and facilities assigned to the Association for operation and management, as may established from time to time by the Board of Directors and membership of the Association. Such dues

and assessments together with interest at the legal rate of interest, costs and reasonable attorney's fees if the dues and assessments remain unpaid, shall be a continuing lien on each Lot against which said assessment is made until paid in full. Said dues and assessments shall also be the personal obligation of the owner of each Lot at the time the dues and assessments become due, and the personal obligation shall not pass to a successor in title unless expressly assumed by the successor. However, said dues and assessments shall be a lien on said Lot and a sale or transfer of any Lot shall not affect the lien for unpaid dues or special assessments against said Lot.

(b) The dues and assessments shall be used exclusively for the purpose of maintaining and improving Subdivision roads, drainage ditches and easements, the maintenance and upkeep of Association properties, the construction of improvements and facilities thereon, the upkeep, maintenance, operation and management of properties or facilities owned, leased to or assigned to the Association in accordance with these Covenants, as well as the upkeep, maintenance and replacement of equipment, improvements in facilities thereon, and generally for the promotion of the recreational, health, safety and welfare of the membership. Additionally, the dues and assessments may be used for acquiring all types of property, casualty and liability insurance for the Association, and the dues and assessments may be used to fund any of the activities, powers and authority of the Association as the Association is authorized to do as a non-profit owners' association.

(c) The Declarant shall have no obligation to pay dues and assessments for unsold Lots. As a Lot is sold in the Subdivision, the Declarant shall collect from each purchaser two months' assessments and dues at its then current rates as working capital which shall be paid to the Association, and the Declarant shall notify the Association as to the name and address of each purchaser. The obligation to pay dues shall commence as to all members purchasing Lots on the date the deed to the Lot from the Declarant shall be recorded.

Section 2. Maximum Monthly or Annual Assessments.

The Board of Directors is authorized to assess and collect its regular dues and assessments on either a monthly, quarterly, semi-annual, or annual basis. Until January 1 of the year immediately following the conveyance of the first Lot to an owner, the maximum annual assessments shall be \$XXX per Lot, per year pending further notification from the Association.

(a) From and after January 1 of the year immediately following the conveyance of the first Lot to an owner, the maximum annual assessment may be increased each year not more than twenty (20%) percent above the maximum assessment for the previous year without a vote of the membership.

(b) From and after January 1 of the year immediately following the conveyance of the first Lot to an owner, the maximum annual assessment may be increased above twenty (20%) percent by a majority vote of the members of the Association who are voting either in person or by proxy, at a meeting duly called for said purpose.

(c) The Board of Directors may fix the annual assessment at an amount not in excess of the maximum.

Section 3. Special Assessments.

Special Assessments are assessments levied against all Owners proportionately to pay for unanticipated operating expenses, unanticipated maintenance, repair, or replacement of Association Property for which adequate reserves have not been collected, or to pay for any other unanticipated, unbudgeted monetary obligation of the Association.

Section 4. Individual Assessments.

Individual Assessments are assessments levied against a particular Lot owner and Lot for the purposes otherwise stated in the Governing Documents.

Section 4. Notice and Quorum for any Action Authorized Under Sections 2 and 3 Above.

Written notice of any meeting called for the purpose of taking any action authorized under Sections 2 or 3 above shall be sent to all members not less than ten (10) days nor more than twenty (20) days in advance of the meeting. At the first such meeting called, the presence of members or of proxies entitled to cast fifty-one (51%) percent of all the votes of the membership of the Association who are eligible to vote shall constitute a quorum. If the required quorum is not present, another meeting may be called subject to the same notice requirement, and the required quorum at the subsequent meeting shall be one-half of the required quorum at the preceding meeting. No such subsequent meeting shall be held more than sixty (60) days following the preceding meeting.

Section 5. Non-Payment of Assessments.

Any member failing to pay the annual, quarterly, monthly or special assessments and dues or any fees or charges authorized by the Association within a period of thirty (30) days after the billing thereof, shall be deemed to be in default. The Board of Directors shall cause to be filed in the Office of the Clerk of Superior Court or in the office of the Register of Deeds of Carteret County an instrument suitable for recordation which shall set for the name of the owner, the Lot description, the amount of the assessment, the date the assessment was due, and the fact that the Board of Directors has given the owner notice of said assessment and said owner has failed to pay said assessment. In addition to the assessment so stated, all amounts necessary for the collection of said assessment, including, but not limited to mailing costs, recording costs, and a reasonable attorney's fee incurred for the collection thereof, together with interest at the legal rate of interest, shall constitute a lien against said Lot and shall be due and payable from the delinquent owner.

Following the recordation of said lien, the Board of Directors is authorized to institute an appropriate action in a court having jurisdiction over the subject matter and the parties in order to collect the assessments, interest, costs and attorney's fees from the owners and in order to effect a sale of the property to satisfy the lien for the delinquent assessments and expenses.

Section 6. Subordination of the Lien to Mortgages.

The lien of the assessments provided for herein shall be subordinate to the lien of any first mortgage. The sale or transfer of any Lot shall not affect the assessment lien. Likewise, the sale or transfer shall not relieve the Lot owner from personal liability therefrom.

Section 7. Suspension or termination of voting rights.

In addition to any other rights the Association may have with regard to non-payment of assessments and dues, the payment of any assessments levied by the Association shall be a prerequisite to the exercise of any voting rights earlier provided for herein and for serving on the Board of Directors of the Association. Any member failing to pay the assessments or dues on his Lot so that the same thereafter become delinquent, shall be deemed ineligible to vote at any annual or special meeting of the membership and shall be deemed ineligible to serve on the Board of

Directors or as an officer of the Association so long as said delinquency continues.

Article VI - Architectural Control, Inspection and Use Restrictions

Declarant shall have the responsibility of enforcing the restrictions set forth in this Article prior to the formation of the Architectural Review Committee, which, upon appointment by the Board of Directors, shall assume and be responsible for enforcement. References in this Article to "Committee" shall mean Declarant until the Committee is appointed and references to "Declarant" shall include the Committee once it is appointed. The following architectural restrictions shall apply to each and every Lot now or hereafter subject to this Declaration:

Section 1. General Theme, Approval of Plans and Architectural Review Committee.

(a) Town of Beaufort subdivision requirements. Attached as Exhibit C are the requirements and conditions imposed by the Town of Beaufort as a condition of approval of this development. All design and construction of a dwelling on any Lot shall be required to adhere to and comply with the architectural requirements.

(b) Declarant has established as the general architectural theme and building design for the subdivision a coastal maritime and/or farmhouse design consisting primarily of clapboard siding, porches, pitched roofs and the like. Houses and residential structures of a contemporary design or era as well as houses constructed with flat roofs will be prohibited. Nothing herein shall be construed as dictating the type or quality of siding materials used so that hardiboard, wood, cedar shake and similar sidings will be allowed. Metal Roofs and architectural shingles are encouraged and may be required by the Committee. It is the Declarant's intent that specified architectural styles or designs be followed using materials as specified by the Committee or guidelines adopted, promulgated and enforced by said Committee. The Committee has the right to approve and specify materials that will be allowed and to specify and prohibit materials that will not be allowed, and to formulate guidelines for owners preparing to build residential structures.

(c) No site preparation or initial construction, erection, or installation of any improvements, including, but not limited, to residences, outbuildings, landscaping, driveways, Lot clearing, fences, walls, signs, antennas and other structures, shall be undertaken upon the Lots unless the plans and specifications therefor, showing the nature, kind, shape, size, height, materials, and location of the proposed improvements on the Lot, including but not limited to, the house, decks, garage, driveways, parking areas, plants, shrubs, trees (including trees to be removed), wetland areas to be disturbed, and any other permanent structures or changes to be made to the Lot, shall have been first submitted to the Committee and expressly approved in writing. No subsequent alteration or modification which will result in an exterior, structural change to the residence, outbuilding, or significant changes to the landscaping may be undertaken on any of the Lots without the prior review and express written approval of the Committee.

(d) In the event the Committee fails to approve or disapprove the site or design of any proposed improvements within sixty (60) days after plans and specifications have been submitted and received, approval will not be required, and the requirements of this Article will be deemed to have been fully met; provided, that the plans and specifications required to be submitted shall not be deemed to have been received by the Committee if they contain erroneous data or fail to present adequate information upon which the Committee can arrive at a decision.

(e) The Committee and its representatives shall have the right, at its election, to enter upon any of the Lots during site preparation or construction, erection or installment of improvements, to inspect the work being undertaken and to determine that such work is being performed in conformity with the approved plans and

specifications an in a good and workmanlike manner, utilizing standard industry methods and good quality materials.

(f) The approval of any such plans, specifications or other items submitted to the Committee pursuant to this Article shall not impose any liability or responsibility on the Committee or the Association with respect to either the compliance or non-compliance with any such plans, specifications, or other items (including any improvements or structures erected in accordance therewith) with applicable zoning ordinances, building codes or other governmental or quasi-governmental laws, ordinances, rules and regulations or defects in or arising from such plans, specifications or other items (including, without limitation, defects relating to engineering matters, structural and design matters and the quality or suitability of materials).

(g) For so long as Declarant is a class B member of the Association, or until such time as the Declarant notifies the Board of Directors in writing of its desire to have the Association elect the members of the Committee, the Declarant shall serve as the Committee, and shall exercise the authority to approve plans and other matters set forth in this article. After Declarant divests itself of all Lots within the property, or so notifies the Association in writing, the Committee consisting of as many members as it chooses shall be appointed by the Board of Directors to serve for a term of one year or until their successors have been duly appointed in the event of the death, resignation or removal by the Board of Directors of a member of the Architectural Review Committee.

(h) With the submission of the plans and specifications, the owner shall pay a non-refundable architectural review fee to the Declarant in such amount as may be established from time to time by the Declarant for the review of the plans and specifications, so long as the Declarant is acting as the Committee, and thereafter shall pay to the Board of Directors such fee as may be approved from time to time for architectural review of the plans and specifications by the Committee.

(i) Basis for Denial of Plans. The Committee may base its denial upon purely aesthetic reasons so that the decision is arbitrary. Each Lot owner should meet with a representative of the Committee prior to submission of plans and the incurring of expenses in order to be informed and receive the architectural guidelines and the requirements for approval.

(j) Architectural Guidelines. The guidelines shall be initially established, enforced and amended from time to time by the Declarant, and thereafter by the Committee after the Committee is appointed by the Board of Directors. At such time as the Board of Directors appoints members to the Committee, then the Board of Directors shall be the only agency under these Covenants that may amend the guidelines and such change or amendment shall require 75% approval of the full Board of Directors.

Section 2. Use Restrictions.

(a) All numbered Lots shall be used for single family residential purposes only. No structures shall be constructed, altered, placed or permitted to remain on any Lot in the Subdivision unless the same is a single-family residence.

(b) Mobile homes, recreational vehicles, trailers, manufactured homes, modular homes, tents and all other structures of a temporary character are expressly prohibited from being placed, put or maintained on any Lot at any time. Provided, this prohibition shall not apply to shelters used by a contractor or builder during the construction of a single-family dwelling so long as said temporary shelter is not used at any time as a resident and said temporary shelter is immediately removed following completion of the dwelling. As used herein, the term "mobile home" and "manufactured home" shall have those definitions and meanings set forth

in N.C. G.S. 41-2.5, N.C. G.S. 143-143.9(6), and N.C. G.S. 143-145(7). Provided, that the width and length of a manufactured home, or mobile home shall be irrelevant and inapplicable as it is the intent of these Covenants to prohibit manufactured homes, modular homes and mobile homes of all sizes regardless of length or width.

(c) Only on-site stick built detached single-family homes first submitted to and approved by the Architectural Review Committee shall be permitted on any of the Lots within the Subdivision. A "modular" home which is defined herein as a prefabricated structure having floors, walls, ceilings, or roof composed of Articles or panels of varying size which have been fabricated prior to erection on a building foundation, may only be approved after the thorough review by the Architectural Review Committee to verify that the structure and aesthetics meet or exceed on-site stick built quality. Nothing herein shall prohibit pre-assembled and manufactured floor trusses, unfinished wall panels, or window or door components from being used. Pre-assembled and manufactured roof trusses are prohibited unless specifically approved by the Committee. No buildings or structures of any kind shall be permitted on any Lot within the Subdivision unless first submitted to and approved in advance by the Architectural Review Control Committee.

(d) All fuel tanks or similar storage receptacles are prohibited from being exposed to view and shall be buried underground if possible, or such receptacles may be installed only within the main dwelling house, within a permitted accessory building, or within a screened area. Provided, the Declarant shall be permitted to erect, place or permit the placement of tanks, equipment and other apparatus within the Subdivision for uses related to the provision of sewage, water and other utilities to the Subdivision.

Section 3. Minimum Building Requirements.

No residential structure shall be constructed on any of the residential Lots within the Subdivision unless the residential structure shall contain the minimum square feet of enclosed dwelling area prescribed for such residential structure. Each residential structure shall contain a minimum of 1500 square feet of enclosed dwelling area. As used herein the term "enclosed dwelling area" shall mean the total enclosed heated area within a dwelling, excluding garages, terraces, decks, unenclosed porches, and similar areas. In the event the Declarant specifies a higher minimum square footage of enclosed dwelling area in deeds to purchasers of Lots within the Subdivision than as set forth in this Section, then the higher minimum square footage figure set out in the deed shall be controlling and shall be complied with.

(a) No building shall be erected or allowed to remain on any Lot in said Subdivision within 30 feet of the street abutting the front of each Lot or within 15 feet of any sideline of each Lot, within 10 feet of any side street, or within 25 feet of the rear Lot line, or as said setbacks may be shown on the recorded maps of the Subdivision, whichever is the greater amount of setback. Outbuildings other than the primary structure shall meet the zoning ordinance setback requirements. If due to topography, irregular Lot shape or similar factors directly related to other Lots within the Subdivision, the setbacks herein would create a hardship or burden on an owner, upon written application to the Committee, the Committee is authorized to vary said setbacks the minimum amount necessary in order to provide for a suitable and aesthetically pleasing structure on the subject Lot. However, any such variance by the Committee would be subject to prior approval by the Town of Beaufort or other governmental agency having authority over the issuance of building permits and enforcement of Subdivision or zoning setback requirements.

(b) The exterior of all houses and other structures must be completed within twelve (12) months after construction is commenced, except under such circumstances where such completion is impossible or would result in great hardship to the owner or

builder due to strikes, fires, national emergency or natural calamities. No house may be occupied unless it has been built substantially in accordance with the approved plans and specifications as approved by the Committee and a certificate of completion has been issued by the appropriate governmental inspector. During all periods of construction, the Lot owner shall be responsible for providing suitable receptacles for debris, trash, building materials, and the like, and shall be responsible for insuring that trash and debris from construction activities does not move to or accumulate on adjoining properties, the Subdivision streets or roads, or common areas. Additionally, each Lot owner shall be responsible for the damages to Subdivision roads, utilities, and vegetation within the common areas, on adjoining Lots, or within the Subdivision roads and utility easements, as may be caused by the acts or omissions of each Lot owner's contractors, subcontractors, material suppliers, agents or employees.

(c) Each Lot owner shall provide receptacles for garbage and trash in a screened area not generally visible from the road giving access to the premises, and the Declarant and/or Association may require the purchase and use of uniform specified roll-out containers meeting the requirements of the Town of Beaufort or contractor providing trash pickup services. All fuel tanks shall be underground if possible, or otherwise screened, and wood piles shall be enclosed within a fence, wall or plant screen so that the same shall not be visible from any street or residence in the Subdivision. All mailboxes and the house or street numbering system and identification letters shall be uniform as approved and specified by the Architectural Review Committee and Declarant.

(d) Each Lot owner shall provide space for parking two automobiles off the street prior to the occupancy of any dwelling constructed on said Lot and automobiles shall not be parked on the streets within said Subdivision, except for special events approved by the Association.

(e) Each Lot owner may be permitted, if approved by the Architectural Review Committee, the right to build, erect or maintain either a detached garage or one additional detached structure if the garage is attached to the main dwelling. Any detached structure to be used as a cabana or gazebo shall not exceed one story in height, and any detached building used as a garage shall not exceed one and a half stories in height. No detached building shall be used for any activity normally conducted as a business. Any cabana or gazebo shall be so located where the same does not interfere with the view of adjoining Lot owners as determined by the Architectural Review Committee. All detached buildings shall be prohibited from being constructed prior to the construction of the main dwelling, and all detached buildings shall comply with all setback requirements set forth herein for the main dwelling. Every detached building shall be built of the same quality and type of materials and so designed as to be compatible with the main dwelling house located on the same Lot. All detached buildings shall be located no closer to the street on which the Lot fronts than the detached single-family dwelling located thereon.

(f) A minimum of 50% of the Lot area (including areas within easements which may require clearing) shall be set aside and preserved in order to reduce the amount of stormwater run-off and destruction of existing vegetation, herein known as "Natural Area". Each Lot owner shall be prohibited from cutting, killing, or otherwise providing for the removal either directly or indirectly of any tree on any Lot within the Subdivision exceeding four inches in diameter except for any tree or vegetation not within the Natural Area as may be required for the proposed improvements on the Lot, or suitable safety zone around the same, or driveway or view corridor, without the prior written approval of the Architectural Review Committee. Additionally, each Lot shall comply with the maximum amount of impervious surface allowed on each Lot herein know as Built-upon Area and contemplated in Exhibit D. Each Lot owner may only clear a 16' wide pervious driveway within the 30' front setback of the lot. The Architectural Review Committee is authorized to allow the cutting or removal of trees that are diseased

or damaged, or constitute a potential damage to structures, automobiles or persons on the subject Lot or adjoining Lots. The Committee shall be guided by the intent of the Declarant herein that existing vegetation within the Natural Area be protected.

(g) Clothes lines and television satellite disks exceeding twenty-four (24) inches in diameter are expressly prohibited. Any television satellite disk meeting the requirements of not exceeding 24 inches in diameter shall additionally be installed at a location to the rear of the main dwelling and screened appropriately with fencing or vegetation so that the same may not be seen or observed from the Subdivision street on which the Lot fronts.

(h) The pickup of garbage, trash and refuse shall be in accordance with such rules and regulations as may be established from time to time by the Salt Wynd Preserve Owners' Association, Inc. and the Town of Beaufort and the Association and/or Town may require the purchase and use of rollout containers.

(i) All driveways leading from the Subdivision road to the dwelling and/or structure located on said Lots shall be constructed of a pervious material as approved by the Architectural Review Committee. The layout of driveways so that the structures are hidden from the Subdivision road is highly recommended.

(j) No campers, boats, recreational vehicles or commercial trucks shall be parked at any time on any Lot unless the same is enclosed within a garage or accessory building which has been approved by the Architectural Review Committee.

(k) The only permitted access to each Lot from the Subdivision streets shall be over a driveway constructed over the drainage ditching and swales along the Subdivision roads which conforms to the slope of the existing swale. No Lot owner shall fill in or alter any of the drainage system, ditches or swales of the Subdivision without the written approval of the Declarant.

(l) No wire or chain link fencing is permitted on any Lot or portion thereof. All other fencing materials shall be approved in advance by the Architectural Review Committee before being used or installed, and no fencing of any type shall be erected, placed or allowed to remain on the front Lot line or street side of any Lot unless the location, appearance and type of construction is first approved by the Committee.

(m) Permanent above ground swimming and wading pools are prohibited. Portable "kiddie" pools are permitted.

(n) An elevator located on the exterior of a house and visible from the street or adjoining Lots is prohibited.

Section 4. Nuisances, Inoperable Vehicles, Etc.

(a) No unserviceable motor vehicles, appliances or other assorted junk and useless materials may be kept on any Lot. All Lots shall be maintained free and clear of rubbish and debris.

(b) No noxious or offensive activity shall be carried on upon any Lot, nor shall anything be done thereon tending to cause embarrassment, discomfort, annoyance or a nuisance to the neighborhood. No horses, fowl, livestock or other animals shall be allowed on any of the Lots without prior approval and in accordance with Town of Beaufort restrictions, except that Lot owners actually residing upon their Lots may keep pets which are customarily domesticated, tame and considered house pets such as dogs, cats and birds. Pets will be on a leash and under the owner's control at all times.

(c) All buildings, structures and their appurtenances as well as the landscaping, sodding and appearance of each Lot including vacant Lots shall be maintained in a reasonable state of repair and aesthetically pleasing in appearance without unsightly weeds and similar conditions. In the event of damage to a building or other structure by fire or other casualty, the exterior of a building or structure shall be repaired within six (6) months or the building structure shall be demolished and the premises cleared of debris within six (6) months of the date the damage occurred. In the event a Lot owner fails to comply with the requirements of this paragraph and written notice is given by the Declarant or Board specifying manner of default by the owner and the owner thereafter fails to correct the conditions, the Declarant and Board may cure default by having the conditions corrected and the costs of the same may be assessed as a lien against the Lot and the Lot owner, and the lien may be enforced in the manner as set out in Article V above.

Section 5. Signage and Political Signs.

Without the prior written permission of the Architectural Review Committee, no sign of any character shall be displayed on any Lot except for a property identification sign not exceeding two square feet, and "for sale" signs not exceeding three square feet in size each that may only be placed by the Declarant. All signs must be professionally designed and built so that the appearance of signage is uniform. Nothing herein shall prohibit the Declarant from erecting, placing or maintaining such signs as may be deemed necessary or appropriate by the Declarant for carrying out the Declarant's identification and marketing of the Subdivision. Political signs may be displayed not earlier than 45 days before the day of the election and not more than 7 days after the election for which the signs are directed, and the Association Board may regulate the size and number of such signs that may be placed on an owner's Lot so long as the rules are not more restrictive than the Town of Beaufort's restrictions regarding the size and number of political signs on residential property. The Board shall adhere to the requirements of NCGS 47F-3-121, as amended with regard to such regulations.

Section 6. Subdividing.

Except as to any Lot still owned by the Declarant, no Lot shall be further subdivided, or its boundary lines changed, except with the prior written consent of the Declarant. Likewise, no Lot shall be used as a street, road, lane, way or easement over which access may be obtained from a Salt Wynd Preserve Subdivision Lot to adjacent properties without the specific written consent of the Declarant. In the event the Declarant hereafter determines it necessary to alter or change any boundary lines or Lot, then a revised plat of said Subdivision or Article thereof subject to the alteration or change shall be recorded, and all such Lots thereon shall be subject to the terms and conditions of these Covenants.

Section 7. Lot Re-combinations.

In the event an owner owns two adjoining Lots and builds one residential structure thereon so that an additional primary residential structure may not be constructed thereon, so that the owner effectively combines two Lots into one Lot, then the owner upon application to and approval by the Board of Directors, may be permitted to pay dues and assessments for only one Lot. Upon such approval by the Board of Directors, thereafter binding on future boards and the Owner's Association, the Lot owner's vote at any special or annual meeting shall be reduced from one vote per Lot to one total vote, and the minutes, records and membership list of the Association shall be so amended. Any further division of the recombined Lots thereafter or the sale of one or more parts of either Lot for future development will thereafter void such approval and the Board is thereafter authorized to collect dues and assessments for each Lot owned and the vote of the Lot owner shall be restored to one vote per Lot.

Section 8. Stormwater Restrictions on Built-Up Area and Related Restrictions.

In order to comply with the rules and regulations of the North Carolina Division of Coastal Management and other state agencies with regard to stormwater runoff and the State Stormwater Management Permit XXX as issued by the Division of Water Quality under NCAC-2H-10005, and to meet the Town of Beaufort's maximum impervious Lot coverage requirements under its ordinances, each owner of a Lot shall be restricted to maintain the Natural Area when clearing the Lot and constructing and using as "built-upon" area not more than the specified square footage of impervious coverage of each Lot within its boundaries as herein specified in Exhibit D, inclusive of that portion of the right-of-way between the front Lot line and the edge of the pavement, including structures, pavement (asphalt, concrete, gravel, brick, stone, slate and coquina) but not including raised, open wood decking or the water surface of swimming pools. "Built-upon area" is defined as that portion of a residential Lot that is covered with impervious or partially pervious cover including buildings, pavement, recreation facilities, etc., but not including open decking. The square footage per Lot as described in Exhibit D shall be the maximum built-upon area allocated to each Lot in the subdivision and any request for additional built-upon area in excess of the permitted amount will require an allocation from any remaining built-upon area available to the Property. For those Lots which contain CAMA's Area of Environmental Concern area, only the improvement(s) described in Exhibit will be permitted by the Committee and whereas DCM may calculate a different maximum Lot built-upon area, the governing Lot BUA shall be the more restrictive of the two numbers.

All runoff from built-upon areas on the Lot must drain into the permitted storm water system either through roof drain gutters, or grading the Lot. The State of North Carolina and the Town of Beaufort are third party beneficiaries to the provisions of this paragraph and may enforce the same through proceedings, in law or in equity. The filling in or piping of any vegetative conveyances (ditches, swales, etc.) associated with the Subdivision except for average driveway crossings, is strictly prohibited by any owner, Declarant or third-party person, firm or corporation.

Section 9. Compliance with Environmental Regulations.

The stormwater detention swales, drainage facilities, roads, utilities, Areas of Environmental Concern, common areas and other properties within the Subdivision shall be maintained at all times in a manner consistent with all town, state and federal agencies, and the State of North Carolina and the Town of Beaufort shall have standing to enforce the provisions of these Covenants with regard thereto. Any individual or entity found to be in noncompliance with the provisions of the stormwater management permit or the requirements of the stormwater rules is subject to enforcement procedures as set forth in Chapter 143, Article 21, North Carolina General Statutes. Alteration of the drainage as shown on the approved plans may not be undertaken without the concurrence of the Division of Water Quality.

Section 10. Wetlands.

Declarant has caused to be shown and delineated on a wetlands survey plat (herein wetlands survey) all wetland areas. All of the Properties subject to this Declaration shall also be subject to the special provisions herein relating to wetlands. Declarant shall have the authority and right to restrict and prohibit any future filing or other detrimental activities in the wetland areas which presently exist within the identified areas of the Property. Accordingly, all wetlands shown and delineated on the wetlands survey shall be maintained in perpetuity in their natural or mitigated condition unless written permission or consent is secured from Federal and/or State Agencies. No person or entity shall fill, grade, excavate, or perform any other land disturbing activities; nor cut, remove, or harm any

vegetation; nor construct any structures, nor allow animal grazing or watering or any other agricultural use on such conservation area, except with prior written consent. Benign structures, such as pile-supported walkways and/or docks, are allowed on Lots herein specified in Exhibit D and may be permissible only after reviewed and written consent is provided by the U.S. Army Corps of Engineers to the Owner and the Architectural Review Committee. This covenant may be enforced by both the State of North Carolina and the United States of America. These covenants and conditions are to run with the Property and shall be binding on the Declarant and all future owners of Lots and all parties claiming thereunder.

This Article shall not be amended or modified without the express written consent of the U.S. Army Corps of Engineers, Wilmington District.

Section 11. Rentals.

Only long-term rentals for periods of not less than three (3) continuous months of Lots and houses thereon shall be allowed. Rentals for periods less than three (3) months duration is prohibited.

Section 12. Vehicle Use.

The Association may regulate the type of vehicles that are used on the Subdivision's streets. Dirt bikes, mopeds and go-carts are prohibited. All golf carts must be driven by a licensed driver.

Section 13. Exclusive Right to Sell.

Until such time as described in Section 2a(2) when Declarant has converted its' remaining Class B shares into Class A shares, the Declarant shall have the exclusive right to list and sell all Properties with the Project. Each owner Covenants and agrees, and each subsequent owner of any such Lot Covenants and agrees to this section.

Section 14. Recreational Amenities.

Parks, recreational amenities and other common areas and facilities assigned to, purchased, or otherwise provided for by the Association for the use and enjoyment of members of the Association are provided on a first come, first serve basis for the sole use of Owners and their guests. At no time may these facilities be used by people outside of the Association at the invitation of Owners and/or their guests. The Committee may draft and enforce additional restrictions regarding these areas as may be required. Use of these facilities are a privilege and not a right of Owners within the Association if said Owner abuses said privilege, destroys common area property and/or monopolizes its use. All Owners and their guests waive all liability to the Association during their use of the common areas and facilities.

Article VII - Easements

Section 1. Utility Easements.

The Declarant reserves unto itself a perpetual, alienable and releasable easement and right-of-way on, over, under, through and upon the ground with men and equipment to erect, maintain, and inspect, repair and use electric and telephone poles, wires, cables, conduits, sewers, water mains and pipes and other suitable equipment for the conveyance and use of electricity, telephone equipment, gas, sewage, water and community utilities or conveniences in and over the front fifteen feet of each Lot and five feet along one side line of each Lot and such other areas as may be shown on the recorded map of the Subdivision, together with the right to cut drainways for surface water whenever action may appear to the Declarant to be necessary in or to maintain reasonable standards of health, safety and appearance.

These easements and rights-of-way expressly include the right to cut trees, bushes or shrubbery, grading of the soil, or to take similar actions reasonably necessary to provide economical and safe utility installation and to maintain reasonable standards of health, safety and appearance. The Declarant further reserves the right to assign said easements to one or more public or private water and/or sewer utility companies for service to each Lot in the future. The Declarant further reserves the right over the front fifteen feet of each Lot for sidewalk infrastructure.

Section 2. Street Lighting.

The Declarant reserves the right to subject the real property in this Subdivision to a contract with the utility company serving the property for the installation of underground electric cables which may require an initial contribution and/or the installation of street lighting, which will require a continuing monthly payment to the applicable electrical utility company by the owner of each lot or the Association.

Section 3. Drainage Easements.

Each Lot owner shall keep free and clear any and all drainage easements shown on the recorded map of the Subdivision, and each owner shall in no way obstruct, block or impede the flow of water through said drainage easements. In the event any Lot owner should obstruct, block or impede the flow of water through said drainage easements or allow said obstruction or blockage to remain so as to impede the flow of water, then the Declarant, Association of property owners, or one or other property owners within the Subdivision shall have the right to clear said drainage easements and to recover from the party responsible the cost of said clearing if said obstruction or blockage were the results of deliberate acts or negligence of the responsible party. Alteration of the drainage as shown on the approved plans may not take place without the concurrence of the North Carolina Division of Water Quality.

Section 4. Subdivision Identification Signs.

The Declarant reserves the right to place gates, signs, fencing, brick or stucco walls, or other appropriate structures identifying Salt Wynd Preserve Subdivision within the subdivision as well as one or more areas adjacent to or in close proximity to the intersection of all public access roads so as to identify said Subdivision and to protect the privacy and well-being of owners and residents. In the event any part of the walls, fencing or structures encroach onto any Lot, said encroachment may continue and the Declarant reserves the right to go on, over, under, through and upon the ground of such portion of the Lots as may be necessary in order to make repairs or alterations to said walls and signs.

Section 5. Stormwater Swales and Drainage Easements.

The recorded plat indicates stormwater swales, open spaces and drainage easements for the movement of stormwater. These facilities are privately dedicated to the owners of Lots within the subdivision for the placement and drainage of stormwater and it shall be the responsibility of the Association to maintain the drainage facilities, to clean out the same from time to time, to provide for and pay utility costs associated with operation of the same, and to assume all costs of operation and management of the same. The Association shall be obligated to establish a time schedule for permanent maintenance of the pond and drainage facilities in accordance with State of North Carolina and Town regulations, and to submit reports as required for management and operation of the same. Declarant at such time as management of the Association is turned over to the membership will transfer and convey said easements and areas to the Association.

Article IX - Covenants Run With the Land Rights of the State of North Carolina and Town of Beaufort

These Covenants and restrictions shall run with the land and inure to the benefit of the Lot owners for a term of twenty-five (25) years from the date this Declaration is recorded. Thereafter, said Covenants shall be automatically renewed and extended for successive periods of ten (10) years each. These Covenants and restrictions may be amended by an instrument executed by owners of Lots equaling or exceeding two-thirds of the Lots within said Subdivision. Any amendment adopted pursuant to this Article. must be properly recorded.

The State of North Carolina and the Town of Beaufort are made beneficiaries of these covenants to the extent necessary to maintain compliance with the stormwater maintenance permits issued in conjunction with this subdivision. The Covenants pertaining to stormwater may not be altered or rescinded without the express written consent of the State of North Carolina, Division of Water Quality, and the Town of Beaufort.

Article X - Violations

In the event of a violation or breach of any of these Covenants by any Lot owner or other person, the Declarant, Owners' Association or any one or more owners of Lots in the Subdivision, or any of them jointly or severally, shall have the right to proceed at law or in equity to compel compliance with the terms and conditions set forth herein and to prevent the violation or breach of these Covenants, and to recover damages as compensation for a breach or violation of these Covenants. Any failure to enforce any right, reservation, or conditions contained in these Covenants, however long continued, shall not be deemed a waiver of the right to do so hereafter as to the same breach, or as to a breach occurring prior or subsequent thereto, and shall not bar or affect its enforcement.

Article XI - Invalidation

The invalidation by a court or other public agency of any of the provisions of these Covenants shall not in any way affect any of the remaining provisions, and the same shall remain in full force and effect.

Article XII - Initial By-Laws of Salt Wynd Preserve Owners Association, Inc.

The initial by-laws adopted by the Board of Directors of said Association are set forth on Exhibit A to these Restrictive Covenants. All owners of Lots and the guests, families and invitees of regular members, shall be bound by and fully comply with the by-laws of said Association a well as the Articles of Incorporation of said Association attached as exhibit B. The Association shall have the authority to adopt amendments to the by-laws governing the business and affairs of the Association from time to time in the manner and procedures prescribed by the by-laws and Articles of Incorporation. The by-laws set forth the organization of the Board of Directors and officers, the time and manner of meetings of the Association, quorum and voting procedures, and other rights, powers, responsibilities, duties and obligations of the officers, directors and members of the Association.

The Association shall further have the authority to adopt from time to- time rules and regulations regarding the duties and responsibilities of the Association and its individual members with regard to the use, enjoyment, maintenance, ownership, upkeep and maintenance of Association properties and the purposes of the Association.

In witness whereof, the Declarant has executed this instrument on the day and year first above written.

BEAUFORT AGRIHOOD DEVELOPMENT, LLC

By: _____

Member Manager

STATE OF NORTH CAROLINA
COUNTY OF CARTERET

I, _____ a Notary Public, in and for said County and state, do hereby certify that Beth Clifford Member Manager for Beaufort Agrihood Development, LLC, personally appeared before me this day and acknowledge the due execution of the foregoing instrument for and on behalf of Beaufort Agrihood Development, LLC and acknowledged the due execution of the foregoing and annexed instrument for the purposes therein expressed for and on behalf of the limited liability company.

Witness my hand and official seal or stamp this the day of XXX, 2021.

Notary public

My commission expires:

EXHIBIT A
By-Laws of Salt Wynd Preserve Owners Association, Inc.

Lot	Gross Lot Area	Building Envelope	Natural Area (minimum)	Built-upon Area (maximum)	Building within Area of Environmental Concern	AE6 Floodplain
1	21,571	9,527	10,786	4,000	N/A	No
2	20,239	10,248	10,120	4,000	N/A	No
3	20,180	10,197	10,090	4,000	N/A	Yes
4	21,413	9,355	10,707	4,000	N/A	Yes
5	24,421		12,211	4,000	N/A	Yes
6	20,441		10,221	4,000	N/A	Yes
7	23,493		11,702	4,000	N/A	No
8	22,740		11,370	4,000	N/A	Yes
9	21,593		10,757	4,000	N/A	Yes
10	22,237		11,119	4,000	N/A	Yes
11	22,518		11,259	4,000	N/A	Yes
12	21,289		10,645	4,000	N/A	Yes
13	23,089		11,545	4,000	N/A	Yes
35	22,881		11,441	4,000	Yes	Yes
36	21,118		10,559	4,000	Yes	Yes
37	29,706		14,853	4,500	Yes	Yes
38	32,042		16,021	4,500	Yes	Yes
39	24,394		12,197	4,000	Yes	Yes
40	29,944		14,972	5,000	Yes	Yes
41	25,402		12,701	5,000	Yes	Yes
42	27,098		13,949	5,000	Yes	Yes
43	50,263		25,132	6,500	Yes	Yes
44	34,128		17,064	5,000	Yes	Yes
45	38,210		19,105	5,000	Yes	Yes
46	30,455		15,228	4,500	Yes	Yes
47	29,423		14,712	4,500	N/A	Yes
48	29,148		14,574	4,500	N/A	Yes
49	20,698		10,349	3,500	N/A	Yes
50	23,075		11,538	3,500	N/A	No
51	21,923		10,962	4,000	N/A	Yes
52	21,078		21,078	4,000	N/A	Yes
53	54,092		27,046	5,000	N/A	Yes
54	36,301		18,151	4,000	N/A	No
55	38,728		19,364	4,000	N/A	No
56	25,189		12,595	3,500	N/A	No
57	56,584		28,292	4,500	N/A	No
58	31,805		15,903	4,000	N/A	No
59	29,383		14,692	3,500	N/A	No
60	21,739		10,870	3,500	N/A	No
61	25,145		12,573	3,500	N/A	No
62	22,312		11,156	3,500	N/A	No
63	20,245		10,123	3,500	N/A	No
64	20,484		10,242	3,500	N/A	No
65	20,314		10,157	3,000	N/A	No
66	22,166		11,083	4,000	N/A	No
67	27,109		13,555	4,000	N/A	No
68	27,645		13,823	4,000	N/A	No
Total	1,389,248		116	194,000		

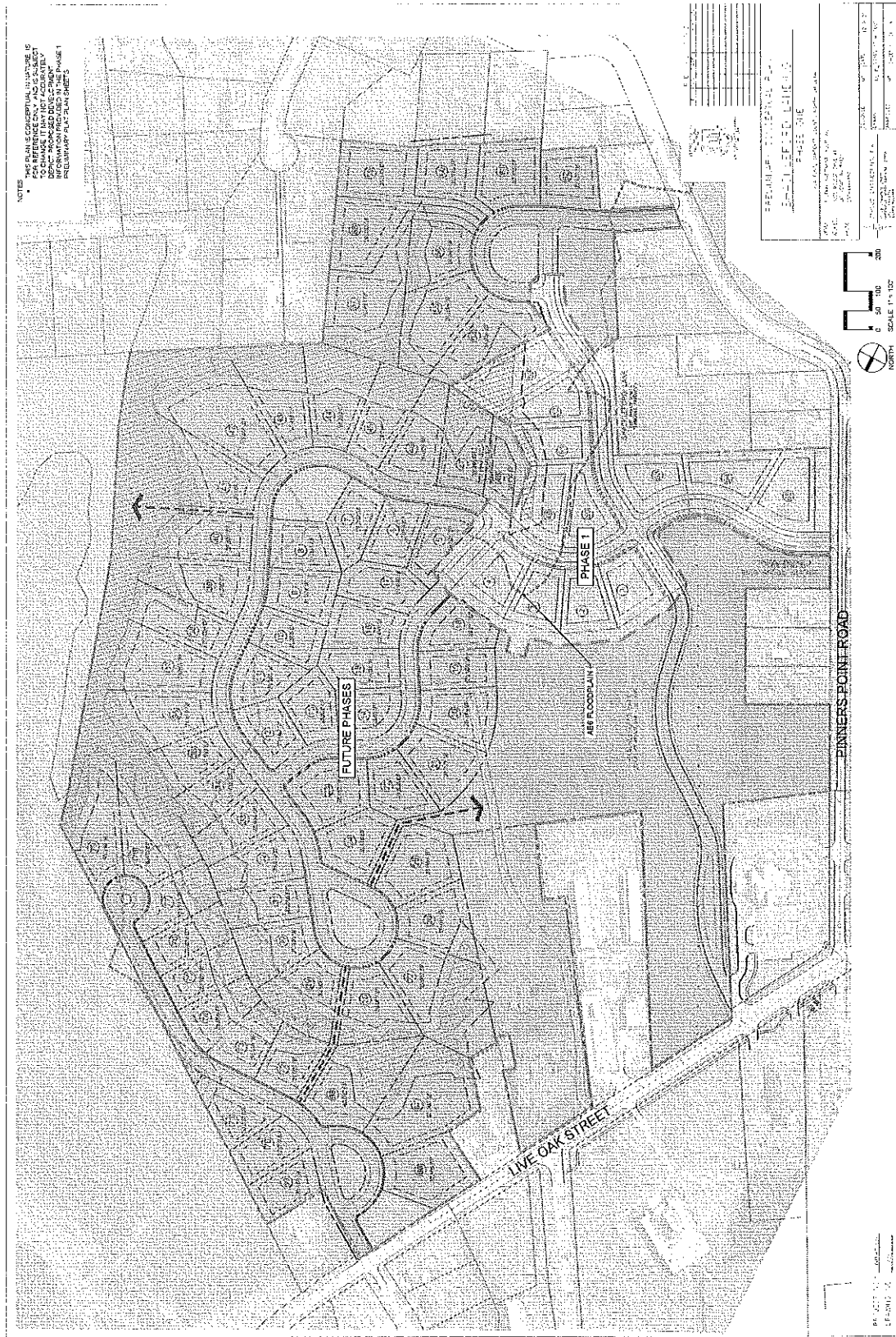
EXHIBIT B
Articles of Association of Salt Wynd Preserve Owners Association, Inc.

EXHIBIT C
Subdivision Restrictions imposed by the Town of Beaufort

EXHIBIT D
Lot Specific Requirements and Restrictions (in square footage)

- ¹ Gross Lot Area minus setbacks
- ² Synonymous with Impervious Coverage
- ³ Parks and non residential use

EXHIBIT E
FEMA AE6 Floodplain





Town of Beaufort, NC

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

**Town of Beaufort Planning Board Regular Meeting
6:00 PM Monday, September 19, 2022 – 614 Broad Street**

AGENDA CATEGORY: New Business
SUBJECT: Preliminary Plat for Salt Wynd Preserve Phase 2

BRIEF SUMMARY:

Subdivide a 27.25 Acre Tract into 36 Single-Family Lots

At the time of agenda preparation the Town Engineer was working with the applicants engineer on cleaning up some finer points of the project and will be at the meeting on the 19th to provide an update as to if those issues have been addressed and accepted.

The applicant has submitted an annexation application for Phase 2

REQUESTED ACTION:

1. Approve the request with the condition that the effective date of official approval will take place once the Preliminary Plat is annexed into the corporate limits of the Town of Beaufort and that the applicant has a period of six months to accomplish this or the Preliminary Plat will be void.
2. Deny the application for Preliminary Plat based on specific criteria.

EXPECTED LENGTH OF PRESENTATION:

30 Minutes

SUBMITTED BY:

Kyle Garner, AICP
Planning & Inspections Director



STAFF REPORT

To: Beaufort Planning Board Members
From: Kyle Garner, AICP, Town Planner
Date: September 12, 2022
Project Salt Wynd Preserve Phase 2 – Preliminary Plat

THE QUESTION: Subdivide a 27.25 Acre Tract into 36 Single-Family Lots

BACKGROUND:

Location:	Off Live Oak
Owners:	Bertie Neely & Bertram Rental Properties LLC
Requested Action:	Subdivide a 27.25 acre tract into 36 Single-Family lots
Existing Zoning	R-20
Amount of Open Space:	.65 Acres
Existing Land Use:	Undeveloped
Adjoining Land Use & Zoning:	North – By Undeveloped property, Zoned B-1 & R-20 South – By single family residential, Zoned R-20 East – By single family residential in Howland Rock, Zoned R-20 West – By Live Oak Street

SPECIAL INFORMATION: At the time of agenda preparation the Town Engineer was working with the applicants engineer on cleaning up some finer points of the project and will be at the meeting on the 19th to provide an update as to if those issues have been addressed and accepted.

The applicant has submitted an annexation application for Phase 2

Public Utilities & Works:

The applicant has requested Sewer Allocation for Phase 2 and is being handled by the Town’s Engineer, Greg Meshaw as part of the annexation request.

OPTIONS:

1. Approve the request with the condition that the effective date of official approval will take place once the Preliminary Plat is annexed into the corporate limits of the Town of Beaufort and that the applicant has a period of six months to accomplish this or the Preliminary Plat will be void.
2. Deny the application for Preliminary Plat based on specific criteria.

ATTACHMENTS:

Vicinity Map

Preliminary Plat Submittal

NCDOT Driveway Permit Applications

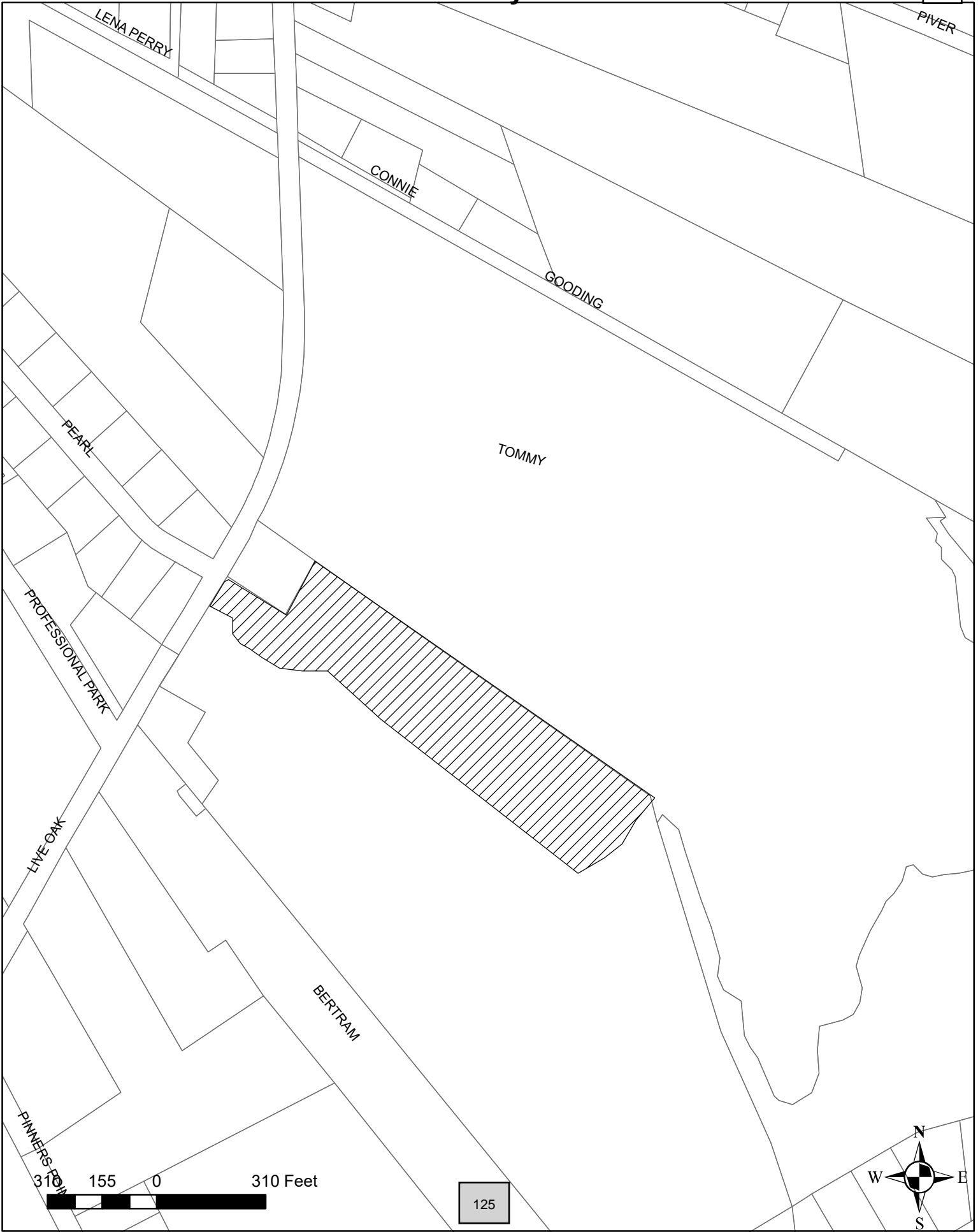
Proposed Covenants

Soils Report

Phase 2 - EIS

Case # 22-15 Salt Wynd Preserve Phase 2 Preliminary Plat

3.



125

Narrative
Salt Wynd Preserve Phase 2
May 27, 2022

Permittee:

Beaufort Agrihood Development, LLC
176 Mine Lake Ct Suite 100
Raleigh, NC 27615
207-449-8801

Engineer:

Stroud Engineering, P.A.
107B Commerce St.
Greenville, NC 27858
License Number: C-0647

I. General Information

Salt Wynd Preserve is a proposed subdivision that is located off of Pinners Point Road/Live Oak Street in Carteret County, North Carolina. It is a 27+ acre tract located in Beaufort Township, approximately .23 miles Southeast from the intersection of Live Oak Street and Pinners Point Road. This total development consists of 82 single family lots, with only 35 being proposed in Phase 2. The initial land disturbing activity for the project will be to grade as required for the roads within the Phase 2 area.

-Water and sewer will be provided by Beaufort Utilities

II. Stormwater Information

The project is located within the FEMA Flood Hazard area known as AE6. Stormwater runoff currently drains from the site by sheet flow to Gibbs Creek. This project is proposed to be low density subdivision for single family residences. The treatment mechanism will be vegetated swales and vegetated dispersed flow. All streets and sidewalks within the development are proposed to be pervious pavement. In addition, each home will be required to limit runoff discharge as noted in the lot specific calculations table by utilizing a storm water SCM of the home owner's choice. This ensures the post-development runoff flows do not exceed the pre-development runoff flows by more than 10%. The developer has also required each homeowner to maintain 50% of the lot area as natural undisturbed wooded area.

III. Erosion and Sedimentation Control Measures

The following measures are proposed for the site. If it becomes evident that additional erosion and sedimentation control measures are needed, they shall be installed immediately. It is intended that all grading and excavation activities within a certain area will be protected as soon as that activity is complete.

1. Sediment Fence – Sediment fence will be utilized as necessary in locations as shown on plans or as deemed necessary by the engineer to ensure that off-site sedimentation is controlled.
2. Seeding – All disturbed areas will be seeded within 14 days following construction in accordance with the seeding schedule shown on the plans.
3. Stone Construction Entrance – Stone construction entrance will be used to reduce transport of sediment off site.
4. Inlet protection will be provided where roadside ditches run into proposed pipes, as well as, around all drop inlets.
5. Rip rap aprons will be provided at all pipe discharges.

Specifications for Sediment Fence Fabric:

Temporary Silt Fence Material Property Requirements*					
	Test Material	Units	Supported Silt Fence	Un-Supported Silt Fence	Type of Value
Grab Strength	ASTM D 4632	N(lbs)			
Machine Direction			400	550	MARV
			(90)	(90)	
X-Machine Direction			400	450	MARV
			(90)	(90)	
Permittivity	ASTM D 4491	Sec-1	0.05	0.05	MARV
Opening Size	ASTM D 4751	mm	0.60	0.60	Max.ARV
		(US Sieve #)	(30)	(30)	
Ultraviolet Stability	ASTM D 4355	% Retained Strength	70% After 500h of Exposure	70% After 500h of Exposure	Typical

*From Erosion and Sedimentation Control Manual Table 6.62b

1. Porous Baffles

- a. Use matting made of 100% coconut fiber (coir) twine woven into high strength matrix with the properties shown in Table below.
- b. Staples should be made of 1.125 inch diameter new steel wire formed into a “U” shape not less than 12 inches in length with a throat of 1 inch in width.
- c. Ensure that steel posts for porous baffles are of a sufficient height to support baffles at desired height. Posts should be approximately 1-3/8” wide measured parallel to the fence, and have a minimum weight of 1.25 lb/linear ft. The posts must be equipped with an anchor plate having a minimum area of 14.0 square inches and be of the self-fastener angle steel type to have a means of retaining wire and coir fiber mat in the desired position without displacement.

Thickness	0.30 in. minimum
Tensile Strength (Wet)	900 x 680 lb/ft minimum
Elongation (Wet)	69% x 34% maximum
Flow Velocity	10-12 ft/sec
Weight	20 oz/SY
Minimum Width	6.5 feet
Open area	50% maximum

IV. Maintenance Plan

1. All erosion and sediment control measures shall be checked for stability and effective operations following every runoff producing rainfall event or at least once per week. Repairs required shall be completed immediately to the dimension and functions indicated on the plans.
2. Sediment shall be removed from behind the sediment fencing when it becomes 0.5 feet deep at the fence. The fence shall be replaced or repaired as necessary to maintain a barrier.
3. All seeded areas shall be fertilized, seeded and mulched within 14 calendar days of disturbance. Disturbed areas shall be fertilized, reseeded and mulched as necessary according to the Contract documents to establish and maintain a dense vegetative cover.

V. Construction Sequence

1. Install construction entrance.
2. Install Silt Fence.
3. Clear vegetation as required
4. Rough grade site.
5. Install drainage pipe and grass swales. Place inlet protection at all inlets.
6. Install Utilities.
7. Place stone and paving.
8. Establish vegetation.

VI. Design Assumptions

1. Design storm is ten years for typical site piping.
2. The Rational Method was used for the design.

Linwood E. Stroud, PE

Date

SALT WYND PRESERVE

PHASE TWO

BEAUFORT, CARTERET COUNTY, NORTH CAROLINA

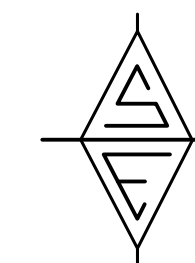


VICINITY MAP
SCALE: 1"=400'

SHEET INDEX	
SHEET C1	COVERSHEET/SHEET INDEX
SHEET C2	OVERALL PRELIMINARY PLAT
SHEET C3	PRELIMINARY PLAT
SHEET C4	CORNFLOWER WAY PLAN & PROFILE
SHEET C5	PEARL WEST COURT PLAN & PROFILE
SHEET C6	WILD LUPINE POINT PLAN & PROFILE
SHEET C7	WATER DETAILS
SHEET C8	SEWER DETAILS
SHEET D1	DRAINAGE PLAN
SHEET D2	DRAINAGE AREA PLAN
SHEET D3	DRAINAGE DETAILS
SHEET E1	STREET LIGHTING PLAN

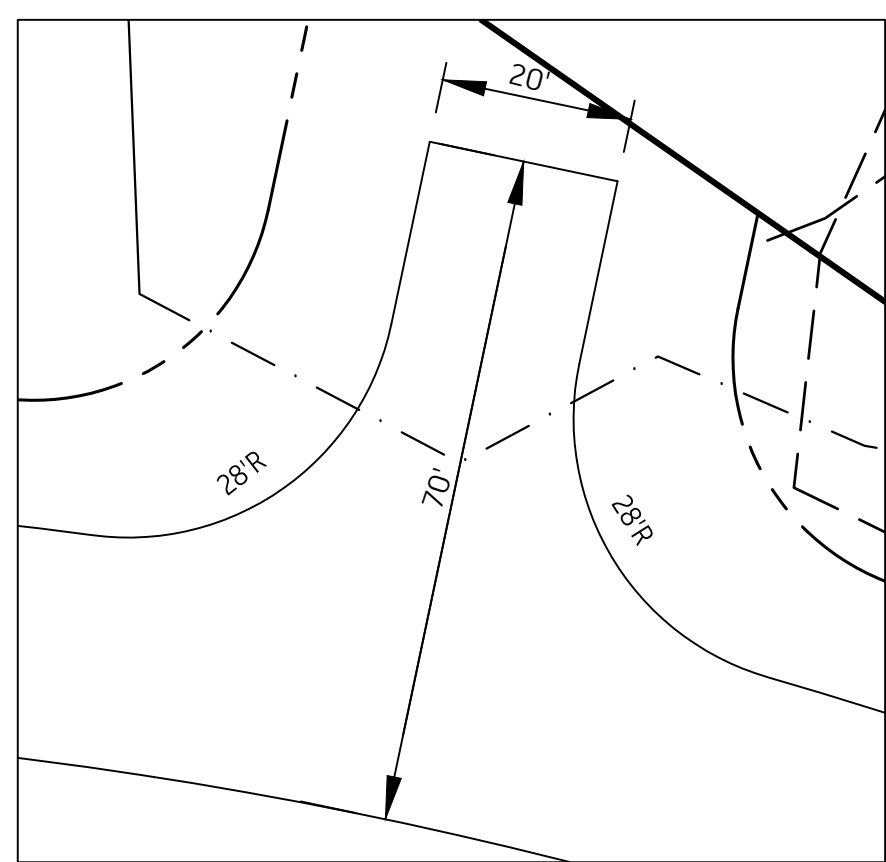
**PRELIMINARY DRAWING
DO NOT USE FOR CONSTRUCTION**

LINWOOD E. STROUD, P.E.



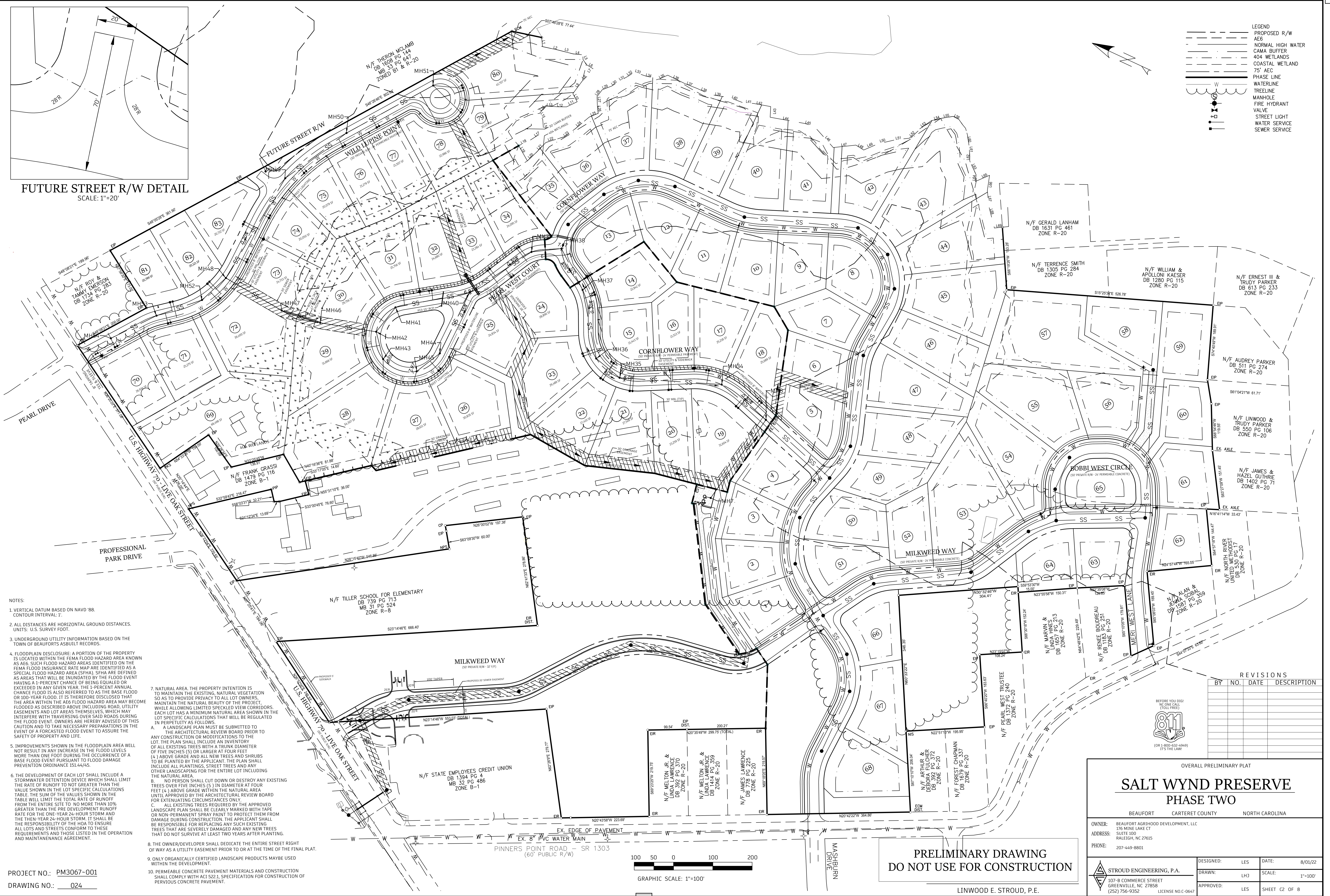
STROUD ENGINEERING, P.A.

107-B COMMERCE STREET
GREENVILLE, NC 27858
(252) 756-9352 LICENSE NO.C-0647



FUTURE STREET R/W DETAIL
SCALE: 1"=20'

- LEGEND**
- PROPOSED R/W
 - CANA BUFFER
 - NORMAL HIGH WATER
 - 40' WETLANDS
 - COASTAL WETLAND
 - 75' AEC
 - PHASE LINE
 - WATERLINE
 - TREELINE
 - MANHOLE
 - FIRE HYDRANT
 - VALVE
 - STREET LIGHT
 - WATER SERVICE
 - SEWER SERVICE



- NOTES:**
1. VERTICAL DATUM BASED ON NAVD '88. CONTOUR INTERVAL: 1'.
 2. ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES. UNITS: U.S. SURVEY FOOT.
 3. UNDERGROUND UTILITY INFORMATION BASED ON THE TOWN OF BEAUFORT'S ASBUILT RECORDS.
 4. FLOODPLAIN DISCLOSURE: A PORTION OF THE PROPERTY IS LOCATED WITHIN THE FEMA FLOOD HAZARD AREA KNOWN AS AEC. SUCH FLOOD HAZARD AREAS IDENTIFIED ON THE FEMA FLOOD INSURANCE RATE MAP ARE IDENTIFIED AS A SPECIAL FLOOD HAZARD AREA (SFHA). SFHA ARE DEFINED AS AREAS THAT WILL BE INUNDATED BY THE FLOOD EVENT HAVING A 1-PERCENT CHANCE OF BEING EQUALLED OR EXCEEDED IN ANY GIVEN YEAR. THE 1-PERCENT ANNUAL CHANCE FLOOD IS ALSO REFERRED TO AS THE BASE FLOOD OR 100-YEAR FLOOD. IT IS THEREFORE DISCLOSED THAT THE AREA WITHIN THE AEC FLOOD HAZARD AREA MAY BECOME FLOODED AS DESCRIBED ABOVE INCLUDING ROAD, UTILITY EASEMENTS AND LOT AREAS THEMSELVES, WHICH MAY INTERFERE WITH TRAVELING OVER SAID ROADS DURING THE FLOOD EVENT. OWNERS ARE HEREBY ADVISED OF THIS CAUTION AND TO TAKE NECESSARY PREPARATIONS IN THE EVENT OF A FORECASTED FLOOD EVENT TO ASSURE THE SAFETY OF PROPERTY AND LIFE.
 5. IMPROVEMENTS SHOWN IN THE FLOODPLAIN AREA WILL NOT RESULT IN ANY INCREASE IN THE FLOOD LEVELS MORE THAN ONE FOOT DURING THE OCCURRENCE OF A BASE FLOOD EVENT PURSUANT TO FLOOD DAMAGE PREVENTION ORDINANCE 151.44/45.
 6. THE DEVELOPMENT OF EACH LOT SHALL INCLUDE A STORMWATER DETENTION DEVICE WHICH SHALL LIMIT THE RATE OF RUNOFF TO NOT GREATER THAN THE VALUE SHOWN IN THE LOT SPECIFIC CALCULATIONS TABLE. THE SUM OF THE VALUES SHOWN IN THE TABLE WILL LIMIT THE TOTAL RATE OF RUNOFF FROM THE ENTIRE SITE TO NO MORE THAN 10% GREATER THAN THE PRE DEVELOPMENT RUNOFF RATE FOR THE ONE-YEAR 24-HOUR STORM AND THE THEN-YEAR 24-HOUR STORM. IT SHALL BE THE RESPONSIBILITY OF THE HOA TO ENSURE ALL LOTS AND STREETS CONFORM TO THESE REQUIREMENTS AND THOSE LISTED IN THE OPERATION AND MAINTENANCE AGREEMENT.
 7. NATURAL AREA: THE PROPERTY INTENTION IS TO MAINTAIN THE EXISTING NATURAL VEGETATION SO AS TO PROVIDE PRIVACY TO ALL LOT OWNERS. MAINTAIN THE NATURAL BEAUTY OF THE PROJECT, WHILE ALLOWING LIMITED SPECKLED VIEW CORRIDORS. EACH LOT HAS A MINIMUM NATURAL AREA SHOWN IN THE LOT SPECIFIC CALCULATIONS THAT WILL BE REGULATED IN PERPETUITY AS FOLLOWS.
 - A. A LANDSCAPE PLAN MUST BE SUBMITTED TO THE ARCHITECTURAL REVIEW BOARD PRIOR TO ANY CONSTRUCTION OR MODIFICATIONS TO THE LOT. THE PLAN SHALL INCLUDE AN INVENTORY OF ALL EXISTING TREES WITH A TRUNK DIAMETER OF FIVE INCHES (5") OR LARGER AT FOUR FEET (4') ABOVE GRADE WITHIN THE NATURAL AREA UNTIL APPROVED BY THE ARCHITECTURAL REVIEW BOARD FOR EXTENUATING CIRCUMSTANCES ONLY.
 - B. NO PERSON SHALL CUT DOWN OR DESTROY ANY EXISTING TREES OVER FIVE INCHES (5") IN DIAMETER AT FOUR FEET (4') ABOVE GRADE WITHIN THE NATURAL AREA.
 - C. ALL EXISTING TREES REQUIRED BY THE APPROVED LANDSCAPE PLAN SHALL BE CLEARLY MARKED WITH TAPE OR NON-PERMANENT SPRAY PAINT TO PROTECT THEM FROM DAMAGE DURING CONSTRUCTION. THE APPLICANT SHALL BE RESPONSIBLE FOR REPLACING ANY SUCH EXISTING TREES THAT ARE SEVERELY DAMAGED AND ANY NEW TREES THAT DO NOT SURVIVE AT LEAST TWO YEARS AFTER PLANTING.
 8. THE OWNER/DEVELOPER SHALL DEDICATE THE ENTIRE STREET RIGHT OF WAY AS A UTILITY EASEMENT PRIOR TO OR AT THE TIME OF THE FINAL PLAT.
 9. ONLY ORGANICALLY CERTIFIED LANDSCAPE PRODUCTS MAYBE USED WITHIN THE DEVELOPMENT.
 10. PERMEABLE CONCRETE PAVEMENT MATERIALS AND CONSTRUCTION SHALL COMPLY WITH ACT 522.1. SPECIFICATION FOR CONSTRUCTION OF PERVIOUS CONCRETE PAVEMENT.

REVISIONS

BY	NO.	DATE	DESCRIPTION

OVERALL PRELIMINARY PLAT

SALT WYND PRESERVE

PHASE TWO

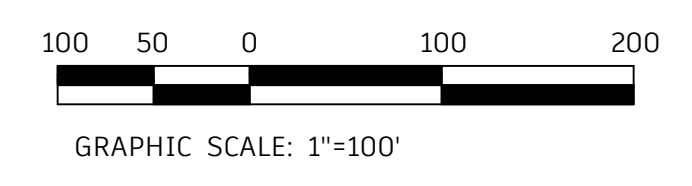
BEAUFORT CARTERET COUNTY NORTH CAROLINA

OWNER: BEAUFORT AGRICULTURE DEVELOPMENT, LLC
176 MINE LAKE CT
ADDRESS: SUITE 100 GREENVILLE, NC 27858
PHONE: 207-449-8801

DESIGNED: LES DATE: 8/01/22
DRAWN: LHJ SCALE: 1"=100'
APPROVED: LES SHEET C2 OF 8

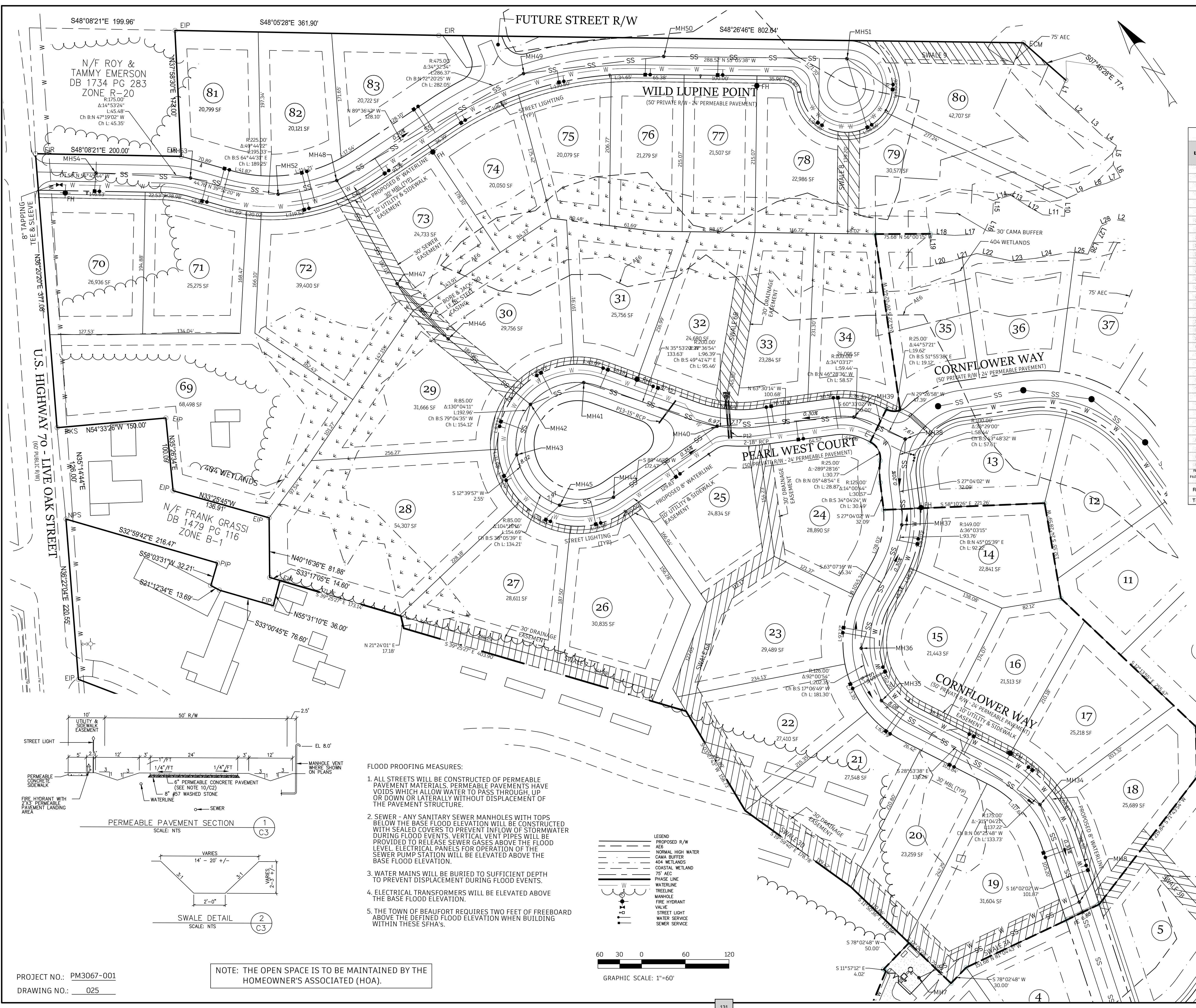
STROUD ENGINEERING, P.A.
107-B COMMERCE STREET
GREENVILLE, NC 27858
(252) 756-9352 LICENSE NO.C-0647

PRELIMINARY DRAWING
DO NOT USE FOR CONSTRUCTION



PROJECT NO.: PM3067-001
DRAWING NO.: 024

LINWOOD E. STROUD, P.E.



