Beaufort East Village
Phase 1 Preliminary Plat

PRESTON
DEVELOPMENT COMPANY

Project Engineer: WithersRavenel
Our People. Your Success.

Traffic Engineer: Kimley»Horn

Town of Beaufort – Work session 8/24/16
What We'll Cover Today

- Executive Summary - 2015 PUD Amendment
- Conditions of Approval – 2015 PUD Amendment
- Preliminary Plat for B.E.V Phase 1
- Traffic Impact Analysis conclusions associated with 2015 PUD Amendment
- Questions and answers

2015 PUD Amendment Executive Summary

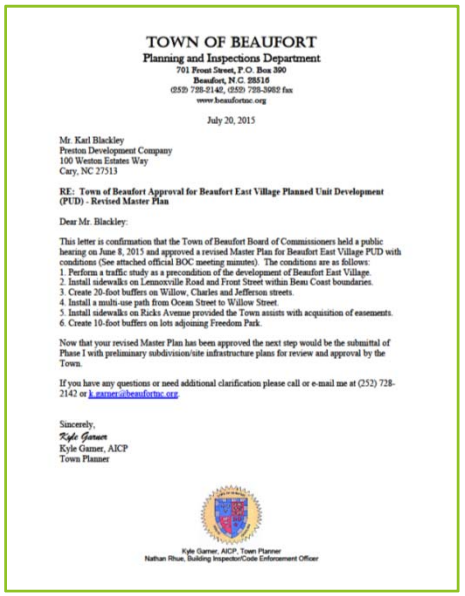
- Key amendments
  - Added 120 Units
  - Townhome lots increased from 70 to 284
  - Open Space percentage increased
  - Town Center commercial concept removed

BEAUFORT EAST VILLAGE

2015 PUD Amendment Conditions of Approval

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.



TOWN OF BEAUFORT
Planning and Inspections Department
701 Front Street, P.O. Box 390
Beaufort, N.C. 28516
(252) 728-2142, (252) 728-3982 fax
www.beaufortnc.org

July 20, 2015

Mr. Karl Blackley
Preston Development Company
100 Weston Estates Way
Cary, NC 27513

RE: Town of Beaufort Approval for Beaufort East Village Planned Unit Development (PUD) - Revised Master Plan

Dear Mr. Blackley:

This letter is confirmation that the Town of Beaufort Board of Commissioners held a public hearing on June 8, 2015 and approved a revised Master Plan for Beaufort East Village PUD with conditions (See attached official BOC meeting minutes). The conditions are as follows:
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.

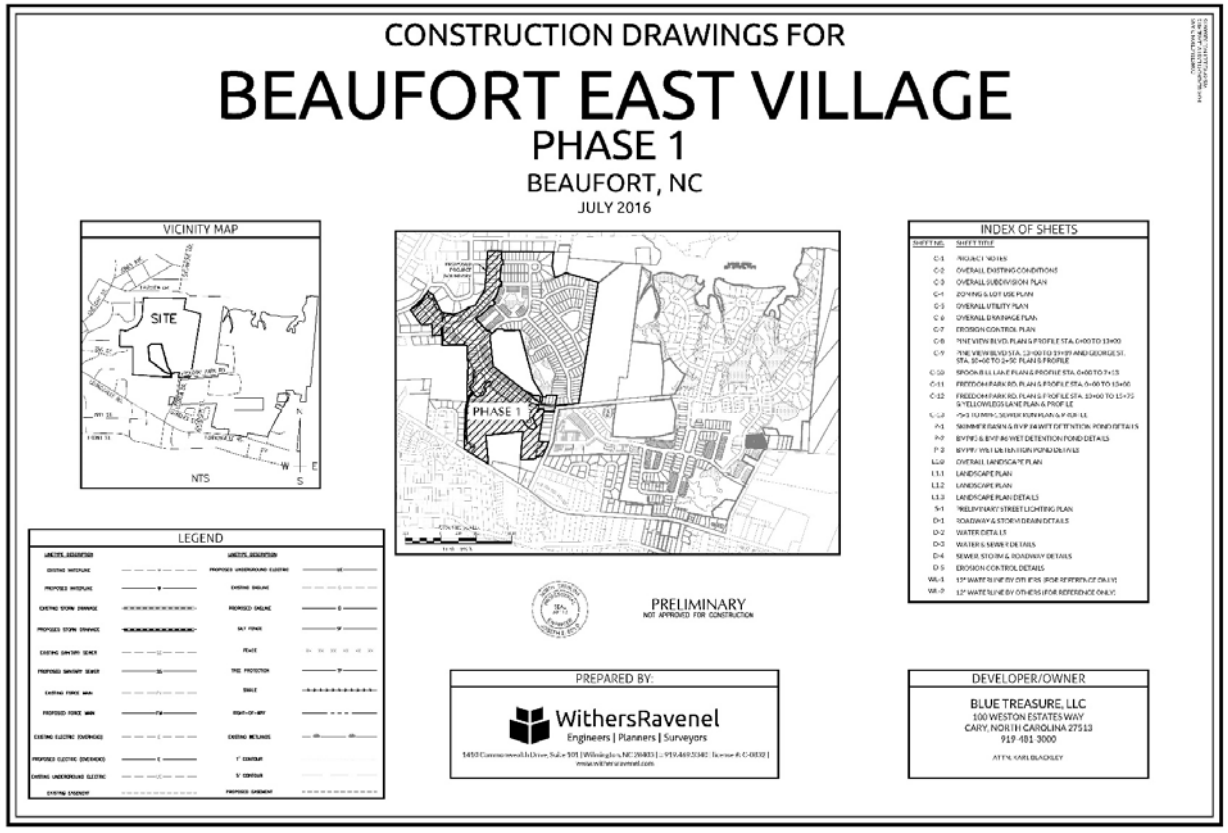
Now that your revised Master Plan has been approved the next step would be the submittal of Phase I with preliminary subdivision/site infrastructure plans for review and approval by the Town.

