

# OAKWOOD HOMES

## 5536 Oleander Drive City of Wilmington, NC

**PROPERTY OWNER:**

Mona Black Enterprises, LLC  
5553 Oleander Drive  
Wilmington, NC 28403

**PROPERTY LEASEE:**

MIKE STICKLEY  
OAKWOOD HOMES INC  
5536 OLEANDER DRIVE  
WILMINGTON, NC  
(919) 669-8137  
MIKE.STICKLEY@OAKWOODHOMES.COM

**ENGINEER - LANDSCAPE ARCHITECT:**



**Coastal Land Design, PLLC**

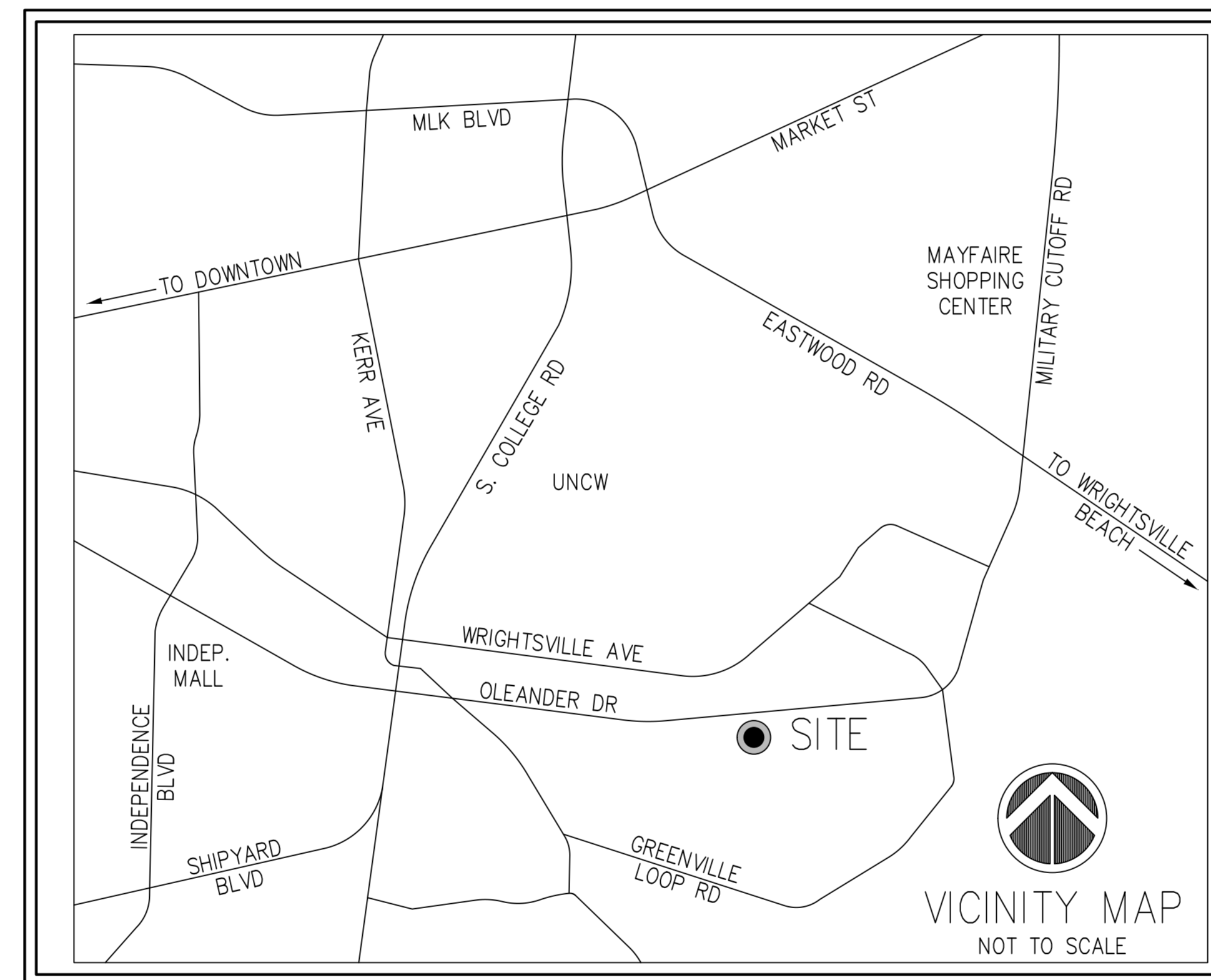
Civil Engineering / Landscape Architecture Land  
Planning / Construction Management

NCBELS Firm License No: P-0369

P.O.Box 1172  
Wilmington, NC 28402

www.cldeng.com

Phone: 910-254-9333  
Fax: 910-254-0502



VICINITY MAP  
NOT TO SCALE

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REVIEW AGENCY	APPROVAL DATE	PERMIT NUMBER

**CITY OF WILMINGTON**  
NORTH CAROLINA  
Public Services • Engineering Division  
APPROVED DRAINAGE PLAN

Date: \_\_\_\_\_ Permit # \_\_\_\_\_  
Signed: \_\_\_\_\_

**CITY OF WILMINGTON**  
NORTH CAROLINA  
Approved Construction Plan

Name: \_\_\_\_\_ Date: \_\_\_\_\_  
Planning: \_\_\_\_\_  
Traffic: \_\_\_\_\_  
Fire: \_\_\_\_\_

For each open utility cut of City streets, a \$325 permit shall be required from the City prior to occupancy and/or project acceptance.

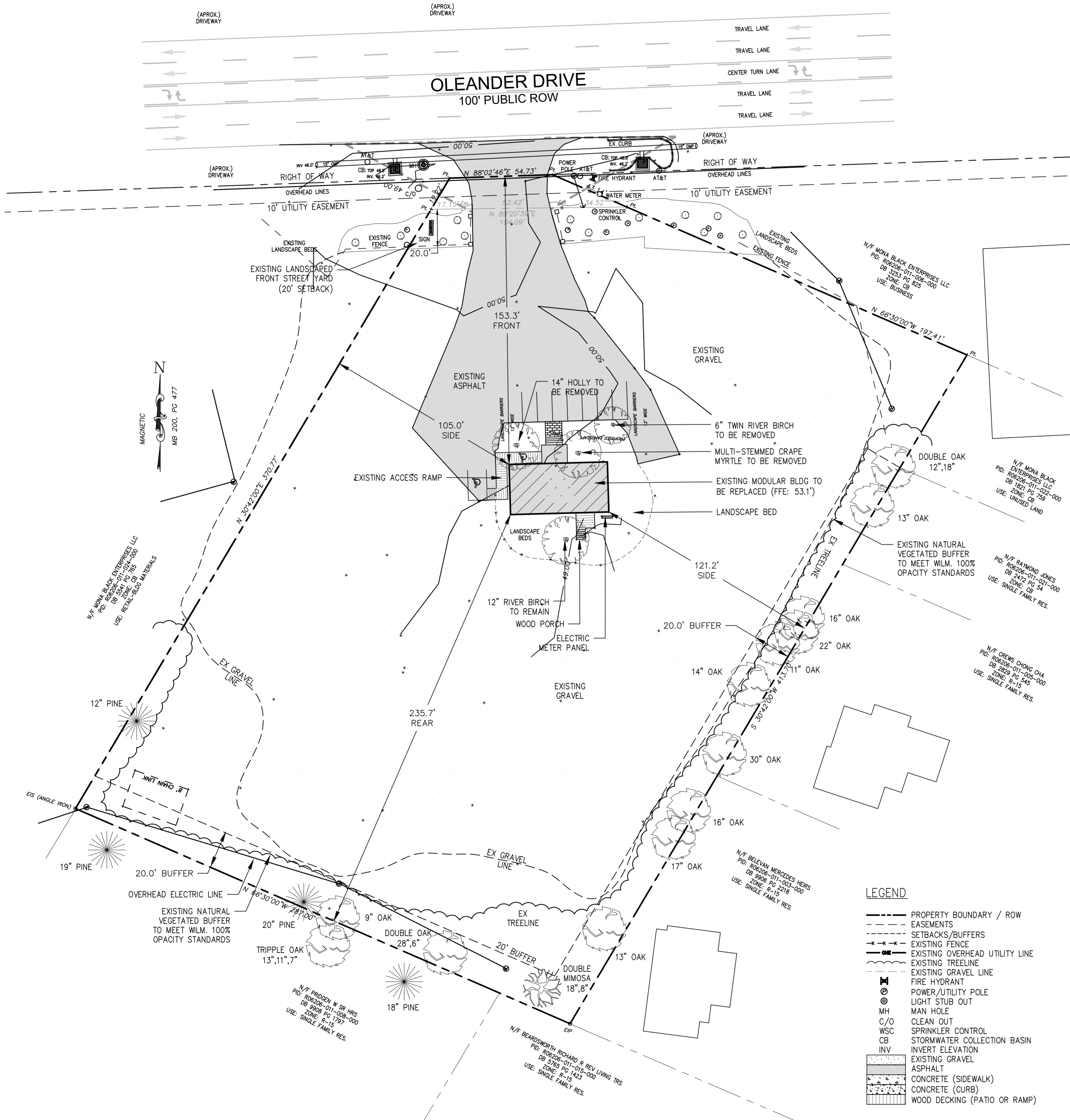
ISSUED FOR AGENCY REVIEW ONLY

NOT RELEASED FOR CONSTRUCTION

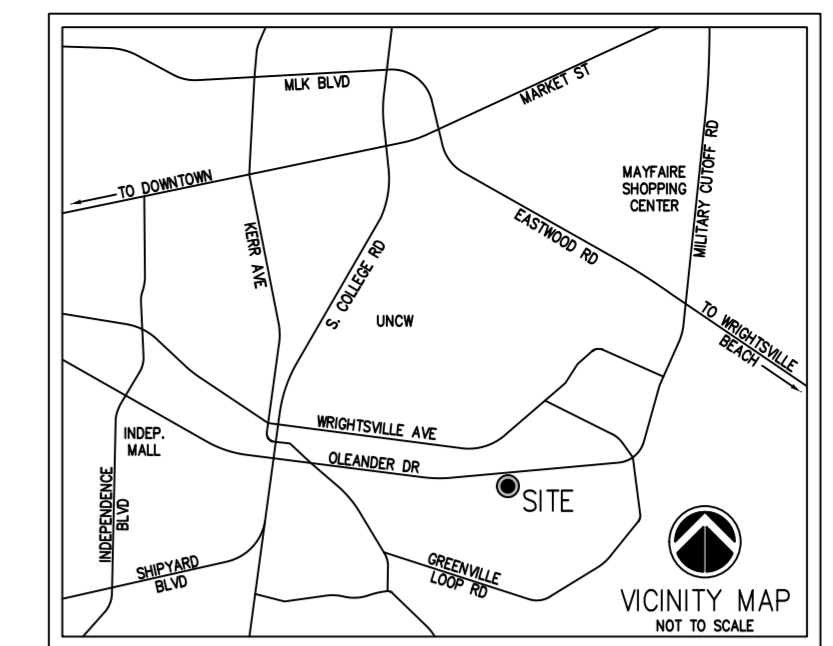
**BEFORE YOU DIG, CALL**

**North Carolina 811**  
www.nc811.org





- GENERAL DEVELOPMENT NOTES:**
- 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, MATERIALS, OR VEHICLES ARE PERMITTED WITHIN THE TREE PROTECTION FENCING.
  - ALL PAVEMENT MARKINGS IN PUBLIC RIGHTS-OF-WAY AND FOR DRIVEWAYS ARE TO BE THERMOPLASTIC AND MEET CITY AND/OR NCDOT STANDARDS.
  - ONCE STREETS ARE OPEN TO TRAFFIC, CONTACT TRAFFIC ENGINEERING TO REQUEST INSTALLATION OF TRAFFIC AND STREET NAME SIGNS. ANY PROPOSED STREET NAMES MUST BE APPROVED PRIOR TO INSTALLATION OF STREET NAME SIGNS.
  - TRAFFIC CONTROL DEVICES (INCLUDING SIGNS AND PAVEMENT MARKINGS) IN AREAS OPEN TO PUBLIC TRAFFIC ARE TO MEET MUTCD (MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES) STANDARDS.
  - CALL 811 PRIOR TO CONTACTING TRAFFIC ENGINEERING REGARDING THE UTILITIES IN THE ROW. TRAFFIC ENGINEERING MUST APPROVE OF PAVEMENT MARKING PRIOR TO ACTUAL STRIPING. CALL TRAFFIC ENGINEERING AT (910) 341-7888 FORTY-EIGHT HOURS (48) PRIOR TO ANY EXCAVATION IN THE RIGHT-OF-WAY.
  - ANY BROKEN OR MISSING SIDEWALK PANELS, DRIVEWAY PANELS AND CURBING MUST BE REPLACED.
  - CONTACT TRAFFIC ENGINEERING AT (910) 341-7888 TO DISCUSS STREET LIGHTING OPTIONS.
  - PROJECT MUST COMPLY WITH THE CFPWA CROSS CONNECTION CONTROL REQUIREMENTS. WATER METER(S) CANNOT BE RELEASED UNTIL ALL REQUIREMENTS ARE MET AND THE STATE HAS GIVEN THEIR FINAL APPROVAL. CALL (910) 332-6419 FOR INFORMATION.
  - IF THE CONTRACTOR DESIRES CFPWA WATER FOR CONSTRUCTION, HE OR SHE 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.
  - ANY IRRIGATION SYSTEM SUPPLIED BY CFPWA WATER SHALL COMPLY WITH THE CFPWA'S CONNECTION CONTROL REGULATIONS. CALL (910) 332-6419 FOR INFORMATION.
  - ANY IRRIGATION SYSTEM SHALL BE EQUIPPED WITH A RAIN AND FREEZER SENSOR.
  - ANY BACKFLOW PREVENTION DEVICES REQUIRED BY THE CFPWA WILL NEED TO BE ON THE LIST OF APPROVED DEVICES FOR USFCCOHR OR ASSE.
  - PERMITTING OF BUSINESS IDENTIFICATION SIGNAGE IS A SEPARATE PROCESS. NEITHER NCDOT OR THE CITY OF WILMINGTON WILL ALLOW OBSTRUCTIONS WITHIN THE RIGHT-OF-WAY.
  - ALL TRAFFIC CONTROL SIGNS AND MARKINGS OFF THE RIGHT-OF-WAY ARE TO BE MAINTAINED BY THE PROPERTY OWNER IN ACCORDANCE WITH MUTCD STANDARDS.
  - INSTALL REFLECTORS PER CITY AND NCDOT STANDARDS. TRAFFIC ENGINEERING MUST APPROVE OF PAVEMENT MARKING LAYOUT PRIOR TO ACTUAL STRIPING.
  - ALL PARKING STALL MARKINGS AND LANE ARROWS WITHIN PARKING AREAS SHALL BE WHITE.
  - ANY TREES AND/OR AREAS DESIGNATED TO BE PROTECTED MUST BE PROPERLY BARRICADED WITH FENCING AND PROTECTED THROUGHOUT CONSTRUCTION TO ENSURE THAT NO CLEARING, GRADING, OR STAGING MATERIALS WILL OCCUR IN THOSE AREAS.



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**OAKWOOD HOMES, INC**  
 Wilmington, NC

**EXISTING CONDITIONS**

**PROJECT INFORMATION**

**SITE DATA**  
 PROPERTY ADDRESS: 5536 OLEANDER DRIVE WILMINGTON, NC 28403  
 PARCEL ID: R06206-011-007-000  
 CURRENT ZONING: CB (COMMUNITY BUSINESS)  
 CURRENT USE: RETAIL - BUILDING MATERIALS  
 PROPOSED USE: RETAIL - BUILDING MATERIALS and OFFICE  
 CAMA LAND USE: WATERSHED RESOURCE PROTECTION AREA  
 NOTE: BUILDING IMPROVEMENTS WILL ONLY EFFECT THE "OFFICE" USE AND THE EXISTING (CURRENTLY NOT PERMITTED) USE OF "MOBILE HOME SALES" WILL BE GRANDFATHERED IN AND ALLOWED TO REMAIN  
 CURRENT OWNER: MONA BLACK ENTERPRISES, LLC  
 5553 OLEANDER DR WILMINGTON, NC 28403  
 LEASEE: MIKE STICKLEY  
 OAKWOOD HOMES INC  
 5536 OLEANDER DRIVE WILMINGTON, NC (919) 669-8137  
 MIKE.STICKLEY@OAKWOODHOMES.COM  
 TOTAL ACREAGE: 117,249sf (2.69 ACRES)  
 DISTURBED AREA: 6,927sf (0.16 ACRES)

**PROPOSED PARKING**  
 SUPPORTED USE: OFFICE (1,790 SF)  
 EX SPACES: 9 SPACES (INCL 1 ACCESSABLE)  
 PRO SPACES: 9 SPACES (INCL 1 ACCESSABLE)  
 MIN REQUIRED SPACES: 6 SPACES @ 1 PER 300 SF  
 MAX ALLOWED SPACES: 9 SPACES @ 1 PER 200 SF  
 PARKING ISLANDS: 2 (TO INCLUDE 1 SHADE TREE EACH)  
 BICYCLE PARKING: 3 BIKES

**IMPERVIOUS CALCULATIONS**

	EX	PRO	NEW
BUILDINGS	1,530sf	2,858sf	2,858sf
ASPHALT DRIVE	11,294sf	11,120sf	979sf
GRAVEL DRIVE	73,530sf	70,471sf	0sf
CONCRETE WALK	0sf	1,101sf	1,101sf
CURB/GUTTER	0sf	223sf	223sf
TOTAL	86,354sf	85,773sf	5,161sf
	73.7%	73.2%	

\*NO NET INCREASE OF ON SITE IMPERVIOUS

**LANDSCAPE DATA**  
 PARKING ISLANDS: "1" - 272 SF - 1 SHADE TREE REQ  
 "2" - 272 SF - 1 SHADE TREE REQ  
 PERIMETER BUFFER: 20' WHERE ADJACENT TO RESIDENTIAL USE - EXISTING NATURAL BUFFER TO MEET OPACITY STANDARDS  
 FRONT STREET YARD: FRONTAGE: 18.7' (NOT INCL 36' DRIVEWAY)  
 MULTIPLIER: 25  
 REQ AREA: 468 SF  
 EX AREA: 1,943 SF  
 REQUIRED TREES: 3 CANOPY (1 PER 600sf)  
 REQUIRED SHRUBS: 18 SHRUBS (6 PER 600sf)  
 FOUNDATION PLANTINGS: BLDG FRONTAGE: 70'  
 BLDG HEIGHT: 20'  
 MULTIPLIER: 0.12  
 REQ AREA: 168 SF  
 PRO AREA: 456 SF  
 TREE MITIGATION: TO BE REMOVED: 14" HOLLY  
 MITIGATION COST: 28" (10 TREES @ 3')

**BUILDING DATA**

	MAX	EX	PRO
BLDG SIZE:	34,760sf	1,400sf	1,790sf
BLDG HEIGHT:	20'	20'	20'*
BLDG COVERAGE:	30%	1.2%	1.5%

\*SINGLE STORY STRUCTURE WITH PITCHED ROOF

**SETBACKS:**

	MIN	EX	PRO
FRONT	20'	153.3'	153.3'
REAR	10'	235.7'	232.7'
SIDE	0'	105.0'	105.0'

**SETBACKS WHEN ADJ RESIDENTIAL:**

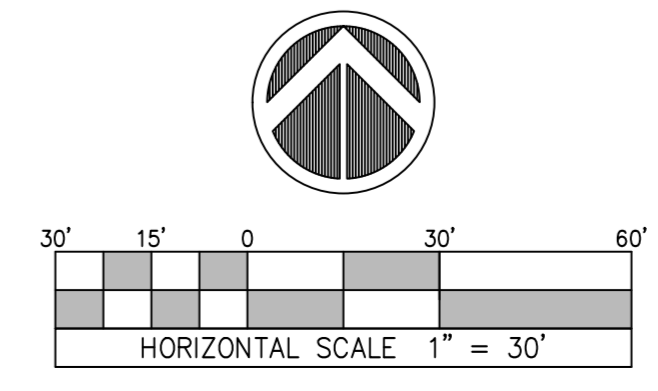
	MIN	EX	PRO
REAR	25'	235.7'	232.7'
INT. SIDE	20'	121.2'	104.5'

FOR EVERY FOOT OF INCREASED HEIGHT OF STRUCTURES OVER 20', THE DEVELOPER SHALL PROVIDE ADDITIONAL INTERIOR SIDE AND REAR YARD SETBACK AT A 1:1 RATIO WHEN ABUTTING A RESIDENTIAL DISTRICT. (SEC 18-194 (g)(1)(d))

**WASTEWATER FLOW RATES:**  
 OFFICE - 25gal/EMPLOYEE/SHIFT - 150 GAL/SHIFT  
 1" EXISTING WATER LINE HOOKUP - CFPWA  
 4" EXISTING SANITARY SEWER HOOKUP - CFPWA  
 WASTE TO BE DISPOSED OF IN EXISTING DUMPSTER.

