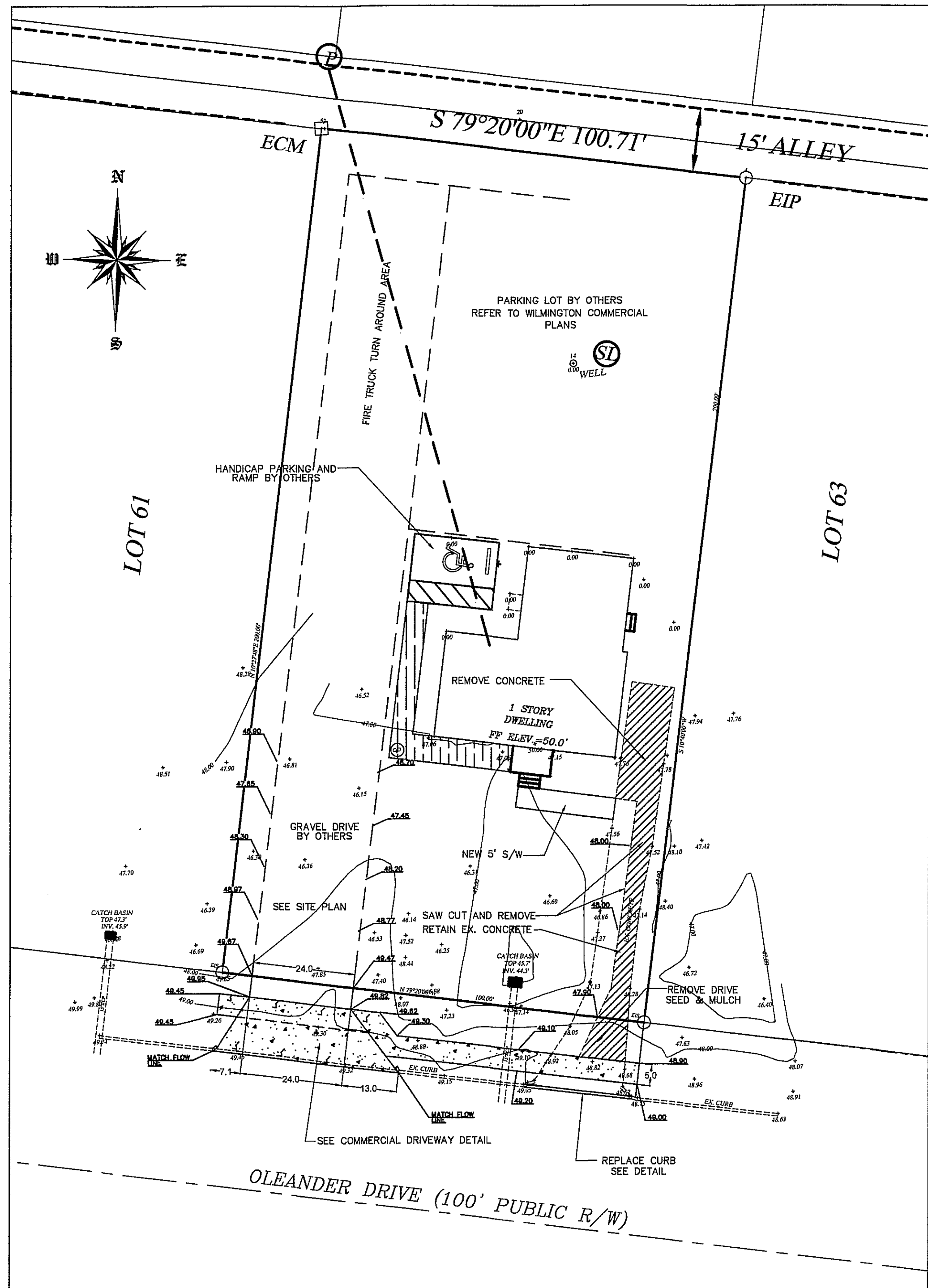


REVISION	DATE	REVISION	COMMENTS
RS	2-18-19	REVISED PER ENGINEERING COMMENTS DATED 2/18/19	
RM	1-18-19	REVISED PER ENGINEERING COMMENTS DATED 1/18/19	
RL	1-15-19	REVISED PER BILL MCCOW (COW) COMMENTS #2	
RM	1-15-19	REVISED PER BILL MCCOW (COW) COMMENTS	
RT	1-17-19	RELEASED TO CLIENT	
RS	2-20-19	REVISED PER 2-19-19 ENGINEERING COMMENTS	
RM	2-20-19	REVISED PER 2-19-19 ENGINEERING COMMENTS	



SITE PLAN
SCALE: 1" = 20'

CITY OF WILMINGTON
NORTH CAROLINA
Public Services • Engineering Division
APPROVED PLAN - PERMIT REQUIRED
Signed: *Richard Christensen*

Approved Construction Plan

Name	Date
Planning: Nicole Smith	3/6/19
Traffic: [Signature]	3-6-19
Fire: [Signature]	3-7-19

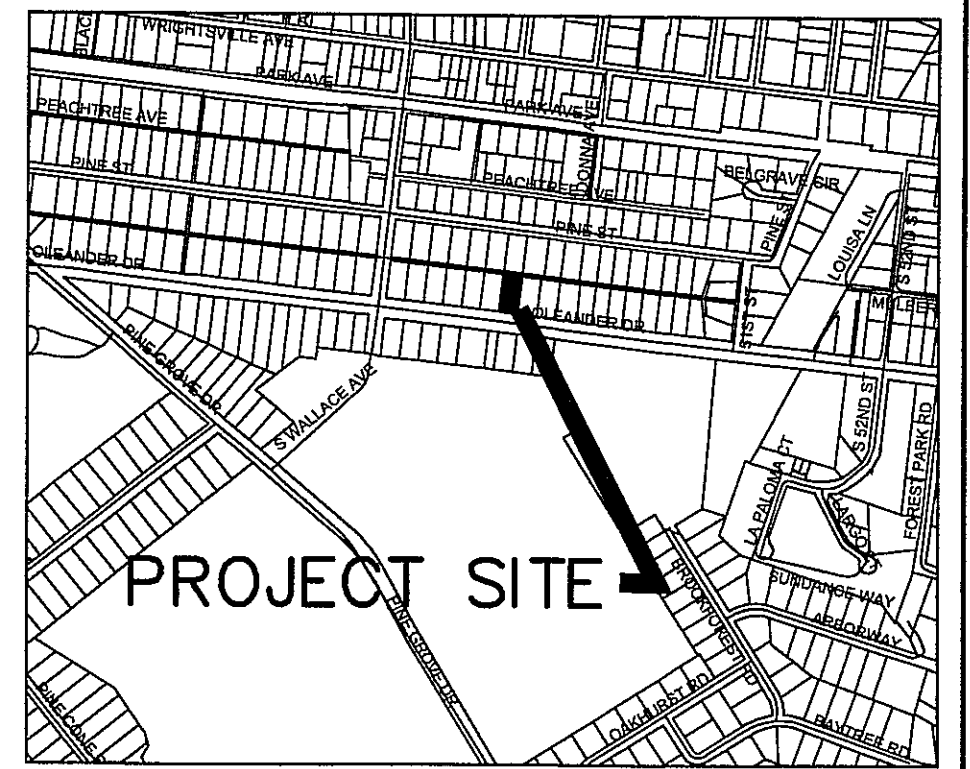
For each open utility cut of City streets, a \$325 permit shall be required from the City prior to occupancy and/or project acceptance.

SITE DATA

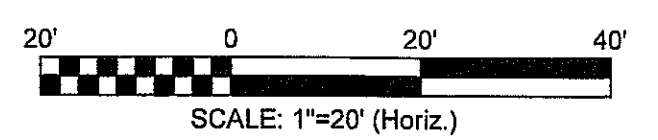
ADDRESS: 5015 OLEANDER DRIVE, WILMINGTON, NC
 PARCEL ID NUMBERS: R06108-008-008-000
 DEED BOOK & PAGE: D.B. 169 PG. 2860
 MAP BOOK & PAGE: MB N/A PG. N/A
 ZONING: ROD - RESIDENTIAL OFFICE DISTRICT, CITY OF WILMINGTON
 TOTAL LOT AREA: 0.45 ACRES
 CAMA LAND USE CLASSIFICATION: URBAN
 PROPOSED USE: LEGAL OFFICE
 NUMBER OF BUILDINGS: 1 EXISTING

PLAN DISCLAIMER

THE DESIGN SHOWN ON THIS PLAN ONLY INCLUDES THE DRIVEWAY APRON AND SIDEWALK TO OFFICE. THE REMAINDER OF THE SITE IS SHOWN/DEPICTED ON A SET OF PLANS BY WILMINGTON COMMERCIAL.



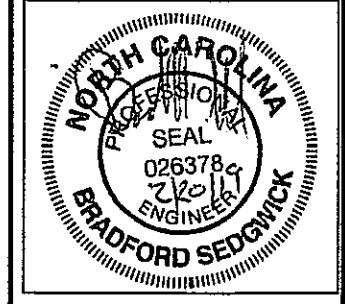
VICINITY MAP
SCALE: 1" = 1000'



