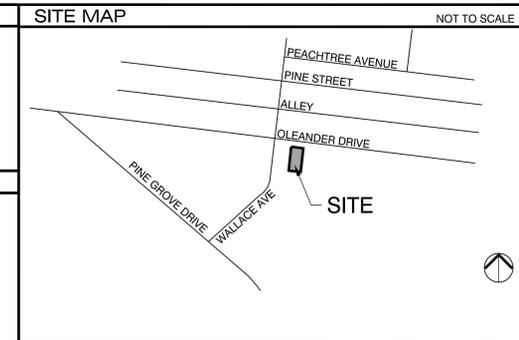


| PLANT LEGEND | | |
|----------------------------------|-----------------|-----|
| BOTANICAL/COMMON NAME | SIZE | QTY |
| ⊕ AZALEA FORMOSA AZALEA | 3 GAL/18-24" HT | 17 |
| ⊕ MYRICIA CERIFERA WAX MYRTLE | 7 GAL/36-48" HT | 7 |

| SYMBOL LEGEND | |
|---------------|---|
| | STREET YARD AREA |
| | PROPOSED PERVIOUS GRAVEL PARKING GRAVEL: #4 CRUSHED WASHED STONE |
| | EXISTING CONTOUR LINES |
| | EXISTING STORM SEWER LINE |
| | EXISTING SEWER LINE |
| | EXISTING GAS LINE |
| | 22 PINE EXISTING TREE TO REMAIN |



| SITE DATA | |
|----------------|--|
| ADDRESS: | 5004 OLEANDER DRIVE PARCEL ID: R06108-009-009-000 (0.45 AC.) |
| CURRENT OWNER: | DORIS M. PICKARD HEIR BY JEAN P. CREDELE (ADMINISTRATOR) |

| | |
|--------------------------|-----------------------------------|
| TOTAL PROJECT AREA | 19,602 SF (0.45 AC.) |
| EXISTING ZONING | RESIDENTIAL OFFICE DISTRICT (ROD) |
| CAMA LAND CLASSIFICATION | URBAN |
| NUMBER OF BUILDINGS | 1 |
| OFFICE SPACE PROPOSED | 1,754 SF |

| EXISTING IMPERVIOUS AREA | EXISTING IMPERVIOUS TO REMAIN |
|--------------------------|-------------------------------|
| BUILDING | 1,754 SF |
| WALKWAYS | 329 SF |
| BACK PORCH | 1,239 SF |
| ASPHALT DRIVEWAY | 2,274 SF |
| TOTAL | 5,646 SF (28.8%) |

| PROPOSED IMPERVIOUS AREA | PROPOSED IMPERVIOUS TO REMAIN |
|-------------------------------|-------------------------------|
| CONCRETE WALK TO PARKING | 117 SF |
| RAMP/LANDINGS | 180 SF |
| TOTAL PROPOSED IMPERVIOUS | 297 SF |
| REMOVED ASPHALT | (200 SF) |
| EXISTING IMPERVIOUS TO REMAIN | 5,646 SF |
| GRAND TOTAL | 5,743 SF (29.2%) |

| BULK REQUIREMENTS | REQUIRED | PROVIDED |
|-------------------------------|------------------|----------------------|
| MIN. LOT AREA | 15,000 SF | 19,602 SF (0.45 AC.) |
| MIN. LOT WIDTH | 80' | 100' |
| MIN. FRONT SETBACK* | 35' | 84.6' |
| MIN. SIDE SETBACK | 10' | 14.6' |
| MIN. SIDE CORNER SETBACK | 15' | N/A |
| MIN. REAR SETBACK | 25' | 72' |
| MAX. BUILDING HEIGHT | 2 STORIES OR 35' | 1 STORY, 22' |
| MAX. LOT COVERAGE (BUILDINGS) | 50% | 1,829 SF (8.33%) |

* FRONT SETBACKS SHALL BE EQUAL TO THE PREDOMINANT FRONT SETBACK FOR THAT BLOCK FACE ON THE SAME SIDE OF THE STREET PER SEC. 18-203.RO.

| OFF-STREET PARKING REQUIREMENTS | REQUIRED | PROVIDED |
|----------------------------------|----------|----------|
| OFFICE: 1/300 SF, 1,754 SF/300 = | 6 MIN. | 5** |
| 1,754 SF/200 = | 9 MAX. | |

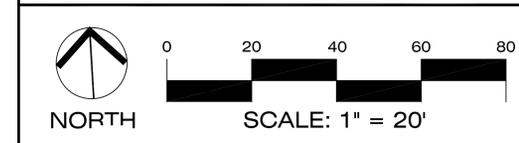
HANDICAP PARKING: 1 REQUIRED, 1 PROVIDED
 **PROJECT REQUESTS 25% REDUCTION IN PARKING (PER, SEC. 18-203), THUS EQUALING THE 5 SPOTS SHOWN ON PLAN

| LANDSCAPE REQUIREMENTS | REQUIRED | PROVIDED |
|-----------------------------------|----------|-------------------|
| STREET YARD | | |
| PRIMARY STREET YARD (OLEANDER DR) | 1,068 SF | 1,068 SF |
| TREES: (69 LF X 12) | 2 | 2 EXISTING REMAIN |
| SHRUBS: (1,068/600)*6 | 12 | 12 |

| WATER/SEWER USAGE | CURRENT | PROPOSED |
|-------------------|----------------|----------------|
| SEWER | (210 GAL./DAY) | (210 GAL./DAY) |
| WATER | (210 GAL./DAY) | (210 GAL./DAY) |

