

SITE DATA TABULATION

OWNER:	TARA FERGUSON
PROJECT ADDRESS:	5015 OLEANDER DR, WILMINGTON, NC
TAX PARCEL IDENTIFICATION #:	RO6108-006-008-000
RECORDED DEED BOOK:	BK 5049 PG 1855
CURRENT ZONING:	RO
CAMA LAND USE CLASSIFICATION:	URBAN
MAXIMUM ALLOWABLE BUILDING HEIGHT:	2 STORIES OR 35'
EXISTING LAND USE:	SINGLE FAMILY RESIDENTIAL
PROPOSED LAND USE:	PROFESSIONAL OFFICE

SETBACK STANDARDS	30 FT
MINIMUM FRONT SETBACK:	10 FT
MINIMUM SIDE CORNER SETBACK:	15 FT
MINIMUM REAR SETBACK:	25 FT

ACTUAL BUILDING SETBACK	60 FT 9 IN
FRONT	14 FT 3 IN
EAST SIDE YARD	43 FT 1 IN
WEST SIDE YARD	92 FT 1 IN
REAR	

SITE INFORMATION:

EXISTING LOT SIZE:	20,000 SQ FT
EXISTING IMPERVIOUS AREA:	2,971.3 SQ FT
EXISTING IMPERVIOUS AREA REMOVED:	1,300 SQ FT
PROPOSED NEW IMPERVIOUS SURFACE:	600 SQ FT
TOTAL PROPOSED IMPERVIOUS SURFACE:	2,331.3 SQ FT
MAIN WATER LINE:	16 IN
MAIN SEWER LINE:	8 IN

BUILDING SIZE	1,600 SQ FT
LOT COVERAGE RATIO:	1,600/20,000 = .08
BUILDING HEIGHT:	16 FT

CURRENT USE	85 GAL PER DAY
WATER	85 GAL PER DAY
SEWER	

PROPOSED USE	30 GAL PER DAY
WATER	30 GAL PER DAY
SEWER	

PARKING REQUIRED:	1,600 / 200 = 8
MAXIMUM ALLOWED:	1,600 / 300 = 5.33
MINIMUM ALLOWED:	