DESIGN BY:	BDS
DRAWN BY:	BDS
CHECKED BY:	BDS
DATE:	JANUARY, 2019

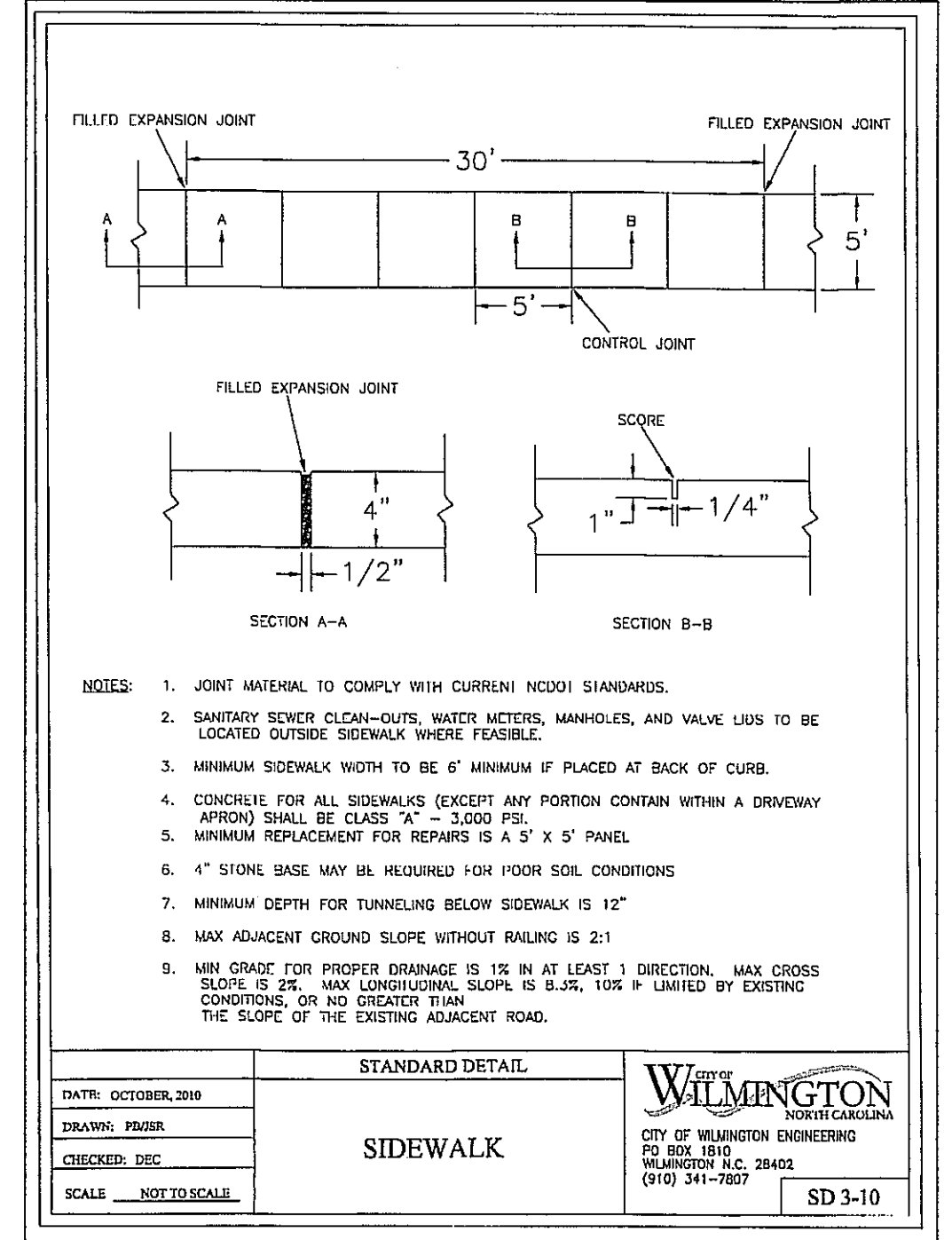
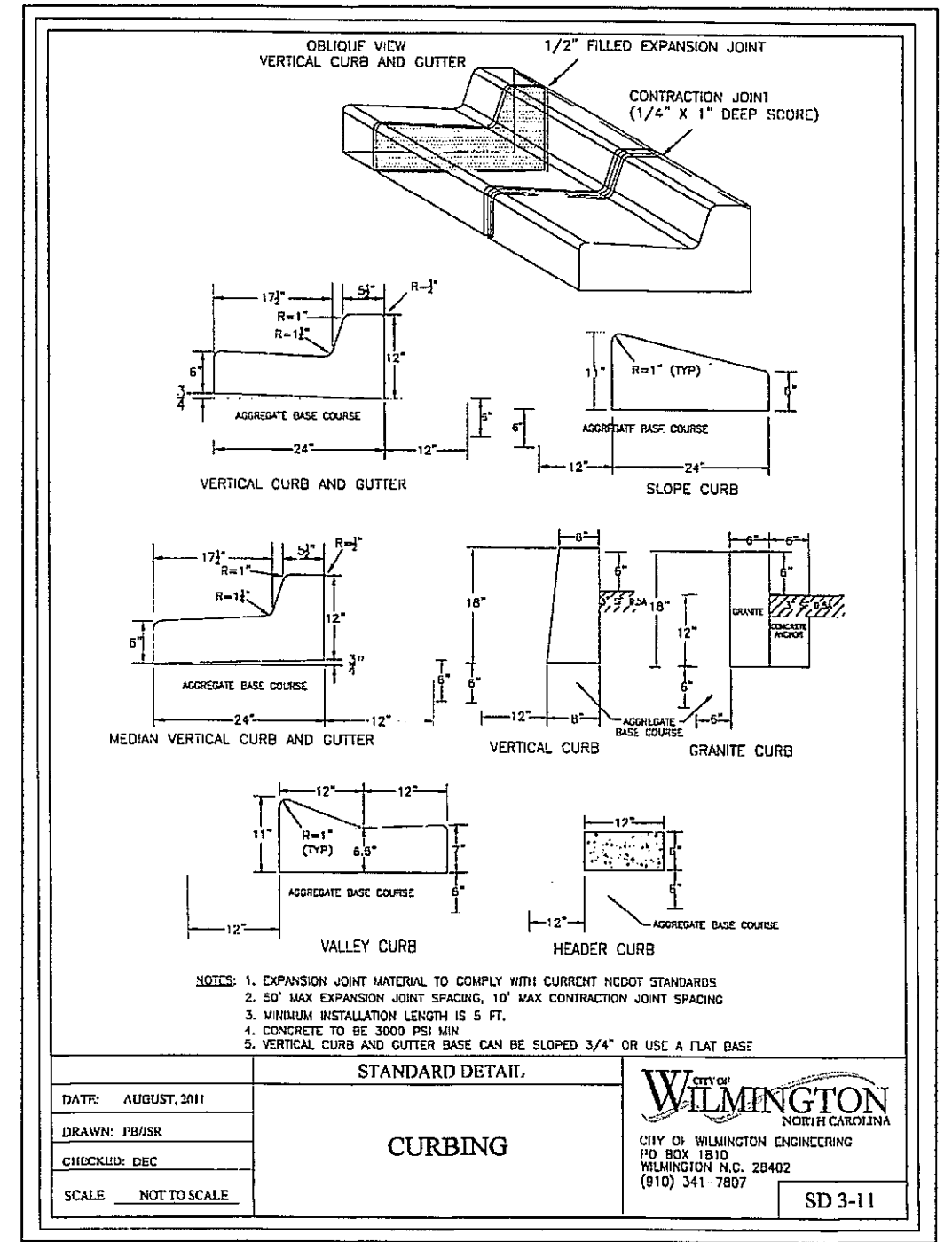
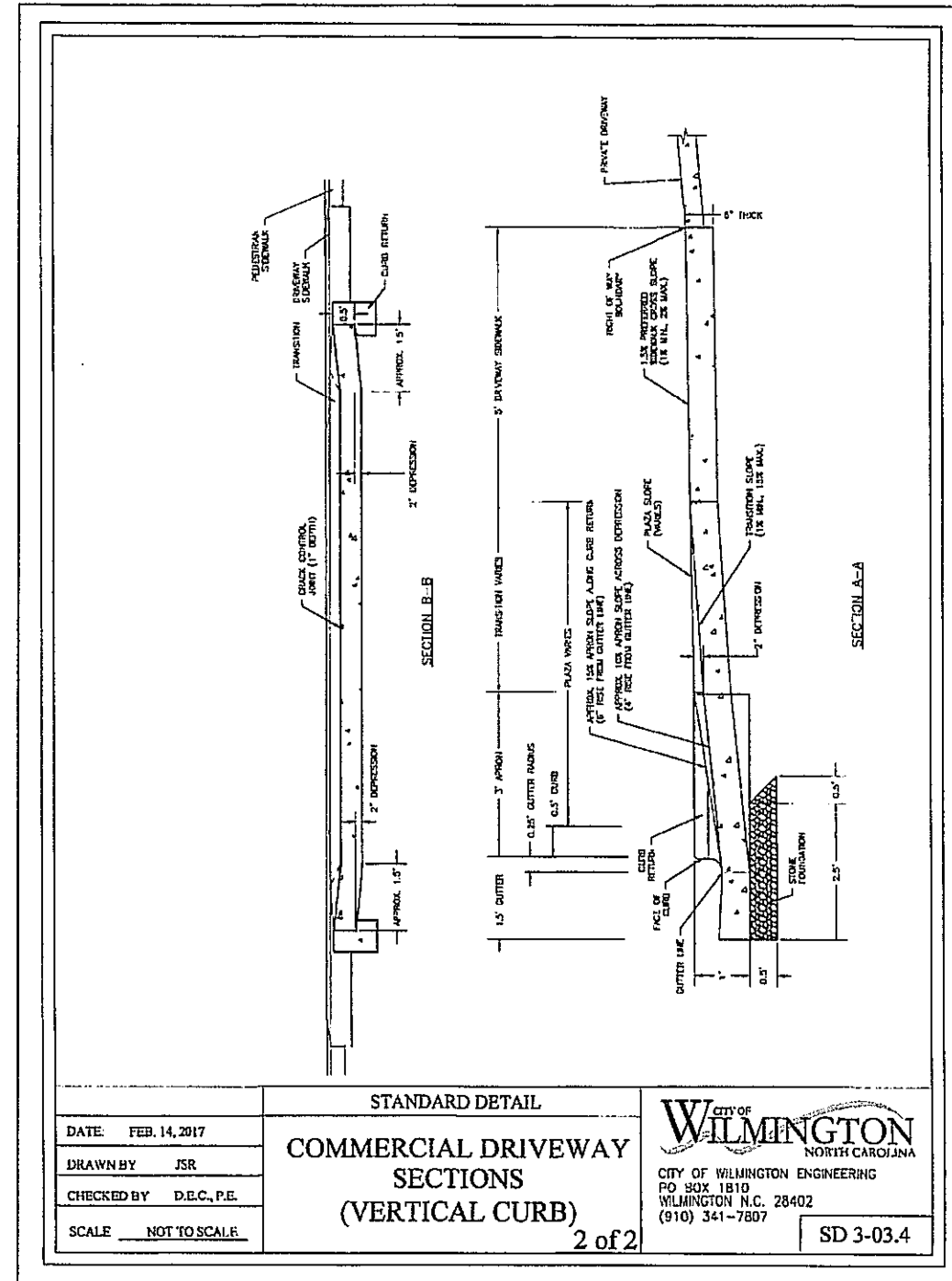
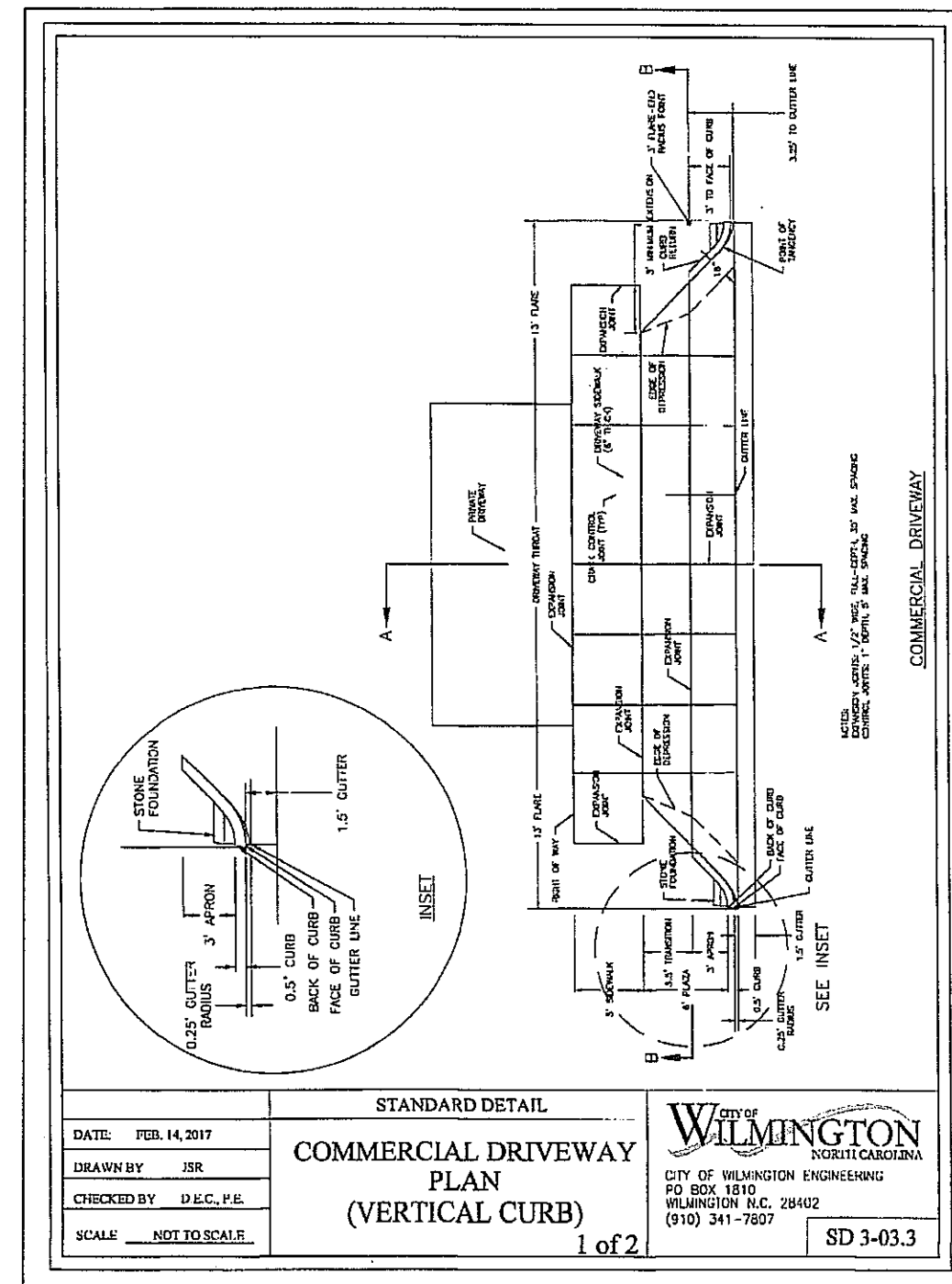
SITE PLAN/SIDEWALK
COUNSELING OFFICE OF TARA FERUGSON
5015 OLEANDER DRIVE
WILMINGTON, NC 28403

WILMINGTON COMMERCIAL
4701 OLEANDER DRIVE
WILMINGTON, NC 28403
910-540-9633
WILMINGTONCOMMERCIAL@GMAIL.COM



JBS CONSULTING, PA
7332 Cotesworth Drive
Wilmington, NC 28405
(910) 619-9990
LICENSE # C2925

PLANNING - ENGINEERING - CONSTRUCTION MANAGEMENT
SHEET **C1** of 1
JOB NO. 125-001



CITY OF WILMINGTON
Public Services Engineering
P.O. Box 1810
Wilmington, NC 28402-1810
910-341-7607
910-341-8891 fax
wilmingtonnc.gov
D8771 TTY/voice

November 15, 2018

Mr. Tom Helman
Wilmington Commercial and Residential Real Estate
4701 Oleander Drive
Wilmington, NC 28403

Re: Administrative Variance Requests - Counseling Office of Tara Ferguson

Dear Mr. Helman:

On behalf of the City Engineer, I have reviewed your request for a waiver and rendered the following decision:

Driveway Property Line Offset Granted Denied

Technical Standard: Chapter VII (Traffic Engineering), Section C 2 c. (2): Driveways for lots along major thoroughfares must be at least 7'5" offset from property lines to the curb line.

Description: The applicant seeks relief from the minimum side property line offset along major thoroughfares for the proposed Oleander Drive driveway to serve the proposed project.

Justification: There is only 100ft of frontage for the property along Oleander Drive, therefore making it impossible for the 7'5" driveway offset rule to be met.

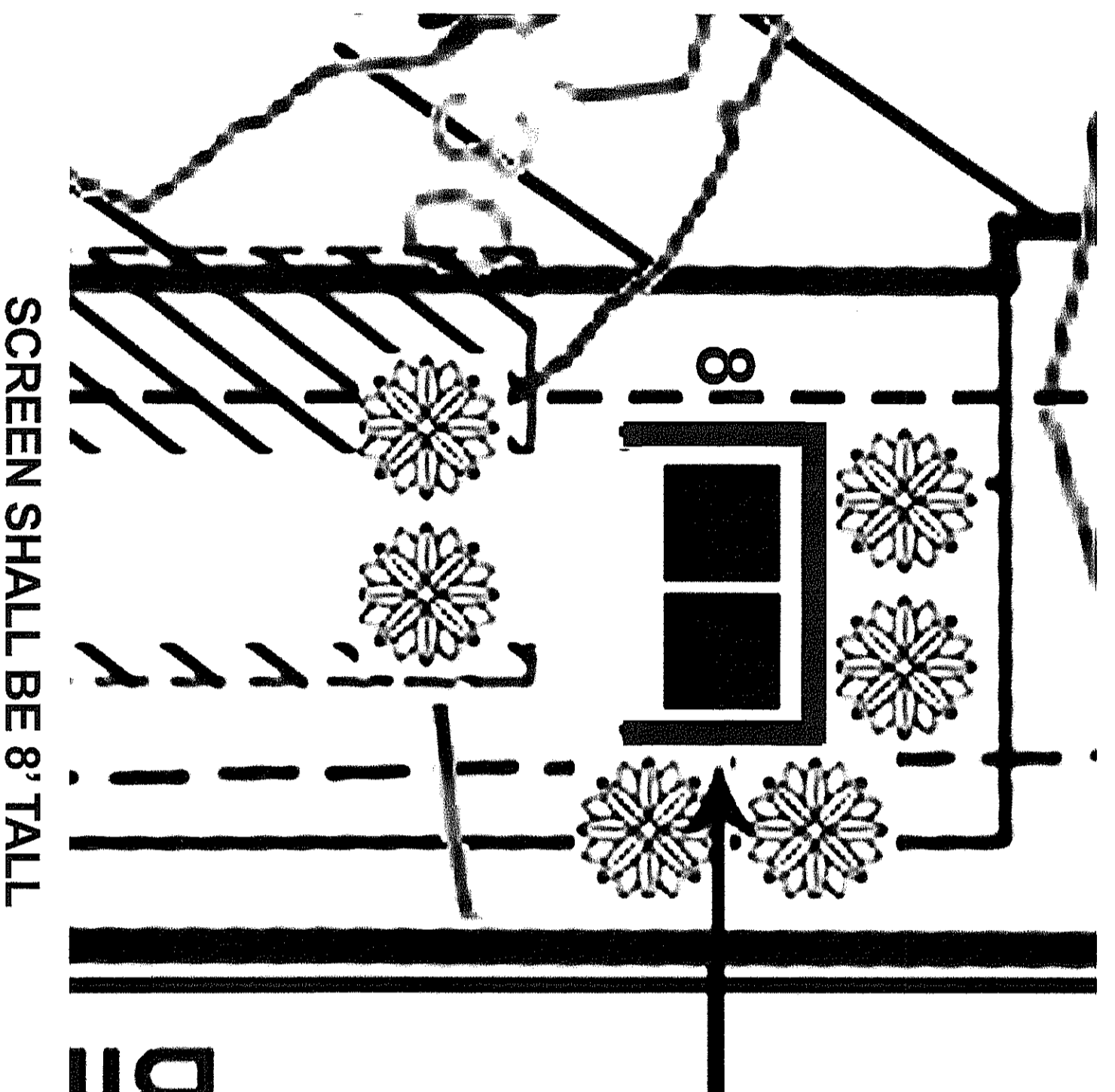
Please contact me at richard.christensen@wilmingtonnc.gov if you have any questions.