- LEGEND**
- PROPERTY BOUNDARY / ROW
  - EASEMENTS
  - SETBACKS/BUFFERS
  - EXISTING FENCE
  - EXISTING OVERHEAD UTILITY LINE
  - EXISTING TRELIN
  - EXISTING GRAVEL LINE
  - FIRE HYDRANT
  - POWER/UTILITY POLE
  - LIGHT STUB OUT
  - MAN HOLE
  - CLEAN OUT
  - SPRINKLER CONTROL
  - STORMWATER COLLECTION BASIN
  - INVERT ELEVATION
  - EXISTING GRAVEL
  - ASPHALT
  - CONCRETE (SIDEWALK)
  - CONCRETE (CURB)
  - WOOD DECKING (PATIO OR RAMP)

- NOTES:**
- PARCEL, SITE, AND UTILITY DATA OBTAINED FROM OFFICIAL SURVEY BY F.W. JONES SURVEYING COMPANY.  
 ADDRESS: PO BOX 1471 / BRAGAW, NC 28425  
 PHONE: (910) 259-2954  
 EMAIL: JONESSURVEYING@BELL.SOUTH.NET
  - EXISTING NATURAL BUFFER MEETS OPACITY REQUIREMENTS, PROVIDING NEAR 100% SCREENING BETWEEN COMMERCIAL SITE AND ADJACENT RESIDENTIAL USE.
  - EXISTING TREE SIZE AND LOCATION ARE APPROXIMATE BASED ON FIELD OBSERVATION.



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**APPROVED DRAINAGE PLAN**  
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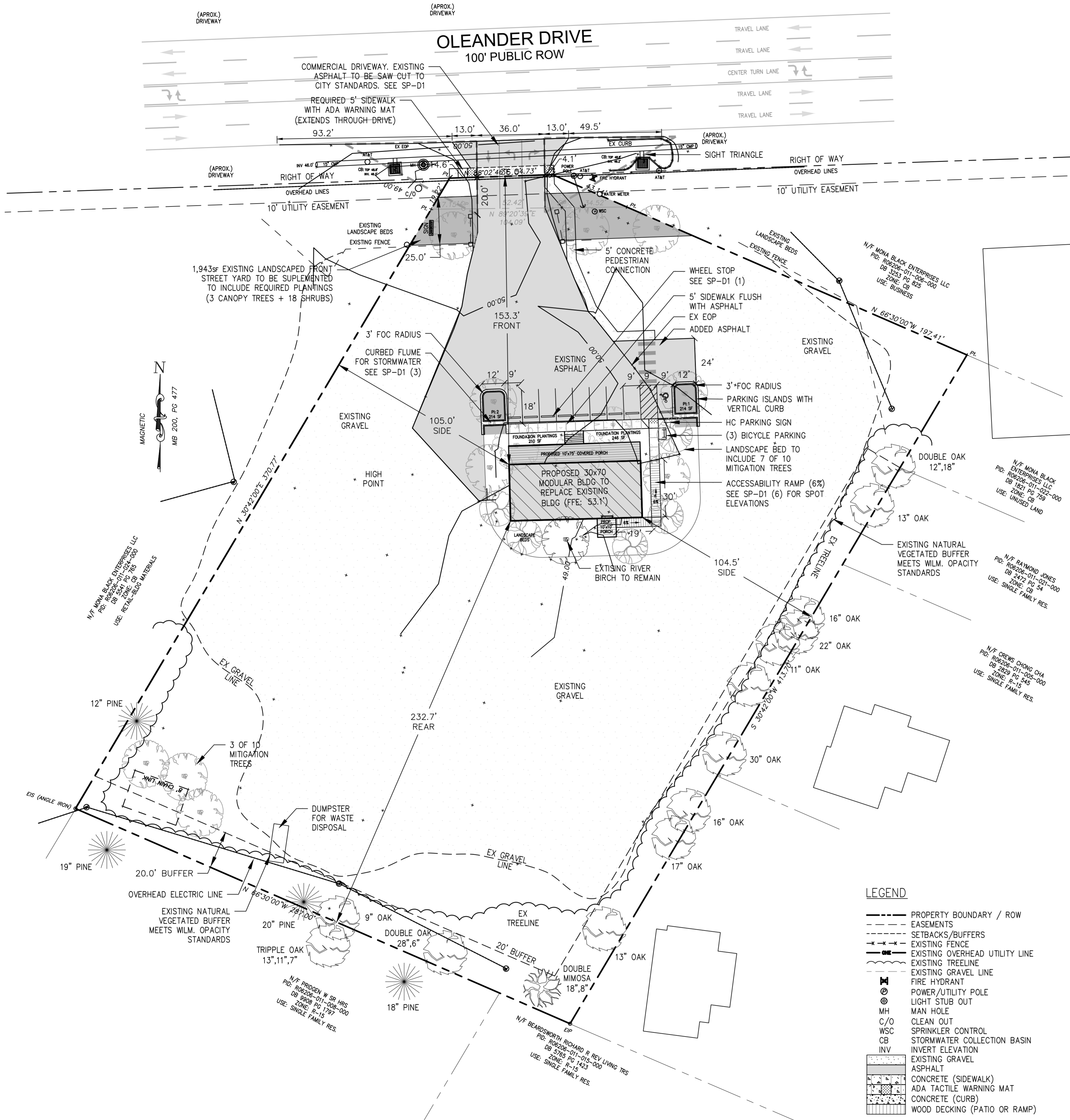
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RELEASED FOR CONSTRUCTION

APPROVED: XXX PROJECT: 960-34  
 CHECKED: JFB SCALE: 1" = 30'  
 DESIGNED: SL RELEASE: PRELIM

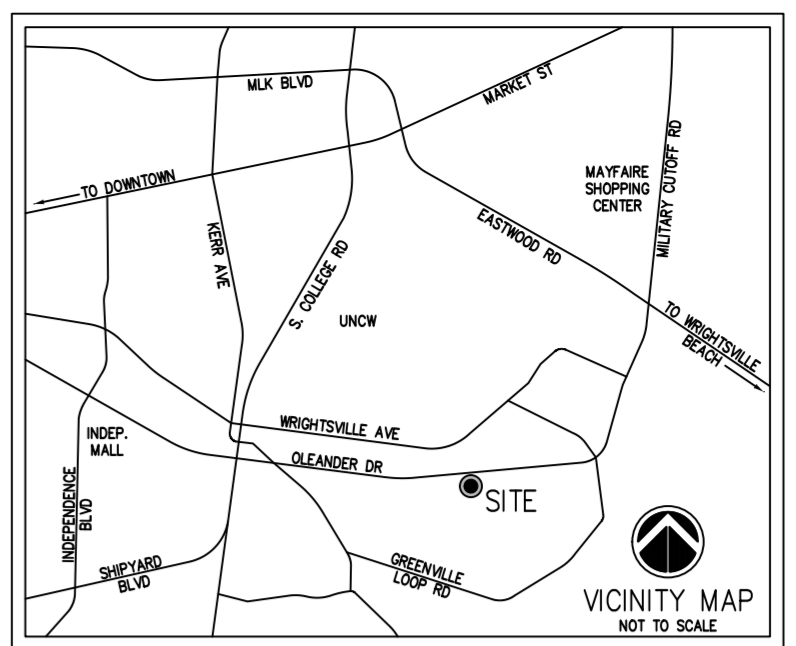
SHEET  
**EX-01**





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- NO EQUIPMENT IS ALLOWED ON SITE UNTIL ALL TREE PROTECTION FENCING IS INSTALLED AND APPROVED. PROTECTIVE FENCING IS TO BE MAINTAINED THROUGHOUT THE DURATION OF THE PROJECT, AND CONTRACTORS SHALL RECEIVE ADEQUATE INSTRUCTION ON TREE PROTECTION METHODS.
- STOP SIGNS AND STREET SIGNS TO REMAIN IN PLACE DURING CONSTRUCTION.
- TACTILE WARNING MATS WILL BE INSTALLED ON ALL WHEELCHAIR RAMPS.
- A UTILITY CUT PERMIT IS REQUIRED FOR EACH OPEN CUT OF A CITY STREET.
- WATER AND SEWER SERVICE SHALL MEET CAPE FEAR PUBLIC UTILITY AUTHORITY (CFPUA) DETAILS AND SPECIFICATIONS.
- CONTRACTOR TO FIELD VERIFY EXISTING WATER AND SEWER SERVICE LOCATIONS, SIZES, AND MATERIALS PRIOR TO CONSTRUCTION. ENGINEER TO BE NOTIFIED OF ANY CONFLICTS.
- CONTRACTOR SHALL MAINTAIN ALL-WEATHER ACCESS FOR EMERGENCY VEHICLES AT ALL TIMES DURING CONSTRUCTION.
- UNDERGROUND FIRE LINE(S) MUST BE PERMITTED AND INSPECTED BY THE WILMINGTON FIRE DEPARTMENT FROM THE PUBLIC RIGHT-OF-WAY TO THE BUILDING. CONTACT THE WILMINGTON FIRE DEPARTMENT DIVISION OF FIRE AND LIFE SAFETY AT (910) 344-0696.
- NO OBSTRUCTIONS ARE PERMITTED IN THE SPACE BETWEEN THIRTY (30) INCHES AND TEN (10) FEET ABOVE THE GROUND WITHIN THE TRIANGULAR SIGHT DISTANCE.
- CONTACT THE NORTH CAROLINA ONE CALL CENTER AT 1-800-632-4949 PRIOR TO DOING ANY DIGGING, CLEARING, OR GRADING.
- LANDSCAPING OR PARKING CANNOT BLOCK OR IMPEDE FIRE HYDRANTS. A 3-FOOT CLEAR SPACE SHALL BE MAINTAINED AROUND THE CIRCUMFERENCE OF THE HYDRANT.
- ADDITIONAL FIRE PROTECTION AND/OR ACCESSIBILITY REQUIREMENTS MAY BE REQUIRED DUE TO ANY SPECIAL CIRCUMSTANCES CONCERNING THE PROJECT.



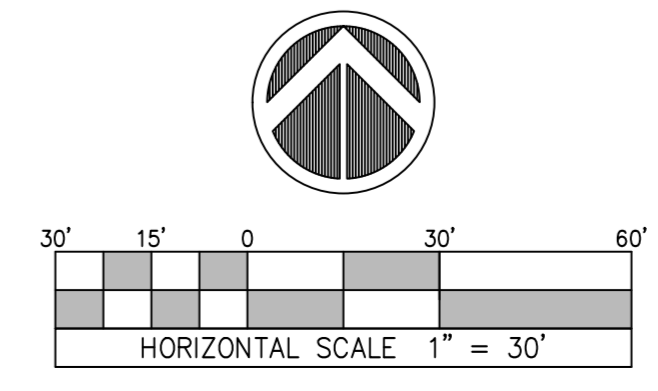
**PROJECT INFORMATION**

SITE DATA		PROPOSED PARKING	
PROPERTY ADDRESS:	5536 OLEANDER DRIVE WILMINGTON, NC 28403	SUPPORTED USE:	OFFICE (1,790 SF)
PARCEL ID:	R06206-011-007-000	EX SPACES:	9 SPACES (INCL 1 ACCESSABLE)
CURRENT ZONING:	CB (COMMUNITY BUSINESS)	PRO SPACES:	9 SPACES (INCL 1 ACCESSABLE)
CURRENT USE:	RETAIL - BUILDING MATERIALS	MIN REQUIRED SPACES:	6 SPACES @ 1 PER 300 SF
PROPOSED USE:	RETAIL - BUILDING MATERIALS and OFFICE	MAX ALLOWED SPACES:	9 SPACES @ 1 PER 200 SF
CAMA LAND USE:	WATERSHED RESOURCE PROTECTION AREA	PARKING ISLANDS:	2 (TO INCLUDE 1 SHADE TREE EACH)
CURRENT OWNER:	MONA BLACK ENTERPRISES, LLC 5536 OLEANDER DR WILMINGTON, NC 28403	BICYCLE PARKING:	3 BIKES
LEASEE:	MIKE STICKLEY OAKWOOD HOMES INC 5536 OLEANDER DRIVE WILMINGTON, NC (919) 669-8137 MIKE.STICKLEY@OAKWOODHOMES.COM	<b>IMPERVIOUS CALCULATIONS</b>	
TOTAL ACREAGE:	117,249sf (2.69 ACRES)	BUILDINGS	EX 1,530sf PRO 2,858sf NEW 2,858sf
DISTURBED AREA:	6,927sf (0.16 ACRES)	ASPHALT DRIVE	11,294sf 11,120sf 979sf
<b>BUILDING DATA</b>		GRAVEL DRIVE	73,530sf 70,471sf 0sf
BLDG SIZE:	MAX 34,760sf EX 1,400sf PRO 1,790sf	CONCRETE WALK	0sf 1,101sf 1,101sf
BLDG HEIGHT:	20' 20' 20'*	CURB/GUTTER	0sf 223sf 223sf
BLDG COVERAGE:	30% 1.2% 1.5%	TOTAL	86,354sf 85,773sf 5,161sf
*SINGLE STORY STRUCTURE WITH PITCHED ROOF			73.7% 73.2%
SETBACKS:	MIN EX PRO	*NO NET INCREASE OF ON SITE IMPERVIOUS	
FRONT	20' 153.3' 153.3'	<b>LANDSCAPE DATA</b>	
REAR	10' 235.7' 232.7'	PARKING ISLANDS: 1" - 272 SF - 1 SHADE TREE REQ	
SIDE	0' 105.0' 105.0'	2" - 272 SF - 1 SHADE TREE REQ	
SETBACKS WHEN	MIN EX PRO	PERIMETER BUFFER: 20' WHERE ADJACENT TO RESIDENTIAL USE - EXISTING NATURAL BUFFER TO MEET OPACITY STANDARDS	
ADJ RESIDENTIAL:	25' 235.7' 232.7'	FRONT STREET YARD:	
INT. SIDE	20' 121.2' 104.5'	FRONTAGE: 18.7' (NOT INCL 36' DRIVEWAY)	
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WASTEWATER FLOW RATES:		REQ AREA: 468 SF	
OFFICE - 25gal/EMPLOYEE/SHIFT - 150 GAL/SHIFT		EX AREA: 1,943 SF	
1" EXISTING WATER LINE HOOKUP - CFPWA		REQUIRED TREES: 3 CANOPY (1 PER 600sf)	
4" EXISTING SANITARY SEWER HOOKUP - CFPWA		REQUIRED SHRUBS: 18 SHRUBS (6 PER 600sf)	
WASTE TO BE DISPOSED OF IN EXISTING DUMPSTER.		FOUNDATION PLANTINGS:	
		BLDG FRONTAGE 70'	
		BLDG HEIGHT: 20'	
		MULTIPLIER: 0.12	
		REQ AREA: 168 SF	
		PRO AREA: 456 SF	
		TREE MITIGATION:	
		TO BE REMOVED: 14" HOLLY	
		MITIGATION COST: 28" (10 TREES @ 3')	

**LEGEND**

---	PROPERTY BOUNDARY / ROW
---	EASEMENTS
---	SETBACKS/BUFFERS
---	EXISTING FENCE
---	EXISTING OVERHEAD UTILITY LINE
---	EXISTING TREETRINE
---	EXISTING GRAVEL LINE
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---	POWER/UTILITY POLE
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---	SPRINKLER CONTROL
---	STORMWATER COLLECTION BASIN
---	INVERT ELEVATION
---	EXISTING GRAVEL
---	ASPHALT
---	CONCRETE (SIDEWALK)
---	ADA TACTILE WARNING MAT
---	CONCRETE (CURB)
---	WOOD DECKING (PATIO OR RAMP)

- NOTES:**
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  - EXISTING NATURAL BUFFER MEETS OPACITY REQUIREMENTS, PROVIDING NEAR 100% SCREENING BETWEEN COMMERCIAL SITE AND ADJACENT RESIDENTIAL USE.
  - LANDSCAPE PLANTINGS DEPICT MINIMUM REQUIRED PLANT MATERIAL THAT MEET CODE REQUIREMENTS.
  - EXISTING DRIVEWAY WILL BE TEMPORARILY CLOSED FOR SITE IMPROVEMENTS.



**BEFORE YOU DIG, CALL**

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www.nc811.org

**CITY OF WILMINGTON**  
NORTH CAROLINA

Public Services • Engineering Division

**APPROVED DRAINAGE PLAN**

Date: \_\_\_\_\_ Permit # \_\_\_\_\_

Signed: \_\_\_\_\_

**CITY OF WILMINGTON**  
NORTH CAROLINA

**Approved Construction Plan**

Name: \_\_\_\_\_ Date: \_\_\_\_\_

Planning: \_\_\_\_\_

Traffic: \_\_\_\_\_

Fire: \_\_\_\_\_

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**OAKWOOD HOMES, INC**  
Wilmington, NC

**PRELIMINARY SITE PLAN**

REV	DATE	DESCRIPTION
0	00 MM YY	INITIAL SITE PLAN APPLICATION
1	21 JAN 20	SECOND TRC SUBMISSION
2	12 FEB 20	THIRD TRC SUBMISSION
3	30 MAR 2020	FINAL TRC SUBMISSION

