

**SITE DATA:**

PROPERTY OWNER: BEASLEY LEROY JR SONORA  
 PROJECT ADDRESS: 1240 BEASLEY ROAD  
 PIN NUMBER: R0700-006-012-000

AREA NOT IN A FEMA 100-YEAR FLOOD ZONE.  
 ZONING DISTRICT: R-15  
 TRACT AREA: RESIDENTIAL DISTRICT  
 518,800 SF (11.91 AC)  
 12.0 AC  
 DISTURBED AREA

SETBACKS REQUIRED  
 FRONT: 10'  
 REAR: 25'  
 INTERIOR SIDE: 10'  
 CORNER SIDE: 15'

PROPOSED BUILDING SETBACKS  
 FRONT: 10'  
 REAR: 25'  
 SIDE: 10'

BUILDING HEIGHT: 35' MAXIMUM

TOTAL LOT IMPERVIOUS: 96,800 SF  
 ASPHALT: 29,590 SF  
 ON-SITE SIDEWALK: 5,540 SF  
 OFF-SITE SIDEWALK: 2,905 SF  
 OFF-SITE DRIVEWAY APRON: 1,550 SF  
 MAXIMUM IMPERVIOUS NOT TO EXCEED 40% PER LOT

BUILDING USE: RESIDENTIAL  
 (4) 3 BEDROOM SINGLE FAMILY RESIDENCES

PARKING REQUIRED: 2.5 SPACES/UNIT  
 PARKING PROVIDED: 1 CAR GARAGE AND 2 DRIVEWAY SPACES

CAMA LAND USE: WATERSHED RESOURCE PROTECTION

PUBLIC WATER AND SEWER BY CFPUA  
 EXISTING FLOW: 0 GPD  
 PROPOSED WATER FLOW: 10,400 GPD  
 EXISTING SEWER FLOW: 0 GPD  
 PROPOSED SEWER FLOW: 9,360 GPD

**NOTES:**

**ZONING:**  
 1) TOPOGRAPHY AND TREE SURVEY COMPLETED BY PORT CITY LAND SURVEYING, PLLC.  
 2) PRIOR TO ANY CLEARING, GRADING OR CONSTRUCTION ACTIVITY, TREE PROTECTION FENCING WILL BE INSTALLED AROUND PROTECTED TREES OR GROVES OF TREES OR NO CONSTRUCTION WORKERS MATERIALS, OR VEHICLES ARE PERMITTED WITHIN THE TREE PROTECTION FENCING.  
 3) PERMITTING OF BUSINESS IDENTIFICATION SIGNAGE IS A SEPARATE PROCESS. NODOT/CITY OF WILMINGTON WILL NOT ALLOW OBSTRUCTIONS WITHIN THE RIGHT-OF-WAY.  
 4) CONTRACTOR SHALL FIELD VERIFY SIZE, MATERIAL, INSETS AND LOCATION OF ALL EXISTING UTILITIES PRIOR TO INSTALLATION OF PROPOSED CONNECTIONS.  
 5) NO EXISTING EASEMENTS.  
 6) ACCESSORY DWELLING UNITS SHALL NOT BE PERMITTED UNLESS THE ACCESS EASEMENT IS IMPROVED TO A CITY STANDARD STREET.

**SOLID WASTE:**  
 1) LOTS TO USE CURBSIDE ROLL-OUT TYPE CARS.

**TRAFFIC:**  
 1) ALL PAVEMENT MARKINGS IN PUBLIC RIGHTS-OF-WAY AND FOR DRIVEWAYS ARE TO BE THERMOPLASTIC AND MEET CITY AND/OR NODOT STANDARDS.  
 2) ONCE STREETS ARE OPEN TO TRAFFIC CONTACT TRAFFIC ENGINEERING TO REQUEST INSTALLATION OF TRAFFIC AND STREET NAME SIGNS.  
 3) TRAFFIC CONTROL DEVICES (INCLUDING SIGNS AND UNIFORM TRAFFIC CONTROL DEVICES) STANDARDS.  
 4) CONTACT TRAFFIC ENGINEERING AT 341-7888 TO ENSURE THAT ALL TRAFFIC SIGNAL FACILITIES AND EQUIPMENT ARE SHOWN ON THE PLAN. CALL TRAFFIC ENGINEERING AT 341-7888 FORTY-EIGHT HOURS PRIOR TO ANY EXCAVATION IN THE RIGHT-OF-WAY.  
 5) ANY BROKEN OR MISSING SIDEWALK PANELS, DRIVEWAY PANELS AND CURBING WILL BE REPLACED.  
 6) CONTACT TRAFFIC ENGINEERING AT 741-7888 TO DISCUSS STREET LIGHTING OPTIONS.  
 7) ALL TRAFFIC CONTROL SIGNS AND MARKINGS OFF THE RIGHT-OF-WAY ARE TO BE MAINTAINED BY THE PROPERTY OWNER IN ACCORDANCE WITH MUTCD STANDARDS.  
 8) NO ROWS TO BE CLOSED.  
 9) NO STREETS PROPOSED.  
 10) NO OFF SITE PARKING PROPOSED.  
 11) PRIVATE ACCESS EASEMENT IS PROPOSED.  
 12) DRIVEWAY TO BE IMPROVED TO CITY STANDARDS.  
 13) A UTILITY CUT PERMIT IS REQUIRED FOR EACH OPEN CUT OF A CITY STREET. CONTACT 341-5888 FOR MORE DETAILS. IN CERTAIN CASES AN ENTIRE RESURFACING OF THE AREA BEING OPEN CUT MAY BE REQUIRED.

