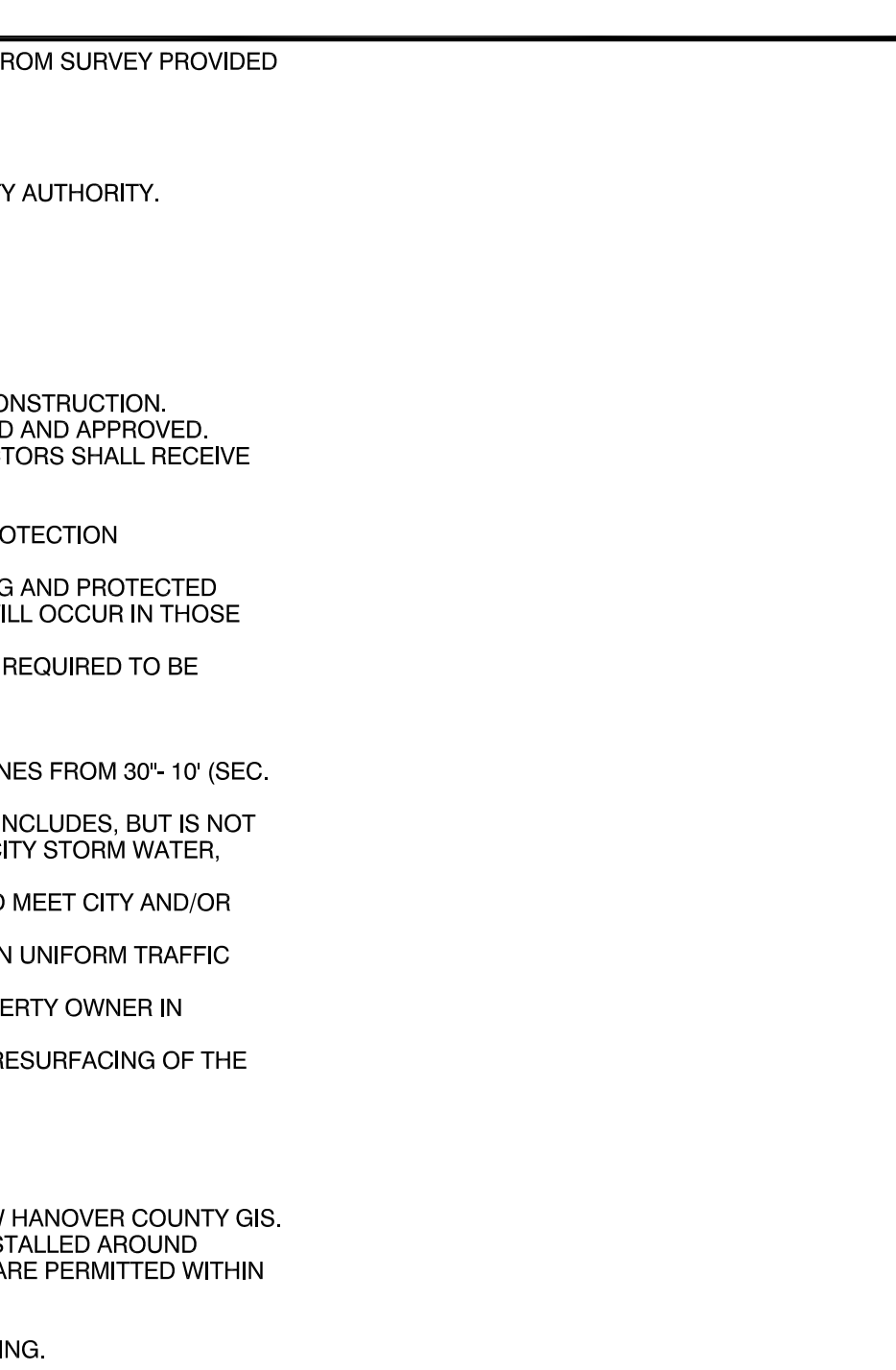
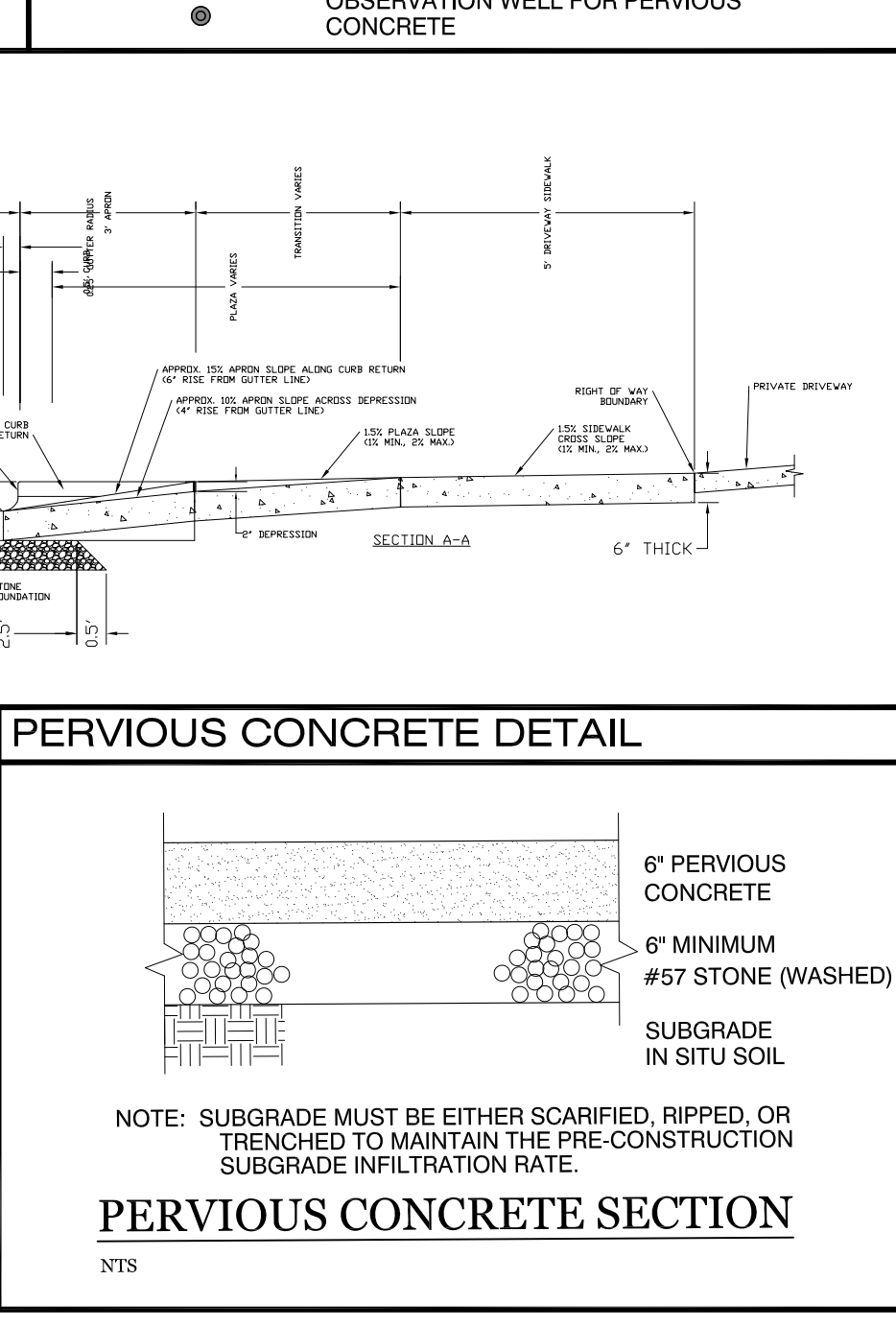
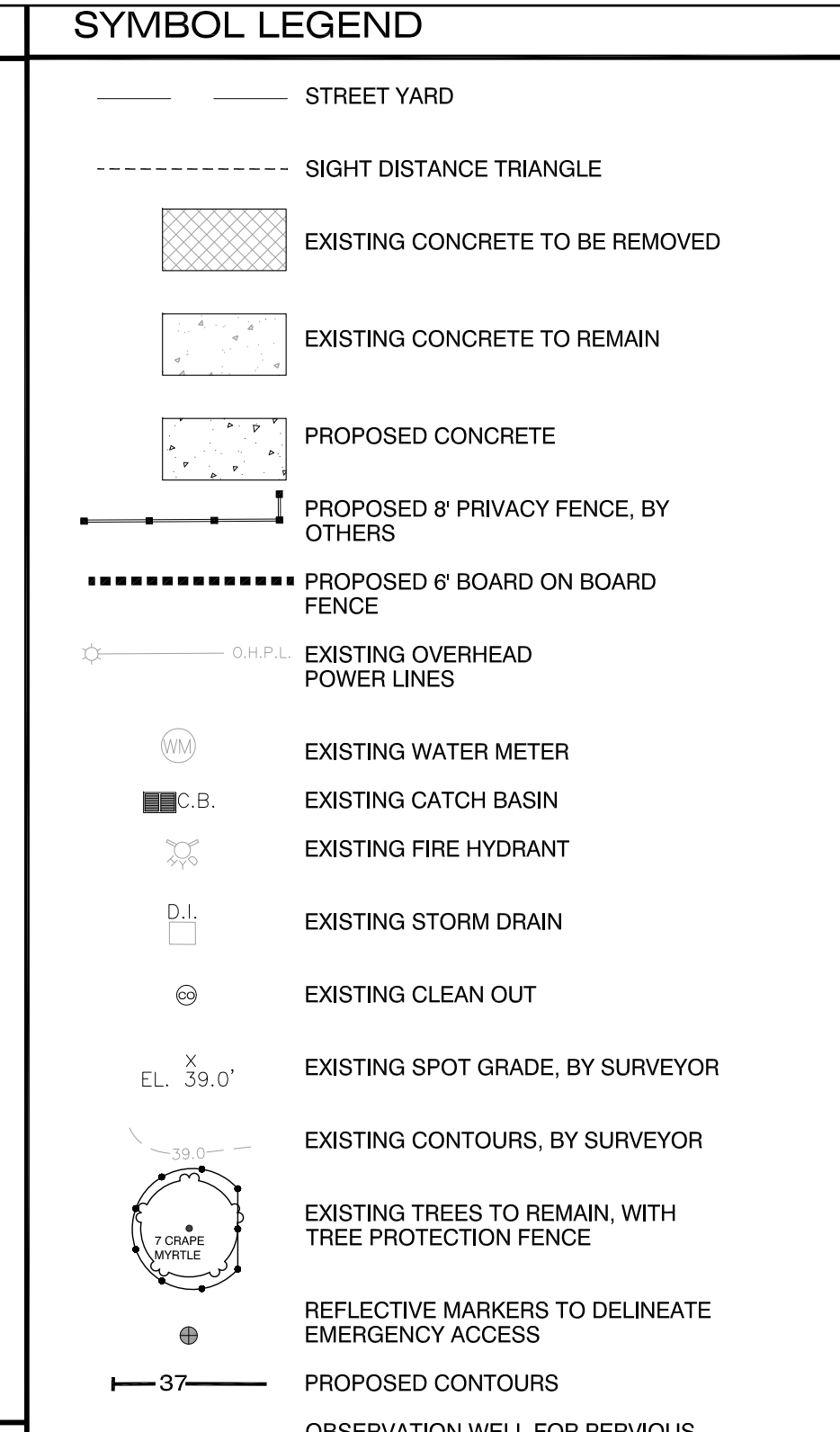