PROPOSED PARKING:	(8 X 1.25 ALLOWED ADJUSTMENT) = 10
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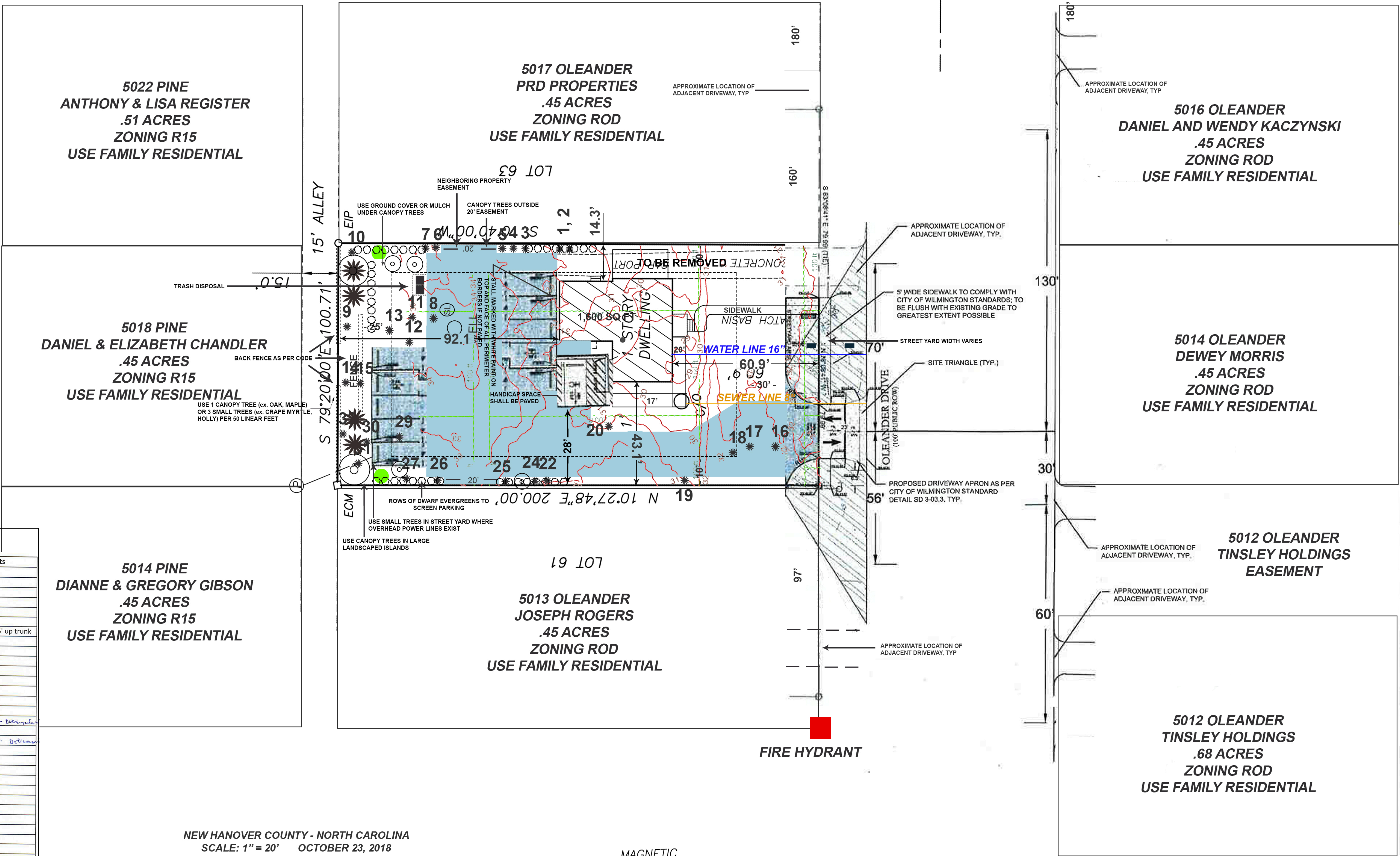
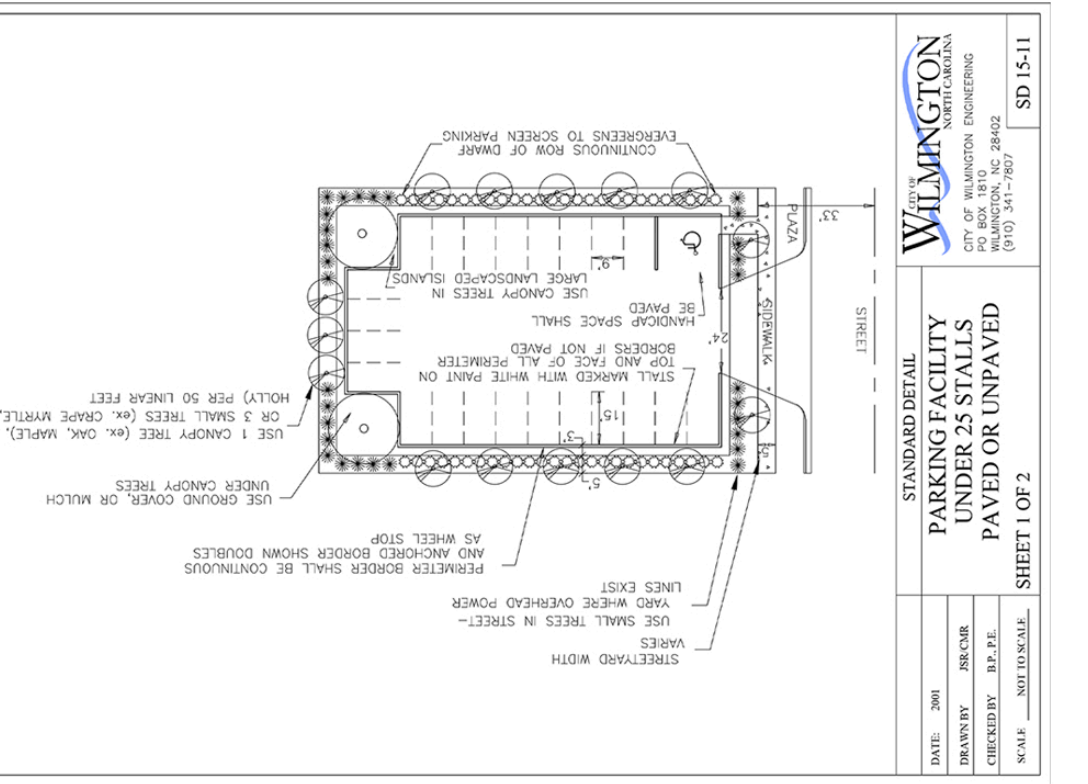
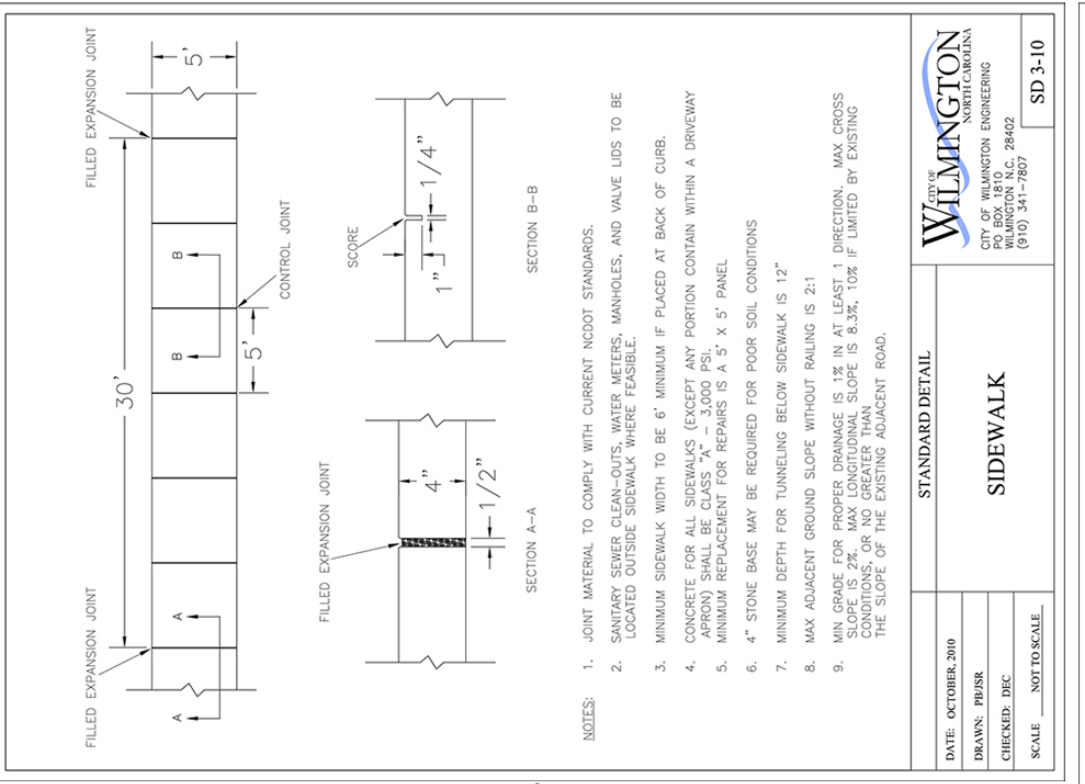
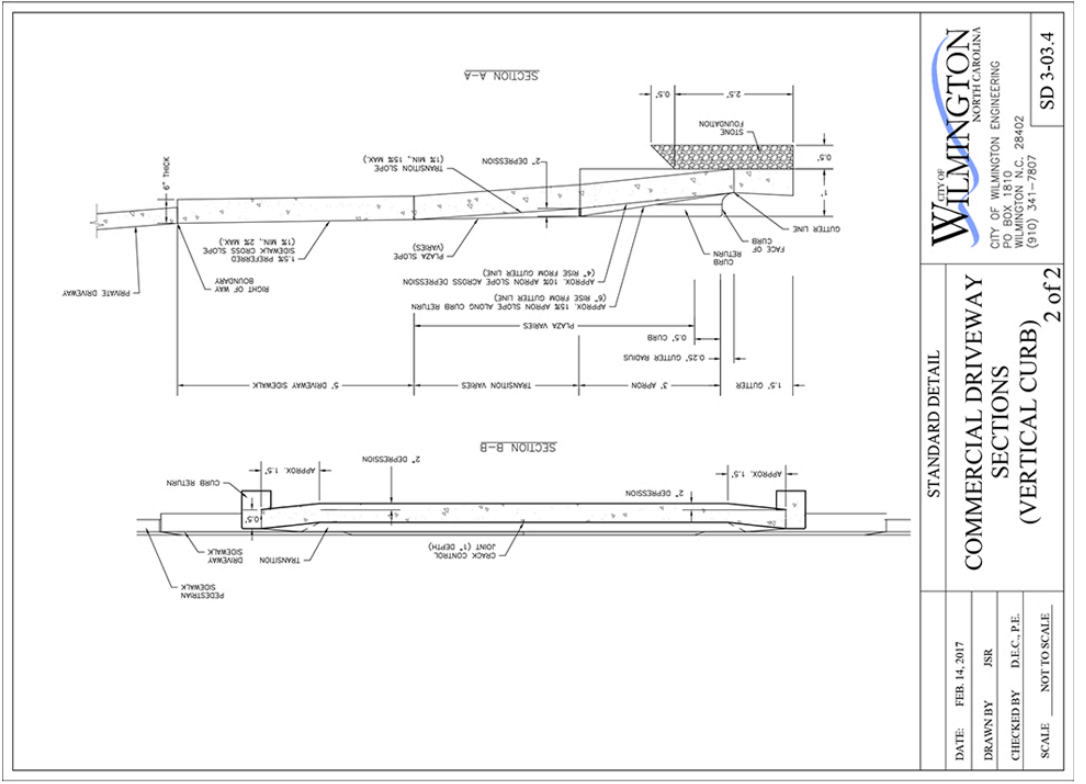
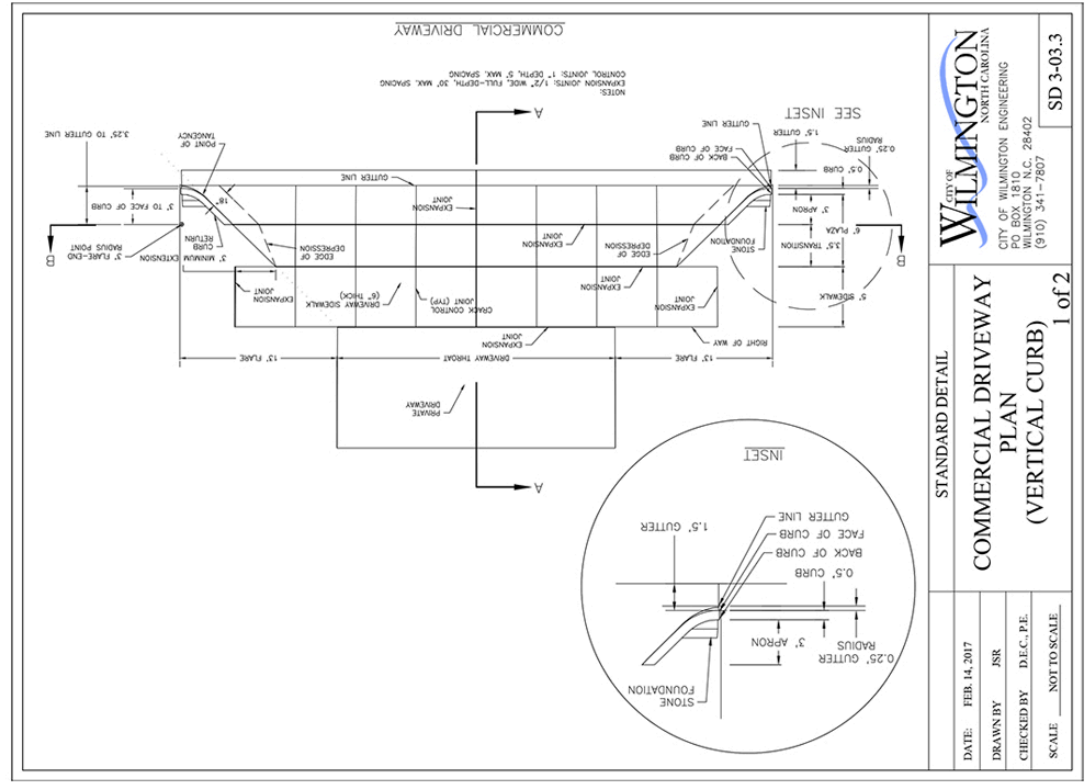
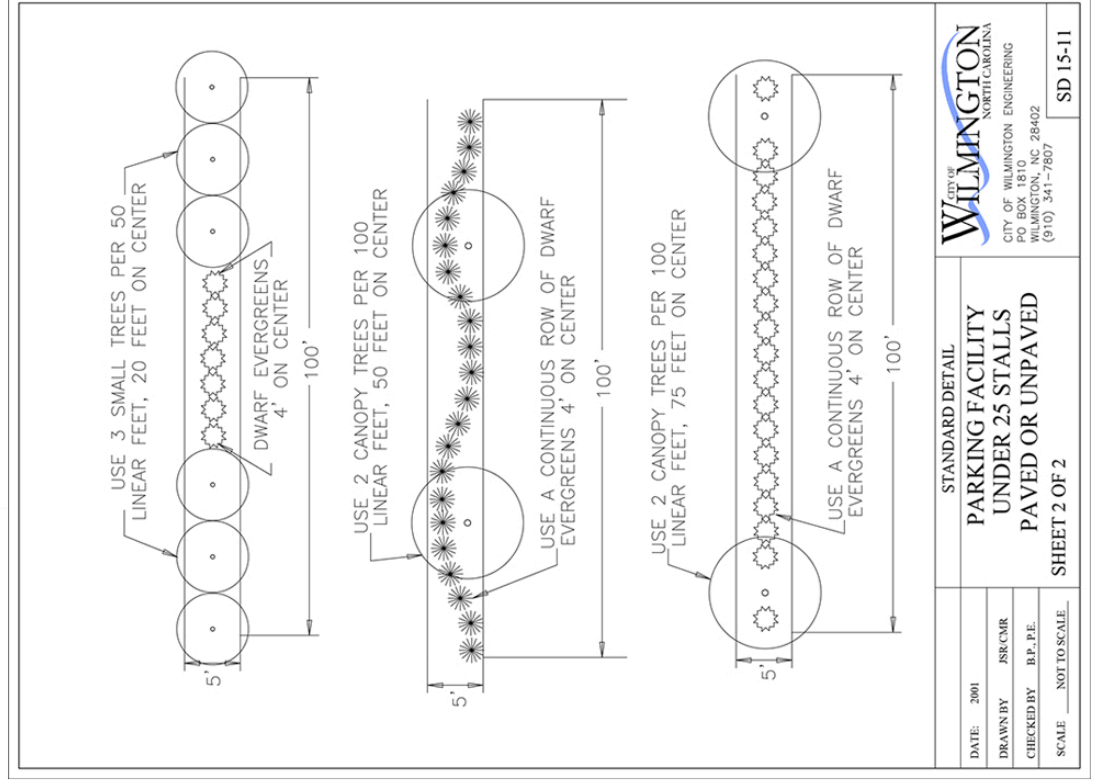
BUFFER ZONE:	10' VEGETATION AND FENCE
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REQUIRED TREES:	100 / 33 = 3.03 TREES
