

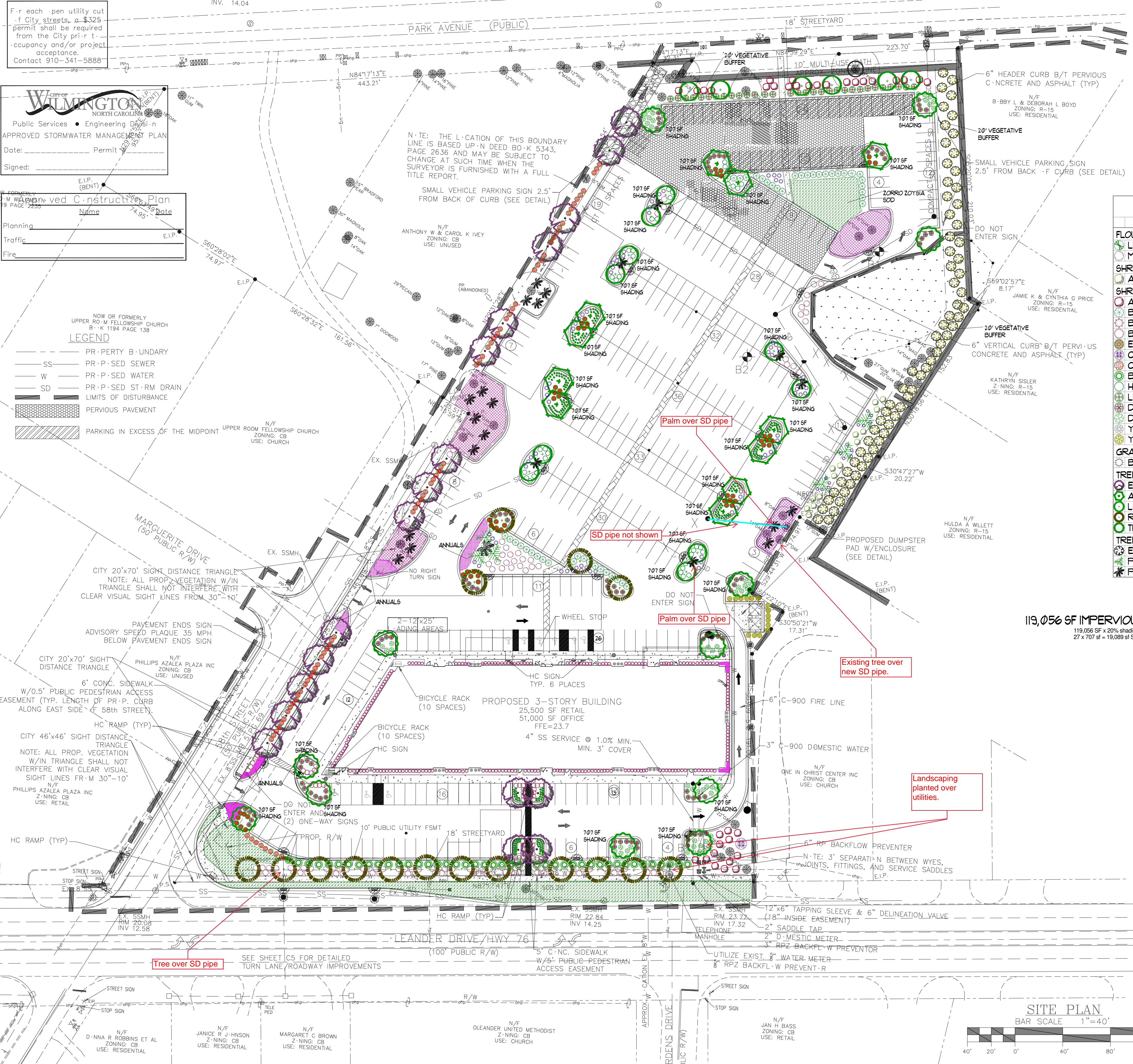
For each open utility cut of City streets, a \$325 permit shall be required from the City prior to occupancy and/or project acceptance. Contact 910-341-5888

**WILMINGTON**  
NORTH CAROLINA  
Public Services • Engineering Division  
APPROVED STORMWATER MANAGEMENT PLAN  
Date: \_\_\_\_\_ Permit # \_\_\_\_\_  
Signed: \_\_\_\_\_

Planning	Name _____ Date _____
Traffic	Name _____ Date _____
Fire	Name _____ Date _____

