

27 February, 2026

Addendum 2

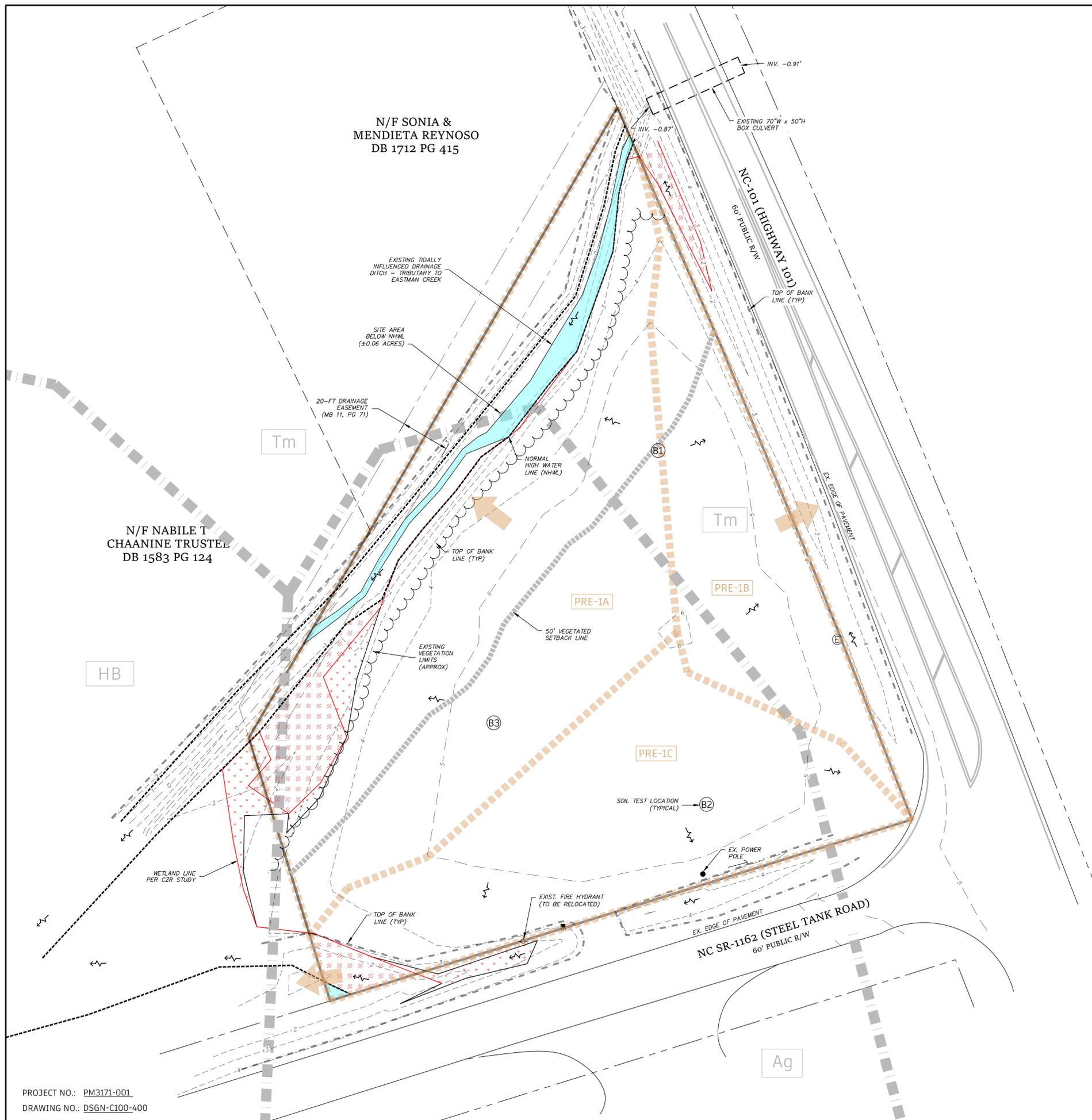
Beaufort EMS

Beaufort, NC

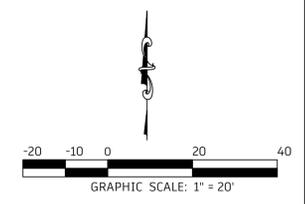
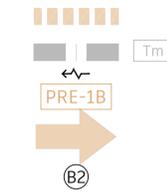
The following addendum shall supersede previous information and does hereby become part of the contract documents.