SITE CALCULATIONS

TOTAL AREA IN TOTAL TRACT TO BE SUBDIVIDED.....1,187,204 SF
 TOTAL AREA IN PARKS AND OTHER NON-RESIDENTIAL USE.....28,099 SF
 TOTAL MAXIMUM BUILT-UPON AREA.....12 %
 TOTAL NUMBER OF PARCELS CREATED.....36
 LINEAR FEET IN STREETS.....2,992
 ZONING.....R-20

LOT SPECIFIC CALCULATIONS

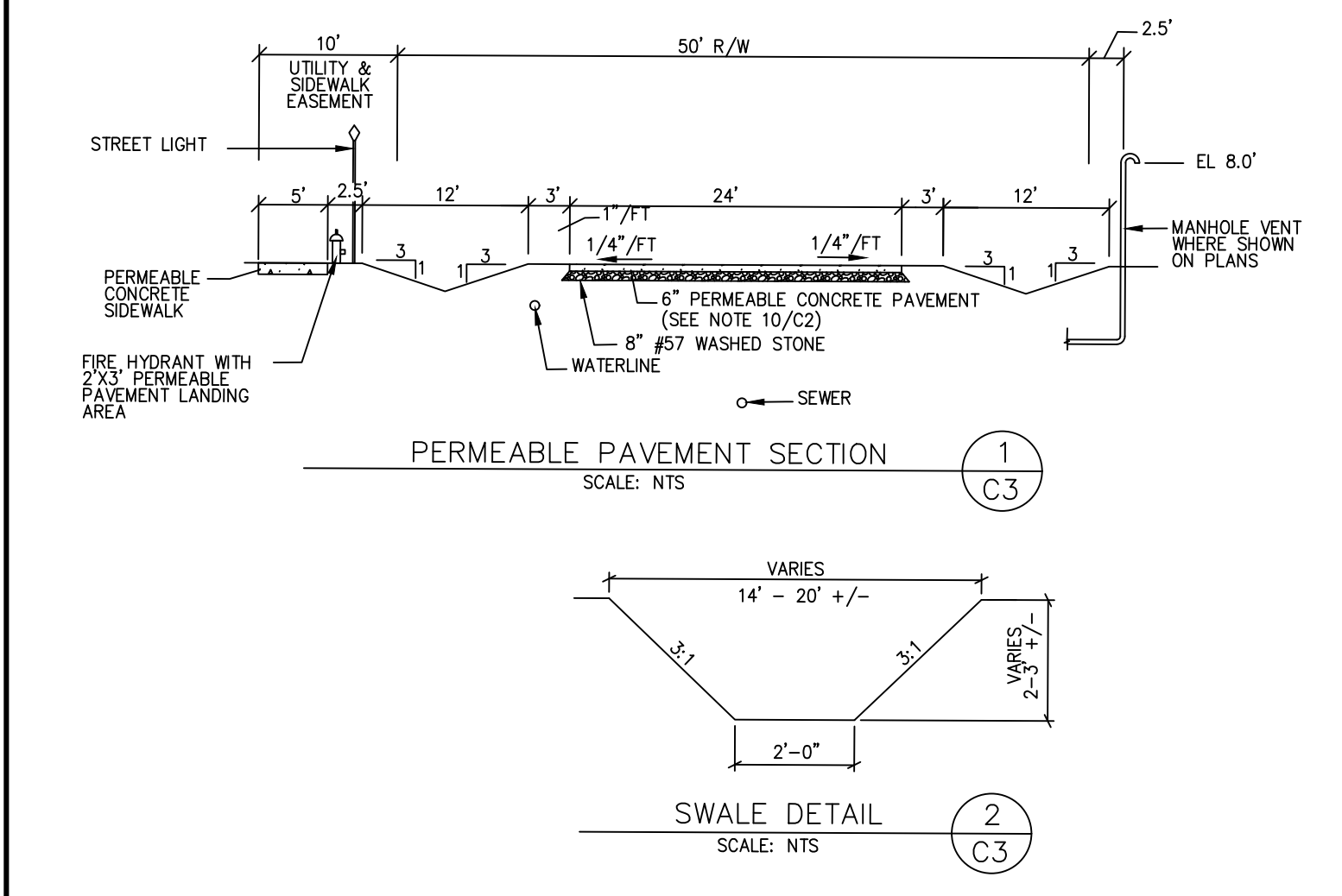
Lot	Gross Lot Area	Building Envelope	Natural Area (minimum)	Built-upon Area (maximum)	Building within Area of Environment	AEG Floodplains	Maximum Resoff Rate 10 Yr. Storm	Maximum Resoff Rate 1 Yr. Storm [CFS]
14	22,840	12,630	11,420	3,500	N/A	No	0.61	0.39
15	21,435	10,705	10,716	3,500	N/A	No	0.57	0.37
16	21,505	11,765	10,752	3,500	N/A	No	0.57	0.37
17	25,219	13,340	12,609	3,750	N/A	No	0.67	0.43
18	25,689	13,531	12,844	3,750	N/A	No	0.68	0.44
19	31,604	18,213	15,802	4,000	N/A	No	0.84	0.54
20	23,259	12,387	11,630	4,000	N/A	No	0.62	0.40
21	27,548	15,641	13,774	4,000	N/A	No	0.73	0.47
22	27,400	15,583	13,700	4,000	N/A	No	0.73	0.47
23	23,483	14,432	14,745	4,000	N/A	No	0.78	0.50
24	28,832	15,348	14,446	3,500	N/A	No	0.77	0.49
25	24,834	13,203	12,417	3,500	N/A	No	0.66	0.43
26	30,835	18,128	15,418	4,000	N/A	No	0.82	0.53
27	28,611	16,094	14,305	4,000	N/A	No	0.76	0.49
28	54,307	37,083	27,154	4,250	N/A	No	1.44	0.93
29	31,666	18,176	15,833	4,250	N/A	No	0.84	0.54
30	29,756	16,680	14,878	4,317	N/A	Yes	0.79	0.51
31	25,756	25,756	12,878	4,000	N/A	Yes	0.68	0.44
32	24,680	13,398	12,340	4,000	N/A	Yes	0.65	0.42
33	23,284	12,300	11,642	4,000	N/A	Yes	0.62	0.40
34	24,033	12,701	12,047	4,148	N/A	Yes	0.64	0.41
35	68,506	47,436	34,253	4,000	N/A	No	1.82	1.17
36	26,347	15,109	13,473	3,500	N/A	No	0.71	0.46
37	25,275	13,843	12,538	3,500	N/A	No	0.67	0.43
38	39,400	25,817	19,700	4,500	N/A	Yes	1.04	0.67
39	24,733	13,401	12,366	4,000	N/A	Yes	0.66	0.42
40	20,050	10,053	10,025	4,000	N/A	Yes	0.53	0.34
41	20,079	10,100	10,039	4,000	N/A	Yes	0.53	0.34
42	21,279	11,076	10,529	4,000	N/A	Yes	0.56	0.36
43	21,507	11,205	10,754	4,000	N/A	Yes	0.57	0.37
44	22,856	11,732	11,433	4,000	N/A	Yes	0.61	0.39
45	30,577	15,803	15,288	5,000	N/A	Yes	0.81	0.52
46	42,707	24,611	21,353	5,500	N/A	No	1.10	0.73
47	20,799	10,648	10,400	3,500	N/A	No	0.55	0.36
48	20,121	10,267	10,061	3,500	N/A	No	0.53	0.34
49	20,722	8,008	10,361	3,500	N/A	No	0.55	0.35
50	28,099	0	0	0	N/A	No	0	0
51	150,718	0	0	0	N/A	No	0	0
Total	1,187,204	504,194	442,455					

**PRELIMINARY DRAWING
DO NOT USE FOR CONSTRUCTION**

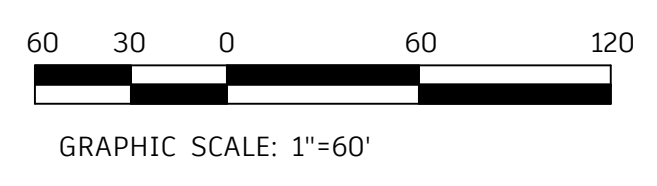
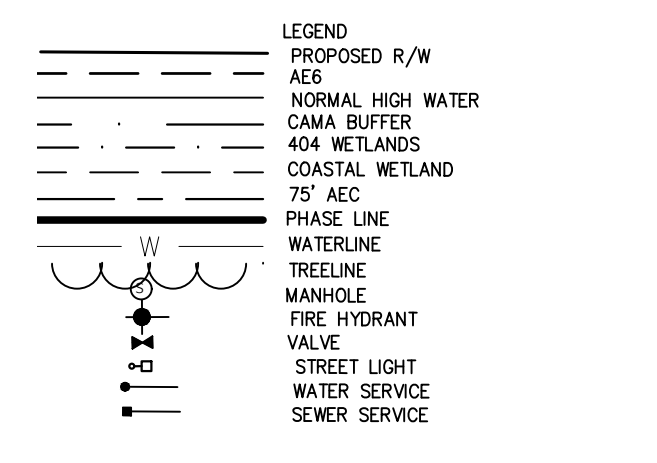
LINWOOD E. STROUD, P.E. REVISIONS

BY	NO.	DATE	DESCRIPTION

PRELIMINARY PLAN
**SALT WYND PRESERVE
PHASE TWO**
 BEAUFORT CARTERET COUNTY NORTH CAROLINA
 OWNER: BEAUFORT AGRICULTURE DEVELOPMENT, LLC
 ADDRESS: 176 MINE LAKE CT SUITE 100 RALEIGH, NC 27615
 PHONE: 207-449-8801
 DESIGNED: LES DATE: 8/01/22
 DRAWN: LHJ SCALE: 1"=60'
 APPROVED: LES SHEET C3 OF 8
 STROUD ENGINEERING, P.A.
 107-B COMMERCE STREET GREENVILLE, NC 27858
 (252) 756-9352 LICENSE NO.C-0647

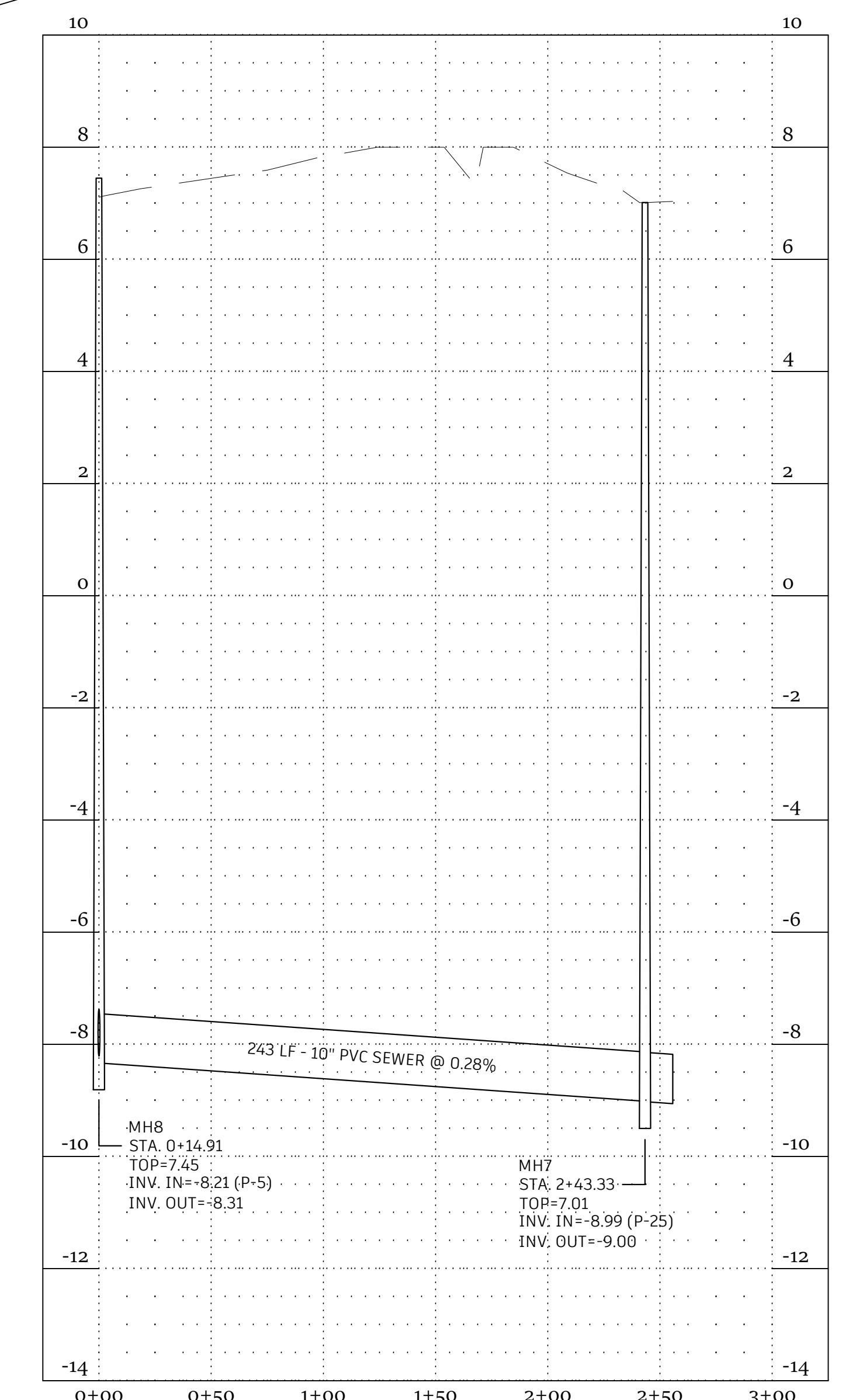
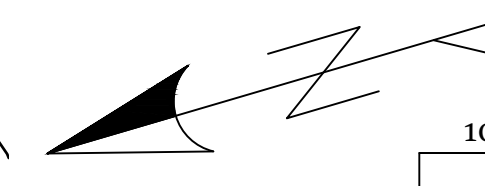
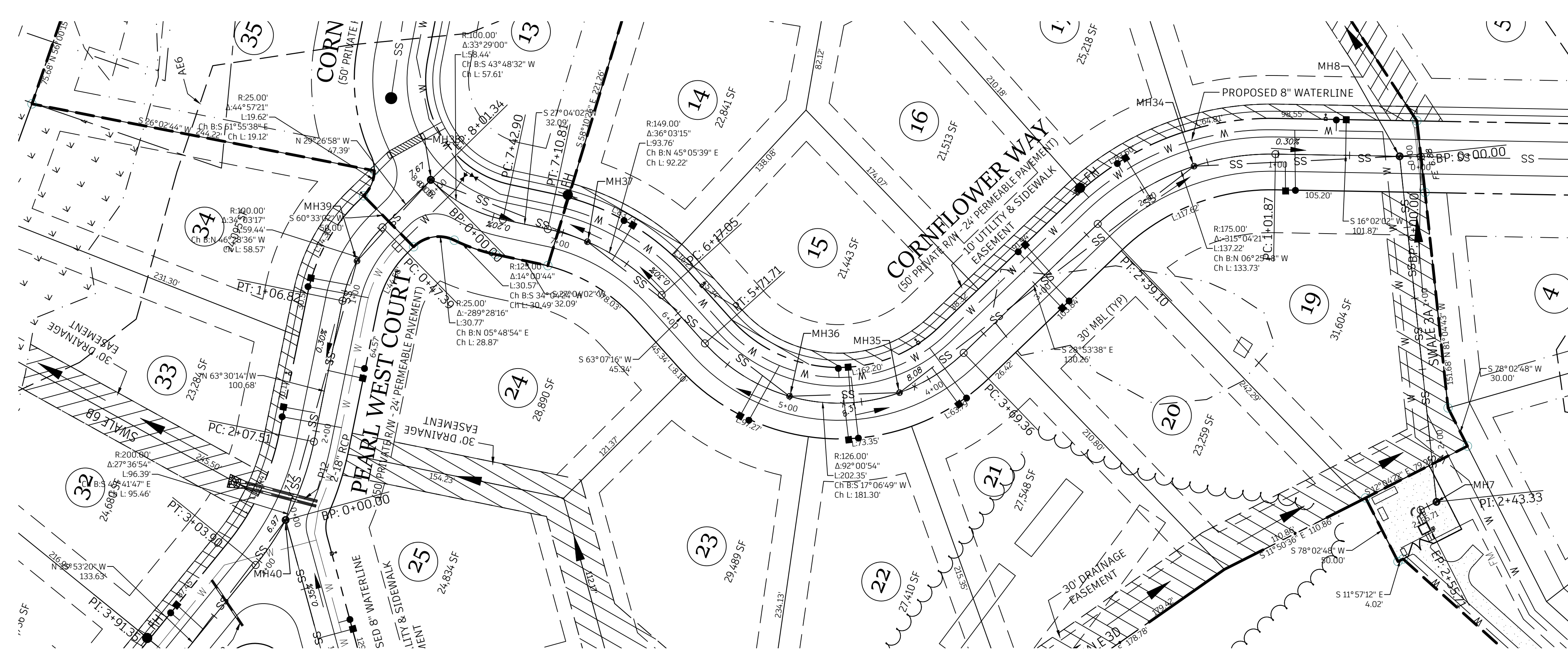


- FLOOD PROOFING MEASURES:**
1. ALL STREETS WILL BE CONSTRUCTED OF PERMEABLE PAVEMENT MATERIALS. PERMEABLE PAVEMENTS HAVE Voids WHICH ALLOW WATER TO PASS THROUGH, UP OR DOWN OR LATERALLY WITHOUT DISPLACEMENT OF THE PAVEMENT STRUCTURE.
 2. SEWER - ANY SANITARY SEWER MANHOLES WITH TOPS BELOW THE BASE FLOOD ELEVATION WILL BE CONSTRUCTED WITH SEALED COVERS TO PREVENT INFLOW OF STORMWATER DURING FLOOD EVENTS. VERTICAL VENT PIPES WILL BE PROVIDED TO RELEASE SEWER GASES ABOVE THE FLOOD LEVEL. ELECTRICAL PANELS FOR OPERATION OF THE SEWER PUMP STATION WILL BE ELEVATED ABOVE THE BASE FLOOD ELEVATION.
 3. WATER MAINS WILL BE BURIED TO SUFFICIENT DEPTH TO PREVENT DISPLACEMENT DURING FLOOD EVENTS.
 4. ELECTRICAL TRANSFORMERS WILL BE ELEVATED ABOVE THE BASE FLOOD ELEVATION.
 5. THE TOWN OF BEAUFORT REQUIRES TWO FEET OF FREEBOARD ABOVE THE DEFINED FLOOD ELEVATION WHEN BUILDING WITHIN THESE SFHA'S.



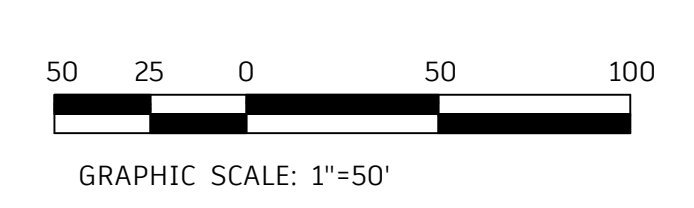
PROJECT NO.: PM3067-001
 DRAWING NO.: 025

NOTE: THE OPEN SPACE IS TO BE MAINTAINED BY THE HOMEOWNER'S ASSOCIATED (HOA).



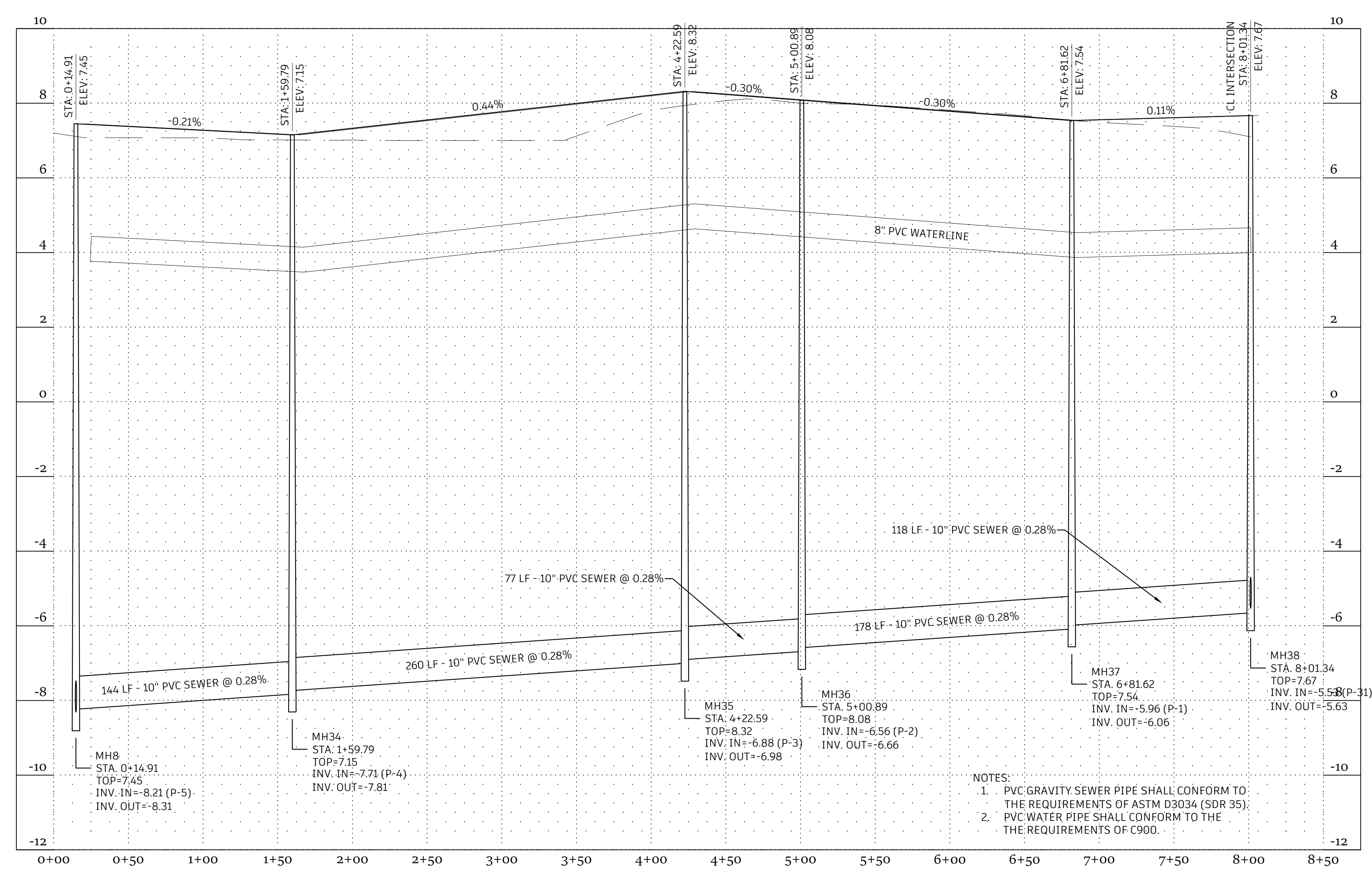
PUMP STATION

- LEGEND**
- PROPOSED R/W
 - ACE
 - NORMAL HIGH WATER
 - CAMA BUFFER
 - 40A WETLANDS
 - COASTAL WETLAND
 - 75' AEC
 - PHASE LINE
 - WATERLINE
 - TREELINE
 - MANHOLE
 - FIRE HYDRANT
 - VALVE
 - STREET LIGHT
 - WATER SERVICE
 - SEWER SERVICE



REVISIONS

BY	NO.	DATE	DESCRIPTION



- NOTES**
- PVC GRAVITY SEWER PIPE SHALL CONFORM TO THE REQUIREMENTS OF ASTM D3034 (SDR 35).
 - PVC WATER PIPE SHALL CONFORM TO THE REQUIREMENTS OF C900.

**PRELIMINARY DRAWING
DO NOT USE FOR CONSTRUCTION**

LINWOOD E. STROUD, P.E.

CORNFLOWER WAY PLAN & PROFILE

**SALT WYND PRESERVE
PHASE TWO**

BEAUFORT CARTERET COUNTY NORTH CAROLINA

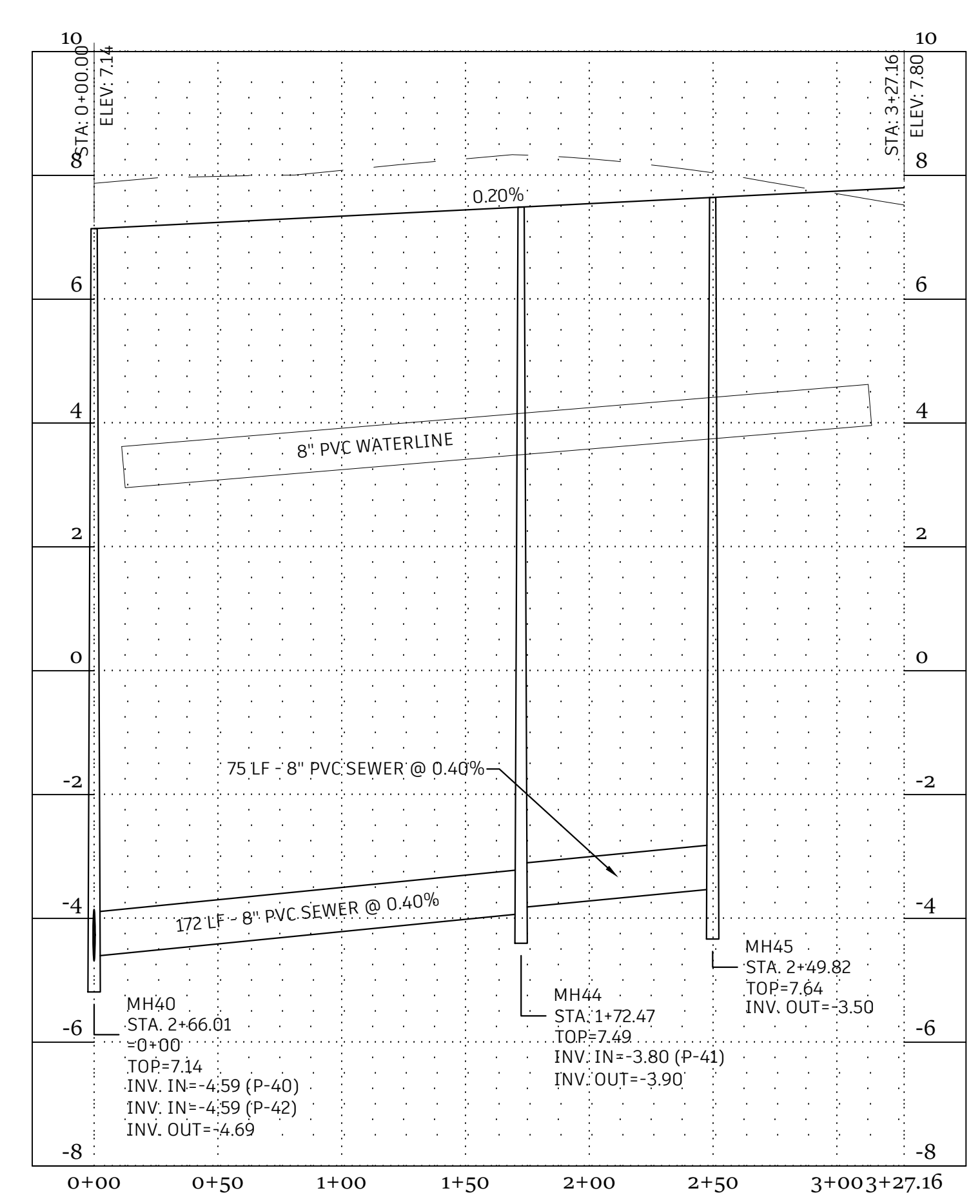
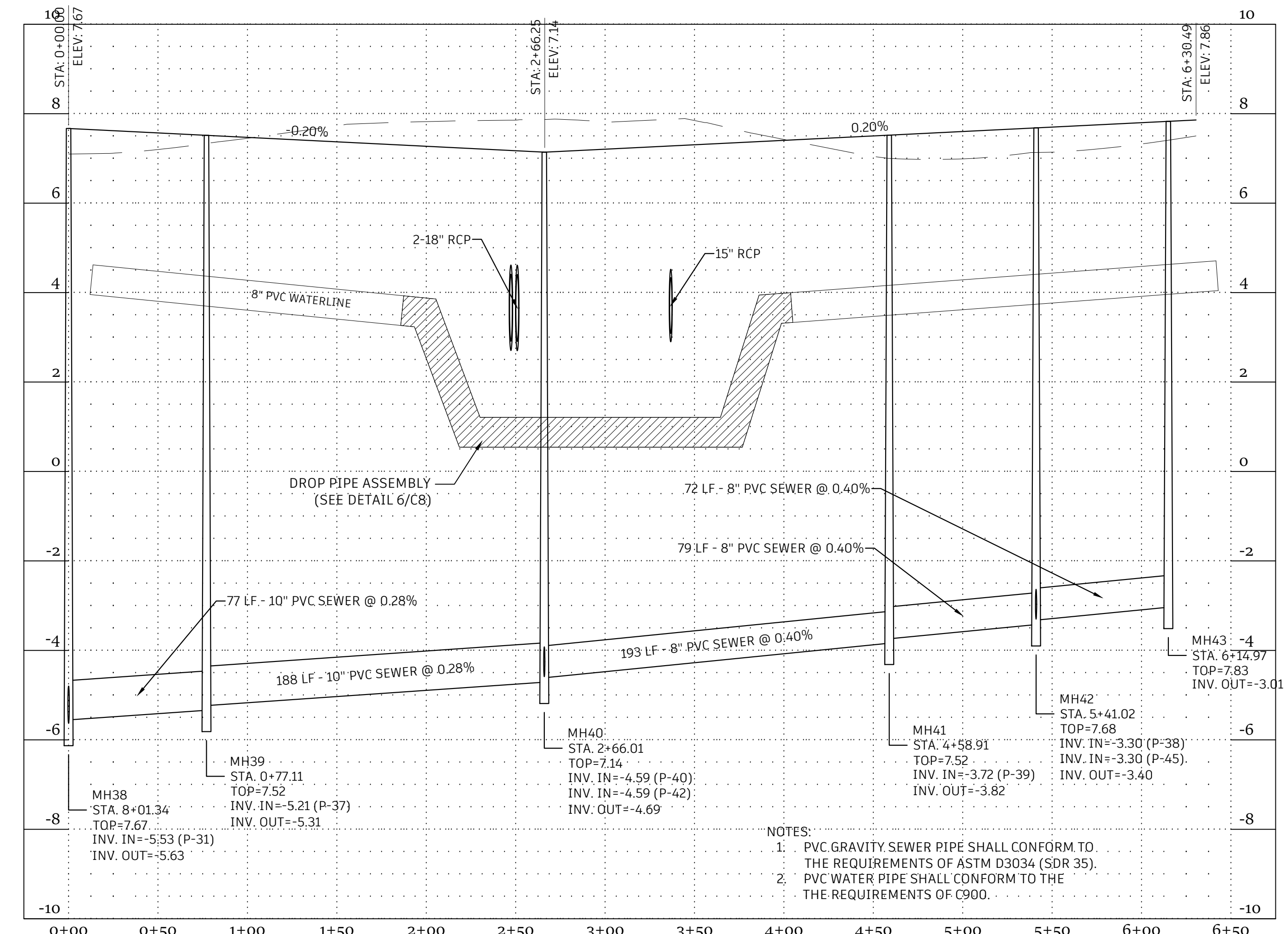
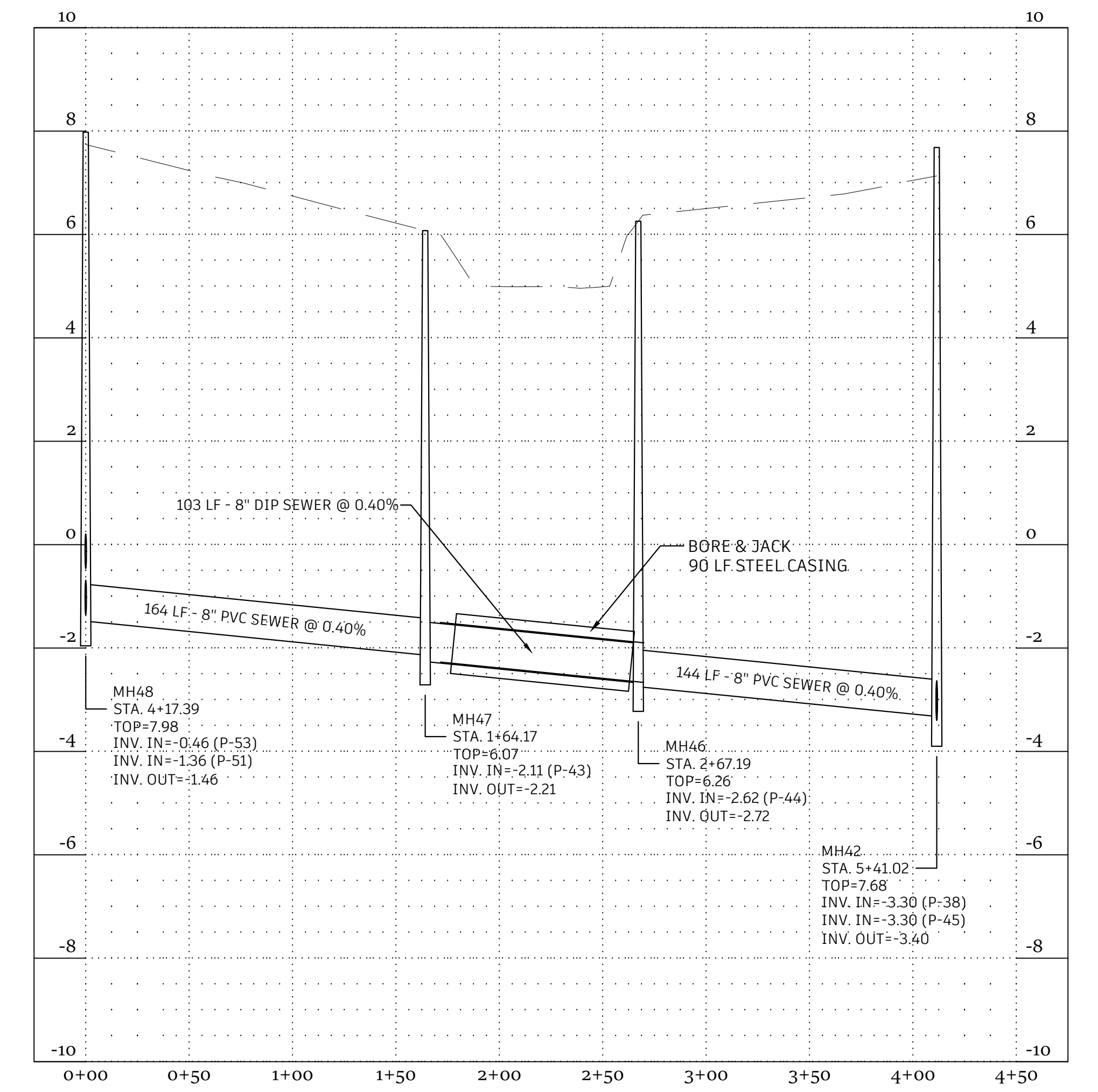
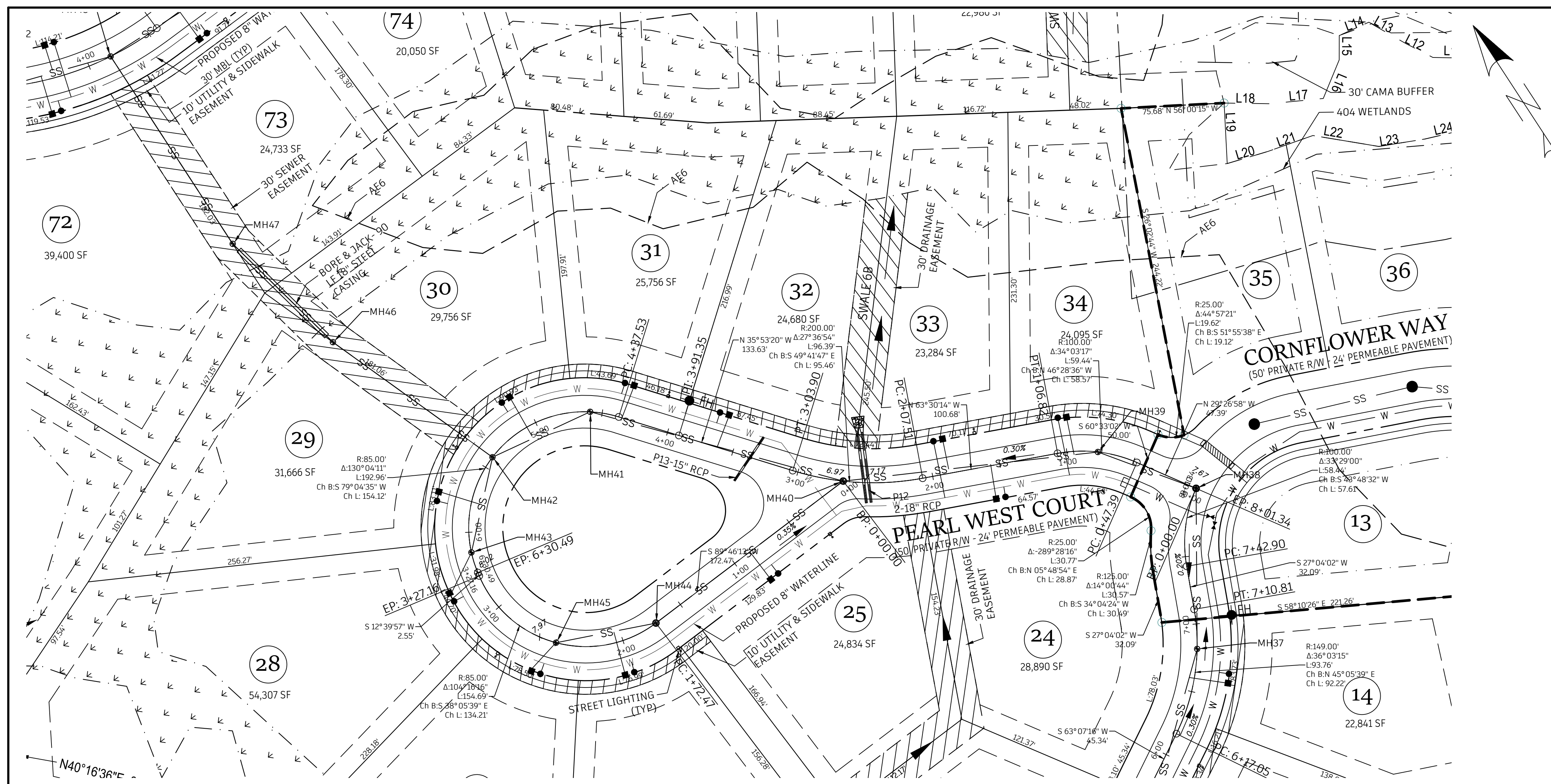
OWNER: BEAUFORT AGRICULTURE DEVELOPMENT, LLC
176 MINE LAKE CT
SUITE 100
RALEIGH, NC 27615
PHONE: 207-449-8801

DESIGNED: LES DATE: 8/01/22
DRAWN: LHJ SCALE: H: 1"=50' V: 1"=2'
APPROVED: LES SHEET C4 OF 8

STROUD ENGINEERING, P.A.
107-B COMMERCE STREET
GREENVILLE, NC 27858
(252) 756-9352 LICENSE NO. C-0647

PROJECT NO.: PM3067-001
DRAWING NO.: 026

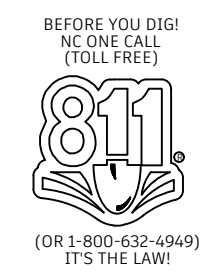
CORNFLOWER WAY



- LEGEND**
- PROPOSED R/W
 - A/E6
 - NORMAL HIGH WATER
 - CAMA BUFFER
 - 404 WETLANDS
 - COASTAL WETLAND
 - 75' AEC
 - PHASE LINE
 - WATERLINE
 - TREELINE
 - MANHOLE
 - FIRE HYDRANT
 - VALVE
 - STREET LIGHT
 - WATER SERVICE
 - SEWER SERVICE

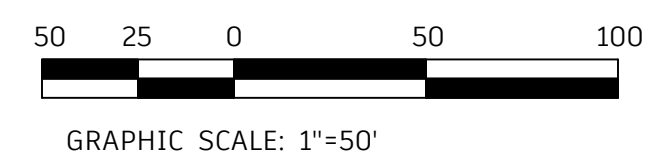
**PRELIMINARY DRAWING
DO NOT USE FOR CONSTRUCTION**

LINWOOD E. STROUD, P.E.



REVISIONS

BY	NO.	DATE	DESCRIPTION



PEARL WEST COURT PLAN & PROFILE

SALT WYND PRESERVE PHASE TWO

BEAUFORT CARTERET COUNTY NORTH CAROLINA

OWNER: BEAUFORT AGRICHOOD DEVELOPMENT, LLC
176 MINE LAKE CT
SUITE 100
RALEIGH, NC 27615
PHONE: 207-449-8801

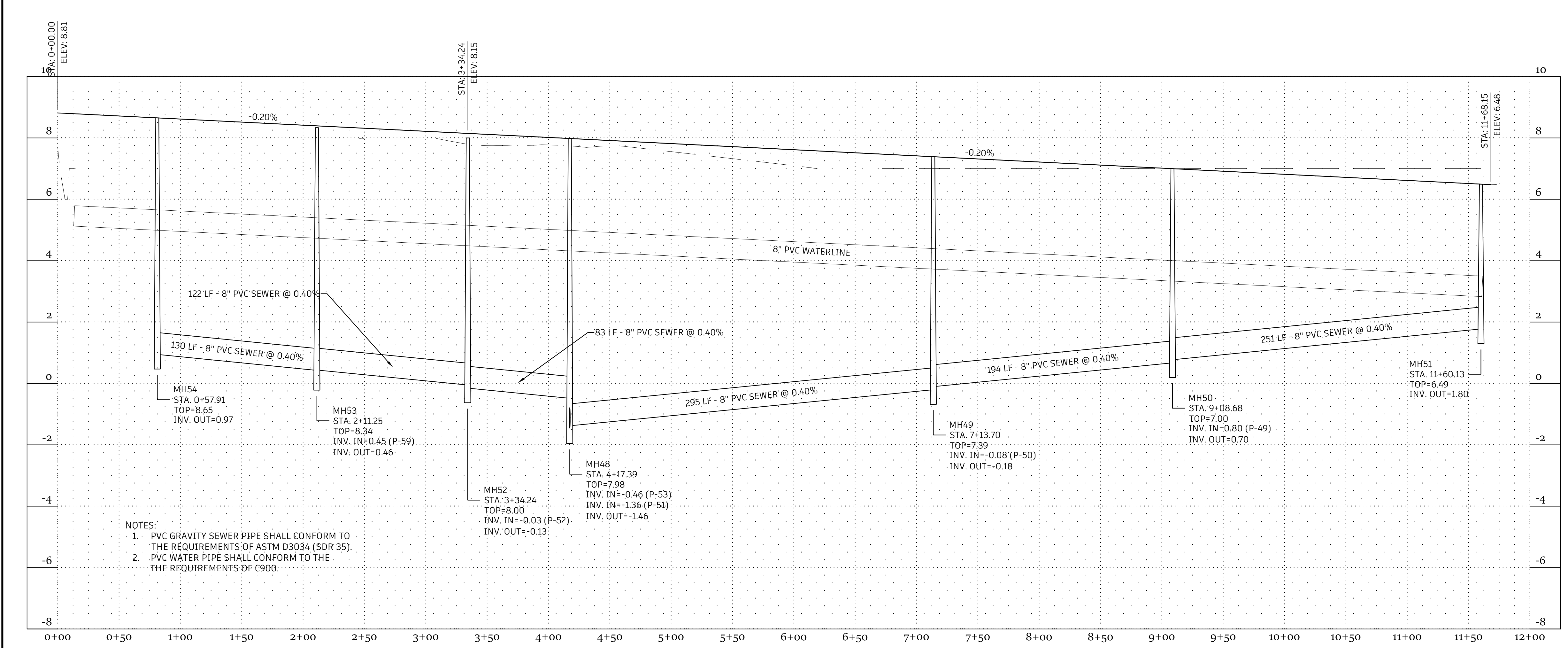
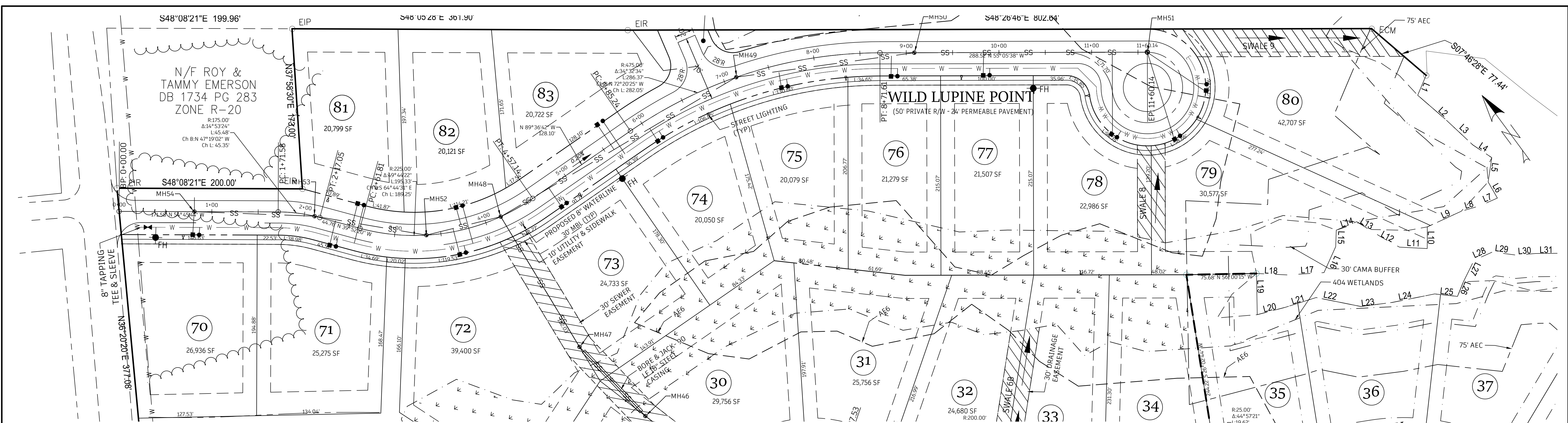
DESIGNED: LES DATE: 8/01/22
DRAWN: LHJ SCALE: H: 1"=50'
V: 1"=2'
APPROVED: LES SHEET CS OF 8

STROUD ENGINEERING, P.A.
107-B COMMERCE STREET
GREENVILLE, NC 27858
(252) 756-9352 LICENSE NO. C-0647

PROJECT NO.: PM3067-001
DRAWING NO.: 027

PEARL WEST COURT NORTH

PEARL WEST COURT SOUTH



- LEGEND**
- PROPOSED R/W
 - - - AE6
 - NORMAL HIGH WATER
 - CAMA BUFFER
 - 404 WETLANDS
 - COASTAL WETLAND
 - 75' AEC
 - PHASE LINE
 - WATERLINE
 - TREELINE
 - MANHOLE
 - FIRE HYDRANT
 - VALVE
 - STREET LIGHT
 - WATER SERVICE
 - SEWER SERVICE

WILD LUPINE POINT

PROJECT NO.: PM3067-001
 DRAWING NO.: 028

GRAPHIC SCALE: 1"=50'

**PRELIMINARY DRAWING
DO NOT USE FOR CONSTRUCTION**

LINWOOD E. STROUD, P.E.

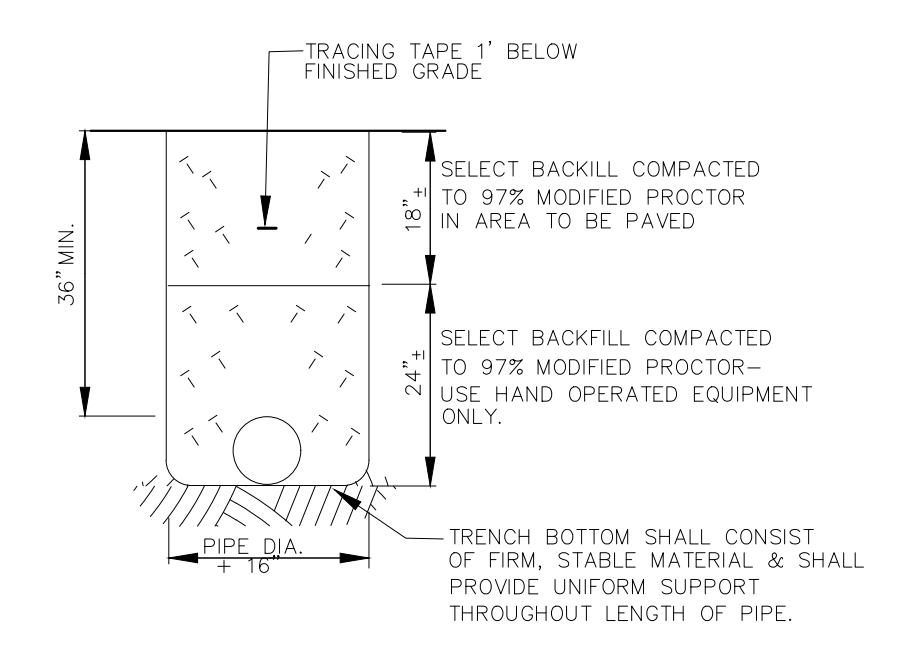
BEFORE YOU DIG
CALL 811
(OR 919-460-5000)
IT'S THE LAW

REVISIONS			
BY	NO.	DATE	DESCRIPTION

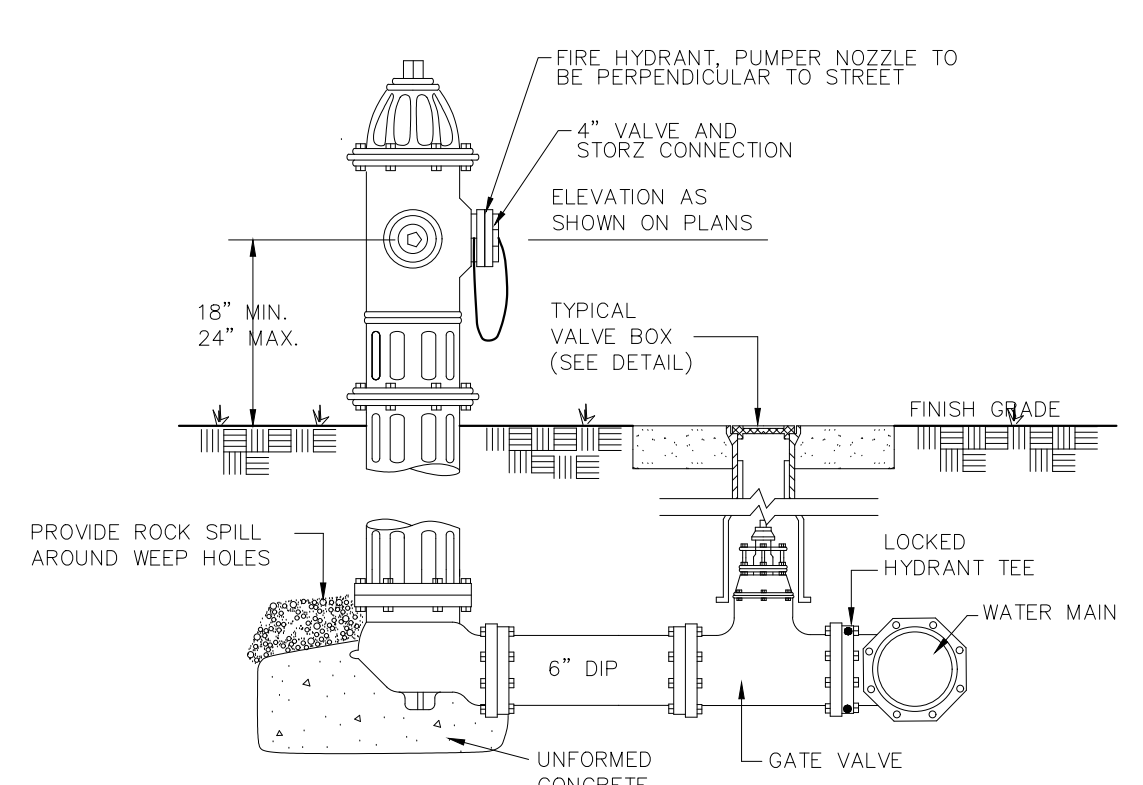
DESIGNED:	LES	DATE:	8/01/22
DRAWN:	LHJ	SCALE:	H: 1"=50' V: 1"=2'
APPROVED:	LES	SHEET:	C6 OF 8

OWNER: BEAUFORT AGRICHOOD DEVELOPMENT, LLC
 176 MINE LAKE CT
 SUITE 100
 RALEIGH, NC 27615
 PHONE: 207-449-8801

STROUD ENGINEERING, P.A.
 107-B COMMERCE STREET
 GREENVILLE, NC 27858
 (252) 756-9352 LICENSE NO. C-0647



WATER PIPE TRENCH DETAIL 1
SCALE: NTS C7



FIRE HYDRANT INSTALLATION DETAIL 2
SCALE: NTS C7

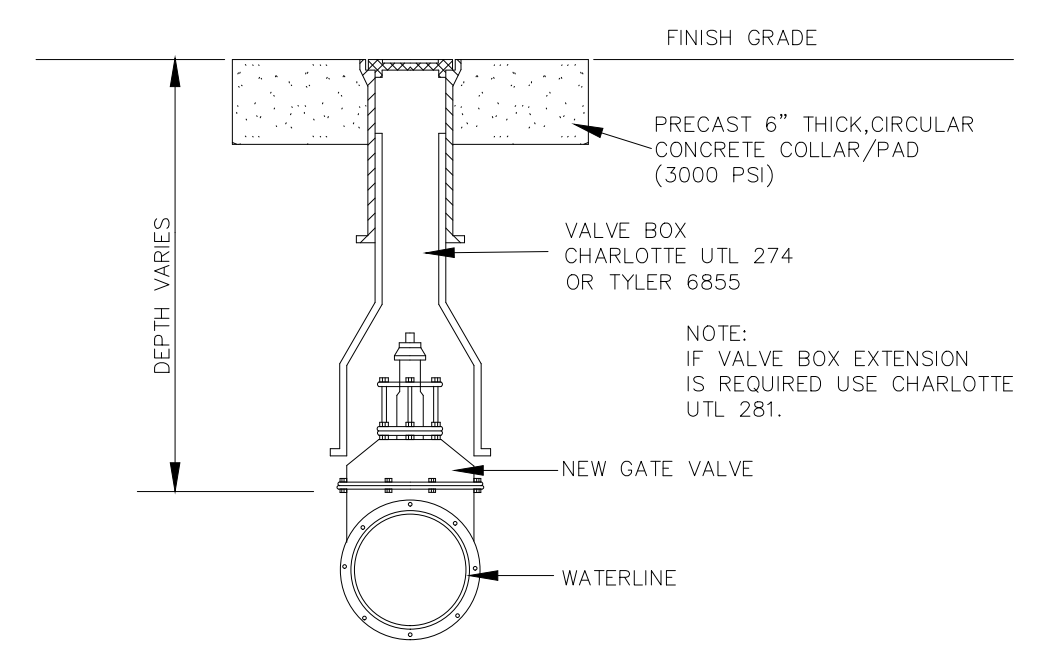
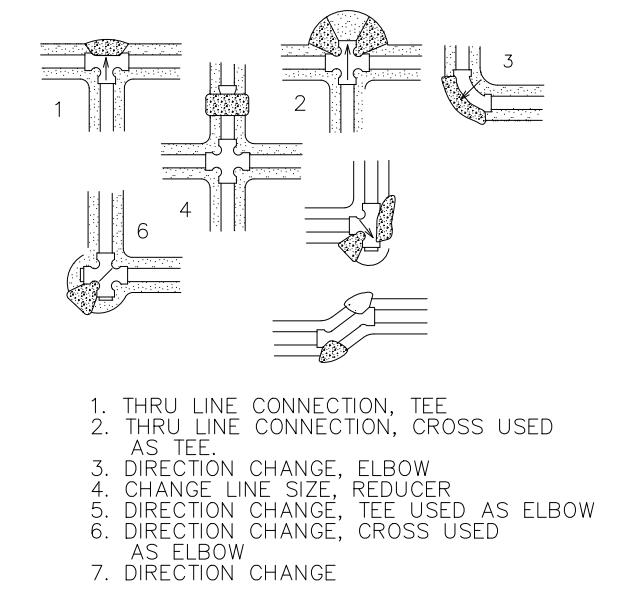
RESULTANT THRUST AT FITTING AT 150 PSI WATER PRESSURE

NOM PIPE DIA.	TOTAL POUNDS			
	90° BEND	45° BEND	22 1/2° BEND	11 1/4° BEND
4"	2,700	3,800	2,100	1,100
6"	5,600	8,000	4,300	2,200
8"	9,700	13,600	7,400	3,800
10"	14,500	20,500	11,100	5,700
12"	20,500	29,000	15,700	8,000
14"	27,800	39,000	21,100	11,000
16"	35,700	50,400	27,300	14,000
18"	44,800	63,400	34,400	17,500
20"	55,000	77,800	42,100	21,500
24"	78,500	111,000	60,000	31,600
30"	120,600	170,600	92,300	47,100
36"	172,800	244,400	132,300	67,500
42"	233,300	330,000	178,600	91,000
48"	304,000	430,000	232,700	118,600
54"	384,100	543,200	294,000	149,000

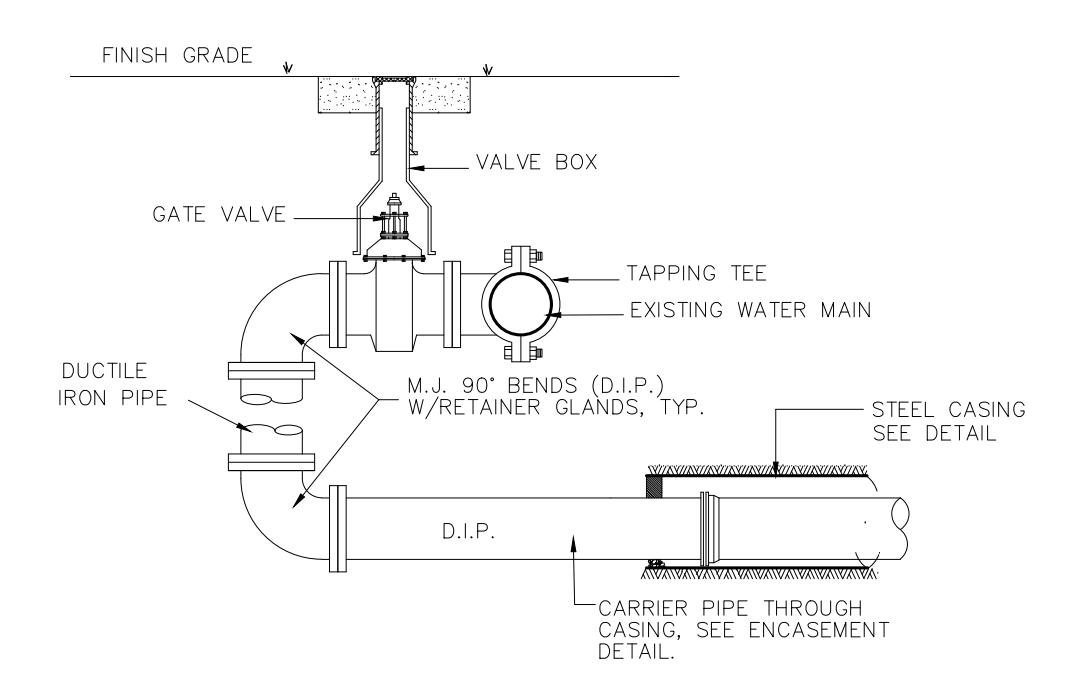
SOIL	BEARING LOAD (LB/SQ.FT.)
MUCK	0
SOFT CLAY	1,000
SILT	1,500
SANDY SILT	3,000
SAND	4,000
SANDY CLAY	6,000
HARD CLAY	9,000

TO DETERMINE THE SIZE OF A CONCRETE THRUST BLOCK, DIVIDE THE TOTAL FORCE BY THE BEARING VALUES OF THE SOIL. THE QUOTIENT WILL BE THE SIZE OF THE BEARING AREA OF THE THRUST BLOCK IN SQUARE FEET. APPROXIMATE VALUES FOR VARIOUS TYPES OF SOIL ARE LISTED IN TABLE.

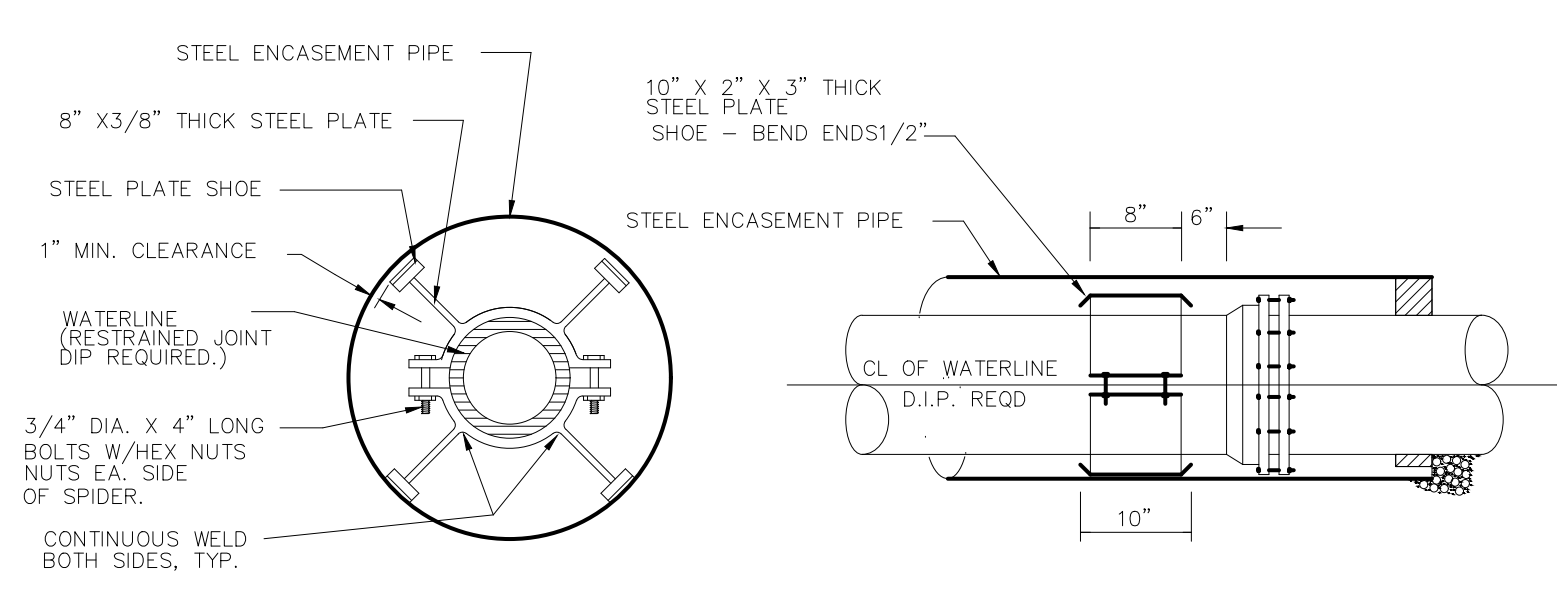
NO RESPONSIBILITY CAN BE ASSUMED FOR THE ACCURACY OF THE DATA IN THIS TABLE DUE TO THE WIDE VARIATION OF BEARING LOAD CAPABILITIES FOR EACH SOIL TYPE.



GATE VALVE & BOX 4
SCALE: NTS C7

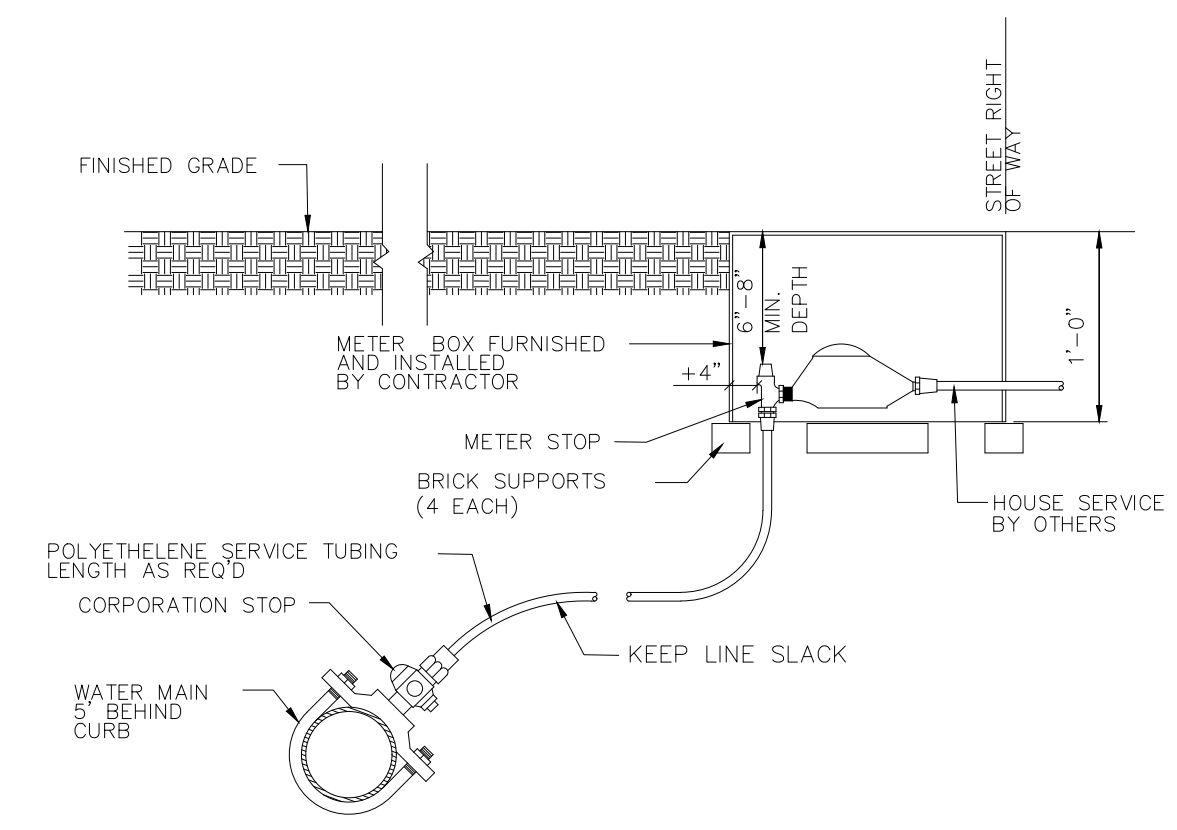


BACKSIDE TAP DETAIL 5
SCALE: NTS C7



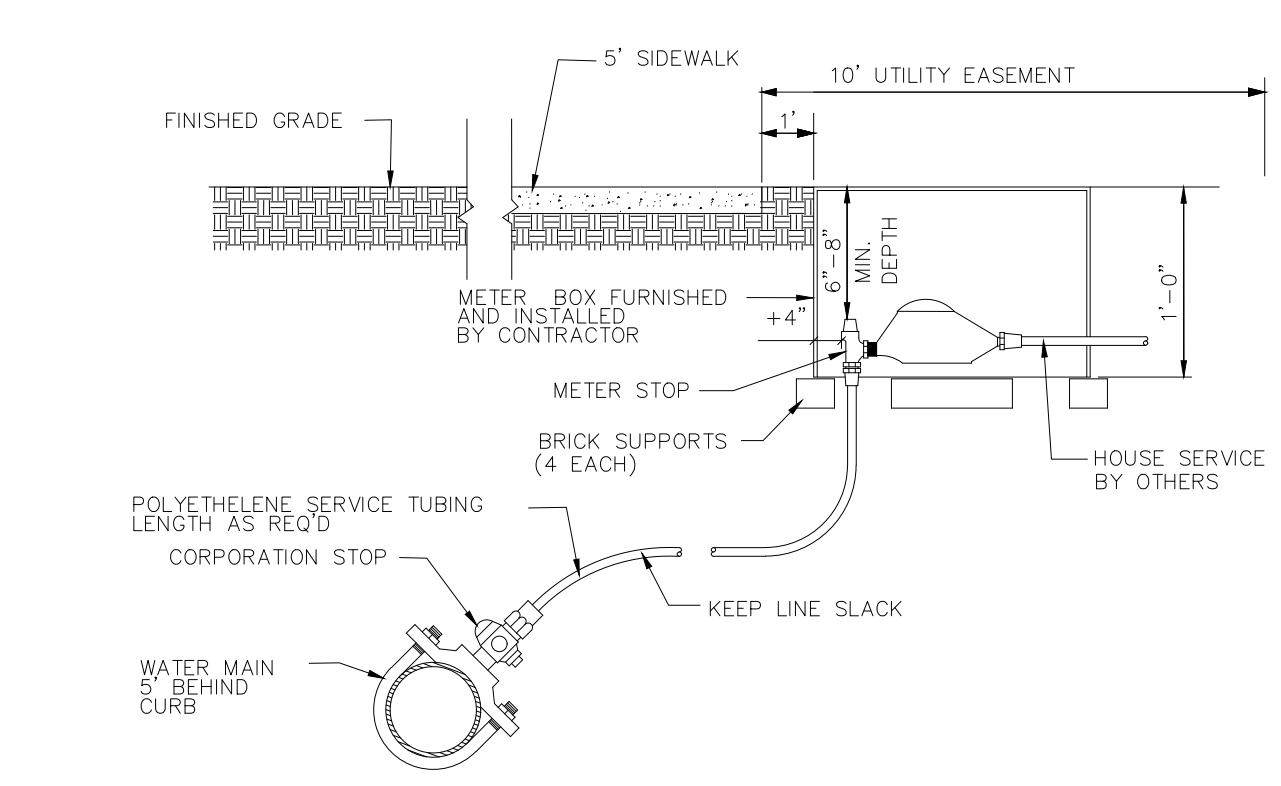
NOTE:
1. BACKSIDE TAPPING OF EXISTING MAIN SHALL BE APPROVED BY THE ENGINEER PRIOR TO INSTALLATION OF TAP.
2. THE CARRIER PIPE THROUGH THE CASING SHALL BE RESTRAINED JOINT DIP.

ENCASUREMENT DETAIL 6
SCALE: NTS C7



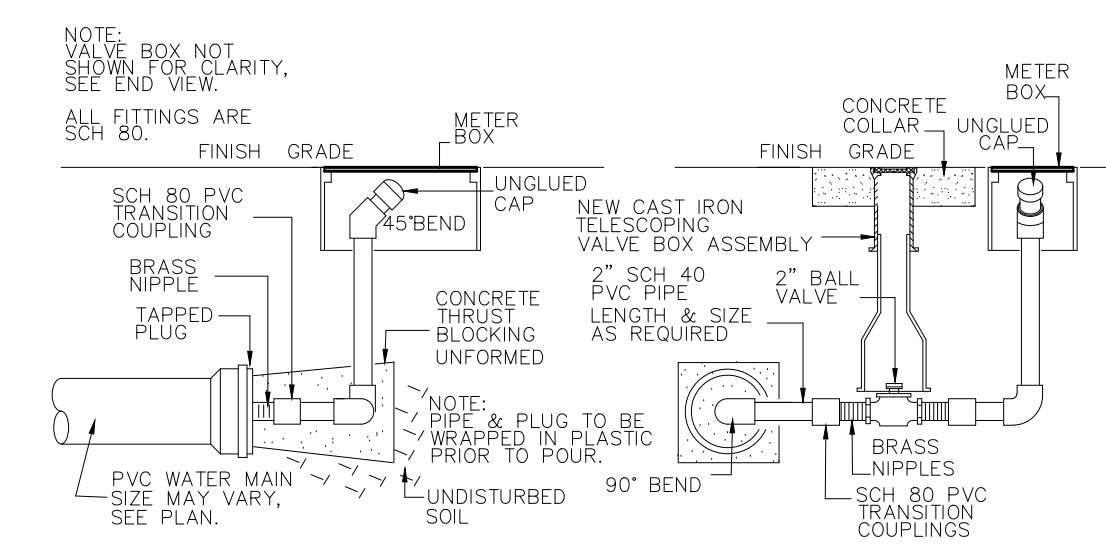
NOTES:
1. SERVICE SADDLES SHALL BE USED ON ALL WATER LINES 4" AND SMALLER IN DIAMETER.
2. SERVICE SADDLES SHALL ALSO BE USED ON 6" AND LARGER PVC WATER MAINS WHICH DO NOT MEET THE REQUIREMENTS OF AWWA C-900, CLASS 150.
3. MINIMUM COVER OVER SERVICE LINES SHALL BE 24"

TYPICAL 1" WATER SERVICE WITHOUT SIDEWALK 7
SCALE: NTS C7



NOTES:
1. SERVICE SADDLES SHALL BE USED ON ALL WATER LINES 4" AND SMALLER IN DIAMETER.
2. SERVICE SADDLES SHALL ALSO BE USED ON 6" AND LARGER PVC WATER MAINS WHICH DO NOT MEET THE REQUIREMENTS OF AWWA C-900, CLASS 150.
3. MINIMUM COVER OVER SERVICE LINES SHALL BE 24"

TYPICAL 1" WATER SERVICE WITH SIDEWALK 8
SCALE: NTS C7



2" BLOW OFF DETAIL 9
SCALE: NTS C7

REVISIONS

BY	NO.	DATE	DESCRIPTION



WATER DETAILS

SALT WYND PRESERVE PHASE TWO

BEAUFORT CARTERET COUNTY NORTH CAROLINA

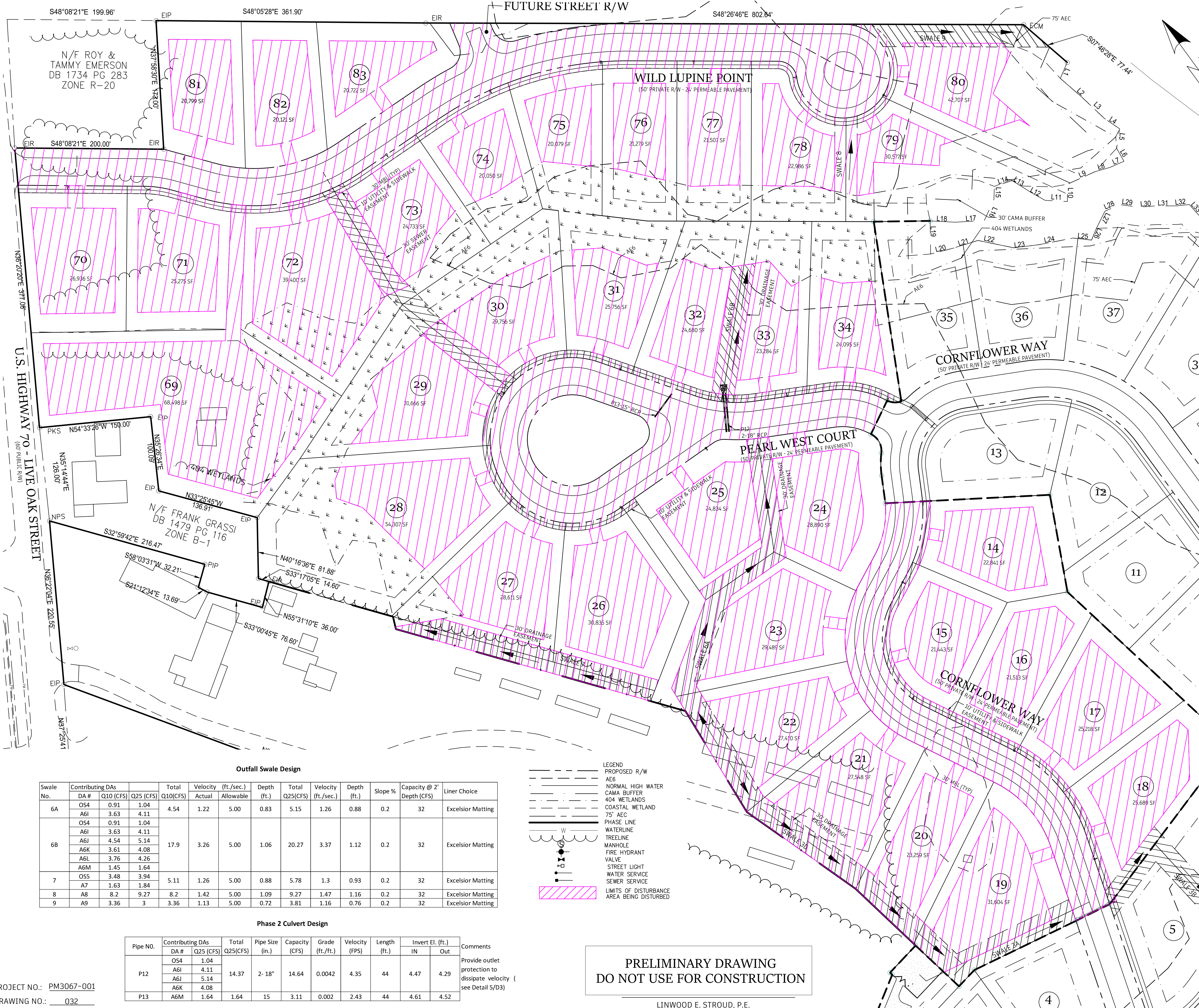
OWNER: BEAUFORT AGRICULTURE DEVELOPMENT, LLC
 ADDRESS: 176 MINE LAKE CT SUITE 100 RALEIGH, NC 27615
 PHONE: 207-449-8801

DESIGNED: LES DATE: 8/01/22
 DRAWN: LHJ SCALE: NTS
 APPROVED: LES SHEET C7 OF 8

STROUD ENGINEERING, P.A.
 107-B COMMERCE STREET GREENVILLE, NC 27858 (252) 756-9352 LICENSE NO. C-0647

PRELIMINARY DRAWING
DO NOT USE FOR CONSTRUCTION

LINWOOD E. STROUD, P.E.



