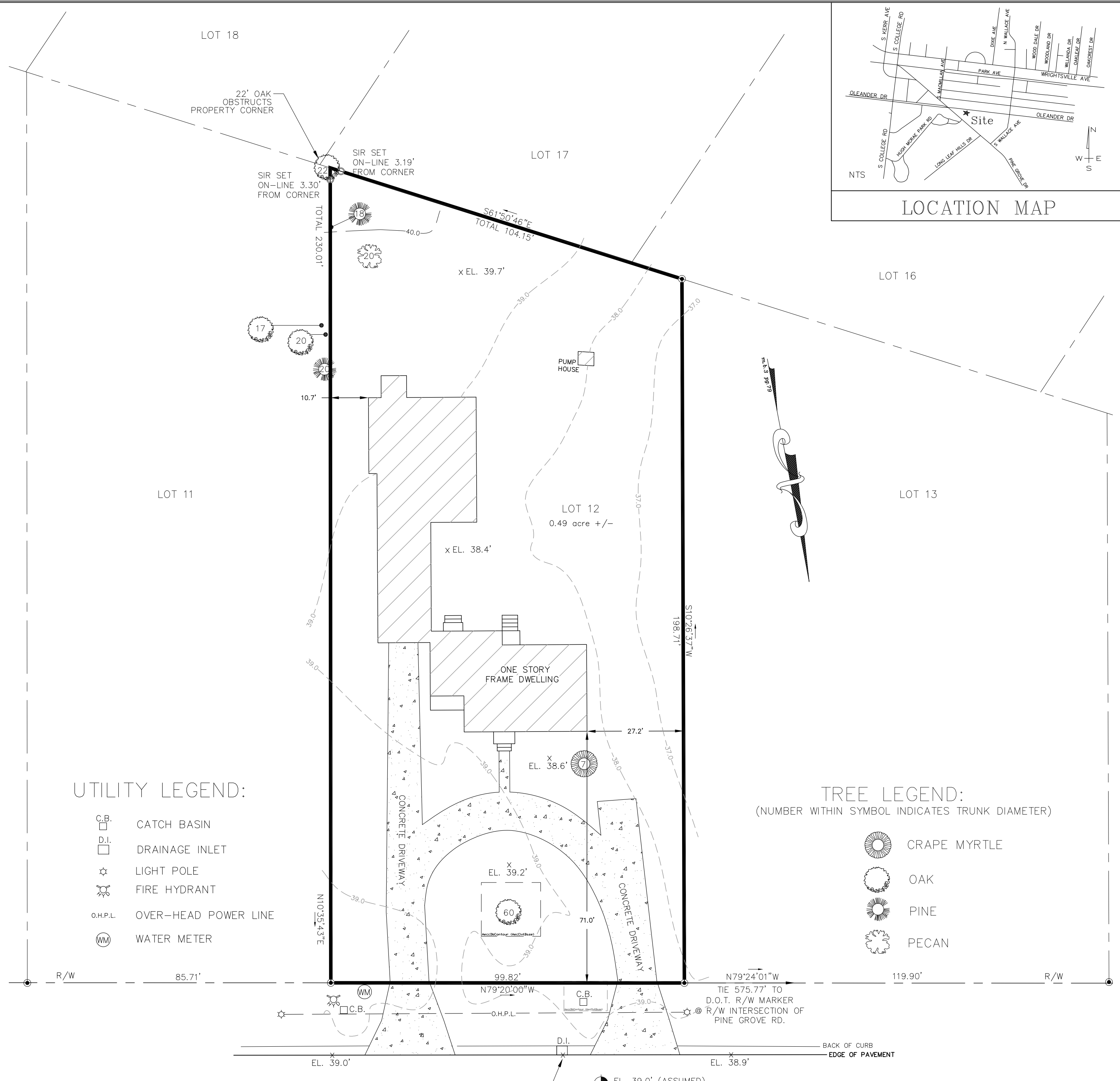


LOCATION MAP



UTILITY LEGEND:

- C.B. CATCH BASIN
- D.I. DRAINAGE INLET
- ☼ LIGHT POLE
- ⊕ FIRE HYDRANT
- O.H.P.L. OVER-HEAD POWER LINE
- WM WATER METER

TREE LEGEND:

- (NUMBER WITHIN SYMBOL INDICATES TRUNK DIAMETER)
- ☉ CRAPE MYRTLE
  - ☪ OAK
  - ☼ PINE
  - ☽ PECAN

OLEANDER DRIVE  
(PUBLIC RIGHT OF WAY VARIES)

NOTES

ALL ELEVATIONS ASSUMED  
 THIS LOT IS NOT IN A FLOOD HAZARD AREA ACCORDING TO COMMUNITY-PANEL NO. 3720313600J  
 ZONE: X DATE: 4/3/2006

TOPOGRAPHIC AND TREE SURVEY

NIGEL BEARMAN  
 &  
 KELLIE BEARMAN  
 4910 OLEANDER DRIVE

LOT 12 PINEGROVE  
 CITY OF WILMINGTON  
 NEW HANOVER COUNTY, NORTH CAROLINA  
 FEBRUARY 21, 2017  
 MAP BOOK 3 PAGE 79  
 DEED BOOK 710 PAGE 61