Sincerely,
Richard Christensen
Richard Christensen, PE
Project Engineer

cc: David Cowell PE, City Engineer, City of Wilmington
Bill McDow, Transportation Planning, City of Wilmington
Marsh Bass, Traffic Engineering, City of Wilmington
Nicole Smith, Associate Planner, City of Wilmington

RECEIVED
MAR 06 2019
PLANNING DIVISION

DUMPSTER SCREENING



REAR FENCE DIAGRAM

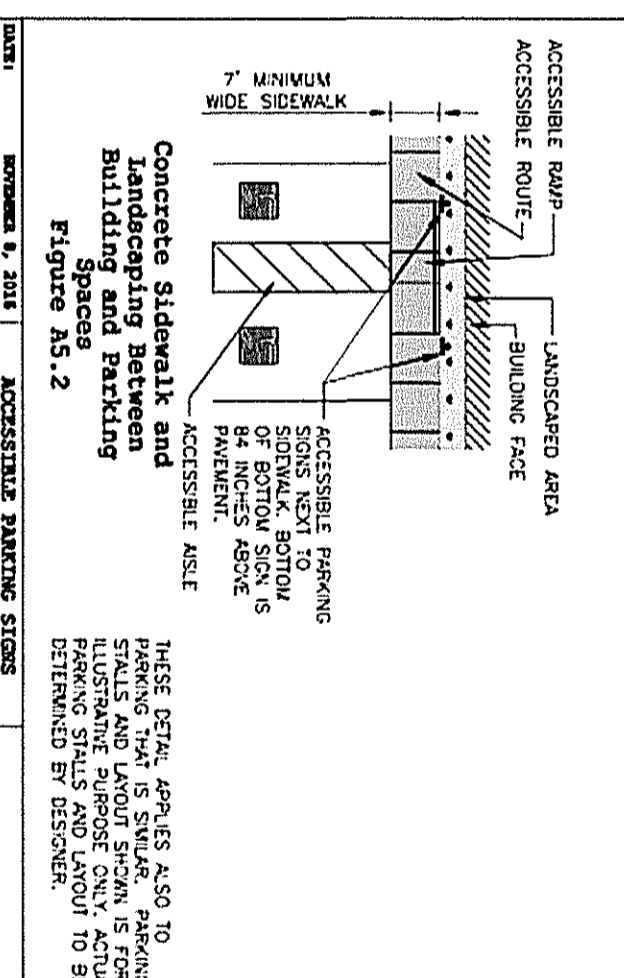
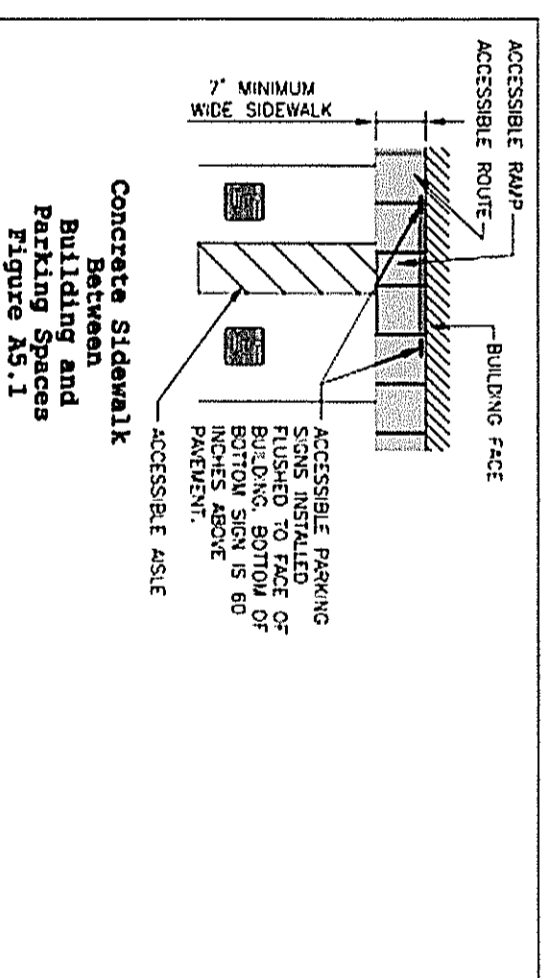
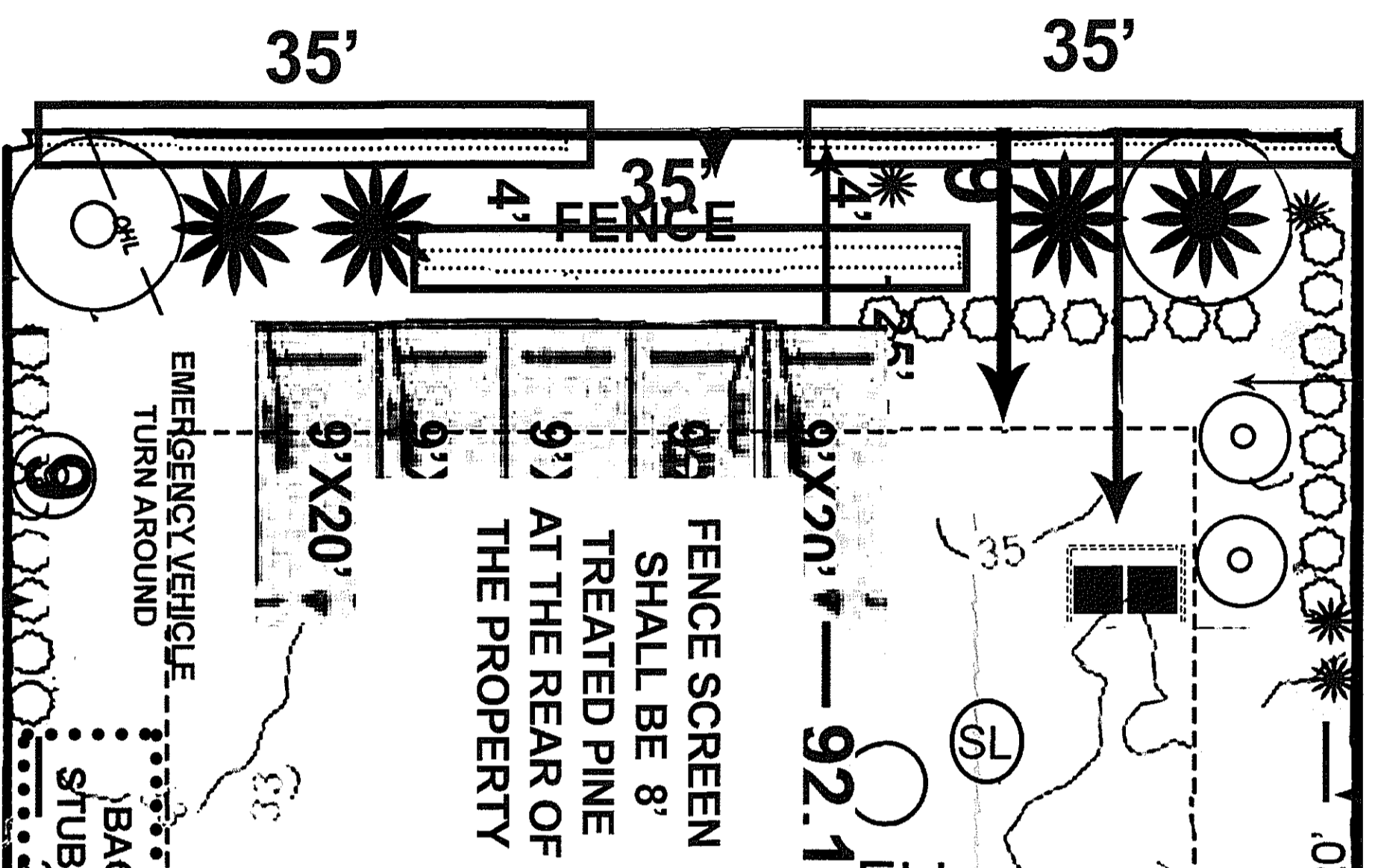


FIGURE A3.1
FIGURE A3.2

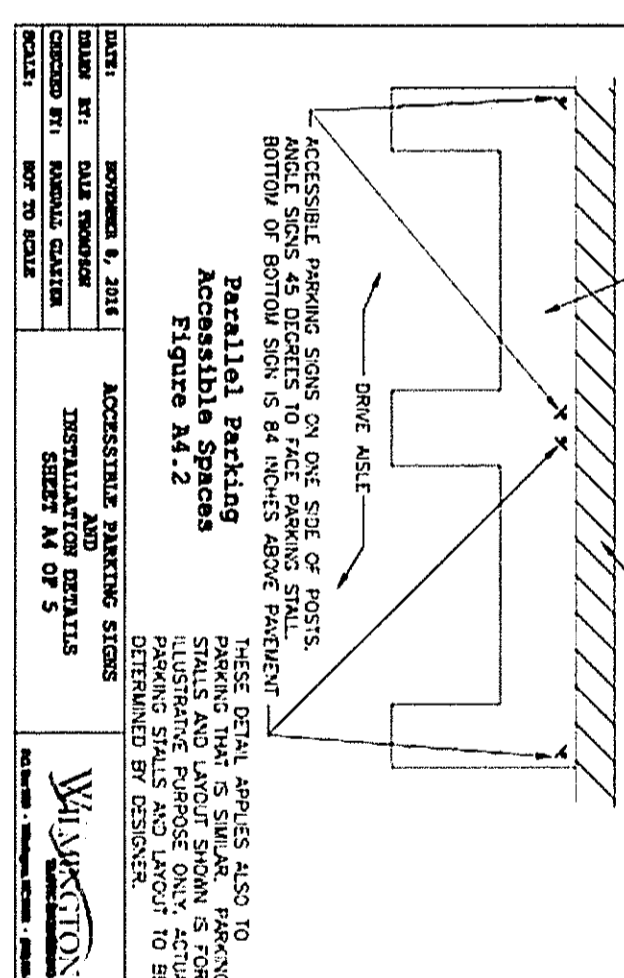
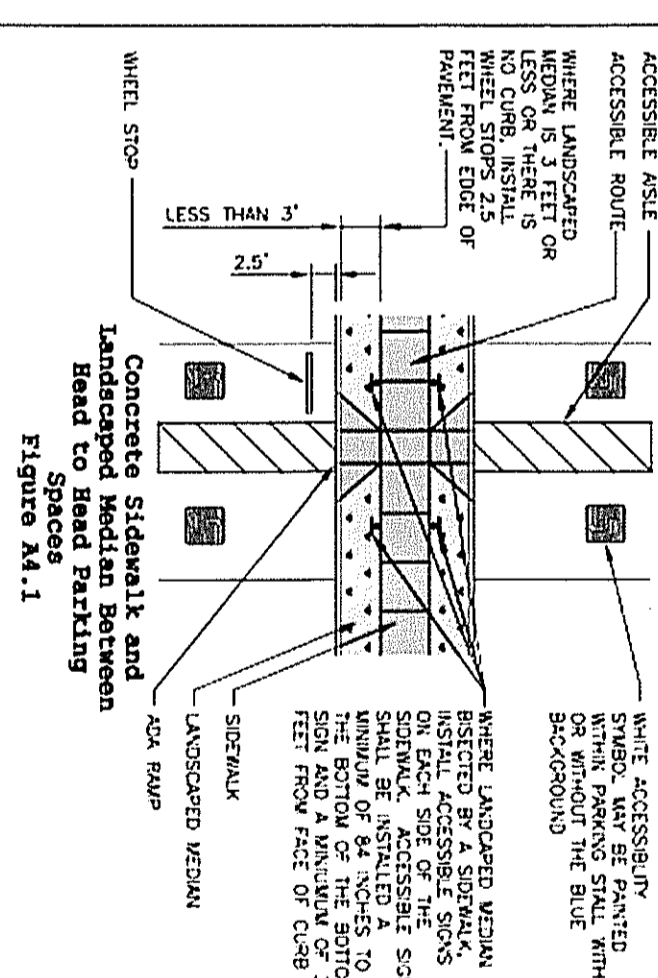


FIGURE A1.1
FIGURE A1.2

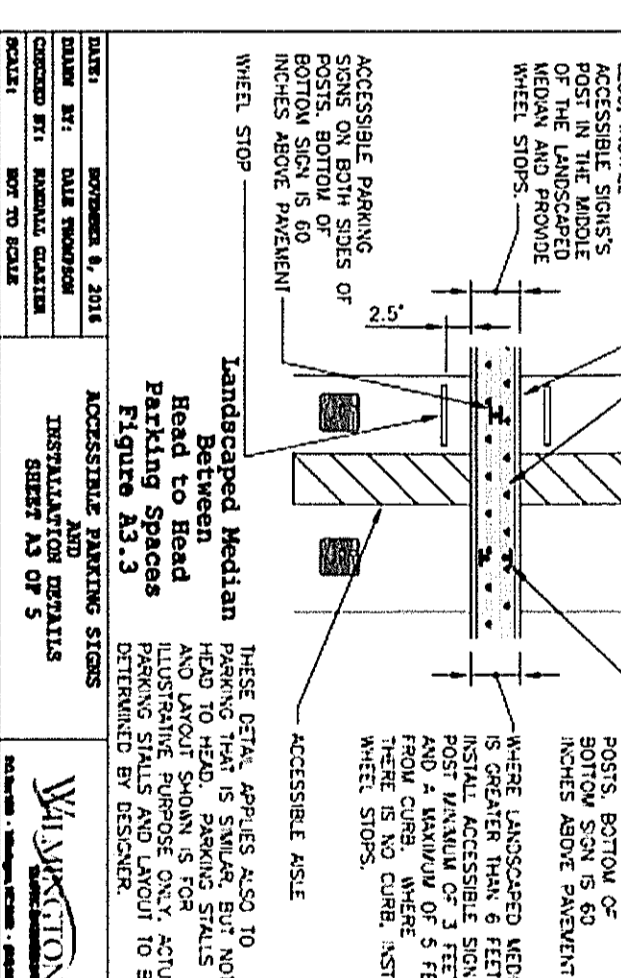
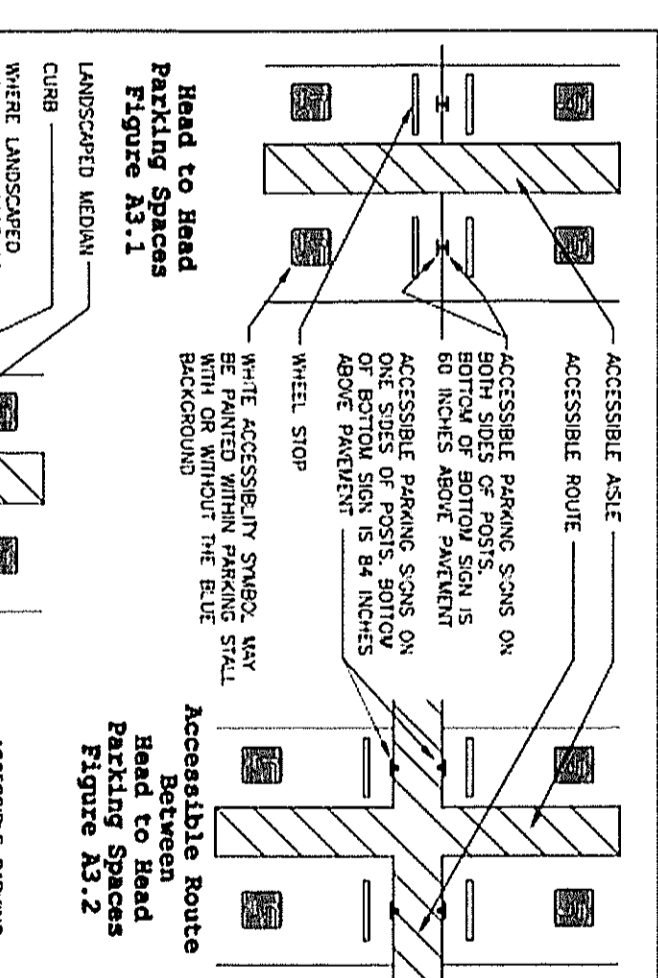