- Spec section 01400: Color mortar is not required. All mortar to be standard grey.
- Clarification: Thru wall flashing to be “block flash” w/ bridge connectors and drainage mat.
- Clarification: All perimeter walls to receive 2” perimeter insulation similar to as shown on 1/A-5.1.
- EMS Bay 121 floors to be concrete – sealed over troweled finish, slope to drains. Walls to receive 4” vinyl base.
- Clarification: All vinyl base to be 4” vinyl cove base (0.125” thick) with prefabricated corners.
- S1.1: This project will be Risk Category IV, in lieu of Risk Category II, as shown on S1.1 General Notes. All P.M.E. components to be seismically anchored according to RC-IV criteria.
- Attached see sheets C400 and C401 which were inadvertently left out of the original set of drawings.

End of Addendum 2



- LEGEND**
- AREA OF INTEREST
 - DRAINAGE DIVIDE LINE
 - NRCS SOIL BOUNDARY & I.D.
 - SURFACE RUNOFF DIRECTION
 - DRAINAGE AREA ID
 - RUNOFF FLOW DIRECTION
 - LEAVING AREA OF INTEREST
 - SOIL EVALUATION LOCATION



DRAINAGE AREA NOTES

ALL RUNOFF FROM THE SITE ULTIMATELY DISCHARGES TO AN EXISTING TIDALLY INFLUENCED DITCH WHICH IS TRIBUTARY TO EASTMAN CREEK.

DRAINAGE AREAS SHOWN ILLUSTRATE SURFACE FLOW DIRECTION OF RUNOFF IN EXISTING CONDITION.

DRAINAGE AREA PRE-1A = ±0.05 AC
CONSISTS OF THE PORTION OF SITE AREA PRODUCING RUNOFF WHICH FLOWS NORTH DIRECTLY TO DITCH ALONG NORTHWEST PROPERTY LINE.

DRAINAGE AREA PRE-1B = ±0.21 AC
CONSISTS OF THE PORTION OF SITE AREA PRODUCING RUNOFF WHICH FLOWS GENERALLY EAST TO DRAINAGE SWALE ALONG HWY 101.

DRAINAGE AREA PRE-1C = ±0.34 AC
CONSISTS OF THE PORTION OF SITE AREA PRODUCING RUNOFF WHICH FLOWS GENERALLY SOUTH TO DRAINAGE SWALE ALONG STEEL TANK ROAD.

RECEIVING WATER

SITE IS PART OF WHITE OAK RIVER BASIN AND DRAINS TO EASTMAN CREEK. PER NCEQ SURFACE WATER CLASSIFICATION WEBSITE, RECEIVING WATERS ARE CLASSIFIED AS SA; HOW AND ARE WITHIN 1/2 MILE OF PROJECT.

NRCS SOIL INFORMATION

SITE CONSISTS OF Tm, Ag AND HB FINE SANDY LOAM. THE HYDROLOGIC SOIL GROUP FOR EACH UNIT IS LISTED AS B/D.

LANDCOVER

SITE IS MOSTLY CLEARED WITH MIXED VEGETATION BORDERING NORTHWEST PROPERTY LINE.