GRAPHIC SCALE

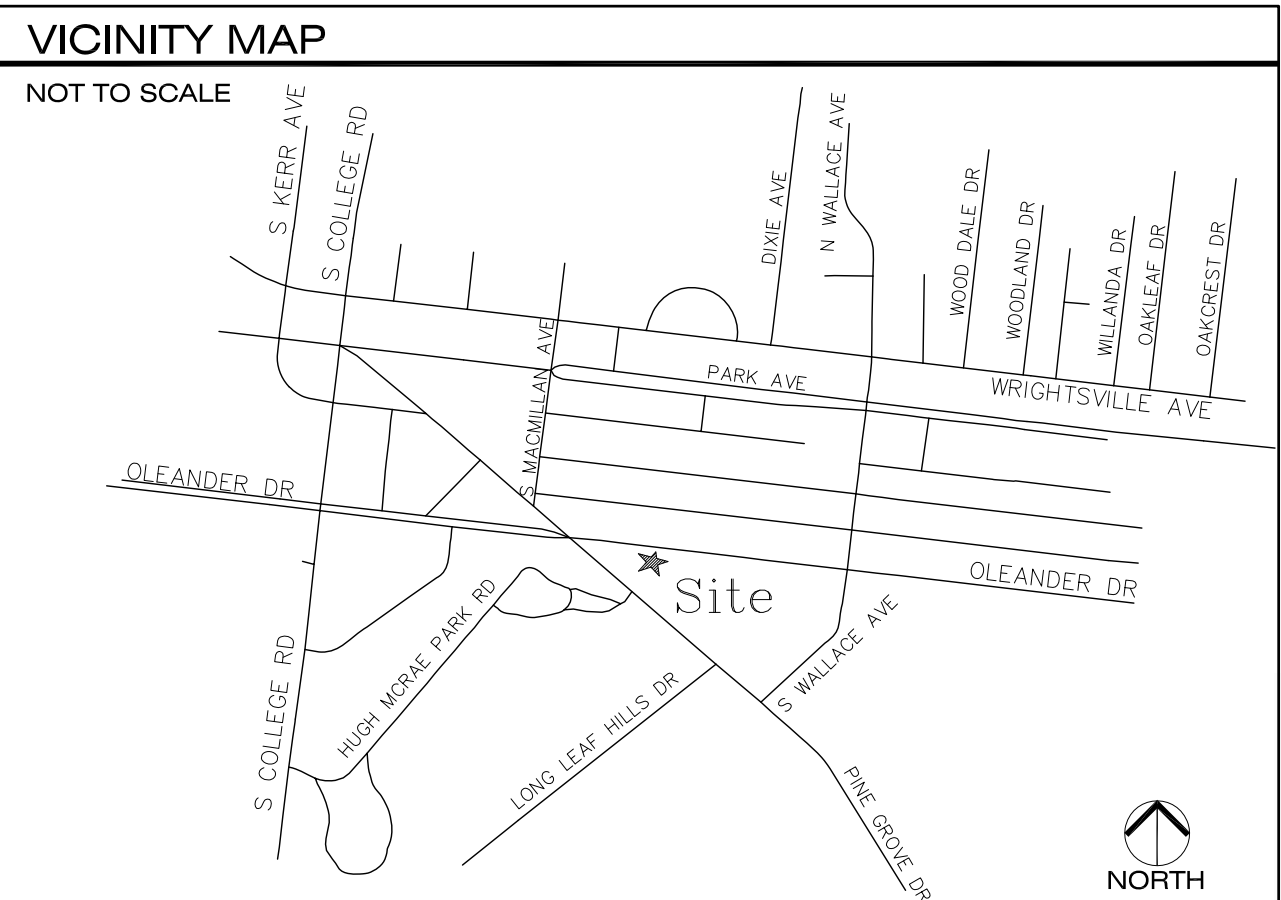
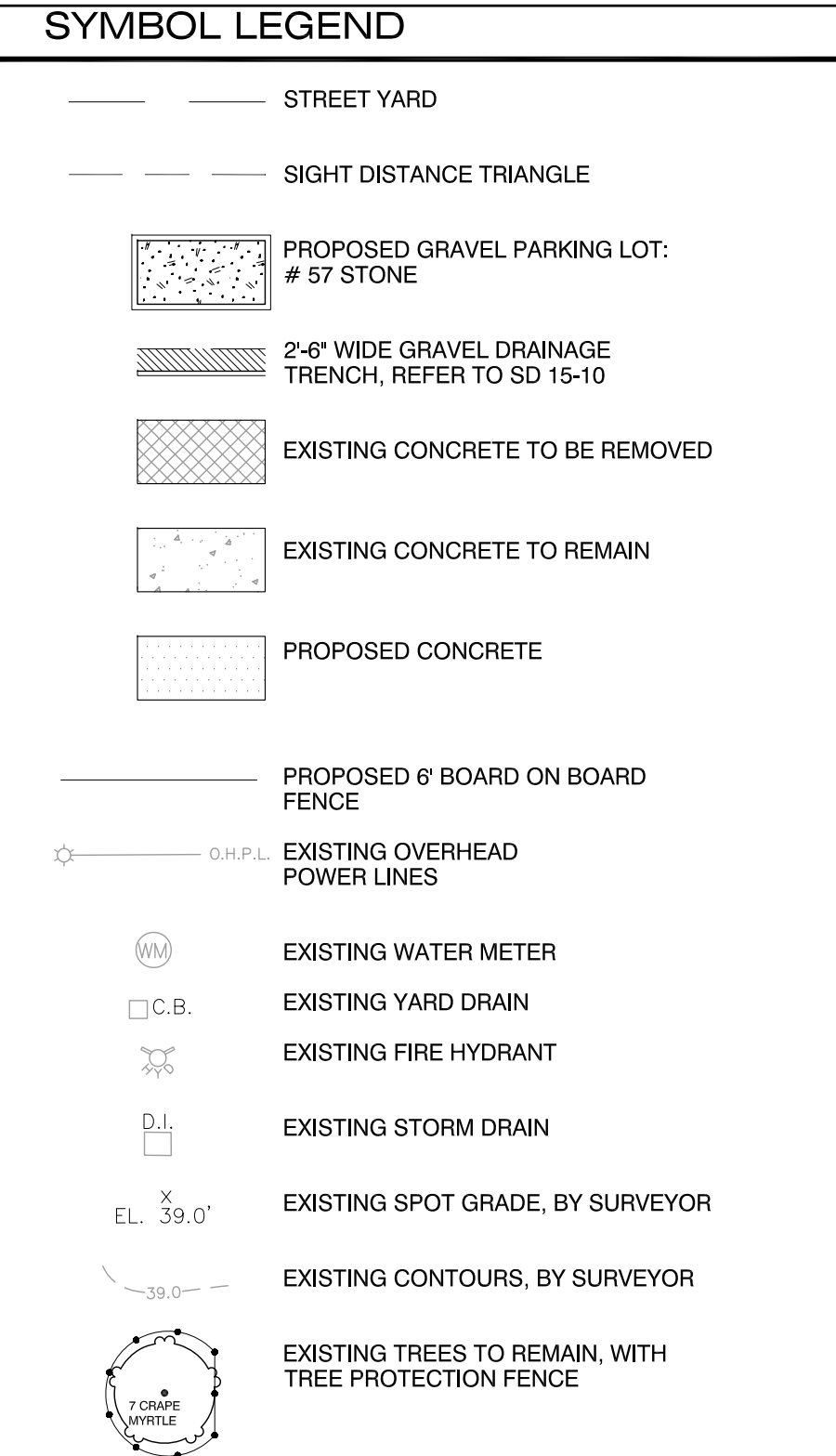
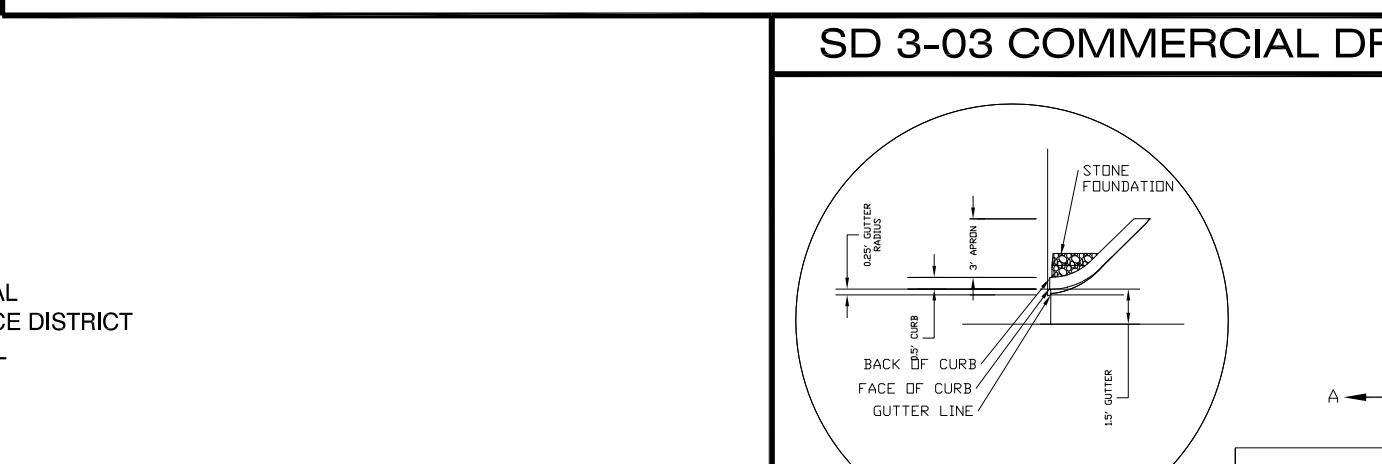
