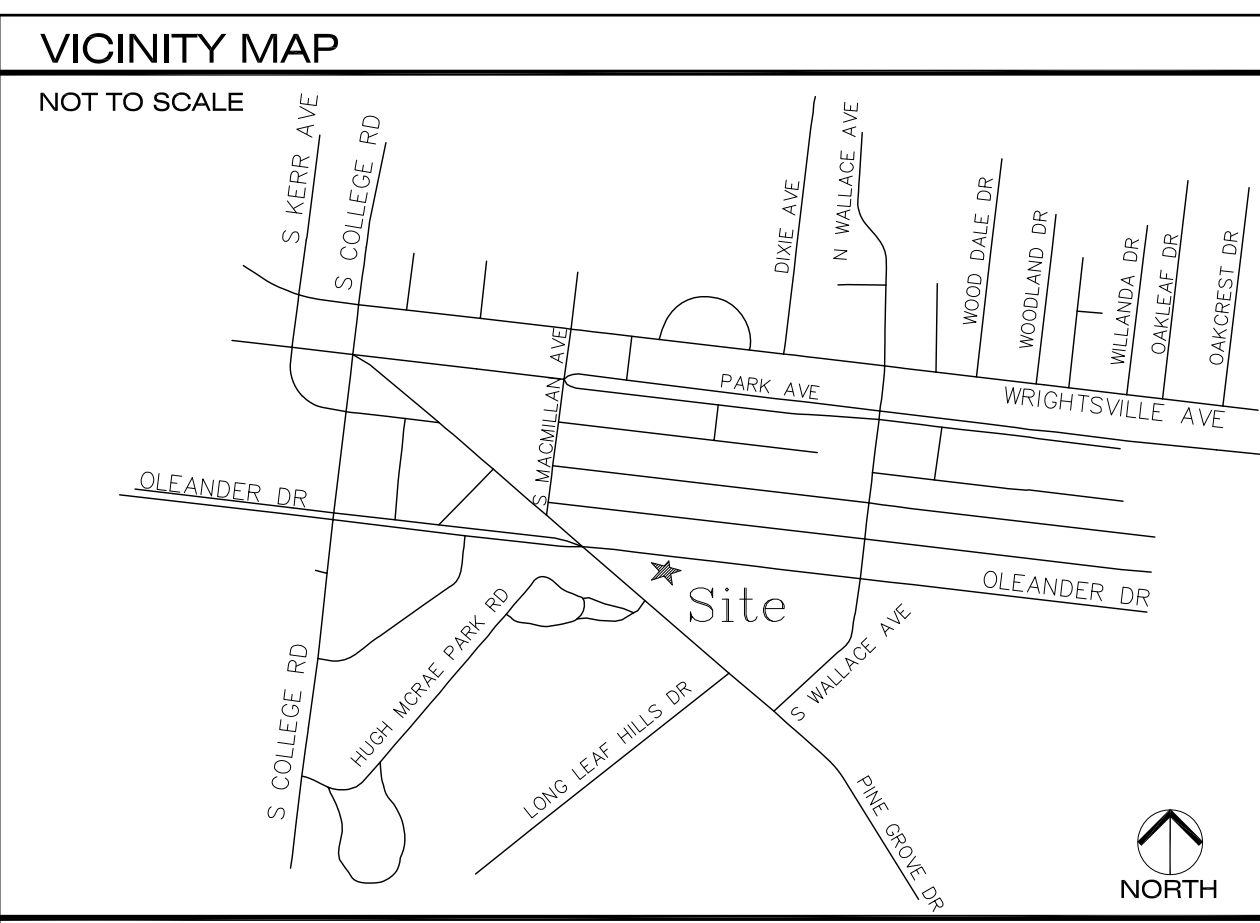
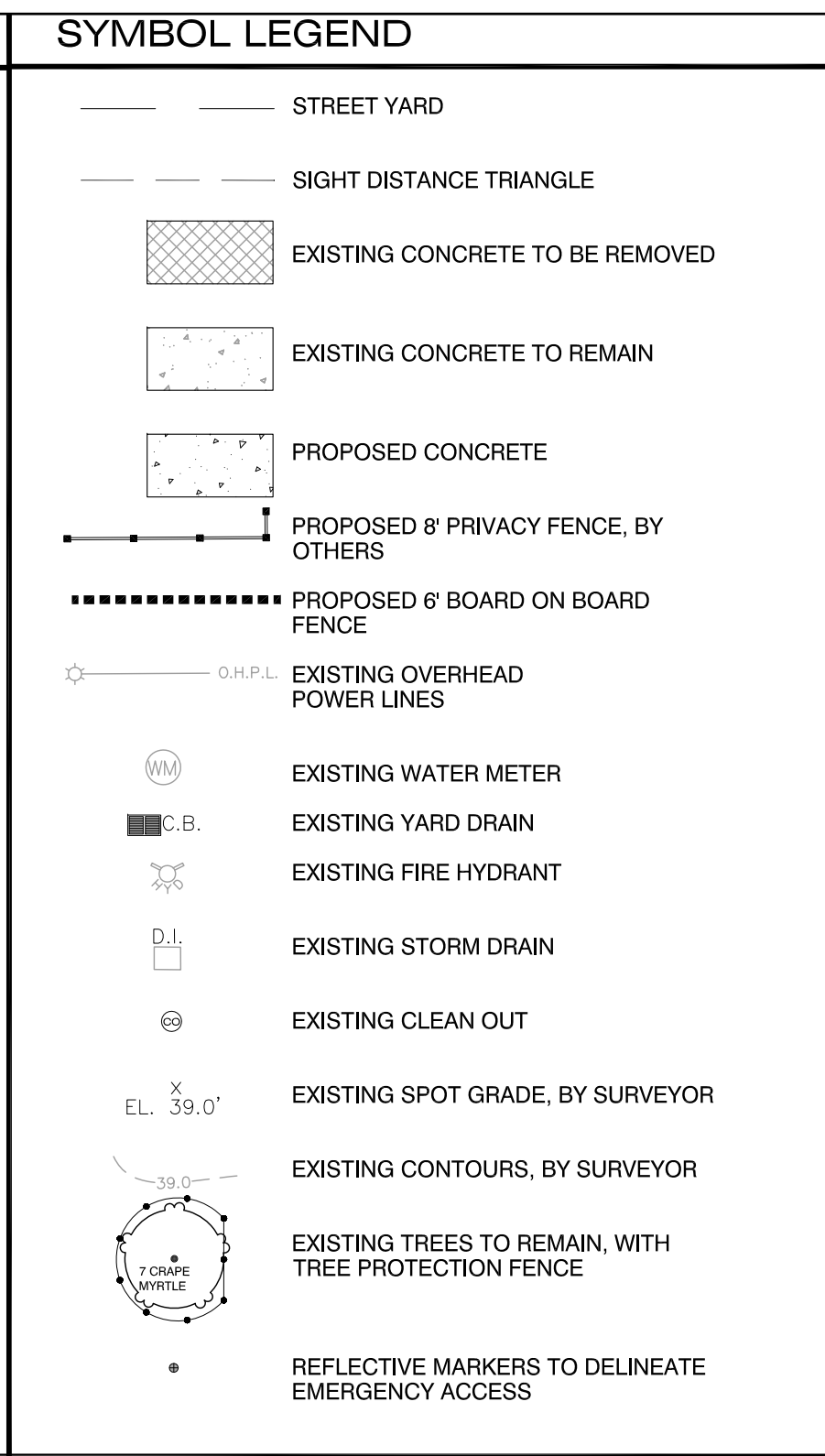