- GENERAL NOTES**
- SITE BOUNDARY, STRUCTURES, TREES, ADJACENT PROPERTY LINES, AND EXISTING STREETS WERE TAKEN FROM SURVEY PROVIDED BY CAPE FEAR SURVEYING, PC.
  - ALL ELEVATIONS SHOWN HEREON ARE RELATIVE TO MEAN SEA LEVEL, NAVD 1988.
  - ALL DISTANCES ARE GROUND HORIZONTAL.
  - THIS LOT IS SUBJECT TO ALL UTILITY EASEMENTS, RESTRICTIONS OR COVENANTS OF RECORD.
  - SEWER AND WATER SERVICES FOR THIS LOT ARE IN PLACE AND PROVIDED BY THE CAPE FEAR PUBLIC UTILITY AUTHORITY.
  - 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.
  - ONE EXISTING DRIVEWAY WILL BE CLOSED.
  - 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 ACCORDANCE WITH MUTCD STANDARDS.
  - WATER AND SEWER SERVICE SHALL MEET CPWA 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 WITH FENCING AND PROTECTED THROUGHOUT CONSTRUCTION TO INSURE THAT NO CLEARING AND GRADING OR STAGING OF MATERIALS WILL OCCUR IN THOSE AREAS.
  - 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.
  - ALL SIGNS WILL BE LOCATED AND APPROVED BY THE CITY OF WILMINGTON PLANNING DEPARTMENT.
  - ALL PROPOSED VEGETATION WITHIN SIGHT TRIANGLES SHALL NOT INTERFERE WITH CLEAR VISUAL SIGHT LINES FROM 30'-10" (SEC. 18-566).
  - 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.
  - 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 STDS).
  - 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 STDS).
  - ALL TRAFFIC CONTROL SIGNS AND MARKINGS OFF THE RIGHT-OF-WAY ARE TO BE MAINTAINED BY THE PROPERTY OWNER IN ACCORDANCE WITH MUTCD STANDARDS.
  - 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.
  - ANY BROKEN OR MISSING SIDEWALK PANELS, DRIVEWAY PANELS AND CURBING WILL BE REPLACED.
  - NO ADDITIONAL EXISTING OR PROPOSED EASEMENTS OR PUBLIC RIGHTS-OF-WAY ARE IDENTIFIED.
  - TRASH WILL BE CONTAINED IN ROLL OUT CONTAINERS.
  - NO TREES WILL BE REMOVED AS A RESULT OF CONSTRUCTION.
  - PROPERTY LINES ACROSS OLEANDER DRIVE AND ADJACENT PROPERTY DRIVEWAYS ARE TRACED FROM NEW HANOVER COUNTY GIS.
  - 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.
  - CALL TRAFFIC ENGINEERING AT 910-341-7888 48 HOURS PRIOR TO ANY EXCAVATION IN THE RIGHT-OF-WAY.
  - 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)  
 CANA 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: 10,857 SF (51%)  
 TOTAL PERCENT OF SITE IMPERVIOUS: 27.6%