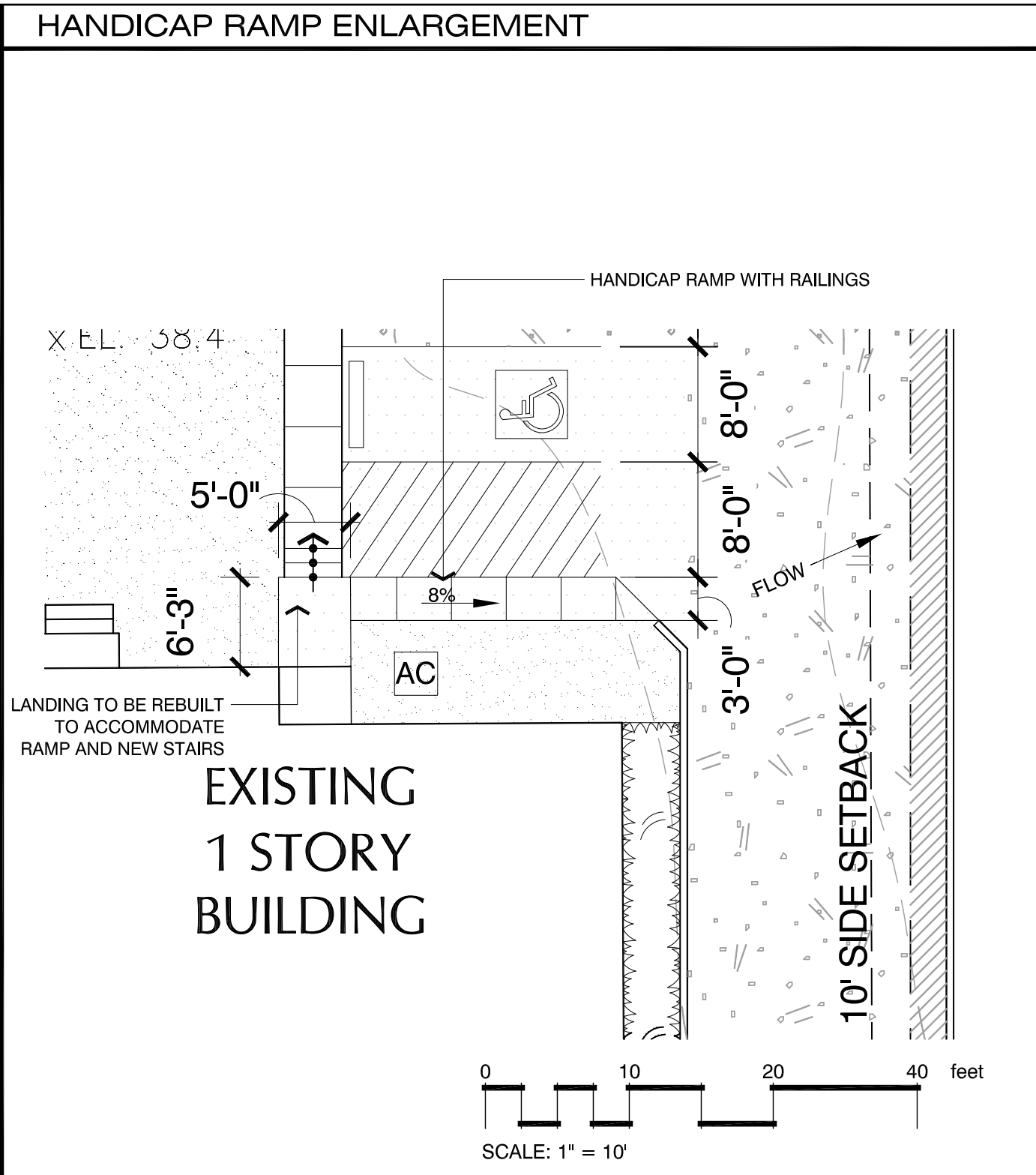
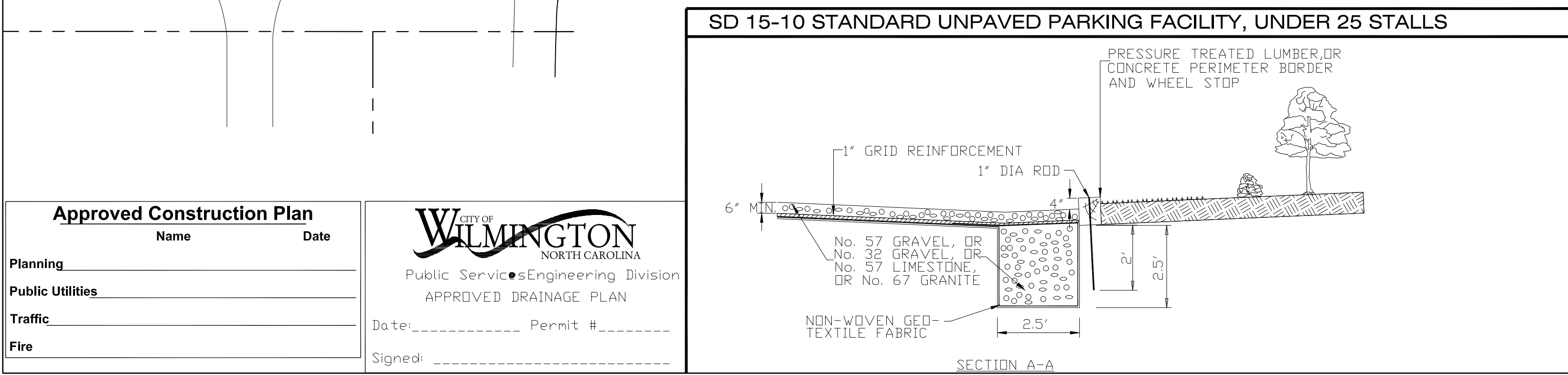
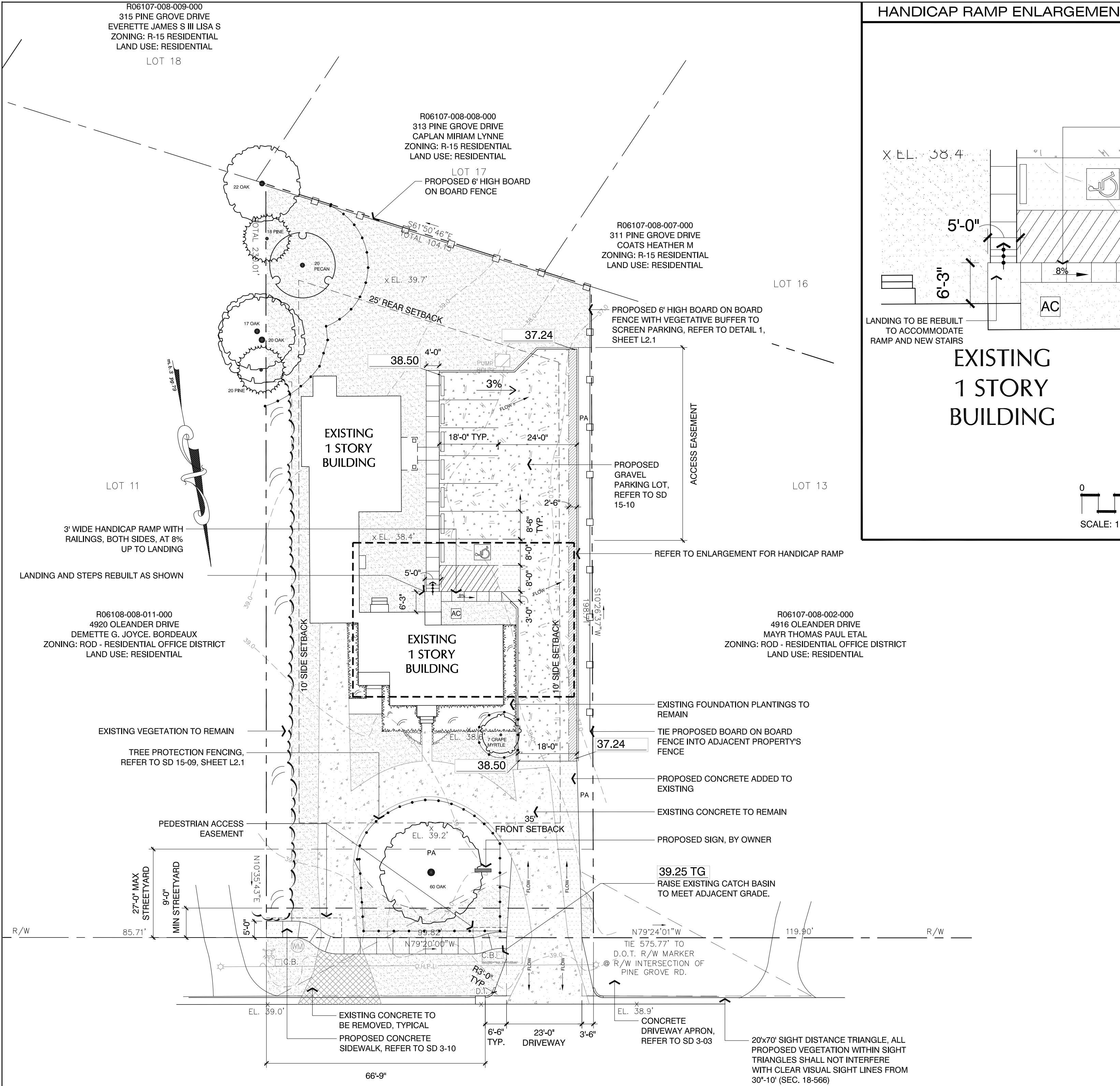