PROPERTY ADDRESS:  
5536 OLEANDER DRIVE  
WILMINGTON, NC 28403

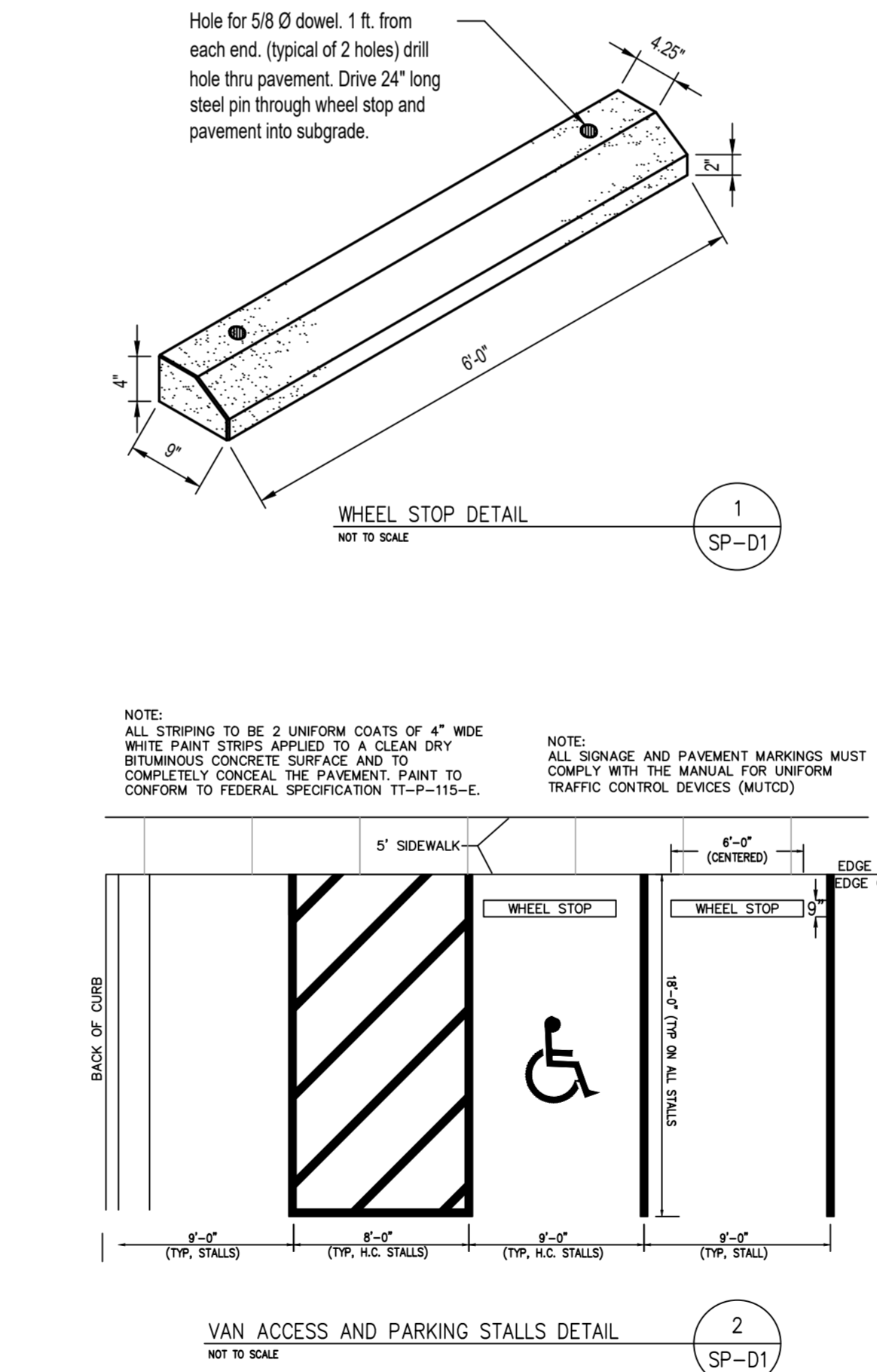
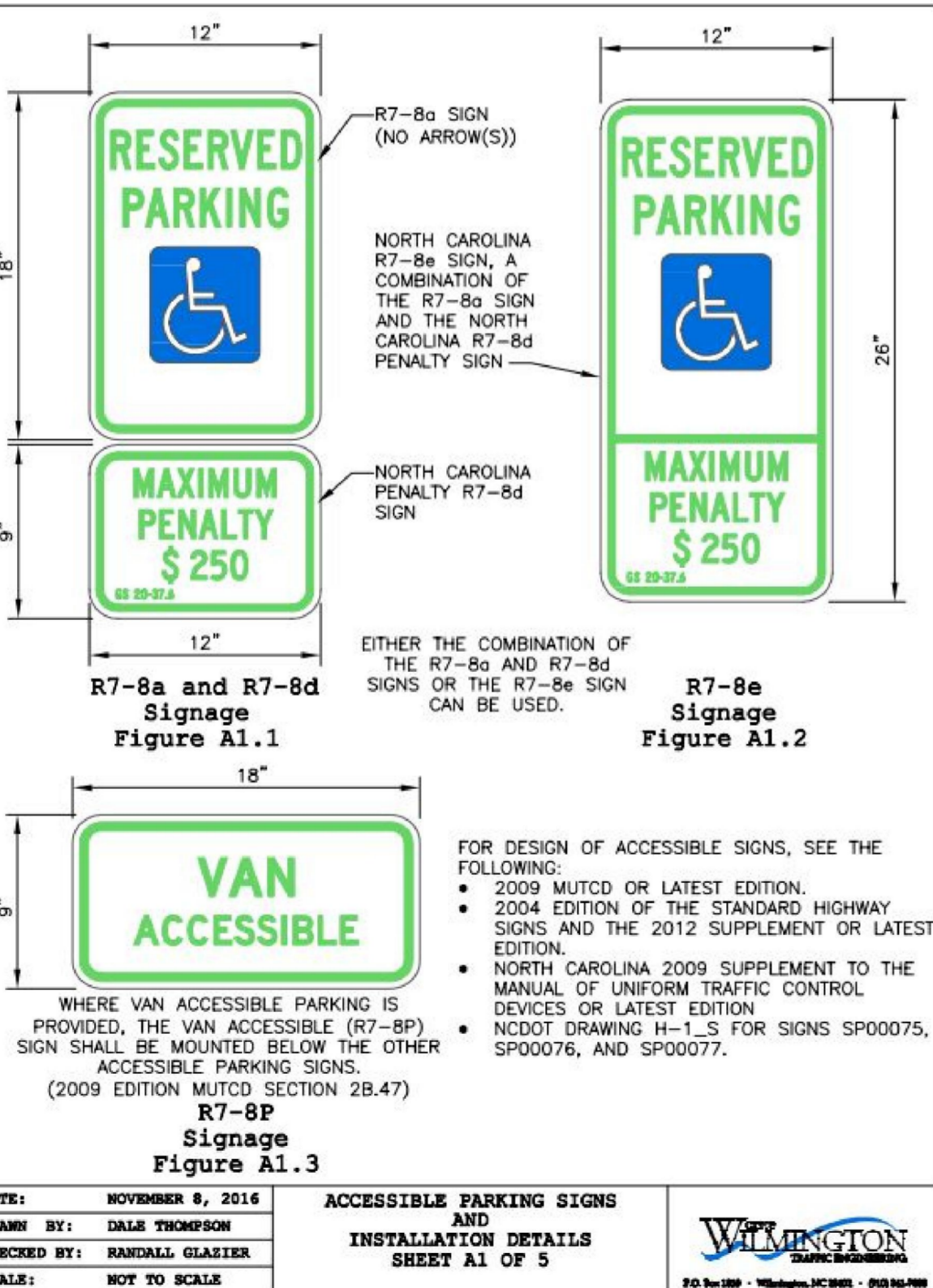
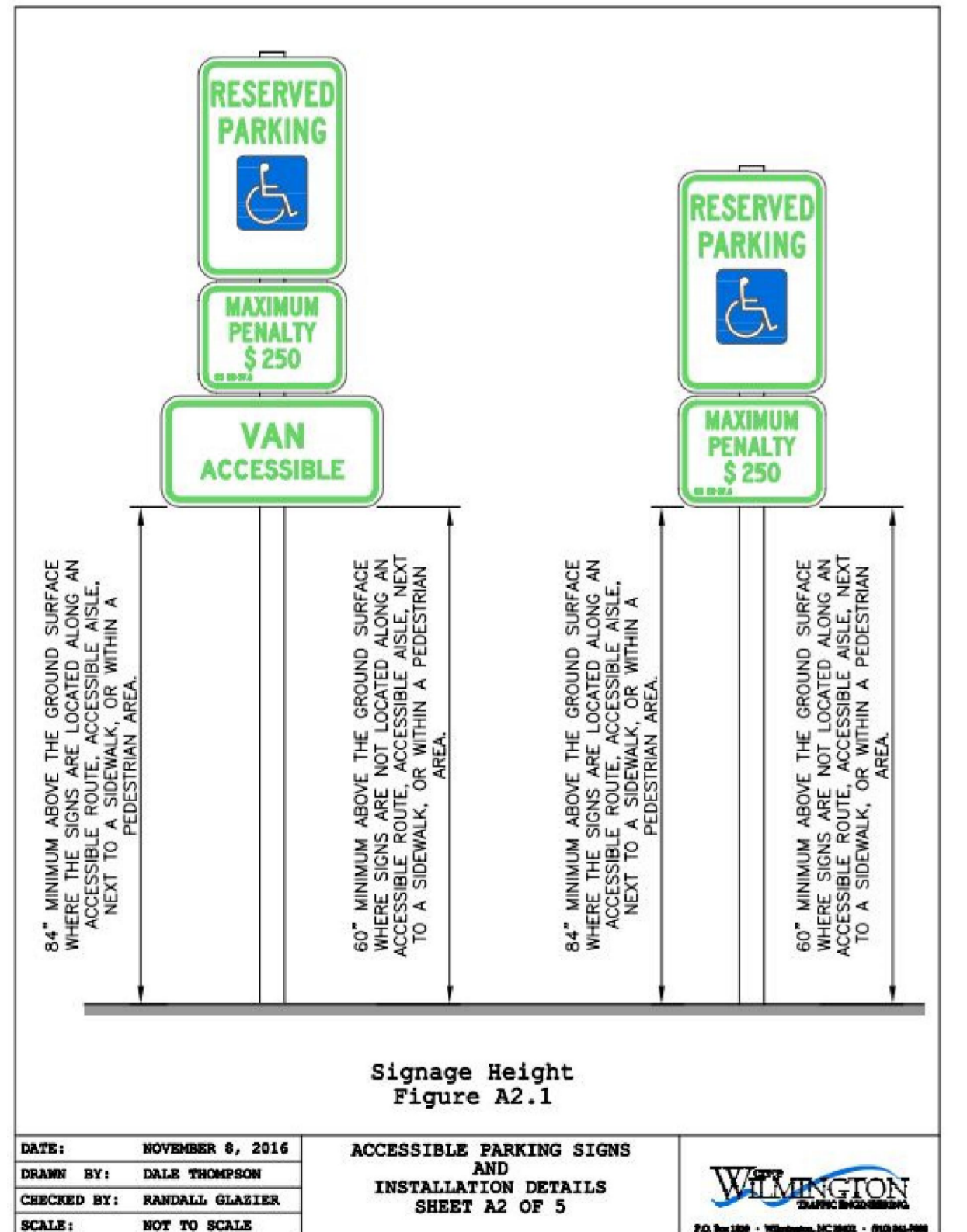
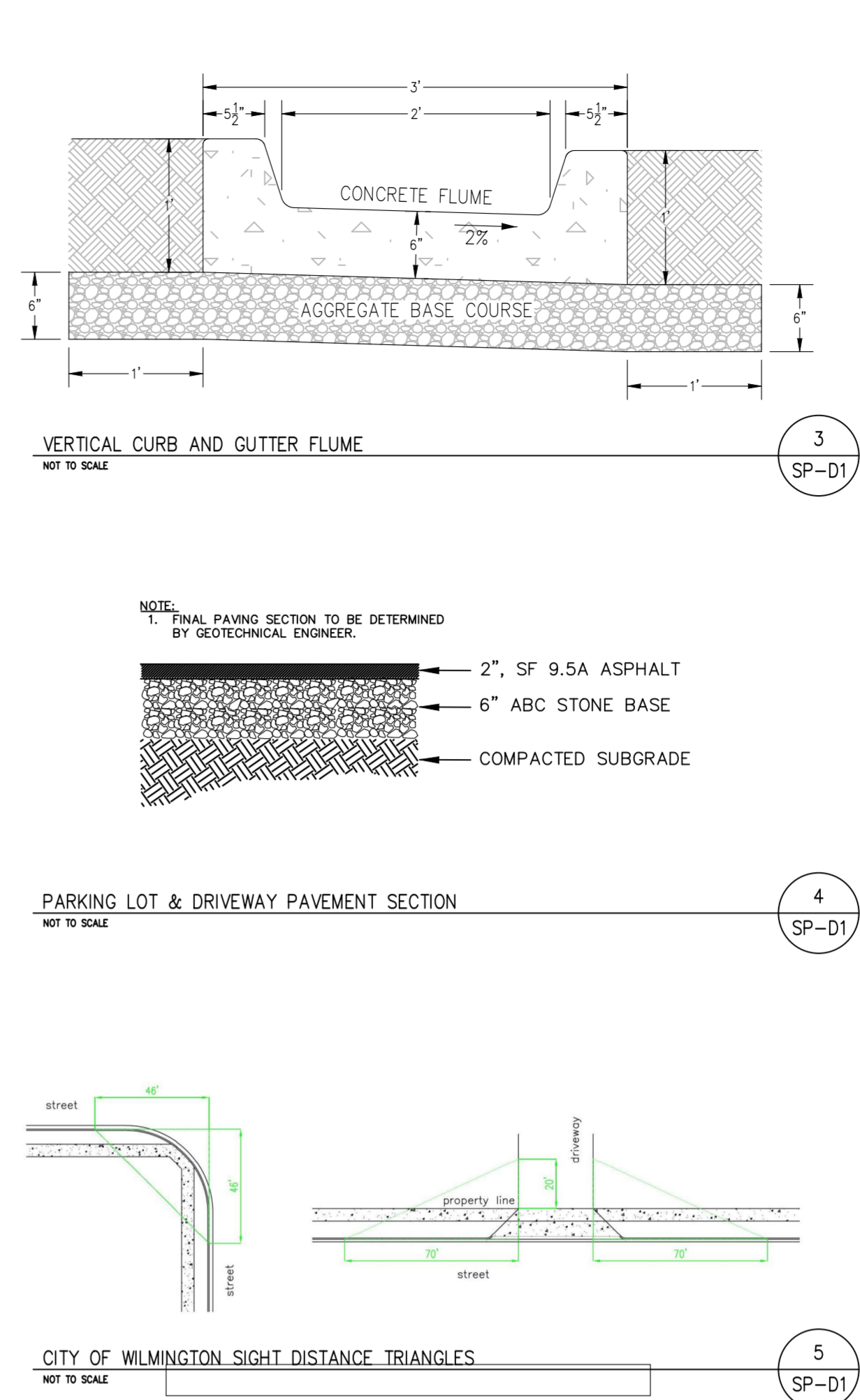
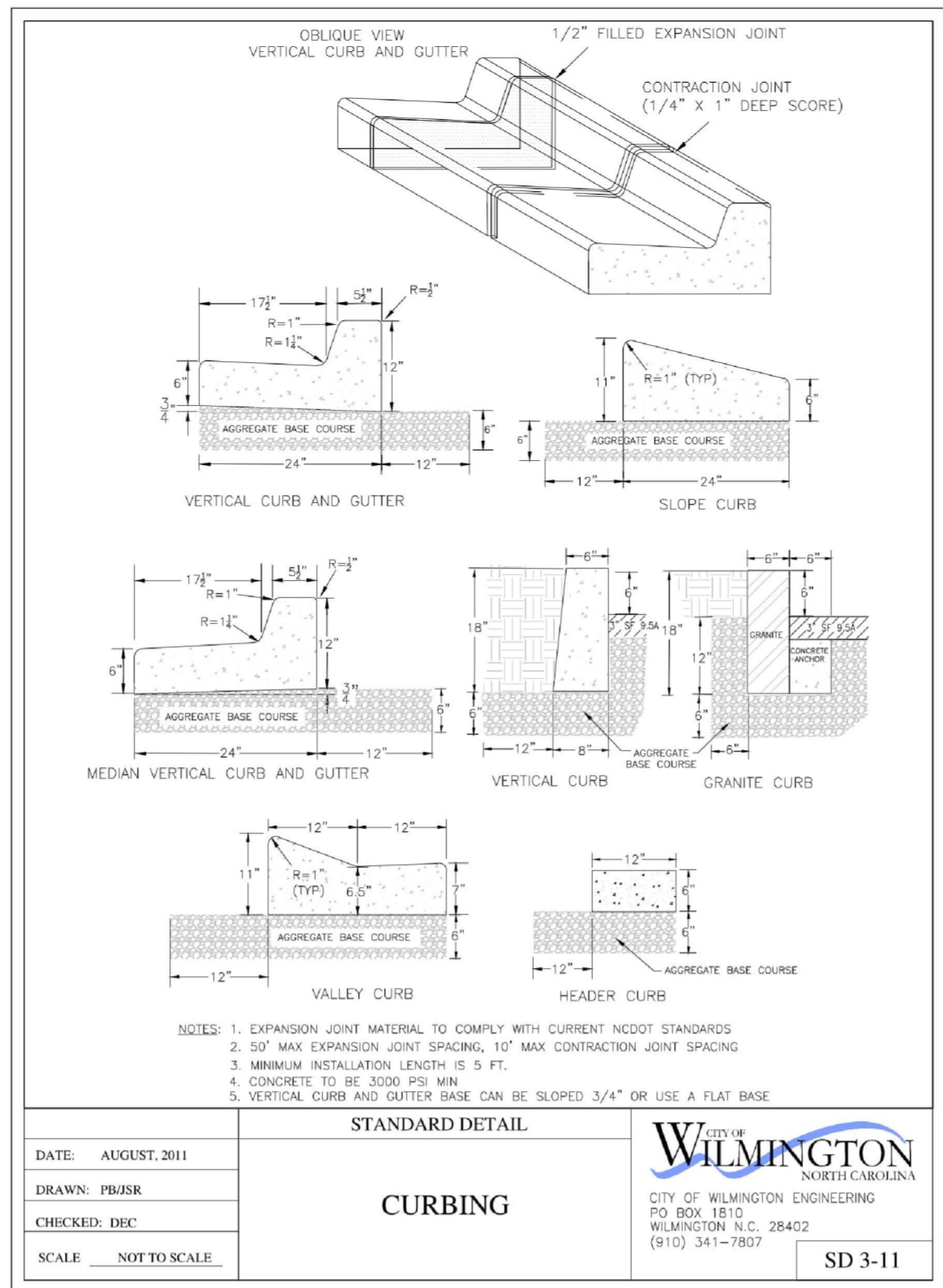
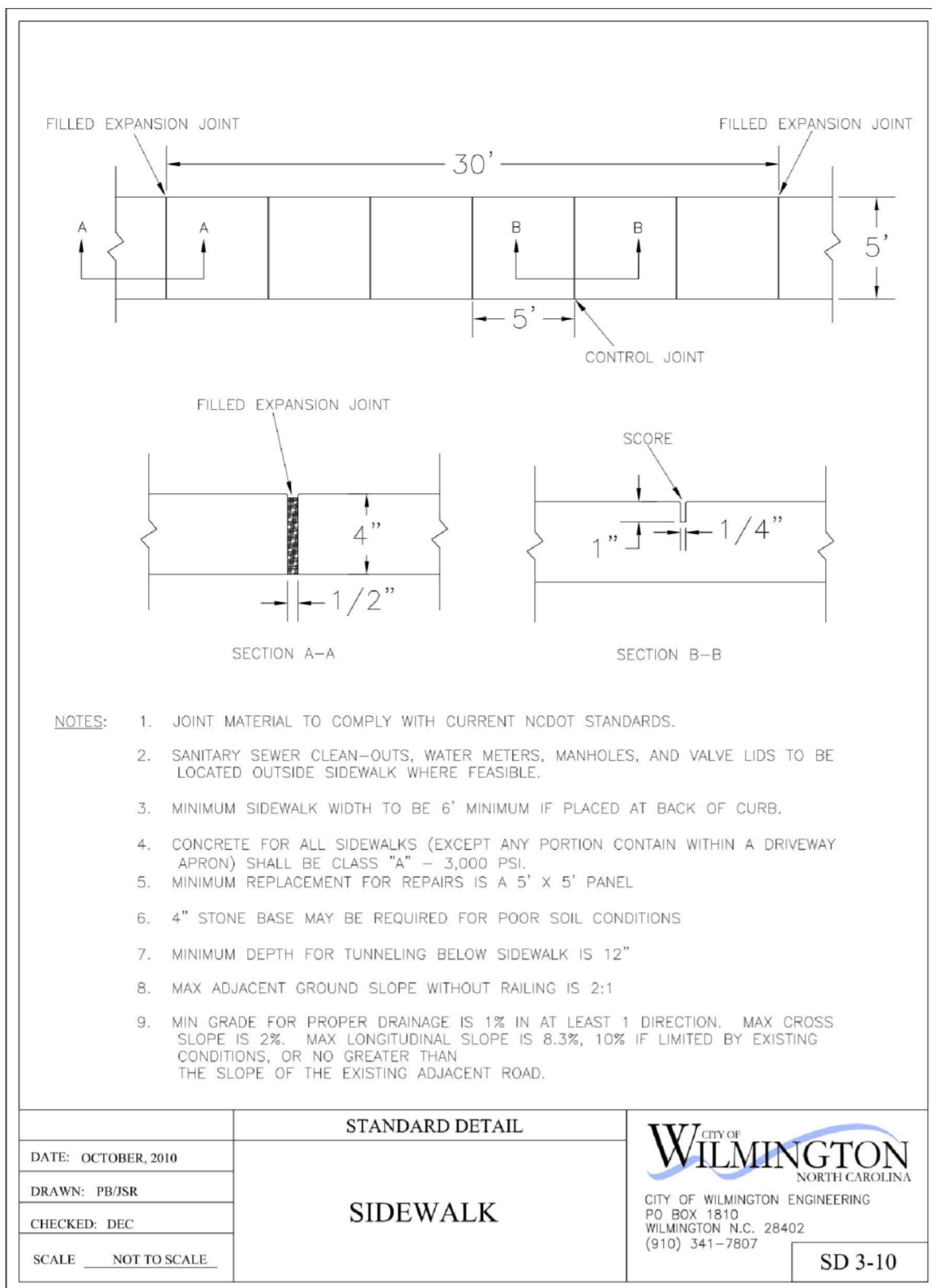
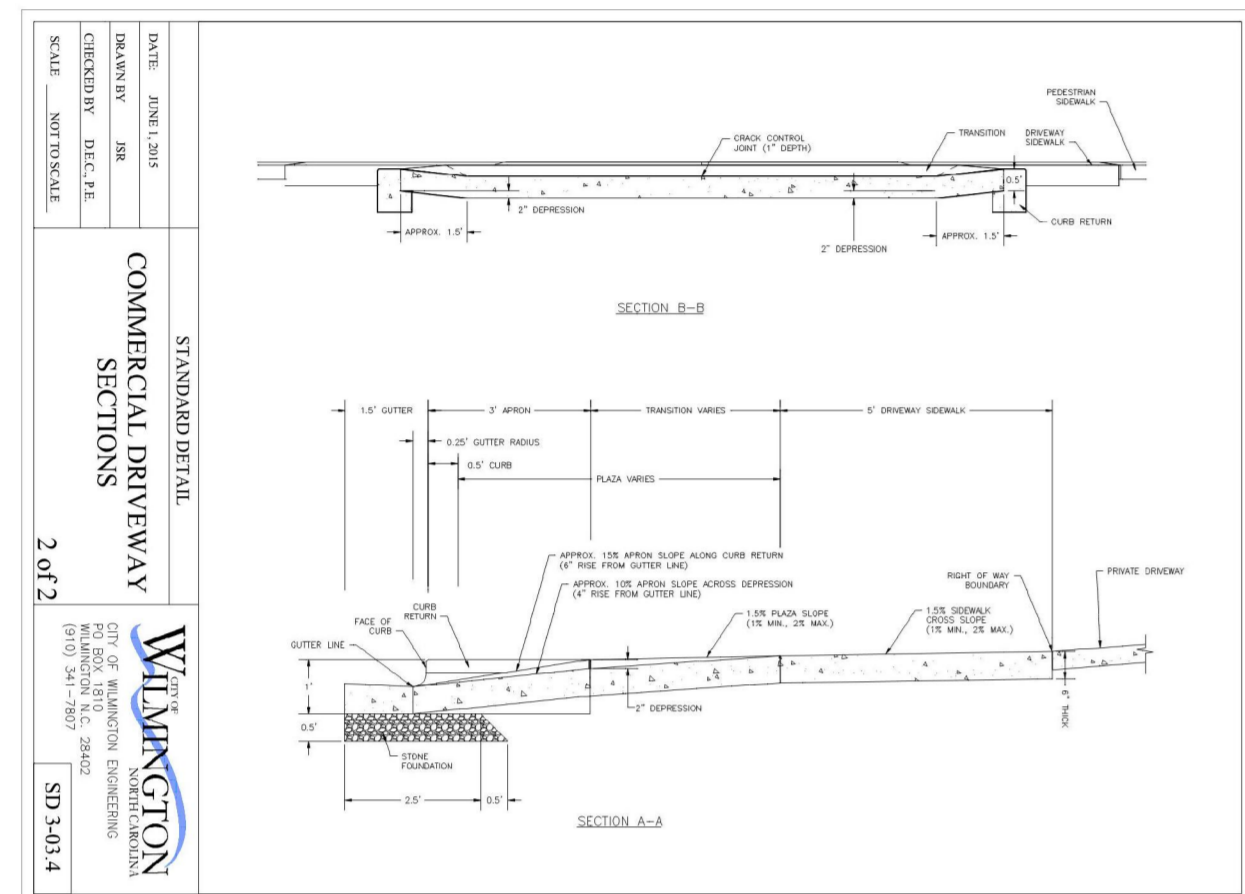
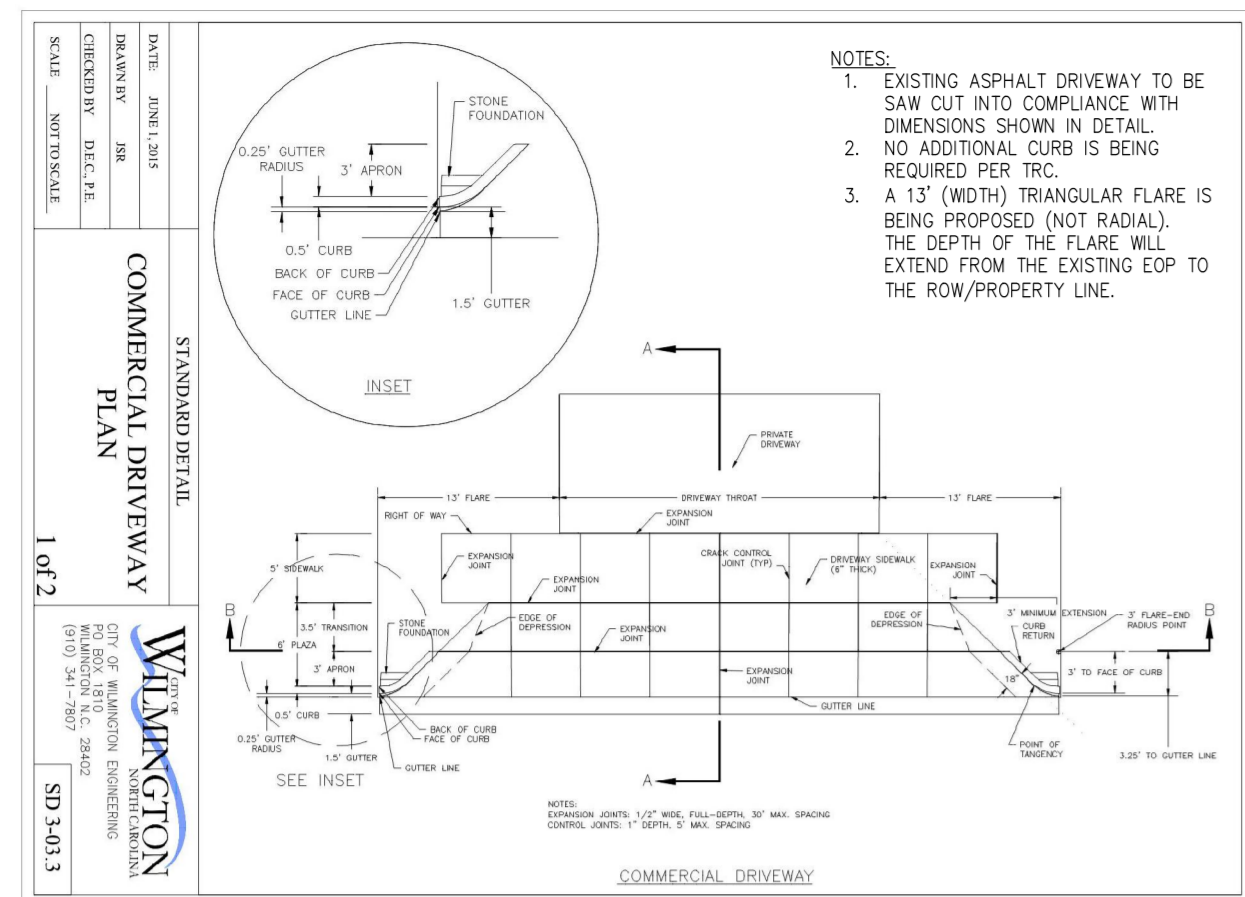
**APPROVED** 390

