

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

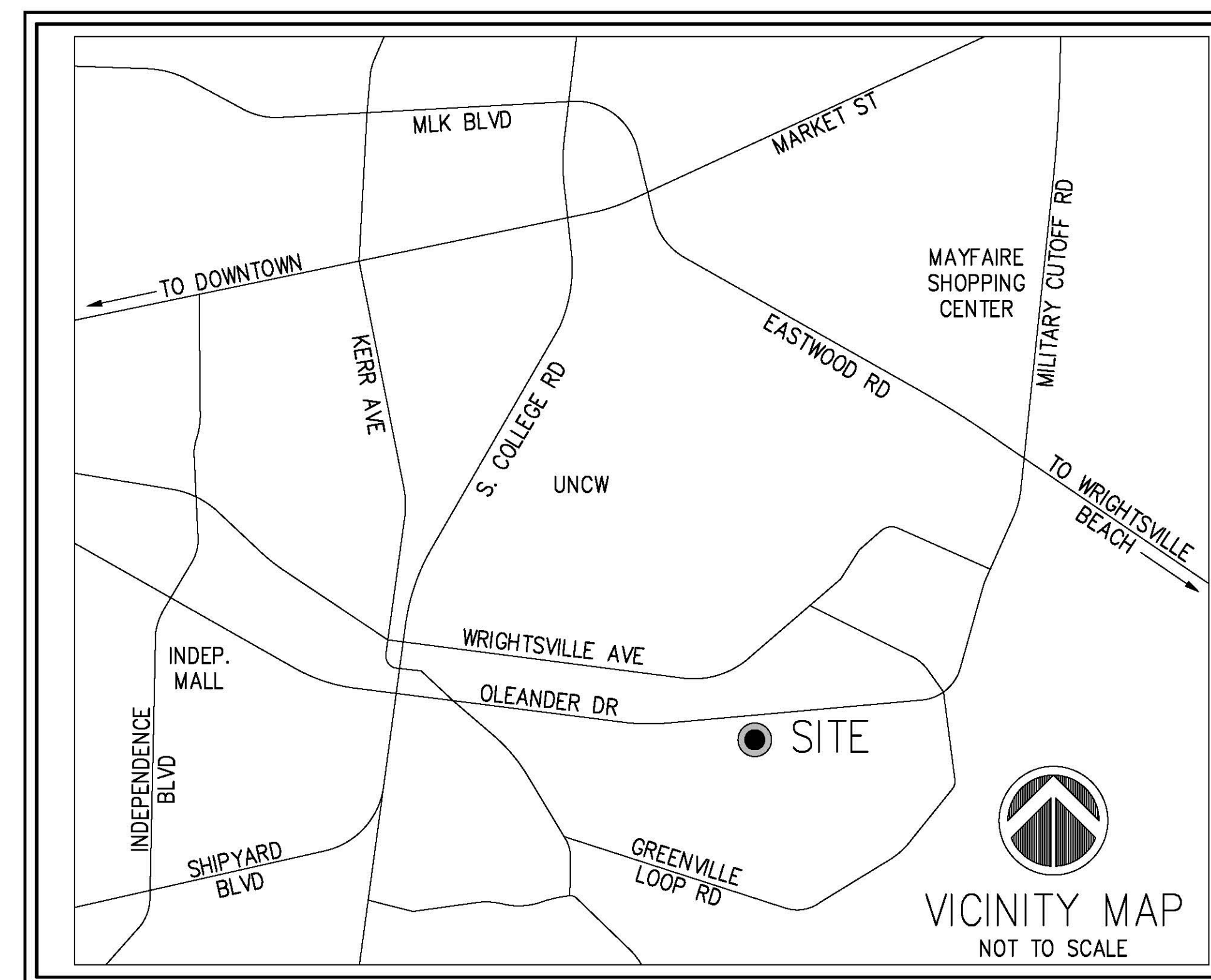
Civil Engineering / Landscape Architecture Land
Planning / Construction Management

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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|----------|---------------------|
| SHEET | NAME |
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| REVIEW AGENCY | APPROVAL DATE | PERMIT NUMBER |
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WILMINGTON
NORTH CAROLINA
Public Services • Engineering Division
APPROVED DRAINAGE PLAN
Date: _____ Permit #: _____
Signed: _____

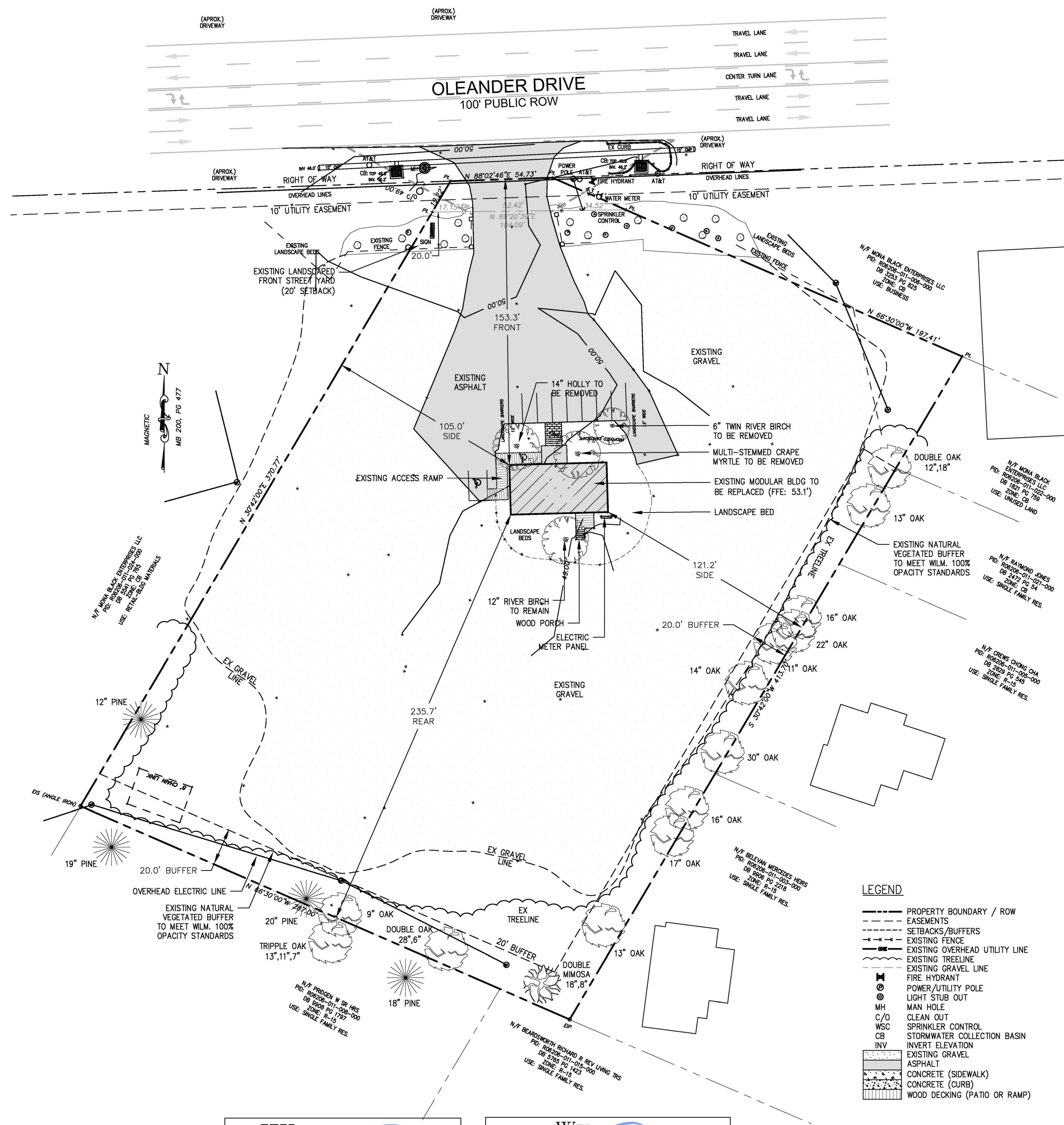
WILMINGTON
NORTH CAROLINA
Approved Construction Plan
Date: 5/6/20
2019097
SW Permit #: 2020015

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

RELEASED FOR CONSTRUCTION

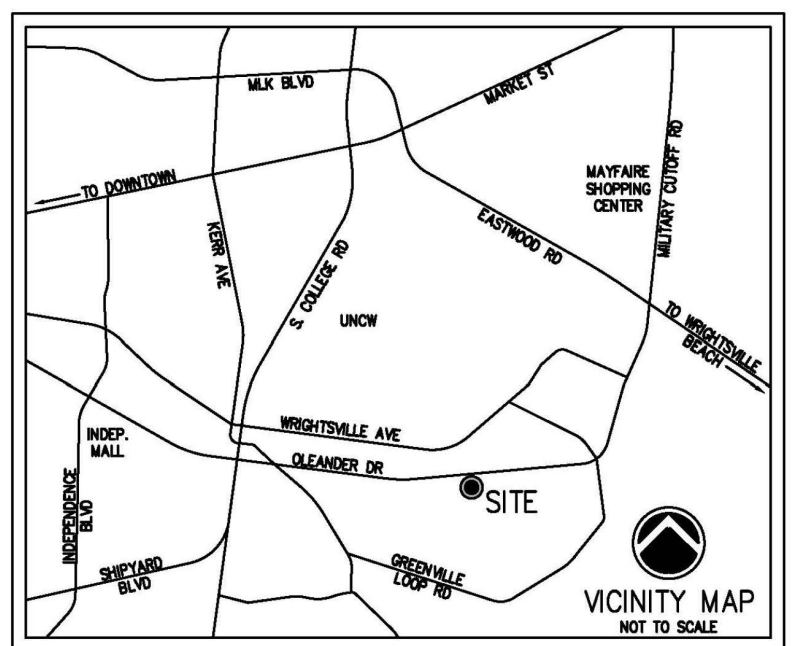
BEFORE YOU DIG, CALL

North 811
Carolina
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 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.
- 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.



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 Fax: 910-254-0502 www.cldeng.com

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

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% |

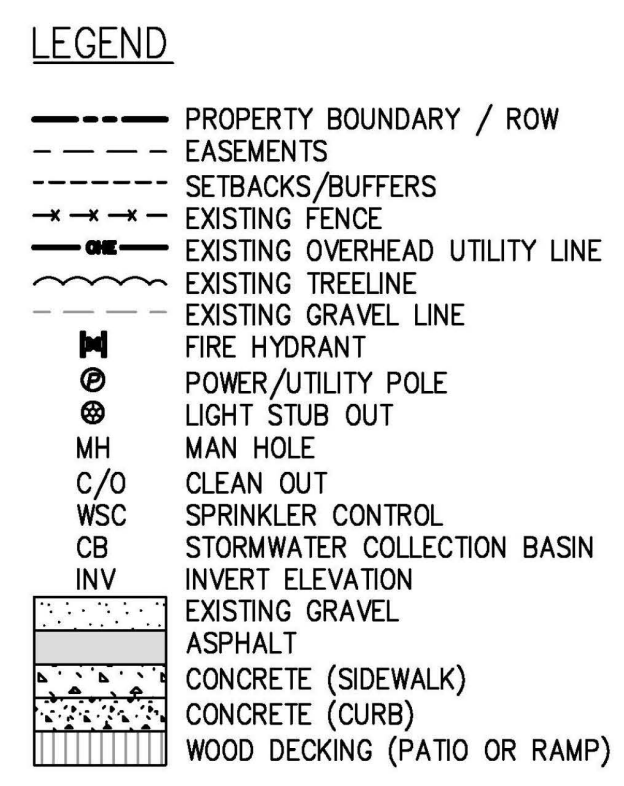
*SINGLE STORY STRUCTURE WITH PITCHED ROOF

| SETBACKS: | MIN | EX | PRO |
|-----------|-----|--------|--------|
| FRONT | 20' | 153.3' | 153.3' |
| REAR | 10' | 235.7' | 232.7' |
| SIDE | 0' | 105.0' | 105.0' |

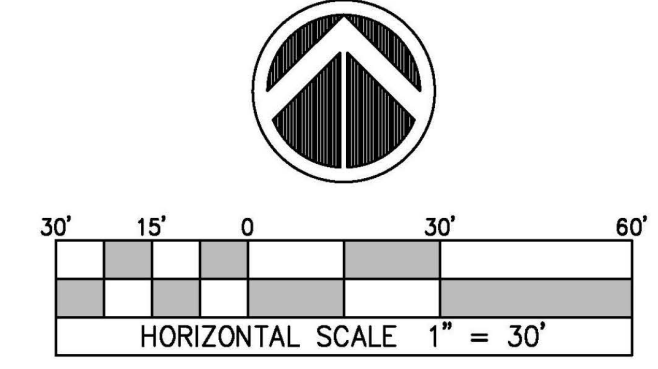
SETBACKS WHEN ADJ RESIDENTIAL:
 REAR: 25' INT. SIDE
 INT. SIDE: 20' INT. SIDE

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.



- 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.
 - EXISTING TREE SIZE AND LOCATION ARE APPROXIMATE BASED ON FIELD OBSERVATION.



BEFORE YOU DIG, CALL

North Carolina 811
 www.nc811.org

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

Date: _____ Permit # _____
 Signed: _____

CITY OF WILMINGTON
 NORTH CAROLINA

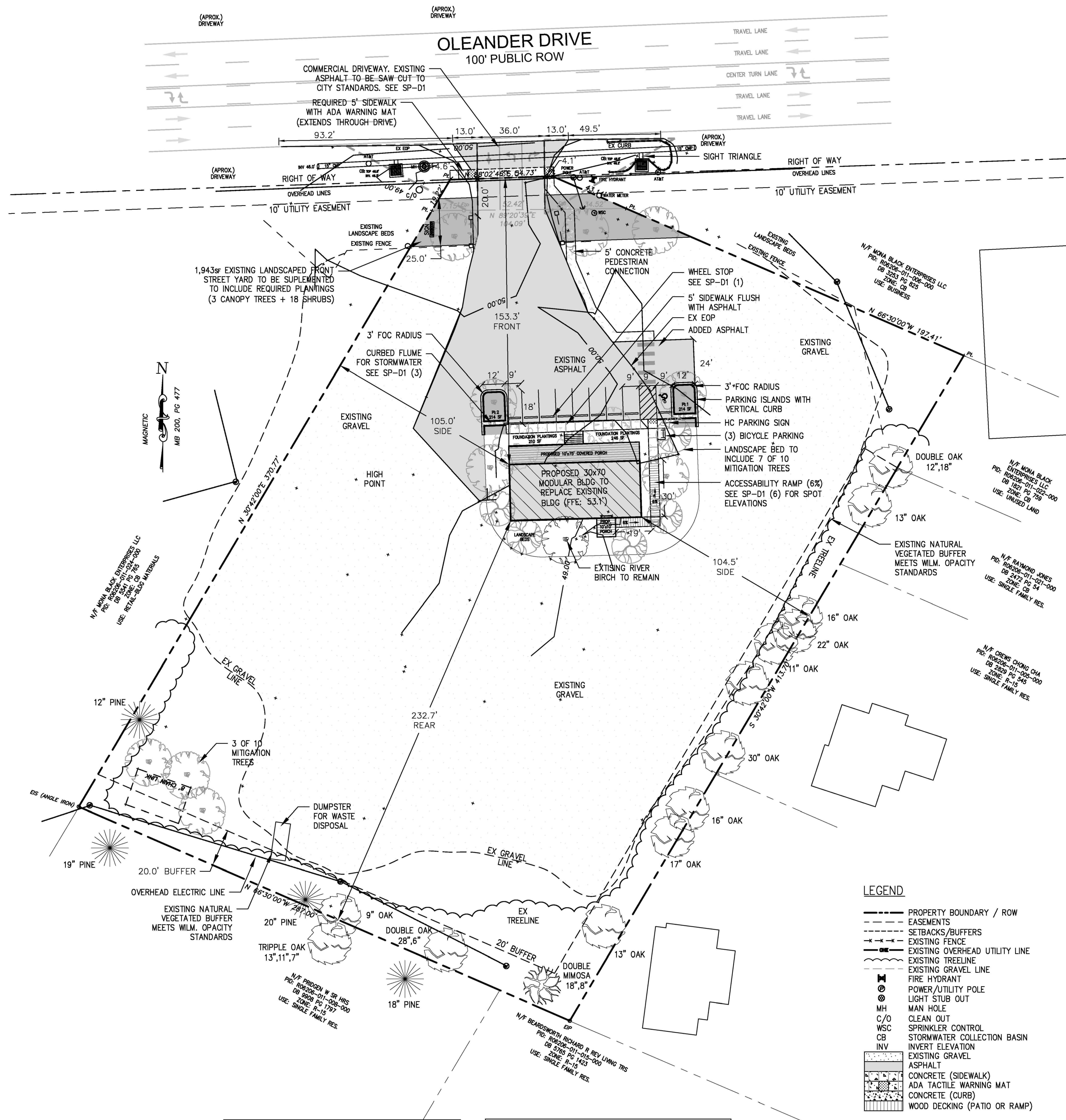
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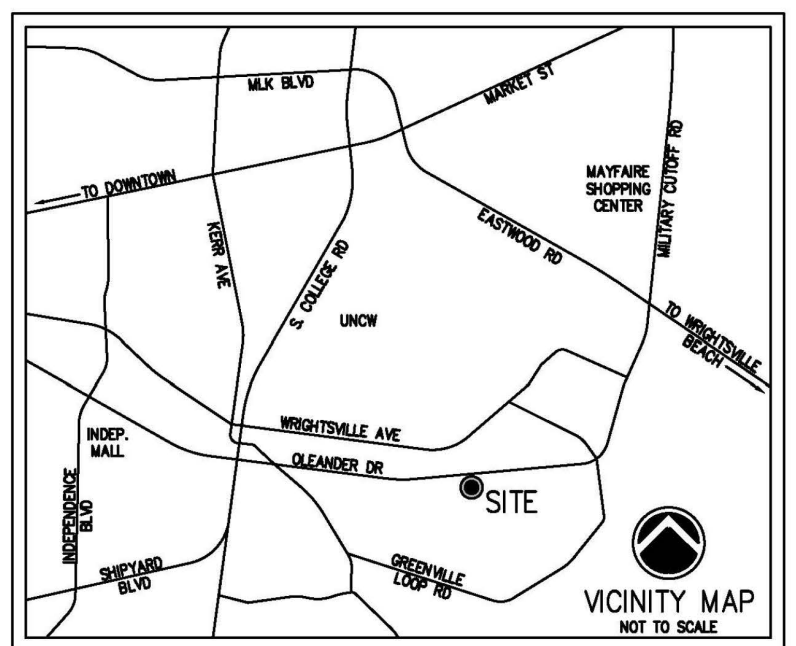
APPROVED: XXX PROJECT: 960-34
 CHECKED: JFB SCALE: 1" = 30'
 DESIGNED: SL RELEASE: PRELIM