( IN FEET )  
 1 inch = 20 ft.

- LEGEND:
- I.P.S. OR I.R.S. IRON PIPE OR ROD SET
  - ⊙ E.I.P. OR E.I.R. EXISTING IRON PIPE OR ROD
  - C.M. CONCRETE MONUMENT
  - ⊕ C/L CENTER LINE
  - R/W RIGHT OF WAY
  - ⚠ P.K. SURVEY NAIL
  - NON-MONUMENTED CORNER

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 WITNESS MY ORIGINAL SIGNATURE, LICENSE NUMBER AND SEAL.

STUART Y. BENSON, PROFESSIONAL LAND SURVEYOR L-2675  
**CAPE FEAR SURVEYING, PC**  
 ONE NORTH 6th ST., WILMINGTON, NC 28401  
 (910) 762-9496 FAX: (910) 762-5949  
 EMAIL: [capefearsurveying@yahoo.com](mailto:capefearsurveying@yahoo.com)  
 LICENSE # C-3199



**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	
BUILDING	2,663 SF
STEPS/PORCHES	190 SF
PUMP HOUSE	17 SF
DRIVEWAY/WALKS	3,023 SF
TOTAL	5,893 SF

EXISTING IMPERVIOUS AREA TO REMAIN	
BUILDING	2,663 SF
STEPS/PORCHES	190 SF
PUMP HOUSE	17 SF
CONCRETE TO REMAIN	2,648 SF
TOTAL	5,518 SF

PROPOSED IMPERVIOUS	
GRAVEL PARKING/DRIVE AISLE	3,578 SF
CONCRETE DRIVEWAY	672 SF
HC PARKING/RAMP	457 SF
CONCRETE SIDEWALK	272 SF
NEW STEPS/LANDING	20 SF
TOTAL NEW IMPERVIOUS	4,999 SF
TOTAL IMPERVIOUS COVERAGE	10,517 SF

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

<b>BULK REQUIREMENTS</b>	REQUIRED	PROVIDED
MIN. LOT AREA	15,000 SF	21,337 SF (0.49 AC.)
MIN. LOT WIDTH	80'	99'
MIN. FRONT SETBACK *	71'	71'
MIN. SIDE SETBACK	10'	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%)

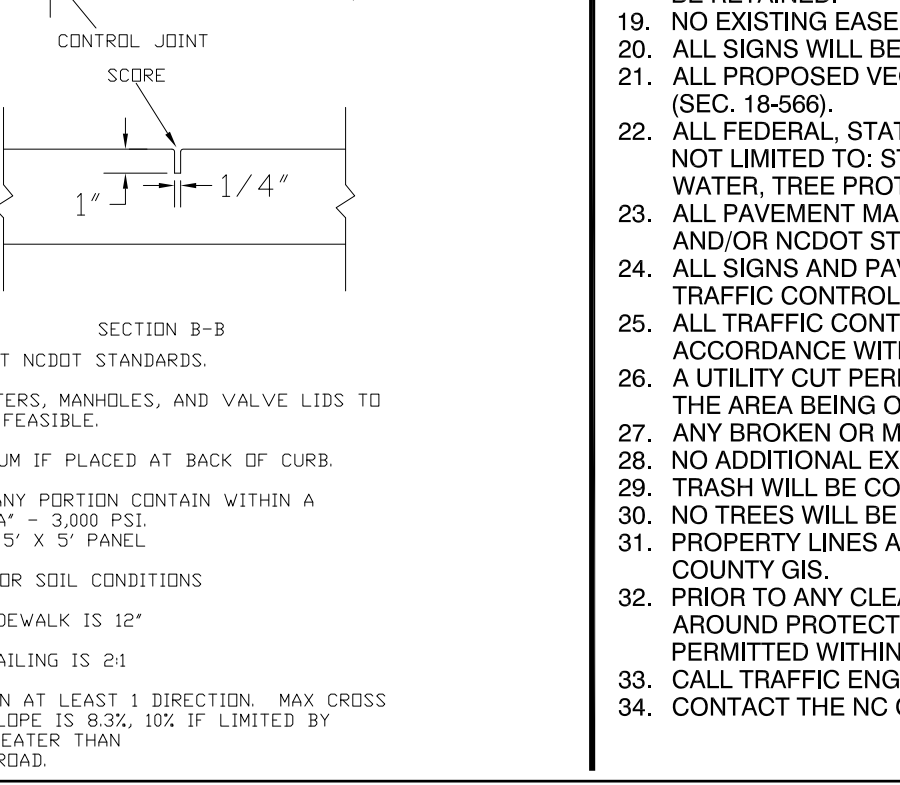
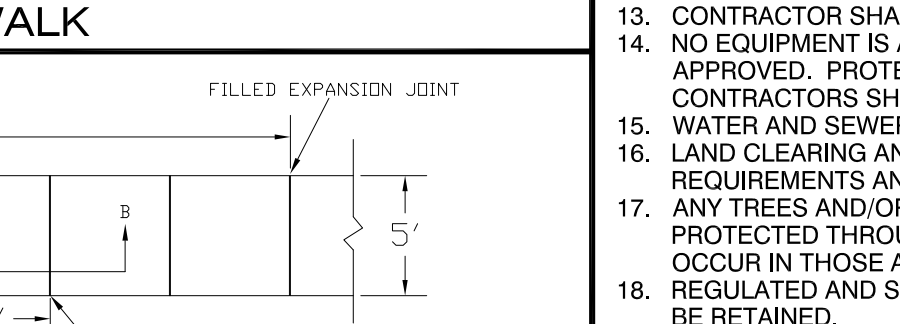
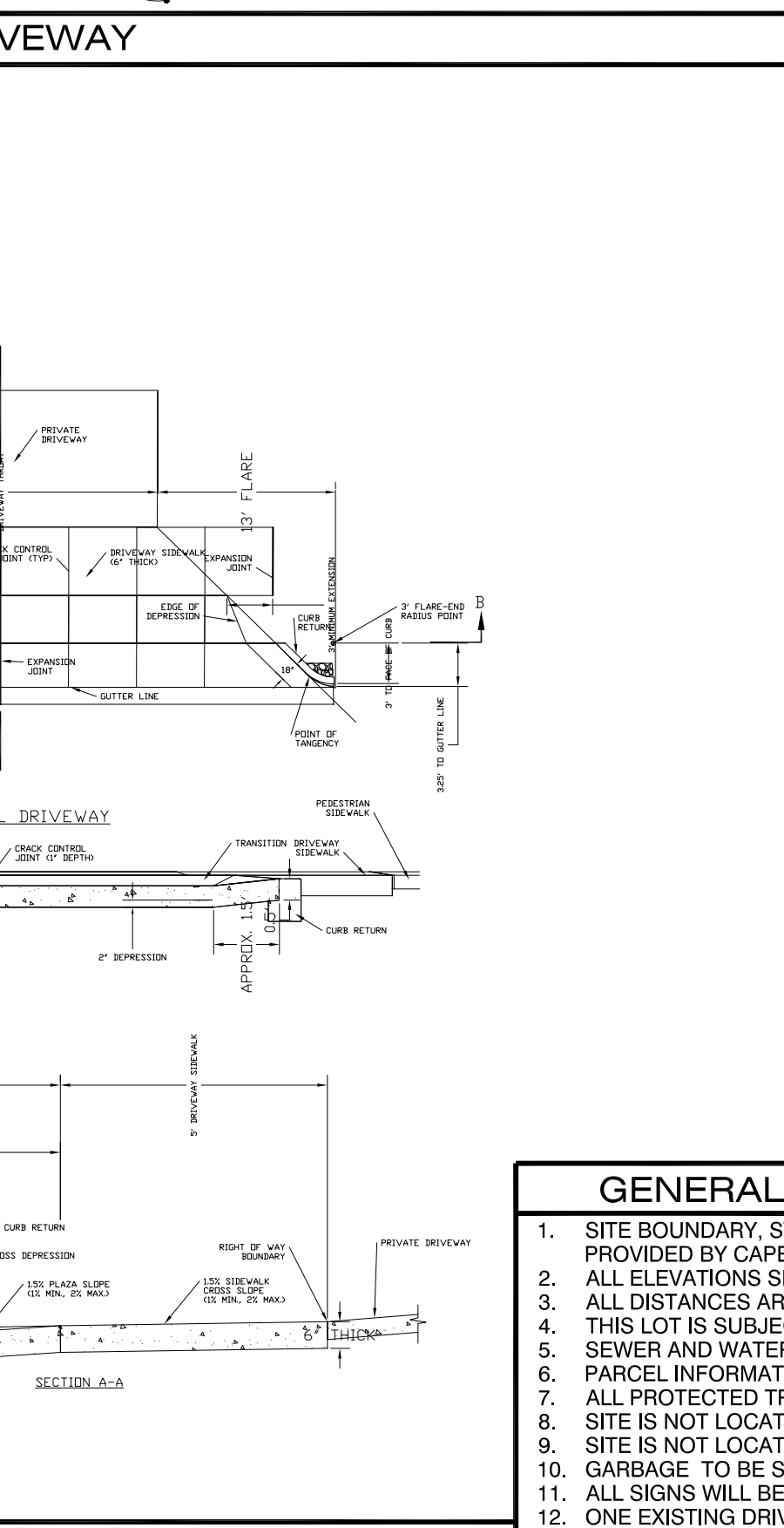
\* FRONT SETBACKS SHALL BE EQUAL TO THE PREDOMINANT FRONT SETBACK FOR THAT BLOCK FACE ON THE SAME SIDE OF THE STREET PER SEC. 18-203.RC.