SOIL BORING INFORMATION

- B1: SURFACE ELEV = 5.2
DEPTH TO SHWT = 34'
SHWT ELEV = 2.4
- B2: SURFACE ELEV = 5.3
DEPTH TO SHWT = 22'
SHWT ELEV = 3.5
- B3: SURFACE ELEV = 5.5
DEPTH TO SHWT = 36'
SHWT ELEV = 2.5

SOIL INFORMATION						
MAP UNIT SYMBOL	MAP UNIT NAME	DRAINAGE CLASS	RUNOFF CLASS	DEPTH TO WATER TABLE	ERODIBILITY FACTOR K	HYDROLOGIC SOIL GROUP
Tm	TOMOTLEY FINE SANDY LOAM	POORLY DRAINED	VERY HIGH	0-12 INCHES	0.20	B/D
Ag	AUGUSTA LOAMY FINE SAND	SOMEWHAT POORLY DRAINED	VERY HIGH	12-24 INCHES	0.24	B/D
HB	HOBUCKEN MUCKY FINE SANDY LOAM, FREQUENTLY FLOODED	VERY POORLY DRAINED	NEGLECTIBLE	0-12 INCHES	0.10	B/D

- NOTES**
- SOIL INFORMATION WAS OBTAINED FROM NRCS WEB SOIL SURVEY UNLESS NOTED OTHERWISE
 - ERODIBILITY FACTORS ARE TAKEN FROM TABLE 8.014 OF THE NC EROSION AND SEDIMENT CONTROL PLANNING AND DESIGN MANUAL.