FIGURE A3.3

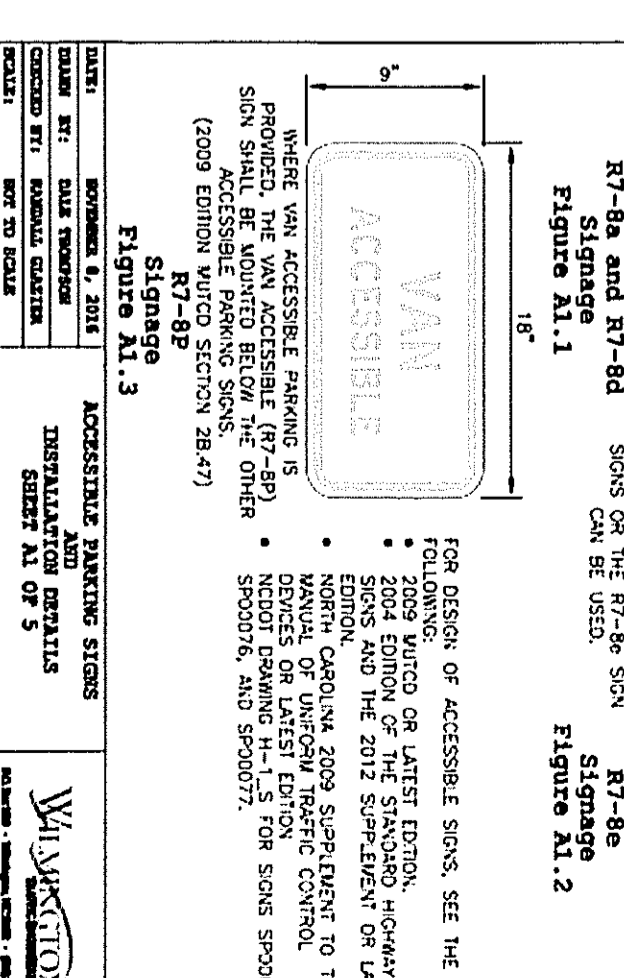
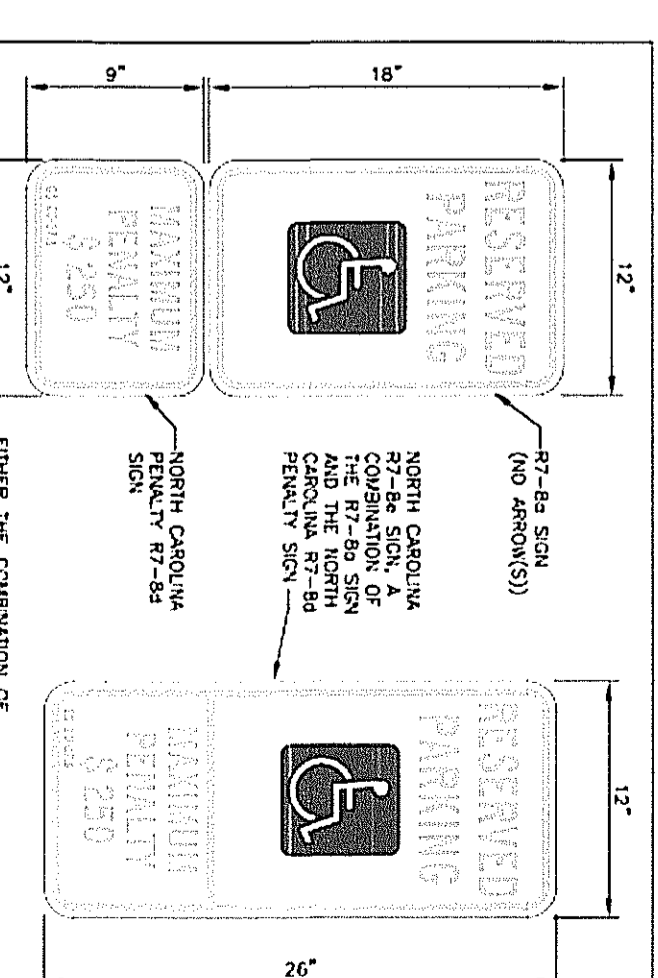
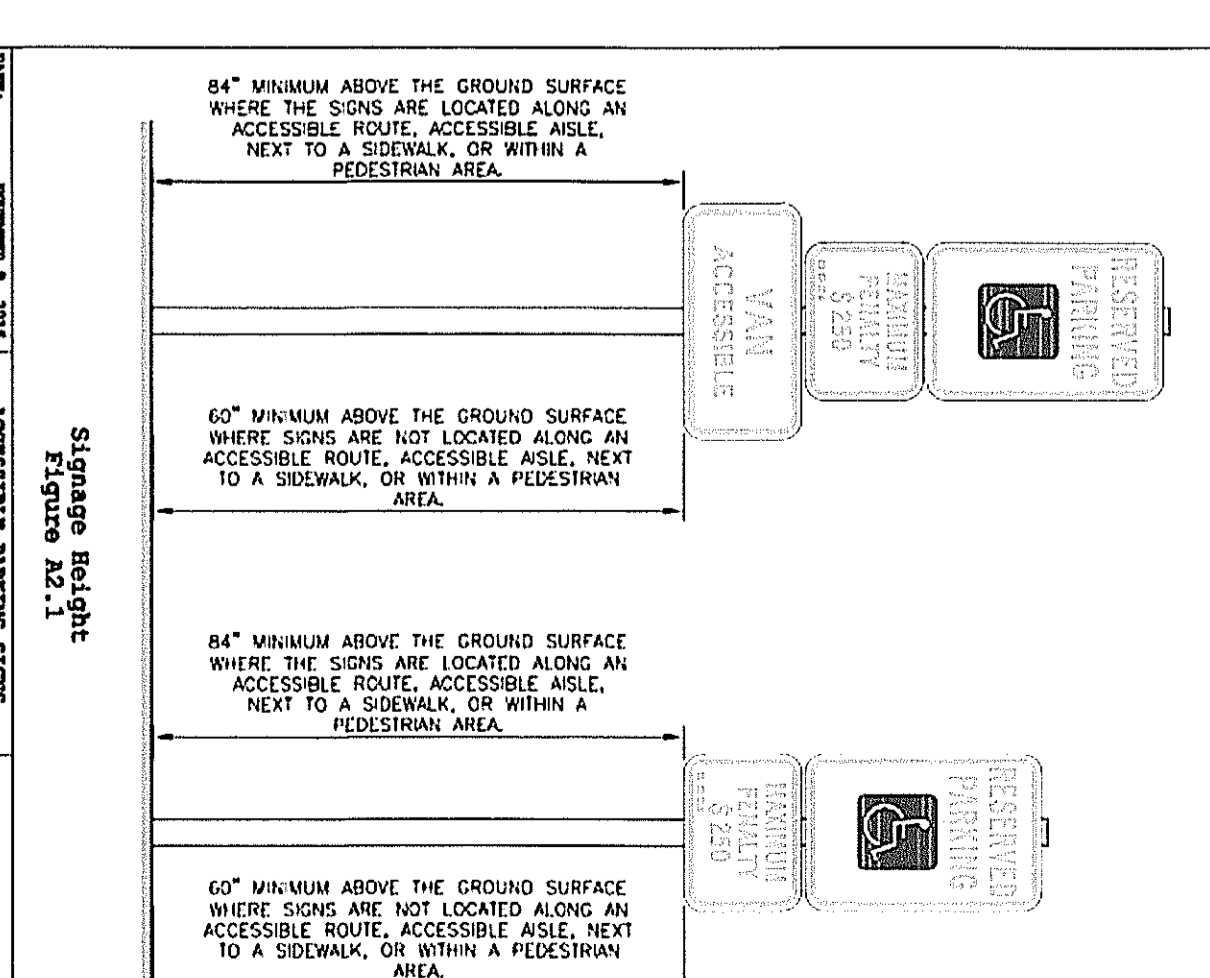