- GENERAL NOTES**
1. SITE BOUNDARY, STRUCTURES, TREES, ADJACENT PROPERTY LINES, AND EXISTING STREETS WERE TAKEN FROM SURVEY PROVIDED BY CAPE FEAR SURVEYING, PC.
 2. ALL ELEVATIONS SHOWN HEREON ARE RELATIVE TO MEAN SEA LEVEL, NAVD 1988.
 3. ALL DISTANCES ARE GROUND HORIZONTAL.
 4. THIS LOT IS SUBJECT TO ALL UTILITY EASEMENTS, RESTRICTIONS OR COVENANTS OF RECORD.
 5. SEWER AND WATER SERVICES FOR THIS LOT ARE IN PLACE AND PROVIDED BY THE CAPE FEAR PUBLIC UTILITY AUTHORITY.
 6. PARCEL INFORMATION FROM NEW HANOVER COUNTY ONLINE TAX RECORD SEARCH.
 7. ALL PROTECTED TREES WILL BE PRESERVED OR MITIGATED.
 8. SITE IS NOT LOCATED WITHIN A 100-YEAR FLOOD ZONE.
 9. SITE IS NOT LOCATED WITHIN A CONSERVATION OVERLAY DISTRICT.
 10. GARBAGE TO BE STORED IN ROLL-OUT CONTAINER(S) WITHIN BUILDING.
 11. ALL SIGNS WILL BE LOCATED AND APPROVED BY THE CITY OF WILMINGTON PLANNING DEPARTMENT.
 12. ONE EXISTING DRIVEWAY WILL BE CLOSED.
 13. CONTRACTOR SHALL MAINTAIN ALL-WEATHER ACCESS FOR EMERGENCY VEHICLES AT ALL TIMES DURING CONSTRUCTION.
 14. 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.
 15. WATER AND SEWER SERVICE SHALL MEET CFPWA DETAILS AND SPECIFICATIONS.
 16. LAND CLEARING AND CONSTRUCTION CONTRACTORS SHALL RECEIVE ADEQUATE INSTRUCTION ON TREE PROTECTION REQUIREMENTS AND METHODS.
 17. ANY TREES AND/OR AREAS DESIGNATED TO BE PROTECTED MUST BE PROPERLY BARRICADED WITH FENCING AND PROTECTED THROUGHOUT CONSTRUCTION TO INSURE THAT NO CLEARING AND GRADING OR STAGING OF MATERIALS WILL OCCUR IN THOSE AREAS.
 18. REGULATED AND SIGNIFICANT TREES IN THE STREET YARD AND ANY TREES IN ANY REQUIRED BUFFERS ARE REQUIRED TO BE RETAINED.
 19. NO EXISTING EASEMENTS PERTAIN TO THE SITE.
 20. ALL SIGNS WILL BE LOCATED AND APPROVED BY THE CITY OF WILMINGTON PLANNING DEPARTMENT.
 21. ALL PROPOSED VEGETATION WITHIN SIGHT TRIANGLES SHALL NOT INTERFERE WITH CLEAR VISUAL SIGHT LINES FROM 30'-10" (SEC. 18-566).
 22. ALL FEDERAL, STATE AND LOCAL PERMITS AREA REQUIRED PRIOR TO FULL CONSTRUCTION RELEASE. THIS INCLUDES, BUT IS NOT LIMITED TO: STATE STORM WATER, STATE UTILITY EXTENSION PERMITS, WETLAND DISTURBANCE PERMITS, CITY STORM WATER, TREE PROTECTION PERMITS, ETC.
 23. ALL PAVEMENT MARKINGS IN PUBLIC RIGHTS-OF-WAY AND FOR DRIVEWAYS ARE TO BE THERMOPLASTIC AND MEET CITY AND/OR NCDOT STANDARDS (DETAIL SD-13 COFW TECH STD).
 24. ALL SIGNS AND PAVEMENT MARKINGS IN AREAS OPEN TO PUBLIC TRAFFIC ARE TO MEET MUTCD (MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES) STANDARDS (DETAIL SD 15-13 COFW TECH STD).
 25. ALL CONTROL SIGNAGE AND MARKINGS OFF THE RIGHT-OF-WAY ARE TO BE MAINTAINED BY THE PROPERTY OWNER IN ACCORDANCE WITH MUTCD STANDARDS.
 26. A UTILITY CUT PERMIT IS REQUIRED FOR EACH OPEN CUT OF A CITY STREET. IN CERTAIN CASES AN ENTIRE RESURFACING OF THE AREA BEING OPEN CUT MAY BE REQUIRED.
 27. ANY BROKEN OR MISSING SIDEWALK PANELS, DRIVEWAY PANELS AND CURBING WILL BE REPLACED.
 28. NO ADDITIONAL EXISTING OR PROPOSED EASEMENTS OR PUBLIC RIGHTS-OF-WAY ARE IDENTIFIED.
 29. TRASH WILL BE CONTAINED IN ROLL-OUT CONTAINERS.
 30. NO TREES WILL BE REMOVED AS A RESULT OF CONSTRUCTION.
 31. PROPERTY LINES ACROSS OLEANDER DRIVE AND ADJACENT PROPERTY DRIVEWAYS ARE TRACED FROM NEW HANOVER COUNTY GIS.
 32. PRIOR TO ANY CLEARING, GRADING OR CONSTRUCTION ACTIVITY, TREE PROTECTION FENCING SHALL BE INSTALLED AROUND PROTECTED TREES OR GROVES OF TREES. NO CONSTRUCTION WORKER, TOOLS, MATERIALS OR VEHICLES ARE PERMITTED WITHIN TREE PROTECTION FENCING.
 33. CALL TRAFFIC ENGINEERING AT 910-341-7888 48 HOURS PRIOR TO ANY EXCAVATION IN THE RIGHT-OF-WAY.
 34. CONTACT THE NC ONE CALL CENTER AT 1-800-632-4949 PRIOR TO DOING ANY DIGGING, CLEARING, OR GRADING.