3/30/20

APPROVED: XXX	PROJECT: 960-34
CHECKED: JFB	SCALE: 1" = 30'
DESIGNED: SL	RELEASE: PRELIM

SHEET  
**SP-01**





**OAKWOOD HOMES, INC**  
 Wilmington, NC  
**SITE DETAILS**

REV	DATE	DESCRIPTION
3	30 MAR 2020	FINAL TRC SUBMISSION
2	12 FEB 20	THIRD TRC SUBMISSION
1	21 JAN 20	SECOND TRC SUBMISSION
0	00 MM YY	INITIAL SITE PLAN APPLICATION

PROPERTY ADDRESS:  
 5536 OLEANDER DRIVE  
 WILMINGTON, NC 28403

390  
 3/30/20

APPROVED: XXX	PROJECT: 960-34
CHECKED: JFB	SCALE: -
DESIGNED: SL	RELEASE: PRELIM

SHEET  
**SP-D1**

RELEASED FOR CONSTRUCTION

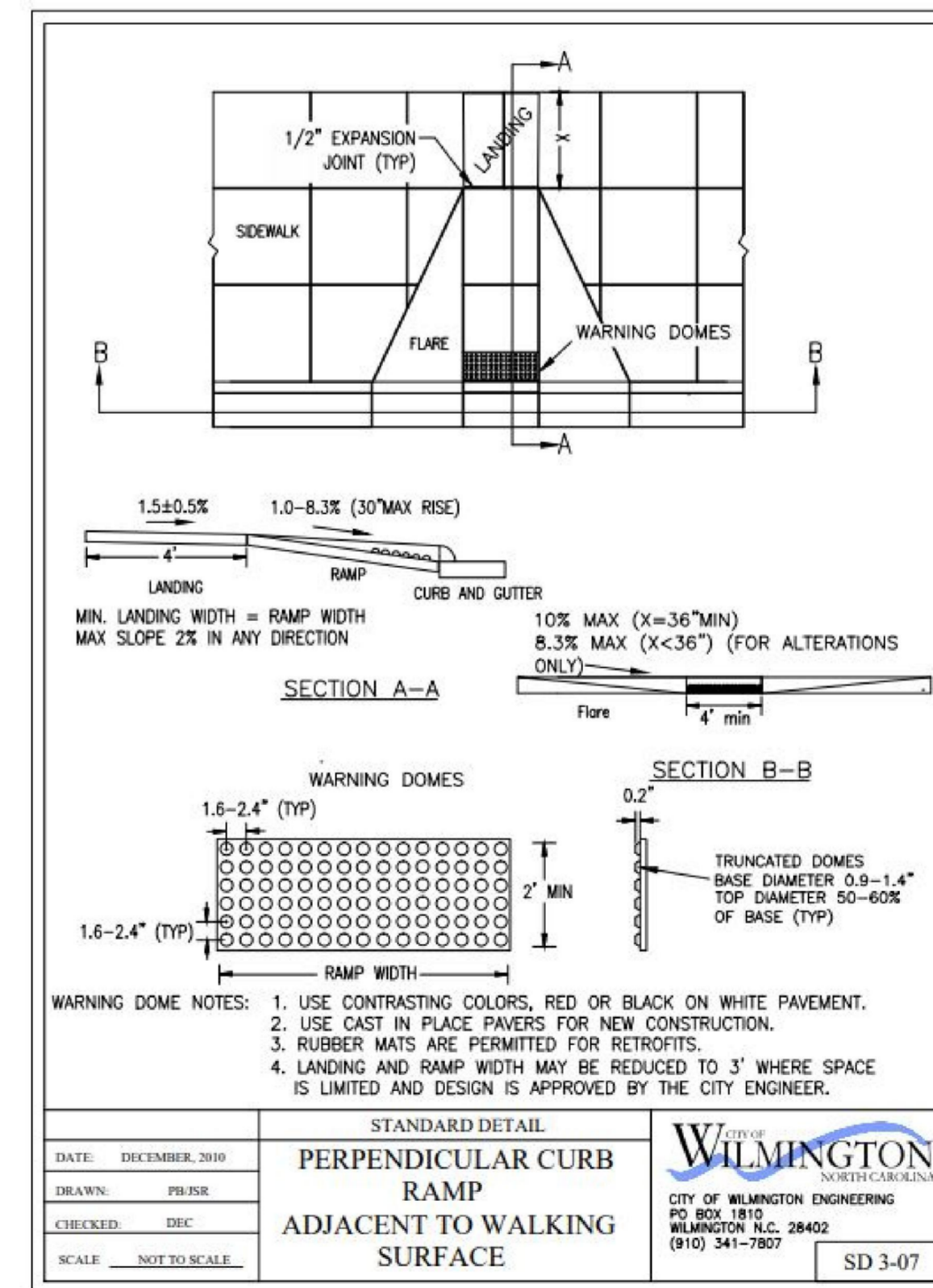
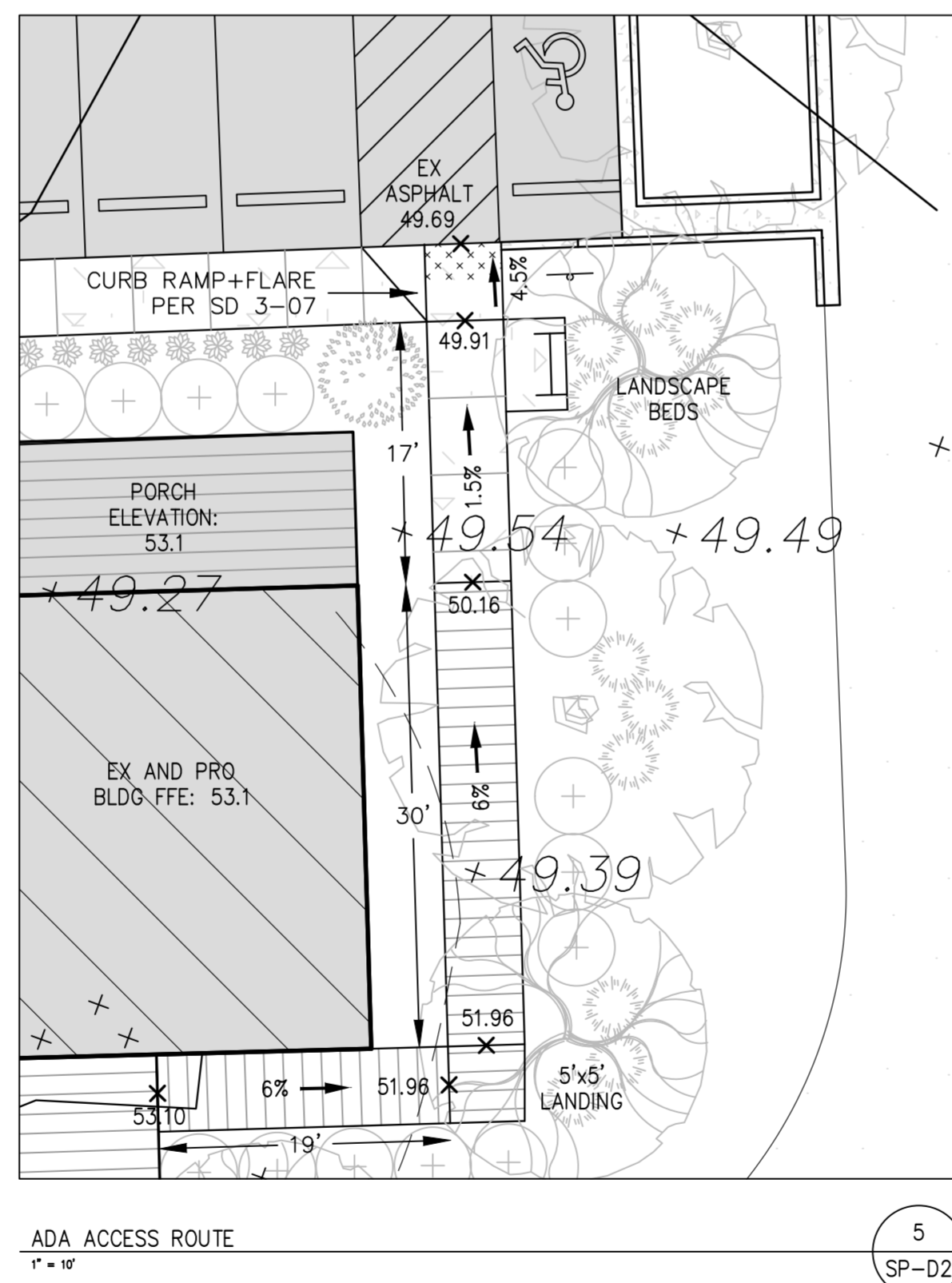
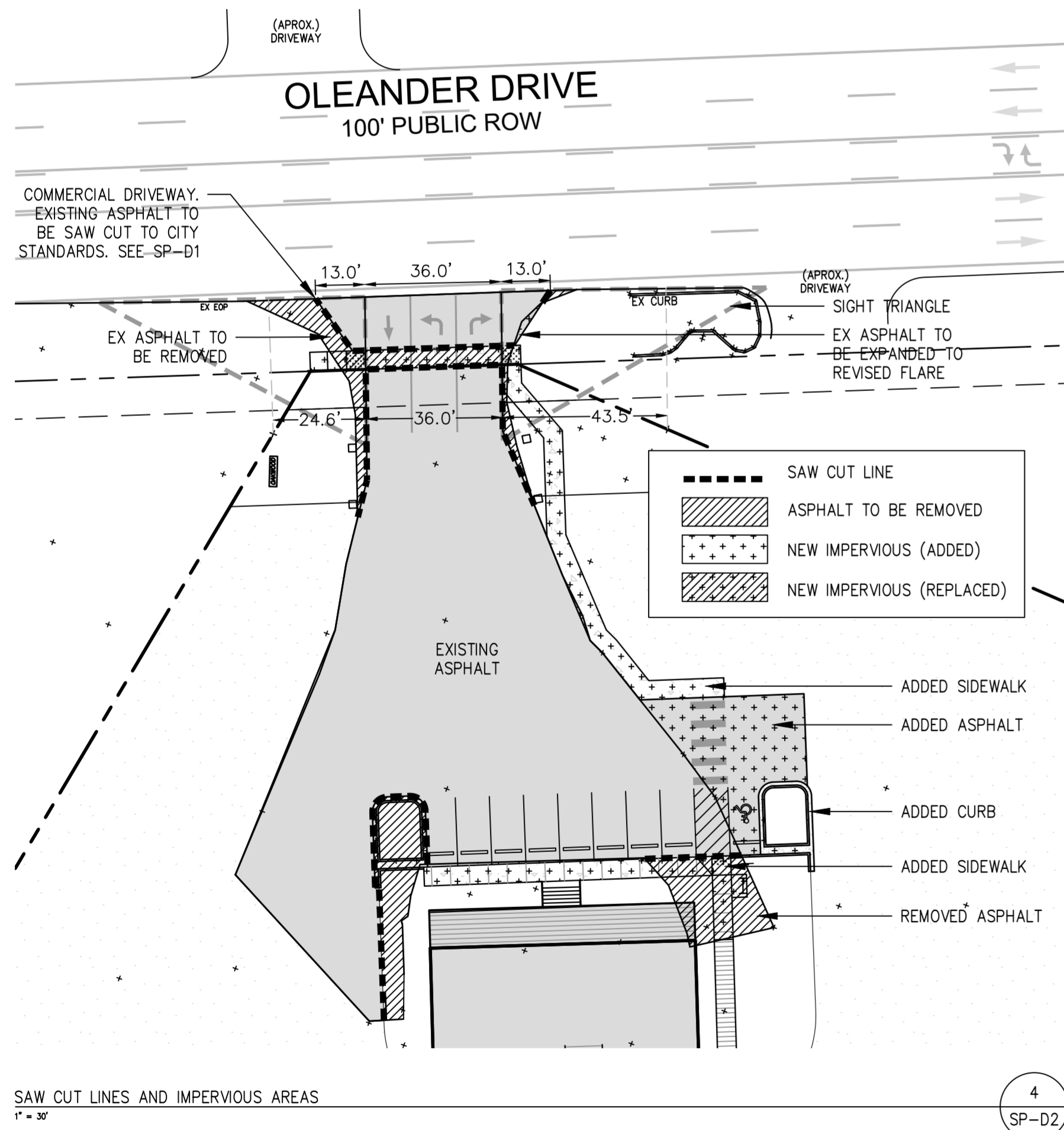
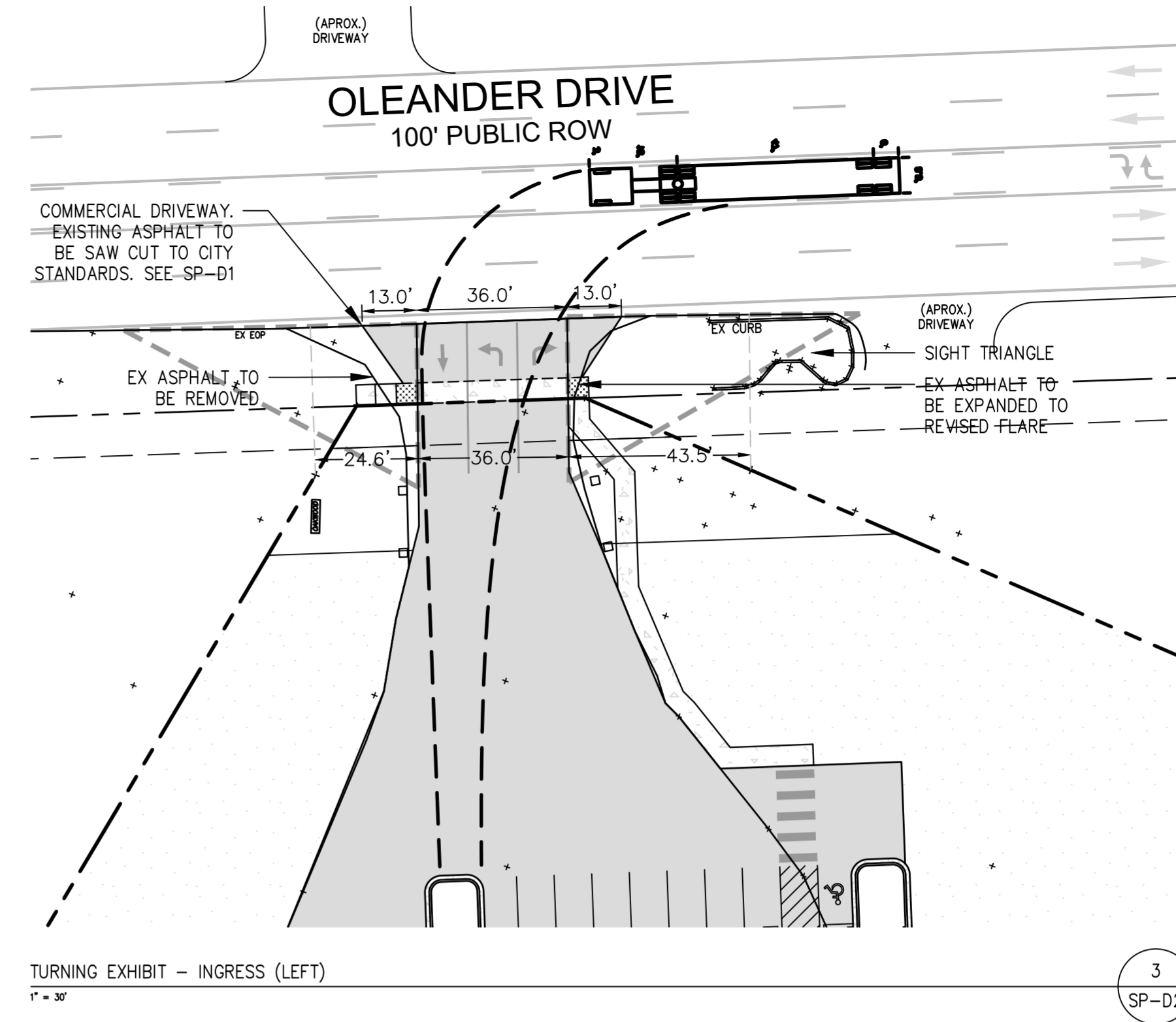
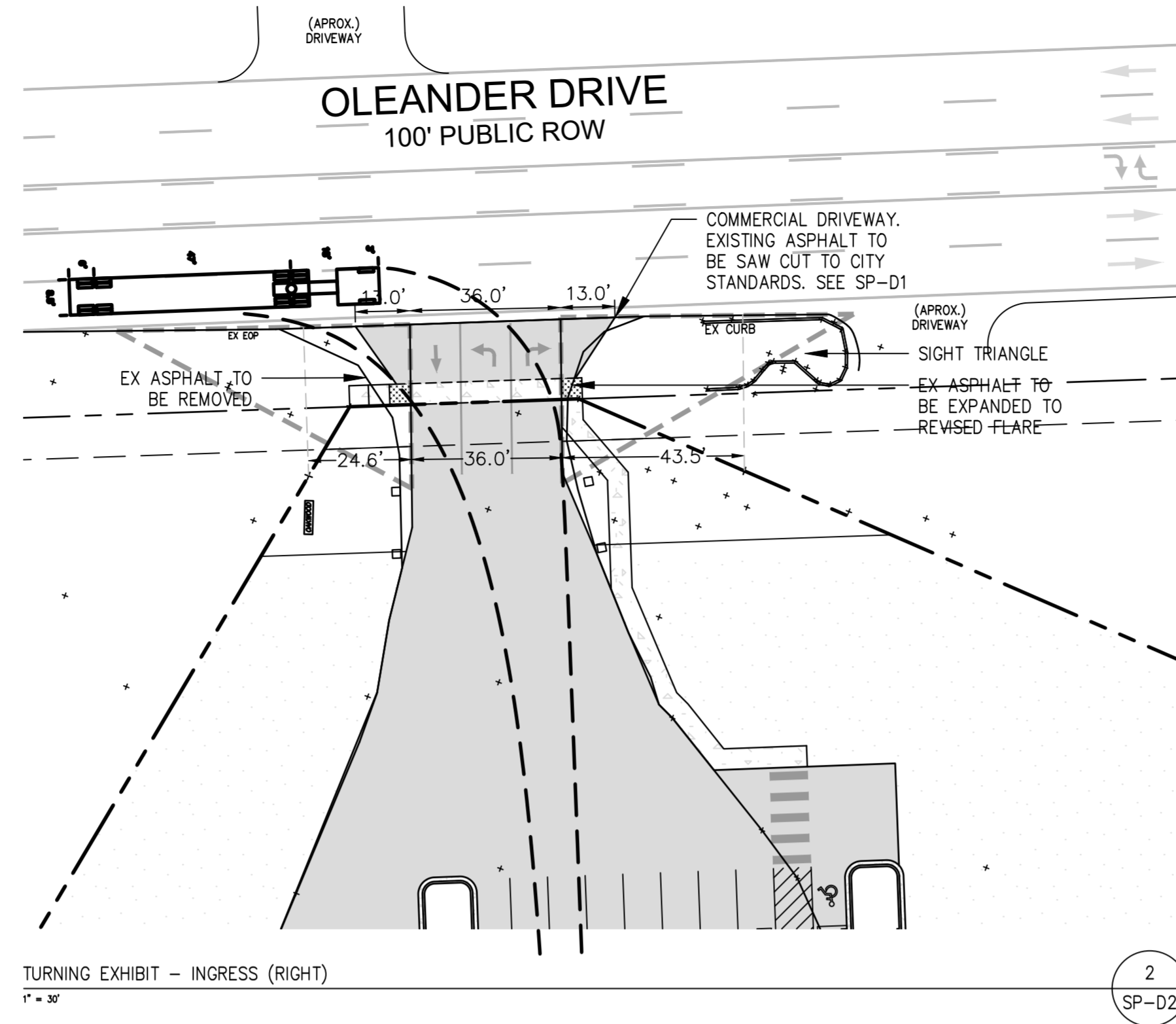
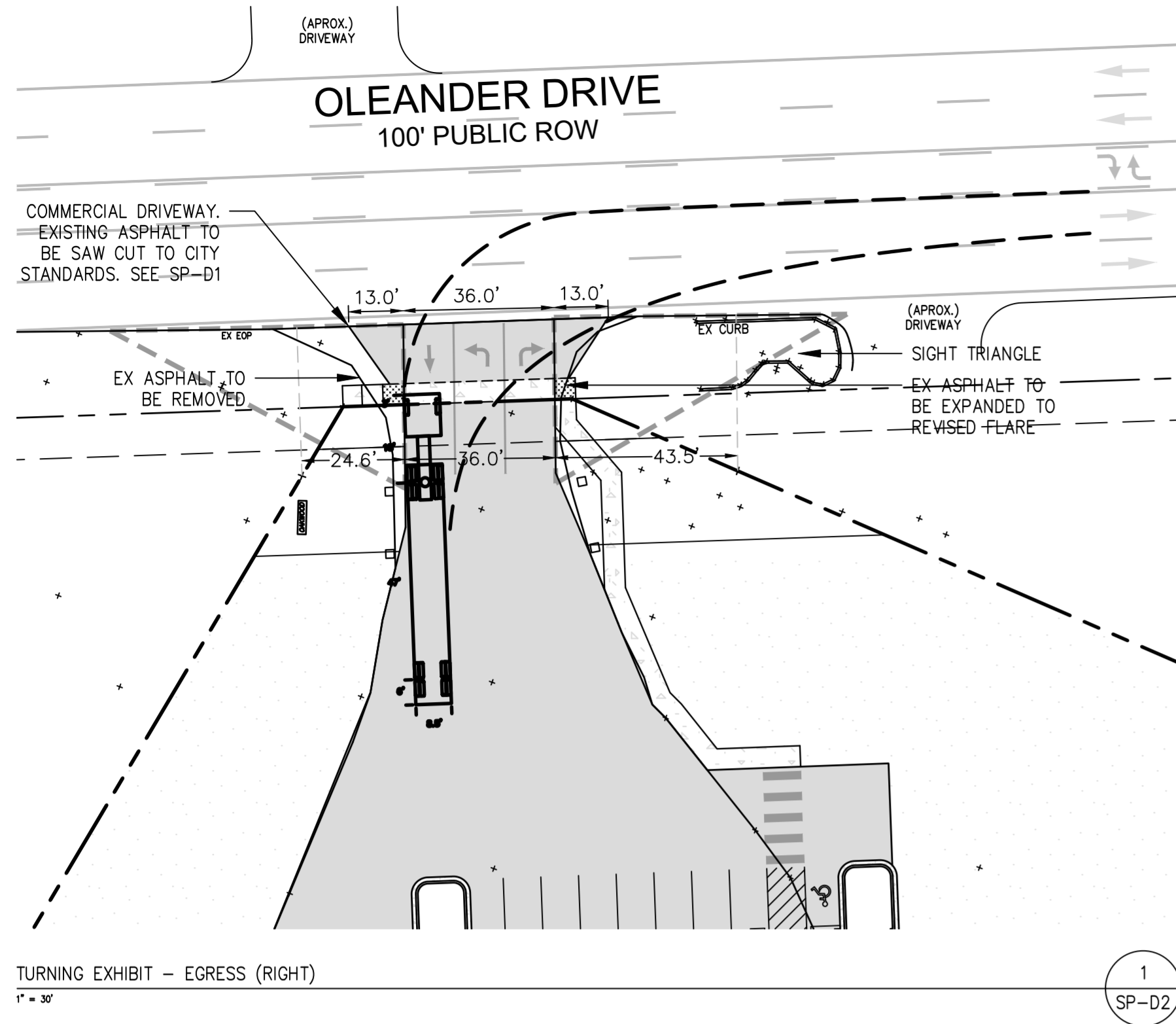
**WILMINGTON**  
 NORTH CAROLINA  
 Public Services • Engineering Division  
**APPROVED DRAINAGE PLAN**  
 Date: \_\_\_\_\_ Permit # \_\_\_\_\_  
 Signed: \_\_\_\_\_

**WILMINGTON**  
 NORTH CAROLINA  
**Approved Construction Plan**  
 Name: \_\_\_\_\_ Date: \_\_\_\_\_  
 Planning: \_\_\_\_\_  