- TEMPORARY SEEDING MIXTURE**
 (DECEMBER 1 - APRIL 15)
 RYE (GRAIN)-----120 LBS/AC
 KOBE LESPEDEZA (SCARIFIED)-----50 LBS/AC
 (OMIT ANNUAL LESPEDEZA WHEN DURATION OF TEMPORARY COVER IS NOT TO EXTEND BEYOND JUNE)
 (APRIL 15 - AUGUST 15)
 GERMAN MILLET-----40 LBS/AC
 (AUGUST 15 - DECEMBER 30)
 RYE (GRAIN)-----25 LBS/AC
 (IF IT IS NECESSARY TO EXTEND TEMPORARY COVER BEYOND JUNE 15, OVERSEED WITH 50LB/AC KOBE.)
- PERMANENT SEEDING MIXTURE**
 TALL FESCUE-----60 LBS/AC
 PENSACOLA BAHIA GRASS-----50 LBS/AC
 SERICEA LESPEDEZA-----30 LBS/AC
 KOBE LESPEDEZA-----30 LBS/AC

- FROM SEPTEMBER 1 - MARCH 1, USE UNSCARIFIED SERICEA SEED
 - ON POORLY DRAINED SITES OMIT SERICEA AND INCREASE KOBE TO 30 LBS/AC
 - WHERE A NEAT APPEARANCE IS DESIRED, OMIT SERICEA AND INCREASE KOBE TO 40 LBS/AC
 - BETWEEN APRIL 15 AND AUGUST 15, ADD 10 LB/AC GERMAN MILLET OR 15 LB/AC SUDANGRASS. PRIOR TO MAY 1 OR AFTER AUG 15, ADD 25 LB/AC RYE (GRAIN).
- PERMANENT SEEDING MIXTURE (SWALES & DITCHES)**
 COMMON BERMUDAGRASS-----80 LBS/AC

- MULCHING**
 STRAW (WHEAT, OATS, BARLEY, RYE)-----1-2 TONS/AC (AFTER SEEDING)
 (STRAW QUALITY SHALL BE DRY, UNCHOPPED & UNWEATHERED)
 ASPHALT TACK-----200 GAL./TON OF MULCH
- APPLY 4000 LB/AC STRAW. ANCHOR STRAW BY TACKING WITH ASPHALT, NETTING, OR A MULCH ANCHORING TOOL. A DISK WITH BLADES SET NEARLY STRAIGHT CAN BE USED AS A MULCH ANCHORING TOOL.
 - A CHANNEL LINING MATERIAL (SEE DETAIL BELOW) SHALL COVER THE BOTTOM OF SWALES & DITCHES. THE LINING SHALL EXTEND ABOVE THE HIGHEST DEPTH OF FLOW WITHIN GIVEN CHANNEL. ON CHANNEL SIDE SLOPES ABOVE THIS HEIGHT APPLY STRAW AS PREVIOUSLY INSTRUCTED.
- MAINTENANCE**
 IF GROWTH IS LESS THAN FULLY ADEQUATE, REFERTILIZE IN THE SECOND YEAR WITH 500 LB/AC 10-10-10 FERTILIZER. MOW AS NEEDED WHEN SERICEA IS OMITTED FROM THE MIXTURE. RESEED, FERTILIZE AND MULCH DAMAGED AREAS IMMEDIATELY.

- MAINTENANCE PLAN**
- ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE CHECKED FOR STABILITY AND EFFECTIVE OPERATIONS FOLLOWING EVERY RUNOFF PRODUCING RAINFALL EVENT OR AT LEAST ONCE PER WEEK. REPAIRS REQUIRED SHALL BE COMPLETED IMMEDIATELY TO THE DIMENSION AND FUNCTIONS INDICATED ON THE PLANS.
 - SEDIMENT SHALL BE REMOVED FROM BEHIND THE SEDIMENT FENCING WHEN IT BECOMES 0.5 FEET DEEP AT THE FENCE. THE FENCE SHALL BE REPLACED OR REPAIRED AS NECESSARY TO MAINTAIN A BARRIER.
 - ALL SEEDED AREAS SHALL BE FERTILIZED, SEED, AND MULCHED WITHIN 7 DAYS OF DISTURBANCE. DISTURBED AREAS SHALL BE FERTILIZED, RESEED, AND MULCHED AS NECESSARY ACCORDING TO THE CONTRACT DOCUMENTS TO ESTABLISH AND MAINTAIN A DENSE VEGETATIVE COVER.

- CONSTRUCTION SEQUENCE**
- INSTALL GRAVEL CONSTRUCTION ENTRANCE(S) & SILT FENCING AT SPECIFIED LOCATIONS.
 - COMPLETE CLEARING & GRUBBING OPERATIONS.
 - ROUGH GRADE ROADS, INSTALL DROP INLETS AND STORM DRAIN PIPING INCLUDING SEDIMENTATION CONTROL MEASURES.
 - SEED AND MULCH ALL AREAS OF DISTURBANCE NOT TO BE PAVED WITHIN 14 DAYS OF LAND DISTURBANCE.
 - INSTALL UTILITIES.
 - FINE GRADE STREETS.
 - PLACE STONE BASE AND PERMEABLE CONCRETE PAVEMENT.
 - PERFORM FINAL GRADING, SEED AND MULCH ALL REMAINING DISTURBED AREAS.
 - REMOVE TEMPORARY EROSION CONTROL MEASURES AFTER VEGETATION IS ESTABLISHED.

60 30 0 60 120 REVISIONS

NO.	DATE	DESCRIPTION

GRAPHIC SCALE: 1"=60'

DRAINAGE PLAN

SALT WYND PRESERVE PHASE TWO

BEAUFORT CARTERET COUNTY NORTH CAROLINA

OWNER: BEAUFORT AGRICULTURE DEVELOPMENT, LLC
 ADDRESS: 176 MINE LAKE CT SUITE 100 RALEIGH, NC 27815
 PHONE: 207-449-8801

DESIGNED: LES DATE: 8/01/22
 DRAWN: LHJ SCALE: 1"=60'
 APPROVED: LES SHEET D1 OF 3

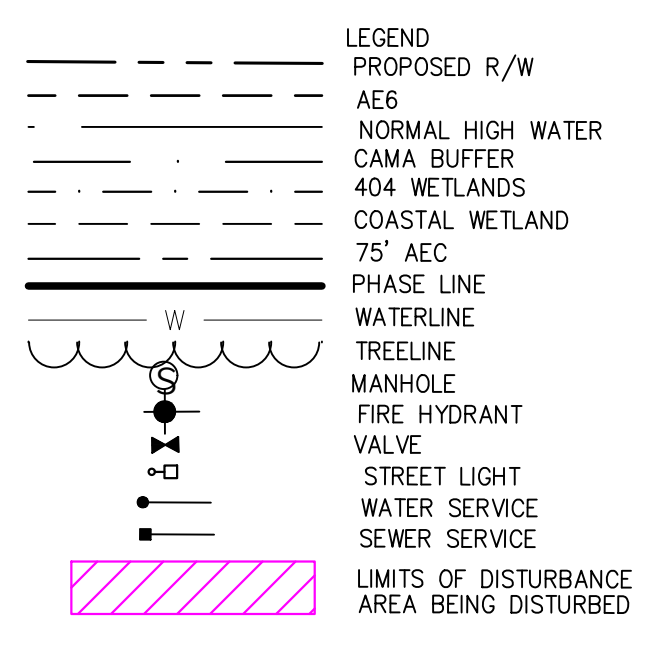
STROUD ENGINEERING, P.A.
 107-B COMMERCE STREET GREENVILLE, NC 27858
 (252) 756-9352 LICENSE NO. C-0647

Outfall Swale Design

Swale No.	Contributing DAs		Total Q10(CFS)	Velocity (ft./sec.)	Depth (ft.)	Total Q25(CFS)	Velocity (ft./sec.)	Depth (ft.)	Slope %	Capacity @ 2' Depth (CFS)	Liner Choice		
	DA #	Q10 (CFS)										Q25 (CFS)	
6A	OS4	0.91	1.04	4.54	1.22	5.00	0.83	5.15	1.26	0.88	0.2	32	Excelsior Matting
	A6I	3.63	4.11										
	OS4	0.91	1.04										
	A6I	3.63	4.11										
6B	A6I	4.54	5.14	17.9	3.26	5.00	1.06	20.27	3.37	1.12	0.2	32	Excelsior Matting
	A6K	3.61	4.08										
	A6L	3.76	4.26										
	A6M	1.45	1.64										
7	OS5	3.48	3.94	5.11	1.26	5.00	0.88	5.78	1.3	0.93	0.2	32	Excelsior Matting
	A7	1.63	1.84										
8	A8	8.2	9.27	8.2	1.42	5.00	1.09	9.27	1.47	1.16	0.2	32	Excelsior Matting
	A9	3.36	3										
9	A9	3.36	3	3.36	1.13	5.00	0.72	3.81	1.46	0.76	0.2	32	Excelsior Matting
	A9	3.36	3										

Phase 2 Culvert Design

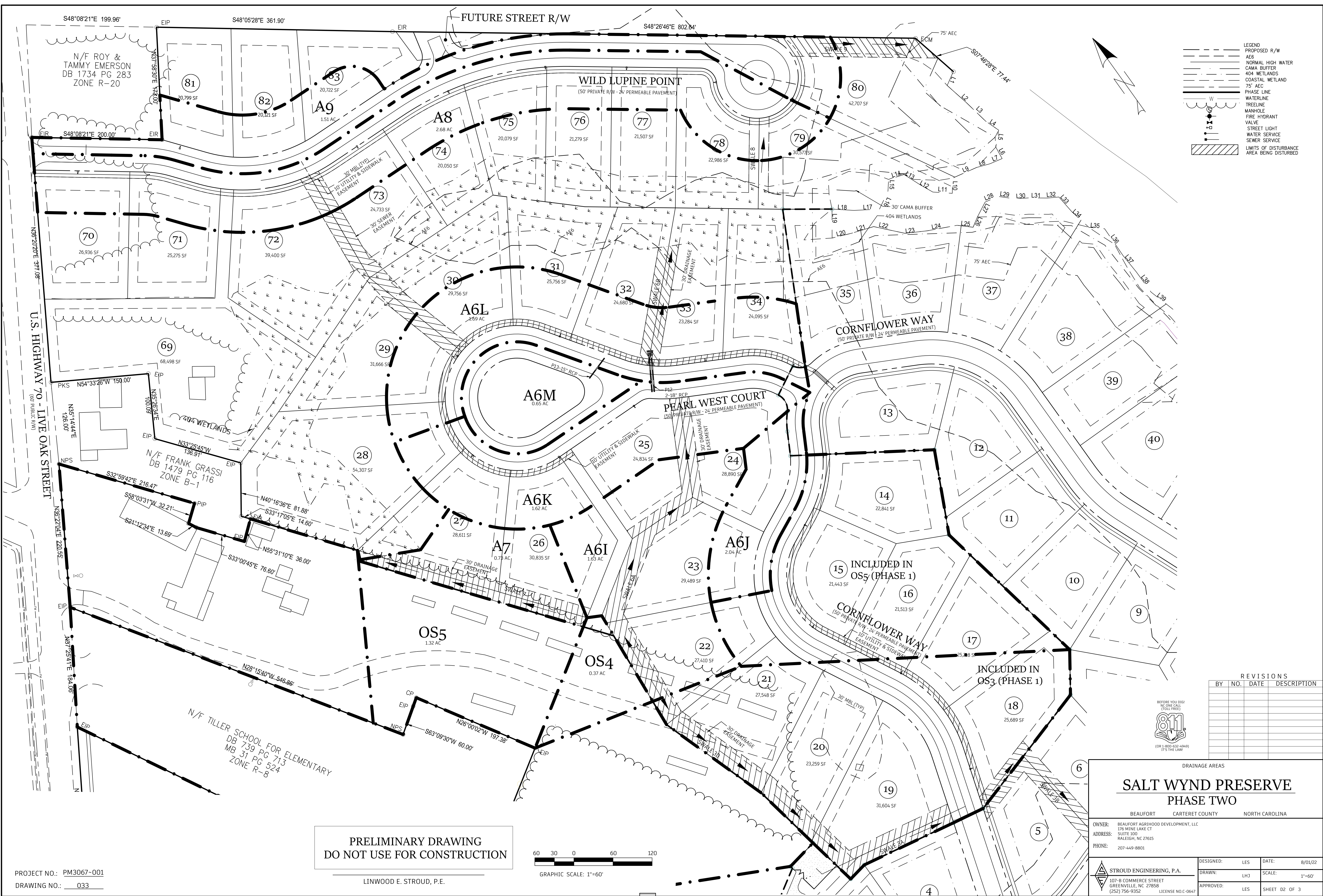
Pipe No.	Contributing DAs		Total Q25(CFS)	Pipe Size (in.)	Capacity (CFS)	Grade (ft./ft.)	Velocity (FPS)	Length (ft.)	Invert El. (ft.)		Comments
	DA #	Q25 (CFS)							In	Out	
P12	OS4	1.04	14.37	2-18"	14.64	0.0042	4.35	44	4.47	4.29	Provide outlet protection to dissipate velocity (see Detail 5/D3)
	A6I	4.11									
	A6J	5.14									
P13	A6M	1.64	1.64	15	3.11	0.002	2.43	44	4.61	4.52	



**PRELIMINARY DRAWING
 DO NOT USE FOR CONSTRUCTION**

LINWOOD E. STROUD, P.E.

PROJECT NO.: PM3067-001
 DRAWING NO.: 032



LEGEND

- PROPOSED R/W
- AEG
- NORMAL HIGH WATER
- CAMA BUFFER
- 404 WETLANDS
- COASTAL WETLAND
- 75' AEC
- PHASE LINE
- WATERLINE
- TREENLINE
- MANHOLE
- FIRE HYDRANT
- VALVE
- STREET LIGHT
- WATER SERVICE
- SEWER SERVICE
- LIMITS OF DISTURBANCE
- AREA BEING DISTURBED

REVISIONS

BY	NO.	DATE	DESCRIPTION



DRAINAGE AREAS

SALT WYND PRESERVE PHASE TWO

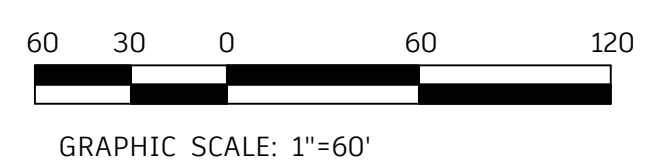
BEAUFORT CARTERET COUNTY NORTH CAROLINA

OWNER: BEAUFORT AGRICULTURE DEVELOPMENT, LLC
 ADDRESS: 176 MINE LAKE CT, SUITE 100, RALEIGH, NC 27615
 PHONE: 207-449-8801

DESIGNED: LES DATE: 8/01/22
 DRAWN: LHJ SCALE: 1"=60'
 APPROVED: LES SHEET D2 OF 3

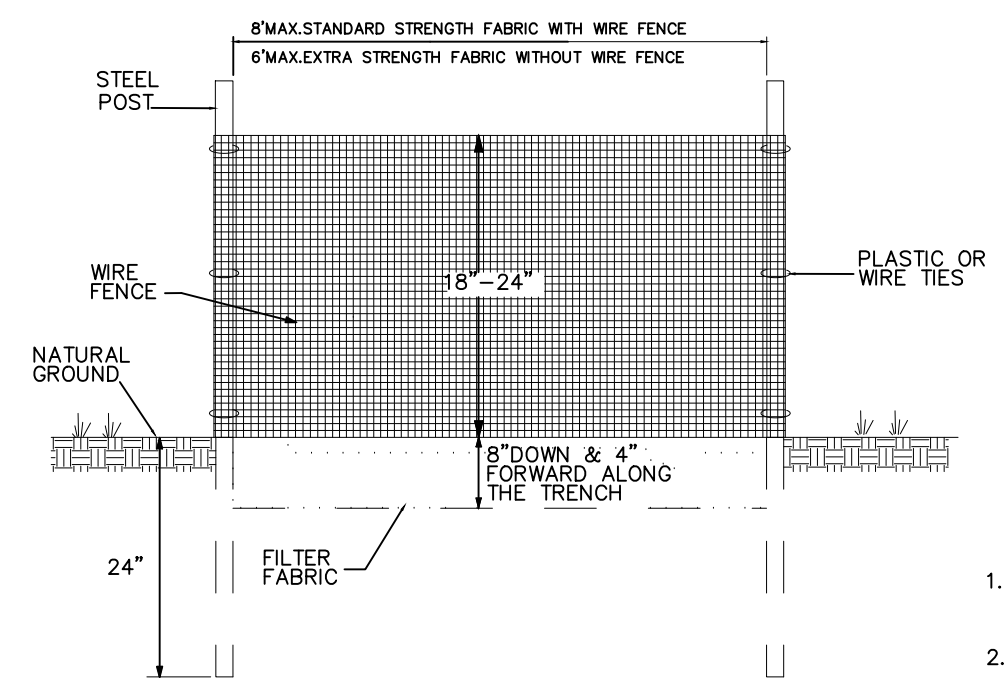
STROUD ENGINEERING, P.A.
 107-B COMMERCE STREET
 GREENVILLE, NC 27838
 (252) 756-9352 LICENSE NO. C-0647

**PRELIMINARY DRAWING
DO NOT USE FOR CONSTRUCTION**

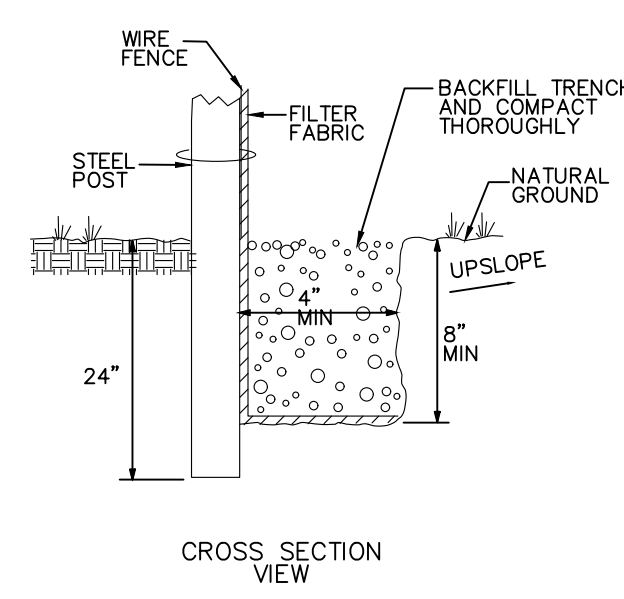


LINWOOD E. STROUD, P.E.

PROJECT NO.: PM3067-001
 DRAWING NO.: 033



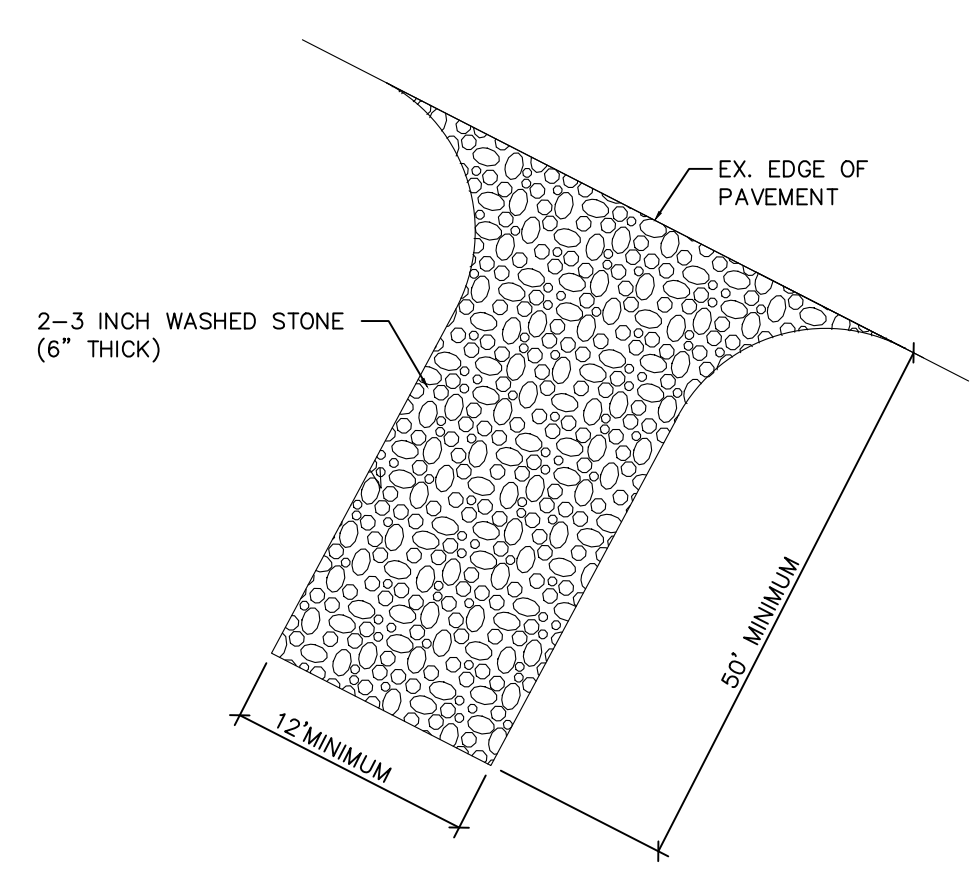
- INSTALLATION NOTES:
1. THE BASE OF BOTH END POSTS SHOULD BE AT LEAST ONE FOOT HIGHER THAN THE MIDDLE OF THE FENCE. CHECK WITH A LEVEL IF NECESSARY.
 2. INSTALL POSTS 4 FEET APART IN CRITICAL AREAS AND 6 FEET APART ON STANDARD APPLICATIONS.
 3. INSTALL POSTS 2 FEET DEEP ON THE DOWNSTREAM SIDE OF THE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



TYPICAL SILT FENCE DETAIL

SCALE: NTS

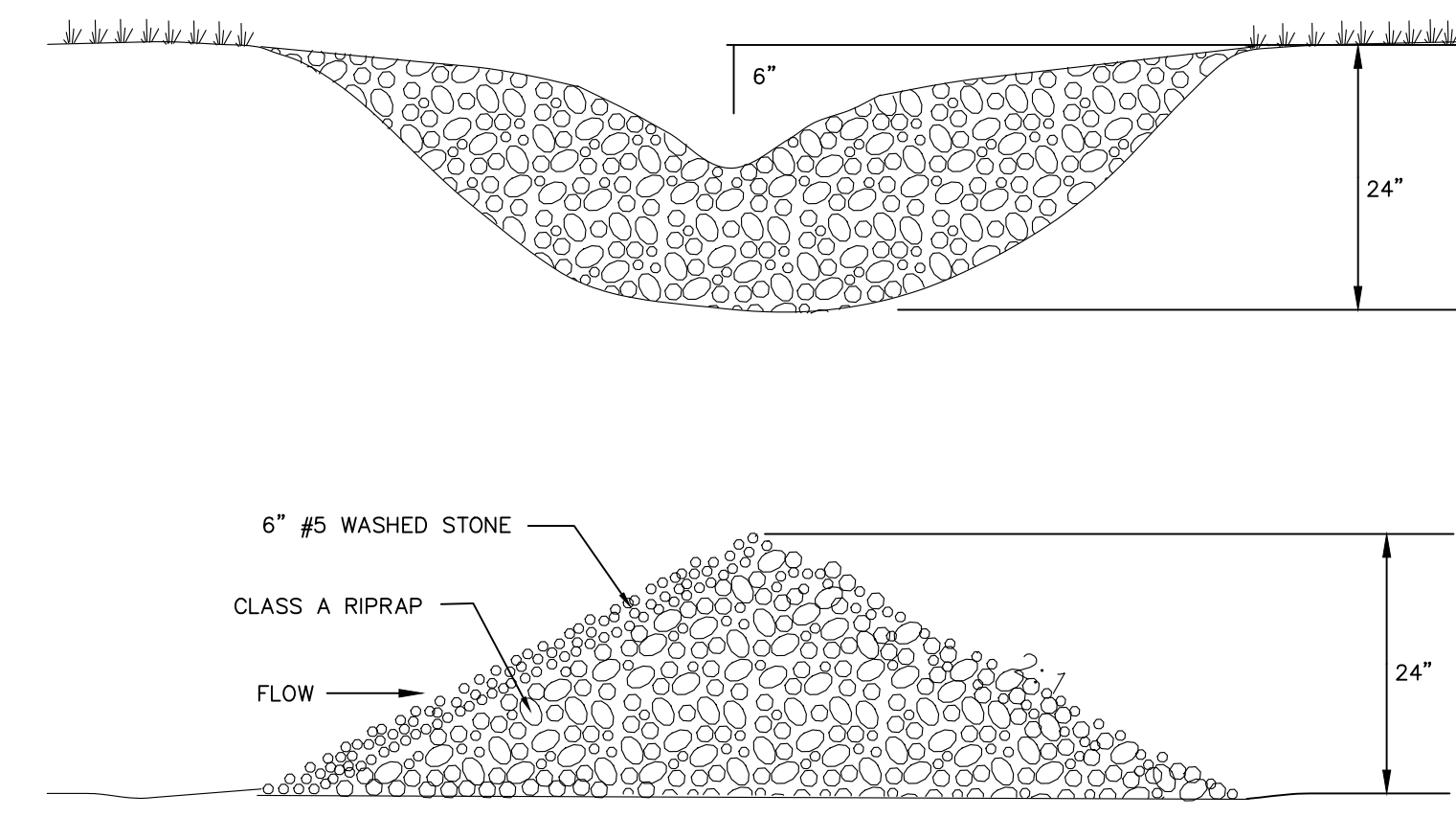
1
D3



TYPICAL STONE CONSTRUCTION ENTRANCE

SCALE: NTS

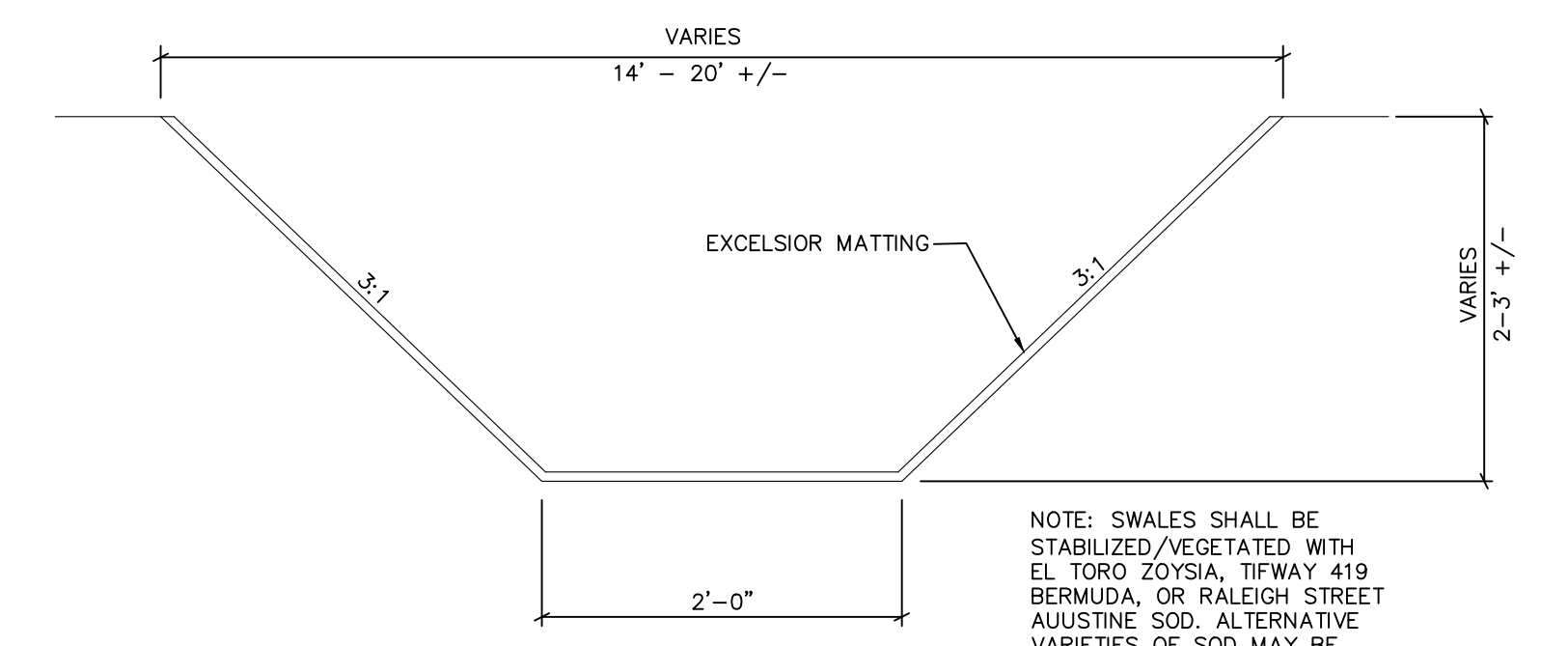
2
D3



ROCK SILT CHECK DAM DETAIL

SCALE: NTS

3
D3

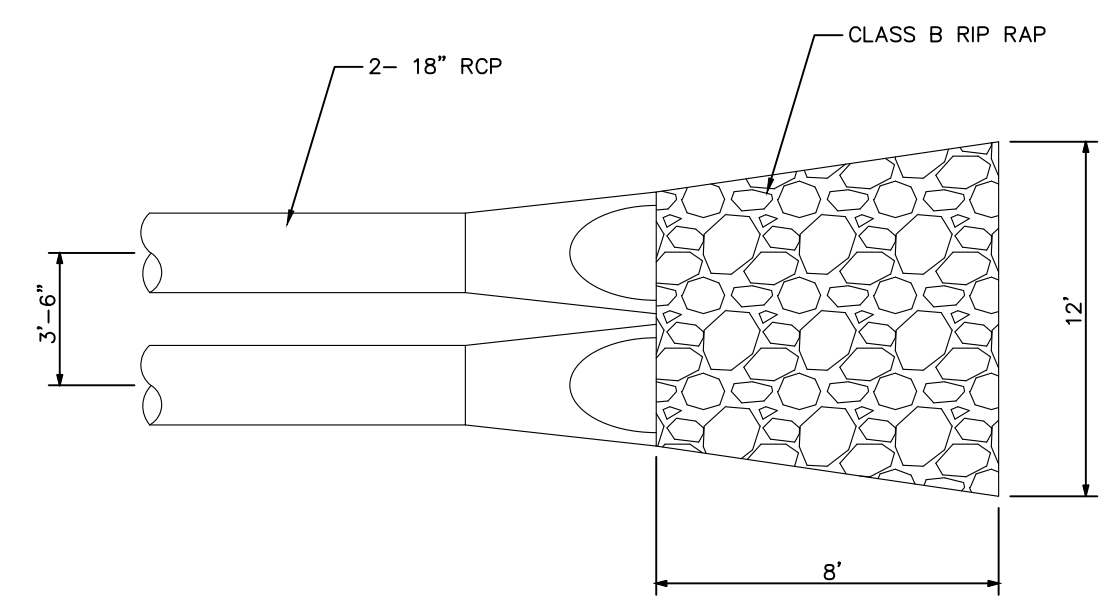


SWALE DETAIL

SCALE: NTS

4
D3

NOTE: SWALES SHALL BE STABILIZED/VEGETATED WITH EL TORO ZOYSIA, TIFWAY 419 BERMUDA, OR RALEIGH STREET AUUSTINE SOD. ALTERNATIVE VARIETIES OF SOD MAY BE PROPOSED FOR APPROVAL THAT HAVE VERY GOOD TO EXCELLENT WEAR RESISTANCE, RECOVERY FROM INJURY, AND SALT TOLERANCE.



PIPE P12 OUTLET PROTECTION

SCALE: NTS

5
D3

REVISIONS			
BY	NO.	DATE	DESCRIPTION



DRAINAGE DETAILS

**SALT WYND PRESERVE
PHASE TWO**

BEAUFORT CARTERET COUNTY NORTH CAROLINA

OWNER: BEAUFORT AGRICHOOD DEVELOPMENT, LLC
176 MINE LAKE CT
SUITE 100
RALEIGH, NC 27615
PHONE: 207-449-8801

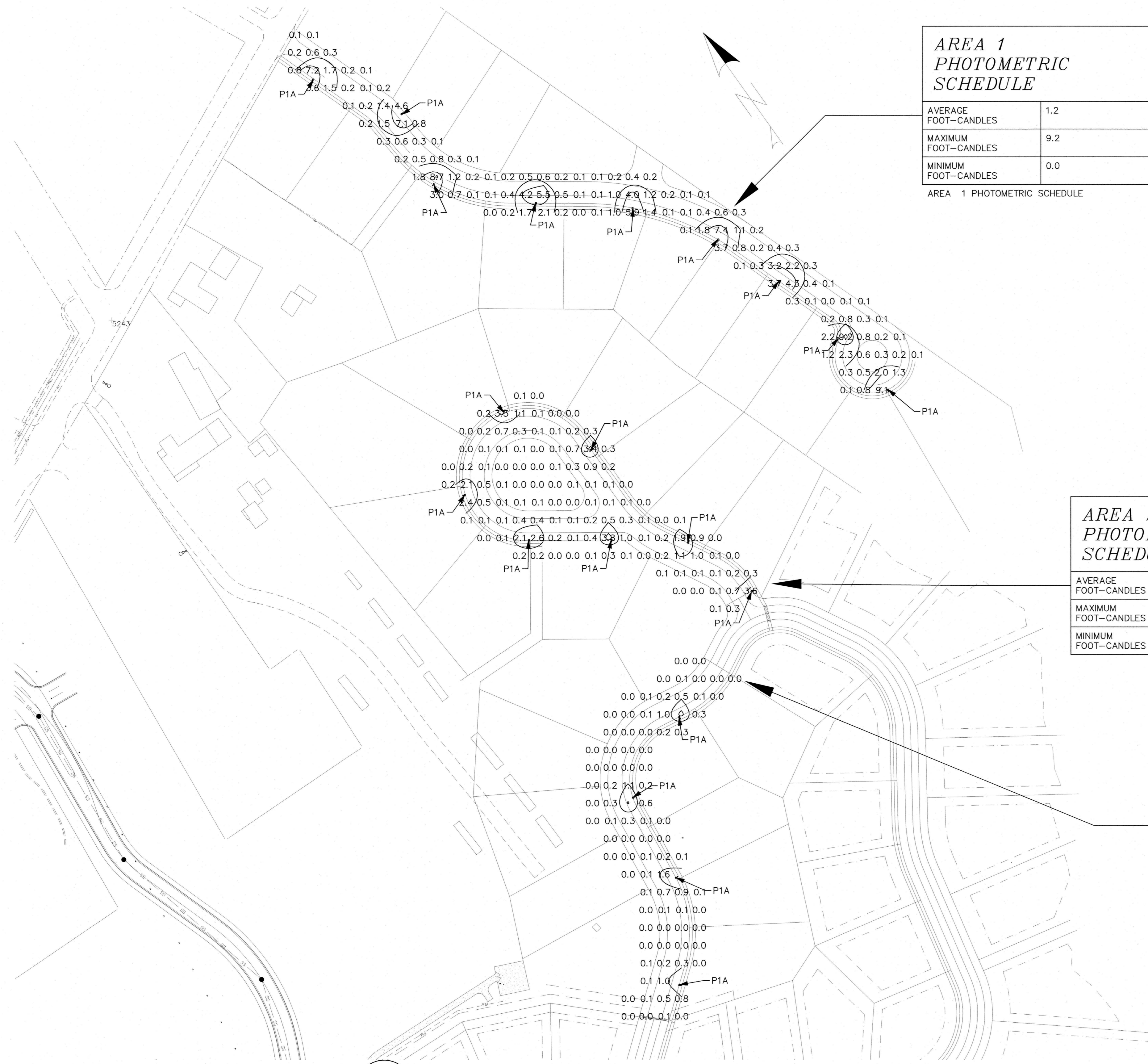
DESIGNED: LES DATE: 5/26/22
DRAWN: LHJ SCALE: NTS
APPROVED: LES SHEET D3 OF 3



**PRELIMINARY DRAWING
DO NOT USE FOR CONSTRUCTION**

LINWOOD E. STROUD, P.E.

PROJECT NO.: PM3067-001
DRAWING NO.: 034



**AREA 1
PHOTOMETRIC
SCHEDULE**

AVERAGE FOOT-CANDLES	1.2
MAXIMUM FOOT-CANDLES	9.2
MINIMUM FOOT-CANDLES	0.0

AREA 1 PHOTOMETRIC SCHEDULE

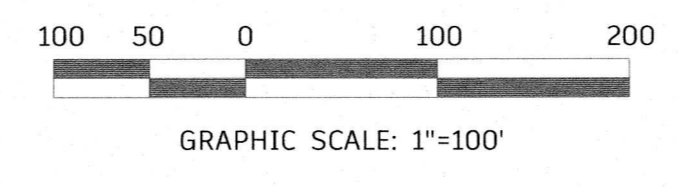
**AREA 2
PHOTOMETRIC
SCHEDULE**

AVERAGE FOOT-CANDLES	0.4
MAXIMUM FOOT-CANDLES	3.8
MINIMUM FOOT-CANDLES	0.0

**AREA 3
PHOTOMETRIC
SCHEDULE**

AVERAGE FOOT-CANDLES	0.3
MAXIMUM FOOT-CANDLES	3.6
MINIMUM FOOT-CANDLES	0.0

**1
E1** STREET LIGHTING PLAN
SCALE: 1"=100'



LUMINAIRE SCHEDULE								
CALLOUT	SYMBOL	DESCRIPTION	MOUNTING	MODEL	INPUT WATTS	VOLTS	NOTE 1	NOTE 2
P1A		STREET LIGHT POLE LIGHT ASSEMBLY FROM DUKE LIGHTING CONSISTING OF A 16" DIRECT BURIED CONCRETE POLE WITH ROUND BRACKET MOUNTED ON END OF POLE FOR A "SANIBEL" STYLE LUMINAIRE. ALL ITEMS SHALL BE APPROVED BY OWNER PRIOR TO ORDERING.	POLE	POLE, ARM BRACKET, AND LUMINAIRE FURNISHED AND INSTALLED BY POWER COMPANY.	51	120V 1P 2W		

REVISIONS				
BY	NO.	DATE	DESCRIPTION	

STREET LIGHT DESIGN

**SALT WYND PRESERVE
PHASE TWO**

BEAUFORT CARTERET COUNTY NORTH CAROLINA

OWNER: BEAUFORT AGRIHOOD DEVELOPMENT, LLC
 ADDRESS: 176 MINE LAKE CT, SUITE 100
 RALEIGH, NC 27615
 PHONE: 207-449-8801

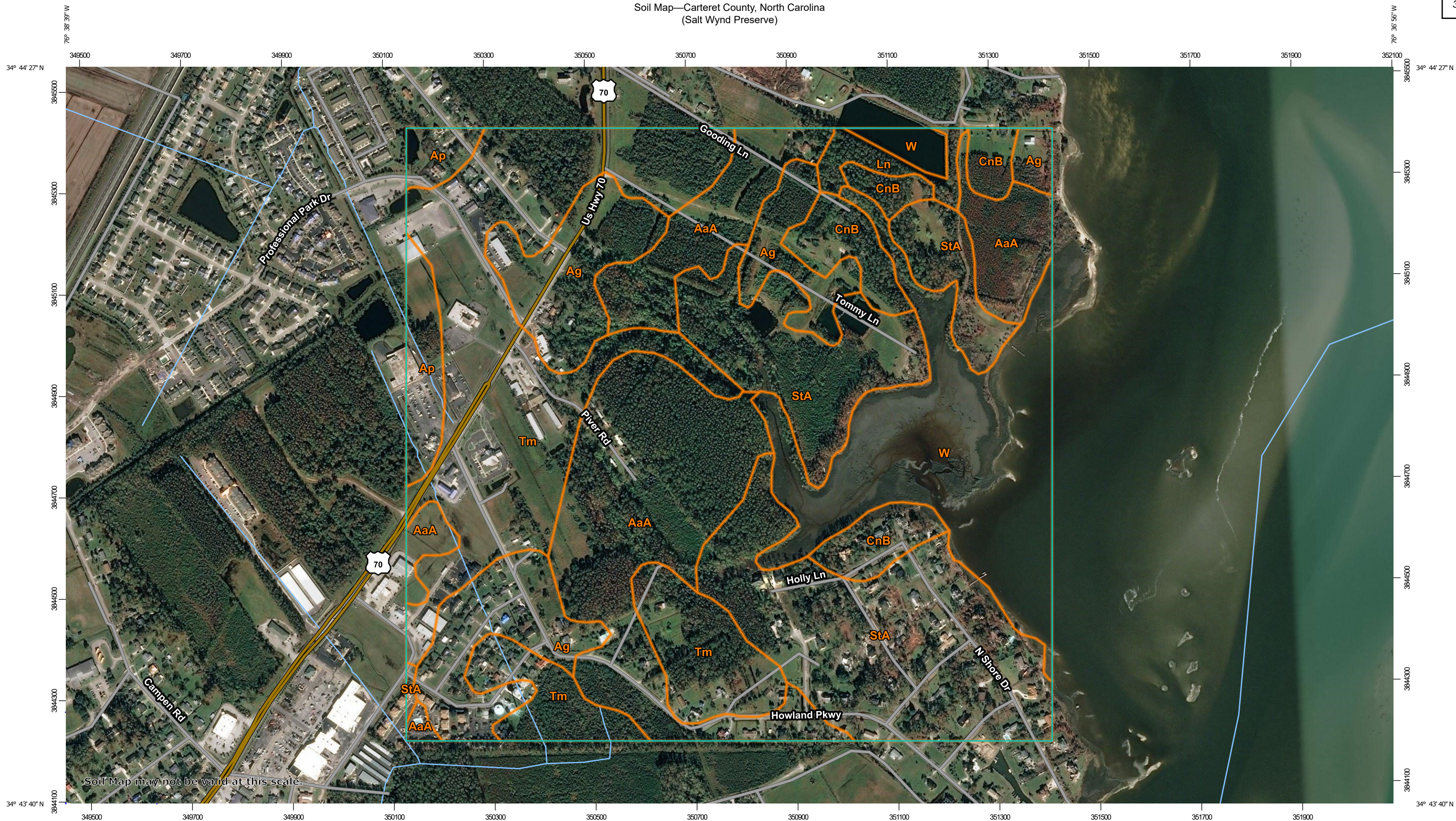
DESIGNED: SS DATE: 06/27/2022
 DRAWN: WGB SCALE: AS NOTED
 APPROVED: LMS SHEET E1 OF 1

**PRELIMINARY
NOT FOR CONSTRUCTION**

L. MICHAEL STROUD, P.E.

PROJECT NO.: PM3067-001
 DRAWING NO.: _____

Soil Map—Carteret County, North Carolina
(Salt Wynd Preserve)



Map Scale: 1:7,090 if printed on B landscape (17" x 11") sheet.


0 100 200 400 600 Meters

0 300 600 1200 1800 Feet

Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 18N WGS84

MAP LEGEND

Area of Interest (AOI)

 Area of Interest (AOI)




















Soils


 Soil Map Unit Polygons

 Soil Map Unit Lines


 Soil Map Unit Points

Special Point Features






-  Blowout
-  Borrow Pit
-  Clay Spot
-  Closed Depression
-  Gravel Pit
-  Gravelly Spot
-  Landfill
-  Lava Flow
-  Marsh or swamp
-  Mine or Quarry
-  Miscellaneous Water
-  Perennial Water
-  Rock Outcrop
-  Saline Spot
-  Sandy Spot
-  Severely Eroded Spot
-  Sinkhole
-  Slide or Slip
-  Sodic Spot

-  Spoil Area
-  Stony Spot
-  Very Stony Spot
-  Wet Spot
-  Other
-  Special Line Features


Water Features

 Streams and Canals

Transportation

-  Rails
-  Interstate Highways
-  US Routes
-  Major Roads
-  Local Roads

Background

 Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:24,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Carteret County, North Carolina
Survey Area Data: Version 25, Jan 21, 2022

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Nov 16, 2018—Nov 22, 2018

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
AaA	Altavista loamy fine sand, 0 to 2 percent slopes	77.6	20.2%
Ag	Augusta loamy fine sand	45.0	11.7%
Ap	Arapahoe fine sandy loam	10.9	2.8%
CnB	Conetoe loamy fine sand, 0 to 5 percent slopes	18.3	4.8%
Ln	Leon sand	4.4	1.2%
StA	State loamy fine sand, 0 to 2 percent slopes	84.7	22.1%
Tm	Tomotley fine sandy loam	88.7	23.1%
W	Water	53.8	14.0%
Totals for Area of Interest		383.5	100.0%

APPLICATION IDENTIFICATION		N.C. DEPARTMENT OF TRANSPORTATION STREET AND DRIVEWAY ACCESS PERMIT APPLICATION
Driveway Permit No.	Date of Application	
County: Carteret		
Development Name: Shackleford Landing		

LOCATION OF PROPERTY:

Route/Road: Live Oak Street (US 70)

Exact Distance 30 Miles N S E W
 Feet

From the Intersection of Route No. SR1459 and Route No. U.S. Highway 70 Toward Gibbs Creek

Property Will Be Used For: Residential /Subdivision Commercial Educational Facilities TND Emergency Services Other
Property: is is not within Beaufort City Zoning Area.

AGREEMENT

- I, the undersigned property owner, request access and permission to construct driveway(s) or street(s) on public right-of-way at the above location.
- I agree to construct and maintain driveway(s) or street entrance(s) in absolute conformance with the current "Policy on Street and Driveway Access to North Carolina Highways" as adopted by the North Carolina Department of Transportation.
- I agree that no signs or objects will be placed on or over the public right-of-way other than those approved by NCDOT.
- I agree that the driveway(s) or street(s) will be constructed as shown on the attached plans.
- I agree that that driveway(s) or street(s) as used in this agreement include any approach tapers, storage lanes or speed change lanes as deemed necessary.
- I agree that if any future improvements to the roadway become necessary, the portion of driveway(s) or street(s) located on public right-of-way will be considered the property of the North Carolina Department of Transportation, and I will not be entitled to reimbursement or have any claim for present expenditures for driveway or street construction.
- I agree that this permit becomes void if construction of driveway(s) or street(s) is not completed within the time specified by the "Policy on Street and Driveway Access to North Carolina Highways".
- I agree to pay a \$50 construction inspection fee. Make checks payable to NCDOT. This fee will be reimbursed if application is denied.
- I agree to construct and maintain the driveway(s) or street(s) in a safe manner so as not to interfere with or endanger the public travel.
- I agree to provide during and following construction proper signs, signal lights, flaggers and other warning devices for the protection of traffic in conformance with the current "Manual on Uniform Traffic Control Devices for Streets and Highways" and Amendments or Supplements thereto. Information as to the above rules and regulations may be obtained from the District Engineer.
- I agree to indemnify and save harmless the North Carolina Department of Transportation from all damages and claims for damage that may arise by reason of this construction.
- I agree that the North Carolina Department of Transportation will assume no responsibility for any damages that may be caused to such facilities, within the highway right-of-way limits, in carrying out its construction.
- I agree to provide a Performance and Indemnity Bond in the amount specified by the Division of Highways for any construction proposed on the State Highway system.
- The granting of this permit is subject to the regulatory powers of the NC Department of Transportation as provided by law and as set forth in the N.C. Policy on Driveways and shall not be construed as a contract access point.
- I agree that the entire cost of constructing and maintaining an approved private street or driveway access connection and conditions of this permit will be borne by the property owner, the applicant, and their grantees, successors, and assignees.
- **I AGREE TO NOTIFY THE DISTRICT ENGINEER WHEN THE PROPOSED WORK BEGINS AND WHEN IT IS COMPLETED.**

SIGNATURES OF APPLICANT

PROPERTY OWNER (APPLICANT)		WITNESS	
COMPANY	<u>Bertie Eubanks Neely</u>	NAME	_____
SIGNATURE	_____	SIGNATURE	_____
ADDRESS	<u>846 Neely Road</u>	ADDRESS	_____
	<u>Asheboro, NC 27203</u> Phone No. _____		_____

AUTHORIZED AGENT		WITNESS	
COMPANY	<u>Stroud Engineering, PA</u>	NAME	_____
SIGNATURE	_____	SIGNATURE	_____
ADDRESS	<u>422 Highway 24</u>	ADDRESS	<u>422 Highway 24</u>
	<u>Morehead City, NC 28557</u> Phone No. <u>2522477479</u>		<u>Morehead City, NC 28557</u>

APPROVALS

APPLICATION RECEIVED BY DISTRICT ENGINEER

SIGNATURE **DATE**

APPLICATION APPROVED BY LOCAL GOVERNMENTAL AUTHORITY (when required)

SIGNATURE **TITLE** **DATE**

APPLICATION APPROVED BY NCDOT

SIGNATURE **TITLE** **DATE**

INSPECTION BY NCDOT

SIGNATURE **TITLE** **DATE**

COMMENTS:

STATE OF NORTH CAROLINA

DECLARATION OF COVENANTS,
CONDITIONS AND RESTRICTIONS FOR
SALT WYND PRESERVE

COUNTY OF CARTERET

This Declaration of Covenants, Conditions and Restrictions is made this XXX day of XXX, 2021, by Beaufort Agrihood Development, LLC, a North Carolina Limited Liability Company, herein "Declarant or Developer"; and any and all persons, firms and corporations hereafter acquiring any of the Lots within Salt Wynd Preserve Subdivision as shown on surveying plat prepared by James I. Phillips, RLS, and recorded in Map Book XXX, page XXX, Carteret County Registry;

W I T N E S S E T H:

WHEREAS, Declarant, Beaufort Agrihood Development, LLC, is the owner of certain real property as conveyed to it by deed recorded in Book XXX, page XXX, Carteret County Registry, and Declarant has caused the property described therein to be subdivided into Lots for a Subdivision known as Salt Wynd Preserve, to be developed in three phases, and a plat for the subdivision is recorded in Map Book XXX, page XXX, Carteret County Registry, hereinafter called "Salt Wynd Preserve", or the "Property";

WHEREAS, Declarant desires to develop its property under a common and uniform set of Covenants and restrictions applicable to the Lots and property;

WHEREAS, Declarant intends to develop its property into a desirable residential Subdivision that is harmonious with its coastal environment, and Declarant intends to form a Homeowners' Association to enforce and maintain the attraction of the property and its amenities which include stormwater swales, entrance way, private roads, signage, street lighting and such other common areas and amenities that Declarant and/or the Homeowners' Association may provide for the general welfare and recreation of the Owners;

WHEREAS, it is in the mutual interest of the Declarant as well as every person, firm or corporation hereafter acquiring any of the Lots within Salt Wynd Preserve that these Covenants, conditions, easements, assessments, liens and restrictions governing and regulating the use and occupancy of Salt Wynd Preserve be established, fixed and set forth and declared to be Covenants running with the land;

WHEREAS, the Subdivision is part of a R20 zoned subdivision under the Town of Beaufort Zoning and Land Use Ordinances and the Town has imposed as part of the subdivision approval certain architectural requirements which must be adhered to;

WHEREAS, Declarant desires to preserve the value, amenities, desirability, and attractiveness of the Subdivision and to provide for the continued maintenance and operation of the common areas as may be provided therein;

NOW THEREFORE, in order to provide for the foregoing, the Declarant does hereby covenant and agree with all persons, firms or corporations now owning or hereafter acquiring any portion of Salt Wynd Preserve Subdivision, that the use of Lots in Salt Wynd Preserve Subdivision is hereby made subject to the following restrictions, Covenants, terms and conditions which shall run with said land and shall be binding on all property Owners within said Subdivision and their successors and assigns.

Article I - Definitions

As used throughout this Declaration, the following terms shall have the definitions set out herein as follows:

- A. "Amenities" shall mean the facilities constructed, erected, installed or set aside on the common areas for the use, benefit and enjoyment of members, including drainage easements, multi-modal paths, sidewalks, roadside swales, ditching, or recreation area(s), etc.
- B. "Association" shall mean and refer to Salt Wynd Preserve Owners' Association, Inc., a non-profit corporation organized and existing under the laws of the state of North Carolina, its successors and assigns, which is established for the administration, maintenance and regulation of the stormwater facilities, roads, sidewalks, paths, amenities and other common areas and facilities assigned to, purchased, or otherwise provided for by the Association for the use and enjoyment of members of the Association.
- C. "CAMA" shall mean the Coastal Area Management Act as set forth in North Carolina General Statute 113A-100 et seq., and any of the rules and regulations promulgated thereunder.
- D. "Committee" shall mean and refer to the Architectural Review Committee.
- E. "Commercial Truck" shall mean any 2 ton or greater motor vehicle.
- F. "Common Areas" shall mean and refer to any and all real property subject to this Declaration which is defined and bounded by properly referenced and recorded plats designated thereon as "common area(s)", "open space", "drainage easements", "sidewalks", "paths", "Roadside Ditches", "streets", "Roads", "private easements" or driveways created by the Declarant to provide access to the streets or roads for more than one Lot, or any area that is set aside for the general use of the members. Common areas shall also include all real property and easement interests owned or assigned by the Association for the common use and enjoyment of members of the Association, which may include but are not limited to entrance ways and signage. (This list of possible amenities is for descriptive purposes only and does not bind the Declarant to construct any or all of said amenities.)
- G. "Declaration" shall mean and refer to this Declaration of Covenants, Conditions and Restrictions for Salt Wynd Preserve Subdivision, and any amendments thereto as recorded in the Carteret County Registry.
- H. "Declarant" shall mean and refer to Beaufort Agrihood Development, LLC, a North Carolina Limited Liability Company, its successors and assigns. "Declarant" and "Developer" are interchangeable and have the same definition.
- I. "Lot" shall mean and refer to any plot of land within Salt Wynd Preserve Subdivision with or without improvements thereon, which constitute or will constitute after construction of improvements, a single residential site as shown on the plats or plans for Salt Wynd Preserve Subdivision or amendments thereto, recorded in the Carteret County Registry.
- J. "Member" shall mean and refer to any person or other entity which holds membership in the Association.
- K. "Owner" shall mean and refer to the owner of record of fee simple interest in any Lot in the Subdivision, excluding those persons having such interest merely of the security interest for the performance of an obligation.
- L. "Person" shall mean and refer to a natural person, corporation, partnership, firm, association, trust or other legal entity. The use of the masculine pronoun shall include the neuter and feminine, and the use of the singular shall include the plural where the context so requires.

Article II - Properties Subject To This Declaration

Section 1. Applicability.

Lots 1 through 81 as shown on the map of Salt Wynd Preserve Subdivision referred to above are expressly made subject to the operation of these Covenants.

Section 2. Additional Lands.

Declarant at any time prior to December 31, 2031, reserves the right to add or bring additional phases, Lots, or lands under this Declaration by filing in the office of the Register of Deeds for Carteret County, North Carolina, either an applicable amendment or a supplementary Declaration of Covenants and restrictions with respect to the additional Lots, phases, or properties. Said amendments or supplemental Declaration would extend the scheme of development and the binding effect of these Covenants and restrictions on the additional property, and such amendments or supplementary Declarations may contain complementary additions and modifications of these Covenants and restrictions as may be necessary to reflect the different character of the added properties. In no event shall the supplementary declaration revoke, modify or add to these Covenants as they are applicable to the Lots set forth in Article 1 above.

Section 3. Reservations.

The Declarant reserves the right absolutely to change, alter or re-designate the allocated, planned, platted, or recorded use, area, or designation of any of the Lots shown on the map of Salt Wynd Preserve Subdivision recorded aforesaid so long as the Declarant retains title to the property involved, so long as any changes or alterations are in conformance with the Town of Beaufort's Subdivision and zoning ordinances, including, but not limited to the right to change, alter or re-designate roads, utility and drainage facilities, and to change, alter or re-designate such other present or proposed Lot lines and facilities as may, in the sole judgment of the Declarant, be necessary or desirable.

Article III - Association Memberships and Voting Rights

Declarant has heretofore incorporated Salt Wynd Preserve Owners' Association, Inc. for the benefit of Lot Owners within said Subdivision so as to provide for the maintenance, upkeep and repair of streets, stormwater easements and facilities, as well as the maintenance, upkeep and repair of drainage easements, amenities and common areas which are subject to the management and administration of the Association.

Section 1. Membership.

(a) Every person or entity who is a record owner of a fee or undivided fee interest in any Lot which is subject by these Covenants to assessments by the Association shall be a member of the Association, subject to and bound by the Association's Articles of Incorporation, By-Laws, rules and regulations. The foregoing is not intended to include persons, or entities who hold an interest in any Lot merely as security for the performance of an obligation. Ownership of record of such Lot shall be the sole qualification for membership. When any Lot is owned of record in tenancy by the entireties, joint tenancy, or tenancy in common or by some other legal form of multiple Ownership, the membership (including the voting power arising therefrom) shall be exercised only as stipulated in Article 2 herein below.

(b) During any period when a member shall be in default in the payment of any annual, special or other periodic assessment levied by the Association, the voting rights and right to the use of the common area or any other facilities which the Association may provide, may be suspended by the Board of Directors of the Association until such assessment is paid. In the event of violation by a member of any rules and regulations established by the Board of Directors of the Association, such member's voting and use rights may be suspended by the Board of Directors of the Association after a hearing at which the general requirements of due process shall be observed. Such hearing shall only be held by the Board of Directors of the Association (or a committee thereof) after giving the member ten (10) days prior written notice specifying the alleged violation and setting the time, place and

vote of the hearing. Determination of violation shall be made by majority vote of the board or the committee thereof.

(c) No membership fee shall be charged nor members be required to pay at any time any amount to carry on the business of the Association except to pay when due the charges, assessments, and special assessments levied upon each member's Lot as specified in the Declaration or as the members of the Association may from time to time adopt.

Section 2. Voting and Voting Rights.

(a) The voting rights of the membership shall be appurtenant to the ownership of Lots. The ownership of each Lot by a person other than Declarant shall entitle its owner to one vote. The Association shall have two classes of voting membership as follows:

(1) Class A Member. Class A members shall be all owners, other than the Declarant; however, the Declarant shall be a class A member to the extent provided in subparagraph 2 below. Class A members shall be entitled to one vote for each Lot owned.

(2) Class B Members. The Class B member shall be the Declarant, and it shall be entitled to nine votes for each Lot in which it holds a fee or undivided fee interest; provided, the class B membership shall cease and be converted to class A membership on the happening of either of the following events, whichever first occurs:

(i) Four (4) months after the total votes outstanding in the class A membership equal the total votes outstanding in the class B membership; or

(ii) On December 31, 2032.

(b) When two or more persons hold an interest (other than a leasehold or security interest) in any Lot, all such persons shall be members. The vote for such Lot shall be exercised by one of such persons as proxy and nominee for all persons holding an interest in a Lot and in no event shall more than one (1) vote be cast with respect to any Lot (except with respect to Lots owned by Declarant), nor shall any fractional vote be cast.

(c) Any member who is delinquent in the payment of any charges duly levied by the Association against any Lot owned by such member shall not be entitled to vote until all such charges, together with such reasonable penalties as the Board of Directors of the Association may impose, have been paid.

(d) Members shall vote in person or by proxy executed in writing by the member. No proxy shall be valid after eleven (11) months from the date of its execution or upon conveyance by the member of his Lot. A corporate member's vote shall be cast by the president of the member corporation or by any other officer or proxy appointed by the president or designated by the Board of Directors of such corporation, which designation must be in writing.

(e) Voting on all matters except the election of directors shall be by voice vote or by show of hands unless a majority of the members present at the meeting shall, prior to voting on any matter, demand a ballot vote on that particular matter. Where directors or officers are to be elected by the members, the solicitation of proxies for such elections may be conducted by mail.

Article IV - Common Area Property Rights

Section 1. Description of Association Common Areas.

The Association common areas shall initially consist of the stormwater swales, paths, drainage easements, streets and other areas designated "common area", as shown on the recorded plat. The streets are private and will be subject to maintenance by the Association. The stormwater drainage easements, paths, roadside ditches or swales that have been privately dedicated to the owners of Lots within said Subdivision and their heirs, successors and assigns, for the maintenance of adequate drainage of surface waters within the Subdivision. The Declarant has reserved the right in accordance with these Covenants to assign, lease or transfer or assign the drainage easements and facilities to governmental agencies or third parties for maintenance purposes.

Section 2. Ownership of Association Properties.

The Declarant by the recordation of the Salt Wynd Preserve plat has dedicated the streets within Salt Wynd Preserve Commons to the private use of Lot owners and their guests and invitees, and all Lot owners and their heirs, successors in interest and assigns, and members of the Association shall have the right of enjoyment of the street. The Association shall have the continuing obligation and duty to maintain said streets and roads. Title to the drainage easements located within the Subdivision is vested in the owner of each lot over which such drainage easement runs, but the Association shall have the continuing responsibility to maintain the drainage easements. Title to the roadside swales and drainage facilities shall be assigned to the Association and it shall be the responsibility of the Association to budget for, maintain, repair and replace the same as part of the common areas and in accordance with State and Local rules and regulations.

Section 3. Sidewalks, Paths, Area Lights, Privacy Fences, Entrance Way and Signage.

It shall be the responsibility of the Association to maintain and pay for all utility charges and maintenance expenses associated with any area lights not specifically assigned to a numbered Lot by a utility company, and the Association shall also maintain any privacy fences installed by the Declarant around a portion or all of the Subdivision boundaries or on any portions of the common areas, including the entrance way and Subdivision entrance signs, landscaping, walls, sidewalks, paths and utilities associated therewith.

Section 4. Easements of Enjoyment.

Every Lot owner shall have a right and easement of enjoyment in and to the common area properties and easements granted herein. Each owner may delegate, in accordance with the by-laws, his right of enjoyment to the common areas and facilities to the members of his family, his tenants, or contract purchasers who reside on the property. Said rights of use and enjoyment shall be subject to the following provisions:

(a) The Association shall have the right to charge dues and assessments for the upkeep and maintenance of Association properties, streets, drainage easements, and other amenities which are the responsibility of the Association herein. Likewise, the Association shall have the right to charge dues and assessments for the construction, maintenance and/or replacement of any improvements on said common areas, and to provide for all types of insurance for the Association and its properties, and the upkeep and maintenance of drainage facilities, paths, sidewalks and other Subdivision amenities.

(b) The Association shall have the right to suspend the right to the use of any Association properties by any member for any period during which any dues or assessments against such member are overdue and unpaid, and for a period not exceeding sixty (60) days for any infraction of rules and regulations established by the Association for the regulation and control of Association properties.

Likewise, the Association shall have the right to fine any member an amount not exceeding \$50.00 for each violation of rules and regulations established by the Association.

(c) The Association by rules and regulations established from time to time shall have the right to provide for the use and enjoyment of common areas and Association properties. This right to the use of Association properties shall extend to members of the Association and relatives of members who reside with and in the house of members, tenants of each member' Lots in the Subdivision so long as the tenancy exist, and contract purchasers of Lots in the Subdivision who reside on the Lot.

Section 5. Title to the Common Area.

The Declarant hereby Covenants that it will convey fee simple title to the common areas shown on the aforementioned recorded plat to the Association, free and clear of all encumbrances and liens, except utility, drainage easements, and easements to governmental authorities, at such time as 90% of the Lots have been sold.

Section 6. Parking and Use Regulations for Boats, Trailers, Etc.

The Association may regulate, prescribe and/or prohibit the parking and use of boats, trailers, motor homes, recreational vehicles, trucks and similar items on the common areas (including the provision of special facilities for which a reasonable charge may be made). No boats, trailers, motor homes, recreational vehicles or trucks shall be parked within the right of way of any street in or adjacent to this development.

Section 7. AE6 Floodplain Disclosure.

A portion of the Property is located within the FEMA flood hazard area known as AE6. Such Flood hazard areas identified on the FEMA Flood Insurance Rate Map are identified as a Special Flood Hazard Area (SFHA). SFHA are defined as the area that will be inundated by the flood event having a 1-percent chance of being equaled or exceeded in any given year. The 1-percent annual chance flood is also referred to as the base flood or 100-year flood. It is therefore disclosed that the lots identified within Exhibit D and Exhibit E that are within the AE6 flood hazard area may become flooded as described above including the roads, utility easements and lot areas themselves, which may interfere with traversing over said roads during the flood event. Owners are hereby advised of this caution and to take the necessary preparations in the event of a forecasted flood event to assure the safety of the property and life.

Section 8. Operation and Maintenance of the Stormwater Management System.

The Association shall be responsible for the maintenance, operation and repair of the Stormwater Management System. Maintenance of the Stormwater Management System(s) shall mean the exercise of practices which allow the systems to provide drainage, water storage, conveyance, or other stormwater management capabilities as permitted by the North Carolina Division of Coastal Management. The Association shall be responsible for such maintenance and operation of all elements of the Stormwater Management System located on common areas and Lots. Any repair or reconstruction of the Stormwater Management System shall be as permitted or, if modified as approved by the North Carolina Division of Coastal Management.

(a) Compliance with Permit Conditions. The Association shall operate and maintain the Stormwater Management System in accordance with applicable permits. The permit conditions may include monitoring and record-keeping schedules and maintenance. The Association shall allocate sufficient funds in its budget for operation and maintenance of the Stormwater Management System and maintenance of any wetland mitigation areas unless and until the North Carolina Division of Coastal Management or other applicable governmental authority ("District") determines that the mitigation area(s) is or are successful in accordance with

any applicable environmental resource permits for the Property. The Association shall be obligated to accept any and all obligations under applicable permits when requested by the Declarant.

(b)Mitigation Areas. The Association shall maintain any areas designated on the Property as wetland mitigation areas. The Association shall comply with all applicable permit conditions for such areas, including monitoring and maintenance of wetland vegetation and replanting of wetland vegetation to meet required survival rates, if necessary. The Association shall also maintain any notices or signage in or near preservation areas if required by the District.

(c)Construction Plans. Each Owner shall be responsible at the time of construction of any Improvement to comply with, and not violate, construction plans for the Stormwater Management System and shall comply with the applicable provisions of North Carolina Division of Coastal Management, et seq., and all other governmental regulations. All Owners shall be responsible for maintaining designed flow paths for side and rear drainage as shown in the permitted plans. If the constructed flow path is disturbed or modified, or if any Owner or Lot is not in compliance with any other provisions of the applicable permit(s) or applicable governmental regulations, the Association shall have the authority to enter the Lot, undertake whatever action may be necessary to bring the Lot into compliance, and pass an Individual Assessment for any associated expenses and damages.

(d)Construction Limitations. No owner of any portion of the Property may construct or maintain any Improvement or perform any activity in the wetlands, wetland mitigation areas, buffer areas, upland conservation areas, and drainage easements described in the approved permit(s) and recorded Plat of any portion of the Property, unless allowed by applicable permits or approval is obtained from the District.

(e)Vegetation and Buffers.

(a)Wetland Buffers. Wetland Buffers shall be maintained in their natural vegetated condition. Native vegetation removed or destroyed within the Wetland Buffers in violation of the requirements of North Carolina Division of Coastal Management shall be immediately restored at the sole expense of the Lot owner. Such areas shall be replanted with comparable native vegetative species as were removed or destroyed. Noxious, non-native, invasive, and dead plant material may be removed.

(b)Natural Area. The property intention is to maintain the existing, natural vegetation so as to provide privacy to all Lot owners, maintain the natural beauty of the project, while allowing limited speckled view corridors. Each lot has a minimum Natural Area defined that will be regulated in perpetuity as follows.

(a)A landscape plan must be submitted to the Architectural Review Board prior to any construction or modifications to the Lot. The plan shall include an inventory of all existing trees with a trunk diameter of five inches (5) or larger at four feet (4') above grade and all new trees and shrubs to be planted by the applicant. The plan shall include all plantings, street trees and any other landscaping for the entire lot including the Natural Area.

(b)No person shall cut down or destroy any existing trees over five inches (5") in diameter at four feet (4') above grade within the Natural Area until approved by the Architectural Review Board for extenuating circumstances only.

(c) All existing trees required by the approved landscape plan shall be clearly marked with tape or non-permanent spray paint to protect them from damage during construction. The applicant shall be responsible for replacing any such existing trees that are severely damaged and any new trees that do not survive at least two years after planting.

(f) Storm Water System Maintenance. The Declarant has constructed Storm Water System components upon certain Lots for the purpose of managing and containing the flow of excess surface water, if any, found upon such Lots from time to time. The Association shall be responsible for maintenance, operation, and repair of the Storm Water System components on the Lot. Maintenance, operation, and repair shall mean the exercise of practices, such as mowing and erosion repair, which allow the swales to provide drainage, water storage, conveyance or other stormwater management capabilities as permitted by the District. Filling, excavation, construction of fences or otherwise obstructing the surface water flow in the swales is prohibited. No alteration of the Storm Water System shall be authorized and any damage to any Storm Water System component, whether caused by natural or human induced phenomena, shall be repaired and the Storm Water System component returned to its former condition as soon as possible at the expense of the Owner(s) of the Lot(s) upon which the Storm Water System component is located. Storm Water System component shall be maintained in accordance with the permitted plans.

(g) Use of Stormwater Management System. No person shall have the right to pump or otherwise remove any water from any Stormwater Management System for irrigation (excepting water stored on the owner's Lot within retention devices) or any other purpose unless an appropriate permission is granted by the District. No swimming is permitted and no boats or other motorized vehicles may be used (unless used by the Association or District for the purpose of inspection and maintenance of the system) in the Stormwater Management System.

(h) Enforcement. The North Carolina Division of Coastal Management shall have the right to enforce, by a proceeding at law or in equity, the provisions contained in this Declaration which relate to the maintenance, operation, and repair of the Stormwater Management System.

(i) Limitations on Amendments. Any amendment to this Declaration that alters the Stormwater Management System beyond maintenance in its original condition, including mitigation or preservation areas and the water management portions of the common areas, must have the prior approval of the North Carolina Division of Coastal Management.

Article V - Covenants for Dues and Assessments

Section 1. Monthly Assessments for Maintenance Fund.

For each Lot owned within Salt Wynd Preserve, each owner Covenants and agrees, and each subsequent owner of any such Lot Covenants and agrees, that by acceptance of a deed therefor whether or not it is so expressed in such deed, that the owner will pay to the Association the assessments and charges provided for in this Declaration.

(a) Every owner of a Lot in the Subdivision by the acceptance of a deed to the same, which shall be conclusively evidenced by the recording of a deed in the office of the Register of Deeds Covenants and agrees to pay to the Association such annual dues and assessments for maintenance and upkeep of Association properties, capital improvements and the construction of improvements and facilities on or to Association properties, and the administration of properties and facilities assigned to the Association for operation and management, as may established from time to time by the Board of Directors and membership of the Association. Such dues

and assessments together with interest at the legal rate of interest, costs and reasonable attorney's fees if the dues and assessments remain unpaid, shall be a continuing lien on each Lot against which said assessment is made until paid in full. Said dues and assessments shall also be the personal obligation of the owner of each Lot at the time the dues and assessments become due, and the personal obligation shall not pass to a successor in title unless expressly assumed by the successor. However, said dues and assessments shall be a lien on said Lot and a sale or transfer of any Lot shall not affect the lien for unpaid dues or special assessments against said Lot.

(b) The dues and assessments shall be used exclusively for the purpose of maintaining and improving Subdivision roads, drainage ditches and easements, the maintenance and upkeep of Association properties, the construction of improvements and facilities thereon, the upkeep, maintenance, operation and management of properties or facilities owned, leased to or assigned to the Association in accordance with these Covenants, as well as the upkeep, maintenance and replacement of equipment, improvements in facilities thereon, and generally for the promotion of the recreational, health, safety and welfare of the membership. Additionally, the dues and assessments may be used for acquiring all types of property, casualty and liability insurance for the Association, and the dues and assessments may be used to fund any of the activities, powers and authority of the Association as the Association is authorized to do as a non-profit owners' association.

(c) The Declarant shall have no obligation to pay dues and assessments for unsold Lots. As a Lot is sold in the Subdivision, the Declarant shall collect from each purchaser two months' assessments and dues at its then current rates as working capital which shall be paid to the Association, and the Declarant shall notify the Association as to the name and address of each purchaser. The obligation to pay dues shall commence as to all members purchasing Lots on the date the deed to the Lot from the Declarant shall be recorded.

Section 2. Maximum Monthly or Annual Assessments.

The Board of Directors is authorized to assess and collect its regular dues and assessments on either a monthly, quarterly, semi-annual, or annual basis. Until January 1 of the year immediately following the conveyance of the first Lot to an owner, the maximum annual assessments shall be \$XXX per Lot, per year pending further notification from the Association.

(a) From and after January 1 of the year immediately following the conveyance of the first Lot to an owner, the maximum annual assessment may be increased each year not more than twenty (20%) percent above the maximum assessment for the previous year without a vote of the membership.

(b) From and after January 1 of the year immediately following the conveyance of the first Lot to an owner, the maximum annual assessment may be increased above twenty (20%) percent by a majority vote of the members of the Association who are voting either in person or by proxy, at a meeting duly called for said purpose.

(c) The Board of Directors may fix the annual assessment at an amount not in excess of the maximum.

Section 3. Special Assessments.

Special Assessments are assessments levied against all Owners proportionately to pay for unanticipated operating expenses, unanticipated maintenance, repair, or replacement of Association Property for which adequate reserves have not been collected, or to pay for any other unanticipated, unbudgeted monetary obligation of the Association.

Section 4. Individual Assessments.

Individual Assessments are assessments levied against a particular Lot owner and Lot for the purposes otherwise stated in the Governing Documents.