SHEET
EX-01



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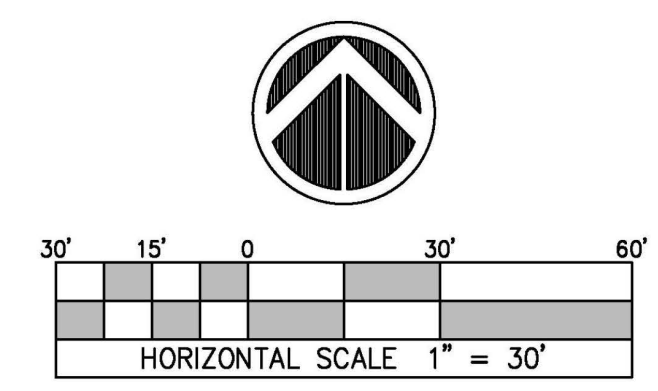
PROJECT INFORMATION

| | | | |
|---|---|---|---------------------------------------|
| SITE DATA | | PROPOSED PARKING | |
| PROPERTY ADDRESS: | 5536 OLEANDER DRIVE WILMINGTON, NC 28403 R06206-011-007-000 | SUPPORTED USE: | OFFICE (1,790 SF) |
| PARCEL ID: | | 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) |
| 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. | BICYCLE PARKING: | 3 BIKES |
| CURRENT OWNER: | MONA BLACK ENTERPRISES, LLC 5553 OLEANDER DR WILMINGTON, NC 28403 | IMPERVIOUS CALCULATIONS | |
| LEASEE: | MIKE STICKLEY OAKWOOD HOMES INC 5536 OLEANDER DRIVE WILMINGTON, NC (919) 669-8137 MIKE.STICKLEY@OAKWOODHOMES.COM | BUILDINGS | EX PRO NEW 1,530sf 2,858sf 2,858sf |
| TOTAL ACREAGE: | 117,249sf (2.69 ACRES) | ASPHALT DRIVE | 11,294sf 11,120sf 979sf |
| DISTURBED AREA: | 6,927sf (0.16 ACRES) | GRAVEL DRIVE | 73,530sf 70,471sf 0sf |
| BUILDING DATA | | CONCRETE WALK | 0sf 1,101sf 1,101sf |
| BLDG SIZE: | MAX EX PRO 34,760sf 1,400sf 1,790sf | CURB/GUTTER | 0sf 223sf 223sf |
| BLDG HEIGHT: | 20' 20' 20' | TOTAL | 86,354sf 85,773sf 5,161sf |
| BLDG COVERAGE: | 30% 1.2% 1.5% | | 73.7% 73.2% |
| SETBACKS: | MIN EX PRO | *NO NET INCREASE OF ON SITE IMPERVIOUS | |
| FRONT | 20' 153.3' 153.3' | LANDSCAPE DATA | |
| REAR | 10' 235.7' 232.7' | PARKING ISLANDS: "1" - 272 SF - 1 SHADE TREE REQ "2" - 272 SF - 1 SHADE TREE REQ | |
| SIDE | 0' 105.0' 105.0' | PERIMETER BUFFER: 20' WHERE ADJACENT TO RESIDENTIAL USE - EXISTING NATURAL BUFFER TO MEET OPACITY STANDARDS | |
| SETBACKS WHEN | MIN EX PRO | FRONT STREET YARD: | |
| ADJ RESIDENTIAL: | 25' 235.7' 232.7' | FRONTAGE: 18.7' (NOT INCL 36' DRIVEWAY) | |
| INT. SIDE | 20' 121.2' 104.5' | MULTIPLIER: 25 | |
| 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)) | | REQ AREA: 468 SF | |
| WASTEWATER FLOW RATES: | | EX AREA: 1,943 SF | |
| OFFICE - 25gal/EMPLOYEE/SHIFT - 150 GAL/SHIFT | | REQUIRED TREES: 3 CANOPY (1 PER 600sf) | |
| 1" EXISTING WATER LINE HOOKUP - CFPWA | | REQUIRED SHRUBS: 18 SHRUBS (6 PER 600sf) | |
| 4" EXISTING SANITARY SEWER HOOKUP - CFPWA | | FOUNDATION PLANTINGS: | |
| WASTE TO BE DISPOSED OF IN EXISTING DUMPSTER. | | 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 TREELINE |
| --- | EXISTING GRAVEL LINE |
| ⊕ | FIRE HYDRANT |
| ⊙ | POWER/UTILITY POLE |
| ⊙ | LIGHT STUB OUT |
| ⊙ | MAN HOLE |
| ⊙ | C/O |
| ⊙ | WSC |
| ⊙ | SPRINKLER CONTROL |
| ⊙ | STORMWATER COLLECTION BASIN |
| ⊙ | INVERT ELEVATION |
| ⊙ | EXISTING GRAVEL |
| ⊙ | ASPHALT |
| ⊙ | CONCRETE (SIDEWALK) |
| ⊙ | ADA TACTILE WARNING MAT |
| ⊙ | 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: JONESURVEYING@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.



BEFORE YOU DIG, CALL

North Carolina 811
www.nc811.org

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: 910-254-6333
Fax: 910-254-0502 www.cldeng.com

OAKWOOD HOMES, INC
Wilmington, NC

PRELIMINARY SITE PLAN

| REV | DATE | DESCRIPTION |
|-----|-------------|-------------------------------|
| 0 | DD MM YY | INITIAL SITE PLAN APPLICATION |
| 1 | 21 JUN 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: XXX | PROJECT: 960-34 |
| CHECKED: JFB | SCALE: 1" = 30' |
| DESIGNED: SL | RELEASE: PRELIM |