**LANDSCAPING:**  
 1) A LANDSCAPING PLAN INDICATING THE LOCATION OF REQUIRED STREET TREES SHALL BE SUBMITTED TO THE CITY OF WILMINGTON TRAFFIC ENGINEERING DIVISION AND THE PARKS AND RECREATION DEPARTMENT FOR REVIEW AND APPROVAL PRIOR TO THE RECORDING OF THE FINAL PLAN.  
 2) NO OBSTRUCTIONS ARE PERMITTED IN THE SPACE BETWEEN THIRTY (30) INCHES AND TEN (10) FEET ABOVE THE GROUND WITHIN THE TRIANGULAR SITE DISTANCE. PROPOSED BACKFLOW BOXES (AND ALL UTILITY SERVICE FACILITIES) ARE LESS THAN 30" IN HEIGHT.  
**CFPUA:**  
 1) PROJECT SHALL COMPLY WITH THE CFPUA CROSS CONNECTION CONTROL REQUIREMENTS. WATER METER(S) CANNOT BE RELEASED UNTIL ALL REQUIREMENTS ARE MET AND THE STATE HAS GIVEN THEIR FINAL APPROVAL.  
 2) IF THE CONTRACTOR DESIRES CFPUA 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.  
 3) ANY IRRIGATION SYSTEM SUPPLIED BY CFPUA WATER SHALL COMPLY WITH THE CFPUA'S CONNECTION CONTROL REGULATION, CALL 332-8419 FOR INFORMATION.  
 4) ANY BACKFLOW PREVENTION DEVICES REQUIRED BY CFPUA WILL NEED TO BE ON THE LIST OF APPROVED DEVICES FOR USFCCOCHR OR ASSE.  
 5) PUBLIC WATER AND SEWER EXIST WITHIN BEASLEY RD. R/W. NO RECORDS OF INDIVIDUAL EASEMENTS EXIST.  
 6) CONTACT THE NORTH CAROLINA ONE CALL CENTER AT 1-800-632-4949 PRIOR TO DOING ANY DIGGING, CLEARING OR GRADING.