FIGURE A1.1
FIGURE A1.2
FIGURE A1.3

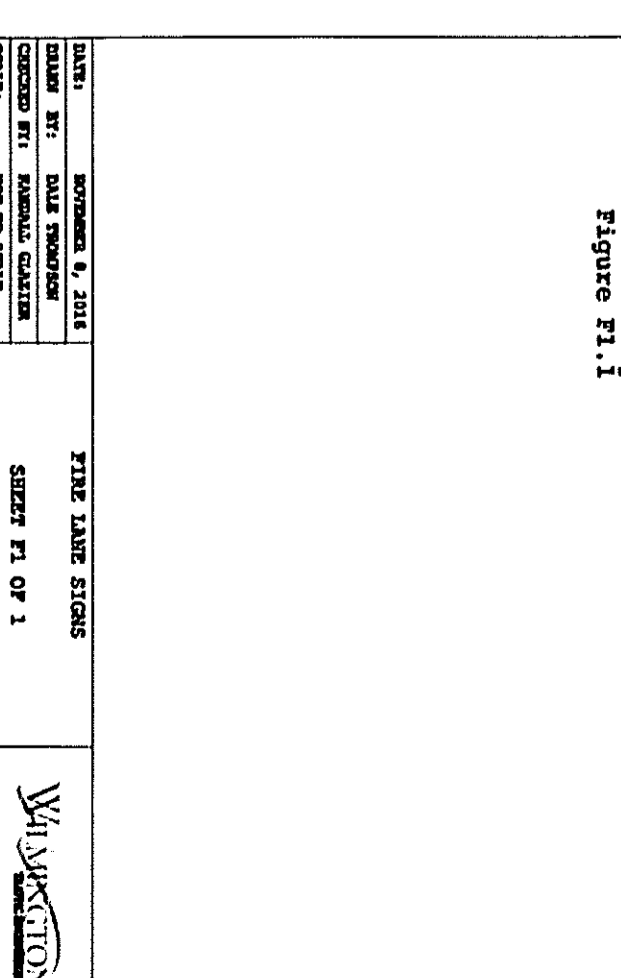
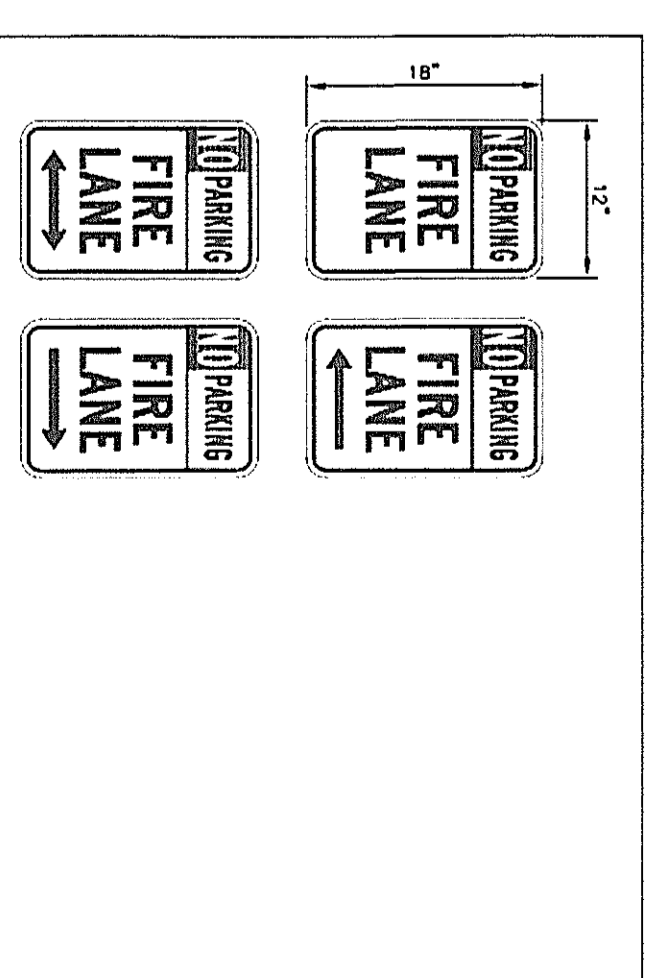
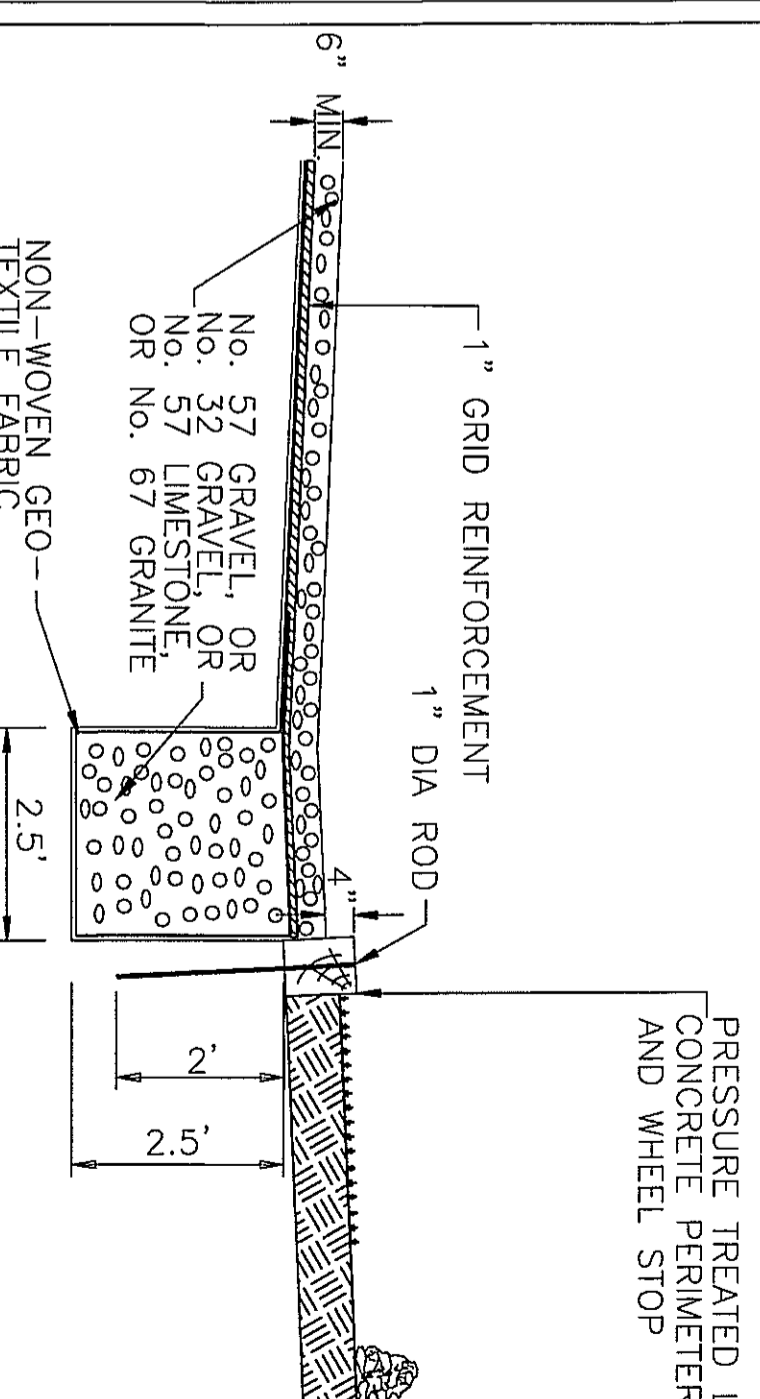
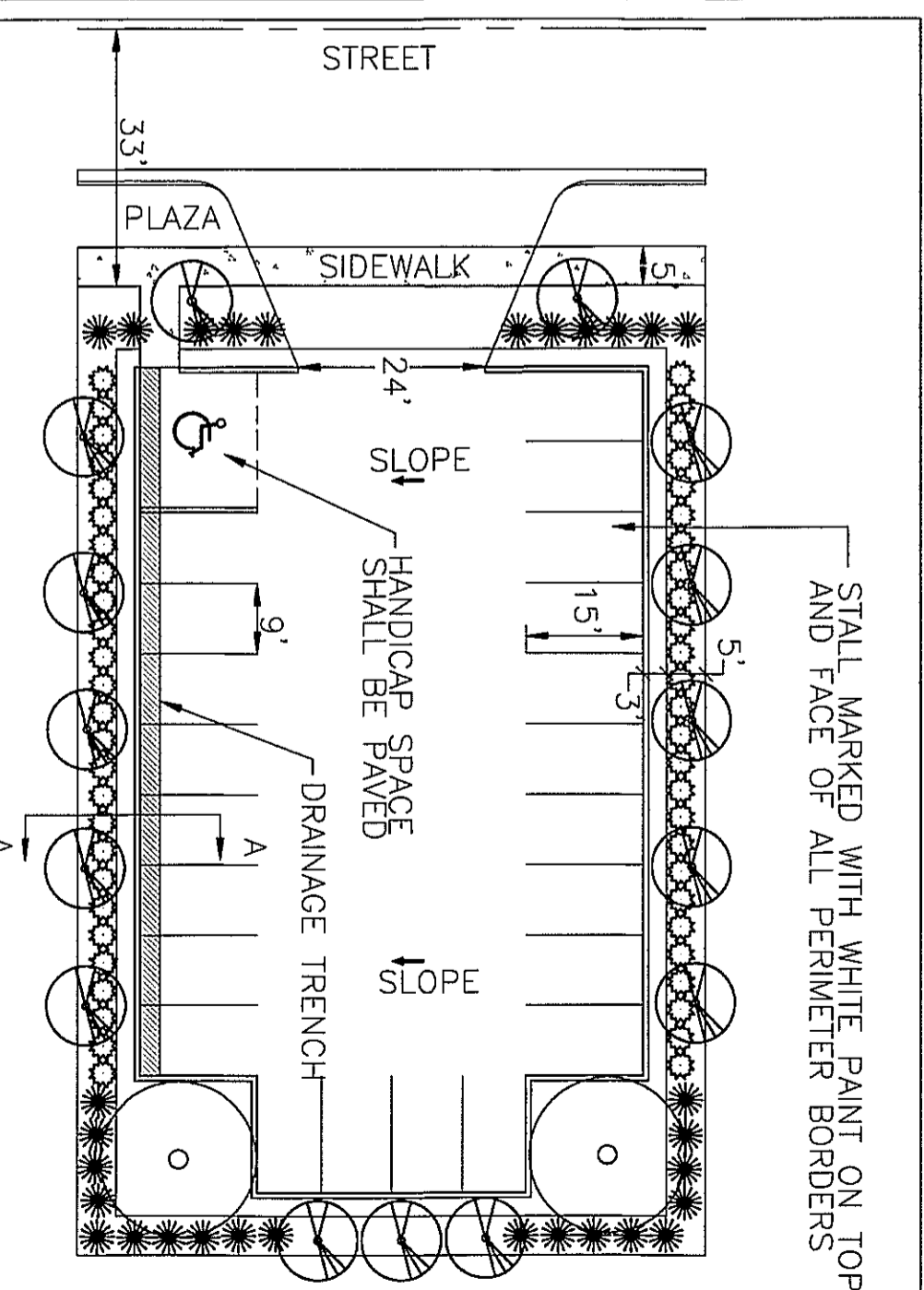


FIGURE A1.1
FIGURE A1.2
FIGURE A1.3



SECTION A-A

- Variance on stall widths, angle and other dimensions will be allowed only upon approval of the Traffic Engineer.
- Wheel stops shall be required three (3) feet from the end of parking stall when using eighteen (18) feet deep stalls.
- Curbing, cross-ties, utility poles, etc., can be used as wheel stops. (Must be anchored down)
- All medians shall be a minimum of six (6) feet wide.
- Parking bays which terminate at a circulation way shall provide for a minimum turning radius of twenty-five (25) feet, as measured from the edge of the travel portion.
- All parking stall markings and lane arrows shall be white.
- All other pavement markings, signs or other traffic control devices shall conform to the latest edition and/or interpretation of the Manual on Uniform Traffic Control Devices (MUTCD).
- No obstructions will be allowed adjacent to a parking stall which would prevent safe ingress and egress from a parked vehicle.
- Parking in fire lanes and in non-residential driveways shall be prevented by standard signs and as needed by portable barricades.

STANDARD DETAIL
PARKING FACILITY
DESIGN NOTES

DATE: 2001
DRAWN BY: JSR/CKM
CHECKED BY: B.P. PE
SCALE: NOT TO SCALE

WILMINGTON
CITY OF WILMINGTON ENGINEERING
PO BOX 1810
WILMINGTON, NC 28402
(910) 541-7807

SD 15-13

STANDARD DETAIL
TYPICAL UNPAVED
PARKING FACILITY
UNDER 25 STALLS

DATE: 2001
DRAWN BY: JSR/CKM
CHECKED BY: B.P. PE
SCALE: NOT TO SCALE

WILMINGTON
CITY OF WILMINGTON ENGINEERING
PO BOX 1810
WILMINGTON, NC 28402
(910) 541-7807

SD 15-10

Approved Construction Plan

Name: *Mike Dymally*
Date: 3/19/19

Traffic: *3-6-19*

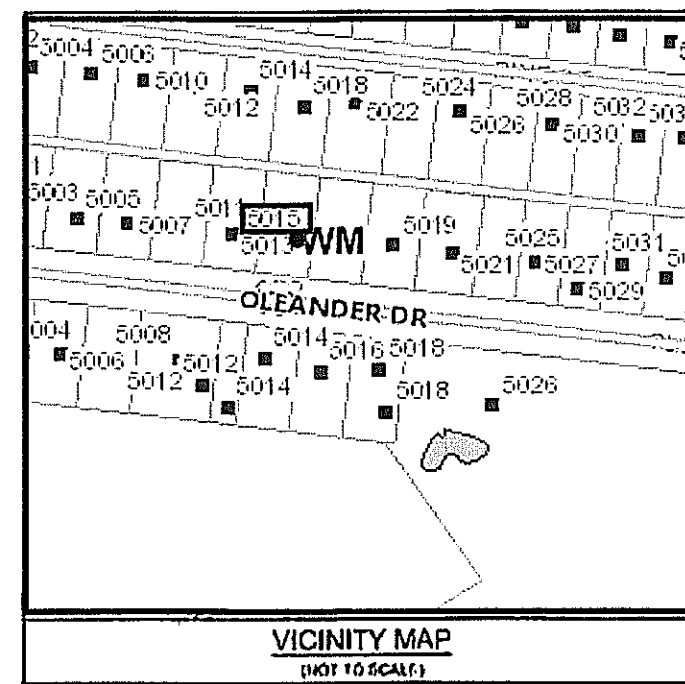
Fire: *3-7-19*

WILMINGTON
CITY OF WILMINGTON
NORTH CAROLINA

Public Services • Engineering Division

APPROVED PLAN - NO PERMIT REQUIRED

Signed: *Rich Dymally*



SITE DATA TABULATION
 OWNER: TARA FERGUSON
 PROJECT ADDRESS: 5015 OLEANDER DR, WILMINGTON, NC
 TAX PARCEL IDENTIFICATION #: R06168-006-008-000
 RECORDED DEED BOOK: BK 5049 PG 1855
 CURRENT ZONING: RC
 CADA 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
 MINIMUM FRONT SETBACK: 60 FT
 MINIMUM SIDE SETBACK: 10 FT
 MINIMUM SIDE CORNER SETBACK: 15 FT
 MINIMUM REAR SETBACK: 25 FT

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

SITE INFORMATION:
 EXISTING LOT SIZE: 23,000 SQ FT
 EXISTING IMPERVIOUS AREA: 2,971.3 SQ FT
 EXISTING IMPERVIOUS AREA REMOVED: 1,300 SQ FT
 PROPOSED NEW IMPERVIOUS SURFACE: 660 SQ FT
 TOTAL PROPOSED IMPERVIOUS SURFACE: 2,311.3 SQ FT
 MAIN WATER LINE: 16 IN
 MAIN SEWER LINE: 8 IN

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

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

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

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

PROPOSED PARKING: (8 X 1.25 ALLOWED ADJUSTMENT) = 9
PROPOSED BIKE PARKING: 4

REQUIRED HANDICAP PARKING: 1
PROPOSED HANDICAP PARKING: 1

BUFFER ZONE: 10' VEGETATION AND FENCE
REQUIRED TREES: 100 / 33 = 3.03 TREES
REQUIRED TREES IN 10' BUFFER: 1 PER 30' (100/30 = 3.33) 4 ACTUAL

LANDSCAPE PLANS
 40 DWARF EVERGREEN BUSHES
 8 CANOPY TREES
 PRIVACY FENCE IN BACK PER CODE
 4 PRIVACY TREES IN BACK

GRAVEL TYPE: WASH 57 STONE
IMPERVIOUS SURFACE: 2420.6 SQ. FT.

GENERAL NOTES TO THE PLAN:
 A. ALL SIGNS AND PAVEMENT MARKINGS IN AREAS OPEN TO PUBLIC TRAFFIC ARE TO MEET MUTCD (MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES) STANDARDS.
 B. ALL TRAFFIC CONTROL SIGNS AND MARKINGS OFF THE RIGHT-OF-WAY ARE TO BE MAINTAINED BY THE PROPERTY OWNER IN ACCORDANCE WITH MUTCD STANDARDS.
 C. HANDICAP ACCESSIBLE ROUTE SHALL BE FROM CONCRETE SLAB FROM THE ADA PARKING SPOT DIRECTLY TO ADA RAMP THAT SHALL HAVE A 12" RUN TO 1" RISE SLOPE TO THE FRONT DOOR.
 REQUEST FOR ADDITIONAL PARKING:

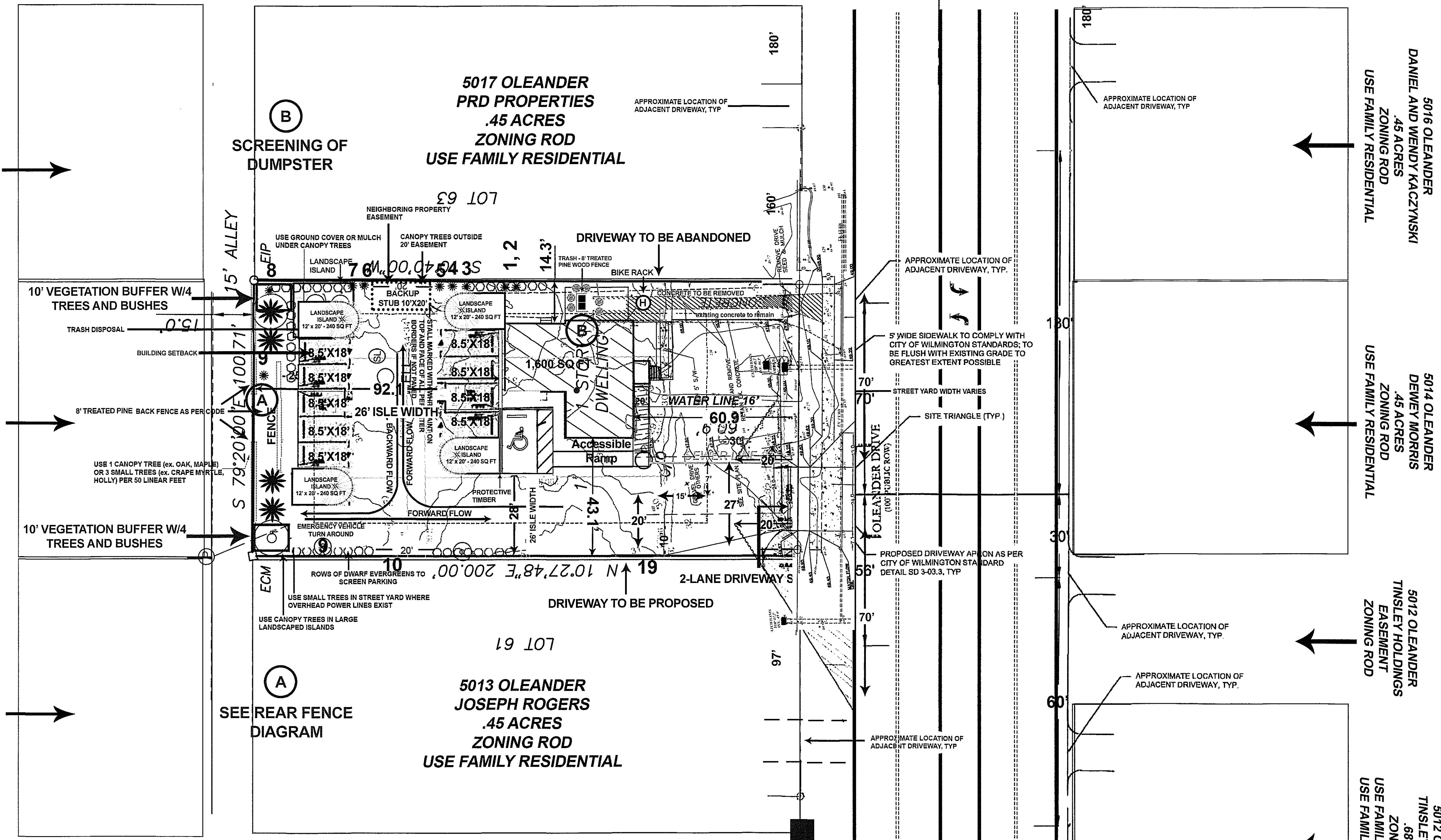
Dear Board Members,
 We are asking for a 25% increase in the maximum parking for our property at 5015 Oleander Drive, Wilmington NC. The location is going to be a counseling center that will have 5 offices. Currently at 1600 sq. ft. with maximum parking space 1 per 200 sq. ft. only give us 8 parking spaces. With the 5 offices each having a counselor and one client we will need 10 parking spaces to accommodate staff and client parking if we are completely full. This will not happen that often, but in case we do have a full schedule it could cause a parking issue. Please grant the customer 25% increase in our parking so we may better serve our clients needs.

Tara Ferguson
 NOTE: There shall be maintained an all-weather access
 PERIMETER BORDER AROUND PARKING AREA SHALL BE 6" HIGH AND ANCHORED
 Administrative variance distance between driveways and end of property line can not meet the 75' spacing.
 FIRE MARSHAL NOTES:
 Contractor shall maintain an all-weather access for emergency vehicles at all times during construction
 In addition to the standard comments, additional fire protection and accessibility requirements may be required due to any special circumstances concerning the project.

5022 PINE
 ANTHONY & LISA REGISTER
 .51 ACRES
 ZONING R15
 USE FAMILY RESIDENTIAL

5018 PINE
 DANIEL & ELIZABETH CHANDLER
 .45 ACRES
 ZONING R15
 USE FAMILY RESIDENTIAL

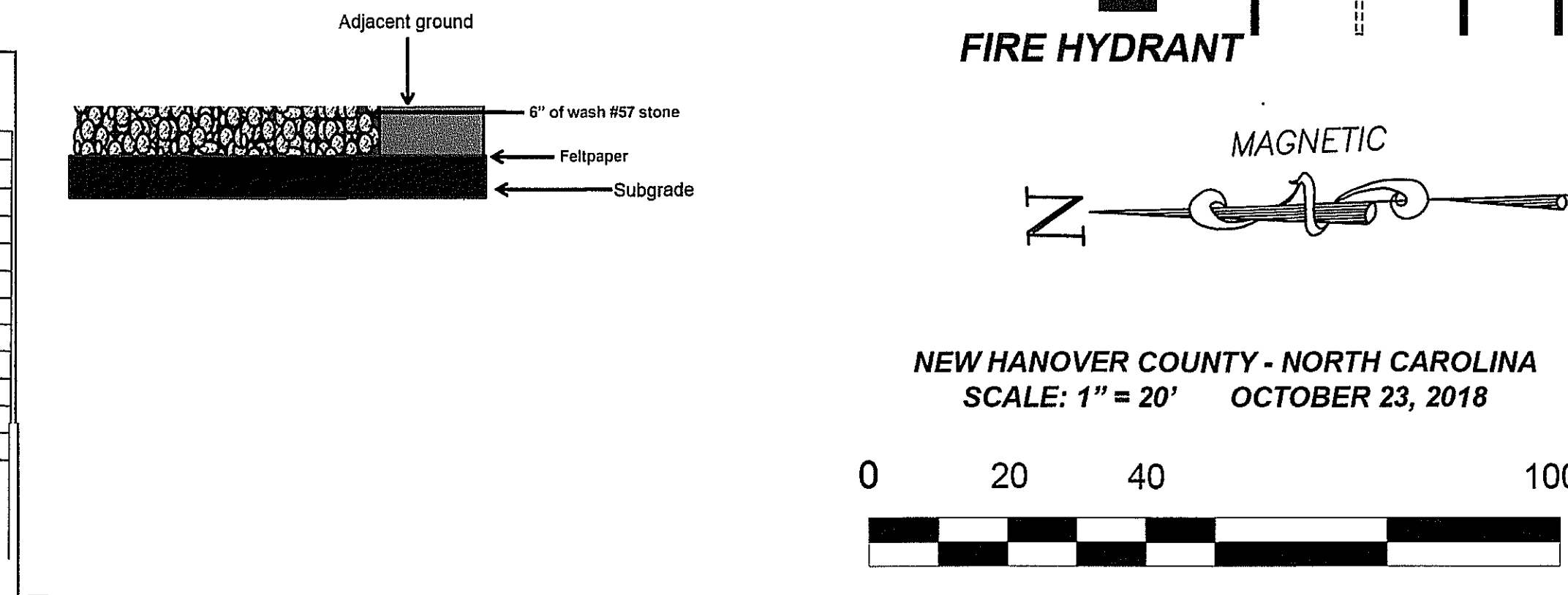
5014 PINE
 DIANNE & GREGORY GIBSON
 .45 ACRES
 ZONING R15
 USE FAMILY RESIDENTIAL



5015 TREE INVENTORY

#	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	Lagustrum	4	
6	Lagustrum	4	
7	Quercus spp	20	
8	Quercus spp	20	cavity present ~15' up trunk
9	Quercus spp	6	
10	Quercus virginiana	9	

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.



Approved Construction Plan
 Name: Nicole D Smith Date: 3/6/19
 Planning Traffic: W. Smith 3-6-19
 Fire: J. Smith 3-7-19

CITY OF WILMINGTON NORTH CAROLINA
 Public Services • Engineering Division
 APPROVED PLAN, NO PERMIT REQUIRED
 Signed: [Signature]

REVISIONS:

CLIENT INFORMATION:
 DANIEL AND WENDY KACZYNSKI
 .45 ACRES
 ZONING ROD
 USE FAMILY RESIDENTIAL
 5014 OLEANDER
 DEWEY MORRIS
 .45 ACRES
 ZONING ROD
 USE FAMILY RESIDENTIAL
 5012 OLEANDER
 TINSLEY HOLDINGS
 EASEMENT
 ZONING ROD
 TINSLEY HOLDINGS
 .68 ACRES
 ZONING ROD
 USE FAMILY RESIDENTIAL
 USE FAMILY RESIDENTIAL

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

PROJECT STATUS:
 CONCEPTUAL LAYOUT: []
 PRELIMINARY DESIGN: []
 FINAL DESIGN: []
 RELEASED FOR CONSTRUCTION: []

CREATING INFORMATION:
 NAME: []
 DATE: []
 SCALE: []
 DESIGNED: []
 CHECKED: []

WILMINGTON COMMERCIAL:
 4701 OLEANDER DR
 WILMINGTON, NC 28403
 (910) 540-9633
 WILMINGTON COMMERCIAL@GMAIL.COM
 NC REAL ESTATE LICENSE NO: 191640

TARA FERGUSON:
 5015 OLEANDER DR
 WILMINGTON, NC 28405

LEGEND		
COMMON NAME	SIZE	QTY
PITTOSPORUM COMPACTA	3 GAL	16
NANDINA GULFSTREAM	3 GAL	20
TRIDENT MAPLE	2" CAL	2
LARGE TRIDENT MAPLE ISLAND CANOPY TREE	4" CAL	4
PRIVACY TREES RED HOLLY TREE	3 GAL	4
DWARF EVERGREEN BUSHES	3 GAL	40
VERBENA GROUND COVER	3 GAL	40

STREET YARD PLANTS WILL BE A MINIMUM OF 12"
TOTAL ACREAGE IN PROJECT BOUNDARY
.46 ACRE X 15 = TREES 2" CALIPER REQ'D, 7 PROVIDED
PRIVACY FENCE IN BACK 8' HIGH PER CODE

5015 TREE INVENTORY			
#	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	Lagustrum	4	
6	Lagustrum	4	
7	Quercus spp	20	
8	Quercus spp	20	cavity present ~15' up trunk
9	Quercus spp	6	
	Quercus virginiana	9	

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.

FOUNDATIONAL PLANTINGS: (81 X 10 FACADE X 12%)
 REQUIRED: 97.2 SQ.FT.
 PROVIDED: 100 SQ.FT.

STREET YARD REQUIREMENTS: (9' MIN & 27' MAX WIDTH)
 REQUIRED: 77 LF X 18 1,386 SQ. FT.
 PROVIDED: 1,386 SQ. FT.
 1,386 SF/600 = 2 TREES & 14 PLANTS

PROPOSED ON SITE PREVIOUS AREAS:
 GRAVEL PARKING AREA: 7,500 SQ. FT.
 WOOD RAMPS: 205 SQ. FT.

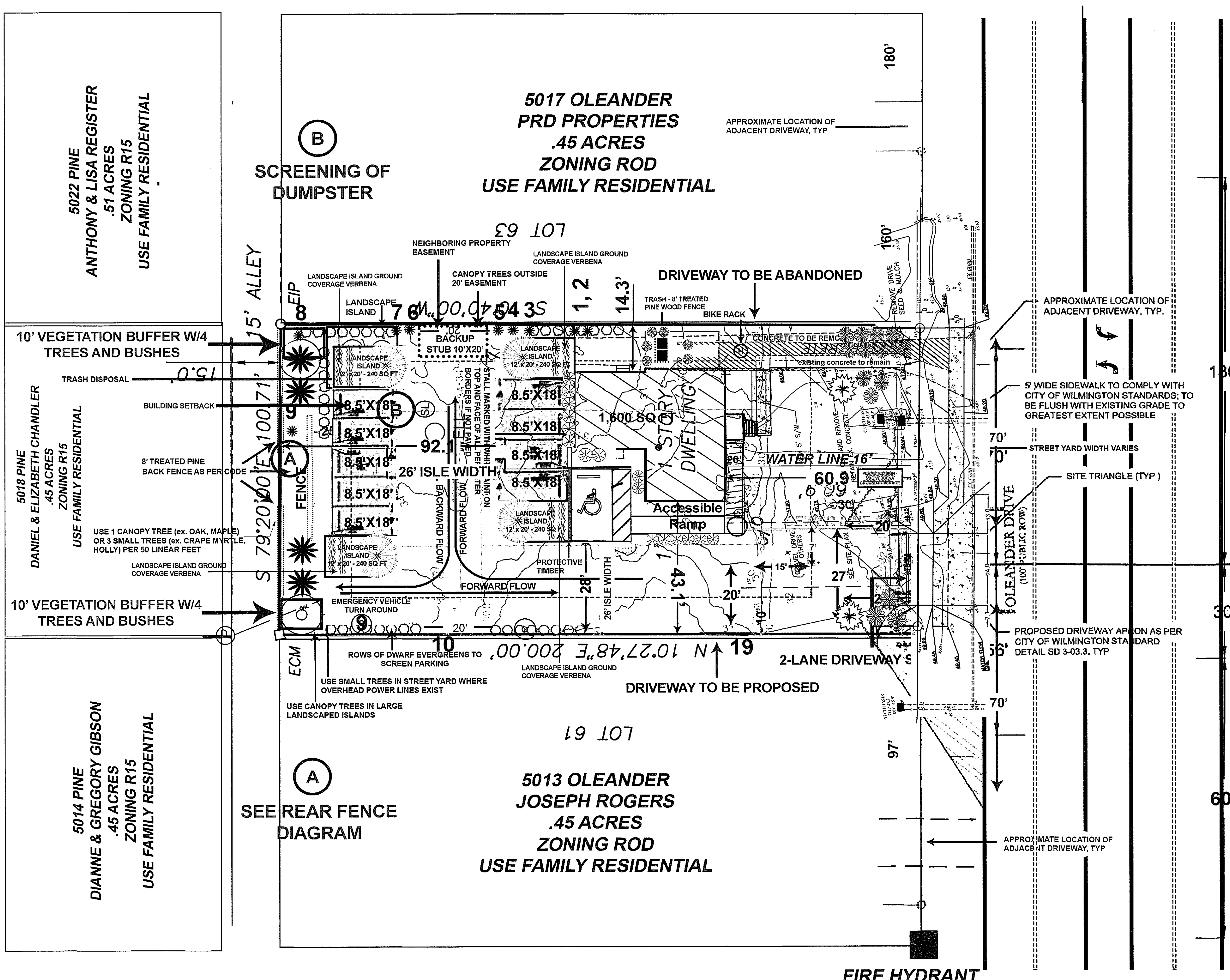
IMPOSED IMPERVIOUS AREA (SIDEWALK) 305 X 20%
 REQUIRED SHADING 61 SQ. FT.
 PROVIDED SHADING 61++ SQ. FT.

ADDITIONAL PLANTINGS:
 40 DWARF EVERGREEN BUSHES
 8 CANOPY TREES
 PRIVACY FENCE IN BACK PER CODE

REQUIRED TREES IN 10' BUFFER
 1 PER 30' (1/100 = 3.33) 4 ACTUAL

REQUIRED CANOPY COVERAGE
 (SIZE OF PARKING LOT X 20%)
 8,000 SQ FT X 20% = 1,600 SQ FT
 CANOPY COVERAGE CREDIT

NOTE: Prior to any clearing, grading, or construction activity, tree protection fencing will be installed around protected trees or groves of trees. No construction workers, tools, materials, or vehicles are permitted within the tree protection fencing.