SITE DATA

ADDRESS: 4918 OLEANDER DRIVE
PARCEL ID: R06107-008-001-000
CURRENT OWNER: BEARMAN CPA PLLC
TOTAL PROJECT AREA: 21,337 SF (0.49 AC.)
EXISTING ZONING: RESIDENTIAL OFFICE DISTRICT (ROD)
CAMA LAND CLASSIFICATION: URBAN
NUMBER OF BUILDINGS: 1
OFFICE SPACE PROPOSED: 2,663 SF

EXISTING IMPERVIOUS AREA	2,663 SF
BUILDING	190 SF
STEPS/PORCHES	17 SF
PUMP HOUSE	3,023 SF
DRIVEWAY/WALKS	5,893 SF
TOTAL	5,893 SF
TOTAL PERCENT OF SITE IMPERVIOUS	(27.6%)

EXISTING IMPERVIOUS AREA TO REMAIN	2,663 SF
BUILDING	151 SF
STEPS/PORCHES	17 SF
PUMP HOUSE	2,657 SF
CONCRETE TO REMAIN	5,468 SF
TOTAL	5,468 SF

PROPOSED IMPERVIOUS DRIVE AISLE/PARKING LOT (PVIOUS CONCRETE): 985 SF
3943 SF 75% CREDIT
CONCRETE DRIVEWAY: 636 SF
HC RAMP/LANDING/STEPS: 132 SF
CONCRETE SIDEWALK: 266 SF
TOTAL NEW IMPERVIOUS: 2,020 SF

TOTAL IMPERVIOUS COVERAGE: 7,508 SF
TOTL PERCENT OF SITE IMPERVIOUS: (35.2%)

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

BULK REQUIREMENTS

REQUIRED	PROVIDED
MIN. LOT AREA	15,000 SF
MIN. LOT WIDTH	80'
MIN. FRONT SETBACK *	71'
MIN. SIDE SETBACK	10'
MIN. REAR SETBACK	25'
MAX. BUILDING HEIGHT	2 STORIES OR 35'
MAX. LOT COVERAGE (BUILDINGS)	50%
	1 STORY, 22'
	2,808 SF (13.2%)

* 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.R0.

OFF-STREET PARKING REQUIREMENTS

REQUIRED	PROVIDED
OFFICE: 1/300 SF, 2,663 SF/300 = 9 MIN.	7**
**25% PARKING REDUCTION REQUESTED (PER SEC. 18-203)	

HANDICAP PARKING	1/25 PARKING SPACES	1	1
BICYCLE PARKING			2

LANDSCAPE REQUIREMENTS

REQUIRED	PROVIDED
STREET YARD	
OLEANDER DRIVE	76 LF X 18
TREES:	1,368/600
	3
	2,105 SF
	1 EXISTING 60' OAK* (1 TREE CREDIT)
MAX IMPERVIOUS	15%

*DUE TO LARGE CANOPY OF EXISTING OAK IN STREETYARD, OTHER TREES IN STREETYARD WOULD HAVE DIFFICULTY SURVIVING AND ARE NOT PROPOSED. THIS EXCEPTION WAS DISCUSSED AND APPROVED BY SARA MORGAN, CITY OF WILMINGTON PLANNING APRIL 11, 2017.

SHRUBS:	(1,368/600)*6	18	6 EXISTING
			12 PROPOSED
			18 TOTAL

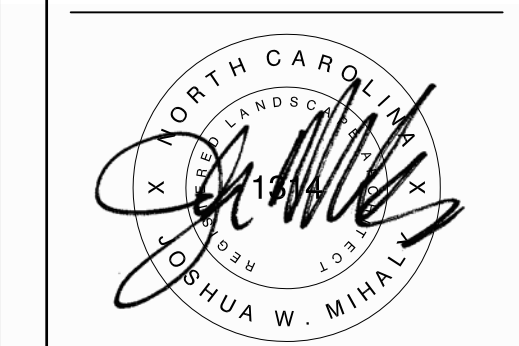
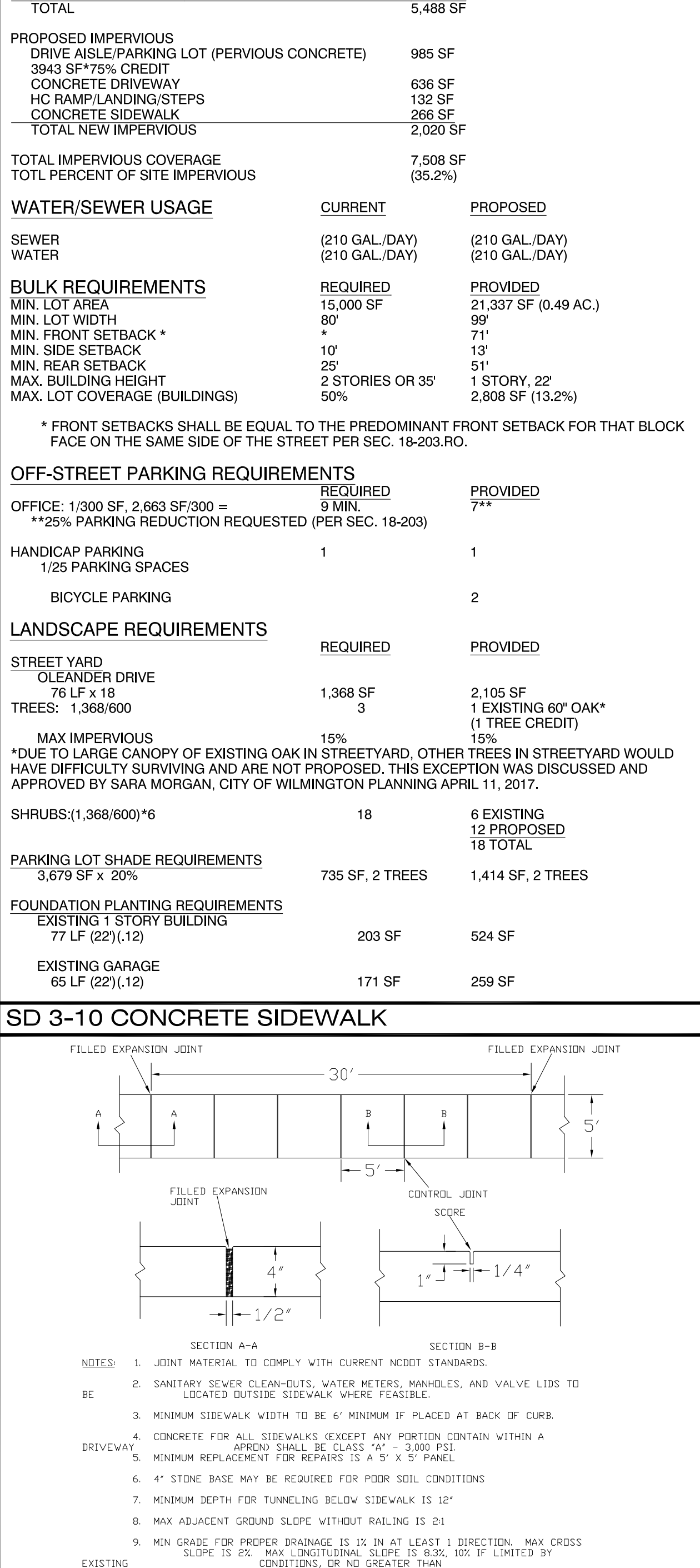
PARKING LOT SHADE REQUIREMENTS

	735 SF, 2 TREES	1,414 SF, 2 TREES
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FOUNDATION PLANTING REQUIREMENTS

EXISTING 1 STORY BUILDING	203 SF	524 SF
77 LF (22'), (12)		