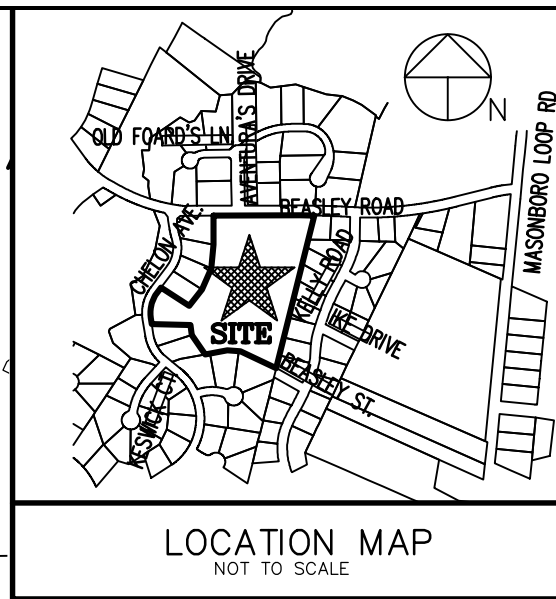
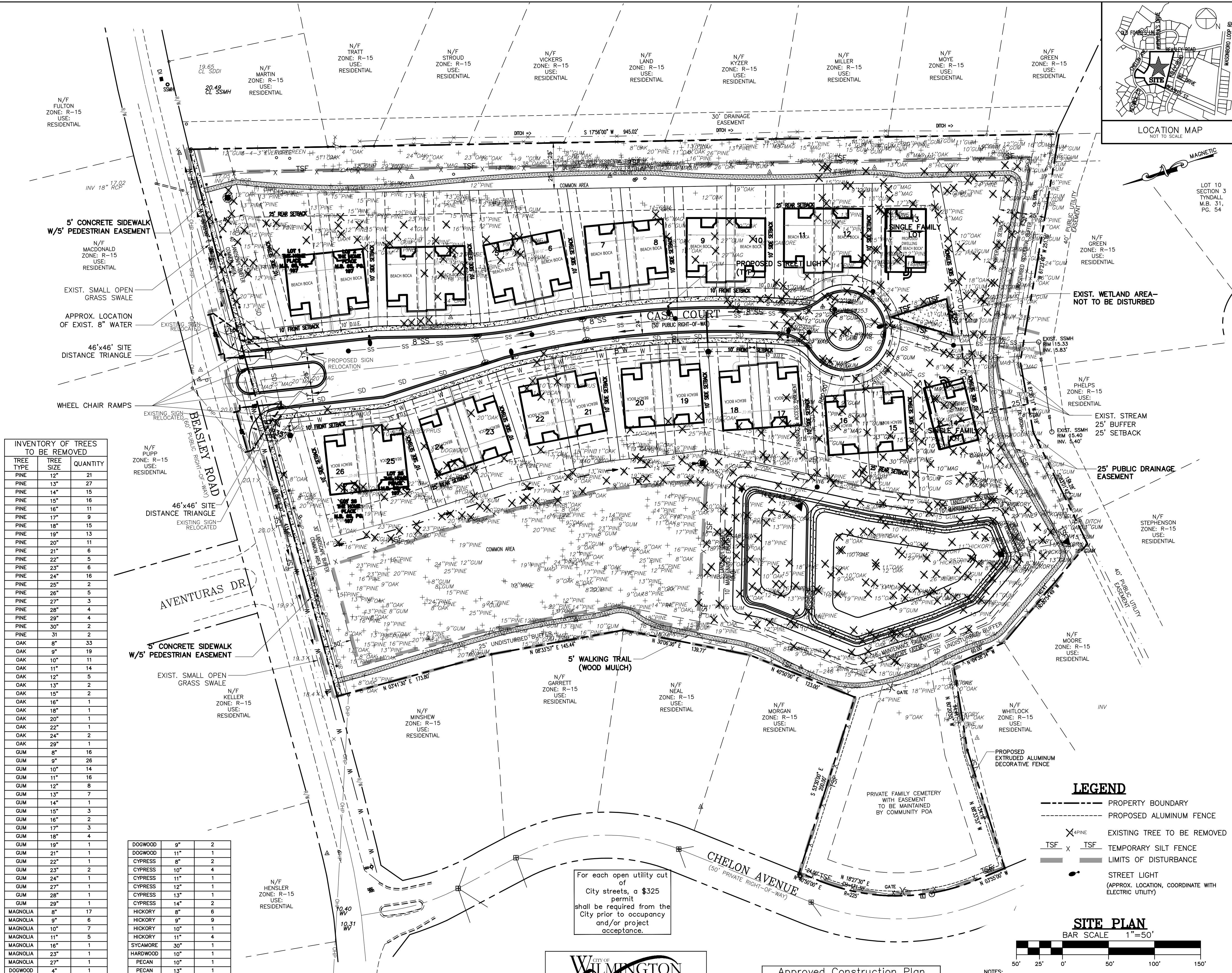
**DRAINAGE:**  
 1) CONVEYANCE: LOTS TO SHEET FLOW TO ROADWAY AND FLOW ROUTED TO PROPOSED DETENTION POND.  
**AS-BUILT SURVEY NOTE [15A NC04 02H.1044]:**  
 1) THE CONTRACTOR WILL EMPLOY A LAND SURVEYOR LICENSED IN THE STATE OF NORTH CAROLINA TO PROVIDE ACCURATE REPRODUCIBLE AS-BUILT DRAWINGS OF THE WET DETENTION BASIN, COLLECTION SYSTEM AND IMPERVIOUS AREA ON THE SITE TO THE ENGINEER & OWNER UPON COMPLETION OF CONSTRUCTION. UPON CERTIFICATION BY THE ENGINEER AND VERIFICATION FROM THE OWNER ANY DISCREPANCIES WILL BE INDICATED, THEN THESE PLANS SHALL BE RETURNED TO THE CONTRACTOR FOR CORRECTION PRIOR TO FINAL PAYMENT AND FINAL INSPECTION.  
 2) NOISE IS ALLOWED TO INSPECT THE SITE BEFORE OR AFTER THE FINAL STATE STORMWATER PERMIT IS ISSUED TO THE OWNER.

**ENVIRONMENTAL:**  
 1) CLEARING AND GRADING SHALL BE LIMITED TO THAT NECESSARY FOR ESSENTIAL SITE IMPROVEMENTS. PRIOR TO THE ISSUANCE OF A BUILDING PERMIT, PROTECTED TREES SHALL ONLY BE REMOVED FROM INDIVIDUAL HOME SITES AND COMMON AREAS AS NECESSARY TO ACCOMMODATE ESSENTIAL SITE IMPROVEMENTS, NON-MUNICIPAL EASEMENTS AND ALLOWABLE BUILDING ENVELOPES AS DETERMINED BY ESTABLISHED SETBACKS OR STORMWATER ALLOCATIONS.