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

Sincerely,
Kyle Garner
Kyle Garner, AICP
Town Planner

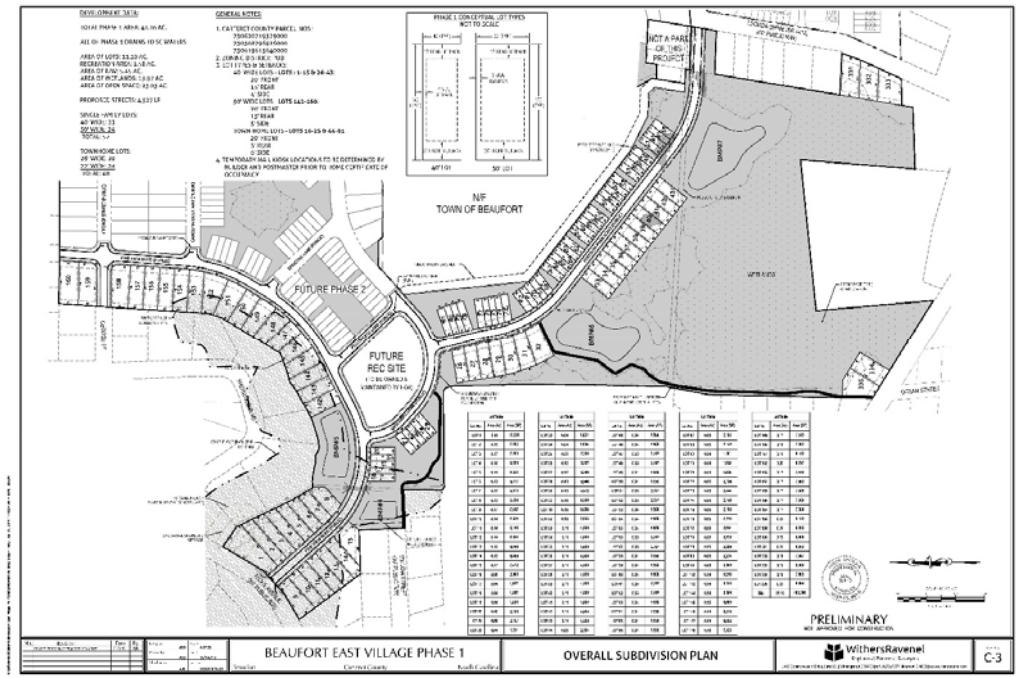
Kyle Garner, AICP, Town Planner
Nathan Rhue, Building Inspector/Code Enforcement Officer