Section 4. Notice and Quorum for any Action Authorized Under Sections 2 and 3 Above.

Written notice of any meeting called for the purpose of taking any action authorized under Sections 2 or 3 above shall be sent to all members not less than ten (10) days nor more than twenty (20) days in advance of the meeting. At the first such meeting called, the presence of members or of proxies entitled to cast fifty-one (51%) percent of all the votes of the membership of the Association who are eligible to vote shall constitute a quorum. If the required quorum is not present, another meeting may be called subject to the same notice requirement, and the required quorum at the subsequent meeting shall be one-half of the required quorum at the preceding meeting. No such subsequent meeting shall be held more than sixty (60) days following the preceding meeting.

Section 5. Non-Payment of Assessments.

Any member failing to pay the annual, quarterly, monthly or special assessments and dues or any fees or charges authorized by the Association within a period of thirty (30) days after the billing thereof, shall be deemed to be in default. The Board of Directors shall cause to be filed in the Office of the Clerk of Superior Court or in the office of the Register of Deeds of Carteret County an instrument suitable for recordation which shall set for the name of the owner, the Lot description, the amount of the assessment, the date the assessment was due, and the fact that the Board of Directors has given the owner notice of said assessment and said owner has failed to pay said assessment. In addition to the assessment so stated, all amounts necessary for the collection of said assessment, including, but not limited to mailing costs, recording costs, and a reasonable attorney's fee incurred for the collection thereof, together with interest at the legal rate of interest, shall constitute a lien against said Lot and shall be due and payable from the delinquent owner.

Following the recordation of said lien, the Board of Directors is authorized to institute an appropriate action in a court having jurisdiction over the subject matter and the parties in order to collect the assessments, interest, costs and attorney's fees from the owners and in order to effect a sale of the property to satisfy the lien for the delinquent assessments and expenses.

Section 6. Subordination of the Lien to Mortgages.

The lien of the assessments provided for herein shall be subordinate to the lien of any first mortgage. The sale or transfer of any Lot shall not affect the assessment lien. Likewise, the sale or transfer shall not relieve the Lot owner from personal liability therefrom.

Section 7. Suspension or termination of voting rights.

In addition to any other rights the Association may have with regard to non-payment of assessments and dues, the payment of any assessments levied by the Association shall be a prerequisite to the exercise of any voting rights earlier provided for herein and for serving on the Board of Directors of the Association. Any member failing to pay the assessments or dues on his Lot so that the same thereafter become delinquent, shall be deemed ineligible to vote at any annual or special meeting of the membership and shall be deemed ineligible to serve on the Board of

Directors or as an officer of the Association so long as said delinquency continues.

Article VI - Architectural Control, Inspection and Use Restrictions

Declarant shall have the responsibility of enforcing the restrictions set forth in this Article prior to the formation of the Architectural Review Committee, which, upon appointment by the Board of Directors, shall assume and be responsible for enforcement. References in this Article to "Committee" shall mean Declarant until the Committee is appointed and references to "Declarant" shall include the Committee once it is appointed. The following architectural restrictions shall apply to each and every Lot now or hereafter subject to this Declaration:

Section 1. General Theme, Approval of Plans and Architectural Review Committee.

(a) Town of Beaufort subdivision requirements. Attached as Exhibit C are the requirements and conditions imposed by the Town of Beaufort as a condition of approval of this development. All design and construction of a dwelling on any Lot shall be required to adhere to and comply with the architectural requirements.

(b) Declarant has established as the general architectural theme and building design for the subdivision a coastal maritime and/or farmhouse design consisting primarily of clapboard siding, porches, pitched roofs and the like. Houses and residential structures of a contemporary design or era as well as houses constructed with flat roofs will be prohibited. Nothing herein shall be construed as dictating the type or quality of siding materials used so that hardiboard, wood, cedar shake and similar sidings will be allowed. Metal Roofs and architectural shingles are encouraged and may be required by the Committee. It is the Declarant's intent that specified architectural styles or designs be followed using materials as specified by the Committee or guidelines adopted, promulgated and enforced by said Committee. The Committee has the right to approve and specify materials that will be allowed and to specify and prohibit materials that will not be allowed, and to formulate guidelines for owners preparing to build residential structures.

(c) No site preparation or initial construction, erection, or installation of any improvements, including, but not limited, to residences, outbuildings, landscaping, driveways, Lot clearing, fences, walls, signs, antennas and other structures, shall be undertaken upon the Lots unless the plans and specifications therefor, showing the nature, kind, shape, size, height, materials, and location of the proposed improvements on the Lot, including but not limited to, the house, decks, garage, driveways, parking areas, plants, shrubs, trees (including trees to be removed), wetland areas to be disturbed, and any other permanent structures or changes to be made to the Lot, shall have been first submitted to the Committee and expressly approved in writing. No subsequent alteration or modification which will result in an exterior, structural change to the residence, outbuilding, or significant changes to the landscaping may be undertaken on any of the Lots without the prior review and express written approval of the Committee.

(d) In the event the Committee fails to approve or disapprove the site or design of any proposed improvements within sixty (60) days after plans and specifications have been submitted and received, approval will not be required, and the requirements of this Article will be deemed to have been fully met; provided, that the plans and specifications required to be submitted shall not be deemed to have been received by the Committee if they contain erroneous data or fail to present adequate information upon which the Committee can arrive at a decision.

(e) The Committee and its representatives shall have the right, at its election, to enter upon any of the Lots during site preparation or construction, erection or installment of improvements, to inspect the work being undertaken and to determine that such work is being performed in conformity with the approved plans and

specifications an in a good and workmanlike manner, utilizing standard industry methods and good quality materials.

(f) The approval of any such plans, specifications or other items submitted to the Committee pursuant to this Article shall not impose any liability or responsibility on the Committee or the Association with respect to either the compliance or non-compliance with any such plans, specifications, or other items (including any improvements or structures erected in accordance therewith) with applicable zoning ordinances, building codes or other governmental or quasi-governmental laws, ordinances, rules and regulations or defects in or arising from such plans, specifications or other items (including, without limitation, defects relating to engineering matters, structural and design matters and the quality or suitability of materials).

(g) For so long as Declarant is a class B member of the Association, or until such time as the Declarant notifies the Board of Directors in writing of its desire to have the Association elect the members of the Committee, the Declarant shall serve as the Committee, and shall exercise the authority to approve plans and other matters set forth in this article. After Declarant divests itself of all Lots within the property, or so notifies the Association in writing, the Committee consisting of as many members as it chooses shall be appointed by the Board of Directors to serve for a term of one year or until their successors have been duly appointed in the event of the death, resignation or removal by the Board of Directors of a member of the Architectural Review Committee.

(h) With the submission of the plans and specifications, the owner shall pay a non-refundable architectural review fee to the Declarant in such amount as may be established from time to time by the Declarant for the review of the plans and specifications, so long as the Declarant is acting as the Committee, and thereafter shall pay to the Board of Directors such fee as may be approved from time to time for architectural review of the plans and specifications by the Committee.

(i) Basis for Denial of Plans. The Committee may base its denial upon purely aesthetic reasons so that the decision is arbitrary. Each Lot owner should meet with a representative of the Committee prior to submission of plans and the incurring of expenses in order to be informed and receive the architectural guidelines and the requirements for approval.

(j) Architectural Guidelines. The guidelines shall be initially established, enforced and amended from time to time by the Declarant, and thereafter by the Committee after the Committee is appointed by the Board of Directors. At such time as the Board of Directors appoints members to the Committee, then the Board of Directors shall be the only agency under these Covenants that may amend the guidelines and such change or amendment shall require 75% approval of the full Board of Directors.

Section 2. Use Restrictions.

(a) All numbered Lots shall be used for single family residential purposes only. No structures shall be constructed, altered, placed or permitted to remain on any Lot in the Subdivision unless the same is a single-family residence.

(b) Mobile homes, recreational vehicles, trailers, manufactured homes, modular homes, tents and all other structures of a temporary character are expressly prohibited from being placed, put or maintained on any Lot at any time. Provided, this prohibition shall not apply to shelters used by a contractor or builder during the construction of a single-family dwelling so long as said temporary shelter is not used at any time as a resident and said temporary shelter is immediately removed following completion of the dwelling. As used herein, the term "mobile home" and "manufactured home" shall have those definitions and meanings set forth

in N.C. G.S. 41-2.5, N.C. G.S. 143-143.9(6), and N.C. G.S. 143-145(7). Provided, that the width and length of a manufactured home, or mobile home shall be irrelevant and inapplicable as it is the intent of these Covenants to prohibit manufactured homes, modular homes and mobile homes of all sizes regardless of length or width.

(c) Only on-site stick built detached single-family homes first submitted to and approved by the Architectural Review Committee shall be permitted on any of the Lots within the Subdivision. A "modular" home which is defined herein as a prefabricated structure having floors, walls, ceilings, or roof composed of Articles or panels of varying size which have been fabricated prior to erection on a building foundation, may only be approved after the thorough review by the Architectural Review Committee to verify that the structure and aesthetics meet or exceed on-site stick built quality. Nothing herein shall prohibit pre-assembled and manufactured floor trusses, unfinished wall panels, or window or door components from being used. Pre-assembled and manufactured roof trusses are prohibited unless specifically approved by the Committee. No buildings or structures of any kind shall be permitted on any Lot within the Subdivision unless first submitted to and approved in advance by the Architectural Review Control Committee.

(d) All fuel tanks or similar storage receptacles are prohibited from being exposed to view and shall be buried underground if possible, or such receptacles may be installed only within the main dwelling house, within a permitted accessory building, or within a screened area. Provided, the Declarant shall be permitted to erect, place or permit the placement of tanks, equipment and other apparatus within the Subdivision for uses related to the provision of sewage, water and other utilities to the Subdivision.

Section 3. Minimum Building Requirements.

No residential structure shall be constructed on any of the residential Lots within the Subdivision unless the residential structure shall contain the minimum square feet of enclosed dwelling area prescribed for such residential structure. Each residential structure shall contain a minimum of 1500 square feet of enclosed dwelling area. As used herein the term "enclosed dwelling area" shall mean the total enclosed heated area within a dwelling, excluding garages, terraces, decks, unenclosed porches, and similar areas. In the event the Declarant specifies a higher minimum square footage of enclosed dwelling area in deeds to purchasers of Lots within the Subdivision than as set forth in this Section, then the higher minimum square footage figure set out in the deed shall be controlling and shall be complied with.

(a) No building shall be erected or allowed to remain on any Lot in said Subdivision within 30 feet of the street abutting the front of each Lot or within 15 feet of any sideline of each Lot, within 10 feet of any side street, or within 25 feet of the rear Lot line, or as said setbacks may be shown on the recorded maps of the Subdivision, whichever is the greater amount of setback. Outbuildings other than the primary structure shall meet the zoning ordinance setback requirements. If due to topography, irregular Lot shape or similar factors directly related to other Lots within the Subdivision, the setbacks herein would create a hardship or burden on an owner, upon written application to the Committee, the Committee is authorized to vary said setbacks the minimum amount necessary in order to provide for a suitable and aesthetically pleasing structure on the subject Lot. However, any such variance by the Committee would be subject to prior approval by the Town of Beaufort or other governmental agency having authority over the issuance of building permits and enforcement of Subdivision or zoning setback requirements.

(b) The exterior of all houses and other structures must be completed within twelve (12) months after construction is commenced, except under such circumstances where such completion is impossible or would result in great hardship to the owner or

builder due to strikes, fires, national emergency or natural calamities. No house may be occupied unless it has been built substantially in accordance with the approved plans and specifications as approved by the Committee and a certificate of completion has been issued by the appropriate governmental inspector. During all periods of construction, the Lot owner shall be responsible for providing suitable receptacles for debris, trash, building materials, and the like, and shall be responsible for insuring that trash and debris from construction activities does not move to or accumulate on adjoining properties, the Subdivision streets or roads, or common areas. Additionally, each Lot owner shall be responsible for the damages to Subdivision roads, utilities, and vegetation within the common areas, on adjoining Lots, or within the Subdivision roads and utility easements, as may be caused by the acts or omissions of each Lot owner's contractors, subcontractors, material suppliers, agents or employees.

(c) Each Lot owner shall provide receptacles for garbage and trash in a screened area not generally visible from the road giving access to the premises, and the Declarant and/or Association may require the purchase and use of uniform specified roll-out containers meeting the requirements of the Town of Beaufort or contractor providing trash pickup services. All fuel tanks shall be underground if possible, or otherwise screened, and wood piles shall be enclosed within a fence, wall or plant screen so that the same shall not be visible from any street or residence in the Subdivision. All mailboxes and the house or street numbering system and identification letters shall be uniform as approved and specified by the Architectural Review Committee and Declarant.

(d) Each Lot owner shall provide space for parking two automobiles off the street prior to the occupancy of any dwelling constructed on said Lot and automobiles shall not be parked on the streets within said Subdivision, except for special events approved by the Association.

(e) Each Lot owner may be permitted, if approved by the Architectural Review Committee, the right to build, erect or maintain either a detached garage or one additional detached structure if the garage is attached to the main dwelling. Any detached structure to be used as a cabana or gazebo shall not exceed one story in height, and any detached building used as a garage shall not exceed one and a half stories in height. No detached building shall be used for any activity normally conducted as a business. Any cabana or gazebo shall be so located where the same does not interfere with the view of adjoining Lot owners as determined by the Architectural Review Committee. All detached buildings shall be prohibited from being constructed prior to the construction of the main dwelling, and all detached buildings shall comply with all setback requirements set forth herein for the main dwelling. Every detached building shall be built of the same quality and type of materials and so designed as to be compatible with the main dwelling house located on the same Lot. All detached buildings shall be located no closer to the street on which the Lot fronts than the detached single-family dwelling located thereon.

(f) A minimum of 50% of the Lot area (including areas within easements which may require clearing) shall be set aside and preserved in order to reduce the amount of stormwater run-off and destruction of existing vegetation, herein known as "Natural Area". Each Lot owner shall be prohibited from cutting, killing, or otherwise providing for the removal either directly or indirectly of any tree on any Lot within the Subdivision exceeding four inches in diameter except for any tree or vegetation not within the Natural Area as may be required for the proposed improvements on the Lot, or suitable safety zone around the same, or driveway or view corridor, without the prior written approval of the Architectural Review Committee. Additionally, each Lot shall comply with the maximum amount of impervious surface allowed on each Lot herein know as Built-upon Area and contemplated in Exhibit D. Each Lot owner may only clear a 16' wide pervious driveway within the 30' front setback of the lot. The Architectural Review Committee is authorized to allow the cutting or removal of trees that are diseased

or damaged, or constitute a potential damage to structures, automobiles or persons on the subject Lot or adjoining Lots. The Committee shall be guided by the intent of the Declarant herein that existing vegetation within the Natural Area be protected.

(g) Clothes lines and television satellite disks exceeding twenty-four (24) inches in diameter are expressly prohibited. Any television satellite disk meeting the requirements of not exceeding 24 inches in diameter shall additionally be installed at a location to the rear of the main dwelling and screened appropriately with fencing or vegetation so that the same may not be seen or observed from the Subdivision street on which the Lot fronts.

(h) The pickup of garbage, trash and refuse shall be in accordance with such rules and regulations as may be established from time to time by the Salt Wynd Preserve Owners' Association, Inc. and the Town of Beaufort and the Association and/or Town may require the purchase and use of rollout containers.

(i) All driveways leading from the Subdivision road to the dwelling and/or structure located on said Lots shall be constructed of a pervious material as approved by the Architectural Review Committee. The layout of driveways so that the structures are hidden from the Subdivision road is highly recommended.

(j) No campers, boats, recreational vehicles or commercial trucks shall be parked at any time on any Lot unless the same is enclosed within a garage or accessory building which has been approved by the Architectural Review Committee.

(k) The only permitted access to each Lot from the Subdivision streets shall be over a driveway constructed over the drainage ditching and swales along the Subdivision roads which conforms to the slope of the existing swale. No Lot owner shall fill in or alter any of the drainage system, ditches or swales of the Subdivision without the written approval of the Declarant.

(l) No wire or chain link fencing is permitted on any Lot or portion thereof. All other fencing materials shall be approved in advance by the Architectural Review Committee before being used or installed, and no fencing of any type shall be erected, placed or allowed to remain on the front Lot line or street side of any Lot unless the location, appearance and type of construction is first approved by the Committee.

(m) Permanent above ground swimming and wading pools are prohibited. Portable "kiddie" pools are permitted.

(n) An elevator located on the exterior of a house and visible from the street or adjoining Lots is prohibited.

Section 4. Nuisances, Inoperable Vehicles, Etc.

(a) No unserviceable motor vehicles, appliances or other assorted junk and useless materials may be kept on any Lot. All Lots shall be maintained free and clear of rubbish and debris.

(b) No noxious or offensive activity shall be carried on upon any Lot, nor shall anything be done thereon tending to cause embarrassment, discomfort, annoyance or a nuisance to the neighborhood. No horses, fowl, livestock or other animals shall be allowed on any of the Lots without prior approval and in accordance with Town of Beaufort restrictions, except that Lot owners actually residing upon their Lots may keep pets which are customarily domesticated, tame and considered house pets such as dogs, cats and birds. Pets will be on a leash and under the owner's control at all times.

(c) All buildings, structures and their appurtenances as well as the landscaping, sodding and appearance of each Lot including vacant Lots shall be maintained in a reasonable state of repair and aesthetically pleasing in appearance without unsightly weeds and similar conditions. In the event of damage to a building or other structure by fire or other casualty, the exterior of a building or structure shall be repaired within six (6) months or the building structure shall be demolished and the premises cleared of debris within six (6) months of the date the damage occurred. In the event a Lot owner fails to comply with the requirements of this paragraph and written notice is given by the Declarant or Board specifying manner of default by the owner and the owner thereafter fails to correct the conditions, the Declarant and Board may cure default by having the conditions corrected and the costs of the same may be assessed as a lien against the Lot and the Lot owner, and the lien may be enforced in the manner as set out in Article V above.

Section 5. Signage and Political Signs.

Without the prior written permission of the Architectural Review Committee, no sign of any character shall be displayed on any Lot except for a property identification sign not exceeding two square feet, and "for sale" signs not exceeding three square feet in size each that may only be placed by the Declarant. All signs must be professionally designed and built so that the appearance of signage is uniform. Nothing herein shall prohibit the Declarant from erecting, placing or maintaining such signs as may be deemed necessary or appropriate by the Declarant for carrying out the Declarant's identification and marketing of the Subdivision. Political signs may be displayed not earlier than 45 days before the day of the election and not more than 7 days after the election for which the signs are directed, and the Association Board may regulate the size and number of such signs that may be placed on an owner's Lot so long as the rules are not more restrictive than the Town of Beaufort's restrictions regarding the size and number of political signs on residential property. The Board shall adhere to the requirements of NCGS 47F-3-121, as amended with regard to such regulations.

Section 6. Subdividing.

Except as to any Lot still owned by the Declarant, no Lot shall be further subdivided, or its boundary lines changed, except with the prior written consent of the Declarant. Likewise, no Lot shall be used as a street, road, lane, way or easement over which access may be obtained from a Salt Wynd Preserve Subdivision Lot to adjacent properties without the specific written consent of the Declarant. In the event the Declarant hereafter determines it necessary to alter or change any boundary lines or Lot, then a revised plat of said Subdivision or Article thereof subject to the alteration or change shall be recorded, and all such Lots thereon shall be subject to the terms and conditions of these Covenants.

Section 7. Lot Re-combinations.

In the event an owner owns two adjoining Lots and builds one residential structure thereon so that an additional primary residential structure may not be constructed thereon, so that the owner effectively combines two Lots into one Lot, then the owner upon application to and approval by the Board of Directors, may be permitted to pay dues and assessments for only one Lot. Upon such approval by the Board of Directors, thereafter binding on future boards and the Owner's Association, the Lot owner's vote at any special or annual meeting shall be reduced from one vote per Lot to one total vote, and the minutes, records and membership list of the Association shall be so amended. Any further division of the recombined Lots thereafter or the sale of one or more parts of either Lot for future development will thereafter void such approval and the Board is thereafter authorized to collect dues and assessments for each Lot owned and the vote of the Lot owner shall be restored to one vote per Lot.

Section 8. Stormwater Restrictions on Built-Up Area and Related Restrictions.

In order to comply with the rules and regulations of the North Carolina Division of Coastal Management and other state agencies with regard to stormwater runoff and the State Stormwater Management Permit XXX as issued by the Division of Water Quality under NCAC-2H-10005, and to meet the Town of Beaufort's maximum impervious Lot coverage requirements under its ordinances, each owner of a Lot shall be restricted to maintain the Natural Area when clearing the Lot and constructing and using as "built-upon" area not more than the specified square footage of impervious coverage of each Lot within its boundaries as herein specified in Exhibit D, inclusive of that portion of the right-of-way between the front Lot line and the edge of the pavement, including structures, pavement (asphalt, concrete, gravel, brick, stone, slate and coquina) but not including raised, open wood decking or the water surface of swimming pools. "Built-upon area" is defined as that portion of a residential Lot that is covered with impervious or partially pervious cover including buildings, pavement, recreation facilities, etc., but not including open decking. The square footage per Lot as described in Exhibit D shall be the maximum built-upon area allocated to each Lot in the subdivision and any request for additional built-upon area in excess of the permitted amount will require an allocation from any remaining built-upon area available to the Property. For those Lots which contain CAMA's Area of Environmental Concern area, only the improvement(s) described in Exhibit will be permitted by the Committee and whereas DCM may calculate a different maximum Lot built-upon area, the governing Lot BUA shall be the more restrictive of the two numbers.

All runoff from built-upon areas on the Lot must drain into the permitted storm water system either through roof drain gutters, or grading the Lot. The State of North Carolina and the Town of Beaufort are third party beneficiaries to the provisions of this paragraph and may enforce the same through proceedings, in law or in equity. The filling in or piping of any vegetative conveyances (ditches, swales, etc.) associated with the Subdivision except for average driveway crossings, is strictly prohibited by any owner, Declarant or third-party person, firm or corporation.

Section 9. Compliance with Environmental Regulations.

The stormwater detention swales, drainage facilities, roads, utilities, Areas of Environmental Concern, common areas and other properties within the Subdivision shall be maintained at all times in a manner consistent with all town, state and federal agencies, and the State of North Carolina and the Town of Beaufort shall have standing to enforce the provisions of these Covenants with regard thereto. Any individual or entity found to be in noncompliance with the provisions of the stormwater management permit or the requirements of the stormwater rules is subject to enforcement procedures as set forth in Chapter 143, Article 21, North Carolina General Statutes. Alteration of the drainage as shown on the approved plans may not be undertaken without the concurrence of the Division of Water Quality.

Section 10. Wetlands.

Declarant has caused to be shown and delineated on a wetlands survey plat (herein wetlands survey) all wetland areas. All of the Properties subject to this Declaration shall also be subject to the special provisions herein relating to wetlands. Declarant shall have the authority and right to restrict and prohibit any future filing or other detrimental activities in the wetland areas which presently exist within the identified areas of the Property. Accordingly, all wetlands shown and delineated on the wetlands survey shall be maintained in perpetuity in their natural or mitigated condition unless written permission or consent is secured from Federal and/or State Agencies. No person or entity shall fill, grade, excavate, or perform any other land disturbing activities; nor cut, remove, or harm any

vegetation; nor construct any structures, nor allow animal grazing or watering or any other agricultural use on such conservation area, except with prior written consent. Benign structures, such as pile-supported walkways and/or docks, are allowed on Lots herein specified in Exhibit D and may be permissible only after reviewed and written consent is provided by the U.S. Army Corps of Engineers to the Owner and the Architectural Review Committee. This covenant may be enforced by both the State of North Carolina and the United States of America. These covenants and conditions are to run with the Property and shall be binding on the Declarant and all future owners of Lots and all parties claiming thereunder.

This Article shall not be amended or modified without the express written consent of the U.S. Army Corps of Engineers, Wilmington District.

Section 11. Rentals.

Only long-term rentals for periods of not less than three (3) continuous months of Lots and houses thereon shall be allowed. Rentals for periods less than three (3) months duration is prohibited.

Section 12. Vehicle Use.

The Association may regulate the type of vehicles that are used on the Subdivision's streets. Dirt bikes, mopeds and go-carts are prohibited. All golf carts must be driven by a licensed driver.

Section 13. Exclusive Right to Sell.

Until such time as described in Section 2a(2) when Declarant has converted its' remaining Class B shares into Class A shares, the Declarant shall have the exclusive right to list and sell all Properties with the Project. Each owner Covenants and agrees, and each subsequent owner of any such Lot Covenants and agrees to this section.

Section 14. Recreational Amenities.

Parks, recreational amenities and other common areas and facilities assigned to, purchased, or otherwise provided for by the Association for the use and enjoyment of members of the Association are provided on a first come, first serve basis for the sole use of Owners and their guests. At no time may these facilities be used by people outside of the Association at the invitation of Owners and/or their guests. The Committee may draft and enforce additional restrictions regarding these areas as may be required. Use of these facilities are a privilege and not a right of Owners within the Association if said Owner abuses said privilege, destroys common area property and/or monopolizes its use. All Owners and their guests waive all liability to the Association during their use of the common areas and facilities.

Article VII - Easements

Section 1. Utility Easements.

The Declarant reserves unto itself a perpetual, alienable and releasable easement and right-of-way on, over, under, through and upon the ground with men and equipment to erect, maintain, and inspect, repair and use electric and telephone poles, wires, cables, conduits, sewers, water mains and pipes and other suitable equipment for the conveyance and use of electricity, telephone equipment, gas, sewage, water and community utilities or conveniences in and over the front fifteen feet of each Lot and five feet along one side line of each Lot and such other areas as may be shown on the recorded map of the Subdivision, together with the right to cut drainways for surface water whenever action may appear to the Declarant to be necessary in or to maintain reasonable standards of health, safety and appearance.

These easements and rights-of-way expressly include the right to cut trees, bushes or shrubbery, grading of the soil, or to take similar actions reasonably necessary to provide economical and safe utility installation and to maintain reasonable standards of health, safety and appearance. The Declarant further reserves the right to assign said easements to one or more public or private water and/or sewer utility companies for service to each Lot in the future. The Declarant further reserves the right over the front fifteen feet of each Lot for sidewalk infrastructure.

Section 2. Street Lighting.

The Declarant reserves the right to subject the real property in this Subdivision to a contract with the utility company serving the property for the installation of underground electric cables which may require an initial contribution and/or the installation of street lighting, which will require a continuing monthly payment to the applicable electrical utility company by the owner of each lot or the Association.

Section 3. Drainage Easements.

Each Lot owner shall keep free and clear any and all drainage easements shown on the recorded map of the Subdivision, and each owner shall in no way obstruct, block or impede the flow of water through said drainage easements. In the event any Lot owner should obstruct, block or impede the flow of water through said drainage easements or allow said obstruction or blockage to remain so as to impede the flow of water, then the Declarant, Association of property owners, or one or other property owners within the Subdivision shall have the right to clear said drainage easements and to recover from the party responsible the cost of said clearing if said obstruction or blockage were the results of deliberate acts or negligence of the responsible party. Alteration of the drainage as shown on the approved plans may not take place without the concurrence of the North Carolina Division of Water Quality.

Section 4. Subdivision Identification Signs.

The Declarant reserves the right to place gates, signs, fencing, brick or stucco walls, or other appropriate structures identifying Salt Wynd Preserve Subdivision within the subdivision as well as one or more areas adjacent to or in close proximity to the intersection of all public access roads so as to identify said Subdivision and to protect the privacy and well-being of owners and residents. In the event any part of the walls, fencing or structures encroach onto any Lot, said encroachment may continue and the Declarant reserves the right to go on, over, under, through and upon the ground of such portion of the Lots as may be necessary in order to make repairs or alterations to said walls and signs.

Section 5. Stormwater Swales and Drainage Easements.

The recorded plat indicates stormwater swales, open spaces and drainage easements for the movement of stormwater. These facilities are privately dedicated to the owners of Lots within the subdivision for the placement and drainage of stormwater and it shall be the responsibility of the Association to maintain the drainage facilities, to clean out the same from time to time, to provide for and pay utility costs associated with operation of the same, and to assume all costs of operation and management of the same. The Association shall be obligated to establish a time schedule for permanent maintenance of the pond and drainage facilities in accordance with State of North Carolina and Town regulations, and to submit reports as required for management and operation of the same. Declarant at such time as management of the Association is turned over to the membership will transfer and convey said easements and areas to the Association.

Article IX - Covenants Run With the Land Rights of the State of North Carolina and Town of Beaufort

These Covenants and restrictions shall run with the land and inure to the benefit of the Lot owners for a term of twenty-five (25) years from the date this Declaration is recorded. Thereafter, said Covenants shall be automatically renewed and extended for successive periods of ten (10) years each. These Covenants and restrictions may be amended by an instrument executed by owners of Lots equaling or exceeding two-thirds of the Lots within said Subdivision. Any amendment adopted pursuant to this Article. must be properly recorded.

The State of North Carolina and the Town of Beaufort are made beneficiaries of these covenants to the extent necessary to maintain compliance with the stormwater maintenance permits issued in conjunction with this subdivision. The Covenants pertaining to stormwater may not be altered or rescinded without the express written consent of the State of North Carolina, Division of Water Quality, and the Town of Beaufort.

Article X - Violations

In the event of a violation or breach of any of these Covenants by any Lot owner or other person, the Declarant, Owners' Association or any one or more owners of Lots in the Subdivision, or any of them jointly or severally, shall have the right to proceed at law or in equity to compel compliance with the terms and conditions set forth herein and to prevent the violation or breach of these Covenants, and to recover damages as compensation for a breach or violation of these Covenants. Any failure to enforce any right, reservation, or conditions contained in these Covenants, however long continued, shall not be deemed a waiver of the right to do so hereafter as to the same breach, or as to a breach occurring prior or subsequent thereto, and shall not bar or affect its enforcement.

Article XI - Invalidation

The invalidation by a court or other public agency of any of the provisions of these Covenants shall not in any way affect any of the remaining provisions, and the same shall remain in full force and effect.

Article XII - Initial By-Laws of Salt Wynd Preserve Owners Association, Inc.

The initial by-laws adopted by the Board of Directors of said Association are set forth on Exhibit A to these Restrictive Covenants. All owners of Lots and the guests, families and invitees of regular members, shall be bound by and fully comply with the by-laws of said Association a well as the Articles of Incorporation of said Association attached as exhibit B. The Association shall have the authority to adopt amendments to the by-laws governing the business and affairs of the Association from time to time in the manner and procedures prescribed by the by-laws and Articles of Incorporation. The by-laws set forth the organization of the Board of Directors and officers, the time and manner of meetings of the Association, quorum and voting procedures, and other rights, powers, responsibilities, duties and obligations of the officers, directors and members of the Association.

The Association shall further have the authority to adopt from time to- time rules and regulations regarding the duties and responsibilities of the Association and its individual members with regard to the use, enjoyment, maintenance, ownership, upkeep and maintenance of Association properties and the purposes of the Association.

In witness whereof, the Declarant has executed this instrument on the day and year first above written.

BEAUFORT AGRIFOOD DEVELOPMENT, LLC

By: _____

Member Manager

STATE OF NORTH CAROLINA
COUNTY OF CARTERET

I, _____ a Notary Public, in and for said County and state, do hereby certify that Beth Clifford Member Manager for Beaufort Agrihood Development, LLC, personally appeared before me this day and acknowledge the due execution of the foregoing instrument for and on behalf of Beaufort Agrihood Development, LLC and acknowledged the due execution of the foregoing and annexed instrument for the purposes therein expressed for and on behalf of the limited liability company.

Witness my hand and official seal or stamp this the day of XXX, 2021.

Notary public

My commission expires:

EXHIBIT A
By-Laws of Salt Wynd Preserve Owners Association, Inc.

Lot	Gross Lot Area	Building Envelope	Natural Area (minimum)	Built-upon Area (maximum)	Building within Area of Environmental Concern	AE6 Floodplain
1	21,571	9,527	10,786	4,000	N/A	No
2	20,239	10,248	10,120	4,000	N/A	No
3	20,180	10,197	10,090	4,000	N/A	Yes
4	21,413	9,355	10,707	4,000	N/A	Yes
5	24,421		12,211	4,000	N/A	Yes
6	20,441		10,221	4,000	N/A	Yes
7	23,493		11,702	4,000	N/A	No
8	22,740		11,370	4,000	N/A	Yes
9	21,593		10,757	4,000	N/A	Yes
10	22,237		11,119	4,000	N/A	Yes
11	22,518		11,259	4,000	N/A	Yes
12	21,289		10,645	4,000	N/A	Yes
13	23,089		11,545	4,000	N/A	Yes
35	22,881		11,441	4,000	Yes	Yes
36	21,118		10,559	4,000	Yes	Yes
37	29,706		14,853	4,500	Yes	Yes
38	32,042		16,021	4,500	Yes	Yes
39	24,394		12,197	4,000	Yes	Yes
40	29,944		14,972	5,000	Yes	Yes
41	25,402		12,701	5,000	Yes	Yes
42	27,098		13,949	5,000	Yes	Yes
43	50,263		25,132	6,500	Yes	Yes
44	34,128		17,064	5,000	Yes	Yes
45	38,210		19,105	5,000	Yes	Yes
46	30,455		15,228	4,500	Yes	Yes
47	29,423		14,712	4,500	N/A	Yes
48	29,148		14,574	4,500	N/A	Yes
49	20,698		10,349	3,500	N/A	Yes
50	23,075		11,538	3,500	N/A	No
51	21,923		10,962	4,000	N/A	Yes
52	21,078		21,078	4,000	N/A	Yes
53	54,092		27,046	5,000	N/A	Yes
54	36,301		18,151	4,000	N/A	No
55	38,728		19,364	4,000	N/A	No
56	25,189		12,595	3,500	N/A	No
57	56,584		28,292	4,500	N/A	No
58	31,805		15,903	4,000	N/A	No
59	29,383		14,692	3,500	N/A	No
60	21,739		10,870	3,500	N/A	No
61	25,145		12,573	3,500	N/A	No
62	22,312		11,156	3,500	N/A	No
63	20,245		10,123	3,500	N/A	No
64	20,484		10,242	3,500	N/A	No
65	20,314		10,157	3,000	N/A	No
66	22,166		11,083	4,000	N/A	No
67	27,109		13,555	4,000	N/A	No
68	27,645		13,823	4,000	N/A	No
Non-Residential	9,054			0		
ROW	104,033			0		
Total	1,389,248		169	194,000		

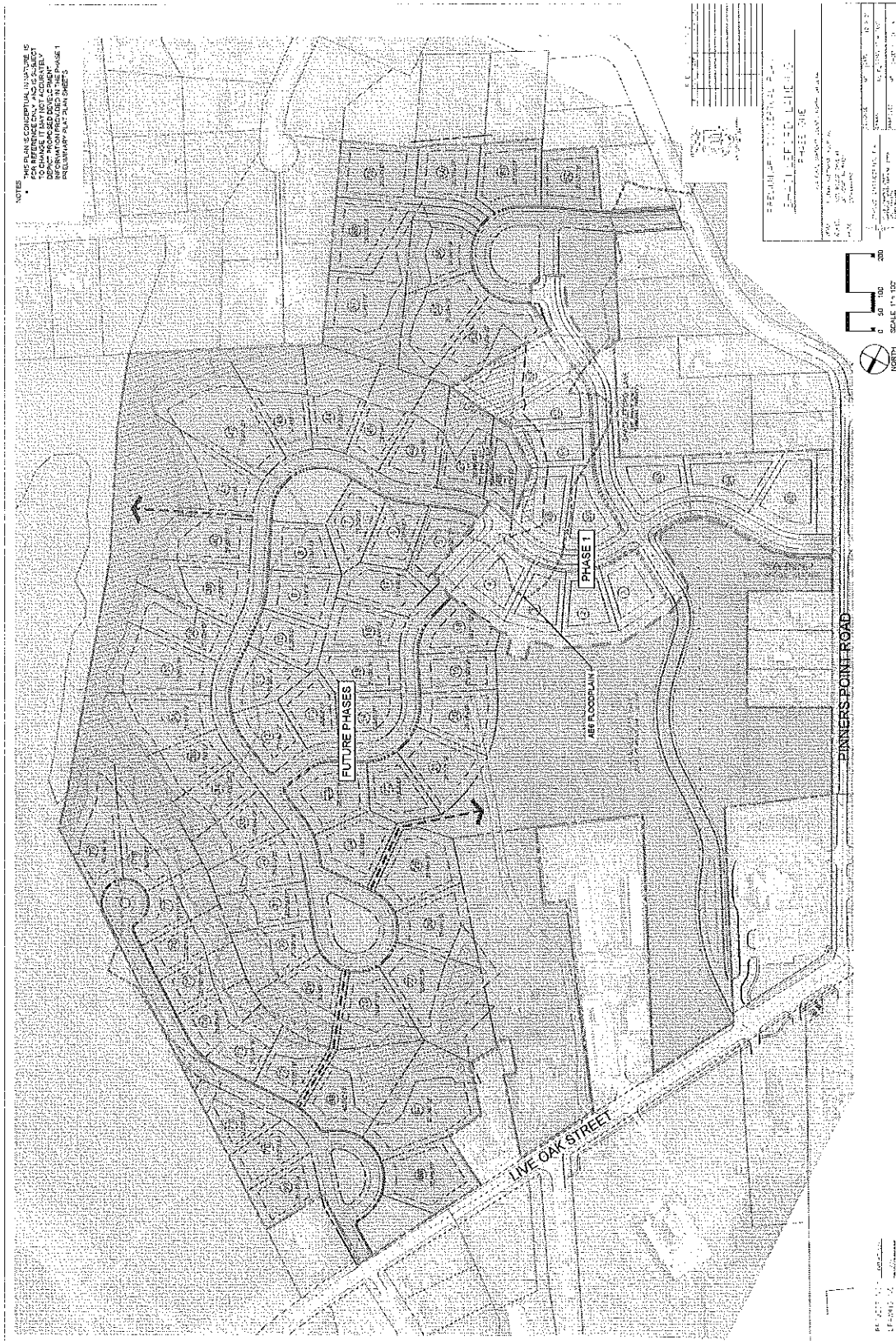
EXHIBIT B
Articles of Association of Salt Wynd Preserve Owners Association, Inc.

EXHIBIT C
Subdivision Restrictions imposed by the Town of Beaufort

EXHIBIT D
Lot Specific Requirements and Restrictions (in square footage)

- ¹ Gross Lot Area minus setbacks
- ² Synonymous with Impervious Coverage
- ³ Parks and non residential use

EXHIBIT E
FEMA AE6 Floodplain





**ENVIRONMENTAL IMPACT STATEMENT
 SALT WYND PRESERVE SUBDIVISION
 PARCELS 731609167703000, 731609153648000,
 731609066438000, 731609161556000
 BEAUFORT, CARTERET COUNTY, NORTH CAROLINA**

ASE PROJECT NO. 1555

FOR

**BEAUFORT AGRIHOOD DEVELOPMENT, LLC
 APRIL 28, 2022**

Cheryl J. Moody, PE, REM
 Principal Engineer
 License No. C-4762
 Atlantic Shores Environmental Services, Ltd
 175-1 Venture Drive, Bellville NC 28451
 (910) 371-5980

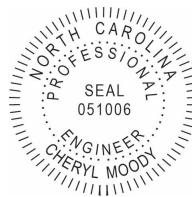


TABLE OF CONTENTS

SECTION	PAGE
1.0 PURPOSE AND NEED	1
1.1 Proposed Project Description	1
1.2 Purpose and Need for Action	1
2.0 ALTERNATIVES	3
2.1 Alternative A – No Action	3
2.2 Alternative B – Preferred Action.....	3
3.0 AFFECTED ENVIRONMENT.....	5
3.1 Topography.....	5
3.2 Soils	5
3.3 Land Use.....	5
3.4 Wetlands	6
3.5 Prime or Unique Agricultural Lands	7
3.6 Public Lands, Scenic, Recreational, and State Natural Areas	7
3.7 Areas of Archaeological or Historical Value	8
3.8 Air Quality.....	8
3.9 Noise Level.....	8
3.10 Water Resources	8
3.11 Forest Resources.....	9
3.12 Shellfish or Fish and Their Habitats	9
3.13 Wildlife and Natural Vegetation	10
4.0 ENVIRONMENTAL CONSEQUENCES.....	11
4.1 Topography.....	11
4.2 Soils	11
4.3 Land Use.....	11
4.4 Wetlands	11
4.5 Prime or Unique Agricultural Lands	12
4.6 Public Lands, Scenic, Recreational, and State Natural Areas	12
4.7 Areas of Archaeological or Historical Value	12
4.8 Air Quality.....	12
4.9 Noise Level.....	12
4.10 Water Resources	13
4.11 Forest Resources.....	13
4.12 Shellfish or Fish and Their Habitats	14
4.13 Wildlife and Natural Vegetation	14
5.0 MITIGATIVE MEASURES	15
5.1 Best Management Practices for Action Alternative	15
6.0 CONCLUSIONS	17
7.0 REFERENCES	18

APPENDICES

Appendix I – Figures

- Figure 1 – USGS Topographic Map
- Figure 2 – Tax Map
- Figure 3 – ETJ
- Figure 4 – Future Land Use
- Figure 5 – Land Suitability
- Figure 6 – Existing Land Use
- Figure 7 – Zoning
- Figure 8 – Surface Water Classification Tidal Salt Water
- Figure 9 - Surface Water Classification ORW and HQW
- Figure 10 – Proposed Plans
- Figure 11 – Shellfish Nursery
- Figure 12 – Shellfish Leasing
- Figure 13 – Stormwater Flow
- Figure 14 – Active Stormwater Permits
- Figure 15 – Historic Preservation
- Figure 16 – Coastal Zone Management
- Figure 17 – Coastal Barrier

Appendix II – Soils

Appendix III– CAMA, and Preliminary Wetland Review Report

Appendix IV – Flood Map

Appendix V – USFWS Species List and Critical Habitat Map

1.0 PURPOSE AND NEED

1.1 Proposed Project Description

The site consists of approximately 85.79 acres of land located along Live Oak Street and Pinners Point Road (herein “Property”) (see Figure 1, 2 and 3) in the extraterritorial jurisdiction (herein “ETJ”) of Beaufort, Carteret County, North Carolina (herein “Town”).

The Property is situated within an existing residential and commercial setting of the Town. The Property is predominately undeveloped and wooded. There is a small 5.5-acre portion of parcel 731609161556000 that is currently developed with commercial, residential and mobile homes, utilizing private water and sewer. The Property is situated along the shores of the North River and areas of regulated wetlands are present on the Property.

Beaufort Agrihood Development, LLC is proposing to develop the upland portions of the property into eighty-one (81) residential lots, in two phases. The development will also restore the existing dormant farm into an eleven (11) acre private farm for growing fruits and vegetables while incorporating animal husbandry promoting biodiversity and utilizing natural farming techniques. The open space of the farm is required for the low density stormwater program, thereby ensuring that it will not be developed, in perpetuity.

1.2 Purpose and Need for Action

The ETJ is defined within the Town of Beaufort North Carolina Core Land Use Plan adopted December 11, 2006 (herein “CLUP”) as areas of existing growth capable of accommodating regional growth influences while protecting the essential character and environment of the Town. The Property is located within the ETJ and zoned R-20. The CLUP concludes that the future land use of the Property (see Figure 4) is General Commercial along the Live Oak Street frontage and Low Density Residential on the remainder of the Property. The support for future development of the Property is further documented within the CLUP as the Property is deemed High Suitability for all of the Property except the roughly mapped Coastal and 404 wetlands areas which are documented as Least Suitable (see Figure 5).

The development will provide 81 residential building lots and a planned private farm for the development and local community. This influx of families will bring tax dollars to the Town and Carteret County, as well as increased revenue to local businesses and services. The private farm will provide a local sustainable source of produce for the local communities. The CLUP documents that the existing use for parcels 731609167703000 and 731609161556000 was Commercial and parcels 731609153648000 and 731609066438000 was Undeveloped (see Figure 6).

The CLUP is an important foundational document for the planning of future expansion within the Town and informed the current Beaufort Land Development Ordinance (herein “LDO”), adopted November 4, 2013, which regulates all structures and lands within the Town corporate limits and the ETJ and the current Town Official Zoning Map (see Figure 7). The Beaufort LDO (Section 7A R-20 Residential Single-Family District), allows lots for single family homes to have a minimum

size of twenty thousand square feet (20,000). The Property fully conforms to all R-20 zoning requirements, no variances have been requested nor are required and the Property will have an overall density of .94 units per acre, far less than the 2 units per acre allowed for the R-20 district.

2.0 ALTERNATIVES

Two alternatives, action and no action, are carried forward for this evaluation in the Environmental Impact Statement (EIS).

2.1 Alternative A – No Action

The alternative to the proposed development is "no build" which would deny the property owner the lawful use of the land for one of the permitted uses, Home Occupation under LDO Section 7. This alternative would have a negative impact on the local economy whereby the tax value would remain the same (no increase) and additional consumers will not be brought into the community.

The private farm will not be constructed and cannot provide fresh local produce to the community.

The Property will not have daily land management as it has historically had limited management and the result is tires and debris collecting in the environmentally sensitive areas and swales along the abutting right of ways. Forestry and fire prevention best practices will not be completed as previously, clear cut forestry activities have taken place on the 731609161556000 parcel.

2.2 Alternative B – Preferred Action

The preferred alternative is to develop the upland portions of the property into eighty-one (81) residential lots, in two phases. The development will also include a private farm using sustainable and chemical free farming practices for consumptive use in the neighborhood and surrounding communities. The development design will conserve all of the wetlands on-property and will maintain trees greater than 5 inches in diameter that are not in the footprint of the building pads or infrastructure (street, sidewalks and drainage swales). The Property, through deed restrictions, requires a tree survey and stormwater management plan be completed by licensed professionals for each lot so that all existing vegetative conditions may be considered prior to the approval of a site plan by the Architectural Review Board, a part of the Home Owners Association (herein "HOA").

All eighty-one (81) lots are single family residential lots and will maintain their existing R-20 zoning and Town water and sewer services have been requested. The development serves to meet all of the relevant objectives of the Town CLUP and LDO for low density residential development within an ETJ. Pervious pavement will be utilized for all for the roads, sidewalks and driveways.

Design layout of the development features, are based upon the current Town LDO and NCDEQ's CAMA and wetland requirements. The Property development layout reflects best management practices regarding avoidance and/or minimization of adverse impacts on the environmental resources within the development area.

The proposed low density stormwater management system meets and exceeds the criteria for water quality and flood control in the Town. Alternative designs were investigated in consideration of the existing Property limitations (i.e. depth to groundwater, topography) and the proposed design provides the best water quality and flood control.

The resulting design is consistent with applicable Town CLUP and LDO. The design features described above, together with the protection of wetland and wetland buffer areas, use of native species in the landscaping plan, adherence to the Soil Erosion and Sediment Control Plan, utilization of the Town water and sewer facilities are the primary mitigating measures incorporated into the development design.

The property is currently not being maintained. Nonnative invasive species are prevalent at the site. Debris and tires have been allowed to accumulate in sensitive areas. This proposed action will eradicate the invasive species while maintaining a vegetated community, resorting native species to the site. The redevelopment activities would also restore the sensitive areas to their natural state by removing the debris and tires. This removal will be conducted with Army Corp of Engineers and CAMA involvement to ensure that the sensitive areas will not be impacted.

After reviewing a variety of alternatives permitted under the LDO, it was determined that the development, as proposed, will have a lessened impact on the Property, surrounding properties and the Town as a whole. The mitigating measures included in the Property design should offset any potential adverse impact associated with the development.

3.0 AFFECTED ENVIRONMENT

This section describes the affected environment (existing setting or baseline conditions).

3.1 Topography

According to the United States Geological Survey (USGS) Beaufort North Carolina quadrangle dated 2019, (Figure 1) the Property is relatively flat (0-3% slopes) and lies at an elevation of approximately 0 to 10 feet above the North American Vertical Datum of 1988. The properties drain in a southeasterly direction toward Gibbs Creek. Gibbs Creek is classified as S.A.-H.Q.W. waters by the North Carolina Department of Environmental Quality (NCDEQ) and is designated as saline, tidal shellfish waters of high quality.

The development Property lies within the outer coastal plain physiographic province. The development Property is located within the Coastal Plain geomorphic province. The geologic framework of the Coastal Plain is one of underlying gently southeastward dipping unconsolidated clays, marls, silts and sands of the tertiary (65 to 1.75 million years ago) period.

The geologic formation consists of surficial deposits of sand, clay, and gravel.

3.2 Soils

According to the Natural Resources Conservation Service Web Soil Survey (WSS) (see Appendix II), much of the Property is AaA, Altavista loamy fine sand, this is a moderately well drained soil with a slope of 0-2%. Tm, Tomotley fine sandy loam (less than 20% of the site) and StA, State loamy fine sand also appear on the Property. Tomotley drains poorly and is sloped 0-2% while the State drains well with a slope of 0-2%. Small percentages of Ag, Augusta loamy fine and water were also detected.

Larry F. Baldwin, NCLSS, with Land Management Group preformed soil testing for infiltration in January 2022 of proposed lot No. 52. The results of that testing did identify the lot as having suitable infiltration rates for a subsurface residential wastewater system. The estimated seasonal high water table was between 15 - 23 inches from the present surface. Estimated permeability is 30 - 60 min/in (1 - 2 in/hr) to ~18 inch depths and 60 - 120 min/in (0.5 - 1.0 in/hr) below 18 inch depths.

3.3 Land Use

Parcel ID	Current Use	Past Use
731609167703000	42.39 acres – This area primarily consists of wooded land with logging access roads.	The tract has been wooded since at least 1993, but appears to have been used for silviculture sometime prior to that.

731609153648000	25.84 acres – This parcel consists of wooded land with the western portion being former agricultural fields. Logging access roads are present.	This tract was historically used as agricultural and silviculture.
731609161556000	9.93 acres – This parcel is partially wooded with singlewide homes located on the northern portion of the tract.	This tract was historically used as agricultural and silviculture
731609066438000	7.92 acres – This parcel primarily consists of former agricultural fields.	This tract was historically used as agricultural and silviculture

See Figure 2 for Parcel delineations.

3.4 Wetlands

Section 404/401 and Coastal Area Management Act (CAMA) wetland areas have been evaluated, delineated, and surveyed for approval by the USACOE and CAMA. The 404 and CAMA wetlands cannot be filled or developed unless Federal & State permitting approvals can be attained, which requires due need, avoidance, minimization, and full mitigation for any permitted wetland impacts. No impacts to wetland areas are proposed within this development plan.

A portion of the Property (parcel 731609167703000) is adjacent to the Gibbs Creek area of the North River which is designated by the North Carolina Department of Environmental Quality (NCDEQ) as SC (Tidal Salt Water) HQW (High Quality Waters) (see Figure 8 and 9).

This parcel and parcels 731609161556000 and 731609153648000 contain 404 wetlands and two jurisdictional tributaries (see Appendix III).

The NCDEQ Division of Water Resources GIS mapping system classifies the coastal areas abutting the Property as SC (Tidal Salt Water) and HQW (High Quality Waters). The existing recorded deed for parcel 731609167703000 was completed prior to the changes in private coastal water ownership, therefore, the Property will deed the ~1.55-acre remnant area of coastal wetlands to the State of North Carolina with the recordation of the Preliminary Plat.

The Property has been working with NC Division of Coastal Management (herein "NCDCM") regarding development within the Area of Environmental Concern (herein "AEC") and the local representative of NCDCM has visited the Property and completed the requisite validation of the NHW survey by Stroud Engineering (herein "Stroud") thereby assuring the accuracy of the Boundary, Section 404/401 and NHW survey information on the Preliminary Plat (see Figure 10).

The North River and specifically Gibbs Creek adjoin the Property - according to the NC Department of Marine Fisheries these local areas are not Primary, Permanent Secondary or Special Secondary Nursery Areas. However, there is a Bottom Shellfish lease and a Water Column Shellfish lease within .6 miles of the Property (see Figure 11 and 12).

3.5 Prime or Unique Agricultural Lands

According to the USDA Natural Resource Conservation Service, Prime farmland, as defined by the U.S. Department of Agriculture, is land that has the best combination of physical and chemical characteristics for producing food, feed, forage, fiber, and oilseed crops and is available for these uses. It could be cultivated land, pastureland, forestland, or other land, but it is not urban or built-up land or water areas. The soil quality, growing season, and moisture supply are those needed for the soil to economically produce sustained high yields of crops when proper management, including water management, and acceptable farming methods are applied. In general, prime farmland has an adequate and dependable supply of moisture from precipitation or irrigation, a favorable temperature and growing season, acceptable acidity or alkalinity, an acceptable salt and sodium content, and few or no rocks. The water supply is dependable and of adequate quality. Prime farmland is permeable to water and air. It is not excessively erodible or saturated with water for long periods, and it either is not frequently flooded during the growing season or is protected from flooding. Slope ranges mainly from 0 to 6 percent.

"Unique farmland" is land other than prime farmland that is used for the production of specific high-value food and fiber crops, such as citrus, tree nuts, olives, cranberries, and other fruits and vegetables. It has the special combination of soil quality, growing season, moisture supply, temperature, humidity, air drainage, elevation, and aspect needed for the soil to economically produce sustainable high yields of these crops when properly managed. The water supply is dependable and of adequate quality. Nearness to markets is an additional consideration. Unique farmland is not based on national criteria. It commonly is in areas where there is a special microclimate, such as the wine country in California.

The development area meets one or more criteria for Non-Farmland. The Property is in an urban area. No farmland area will be affected or converted according to the Code of Federal Regulation 7 CFR 658.

3.6 Public Lands, Scenic, Recreational, and State Natural Areas

The Property will not impact municipal lands, scenic, recreational, or State Natural Areas. The following are State Natural Areas, State Parks, and scenic areas located near the Property.

- Theodore Roosevelt Natural Area at 1 Roosevelt Boulevard Pine Knoll Shores, NC 28512
 - 14.6 miles from the Property
- Rachel Carson Reserve at 101 Pivers Island Road Beaufort, NC 28516
 - 5.4 miles from the Property
- Shackleford Banks at Harkers Island
 - 12.7 miles from the Property

The following are recreational facilities near the Property.

- Eastern Athletic Club at 105 Professional Park Drive
 - 0.3 miles from the Property
- Snap Fitness at 1718 Live Oak Street
 - 0.7 miles from the Property
- The Beaufort Club at 300 Links Drive

- 3.1 miles from the Property
- North Carolina Maritime Museum at 315 South Front Street
 - 2.7 miles from the Property

3.7 Areas of Archaeological or Historical Value

Historic and archaeological resources may include objects, structures, shipwrecks, neighborhoods, districts, and manmade or man-modified features of the landscape and seascape, including archaeological sites, which either are on or are eligible for inclusion on the State or National Register of Historic Places. The Property is not listed on the National Registry.

3.8 Air Quality

Air Quality & Green House Gas Emissions

Carteret County is located in an area classified by the US Environmental Protection Agency (EPA) as being in attainment for all six criteria pollutants under the Clean Air Act (CAA). This means this is protected under several provisions of the CAA including the National Ambient Air Quality Standards (NAAQS) and the Prevention of Significant Deterioration (PSD) of Air Quality Program.

The development would result in a negligible increase of Green House Gas emissions (GHGs) from the use of construction equipment. Construction related activities would result in a localized increase of vehicle exhaust, emissions, and fugitive dust throughout the construction period. Periodic use (i.e. hourly) of various types of equipment (excavators, backhoes, trucks) over the construction period would produce limited emissions relative to those produced from future residents. Any increase in GHGs would cease once construction is complete; therefore, no long-term contribution of GHGs would occur under either Alternative discussed in this EIS.

3.9 Noise Level

The development would cause temporary and intermittent negative impacts to natural soundscapes during construction. Periodic use (i.e. hourly) of various types of equipment (bobcats, trucks, power equipment, chainsaws and chippers, etc.) over the construction period would produce sounds. These sounds would be limited to the working hours for the development (daylight hours).

Any increase in construction noise would cease once construction or maintenance activities are complete and would be limited to the workday during construction; therefore, no long-term impact to the soundscape would occur under Alternatives discussed in this EIS.

3.10 Water Resources

The majority of the property is located in a 500 or 100 year flood zone. The property along Gibbs Creek is classified as AE-6 signifying a flood stage of 6 feet (see Appendix IV).

The purpose of the Clean Water Act is to “restore and maintain the chemical, physical, and biological integrity of the Nation’s waters: It establishes effluent limitations for new and existing discharges into the U.S. waters, and authorized States to substitute their own water quality

management plans developed under Section 208 of the act for Federal controls. This act also provides an enforcement procedure for water pollution abatement and required conformance to a permit required under Section 404 for actions that may result in a discharge of dredge or fill material into a tributary, a wetland, or to an associated water source for a navigable waterway. Section 4.6 of 2006 Management Policies addresses water resource management including the protection of surface water and groundwater, water rights, water quality, and watershed and stream processes.

Wastewater treatment systems can influence groundwater and surface water nutrient loads and bacteria concentrations in some settings. Coastal soils are generally sandy with a shallow water table, increasing the potential for groundwater transportation of pollutants from the on-Property septic systems to surface waters. However, no subsurface treatment systems will be allowed within the development.

All eighty-one (81) lots are single family residential lots that will be serviced by Town water and sewer systems. The development has a low density stormwater program and each lot will have deed restrictions regulating maximum built-upon area, maximum stormwater runoff and minimum natural vegetation area. This Property's design, along with the deed restrictions assures the protection of the Property and its surrounding areas in perpetuity through legally enforceable standards.

3.11 Forest Resources

Croatan National Forest is located in Craven County, North Carolina. This is primarily a pine forest with some hardwoods. This national forest is located 31.5 miles from the Property.

Forest resources will not be significantly impacted.

3.12 Shellfish or Fish and Their Habitats

The North Carolina Division of Marine Fisheries administers the Shellfish Lease and Franchise Program for the purposes of shellfish cultivation, aquaculture and mariculture within the State of North Carolina. This area of the North River is an active shellfish nursery with several shellfish leases in the vicinity (see Figure 11 and 12).

"Water column" means the vertical extent of water, including the surface, above a designated area of submerged bottom land.

A proposed water column is located over ½ mile (approximately 0.68 miles) from the shore of the Property. A bottom is also located over ½ mile (approximately 0.55 miles) from the shore of the Property.

The design of the stormwater system is low density. The system is designed to handle the site storm water as well as the existing off-site storm water currently flowing in the existing swales along Pinner Point Road (see Figure 13 and 14). This off-site stormwater will have increased treatment prior to its discharge into the waterway. This treatment will reduce the particulate and sediment load that is currently entering the North River. The development, through its deed

restrictions of reducing stormwater flow and prohibition of the use of non-organic landscape products on the Property, assure that the stormwater quality will be compatible with promoting the aquaculture both within Gibbs Creek and the North River as a whole.

Diligent stormwater pollution prevention practices should be implemented during construction phases of the project to ensure sediment does not leave the site during these activities.

Based on the treatment of currently untreated off site storm water in the designed system, no on-site septic, and the deed restriction requirements for stormwater flow restrictions, there should be no impact, or a beneficial impact to the waterway with the preferred alternative. Based on this, there should be no adverse impact to the water column or the bottom.

3.13 Wildlife and Natural Vegetation

An official federal species list (consultation code 04EN2000-2018-SLI-0364) was obtained from the U.S. Fish and Wildlife (USFWS) Information for Planning and Conservation (IpaC) website (<https://ecos.fws.gov/ipac/>) on March 29, 2022 (see Appendix V). The list identified 14 threatened, endangered, or candidate species with the potential to occur within the development area. No critical habitats have been identified in the development area. All but two of these species were ruled out based on their preferred habitats. However, the following two species have the potential to be located on the Property.

- Red-cockaded Woodpecker (*Dryobates borealis*)
- Rough-leaved Loosestrife (*Lysimachia asperulaefolia*)

Based on a Property visit conducted on April 20, 2022, neither Red Cockaded Woodpecker roosts nor Rough-leaved Loosestrife plants were observed within the Property boundaries.

Most vegetation is comprised of some native and non-native species. The majority of the vegetation within the development area is forest, which is a mixed pine-hardwood forest community. Vegetation is dominated by the combination of the following:

- White oak – *Quercus alba*
- Eastern black oak – *Quercus velutina*
- Longleaf pine – *Pinus palustris*
- American holly – *Hex opaca*
- Mountain laurel – *Kalmia latifolia*

Invasive non-native vine species are prevalent at the Property.

4.0 ENVIRONMENTAL CONSEQUENCES

4.1 Topography

The topography of the Property will be minimally impacted. Some cut and fill will be required for infrastructure and building pads.

The general topography of the Property will not be altered.

4.2 Soils

The proposed development shall be permitted by NCDEQ and will comply with all stormwater requirements. All disturbed areas not occupied by improvements such as roads and houses will be vegetatively stabilized as required by the stormwater plan. The developer is requiring a vegetative buffer next to wetland and water front areas on all lots.

Due to the lack of elevational change on this property, significant soil erosion is not expected during construction.

4.3 Land Use

The Property does not have documented historical significant (see Figure 15). Historical resources will not be impacted. The use of the Property would change from undeveloped to single family residential. The development will be consistent with the following statutes and ordinances, herein collectively known as Relevant Regulations:

- Beaufort Land Development Ordinance (“LDO”), adopted November 4, 2013
- Beaufort Subdivision Ordinance (“SO”), adopted September 8, 1998 and amended August 8, 2005
- North Carolina Code of Ordinances Title V - Public Works and Title XV - Land Usage (“NCCoO”)
- Town of Beaufort North Carolina Core Land Use Plan adopted December 11, 2006 (“CLUP”)

Relevant Regulations, industry best practices and various other pertinent planning documents were utilized to prepare the Preliminary Plat application. This EIS addresses specific areas of proposed Property design (i.e., stormwater runoff, flooding) and potential impacts and steps taken to minimize or avoid adverse environmental impacts.

The current land use is residential, idle farmland and undeveloped land. The use of the Property will not change. However, the percentage of those uses will be altered, increasing the residential and farm uses.

4.4 Wetlands

A Section 404/401 wetland delineation, Normal High Water (“NHW”), Floodplain and topographic surveys have been conducted for the Property. Regulated wetlands are present on the

Property. Minimal impacts to the wetlands will be incurred for installation of the infrastructure. However an Army Corps of Engineers wetland permit will be obtained prior to the start of the development.

The Property has been working with NC Division of Coastal Management (“NCDCM”) regarding development within the AEC and the local representative of NCDCM has visited the Property and completed the requisite validation of the NHW survey by Stroud thereby assuring the accuracy of the Boundary, Section 404/401 and NHW survey information on the Preliminary Plat (see Figure 3). The Property will construct two Stormwater Swales (#4 and #5) within the AEC and has begun the discussions with NCDCM for the requisite CAMA Major permit for these two improvements. These two swales are the only development within the AEC contemplated in the Preliminary Plat. A major CAMA permit will be obtained prior to the start of the development.

Neither wetland nor CAMA resources will be permanently impacted as a result of the proposed action.

4.5 Prime or Unique Agricultural Lands

No prime or unique agricultural land features exist onsite.

4.6 Public Lands, Scenic, Recreational, and State Natural Areas

No State Natural areas, recreational or public lands will be adversely impacted.

4.7 Areas of Archaeological or Historical Value

No areas of archaeological or historic value features exist onsite.

4.8 Air Quality

Decreased air quality because of air-borne dust associated with the proposed construction activities is a projected short-term impact. Methods to control soil erosion and sediment control will be implemented in order to minimize air quality degradation. Long-term degradation of air quality as a result of an increase in traffic is not expected.

The development proposes to construct roadways accessing the Property from three county roads. Increased traffic volume could potentially impact ambient air quality. Air quality impacts typically arise from traffic delays. No delays entering or exiting the Property are anticipated.

The proposed development by itself is not anticipated to result in a significant impact on ambient air quality.

4.9 Noise Level

The development would cause temporary and intermittent negative impacts to natural soundscapes during construction. Periodic use (i.e. hourly) of various types of equipment (bobcats, trucks, power equipment, chainsaws and chippers, etc.) over the construction period would produce sounds that are comparatively isolated. Some wildlife would be impacted by sounds produced from

construction and maintenance activities. These sounds would be limited to the working hours for the development (daylight hours).

Any increase in construction noise would cease once construction or maintenance activities are complete and would be limited to the work day during construction.

No long-term impact to the soundscape would occur under the preferred Alternative discussed in this EIS.

4.10 Water Resources

Wastewater treatment systems can influence groundwater and surface water nutrient loads and bacteria concentrations in some settings. However, the development will be connected to Town wastewater and water supply. Significant subsurface disruption will not occur and major impacts to groundwater resources are not anticipated.

The Town of Beaufort owns and operates municipal potable water and sanitary sewer service in Beaufort and is currently providing these services to nearby annexed parcels. Public sewer is currently available by an existing sewer main and Sanitary Lift Station #13 located in Live Oak Street, in front of the Food Lion grocery store. The Property will be serviced by Town sewer through a gravity main constructed between the Town's Sanitary Lift Station #13 to the Property's lift station. The 81 lots will be connected to the Property's lift station through gravity sewer mains constructed within the 50' street right of way.

The 81 lots will be serviced by Town water through a looped 8" water main network constructed within the 50' street right of way and connected in two locations to the Town's existing 8" water main located on Pinners Point Road.

The Property is located in a county regulated under CAMA (see Figure 16), but is not located in a Coastal Barrier Resource area (see Figure 17). The Property will construct two Stormwater Swales (#4 and #5) within the AEC and has begun the discussions with NCDCM for the requisite CAMA Major permit for these two improvements. These two swales are the only development within the AEC contemplated in the Preliminary Plat. This permit will include removal of tires and other debris which have been dumped in the AEC at the properties edge.

Stormwater requirements will be met and exceeded through the use of low-density development standards which require <12% built-upon or impervious surfaces. In addition pervious pavement will be utilized on all streets, driveways, sidewalks, and trails. These construction standards virtually eliminate stormwater run-off by allowing typical storm rainfall events to infiltrate into the ground.

Project actions would not be expected to affect water resources within the development and surrounding areas.

4.11 Forest Resources

The intent of the development is to maintain the aesthetic of a wooded property after development. The Property, through deed restrictions, mandates that a minimum of 50% of each lot must be maintained in its current vegetative condition and prohibits clear cutting, with the exception of areas for roads, swales and deed restricted impervious home sites, which constitute less than 25% of the Property.

Trees larger than 5 inches in diameter will remain on the Property unless they are in the footprint of the infrastructure or building pads. While there will be a loss of trees in the preferred alternative, a significant canopy will remain over the majority of the Property. A benefit of the action will be to eradicate evasive vine species on the Property. The development will comply with the Beaufort Land Use Ordinance Chapter 244 and Tree Ordinance Chapter 100.

The proposed development is not expected to significantly impact the resources.

4.12 Shellfish or Fish and Their Habitats

The North River and Gibbs Creek are located along the eastern property boundary of the Property. According to the NC Department of Marine Fisheries, the areas adjoining the Property are not Primary, Permanent Secondary or Special Secondary Nursery Areas. The limited increase in stormwater runoff, increased cleansing of the off-site stormwater and prohibition of non-organic landscape products will not harm the existing aquaculture.

The proposed development is not expected to impact these resources.

4.13 Wildlife and Natural Vegetation

A minimal amount of upland forested wildlife habitat will be cleared and developed by the project. However a tree canopy will remain. No critical wildlife habitats are located on the Property.

The proposed development is not expected to significantly impact these resources.

5.0 MITIGATIVE MEASURES

5.1 Best Management Practices for Action Alternative

General Construction

- The contractor shall comply with all local, State and Federal laws and regulations.
- The development shall include a pre-construction meeting and a final inspection meeting, in addition to regularly scheduled development meetings and Property visits.
- Equipment must be free of any fluid leaks upon arrival to the work Property and would be inspected at the beginning of each shift for leaks. If the leak cannot be contained, leaking equipment would be removed off Property for necessary repairs before continuing construction.
- Fueling of any type, whether equipment or vehicles, must be done either on non-pervious surfaces such as concrete or asphalt, or a spill containment pad must be deployed during fueling.
- Equipment, material, and supply storage would be within approved areas only.
- Parking of personal vehicles would be in designated areas only.
- Migration of soils would be controlled by limiting the area of potential disturbance in concert with the maintenance of silt fencing and other required stormwater erosion measures in accordance with permit requirements during and after construction activities.

Air Quality

- To reduce noise and pollution emissions, construction equipment would not idle any longer than is necessary for safety and/or mechanical reasons
- All haul loads must be tarped.

Archeological Resources

- Should construction unearth cultural resources, work would be stopped in the area of discovery and consultation with the State Historic Preservation Office (SHPO) should occur

Lightscares and Soundscapes

- Hours of outdoor construction would be limited to daylight hours, therefore, no artificial lighting would be needed.

Soil and Vegetation

- Construction zones would be identified (i.e. flagging, construction tape, etc.) to confine activity to the minimum work area required.
- Soil disturbance shall be minimized to the greatest extent possible to reduce disturbance to native plants.
- Erosion control measures that provide for soil stability and prevent movement of soil would be implemented, such as installing silt fencing along the edge of the of construction. Daily inspection of the silt fence will be conducted along the wetland and CAMA lines during construction and until vegetation is established.
- Exposed soil shall be seeded and mulched as soon as possible to prevent establishment of invasive plants and erosion.

Shellfish and Their Habitats/Wetlands

- Maintain stormwater erosion control measures until vegetation is established in new construction areas with particularly attention to those lots abutting wetlands of the Coastal zone.
- Maintain the least dense residential zoning (R20) possible
- Limit post development stormwater runoff to <10% of predevelopment levels
- Detain, store and reuse stormwater for native landscaping on each lot
- Pursue municipal water and sewer systems
- Preserve farmland and open spaces, in perpetuity, through deed restriction and impervious requirements of the Low-Density stormwater program
- Restrict existing vegetative destruction, mandate maximum built-upon area and prohibit non-organic landscape product through deed restrictions
- Maintain all stormwater systems on both common and private areas
- Establish Property as a community within the Town through annexation and payment of taxes
- Use pervious pavement on all roads, sidewalks and driveways
- Prohibit, by deed restriction, the use of all pesticides, lawn treatments, etc that are not organic, for use on the property

The development of the overall strategies to minimize all on and off property environmental impacts was coordinated with the input of both locally recognized environment experts (North Carolina Coastal Federation) and consultation of current, environmentally sensitive, development best practices.

Wildlife

- Construction personnel would be oriented on appropriate behavior in the presence of wildlife and the proper handling and disposal of food and /or other attractants.

6.0 CONCLUSIONS

Based on the information contained in this report, ASE concludes that there is a finding of No Significant Impact for the proposed alternative.

The direct environmental impact of the preferred action: There will be a removal of approximately 25% of the trees and an increase of approximately 12% impervious area on the Property. However, the design includes pervious pavement and on-site stormwater retention and reuse which allows the development to qualify for the Low-Density stormwater program. The development will facilitate additional surface area treatment for the existing, untreated stormwater, currently routed over the Property from the adjacent roadway swales and remove invasive species from the property. The proposed farm will be an environmentally friendly, local source of produce for the community and be preserved, in perpetuity, from future development.

Any significant adverse environmental effects which cannot be avoided should the proposal be implemented: Significant adverse environmental effects will not be incurred from the preferred action.

Mitigation measures proposed to minimize the impact: The preferred action is designed with a Low-Density stormwater program including pervious pavement, and deed restrictions on lots as they relate to built-upon area, removal of trees and preservation of the existing vegetation.

Alternatives to the proposed action: The alternative action is to not build the development, which prevents the owners by right use of their property and is inconsistent with the Town's policy for supporting growth and development at the densities specified in Section IV of the CLUP and Town Zoning Map.

The relationship between the short-term uses of the environment involved in the preferred action and the maintenance and enhancement of long-term productivity: The property is currently underutilized in its current capacity. The farm land is idle, the wooded areas are unmaintained and overgrown with invasive species. The preferred action would restore the Property's farmland to active production and remove the invasive vine species. Debris and trash have accumulated in sensitive areas of the site, the proposed development would restore and maintain these sensitive areas, in perpetuity.

Any irreversible and irretrievable environmental changes which would be involved in the proposed action should it be implemented: No irreversible and irretrievable environmental changes would be involved with the preferred action.

7.0 REFERENCES

Stroud Engineering, P.A. Salt Wynd Preserve Phase I

United States Department of the Interior, Fish and Wildlife Services March 29, 2022.

Information for Planning and Conservation (IpaC)

<https://ecos.fws.gov/ipac/>

Natural Resources Conservation Service Web Soil Survey (WSS), Carteret County North Carolina.