 Traffic: \_\_\_\_\_  
 Fire: \_\_\_\_\_

For each open utility cut of City streets, a \$325 permit shall be required from the City prior to occupancy and/or project acceptance.

**BEFORE YOU DIG, CALL**  
**North Carolina 811**  
 www.nc811.org



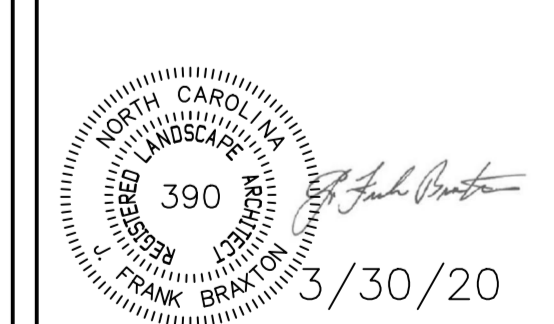


**OAKWOOD HOMES, INC**  
 Wilmington, NC

**SITE DETAILS**

REV	DATE	DESCRIPTION	INIT
3	30 MAR 2020	FINAL TRC SUBMISSION	SL
2	12 FEB 20	THIRD TRC SUBMISSION	SL
1	21 JAN 20	SECOND TRC SUBMISSION	SL
0	00 MM YY	INITIAL SITE PLAN APPLICATION	SL

PROPERTY ADDRESS:  
 5536 OLEANDER DRIVE  
 WILMINGTON, NC 28403



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

**CITY OF WILMINGTON**  
 NORTH CAROLINA  
**Approved Construction Plan**  
 Name: \_\_\_\_\_ Date: \_\_\_\_\_  
 Planning: \_\_\_\_\_  
 Traffic: \_\_\_\_\_  
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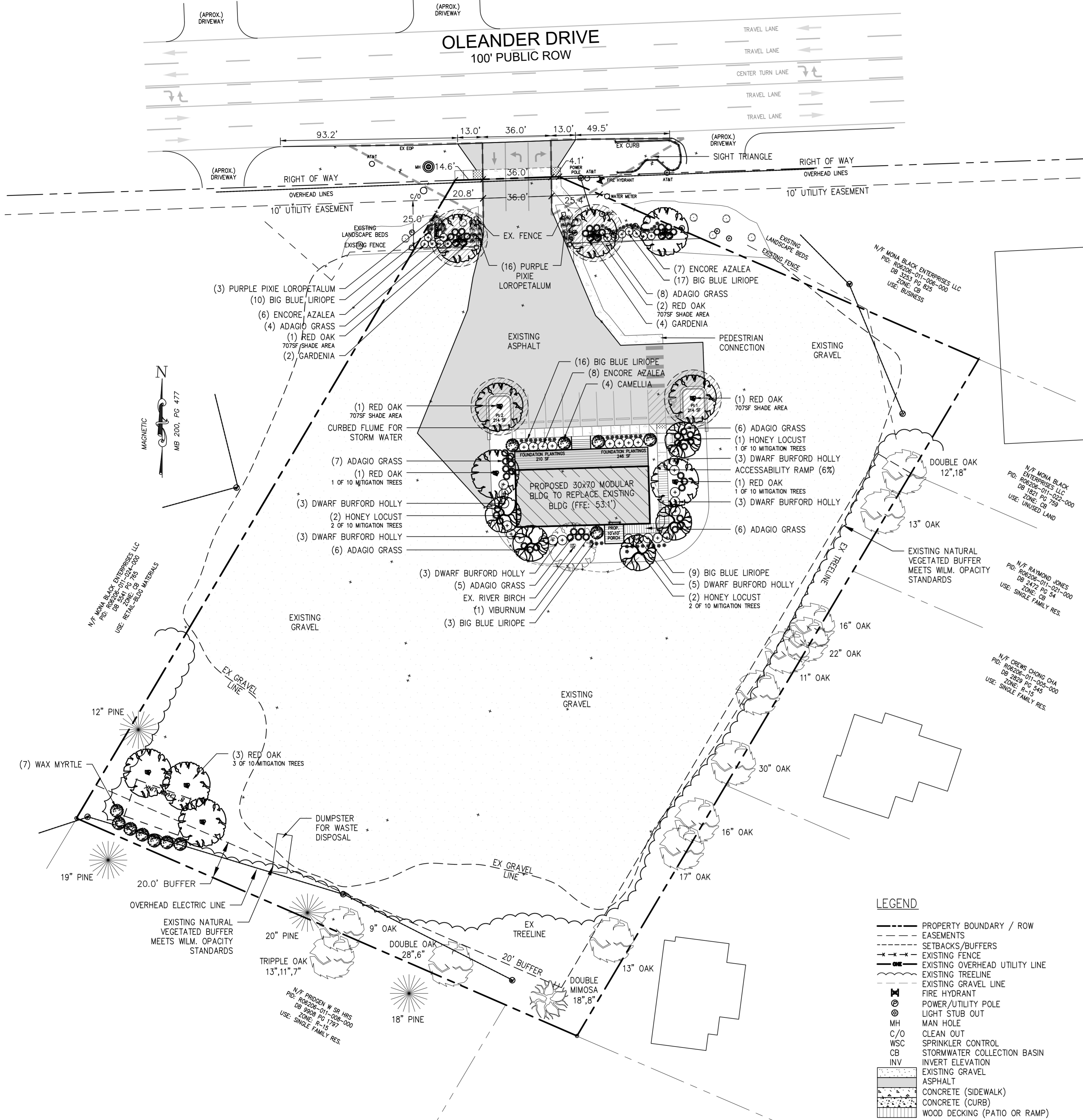
RELEASED FOR CONSTRUCTION

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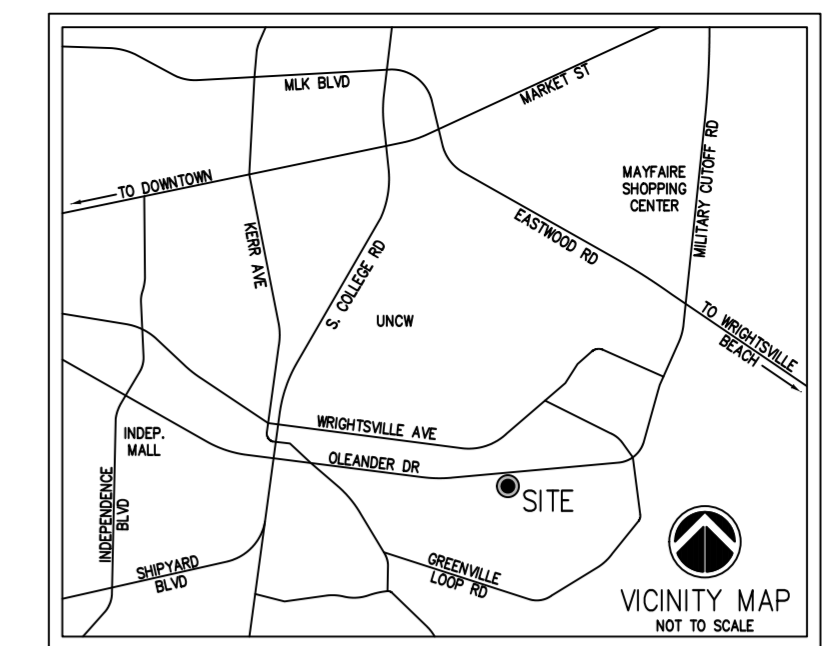
APPROVED: XXX	PROJECT: 960-34
CHECKED: JFB	SCALE: -
DESIGNED: SL	RELEASE: PRELIM