EXISTING GARAGE	65 LF (22'), (12)	171 SF	259 SF
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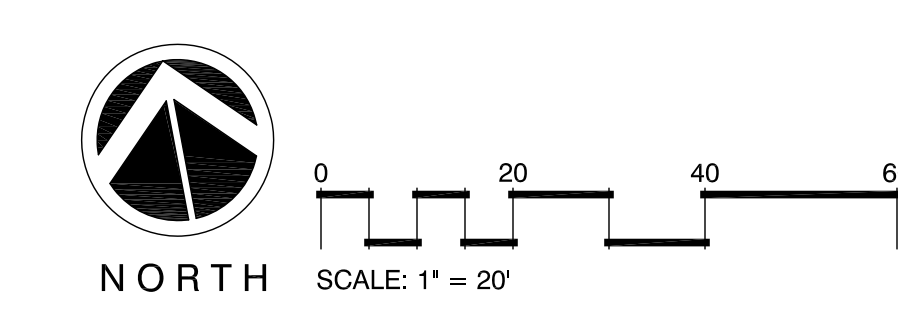
Revisions
2017-06-12: REVISED SITE PLAN PER TRC COMMENTS

CLIENT
BEARMAN CPA PLLC.
230 EASTWOOD ROAD, SUITE 10A
WILMINGTON, NC 28403

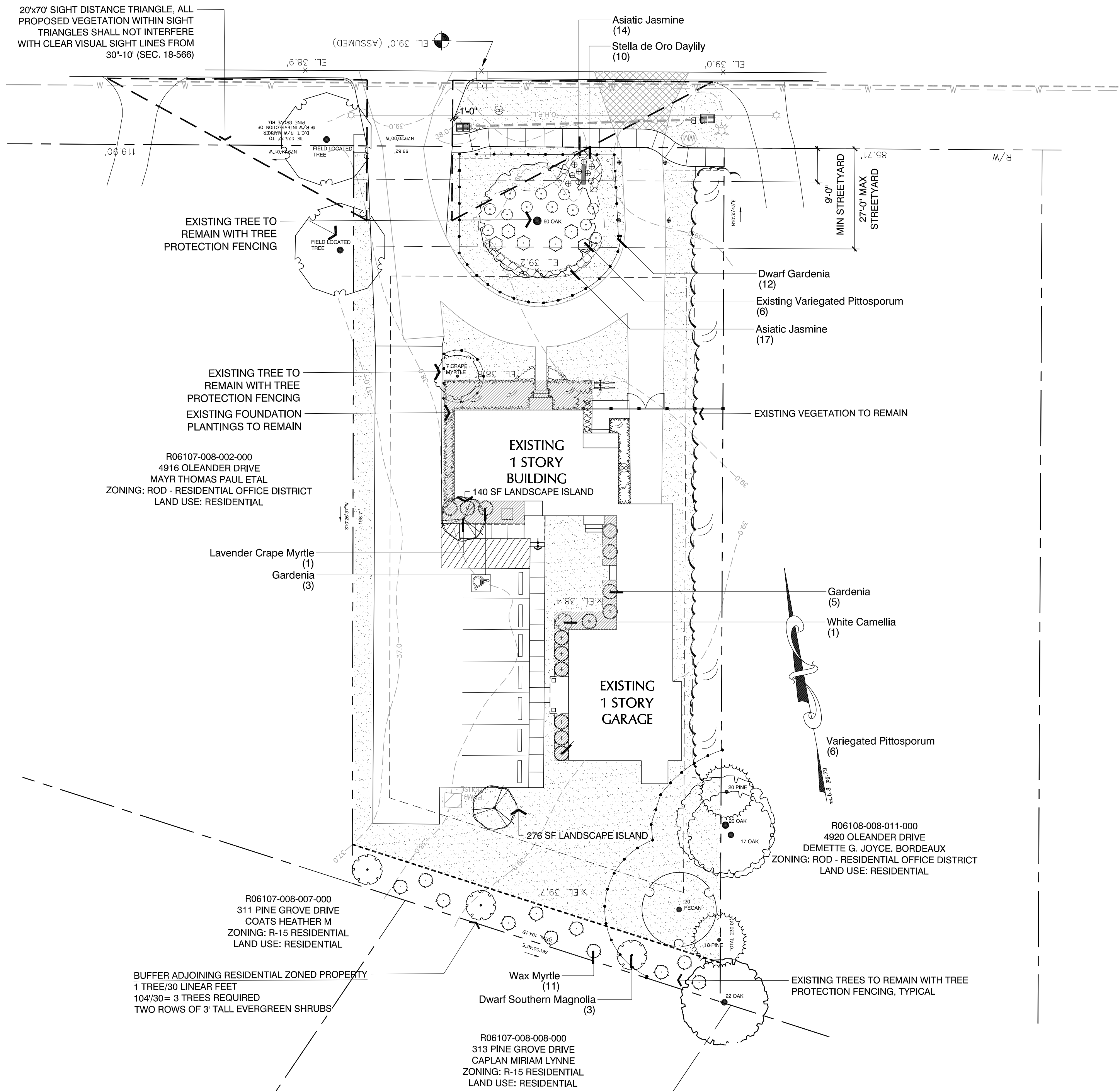
PROJECT
BEARMAN CPA OFFICE
4918 OLEANDER DRIVE
WILMINGTON, NC
SITE PLAN

Approved Construction Plan	
Name	Date
Planning	