REVISIONS

BY	NO.	DATE	DESCRIPTION
JAF	1	6/13/2025	NCRBQ COMMENTS

FINAL DRAWING
NOT RELEASED FOR CONSTRUCTION

DRAFT

ENGINEER

EXISTING DRAINAGE MAP

**BEAUFORT RESCUE & EMS, INC.
STEEL TANK ROAD SUBSTATION**

REFERENCE PIN: 639904748004000; DEED BOOK 1668 PAGE 144
BEAUFORT TOWNSHIP, CARTERET COUNTY, NORTH CAROLINA

OWNER: BEAUFORT RESCUE & EMS, INC.
ADDRESS: 683 W. BEAUFORT ROAD
BEAUFORT, NC 28516
PHONE: N/A

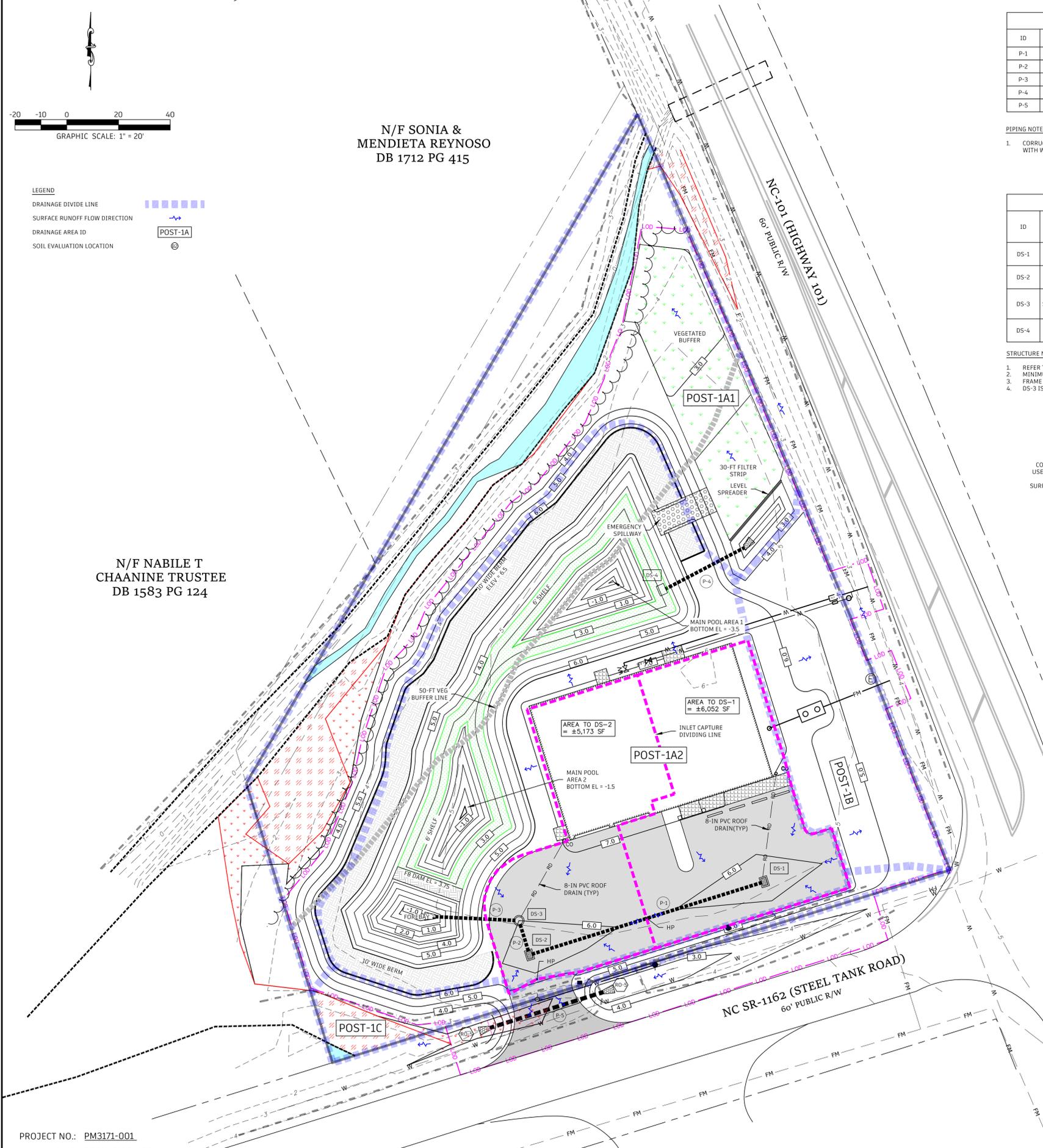
DESIGNED: JAF
DRAWN: JAF
APPROVED: JAF

DATE: 6/13/2025
SCALE: 1"=20'
SHEET: C400

STROUD ENGINEERING, P.A.
422 HIGHWAY 24
MOREHEAD CITY, NC 28557
(252) 247-7479

LICENSE NO. C-0647

PROJECT NO.: PM3171-001
DRAWING NO.: DSGN-C100-400



N/F SONIA & MENDIETA REYNOSO
DB 1712 PG 415

N/F NABILE T CHAANINE TRUSTEE
DB 1583 PG 124



- LEGEND**
- DRAINAGE DIVIDE LINE
 - SURFACE RUNOFF FLOW DIRECTION
 - DRAINAGE AREA ID
 - SOIL EVALUATION LOCATION

PIPE TABLE

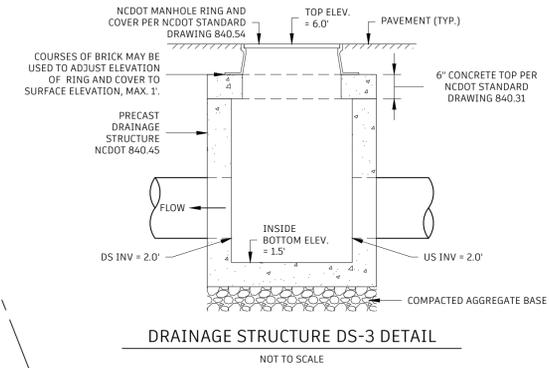
ID	FROM	TO	US INV (FT)	DS INV (FT)	LENGTH (FT)	SLOPE (%)	SIZE (IN)	MATERIAL
P-1	DS-1	DS-2	2.70	2.20	93	0.54%	15	CPP
P-2	DS-2	DS-3	2.20	2.00	11	1.82%	15	CPP
P-3	DS-3	WET POND	2.00	0.00	32	6.25%	15	CPP
P-4	DS-4	LEVEL SPOR	2.00	1.50	32	1.56%	15	CPP
P-5	RO-S US	RO-S DS	2.50	2.00	46	1.10%	15	CPP

- PIPING NOTES:**
- CORRUGATED POLYETHYLENE STORMWATER PIPING (CPP) 12" AND LARGER SHALL BE ADS N-12 WT 18 WITH WATERTIGHT JOINTS OR ENGINEER APPROVED SUBSTITUTE.