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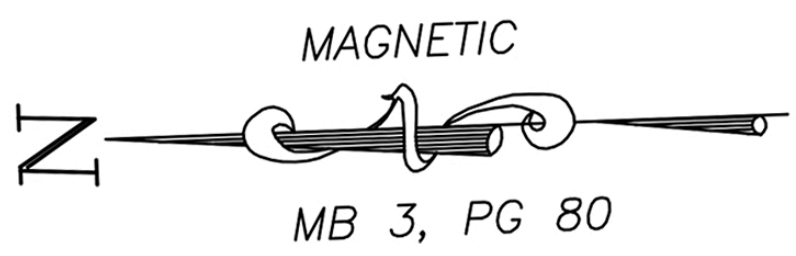
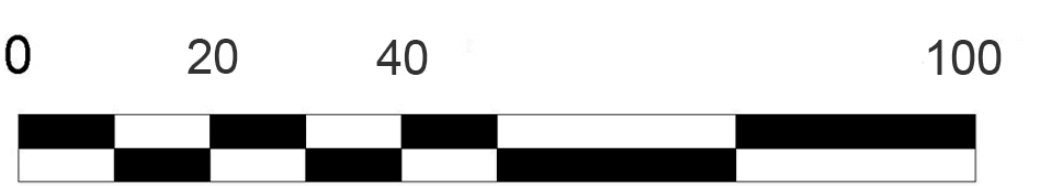
LANDSCAPE PLANS	40 DWARF EVERGREEN BUSHES 8 CANOPY TREES PRIVACY FENCE IN BACK PER CODE 4 PRIVACY TREES IN BACK
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#	Tree Species	Size (dbh/')	Comments
1	Pinus palustris	18	Good
2	Quercus spp	6	
3	Quercus virginiana	5.5	
4	Quercus virginiana	5.5	
5	x		
6	Lagustrum	4	