EXISTING IMPERVIOUS AREA TO BE REMOVED: 40 SF  
 STEPS/PORCHES: 302 SF  
 CONCRETE: 342 SF  
 TOTAL: 644 SF

EXISTING IMPERVIOUS AREA TO REMAIN: 2,663 SF  
 BUILDING: 151 SF  
 STEPS/PORCHES: 17 SF  
 PUMP HOUSE: 2,657 SF  
 CONCRETE TO REMAIN: 5,488 SF  
 TOTAL: 10,857 SF (51%)

PROPOSED IMPERVIOUS DRIVE AISLE/PARKING LOT (PERVIOUS CONCRETE): 3,943 SF  
 CONCRETE DRIVEWAY: 636 SF  
 HC RAMP/LANDING/STEPS: 132 SF  
 CONCRETE SIDEWALKS: 658 SF  
 TOTAL NEW IMPERVIOUS: 5,369 SF

TOTL PERCENT OF SITE IMPERVIOUS: 10,857 SF (51%)

**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	21,337 SF (0.49 AC.)
MIN. LOT WIDTH	80'	99'
MIN. FRONT SETBACK*	10'	71'
MIN. SIDE SETBACK	25'	13'
MIN. REAR SETBACK	25'	51'
MAX. BUILDING HEIGHT	2 STORIES OR 35'	1 STORY, 22'
MAX. LOT COVERAGE (BUILDINGS)	50%	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.	9 MIN.	7**
**25% PARKING REDUCTION REQUESTED (PER SEC. 18-203)		

HANDICAP PARKING: 1 REQUIRED, 1 PROVIDED  
 1/25 PARKING SPACES

BICYCLE PARKING: 2 PROVIDED

**LANDSCAPE REQUIREMENTS**

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

	REQUIRED	PROVIDED
3,679 SF x 20%	735 SF, 2 TREES	1,414 SF, 2 TREES

**FOUNDATION PLANTING REQUIREMENTS**

	REQUIRED	PROVIDED
EXISTING 1 STORY BUILDING		
77 LF (22')(12)	203 SF	352 SF
EXISTING GARAGE		
65 LF (22')(12)	171 SF	259 SF