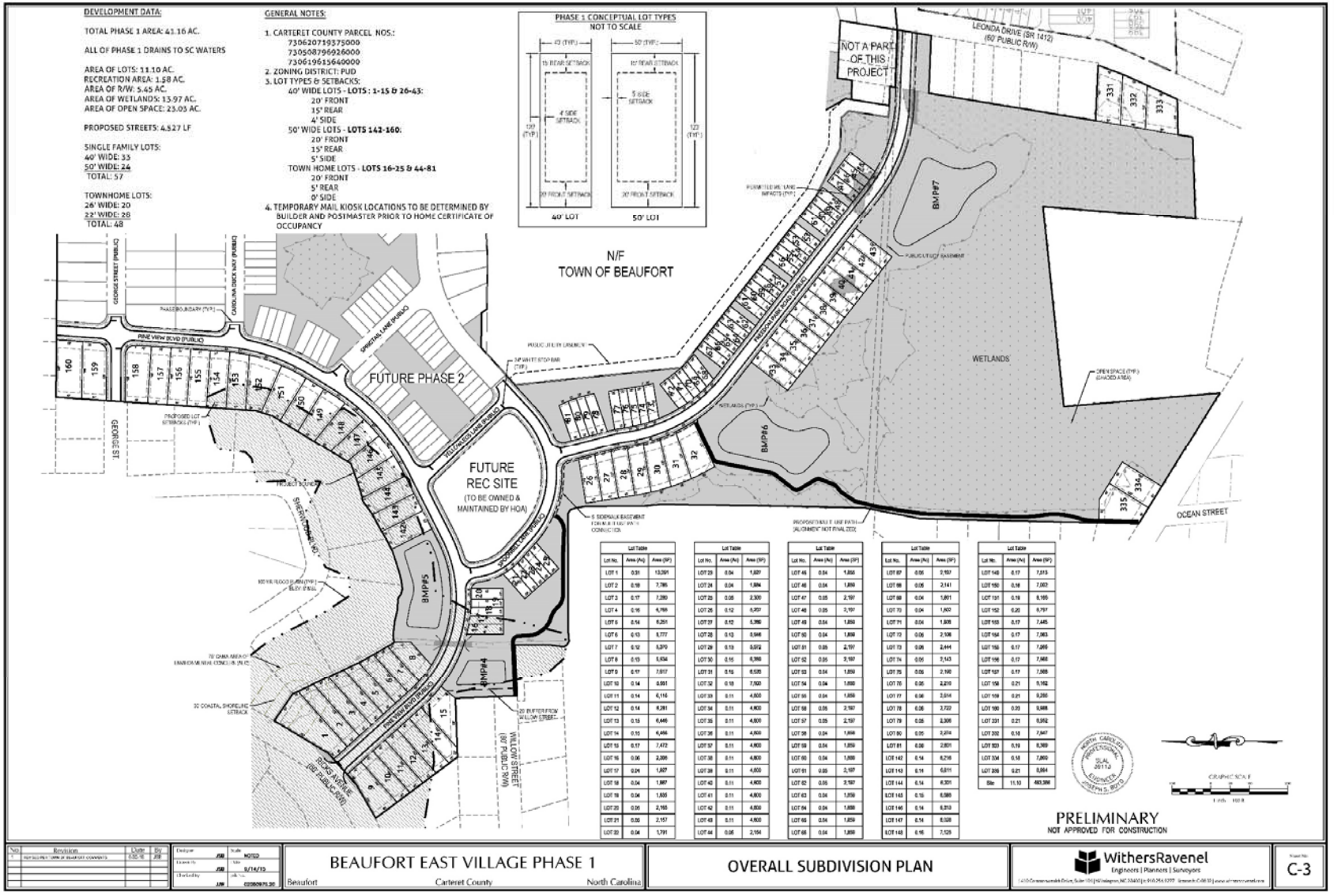
B.E.V. Phase 1 Preliminary Plat



B.E.V Phase 1
Preliminary Plat

- 42.16 acres
- 57 single family lots
- 40’ and 50’ wide lots
- 48 townhomes
- 105 total units
- Future pool site





