

SITE DATA

PARCEL ID: R06108-006-019-000

ZONING: RO-RESIDENTIAL OFFICE

CAMA LAND USE CLASSIFICATION: WATERSHED RESOURCE PROTECTION

PROJECT ADDRESS: 5039 OLEANDER DR WILMINGTON, NC 28403

TOTAL ACREAGE IN PROJECT BOUNDARY: 15,983 S.F. (.37 AC.)

SETBACKS:
 FRONT: REQUIRED: 55' PROPOSED: 55'
 SIDE: REQUIRED: 10' PROPOSED: 10'L / 30.9'R
 REAR: REQUIRED: 25' PROPOSED: 83.8'

BUILDING SIZE IN SQUARE FEET: 2,099 S.F. FOOTPRINT

BUILDING HEIGHT: 25 FT.

CALCULATION FOR BUILDING COVERAGE: PROPOSED COVERAGE: 2,099 S.F. ÷ 15,983 S.F. = 13.1%

TOTAL DISTURBED AREA: ±0.37 AC

TOTAL IMPERVIOUS BEFORE & AFTER DEVELOPMENT BEFORE DEVELOPMENT: 0 S.F. + 15,983 S.F. = 0%

AFTER DEVELOPMENT:
 BUILDINGS: 2,099 S.F.
 CONCRETE SIDEWALKS: 697 S.F.
 CONCRETE PARKING: 299 S.F.
 PERVIOUS GRAVEL DRIVE/PARKING: 5,746 S.F. 100% CREDIT
 TOTAL: 3,095 S.F. ÷ 15,983 S.F. = 19.4%

OFFSITE IMPERVIOUS (NEWLY CONSTRUCTED):
 CONCRETE SIDEWALKS: 373 S.F.
 DRIVEWAY APRON: 542 S.F.

PARKING REQUIRED: 1 SPACE / 400 SF = 6 SPACES

PARKING PROVIDED: 6 SPACES (1 H.C.)

PARKING LOT INTERIOR LANDSCAPING REQUIRED: 6,122 S.F. * 8% = 489.8 S.F.
 PROVIDED: 907 S.F.

PARKING LOT INTERIOR SHADING TO BE SHOWN ON LANDSCAPE PLAN

STREET YARD LANDSCAPING REQUIRED: 76' * 18 = 1,368 S.F.
 PROVIDED: 1,450 S.F.

FOUNDATION PLANTINGS REQUIRED: 420 SF * 12% = 50.4 S.F.
 PROVIDED: 51 S.F.

WATER AND SEWER DEMAND: (2,099 SF)
 SEWER: @ 75 GPD/100 SF = 1,575 GPD
 WATER: @ 75 GPD/100 SF = 1,575 GPD

6,045 SF PARKING x .20 = 1,209 SF REAR SHADING
 2822 SF SHADING PROVIDED

Oleander Dr. Primary Streetyard:

76 x 18'w =	1368sf Req'd. landscape	Provided:
3 understory trees per 600sf	= 7 trees	4
6 shrubs per 600sf	= 14 shrubs	10

A rain/freeze sensor shall be used if there is an irrigation system.
 USING THE CREATIVE STANDARD OF THE CODE 50% OF THE STREETYARDS SHALL BE PLANTED AS CALLED OUT.

Owner:
G. Phillip David
 1516 Dawson St.
 Wilmington, NC 28401
 910-251-8088

All planted and retained living material required to meet the provisions of the City of Wilmington Land Development Code, shall be perpetually protected and maintained to professionally accepted standards by joint and several responsibility of the owner, tenant and respective agents of the property on which the material is located.

The areas within the triangular sight distance shall be maintained free of all obstructions between 30' and 10'.

NOTE: PRIOR TO ANY CLEARING, GRADING OR CONSTRUCTION ACTIVITY, TREE PROTECTION FENCING SHALL BE INSTALLED AROUND PROTECTED TREES OR GROVES OF TREES. NO CONSTRUCTION WORKERS, TOOLS, MATERIALS OR VEHICLES ARE PERMITTED WITHIN THE TREE PROTECTION FENCING.

LEGEND

COMMON NAME	SIZE	QTY
SHRUB, EVERGREEN BROADLEAF		
ABELIA, 'ROSE CREEK'	3 GAL.	6
BOXWOOD WINTERGREEN	3 GAL.	7
CAMELLIA SASANQUA KANJURO	7 GAL.	1
HOLLY, YAUPON, DWARF	3 GAL.	15
LIGUSTRUM, VARIEGATED	3 GAL.	14
WAXMYRTLE	15 GAL.	18
YEW, JAPANESE UPRIGHT	7 GAL.	13
SABAL MINOR PALM	7 GAL.	6
TREE, DECIDUOUS		
GRAPE MYRTLE MUSKOGEE	2" CAL., 8' HT.	4
MAPLE, TRIDENT	25" CAL.	4
OAK, SAWTOOTH	25" CAL.	2

ALL PLANTED AREAS TO BE BROWN DYED MULCH EXCEPT REAR BUFFER TO BE PINESTRAW.

CITY OF WILMINGTON
 NORTH CAROLINA
 Public Services • Engineering Division
 APPROVED DRAINAGE PLAN
 Date: _____ Permit #: _____
 Signed: _____

Approved Construction Plan

Name: _____ Date: _____

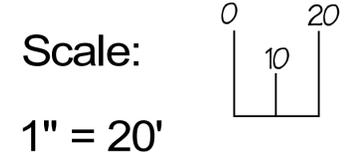
Planning: _____

Public Utilities: _____

Traffic: _____

Fire: _____

Revision #: 1
 Date: 5/6/2016



Landscape Plan:
Intracoastal Seafood

Landscape Design by: James Freeman - NCLC# 71
Freeman Landscape, Inc.
 JIM@FREEMANLANDSCAPE.COM 910-796-1166