SHEET  
**SP-D2**





- GENERAL DEVELOPMENT NOTES:**
- 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, MATERIALS, OR VEHICLES ARE PERMITTED WITHIN THE TREE PROTECTION FENCING.
  - ALL PAVEMENT MARKINGS IN PUBLIC RIGHTS-OF-WAY AND FOR DRIVEWAYS ARE TO BE THERMOPLASTIC AND MEET CITY AND/OR NCDOT STANDARDS.
  - ONCE STREETS ARE OPEN TO TRAFFIC, CONTACT TRAFFIC ENGINEERING TO REQUEST INSTALLATION OF TRAFFIC AND STREET NAME SIGNS. ANY PROPOSED STREET NAMES MUST BE APPROVED PRIOR TO INSTALLATION OF STREET NAME SIGNS.
  - TRAFFIC CONTROL DEVICES (INCLUDING SIGNS AND PAVEMENT MARKINGS) IN AREAS OPEN TO PUBLIC TRAFFIC ARE TO MEET MUTCD (MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES) STANDARDS.
  - CALL 811 PRIOR TO CONTACTING TRAFFIC ENGINEERING REGARDING THE UTILITIES IN THE ROW. TRAFFIC ENGINEERING MUST APPROVE OF PAVEMENT MARKING PRIOR TO ACTUAL STRIPING. CALL TRAFFIC ENGINEERING AT (910) 341-7888 FORTY-EIGHT HOURS (48) PRIOR TO ANY EXCAVATION IN THE RIGHT-OF-WAY.
  - ANY BROKEN OR MISSING SIDEWALK PANELS, DRIVEWAY PANELS AND CURBING MUST BE REPLACED.
  - CONTACT TRAFFIC ENGINEERING AT (910) 341-7888 TO DISCUSS STREET LIGHTING OPTIONS.
  - PROJECT MUST COMPLY WITH THE CFPWA CROSS CONNECTION CONTROL REQUIREMENTS. WATER METER(S) CANNOT BE RELEASED UNTIL ALL REQUIREMENTS ARE MET AND THE STATE HAS GIVEN THEIR FINAL APPROVAL. CALL (910) 332-6419 FOR INFORMATION.
  - IF THE CONTRACTOR DESIRES CFPWA WATER FOR CONSTRUCTION, HE OR SHE 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.
  - ANY IRRIGATION SYSTEM SUPPLIED BY CFPWA WATER SHALL COMPLY WITH THE CFPWA'S CONNECTION CONTROL REGULATIONS. CALL (910) 332-6419 FOR INFORMATION.
  - ANY IRRIGATION SYSTEM SHALL BE EQUIPPED WITH A RAIN AND FREEZER SENSOR.
  - ANY BACKFLOW PREVENTION DEVICES REQUIRED BY THE CFPWA WILL NEED TO BE ON THE LIST OF APPROVED DEVICES FOR USFCOCHR OR ASSE.
  - PERMITTING OF BUSINESS IDENTIFICATION SIGNAGE IS A SEPARATE PROCESS. NEITHER NCDOT OR THE CITY OF WILMINGTON WILL ALLOW OBSTRUCTIONS WITHIN THE RIGHT-OF-WAY.
  - ALL TRAFFIC CONTROL SIGNS AND MARKINGS OFF THE RIGHT-OF-WAY ARE TO BE MAINTAINED BY THE PROPERTY OWNER IN ACCORDANCE WITH MUTCD STANDARDS.
  - INSTALL REFLECTORS PER CITY AND NCDOT STANDARDS. TRAFFIC ENGINEERING MUST APPROVE OF PAVEMENT MARKING LAYOUT PRIOR TO ACTUAL STRIPING.
  - ALL PARKING STALL MARKINGS AND LANE ARROWS WITHIN PARKING AREAS SHALL BE WHITE.
  - ANY TREES AND/OR AREAS DESIGNATED TO BE PROTECTED MUST BE PROPERLY BARRICADED WITH FENCING AND PROTECTED THROUGHOUT CONSTRUCTION TO ENSURE THAT NO CLEARING, GRADING, OR STAGING MATERIALS WILL OCCUR IN THOSE AREAS.



**Coastal Land Design, PLLC**  
 Civil Engineering / Landscape Architecture  
 Land Planning / Construction Management  
 NCBELS Firm License P-0399  
 P.O. Box 1172 Wilmington, NC 28402 Phone: 910-254-9333 Fax: 910-254-5002  
 www.cldeng.com

**PROJECT INFORMATION**

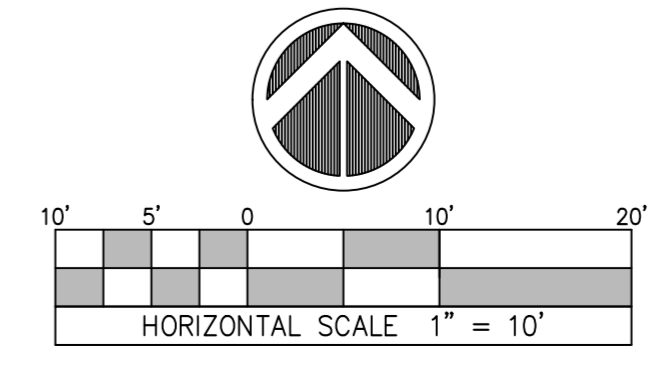
SITE DATA		LANDSCAPE DATA	
PROPERTY ADDRESS:	5536 OLEANDER DRIVE WILMINGTON, NC 28403 R06206-011-007-000	PARKING ISLANDS:	1" - 272 SF - 1 SHADE TREE REQ 2" - 272 SF - 1 SHADE TREE REQ
PARCEL ID:	R06206-011-007-000	PERIMETER BUFFER:	20' WHERE ADJACENT TO RESIDENTIAL USE - EXISTING NATURAL BUFFER MEETS OPACITY STANDARDS
CURRENT ZONING:	CB (COMMUNITY BUSINESS)	FRONT STREET YARD:	FRONTAGE: 68' (NOT INCL 36' DRIVEWAY) MULTIPLIER: 25 REQ AREA: 1,700 SF EX AREA: 1,840 SF REQUIRED TREES: 3 CANOPY (1 PER 600sf) REQUIRED SHRUBS: 18 SHRUBS (6 PER 600sf)
CURRENT USE:	RETAIL - BUILDING MATERIALS	SHADE REQUIREMENTS:	TRAFFIC AREA: 11,695sf (ON-SITE ASPH, CURB, SIDEWALK) REQ SHADE: 2,339sf (20% TRAFFIC AREA) PRO SHADE: 2,828sf (4 TREES AT 707sf EACH)
PROPOSED USE:	RETAIL - BUILDING MATERIALS and OFFICE	FOUNDATION PLANTINGS:	REQ AREA: 168sf (70' width x 20' height x 0.12) PRO AREA: 456sf
CAMA LAND USE:	WATERSHED RESOURCE PROTECTION AREA	TREE MITIGATION:	TO BE REMOVED: 14" HOLLY MITIGATION COST: 28" (10 TREES @ 3")
NOTE:	BUILDING IMPROVEMENTS WILL ONLY EFFECT THE "OFFICE" USE AND THE EXISTING (CURRENTLY NOT PERMITTED) USE OF "MOBILE HOME SALES" WILL BE GRANDFATERED IN AND ALLOWED TO REMAIN		
CURRENT OWNER:	MONA BLACK ENTERPRISES, LLC 5553 OLEANDER DR WILMINGTON, NC 28403		
LEASEE:	MIKE STICKLEY OAKWOOD HOMES INC 5536 OLEANDER DRIVE WILMINGTON, NC (919) 669-8137 MIKE.STICKLEY@OAKWOODHOMES.COM		
TOTAL ACREAGE:	117,249sf (2.69 ACRES)		
DISTURBED AREA:	6,927sf (0.16 ACRES)		

**PLANTING SCHEDULE**

COMMON NAME	SCIENTIFIC NAME	SIZE	NOTES
<b>LARGE SHADE TREES</b>			
10 RED OAK	Quercus rubra	3" DBH	2.5" MINIMUM DBH
5 THORNLESS HONEY LOCUST	Gleditsia tricanthos var. Inermis	3" DBH	2.5" MINIMUM DBH
<b>SHRUBS</b>			
42 ADAGIO GRASS	Miscanthus sinensis 'Adagio'	2'	3 GAL
4 CAMELLIA	Camellia japonica 'Debutante'	3'	7 GAL
20 DWARF BURFORD HOLLY	Ilex cornuta 'Dwarf Burford'	3'	7 GAL
21 ENCORE AZALEA (AUTUMN JEWEL)	Rhododendron 'Robleu'	2'	7 GAL - PRUNED TO 3' HEDGE
6 GARDENIA	Gardenia jasminoides 'Frostproof'	2'	7 GAL
1 VIBURNUM	Viburnum macrocephalum 'Sterile'	3'	7 GAL
7 WAX MYRTLE	Myrica cerifera	4'	15 GAL - EVERGREEN HEDGE
<b>GROUNDCOVERS</b>			
19 PURPLE PIXIE LOROPETALUM	Loropetalum chinense 'Peack'	1'	3 GAL
55 BIG BLUE LIRIOPE	Liriope muscari 'Big Blue'	1'	1 GAL
NOTE: SIZES LISTED REFLECT APPROXIMATE SIZE AT INSTALLATION, NOT MATURE SIZE. ALL SHRUBS SHALL BE LARGER THAN 12" AND TREES SHALL BE LARGER THAN 2"-2.5" DBH PER SEC. 18-448 (2).			

- LEGEND**
- PROPERTY BOUNDARY / ROW
  - - - EASEMENTS
  - - - SETBACKS/BUFFERS
  - - - EXISTING FENCE
  - - - EXISTING OVERHEAD UTILITY LINE
  - - - EXISTING TREETRINE
  - - - EXISTING GRAVEL LINE
  - - - FIRE HYDRANT
  - - - POWER/UTILITY POLE
  - - - LIGHT STUB OUT
  - - - MAN HOLE
  - - - CLEAN OUT
  - - - SPRINKLER CONTROL
  - - - STORMWATER COLLECTION BASIN
  - - - INVERT ELEVATION
  - - - EXISTING GRAVEL
  - - - ASPHALT
  - - - CONCRETE (SIDEWALK)
  - - - CONCRETE (CURB)
  - - - WOOD DECKING (PATIO OR RAMP)

- NOTES:**
- PARCEL, SITE, AND UTILITY DATA OBTAINED FROM OFFICIAL SURVEY BY F.W. JONES SURVEYING COMPANY.  
ADDRESS: PO BOX 1471 / BRAGAW, NC 28425  
PHONE: (910) 259-2954  
EMAIL: JONESSURVEYING@BELLSOUTH.NET
  - EXISTING NATURAL BUFFER MEETS OPACITY REQUIREMENTS, PROVIDING NEAR 100% SCREENING BETWEEN COMMERCIAL SITE AND ADJACENT RESIDENTIAL USE.
  - LANDSCAPE PLANTINGS DEPICT MINIMUM REQUIRED PLANT MATERIAL THAT MEET CODE REQUIREMENTS.
  - EXISTING DRIVEWAY WILL BE TEMPORARILY CLOSED FOR SITE IMPROVEMENTS.

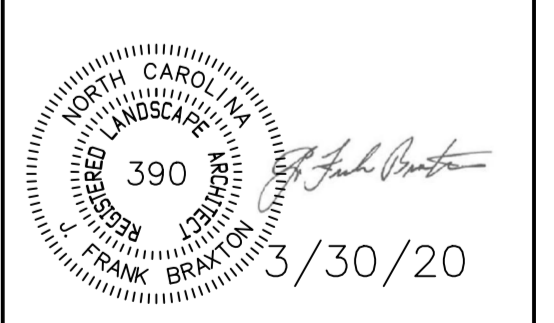


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**North Carolina 811**  
 www.nc811.org

**OAKWOOD HOMES, INC**  
 Wilmington, NC  
**PRELIMINARY LANDSCAPE PLAN**

REV	DATE	DESCRIPTION
3	30 MAR 2020	FINAL TRC SUBMISSION
2	12 FEB 20	THIRD TRC SUBMISSION
1	21 JAN 20	SECOND TRC SUBMISSION
0	00 MAR 17	INITIAL SITE PLAN APPLICATION