FIRE HYDRANT

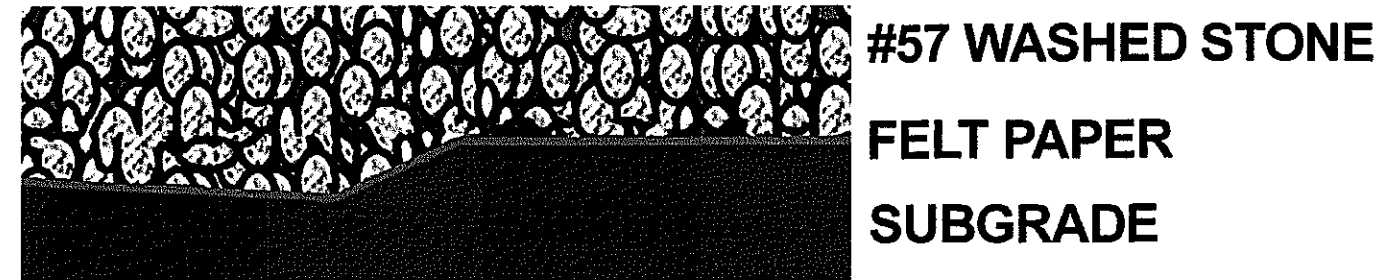
Approved Construction Plan
 Name: Nicole Smith Date: 3/6/19
 Planning: W. Edwards 3-6-19
 Traffic: Tommy 3-6-19
 Fire: Tommy 3-7-19

CITY OF WILMINGTON
 NORTH CAROLINA
 Public Services • Engineering Division
 APPROVED PLAN - NO PERMIT REQUIRED
 Signed: Mark Christensen