FEMA Flood Map Service Center

US Environmental Protection Agency (EPA)

<https://www.outerbanks.org/partners/budget-and-statistics/>

EPA's Environmental Justice Screening and Mapping Tool

<https://www.epa.gov/ejscreen>

U.S National Oceanic and Atmospheric Administration Coastal Zone Management

[US Coastal Zone Management Act Boundary - World | GIS Map Data | US National Oceanic and Atmospheric Administration \(NOAA\) | Koordinates](#)

EPA's Sole Source Aquifers

NPS Wild and Scenic Rivers

NPS Historic Preservation Map

NPS Wetlands Mapper

NPS Coastal Barrier Resources

Kelly Riley Lighthouse Technical Environmental Consultants

Larry F. Baldwin ,NCLSS, with Land Management Group

North Carolina Marine Fisheries <https://deq.nc.gov/about/divisions/marine-fisheries>

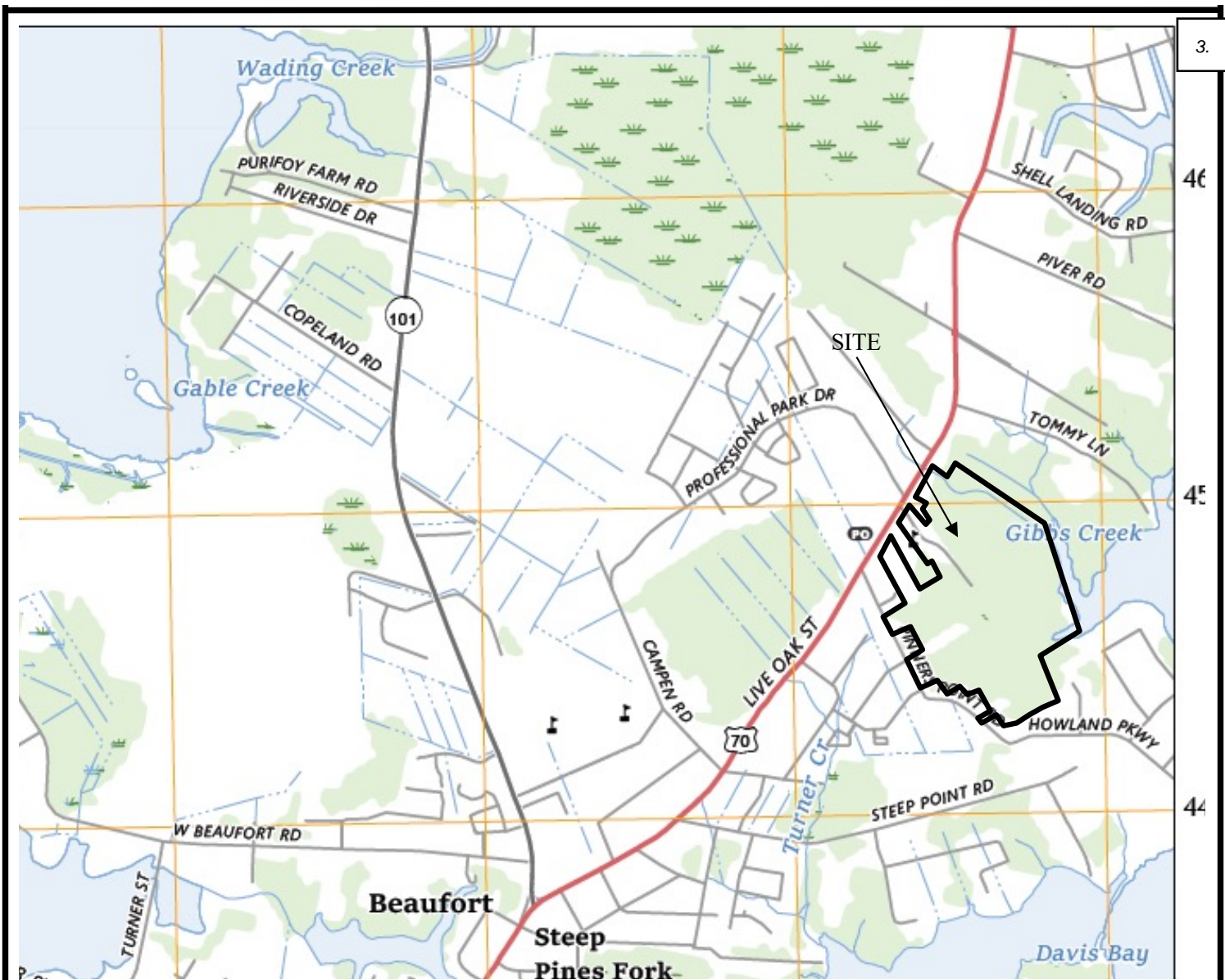
NCDEQ

<https://nc.maps.arcgis.com>

Appendix I – Figures

Appendix I – Figures

- Figure 1 – USGS Topographic Map
- Figure 2 – Tax Map
- Figure 3 – ETJ
- Figure 4 – Future Land Use
- Figure 5 – Land Suitability
- Figure 6 – Existing Land Use
- Figure 7 – Zoning
- Figure 8 – Surface Water Classification Tidal Salt Water
- Figure 9 - Surface Water Classification ORW and HQW
- Figure 10 – Proposed Plans
- Figure 11 – Shellfish Nursery
- Figure 12 – Shellfish Leasing
- Figure 13 – Stormwater Flow
- Figure 14 – Active Stormwater Permits
- Figure 15 – Historic Preservation
- Figure 16 – Coastal Zone Management
- Figure 17 – Coastal Barrier



SCALE 1:24 000

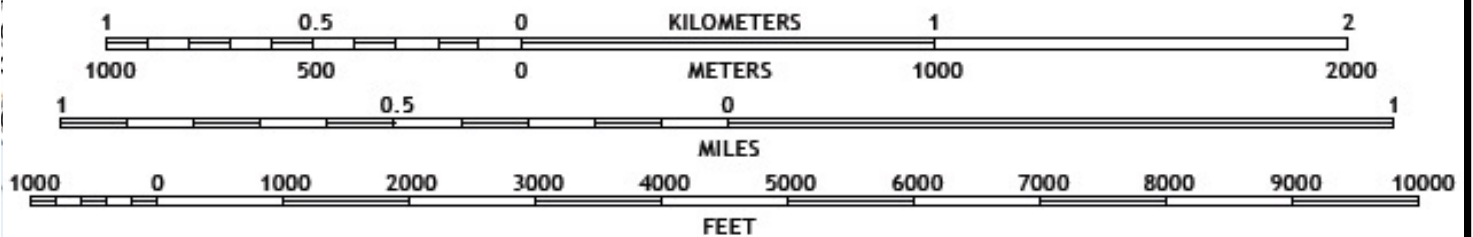


FIGURE 1: TOPOGRAPHIC MAP

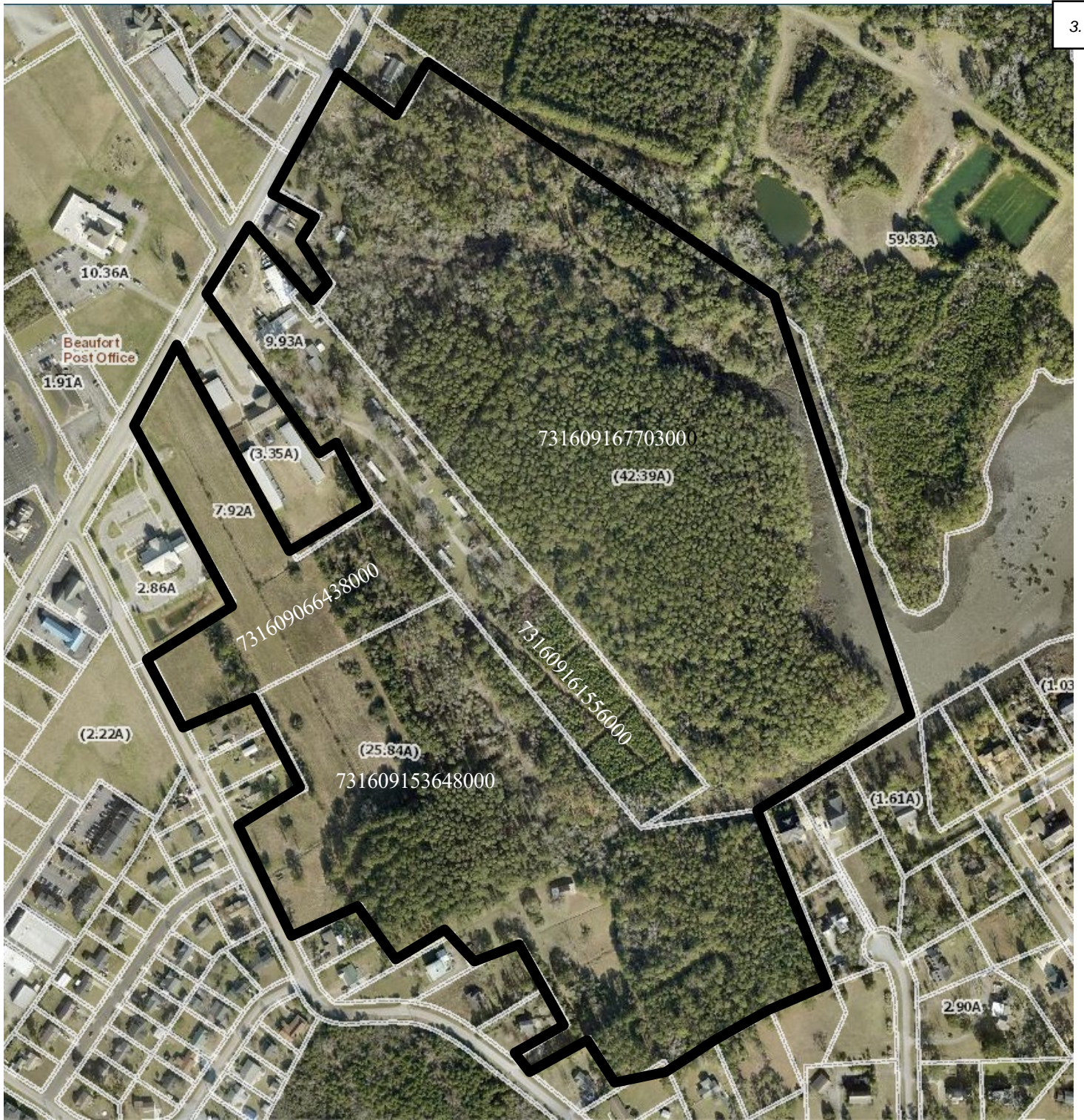


Source: USGS Beaufort Quadrangle 2022

Salt Wind Preserve
Beaufort, North Carolina



ASE Project No. 1555
April 2022



Not to scale

FIGURE 2: TAX MAP

Source: Carteret County GIS

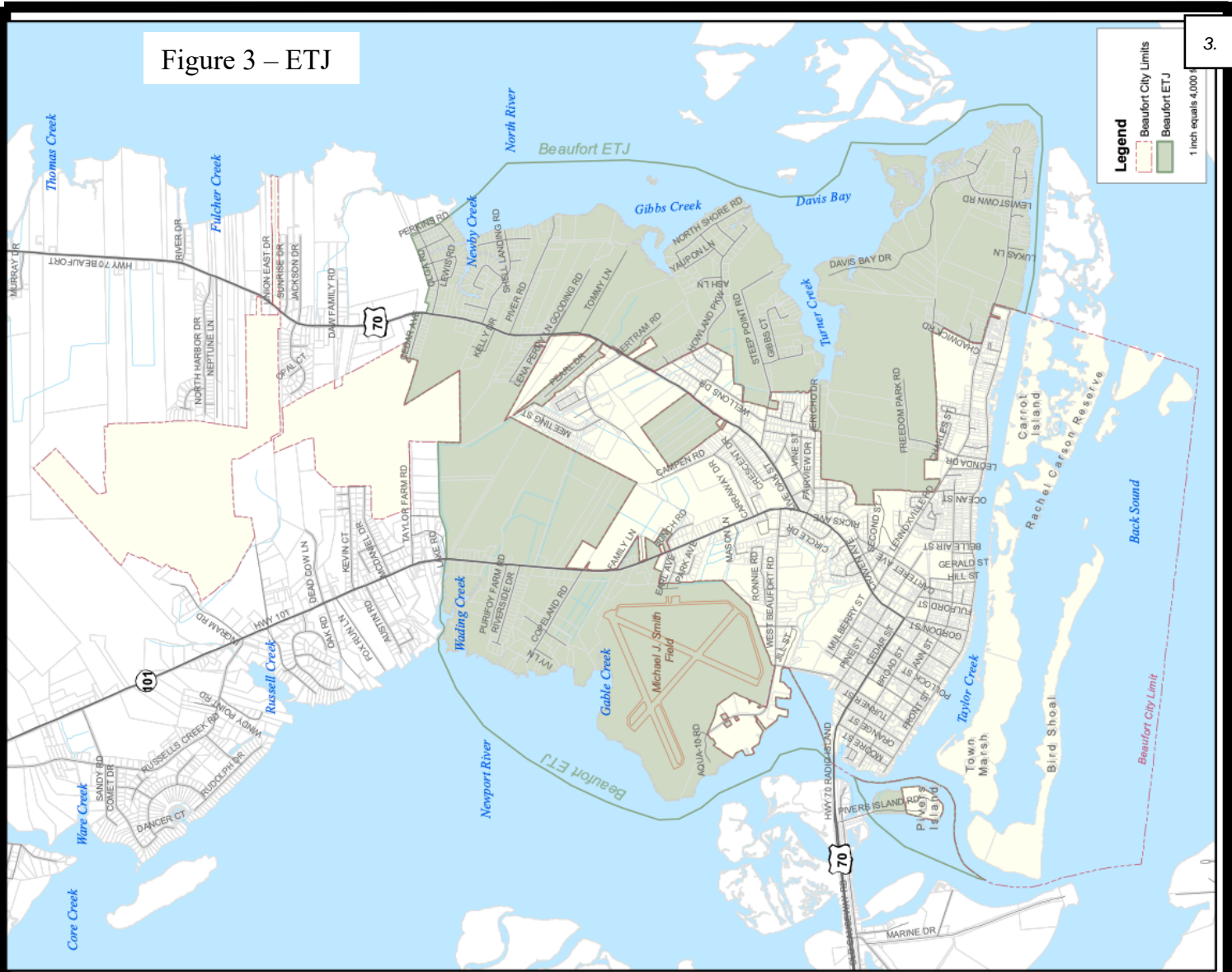


Salt Wind Preserve
 Beaufort, North Carolina



ASE Project No. 1555
 April 2022

Figure 3 – ETJ



BEAUFORT, NC



THE WOOTEN COMPANY
PROVIDING PLANNING SKILLS FOR...

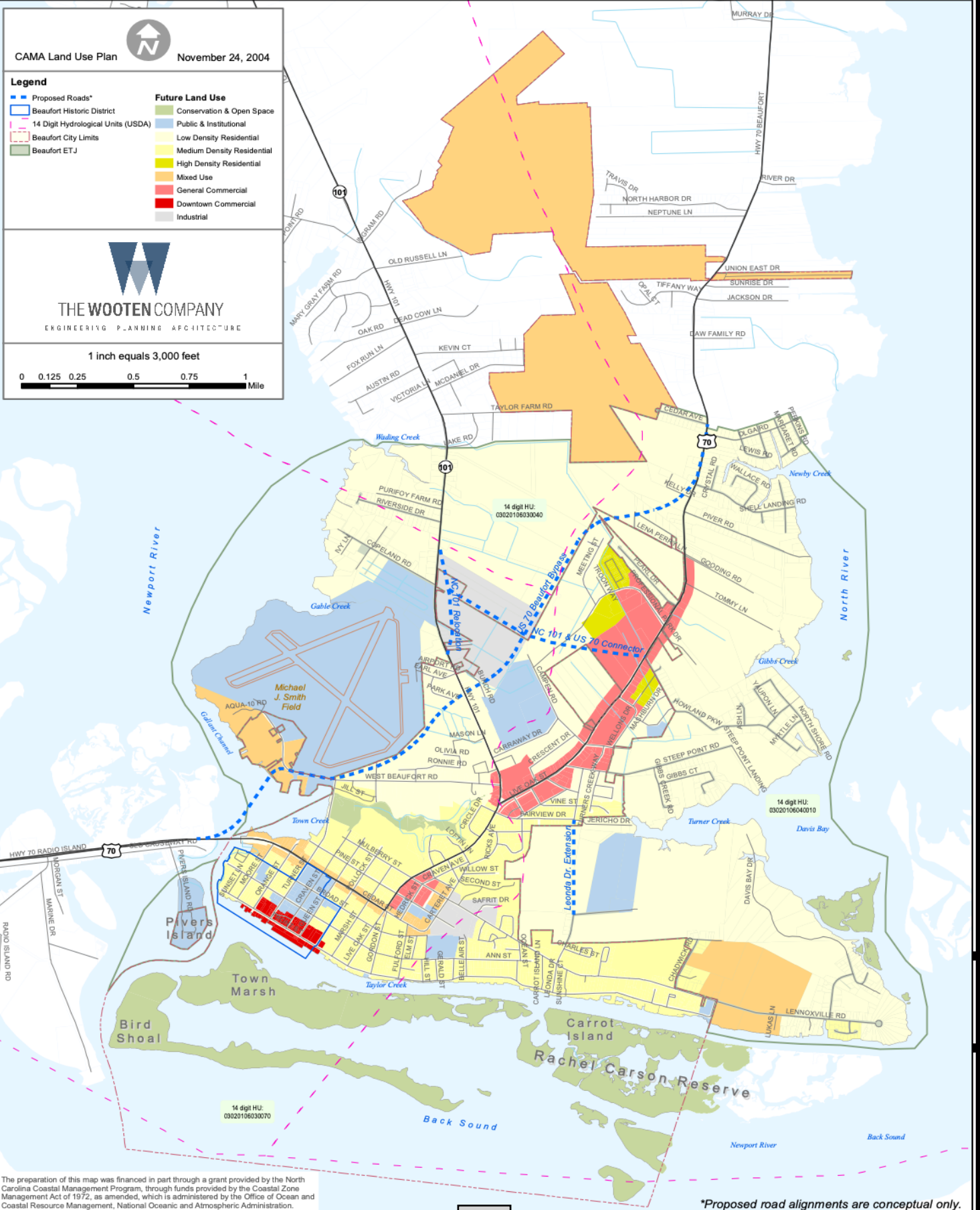
The preparation of this map was financed in part through a grant provided by the North Carolina Coastal Management Program, through funds provided by the Coastal Zone Management Act, National Oceanic and Atmospheric Administration, National Coastal Resources Management, National Oceanic and Atmospheric Administration.

November 22, 2004



BEAUFORT, NC


Figure 4 – Future Land Use





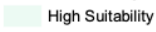

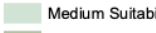
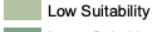
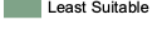
BEAUFORT, NC


Figure 5 – Land Suitability



CAMA Land Use Plan  November 23, 2004

Legend

	Beaufort City Limits	Land Suitability	
	Beaufort ETJ		High Suitability
	Water Bodies		Medium Suitability
			Low Suitability
			Least Suitable


THE WOOTEN COMPANY
 ENGINEERING | PLANNING | ARCHITECTURE

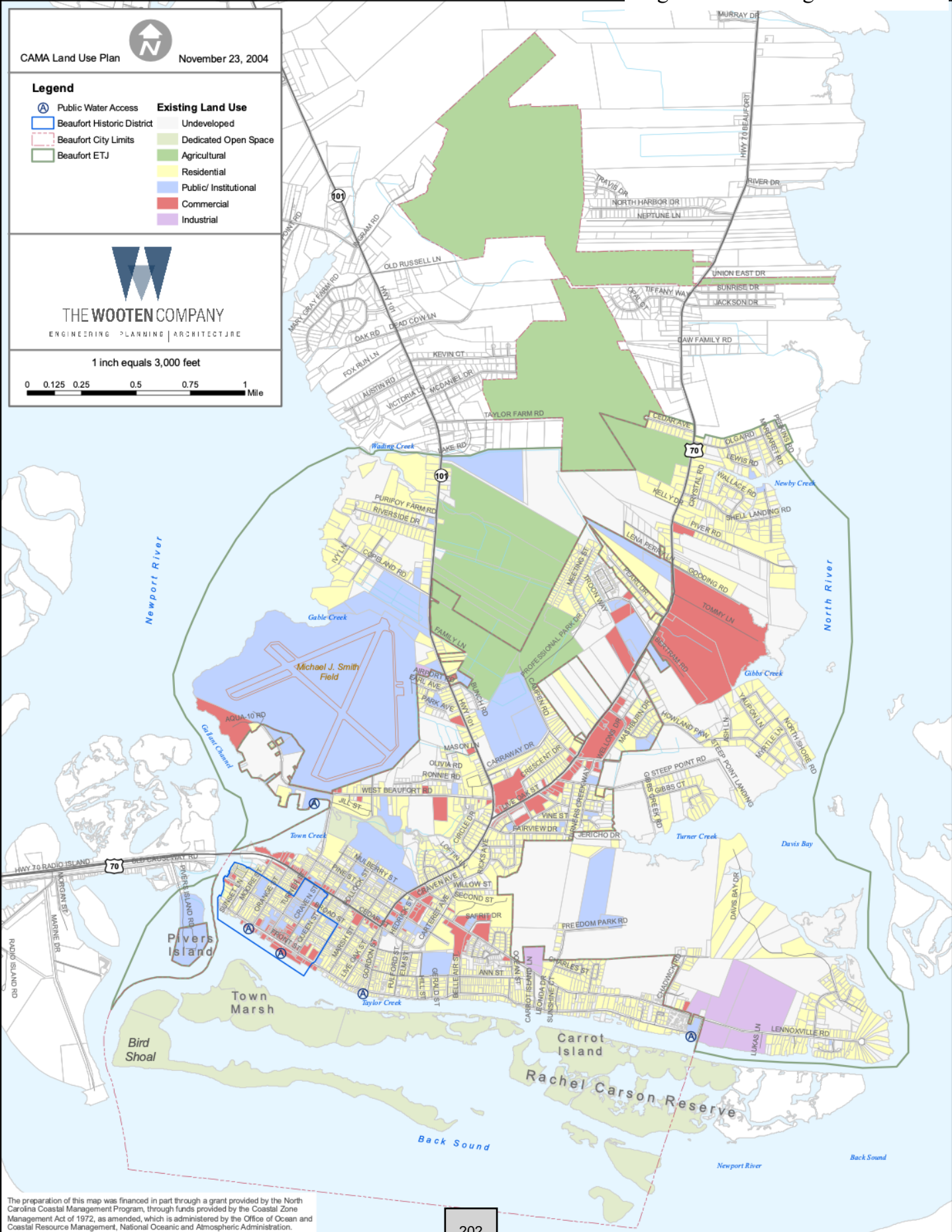
1 inch equals 3,000 feet

0 0.125 0.25 0.5 0.75 1 Mile

The preparation of this map was financed in part through a grant provided by the North Carolina Coastal Management Program, through funds provided by the Coastal Zone Management Act of 1972, as amended, which is administered by the Office of Ocean and Coastal Resource Management, National Oceanic and Atmospheric Administration.

BEAUFORT, NC

Figure 6 – Existing Land Use



CAMA Land Use Plan November 23, 2004

Legend

Public Water Access	Existing Land Use
Beaufort Historic District	Undeveloped
Beaufort City Limits	Dedicated Open Space
Beaufort ETJ	Agricultural
	Residential
	Public/Institutional
	Commercial
	Industrial

THE WOOTEN COMPANY
ENGINEERING | PLANNING | ARCHITECTURE

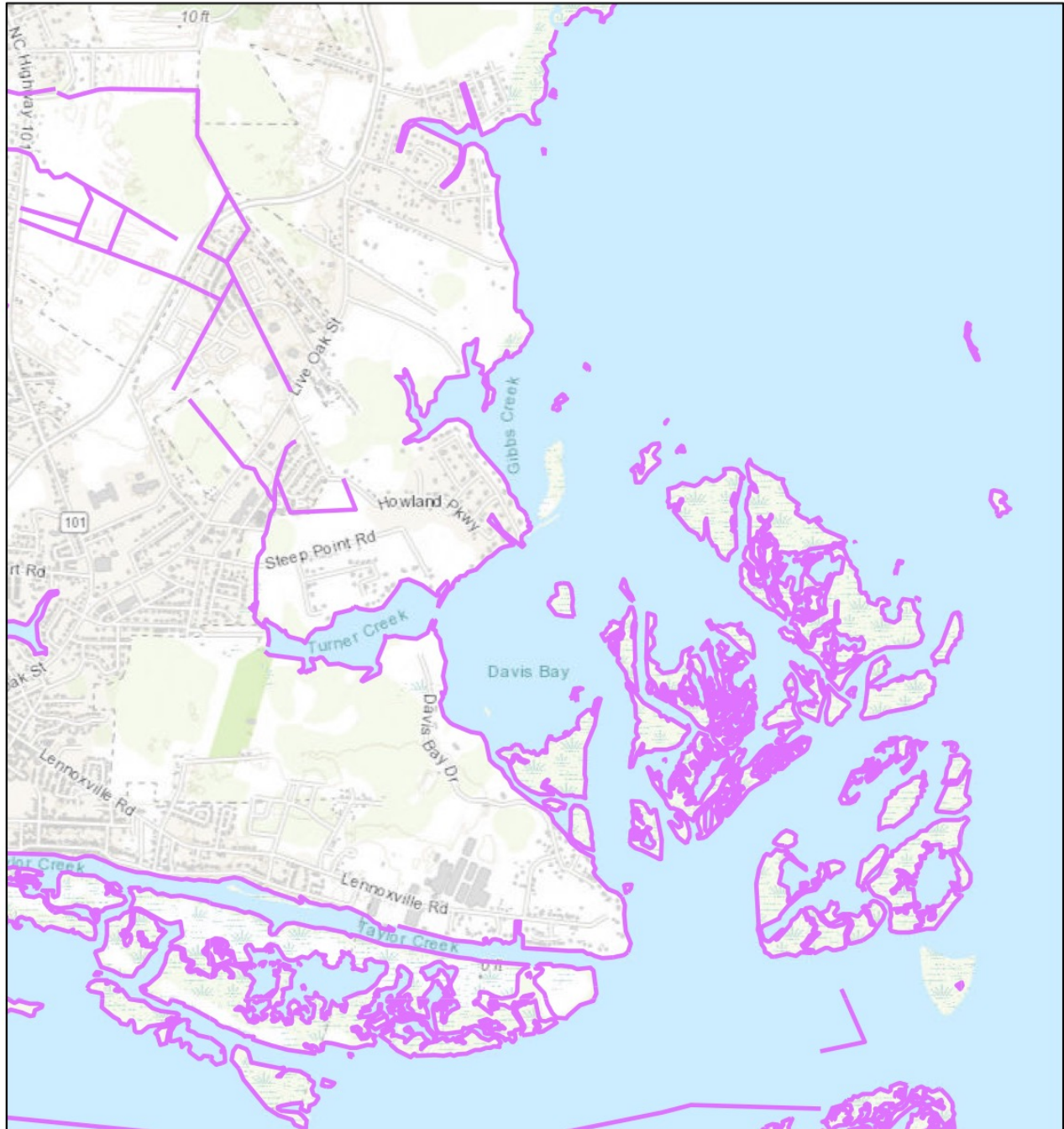
1 inch equals 3,000 feet

0 0.125 0.25 0.5 0.75 1 Mile

The preparation of this map was financed in part through a grant provided by the North Carolina Coastal Management Program, through funds provided by the Coastal Zone Management Act of 1972, as amended, which is administered by the Office of Ocean and Coastal Resource Management, National Oceanic and Atmospheric Administration.

Figure 8 – Surface Water Classification
Tidal Salt Water

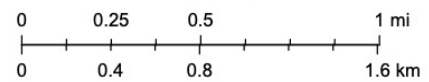
NC Surface Water Classification



3/31/2022, 2:22:00 PM

1:36,112

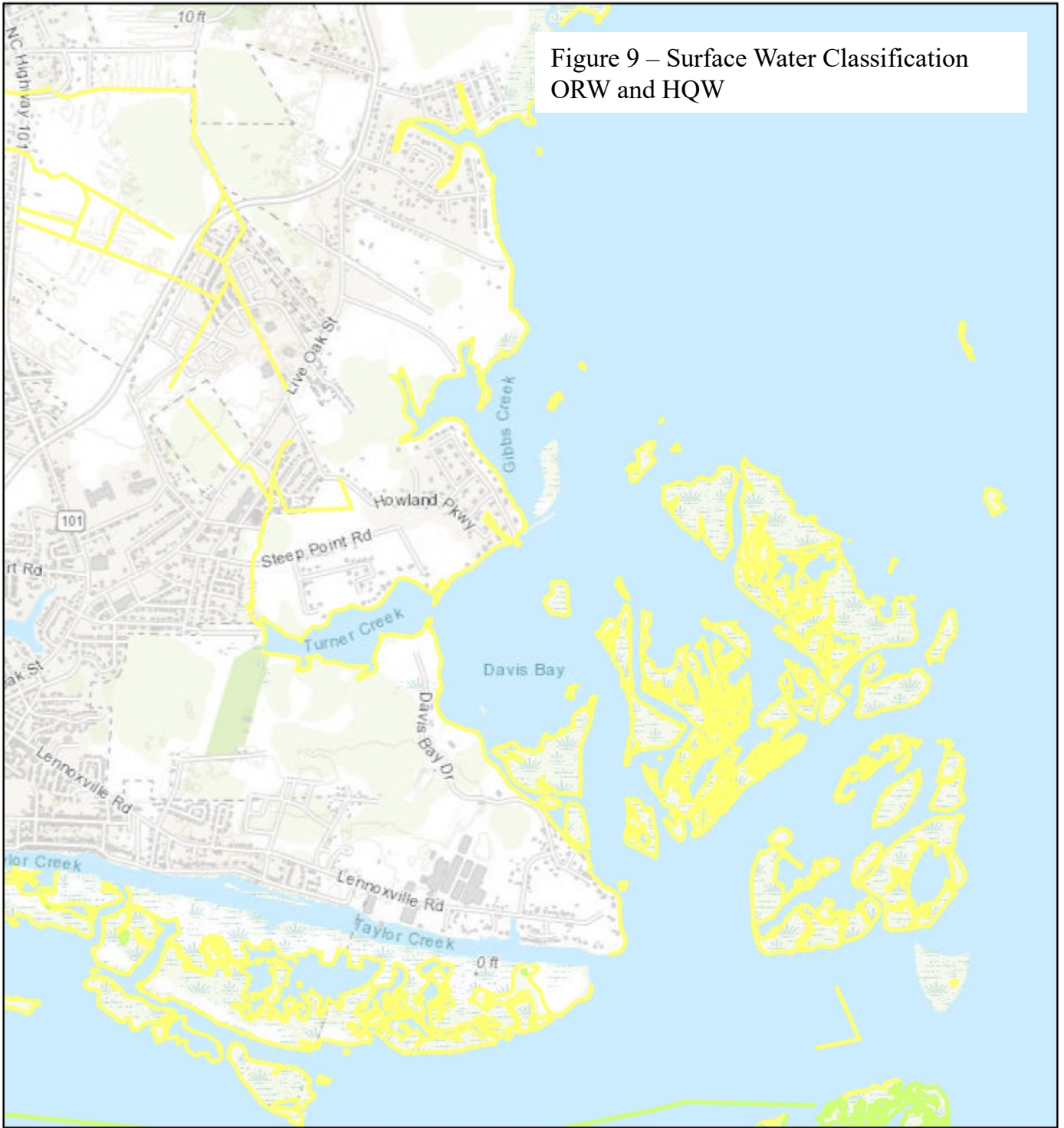
— Classification SC (Tidal Salt Water)



Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), (c) OpenStreetMap contributors, and the GIS User Community

NC Surface Water Classification

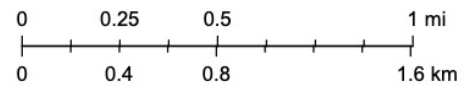
Figure 9 – Surface Water Classification ORW and HQW



3/31/2022, 2:23:03 PM

1:36,112

- Classification ORW (Outstanding Resource Waters)
- Classification HQW (High Quality Waters)



Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), (c) OpenStreetMap contributors, and the GIS User Community

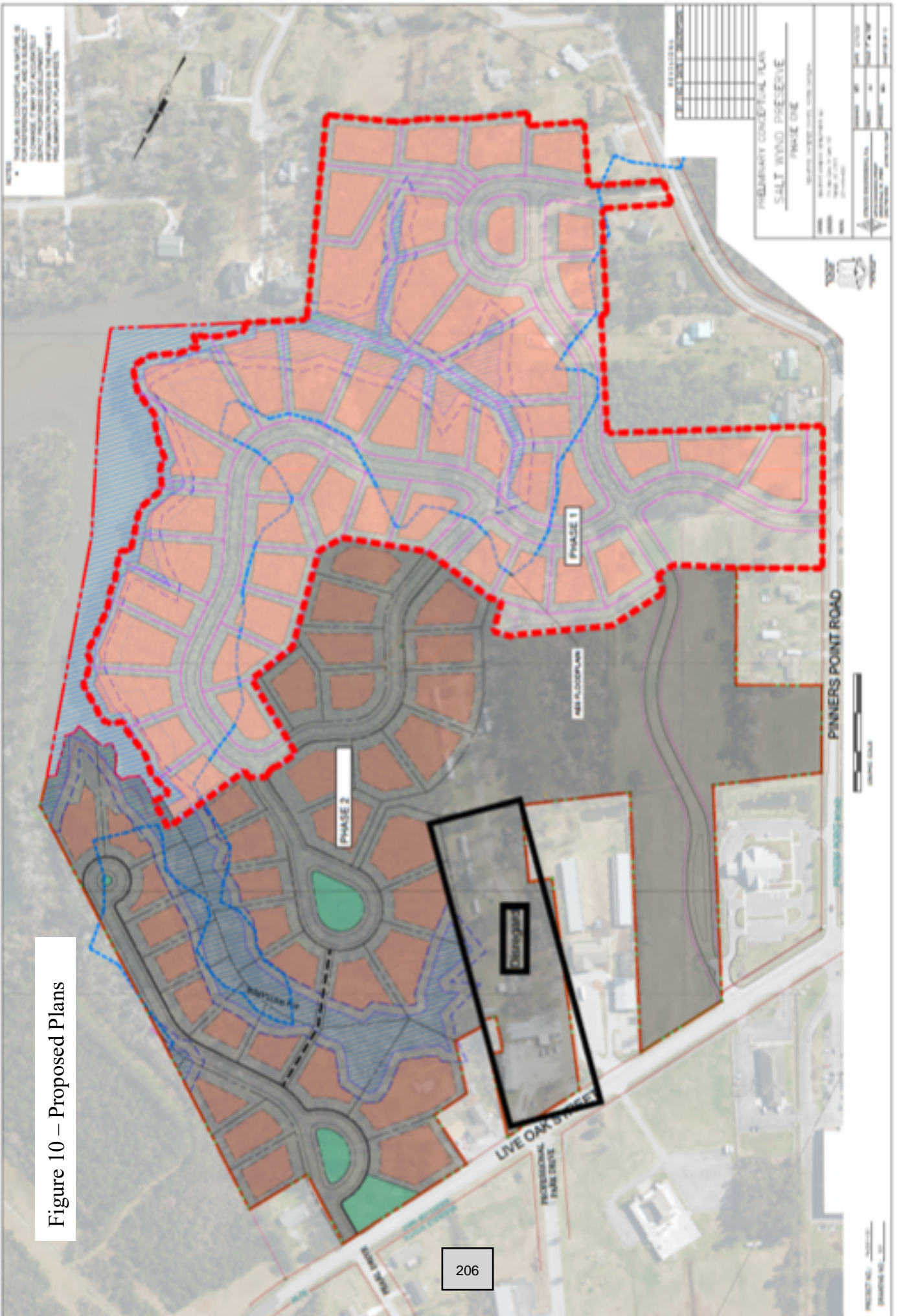


Figure 10 – Proposed Plans

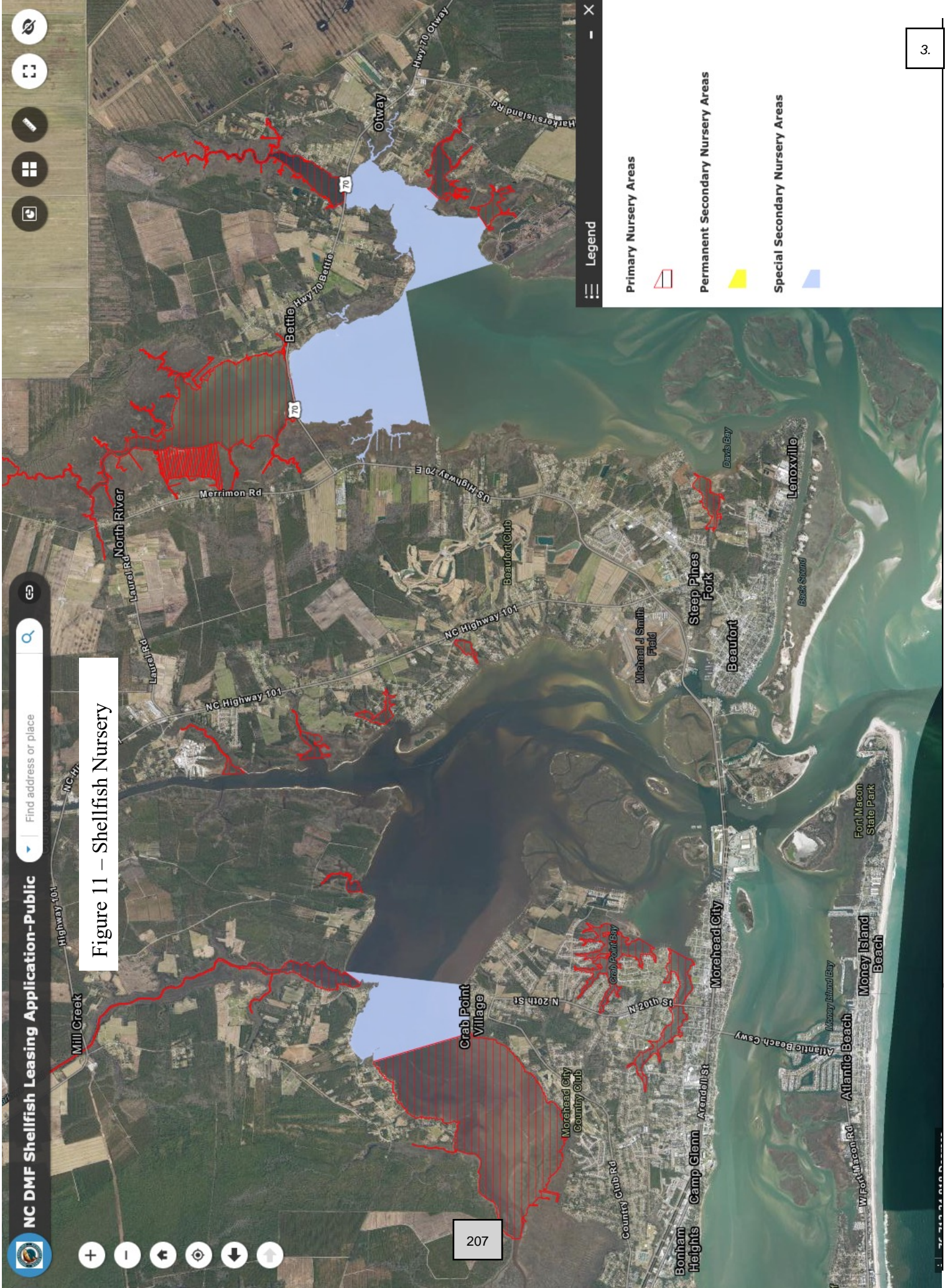
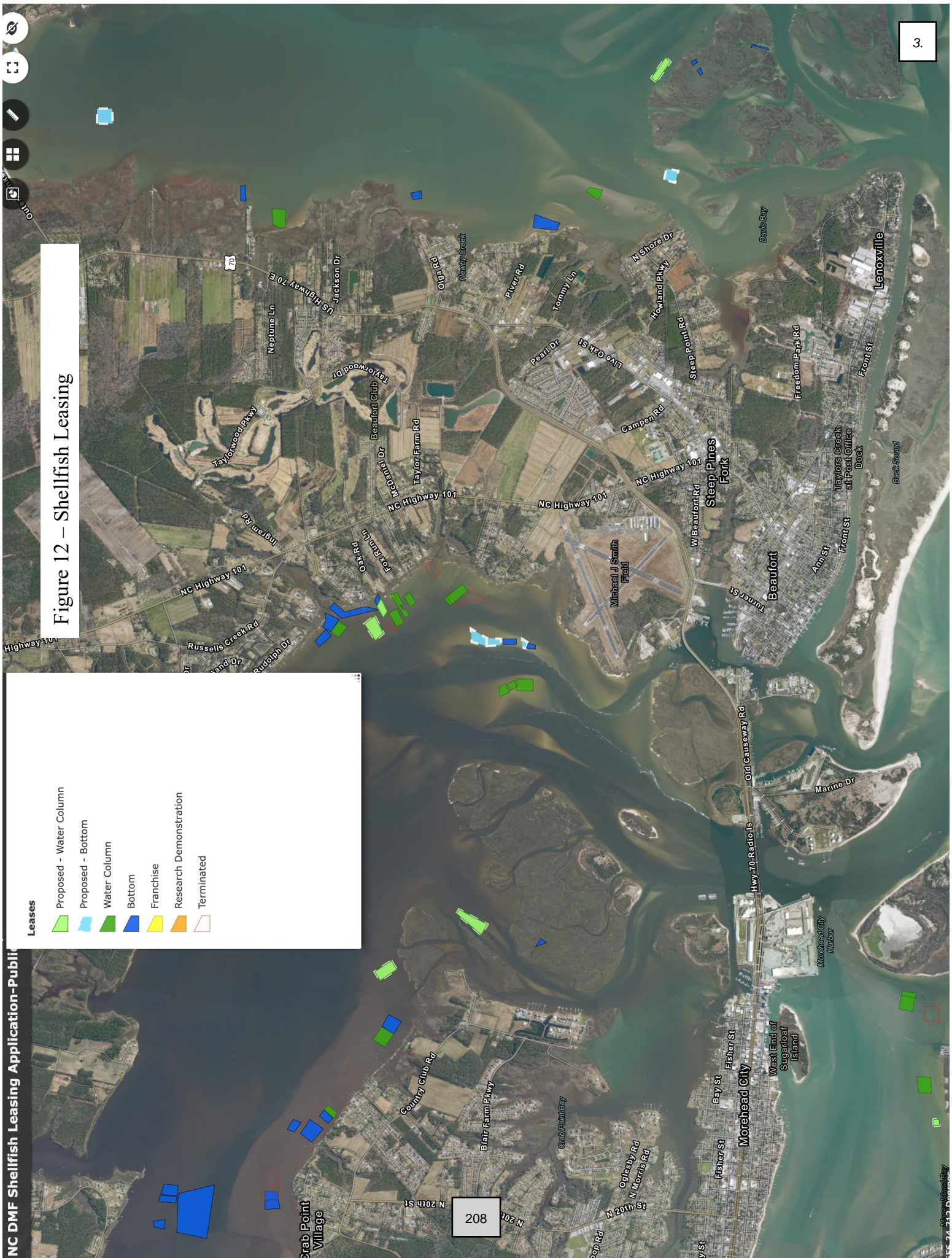


Figure 11 – Shellfish Nursery

Legend

- Primary Nursery Areas
- Permanent Secondary Nursery Areas
- Special Secondary Nursery Areas

Figure 12 - Shellfish Leasing



- Leases**
- Proposed - Water Column
 - Proposed - Bottom
 - Water Column
 - Bottom
 - Franchise
 - Research Demonstration
 - Terminated

208






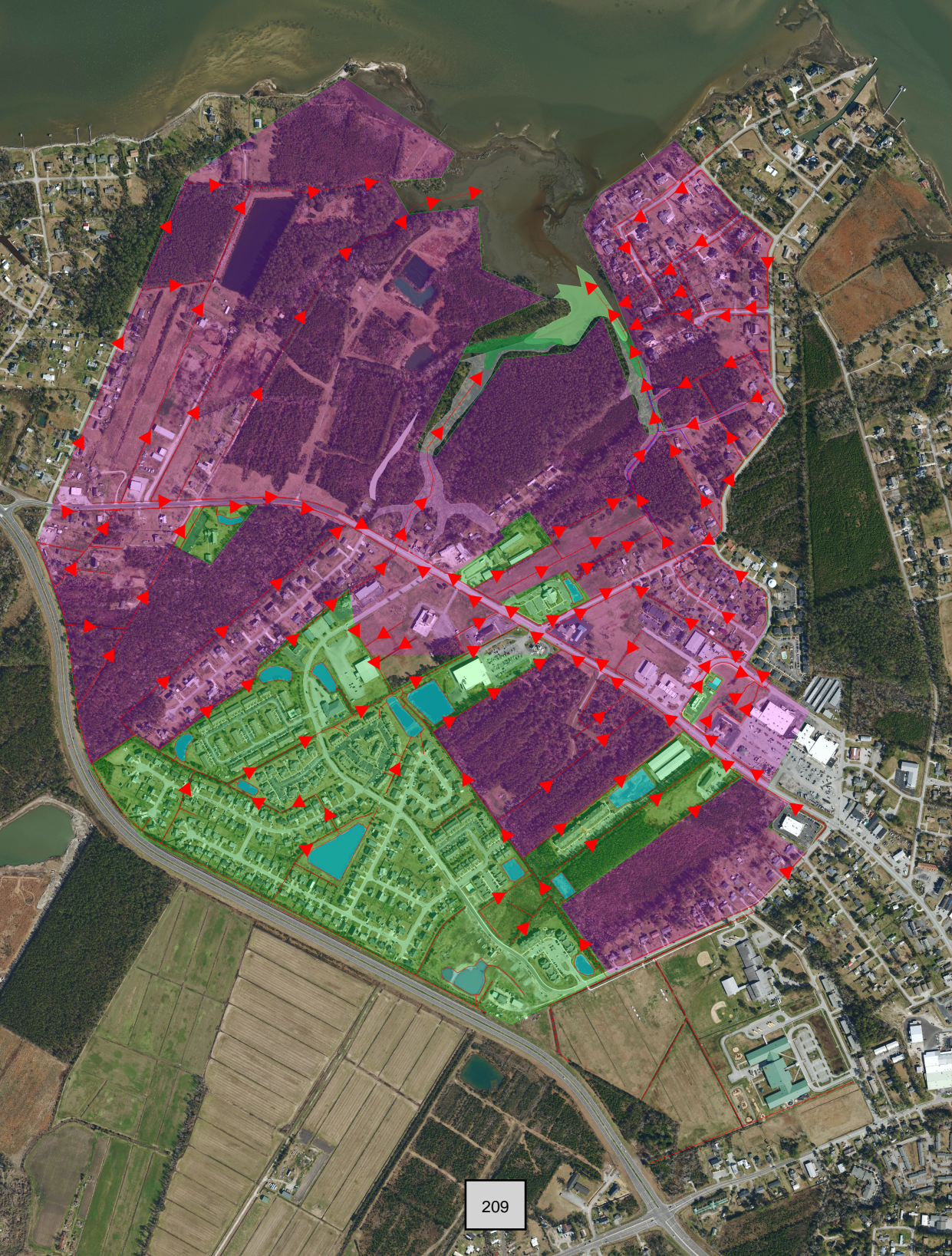
LEGEND	
	FLOW DIRECTION
	TREATMENT POND
	TREATED STORMWATER AREA
	UNTREATED STORMWATER AREA

Figure 13 – Stormwater Flow



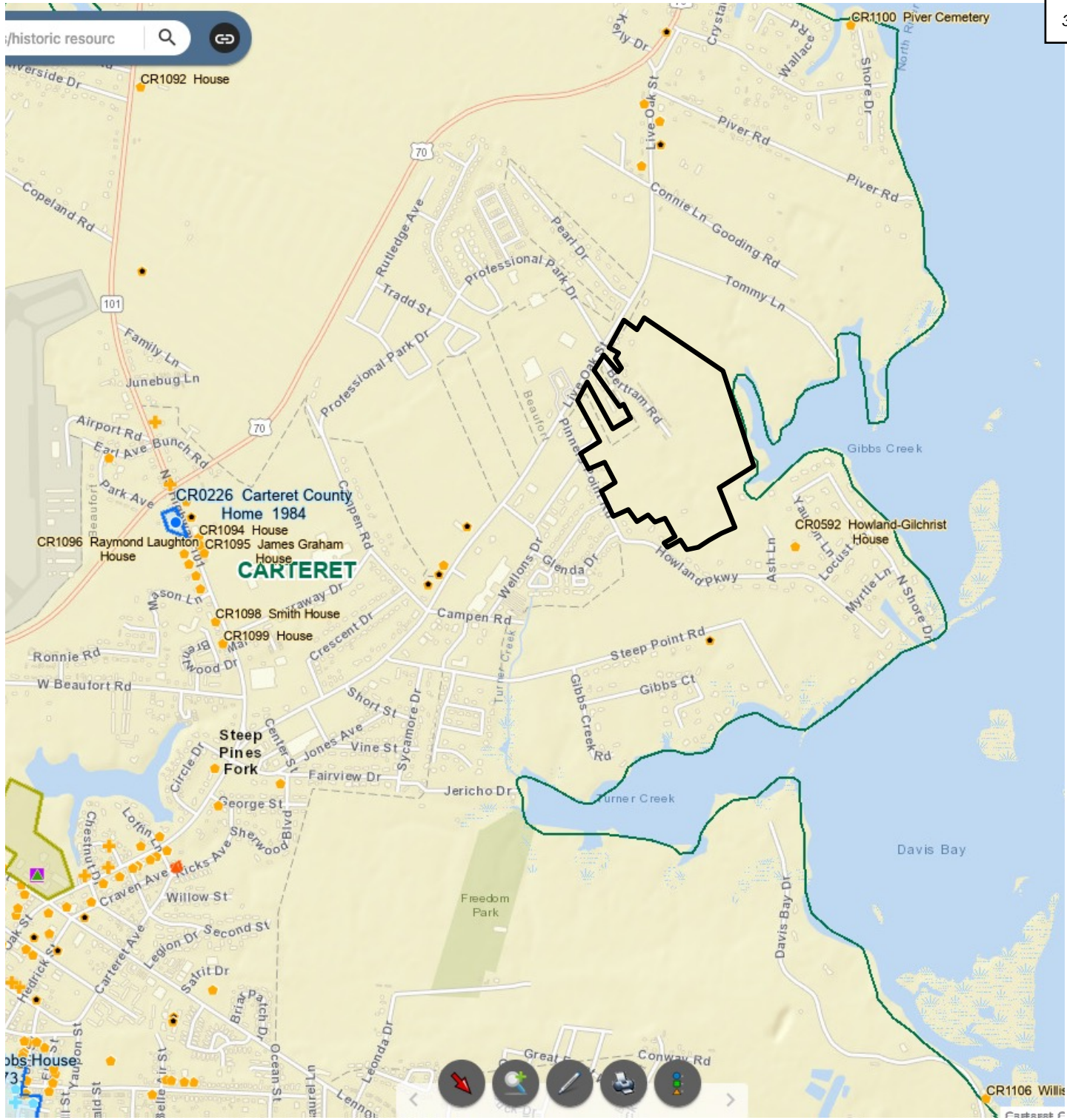


FIGURE 15: HISTORIC PRESERVATION

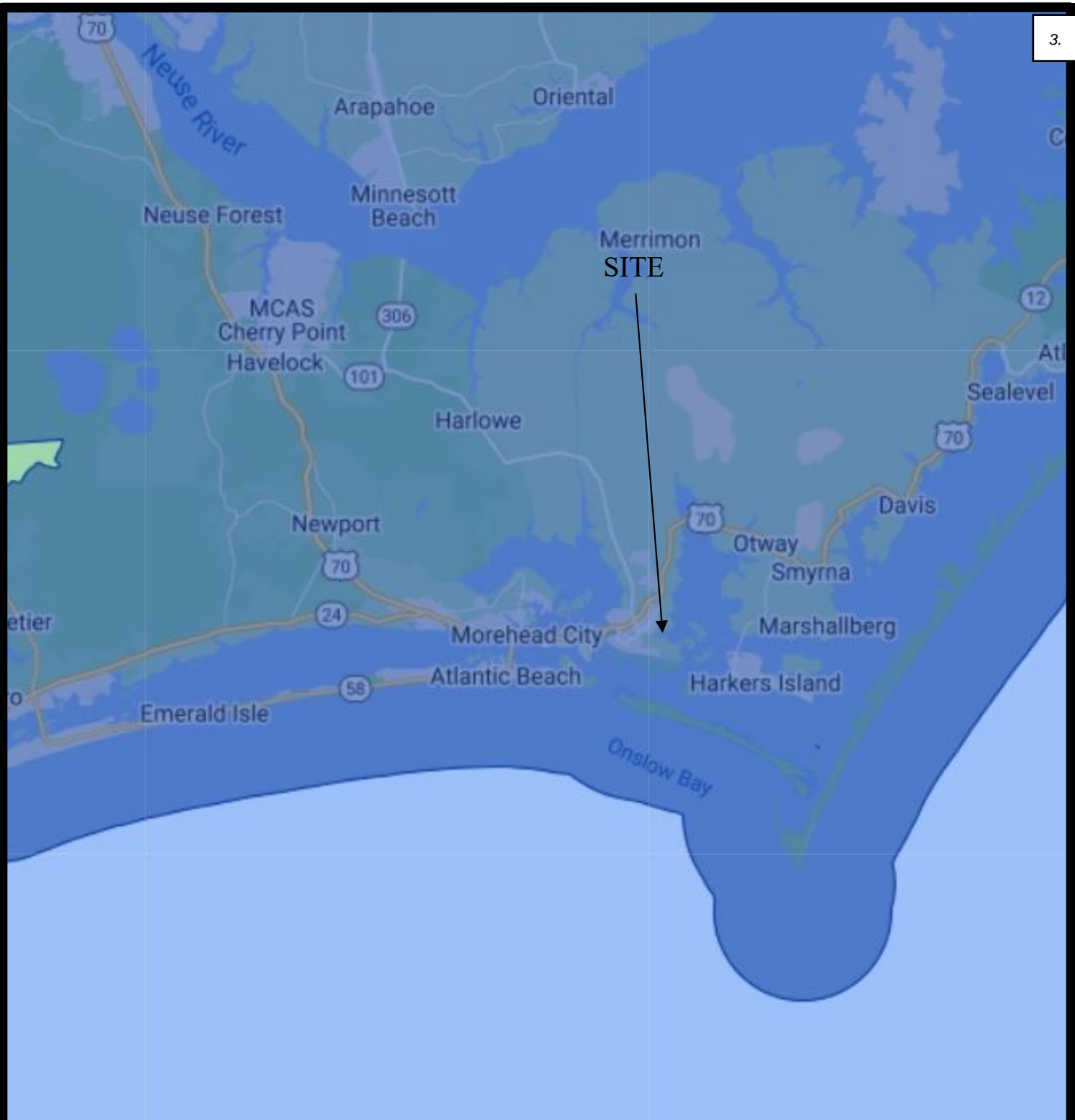
Source: NPS Maps ArcGIS



Salt Wind Preserve
Beaufort, North Carolina



ASE Project No. 1555
April 2022



Not to Scale **FIGURE 16: COASTAL ZONE MANAGEMENT**

Source: US National Oceanic and Atmospheric Administration



Salt Wind Preserve
Beaufort, North Carolina



ASE Project No. 1555
April 2022



Not to Scale

FIGURE 17: COASTAL BARRIER RESOURCES

Source: NPS Maps ArcGIS



Salt Wind Preserve
 Beaufort, North Carolina



ASE Project No. 1555
 April 2022

Appendix II

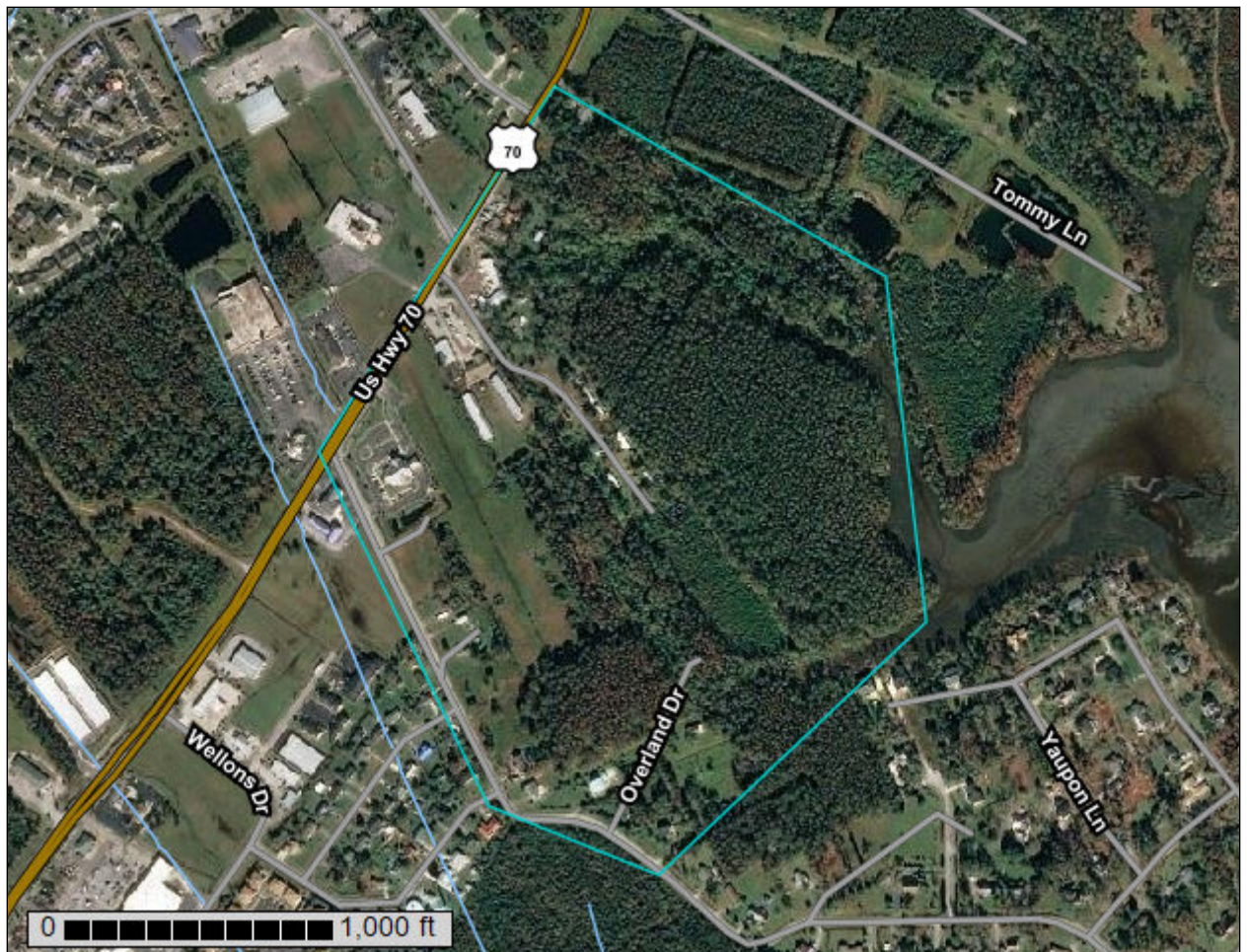
Soils



A product of the National Cooperative Soil Survey, a joint effort of the United States Department of Agriculture and other Federal agencies, State agencies including the Agricultural Experiment Stations, and local participants

Custom Soil Resource Report for Carteret County, North Carolina

Beaufort



Preface

Soil surveys contain information that affects land use planning in survey areas. They highlight soil limitations that affect various land uses and provide information about the properties of the soils in the survey areas. Soil surveys are designed for many different users, including farmers, ranchers, foresters, agronomists, urban planners, community officials, engineers, developers, builders, and home buyers. Also, conservationists, teachers, students, and specialists in recreation, waste disposal, and pollution control can use the surveys to help them understand, protect, or enhance the environment.

Various land use regulations of Federal, State, and local governments may impose special restrictions on land use or land treatment. Soil surveys identify soil properties that are used in making various land use or land treatment decisions. The information is intended to help the land users identify and reduce the effects of soil limitations on various land uses. The landowner or user is responsible for identifying and complying with existing laws and regulations.

Although soil survey information can be used for general farm, local, and wider area planning, onsite investigation is needed to supplement this information in some cases. Examples include soil quality assessments (<http://www.nrcs.usda.gov/wps/portal/nrcs/main/soils/health/>) and certain conservation and engineering applications. For more detailed information, contact your local USDA Service Center (<https://offices.sc.egov.usda.gov/locator/app?agency=nrcs>) or your NRCS State Soil Scientist (http://www.nrcs.usda.gov/wps/portal/nrcs/detail/soils/contactus/?cid=nrcs142p2_053951).

Great differences in soil properties can occur within short distances. Some soils are seasonally wet or subject to flooding. Some are too unstable to be used as a foundation for buildings or roads. Clayey or wet soils are poorly suited to use as septic tank absorption fields. A high water table makes a soil poorly suited to basements or underground installations.

The National Cooperative Soil Survey is a joint effort of the United States Department of Agriculture and other Federal agencies, State agencies including the Agricultural Experiment Stations, and local agencies. The Natural Resources Conservation Service (NRCS) has leadership for the Federal part of the National Cooperative Soil Survey.

Information about soils is updated periodically. Updated information is available through the NRCS Web Soil Survey, the site for official soil survey information.

The U.S. Department of Agriculture (USDA) prohibits discrimination in all its programs and activities on the basis of race, color, national origin, age, disability, and where applicable, sex, marital status, familial status, parental status, religion, sexual orientation, genetic information, political beliefs, reprisal, or because all or a part of an individual's income is derived from any public assistance program. (Not all prohibited bases apply to all programs.) Persons with disabilities who require

alternative means for communication of program information (Braille, large print, audiotape, etc.) should contact USDA's TARGET Center at (202) 720-2600 (voice and TDD). To file a complaint of discrimination, write to USDA, Director, Office of Civil Rights, 1400 Independence Avenue, S.W., Washington, D.C. 20250-9410 or call (800) 795-3272 (voice) or (202) 720-6382 (TDD). USDA is an equal opportunity provider and employer.

Contents

- Preface**..... 2
- How Soil Surveys Are Made**..... 5
- Soil Map**..... 8
 - Soil Map..... 9
 - Legend..... 10
 - Map Unit Legend..... 11
 - Map Unit Descriptions..... 11
 - Carteret County, North Carolina..... 13
 - AaA—Altavista loamy fine sand, 0 to 2 percent slopes..... 13
 - Ag—Augusta loamy fine sand..... 14
 - StA—State loamy fine sand, 0 to 2 percent slopes..... 15
 - Tm—Tomotley fine sandy loam..... 16
 - W—Water..... 18
- References**..... 20

How Soil Surveys Are Made

Soil surveys are made to provide information about the soils and miscellaneous areas in a specific area. They include a description of the soils and miscellaneous areas and their location on the landscape and tables that show soil properties and limitations affecting various uses. Soil scientists observed the steepness, length, and shape of the slopes; the general pattern of drainage; the kinds of crops and native plants; and the kinds of bedrock. They observed and described many soil profiles. A soil profile is the sequence of natural layers, or horizons, in a soil. The profile extends from the surface down into the unconsolidated material in which the soil formed or from the surface down to bedrock. The unconsolidated material is devoid of roots and other living organisms and has not been changed by other biological activity.

Currently, soils are mapped according to the boundaries of major land resource areas (MLRAs). MLRAs are geographically associated land resource units that share common characteristics related to physiography, geology, climate, water resources, soils, biological resources, and land uses (USDA, 2006). Soil survey areas typically consist of parts of one or more MLRA.

The soils and miscellaneous areas in a survey area occur in an orderly pattern that is related to the geology, landforms, relief, climate, and natural vegetation of the area. Each kind of soil and miscellaneous area is associated with a particular kind of landform or with a segment of the landform. By observing the soils and miscellaneous areas in the survey area and relating their position to specific segments of the landform, a soil scientist develops a concept, or model, of how they were formed. Thus, during mapping, this model enables the soil scientist to predict with a considerable degree of accuracy the kind of soil or miscellaneous area at a specific location on the landscape.

Commonly, individual soils on the landscape merge into one another as their characteristics gradually change. To construct an accurate soil map, however, soil scientists must determine the boundaries between the soils. They can observe only a limited number of soil profiles. Nevertheless, these observations, supplemented by an understanding of the soil-vegetation-landscape relationship, are sufficient to verify predictions of the kinds of soil in an area and to determine the boundaries.

Soil scientists recorded the characteristics of the soil profiles that they studied. They noted soil color, texture, size and shape of soil aggregates, kind and amount of rock fragments, distribution of plant roots, reaction, and other features that enable them to identify soils. After describing the soils in the survey area and determining their properties, the soil scientists assigned the soils to taxonomic classes (units). Taxonomic classes are concepts. Each taxonomic class has a set of soil characteristics with precisely defined limits. The classes are used as a basis for comparison to classify soils systematically. Soil taxonomy, the system of taxonomic classification used in the United States, is based mainly on the kind and character of soil properties and the arrangement of horizons within the profile. After the soil

scientists classified and named the soils in the survey area, they compared the individual soils with similar soils in the same taxonomic class in other areas so that they could confirm data and assemble additional data based on experience and research.

The objective of soil mapping is not to delineate pure map unit components; the objective is to separate the landscape into landforms or landform segments that have similar use and management requirements. Each map unit is defined by a unique combination of soil components and/or miscellaneous areas in predictable proportions. Some components may be highly contrasting to the other components of the map unit. The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The delineation of such landforms and landform segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, onsite investigation is needed to define and locate the soils and miscellaneous areas.

Soil scientists make many field observations in the process of producing a soil map. The frequency of observation is dependent upon several factors, including scale of mapping, intensity of mapping, design of map units, complexity of the landscape, and experience of the soil scientist. Observations are made to test and refine the soil-landscape model and predictions and to verify the classification of the soils at specific locations. Once the soil-landscape model is refined, a significantly smaller number of measurements of individual soil properties are made and recorded. These measurements may include field measurements, such as those for color, depth to bedrock, and texture, and laboratory measurements, such as those for content of sand, silt, clay, salt, and other components. Properties of each soil typically vary from one point to another across the landscape.

Observations for map unit components are aggregated to develop ranges of characteristics for the components. The aggregated values are presented. Direct measurements do not exist for every property presented for every map unit component. Values for some properties are estimated from combinations of other properties.

While a soil survey is in progress, samples of some of the soils in the area generally are collected for laboratory analyses and for engineering tests. Soil scientists interpret the data from these analyses and tests as well as the field-observed characteristics and the soil properties to determine the expected behavior of the soils under different uses. Interpretations for all of the soils are field tested through observation of the soils in different uses and under different levels of management. Some interpretations are modified to fit local conditions, and some new interpretations are developed to meet local needs. Data are assembled from other sources, such as research information, production records, and field experience of specialists. For example, data on crop yields under defined levels of management are assembled from farm records and from field or plot experiments on the same kinds of soil.

Predictions about soil behavior are based not only on soil properties but also on such variables as climate and biological activity. Soil conditions are predictable over long periods of time, but they are not predictable from year to year. For example, soil scientists can predict with a fairly high degree of accuracy that a given soil will have a high water table within certain depths in most years, but they cannot predict that a high water table will always be at a specific level in the soil on a specific date.

After soil scientists located and identified the significant natural bodies of soil in the survey area, they drew the boundaries of these bodies on aerial photographs and

identified each as a specific map unit. Aerial photographs show trees, buildings, fields, roads, and rivers, all of which help in locating boundaries accurately.

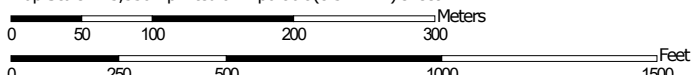
Soil Map

The soil map section includes the soil map for the defined area of interest, a list of soil map units on the map and extent of each map unit, and cartographic symbols displayed on the map. Also presented are various metadata about data used to produce the map, and a description of each soil map unit.

Custom Soil Resource Report
Soil Map




Map Scale: 1:5,350 if printed on A portrait (8.5" x 11") sheet.




Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 18N WGS84


MAP LEGEND

Area of Interest (AOI)

 Area of Interest (AOI)




















Soils







 Soil Map Unit Polygons

 Soil Map Unit Lines


 Soil Map Unit Points

Special Point Features






-  Blowout
-  Borrow Pit
-  Clay Spot
-  Closed Depression
-  Gravel Pit
-  Gravelly Spot
-  Landfill
-  Lava Flow
-  Marsh or swamp
-  Mine or Quarry
-  Miscellaneous Water
-  Perennial Water
-  Rock Outcrop
-  Saline Spot
-  Sandy Spot
-  Severely Eroded Spot
-  Sinkhole
-  Slide or Slip
-  Sodic Spot

-  Spoil Area
-  Stony Spot
-  Very Stony Spot
-  Wet Spot
-  Other
-  Special Line Features


Water Features

 Streams and Canals

Transportation

-  Rails
-  Interstate Highways
-  US Routes
-  Major Roads
-  Local Roads

Background

 Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:24,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
 Web Soil Survey URL:
 Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Carteret County, North Carolina
 Survey Area Data: Version 25, Jan 21, 2022

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Nov 16, 2018—Nov 22, 2018

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
AaA	Altavista loamy fine sand, 0 to 2 percent slopes	44.4	45.1%
Ag	Augusta loamy fine sand	12.1	12.3%
StA	State loamy fine sand, 0 to 2 percent slopes	11.4	11.6%
Tm	Tomotley fine sandy loam	28.5	28.9%
W	Water	2.0	2.0%
Totals for Area of Interest		98.5	100.0%

Map Unit Descriptions

The map units delineated on the detailed soil maps in a soil survey represent the soils or miscellaneous areas in the survey area. The map unit descriptions, along with the maps, can be used to determine the composition and properties of a unit.

A map unit delineation on a soil map represents an area dominated by one or more major kinds of soil or miscellaneous areas. A map unit is identified and named according to the taxonomic classification of the dominant soils. Within a taxonomic class there are precisely defined limits for the properties of the soils. On the landscape, however, the soils are natural phenomena, and they have the characteristic variability of all natural phenomena. Thus, the range of some observed properties may extend beyond the limits defined for a taxonomic class. Areas of soils of a single taxonomic class rarely, if ever, can be mapped without including areas of other taxonomic classes. Consequently, every map unit is made up of the soils or miscellaneous areas for which it is named and some minor components that belong to taxonomic classes other than those of the major soils.

Most minor soils have properties similar to those of the dominant soil or soils in the map unit, and thus they do not affect use and management. These are called noncontrasting, or similar, components. They may or may not be mentioned in a particular map unit description. Other minor components, however, have properties and behavioral characteristics divergent enough to affect use or to require different management. These are called contrasting, or dissimilar, components. They generally are in small areas and could not be mapped separately because of the scale used. Some small areas of strongly contrasting soils or miscellaneous areas are identified by a special symbol on the maps. If included in the database for a given area, the contrasting minor components are identified in the map unit descriptions along with some characteristics of each. A few areas of minor components may not have been observed, and consequently they are not mentioned in the descriptions, especially where the pattern was so complex that it was impractical to make enough observations to identify all the soils and miscellaneous areas on the landscape.

The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The objective of mapping is not to delineate

pure taxonomic classes but rather to separate the landscape into landforms or landform segments that have similar use and management requirements. The delineation of such segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, however, onsite investigation is needed to define and locate the soils and miscellaneous areas.

An identifying symbol precedes the map unit name in the map unit descriptions. Each description includes general facts about the unit and gives important soil properties and qualities.

Soils that have profiles that are almost alike make up a *soil series*. Except for differences in texture of the surface layer, all the soils of a series have major horizons that are similar in composition, thickness, and arrangement.

Soils of one series can differ in texture of the surface layer, slope, stoniness, salinity, degree of erosion, and other characteristics that affect their use. On the basis of such differences, a soil series is divided into *soil phases*. Most of the areas shown on the detailed soil maps are phases of soil series. The name of a soil phase commonly indicates a feature that affects use or management. For example, Alpha silt loam, 0 to 2 percent slopes, is a phase of the Alpha series.

Some map units are made up of two or more major soils or miscellaneous areas. These map units are complexes, associations, or undifferentiated groups.

A *complex* consists of two or more soils or miscellaneous areas in such an intricate pattern or in such small areas that they cannot be shown separately on the maps. The pattern and proportion of the soils or miscellaneous areas are somewhat similar in all areas. Alpha-Beta complex, 0 to 6 percent slopes, is an example.

An *association* is made up of two or more geographically associated soils or miscellaneous areas that are shown as one unit on the maps. Because of present or anticipated uses of the map units in the survey area, it was not considered practical or necessary to map the soils or miscellaneous areas separately. The pattern and relative proportion of the soils or miscellaneous areas are somewhat similar. Alpha-Beta association, 0 to 2 percent slopes, is an example.

An *undifferentiated group* is made up of two or more soils or miscellaneous areas that could be mapped individually but are mapped as one unit because similar interpretations can be made for use and management. The pattern and proportion of the soils or miscellaneous areas in a mapped area are not uniform. An area can be made up of only one of the major soils or miscellaneous areas, or it can be made up of all of them. Alpha and Beta soils, 0 to 2 percent slopes, is an example.

Some surveys include *miscellaneous areas*. Such areas have little or no soil material and support little or no vegetation. Rock outcrop is an example.