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

<b>LANDSCAPE REQUIREMENTS</b>	REQUIRED	PROVIDED
STREET YARD		
OLEANDER DRIVE		
76 LF x 18	1,368 SF	1,368 SF
TREES: 1,368/600	3	1 EXISTING (6 TREE CREDITS)
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



Revisions

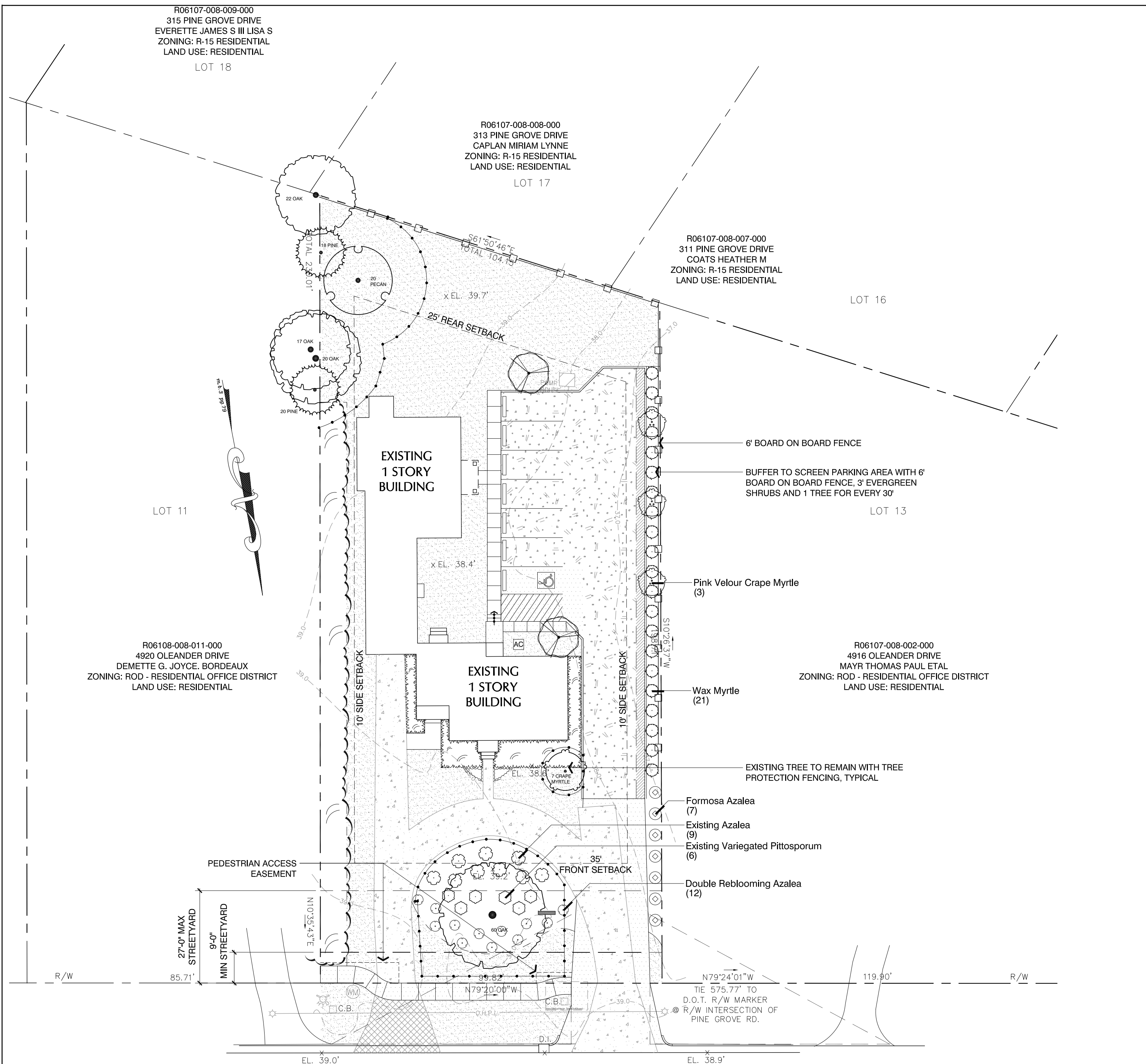
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**CLIENT**  
**BEARMAN CPA PLLC.**  
 230 EASTWOOD ROAD, SUITE 10A  
 WILMINGTON, NC 28403