Public Utilities	
Traffic	
Fire	

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



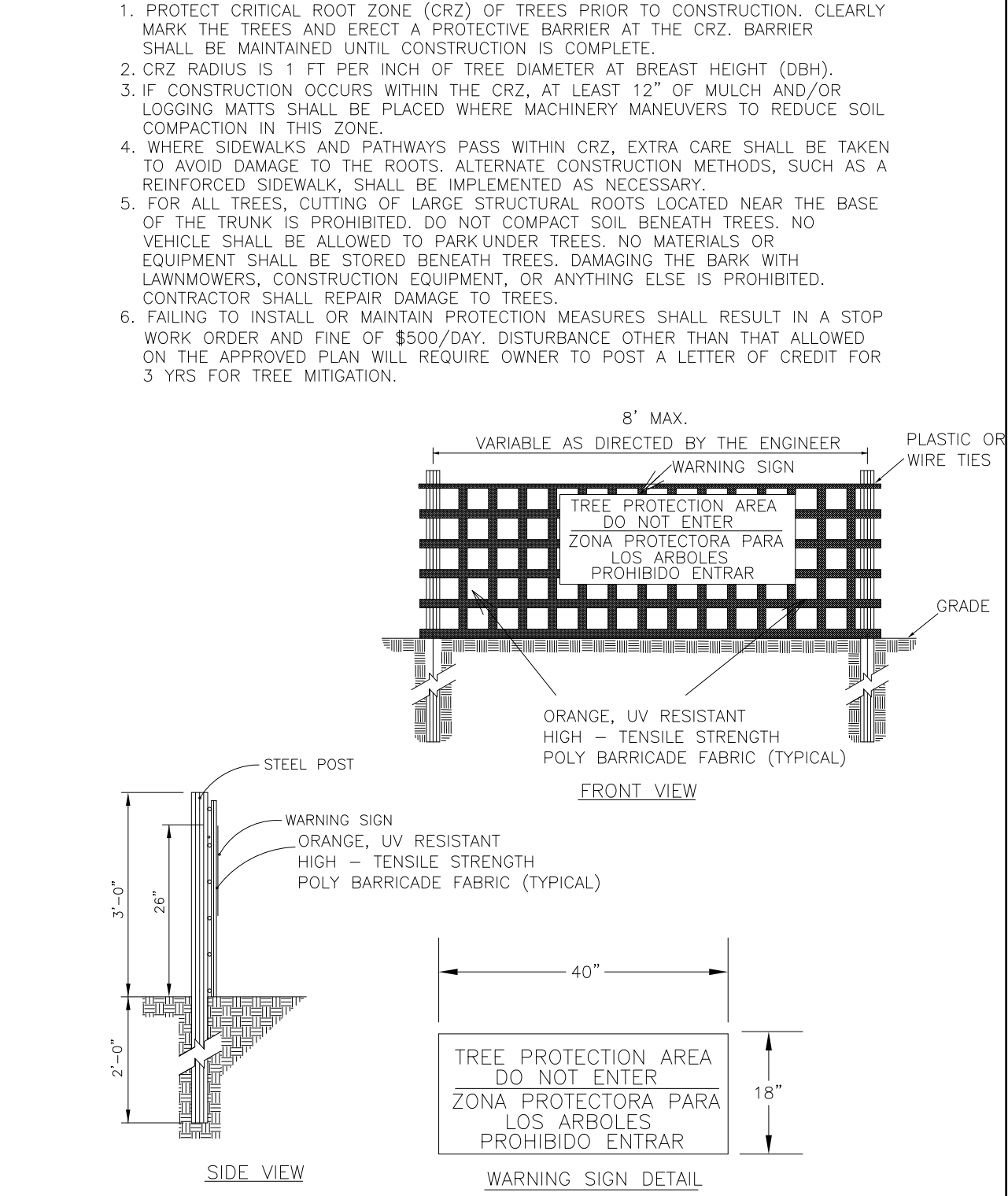
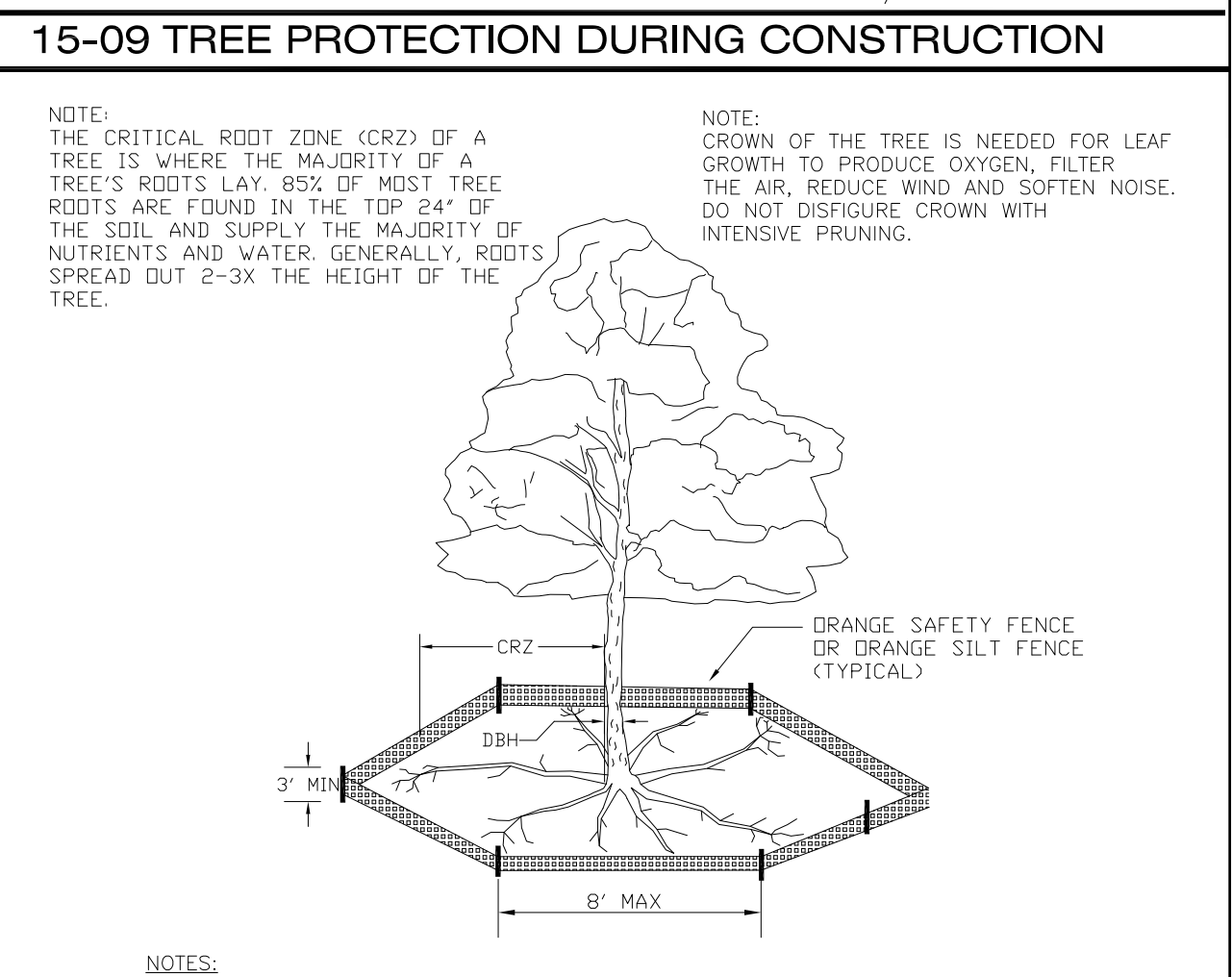
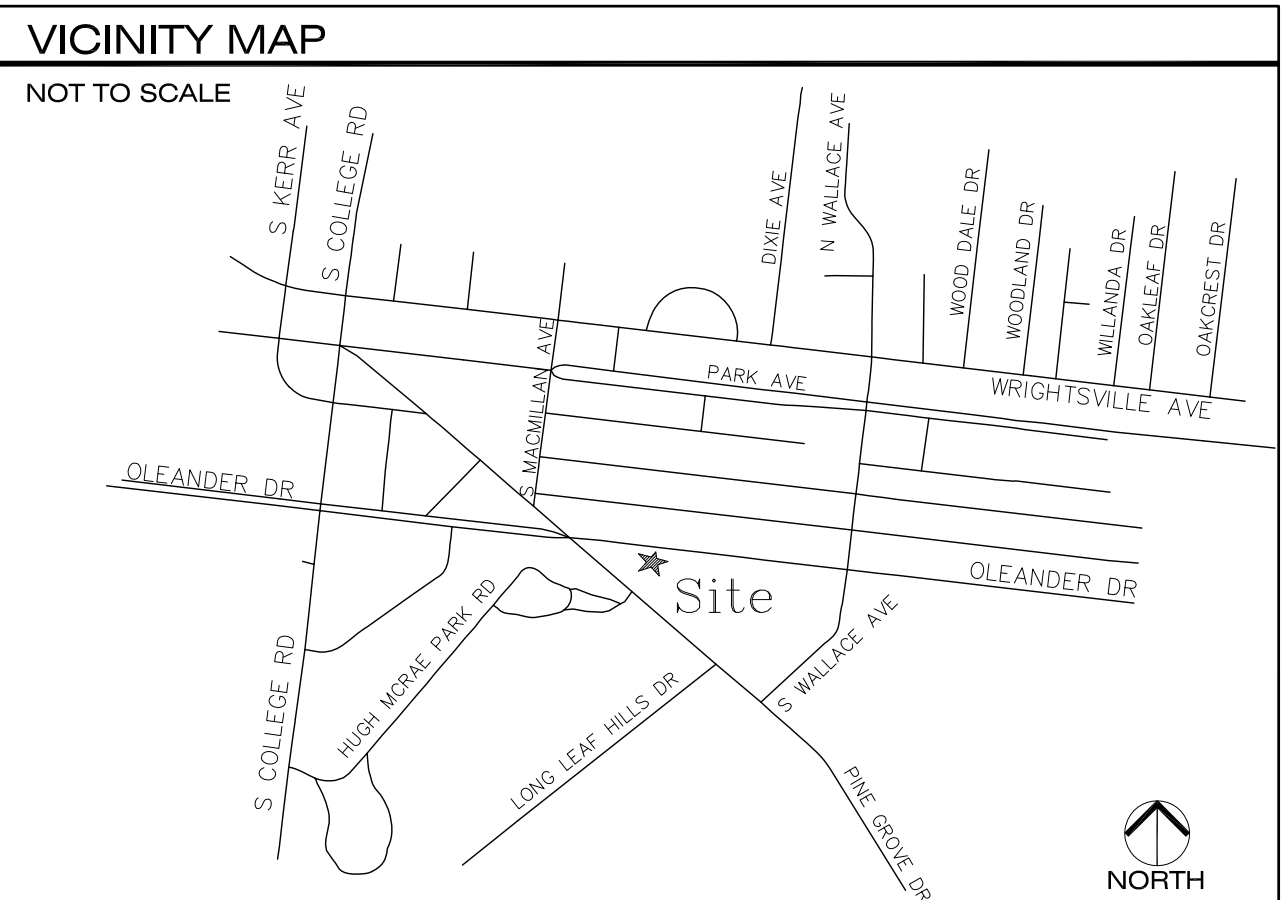