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

**Revisions**

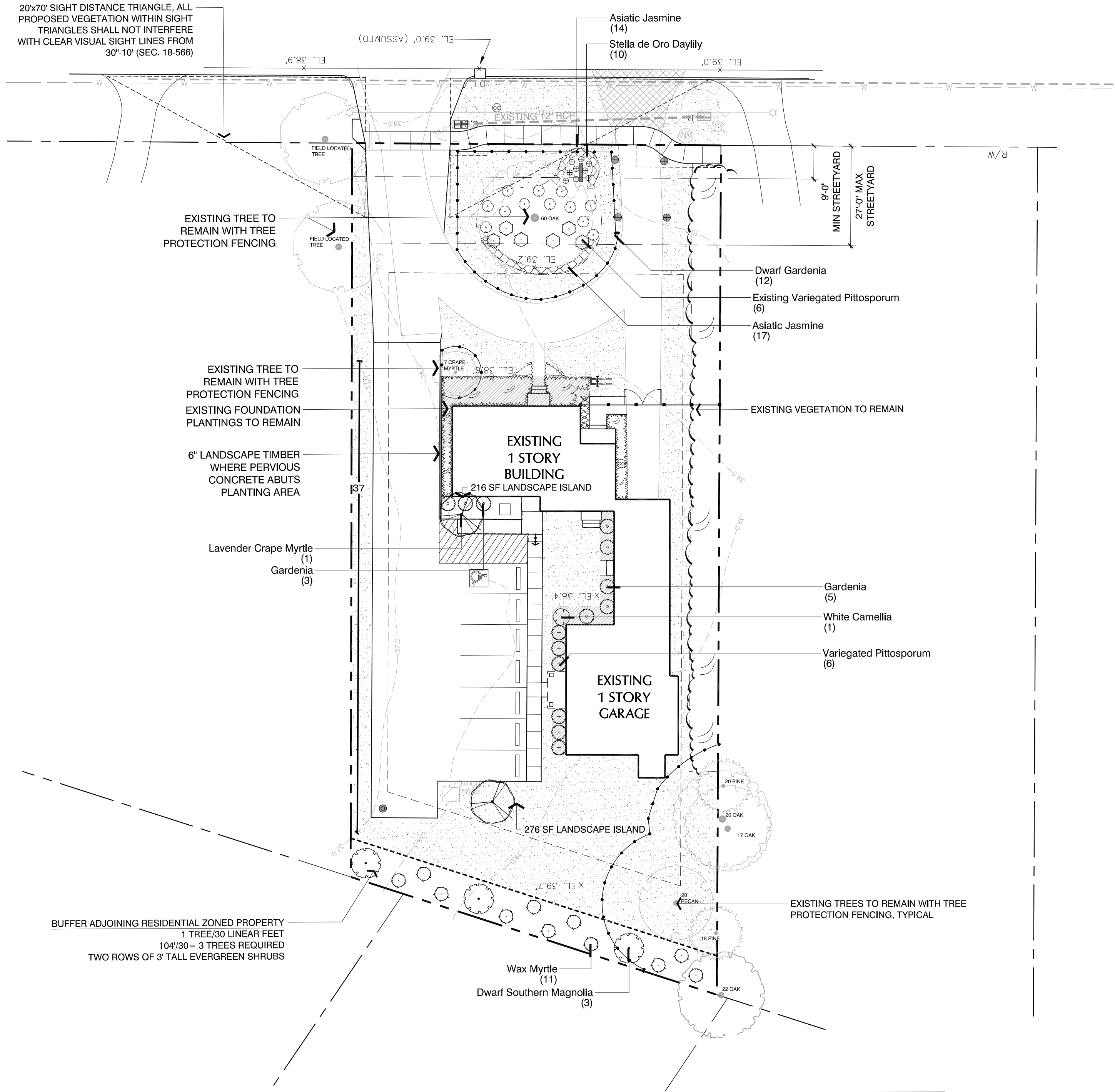
2017-06-12: REVISED SITE PLAN PER TRC COMMENTS  
 2017-08-14: REVISED PLAN PER TRC COMMENTS

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

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

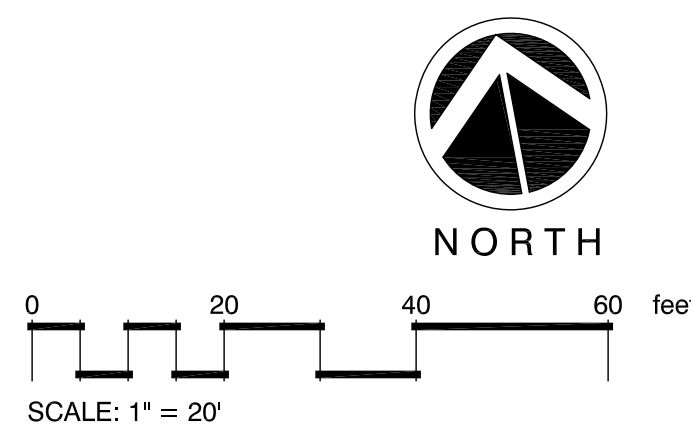
Date: 03/15/2017  
 Phase: 000  
 Job Number: 101-190  
 Designed by: MLD  
 Drawn by: ALM  
 Checked by: JWM  
 Sheet Title: SITE PLAN/ DRAINAGE PLAN  
 Sheet Number: L1.1 of 2 sheets