Carteret County, North Carolina

AaA—Altavista loamy fine sand, 0 to 2 percent slopes

Map Unit Setting

National map unit symbol: 3w7y

Elevation: 0 to 20 feet

Mean annual precipitation: 42 to 58 inches

Mean annual air temperature: 61 to 64 degrees F

Frost-free period: 190 to 270 days

Farmland classification: All areas are prime farmland

Map Unit Composition

Altavista and similar soils: 85 percent

Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Altavista

Setting

Landform: Marine terraces

Down-slope shape: Linear

Across-slope shape: Linear

Parent material: Sandy and loamy fluviomarine deposits and/or marine deposits

Typical profile

Ap - 0 to 5 inches: loamy fine sand

E - 5 to 8 inches: loamy fine sand

Bt - 8 to 40 inches: sandy clay loam

BC - 40 to 57 inches: sandy loam

Cg - 57 to 80 inches: coarse sandy loam

Properties and qualities

Slope: 0 to 2 percent

Depth to restrictive feature: More than 80 inches

Drainage class: Moderately well drained

Runoff class: Low

Capacity of the most limiting layer to transmit water (Ksat): Moderately high to high
(0.57 to 1.98 in/hr)

Depth to water table: About 18 to 30 inches

Frequency of flooding: None

Frequency of ponding: None

Available water supply, 0 to 60 inches: High (about 9.5 inches)

Interpretive groups

Land capability classification (irrigated): None specified

Land capability classification (nonirrigated): 2w

Hydrologic Soil Group: C

Hydric soil rating: No

Ag—Augusta loamy fine sand

Map Unit Setting

National map unit symbol: 3w7z
Elevation: 0 to 30 feet
Mean annual precipitation: 42 to 58 inches
Mean annual air temperature: 61 to 64 degrees F
Frost-free period: 190 to 270 days
Farmland classification: Prime farmland if drained

Map Unit Composition

Augusta, drained, and similar soils: 80 percent
Augusta, undrained, and similar soils: 10 percent
Minor components: 10 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Augusta, Drained

Setting

Landform: Depressions on marine terraces, flats on marine terraces
Down-slope shape: Linear
Across-slope shape: Linear
Parent material: Sandy and loamy fluviomarine deposits and/or marine deposits

Typical profile

Ap - 0 to 5 inches: fine sandy loam
Bt - 5 to 23 inches: loam
BCg - 23 to 31 inches: sandy loam
Cg - 31 to 80 inches: loamy sand

Properties and qualities

Slope: 0 to 2 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Somewhat poorly drained
Runoff class: Very high
Capacity of the most limiting layer to transmit water (Ksat): Moderately high to high
 (0.57 to 1.98 in/hr)
Depth to water table: About 12 to 24 inches
Frequency of flooding: None
Frequency of ponding: None
Available water supply, 0 to 60 inches: Moderate (about 8.0 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 2w
Hydrologic Soil Group: B/D
Hydric soil rating: No

Description of Augusta, Undrained

Setting

Landform: Depressions on marine terraces, flats on marine terraces

Down-slope shape: Linear
Across-slope shape: Linear
Parent material: Sandy and loamy fluviomarine deposits and/or marine deposits

Typical profile

A - 0 to 5 inches: fine sandy loam
Bt - 5 to 23 inches: loam
BCg - 23 to 31 inches: sandy loam
Cg - 31 to 80 inches: loamy sand

Properties and qualities

Slope: 0 to 2 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Somewhat poorly drained
Runoff class: Very high
Capacity of the most limiting layer to transmit water (Ksat): Moderately high to high
 (0.57 to 1.98 in/hr)
Depth to water table: About 12 to 24 inches
Frequency of flooding: None
Frequency of ponding: None
Available water supply, 0 to 60 inches: Moderate (about 8.0 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 3w
Hydrologic Soil Group: B/D
Hydric soil rating: No

Minor Components**Tetotum**

Percent of map unit: 5 percent
Landform: Flats on marine terraces
Landform position (two-dimensional): Summit
Down-slope shape: Linear
Across-slope shape: Linear
Hydric soil rating: No

Tomotley, undrained

Percent of map unit: 5 percent
Landform: Flats on marine terraces, depressions on stream terraces
Down-slope shape: Linear
Across-slope shape: Linear
Hydric soil rating: Yes

StA—State loamy fine sand, 0 to 2 percent slopes**Map Unit Setting**

National map unit symbol: 3w9r
Elevation: 0 to 20 feet

Mean annual precipitation: 42 to 58 inches
Mean annual air temperature: 61 to 64 degrees F
Frost-free period: 190 to 270 days
Farmland classification: All areas are prime farmland

Map Unit Composition

State and similar soils: 85 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of State

Setting

Landform: Ridges on marine terraces
Down-slope shape: Convex
Across-slope shape: Linear
Parent material: Sandy and loamy fluviomarine deposits and/or marine deposits

Typical profile

Ap - 0 to 7 inches: loamy fine sand
E - 7 to 13 inches: loamy fine sand
Bt1 - 13 to 38 inches: sandy clay loam
Bt2 - 38 to 42 inches: fine sandy loam
C - 42 to 80 inches: sand

Properties and qualities

Slope: 0 to 2 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Well drained
Runoff class: Low
Capacity of the most limiting layer to transmit water (Ksat): Moderately high to high (0.57 to 1.98 in/hr)
Depth to water table: About 48 to 72 inches
Frequency of flooding: None
Frequency of ponding: None
Available water supply, 0 to 60 inches: Moderate (about 6.9 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 1
Hydrologic Soil Group: B
Hydric soil rating: No

Tm—Tomotley fine sandy loam

Map Unit Setting

National map unit symbol: 3w9s
Elevation: 0 to 30 feet
Mean annual precipitation: 42 to 58 inches
Mean annual air temperature: 61 to 64 degrees F
Frost-free period: 190 to 270 days
Farmland classification: Prime farmland if drained

Map Unit Composition

Tomotley, drained, and similar soils: 75 percent
Tomotley, undrained, and similar soils: 10 percent
Minor components: 7 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Tomotley, Drained

Setting

Landform: Depressions on stream terraces, flats on marine terraces
Down-slope shape: Linear
Across-slope shape: Linear
Parent material: Sandy and loamy fluviomarine deposits and/or marine deposits

Typical profile

Ap - 0 to 7 inches: fine sandy loam
Btg1 - 7 to 12 inches: fine sandy loam
Btg2 - 12 to 42 inches: sandy clay loam
BCg - 42 to 50 inches: sandy loam
Cg - 50 to 80 inches: loamy sand

Properties and qualities

Slope: 0 to 2 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Poorly drained
Runoff class: Very high
Capacity of the most limiting layer to transmit water (Ksat): Moderately high to high
(0.20 to 1.98 in/hr)
Depth to water table: About 0 to 12 inches
Frequency of flooding: None
Frequency of ponding: None
Available water supply, 0 to 60 inches: Moderate (about 8.1 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 3w
Hydrologic Soil Group: B/D
Hydric soil rating: Yes

Description of Tomotley, Undrained

Setting

Landform: Flats on marine terraces, depressions on stream terraces
Down-slope shape: Linear
Across-slope shape: Linear
Parent material: Sandy and loamy fluviomarine deposits and/or marine deposits

Typical profile

A - 0 to 7 inches: fine sandy loam
Btg1 - 7 to 12 inches: fine sandy loam
Btg2 - 12 to 42 inches: sandy clay loam
BCg - 42 to 50 inches: sandy loam
Cg - 50 to 80 inches: loamy sand

Properties and qualities

Slope: 0 to 2 percent
Depth to restrictive feature: More than 80 inches

Drainage class: Poorly drained
Runoff class: Very high
Capacity of the most limiting layer to transmit water (Ksat): Moderately high to high
 (0.20 to 1.98 in/hr)
Depth to water table: About 0 to 12 inches
Frequency of flooding: None
Frequency of ponding: None
Available water supply, 0 to 60 inches: Moderate (about 8.1 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 4w
Hydrologic Soil Group: B/D
Hydric soil rating: Yes

Minor Components

Arapahoe, undrained

Percent of map unit: 3 percent
Landform: Depressions, flats
Down-slope shape: Linear
Across-slope shape: Concave
Hydric soil rating: Yes

Nimmo, undrained

Percent of map unit: 3 percent
Landform: Flats on marine terraces, depressions on marine terraces
Down-slope shape: Concave
Across-slope shape: Linear
Hydric soil rating: Yes

Dragston, undrained

Percent of map unit: 1 percent
Landform: Marine terraces
Down-slope shape: Linear
Across-slope shape: Linear
Hydric soil rating: No

W—Water

Map Unit Composition

Water: 100 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Water

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 8w
Hydric soil rating: No

References

- American Association of State Highway and Transportation Officials (AASHTO). 2004. Standard specifications for transportation materials and methods of sampling and testing. 24th edition.
- American Society for Testing and Materials (ASTM). 2005. Standard classification of soils for engineering purposes. ASTM Standard D2487-00.
- Cowardin, L.M., V. Carter, F.C. Golet, and E.T. LaRoe. 1979. Classification of wetlands and deep-water habitats of the United States. U.S. Fish and Wildlife Service FWS/OBS-79/31.
- Federal Register. July 13, 1994. Changes in hydric soils of the United States.
- Federal Register. September 18, 2002. Hydric soils of the United States.
- Hurt, G.W., and L.M. Vasilas, editors. Version 6.0, 2006. Field indicators of hydric soils in the United States.
- National Research Council. 1995. Wetlands: Characteristics and boundaries.
- Soil Survey Division Staff. 1993. Soil survey manual. Soil Conservation Service. U.S. Department of Agriculture Handbook 18. http://www.nrcs.usda.gov/wps/portal/nrcs/detail/national/soils/?cid=nrcs142p2_054262
- Soil Survey Staff. 1999. Soil taxonomy: A basic system of soil classification for making and interpreting soil surveys. 2nd edition. Natural Resources Conservation Service, U.S. Department of Agriculture Handbook 436. http://www.nrcs.usda.gov/wps/portal/nrcs/detail/national/soils/?cid=nrcs142p2_053577
- Soil Survey Staff. 2010. Keys to soil taxonomy. 11th edition. U.S. Department of Agriculture, Natural Resources Conservation Service. http://www.nrcs.usda.gov/wps/portal/nrcs/detail/national/soils/?cid=nrcs142p2_053580
- Tiner, R.W., Jr. 1985. Wetlands of Delaware. U.S. Fish and Wildlife Service and Delaware Department of Natural Resources and Environmental Control, Wetlands Section.
- United States Army Corps of Engineers, Environmental Laboratory. 1987. Corps of Engineers wetlands delineation manual. Waterways Experiment Station Technical Report Y-87-1.
- United States Department of Agriculture, Natural Resources Conservation Service. National forestry manual. http://www.nrcs.usda.gov/wps/portal/nrcs/detail/soils/home/?cid=nrcs142p2_053374
- United States Department of Agriculture, Natural Resources Conservation Service. National range and pasture handbook. <http://www.nrcs.usda.gov/wps/portal/nrcs/detail/national/landuse/rangepasture/?cid=stelprdb1043084>

United States Department of Agriculture, Natural Resources Conservation Service. National soil survey handbook, title 430-VI. http://www.nrcs.usda.gov/wps/portal/nrcs/detail/soils/scientists/?cid=nrcs142p2_054242

United States Department of Agriculture, Natural Resources Conservation Service. 2006. Land resource regions and major land resource areas of the United States, the Caribbean, and the Pacific Basin. U.S. Department of Agriculture Handbook 296. http://www.nrcs.usda.gov/wps/portal/nrcs/detail/national/soils/?cid=nrcs142p2_053624

United States Department of Agriculture, Soil Conservation Service. 1961. Land capability classification. U.S. Department of Agriculture Handbook 210. http://www.nrcs.usda.gov/Internet/FSE_DOCUMENTS/nrcs142p2_052290.pdf



Per NCDEH guidance:

Applicant's or Owner's Statement, and Licensed Soil Scientist's Statement

Signed and Dated Statement From the Applicant (owner or owner's legal representative).

"The Licensed Soil Scientist (LSS) Evaluation to this application is to be used to produce design and construction features for permitting in accordance with NC Session Law SL 2018-114 Section 11.(c)."

"This LSS Evaluation is being submitted pursuant to and meets the requirements of SL 2018-114 Section 11.(c)."

This application includes all information described in 15A NCAC 18A .1937 (d).

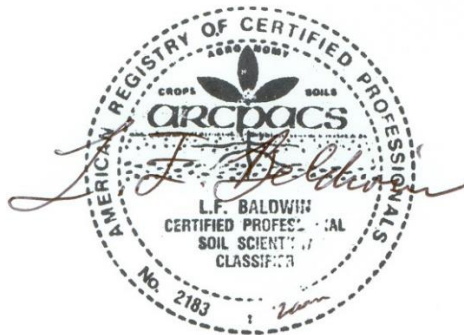
Larry F. Baldwin, NCLSS #1040; ARCPACS #2813

Print name of owner or owner's legal representative

Signature of owner or owner's legal representative

Date: January 29, 2022

See attached signed authorization by owner





DATE: January 29, 2022

SUBJECT: Land and soils evaluation of proposed Lot #52 Shackleford Landing (~0.6 acre total) for on-site waste treatment usability and NCDPH permitting through Session Law 2018-114 Section 11(c). Tract located NE of Town of Beaufort and Pinner's Point Road, Carteret County, North Carolina. Portion of PIN#: 731609153648000

<p>TO: Ms. Beth Clifford Beltway Investment Group, Inc. 10 State Road, #289 Bath, ME 04530 (207) 449-8801 beth@beltwayig.com</p>	<p>Environmental Health Section Carteret County Health Dept 3820 Bridges Street, Suite-A Morehead City, NC 28557 (252) 728-8499</p>
---	---

“The Licensed Soil Scientist (LSS) Evaluation is being submitted pursuant to and meets the requirements of Session Law 2018-114 Section 11.(c).”

This report, data, forms, and maps are to be submitted by the owner as part of their application for a subsurface on-site waste treatment system “Improvements Permit” to be reviewed, processed, and issued by the NC Division of Public Health – Carteret County Health Dept.

A land & soils evaluation was completed of proposed Lot #52 Shackleford Landing (~0.6 acre total) for on-site waste treatment usability, system design layout, and NC Division of Public Health (NCDPH) permitting through NC Session Law 2018-114 11.(c). This application includes all information necessary and described in 15A NCAC 18A .1937 (d). The current rules and regulations of NCDEH NCAC 15A-18A-.1900 were used as guidelines to determine site suitability for subsurface on-site waste treatment systems. An on-site, subsurface waste treatment system design layout is part of this evaluation for NCDPH permitting by NCSL 2018-114 Section 11.(c). The tract was evaluated by traverses across the tract, qualitative soil evaluations, soil descriptions, general topography, property line locations, existing or previous known facilities, aerial photo interpretation, and review of historically existing information.

The tract is located within lower Atlantic coastal plain sediments and geomorphology. Topography across the property is nearly level (0 - <3% slope). General ground elevations are ~5 - 10 ft (amsl; see USGS map). This property has no known evidence of previous development, and has been historically wooded. Plans are to develop this lot and the surrounding property into a residential subdivision (see plan). The owner plans to build a 3 bedroom residential home on the lot with a wastewater design flow rate of 360 gal/day. The property is served by potable water from the Town of Beaufort water system.

The enclosed land & soils map shows the various land & soil classifications, soil boring locations, and their approximate locations. Representative soil boring descriptions within usable soil areas are attached. The following is a brief description of each land / soil classification found within the property and their possible limitations or potential for usage:

The “**Brown**” **Areas** (see map & soil boring descriptions) appear to be uplands that are somewhat poorly drained with an estimated seasonal high water table between 15 - 23 inches from the present surface, pending location and based upon soil wetness indicators. Estimated permeability is 30 - 60 min/in (1 - 2 in/hr) to ~18 inch depths and 60 – 120 min/in (0.5 – 1.0 in/hr) below 18 inch depths, based upon soil texture and structure. Soil textures are estimated to be sandy loam to sandy clay loam to ~18 inch depths, and sandy clay loam to clay loam textures below 18 inch depths. Soil types found are similar to the Augusta and Altavista-wet phase soil series. These soil areas have potential for alternative on-site waste treatment systems with fill site improvements. This usable soil area is limited in size and space, thus alternative pretreatment systems will be utilized.

The “**Pink**” **Areas** (see map) appear to be poorly to somewhat poorly drained uplands that are considered as unsuitable for on-site waste treatment usage due to shallow seasonal high water table (<12 in), slow or restrictive horizons, high organic surface, poor landscape position, and/or poor soil structure. Unless further quantitative on-site testing proves otherwise positive, these soil areas should be considered as unusable for on-site waste treatment usage by NCDEH standards. Soil types found are Augusta-wet phase and Tomotley soil series.

The “**Gray**” **Areas** (see map) are jurisdictional 404 wetlands as determined by others. These areas cannot be filled or massively disturbed without Federal & State permits, and are also unsuitable for on-site waste treatment usage.

Based upon this land & soils evaluation, the property shows potential for on-site waste treatment usage within a limited soil area (“Brown” area on map). As part of the NC SL 2018-114 Section 11.(c) NCDPH permitting process, the attached land & soils map shows an on-site pretreatment waste treatment layout with site improvements and waste treatment system specifications that will meet or exceed NCDEH standards for a 3 bedroom (360 gal/day) residential home. The general design specifications and site improvements for the waste treatment system are given on the design layout scaled drawings at 1 inch = 60 feet (see maps). The waste treatment system consists of gravity flow from the home to a NCDEH approved 1000 gal septic tank, then gravity flow to a NCDEH approved (IWWS 2004-3-R4) AdvanTex TS-1 AX-20 pretreatment module which then gravity flows to a NCDEH approved 900 gal pump tank. The pump tank doses 6 times/day (60 gal/dose) to a shallow fill mound low pressure pipe (LPP) system per NCDEH Rule .1957. The LPP system area requires site improvements of removing surface vegetative / soil materials to a 0.5 ft depth and then fill with clean loamy sand / sand materials to 1.0 ft above surrounding ground surface elevation within a 33 ft x 78 ft area. The actual LPP system is centered on the fill improved area with 3 LPP laterals spaced on 5 ft centers and each 60 ft long. An equal repair is provided as required in the dimensions of 38 ft W x 63 ft L (see map). The corners of the initial site improved area (33 ft x 78 ft) have been located and pin-flagged in the field. The front property corner locations have also been identified and marked.

This is a land and soils evaluation for on-site, subsurface waste treatment NCDPH permitting. **“The LSS Evaluation is being submitted pursuant to and meets the requirements of SL 2018-114 Section 11.(c).”** Please contact this authorized agent for clarifications or amendments.

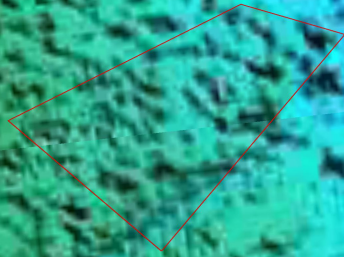


Larry F. Baldwin, CPSS #2183 / NCLSS #1040

Lot #52

Shackleford Landing

3.



Piners Point Rd

Howland Pkwy

239



500 ft

**LAND & SOILS MAP OF PROPOSED LOT #52 SHACKLEFORD LANDING SUBDIVISION (~0.6 acre)
FOR POTENTIAL ON-SITE WASTE TREATMENT USABILITY
Beaufort NE Area - Carteret County - North Carolina**

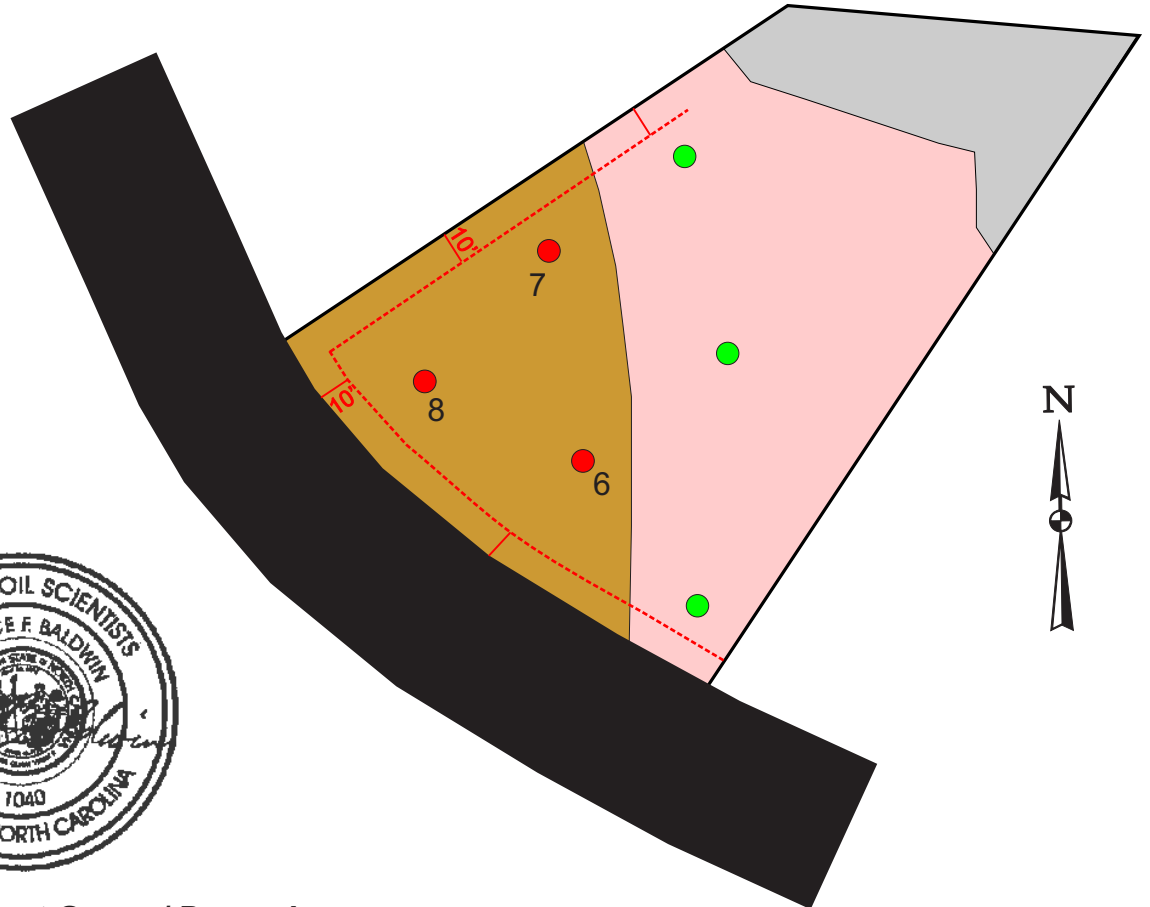
“The LSS Evaluation is being submitted pursuant to and meets the requirements of NCSL 2018-114 section 11.(c).”

This is a qualitative soils evaluation for preliminary planning purposes. Any permit approvals may require additional soil & site evaluations, and/or regulatory concurrences with these findings. This is not an accurate survey

SCALE: 1 Inch = 60 Feet
(Not a survey; All lines paced & approximate)
JANUARY - 2022

Lot-52 of proposed
Shackleford Landing S/D Nov-2021

PIN # 731609153648000 portion



Land Management Group / Davey, Inc.

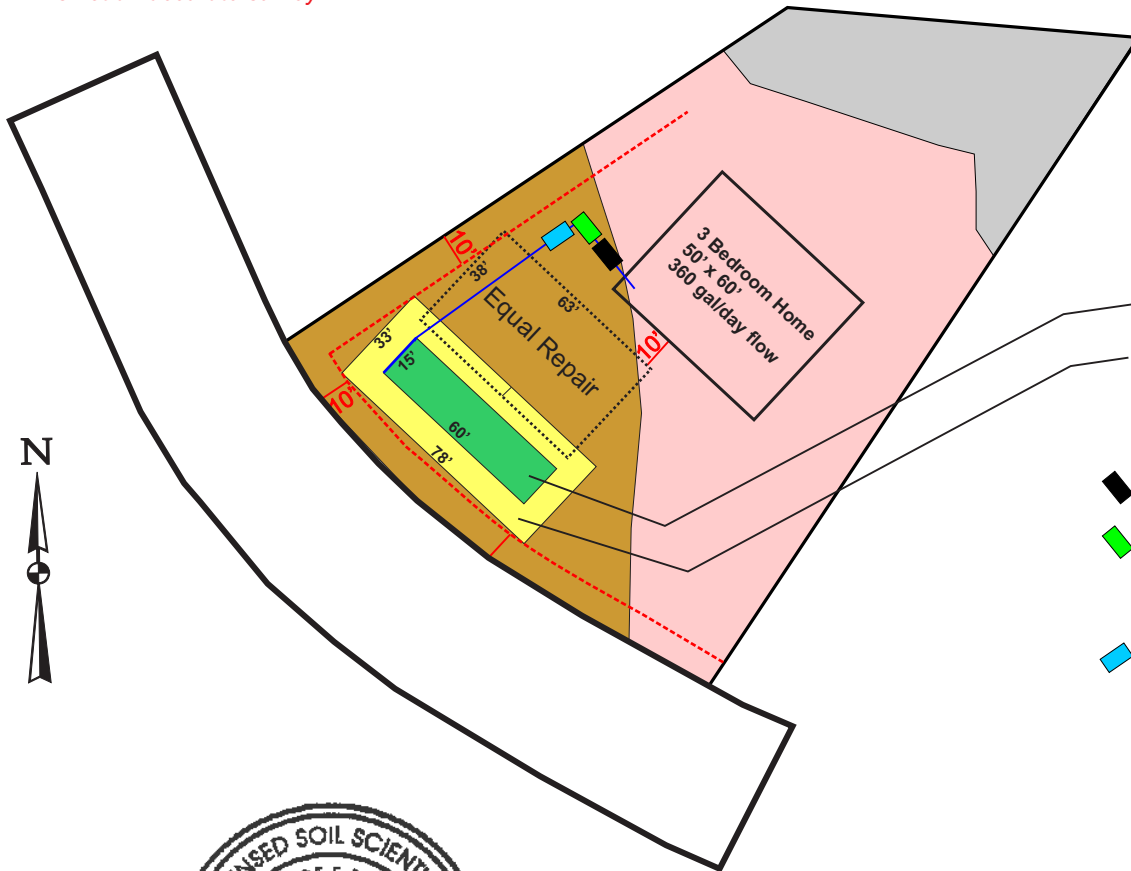
- Provisionally suitable soils for on-site waste treatment with fill site improvements and usage of alternative on-site waste treatment systems. Estimated seasonal high water table 15 - 23 inches. Estimate permeability 30 - 60 min/in (1 - 2 in/hr) to ~18 inch depths and 60 - 120 min/in (0.5 - 1 in/hr) below +18 inch depths. Soil types similar to Augusta or Altavista-wet phase soil series.
- Soils unsuitable or not recommended for on-site waste treatment usage due to shallow seasonal high water table indicators <12” bpgs, shallow slow permeability <24” bpgs, poor landscape position, restrictive permeability <24” bpgs, or poor soil structure unless further on-site testing proves positive and otherwise. Soil types similar to the Augusta-wet phase or Tomotley soil series.
- Potential 404 wetland areas as determined by others.
- Soil description and evaluation borings.
- General soil evaluation borings.

**LAND & SOILS MAP OF PROPOSED LOT #52 SHACKLEFORD LANDING SUBDIVISION (~0.6 acre)
FOR POTENTIAL ON-SITE WASTE TREATMENT USABILITY
Beaufort NE Area - Carteret County - North Carolina**

"The LSS Evaluation is being submitted pursuant to and meets the requirements of NCSL 2018-114 section 11.(c)."

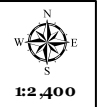
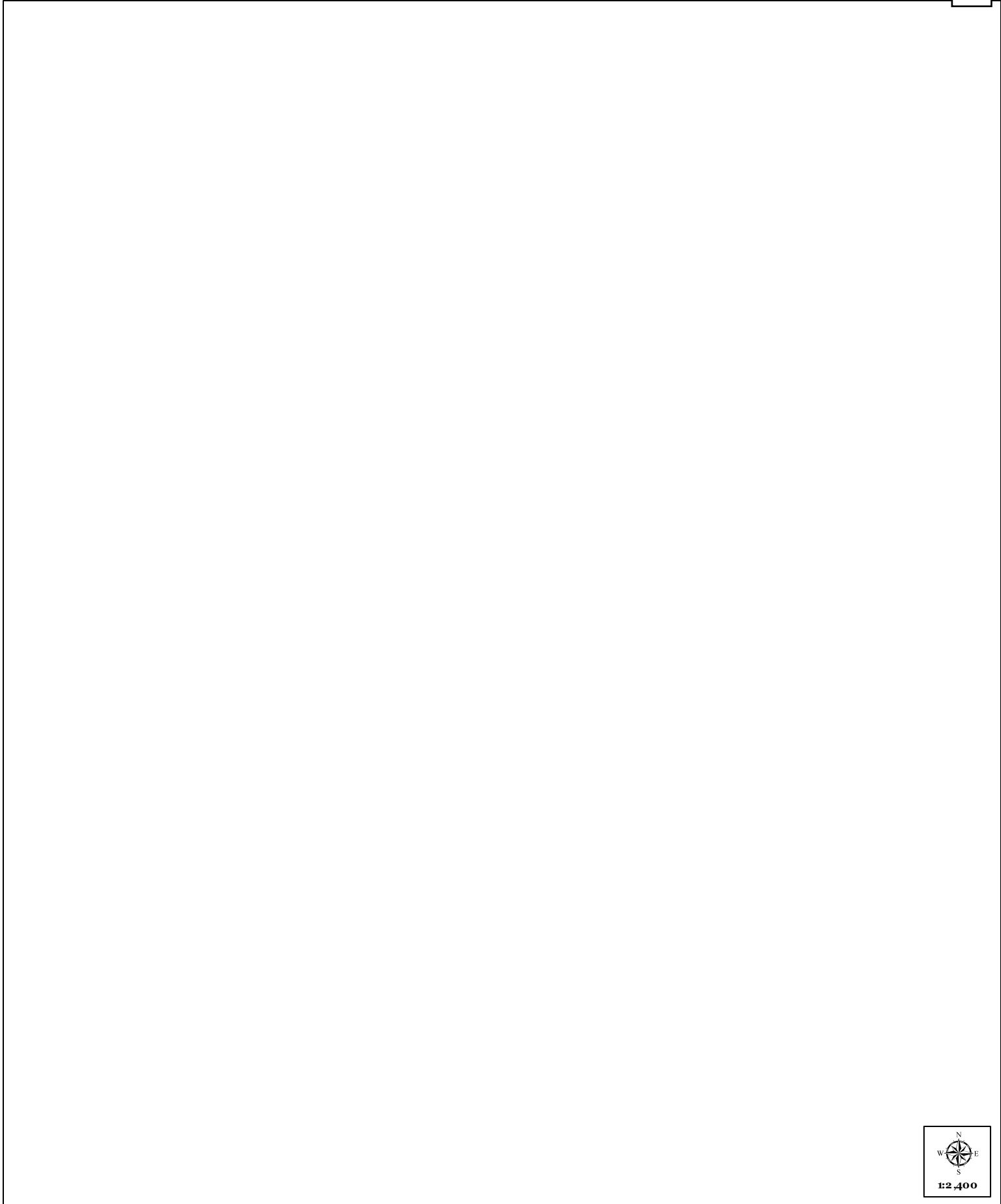
This is a qualitative soils evaluation for preliminary planning purposes. Any permit approvals may require additional soil & site evaluations, and/or regulatory concurrences with these findings. This is not an accurate survey

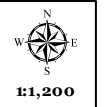
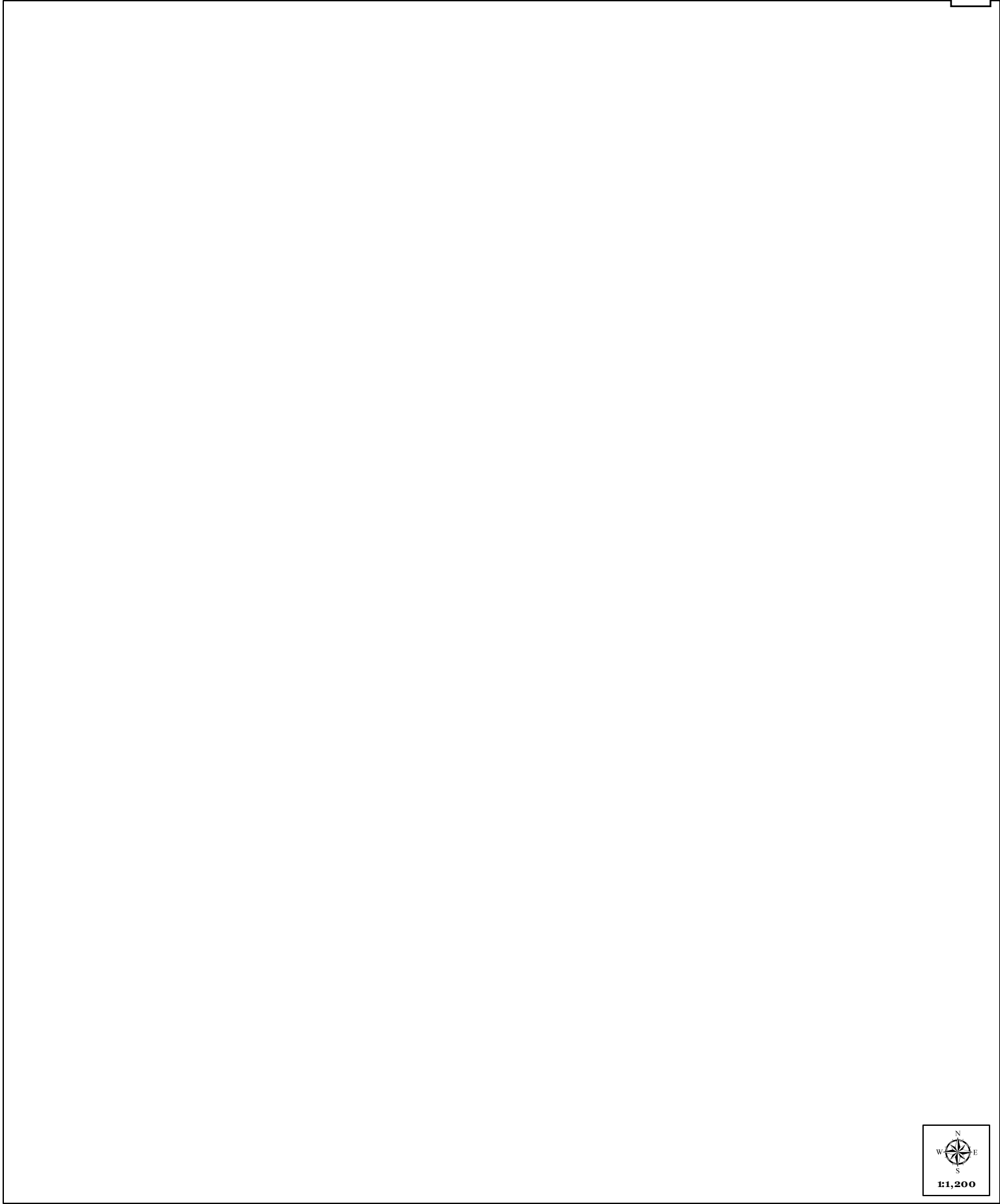
**SCALE: 1 Inch = 60 Feet
(Not a survey; All lines paced & approximate)
JANUARY - 2022**



**Proposed On-site Waste Treatment System
AdvanTex TS-1 AX-20 Pretreatment NCDEH IWWS 2004-3-R4
to a Shallow 1 ft Fill Mound Low Pressure Pipe System:**

- 3 Bedroom residential home.
- 360 gal/day design rate.
- LTAR 0.40 gal/day/sqft (0.20 gal/day/sqft x 2 TS-1 pretreatment) no other reductions taken.
- 900 sqft low pressure pipe area drainfield area 15' W x 60' L
3 LPP laterals each 60' L spaced on 5' centers.
- LPP drainfield bottom placed at present ground surface elevation after site improvements of removing 0.5 ft vegetative surface with back fill of clean loamy sand materials to 1 ft above adjacent present ground surface elevation in area of 33 ft W x 78 ft L.
- Gravity flow of wastewater from home to septic tank to 1000 gal approved NCDEH septic tank.
- Gravity flow of wastewater effluent from septic tank to NCDEH approved AdvanTex TS-1 AX-20 pretreatment module.
- Pretreated effluent from AdvanTex module flows to NCDEH approved 900 gal pump tank.
- Pump tank equally doses to shallow fill mound LPP drainfield system on 6 timed intervals of 60 gal/dose.
- NCDEH & Advantex approved control module panel regulates system operation.
- Equal repair area reserved for same system type within a 38' W x 63' L LPP system area.
- Waste treatment system area and property corners marked in field.
- NCDEH or Carteret County Health Dept may require a NC Licensed Engineer to provide final design for this system.
- Potable water supply by Town of Beaufort, NC.





SOIL/SITE EVALUATION
for ON-SITE WASTEWATER SYSTEM
 (Complete all fields in full)

OWNER: **Beth Clifford, Beltway Investment Group Inc.**

APPLICATION DATE: **Jan 29, 2022**

ADDRESS: **10 State Road, #289, Bath, ME 04530**

DATE EVALUATED: **Jan 12, 2022**

PROPOSED FACILITY: **Residential 3 bedroom Home** PROPOSED DESIGN FLOW (.1949): **360 gal/day**

PROPERTY SIZE: **~0.6 acre**

LOCATION OF SITE: **proposed Lot #52 Shackleford Landing, Beaufort NC 28516**

PROPERTY RECORDED: **part PIN#731609153648000**

WATER SUPPLY: Private Public Well Spring Other _____

EVALUATION METHOD: Auger Boring Pit Cut TYPE OF WASTEWATER: Sewage Industrial Process Mixed

P R O F I L E #	.1940 LANDSCAPE POSITION/ SLOPE %	HORIZON DEPTH (IN.)	SOIL MORPHOLOGY (.1941)		OTHER PROFILE FACTORS				PROFILE CLASS & LTAR
			.1941 STRUCTURE/ TEXTURE	.1941 CONSISTENCE/ MINERALOGY	.1942 SOIL WETNESS/ COLOR	.1943 SOIL DEPTH	.1956 SAPRO CLASS	.1944 RESTR HORIZ	
6	L 1%	A 00-04	GR / LS	VFR / SEXP	10YR 4/1	S	S	S	S 0.20 gal/day/sqft LPP
		B 04-18	GR / SL	FR / SEXP	10YR 6/4				
		Btg 18-28	SBK / SCL	FI / SEXP	10YR 6/6 6/2				
		BC 28-45	SBK / SCL-CL	FI / SEXP	10YR 6/2 6/6				
7	L 1%	A 00-05	GR / LS	VFR / SEXP	10YR 4/1	S	S	S	S 0.20 gal/day/sqft LPP
		B 05-15	GR / SL	FR / SEXP	10YR 6/6				
		Btg 15-30	SBK / SCL	FI / SEXP	10YR 5/6 4/2				
		BC 30-45	SBK / SCL-CL	FI / SEXP	10YR 6/2 5/4				
8	L 2%	A 00-04	GR / LS	VFR / SEXP	10YR 4/2	S	S	S	S 0.20 gal/day/sqft LPP
		B 04-23	SBK / SL	FR / SEXP	10YR 5/6				
		Btg1 23-35	SBK / SCL	FI / SEXP	10YR 6/6 4/2				
		Btg2 35-46	SBK / SCL	FI / SEXP	10YR 6/2 5/8				
X									

DESCRIPTION	INITIAL SYSTEM	REPAIR SYSTEM
Available Space (.1945)	+2600 sqft	+2400 sqft
System Type(s)	AdvanTex TS-1 to Shallow Fill LPP	AdvanTex TS-1 to Shallow Fill LPP

OTHER FACTORS (.1946): **N/A**
 SITE CLASSIFICATION (.1948): **Suitable / Provisionally Suitable**

EVALUATED BY: **Larry F. Baldwin NCLSS #1040; ARCPACS #2183**
 OTHER(S) PRESENT: _____

Site LTAR	0.50 gal/day/sqft	N/A
-----------	-------------------	-----

3.

COMMENTS: Puraflo-A bed rock drainfield bottoms at +1 inches from present ground surface after specified fill site improvements and fill finish.

LEGEND

use the following standard abbreviations

<u>LANDSCAPE POSITION</u>	<u>GROUP</u>	<u>SOIL TEXTURE</u>	<u>CONVENTIONAL .1955 LTAR*</u>	<u>LPP .1957 LTAR*</u>	<u>MINERALOGY/ CONSISTENCE</u>	<u>STRUCTURE</u>
CC (Concave Slope)	I	S (Sand)	1.2 - 0.8	0.6 - 0.4	SEXP (Slightly Expansive)	G (Single Grain)
CV (Convex Slope)		LS (Loamy Sand)				EXP (Expansive)
D (Drainage Way)	II	SL (Sandy Loam)	0.8 - 0.6	0.4 - 0.3		CR (Crumb)
DS (Debris Slump)		L (Loam)				GR (Granular)
FP (Flood Plain)						SBK (Subangular Blocky)
FS (Foot Slope)	III	Si (Silt)	0.6 - 0.3	0.3 - 0.15		ABK (Angular Blocky)
H (Head Slope)		SiCL (Silty Clay Loam)				PL (Platy)
L (Linear Slope)		CL (Clay Loam)				PR (Prismatic)
N (Nose Slope)		SCL (Sandy Clay Loam)				
R (Ridge)		SiL (Silt Loam)				
S (Shoulder Slope)	IV	SC (Sandy Clay)	0.4 - 0.1	0.2 - 0.05		NS (Non-sticky)
T (Terrace)		SiC (Silty Clay)				SS (Slightly Sticky)
		C (Clay)				S (Sticky)
		O (Organic)				VS (Very Sticky)
		None	None			NP (Non-plastic) SP (Slightly Plastic)

MOIST

WET

VFR (Very Friable)
 FR (Friable)
 FI (Firm)
 VFI (Very Firm v. Very Sticky)
 EFI (Extremely Firm)

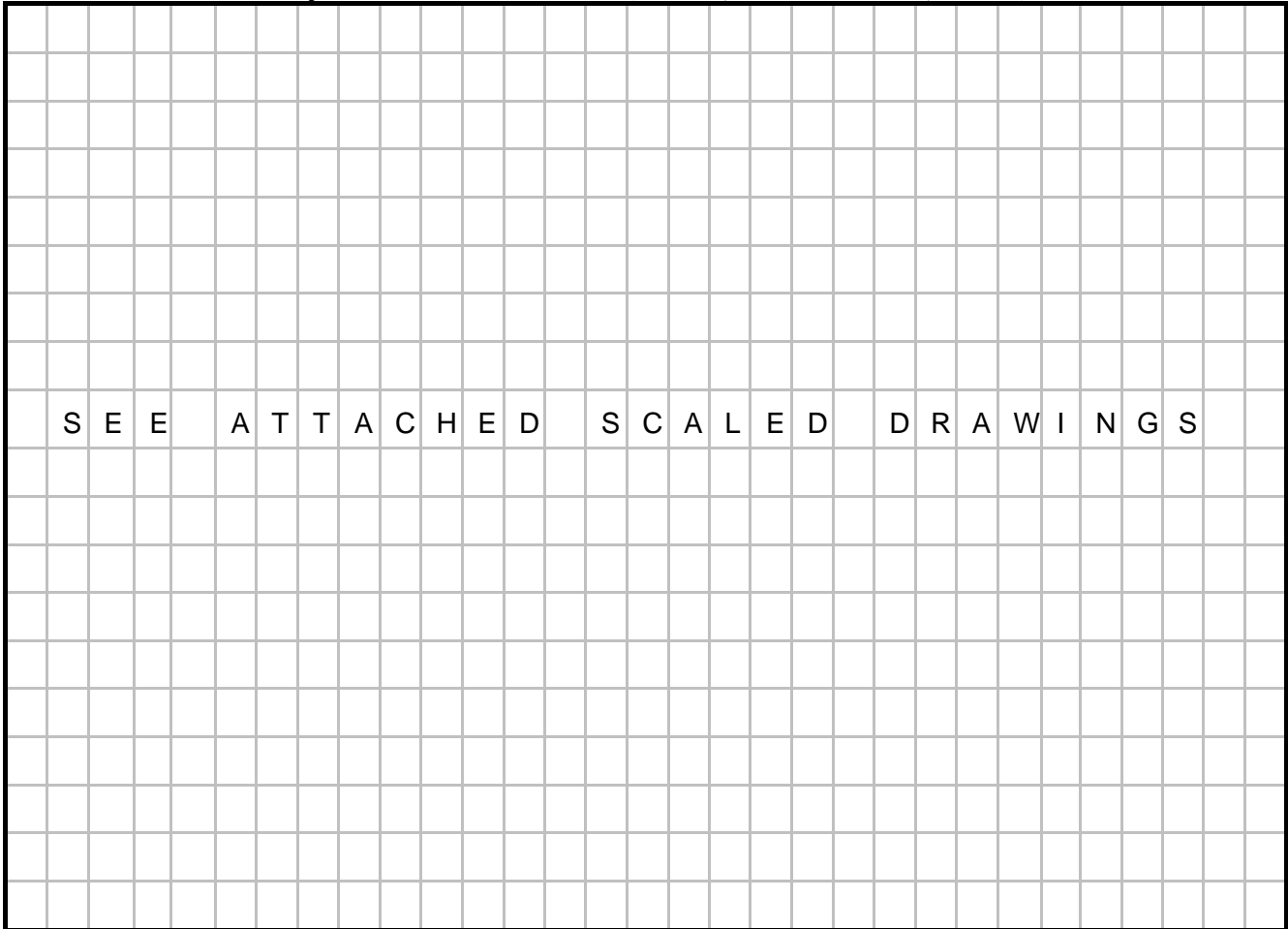
NS (Non-sticky)
 SS (Slightly Sticky)
 S (Sticky)
 VS (Very Sticky)
 NP (Non-plastic) SP (Slightly Plastic)
 P (Plastic)
 VP (Very Plastic)

*Adjust LTAR due to depth, consistence, structure, soil wetness, landscape, position, wastewater flow and quality.

NOTES

- HORIZON DEPTH** In inches below natural soil surface
 - DEPTH OF FILL** In inches from land surface
 - RESTRICTIVE HORIZON** Thickness and depth from land surface
 - SAPROLITE** S(suitable) or U(unsuitable)
 - SOIL WETNESS** Inches from land surface to free water or inches from land surface to soil colors with chroma 2 or less - record Munsell color chip designation
 - CLASSIFICATION** S (Suitable), PS (Provisionally Suitable), or U (Unsuitable)
- Evaluation of saprolite shall be by pits.
 Long-term Acceptance Rate (LTAR): gal/day/ft²

Show profile locations and other site features (dimensions, reference or benchmark, and North).



Appendix III
CAMA, and Preliminary Wetland Review Report

Nº 01054



N.C. DIVISION OF COASTAL MANAGEMENT
NOTIFICATION OF COASTAL WETLAND DETERMINATION

Pursuant to NCGS 113-229(n)(3), and 15A NCAC 07H.0205(a)

A B C D

Property Owner: Beltway Inv. Group Mailing Address: _____
Site Address: Adj to 231 pines rd _____
Beaufort Road _____

Project Location: County Carteret US/NC/SR # _____
River Basin White Adj. Water Body Gibbs Creek

Indicate Which of the Following Apply:

_____ Coastal Wetlands have been identified on the above described property. The project (as currently proposed) may impact these wetlands but no official delineation was performed. The Division of Coastal Management suggests that you request a formal delineation by this Division to evaluate potential impacts to Coastal Wetlands and project design alternatives.

None Coastal Wetlands have been identified on the above described property. At your request, an official Coastal Wetland delineation was performed by the Division of Coastal Management. The Division of Coastal Management suggests that you have the delineation surveyed. The Division will verify the surveyed line, which will then remain valid for a period not to exceed 12 months from the delineation.

AS well AS NHW contour

Coastal Wetlands species identified on-site:

- Spartina alterniflora Juncus roemerianus _____ Salicornia spp.
- _____ Distichlis spp. _____ Limonium spp. _____ Scirpus spp.
- _____ Cladium jamaicense _____ Typha spp. _____ Spartina patens
- _____ Spartina cynosuroides

Check any field indicators that apply to establish regular or occasional flooding:

- _____ tidal water observed on-site (do not check if during or following Tropical Storm/Hurricane)
- _____ crabs/holes wrack lines _____ staining tidal water connection
- _____ periwinkle elevation changes _____ other (please describe) _____

DCM Official Heather Syron Title Field Specialist

Date 4/15/2022

In the event you wish to appeal this jurisdictional call, you may request a second opinion by contacting my supervisor, Jonathan Howell (DCM District Manager) at DCM Morehead City
Acting DM

Visit our website at www.nccoastmanagement.com

Preliminary ORM Data Entry Fields for New Actions

ACTION ID #: SAW-

Begin Date (Date Received):

Prepare file folder

Assign Action ID Number in ORM

1. Project Name [PCN Form A2a]: Beltway-Stroud Tract

2. Work Type: Private Institutional Government Commercial

3. Project Description / Purpose [PCN Form B3d and B3e]:
Preliminary Jurisdictional Determination Request

4. Property Owner / Applicant [PCN Form A3 or A4]: Bertram Rental Properties LLC, Bertie Eubanks Neel

5. Agent / Consultant [PNC Form A5 – or ORM Consultant ID Number]:
Paul Farley - DRG

6. Related Action ID Number(s) [PCN Form B5b]:

7. Project Location – Coordinates, Street Address, and/or Location Description [PCN Form B1b]:
East Side of US Hwy 70 Bus, Beaufort, NC
34.733749, -76.631705

8. Project Location – Tax Parcel ID [PCN Form B1a]: 731609066438000, 731609153648000, 7316091615

9. Project Location – County [PCN Form A2b]: Carteret

10. Project Location – Nearest Municipality or Town [PCN Form A2c]: Beaufort

11. Project Information – Nearest Waterbody [PCN Form B2a]: Gibbs Creek

12. Watershed / 8-Digit Hydrologic Unit Code [PCN Form B2c]: 03020301

Authorization: Section 10 Section 404 Section 10 and 404

Regulatory Action Type:

- | | |
|--|--|
| <input type="checkbox"/> Standard Permit | <input type="checkbox"/> Pre-Application Request |
| <input type="checkbox"/> Nationwide Permit # | <input type="checkbox"/> Unauthorized Activity |
| <input type="checkbox"/> Regional General Permit # | <input type="checkbox"/> Compliance |
| <input checked="" type="checkbox"/> Jurisdictional Determination Request | <input type="checkbox"/> No Permit Required |



April 4, 2022

TO: Tom Charles
US Army Corps of Engineers
69 Darlington Avenue
Wilmington, NC 28403

RE: Beltway-Stroud Tract
East Side of US Hwy 70 Bus, Beaufort, NC
Preliminary Jurisdictional Determination Request

Tom,

I have enclosed a PJD Request Package for the Beltway-Stroud Tract located in Carteret County, Beaufort. The review area consists of Parcel IDs: 731609066438000, 731609153648000, 731609161556000, and 731609167703000 and is approximately 85 acres.

This data package is for your use in preparation for a site review of flagged wetland boundaries. We look forward to meeting with you on site at your earliest convenience to review the wetland line. Please let us know if you have any questions.

Thank you for your assistance.

Sincerely,

Scarlett Henson
Scarlett Henson
Staff Scientist
Davey Resource Group, Inc.

Enclosure: Data Package
cc: Stroud Engineering – Linwood Stroud



AGENT AUTHORIZATION FORM

TO WHOM IT MAY CONCERN:

I/we, the undersigned, hereby authorize Davey Resource Group to act as our agent in the determination of jurisdictional wetland boundaries on the subject property, **Beltway-Stroud Tract**. By way of this form, I/we additionally authorize access to the site by representatives of the US Army Corps of Engineers and/or the NC Division of Coastal Management for the purpose of reviewing the flagged wetland boundary and providing a final jurisdictional determination. Any questions regarding the jurisdictional wetland determination should be directed to Davey Resource Group.

Please provide the following information:

Property Address and Parcel ID Number: **125 Bertram Rd; Beaufort, NC**

Parcel ID# 731609161556000

Current Property Owner Name: **Bertram Rental Properties LLC**

Owner Address, Phone Number, & Email Address:

Address: 416 Victoria Hills Dr; Fuquay Varina, NC 27526

Email: bertram.kelly@gmail.com mickeybertram@bellsouth.net

Phone: 919 817 1837 843 276 3472

Notice: This authorization, for liability & professional courtesy reasons, is valid only for government officials to enter the property when accompanied by Davey Resource Group staff. Please call DRG to arrange a site meeting prior to visiting the site.

Bertram Rental Properties, LLC

Print Owner's Name DocuSigned by:
Kelly Bertram Mickey Bertram
D90B693C7963421... 8642BC0B9EB2471...

Owner's Signature

3/28/2022 3/28/2022

Date



AGENT AUTHORIZATION FORM

TO WHOM IT MAY CONCERN:

I/we, the undersigned, hereby authorize Davey Resource Group to act as our agent in the determination of jurisdictional wetland boundaries on the subject property, **Beltway-Stroud Tract**. By way of this form, I/we additionally authorize access to the site by representatives of the US Army Corps of Engineers and/or the NC Division of Coastal Management for the purpose of reviewing the flagged wetland boundary and providing a final jurisdictional determination. Any questions regarding the jurisdictional wetland determination should be directed to Davey Resource Group.

Please provide the following information:

Property Address and Parcel ID Number: 1980 Live Oak St; Beaufort, NC

Parcel ID# 731609167703000

Current Property Owner Name: Bertie Eubanks Neely

Owner Address, Phone Number, & Email Address:

Address: 846 Neely Road; Asheboro, NC 27203

Email: h.hill.nursery@gmail.com

Phone: N/A

Notice: This authorization, for liability & professional courtesy reasons, is valid only for government officials to enter the property when accompanied by Davey Resource Group staff. Please call DRG to arrange a site meeting prior to visiting the site.

Bertie Eubanks Neely
Print Owner's Name

Bertie Eubanks Neely
Owner's Signature

3/28/22
Date

Phone: 910.452.0001
3805 Wrightsville Ave., Suite 15, Wilmington, NC 28403
daveyresourcegroup.com/carolinas



AGENT AUTHORIZATION FORM

TO WHOM IT MAY CONCERN:

I/we, the undersigned, hereby authorize Davey Resource Group to act as our agent in the determination of jurisdictional wetland boundaries on the subject property, **Beltway-Stroud Tract**. By way of this form, I/we additionally authorize access to the site by representatives of the US Army Corps of Engineers and/or the NC Division of Coastal Management for the purpose of reviewing the flagged wetland boundary and providing a final jurisdictional determination. Any questions regarding the jurisdictional wetland determination should be directed to Davey Resource Group.

Please provide the following information:

Property Address and Parcel ID Number: **Pinners Point Rd; Beaufort, NC**

Parcel ID# 731609066438000 & 731609153648000

Current Property Owner Name: **Pearl G West Trustee**

Owner Address, Phone Number, & Email Address:

Address: 231 Pinners Point Road; Beaufort, NC 28516

Email: abweskin@att.net

Phone: 678 613 8917

Notice: This authorization, for liability & professional courtesy reasons, is valid only for government officials to enter the property when accompanied by Davey Resource Group staff. Please call DRG to arrange a site meeting prior to visiting the site.

Roberta D. West, successor trustee of Pearl West RLTL

Print Owner's Name

DocuSigned by:

Roberta D West
Owner's Signature

3/28/2022

Date

Jurisdictional Determination Request

A. PARCEL INFORMATION

Street Address: East Side of US Hwy 70 Bus

City, State: Beaufort, NC

County: Carteret

Parcel Index Number(s) (PIN): 731609066438000, 7316091536

B. REQUESTOR INFORMATION

Name: Stroud Engineering - Linwood Stroud

Mailing Address: 3225 McLeod Drive #110

Las Vegas, Nevada, 89121

Telephone Number: 252-756-9352 x127

Electronic Mail Address: Istroud@stroudengineer.com

Select one:

- I am the current property owner.
- I am an Authorized Agent or Environmental Consultant¹
- Interested Buyer or Under Contract to Purchase
- Other, please explain. _____

C. PROPERTY OWNER INFORMATION²

Name: See attached

Mailing Address: See attached

Telephone Number: See attached

Electronic Mail Address: See attached

¹ Must provide completed Agent Authorization Form/Letter.

² Documentation of ownership also needs to be provided with request (copy of Deed, County GIS/Parcel/Tax Record).

Jurisdictional Determination Request

D. PROPERTY ACCESS CERTIFICATION^{3,4}

By signing below, I authorize representatives of the Wilmington District, U.S. Army Corps of Engineers (Corps) to enter upon the property herein described for the purpose of conducting on-site investigations, if necessary, and issuing a jurisdictional determination pursuant to Section 404 of the Clean Water Act and/or Section 10 of the Rivers and Harbors Act of 1899. I, the undersigned, am either a duly authorized owner of record of the property identified herein, or acting as the duly authorized agent of the owner of record of the property.

Bertram Rental Properties LLC

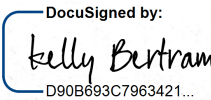
Print Name

Capacity: Owner Authorized Agent⁵

3/28/2022

Date DocuSigned by:

8642B6089FB2471...

DocuSigned by:

D90B693C7963421...

Signature

E. REASON FOR JD REQUEST: (Check as many as applicable)

- I intend to construct/develop a project or perform activities on this parcel which would be designed to avoid all aquatic resources.
- I intend to construct/develop a project or perform activities on this parcel which would be designed to avoid all jurisdictional aquatic resources under Corps authority.
- I intend to construct/develop a project or perform activities on this parcel which may require authorization from the Corps, and the JD would be used to avoid and minimize impacts to jurisdictional aquatic resources and as an initial step in a future permitting process.
- I intend to construct/develop a project or perform activities on this parcel which may require authorization from the Corps; this request is accompanied by my permit application and the JD is to be used in the permitting process.
- I intend to construct/develop a project or perform activities in a navigable water of the U.S. which is included on the district Section 10 list and/or is subject to the ebb and flow of the tide.
- A Corps JD is required in order obtain my local/state authorization.
- I intend to contest jurisdiction over a particular aquatic resource and request the Corps confirm that jurisdiction does/does not exist over the aquatic resource on the parcel.
- I believe that the site may be comprised entirely of dry land.
- Other: _____

³ For NCDOT requests following the current NCDOT/USACE protocols, skip to Part E.

⁴ If there are multiple parcels owned by different parties, please provide the following for each additional parcel on a continuation sheet.

⁵ Must provide agent authorization form/letter signed by owner(s).

Jurisdictional Determination Request

D. PROPERTY ACCESS CERTIFICATION^{3,4}

By signing below, I authorize representatives of the Wilmington District, U.S. Army Corps of Engineers (Corps) to enter upon the property herein described for the purpose of conducting on-site investigations, if necessary, and issuing a jurisdictional determination pursuant to Section 404 of the Clean Water Act and/or Section 10 of the Rivers and Harbors Act of 1899. I, the undersigned, am either a duly authorized owner of record of the property identified herein, or acting as the duly authorized agent of the owner of record of the property.

Bertie Eubanks Neely

Print Name

Capacity: Owner Authorized Agent⁵

3/28/2022

Date

Bertie Eubanks Neely

Signature

E. REASON FOR JD REQUEST: (Check as many as applicable)

I intend to construct/develop a project or perform activities on this parcel which would be designed to avoid all aquatic resources.

I intend to construct/develop a project or perform activities on this parcel which would be designed to avoid all jurisdictional aquatic resources under Corps authority.

I intend to construct/develop a project or perform activities on this parcel which may require authorization from the Corps, and the JD would be used to avoid and minimize impacts to jurisdictional aquatic resources and as an initial step in a future permitting process.

I intend to construct/develop a project or perform activities on this parcel which may require authorization from the Corps; this request is accompanied by my permit application and the JD is to be used in the permitting process.

I intend to construct/develop a project or perform activities in a navigable water of the U.S. which is included on the district Section 10 list and/or is subject to the ebb and flow of the tide.

A Corps JD is required in order obtain my local/state authorization.

I intend to contest jurisdiction over a particular aquatic resource and request the Corps confirm that jurisdiction does/does not exist over the aquatic resource on the parcel.

I believe that the site may be comprised entirely of dry land.

Other: _____

³ For NCDOT requests following the current NCDOT/USACE protocols, skip to Part E.

⁴ If there are multiple parcels owned by different parties, please provide the following for each additional parcel on a continuation sheet.

⁵ Must provide agent authorization form/letter signed by owner(s).

Jurisdictional Determination Request

D. PROPERTY ACCESS CERTIFICATION^{3,4}

By signing below, I authorize representatives of the Wilmington District, U.S. Army Corps of Engineers (Corps) to enter upon the property herein described for the purpose of conducting on-site investigations, if necessary, and issuing a jurisdictional determination pursuant to Section 404 of the Clean Water Act and/or Section 10 of the Rivers and Harbors Act of 1899. I, the undersigned, am either a duly authorized owner of record of the property identified herein, or acting as the duly authorized agent of the owner of record of the property.

Pearl G West Revocable Living Trust

Print Name

Capacity: Owner Authorized Agent⁵

3/28/2022

Date

DocuSigned by:

Roberta D West

BA332A993EBD472...

Signature

E. REASON FOR JD REQUEST: (Check as many as applicable)

- I intend to construct/develop a project or perform activities on this parcel which would be designed to avoid all aquatic resources.
- I intend to construct/develop a project or perform activities on this parcel which would be designed to avoid all jurisdictional aquatic resources under Corps authority.
- I intend to construct/develop a project or perform activities on this parcel which may require authorization from the Corps, and the JD would be used to avoid and minimize impacts to jurisdictional aquatic resources and as an initial step in a future permitting process.
- I intend to construct/develop a project or perform activities on this parcel which may require authorization from the Corps; this request is accompanied by my permit application and the JD is to be used in the permitting process.
- I intend to construct/develop a project or perform activities in a navigable water of the U.S. which is included on the district Section 10 list and/or is subject to the ebb and flow of the tide.
- A Corps JD is required in order obtain my local/state authorization.
- I intend to contest jurisdiction over a particular aquatic resource and request the Corps confirm that jurisdiction does/does not exist over the aquatic resource on the parcel.
- I believe that the site may be comprised entirely of dry land.
- Other: _____

³ For NCDOT requests following the current NCDOT/USACE protocols, skip to Part E.

⁴ If there are multiple parcels owned by different parties, please provide the following for each additional parcel on a continuation sheet.

⁵ Must provide agent authorization form/letter signed by owner(s).

Jurisdictional Determination Request

F. JURISDICTIONAL DETERMINATION (JD) TYPE (Select One)

I am requesting that the Corps provide a preliminary JD for the property identified herein.

A Preliminary Jurisdictional Determination (PJD) provides an indication that there may be “waters of the United States” or “navigable waters of the United States” on a property. PJDs are sufficient as the basis for permit decisions. For the purposes of permitting, all waters and wetlands on the property will be treated as if they are jurisdictional “waters of the United States”. PJDs cannot be appealed (33 C.F.R. 331.2); however, a PJD is “preliminary” in the sense that an approved JD can be requested at any time. PJDs do not expire.

I am requesting that the Corps provide an approved JD for the property identified herein.

An Approved Jurisdictional Determination (AJD) is a determination that jurisdictional “waters of the United States” or “navigable waters of the United States” are either present or absent on a site. An approved JD identifies the limits of waters on a site determined to be jurisdictional under the Clean Water Act and/or Rivers and Harbors Act. Approved JDs are sufficient as the basis for permit decisions. AJDs are appealable (33 C.F.R. 331.2). The results of the AJD will be posted on the Corps website. A landowner, permit applicant, or other “affected party” (33 C.F.R. 331.2) who receives an AJD may rely upon the AJD for five years (subject to certain limited exceptions explained in Regulatory Guidance Letter 05-02).

I am unclear as to which JD I would like to request and require additional information to inform my decision.

G. ALL REQUESTS

Map of Property or Project Area. This Map must clearly depict the boundaries of the review area.

Size of Property or Review Area 85 acres.

The property boundary (or review area boundary) is clearly physically marked on the site.

Jurisdictional Determination Request

H. REQUESTS FROM CONSULTANTS

Project Coordinates (Decimal Degrees): Latitude: 34.733749,
Longitude: -76.631705

A legible delineation map depicting the aquatic resources and the property/review area. Delineation maps must be no larger than 11x17 and should contain the following: (Corps signature of submitted survey plats will occur after the submitted delineation map has been reviewed and approved).⁶

- North Arrow
- Graphical Scale
- Boundary of Review Area
- Date
- Location of data points for each Wetland Determination Data Form or tributary assessment reach.

For Approved Jurisdictional Determinations:

- Jurisdictional wetland features should be labeled as Wetland Waters of the US, 404 wetlands, etc. Please include the acreage of these features.
- Jurisdictional non-wetland features (i.e. tidal/navigable waters, tributaries, impoundments) should be labeled as Non-Wetland Waters of the US, stream, tributary, open water, relatively permanent water, pond, etc. Please include the acreage or linear length of each of these features as appropriate.
- Isolated waters, waters that lack a significant nexus to navigable waters, or non-jurisdictional upland features should be identified as Non-Jurisdictional. Please include a justification in the label regarding why the feature is non-jurisdictional (i.e. “Isolated”, “No Significant Nexus”, or “Upland Feature”). Please include the acreage or linear length of these features as appropriate.

For Preliminary Jurisdictional Determinations:

- Wetland and non-wetland features should not be identified as Jurisdictional, 404, Waters of the United States, or anything that implies jurisdiction. These features can be identified as Potential Waters of the United States, Potential Non-wetland Waters of the United States, wetland, stream, open water, etc. Please include the acreage and linear length of these features as appropriate.

Completed Wetland Determination Data Forms for appropriate region (at least one wetland and one upland form needs to be completed for each wetland type)

⁶ Please refer to the guidance document titled “Survey Standards for Jurisdictional Determinations” to ensure that the supplied map meets the necessary mapping standards. <http://www.saw.usace.army.mil/Missions/Regulatory-Permit-Program/Jurisdiction/>

Jurisdictional Determination Request

- Completed appropriate Jurisdictional Determination form
 - **PJDs**, please complete a Preliminary Jurisdictional Determination Form⁷ and include the Aquatic Resource Table
 - **AJDs**, please complete an Approved Jurisdictional Determination Form⁸
- Vicinity Map
- Aerial Photograph
- USGS Topographic Map
- Soil Survey Map
- Other Maps, as appropriate (e.g. National Wetland Inventory Map, Proposed Site Plan, previous delineation maps, LIDAR maps, FEMA floodplain maps)
- Landscape Photos (if taken)
- NCSAM and/or NCWAM Assessment Forms and Rating Sheets
- NC Division of Water Resources Stream Identification Forms
- Other Assessment Forms

⁷ www.saw.usace.army.mil/Portals/59/docs/regulatory/regdocs/JD/RGL_08-02_App_A_Prelim_JD_Form_fillable.pdf

⁸ Please see <http://www.saw.usace.army.mil/Missions/Regulatory-Permit-Program/Jurisdiction/>

Principal Purpose: The information that you provide will be used in evaluating your request to determine whether there are any aquatic resources within the project area subject to federal jurisdiction under the regulatory authorities referenced above.

Routine Uses: This information may be shared with the Department of Justice and other federal, state, and local government agencies, and the public, and may be made available as part of a public notice as required by federal law. Your name and property location where federal jurisdiction is to be determined will be included in the approved jurisdictional determination (AJD), which will be made available to the public on the District's website and on the Headquarters USAGE website.

Disclosure: Submission of requested information is voluntary; however, if information is not provided, the request for an AJD cannot be evaluated nor can an AJD be issued.