SHEET
SP-01

RELEASED FOR CONSTRUCTION

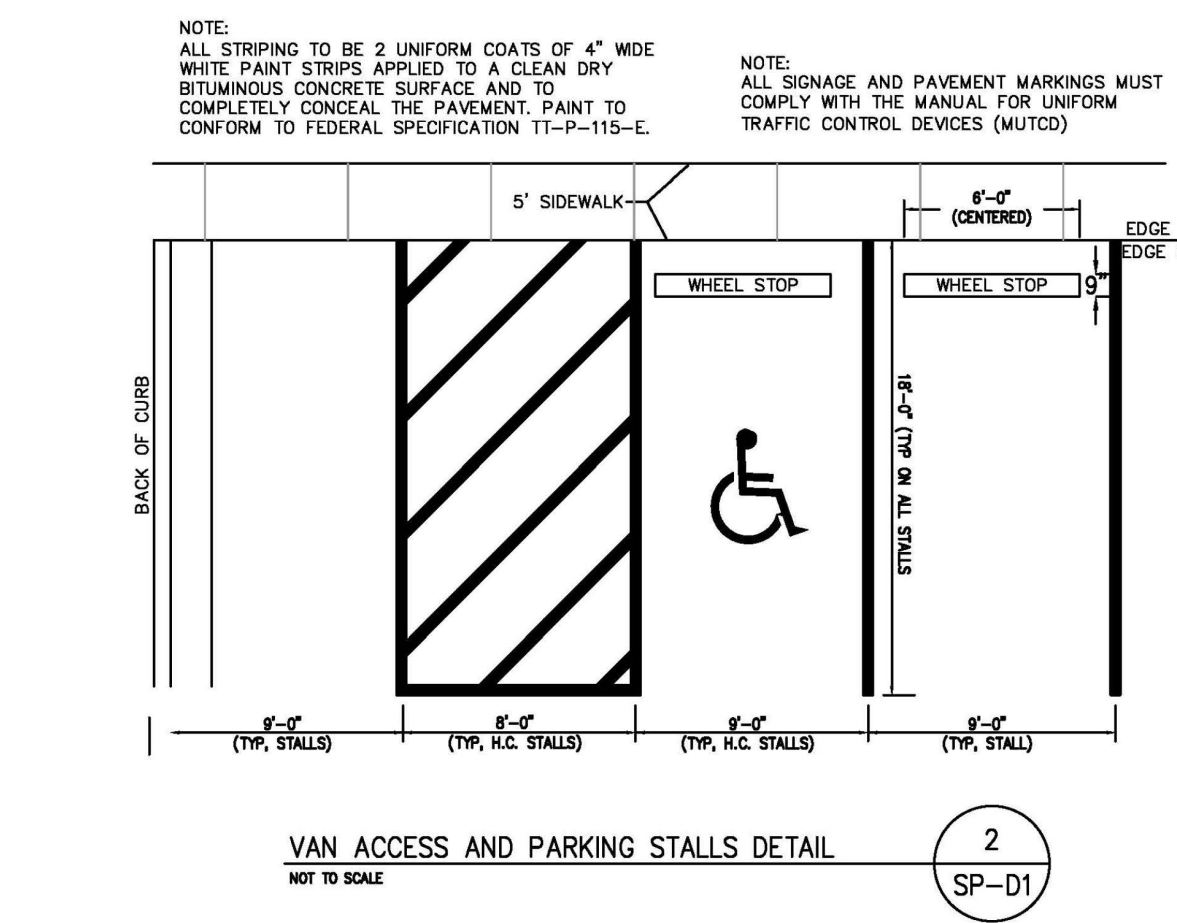
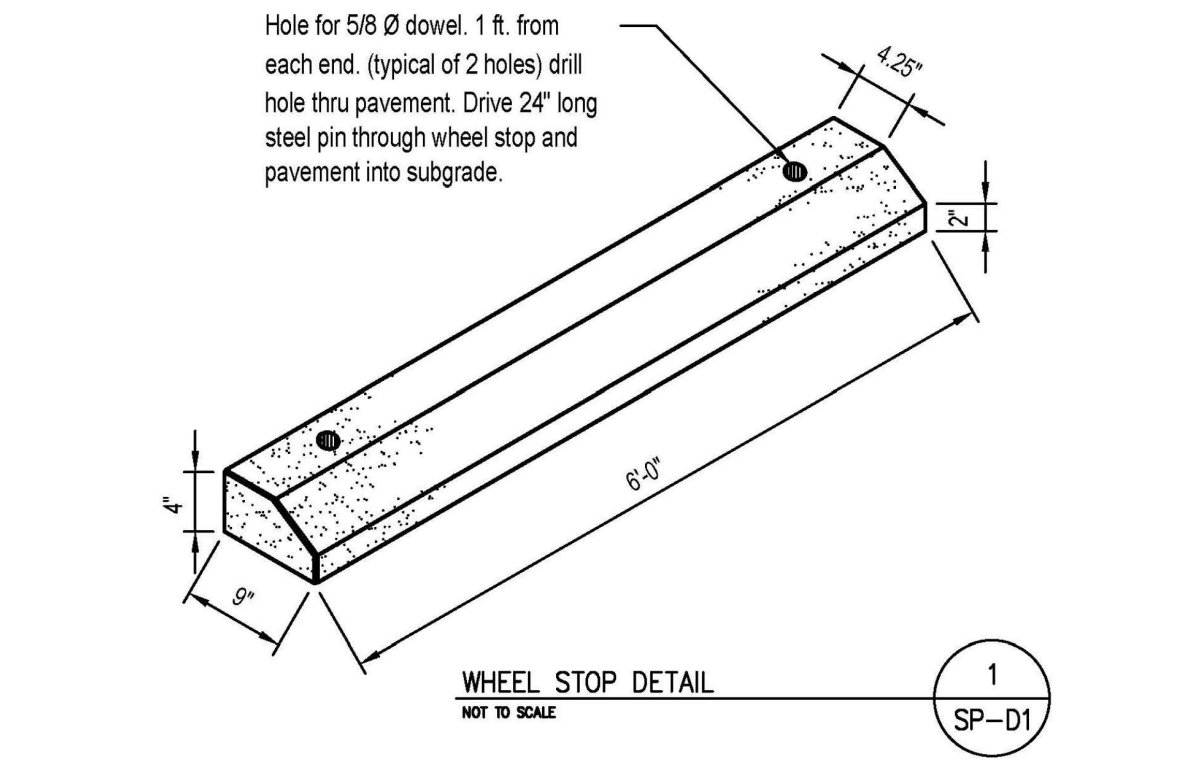
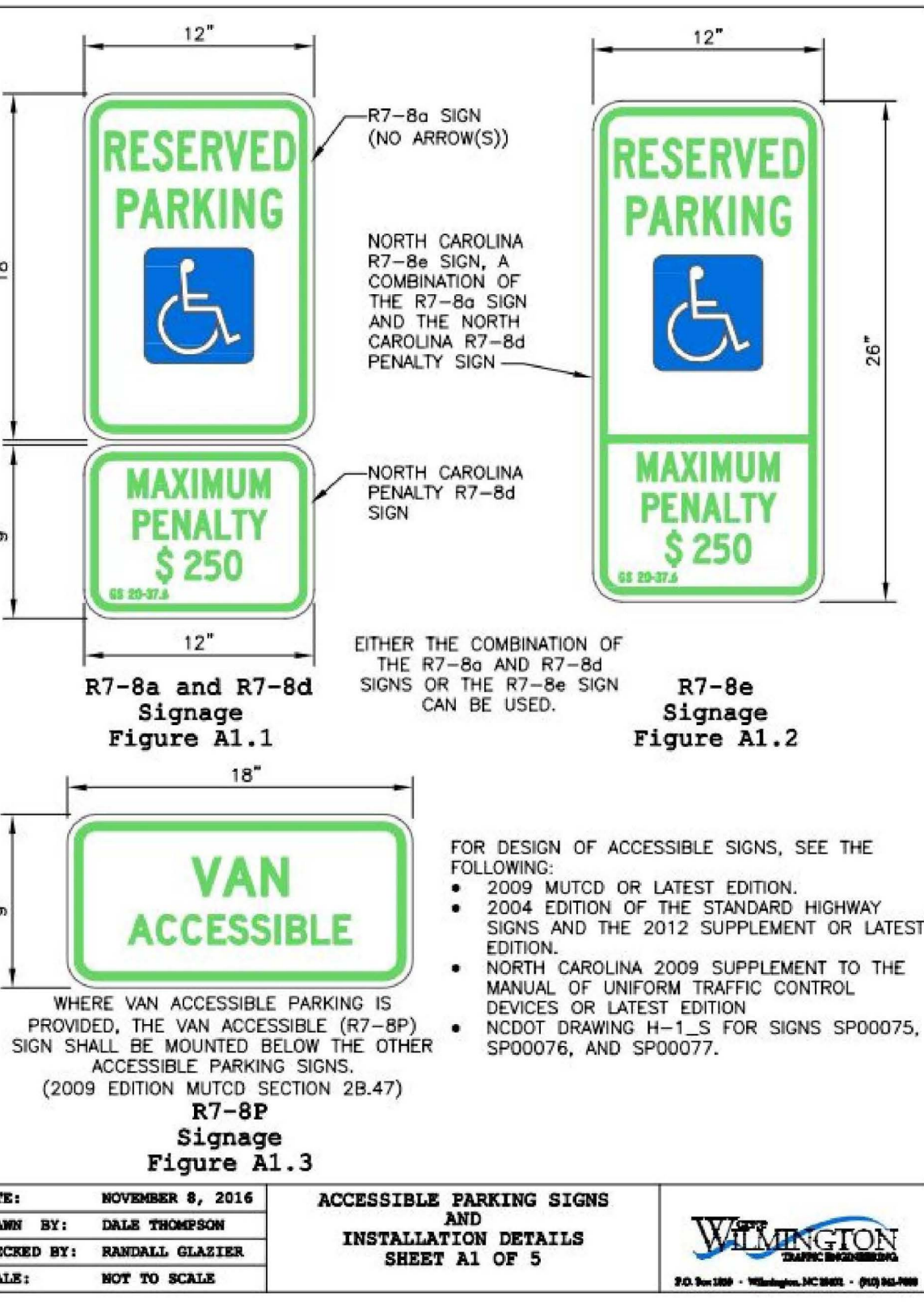
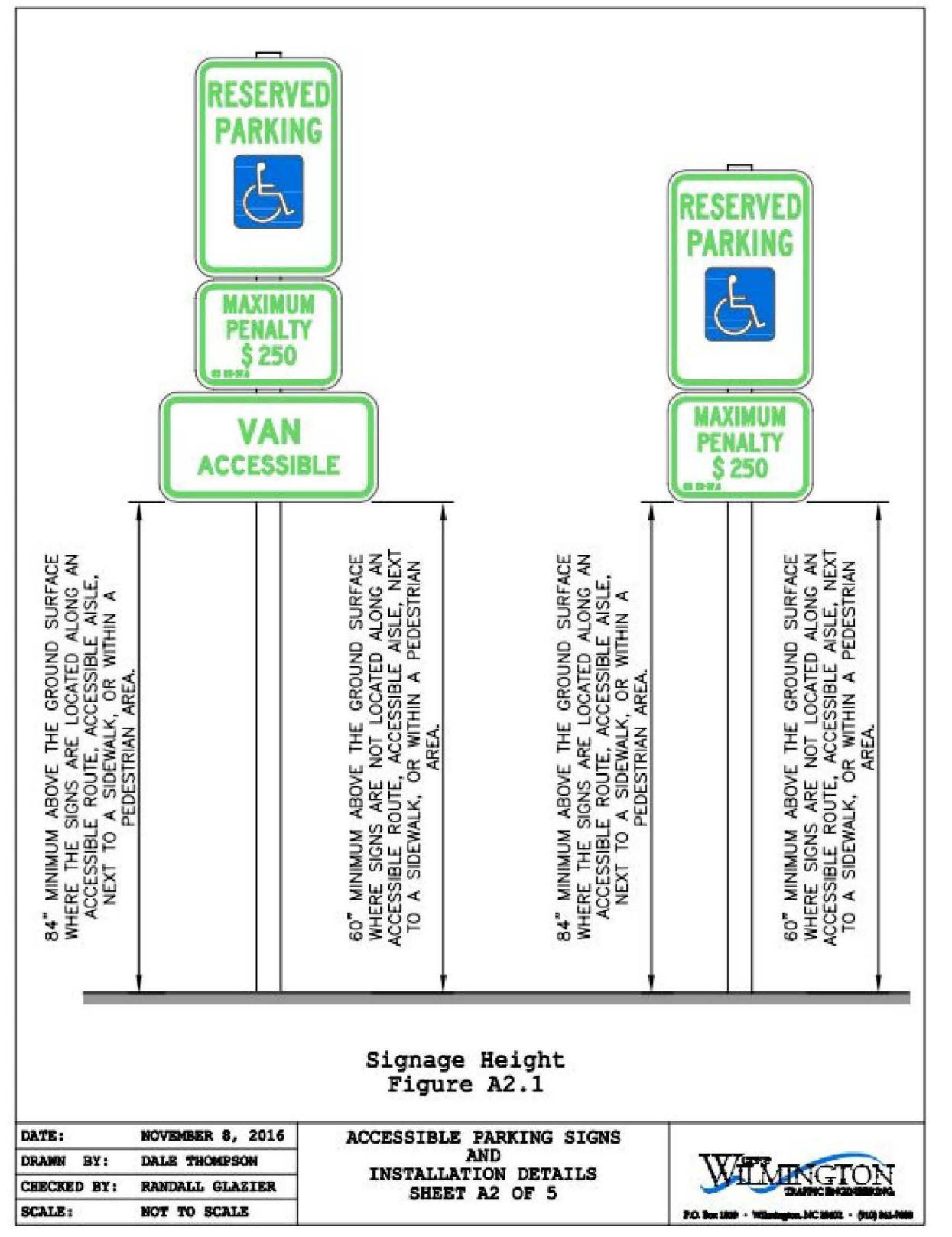
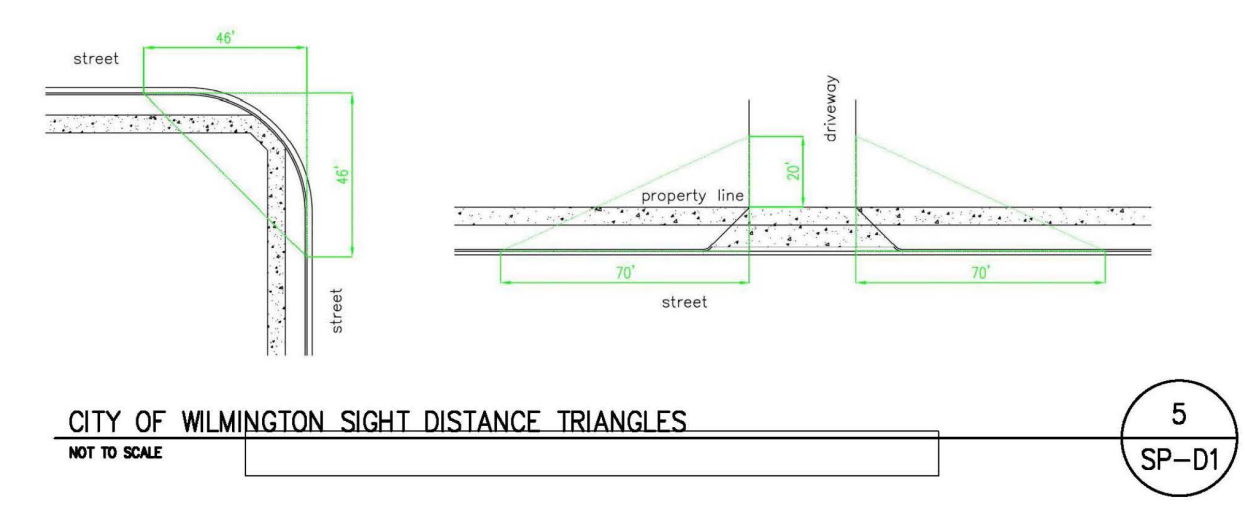
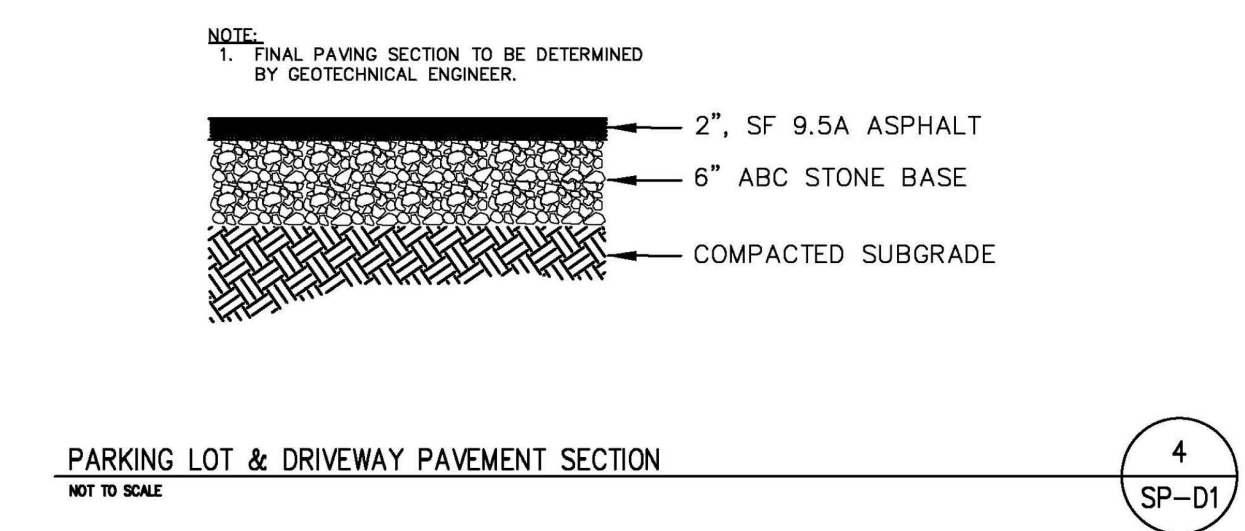