**OLEANDER DRIVE**  
PUBLIC ROW VARIES

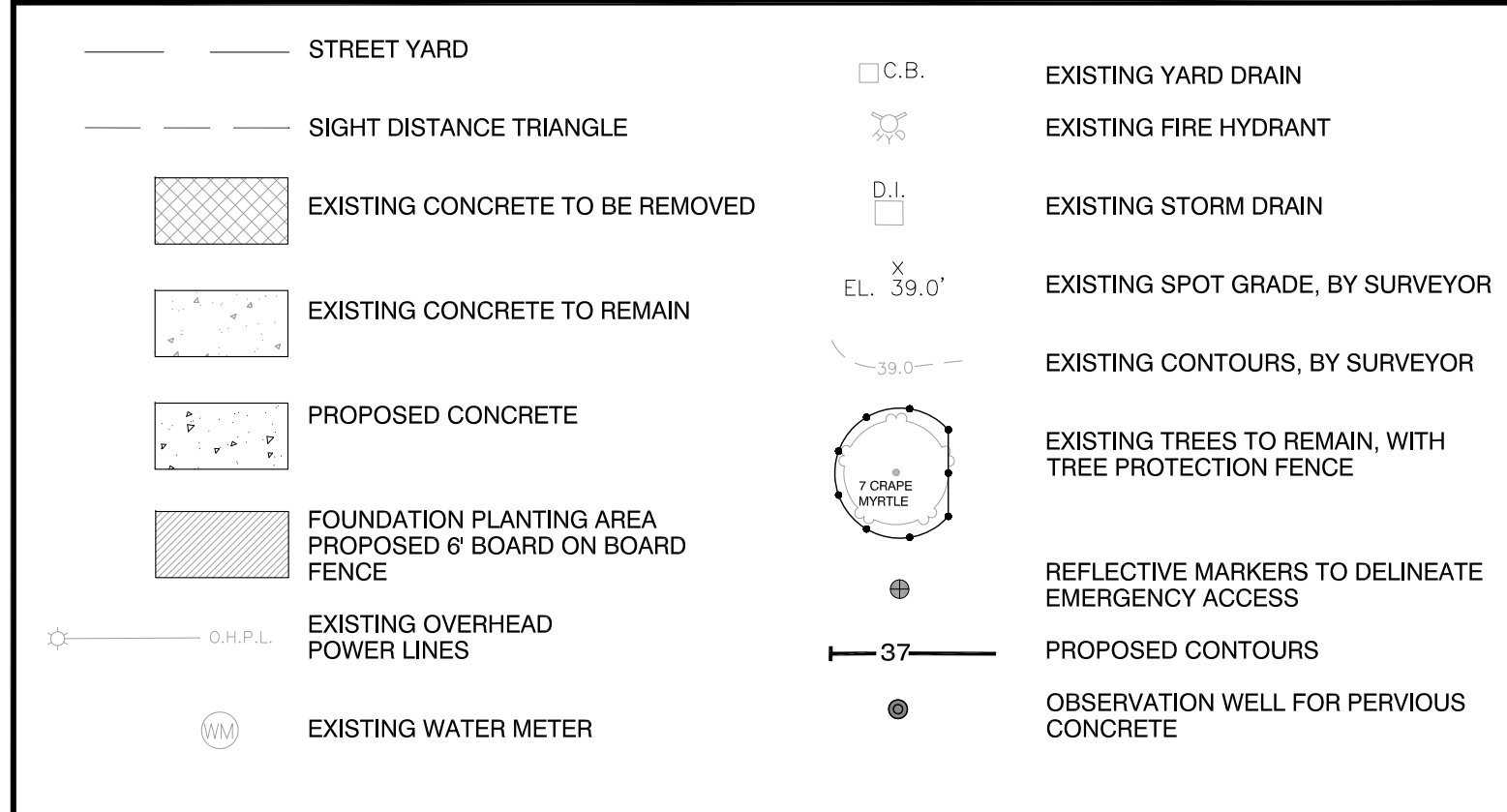


PLANT SCHEDULE					
TREES	BOTANICAL NAME / COMMON NAME	CONT	CAL	RANGE	QTY
	Existing Crape Myrtle	EXISTING			1
	Existing Oak	EXISTING			4
	Existing Pecan	EXISTING			1
	Existing Pine	EXISTING			2
	Existing Tree FIELD LOCATED	EXISTING			2
	Lagerstroemia x 'Muskoppe' / Lavender Crape Myrtle	B & B	3" CAL	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