7	Quercus spp	20	cavity present ~15' up trunk
8	Quercus spp	16	
9	Ilex coriacea	8	
10	x		
11	Ilex coriacea	7	
12	Quercus virginiana	9.5	
13	Magnolia grandiflora	21	
14	x		
15	Bay Laurel	7	
16	Quercus spp	5	Remove - Deteriorated
17	Pinus palustris	28	
18	Quercus spp	4	Remove - Deteriorated
19	Pinus palustris	20	
20	Pinus palustris	28	
21	x		
22	Magnolia grandiflora	36	
23	x		
24	Quercus spp		Dead
25	Quercus spp	40	
26	Quercus virginiana	24	
27	Quercus nigra	6	
28	x		
29	Ilex coriacea	6	
30	Ilex coriacea	6.5	
31	Dead		
32	Magnolia spp.	13	

All trees 4" Dbh (Diameter at Breast Height) or larger were inventoried. Many of the trees are covered in vines and are in declining states of health. Trees with multiple trunks were measured by adding the Dbh of all the trunks.



NEW HANOVER COUNTY - NORTH CAROLINA
SCALE: 1" = 20' OCTOBER 23, 2018



MB 3, PG 80

REVISIONS:

CLIENT INFORMATION

WILMINGTON COMMERCIAL
4701 OLEANDER DR
WILMINGTON, NC 28403
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WILMINGTON COMMERCIAL@GMAIL.COM
NC REAL ESTATE LICENSE NO: 191840

TARA FERGUSON
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WILMINGTON, NC 28405

SITE PLAN
COUNSELING OFFICE OF TARA FERGUSON
5015 OLEANDER DR
WILMINGTON
NORTH CAROLINA

PROJECT STATUS

CONCEPTUAL LAYOUT: []
PRELIMINARY LAYOUT: []
RELEASED FOR CONSTRUCTION: []

DRAWING INFORMATION

SCALE: 1" = 20'
DATE: 10/23/18
DESIGNED: []
CHECKED: []

C-2.0

PEI JOB#: 17121.PE