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

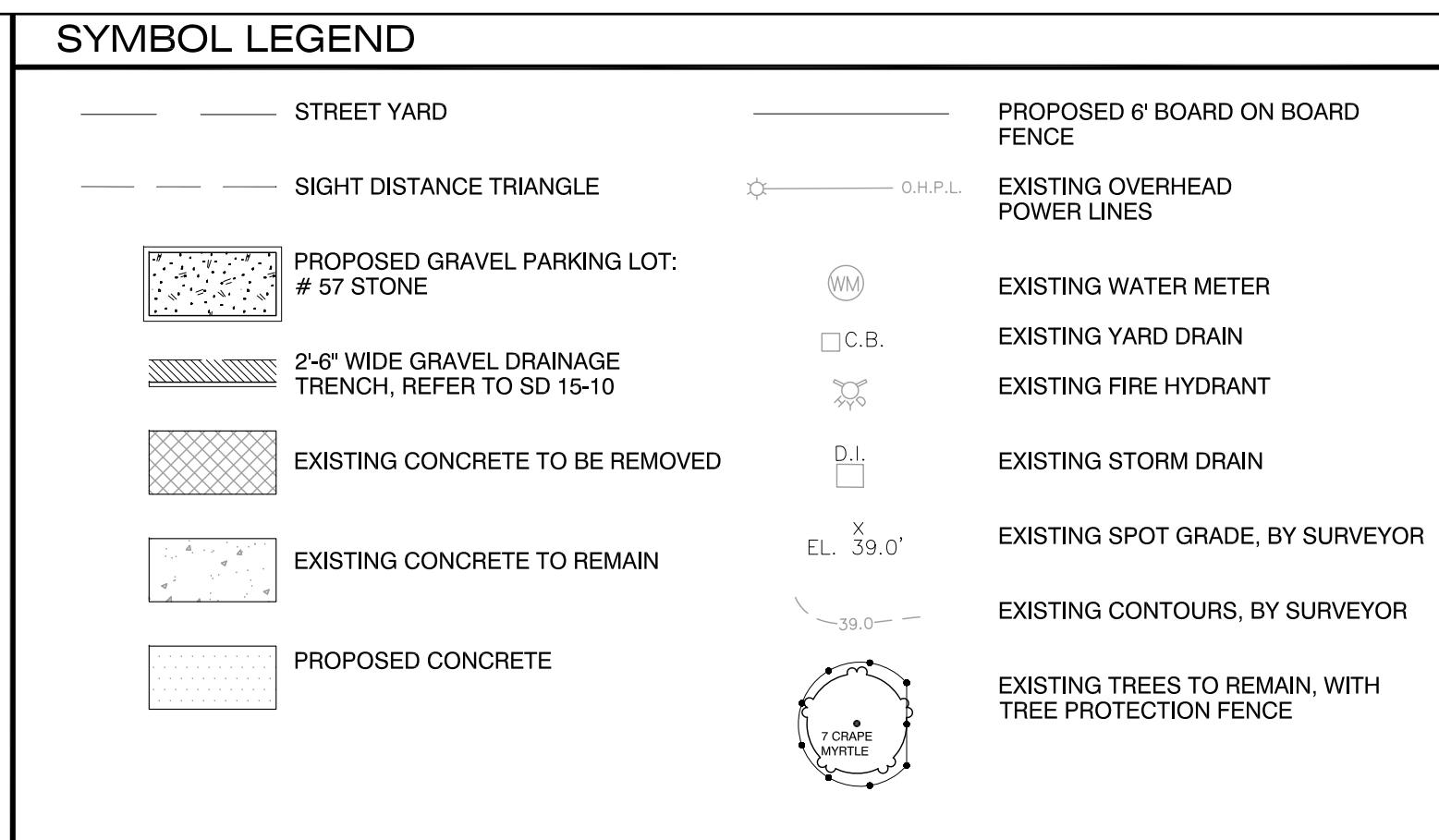
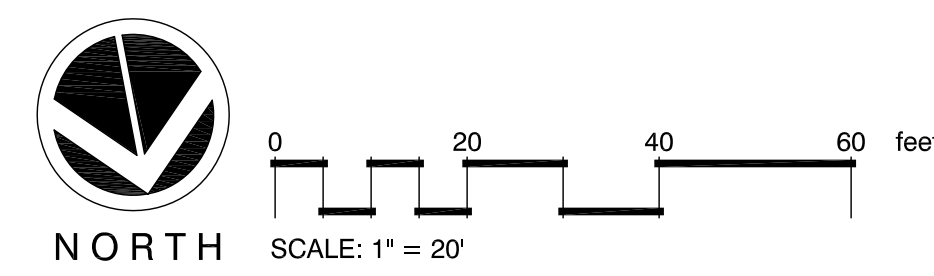
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Phase:	000
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Drawn by:	ALM
Checked by:	JWM
Sheet Title:	SITE PLAN
Sheet Number:	L1.1
	of 2 sheets