PROPERTY ADDRESS:  
 5536 OLEANDER DRIVE  
 WILMINGTON, NC 28403



APPROVED: XXX PROJECT: 960-34  
 CHECKED: JFB SCALE: 1" = 30'  
 DESIGNED: SL RELEASE: PRELIM

SHEET  
**LP-01**

RELEASED FOR CONSTRUCTION

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

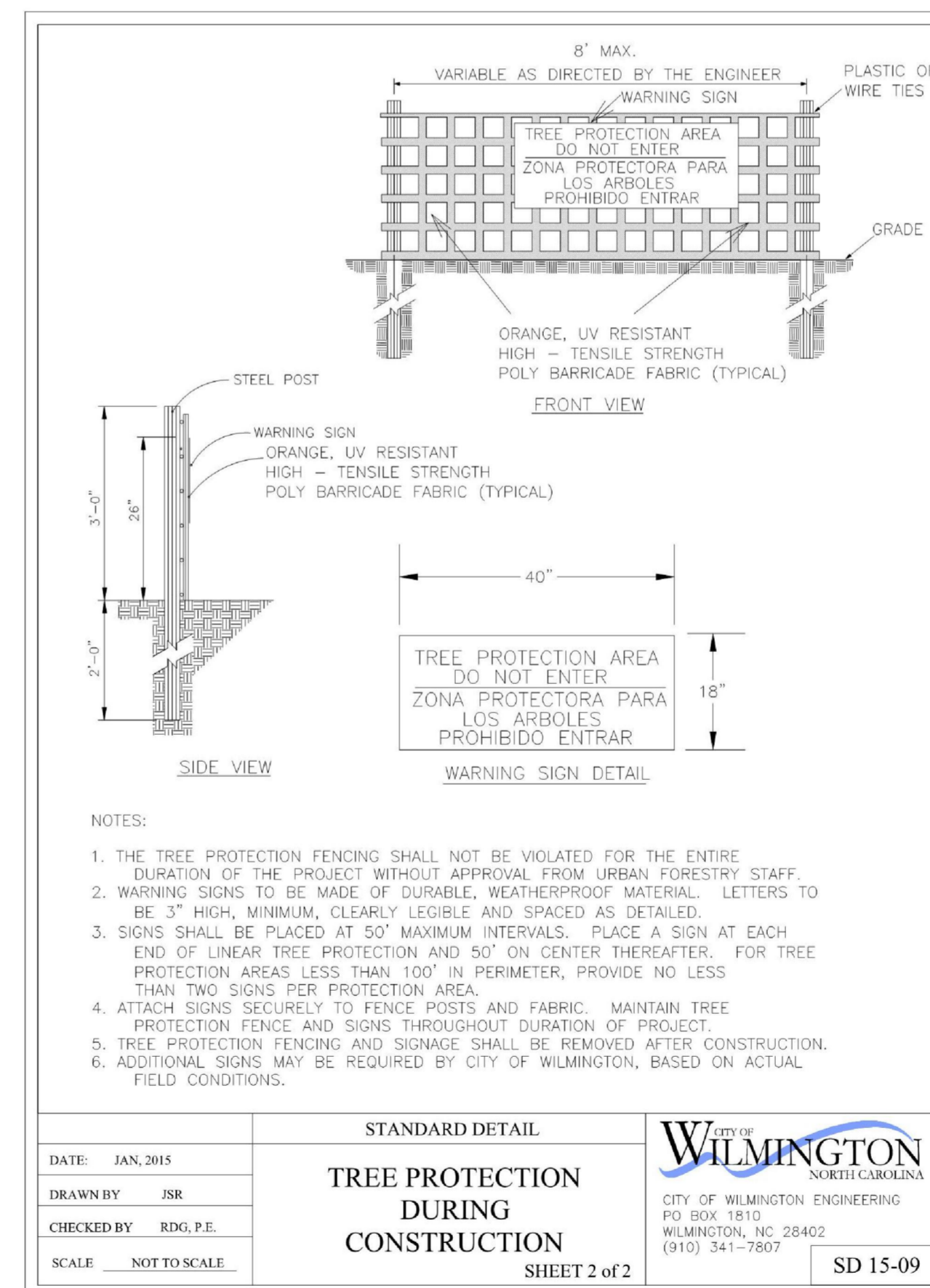
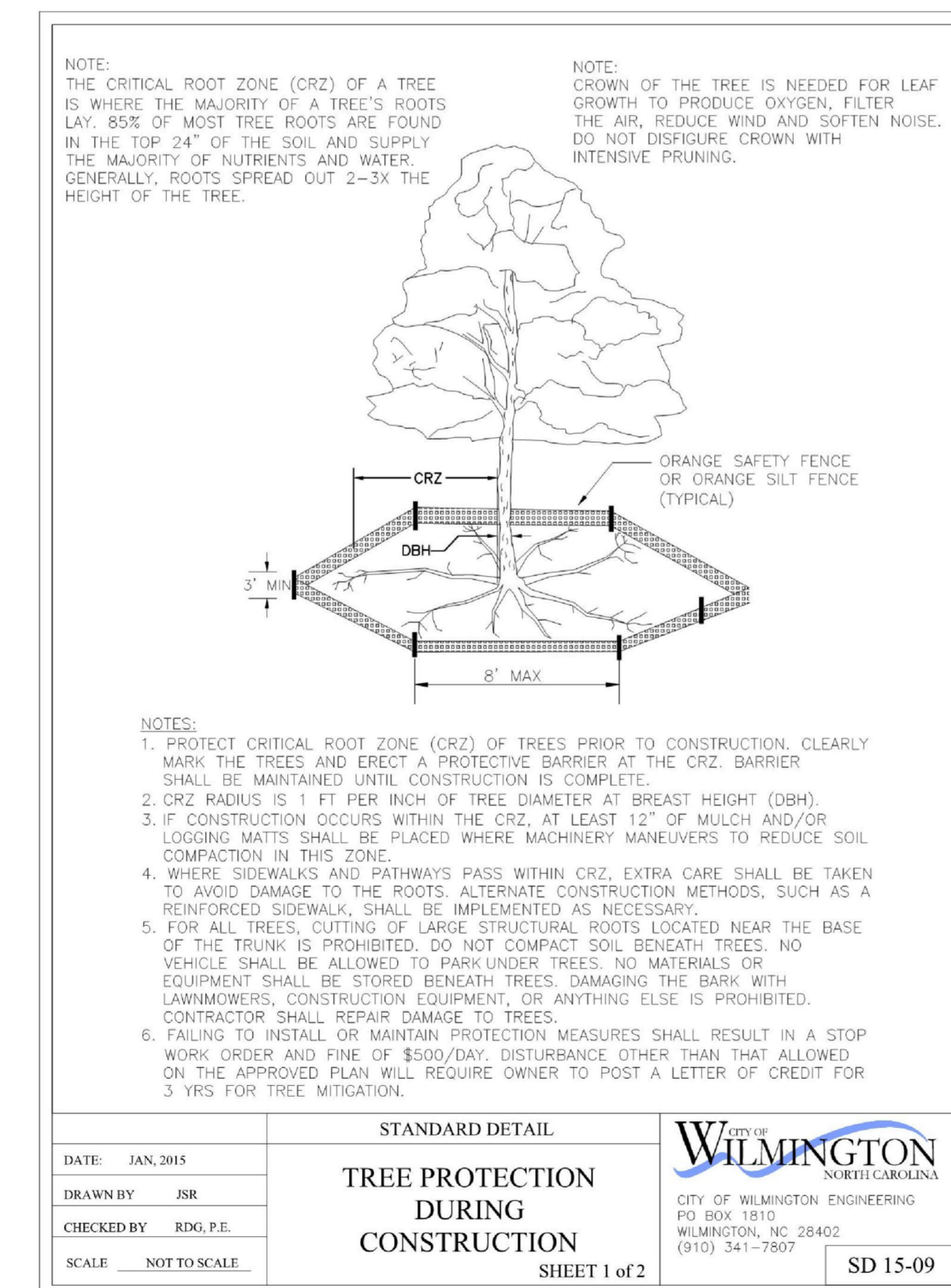
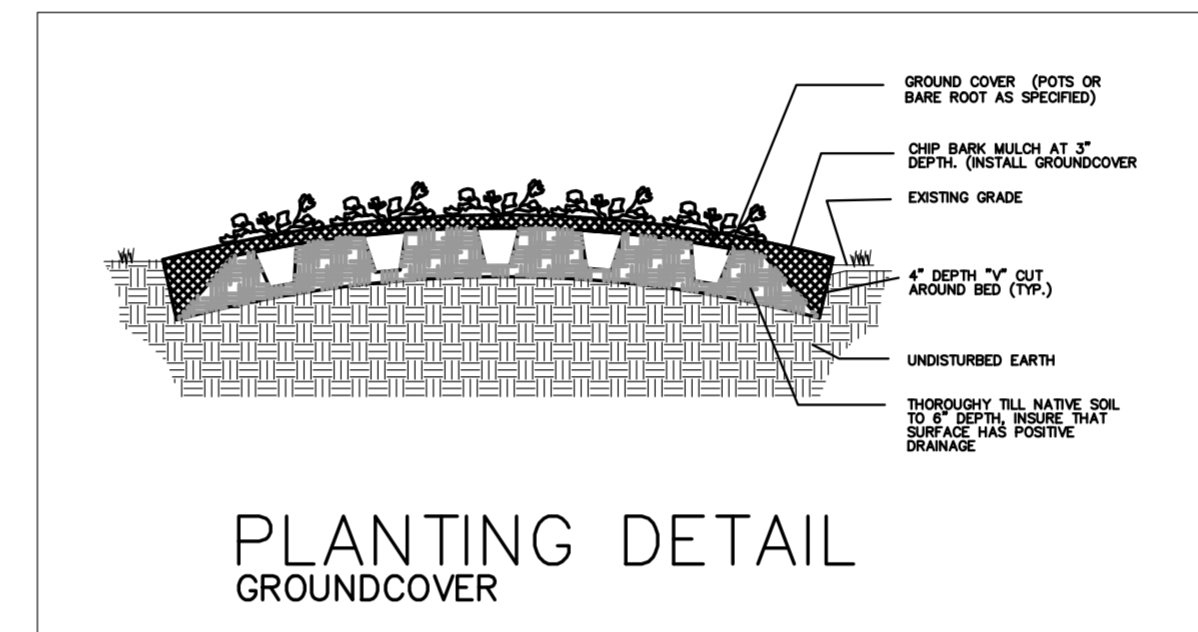
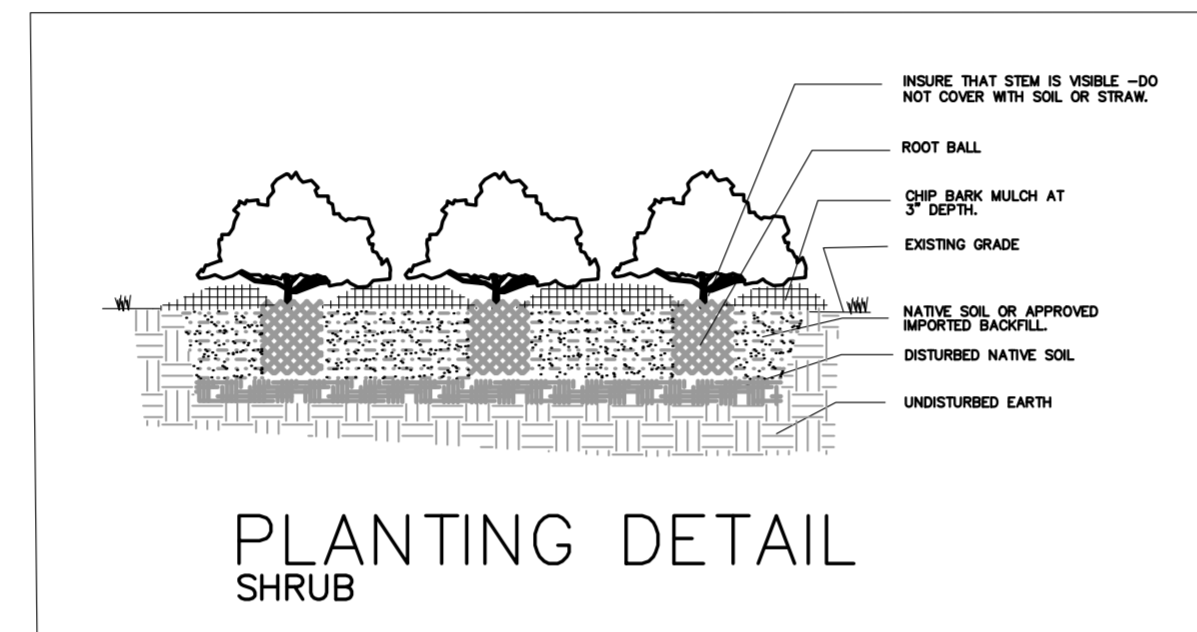
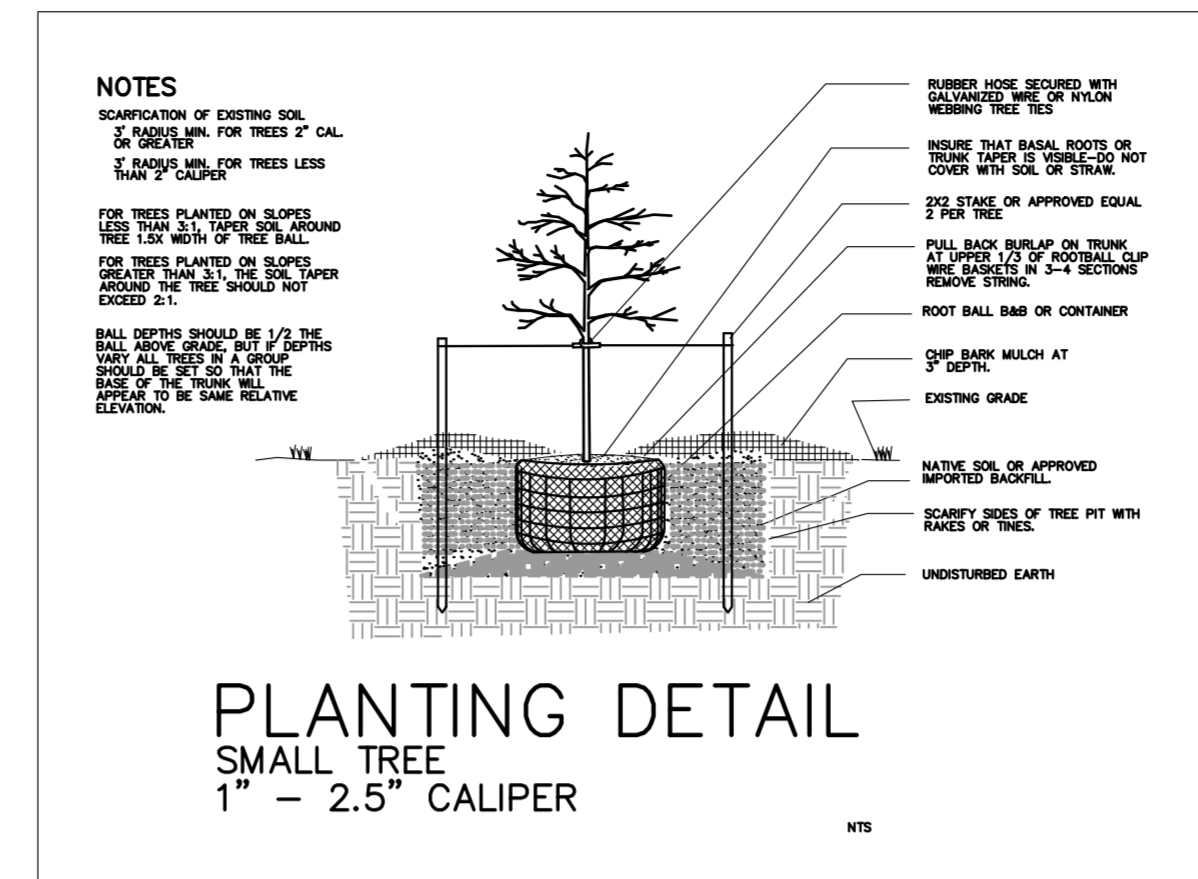
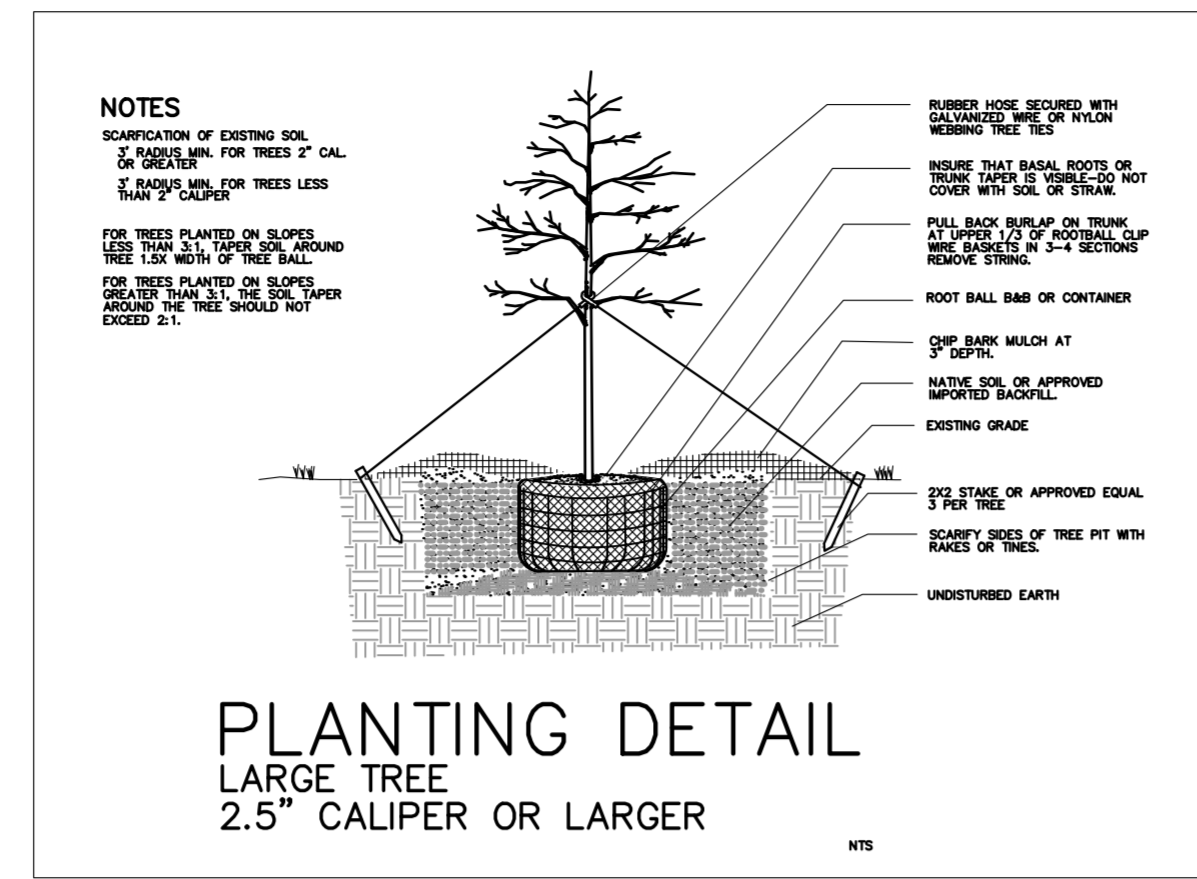
**CITY OF WILMINGTON**  
 NORTH CAROLINA  
**Approved Construction Plan**  
 Name: \_\_\_\_\_ Date: \_\_\_\_\_  
 Planning: \_\_\_\_\_  
 Traffic: \_\_\_\_\_  
 Fire: \_\_\_\_\_

For each open utility cut of City streets, a \$325 permit shall be required from the City prior to occupancy and/or project acceptance.



**LANDSCAPE NOTES**

- ALL LANDSCAPE MATERIAL MUST BE INSTALLED PRIOR TO FINAL BUILDING INSPECTION.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION AND/OR RELOCATION OF EXISTING UTILITIES IN COORDINATION WITH THE APPROPRIATE UTILITY AGENCY OR COMPANY.
- CONTRACTOR SHALL NOT SUBSTITUTE FOR ANY OF THE PLANT MATERIAL THAT IS SPECIFIED WITHOUT PRIOR APPROVAL OF THE LANDSCAPE ARCHITECT.
- VERIFICATION OF TOTAL QUANTITIES AS SHOWN IN THE PLANT LIST SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
- MULCH UNDER ALL PROPOSED TREES AND SHRUBS WITH PINE NEEDLES AT A 3"-4" DEPTH OR APPROVED EQUAL.
- PLANT SIZES INDICATED SPECIFY MINIMUM ALLOWABLE SIZES AT PLANTING. WHERE CONTAINER AND HT. SIZES ARE INDICATED FOR A SINGLE SPECIES, BOTH SIZE REQUIREMENTS MUST BE MET.
- THERE SHALL BE AT LEAST A 3 FT. SEPARATION BETWEEN LANDSCAPED AREAS AND PARKING AREAS TO ALLOW VEHICLE OVERHANG.
- ALL PLANTINGS USED TO SCREEN THE DRIVES AND PARKING AREAS FROM ADJOINING ROADWAYS WILL NEED TO BE A MINIMUM OF 24" HIGH AT TIME OF INSTALLATION.
- ALL OTHER AREAS NOT BEING MULCHED TO BE SEEDED PER SEEDING SCHEDULE INCLUDED AS PART OF THE S&E PLANS.
- THE OWNERS OF THE PROPERTY AND THEIR AGENTS, HEIRS, OR ASSIGNS SHALL BE RESPONSIBLE FOR THE INSTALLATION, PRESERVATION AND MAINTENANCE OF ALL PLANTING AND PHYSICAL FEATURES SHOWN ON THIS PLAN. THE OWNERS SHALL BE RESPONSIBLE FOR ANNUAL MAINTENANCE OF THE VEGETATION TO INCLUDE BUT NOT BE LIMITED TO:
  - FERTILIZATION**  
TREES/SHRUBS AND GRASSED AREAS  
BROADCAST A SLOW RELEASE FERTILIZER OVER THE MULCHED BEDS AT THE RECOMMENDED RATES AS SHOWN ON THE BAGS, ONCE MID-FEBRUARY AND ONCE MID-SEPTEMBER.  
THOROUGH WATERING IS REQUIRED UPON COMPLETION.
  - PRUNING WITHIN LIMITS**  
PRUNING WHEN NECESSARY, WILL BE DONE TO MAINTAIN THEIR NORMAL GROWTH PATTERN AND TO REMOVE DEAD OR DISEASED PLANT MATERIAL. THERE SHALL BE NO TOPPING OF TREES.
  - PEST CONTROL (OPTIONAL)**  
WEED CONTROL TO BE PROVIDED EARLY FEBRUARY, APRIL, JUNE, AUGUST AND OCTOBER IN THE SHRUB/TREE BEDS AND IN THE LAWN AREAS. INSECT DAMAGE SHALL BE TREATED WHEN NECESSARY TO PREVENT DAMAGE TO VEGETATION.
  - MULCHING**  
ALL AREAS AROUND THE BUILDING FOUNDATION AND SHRUB/TREE BEDS SHALL BE RE-MULCHED SO THAT THEY CONTAIN A MIN. DEPTH OF TWO INCHES AND A MAXIMUM DEPTH OF THREE INCHES. MULCH USED SHALL BE EQUAL WHICH WAS SUPPLIED DURING THE INSTALLATION OF THE PLANTS.
  - MOWING**  
MOWING SHALL BE DONE AS NECESSARY TO KEEP GRASS AT THE APPROPRIATE HEIGHT TO INSURE A HEALTHY GROWTH PATTERN
  - PROTECTION OF ROOT ZONES**  
TREE/SHRUB ROOT ZONES SHOULD BE PROTECTED FROM FUTURE CONSTRUCTION AND EQUIPMENT AS MUCH AS POSSIBLE TO AVOID DAMAGE OR COMPACTION TO THE ROOT AREAS.
  - WATERING SCHEDULE FOR IRRIGATION SYSTEM**  
MAINTENANCE SHALL INCLUDE A THOROUGH INITIAL WATERING WITH WEEKLY WATERINGS THEREAFTER FOR THE FIRST 30 DAYS. WATERINGS THEREAFTER BE ON AN AS NEEDED SCHEDULE PER LOCAL CONDITIONS.
  - STAKE AND WIRE REMOVAL**  
AT THE END OF THE FIRST YEAR ALL PLANT STAKING AND GUYING SYSTEMS SHALL BE REMOVED.
- ALL INTERIOR PLANTINGS SHALL BE CURBED OR OTHERWISE PHYSICALLY PROTECTED SUCH AS BY WHEEL STOPS. IF CURBING IS USED, CURB OPENINGS SHALL BE INSTALLED TO ALLOW PASSAGE OF STORMWATER INTO LANDSCAPED AREAS DESIGNED WITH DEPRESSED CONTOURS FOR INFILTRATION.



Coastal Land Design, PLLC  
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Land Planning / Construction Management  
NCBELS Firm License P-0369  
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Wilmington, NC 28402 Fax: 910-254-5502  
www.cldeng.com

**OAKWOOD HOMES, INC**  
Wilmington, NC

**LANDSCAPE DETAILS**

REV	DATE	DESCRIPTION
0	00 MAR 17	INITIAL SITE PLAN APPLICATION
1	21 JAN 20	SECOND TRC SUBMISSION
2	12 FEB 20	THIRD TRC SUBMISSION
3	30 MAR 2020	FINAL TRC SUBMISSION

PROPERTY ADDRESS:  
5536 OLEANDER DRIVE  
WILMINGTON, NC 28403

3/30/20

APPROVED: XXX	PROJECT: 960-34
CHECKED: JFB	SCALE: -
DESIGNED: SL	RELEASE: PRELIM

SHEET  
**LP-01**

RELEASED FOR CONSTRUCTION

Public Services • Engineering Division  
**APPROVED DRAINAGE PLAN**  
Date: \_\_\_\_\_ Permit # \_\_\_\_\_  
Signed: \_\_\_\_\_

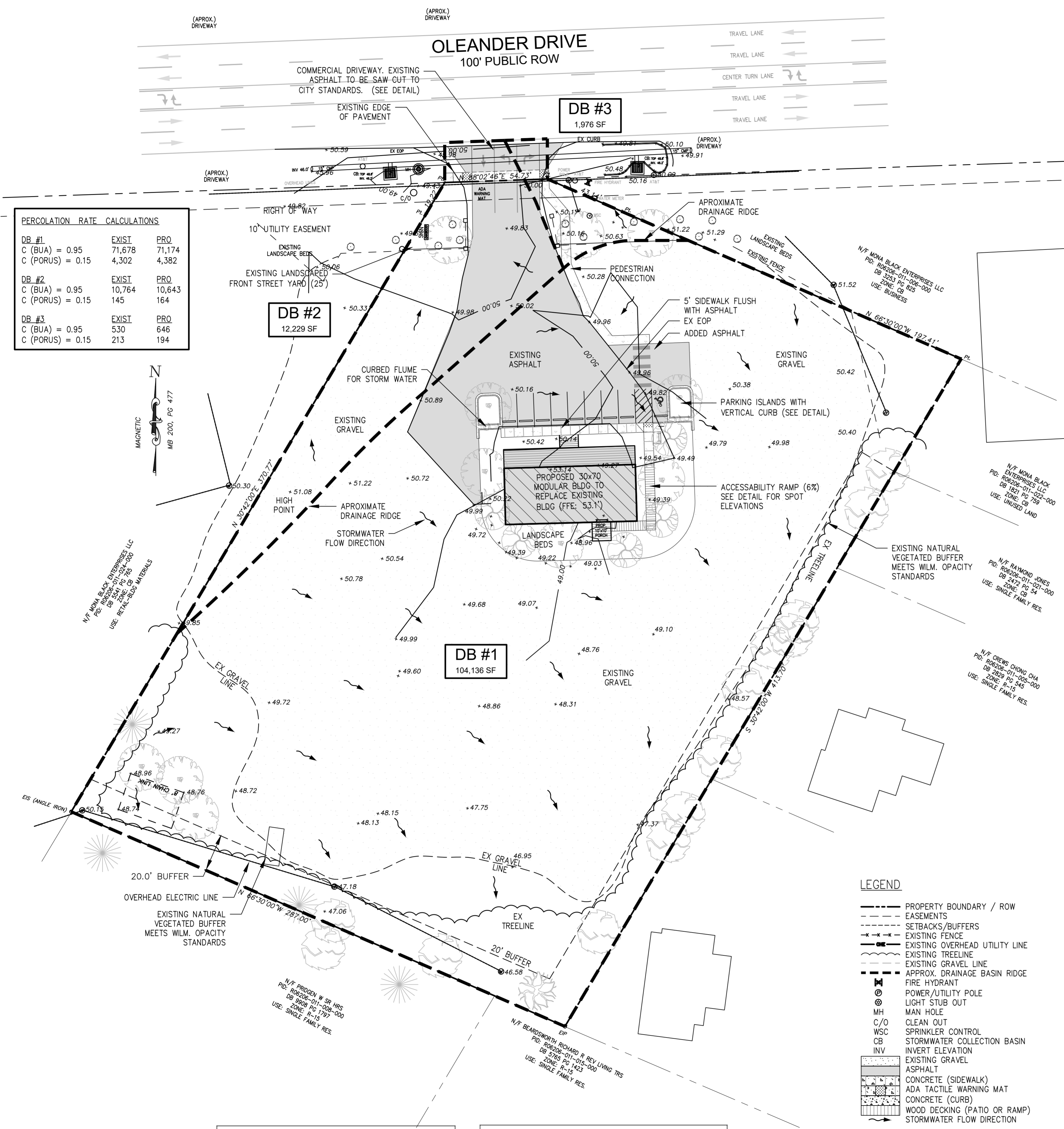
Approved Construction Plan  
Name: \_\_\_\_\_ Date: \_\_\_\_\_  
Planning: \_\_\_\_\_  
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Fire: \_\_\_\_\_