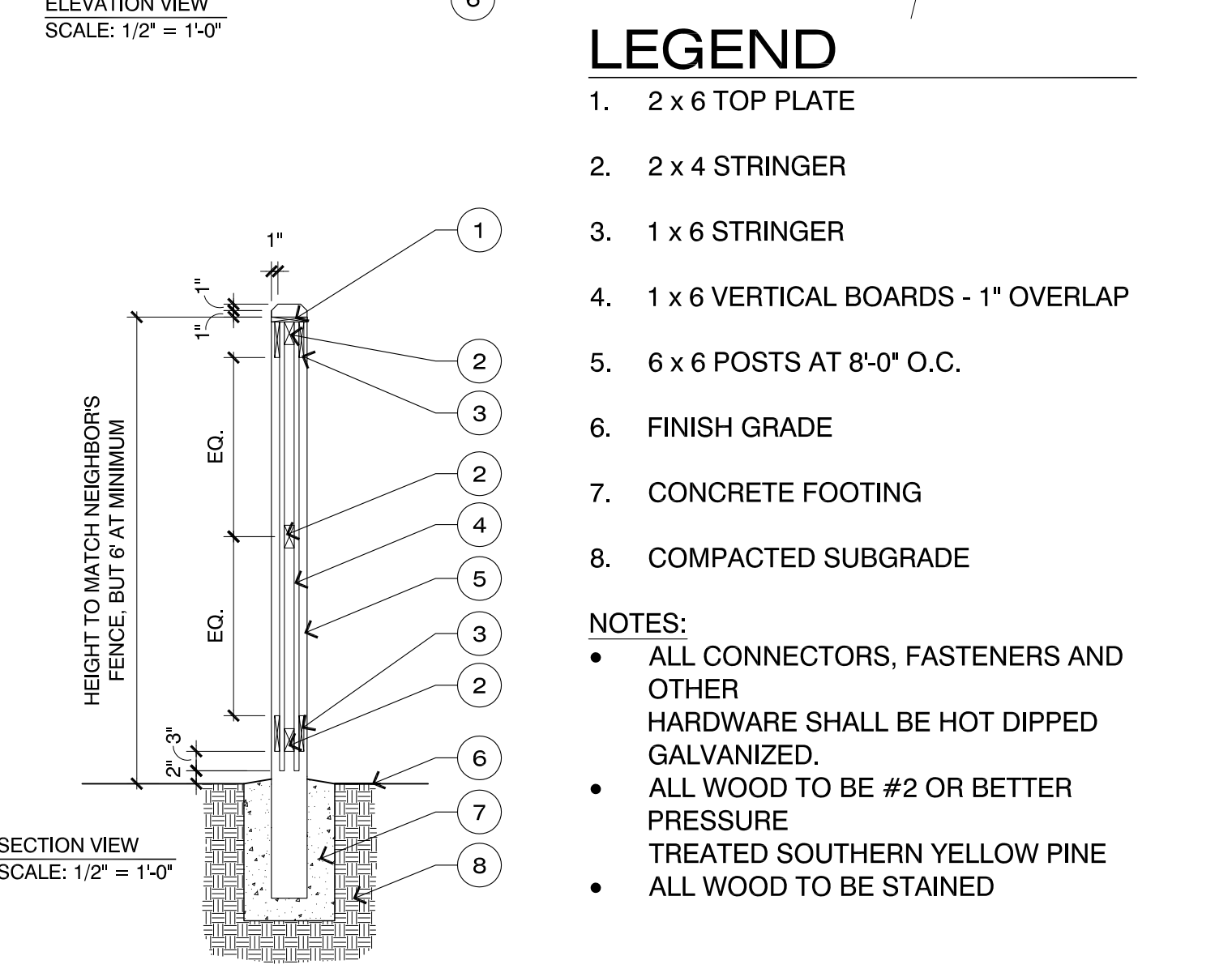
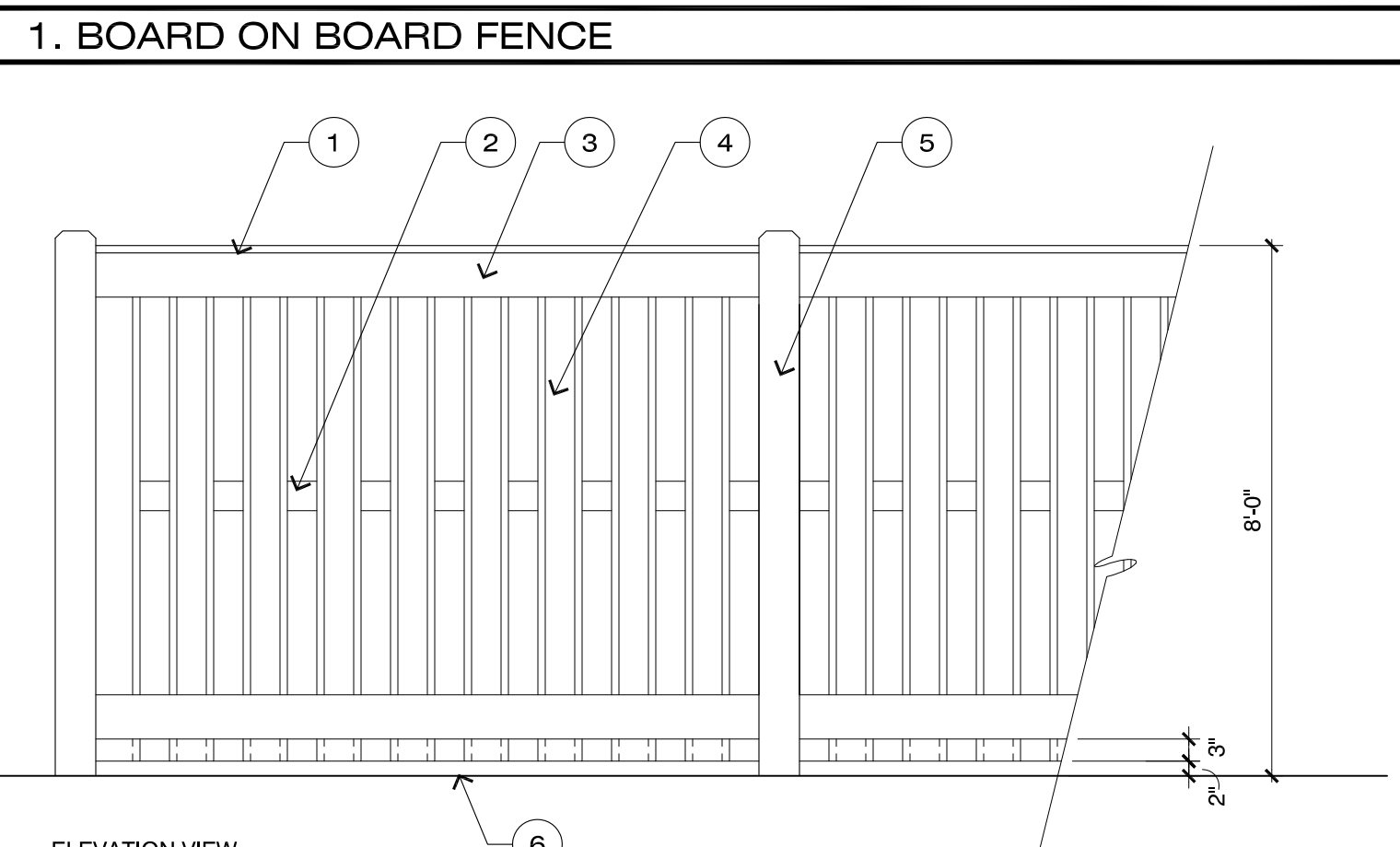
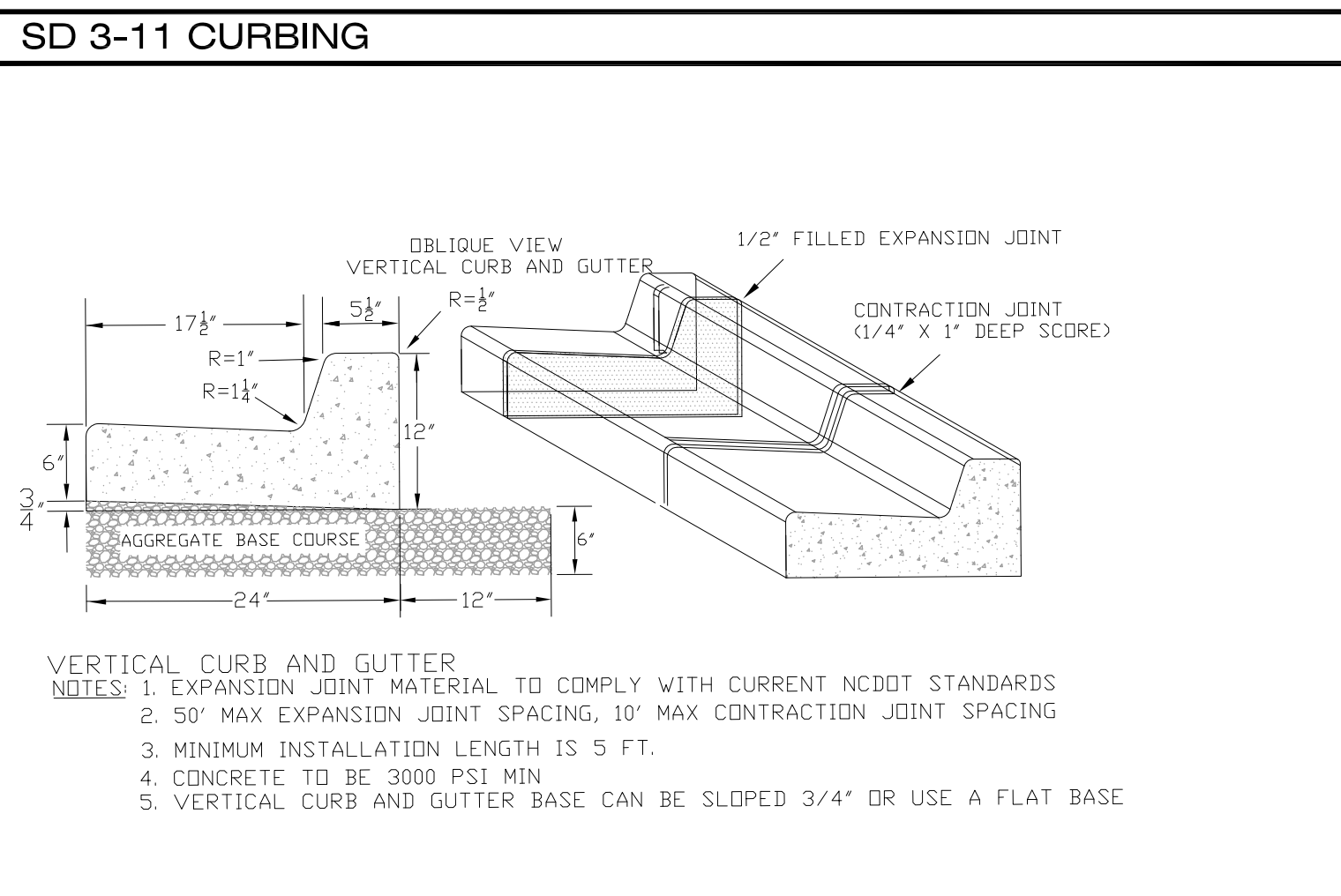
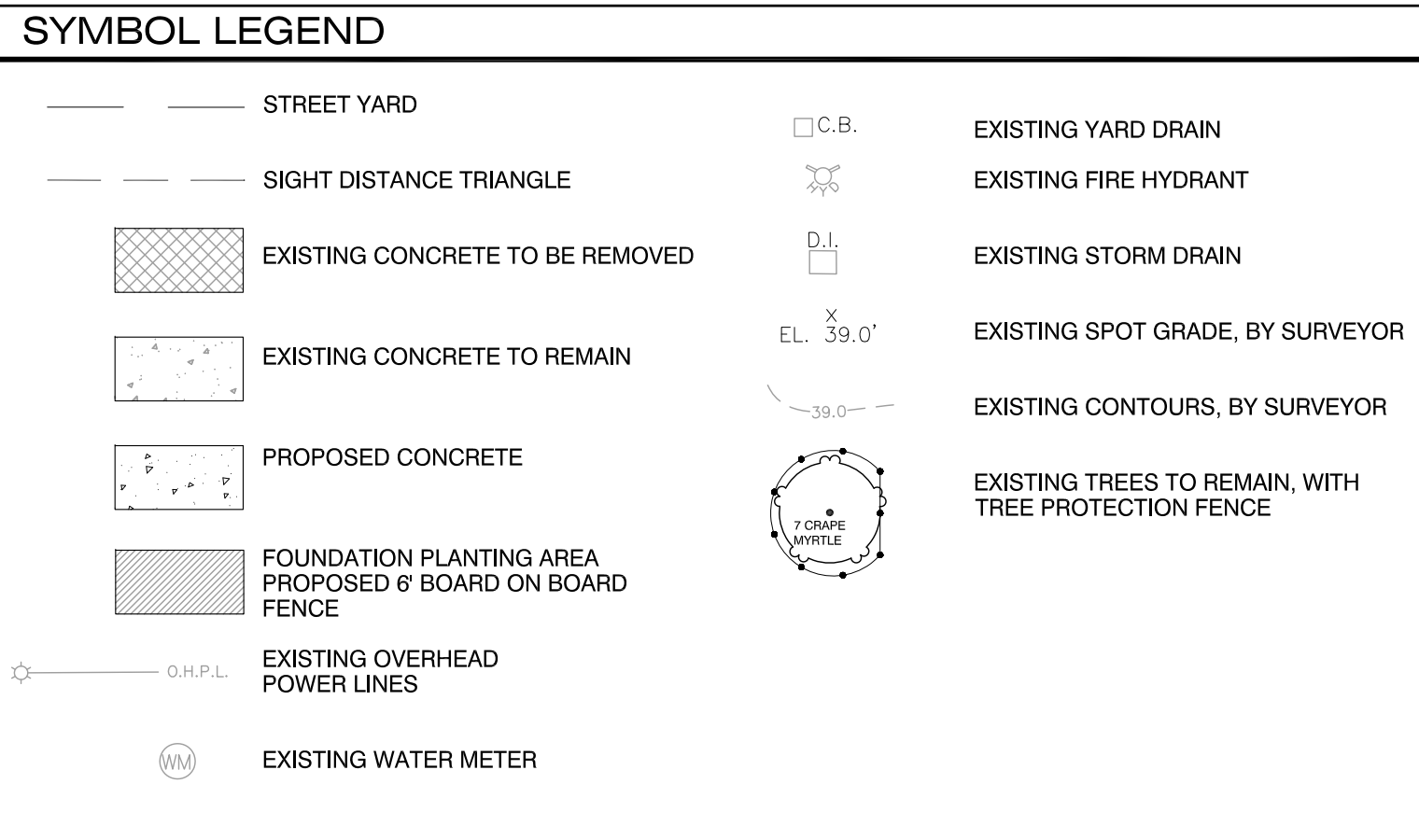
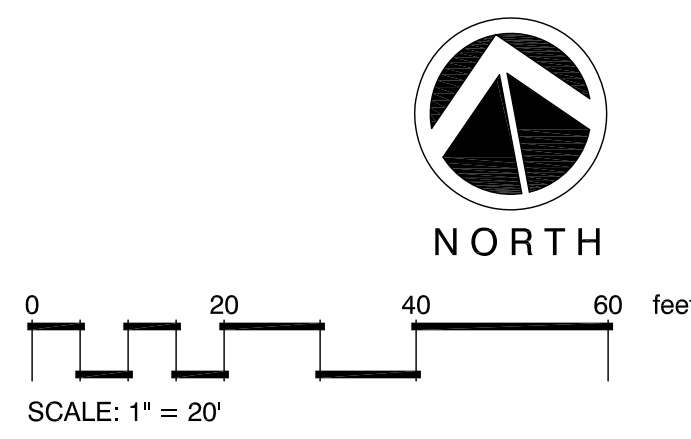
OLEANDER DRIVE
PUBLIC ROW VARIES