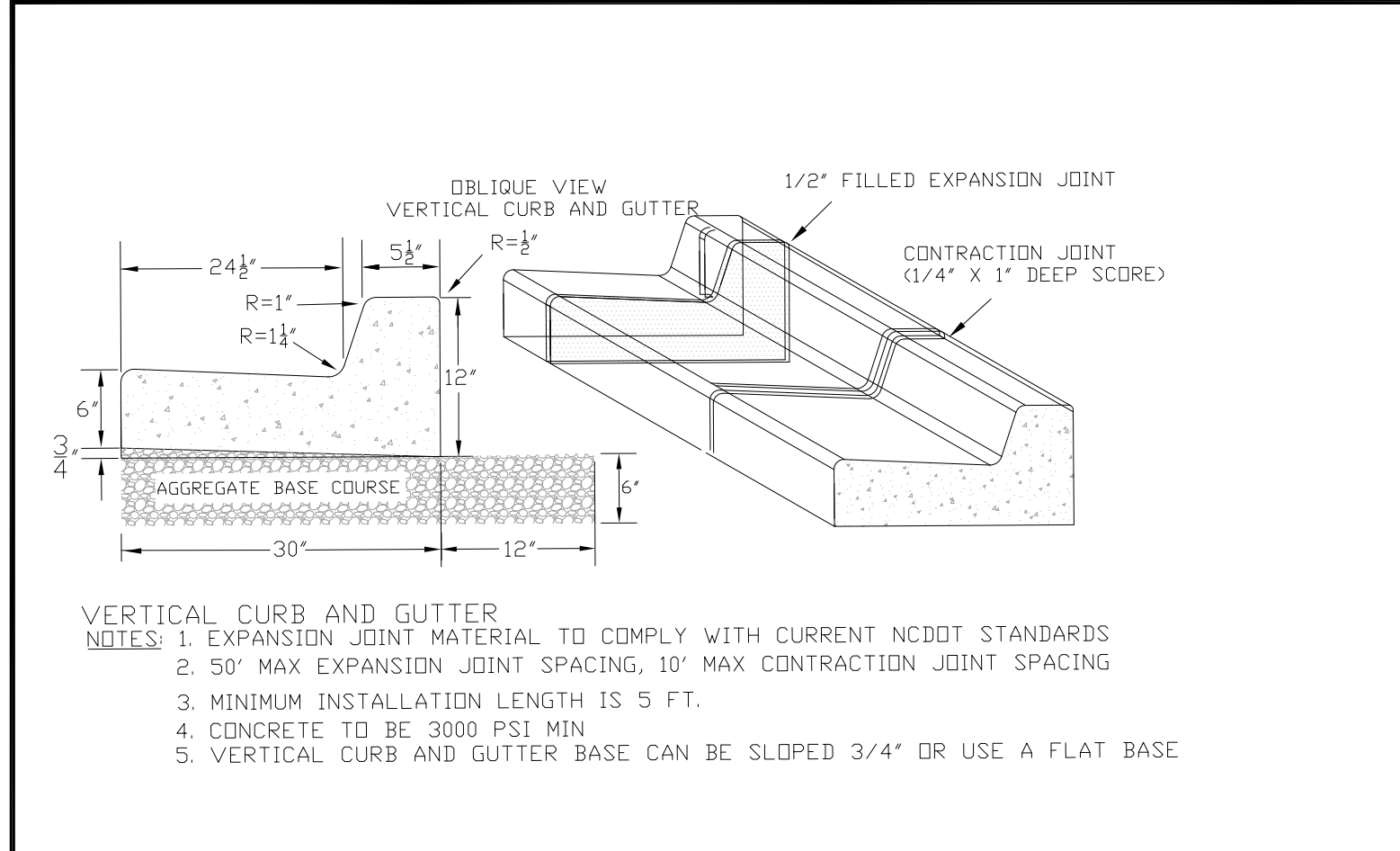
	Gardenia a. 'Radicans' / Dwarf Gardenia	3 gal	12-18" HT		12
	Gardenia j. 'August Beauty' / Gardenia	3 gal	18-24" HT		8
	Hemerocallis x 'Stella de Oro' / Stella de Oro Daylily	1 gal			9
	Myrica carifera / Wax Myrtle	7 gal	3-4' HT		11
	Pittosporum t. 'Variegata' / Variegated Pittosporum	3 gal	18-24" HT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