Lot Table		
Lot No.	Area (Ac)	Area (SF)
LOT 1	0.31	13,291
LOT 2	0.18	7,785
LOT 3	0.17	7,280
LOT 4	0.16	6,766
LOT 5	0.14	6,251
LOT 6	0.13	5,777
LOT 7	0.12	5,370
LOT 8	0.13	5,634
LOT 9	0.17	7,617
LOT 10	0.14	6,091
LOT 11	0.14	6,116
LOT 12	0.14	6,281
LOT 13	0.15	6,446
LOT 14	0.15	6,446
LOT 15	0.17	7,472
LOT 16	0.05	2,205
LOT 17	0.04	1,807
LOT 18	0.04	1,807
LOT 19	0.04	1,805
LOT 20	0.05	2,165
LOT 21	0.05	2,157
LOT 22	0.04	1,791

Lot Table		
Lot No.	Area (Ac)	Area (SF)
LOT 23	0.04	1,827
LOT 24	0.04	1,894
LOT 25	0.05	2,300
LOT 26	0.12	5,257
LOT 27	0.12	5,286
LOT 28	0.12	5,646
LOT 29	0.13	5,972
LOT 30	0.15	6,398
LOT 31	0.15	6,535
LOT 32	0.18	7,920
LOT 33	0.11	4,800
LOT 34	0.11	4,800
LOT 35	0.11	4,800
LOT 36	0.11	4,800
LOT 37	0.11	4,800
LOT 38	0.11	4,800
LOT 39	0.11	4,800
LOT 40	0.11	4,800
LOT 41	0.11	4,800
LOT 42	0.11	4,800
LOT 43	0.11	4,800
LOT 44	0.05	2,154

Lot Table		
Lot No.	Area (Ac)	Area (SF)
LOT 45	0.04	1,855
LOT 46	0.04	1,859
LOT 47	0.05	2,197
LOT 48	0.05	2,197
LOT 49	0.04	1,859
LOT 50	0.04	1,859
LOT 51	0.05	2,197
LOT 52	0.05	2,197
LOT 53	0.04	1,859
LOT 54	0.04	1,859
LOT 55	0.04	1,859
LOT 56	0.05	2,197
LOT 57	0.05	2,197
LOT 58	0.04	1,859
LOT 59	0.04	1,859
LOT 60	0.04	1,859
LOT 61	0.05	2,197
LOT 62	0.05	2,197
LOT 63	0.04	1,859
LOT 64	0.04	1,859
LOT 65	0.04	1,859
LOT 66	0.04	1,859

Lot Table		
Lot No.	Area (Ac)	Area (SF)
LOT 67	0.05	2,197
LOT 68	0.05	2,141
LOT 69	0.04	1,901
LOT 70	0.04	1,902
LOT 71	0.04	1,908
LOT 72	0.05	2,108
LOT 73	0.05	2,444
LOT 74	0.05	2,143
LOT 75	0.05	2,190
LOT 76	0.05	2,210
LOT 77	0.06	2,614
LOT 78	0.05	2,722
LOT 79	0.05	2,306
LOT 80	0.05	2,214
LOT 81	0.06	2,601
LOT 142	0.14	6,216
LOT 143	0.14	6,011
LOT 144	0.14	6,301
LOT 145	0.15	6,580
LOT 146	0.14	6,313
LOT 147	0.14	6,128
LOT 148	0.16	7,129

Lot Table		
Lot No.	Area (Ac)	Area (SF)
LOT 149	0.17	7,515
LOT 150	0.16	7,052
LOT 151	0.18	8,105
LOT 152	0.20	8,757
LOT 153	0.17	7,445
LOT 154	0.17	7,363
LOT 155	0.17	7,295
LOT 156	0.17	7,568
LOT 157	0.17	7,588
LOT 158	0.21	9,152
LOT 159	0.21	9,285
LOT 160	0.20	8,688
LOT 331	0.21	9,052
LOT 332	0.18	7,947
LOT 333	0.19	8,369
LOT 334	0.18	7,869
LOT 335	0.21	9,064
Site	11.10	483,396

No.	Revision	Date	By
1	PER 2ND TOWN OF BEAUFORT COMMENTS	8.20.15	JSB

Designer: JSB
Drawn By: JSB
Checked By: JJW
Scale: NOTED
Date: 9/14/15
Job No.: 02080870.00