Property Owner Contact Information

Pearl G West Trustee

Mailing Address: 231 Pinner's Point Rd; Beaufort, NC

Phone: 678-613-8917

Email: abweskin@att.net

Bertie Eubanks Neely

Mailing Address: 846 Neely Rd; Asheboro, NC

Phone: N/A

Email: h.hill.nursery@gmail.com

Bertram Rental Properties

Mailing Address: 416 Victoria Hills Dr; Fuquay Varina, NC

Phone: 919-817-1837

Email: Bertram.kelly@gmail.com

Tax Parcel Information:

Owner: WEST,PEARL G TRUSTEE

Current PIN: 731609066438000

Site Address:

0

Mailing Address:

231 PINNERS POINT ROAD

BEAUFORT NC 28516

Legal Description:

TR 2 PEARL G WEST - BEAUFORT

Prior PIN:

City Limits:

Rescue District: BEAUFORT RESCUE

Fire District: BEAUFORT FIRE

Tax District: 11

Township: BEAUFORT

Use: VACANT

Land Value: \$464,718

NBHD: 110002

Bldg Value: \$0

Bldg Htd Sq Ft:

Bldg Tot Sq Ft: 0

Other Value: \$0

Year Built:

Total Value: \$464,718

Noise Level:

Sale Price: \$0

AICUZ Zone:

Deeded Acres: 7.92

GIS Acres: 7.830

Plat Ref: 32 / 92

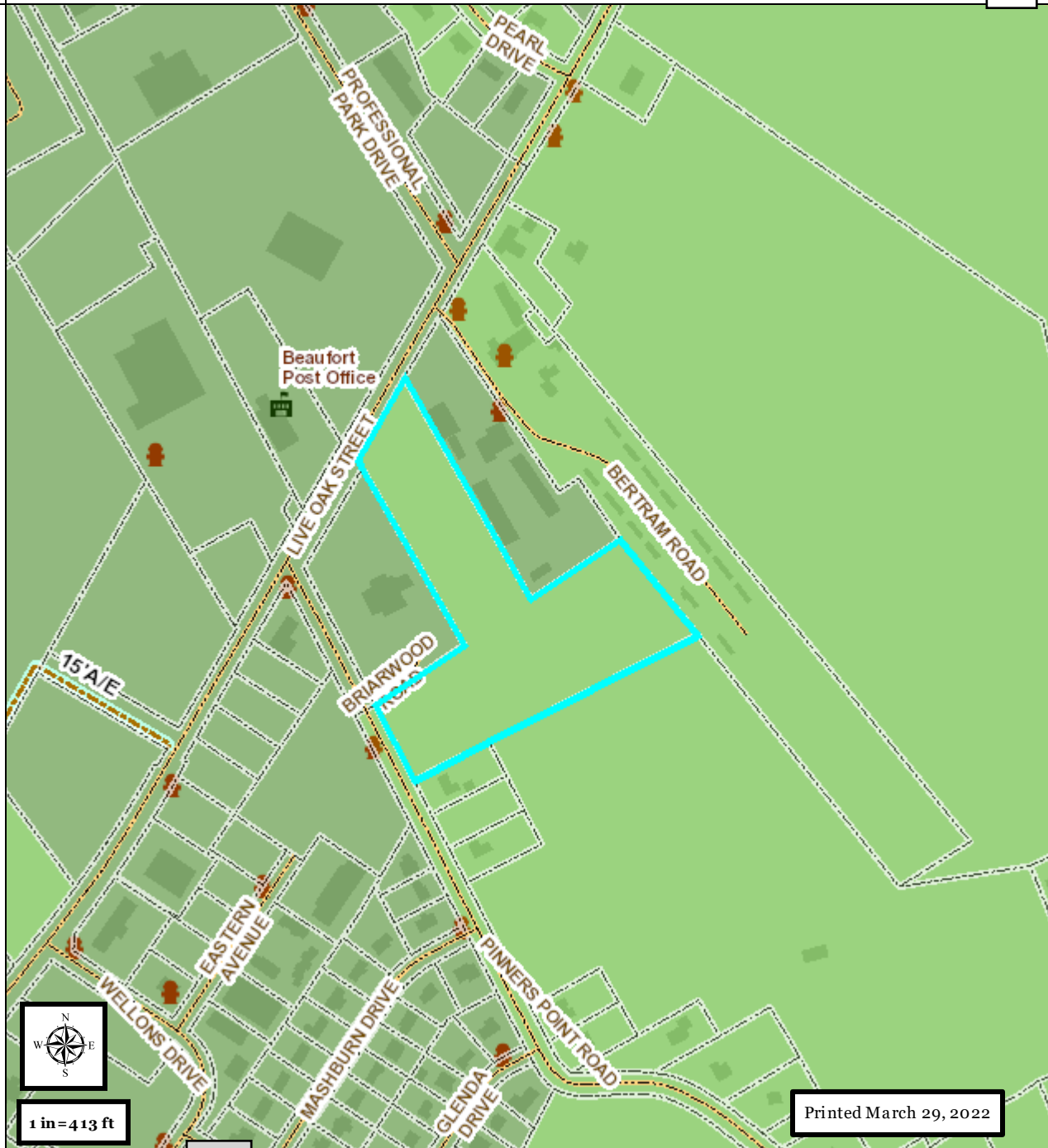
Roll Type: R

Deed Ref: 1327 / 241

Deed Date: 0

Bedrooms:

Bathrooms:



1 in = 413 ft

Printed March 29, 2022

Tax Parcel Information:



Owner: WEST, PEARL G TRUSTEE

Current PIN: 731609153648000

Site Address:

0

Mailing Address:

231 PINNERS POINT ROAD

BEAUFORT NC 28516

Legal Description:

PT TR 2 PEARL G WEST

Prior PIN:

City Limits:

Rescue District: BEAUFORT RESCUE

Fire District: BEAUFORT FIRE

Tax District: 11

Township: BEAUFORT

Use: VACANT

Land Value: \$53,198

NBHD: 110002

Bldg Value: \$0

Bldg Htd Sq Ft:

Bldg Tot Sq Ft: 0

Other Value: \$0

Year Built:

Total Value: \$53,198

Noise Level:

Sale Price: \$0

AICUZ Zone:

Deeded Acres: 25.84

GIS Acres: 24.400

Plat Ref: 31 / 989

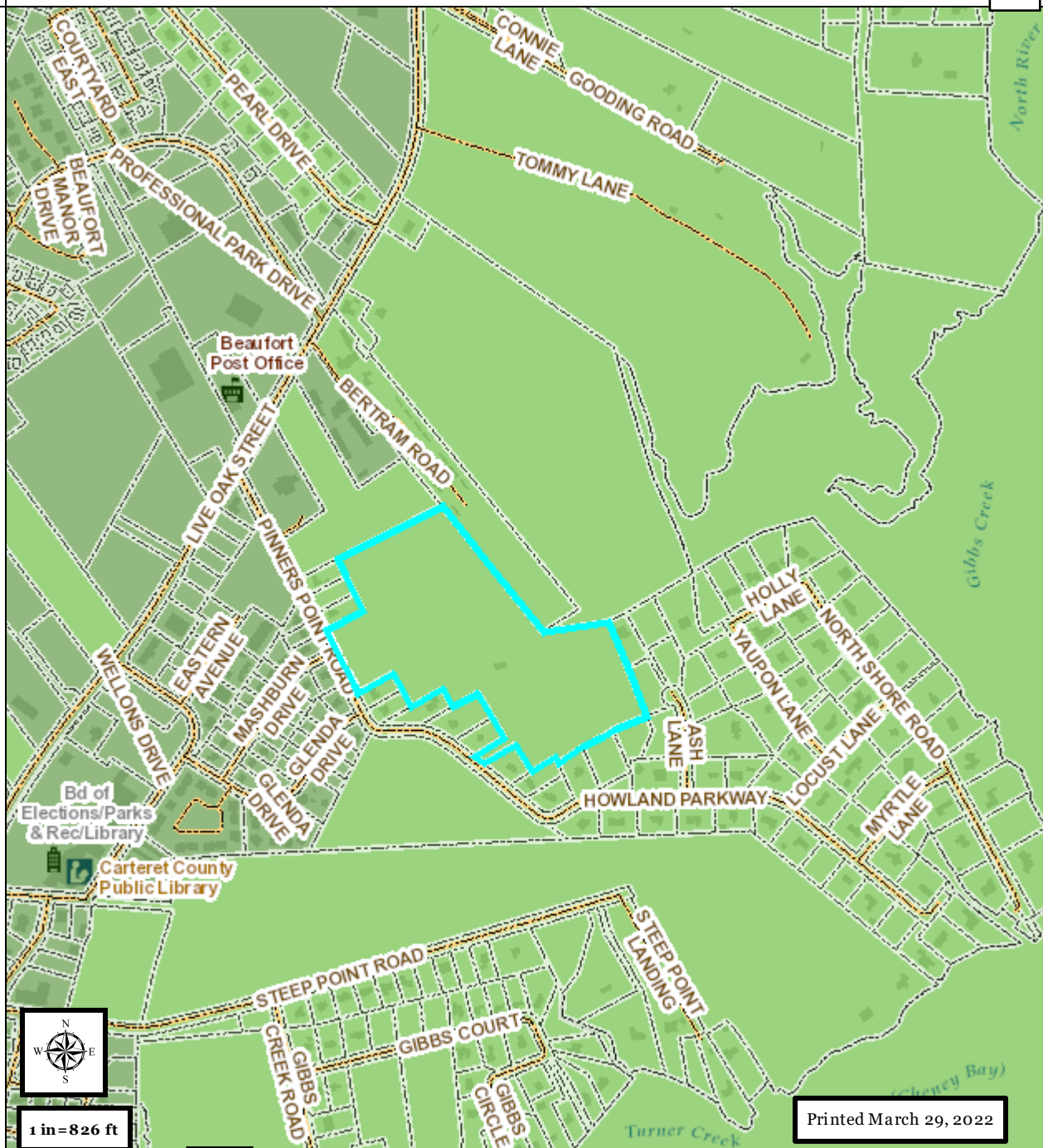
Roll Type: R

Deed Ref: 1327 / 241

Deed Date: 0

Bedrooms:

Bathrooms:



1 in = 826 ft

Printed March 29, 2022

Tax Parcel Information:

Owner: BERTRAM RENTAL PROPERTIES LLC

Current PIN: 731609161556000

Site Address:
125 BERTRAM RD
BEAUFORT

Mailing Address:
416 VICTORIA HILLS DR

FUQUAY VARINA NC 27526

Legal Description:
ACREAGE OFF HWY 70 - BEAUFORT

Prior PIN: 11014C0107

City Limits:

Rescue District: BEAUFORT RESCUE

Fire District: BEAUFORT FIRE

Tax District: 11

Township: BEAUFORT

Use: MOBILE HOME PARK

Land Value: \$0

NBHD: 110002

Bldg Value: \$182,248

Bldg Htd Sq Ft: 4288

Other Value: \$45,538

Bldg Tot Sq Ft: 4,288

Total Value: \$227,786

Year Built: 1967

Sale Price: \$0

Noise Level:

Deeded Acres:

AICUZ Zone:

GIS Acres: 9.850

Plat Ref: 33 / 28

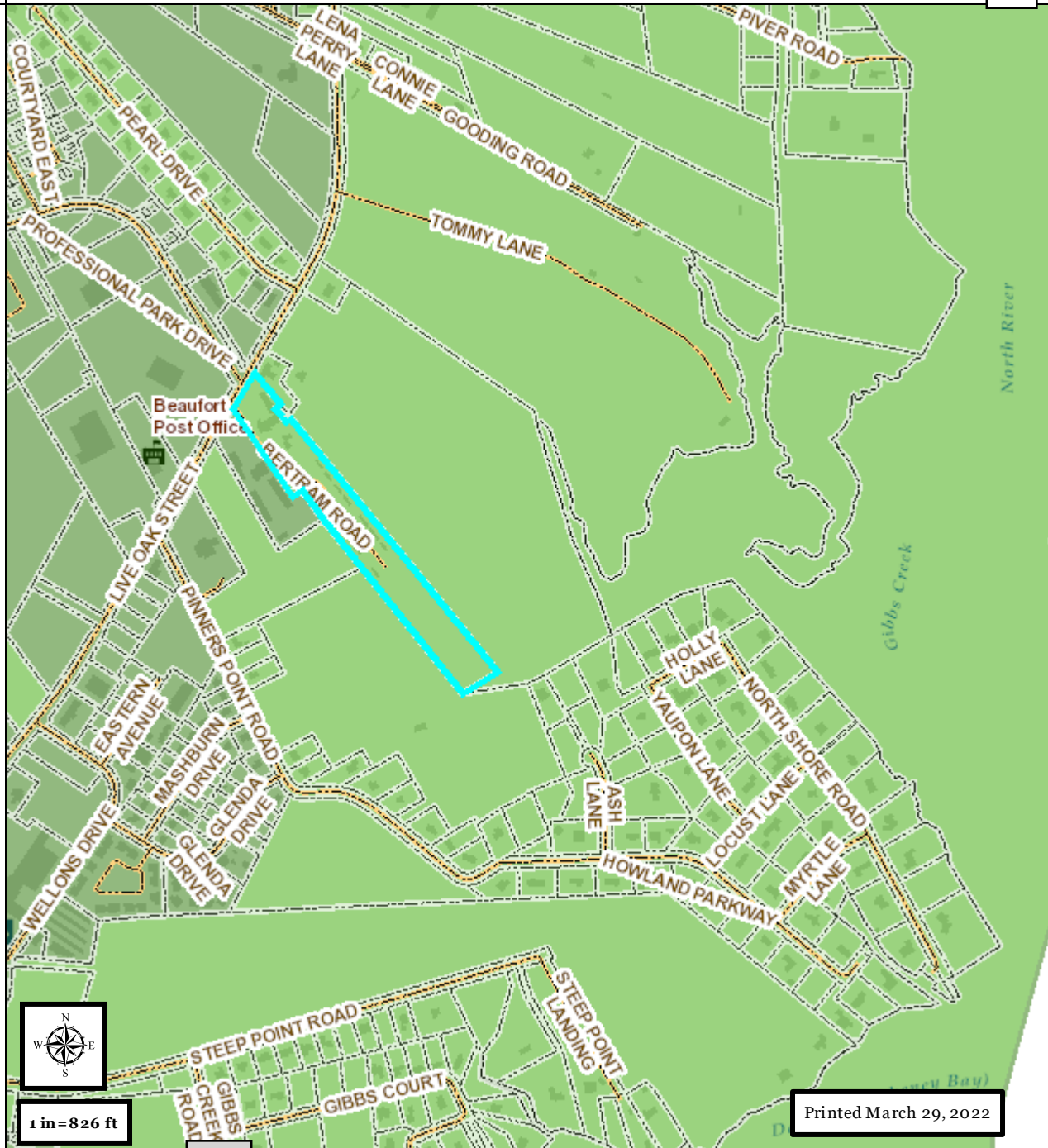
Roll Type: R

Deed Ref: 1580 / 14

Deed Date: 20170627

Bedrooms: 0

Bathrooms: 0.5



Printed March 29, 2022

Tax Parcel Information:

Owner: NEELY,BERTIE EUBANKS

Current PIN: 731609167703000

Site Address:
1980 LIVE OAK ST
BEAUFORT

Mailing Address:
846 NEELY RD

ASHEBORO NC 27203

Legal Description:
ACREAGE HWY 70E HOWLAND ROCK

Prior PIN: 11014C0110

City Limits:

Rescue District: BEAUFORT RESCUE

Fire District: BEAUFORT FIRE

Tax District: 1175

Township: BEAUFORT

Use: RESIDENTIAL

Land Value: \$335,560

NBHD: 110002

Bldg Value: \$0

Bldg Htd Sq Ft: 1281

Other Value: \$0

Bldg Tot Sq Ft: 1,966

Total Value: \$335,560

Year Built: 1910

Sale Price: \$0

Noise Level:

Deeded Acres: 42.39

AICUZ Zone:

GIS Acres: 42.384

Plat Ref: /

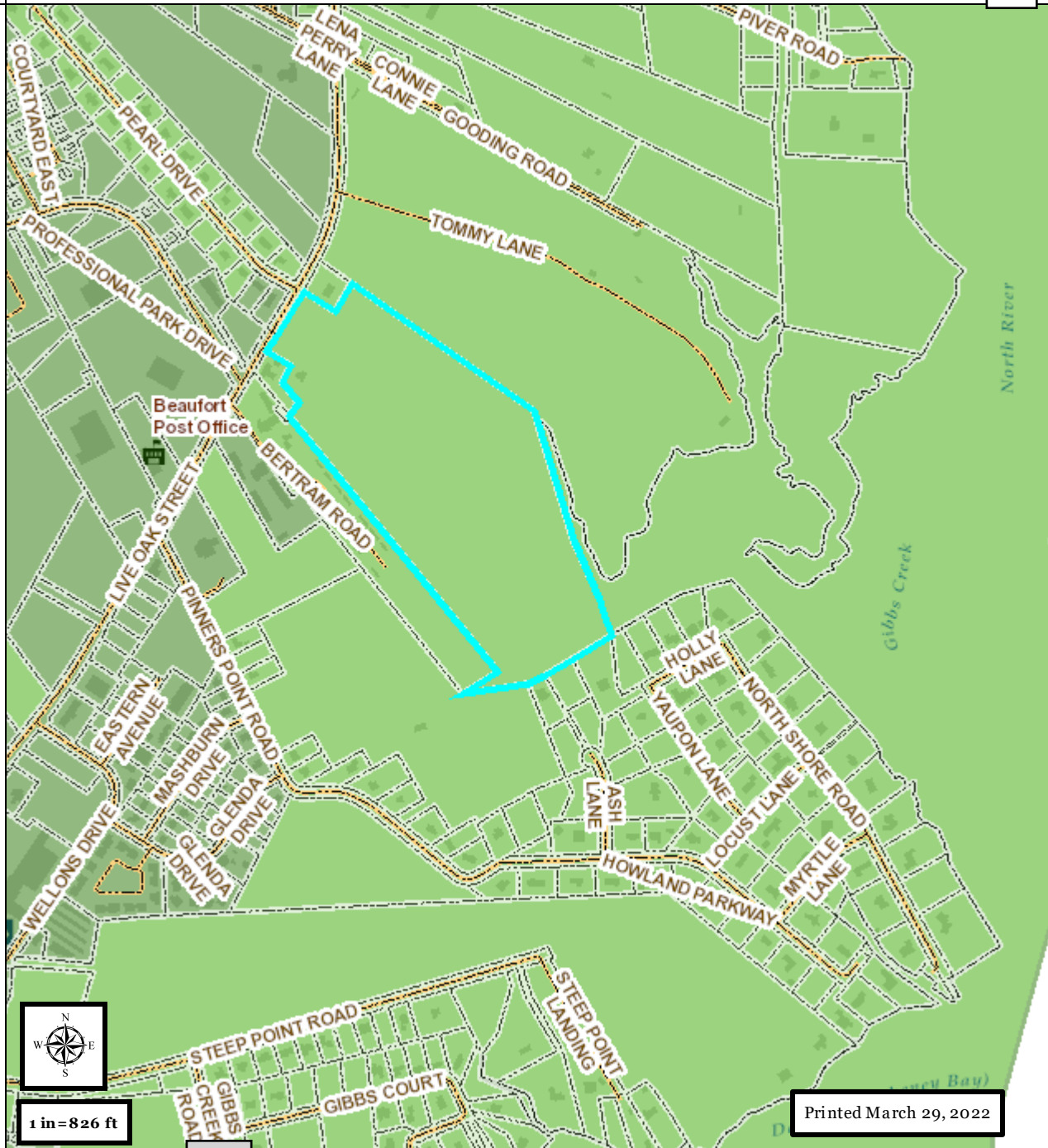
Roll Type: R

Deed Ref: 330 / 258

Deed Date: 0

Bedrooms: 3

Bathrooms: 1



1 in = 826 ft

Printed March 29, 2022



L:\Wetlands\2021 Wetlands Files\DRGNCW21.274\Maps
 Boundaries are approximate and not meant to be absolute.
 Map Source: OpenStreetMap



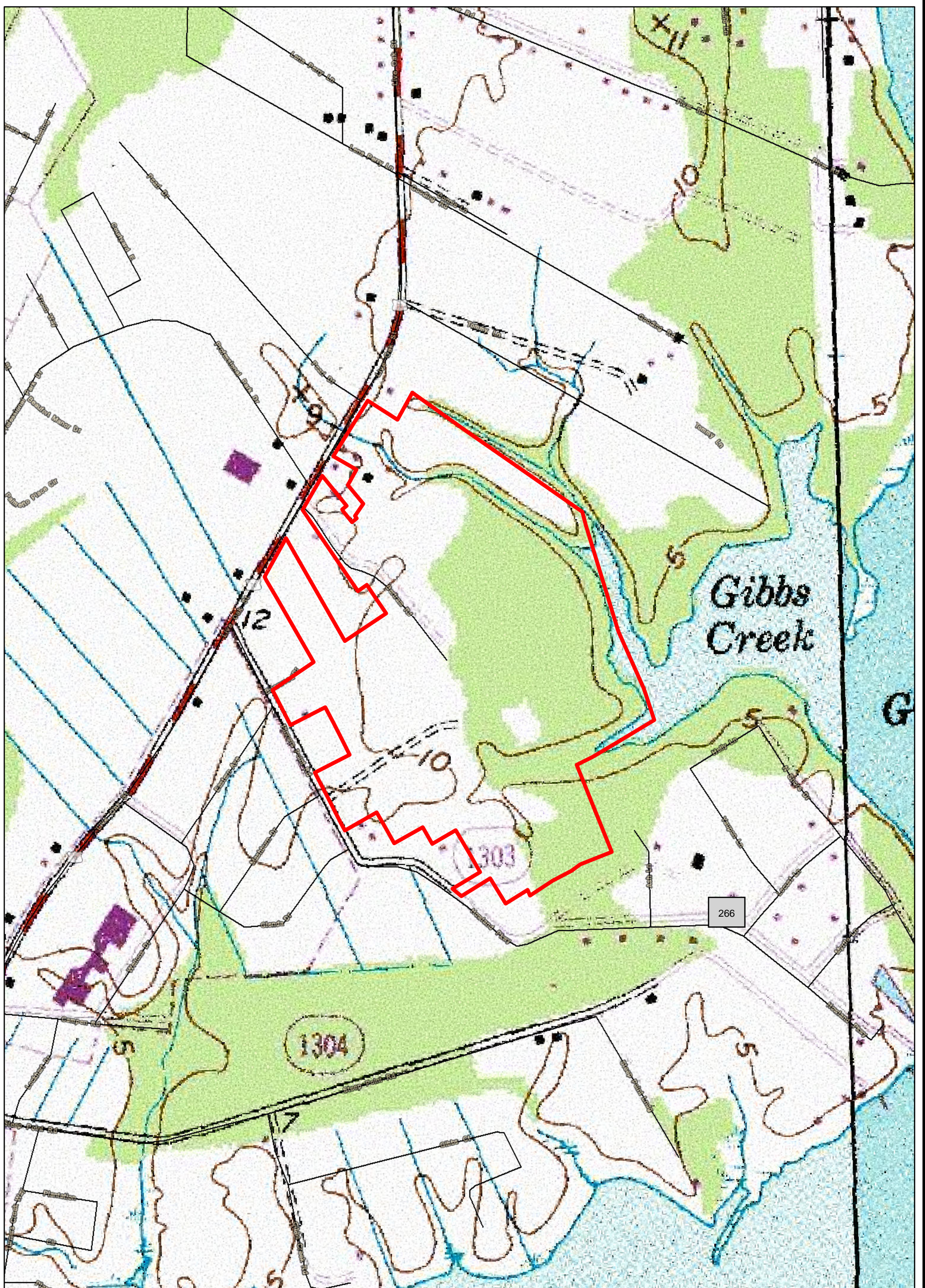
0 1,000 2,000 4,000
 ft
 Scale applies to 11X17" print.

Beltway-Stroud Tract
 Carteret County, NC

March, 2022
 DRGNCW21.274

DAVEY 
Resource Group
 3805 Wrightsville Avenue
 Wilmington, NC 28403
 (910) 452-0001

Figure 1
Vicinity Map



L:\Wetlands\2021 Wetlands Files\DRGNCW21.274\Maps
 Boundaries are approximate and not meant to be absolute.
 Map Source: USGS Topographic 7.5 Minute Beaufort, Harkers Island



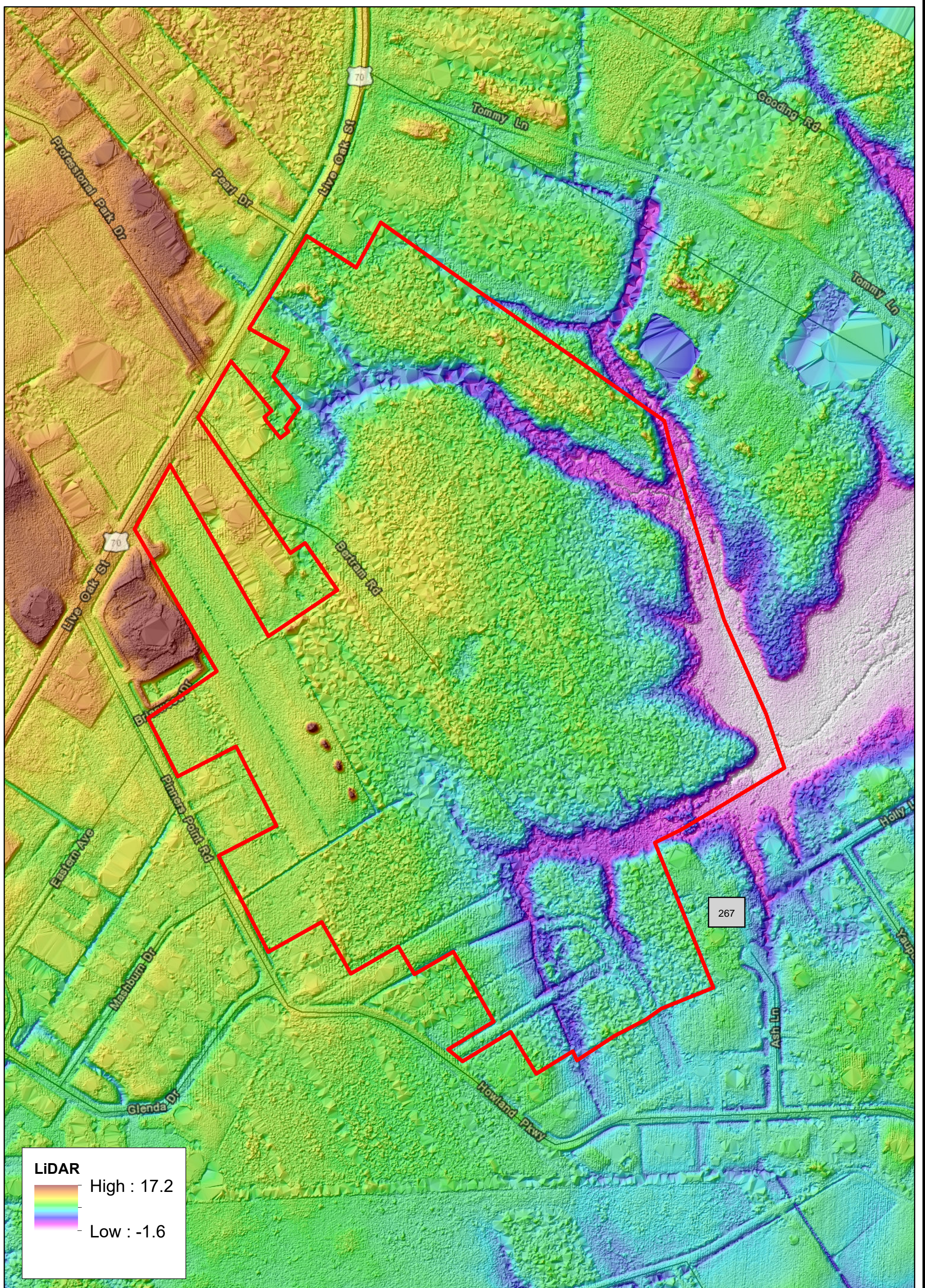
0 250 500 1,000
 ft
 Scale applies to 11X17" print.

Beltway-Stroud Tract
 Carteret County, NC

March, 2022
 DRGNCW21.274

DAVEY 
Resource Group
 3805 Wrightsville Avenue
 Wilmington, NC 28403
 (910) 452-0001

Figure 2
Topographic Map



L:\Wetlands\2021 Wetlands Files\DRGNCW21.274\Maps
 Boundaries are approximate and not meant to be absolute.
 Map Source: NC Floodplain Mapping Program 2014 QL2 LiDAR Data



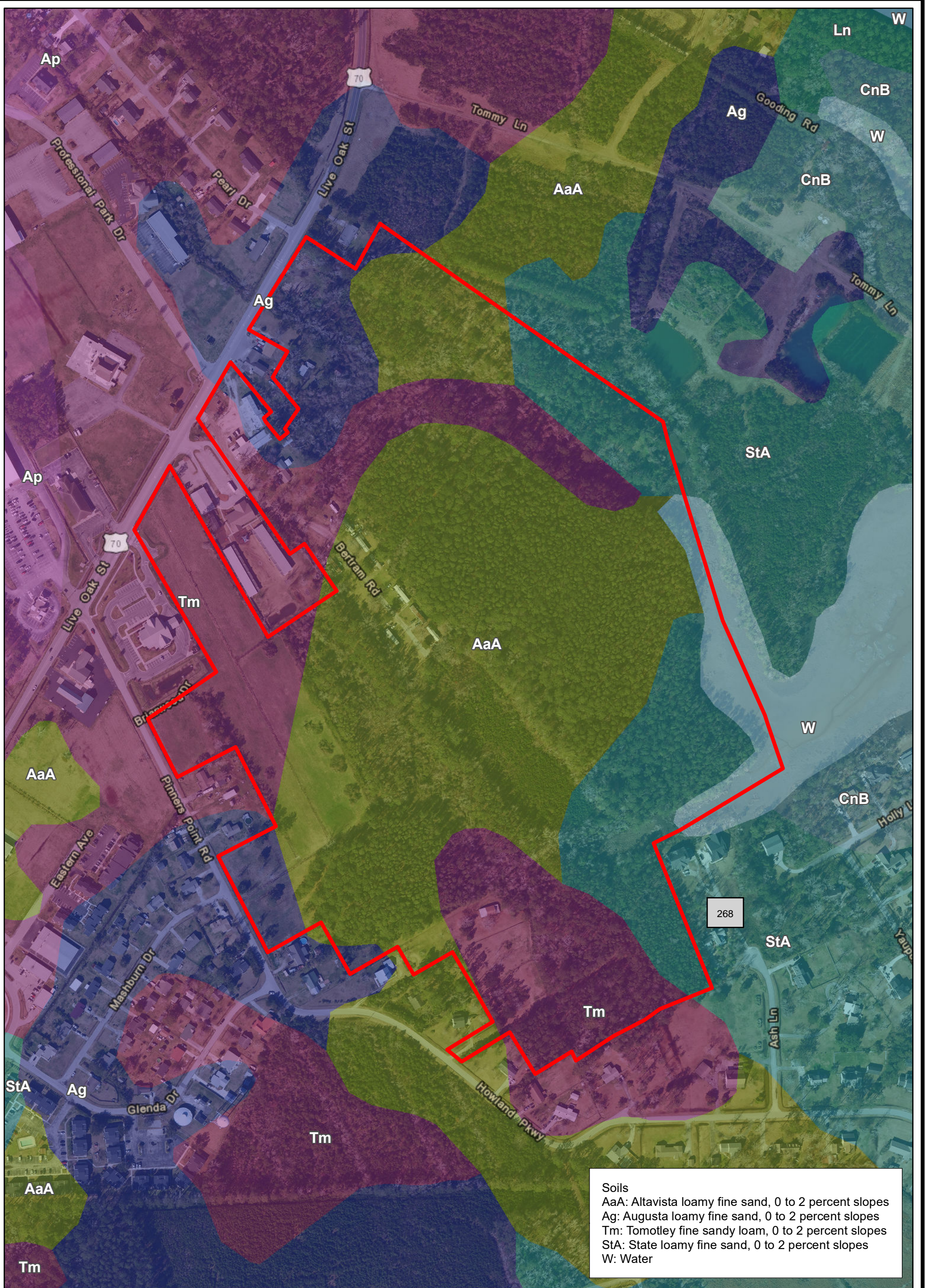
0 150 300 600
 ft
 Scale applies to 11X17" print.

Beltway-Stroud Tract
 Carteret County, NC

March, 2022
 DRGNCW21.274

DAVEY 
Resource Group
 3805 Wrightsville Avenue
 Wilmington, NC 28403
 (910) 452-0001

Figure 3
LiDAR Map



L:\Wetlands\2021 Wetlands Files\DRGNCW21.274\Maps
 Boundaries are approximate and not meant to be absolute.
 Map Source: GIS Soils Data Carteret County



0 150 300 600 ft
 Scale applies to 11X17" print.

Beltway-Stroud Tract
 Carteret County, NC

March, 2022
 DRGNCW21.274

DAVEY 
Resource Group
 3805 Wrightsville Avenue
 Wilmington, NC 28403
 (910) 452-0001

Figure 4
Soils Map



L:\Wetlands\2021 Wetlands Files\DRGNCW21.274\Maps
 Boundaries are approximate and not meant to be absolute.
 Map Source: NAPP 1998 Infrared Imagery Carteret County



0 150 300 600
 ft
 Scale applies to 11X17" print.

Beltway-Stroud Tract
 Carteret County, NC

March, 2022
 DRGNCW21.274

DAVEY 
Resource Group
 3805 Wrightsville Avenue
 Wilmington, NC 28403
 (910) 452-0001

Figure 5
1998 Infrared Map



L:\Wetlands\2021 Wetlands Files\DRGNCW21.274\Maps
 Boundaries are approximate and not meant to be absolute.
 Map Source: 2020 NC OneMap



0 150 300 600
 ft
 Scale applies to 11X17" print.

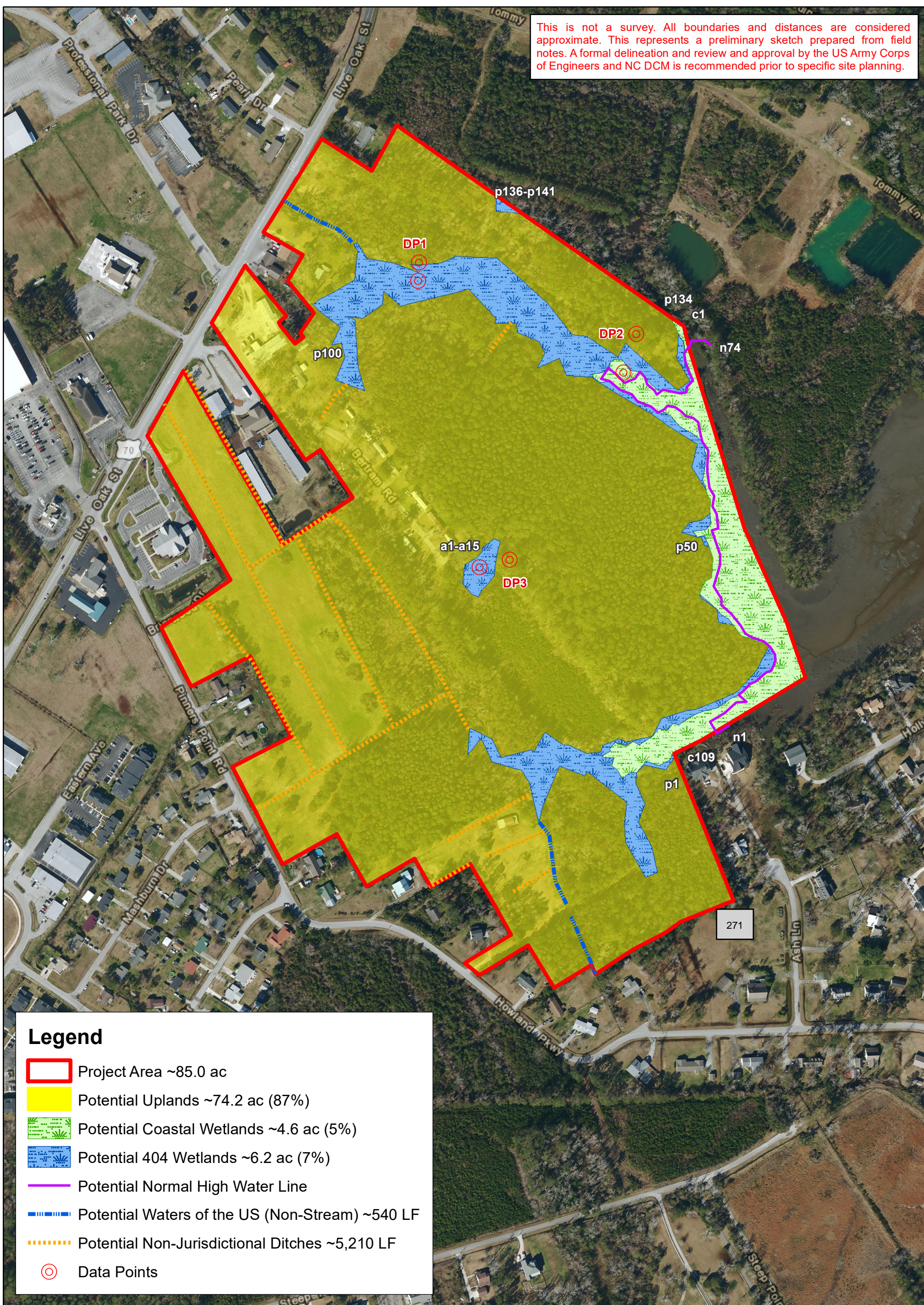
Beltway-Stroud Tract
 Carteret County, NC

March, 2022
 DRGNCW21.274

DAVEY 
Resource Group
 3805 Wrightsville Avenue
 Wilmington, NC 28403
 (910) 452-0001

Figure 6
Current Aerial

This is not a survey. All boundaries and distances are considered approximate. This represents a preliminary sketch prepared from field notes. A formal delineation and review and approval by the US Army Corps of Engineers and NC DCM is recommended prior to specific site planning.



Legend

- Project Area ~85.0 ac
- Potential Uplands ~74.2 ac (87%)
- Potential Coastal Wetlands ~4.6 ac (5%)
- Potential 404 Wetlands ~6.2 ac (7%)
- Potential Normal High Water Line
- Potential Waters of the US (Non-Stream) ~540 LF
- Potential Non-Jurisdictional Ditches ~5,210 LF
- ⊙ Data Points

L:\Wetlands\2021 Wetlands Files\DRGNCW21.274\Maps
 Boundaries are approximate and not meant to be absolute.
 Map Source: 2020 NC One Map Aerial Photography

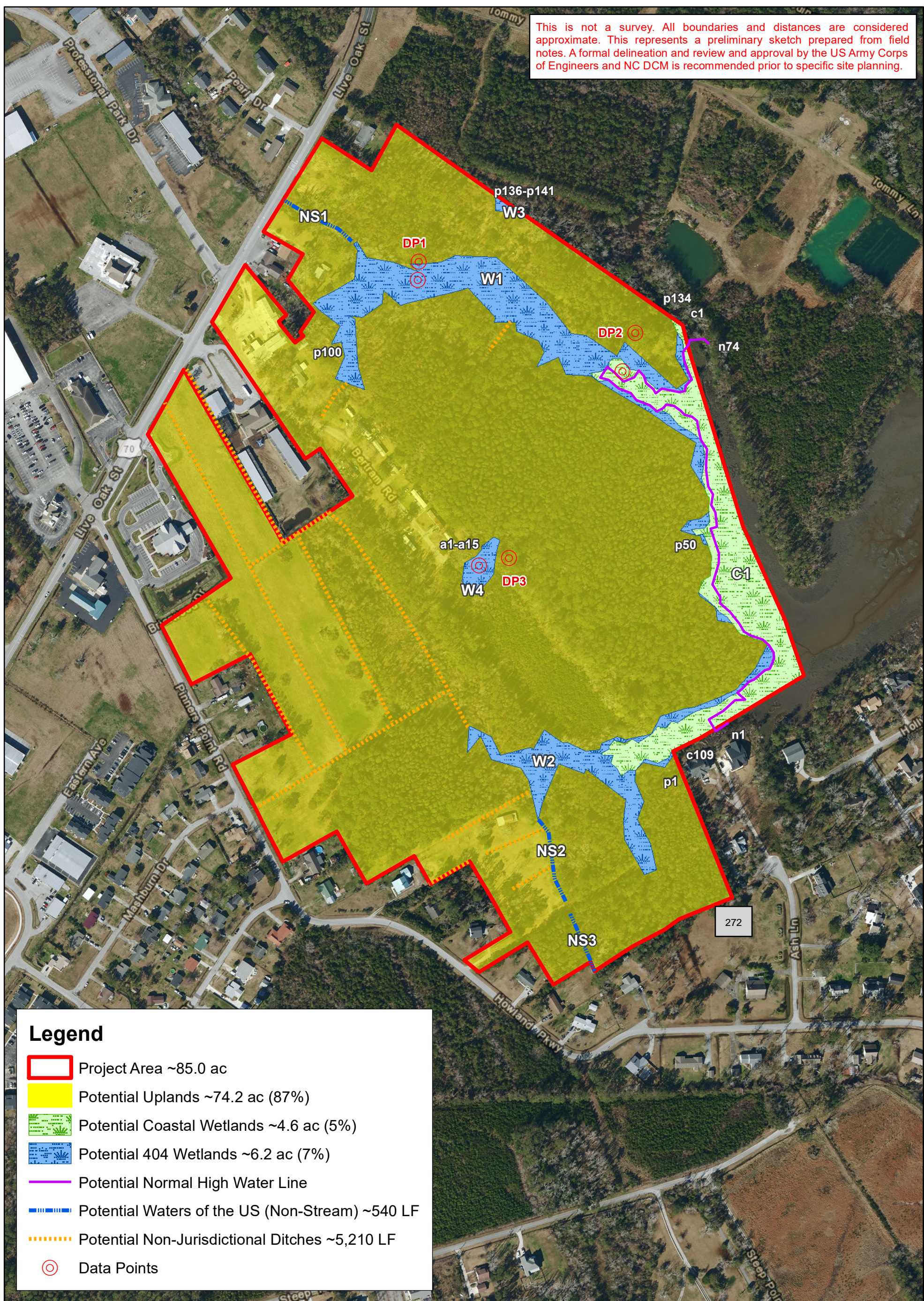
N
 0 150 300 600 ft
 Scale applies to 11X17" print.

Beltway-Stroud Tract
 Carteret County, NC
 03/29/2022
 DRGNCW21.274

DAVEY
Resource Group
 3805 Wrightsville Avenue
 Wilmington, NC 28403
 (910) 452-0001

**Section 404/401 Delineation
 Preliminary Sketch**

This is not a survey. All boundaries and distances are considered approximate. This represents a preliminary sketch prepared from field notes. A formal delineation and review and approval by the US Army Corps of Engineers and NC DCM is recommended prior to specific site planning.



Legend

- Project Area ~85.0 ac
- Potential Uplands ~74.2 ac (87%)
- Potential Coastal Wetlands ~4.6 ac (5%)
- Potential 404 Wetlands ~6.2 ac (7%)
- Potential Normal High Water Line
- Potential Waters of the US (Non-Stream) ~540 LF
- Potential Non-Jurisdictional Ditches ~5,210 LF
- Data Points

L:\Wetlands\2021 Wetlands Files\DRGNCW21.274\Maps
 Boundaries are approximate and not meant to be absolute.
 Map Source: 2020 NC One Map Aerial Photography

N
 0 150 300 600 ft
 Scale applies to 11X17" print.

Beltway-Stroud Tract
 Carteret County, NC
 03/29/2022
 DRGNCW21.274



**Section 404/401 Delineation
 Preliminary Sketch
 (PJD Reference)**

U.S. Army Corps of Engineers
WETLAND DETERMINATION DATA SHEET – Atlantic and Gulf Coastal Plain Region
 See ERDC/EL TR-07-24; the proponent agency is CECW-CO-R

OMB Control #: 0710-xxxx, Exp: Pending
 Requirement Control Symbol EXEMPT:
 (Authority: AR 335-15, paragraph 5-2a)

Project/Site: Beltway-Stroud Tract City/County: Beaufort/Carteret Sampling Date: 7/28/21
 Applicant/Owner: Stroud Engineering - Linwood Stroud State: NC Sampling Point: DP 1 upland
 Investigator(s): Paul Farley - DRG Section, Township, Range: _____
 Landform (hillside, terrace, etc.): sideslope Local relief (concave, convex, none): convex Slope (%): 2
 Subregion (LRR or MLRA): LRR T, MLRA 153B Lat: 34.736501 Long: -76.632310 Datum: NAD 83
 Soil Map Unit Name: AaA: Altavista loamy fine sand, 0 to 2 percent slopes NWI classification: Upland
 Are climatic / hydrologic conditions on the site typical for this time of year? Yes x No _____ (If no, explain in Remarks.)
 Are Vegetation _____, Soil _____, or Hydrology _____ significantly disturbed? Are "Normal Circumstances" present? Yes X No _____
 Are Vegetation _____, Soil _____, or Hydrology _____ naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present? Yes <u>X</u> No _____ Hydric Soil Present? Yes _____ No <u>X</u> Wetland Hydrology Present? Yes _____ No <u>X</u>	Is the Sampled Area within a Wetland? Yes _____ No <u>X</u>
Remarks: According to Antecedent Precipitation vs Normal Range based on NOAA's Daily Global Historical Climatology Network, normal conditions were present at the time of the field work.	

HYDROLOGY

Wetland Hydrology Indicators: <u>Primary Indicators (minimum of one is required; check all that apply)</u> <input type="checkbox"/> Surface Water (A1) <input type="checkbox"/> Aquatic Fauna (B13) <input type="checkbox"/> High Water Table (A2) <input type="checkbox"/> Marl Deposits (B15) (LRR U) <input type="checkbox"/> Saturation (A3) <input type="checkbox"/> Hydrogen Sulfide Odor (C1) <input type="checkbox"/> Water Marks (B1) <input type="checkbox"/> Oxidized Rhizospheres on Living Roots (C3) <input type="checkbox"/> Sediment Deposits (B2) <input type="checkbox"/> Presence of Reduced Iron (C4) <input type="checkbox"/> Drift Deposits (B3) <input type="checkbox"/> Recent Iron Reduction in Tilled Soils (C6) <input type="checkbox"/> Algal Mat or Crust (B4) <input type="checkbox"/> Thin Muck Surface (C7) <input type="checkbox"/> Iron Deposits (B5) <input type="checkbox"/> Other (Explain in Remarks) <input type="checkbox"/> Inundation Visible on Aerial Imagery (B7) <input type="checkbox"/> Water-Stained Leaves (B9)	<u>Secondary Indicators (minimum of two required)</u> <input type="checkbox"/> Surface Soil Cracks (B6) <input type="checkbox"/> Sparsely Vegetated Concave Surface (B8) <input type="checkbox"/> Drainage Patterns (B10) <input type="checkbox"/> Moss Trim Lines (B16) <input type="checkbox"/> Dry-Season Water Table (C2) <input type="checkbox"/> Crayfish Burrows (C8) <input type="checkbox"/> Saturation Visible on Aerial Imagery (C9) <input type="checkbox"/> Geomorphic Position (D2) <input type="checkbox"/> Shallow Aquitard (D3) <input checked="" type="checkbox"/> FAC-Neutral Test (D5) <input type="checkbox"/> Sphagnum Moss (D8) (LRR T, U)
Field Observations: Surface Water Present? Yes _____ No <u>x</u> Depth (inches): _____ Water Table Present? Yes _____ No <u>x</u> Depth (inches): <u>20</u> Saturation Present? Yes _____ No <u>x</u> Depth (inches): <u>20</u> (includes capillary fringe)	Wetland Hydrology Present? Yes _____ No <u>X</u>
Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:	
Remarks: No visible hydrology indicators to 20"	

VEGETATION (Four Strata) – Use scientific names of plants.

Sampling Point: DP 1 upland

Tree Stratum (Plot size: <u>30' radius</u>)	Absolute % Cover	Dominant Species?	Indicator Status
1. <u>Pinus taeda</u>	<u>40</u>	<u>Yes</u>	<u>FAC</u>
2. <u>Liquidambar styraciflua</u>	<u>25</u>	<u>Yes</u>	<u>FAC</u>
3. <u>Quercus nigra</u>	<u>15</u>	<u>No</u>	<u>FAC</u>
4. _____	_____	_____	_____
5. _____	_____	_____	_____
6. _____	_____	_____	_____
7. _____	_____	_____	_____
8. _____	_____	_____	_____
	<u>80</u> =Total Cover		
	50% of total cover: <u>40</u>	20% of total cover: <u>16</u>	

Sapling/Shrub Stratum (Plot size: <u>30' radius</u>)	Absolute % Cover	Dominant Species?	Indicator Status
1. <u>Liquidambar styraciflua</u>	<u>5</u>	<u>Yes</u>	<u>FAC</u>
2. <u>Pinus taeda</u>	<u>10</u>	<u>Yes</u>	<u>FAC</u>
3. <u>Persea palustris</u>	<u>5</u>	<u>Yes</u>	<u>FACW</u>
4. _____	_____	_____	_____
5. _____	_____	_____	_____
6. _____	_____	_____	_____
7. _____	_____	_____	_____
8. _____	_____	_____	_____
	<u>20</u> =Total Cover		
	50% of total cover: <u>10</u>	20% of total cover: <u>4</u>	

Herb Stratum (Plot size: <u>30' radius</u>)	Absolute % Cover	Dominant Species?	Indicator Status
1. <u>Aristida stricta</u>	<u>5</u>	<u>Yes</u>	<u>FACW</u>
2. _____	_____	_____	_____
3. _____	_____	_____	_____
4. _____	_____	_____	_____
5. _____	_____	_____	_____
6. _____	_____	_____	_____
7. _____	_____	_____	_____
8. _____	_____	_____	_____
9. _____	_____	_____	_____
10. _____	_____	_____	_____
11. _____	_____	_____	_____
12. _____	_____	_____	_____
	<u>5</u> =Total Cover		
	50% of total cover: <u>3</u>	20% of total cover: <u>1</u>	

Woody Vine Stratum (Plot size: <u>30' radius</u>)	Absolute % Cover	Dominant Species?	Indicator Status
1. <u>Vitus rotundifolium</u>	<u>10</u>	<u>Yes</u>	<u>FAC</u>
2. _____	_____	_____	_____
3. _____	_____	_____	_____
4. _____	_____	_____	_____
5. _____	_____	_____	_____
	<u>10</u> =Total Cover		
	50% of total cover: <u>5</u>	20% of total cover: <u>2</u>	

Dominance Test worksheet:

Number of Dominant Species That Are OBL, FACW, or FAC: 7 (A)

Total Number of Dominant Species Across All Strata: 7 (B)

Percent of Dominant Species That Are OBL, FACW, or FAC: 100.0% (A/B)

Prevalence Index worksheet:

Total % Cover of:	Multiply by:
OBL species <u>0</u>	x 1 = <u>0</u>
FACW species <u>10</u>	x 2 = <u>20</u>
FAC species <u>105</u>	x 3 = <u>315</u>
FACU species <u>0</u>	x 4 = <u>0</u>
UPL species <u>0</u>	x 5 = <u>0</u>
Column Totals: <u>115</u> (A)	<u>335</u> (B)
Prevalence Index = B/A = <u>2.91</u>	

Hydrophytic Vegetation Indicators:

 1 - Rapid Test for Hydrophytic Vegetation

X 2 - Dominance Test is >50%

 3 - Prevalence Index is ≤3.0¹

 Problematic Hydrophytic Vegetation¹ (Explain)

¹Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Definitions of Four Vegetation Strata:

Tree – Woody plants, excluding vines, 3 in. (7.6 cm) or more in diameter at breast height (DBH), regardless of height.

Sapling/Shrub – Woody plants, excluding vines, less than 3 in. DBH and greater than 3.28 ft (1 m) tall.

Herb – All herbaceous (non-woody) plants, regardless of size, and woody plants less than 3.28 ft tall.

Woody Vine – All woody vines greater than 3.28 ft in height.

Hydrophytic Vegetation Present? **Yes** X **No** _____

Remarks: (If observed, list morphological adaptations below.)

SOIL

Sampling Point: DP 1 upland

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)								
Depth (inches)	Matrix		Redox Features				Texture	Remarks
	Color (moist)	%	Color (moist)	%	Type ¹	Loc ²		
0-6	10YR 3/2	100					Sandy	
6-12	10YR 4/4	100					Sandy	
12-20	10yr 6/4	100					Sandy	

¹Type: C=Concentration, D=Depletion, RM=Reduced Matrix, MS=Masked Sand Grains.

²Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators: (Applicable to all LRRs, unless otherwise noted.)

- Histosol (A1)
- Histic Epipedon (A2)
- Black Histic (A3)
- Hydrogen Sulfide (A4)
- Stratified Layers (A5)
- Organic Bodies (A6) **(LRR P, T, U)**
- 5 cm Mucky Mineral (A7) **(LRR P, T, U)**
- Muck Presence (A8) **(LRR U)**
- 1 cm Muck (A9) **(LRR P, T)**
- Depleted Below Dark Surface (A11)
- Thick Dark Surface (A12)
- Coast Prairie Redox (A16) **(MLRA 150A)**
- Sandy Mucky Mineral (S1) **(LRR O, S)**
- Sandy Gleyed Matrix (S4)
- Sandy Redox (S5)
- Stripped Matrix (S6)
- Dark Surface (S7) **(LRR P, S, T, U)**
- Polyvalue Below Surface (S8) **(LRR S, T, U)**
- Thin Dark Surface (S9) **(LRR S, T, U)**
- Barrier Islands 1 cm Muck (S12) **(MLRA 153B, 153D)**
- Loamy Mucky Mineral (F1) **(LRR O)**
- Loamy Gleyed Matrix (F2)
- Depleted Matrix (F3)
- Redox Dark Surface (F6)
- Depleted Dark Surface (F7)
- Redox Depressions (F8)
- Marl (F10) **(LRR U)**
- Depleted Ochric (F11) **(MLRA 151)**
- Iron-Manganese Masses (F12) **(LRR O, P, T)**
- Umbric Surface (F13) **(LRR P, T, U)**
- Delta Ochric (F17) **(MLRA 151)**
- Reduced Vertic (F18) **(MLRA 150A, 150B)**
- Piedmont Floodplain Soils (F19) **(MLRA 149A)**
- Anomalous Bright Floodplain Soils (F20) **(MLRA 149A, 153C, 153D)**
- Very Shallow Dark Surface (F22) **(MLRA 138, 152A in FL, 154)**

Indicators for Problematic Hydric Soils³:

- 1 cm Muck (A9) **(LRR O)**
- 2 cm Muck (A10) **(LRR S)**
- Coast Prairie Redox (A16) **(outside MLRA 150A)**
- Reduced Vertic (F18) **(outside MLRA 150A, 150B)**
- Piedmont Floodplain Soils (F19) **(LRR P, T)**
- Anomalous Bright Floodplain Soils (F20) **(MLRA 153B)**
- Red Parent Material (F21)
- Very Shallow Dark Surface (F22) **(outside MLRA 138, 152A in FL, 154)**
- Barrier Islands Low Chroma Matrix (TS7) **(MLRA 153B, 153D)**
- Other (Explain in Remarks)

³Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if observed):

Type: _____
 Depth (inches): _____

Hydric Soil Present? Yes _____ No X

Remarks:

Typical profile found above floodplain/marsh

U.S. Army Corps of Engineers
WETLAND DETERMINATION DATA SHEET – Atlantic and Gulf Coastal Plain Region
 See ERDC/EL TR-07-24; the proponent agency is CECW-CO-R

OMB Control #: 0710-xxxx, Exp: Pending
 Requirement Control Symbol EXEMPT:
 (Authority: AR 335-15, paragraph 5-2a)

Project/Site: Beltway-Stroud Tract City/County: Beaufort/Carteret Sampling Date: 7/28/21
 Applicant/Owner: Stroud Engineering - Linwood Stroud State: NC Sampling Point: DP 1 wetland
 Investigator(s): Paul Farley - DRG Section, Township, Range: _____
 Landform (hillside, terrace, etc.): in wetland drain Local relief (concave, convex, none): concave Slope (%): 1-2
 Subregion (LRR or MLRA): LRR T, MLRA 153B Lat: 34.736340 Long: -76.632222 Datum: NAD 83
 Soil Map Unit Name: Tomotley NWI classification: Upland
 Are climatic / hydrologic conditions on the site typical for this time of year? Yes x No _____ (If no, explain in Remarks.)
 Are Vegetation _____, Soil _____, or Hydrology _____ significantly disturbed? Are "Normal Circumstances" present? Yes X No _____
 Are Vegetation _____, Soil _____, or Hydrology _____ naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present? Yes <u>X</u> No _____ Hydric Soil Present? Yes <u>X</u> No _____ Wetland Hydrology Present? Yes <u>X</u> No _____	Is the Sampled Area within a Wetland? Yes <u>X</u> No _____
Remarks: According to Antecedent Precipitation vs Normal Range based on NOAA's Daily Global Historical Climatology Network, normal conditions were present at the time of the field work.	

HYDROLOGY

Wetland Hydrology Indicators: Primary Indicators (minimum of one is required; check all that apply) _____ Surface Water (A1) _____ Aquatic Fauna (B13) <u>X</u> High Water Table (A2) _____ Marl Deposits (B15) (LRR U) _____ Saturation (A3) _____ Hydrogen Sulfide Odor (C1) _____ Water Marks (B1) _____ Oxidized Rhizospheres on Living Roots (C3) _____ Sediment Deposits (B2) _____ Presence of Reduced Iron (C4) _____ Drift Deposits (B3) _____ Recent Iron Reduction in Tilled Soils (C6) _____ Algal Mat or Crust (B4) _____ Thin Muck Surface (C7) _____ Iron Deposits (B5) _____ Other (Explain in Remarks) _____ Inundation Visible on Aerial Imagery (B7) _____ Water-Stained Leaves (B9)	Secondary Indicators (minimum of two required) _____ Surface Soil Cracks (B6) _____ Sparsely Vegetated Concave Surface (B8) <u>x</u> Drainage Patterns (B10) _____ Moss Trim Lines (B16) _____ Dry-Season Water Table (C2) _____ Crayfish Burrows (C8) _____ Saturation Visible on Aerial Imagery (C9) <u>x</u> Geomorphic Position (D2) _____ Shallow Aquitard (D3) <u>X</u> FAC-Neutral Test (D5) _____ Sphagnum Moss (D8) (LRR T, U)
--	---

Field Observations: Surface Water Present? Yes _____ No <u>x</u> Depth (inches): _____ Water Table Present? Yes <u>x</u> No _____ Depth (inches): <u>6</u> Saturation Present? Yes <u>x</u> No _____ Depth (inches): <u>6</u> (includes capillary fringe)	Wetland Hydrology Present? Yes <u>X</u> No _____
--	---

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

VEGETATION (Four Strata) – Use scientific names of plants.

Sampling Point: DP 1 wetland

	Absolute % Cover	Dominant Species?	Indicator Status	
Tree Stratum (Plot size: <u>30' radius</u>)				
1. <u><i>Pinus taeda</i></u>	<u>60</u>	<u>Yes</u>	<u>FAC</u>	Dominance Test worksheet: Number of Dominant Species That Are OBL, FACW, or FAC: <u>6</u> (A) Total Number of Dominant Species Across All Strata: <u>6</u> (B) Percent of Dominant Species That Are OBL, FACW, or FAC: <u>100.0%</u> (A/B) Prevalence Index worksheet: Total % Cover of: _____ Multiply by: _____ OBL species _____ x 1 = _____ FACW species _____ x 2 = _____ FAC species _____ x 3 = _____ FACU species _____ x 4 = _____ UPL species _____ x 5 = _____ Column Totals: _____ (A) _____ (B) Prevalence Index = B/A = _____
2. <u><i>Acer rubrum</i></u>	<u>30</u>	<u>Yes</u>	<u>FAC</u>	
3. _____				
4. _____				
5. _____				
6. _____				
7. _____				
8. _____				
<u>90</u> =Total Cover				
50% of total cover: <u>45</u>		20% of total cover: <u>18</u>		
Sapling/Shrub Stratum (Plot size: <u>30' radius</u>)				
1. <u><i>Acer rubrum</i></u>	<u>15</u>	<u>Yes</u>	<u>FAC</u>	Hydrophytic Vegetation Indicators: <u> </u> 1 - Rapid Test for Hydrophytic Vegetation <u>X</u> 2 - Dominance Test is >50% <u> </u> 3 - Prevalence Index is ≤3.0 ¹ <u> </u> Problematic Hydrophytic Vegetation ¹ (Explain)
2. <u><i>Carpinus caroliniana</i></u>	<u>10</u>	<u>Yes</u>	<u>FAC</u>	
3. <u><i>Persea palustris</i></u>	<u>5</u>	<u>No</u>	<u>FACW</u>	
4. _____				
5. _____				
6. _____				
7. _____				
8. _____				
<u>30</u> =Total Cover				
50% of total cover: <u>15</u>		20% of total cover: <u>6</u>		
Herb Stratum (Plot size: <u>30' radius</u>)				
1. <u><i>Aristida stricta</i></u>	<u>5</u>	<u>Yes</u>	<u>FAC</u>	¹ Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic. Definitions of Four Vegetation Strata: Tree – Woody plants, excluding vines, 3 in. (7.6 cm) or more in diameter at breast height (DBH), regardless of height. Sapling/Shrub – Woody plants, excluding vines, less than 3 in. DBH and greater than 3.28 ft (1 m) tall. Herb – All herbaceous (non-woody) plants, regardless of size, and woody plants less than 3.28 ft tall. Woody Vine – All woody vines greater than 3.28 ft in height.
2. <u><i>Osmunda cinamomead</i></u>	<u>5</u>	<u>Yes</u>	<u>FACW</u>	
3. _____				
4. _____				
5. _____				
6. _____				
7. _____				
8. _____				
9. _____				
10. _____				
11. _____				
12. _____				
<u>10</u> =Total Cover				
50% of total cover: <u>5</u>		20% of total cover: <u>2</u>		
Woody Vine Stratum (Plot size: <u>30' radius</u>)				
1. _____				Hydrophytic Vegetation Present? Yes <u>X</u> No _____
2. _____				
3. _____				
4. _____				
5. _____				
_____ =Total Cover				
50% of total cover: _____		20% of total cover: _____		

Remarks: (If observed, list morphological adaptations below.)
 Typical vegetation for this particular landscape position

SOIL

Sampling Point: DP 1 wetland

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)								
Depth (inches)	Matrix		Redox Features				Texture	Remarks
	Color (moist)	%	Color (moist)	%	Type ¹	Loc ²		
0-10	10YR 2/2	100					Mucky Loam/Clay	
10-20	10YR 3/2	100					Loamy/Clayey	

¹Type: C=Concentration, D=Depletion, RM=Reduced Matrix, MS=Masked Sand Grains.

²Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators: (Applicable to all LRRs, unless otherwise noted.)

- | | |
|--|---|
| <input type="checkbox"/> Histosol (A1) | <input type="checkbox"/> Thin Dark Surface (S9) (LRR S, T, U) |
| <input type="checkbox"/> Histic Epipedon (A2) | <input type="checkbox"/> Barrier Islands 1 cm Muck (S12) |
| <input type="checkbox"/> Black Histic (A3) | (MLRA 153B, 153D) |
| <input type="checkbox"/> Hydrogen Sulfide (A4) | <input type="checkbox"/> Loamy Mucky Mineral (F1) (LRR O) |
| <input type="checkbox"/> Stratified Layers (A5) | <input type="checkbox"/> Loamy Gleyed Matrix (F2) |
| <input type="checkbox"/> Organic Bodies (A6) (LRR P, T, U) | <input type="checkbox"/> Depleted Matrix (F3) |
| <input checked="" type="checkbox"/> 5 cm Mucky Mineral (A7) (LRR P, T, U) | <input type="checkbox"/> Redox Dark Surface (F6) |
| <input type="checkbox"/> Muck Presence (A8) (LRR U) | <input type="checkbox"/> Depleted Dark Surface (F7) |
| <input type="checkbox"/> 1 cm Muck (A9) (LRR P, T) | <input type="checkbox"/> Redox Depressions (F8) |
| <input type="checkbox"/> Depleted Below Dark Surface (A11) | <input type="checkbox"/> Marl (F10) (LRR U) |
| <input type="checkbox"/> Thick Dark Surface (A12) | <input type="checkbox"/> Depleted Ochric (F11) (MLRA 151) |
| <input type="checkbox"/> Coast Prairie Redox (A16) (MLRA 150A) | <input type="checkbox"/> Iron-Manganese Masses (F12) (LRR O, P, T) |
| <input type="checkbox"/> Sandy Mucky Mineral (S1) (LRR O, S) | <input type="checkbox"/> Umbric Surface (F13) (LRR P, T, U) |
| <input type="checkbox"/> Sandy Gleyed Matrix (S4) | <input type="checkbox"/> Delta Ochric (F17) (MLRA 151) |
| <input type="checkbox"/> Sandy Redox (S5) | <input type="checkbox"/> Reduced Vertic (F18) (MLRA 150A, 150B) |
| <input type="checkbox"/> Stripped Matrix (S6) | <input type="checkbox"/> Piedmont Floodplain Soils (F19) (MLRA 149A) |
| <input type="checkbox"/> Dark Surface (S7) (LRR P, S, T, U) | <input type="checkbox"/> Anomalous Bright Floodplain Soils (F20) |
| <input type="checkbox"/> Polyvalue Below Surface (S8) | (MLRA 149A, 153C, 153D) |
| (LRR S, T, U) | <input type="checkbox"/> Very Shallow Dark Surface (F22) |
| | (MLRA 138, 152A in FL, 154) |

Indicators for Problematic Hydric Soils³:

- 1 cm Muck (A9) **(LRR O)**
- 2 cm Muck (A10) **(LRR S)**
- Coast Prairie Redox (A16)
- (outside MLRA 150A)**
- Reduced Vertic (F18)
- (outside MLRA 150A, 150B)**
- Piedmont Floodplain Soils (F19) **(LRR P, T)**
- Anomalous Bright Floodplain Soils (F20)
- (MLRA 153B)**
- Red Parent Material (F21)
- Very Shallow Dark Surface (F22)
- (outside MLRA 138, 152A in FL, 154)**
- Barrier Islands Low Chroma Matrix (TS7)
- (MLRA 153B, 153D)**
- Other (Explain in Remarks)

³Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if observed):

Type: _____
 Depth (inches): _____

Hydric Soil Present? Yes No

Remarks:

U.S. Army Corps of Engineers
WETLAND DETERMINATION DATA SHEET – Atlantic and Gulf Coastal Plain Region
 See ERDC/EL TR-07-24; the proponent agency is CECW-CO-R

OMB Control #: 0710-xxxx, Exp: Pending
 Requirement Control Symbol EXEMPT:
 (Authority: AR 335-15, paragraph 5-2a)

Project/Site: Beltway-Stroud Tract City/County: Beaufort/Carteret Sampling Date: 7/28/21
 Applicant/Owner: Stroud Engineering - Linwood Stroud State: NC Sampling Point: DP 2 upland
 Investigator(s): Paul Farley - DRG Section, Township, Range: _____
 Landform (hillside, terrace, etc.): sidelsloope Local relief (concave, convex, none): convex Slope (%): 2
 Subregion (LRR or MLRA): LRR T, MLRA 153B Lat: 34.735805 Long: -76.629924 Datum: NAD 83
 Soil Map Unit Name: AaA: Altavista loamy fine sand, 0 to 2 percent slopes NWI classification: Upland
 Are climatic / hydrologic conditions on the site typical for this time of year? Yes x No _____ (If no, explain in Remarks.)
 Are Vegetation _____, Soil _____, or Hydrology _____ significantly disturbed? Are "Normal Circumstances" present? Yes X No _____
 Are Vegetation _____, Soil _____, or Hydrology _____ naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present? Yes <u>X</u> No _____ Hydric Soil Present? Yes _____ No <u>X</u> Wetland Hydrology Present? Yes _____ No <u>X</u>	Is the Sampled Area within a Wetland? Yes _____ No <u>X</u>
Remarks: According to Antecedent Precipitation vs Normal Range based on NOAA's Daily Global Historical Climatology Network, normal conditions were present at the time of the field work.	

HYDROLOGY

Wetland Hydrology Indicators: <u>Primary Indicators (minimum of one is required; check all that apply)</u> <input type="checkbox"/> Surface Water (A1) <input type="checkbox"/> Aquatic Fauna (B13) <input type="checkbox"/> High Water Table (A2) <input type="checkbox"/> Marl Deposits (B15) (LRR U) <input type="checkbox"/> Saturation (A3) <input type="checkbox"/> Hydrogen Sulfide Odor (C1) <input type="checkbox"/> Water Marks (B1) <input type="checkbox"/> Oxidized Rhizospheres on Living Roots (C3) <input type="checkbox"/> Sediment Deposits (B2) <input type="checkbox"/> Presence of Reduced Iron (C4) <input type="checkbox"/> Drift Deposits (B3) <input type="checkbox"/> Recent Iron Reduction in Tilled Soils (C6) <input type="checkbox"/> Algal Mat or Crust (B4) <input type="checkbox"/> Thin Muck Surface (C7) <input type="checkbox"/> Iron Deposits (B5) <input type="checkbox"/> Other (Explain in Remarks) <input type="checkbox"/> Inundation Visible on Aerial Imagery (B7) <input type="checkbox"/> Water-Stained Leaves (B9)	<u>Secondary Indicators (minimum of two required)</u> <input type="checkbox"/> Surface Soil Cracks (B6) <input type="checkbox"/> Sparsely Vegetated Concave Surface (B8) <input type="checkbox"/> Drainage Patterns (B10) <input type="checkbox"/> Moss Trim Lines (B16) <input type="checkbox"/> Dry-Season Water Table (C2) <input type="checkbox"/> Crayfish Burrows (C8) <input type="checkbox"/> Saturation Visible on Aerial Imagery (C9) <input type="checkbox"/> Geomorphic Position (D2) <input type="checkbox"/> Shallow Aquitard (D3) <input checked="" type="checkbox"/> FAC-Neutral Test (D5) <input type="checkbox"/> Sphagnum Moss (D8) (LRR T, U)
--	---

Field Observations: Surface Water Present? Yes _____ No <u>x</u> Depth (inches): _____ Water Table Present? Yes <u>x</u> No _____ Depth (inches): <u>20</u> Saturation Present? Yes <u>x</u> No _____ Depth (inches): <u>20</u> (includes capillary fringe)	Wetland Hydrology Present? Yes _____ No <u>X</u>
--	---

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:
 No visible hydrology indicators to 20"

VEGETATION (Four Strata) – Use scientific names of plants.

Sampling Point: DP 2 upland

Tree Stratum (Plot size: <u>30'r</u>)	Absolute % Cover	Dominant Species?	Indicator Status
1. <u>Pinus taeda</u>	<u>40</u>	<u>Yes</u>	<u>FAC</u>
2. <u>Liquidambar styraciflua</u>	<u>15</u>	<u>Yes</u>	<u>FAC</u>
3. <u>Quercus nigra</u>	<u>10</u>	<u>No</u>	<u>FAC</u>
4. _____	_____	_____	_____
5. _____	_____	_____	_____
6. _____	_____	_____	_____
7. _____	_____	_____	_____
8. _____	_____	_____	_____
	<u>65</u> =Total Cover		
	50% of total cover: <u>33</u>	20% of total cover: <u>13</u>	

Sapling/Shrub Stratum (Plot size: <u>30'r</u>)	Absolute % Cover	Dominant Species?	Indicator Status
1. <u>Liquidambar styraciflua</u>	<u>5</u>	<u>Yes</u>	<u>FAC</u>
2. <u>Pinus taeda</u>	<u>10</u>	<u>Yes</u>	<u>FAC</u>
3. <u>Persea palustris</u>	<u>5</u>	<u>Yes</u>	<u>FACW</u>
4. _____	_____	_____	_____
5. _____	_____	_____	_____
6. _____	_____	_____	_____
7. _____	_____	_____	_____
8. _____	_____	_____	_____
	<u>20</u> =Total Cover		
	50% of total cover: <u>10</u>	20% of total cover: <u>4</u>	

Herb Stratum (Plot size: <u>30'r</u>)	Absolute % Cover	Dominant Species?	Indicator Status
1. <u>Persea palustris</u>	<u>2</u>	<u>Yes</u>	<u>FACW</u>
2. <u>Aristida stricta</u>	<u>5</u>	<u>Yes</u>	<u>FACW</u>
3. _____	_____	_____	_____
4. _____	_____	_____	_____
5. _____	_____	_____	_____
6. _____	_____	_____	_____
7. _____	_____	_____	_____
8. _____	_____	_____	_____
9. _____	_____	_____	_____
10. _____	_____	_____	_____
11. _____	_____	_____	_____
12. _____	_____	_____	_____
	<u>7</u> =Total Cover		
	50% of total cover: <u>4</u>	20% of total cover: <u>2</u>	

Woody Vine Stratum (Plot size: <u>30'r</u>)	Absolute % Cover	Dominant Species?	Indicator Status
1. _____	_____	_____	_____
2. _____	_____	_____	_____
3. _____	_____	_____	_____
4. _____	_____	_____	_____
5. _____	_____	_____	_____
	_____ =Total Cover		
	50% of total cover: _____	20% of total cover: _____	

Dominance Test worksheet:
 Number of Dominant Species That Are OBL, FACW, or FAC: 7 (A)
 Total Number of Dominant Species Across All Strata: 7 (B)
 Percent of Dominant Species That Are OBL, FACW, or FAC: 100.0% (A/B)

Prevalence Index worksheet:
 Total % Cover of: _____ Multiply by: _____
 OBL species _____ x 1 = _____
 FACW species _____ x 2 = _____
 FAC species _____ x 3 = _____
 FACU species _____ x 4 = _____
 UPL species _____ x 5 = _____
 Column Totals: _____ (A) _____ (B)
 Prevalence Index = B/A = _____

Hydrophytic Vegetation Indicators:
 ___ 1 - Rapid Test for Hydrophytic Vegetation
 X 2 - Dominance Test is >50%
 ___ 3 - Prevalence Index is ≤3.0¹
 ___ Problematic Hydrophytic Vegetation¹ (Explain)

¹Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Definitions of Four Vegetation Strata:
Tree – Woody plants, excluding vines, 3 in. (7.6 cm) or more in diameter at breast height (DBH), regardless of height.
Sapling/Shrub – Woody plants, excluding vines, less than 3 in. DBH and greater than 3.28 ft (1 m) tall.
Herb – All herbaceous (non-woody) plants, regardless of size, and woody plants less than 3.28 ft tall.
Woody Vine – All woody vines greater than 3.28 ft in height.

Hydrophytic Vegetation Present? Yes X No _____

Remarks: (If observed, list morphological adaptations below.)

SOIL

Sampling Point: DP 2 upland

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)								
Depth (inches)	Matrix		Redox Features				Texture	Remarks
	Color (moist)	%	Color (moist)	%	Type ¹	Loc ²		
0-10	10YR 5/3	100					Sandy	
10-20	10YR 2/1	100					Sandy	

¹Type: C=Concentration, D=Depletion, RM=Reduced Matrix, MS=Masked Sand Grains.

²Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators: (Applicable to all LRRs, unless otherwise noted.)

- | | |
|---|---|
| <input type="checkbox"/> Histosol (A1) | <input type="checkbox"/> Thin Dark Surface (S9) (LRR S, T, U) |
| <input type="checkbox"/> Histic Epipedon (A2) | <input type="checkbox"/> Barrier Islands 1 cm Muck (S12) |
| <input type="checkbox"/> Black Histic (A3) | (MLRA 153B, 153D) |
| <input type="checkbox"/> Hydrogen Sulfide (A4) | <input type="checkbox"/> Loamy Mucky Mineral (F1) (LRR O) |
| <input type="checkbox"/> Stratified Layers (A5) | <input type="checkbox"/> Loamy Gleyed Matrix (F2) |
| <input type="checkbox"/> Organic Bodies (A6) (LRR P, T, U) | <input type="checkbox"/> Depleted Matrix (F3) |
| <input type="checkbox"/> 5 cm Mucky Mineral (A7) (LRR P, T, U) | <input type="checkbox"/> Redox Dark Surface (F6) |
| <input type="checkbox"/> Muck Presence (A8) (LRR U) | <input type="checkbox"/> Depleted Dark Surface (F7) |
| <input type="checkbox"/> 1 cm Muck (A9) (LRR P, T) | <input type="checkbox"/> Redox Depressions (F8) |
| <input type="checkbox"/> Depleted Below Dark Surface (A11) | <input type="checkbox"/> Marl (F10) (LRR U) |
| <input type="checkbox"/> Thick Dark Surface (A12) | <input type="checkbox"/> Depleted Ochric (F11) (MLRA 151) |
| <input type="checkbox"/> Coast Prairie Redox (A16) (MLRA 150A) | <input type="checkbox"/> Iron-Manganese Masses (F12) (LRR O, P, T) |
| <input type="checkbox"/> Sandy Mucky Mineral (S1) (LRR O, S) | <input type="checkbox"/> Umbric Surface (F13) (LRR P, T, U) |
| <input type="checkbox"/> Sandy Gleyed Matrix (S4) | <input type="checkbox"/> Delta Ochric (F17) (MLRA 151) |
| <input type="checkbox"/> Sandy Redox (S5) | <input type="checkbox"/> Reduced Vertic (F18) (MLRA 150A, 150B) |
| <input type="checkbox"/> Stripped Matrix (S6) | <input type="checkbox"/> Piedmont Floodplain Soils (F19) (MLRA 149A) |
| <input type="checkbox"/> Dark Surface (S7) (LRR P, S, T, U) | <input type="checkbox"/> Anomalous Bright Floodplain Soils (F20) |
| <input type="checkbox"/> Polyvalue Below Surface (S8) | (MLRA 149A, 153C, 153D) |
| (LRR S, T, U) | <input type="checkbox"/> Very Shallow Dark Surface (F22) |
| | (MLRA 138, 152A in FL, 154) |

Indicators for Problematic Hydric Soils³:

- 1 cm Muck (A9) **(LRR O)**
- 2 cm Muck (A10) **(LRR S)**
- Coast Prairie Redox (A16)
- (outside MLRA 150A)**
- Reduced Vertic (F18)
- (outside MLRA 150A, 150B)**
- Piedmont Floodplain Soils (F19) **(LRR P, T)**
- Anomalous Bright Floodplain Soils (F20)
- (MLRA 153B)**
- Red Parent Material (F21)
- Very Shallow Dark Surface (F22)
- (outside MLRA 138, 152A in FL, 154)**
- Barrier Islands Low Chroma Matrix (TS7)
- (MLRA 153B, 153D)**
- Other (Explain in Remarks)

³Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if observed):

Type: _____
 Depth (inches): _____

Hydric Soil Present? Yes _____ No X

Remarks:

Typical profile found above floodplain/marsh

U.S. Army Corps of Engineers
WETLAND DETERMINATION DATA SHEET – Atlantic and Gulf Coastal Plain Region
See ERDC/EL TR-07-24; the proponent agency is CECW-CO-R

OMB Control #: 0710-xxxx, Exp: Pending
Requirement Control Symbol EXEMPT:
(Authority: AR 335-15, paragraph 5-2a)

Project/Site: Beltway-Stroud Tract City/County: Beaufort/Carteret Sampling Date: 7/28/21

Applicant/Owner: Stroud Engineering - Linwood Stroud State: NC Sampling Point: DP 2 wet

Investigator(s): Paul Farley - DRG Section, Township, Range: _____

Landform (hillside, terrace, etc.): marsh Local relief (concave, convex, none): concave Slope (%): 1

Subregion (LRR or MLRA): LRR T, MLRA 153B Lat: 34.735455 Long: -76.63008 Datum: NAD 83

Soil Map Unit Name: Tomotely NWI classification: E1UBL

Are climatic / hydrologic conditions on the site typical for this time of year? Yes x No _____ (If no, explain in Remarks.)

Are Vegetation _____, Soil _____, or Hydrology _____ significantly disturbed? Are "Normal Circumstances" present? Yes X No _____

Are Vegetation _____, Soil _____, or Hydrology _____ naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes <u>X</u> No _____	Is the Sampled Area within a Wetland?	Yes <u>X</u> No _____
Hydic Soil Present?	Yes <u>X</u> No _____		
Wetland Hydrology Present?	Yes <u>X</u> No _____		

Remarks:
According to Antecedent Precipitation vs Normal Range based on NOAA's Daily Global Historical Climatology Network, normal conditions were present at the time of the field work.

HYDROLOGY

Wetland Hydrology Indicators:	Secondary Indicators (minimum of two required)
<u>Primary Indicators (minimum of one is required; check all that apply)</u>	
<input type="checkbox"/> Surface Water (A1)	<input type="checkbox"/> Surface Soil Cracks (B6)
<input checked="" type="checkbox"/> High Water Table (A2)	<input type="checkbox"/> Sparsely Vegetated Concave Surface (B8)
<input type="checkbox"/> Saturation (A3)	<input checked="" type="checkbox"/> Drainage Patterns (B10)
<input type="checkbox"/> Water Marks (B1)	<input type="checkbox"/> Moss Trim Lines (B16)
<input type="checkbox"/> Sediment Deposits (B2)	<input type="checkbox"/> Dry-Season Water Table (C2)
<input type="checkbox"/> Drift Deposits (B3)	<input type="checkbox"/> Crayfish Burrows (C8)
<input type="checkbox"/> Algal Mat or Crust (B4)	<input type="checkbox"/> Saturation Visible on Aerial Imagery (C9)
<input type="checkbox"/> Iron Deposits (B5)	<input checked="" type="checkbox"/> Geomorphic Position (D2)
<input type="checkbox"/> Inundation Visible on Aerial Imagery (B7)	<input type="checkbox"/> Shallow Aquitard (D3)
<input type="checkbox"/> Water-Stained Leaves (B9)	<input type="checkbox"/> FAC-Neutral Test (D5)
	<input type="checkbox"/> Sphagnum Moss (D8) (LRR T, U)

Field Observations:	Wetland Hydrology Present? Yes <u>X</u> No _____
Surface Water Present? Yes _____ No <u>x</u> Depth (inches): _____	
Water Table Present? Yes <u>x</u> No _____ Depth (inches): <u>2</u>	
Saturation Present? Yes <u>x</u> No _____ Depth (inches): <u>2</u> (includes capillary fringe)	

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

VEGETATION (Four Strata) – Use scientific names of plants.