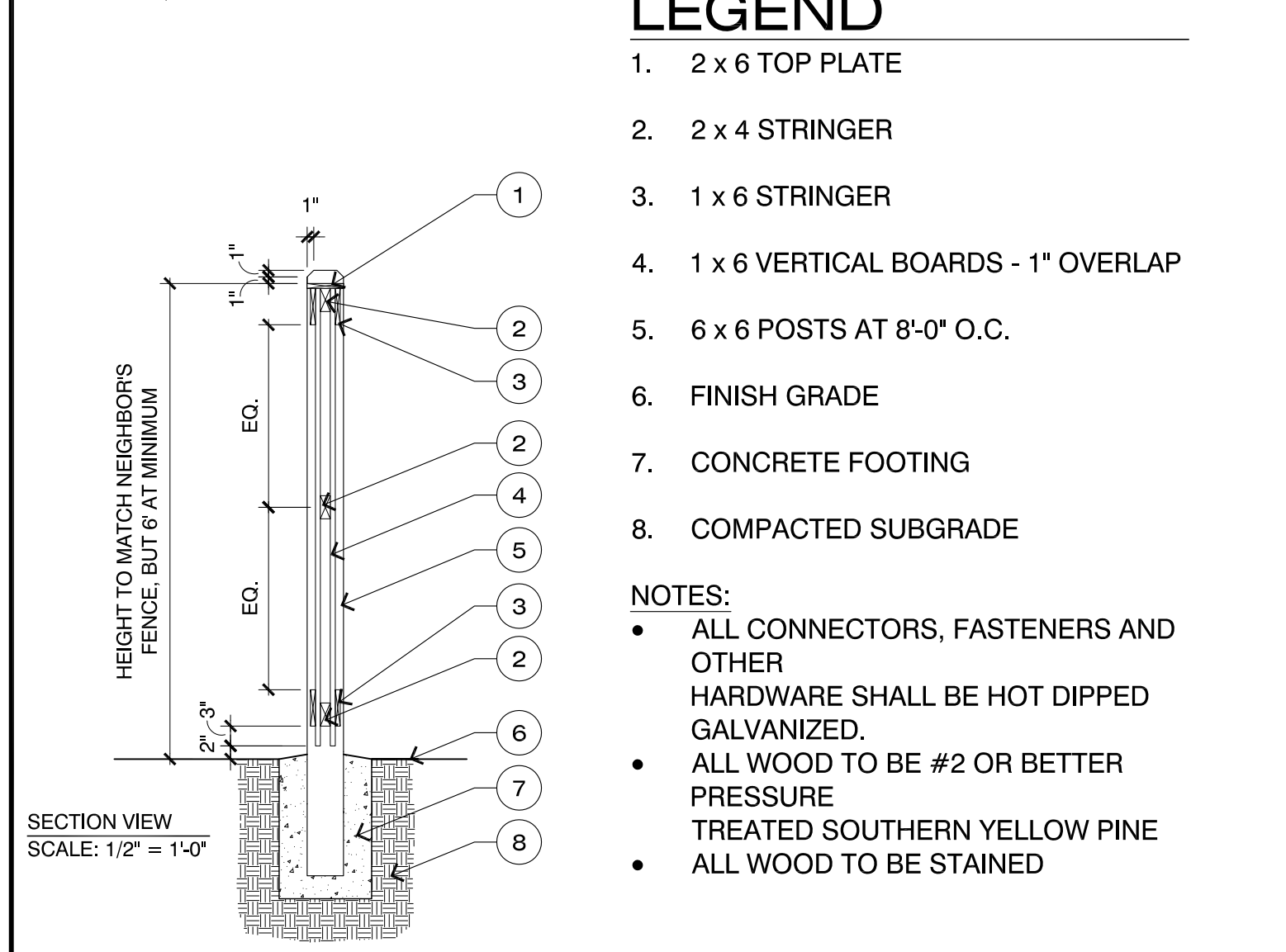
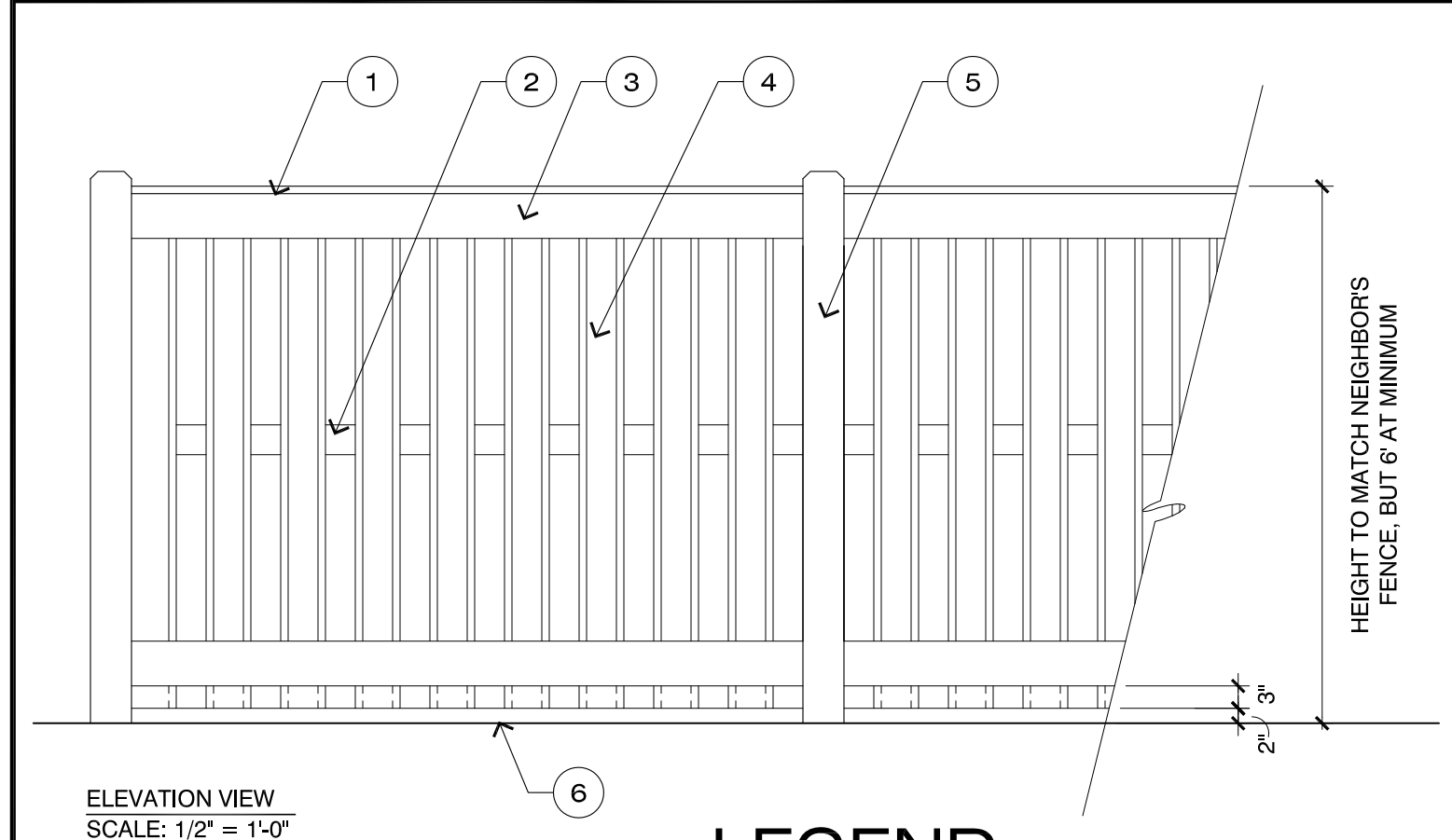
**SYMBOL LEGEND**