BEAUFORT EAST VILLAGE PHASE 1
Beaufort | Carteret County | North Carolina

OVERALL SUBDIVISION PLAN

WithersRavenel
Engineers | Planners | Surveyors

Sheet No.: C-3

B.E.V Phase 1 – Traffic Study Addendum

- TIA addendum required prior to development of B.E.V. Phase 1
- TIA submitted on August 10, 2016 to the Town of Beaufort and NCDOT

Beaufort East Village
Front Street Village
Legend
Beaufort East Village
WithersRavenel

Traffic Impact Analysis Addendum: No Gallants Channel Bridge

Kimley»Horn

Beaufort East Village – Beaufort, NC

Table 2 Level-of-Service Summary (without Gallants Channel Bridge)		
Condition	**AM Peak Hour LOS (Delay in seconds)**	**PM Peak Hour LOS (Delay in seconds)**
Live Oak Street (US 70) at Fairview Drive/Circle Drive (Unsignalized)		
Existing (2016) Traffic	EB – B (13.3) WB – B (13.7)	EB – B (15.0) WB – D (29.0)
Background (2019) Traffic	EB – B (14.1) WB – C (22.1)	EB – C (18.2) WB – D (34.8)
Build (2019) Traffic	EB – C (25.0) WB – C (24.0)	EB – E (37.0) WB – E (37.5)
Live Oak Street (US 70) at George Street (Unsignalized)		
Existing (2016) Traffic	WB – A (9.7)	WB – A (9.4)
Background (2019) Traffic	WB – B (12.5)	WB – B (13.4)
Build (2019) Traffic	WB – B (14.3)	WB – B (16.9)
Live Oak Street (US 70) at 3rd Street/Loftin Lane (Unsignalized)		
Existing (2016) Traffic	EB – C (16.5) WB – B (10.4)	EB – C (16.5) WB – B (12.5)
Background (2019) Traffic	EB – C (20.0) WB – A (8.0)	EB – C (23.8) WB – C (16.7)
Build (2019) Traffic	EB – C (20.2) WB – C (15.7)	EB – C (24.5) WB – C (18.4)
3rd Street at Carteret Avenue/Ricks Avenue (Unsignalized)		
Existing (2016) Traffic	NB – A (4.6) SB – A (4.5)	NB – A (4.9) SB – A (5.3)
Background (2019) Traffic	NB – A (4.9) SB – A (4.9)	NB – A (5.0) SB – A (5.5)
Build (2019) Traffic	NB – A (4.8) SB – A (3.5)	NB – A (5.1) SB – A (4.9)

Traffic Impact Analysis Addendum: *WITH* Gallants Channel Bridge

Kimley»Horn

Beaufort East Village – Beaufort, NC

Table 3 Level-of-Service Summary (with Gallants Channel Bridge)		
Condition	**AM Peak Hour LOS (Delay in seconds)**	**PM Peak Hour LOS (Delay in seconds)**
Live Oak Street (US 70) at Fairview Drive/Circle Drive (Unsignalized)		
Background (2019) Traffic – *w/ Gallants Channel Bridge*	EB – A (9.4) WB – B (11.3)	EB – B (10.8) WB – B (12.8)
Build (2019) Traffic – *w/ Gallants Channel Bridge*	EB – C (16.7) WB – C (20.9)	EB – C (16.2) WB – B (14.7)
Live Oak Street (US 70) at George Street (Unsignalized)		
Background (2019) Traffic – *w/ Gallants Channel Bridge*	WB – A (4.4)	WB – A (8.7)
Build (2019) Traffic – *w/ Gallants Channel Bridge*	WB – A (6.2)	WB – A (5.5)
Live Oak Street (US 70) at 3rd Street/Loftin Lane (Unsignalized)		
Background (2019) Traffic – *w/ Gallants Channel Bridge*	EB – B (10.4) WB – A (6.5)	EB – A (8.5) WB – A (5.3)
Build (2019) Traffic – *w/ Gallants Channel Bridge*	EB – A (9.0) WB – A (5.4)	EB – C (21.7) WB – A (7.7)
3rd Street at Ricks Avenue/Carteret Avenue		
Background (2019) Traffic – *w/ Gallants Channel Bridge*	EB – A (4.5) WB – A (5.0)	EB – A (4.9) WB – A (5.4)
Build (2019) Traffic – *w/ Gallants Channel Bridge*	EB – A (4.6) WB – A (3.6)	EB – A (5.5) WB – A (4.6)

Questions and Answers