TREE TYPE	TREE SIZE	QUANTITY
PINE	12"	27
PINE	13"	21
PINE	14"	15
PINE	15"	16
PINE	16"	11
PINE	17"	9
PINE	18"	13
PINE	19"	11
PINE	20"	6
PINE	22"	5
PINE	23"	6
PINE	24"	16
PINE	25"	2
PINE	26"	5
PINE	27"	3
PINE	28"	4
PINE	29"	4
PINE	30"	2
PINE	31"	2
OAK	8"	33
OAK	9"	19
OAK	10"	11
OAK	11"	14
OAK	12"	5
OAK	13"	2
OAK	15"	2
OAK	16"	1
OAK	18"	1
OAK	20"	1
OAK	22"	1
OAK	24"	2
OAK	29"	1
GUM	8"	16
GUM	9"	26
GUM	10"	14
GUM	11"	16
GUM	12"	8
GUM	13"	7
GUM	14"	1
GUM	15"	3
GUM	16"	2
GUM	17"	3
GUM	18"	4
QUM	19"	1
QUM	21"	1
QUM	22"	1
QUM	23"	2
QUM	24"	1
QUM	27"	1
QUM	28"	1
QUM	29"	1
QUM	30"	1
MAGNOLIA	8"	17
MAGNOLIA	9"	6
MAGNOLIA	10"	7
MAGNOLIA	11"	5
MAGNOLIA	16"	1
MAGNOLIA	23"	1
MAGNOLIA	27"	1
DOGWOOD	4"	1

DOGWOOD	9"	2
DOGWOOD	11"	1
CYPRESS	8"	2
CYPRESS	10"	4
CYPRESS	11"	1
CYPRESS	12"	1
CYPRESS	13"	1
CYPRESS	14"	2
HICKORY	8"	6
HICKORY	9"	9
HICKORY	10"	1
HICKORY	11"	4
SYCAMORE	30"	1
HARDWOOD	10"	1
PECAN	10"	1
PECAN	13"	1

**NOTES:**  
 1. ALL PINE TREES ARE LOBLIPLY PINE.  
 2. TREES WITHIN PROTECTED COMMON AREA EXCEED MITIGATION REQUIREMENT.



**REVISIONS**

No.	Date	Description	By
R1	03.20.17	CITY, CITY SW, & EC COMMENTS	EJW
R2	06.13.17	CITY COMMENTS	EJW
R3	07.26.17	SITE REDESIGN	EJW
R4	07.19.17	UPDATED TREE SCHEDULE	EJW
R5	08.01.17	UPDATED TREE SCHEDULE	EJW
R6	08.17.17	UPDATED TREE SCHEDULE	EJW
R7	08.21.17	PRE-CON MEETING COMMENTS	EJW
R8	08.23.17	SHEETED EASEMENT	EJW
R9	08.23.17	UPDATED LOTS	EJW
R10	11.03.17	SHOW TREE UPDATE	EJW
R11	12.19.17	LABELLED SETBACKS	EJW
R12	12.10.18	SHOW ENTRY SIGN RELOCATION	JET

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**THE HOMEPLACE**  
 MASONBORO TOWNSHIP, NEW HANOVER COUNTY  
 WILMINGTON, NORTH CAROLINA



DATE: 01-05-17  
 DESIGN: PGT  
 DRAWN: EJW

**C2**  
 SHEET 2 OF 7  
 16015

**WILMINGTON**  
 NORTH CAROLINA  
 Public Services • Engineering Division  
**APPROVED STORMWATER MANAGEMENT PLAN**  
 Date: \_\_\_\_\_ Permit # \_\_\_\_\_  
 Signed: \_\_\_\_\_

**Approved Construction Plan**

Name	Date
Planning	
Traffic	
Fire	

**LEGEND**

- PROPERTY BOUNDARY
- - - PROPOSED ALUMINUM FENCE
- X PINE EXISTING TREE TO BE REMOVED
- TSF x TSF TEMPORARY SILT FENCE
- LIMITS OF DISTURBANCE
- STREET LIGHT (APPROX. LOCATION, COORDINATE WITH ELECTRIC UTILITY)

**SITE PLAN**  
 BAR SCALE 1"=50'

**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.  
 5) LOCATION OF PROPOSED 5' SIDEWALK AND 5' PEDESTRIAN EASEMENT MAY REQUIRE FIELD INSPECTION AT TIME OF CONSTRUCTION. CONTRACTOR SHALL COORDINATE WITH CITY INSPECTOR PRIOR TO INSTALLATION.  
 6) SEE SHEET L1 FOR TREE PROTECTION