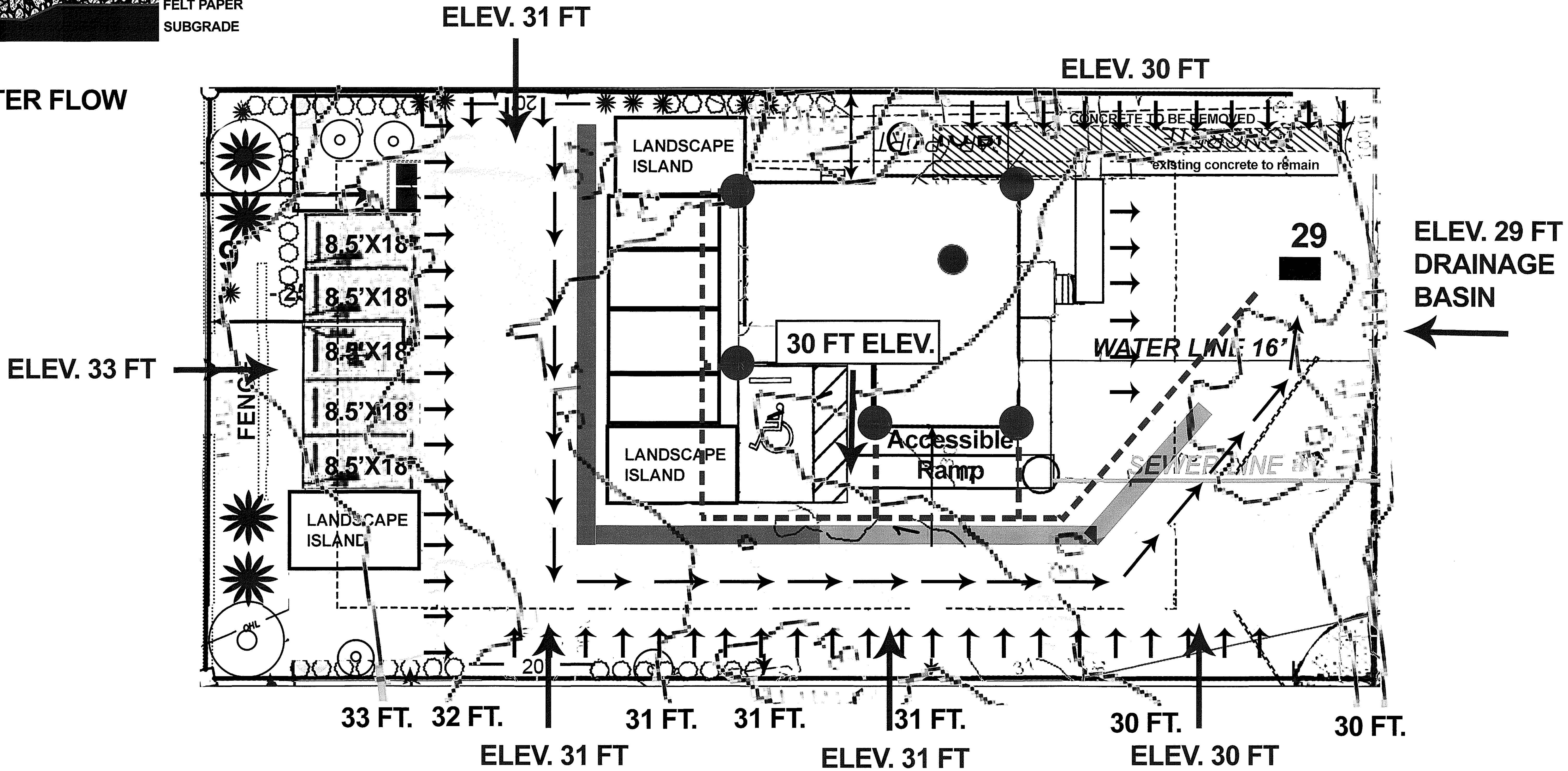
GUTTERS

UNDERGROUND DRAINAGE PIPE

LANDSCAPE SWALE

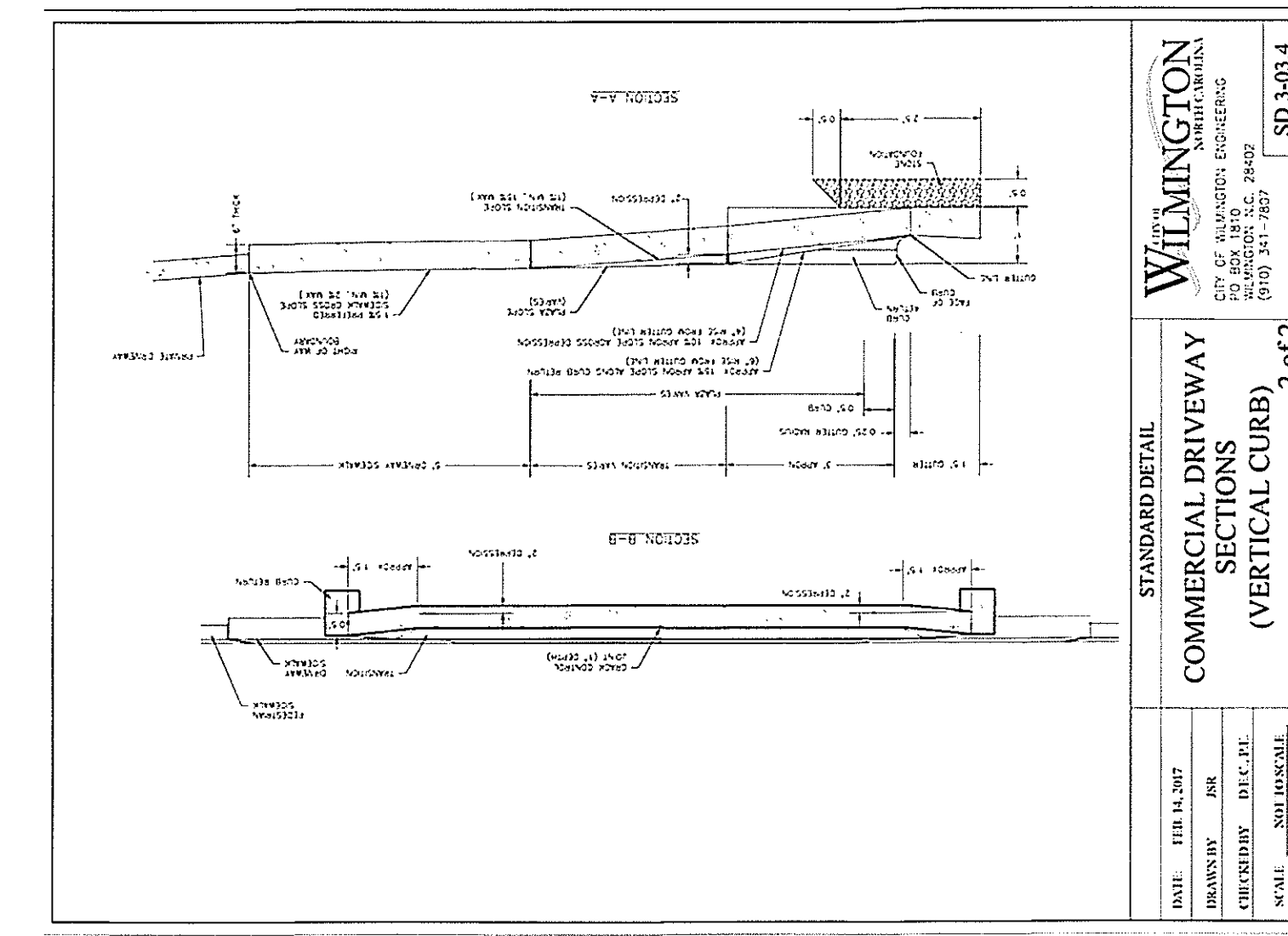
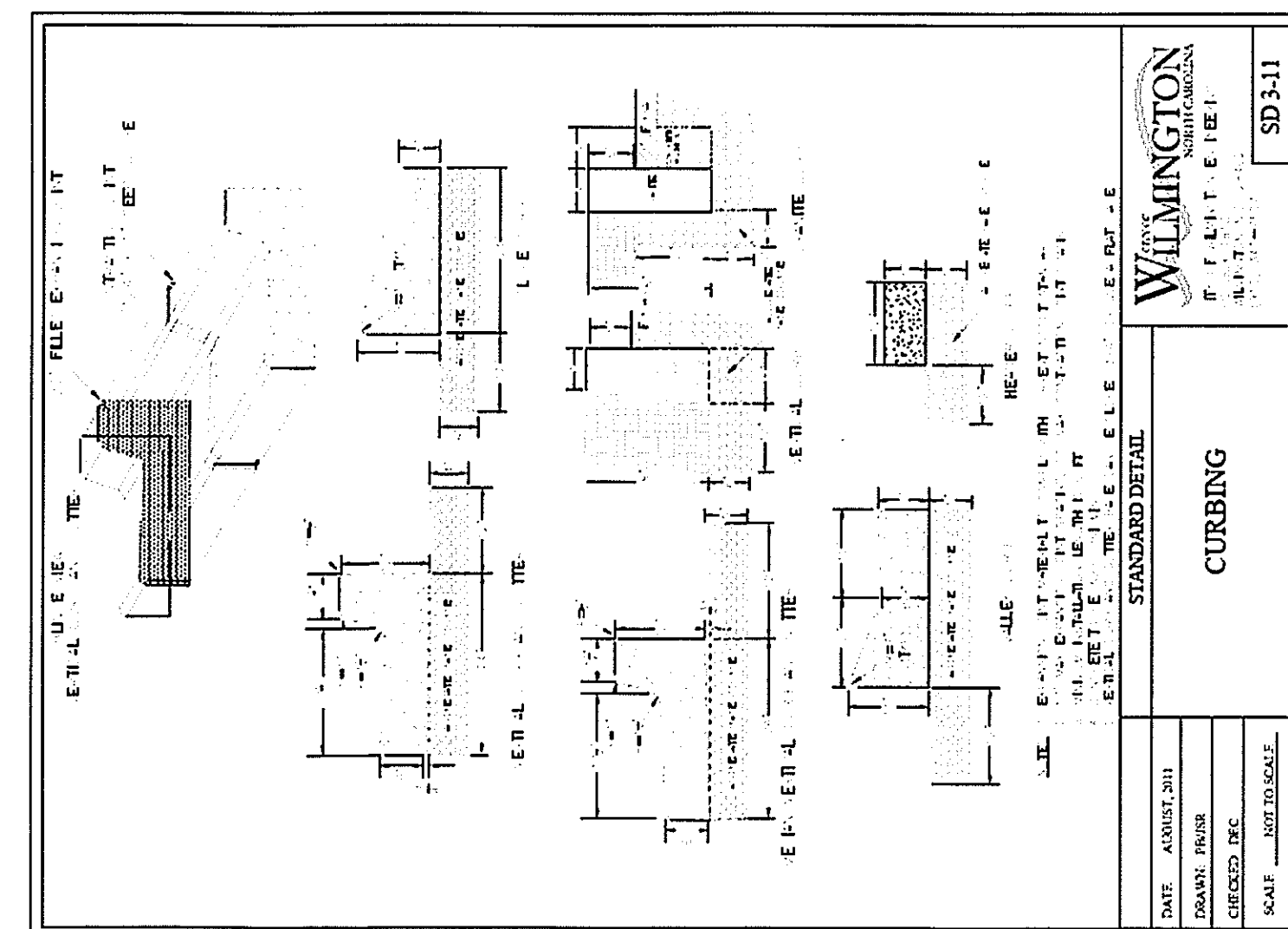
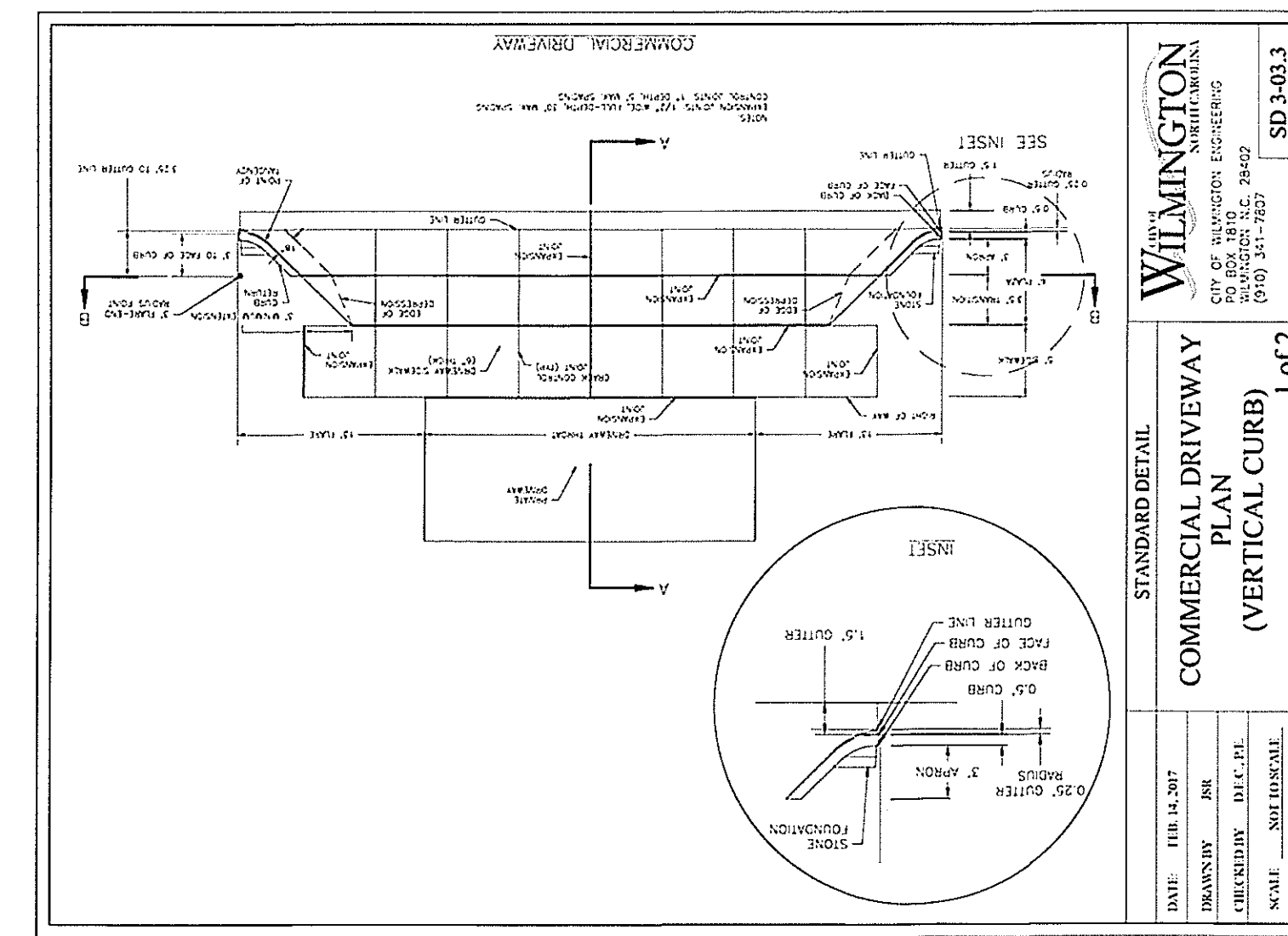
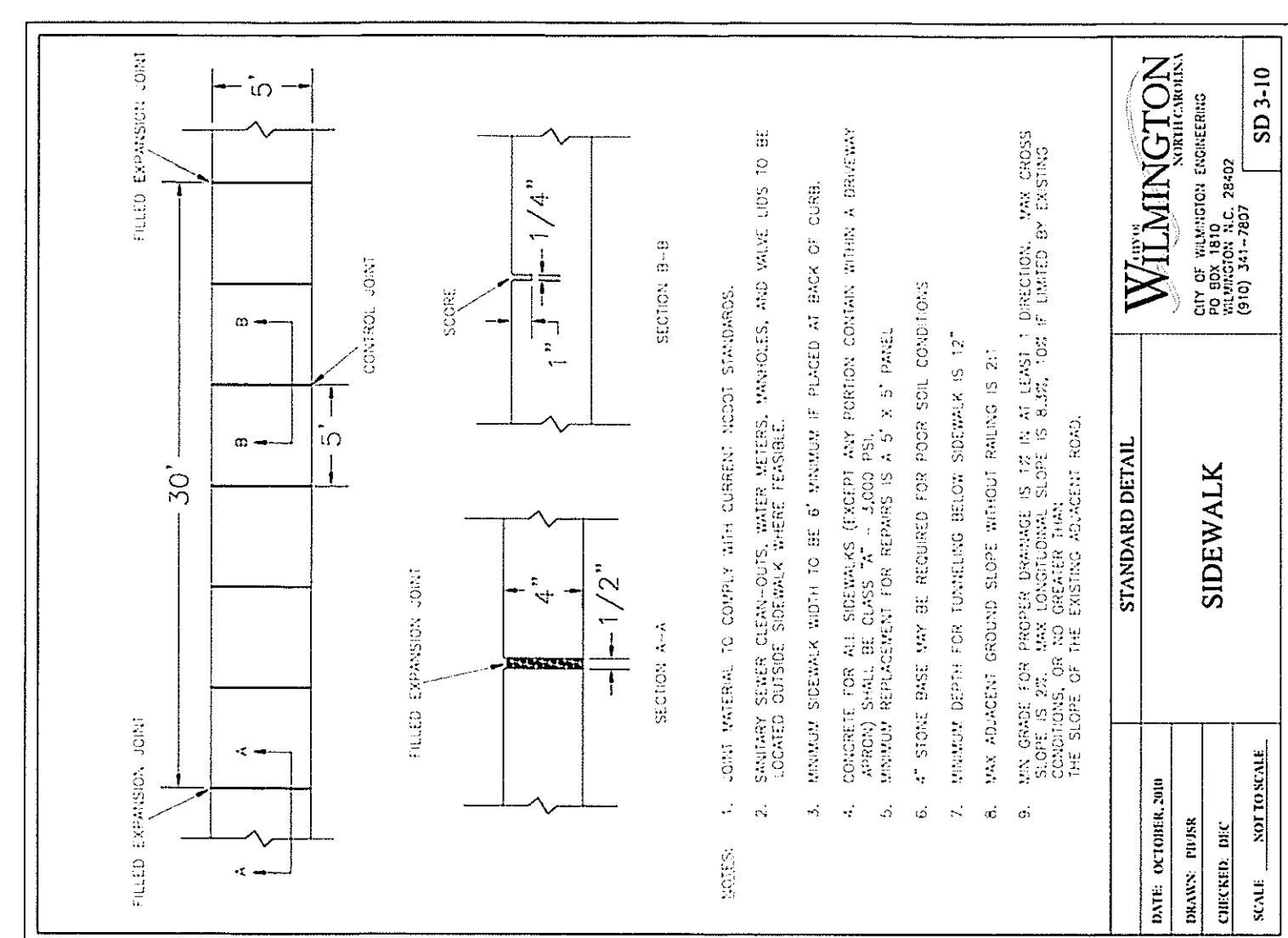
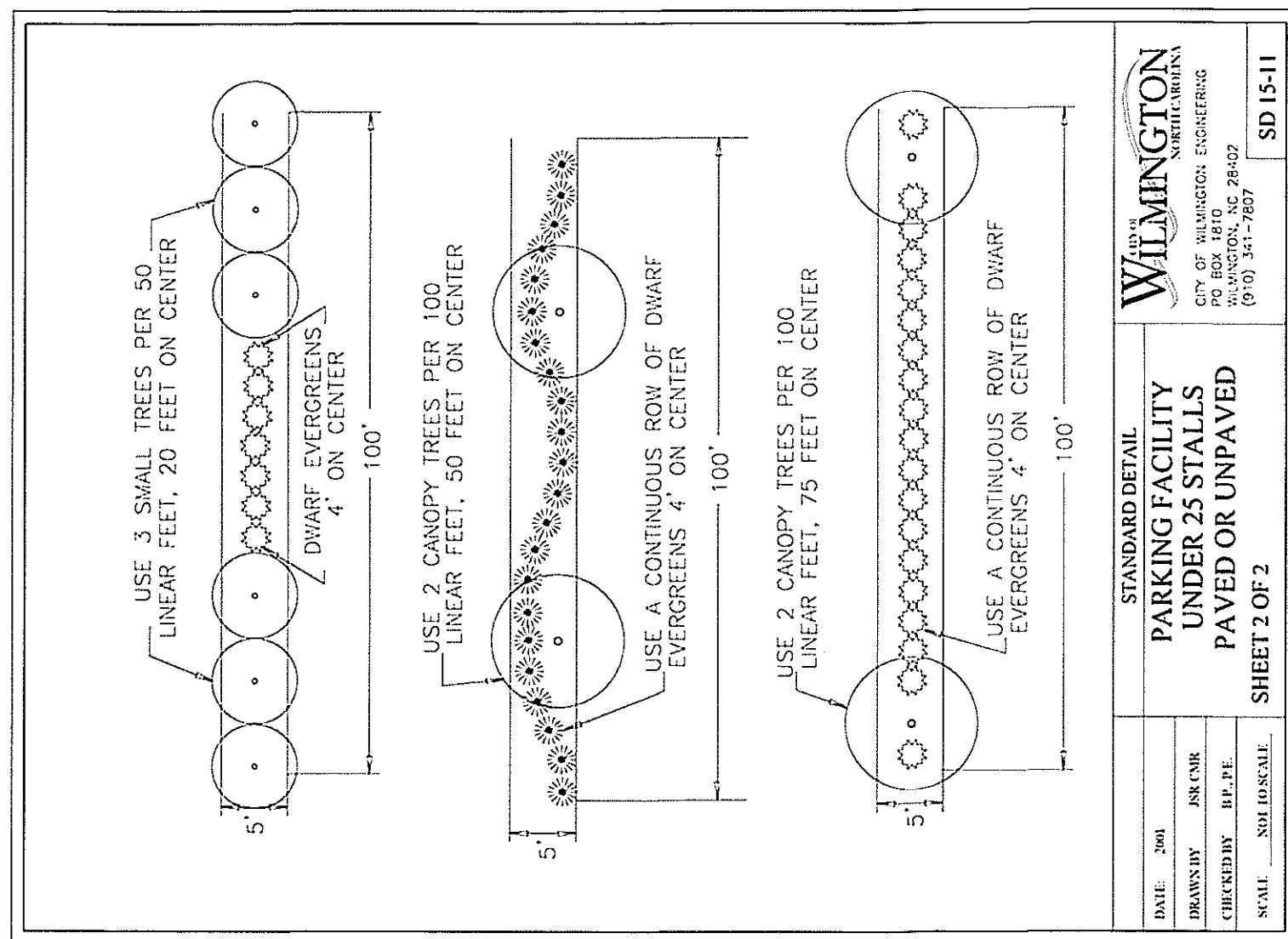


→ WATER FLOW



Approved Construction Plan
 Name: *Nicole Smith* Date: *3/6/19*
 Planning: *Nicole Smith*
 Traffic: *W. Edwards* 3-6-19
 Fire: *Gregory* 3-7-19

CITY OF WILMINGTON
 NORTH CAROLINA
 Public Services • Engineering Division
 APPROVED PLAN - NO PERMIT REQUIRED
 Signed: *Frank Christensen*



Approved Construction Plan

Name: Nicole Dymish Date: 3/6/19

Traffic: [Signature] 3-6-19

Fire: [Signature] 3-7-19

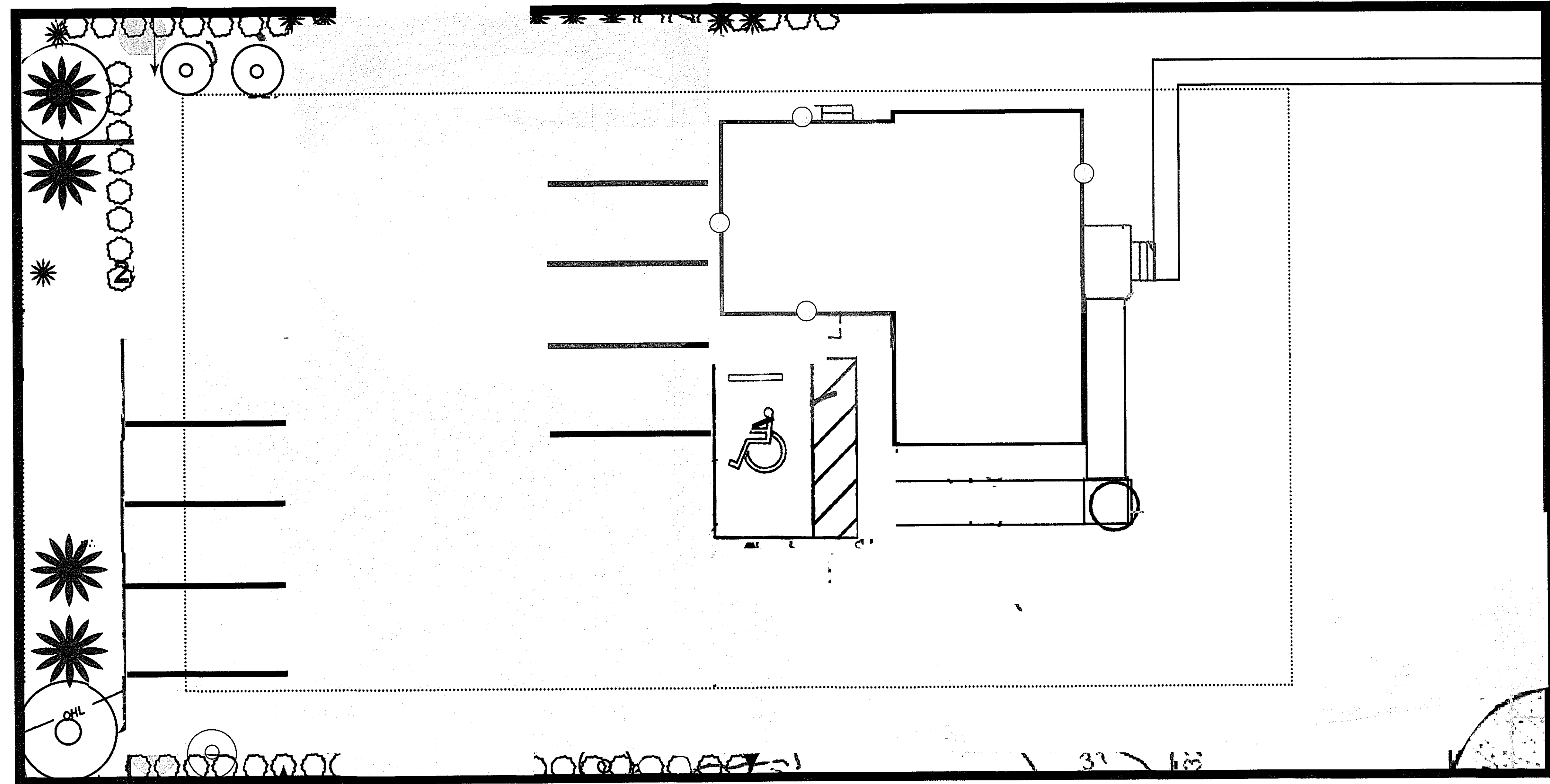
CITY OF WILMINGTON
NORTH CAROLINA

Public Services • Engineering Division

APPROVED PLAN - NO PERMIT REQUIRED

Signed: [Signature]

LIGHTING PLAN



Approved Construction Plan
 Name: Nicole Dimitto Date: 3-6-19
 Planning: Nicole Dimitto
 Traffic: W. Smith
 Fire: Greg

CITY OF WILMINGTON
 NORTH CAROLINA
 Public Services • Engineering Division
 APPROVED PLAN - NO PERMIT REQUIRED
 Signed: [Signature]