Sampling Point: DP 2 wet

Tree Stratum (Plot size: 30'r)	Absolute % Cover	Dominant Species?	Indicator Status
1. _____	_____	_____	_____
2. _____	_____	_____	_____
3. _____	_____	_____	_____
4. _____	_____	_____	_____
5. _____	_____	_____	_____
6. _____	_____	_____	_____
7. _____	_____	_____	_____
8. _____	_____	_____	_____
	_____ =Total Cover		
	50% of total cover: _____	20% of total cover: _____	

Sapling/Shrub Stratum (Plot size: 30'r)	Absolute % Cover	Dominant Species?	Indicator Status
1. _____	_____	_____	_____
2. _____	_____	_____	_____
3. _____	_____	_____	_____
4. _____	_____	_____	_____
5. _____	_____	_____	_____
6. _____	_____	_____	_____
7. _____	_____	_____	_____
8. _____	_____	_____	_____
	_____ =Total Cover		
	50% of total cover: _____	20% of total cover: _____	

Herb Stratum (Plot size: 30'r)	Absolute % Cover	Dominant Species?	Indicator Status
1. <i>Cladium mariscus</i>	80	Yes	OBL
2. <i>Juncus effusus</i>	10	No	FACW
3. _____	_____	_____	_____
4. _____	_____	_____	_____
5. _____	_____	_____	_____
6. _____	_____	_____	_____
7. _____	_____	_____	_____
8. _____	_____	_____	_____
9. _____	_____	_____	_____
10. _____	_____	_____	_____
11. _____	_____	_____	_____
12. _____	_____	_____	_____
	90 =Total Cover		
	50% of total cover: 45	20% of total cover: 18	

Woody Vine Stratum (Plot size: 30'r)	Absolute % Cover	Dominant Species?	Indicator Status
1. _____	_____	_____	_____
2. _____	_____	_____	_____
3. _____	_____	_____	_____
4. _____	_____	_____	_____
5. _____	_____	_____	_____
	_____ =Total Cover		
	50% of total cover: _____	20% of total cover: _____	

Dominance Test worksheet:

Number of Dominant Species That Are OBL, FACW, or FAC: 1 (A)

Total Number of Dominant Species Across All Strata: 1 (B)

Percent of Dominant Species That Are OBL, FACW, or FAC: 100.0% (A/B)

Prevalence Index worksheet:

Total % Cover of:	Multiply by:
OBL species <u>80</u>	x 1 = <u>80</u>
FACW species <u>10</u>	x 2 = <u>20</u>
FAC species <u>0</u>	x 3 = <u>0</u>
FACU species <u>0</u>	x 4 = <u>0</u>
UPL species <u>0</u>	x 5 = <u>0</u>
Column Totals: <u>90</u> (A)	<u>100</u> (B)
Prevalence Index = B/A = <u>1.11</u>	

Hydrophytic Vegetation Indicators:

 1 - Rapid Test for Hydrophytic Vegetation

X 2 - Dominance Test is >50%

X 3 - Prevalence Index is ≤3.0¹

 Problematic Hydrophytic Vegetation¹ (Explain)

¹Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Definitions of Four Vegetation Strata:

Tree – Woody plants, excluding vines, 3 in. (7.6 cm) or more in diameter at breast height (DBH), regardless of height.

Sapling/Shrub – Woody plants, excluding vines, less than 3 in. DBH and greater than 3.28 ft (1 m) tall.

Herb – All herbaceous (non-woody) plants, regardless of size, and woody plants less than 3.28 ft tall.

Woody Vine – All woody vines greater than 3.28 ft in height.

Hydrophytic Vegetation Present? Yes X No

Remarks: (If observed, list morphological adaptations below.)
Upper end of marsh

SOIL

Sampling Point: DP 2 wet

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)								
Depth (inches)	Matrix		Redox Features				Texture	Remarks
	Color (moist)	%	Color (moist)	%	Type ¹	Loc ²		
0-6	10YR 4/2	100					Mucky Sand	
6-20	10YR 2/1	100					Mucky Sand	

¹Type: C=Concentration, D=Depletion, RM=Reduced Matrix, MS=Masked Sand Grains.

²Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators: (Applicable to all LRRs, unless otherwise noted.)

- Histosol (A1)
- Histic Epipedon (A2)
- Black Histic (A3)
- Hydrogen Sulfide (A4)
- Stratified Layers (A5)
- Organic Bodies (A6) **(LRR P, T, U)**
- 5 cm Mucky Mineral (A7) **(LRR P, T, U)**
- Muck Presence (A8) **(LRR U)**
- 1 cm Muck (A9) **(LRR P, T)**
- Depleted Below Dark Surface (A11)
- Thick Dark Surface (A12)
- Coast Prairie Redox (A16) **(MLRA 150A)**
- Sandy Mucky Mineral (S1) **(LRR O, S)**
- Sandy Gleyed Matrix (S4)
- Sandy Redox (S5)
- Stripped Matrix (S6)
- Dark Surface (S7) **(LRR P, S, T, U)**
- Polyvalue Below Surface (S8) **(LRR S, T, U)**
- Thin Dark Surface (S9) **(LRR S, T, U)**
- Barrier Islands 1 cm Muck (S12) **(MLRA 153B, 153D)**
- Loamy Mucky Mineral (F1) **(LRR O)**
- Loamy Gleyed Matrix (F2)
- Depleted Matrix (F3)
- Redox Dark Surface (F6)
- Depleted Dark Surface (F7)
- Redox Depressions (F8)
- Marl (F10) **(LRR U)**
- Depleted Ochric (F11) **(MLRA 151)**
- Iron-Manganese Masses (F12) **(LRR O, P, T)**
- Umbric Surface (F13) **(LRR P, T, U)**
- Delta Ochric (F17) **(MLRA 151)**
- Reduced Vertic (F18) **(MLRA 150A, 150B)**
- Piedmont Floodplain Soils (F19) **(MLRA 149A)**
- Anomalous Bright Floodplain Soils (F20) **(MLRA 149A, 153C, 153D)**
- Very Shallow Dark Surface (F22) **(MLRA 138, 152A in FL, 154)**

Indicators for Problematic Hydric Soils³:

- 1 cm Muck (A9) **(LRR O)**
- 2 cm Muck (A10) **(LRR S)**
- Coast Prairie Redox (A16) **(outside MLRA 150A)**
- Reduced Vertic (F18) **(outside MLRA 150A, 150B)**
- Piedmont Floodplain Soils (F19) **(LRR P, T)**
- Anomalous Bright Floodplain Soils (F20) **(MLRA 153B)**
- Red Parent Material (F21)
- Very Shallow Dark Surface (F22) **(outside MLRA 138, 152A in FL, 154)**
- Barrier Islands Low Chroma Matrix (TS7) **(MLRA 153B, 153D)**
- Other (Explain in Remarks)

³Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if observed):

Type: _____
 Depth (inches): _____

Hydric Soil Present? Yes No

Remarks:

U.S. Army Corps of Engineers
WETLAND DETERMINATION DATA SHEET – Atlantic and Gulf Coastal Plain Region
See ERDC/EL TR-07-24; the proponent agency is CECW-CO-R

OMB Control #: 0710-xxxx, Exp: Pending
Requirement Control Symbol EXEMPT:
(Authority: AR 335-15, paragraph 5-2a)

Project/Site: Beltway-Stroud Tract City/County: Beaufort/Carteret Sampling Date: 07/28/2021
Applicant/Owner: Stroud Engineering - Linwood Stroud State: NC Sampling Point: DP3 Up
Investigator(s): Corey Novak - DRG Section, Township, Range: _____
Landform (hillside, terrace, etc.): Hillslope Local relief (concave, convex, none): Convex Slope (%): 1-2
Subregion (LRR or MLRA): LRR T, MLRA 153B Lat: 34.733773 Long: -76.631387 Datum: NAD 83
Soil Map Unit Name: AaA: Altavista loamy fine sand, 0 to 2 percent slopes NWI classification: Upland
Are climatic / hydrologic conditions on the site typical for this time of year? Yes X No _____ (If no, explain in Remarks.)
Are Vegetation _____, Soil _____, or Hydrology _____ significantly disturbed? Are "Normal Circumstances" present? Yes X No _____
Are Vegetation _____, Soil _____, or Hydrology _____ naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes <u>X</u> No _____	Is the Sampled Area within a Wetland?	Yes _____ No <u>X</u>
Hydric Soil Present?	Yes _____ No <u>X</u>		
Wetland Hydrology Present?	Yes _____ No <u>X</u>		

Remarks:
According to Antecedent Precipitation vs Normal Range based on NOAA's Daily Global Historical Climatology Network, normal conditions were present at the time of the field work.

HYDROLOGY

Wetland Hydrology Indicators:	Secondary Indicators (minimum of two required)
<u>Primary Indicators (minimum of one is required; check all that apply)</u>	
<input type="checkbox"/> Surface Water (A1)	<input type="checkbox"/> Surface Soil Cracks (B6)
<input type="checkbox"/> High Water Table (A2)	<input type="checkbox"/> Sparsely Vegetated Concave Surface (B8)
<input type="checkbox"/> Saturation (A3)	<input type="checkbox"/> Drainage Patterns (B10)
<input type="checkbox"/> Water Marks (B1)	<input type="checkbox"/> Moss Trim Lines (B16)
<input type="checkbox"/> Sediment Deposits (B2)	<input type="checkbox"/> Dry-Season Water Table (C2)
<input type="checkbox"/> Drift Deposits (B3)	<input type="checkbox"/> Crayfish Burrows (C8)
<input type="checkbox"/> Algal Mat or Crust (B4)	<input type="checkbox"/> Saturation Visible on Aerial Imagery (C9)
<input type="checkbox"/> Iron Deposits (B5)	<input type="checkbox"/> Geomorphic Position (D2)
<input type="checkbox"/> Inundation Visible on Aerial Imagery (B7)	<input type="checkbox"/> Shallow Aquitard (D3)
<input type="checkbox"/> Water-Stained Leaves (B9)	<input type="checkbox"/> FAC-Neutral Test (D5)
<input type="checkbox"/> Aquatic Fauna (B13)	<input type="checkbox"/> Sphagnum Moss (D8) (LRR T, U)
<input type="checkbox"/> Marl Deposits (B15) (LRR U)	
<input type="checkbox"/> Hydrogen Sulfide Odor (C1)	
<input type="checkbox"/> Oxidized Rhizospheres on Living Roots (C3)	
<input type="checkbox"/> Presence of Reduced Iron (C4)	
<input type="checkbox"/> Recent Iron Reduction in Tilled Soils (C6)	
<input type="checkbox"/> Thin Muck Surface (C7)	
<input type="checkbox"/> Other (Explain in Remarks)	

Field Observations:	Wetland Hydrology Present? Yes _____ No <u>X</u>
Surface Water Present? Yes _____ No <u>X</u> Depth (inches): _____	
Water Table Present? Yes _____ No <u>X</u> Depth (inches): _____	
Saturation Present? Yes _____ No <u>X</u> Depth (inches): _____ (includes capillary fringe)	

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:
No OWT within 24 inches

VEGETATION (Four Strata) – Use scientific names of plants.

Sampling Point: DP3 Up

Tree Stratum (Plot size: <u>30' radius</u>)	Absolute % Cover	Dominant Species?	Indicator Status
1. <u>Liquidambar styraciflua</u>	<u>40</u>	<u>Yes</u>	<u>FAC</u>
2. <u>Ilex opaca</u>	<u>30</u>	<u>Yes</u>	<u>FAC</u>
3. <u>Nyssa sylvatica</u>	<u>20</u>	<u>No</u>	<u>FAC</u>
4. <u>Pinus taeda</u>	<u>10</u>	<u>No</u>	<u>FAC</u>
5. <u>Quercus nigra</u>	<u>10</u>	<u>No</u>	<u>FAC</u>
6. _____	<u>5</u>	<u>No</u>	_____
7. _____	_____	_____	_____
8. _____	_____	_____	_____
<u>115</u> =Total Cover			
50% of total cover: <u>58</u> 20% of total cover: <u>23</u>			

Sapling/Shrub Stratum (Plot size: <u>30' radius</u>)	Absolute % Cover	Dominant Species?	Indicator Status
1. <u>Morella cerifera</u>	<u>30</u>	<u>Yes</u>	<u>FAC</u>
2. <u>Symplocos tinctoria</u>	<u>20</u>	<u>Yes</u>	<u>FAC</u>
3. <u>Vaccinium corymbosum</u>	<u>10</u>	<u>No</u>	<u>FACW</u>
4. _____	_____	_____	_____
5. _____	_____	_____	_____
6. _____	_____	_____	_____
7. _____	_____	_____	_____
8. _____	_____	_____	_____
<u>60</u> =Total Cover			
50% of total cover: <u>30</u> 20% of total cover: <u>12</u>			

Herb Stratum (Plot size: <u>30' radius</u>)	Absolute % Cover	Dominant Species?	Indicator Status
1. <u>Toxicodendron radicans</u>	<u>40</u>	<u>Yes</u>	<u>FAC</u>
2. <u>Pteridium aquilinum</u>	<u>20</u>	<u>Yes</u>	<u>FACU</u>
3. <u>Vitis rotundifolia</u>	<u>15</u>	<u>Yes</u>	<u>FAC</u>
4. _____	_____	_____	_____
5. _____	_____	_____	_____
6. _____	_____	_____	_____
7. _____	_____	_____	_____
8. _____	_____	_____	_____
9. _____	_____	_____	_____
10. _____	_____	_____	_____
11. _____	_____	_____	_____
12. _____	_____	_____	_____
<u>75</u> =Total Cover			
50% of total cover: <u>38</u> 20% of total cover: <u>15</u>			

Woody Vine Stratum (Plot size: <u>30' radius</u>)	Absolute % Cover	Dominant Species?	Indicator Status
1. _____	_____	_____	_____
2. _____	_____	_____	_____
3. _____	_____	_____	_____
4. _____	_____	_____	_____
5. _____	_____	_____	_____
_____ =Total Cover			
50% of total cover: _____ 20% of total cover: _____			

Dominance Test worksheet:

Number of Dominant Species That Are OBL, FACW, or FAC: 6 (A)

Total Number of Dominant Species Across All Strata: 7 (B)

Percent of Dominant Species That Are OBL, FACW, or FAC: 85.7% (A/B)

Prevalence Index worksheet:

Total % Cover of:	Multiply by:
OBL species _____	x 1 = _____
FACW species _____	x 2 = _____
FAC species _____	x 3 = _____
FACU species _____	x 4 = _____
UPL species _____	x 5 = _____
Column Totals: _____ (A)	_____ (B)
Prevalence Index = B/A = _____	

Hydrophytic Vegetation Indicators:

 1 - Rapid Test for Hydrophytic Vegetation

X 2 - Dominance Test is >50%

 3 - Prevalence Index is ≤3.0¹

 Problematic Hydrophytic Vegetation¹ (Explain)

¹Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Definitions of Four Vegetation Strata:

Tree – Woody plants, excluding vines, 3 in. (7.6 cm) or more in diameter at breast height (DBH), regardless of height.

Sapling/Shrub – Woody plants, excluding vines, less than 3 in. DBH and greater than 3.28 ft (1 m) tall.

Herb – All herbaceous (non-woody) plants, regardless of size, and woody plants less than 3.28 ft tall.

Woody Vine – All woody vines greater than 3.28 ft in height.

Hydrophytic Vegetation Present? Yes X No _____

Remarks: (If observed, list morphological adaptations below.)

SOIL

Sampling Point: DP3 Up

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)								
Depth (inches)	Matrix		Redox Features				Texture	Remarks
	Color (moist)	%	Color (moist)	%	Type ¹	Loc ²		
0-18	10YR 4/1	100					Sandy	fine sand
18-24	10YR 5/3	100					Sandy	fine sand

¹Type: C=Concentration, D=Depletion, RM=Reduced Matrix, MS=Masked Sand Grains.

²Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators: (Applicable to all LRRs, unless otherwise noted.)

- Histosol (A1)
- Histic Epipedon (A2)
- Black Histic (A3)
- Hydrogen Sulfide (A4)
- Stratified Layers (A5)
- Organic Bodies (A6) **(LRR P, T, U)**
- 5 cm Mucky Mineral (A7) **(LRR P, T, U)**
- Muck Presence (A8) **(LRR U)**
- 1 cm Muck (A9) **(LRR P, T)**
- Depleted Below Dark Surface (A11)
- Thick Dark Surface (A12)
- Coast Prairie Redox (A16) **(MLRA 150A)**
- Sandy Mucky Mineral (S1) **(LRR O, S)**
- Sandy Gleyed Matrix (S4)
- Sandy Redox (S5)
- Stripped Matrix (S6)
- Dark Surface (S7) **(LRR P, S, T, U)**
- Polyvalue Below Surface (S8)
(LRR S, T, U)

- Thin Dark Surface (S9) **(LRR S, T, U)**
- Barrier Islands 1 cm Muck (S12)
(MLRA 153B, 153D)
- Loamy Mucky Mineral (F1) **(LRR O)**
- Loamy Gleyed Matrix (F2)
- Depleted Matrix (F3)
- Redox Dark Surface (F6)
- Depleted Dark Surface (F7)
- Redox Depressions (F8)
- Marl (F10) **(LRR U)**
- Depleted Ochric (F11) **(MLRA 151)**
- Iron-Manganese Masses (F12) **(LRR O, P, T)**
- Umbric Surface (F13) **(LRR P, T, U)**
- Delta Ochric (F17) **(MLRA 151)**
- Reduced Vertic (F18) **(MLRA 150A, 150B)**
- Piedmont Floodplain Soils (F19) **(MLRA 149A)**
- Anomalous Bright Floodplain Soils (F20)
(MLRA 149A, 153C, 153D)
- Very Shallow Dark Surface (F22)
(MLRA 138, 152A in FL, 154)

Indicators for Problematic Hydric Soils³:

- 1 cm Muck (A9) **(LRR O)**
- 2 cm Muck (A10) **(LRR S)**
- Coast Prairie Redox (A16)
(outside MLRA 150A)
- Reduced Vertic (F18)
(outside MLRA 150A, 150B)
- Piedmont Floodplain Soils (F19) **(LRR P, T)**
- Anomalous Bright Floodplain Soils (F20)
(MLRA 153B)
- Red Parent Material (F21)
- Very Shallow Dark Surface (F22)
(outside MLRA 138, 152A in FL, 154)
- Barrier Islands Low Chroma Matrix (TS7)
(MLRA 153B, 153D)
- Other (Explain in Remarks)

³Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if observed):

Type: _____
Depth (inches): _____

Hydric Soil Present? Yes _____ No X

Remarks:

U.S. Army Corps of Engineers
WETLAND DETERMINATION DATA SHEET – Atlantic and Gulf Coastal Plain Region
See ERDC/EL TR-07-24; the proponent agency is CECW-CO-R

OMB Control #: 0710-xxxx, Exp: Pending
Requirement Control Symbol EXEMPT:
(Authority: AR 335-15, paragraph 5-2a)

Project/Site: Beltway-Stroud Tract City/County: Beaufort/Carteret Sampling Date: 07/28/2021

Applicant/Owner: Stroud Engineering - Linwood Stroud State: NC Sampling Point: DP3 Wet

Investigator(s): Corey Novak - DRG Section, Township, Range: _____

Landform (hillside, terrace, etc.): Depression Local relief (concave, convex, none): Concave Slope (%): 1-2

Subregion (LRR or MLRA): LRR T, MLRA 153B Lat: 34.73371 Long: -76.631722 Datum: NAD 83

Soil Map Unit Name: AaA: Altavista loamy fine sand, 0 to 2 percent slopes NWI classification: NAD 83

Are climatic / hydrologic conditions on the site typical for this time of year? Yes X No _____ (If no, explain in Remarks.)

Are Vegetation _____, Soil _____, or Hydrology _____ significantly disturbed? Are "Normal Circumstances" present? Yes X No _____

Are Vegetation _____, Soil _____, or Hydrology _____ naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes <u>X</u> No _____	Is the Sampled Area within a Wetland?	Yes <u>X</u> No _____
Hydric Soil Present?	Yes <u>X</u> No _____		
Wetland Hydrology Present?	Yes <u>X</u> No _____		

Remarks:
According to Antecedent Precipitation vs Normal Range based on NOAA's Daily Global Historical Climatology Network, normal conditions were present at the time of the field work.

HYDROLOGY

Wetland Hydrology Indicators:	Secondary Indicators (minimum of two required)
<u>Primary Indicators (minimum of one is required; check all that apply)</u>	
<input type="checkbox"/> Surface Water (A1)	<input type="checkbox"/> Surface Soil Cracks (B6)
<input type="checkbox"/> High Water Table (A2)	<input type="checkbox"/> Sparsely Vegetated Concave Surface (B8)
<input type="checkbox"/> Saturation (A3)	<input type="checkbox"/> Drainage Patterns (B10)
<input type="checkbox"/> Water Marks (B1)	<input type="checkbox"/> Moss Trim Lines (B16)
<input type="checkbox"/> Sediment Deposits (B2)	<input type="checkbox"/> Dry-Season Water Table (C2)
<input type="checkbox"/> Drift Deposits (B3)	<input type="checkbox"/> Crayfish Burrows (C8)
<input type="checkbox"/> Algal Mat or Crust (B4)	<input type="checkbox"/> Saturation Visible on Aerial Imagery (C9)
<input type="checkbox"/> Iron Deposits (B5)	<input checked="" type="checkbox"/> Geomorphic Position (D2)
<input checked="" type="checkbox"/> Inundation Visible on Aerial Imagery (B7)	<input type="checkbox"/> Shallow Aquitard (D3)
<input checked="" type="checkbox"/> Water-Stained Leaves (B9)	<input checked="" type="checkbox"/> FAC-Neutral Test (D5)
<input type="checkbox"/> Aquatic Fauna (B13)	<input type="checkbox"/> Sphagnum Moss (D8) (LRR T, U)
<input type="checkbox"/> Marl Deposits (B15) (LRR U)	
<input type="checkbox"/> Hydrogen Sulfide Odor (C1)	
<input type="checkbox"/> Oxidized Rhizospheres on Living Roots (C3)	
<input type="checkbox"/> Presence of Reduced Iron (C4)	
<input type="checkbox"/> Recent Iron Reduction in Tilled Soils (C6)	
<input type="checkbox"/> Thin Muck Surface (C7)	
<input type="checkbox"/> Other (Explain in Remarks)	

Field Observations:	Wetland Hydrology Present? Yes <u>X</u> No _____
Surface Water Present? Yes _____ No <u>X</u> Depth (inches): _____	
Water Table Present? Yes _____ No <u>X</u> Depth (inches): _____	
Saturation Present? Yes _____ No <u>X</u> Depth (inches): _____ (includes capillary fringe)	

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:
No OWT within 24 inches

VEGETATION (Four Strata) – Use scientific names of plants.

Sampling Point: DP3 Wet

Tree Stratum (Plot size: <u>30' radius</u>)	Absolute % Cover	Dominant Species?	Indicator Status
1. <u>Liquidambar styraciflua</u>	<u>20</u>	<u>Yes</u>	<u>FAC</u>
2. <u>Nyssa sylvatica</u>	<u>10</u>	<u>Yes</u>	<u>FAC</u>
3. _____	_____	_____	_____
4. _____	_____	_____	_____
5. _____	_____	_____	_____
6. _____	_____	_____	_____
7. _____	_____	_____	_____
8. _____	_____	_____	_____
	<u>30</u> =Total Cover		
	50% of total cover: <u>15</u>	20% of total cover: <u>6</u>	

Sapling/Shrub Stratum (Plot size: <u>30' radius</u>)	Absolute % Cover	Dominant Species?	Indicator Status
1. <u>Liquidambar styraciflua</u>	<u>30</u>	<u>Yes</u>	<u>FAC</u>
2. <u>Acer rubrum</u>	<u>20</u>	<u>Yes</u>	<u>FAC</u>
3. <u>Pinus taeda</u>	<u>10</u>	<u>No</u>	<u>FAC</u>
4. _____	_____	_____	_____
5. _____	_____	_____	_____
6. _____	_____	_____	_____
7. _____	_____	_____	_____
8. _____	_____	_____	_____
	<u>60</u> =Total Cover		
	50% of total cover: <u>30</u>	20% of total cover: <u>12</u>	

Herb Stratum (Plot size: <u>30' radius</u>)	Absolute % Cover	Dominant Species?	Indicator Status
1. <u>Carex lurida</u>	<u>20</u>	<u>Yes</u>	<u>OBL</u>
2. <u>Arundinaria tecta</u>	<u>10</u>	<u>Yes</u>	<u>FACW</u>
3. <u>Unidentified herb</u>	<u>10</u>	<u>Yes</u>	_____
4. <u>Osmunda spectabilis</u>	<u>5</u>	<u>No</u>	<u>OBL</u>
5. _____	_____	_____	_____
6. _____	_____	_____	_____
7. _____	_____	_____	_____
8. _____	_____	_____	_____
9. _____	_____	_____	_____
10. _____	_____	_____	_____
11. _____	_____	_____	_____
12. _____	_____	_____	_____
	<u>45</u> =Total Cover		
	50% of total cover: <u>23</u>	20% of total cover: <u>9</u>	

Woody Vine Stratum (Plot size: <u>30' radius</u>)	Absolute % Cover	Dominant Species?	Indicator Status
1. <u>Smilax glauca</u>	<u>10</u>	<u>Yes</u>	<u>FAC</u>
2. _____	_____	_____	_____
3. _____	_____	_____	_____
4. _____	_____	_____	_____
5. _____	_____	_____	_____
	<u>10</u> =Total Cover		
	50% of total cover: <u>5</u>	20% of total cover: <u>2</u>	

Dominance Test worksheet:
 Number of Dominant Species That Are OBL, FACW, or FAC: 7 (A)
 Total Number of Dominant Species Across All Strata: 8 (B)
 Percent of Dominant Species That Are OBL, FACW, or FAC: 87.5% (A/B)

Prevalence Index worksheet:
 Total % Cover of: _____ Multiply by: _____
 OBL species _____ x 1 = _____
 FACW species _____ x 2 = _____
 FAC species _____ x 3 = _____
 FACU species _____ x 4 = _____
 UPL species _____ x 5 = _____
 Column Totals: _____ (A) _____ (B)
 Prevalence Index = B/A = _____

Hydrophytic Vegetation Indicators:
 _____ 1 - Rapid Test for Hydrophytic Vegetation
 2 - Dominance Test is >50%
 _____ 3 - Prevalence Index is ≤3.0¹
 _____ Problematic Hydrophytic Vegetation¹ (Explain)

¹Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Definitions of Four Vegetation Strata:
Tree – Woody plants, excluding vines, 3 in. (7.6 cm) or more in diameter at breast height (DBH), regardless of height.
Sapling/Shrub – Woody plants, excluding vines, less than 3 in. DBH and greater than 3.28 ft (1 m) tall.
Herb – All herbaceous (non-woody) plants, regardless of size, and woody plants less than 3.28 ft tall.
Woody Vine – All woody vines greater than 3.28 ft in height.

Hydrophytic Vegetation Present? Yes No _____

Remarks: (If observed, list morphological adaptations below.)

SOIL

Sampling Point: DP3 Wet

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)								
Depth (inches)	Matrix		Redox Features				Texture	Remarks
	Color (moist)	%	Color (moist)	%	Type ¹	Loc ²		
0-24	10YR 2/1	100					Mucky Sand	100% coated

¹Type: C=Concentration, D=Depletion, RM=Reduced Matrix, MS=Masked Sand Grains.

²Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators: (Applicable to all LRRs, unless otherwise noted.)

- Histosol (A1)
- Histic Epipedon (A2)
- Black Histic (A3)
- Hydrogen Sulfide (A4)
- Stratified Layers (A5)
- Organic Bodies (A6) (LRR P, T, U)
- 5 cm Mucky Mineral (A7) (LRR P, T, U)
- Muck Presence (A8) (LRR U)
- 1 cm Muck (A9) (LRR P, T)
- Depleted Below Dark Surface (A11)
- Thick Dark Surface (A12)
- Coast Prairie Redox (A16) (MLRA 150A)
- Sandy Mucky Mineral (S1) (LRR O, S)
- Sandy Gleyed Matrix (S4)
- Sandy Redox (S5)
- Stripped Matrix (S6)
- Dark Surface (S7) (LRR P, S, T, U)
- Polyvalue Below Surface (S8)
- (LRR S, T, U)

- Thin Dark Surface (S9) (LRR S, T, U)
- Barrier Islands 1 cm Muck (S12)
- (MLRA 153B, 153D)**
- Loamy Mucky Mineral (F1) (LRR O)
- Loamy Gleyed Matrix (F2)
- Depleted Matrix (F3)
- Redox Dark Surface (F6)
- Depleted Dark Surface (F7)
- Redox Depressions (F8)
- Marl (F10) (LRR U)
- Depleted Ochric (F11) (MLRA 151)
- Iron-Manganese Masses (F12) (LRR O, P, T)
- Umbric Surface (F13) (LRR P, T, U)
- Delta Ochric (F17) (MLRA 151)
- Reduced Vertic (F18) (MLRA 150A, 150B)
- Piedmont Floodplain Soils (F19) (MLRA 149A)
- Anomalous Bright Floodplain Soils (F20)
- (MLRA 149A, 153C, 153D)**
- Very Shallow Dark Surface (F22)
- (MLRA 138, 152A in FL, 154)**

Indicators for Problematic Hydric Soils³:

- 1 cm Muck (A9) (LRR O)
- 2 cm Muck (A10) (LRR S)
- Coast Prairie Redox (A16)
- (outside MLRA 150A)**
- Reduced Vertic (F18)
- (outside MLRA 150A, 150B)**
- Piedmont Floodplain Soils (F19) (LRR P, T)
- Anomalous Bright Floodplain Soils (F20)
- (MLRA 153B)**
- Red Parent Material (F21)
- Very Shallow Dark Surface (F22)
- (outside MLRA 138, 152A in FL, 154)**
- Barrier Islands Low Chroma Matrix (TS7)
- (MLRA 153B, 153D)**
- Other (Explain in Remarks)

³Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if observed):

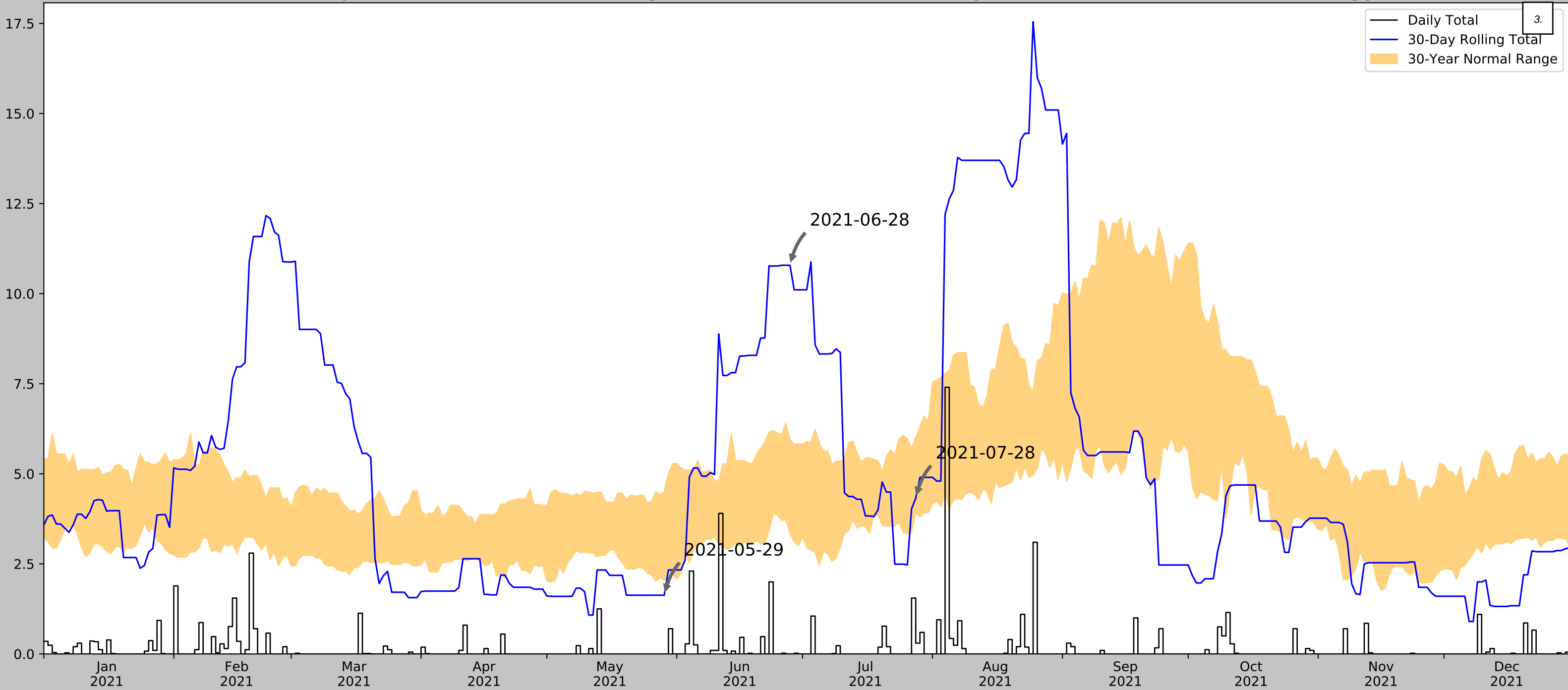
Type: _____
 Depth (inches): _____

Hydric Soil Present? Yes X No _____

Remarks:

Antecedent Precipitation vs Normal Range based on NOAA's Daily Global Historical Climatology Network

Rainfall (Inches)



Coordinates	34.733749, -76.631705
Observation Date	2021-07-28
Elevation (ft)	6.02
Drought Index (PDSI)	Severe wetness

30 Days Ending	30 th %ile (in)	70 th %ile (in)	Observed (in)	Wetness Condition	Condition Value	Month Weight	Product
2021-07-28	3.926378	6.01063	4.322835	Normal	2	3	6
2021-06-28	3.334646	5.93937	10.787402	Wet	3	2	6
2021-05-29	2.045669	4.50748	1.629921	Dry	1	1	1
Result							Normal Conditions - 13




Figure and tables made by the
Antecedent Precipitation Tool
Version 1.0

Written by Jason Deters
U.S. Army Corps of Engineers

Weather Station Name	Coordinates	Elevation (ft)	Distance (mi)	Elevation Δ	Weighted Δ	Days Normal	Days Antecedent
MOREHEAD CITY 2 WNW	34.7336, -76.7358	9.843	5.911	3.823	2.683	11251	90
MOREHEAD CITY 0.6 NW	34.73, -76.74	13.123	0.345	3.28	0.156	37	0
ATLANTIC BEACH WTP	34.6997, -76.7381	3.937	2.346	5.906	1.07	28	0
BEAUFORT MICHAEL J SMITH FLD	34.7336, -76.6606	11.155	4.27	1.312	1.927	13	0
NEWPORT/MOREHEAD CITY WFO	291 4.7764, -76.8769	29.856	8.538	20.013	4.013	21	0
CHERRY POINT MCAS	34.9, -76.8833	28.871	14.219	19.028	6.669	3	0

BACKGROUND INFORMATION**A. REPORT COMPLETION DATE FOR PJD:****B. NAME AND ADDRESS OF PERSON REQUESTING PJD:** Stroud Engineering - Linwood Stroud: 3225 McLeod Drive #110;
Las Vegas, Nevada, 89121**C. DISTRICT OFFICE, FILE NAME, AND NUMBER:****D. PROJECT LOCATION(S) AND BACKGROUND INFORMATION:****(USE THE TABLE BELOW TO DOCUMENT MULTIPLE AQUATIC RESOURCES AND/OR
AQUATIC RESOURCES AT DIFFERENT SITES)**

State: NC

County/parish/borough: Carteret

City: Beaufort

Center coordinates of site (lat/long in degree decimal format):

Lat.: 34.733749

Long.: -76.631705

Universal Transverse Mercator: 18 S 350616.39 m E 3844729.64 m N

Name of nearest waterbody: Gibbs Creek

E. REVIEW PERFORMED FOR SITE EVALUATION (CHECK ALL THAT APPLY): Office (Desk) Determination. Date: Field Determination. Date(s):**TABLE OF AQUATIC RESOURCES IN REVIEW AREA WHICH "MAY BE" SUBJECT TO REGULATORY
JURISDICTION.**

Site number	Latitude (decimal degrees)	Longitude (decimal degrees)	Estimated amount of aquatic resource in review area (acreage and linear feet, if applicable)	Type of aquatic resource (i.e., wetland vs. non-wetland waters)	Geographic authority to which the aquatic resource "may be" subject (i.e., Section 404 or Section 10/404)
C1	34.733457	-76.628721	4.6 ac	wetland	Section 10/404
W1	34.736260	-76.631456	4.03 ac	wetland	Section 404
W2	34.731989	-76.630941	1.85 ac	wetland	Section 404
W3	34.737003	-76.631379	0.04 ac	wetland	Section 404
NS1	34.736905	-76.633411	265.8 LF	non-wetland waters	Section 404
NS2	34.730998	-76.630989	270.5 LF	non-wetland waters	Section 404

- 1) The Corps of Engineers believes that there may be jurisdictional aquatic resources in the review area, and the requestor of this PJD is hereby advised of his or her option to request and obtain an approved JD (AJD) for that review area based on an informed decision after having discussed the various types of JDs and their characteristics and circumstances when they may be appropriate.
- 2) In any circumstance where a permit applicant obtains an individual permit, or a Nationwide General Permit (NWP) or other general permit verification requiring “pre-construction notification” (PCN), or requests verification for a non-reporting NWP or other general permit, and the permit applicant has not requested an AJD for the activity, the permit applicant is hereby made aware that: (1) the permit applicant has elected to seek a permit authorization based on a PJD, which does not make an official determination of jurisdictional aquatic resources; (2) the applicant has the option to request an AJD before accepting the terms and conditions of the permit authorization, and that basing a permit authorization on an AJD could possibly result in less compensatory mitigation being required or different special conditions; (3) the applicant has the right to request an individual permit rather than accepting the terms and conditions of the NWP or other general permit authorization; (4) the applicant can accept a permit authorization and thereby agree to comply with all the terms and conditions of that permit, including whatever mitigation requirements the Corps has determined to be necessary; (5) undertaking any activity in reliance upon the subject permit authorization without requesting an AJD constitutes the applicant’s acceptance of the use of the PJD; (6) accepting a permit authorization (e.g., signing a proffered individual permit) or undertaking any activity in reliance on any form of Corps permit authorization based on a PJD constitutes agreement that all aquatic resources in the review area affected in any way by that activity will be treated as jurisdictional, and waives any challenge to such jurisdiction in any administrative or judicial compliance or enforcement action, or in any administrative appeal or in any Federal court; and (7) whether the applicant elects to use either an AJD or a PJD, the JD will be processed as soon as practicable. Further, an AJD, a proffered individual permit (and all terms and conditions contained therein), or individual permit denial can be administratively appealed pursuant to 33 C.F.R. Part 331. If, during an administrative appeal, it becomes appropriate to make an official determination whether geographic jurisdiction exists over aquatic resources in the review area, or to provide an official delineation of jurisdictional aquatic resources in the review area, the Corps will provide an AJD to accomplish that result, as soon as is practicable. This PJD finds that there “*may be*” waters of the U.S. and/or that there “*may be*” navigable waters of the U.S. on the subject review area, and identifies all aquatic features in the review area that could be affected by the proposed activity, based on the following information:

SUPPORTING DATA. Data reviewed for PJD (check all that apply)

Checked items should be included in subject file. Appropriately reference sources below where indicated for all checked items:

- Maps, plans, plots or plat submitted by or on behalf of the PJD requestor:
Map: Section 404/401 Delineation Preliminary Sketch (PJD reference).
- Data sheets prepared/submitted by or on behalf of the PJD requestor.
 - Office concurs with data sheets/delineation report.
 - Office does not concur with data sheets/delineation report. Rationale: _____.
- Data sheets prepared by the Corps: _____.
- Corps navigable waters' study: _____.
- U.S. Geological Survey Hydrologic Atlas: _____.
 - USGS NHD data.
 - USGS 8 and 12 digit HUC maps.
- U.S. Geological Survey map(s). Cite scale & quad name: USGS Topographic 7.5 Minute Beaufort and Harkers Island.
- Natural Resources Conservation Service Soil Survey. Citation: GIS Soils Data Carteret County.
- National wetlands inventory map(s). Cite name: _____.
- State/local wetland inventory map(s): _____.
- FEMA/FIRM maps: _____.
- 100-year Floodplain Elevation is: _____.(National Geodetic Vertical Datum of 1929)
- Photographs: Aerial (Name & Date): NAPP 1998 Infrared Imagery Carteret County; 2020 NC OneMap.
 or Other (Name & Date): _____.
- Previous determination(s). File no. and date of response letter: _____.
- Other information (please specify): _____.

IMPORTANT NOTE: The information recorded on this form has not necessarily been verified by the Corps and should not be relied upon for later jurisdictional determinations.

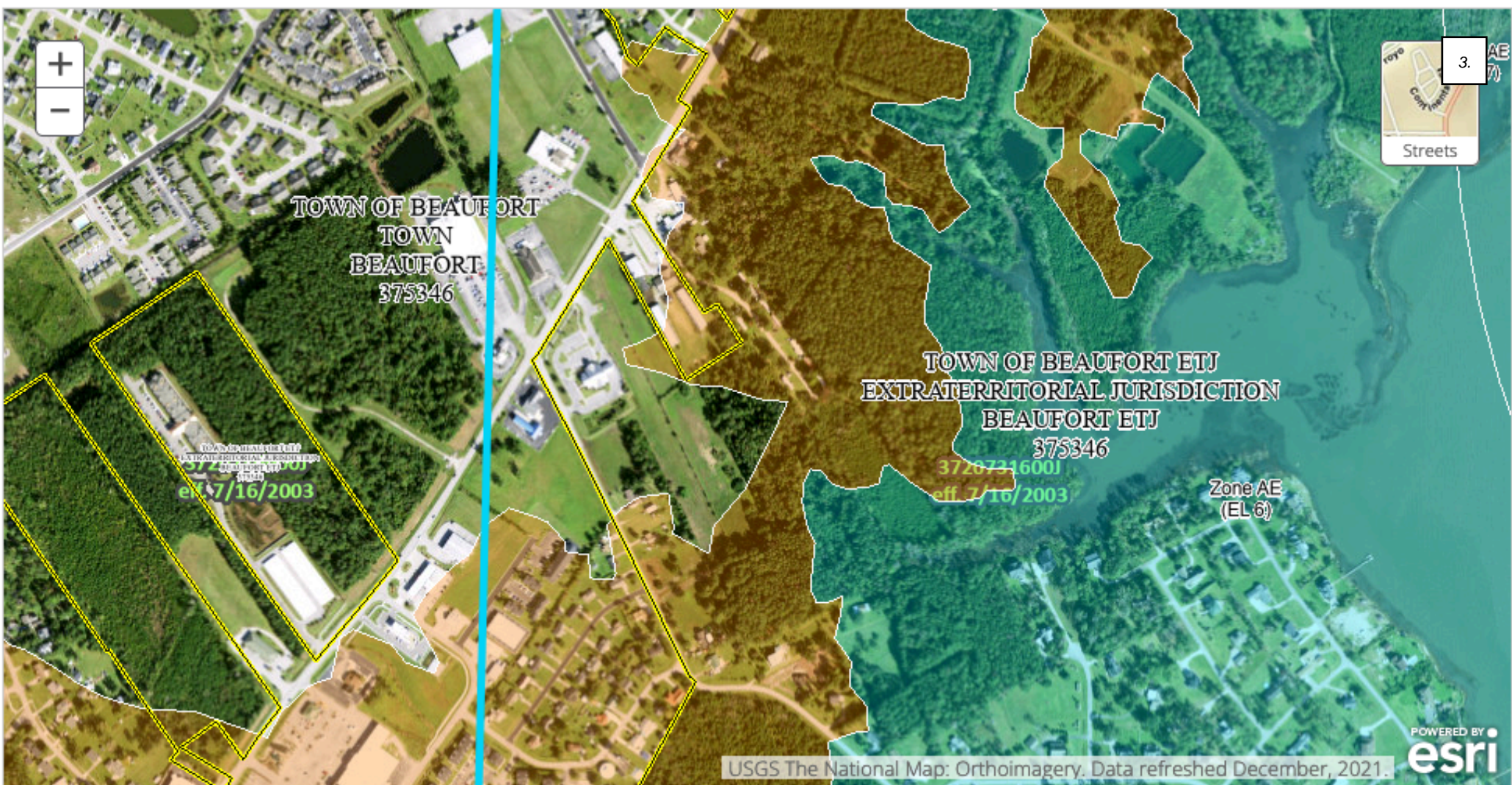
Signature and date of
Regulatory staff member
completing PJD

Signature and date of
person requesting PJD
(REQUIRED, unless obtaining
the signature is impracticable)¹

¹ Districts may establish timeframes for requestor to return signed PJD forms. If the requestor does not respond within the established time frame, the district may presume concurrence and no additional follow up is necessary prior to finalizing an action.

Appendix IV

Flood Map



- PIN**
- Approximate location based on user input and does not represent an authoritative property location
- MAP PANELS**
- Selected FloodMap Boundary
 - Digital Data Available
 - No Digital Data Available
 - Unmapped
- OTHER AREAS**
- Area of Minimal Flood Hazard Zone X
 - Effective LOMRs
 - Area of Undetermined Flood Hazard Zone D
 - Otherwise Protected Area
 - Coastal Barrier Resource System Area

- SPECIAL FLOOD HAZARD AREAS**
- Without Base Flood Elevation (BFE) Zone A, V, A99
 - With BFE or Depth
 - Regulatory Floodway Zone AE, AO, AH, VE, AR
- OTHER AREAS OF FLOOD HAZARD**
- 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
 - Future Conditions 1% Annual Chance Flood Hazard Zone X
 - Area with Reduced Flood Risk due to Levee. See Notes. Zone X
 - Area with Flood Risk due to Levee Zone D

- OTHER FEATURES**
- Cross Sections with 1% Annual Chance Water Surface Elevation
 - Coastal Transect
 - Base Flood Elevation Line (BFE)
 - Limit of Study
 - Jurisdiction Boundary
 - Coastal Transect Baseline
 - Profile Baseline
 - Hydrographic Feature
- GENERAL STRUCTURES**
- Channel, Culvert, or Storm Sewer
 - Levee, Dike, or Floodwall

Appendix V
USFWS Species List and Critical Habitat Map



United States Department of the Interior



FISH AND WILDLIFE SERVICE
Raleigh Ecological Services Field Office
Post Office Box 33726
Raleigh, NC 27636-3726
Phone: (919) 856-4520 Fax: (919) 856-4556

In Reply Refer To:
Project Code: 2022-0025673
Project Name: Salt Wind Preserve

March 29, 2022

Subject: List of threatened and endangered species that may occur in your proposed project location or may be affected by your proposed project

To Whom It May Concern:

The enclosed species list identifies threatened, endangered, proposed and candidate species, as well as proposed and final designated critical habitat, that may occur within the boundary of your proposed project and/or may be affected by your proposed project. The species list fulfills the requirements of the U.S. Fish and Wildlife Service (Service) under section 7(c) of the Endangered Species Act (Act) of 1973, as amended (16 U.S.C. 1531 *et seq.*). If your project area contains suitable habitat for any of the federally-listed species on this species list, the proposed action has the potential to adversely affect those species. If suitable habitat is present, surveys should be conducted to determine the species' presence or absence within the project area. The use of this species list and/or North Carolina Natural Heritage program data should not be substituted for actual field surveys.

New information based on updated surveys, changes in the abundance and distribution of species, changed habitat conditions, or other factors could change this list. Please feel free to contact us if you need more current information or assistance regarding the potential impacts to federally proposed, listed, and candidate species and federally designated and proposed critical habitat. Please note that under 50 CFR 402.12(e) of the regulations implementing section 7 of the Act, the accuracy of this species list should be verified after 90 days. This verification can be completed formally or informally as desired. The Service recommends that verification be completed by visiting the ECOS-IPaC website at regular intervals during project planning and implementation for updates to species lists and information. An updated list may be requested through the ECOS-IPaC system by completing the same process used to receive the enclosed list.

The purpose of the Act is to provide a means whereby threatened and endangered species and the ecosystems upon which they depend may be conserved. Under sections 7(a)(1) and 7(a)(2) of the Act and its implementing regulations (50 CFR 402 *et seq.*), Federal agencies are required to utilize their authorities to carry out programs for the conservation of threatened and endangered

species and to determine whether projects may affect threatened and endangered species and/or designated critical habitat.

A Biological Assessment is required for construction projects (or other undertakings having similar physical impacts) that are major Federal actions significantly affecting the quality of the human environment as defined in the National Environmental Policy Act (42 U.S.C. 4332(2)(c)). For projects other than major construction activities, the Service suggests that a biological evaluation similar to a Biological Assessment be prepared to determine whether the project may affect listed or proposed species and/or designated or proposed critical habitat. Recommended contents of a Biological Assessment are described at 50 CFR 402.12.

If a Federal agency determines, based on the Biological Assessment or biological evaluation, that listed species and/or designated critical habitat may be affected by the proposed project, the agency is required to consult with the Service pursuant to 50 CFR 402. In addition, the Service recommends that candidate species, proposed species and proposed critical habitat be addressed within the consultation. More information on the regulations and procedures for section 7 consultation, including the role of permit or license applicants, can be found in the "Endangered Species Consultation Handbook" at:

<http://www.fws.gov/endangered/esa-library/pdf/TOC-GLOS.PDF>

Migratory Birds: In addition to responsibilities to protect threatened and endangered species under the Endangered Species Act (ESA), there are additional responsibilities under the Migratory Bird Treaty Act (MBTA) and the Bald and Golden Eagle Protection Act (BGEPA) to protect native birds from project-related impacts. Any activity, intentional or unintentional, resulting in take of migratory birds, including eagles, is prohibited unless otherwise permitted by the U.S. Fish and Wildlife Service (50 C.F.R. Sec. 10.12 and 16 U.S.C. Sec. 668(a)). For more information regarding these Acts see <https://www.fws.gov/birds/policies-and-regulations.php>.

The MBTA has no provision for allowing take of migratory birds that may be unintentionally killed or injured by otherwise lawful activities. It is the responsibility of the project proponent to comply with these Acts by identifying potential impacts to migratory birds and eagles within applicable NEPA documents (when there is a federal nexus) or a Bird/Eagle Conservation Plan (when there is no federal nexus). Proponents should implement conservation measures to avoid or minimize the production of project-related stressors or minimize the exposure of birds and their resources to the project-related stressors. For more information on avian stressors and recommended conservation measures see <https://www.fws.gov/birds/bird-enthusiasts/threats-to-birds.php>.

In addition to MBTA and BGEPA, Executive Order 13186: *Responsibilities of Federal Agencies to Protect Migratory Birds*, obligates all Federal agencies that engage in or authorize activities that might affect migratory birds, to minimize those effects and encourage conservation measures that will improve bird populations. Executive Order 13186 provides for the protection of both migratory birds and migratory bird habitat. For information regarding the implementation of Executive Order 13186, please visit <https://www.fws.gov/birds/policies-and-regulations/executive-orders/e0-13186.php>.

We appreciate your concern for threatened and endangered species. The Service encourages Federal agencies to include conservation of threatened and endangered species into their project planning to further the purposes of the Act. Please include the Consultation Code in the header of this letter with any request for consultation or correspondence about your project that you submit to our office.

Attachment(s):

- Official Species List
- Migratory Birds
- Marine Mammals

Official Species List

This list is provided pursuant to Section 7 of the Endangered Species Act, and fulfills the requirement for Federal agencies to "request of the Secretary of the Interior information whether any species which is listed or proposed to be listed may be present in the area of a proposed action".

This species list is provided by:

Raleigh Ecological Services Field Office

Post Office Box 33726

Raleigh, NC 27636-3726

(919) 856-4520

Project Summary

Project Code: 2022-0025673

Event Code: None

Project Name: Salt Wind Preserve

Project Type: Clearing Land

Project Description: The proposed project area is located south of Live Oak Street and east of Pinners Point Road in Beaufort, North Carolina and has frontage along Gibbs Creek. The site is currently wooded or cleared land and is located in a mixed use area of Beaufort. The project consists of 81 residential lots (46 lots with an amenity lot in Phase 1 and 35 lots in Phase 2). The site is located on a relatively flat tract of land at approximately 5 feet above the National Geodetic Vertical Datum. The site includes the following

Carteret County PIN numbers:

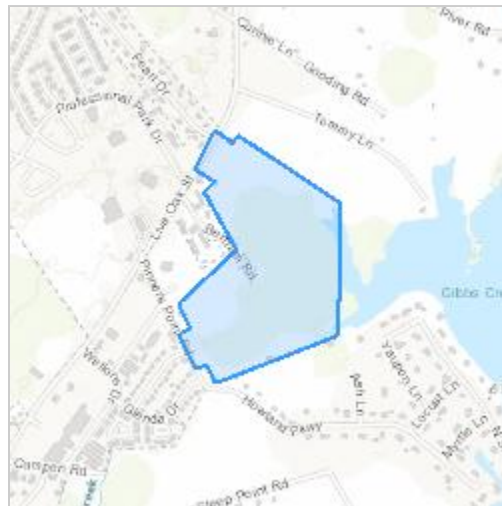
PIN: 731609167703000(42.39 acres)

731609153648000 (25.84 acres)

Eastern portion of 731609161556000 (Approximately 4 acres)

Project Location:

Approximate location of the project can be viewed in Google Maps: <https://www.google.com/maps/@34.734286,-76.63096472777303,14z>



Counties: Carteret County, North Carolina

Endangered Species Act Species

There is a total of 14 threatened, endangered, or candidate species on this species list.

Species on this list should be considered in an effects analysis for your project and could include species that exist in another geographic area. For example, certain fish may appear on the species list because a project could affect downstream species.

IPaC does not display listed species or critical habitats under the sole jurisdiction of NOAA Fisheries¹, as USFWS does not have the authority to speak on behalf of NOAA and the Department of Commerce.

See the "Critical habitats" section below for those critical habitats that lie wholly or partially within your project area under this office's jurisdiction. Please contact the designated FWS office if you have questions.

-
1. [NOAA Fisheries](#), also known as the National Marine Fisheries Service (NMFS), is an office of the National Oceanic and Atmospheric Administration within the Department of Commerce.

Mammals

NAME	STATUS
Northern Long-eared Bat <i>Myotis septentrionalis</i> No critical habitat has been designated for this species. Species profile: https://ecos.fws.gov/ecp/species/9045	Threatened
West Indian Manatee <i>Trichechus manatus</i> There is final critical habitat for this species. The location of the critical habitat is not available. <i>This species is also protected by the Marine Mammal Protection Act, and may have additional consultation requirements.</i> Species profile: https://ecos.fws.gov/ecp/species/4469	Threatened

Birds

NAME	STATUS
<p>Eastern Black Rail <i>Laterallus jamaicensis ssp. jamaicensis</i></p> <p>No critical habitat has been designated for this species. Species profile: https://ecos.fws.gov/ecp/species/10477</p>	Threatened
<p>Piping Plover <i>Charadrius melodus</i></p> <p>Population: [Atlantic Coast and Northern Great Plains populations] - Wherever found, except those areas where listed as endangered. There is final critical habitat for this species. The location of the critical habitat is not available. Species profile: https://ecos.fws.gov/ecp/species/6039</p>	Threatened
<p>Red Knot <i>Calidris canutus rufa</i></p> <p>There is proposed critical habitat for this species. The location of the critical habitat is not available. Species profile: https://ecos.fws.gov/ecp/species/1864</p>	Threatened
<p>Red-cockaded Woodpecker <i>Picoides borealis</i></p> <p>No critical habitat has been designated for this species. Species profile: https://ecos.fws.gov/ecp/species/7614</p>	Endangered

Reptiles

NAME	STATUS
<p>American Alligator <i>Alligator mississippiensis</i></p> <p>No critical habitat has been designated for this species. Species profile: https://ecos.fws.gov/ecp/species/776</p>	Similarity of Appearance (Threatened)
<p>Green Sea Turtle <i>Chelonia mydas</i></p> <p>Population: North Atlantic DPS There is final critical habitat for this species. The location of the critical habitat is not available. Species profile: https://ecos.fws.gov/ecp/species/6199</p>	Threatened
<p>Kemp's Ridley Sea Turtle <i>Lepidochelys kempii</i></p> <p>There is proposed critical habitat for this species. The location of the critical habitat is not available. Species profile: https://ecos.fws.gov/ecp/species/5523</p>	Endangered
<p>Leatherback Sea Turtle <i>Dermochelys coriacea</i></p> <p>There is final critical habitat for this species. The location of the critical habitat is not available. Species profile: https://ecos.fws.gov/ecp/species/1493</p>	Endangered
<p>Loggerhead Sea Turtle <i>Caretta caretta</i></p> <p>Population: Northwest Atlantic Ocean DPS There is final critical habitat for this species. The location of the critical habitat is not available. Species profile: https://ecos.fws.gov/ecp/species/1110</p>	Threatened

Insects

NAME	STATUS
Monarch Butterfly <i>Danaus plexippus</i> No critical habitat has been designated for this species. Species profile: https://ecos.fws.gov/ecp/species/9743	Candidate

Flowering Plants

NAME	STATUS
Rough-leaved Loosestrife <i>Lysimachia asperulaefolia</i> No critical habitat has been designated for this species. Species profile: https://ecos.fws.gov/ecp/species/2747	Endangered
Seabeach Amaranth <i>Amaranthus pumilus</i> No critical habitat has been designated for this species. Species profile: https://ecos.fws.gov/ecp/species/8549	Threatened

Critical habitats

THERE ARE NO CRITICAL HABITATS WITHIN YOUR PROJECT AREA UNDER THIS OFFICE'S JURISDICTION.

Migratory Birds

Certain birds are protected under the Migratory Bird Treaty Act¹ and the Bald and Golden Eagle Protection Act².

Any person or organization who plans or conducts activities that may result in impacts to migratory birds, eagles, and their habitats should follow appropriate regulations and consider implementing appropriate conservation measures, as described [below](#).

1. The [Migratory Birds Treaty Act](#) of 1918.
2. The [Bald and Golden Eagle Protection Act](#) of 1940.
3. 50 C.F.R. Sec. 10.12 and 16 U.S.C. Sec. 668(a)

The birds listed below are birds of particular concern either because they occur on the [USFWS Birds of Conservation Concern](#) (BCC) list or warrant special attention in your project location. To learn more about the levels of concern for birds on your list and how this list is generated, see the FAQ [below](#). This is not a list of every bird you may find in this location, nor a guarantee that every bird on this list will be found in your project area. To see exact locations of where birders and the general public have sighted birds in and around your project area, visit the [E-bird data mapping tool](#) (Tip: enter your location, desired date range and a species on your list). For projects that occur off the Atlantic Coast, additional maps and models detailing the relative occurrence and abundance of bird species on your list are available. Links to additional information about Atlantic Coast birds, and other important information about your migratory bird list, including how to properly interpret and use your migratory bird report, can be found [below](#).

For guidance on when to schedule activities or implement avoidance and minimization measures to reduce impacts to migratory birds on your list, click on the PROBABILITY OF PRESENCE SUMMARY at the top of your list to see when these birds are most likely to be present and breeding in your project area.

NAME	BREEDING SEASON
American Kestrel <i>Falco sparverius paulus</i> This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA https://ecos.fws.gov/ecp/species/9587	Breeds Apr 1 to Aug 31
American Oystercatcher <i>Haematopus palliatus</i> This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. https://ecos.fws.gov/ecp/species/8935	Breeds Apr 15 to Aug 31

NAME	BREEDING SEASON
<p>Bald Eagle <i>Haliaeetus leucocephalus</i> This is not a Bird of Conservation Concern (BCC) in this area, but warrants attention because of the Eagle Act or for potential susceptibilities in offshore areas from certain types of development or activities. https://ecos.fws.gov/ecp/species/1626</p>	Breeds Sep 1 to Jul 31
<p>Gull-billed Tern <i>Gelochelidon nilotica</i> This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. https://ecos.fws.gov/ecp/species/9501</p>	Breeds May 1 to Jul 31
<p>Henslow's Sparrow <i>Ammodramus henslowii</i> This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. https://ecos.fws.gov/ecp/species/3941</p>	Breeds elsewhere
<p>Le Conte's Sparrow <i>Ammodramus leconteii</i> This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.</p>	Breeds elsewhere
<p>Lesser Yellowlegs <i>Tringa flavipes</i> This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. https://ecos.fws.gov/ecp/species/9679</p>	Breeds elsewhere
<p>Marbled Godwit <i>Limosa fedoa</i> This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. https://ecos.fws.gov/ecp/species/9481</p>	Breeds elsewhere
<p>Prairie Warbler <i>Dendroica discolor</i> This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.</p>	Breeds May 1 to Jul 31
<p>Ruddy Turnstone <i>Arenaria interpres morinella</i> This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA</p>	Breeds elsewhere
<p>Short-billed Dowitcher <i>Limnodromus griseus</i> This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. https://ecos.fws.gov/ecp/species/9480</p>	Breeds elsewhere
<p>Swallow-tailed Kite <i>Elanoides forficatus</i> This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. https://ecos.fws.gov/ecp/species/8938</p>	Breeds Mar 10 to Jun 30
<p>Willet <i>Tringa semipalmata</i> This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.</p>	Breeds Apr 20 to Aug 5

Probability Of Presence Summary

The graphs below provide our best understanding of when birds of concern are most likely to be present in your project area. This information can be used to tailor and schedule your project activities to avoid or minimize impacts to birds. Please make sure you read and understand the FAQ "Proper Interpretation and Use of Your Migratory Bird Report" before using or attempting to interpret this report.

Probability of Presence (■)

Each green bar represents the bird's relative probability of presence in the 10km grid cell(s) your project overlaps during a particular week of the year. (A year is represented as 12 4-week months.) A taller bar indicates a higher probability of species presence. The survey effort (see below) can be used to establish a level of confidence in the presence score. One can have higher confidence in the presence score if the corresponding survey effort is also high.

How is the probability of presence score calculated? The calculation is done in three steps:

1. The probability of presence for each week is calculated as the number of survey events in the week where the species was detected divided by the total number of survey events for that week. For example, if in week 12 there were 20 survey events and the Spotted Towhee was found in 5 of them, the probability of presence of the Spotted Towhee in week 12 is 0.25.
2. To properly present the pattern of presence across the year, the relative probability of presence is calculated. This is the probability of presence divided by the maximum probability of presence across all weeks. For example, imagine the probability of presence in week 20 for the Spotted Towhee is 0.05, and that the probability of presence at week 12 (0.25) is the maximum of any week of the year. The relative probability of presence on week 12 is $0.25/0.25 = 1$; at week 20 it is $0.05/0.25 = 0.2$.
3. The relative probability of presence calculated in the previous step undergoes a statistical conversion so that all possible values fall between 0 and 10, inclusive. This is the probability of presence score.

Breeding Season (■)

Yellow bars denote a very liberal estimate of the time-frame inside which the bird breeds across its entire range. If there are no yellow bars shown for a bird, it does not breed in your project area.

Survey Effort (|)

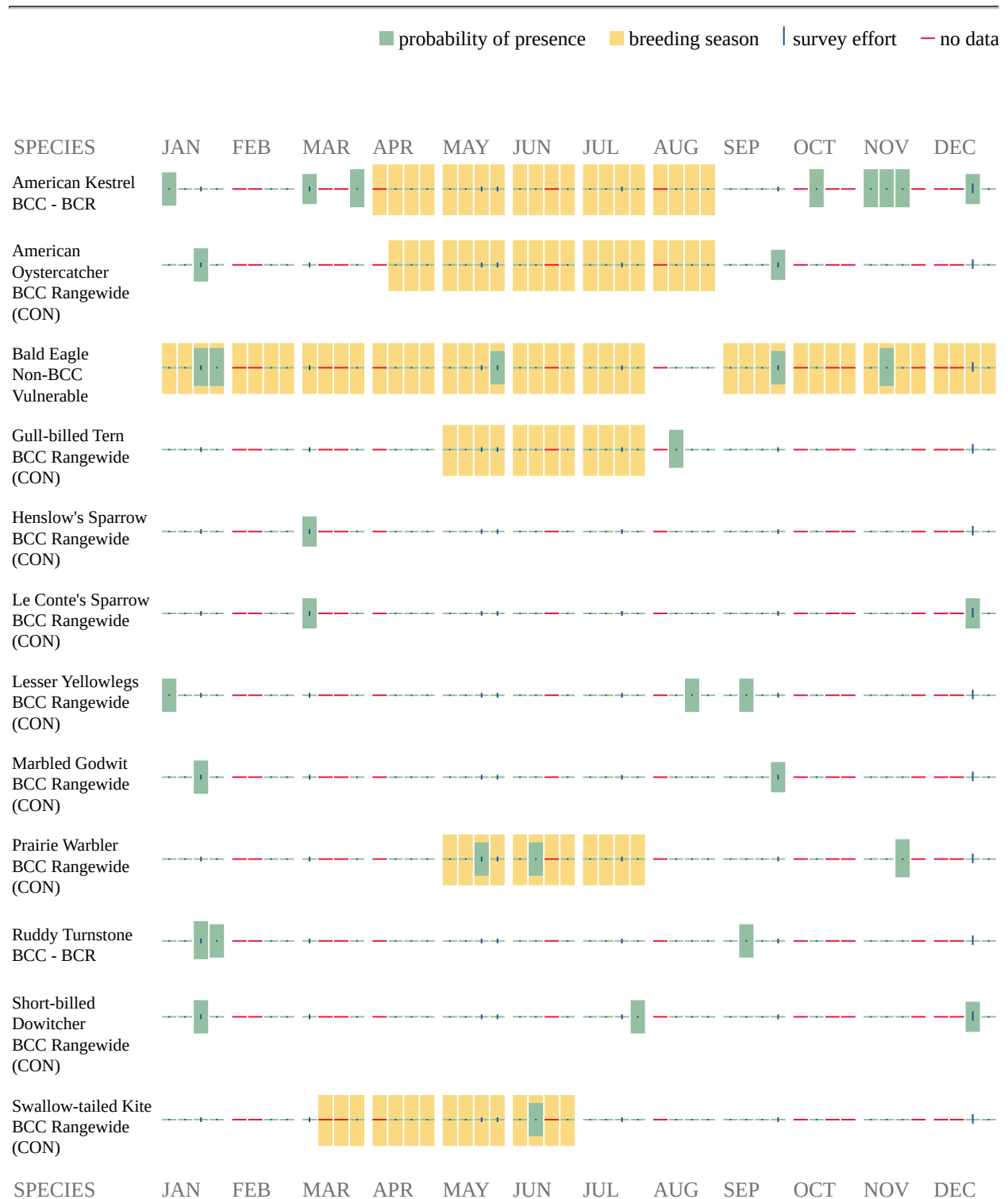
Vertical black lines superimposed on probability of presence bars indicate the number of surveys performed for that species in the 10km grid cell(s) your project area overlaps. The number of surveys is expressed as a range, for example, 33 to 64 surveys.

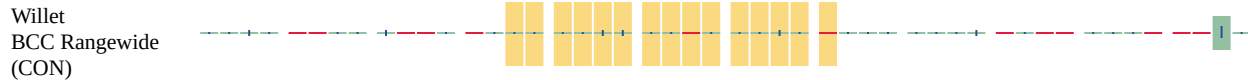
No Data (-)

A week is marked as having no data if there were no survey events for that week.

Survey Timeframe

Surveys from only the last 10 years are used in order to ensure delivery of currently relevant information. The exception to this is areas off the Atlantic coast, where bird returns are based on all years of available data, since data in these areas is currently much more sparse.





Additional information can be found using the following links:

- Birds of Conservation Concern <http://www.fws.gov/birds/management/managed-species/birds-of-conservation-concern.php>
- Measures for avoiding and minimizing impacts to birds <http://www.fws.gov/birds/management/project-assessment-tools-and-guidance/conservation-measures.php>
- Nationwide conservation measures for birds <http://www.fws.gov/migratorybirds/pdf/management/nationwidestandardconservationmeasures.pdf>

Migratory Birds FAQ

Tell me more about conservation measures I can implement to avoid or minimize impacts to migratory birds.

[Nationwide Conservation Measures](#) describes measures that can help avoid and minimize impacts to all birds at any location year round. Implementation of these measures is particularly important when birds are most likely to occur in the project area. When birds may be breeding in the area, identifying the locations of any active nests and avoiding their destruction is a very helpful impact minimization measure. To see when birds are most likely to occur and be breeding in your project area, view the Probability of Presence Summary. [Additional measures](#) or [permits](#) may be advisable depending on the type of activity you are conducting and the type of infrastructure or bird species present on your project site.

What does IPaC use to generate the migratory birds potentially occurring in my specified location?

The Migratory Bird Resource List is comprised of USFWS [Birds of Conservation Concern \(BCC\)](#) and other species that may warrant special attention in your project location.

The migratory bird list generated for your project is derived from data provided by the [Avian Knowledge Network \(AKN\)](#). The AKN data is based on a growing collection of [survey, banding, and citizen science datasets](#) and is queried and filtered to return a list of those birds reported as occurring in the 10km grid cell(s) which your project intersects, and that have been identified as warranting special attention because they are a BCC species in that area, an eagle ([Eagle Act](#) requirements may apply), or a species that has a particular vulnerability to offshore activities or development.

Again, the Migratory Bird Resource list includes only a subset of birds that may occur in your project area. It is not representative of all birds that may occur in your project area. To get a list of all birds potentially present in your project area, please visit the [AKN Phenology Tool](#).

What does IPaC use to generate the probability of presence graphs for the migratory birds potentially occurring in my specified location?

The probability of presence graphs associated with your migratory bird list are based on data provided by the [Avian Knowledge Network \(AKN\)](#). This data is derived from a growing collection of [survey, banding, and citizen science datasets](#).

Probability of presence data is continuously being updated as new and better information becomes available. To learn more about how the probability of presence graphs are produced and how to interpret them, go the Probability of Presence Summary and then click on the "Tell me about these graphs" link.

How do I know if a bird is breeding, wintering, migrating or present year-round in my project area?

To see what part of a particular bird's range your project area falls within (i.e. breeding, wintering, migrating or year-round), you may refer to the following resources: [The Cornell Lab of Ornithology All About Birds Bird Guide](#), or (if you are unsuccessful in locating the bird of interest there), the [Cornell Lab of Ornithology Neotropical Birds guide](#). If a bird on your migratory bird species list has a breeding season associated with it, if that bird does occur in your project area, there may be nests present at some point within the timeframe specified. If "Breeds elsewhere" is indicated, then the bird likely does not breed in your project area.

What are the levels of concern for migratory birds?

Migratory birds delivered through IPaC fall into the following distinct categories of concern:

1. "BCC Rangewide" birds are [Birds of Conservation Concern](#) (BCC) that are of concern throughout their range anywhere within the USA (including Hawaii, the Pacific Islands, Puerto Rico, and the Virgin Islands);
2. "BCC - BCR" birds are BCCs that are of concern only in particular Bird Conservation Regions (BCRs) in the continental USA; and
3. "Non-BCC - Vulnerable" birds are not BCC species in your project area, but appear on your list either because of the [Eagle Act](#) requirements (for eagles) or (for non-eagles) potential susceptibilities in offshore areas from certain types of development or activities (e.g. offshore energy development or longline fishing).

Although it is important to try to avoid and minimize impacts to all birds, efforts should be made, in particular, to avoid and minimize impacts to the birds on this list, especially eagles and BCC species of rangewide concern. For more information on conservation measures you can implement to help avoid and minimize migratory bird impacts and requirements for eagles, please see the FAQs for these topics.

Details about birds that are potentially affected by offshore projects

For additional details about the relative occurrence and abundance of both individual bird species and groups of bird species within your project area off the Atlantic Coast, please visit the [Northeast Ocean Data Portal](#). The Portal also offers data and information about other taxa besides birds that may be helpful to you in your project review. Alternately, you may download the bird model results files underlying the portal maps through the [NOAA NCCOS Integrative Statistical Modeling and Predictive Mapping of Marine Bird Distributions and Abundance on the Atlantic Outer Continental Shelf](#) project webpage.

Bird tracking data can also provide additional details about occurrence and habitat use throughout the year, including migration. Models relying on survey data may not include this information. For additional information on marine bird tracking data, see the [Diving Bird Study](#) and the [nanotag studies](#) or contact [Caleb Spiegel](#) or [Pam Loring](#).

What if I have eagles on my list?

If your project has the potential to disturb or kill eagles, you may need to [obtain a permit](#) to avoid violating the Eagle Act should such impacts occur.

Proper Interpretation and Use of Your Migratory Bird Report

The migratory bird list generated is not a list of all birds in your project area, only a subset of birds of priority concern. To learn more about how your list is generated, and see options for identifying what other birds may be in your project area, please see the FAQ "What does IPaC use to generate the migratory birds potentially occurring in my specified location". Please be aware this report provides the "probability of presence" of birds within the 10 km grid cell(s) that overlap your project; not your exact project footprint. On the graphs provided, please also look carefully at the survey effort (indicated by the black vertical bar) and for the existence of the "no data" indicator (a red horizontal bar). A high survey effort is the key component. If the survey effort is high, then the probability of presence score can be viewed as more dependable. In contrast, a low survey effort bar or no data bar means a lack of data and, therefore, a lack of certainty about presence of the species. This list is not perfect; it is simply a starting point for identifying what birds of concern have the potential to be in your project area, when they might be there, and if they might be breeding (which means nests might be present). The list helps you know what to look for to confirm presence, and helps guide you in knowing when to implement conservation measures to avoid or minimize potential impacts from your project activities, should presence be confirmed. To learn more about conservation measures, visit the FAQ "Tell me about conservation measures I can implement to avoid or minimize impacts to migratory birds" at the bottom of your migratory bird trust resources page.

Marine Mammals

Marine mammals are protected under the [Marine Mammal Protection Act](#). Some are also protected under the Endangered Species Act¹ and the Convention on International Trade in Endangered Species of Wild Fauna and Flora².

The responsibilities for the protection, conservation, and management of marine mammals are shared by the U.S. Fish and Wildlife Service [responsible for otters, walruses, polar bears, manatees, and dugongs] and NOAA Fisheries³ [responsible for seals, sea lions, whales, dolphins, and porpoises]. Marine mammals under the responsibility of NOAA Fisheries are **not** shown on this list; for additional information on those species please visit the [Marine Mammals](#) page of the NOAA Fisheries website.

The Marine Mammal Protection Act prohibits the take of marine mammals and further coordination may be necessary for project evaluation. Please contact the U.S. Fish and Wildlife Service Field Office shown.

-
1. The [Endangered Species Act](#) (ESA) of 1973.
 2. The [Convention on International Trade in Endangered Species of Wild Fauna and Flora](#) (CITES) is a treaty to ensure that international trade in plants and animals does not threaten their survival in the wild.
 3. [NOAA Fisheries](#), also known as the National Marine Fisheries Service (NMFS), is an office of the National Oceanic and Atmospheric Administration within the Department of Commerce.

NAME

West Indian Manatee *Trichechus manatus*

Species profile: <https://ecos.fws.gov/ecp/species/4469>

IPaC User Contact Information

Agency: Atlantic Shores Environmental Services Ltd
Name: Cheryl Moody
Address: 175-1 Venture Drive
City: Belville
State: NC
Zip: 28451
Email: cmoody@atlanticshoresenv.com
Phone: 9103715980