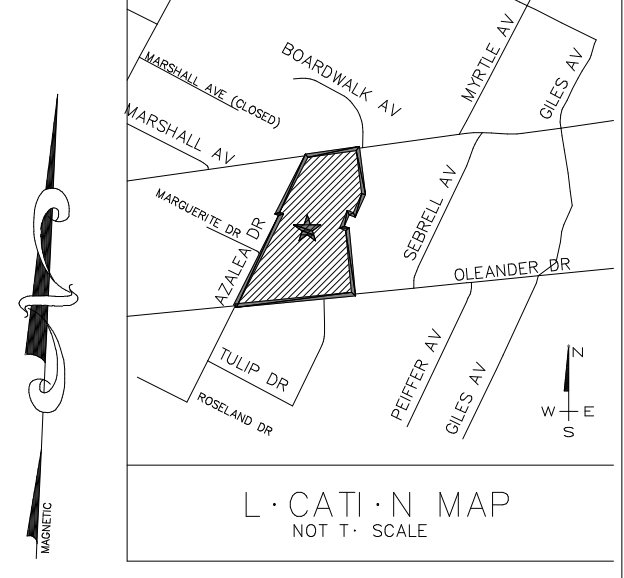
**LEGEND**

PR - P-RTY B-UNDARY	SS - PR - P-SED SEWER
W - PR - P-SED WATER	SD - PR - P-SED ST-DRM DRAIN
SD - LIMITS OF DISTURBANCE	PERVIOUS PAVEMENT
PARKING IN EXCESS OF THE MIDPOINT	



**SITE DATA:**  
PROJECT ADDRESS  
PROPERTY OWNER  
PIN NUMBER

- 5815 OLEANDER DRIVE  
BRADLEY CREEK STATION, LLC  
R06207-004-024-000  
R06207-004-001-000  
R06207-004-002-000  
R06207-004-003-000  
R06207-004-004-000  
R06207-004-005-000  
R06207-004-006-000  
R06207-004-007-000  
R06207-004-010-000  
R06207-004-011-000  
R06207-004-007-001  
R06207-004-008-000  
R06207-004-009-000  
R06207-004-012-000



REQUIRED F-UNDATION PLANTINGS: (NORTH)	1,450 SF
PR-POSED F-UNDATION PLANTINGS: (NORTH)	1,486 SF
REQUIRED F-UNDATION PLANTINGS: (S-UTH)	1,731 SF
PR-POSED F-UNDATION PLANTINGS: (S-UTH)	1,742 SF
REQUIRED F-UNDATION PLANTINGS: (EAST)	449 SF
PR-POSED F-UNDATION PLANTINGS: (EAST)	433 SF
REQUIRED F-UNDATION PLANTINGS: (WEST)	448 SF
PR-POSED F-UNDATION PLANTINGS: (WEST)	447 SF

**LEGEND**

COMMON NAME	QTY	SIZE
<b>FLOWER, PERENNIAL</b>		
LIRIOPE, EMERALD GODDESS	228	4" POT
MISCANTHUS SINENSIS	123	3 GAL
<b>SHRUB, DECIDUOUS</b>		
AZALEA ENCORE	14	3 GAL
<b>SHRUB, EVERGREEN BROADLEAF</b>		
AZALEA, FORMOSA	34	3 GAL
BARBERRY, WINTERGREEN	47	3 GAL
BOXWOOD, WINTERGREEN	210	3 GAL
BOXWOOD, WINTERGREEN	44	3 GAL
EVERED LOROPETALUM	50	3 GAL
CAMELLIA, WHITE PINK	0	5 GAL
CLEYERA JAPONICA, LOW BUFFER	74	1 GAL, 3 HT.
BEAUTY BERRY, LOW BUFFER	43	1 GAL, 3 HT.
HOLLY, YAUPOIN, DWARF	39	3 GAL
LIGUSTRUM RECURVE, LOW BUFFER	31	1 GAL, 3 HT.
DRIFT ROSE	85	3 GAL
DISTYLLIUM BLUE CASCADE	63	3 GAL
YEW, JAPANESE PODOCARPUS	24	7 GAL
YEW, UPRIGHT JAPANESE	15	7 GAL
<b>GRASS, EVERGREEN</b>		
BREEZE GRASS	86	3 GAL
<b>TREE, DECIDUOUS</b>		
EAGLESTON HOLLY (UNDERSTORY)	18	8 HT.
ALLEE ELM	11	2" CAL
LIVE OAK	16	2" CAL
REDBUD (UNDERSTORY)	16	8 HT.
TRIDENT MAPLE	12	2" CAL
<b>TREE, EVERGREEN</b>		
EASTERN RED CEDAR (UNDERSTORY)	70	1 GAL, 3 HT.
PALM, PALMETTO CONTAINER	6	10-12" HT.
PALM, SABAL MINOR	23	3 GAL

AREA NOT IN A FEMA 100-YEAR FLOOD ZONE  
ZONING DISTRICT: CB  
CAMA LAND USE: WATERSHED RESOURCE PROTECTION  
SETBACKS REQUIRED: FRONT: 94.5', REAR: 20', SIDE: 0'/20', CORNER SIDE: 20'  
PROPOSED BUILDING SETBACKS: FRONT: 94.5', REAR: 507.5', SIDE: 21.7', CORNER SIDE: 66.9'  
TRACT AREA: 256,710 SF (5.85 AC)  
5.89 ACRES X 15 = 88 TREES 2" CAL REQ'D. & PROVIDED