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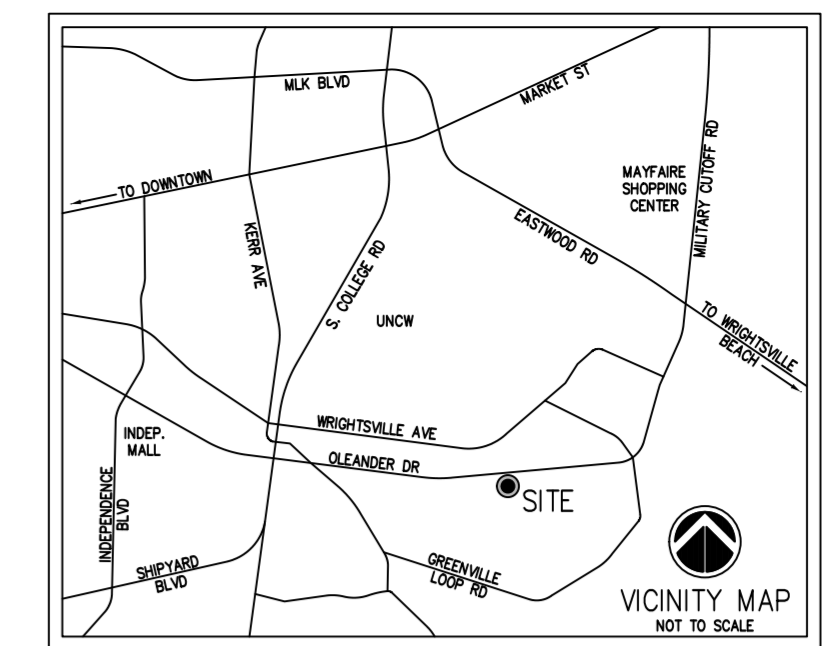


**PERCOLATION RATE CALCULATIONS**

DB #	EXIST	PRO
DB #1	71,678	71,174
C (BUA) = 0.95	4,302	4,382
C (PORUS) = 0.15		
DB #2	10,764	10,643
C (BUA) = 0.95	145	164
C (PORUS) = 0.15		
DB #3	530	646
C (BUA) = 0.95	213	194
C (PORUS) = 0.15		

**GENERAL DEVELOPMENT NOTES:**

- 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, MATERIALS, OR VEHICLES ARE PERMITTED WITHIN THE TREE PROTECTION FENCING.
- ALL PAVEMENT MARKINGS IN PUBLIC RIGHTS-OF-WAY AND FOR DRIVEWAYS ARE TO BE THERMOPLASTIC AND MEET CITY AND/OR NCDOT STANDARDS.
- ONCE STREETS ARE OPEN TO TRAFFIC, CONTACT TRAFFIC ENGINEERING TO REQUEST INSTALLATION OF TRAFFIC AND STREET NAME SIGNS. ANY PROPOSED STREET NAMES MUST BE APPROVED PRIOR TO INSTALLATION OF STREET NAME SIGNS.
- TRAFFIC CONTROL DEVICES (INCLUDING SIGNS AND PAVEMENT MARKINGS) IN AREAS OPEN TO PUBLIC TRAFFIC ARE TO MEET MUTCD (MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES) STANDARDS.
- CALL 811 PRIOR TO CONTACTING TRAFFIC ENGINEERING REGARDING THE UTILITIES IN THE ROW. TRAFFIC ENGINEERING MUST APPROVE OF PAVEMENT MARKING PRIOR TO ACTUAL STRIPING. CALL TRAFFIC ENGINEERING AT (910) 341-7888 FORTY-EIGHT (48) HOURS PRIOR TO ANY EXCAVATION IN THE RIGHT-OF-WAY.
- ANY BROKEN OR MISSING SIDEWALK PANELS, DRIVEWAY PANELS AND CURBING MUST BE REPLACED.
- CONTACT TRAFFIC ENGINEERING AT (910) 341-7888 TO DISCUSS STREET LIGHTING OPTIONS.
- PROJECT MUST COMPLY WITH THE CFPWA CROSS CONNECTION CONTROL REQUIREMENTS. WATER METER(S) CANNOT BE RELEASED UNTIL ALL REQUIREMENTS ARE MET AND THE STATE HAS GIVEN THEIR FINAL APPROVAL. CALL (910) 332-6419 FOR INFORMATION.
- IF THE CONTRACTOR DESIRES CFPWA WATER FOR CONSTRUCTION, HE OR SHE 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.
- ANY IRRIGATION SYSTEM SUPPLIED BY CFPWA WATER SHALL COMPLY WITH THE CFPWA'S CONNECTION CONTROL REGULATIONS. CALL (910) 332-6419 FOR INFORMATION.
- ANY IRRIGATION SYSTEM SHALL BE EQUIPPED WITH A RAIN AND FREEZER SENSOR.
- ANY BACKFLOW PREVENTION DEVICES REQUIRED BY THE CFPWA WILL NEED TO BE ON THE LIST OF APPROVED DEVICES FOR USFCOCHR OR ASSE.
- PERMITTING OF BUSINESS IDENTIFICATION SIGNAGE IS A SEPARATE PROCESS. NEITHER NCDOT OR THE CITY OF WILMINGTON WILL ALLOW OBSTRUCTIONS WITHIN THE RIGHT-OF-WAY.
- ALL TRAFFIC CONTROL SIGNS AND MARKINGS OFF THE RIGHT-OF-WAY ARE TO BE MAINTAINED BY THE PROPERTY OWNER IN ACCORDANCE WITH MUTCD STANDARDS.
- INSTALL REFLECTORS PER CITY AND NCDOT STANDARDS. TRAFFIC ENGINEERING MUST APPROVE OF PAVEMENT MARKING LAYOUT PRIOR TO ACTUAL STRIPING.
- ALL PARKING STALL MARKINGS AND LANE ARROWS WITHIN PARKING AREAS SHALL BE WHITE.
- ANY TREES AND/OR AREAS DESIGNATED TO BE PROTECTED MUST BE PROPERLY BARRICADED WITH FENCING AND PROTECTED THROUGHOUT CONSTRUCTION TO ENSURE THAT NO CLEARING, GRADING, OR STAGING MATERIALS WILL OCCUR IN THOSE AREAS.



**Coastal Land Design, PLLC**  
 Civil Engineering / Landscape Architecture  
 Land Planning / Construction Management  
 NCBELS Firm License P-0369  
 P.O. Box 1172 Wilmington, NC 28402 Phone: 910-254-9333 Fax: 910-254-0502  
 www.cldeng.com

**OAKWOOD HOMES, INC**  
 Wilmington, NC

**PRELIMINARY DRAINAGE PLAN**

**PROJECT INFORMATION**

SITE DATA		PROPOSED PARKING	
PROPERTY ADDRESS:	5536 OLEANDER DRIVE WILMINGTON, NC 28403	SUPPORTED USE:	OFFICE (1,790 SF)
PARCEL ID:	R06206-011-007-000	EX SPACES:	9 SPACES (INCL 1 ACCESSABLE)
CURRENT ZONING:	CB (COMMUNITY BUSINESS)	PRO SPACES:	9 SPACES (INCL 1 ACCESSABLE)
PROPOSED USE:	RETAIL - BUILDING MATERIALS and OFFICE	MIN REQUIRED SPACES:	6 SPACES @ 1 PER 300 SF
CAMA LAND USE:	WATERSHED RESOURCE PROTECTION AREA	MAX ALLOWED SPACES:	9 SPACES @ 1 PER 200 SF
NOTE:	BUILDING IMPROVEMENTS WILL ONLY AFFECT THE "OFFICE" USE AND THE EXISTING (CURRENTLY NOT PERMITTED) USE OF "MOBILE HOME SALES" WILL BE GRANDFATHERED IN AND ALLOWED TO REMAIN.	PARKING ISLANDS:	2 (TO INCLUDE 1 SHADE TREE EACH)
CURRENT OWNER:	MONA BLACK ENTERPRISES, LLC 5536 OLEANDER DR WILMINGTON, NC 28403	BICYCLE PARKING:	3 BIKES
LEASEE:	MIKE STICKLEY OAKWOOD HOMES INC 5536 OLEANDER DRIVE WILMINGTON, NC (919) 669-8137 MIKE.STICKLEY@OAKWOODHOMES.COM	<b>ON-SITE IMPERVIOUS CALCULATIONS</b>	
TOTAL ACREAGE:	2.66 ACRES (+/-)	BUILDINGS	EX 1,530sf PRO 2,858sf NEW 2,858sf
DISTURBED AREA:	6,927sf (0.16 ACRES)	ASPHALT DRIVE	11,294sf 11,120sf 979sf
<b>BUILDING DATA</b>		GRAVEL DRIVE	73,530sf 70,471sf 0sf
BLDG SIZE:	MAX 34,760sf EX 1,400sf PRO 1,790sf	CONCRETE WALK	0sf 1,101sf 1,101sf
BLDG HEIGHT:	20' 20' 20'*	CURB/GUTTER	0sf 223sf 223sf
BLDG COVERAGE:	30% 1.2% 1.5%	TOTAL	86,354sf 85,773sf 5,161sf
*SINGLE STORY STRUCTURE WITH PITCHED ROOF			73.7% 73.2%
SETBACKS:	MIN EX PRO	*NO NET INCREASE OF ON SITE IMPERVIOUS	
FRONT	20' 136.3' 136.3'	<b>DRAINAGE BASIN CALCULATIONS</b>	
REAR	10' 235.7' 232.7'	DB #1 (104,136sf)	EXISTING 75,450sf PROPOSED 74,920sf
SIDE	0' 105.0' 105.0'		POROUS AREA 28,686sf 29,216sf
SETBACKS WHEN ADJ RESIDENTIAL:	MIN EX PRO	DB #2 (12,299sf)	EXISTING 11,331sf PROPOSED 1,096sf
REAR	25' 235.7' 232.7'		BUILT UPON AREA 968sf
INT. SIDE	20' 121.2' 104.5'	DB #3 (1,976sf)	EXISTING 588sf PROPOSED 680sf
			BUILT UPON AREA 588sf
			POROUS AREA 1,418sf 1,296sf
		TOTAL (118,411sf)	EXISTING 87,339sf PROPOSED 86,803sf
			BUILT UPON AREA 31,072sf 31,608sf
			POROUS AREA

**LEGEND**

- PROPERTY BOUNDARY / ROW
- EASEMENTS
- SETBACKS/BUFFERS
- EXISTING FENCE
- EXISTING OVERHEAD UTILITY LINE
- EXISTING TREE LINE
- EXISTING GRAVEL LINE
- APPROX. DRAINAGE BASIN RIDGE
- FIRE HYDRANT
- POWER/UTILITY POLE
- LIGHT STUB OUT
- MAN HOLE
- C/O CLEAN OUT
- WSC SPRINKLER CONTROL
- CB STORMWATER COLLECTION BASIN
- INV INVERT ELEVATION
- EXISTING GRAVEL ASPHALT
- CONCRETE (SIDEWALK)
- ADA TACTILE WARNING MAT
- CONCRETE (CURB)
- WOOD DECKING (PATIO OR RAMP)
- STORMWATER FLOW DIRECTION

**NOTES:**

- PARCEL, SITE, AND UTILITY DATA OBTAINED FROM OFFICIAL SURVEY BY F.W. JONES SURVEYING COMPANY. ADDRESS: PO BOX 1471 / BRAGAW, NC 28425 PHONE: (910) 259-2954 EMAIL: JONESSURVEYING@BELLSOUTH.NET
- EXISTING NATURAL BUFFER MEETS OPACITY REQUIREMENTS, PROVIDING NEAR 100% SCREENING BETWEEN COMMERCIAL SITE AND ADJACENT RESIDENTIAL USE.
- LANDSCAPE PLANTINGS DEPICT MINIMUM REQUIRED PLANT MATERIAL THAT MEET CODE REQUIREMENTS.
- EXISTING DRIVEWAY WILL BE TEMPORARILY CLOSED FOR SITE IMPROVEMENTS.

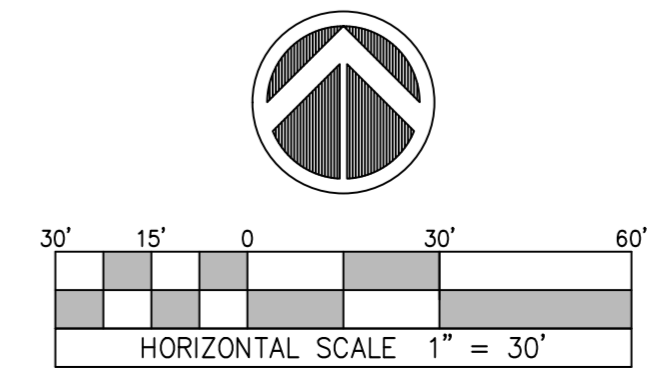
**WASTEWATER FLOW RATES:**  
 OFFICE - 25gal/EMPLOYEE/SHIFT - 150 GAL/SHIFT  
 1" EXISTING WATER LINE HOOKUP - CFPWA  
 4" EXISTING SANITARY SEWER HOOKUP - CFPWA  
 WASTE TO BE DISPOSED OF IN EXISTING DUMPSTER.

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

**CITY OF WILMINGTON**  
 NORTH CAROLINA  
**Approved Construction Plan**  
 Name: \_\_\_\_\_ Date: \_\_\_\_\_  
 Planning: \_\_\_\_\_  
 Traffic: \_\_\_\_\_  
 Fire: \_\_\_\_\_

For each open utility cut of City streets, a \$325 permit shall be required from the City prior to occupancy and/or project acceptance.

NO THEREAFTER CONSTRUCTION



**BEFORE YOU DIG, CALL**

**North Carolina 811**  
 www.nc811.org

REV	DATE	DESCRIPTION
3	30 MAR 2020	FINAL TRC SUBMISSION
2	12 FEB 20	THIRD TRC SUBMISSION
1	21 JAN 20	SECOND TRC SUBMISSION
0	00 MAR 17	INITIAL SITE PLAN APPLICATION

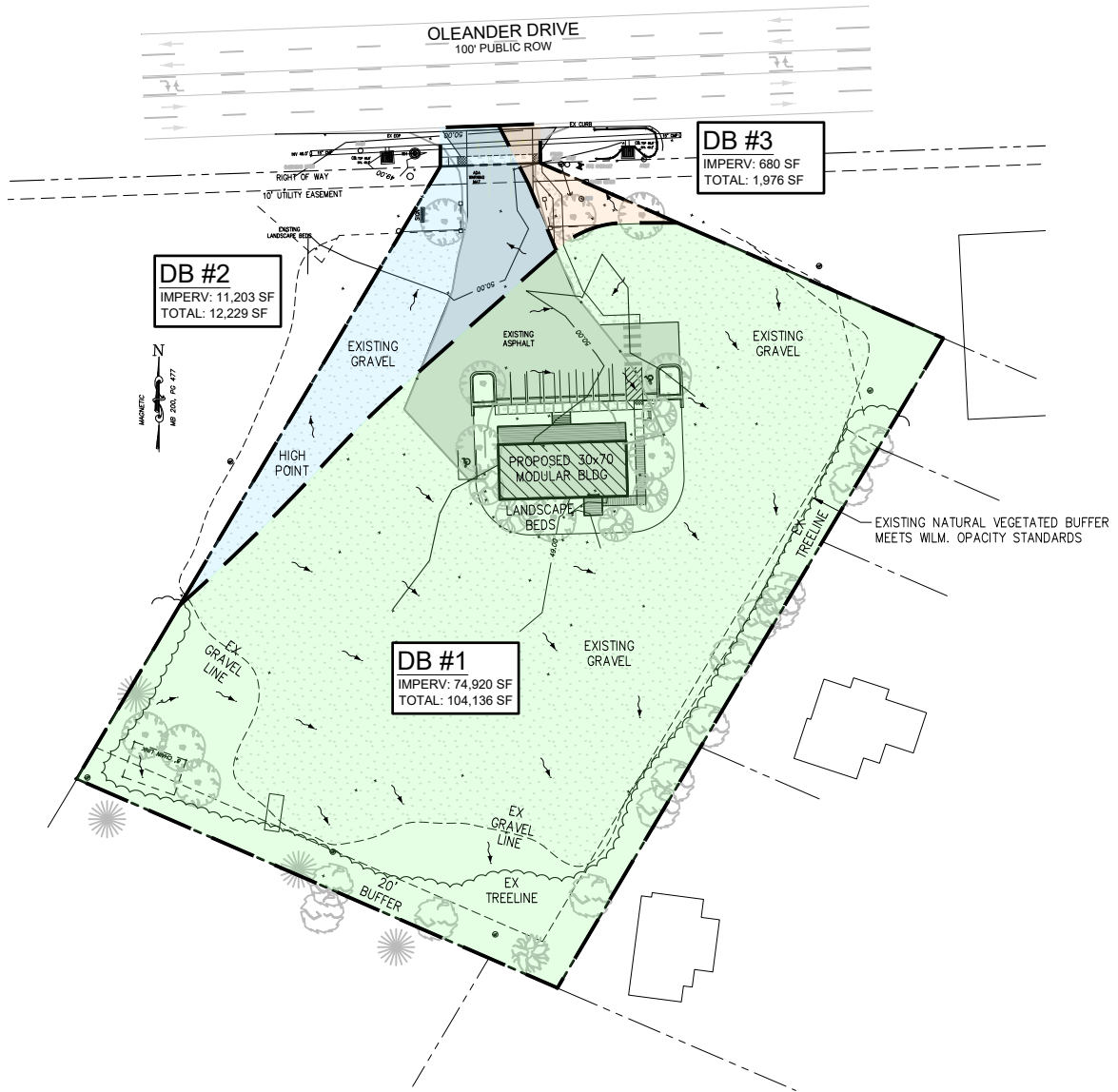
PROPERTY ADDRESS:  
 5536 OLEANDER DRIVE  
 WILMINGTON, NC 28403

390  
 3/30/20

APPROVED: XXX	PROJECT: 960-34
CHECKED: JFB	SCALE: 1" = 30'
DESIGNED: SL	RELEASE: PRELIM

SHEET  
**DP-01**





## DRAINAGE BASIN CALCULATIONS

<u>DB #1 (104,136sf)</u>	<u>EXISTING</u>	<u>PROPOSED</u>
BUILT UPON AREA	75,450sf	74,920sf
POROUS AREA	28,686sf	29,216sf
<u>DB #2 (12,299sf)</u>	<u>EXISTING</u>	<u>PROPOSED</u>
BUILT UPON AREA	11,331sf	11,203sf
POROUS AREA	968sf	1,096sf
<u>DB #3 (1,976sf)</u>	<u>EXISTING</u>	<u>PROPOSED</u>
BUILT UPON AREA	558sf	680sf
POROUS AREA	1,418sf	1,296sf
<u>TOTAL (118,411sf)</u>	<u>EXISTING</u>	<u>PROPOSED</u>
BUILT UPON AREA	87,339sf	86,803sf
POROUS AREA	31,072sf	31,608sf