DRAINAGE STRUCTURE TABLE

ID	TYPE / SIZE	MIN INSIDE DEPTH (FT)	TOP / GRATE ELEV	INVERT IN	PIPE SIZE IN (IN)	INVERT OUT	PIPE SIZE OUT (IN)
DS-1	2'X3' DROP INLET	3.50	5.70	---	---	2.70	15
DS-2	2'X3' DROP INLET	4.00	5.70	2.20	15	2.20	15
DS-3	SEE DETAIL THIS SHEET	6.00	2.00	15	2.00	15	15
DS-4	2'X3' DROP INLET	3.00	4.50	SEE WET POND OUTLET STRUCTURE DETAIL, SHEET 704			

- STRUCTURE NOTES:**
- REFER TO NCDOT STANDARD DRAWING 840.14 FOR ADDITIONAL DROP INLET INFORMATION.
 - MINIMUM BOX HEIGHT IS MEASURED FROM INSIDE BOTTOM TO TOP OF CONCRETE.
 - FRAME AND GRATE SHALL BE CONSISTENT WITH NCDOT STANDARD DRAWING 840.25 OR APPROVED SUBSTITUTE.
 - DS-3 IS INTENDED AS JUNCTION BOX. TOP SHALL BE TYPICAL NCDOT MANHOLE RING AND COVER.



- GENERAL STORMWATER NOTES**
- THIS PLAN IS INTENDED TO DEPICT PROPOSED STORMWATER MANAGEMENT INFORMATION FOR COMPLIANCE WITH NCEQ STORMWATER PERMITTING REQUIREMENTS. NOT ALL DESIGN FEATURES ARE SHOWN ON THIS DRAWING.
 - REFER TO SHEET C350 FOR GRADING INFORMATION.
 - FINAL SITE DESIGN IS SUBJECT TO CHANGE BASED UPON MULTIPLE REGULATORY APPROVALS INCLUDING CMA, NCDOT, NCEQ AND CARTERET COUNTY. ANY INCREASE IN BUILT UPON AREA, OR SIGNIFICANT CHANGES TO SITE LAYOUT SHALL BE SUBJECT TO NCEQ REVIEW AND APPROVAL.
 - SOIL EVALUATION WAS COMPLETED FOR THE PURPOSE OF DETERMINING STORMWATER DESIGN PARAMETERS. GEOTECHNICAL EVALUATION FOR BUILDING / FOUNDATION DESIGN SHALL BE BY OTHERS.
 - BUILDING / FOUNDATION DESIGN SHALL BE BY OTHERS.
 - GUTTERS / DOWNSPOUTS SHALL BE CONNECTED TO ROOF DRAIN LATERALS AND PIPED TO STORMWATER MANAGEMENT SYSTEM. INLET PENETRATIONS SHALL BE GROUTED SEALED TO BE WATER-TIGHT. ROOF DRAIN PIPING SHALL COMPLY WITH PLUMBING CODE REQUIREMENTS.
 - PRIOR TO CONSTRUCTING ANY NEW BUILDINGS OR ASSOCIATED UTILITY CONNECTIONS, THE OWNER / DEVELOPER SHALL OBTAIN ALL NECESSARY STATE AND LOCAL PERMITS.
 - ALL DISTURBED AREAS SHALL BE PROPERLY STABILIZED AT THE COMPLETION OF CONSTRUCTION.
 - REFER TO SHEET C001 FOR ADDITIONAL STORMWATER COMPLIANCE REQUIREMENTS.

STORMWATER MANAGEMENT INFORMATION

COASTAL COUNTY, SA-HQW RECEIVING WATERSHED
REF: 15A NCAC 02H.1019

BUA > 12% = HIGH DENSITY

DESIGN TREATMENT VOLUME = PRE VS POST FOR 1-YR, 24-HR STORM

DESIGN DISCHARGE RATE: POST-DEVELOPMENT DISCHARGE SHALL NOT EXCEED PREDEVELOPMENT FOR 1-YR, 24-HOUR STORM

STORMWATER REGULATORY REQUIREMENTS SHALL BE MET AS FOLLOWS:

- PRIMARY SCM FEATURE: WET POND
- SECONDARY SCM FEATURE: BLIND SWALE, LEVEL SPREADER, FILTER STRIP

NCEQ PROJECT AREA

TOTAL PROPERTY AREA = ± 51,996 SF

SURFACE WATER AREA = ± 3,037 SF (TIDAL DITCH AREA BELOW NHWL)

COASTAL WETLANDS = ± 1,998 SF (PER CZR STUDY)

PROJECT AREA FOR BUA CALCULATION = ± 46,961 SF

LANDCOVER INFORMATION

EXISTING LANDCOVER:

- PERVIOUS, OPEN, VEGETATED ± 51,996 SF

PROPOSED LANDCOVER:

- PAVEMENT / SIDEWALK 16,247 SF
- ROOF / BUILDINGS 4,465 SF
- FUTURE IMPERVIOUS 780 SF
- PERVIOUS, OPEN, VEGETATED ± 40,229 SF

TOTAL DESIGN BUA = 11,767 SF

BUA PERCENTAGE = (PROPOSED BUA) / (PROJECT AREA) = 25.1%

DRAINAGE NOTES

ALL RUNOFF FROM THE SITE WILL ULTIMATELY DISCHARGE TO TIDAL DITCH WHICH IS TRIBUTARY TO EASTMAN CREEK.

DRAINAGE AREAS ARE SHOWN TO ILLUSTRATE SURFACE FLOW DIRECTION AND CAPTURE LIMITS OF PROPOSED STORMWATER MANAGEMENT FEATURES.

AREA DESIGNATIONS ARE BROKEN DOWN TO BE CONSISTENT WITH PRE-DEVELOPMENT EVALUATION

DRAINAGE AREA POST-1A1 = ± 0.41 AC
IS NOT COLLECTED BY STORMWATER SYSTEM AND DRAINS DIRECTLY TO TIDAL DITCH.

DRAINAGE AREA POST-1A2 CONSISTS OF AREA COLLECTED BY STORMWATER MANAGEMENT SYSTEM, ROUTED THROUGH WET POND, AND DISCHARGED THROUGH FILTER STRIP.

PERVIOUS = 0.34 AC
IMPERVIOUS = 0.27 AC

DRAINAGE AREA POST-1B = ± 0.13 AC
GRADED SLOPE FLOWS TO HWY 101 RIGHT-OF-WAY AND IS NOT COLLECTED BY STORMWATER SYSTEM

DRAINAGE AREA POST-1C3 = ± 0.06 AC
GRADED SLOPE AND PORTION OF DRIVEWAY THAT FLOWS TO STEEL TANK ROAD RIGHT-OF-WAY AND IS NOT COLLECTED BY STORMWATER SYSTEM.

PROPOSED IMPERVIOUS AREA NOTES:

DESIGN VOLUME FOR WET POND HAS BEEN CALCULATED BASED ON 11,767 SF OF IMPERVIOUS AREA.

189 SF OF DRIVEWAY WITHIN PROJECT AREA IS NOT COLLECTED BY STORMWATER MANAGEMENT SYSTEM; HOWEVER, THE RUNOFF HAS BEEN INCLUDED IN DESIGN VOLUME AND BUA CALCULATIONS FOR THE SITE.

FUTURE IMPERVIOUS HAS BEEN ALLOTTED FOR SUCH ITEMS AS ADDITIONAL ENTRY / EXIT STOOPS, HVAC PAD, OR DUMPSTER PAD. ONCE THE NEED / LOCATION OF THESE ITEMS HAS BEEN DETERMINED, A MINOR PERMIT MODIFICATION MUST BE SUBMITTED TO NCEQ FOR APPROVAL.

PORTION OF DRIVEWAY WITHIN NCDOT RIGHT-OF-WAY IS NOT INCLUDED IN IMPERVIOUS AREA CALCULATIONS.

REVISIONS

BY	NO.	DATE	DESCRIPTION
JAF	1	6/13/2025	NCEQ COMMENTS
JAF	2	7/17/2025	NCEQ COMMENTS

PROJECT NO.: PM3171-001
DRAWING NO.: DSGN-C100-400

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