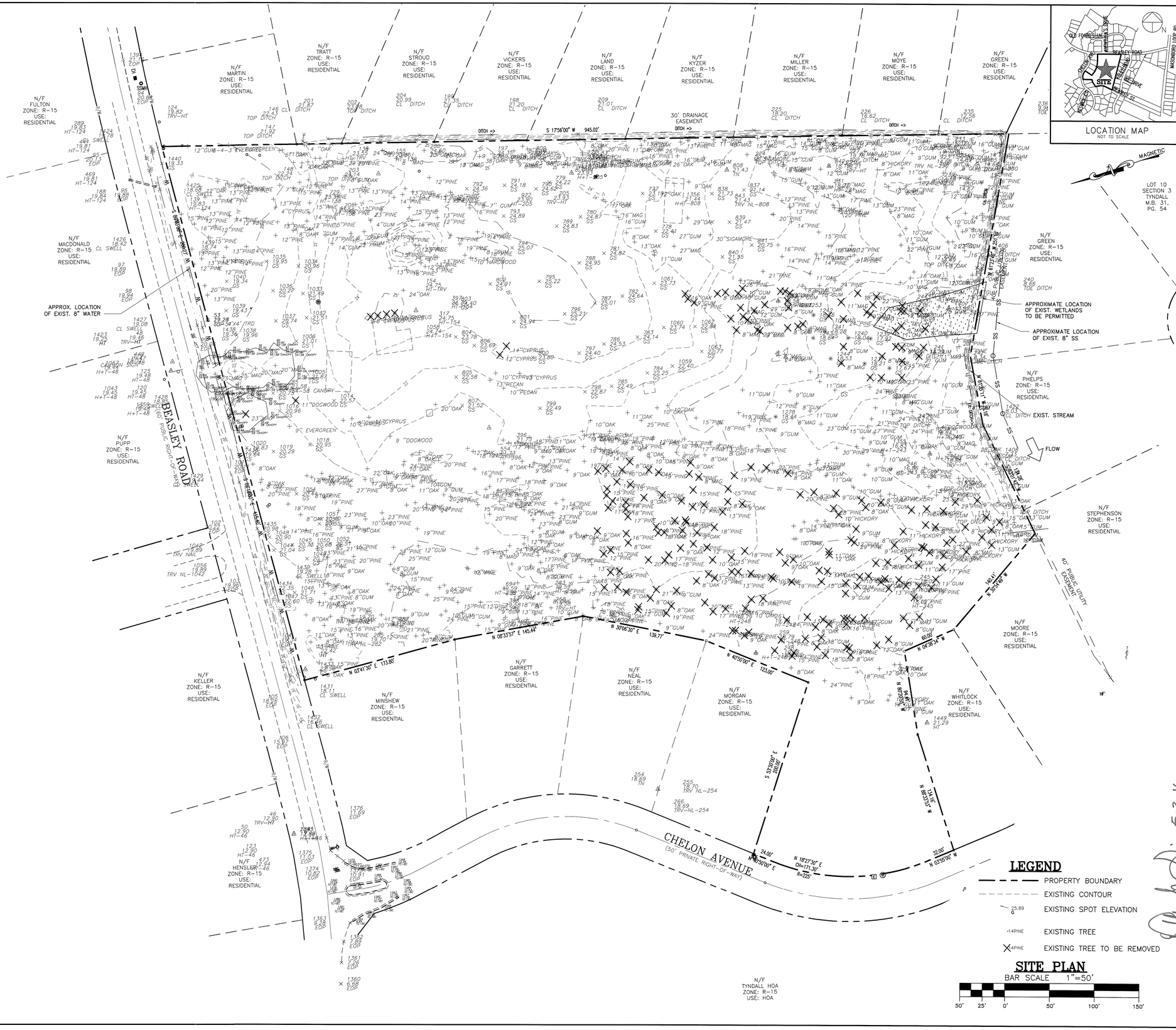
INVENTORY OF TREES TO BE REMOVED		
TREE TYPE	TREE SIZE	QUANTITY
PINE	12"	10
PINE	13"	9
PINE	14"	8
PINE	15"	13
PINE	16"	7
PINE	17"	7
PINE	18"	9
PINE	19"	7
PINE	20"	6
PINE	21"	1
PINE	22"	1
PINE	23"	2
PINE	24"	3
PINE	25"	2
PINE	26"	2
pine	27"	2
PINE	28"	3
PINE	29"	2
PINE	30"	1
OAK	8"	2213
OAK	9"	17
OAK	10"	8
OAK	11"	7
OAK	12"	4
OAK	15"	2
OAK	16"	1
GUM	8"	8
GUM	9"	8
GUM	10"	7
GUM	11"	6
GUM	12"	5
GUM	13"	1
GUM	15"	1
GUM	17"	1
GUM	18"	3
GUM	19"	1
GUM	29"	1
MAGNOLIA	8"	96
MAGNOLIA	9"	4
MAGNOLIA	10"	3
MAGNOLIA	11"	2
MAGNOLIA	23"	1
DOGWOOD	11"	1
CYPRESS	8"	1
CYPRESS	10"	2
CYPRESS	12"	1
CYPRESS	14"	2
HICKORY	8"	6
HICKORY	9"	6
HICKORY	10"	1
HICKORY	11"	3