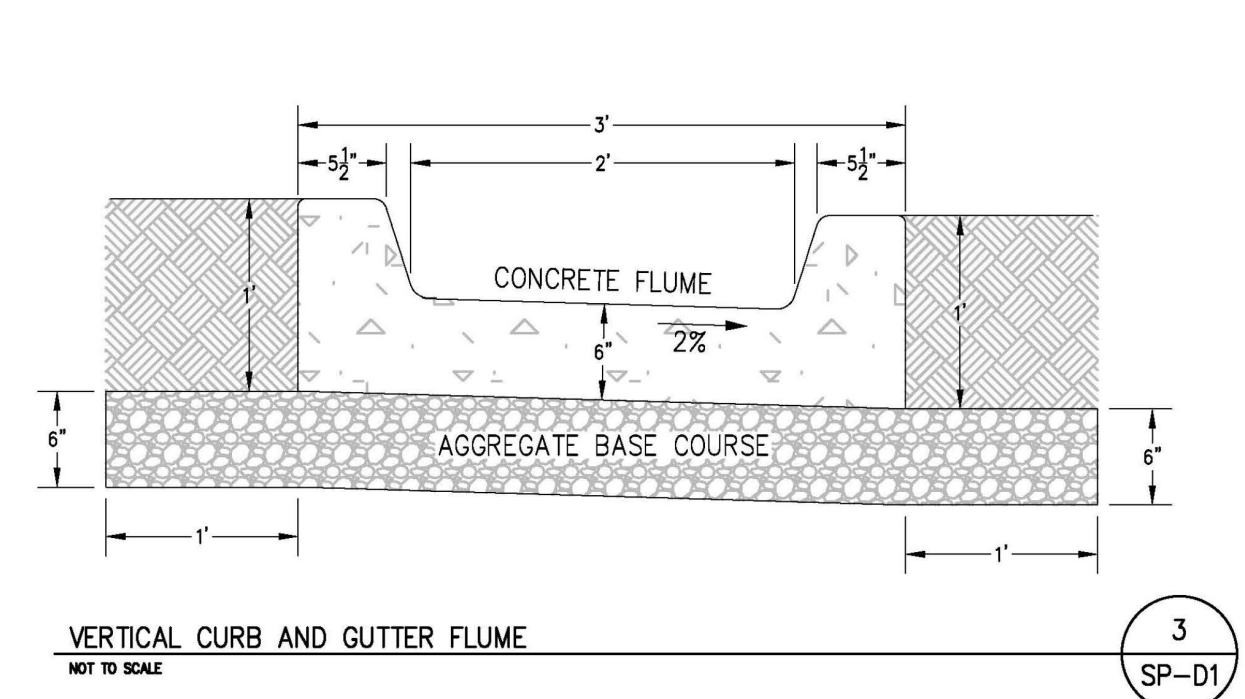
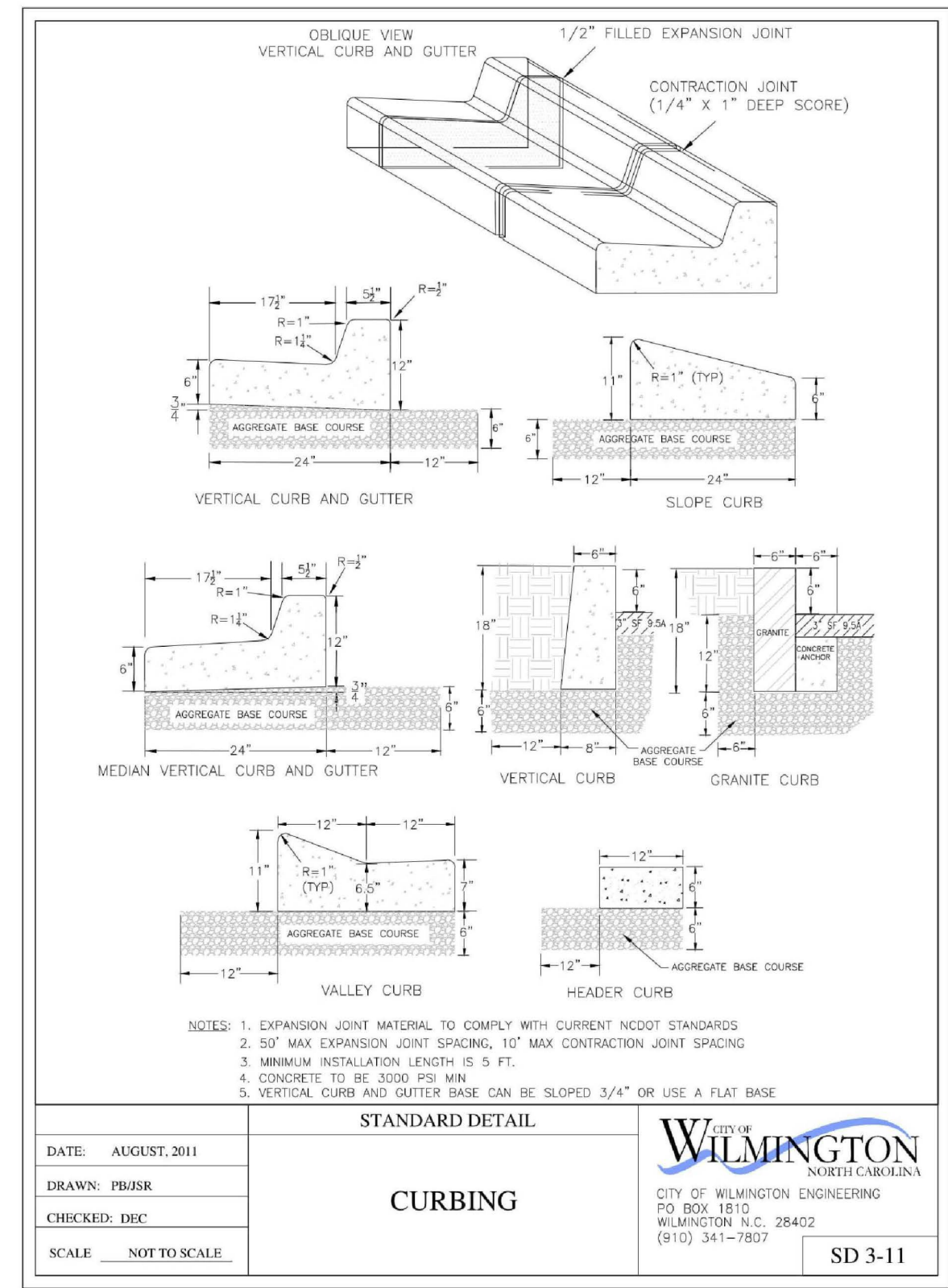
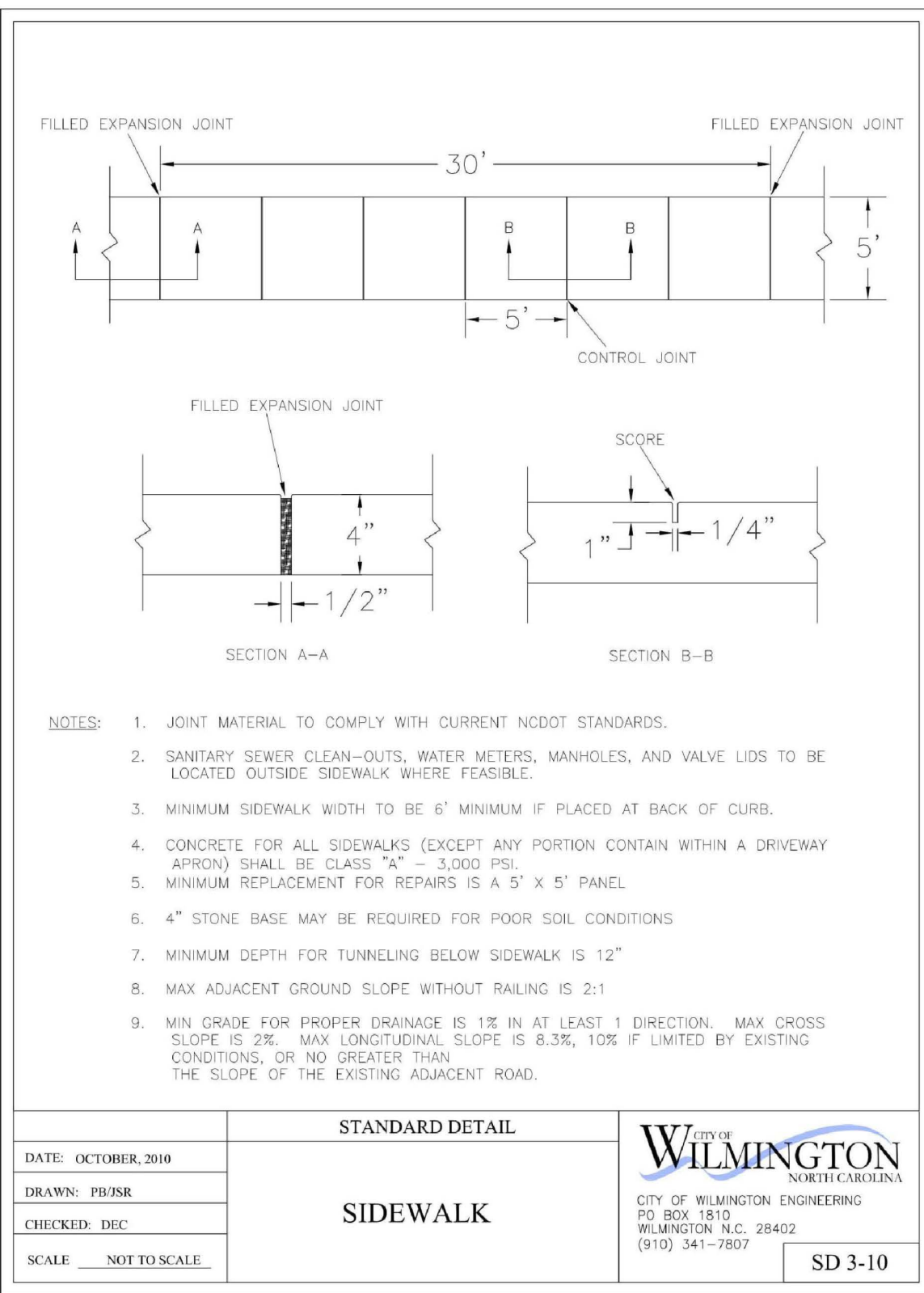
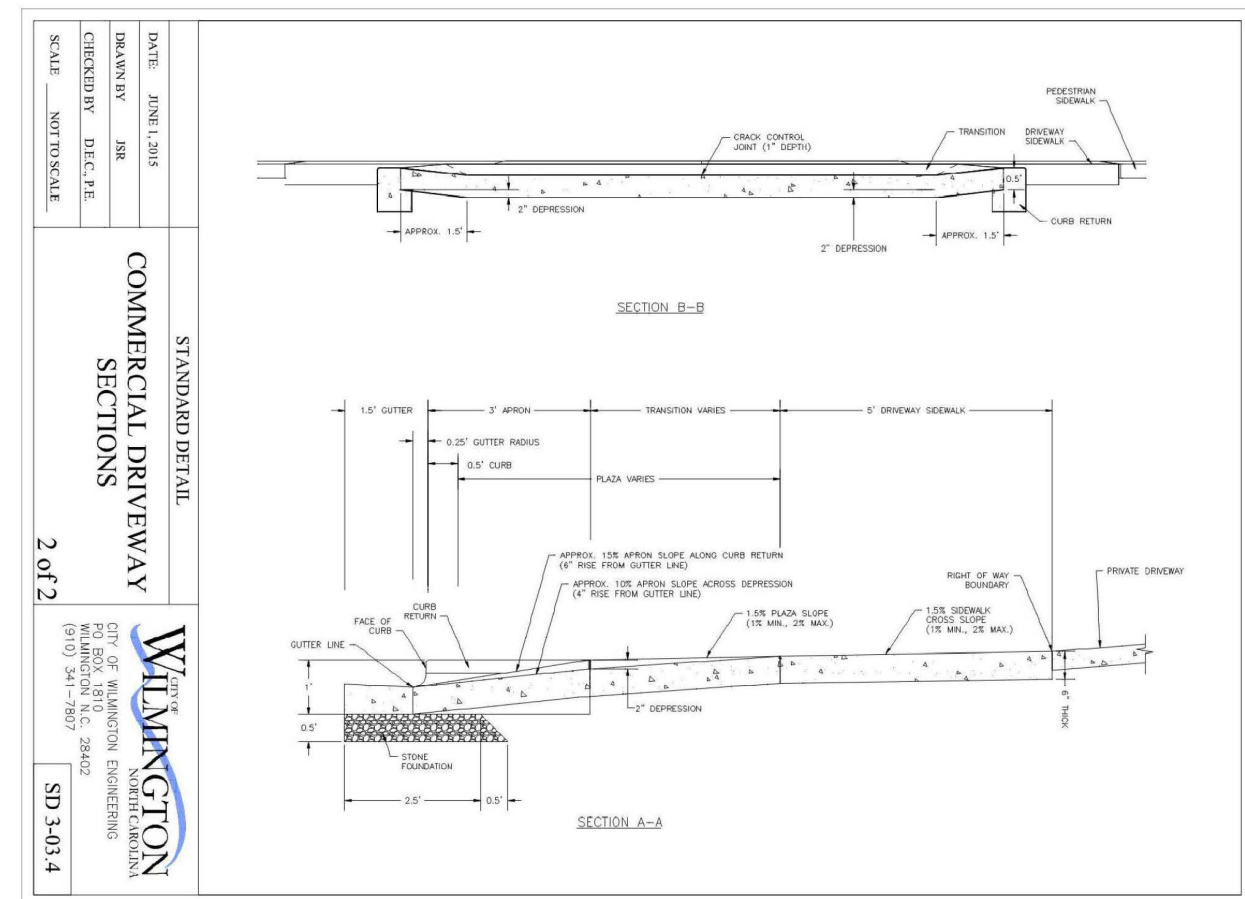
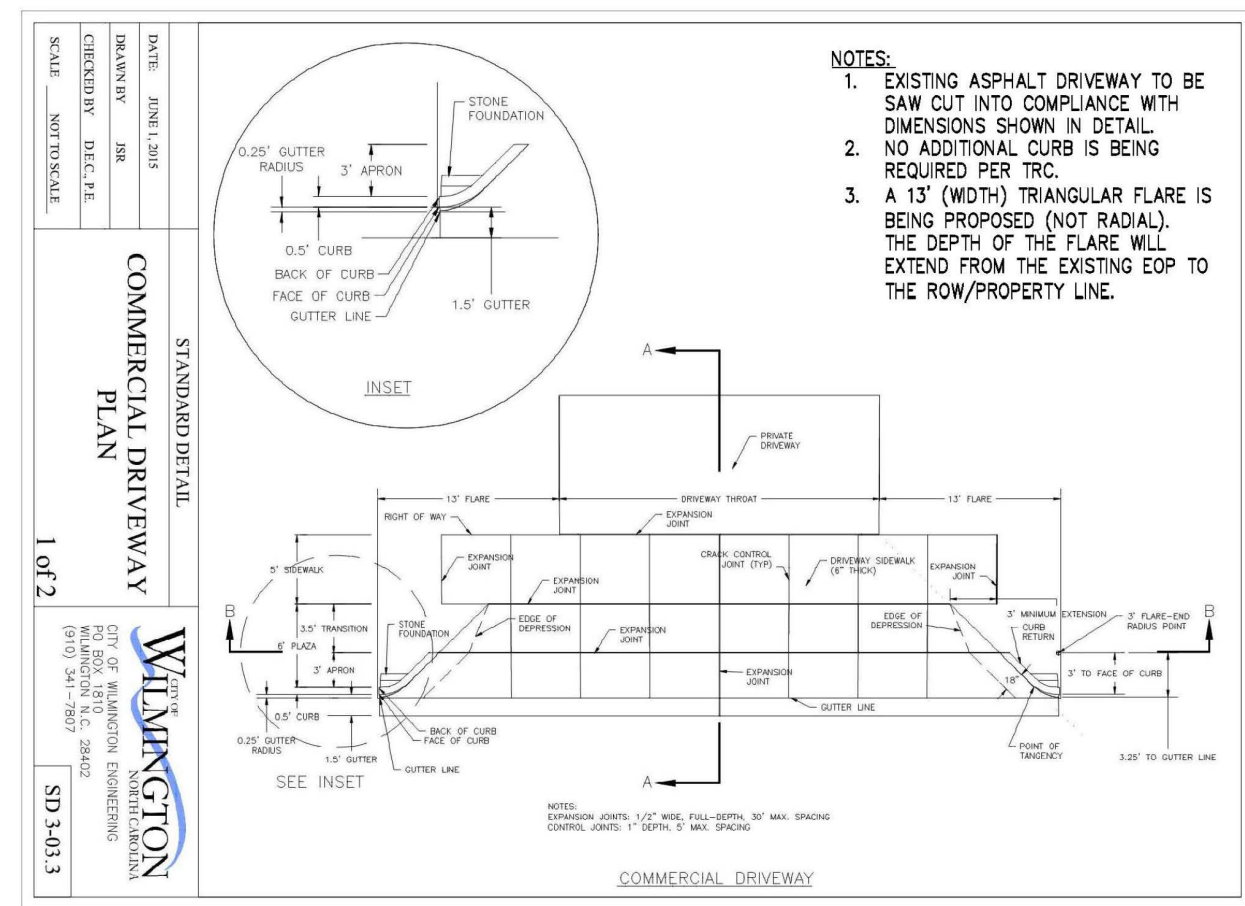
WILMINGTON
NORTH CAROLINA
Public Services • Engineering Division
APPROVED DRAINAGE PLAN