**SD 3-11 CURBING**



**1. BOARD ON BOARD FENCE**



**LEGEND**

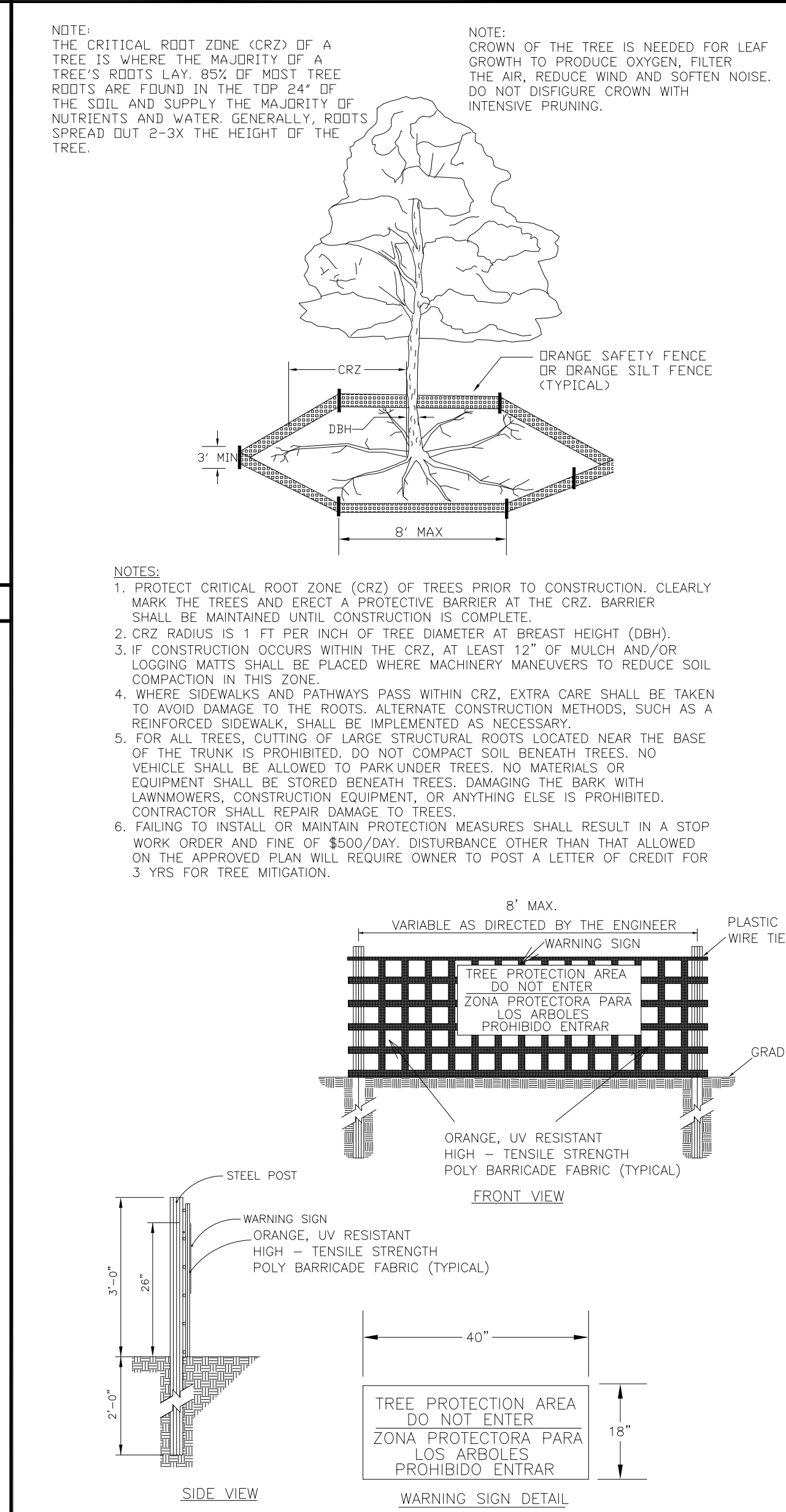
- 2 x 6 TOP PLATE
- 2 x 4 STRINGER
- 1 x 6 STRINGER
- 1 x 6 VERTICAL BOARDS - 1" OVERLAP
- 6 x 6 POSTS AT 8'-0" O.C.
- FINISH GRADE
- CONCRETE FOOTING
- COMPACTED SUBGRADE

- NOTES:**
- ALL CONNECTORS, FASTENERS AND OTHER HARDWARE SHALL BE HOT DIPPED GALVANIZED.
  - ALL WOOD TO BE #2 OR BETTER PRESSURE TREATED SOUTHERN YELLOW PINE
  - ALL WOOD TO BE STAINED

**VICINITY MAP**



**15-09 TREE PROTECTION DURING CONSTRUCTION**

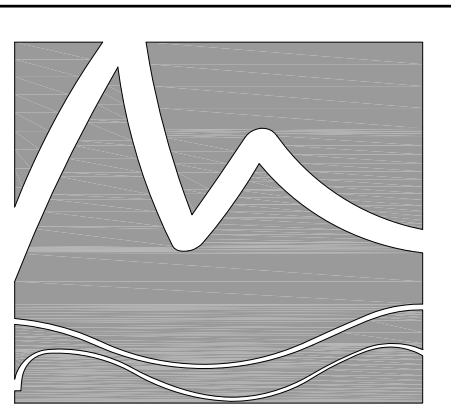


**Approved Construction Plan**

Name	Date
Planning	
Public Utilities	
Traffic	
Fire	

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

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



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