GENERAL NOTES

- SITE BOUNDARY, STRUCTURES, TREES, ADJACENT PROPERTY LINES, CONTOURS, EXISTING STREETS AND UTILITY INFORMATION TAKEN FROM SURVEY PROVIDED BY PATRICK C. BRISTOW LAND SURVEYING, PC, DATED JUNE 15, 2014.
- THIS PARCEL IS LOCATED IN ZONE "X" AS PER FIRM PANEL 3720314600 J COMMUNITY ID # 370771, PANEL EFFECTIVE DATE: APRIL 3, 2006.
- ALL ELEVATIONS SHOWN HEREON ARE RELATIVE TO MEAN SEA LEVEL, NAVD 1988.
- ALL DISTANCES ARE GROUND HORIZONTAL.
- THIS LOT IS SUBJECT TO ALL UTILITY EASEMENTS, RESTRICTIONS OR COVENANTS OF RECORD.
- STORMWATER IS MEASURED BY SHEET FLOW AS INDICATED BY CONTOURS.
- EXISTING TREES WERE FIELD LOCATED AND ARE OF TYPE AND SIZE INDICATED. TREE SIZES ARE DIAMETERS IN INCHES TAKEN AT BRESTA HEIGHT.
- SEWER AND WATER SERVICES FOR THIS LOT ARE IN PLACE AND PROVIDED BY THE CAPE FEAR PUBLIC UTILITY AUTHORITY. METERS AND CLEANOUTS WERE FIELD LOCATED AND ARE SHOWN ON THE DRAWING.
- PARCEL INFORMATION FROM NEW HANOVER COUNTY ONLINE TAX RECORD SEARCH.
- ALL PROTECTED TREES WILL BE PRESERVED OR MITIGATED.
- SITE IS NOT LOCATED WITHIN A 100-YEAR FLOOD ZONE.
- SITE IS NOT LOCATED WITHIN A CONSERVATION OVERLAY DISTRICT.
- GARBAGE TO BE STORED IN ROLL-OUT CONTAINER(S) WITHIN BUILDING.
- ALL SIGNS WILL BE LOCATED AND APPROVED BY THE CITY OF WILMINGTON PLANNING DEPARTMENT.
- TACTILE WARNING MATS WILL BE INSTALLED ON ALL WHEELCHAIR RAMPS.
- NO EXISTING DRIVEWAYS ARE TO BE CLOSED.
- HEATING/AIR EQUIPMENT WILL BE LOCATED WITHIN THE BUILDING FOOTPRINT.
- CONTRACTOR SHALL MAINTAIN ALL-WEATHER ACCESS FOR EMERGENCY VEHICLES AT ALL TIMES DURING CONSTRUCTION.
- NO EQUIPMENT IS ALLOWED ON SITE UNTIL ALL TREE PROTECTION FENCING AND SILT 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.
- WATER AND SEWER SERVICE SHALL MEET OFPAU DETAILS AND SPECIFICATIONS.
- LAND CLEARING AND CONSTRUCTION CONTRACTORS SHALL RECEIVE ADEQUATE INSTRUCTION ON TREE PROTECTION REQUIREMENTS AND METHODS.
- ANY TREES AND/OR AREAS DESIGNATED TO BE PROTECTED MUST BE PROPERLY BARRICADED AT ALL TIMES DURING CONSTRUCTION THROUGHOUT CONSTRUCTION TO INSURE THAT NO CLEARING AND GRADING OR STAGING OF MATERIALS WILL OCCUR IN THOSE AREAS.
- NO EQUIPMENT IS ALLOWED ON THE SITE UNTIL ALL TREE PROTECTION FENCING AND SILT FENCING HAS BEEN INSTALLED AND APPROVED.
- REGULATED AND SIGNIFICANT TREES IN THE STREET YARD AND ANY TREES IN ANY REQUIRED BUFFERS ARE REQUIRED TO BE RETAINED.
- NO EXISTING EASEMENTS PERTAIN TO THE SITE.



MIHALY
LAND DESIGN
PLANNING + LANDSCAPE ARCHITECTURE
330 Military Cutoff Rd., Suite A3
Wilmington, NC 28403 910.392.4355

Revisions

| NO. | DATE | DESCRIPTION |
|-----|------|-------------|
| | | |

CLIENT

DAWN BERARD
110 HINTON AVE, 2ND FLOOR
WILMINGTON, NC 28403
PHONE: (910) 367-2965

PROJECT

SOLD BUY THE SEA REALTY
5004 OLEANDER DRIVE
WILMINGTON, NC
SITE PLAN

| | |
|--------------|-------------|
| Date: | 06.16.2014 |
| Phase: | 000 |
| Job Number: | 100-760 |
| Designed by: | MLM |
| Drawn by: | ALM |
| Checked by: | JWM |
| Sheet Title: | SITE PLAN |
| Sheet Number | L1.1 |
| | of 1 sheets |