Date: _____ Permit # _____
Signed: _____

WILMINGTON
NORTH CAROLINA

Approved Construction Plan
Date: 5/6/20
2019097
SW Permit #: 2020015

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

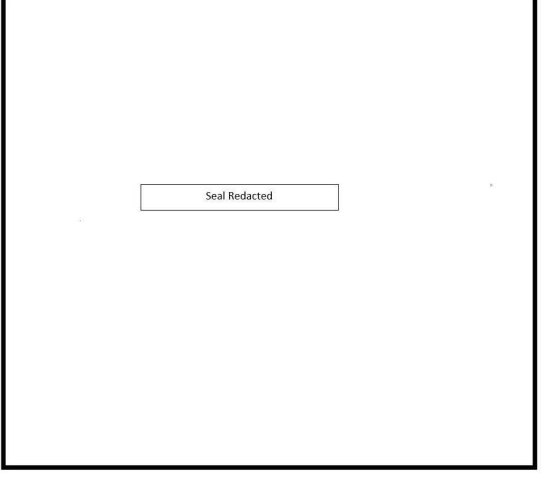


OAKWOOD HOMES, INC
 Wilmington, NC

SITE DETAILS

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

PROPERTY ADDRESS:
 5536 OLEANDER DRIVE
 WILMINGTON, NC 28403



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

SHEET
SP-D1

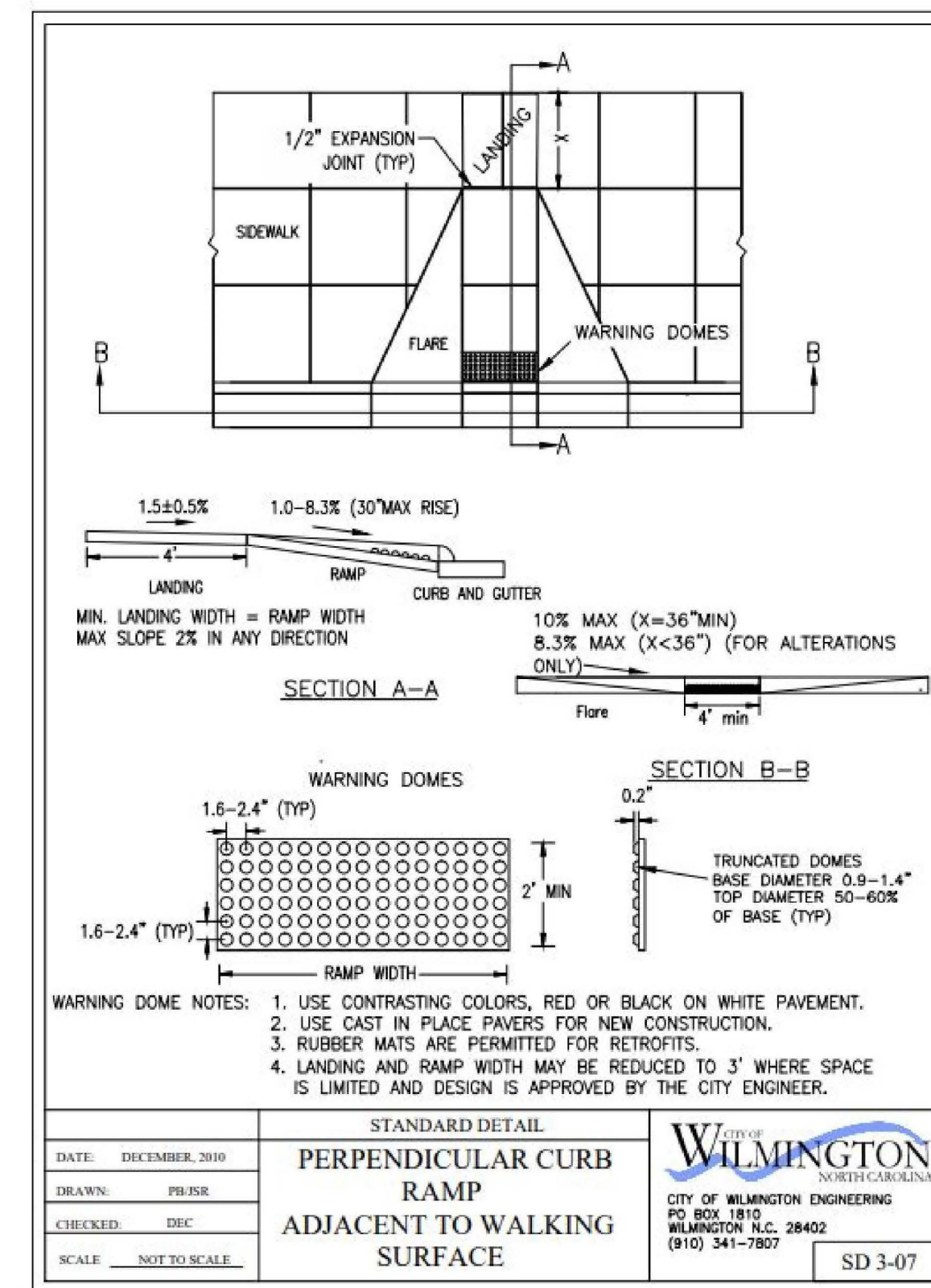
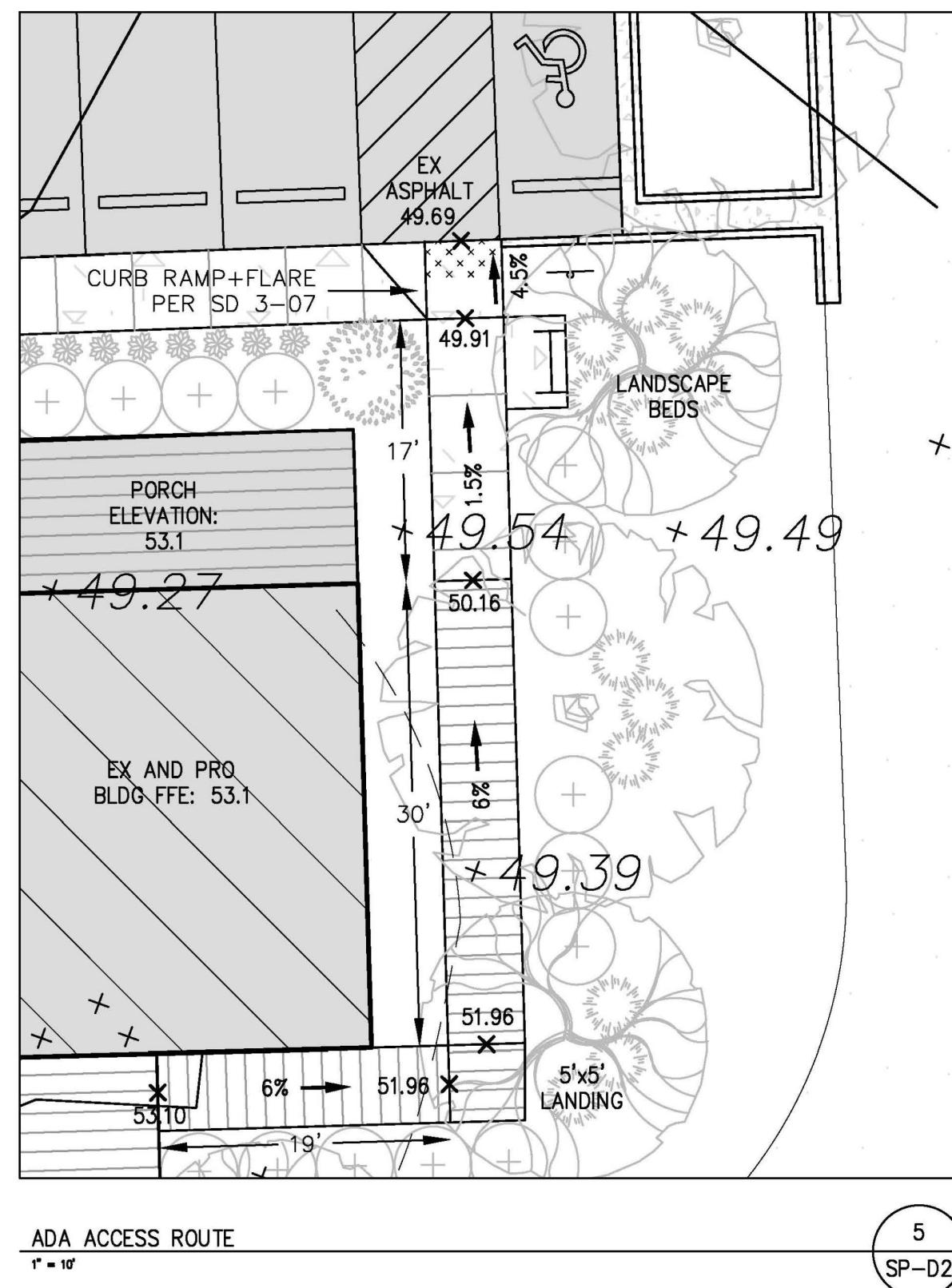
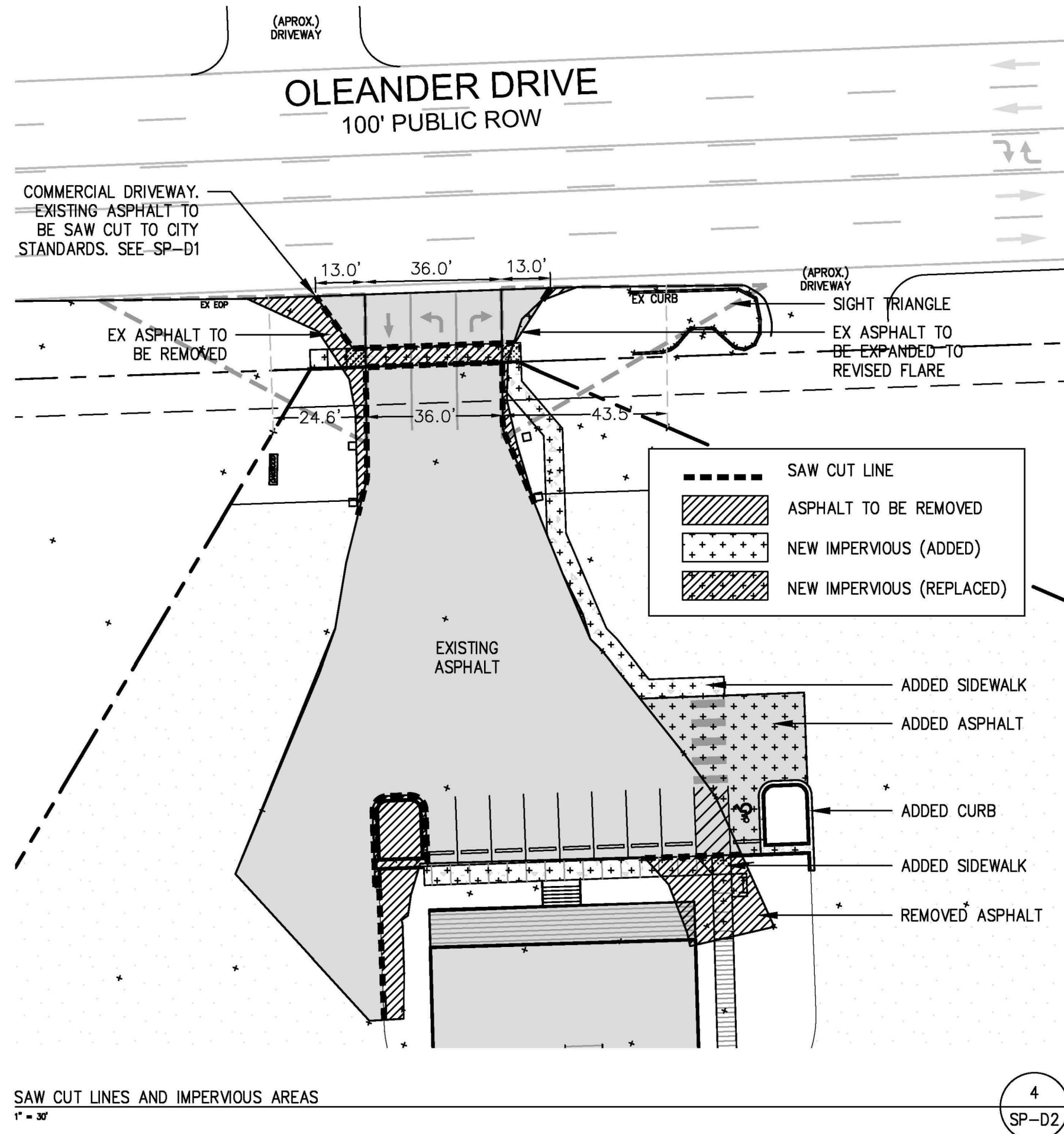
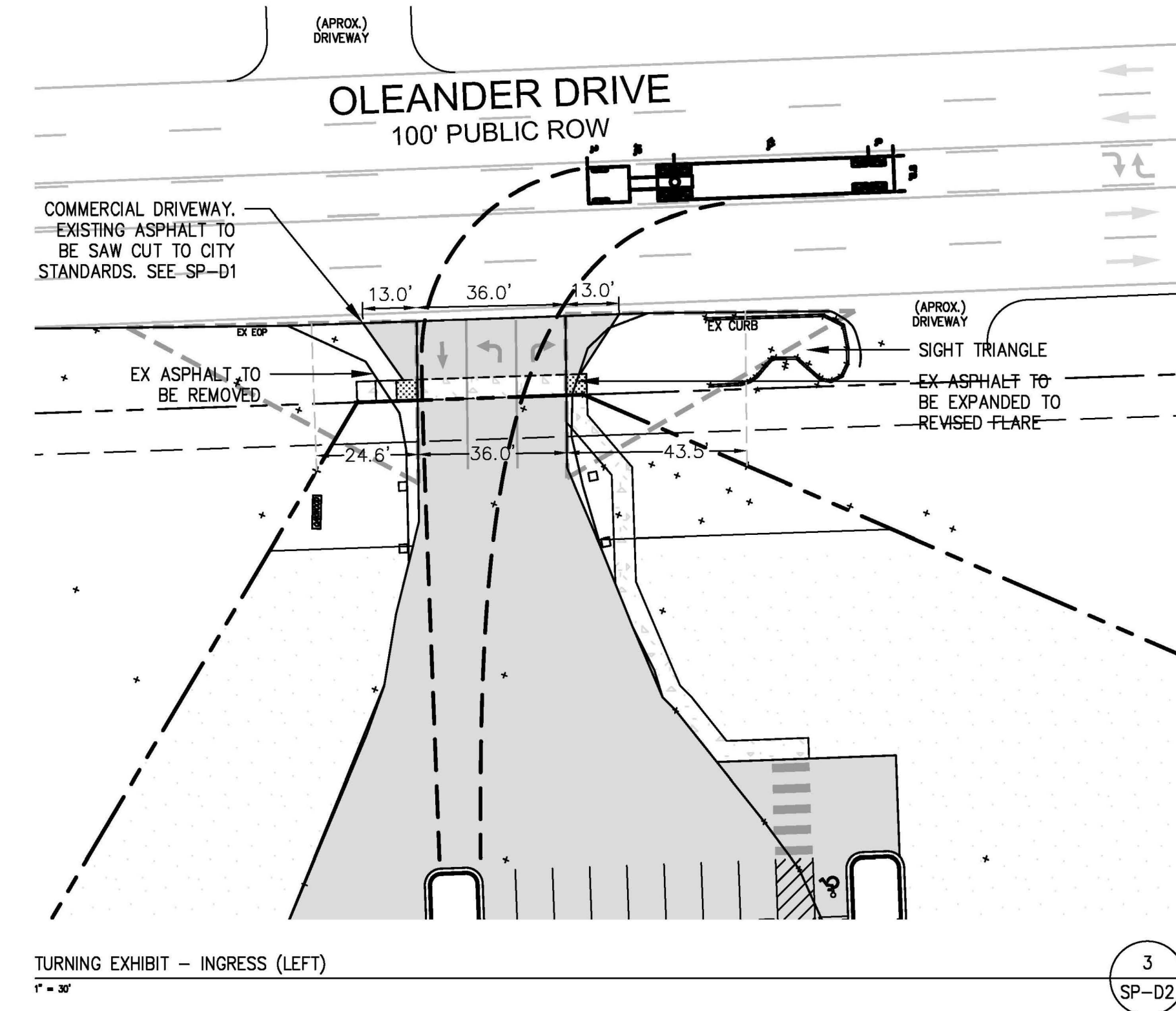
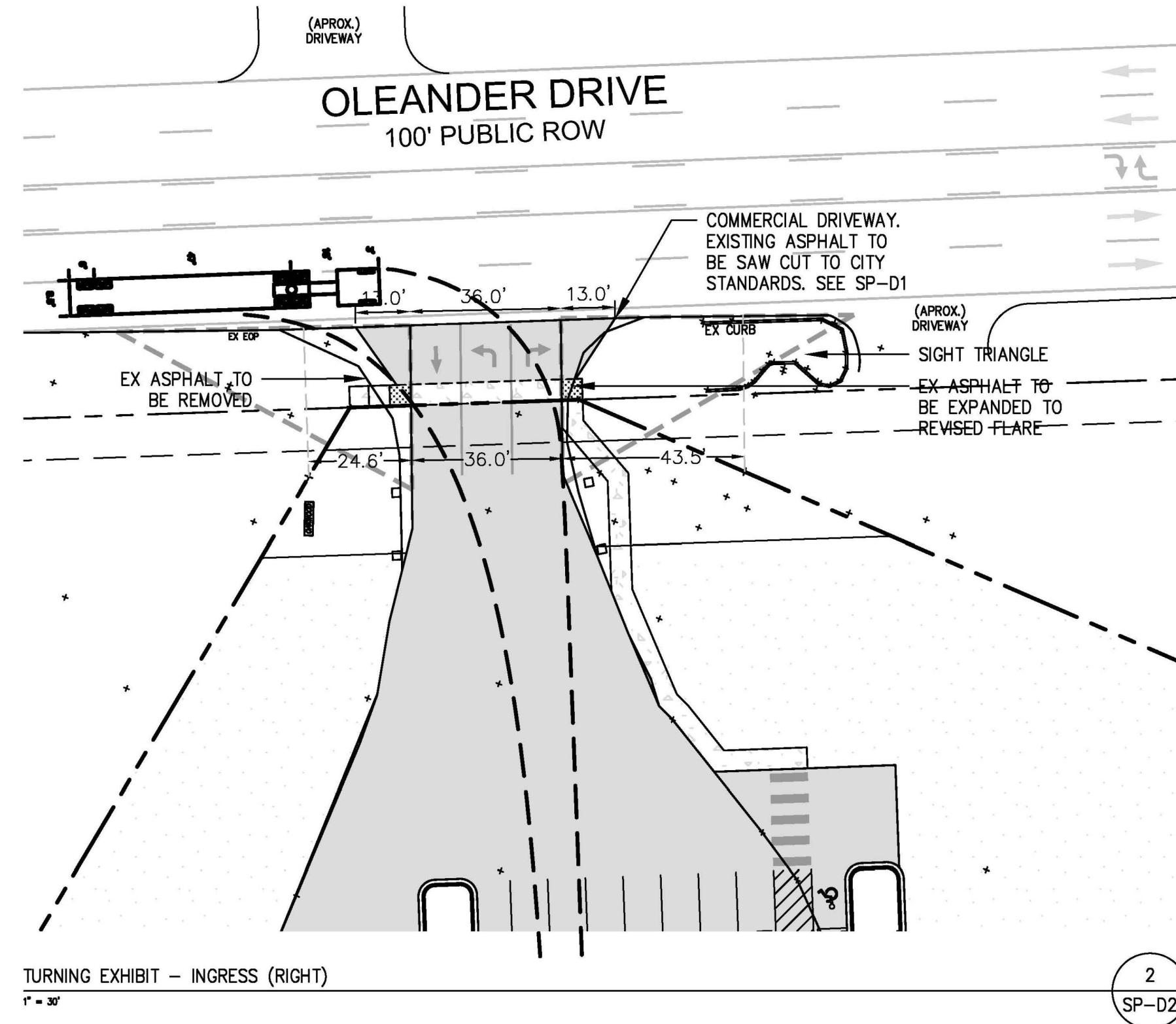
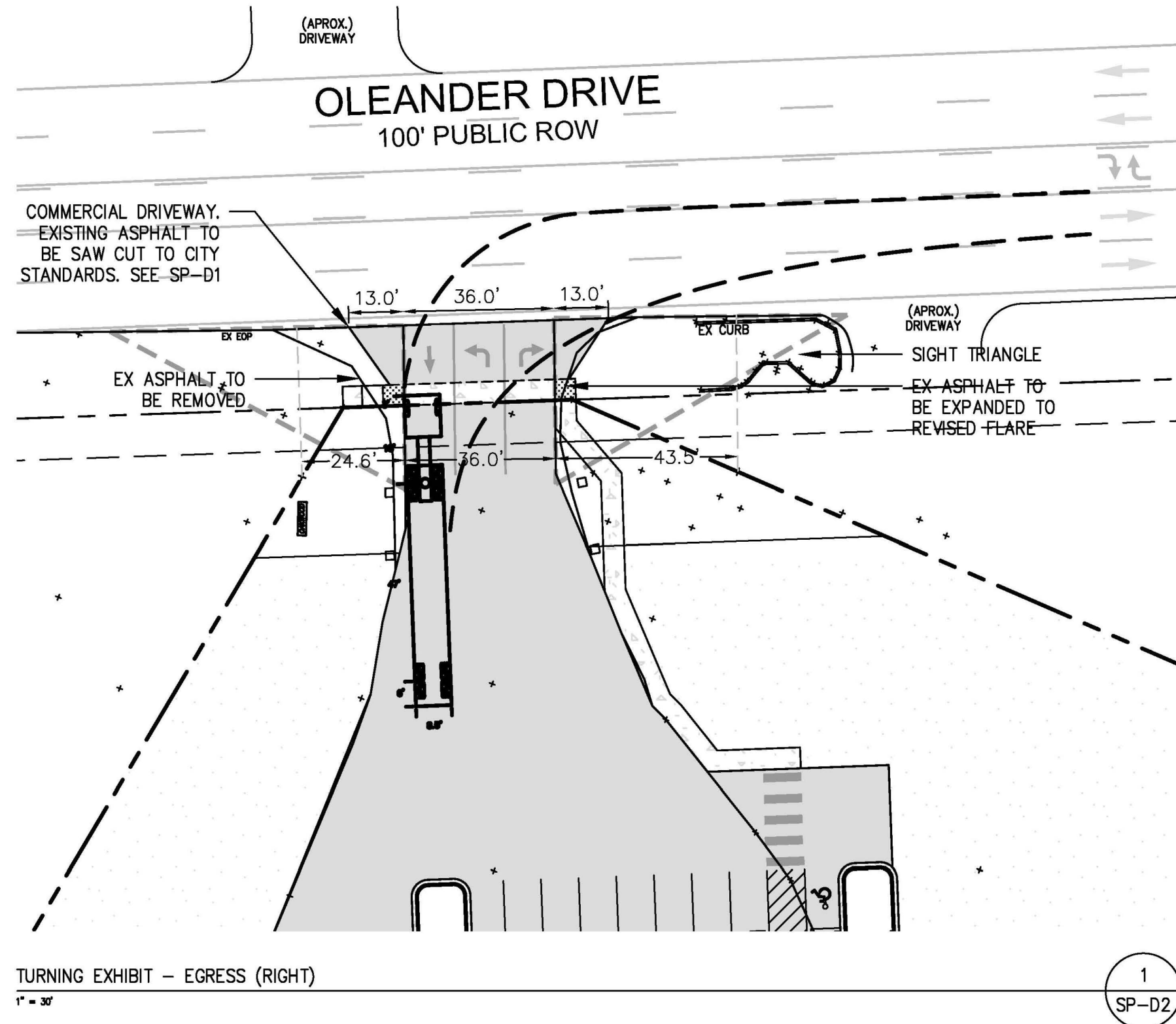
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 Public Services • Engineering Division
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WILMINGTON
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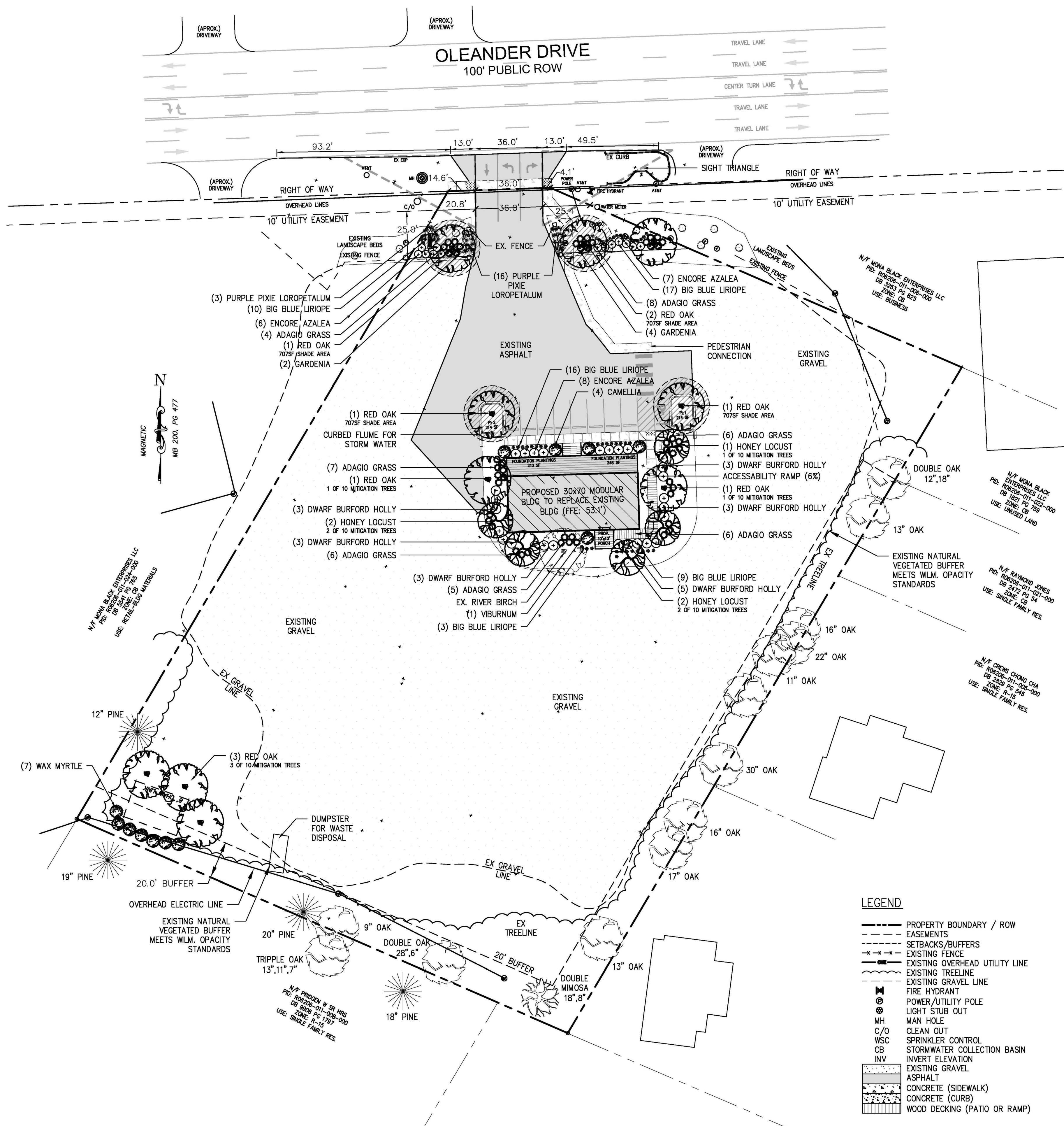
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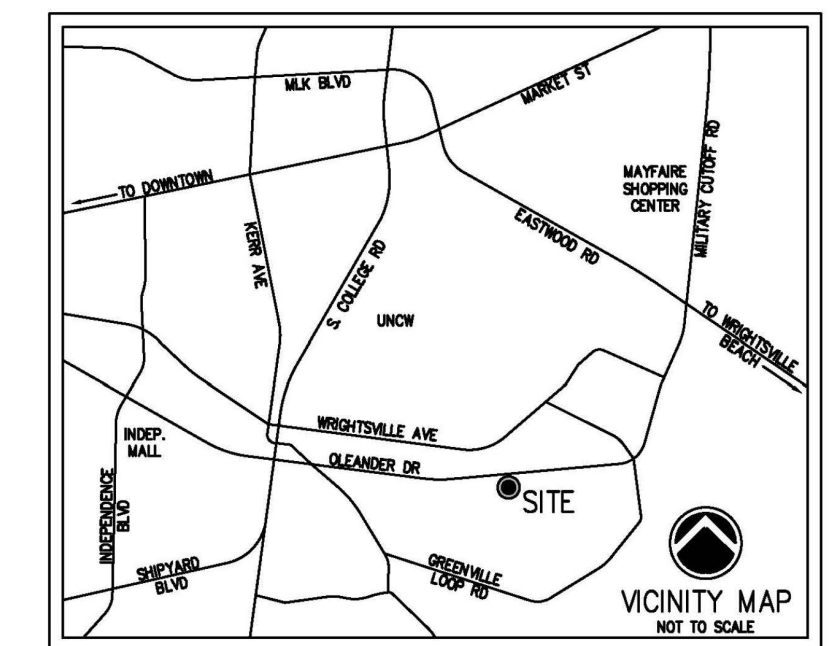
| | |
|---------------|-----------------|
| APPROVED: XXX | PROJECT: 960-34 |
| CHECKED: JFB | SCALE: - |
| DESIGNED: SL | RELEASE: PRELIM |