LEGEND

- PROPERTY BOUNDARY
- EXISTING CONTOUR
- 25.89 — EXISTING SPOT ELEVATION
- +14PINE — EXISTING TREE
- X4PINE — EXISTING TREE TO BE REMOVED

SITE PLAN

BAR SCALE 1"=50'

50' 25' 0' 50' 100' 150'

REVISIONS		
No./ Date	Description	By

EXISTING CONDITIONS AND SITE INVENTORY PLAN

BEASLEY PLACE

MASONBORO TOWNSHIP, NEW HANOVER COUNTY

WILMINGTON, NORTH CAROLINA

TRIPP ENGINEERING, P.C.
419 Chestnut Street
Wilmington, North Carolina 28401
Phone 910-763-5100
Fax 910-763-5631

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NORTH CAROLINA PROFESSIONAL SEAL 17374 ENGINEER PHILLIP GREGORY TRIPP

5-3-16

DATE 05-03-16
DESIGN PGT
DRAWN EJW

C1

SHEET 1 OF 2

16015

Development Data:

Total Tract Area = 11.91 ac.

Density –
Density (@ 3.0 units/ac.)
Units Allowed: 11.91 x 3.0 = 35.7 = 36 units
Units Proposed: 26 Units

Area in R/W – 1.17 ac.
Area in Lots – 4.59 ac.
Common Areas – 6.15 ac.

Avg. Lot Size – 7,690 s.f.

Single Family Lots	Cluster Subdivision
Building Setbacks:	Building Setbacks:
Front: 30'	Min. lot width: 30'
Side: 10'	Front: 10'
Rear: 25'	Side: 10' Between units
Max. bldg height: 35'	Perimeter: 25'–50' Buffer

REQUIRED OPEN SPACE 40% = 4.76 Ac.
PROPOSED OPEN SPACE: 6.15 Ac.

ACTIVE: 46,877 SF (1.08 Ac.)
PASSIVE: 220,866 SF (5.07 Ac.)

Recreation Area – (@ 0.03 ac/unit) (26 units x .03)= 0.78 ac. req'd.
** 1.08 ac. Active prov'd. **
** 5.07 ac. Passive prov'd. **

Total Length of Streets – 768 l.f.

Impervious Surfaces –
Lot Coverage – 2.22 ac.
(24@ 3,700 s.f./lot)
(2@ 4,000 s.f./lot)
Street Pavement – .75 ac.
Sidewalks – 0.20 ac.
Total – 3.17 ac. (26.7%)