EXISTING BUILDING AREA: 24,715 SF  
PROPOSED BUILDING AREA (GR-SS): 76,500 SF  
BUILDING LOT COVERAGE (26,235/256,710): 10.22%  
NUMBER OF BUILDINGS: 1  
NUMBER OF UNITS: -  
BUILDING HEIGHT: 45'  
NUMBER OF STORIES: 3  
SF PER FLOOR (GROSS): 1ST FLOOR: 25,500 SF, 2ND FLOOR: 25,500 SF, 3RD FLOOR: 25,500 SF  
EXISTING IMPERVIOUS AREAS: 24,715 SF  
EXISTING BUILDING: 5,600 SF  
EXISTING SIDEWALK: 0 SF  
EXISTING IMPERVIOUS AREA: 30,315 SF (11.8%)  
PROPOSED ON-SITE IMPERVIOUS AREAS: 26,235 SF  
PROPOSED BUILDING FOOTPRINT: 134,608 SF  
PROPOSED PAVEMENT: -15,552 SF  
PROPOSED PERVIOUS (100% CREDIT): 6,000 SF  
PROPOSED SIDEWALK: 0 SF  
EXISTING IMPERVIOUS TO REMAIN: 0 SF  
TOTAL IMPERVIOUS: 166,843 SF (65%)  
PROPOSED OFF-SITE IMPERVIOUS AREAS: 10,720 SF  
PROPOSED PAVEMENT: 4,650 SF  
PROPOSED SIDEWALK: 15,370 SF  
TOTAL PROPOSED OFF-SITE IMPERVIOUS: 182,213 SF

**119,056 SF IMPERVIOUS PAVEMENT AREA**  
119,056 SF x 20% shading req'd. = 14,287 sf  
27 x 707 sf = 19,089 sf Shading prov'd.

The areas within the triangular sight distance shall be maintained free of all obstructions between 30' and 10'.  
Plan may vary during construction activity. THE PROFESSIONAL SHALL BE HELD LIABLE AND NOT PROTECTED BY ANY CONTRACT OR AGREEMENT. THE PROFESSIONAL SHALL BE HELD LIABLE AND NOT PROTECTED BY ANY CONTRACT OR AGREEMENT. THE PROFESSIONAL SHALL BE HELD LIABLE AND NOT PROTECTED BY ANY CONTRACT OR AGREEMENT.

A rain/freeze sensor shall be used if there is an irrigation system.  
**FRONT STREETYARD:**  
474 LF X 18 = 8,532 SF / 600 = 14 TREES 2" CAL REQ'D. & 85 SHRUBS 12" HT.  
UNDERSTORY TREES 8' HT.  
IN LIEU OF CANOPY TREES DUE TO UTILITY CONFLICTS

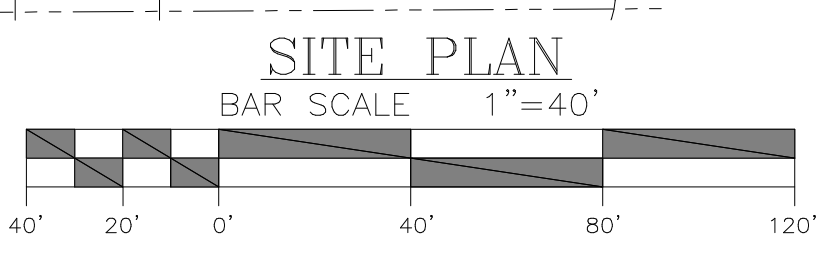
**REAR STREETYARD:**  
263 LF X 18 = 4,842 SF / 600 = 8 TREES 2" CAL REQ'D. & 48 SHRUBS 12" HT.

APPLICANT: BRADLEY CREEK STATION, LLC  
STEVE ANDERSON  
10 S. CARDINAL DRIVE  
WILMINGTON NC 28403  
PHONE # (910) 616-0483  
EMAIL: SA@ECR.COM

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Public Services • Engineering Division  
APPROVED STORMWATER MANAGEMENT PLAN  
Date: \_\_\_\_\_ Permit # \_\_\_\_\_  
Signed: \_\_\_\_\_

**Approved Construction Plan**

Planning	Name _____ Date _____
Traffic	Name _____ Date _____
Fire	Name _____ Date _____



Landscape Design by: James Freeman - NCLC# 71  
Freeman Landscape, Inc.

Landscape Plan: Bradley Creek Station

Scale: 1" = 40'

Revision #: 1  
Date: 2/11/2019

**FREEMAN LANDSCAPE, INC.**  
Landscape Installation Professionals  
JIM@FREEMANLANDSCAPE.COM 910-736-1166