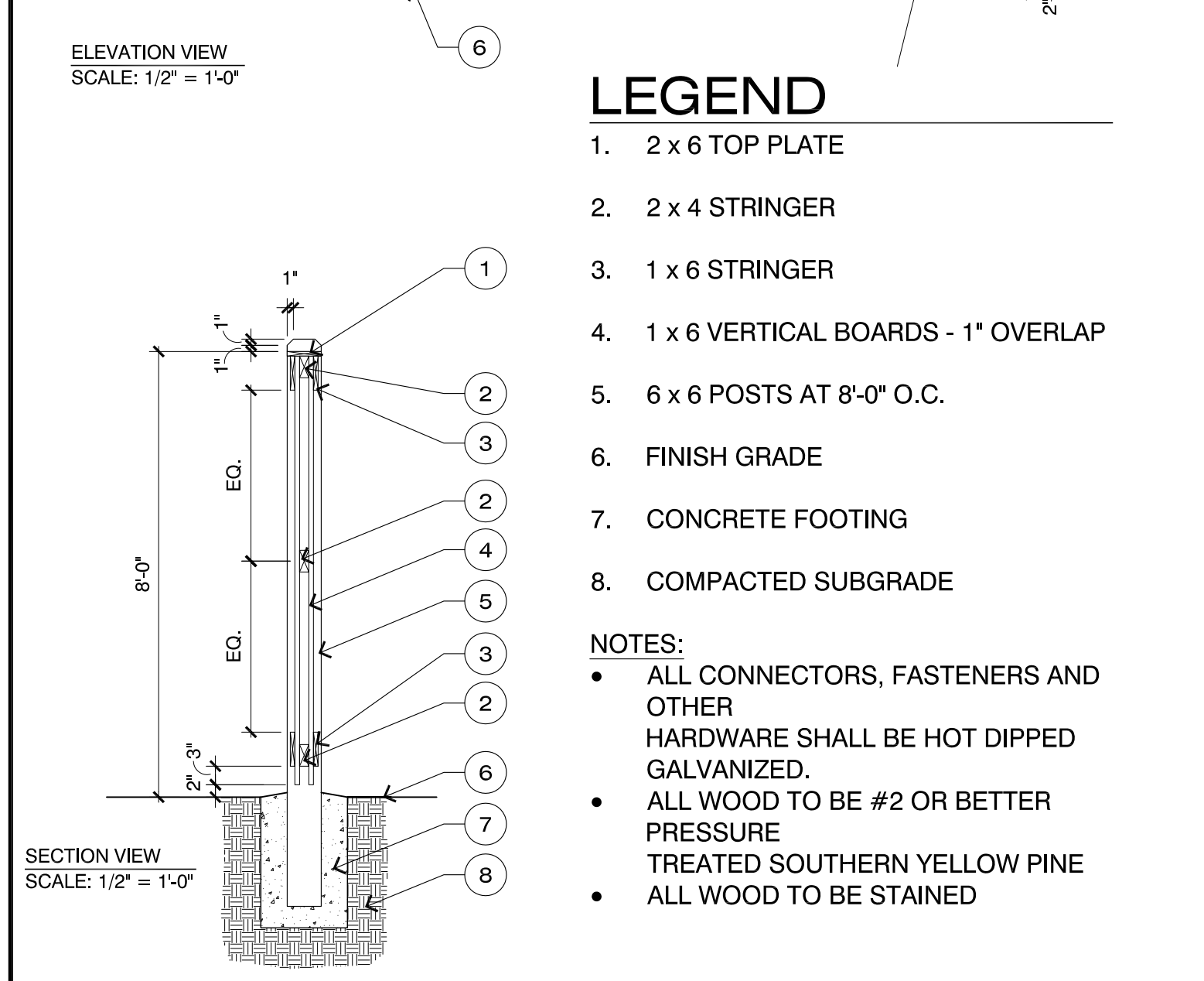
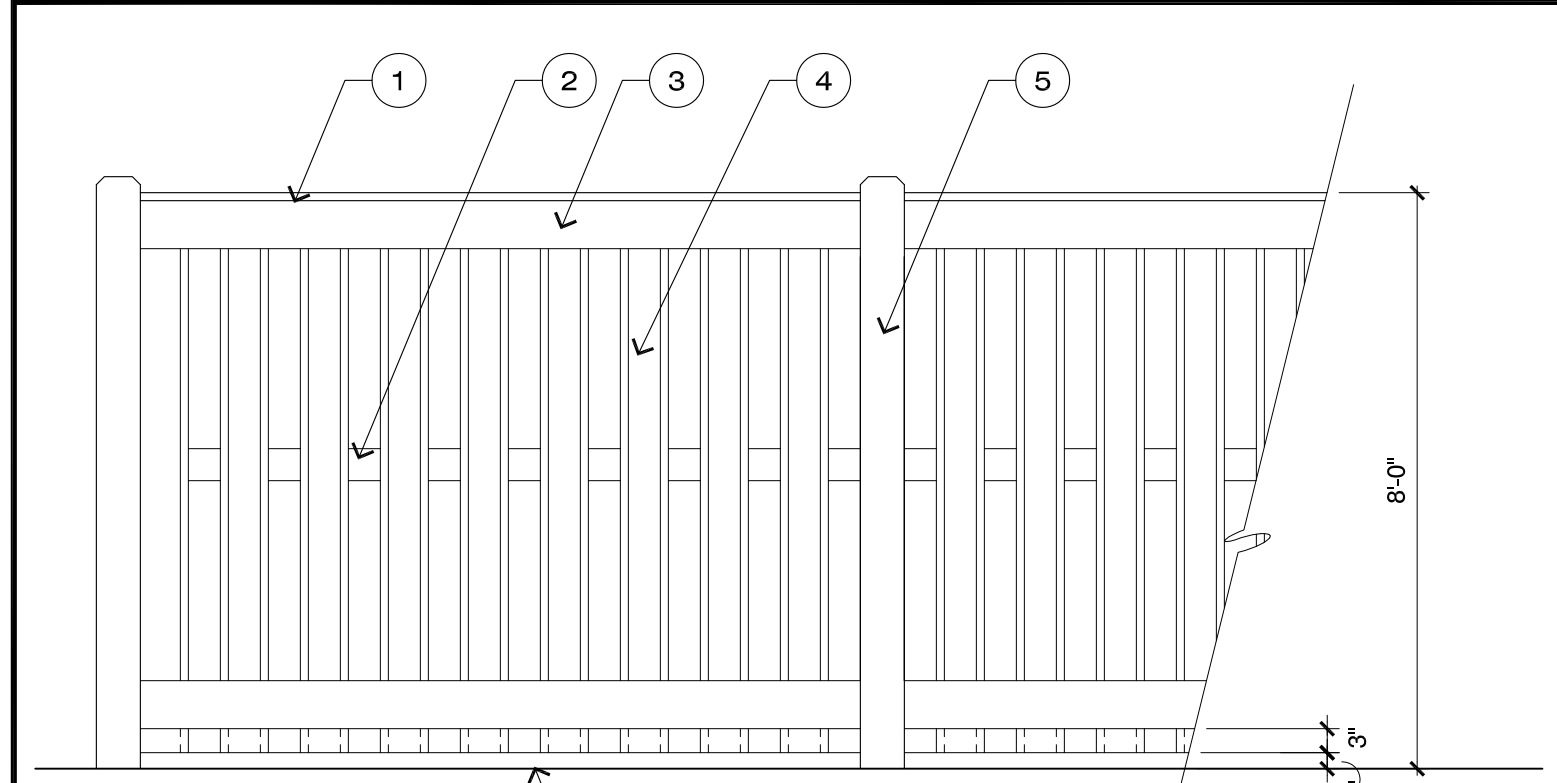


**OLEANDER DRIVE**  
PUBLIC ROW VARIES

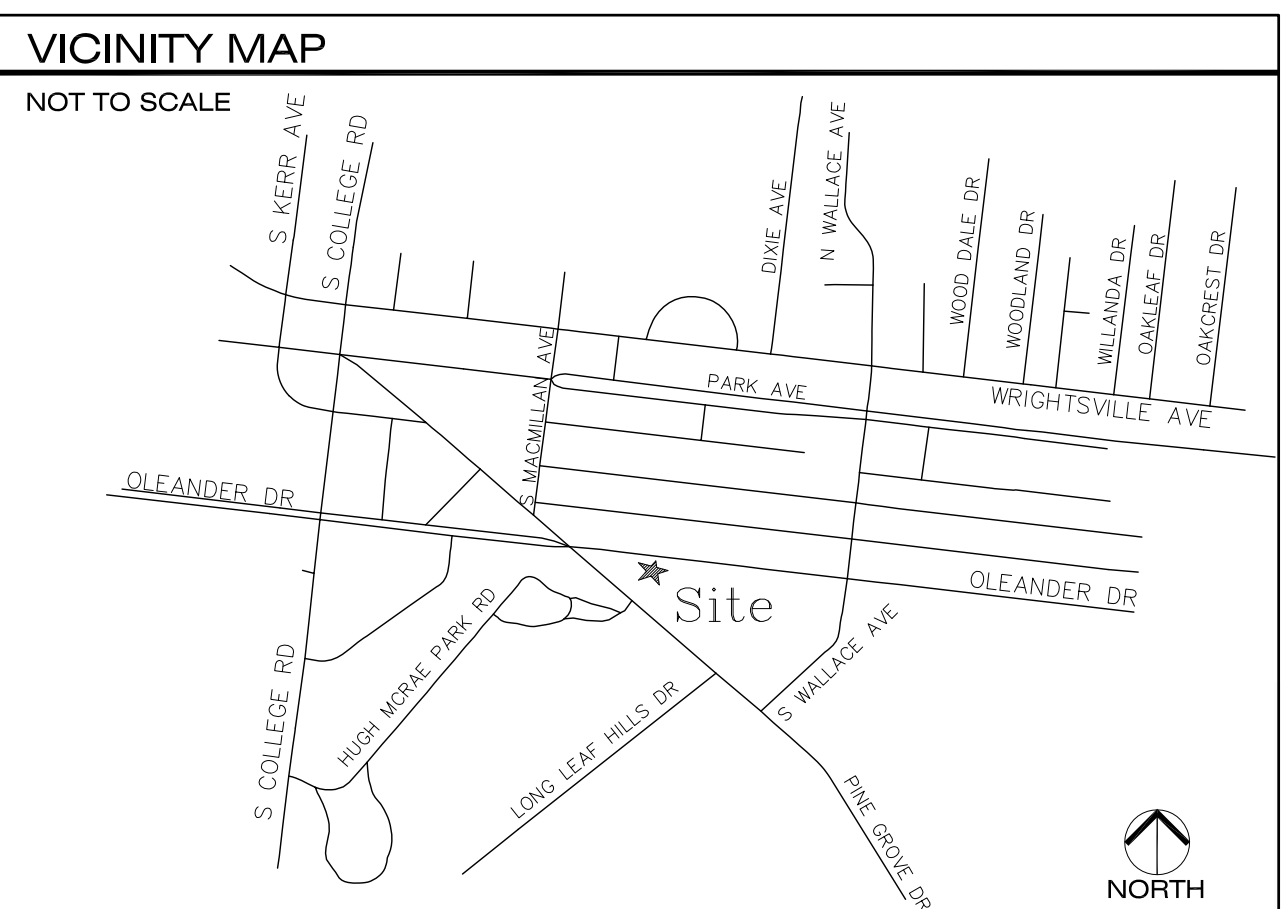
PLANT SCHEDULE					
TREES	BOTANICAL NAME / COMMON NAME	CONT	CAL	RANGE	QTY
	Cercis c. 'Forest Pansy' TM / Forest Pansy Redbud	B & B	3" CAL	8-10' HT	2
	Lagerstroemia l. 'Pink Velour' / Pink Velour Crape Myrtle	B & B	3" CAL	8-10' HT	3
SHRUBS	BOTANICAL NAME / COMMON NAME	SIZE	RANGE	QTY	
	Azalea l. 'Formosa' / Formosa Azalea	3 gal	18-24" HT	7	
	Existing Azalea	EXISTING		9	
	Existing Variegated Pittosporum	EXISTING		6	
	Myrica cerifera / Wax Myrtle	7 gal	3-4' HT	21	
	Rhododendron x 'Bloom-A-Thon' / Double Reblooming Azalea	3 gal	18-24" HT	12	