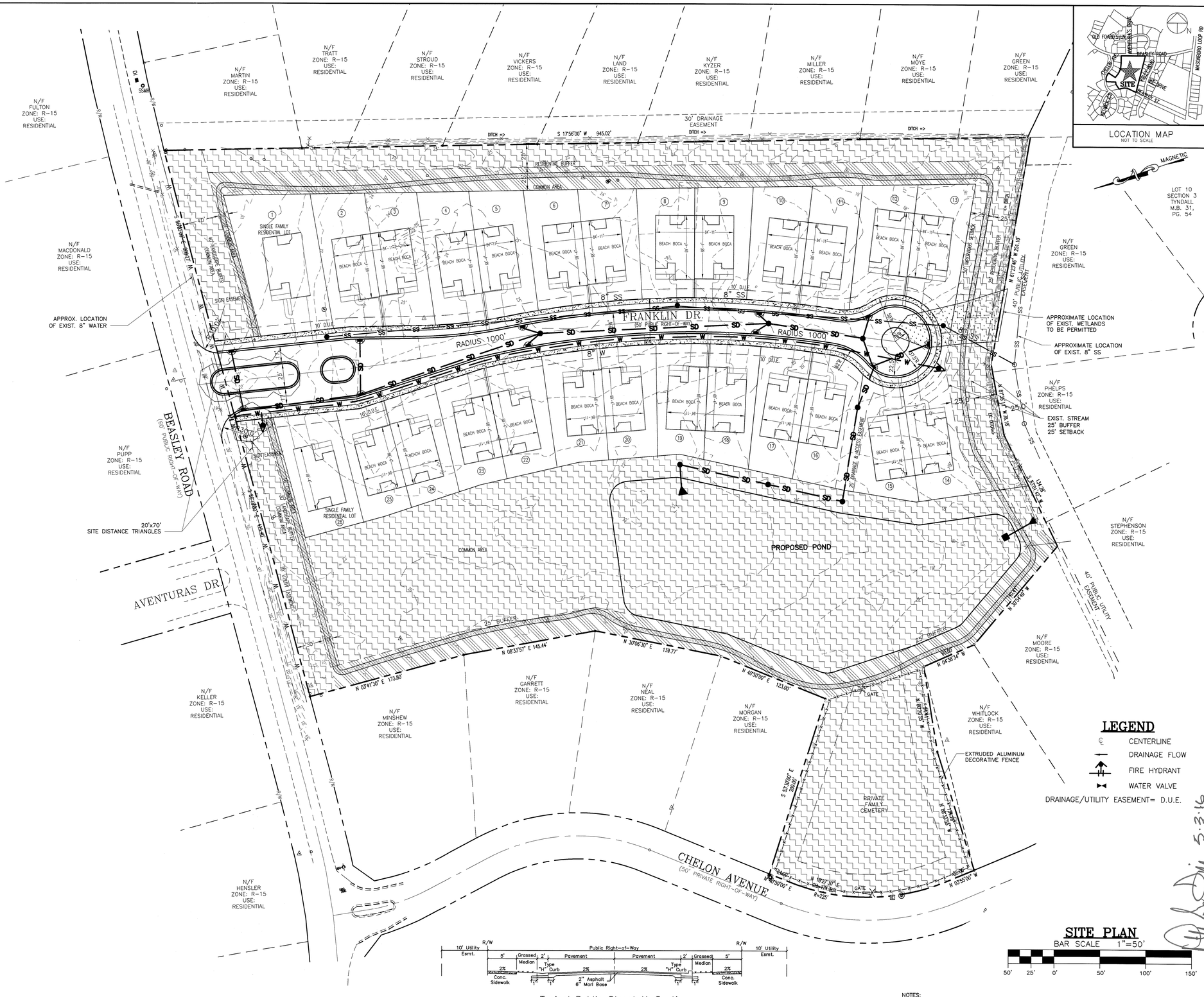
GENERAL NOTES:

1. Applicant: Premier Homes and Communities, LLC
2. Property owner: Leroy Beasley Jr. and Sondra A. Beasley
3. Property developer: Premier Homes and Communities, LLC
P.O. BOX 4232
Wilmington, NC 28405
4. Site address: 1240 Beasley Road
5. Zone: R–15 City of Wilmington
6. New Hanover County Parcel No.: PIN 314506.28.8522.000 [PID R06700–006–012–000]
7. CAMA Land Classification: Watershed Resource Protection
8. This property is not impacted by any AEC.
9. There are Conservation Resources affecting this property. Conservation Resources shall be permanently protected, remain undivided and shall be permanently preserved by conservation easements, protective covenants, or similar restrictions or by any of the procedures for the dedication of park, recreation, and open space areas set forth in the Land Development Code.
10. This site is not impacted by any recognized historic or archeological significance.
11. One cemetery is located on the site and yard area will be maintained by Homeowner's Association.
12. There is no evidence of endangered species or habitat issues on the site.
13. the premises surveyed is within a non–flood hazard area (zone x) according to the flood insurance rate map for New Hanover County (community panel no. 370171 3145 J, effective date April 3, 2006).
14. The tract is within the Hewletts Creek watershed. Cape Fear River Basin.
15. All development shall be in accordance with the City of Wilmington Land Development Code.
16. All development shall meet any county, state or federal regulations for construction permitting.
17. All roads to be dedicated for public use to the City of Wilmington and will be designed & constructed in accordance with their standards for subdivision roads.
18. All common areas shall be dedicated to and maintained by a Homeowners' Association.
19. Existing water and sanitary sewer are currently available to the site from Cape Fear Public Utility Authority public mains. Proposed utilities to be underground.
20. Jurisdictional wetlands have been delineated on the site as shown.
21. Sidewalks, 5 feet in width, to be installed along all rights of way.
22. All pavement markings in public rights–of–way and for driveways are to be thermoplastic and meet City and/or NCDOT standards.
23. All signs and pavement markings in areas open to public traffic are to meet MUTCD (Manual on Uniform Traffic Control Devices) standards.
24. Install reflectors per City and NCDOT standards. Traffic Engineering must approve of pavement marking layout prior to actual striping.
25. It shall be the responsibility of the subdivider to erect official street name signs at all intersections associated with the subdivision in accordance with the Technical Standards and Specifications Manual. The subdivider may acquire and erect official street name signs or may choose to contract with the City to install the street signs and the subdivider shall pay the cost of such installation. Contact Traffic Engineering at 910–341–7888 to discuss installation of traffic and street name signs. Proposed street names must be approved prior to installation of street name signs.
26. Street lighting shall be provided in accordance with Sec. 18–380 of the subdivision regulations.
27. Any broken or missing sidewalk panels and curbing will be replaced.
28. A landscaping plan indicating the location of required street trees shall be submitted to the City of Wilmington Traffic Engineering Division and Parks and Recreation Department for review and approval prior to the recording of the final plat.
29. Contact Traffic Engineering at 910–341–7888 forty–eight hours prior to excavation in the right–of–way.
30. Per the requirements of the stormwater permit, the following shall occur prior to issuance of a certificate of occupancy or operation of the permitted facility:
   a. As–built drawings for all stormwater management facilities shall be submitted to the City of Wilmington Engineering Division.
   b. An Engineer's certification shall also be submitted, along with all supporting documentation that specifies, under seal that the as–built stormwater measures, controls and devices are in compliance with the approved stormwater management plans.
   c. A final inspection by City of Wilmington Engineering personnel.
   d. All required stormwater/drainage easements and deed restrictions shall be recorded with the register of deeds office.
   e. Soil Types:
      LE–Leon Sand
      LE–Baymeade
      LA–Lakeland
      SE–Seagate
      JO–Johnston

Tree Protection Notes:

1. Tree Preservation / Removal Permit is required prior to clearing & land disturbance.
2. 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.
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.
5. Label protective fencing with signs to be placed every 50 linear feet, or at least two (2) per area, in both English & Spanish "Tree Protection Area: Do Not Enter."

PUBLIC WATER AND SEWER BY CFPUA	
EXISTING WATER FLOW:	400 GPD
EXISTING SEWER FLOW:	360 GPD
PROPOSED WATER FLOW (26 x 400 GPD)	10,400 GPD
PROPOSED SEWER FLOW (26 x 360 GPD)	9,360 GPD



LOCATION MAP
NOT TO SCALE

LEGEND

- CENTERLINE
- DRAINAGE FLOW
- FIRE HYDRANT
- WATER VALVE

DRAINAGE/UTILITY EASEMENT= D.U.E.

Typical Public Street X–Section
NTS

Street Dimensions:
Franklin DRIVE – 50' R/W / 24' Asphalt
** Streets to be posted for "No On–Street Parking" **

SITE PLAN

BAR SCALE 1"=50'

50' 25' 0' 50' 100' 150'

NOTES:
1) COMBINED CONCRETE CURB AND GUTTER, CONCRETE SIDEWALK AND DRIVEWAYS TO BE 3000 POUNDS STRENGTH CONCRETE.
2) SCORE JOINTS TO BE PLACED EVERY 5' ACROSS SIDEWALK, IN SIDEWALK AREA OF DRIVEWAYS.
3) EXPANSION JOINTS TO BE PLACED ACROSS SIDEWALK EVERY 30'.
4) EXPANSION JOINTS TO BE PLACED BETWEEN: SIDEWALK AND CURB, SIDEWALK AND DRIVEWAY, AND DRIVEWAY AND CURB RETURN WHERE THEY ADJOIN.

REVISIONS		
No./ Date	Description	By

PRELIMINARY PLAN
BEASLEY PLACE
MASONBORO TOWNSHIP, NEW HANOVER COUNTY
WILMINGTON, NORTH CAROLINA

TRIPP ENGINEERING, P.C.
419 Chestnut Street
Wilmington, North Carolina 28401
Phone 910–763–5100
Fax 910–763–5631
NC LICENSE No. C–1462, P.C.

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NORTH CAROLINA PROFESSIONAL SEAL 17374 ENGINEER PHILLIP GREGORY TRIPP

5.3.16

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SHEET 2 OF 2

16015