PLANT SCHEDULE

TREES	BOTANICAL NAME / COMMON NAME	CONT	CAL	RANGE	QTY
Existing Crape Myrtle		EXISTING			1
Existing Oak		EXISTING			4
Existing Pecan		EXISTING			1
Existing Pine		EXISTING			2
Existing Tree FIELD LOCATED		EXISTING			2
Lagerstroemia x 'Muskogee' / Lavender Crape Myrtle	B & B	3" CAL	8-10' HT		2
Magnolia g. 'Little Gem' / Dwarf Southern Magnolia	30 GAL	2" CAL	7-8' HT		3
SHRUBS	BOTANICAL NAME / COMMON NAME	SIZE	RANGE	QTY	
Camellia s. 'Hana-jiman' / White Camellia	7 gal	3-4' HT		1	
Existing Variegated Pittosporum		EXISTING			6

Gardenia a. 'Radicans' / Dwarf Gardenia	3 gal	12-18" HT		12	
Gardenia j. 'August Beauty' / Gardenia	3 gal	18-24" HT		8	
Hemerocallis x 'Stella de Oro' / Stella de Oro Daylily	1 gal			9	
Myrica carifera / Wax Myrtle	7 gal	3-4' HT		11	
Pittosporum t. 'Variegata' / Variegated Pittosporum	3 gal	18-24" HT		6	
GROUND COVERS	BOTANICAL NAME / COMMON NAME	SIZE	RANGE	SPACING	QTY
Trachelospermum s. 'Asiatic' / Asiatic Jasmine	1 qt	6-12" HT		24" o.c.	29
SOD/SEED	BOTANICAL NAME / COMMON NAME	SIZE	RANGE	SPACING	QTY
Existing Lawn		--			8,008 sf



Approved Construction Plan

Name _____ Date _____

Planning _____

Public Utilities _____

Traffic _____

Fire _____

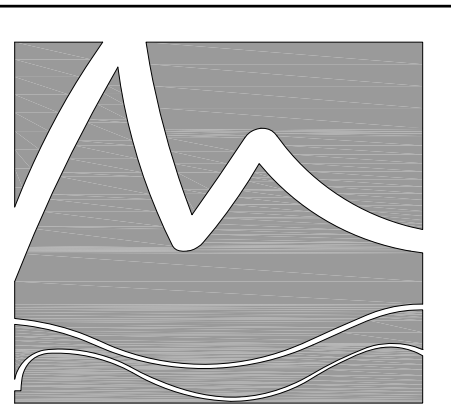
CITY OF WILMINGTON
NORTH CAROLINA

Public Services/Engineering Division

APPROVED DRAINAGE PLAN

Date: _____ Permit #: _____

Signed: _____



MIHALY
LAND DESIGN
PLANNING + LANDSCAPE ARCHITECTURE
330 MILITARY CUTOFF RD., Suite A3
Wilmington, NC 28405 910.392.4355



Revisions
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PROJECT
BEARMAN CPA OFFICE
4918 OLEANDER DRIVE
WILMINGTON, NC
SITE PLAN

Date: 03/15/2017
Phase: 000
Job Number: 101-190
Designed by: MLD
Drawn by: ALM
Checked by: JWM
Sheet Title: PLANTING PLAN

Sheet Number:
L2.1
of 2 sheets