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.



- 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.

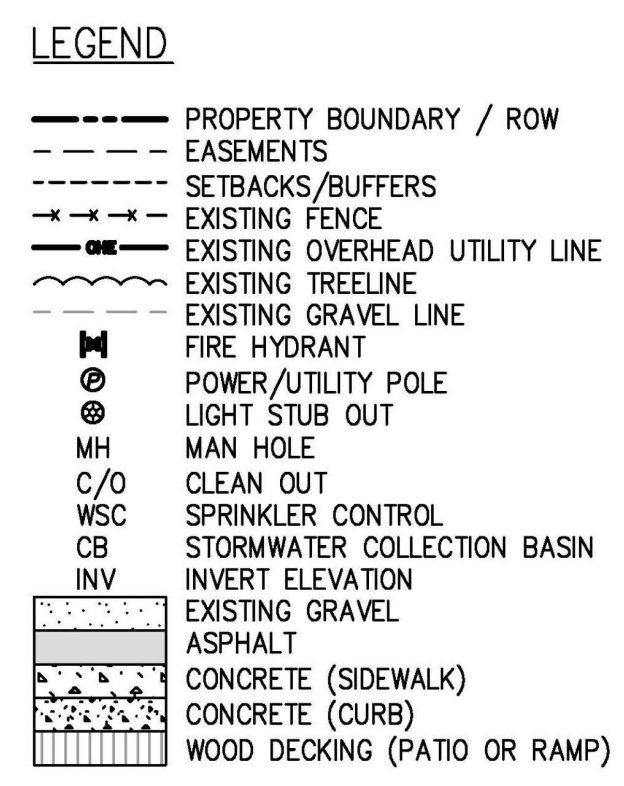
PROJECT INFORMATION

| SITE DATA | | LANDSCAPE DATA | |
|---|---|-----------------------|--|
| PROPERTY ADDRESS: | 5536 OLEANDER DRIVE WILMINGTON, NC 28403 | 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 RETAIL - BUILDING MATERIALS and OFFICE | 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: | WATERSHED RESOURCE PROTECTION AREA | FOUNDATION PLANTINGS: | REQ AREA: 168sf (70' WID 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 AFFECT 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 5533 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) | | |

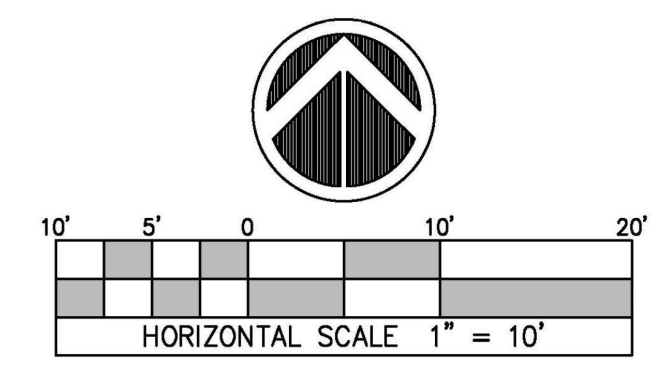
PLANTING SCHEDULE

| COMMON NAME | SCIENTIFIC NAME | SIZE | NOTES |
|---------------------------------|-----------------------------------|--------|----------------------------|
| LARGE SHADE TREES | | | |
| 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 |
| SHRUBS | | | |
| 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 |
| GROUNDCOVERS | | | |
| 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).



- 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: JONESURVEYING@BELL.SOUTH.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.



BEFORE YOU DIG, CALL

North Carolina 811
www.nc811.org

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

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CITY OF WILMINGTON
NORTH CAROLINA

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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: 910-254-6333
Fax: 910-254-0502
www.cldeng.com

OAKWOOD HOMES, INC
Wilmington, NC

PRELIMINARY LANDSCAPE PLAN

| REV | DATE | DESCRIPTION | INIT |
|-----|-------------|-------------------------------|------|
| 3 | 30 MAR 2020 | FINAL TRC SUBMISSION | SL |
| 2 | 12 FEB 20 | THIRD TRC SUBMISSION | SL |
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| 0 | 00 MAR 19 | INITIAL SITE PLAN APPLICATION | SL |