**1. BOARD ON BOARD FENCE**



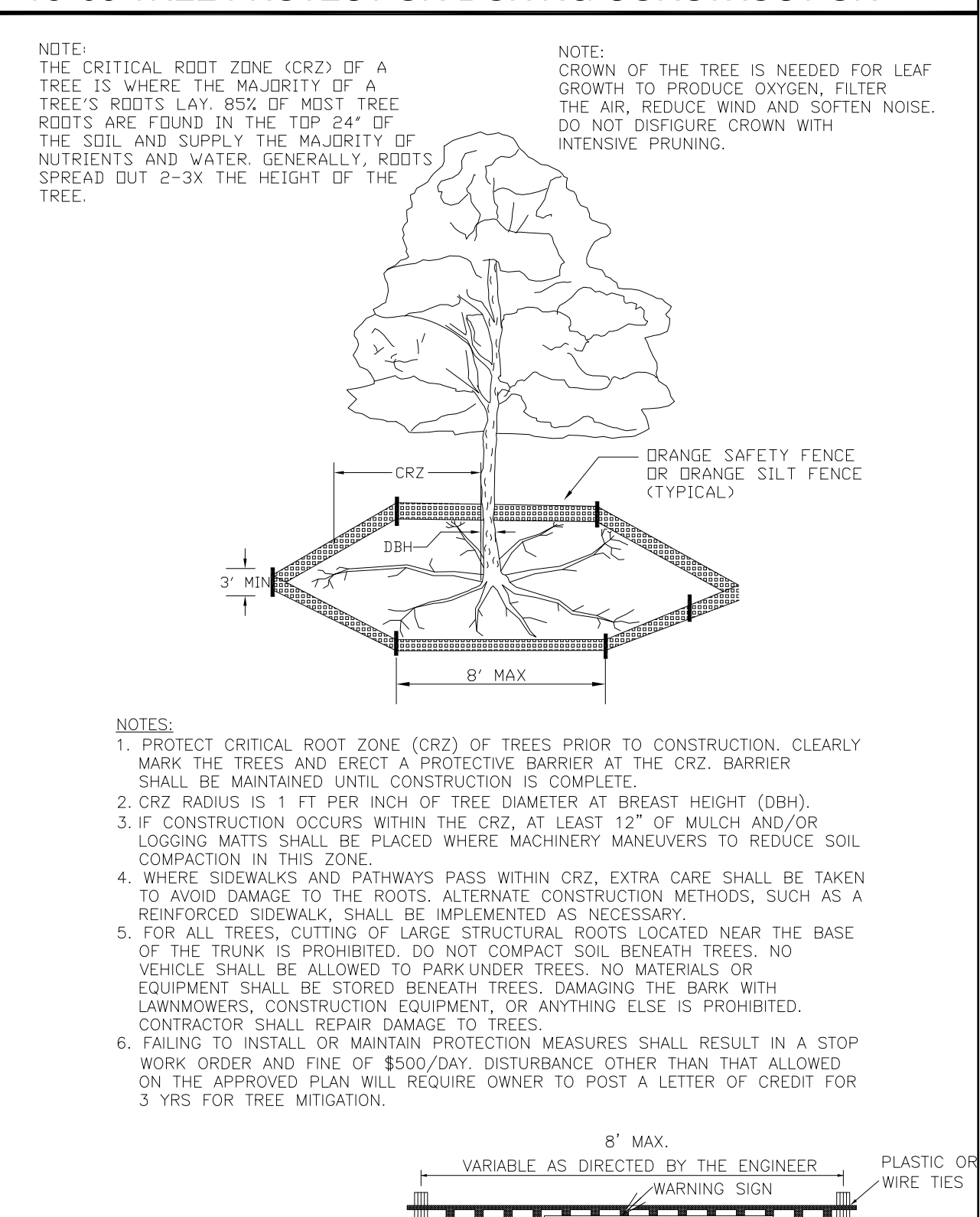
- LEGEND**
- 2 x 6 TOP PLATE
  - 2 x 4 STRINGER
  - 1 x 6 STRINGER
  - 1 x 6 VERTICAL BOARDS - 1" OVERLAP
  - 6 x 6 POSTS AT 8'-0" O.C.
  - FINISH GRADE
  - CONCRETE FOOTING
  - COMPACTED SUBGRADE
- NOTES:**
- ALL CONNECTORS, FASTENERS AND OTHER HARDWARE SHALL BE HOT DIPPED GALVANIZED.
  - ALL WOOD TO BE #2 OR BETTER PRESSURE TREATED SOUTHERN YELLOW PINE
  - ALL WOOD TO BE STAINED



**SITE DATA**

LANDSCAPE REQUIREMENTS	REQUIRED	PROVIDED
STREET YARD		
OLEANDER DRIVE		
76 LF x 18"	1,368 SF	1,368 SF
TREES: (1,368/600)	3	1 EXISTING (6 TREE CREDITS)
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PARKING LOT SHADE REQUIREMENTS	735 SF, 2 TREES	1,414 SF, 2 TREES

**15-09 TREE PROTECTION DURING CONSTRUCTION**



**Approved Construction Plan**

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

Planning \_\_\_\_\_

Public Utilities \_\_\_\_\_

Traffic \_\_\_\_\_

Fire \_\_\_\_\_

City of WILMINGTON  
NORTH CAROLINA  
Public Service • Engineering Division  
APPROVED DRAINAGE PLAN

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

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



Revisions

**CLIENT**  
**BEARMAN CPA PLLC.**  
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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: PLANTING PLAN

Sheet Number:  
**L2.1**  
of 2 sheets