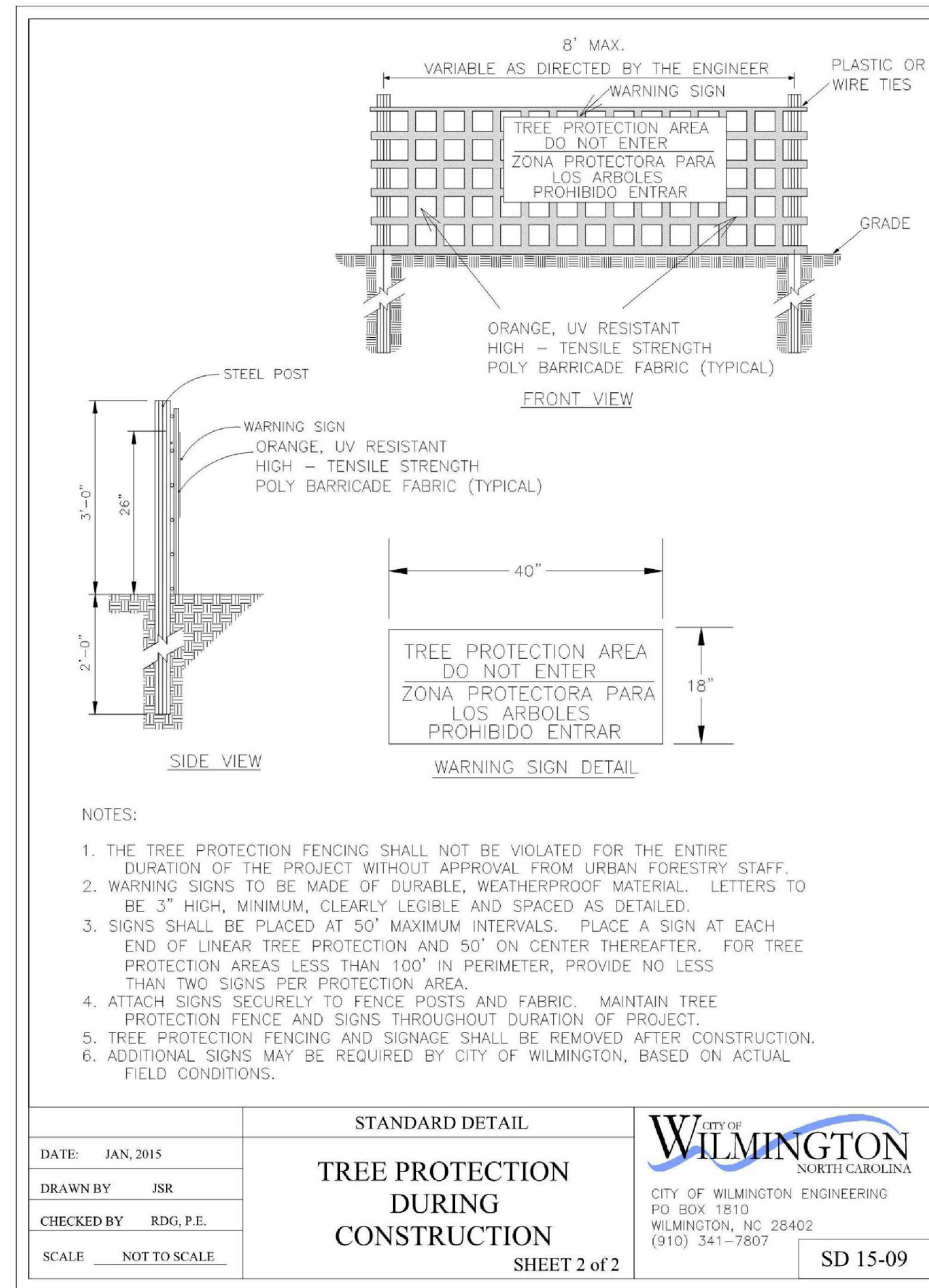
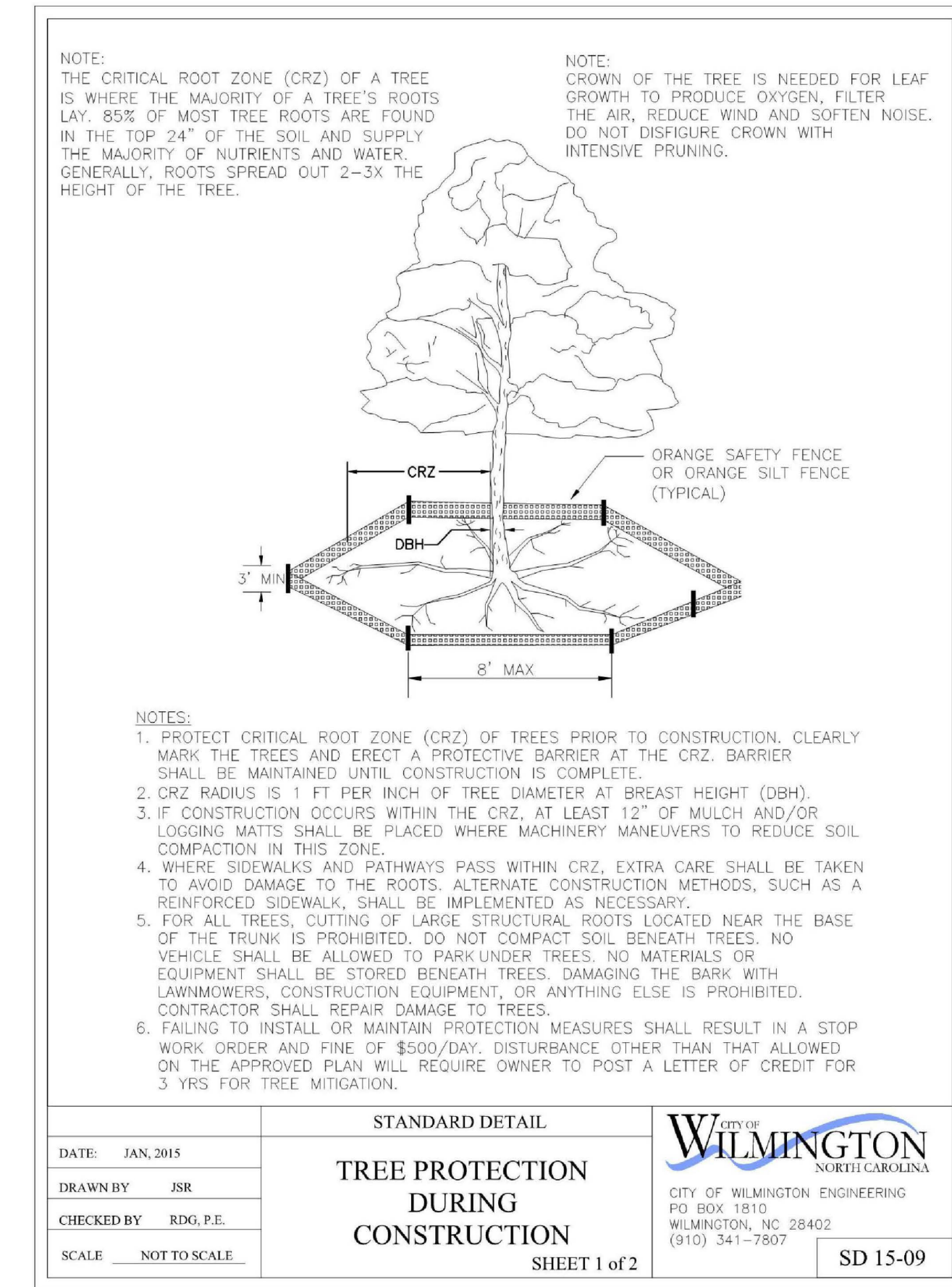
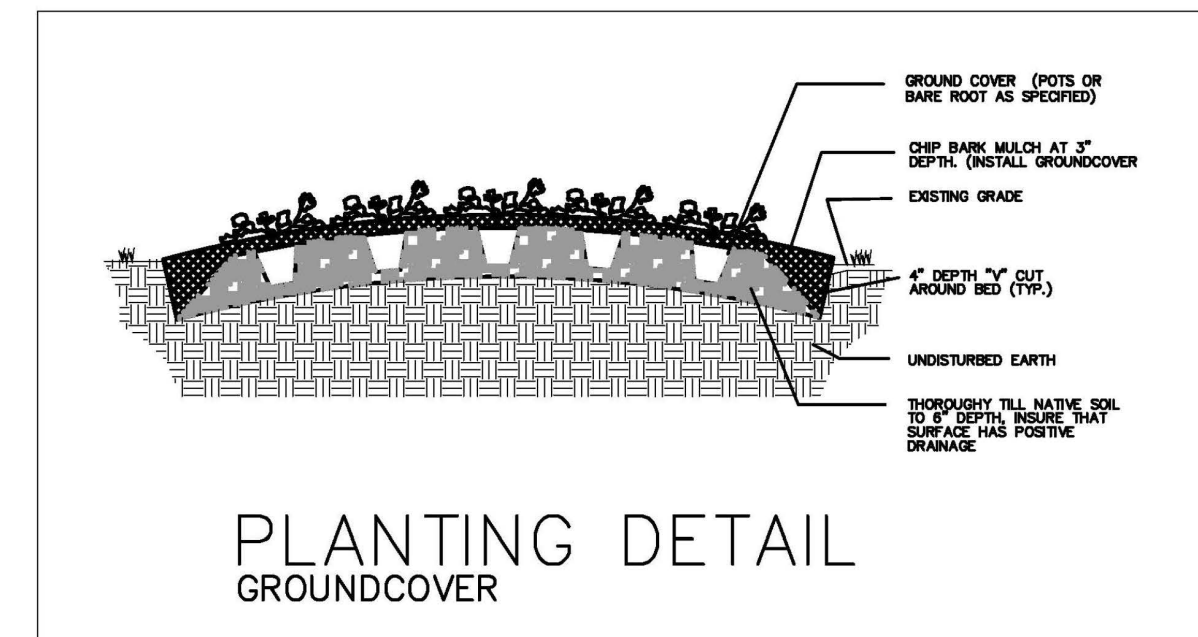
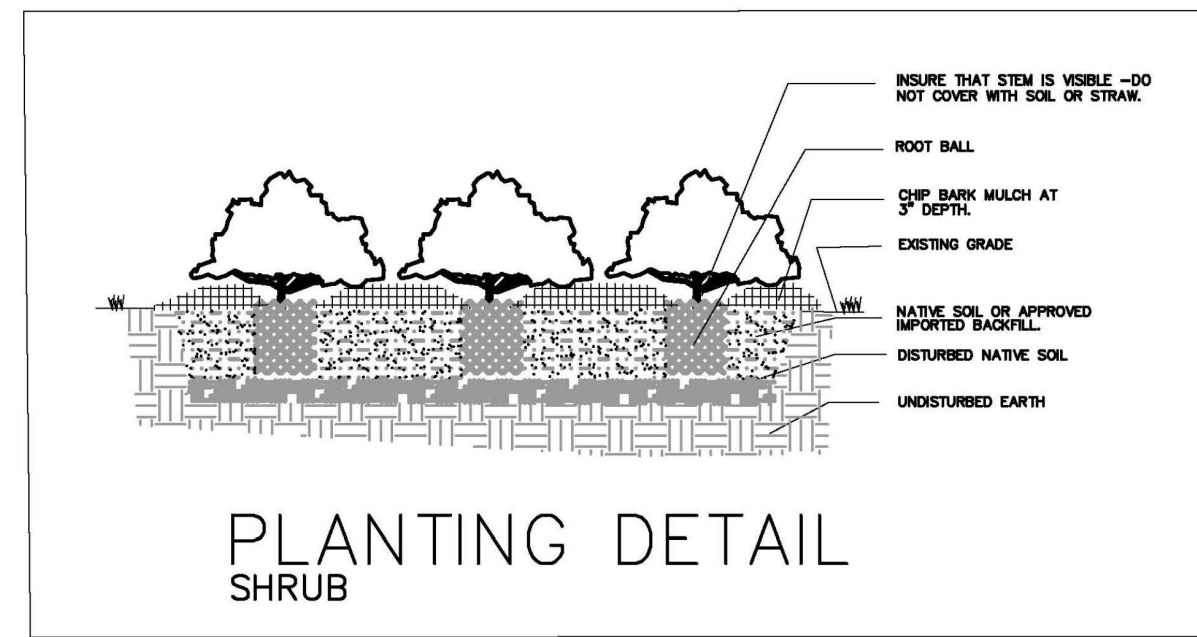
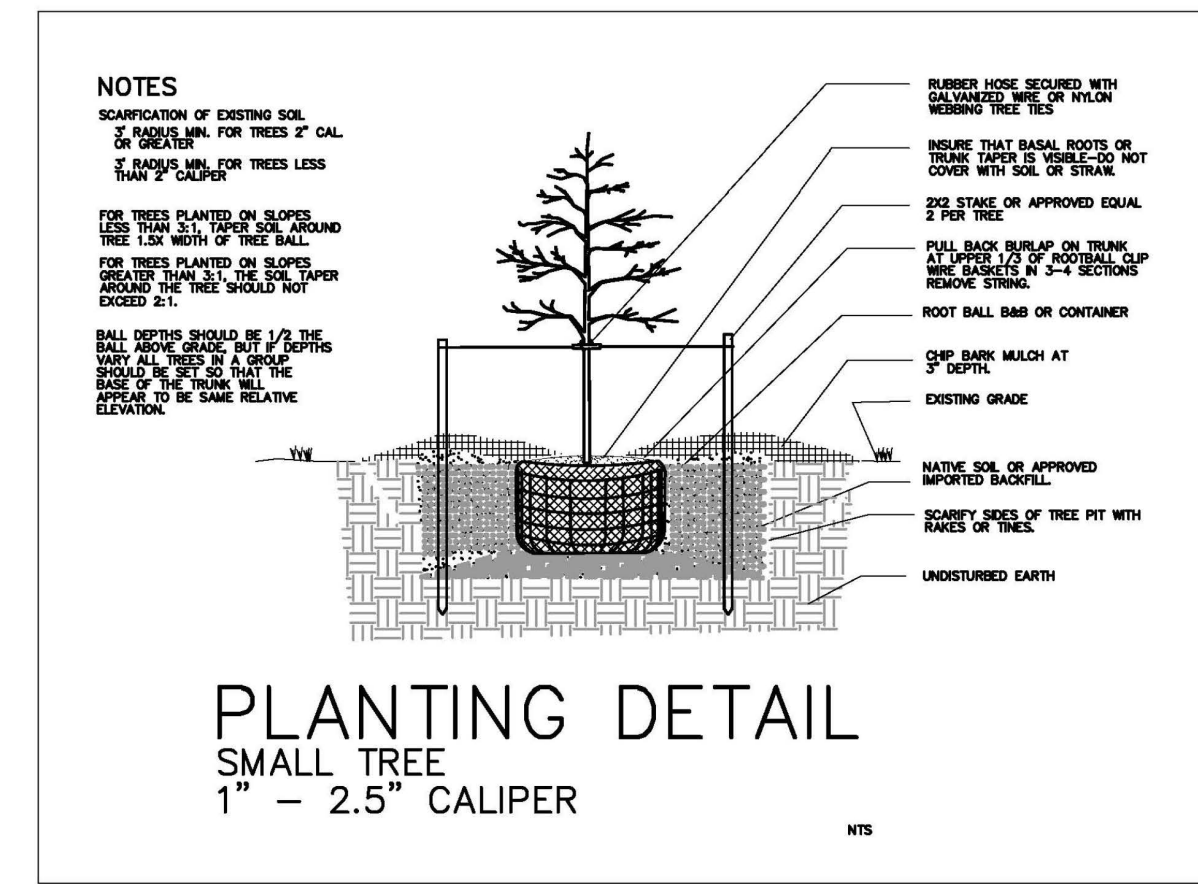
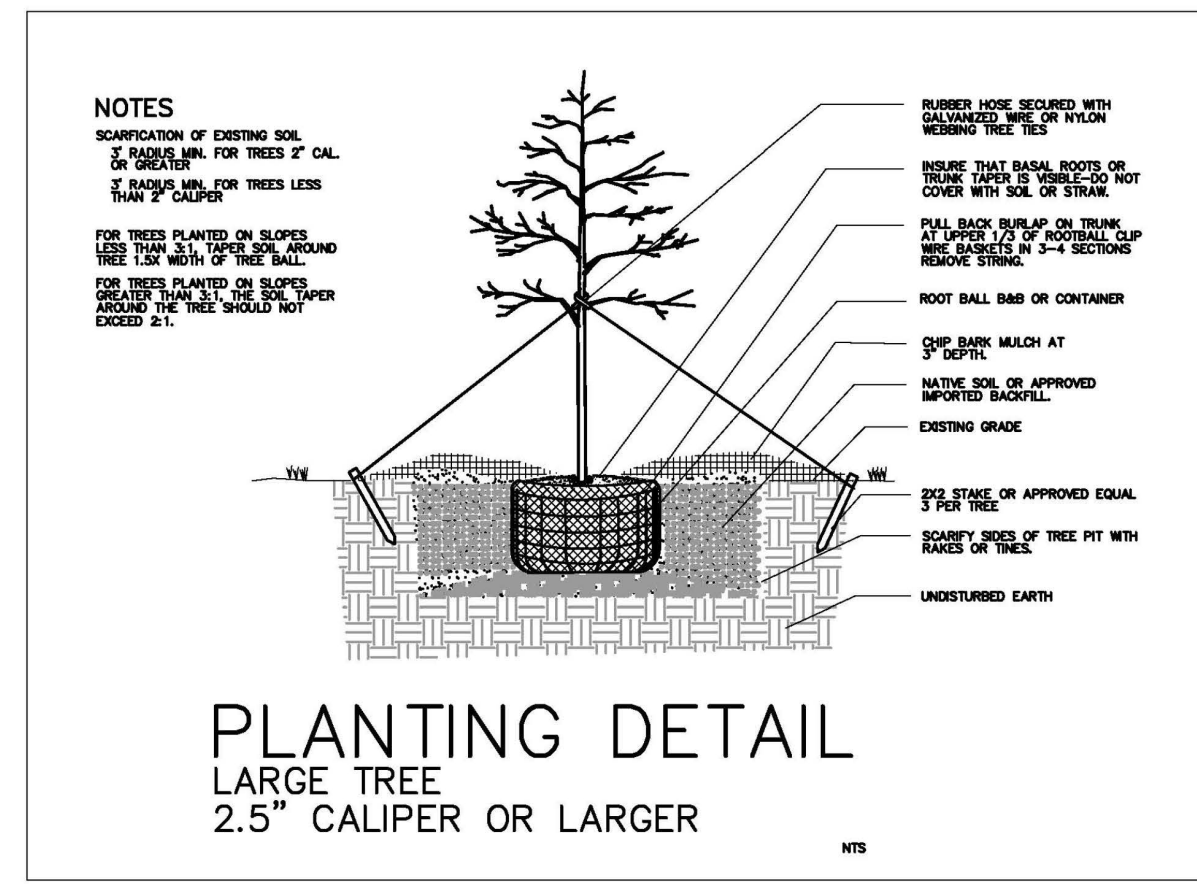
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WILMINGTON, NC 28403

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

SHEET
LP-01

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 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.

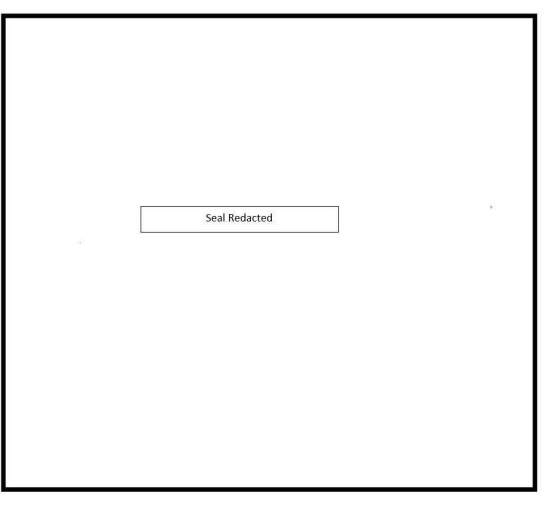


OAKWOOD HOMES, INC
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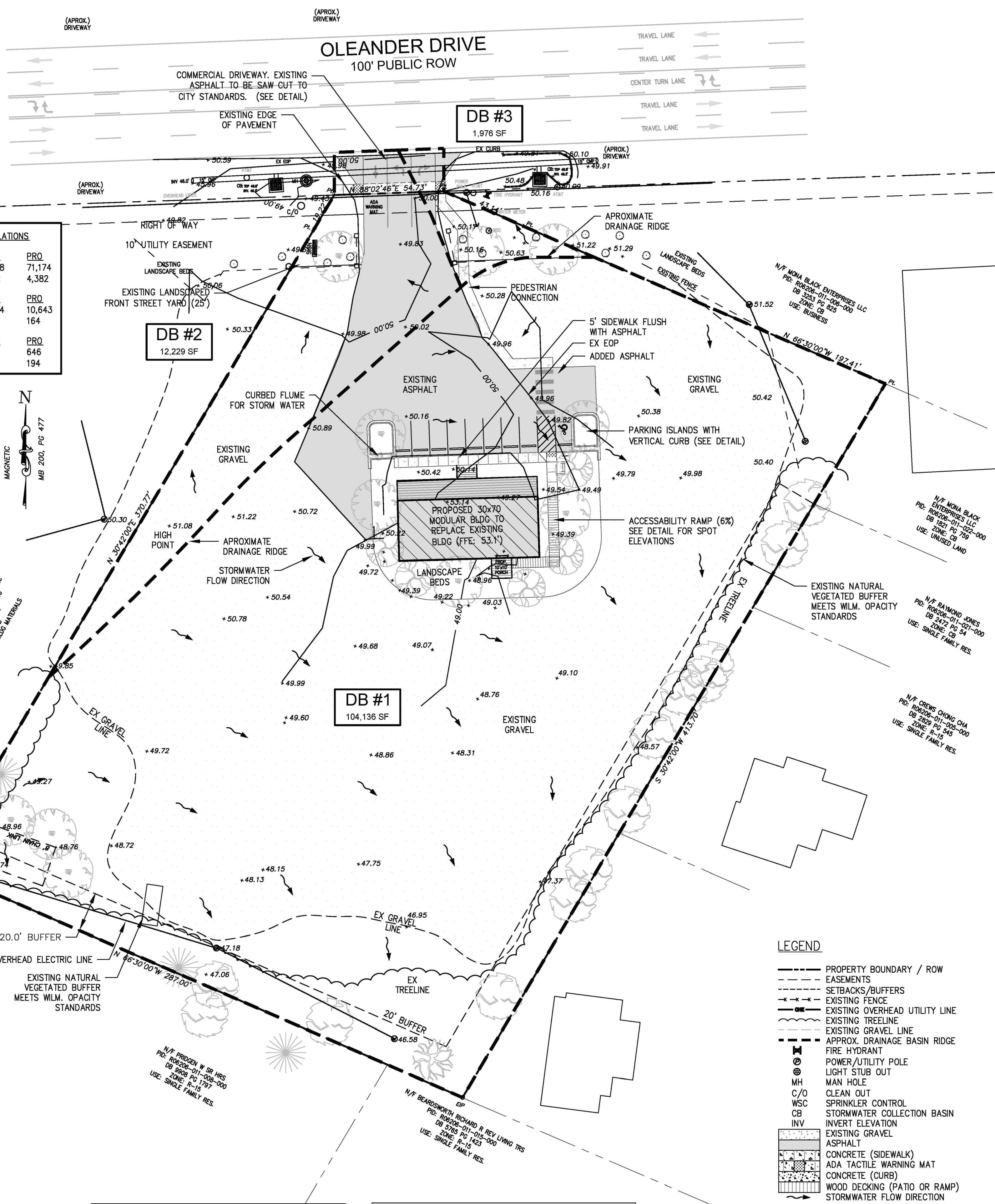
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WILMINGTON
NORTH CAROLINA
Approved Construction Plan
Date: 5/6/20
2019097
SW Permit #: 2020015

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

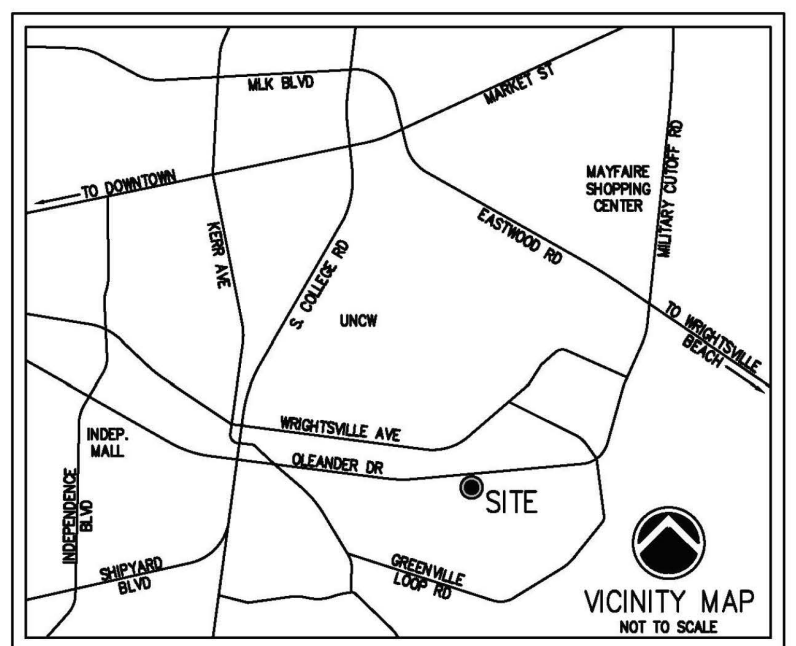


PERCOLATION RATE CALCULATIONS

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

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 CFCOCCR 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.
- 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.



Coastal Land Design, PLLC
 Civil Engineering | Landscape Architecture
 Land Planning | Construction Management
 NCBELS Firm License P-0369
 P.O. Box 1172 | Phone: 910-254-6333
 Wilmington, NC 28402 | Fax: 910-254-0602
 www.cldeng.com

OAKWOOD HOMES, INC
 Wilmington, NC
PRELIMINARY DRAINAGE PLAN

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
 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

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

ON-SITE 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

DRAINAGE BASIN CALCULATIONS

| DB # | EXISTING | PROPOSED |
|-------------------|--------------------------|-------------------|
| DB #1 (104,136sf) | BUILT UPON AREA 75,450sf | PROPOSED 74,920sf |
| | POROUS AREA 28,686sf | 29,216sf |
| DB #2 (12,229sf) | BUILT UPON AREA 11,331sf | PROPOSED 11,203sf |
| | POROUS AREA 968sf | 1,096sf |
| DB #3 (1,976sf) | BUILT UPON AREA 558sf | PROPOSED 680sf |
| | POROUS AREA 1,418sf | 1,296sf |
| TOTAL (118,411sf) | BUILT UPON AREA 87,339sf | PROPOSED 86,803sf |
| | POROUS AREA 31,072sf | 31,608sf |

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' | 136.3' | 136.3' |
| REAR | 10' | 235.7' | 232.7' |
| SIDE | 0' | 105.0' | 105.0' |

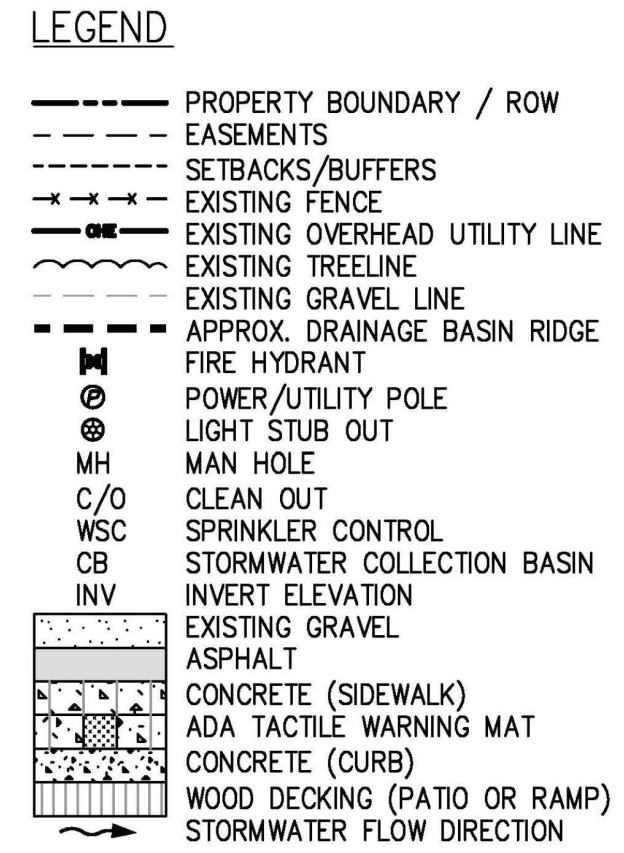
| SETBACKS WHEN | MIN | EX | PRO |
|------------------|-----|--------|--------|
| ADJ RESIDENTIAL: | | | |
| REAR | 25' | 235.7' | 232.7' |
| INT. SIDE | 20' | 121.2' | 104.5' |

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 16-194 (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.



NOTES:

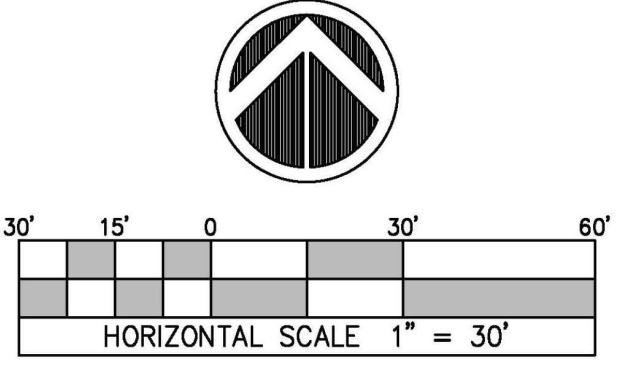
- PARCEL, SITE, AND UTILITY DATA OBTAINED FROM OFFICIAL SURVEY BY F.W. JONES SURVEYING COMPANY. ADDRESS: PO BOX 1471 / BRAGAW, NC 28425. PHONE: (910) 259-2954. EMAIL: JONESSURVEYING@BELLSSOUTH.NET
- EXISTING NATURAL BUFFER MEETS OPACITY REQUIREMENTS, PROVIDING NEAR 100% SCREENING BETWEEN COMMERCIAL SITE 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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CITY OF WILMINGTON
 NORTH CAROLINA
 Public Services • Engineering Division
APPROVED DRAINAGE PLAN
 Date: _____ Permit # _____
 Signed: _____

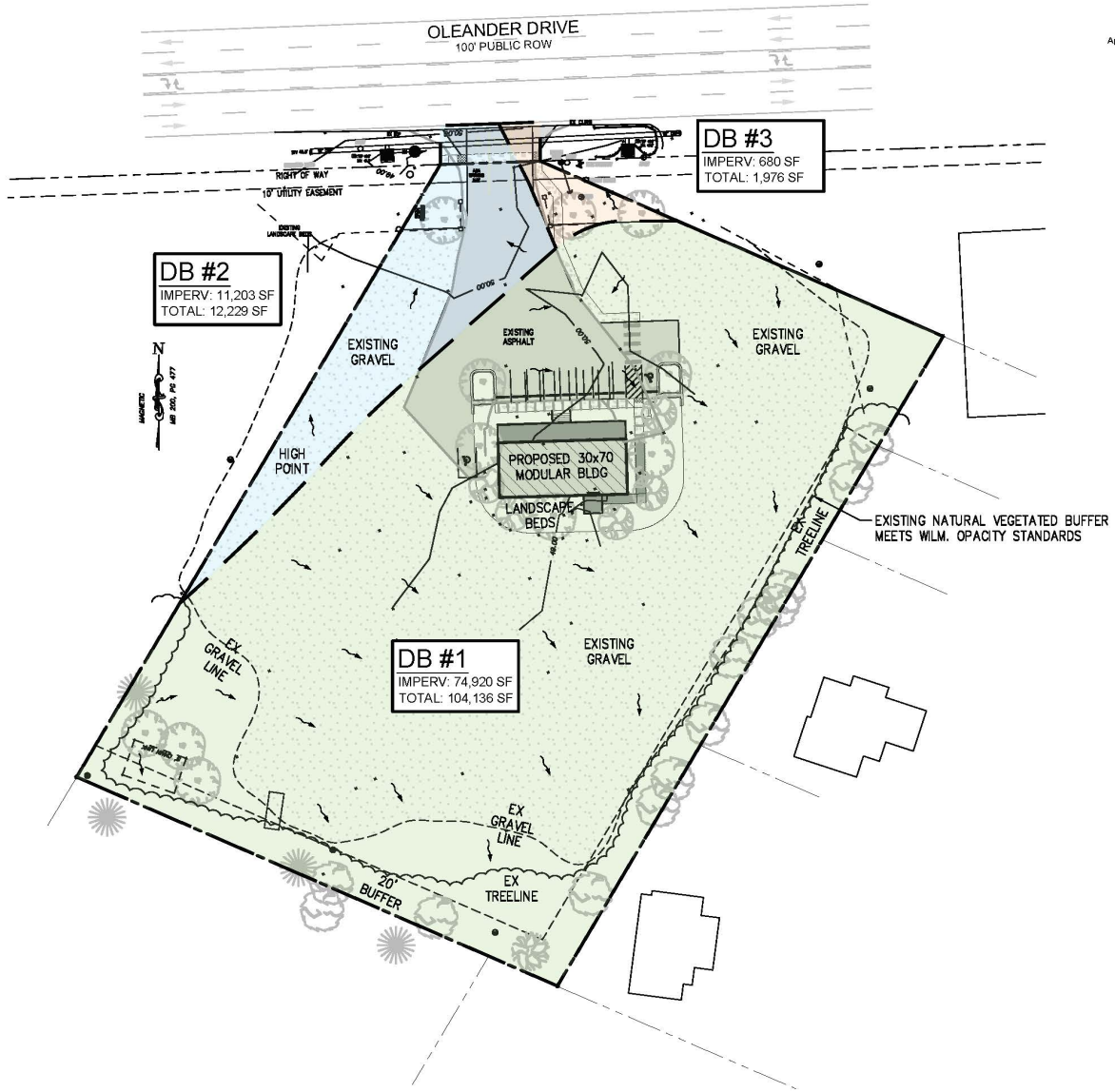
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NO THERE AS SEED FOR CONSTRUCTION



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| | |
|---------------|-----------------|
| APPROVED: XXX | PROJECT: 960-34 |
| CHECKED: JFB | SCALE: 1" = 30' |
| DESIGNED: SL | RELEASE: PRELIM |
| SHEET | |
| DP-01 | |



DRAINAGE BASIN CALCULATIONS

| | | |
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