

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

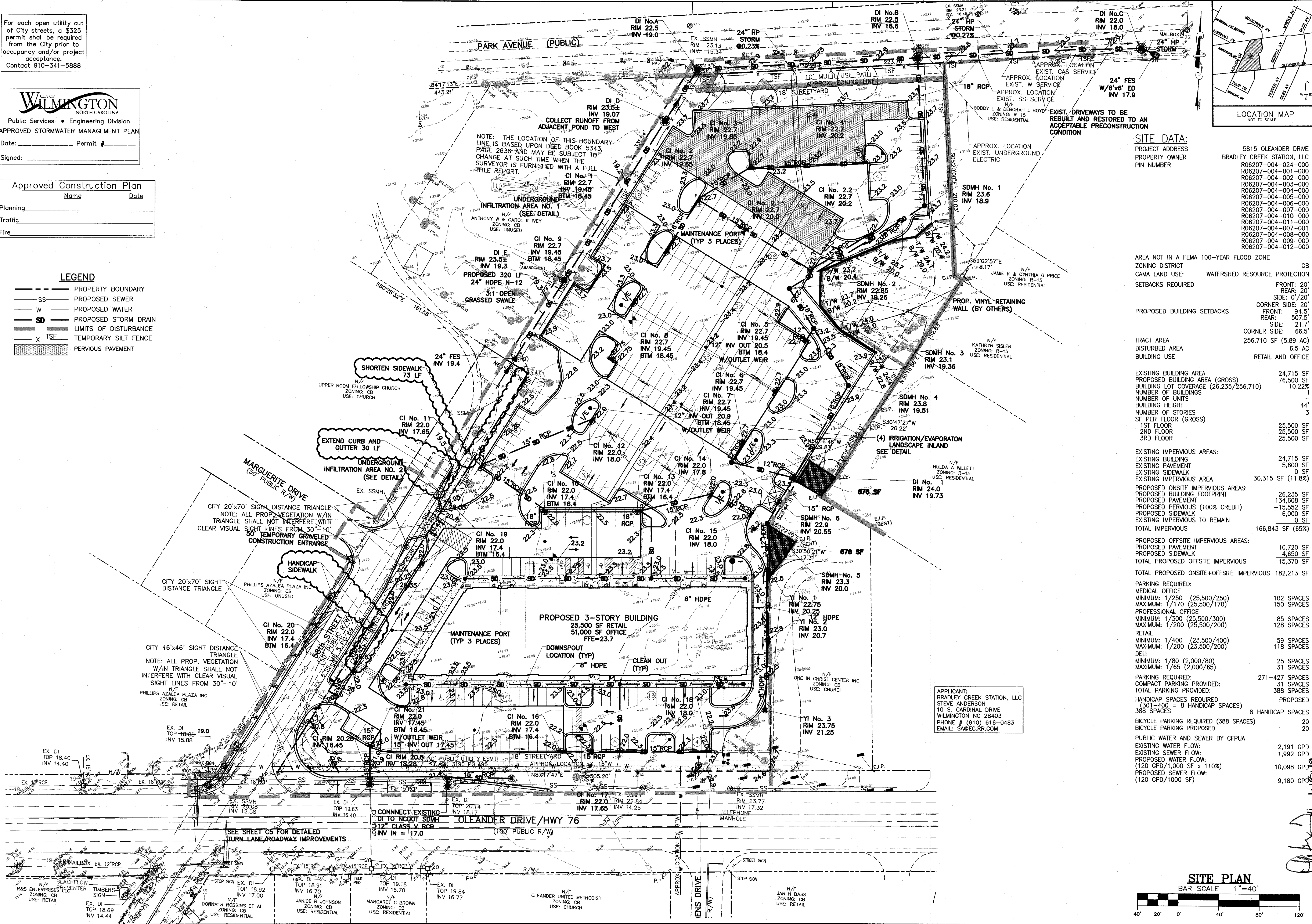
CITY OF WILMINGTON
NORTH CAROLINA
Public Services • Engineering Division
APPROVED STORMWATER MANAGEMENT PLAN
Date: _____ Permit # _____
Signed: _____

Approved Construction Plan

Name	Date
Planning	
Traffic	
Fire	

LEGEND

---	PROPERTY BOUNDARY
SS	PROPOSED SEWER
W	PROPOSED WATER
SD	PROPOSED STORM DRAIN
---	LIMITS OF DISTURBANCE
X	TEMPORARY SILT FENCE
■	PERVIOUS PAVEMENT



NOTE: THE LOCATION OF THIS BOUNDARY LINE IS BASED UPON DEED BOOK 5343, PAGE 2636 AND MAY BE SUBJECT TO CHANGE AT SUCH TIME WHEN THE SURVEYOR IS FURNISHED WITH A FULL TITLE REPORT.

UNDERGROUND INFILTRATION AREA NO. 1 (SEE DETAIL)
ANTHONY W & CAROL K VEY
ZONING: CB
USE: UNUSED

PROPOSED 320 LF 24" HDPE, N-12 3:1 OPEN GRASSED SWALE

SHORTEN SIDEWALK 73 LF
N/F
UPPER ROOM FELLOWSHIP CHURCH
ZONING: CB
USE: CHURCH

EXTEND CURB AND GUTTER 30 LF
N/F
UPPER ROOM FELLOWSHIP CHURCH
ZONING: CB
USE: CHURCH

UNDERGROUND INFILTRATION AREA NO. 2 (SEE DETAIL)
N/F
PHILLIPS AZALEA PLAZA INC.
ZONING: CB
USE: RETAIL

HANDICAP SIDEWALK
N/F
PHILLIPS AZALEA PLAZA INC.
ZONING: CB
USE: RETAIL

CITY 20'x70' SIGHT DISTANCE TRIANGLE
NOTE: ALL PROP. VEGETATION W/IN TRIANGLE SHALL NOT INTERFERE WITH CLEAR VISUAL SIGHT LINES FROM 30'-10' CONSTRUCTION ENTRANCE

CITY 20'x70' SIGHT DISTANCE TRIANGLE
NOTE: ALL PROP. VEGETATION W/IN TRIANGLE SHALL NOT INTERFERE WITH CLEAR VISUAL SIGHT LINES FROM 30'-10'

CITY 46'x46' SIGHT DISTANCE TRIANGLE
NOTE: ALL PROP. VEGETATION W/IN TRIANGLE SHALL NOT INTERFERE WITH CLEAR VISUAL SIGHT LINES FROM 30'-10'

PROPOSED 3-STORY BUILDING
25,500 SF RETAIL
51,000 SF OFFICE
FFE=23.7

CONNECTING EXISTING DI TO NC DOT SDMH 12" CLASS V RCP
INV IN = 17.0

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

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
R06207-004-012-001
R06207-004-008-000
R06207-004-009-000
R06207-004-012-000

AREA NOT IN A FEMA 100-YEAR FLOOD ZONE
ZONING DISTRICT: CB
CAMA LAND USE: WATERSHED RESOURCE PROTECTION
SETBACKS REQUIRED: FRONT: 20', REAR: 20', SIDE: 0'/20'
PROPOSED BUILDING SETBACKS: FRONT: 94.5', REAR: 507.5', SIDE: 21.7', CORNER SIDE: 66.5'
TRACT AREA: 256,710 SF (5.89 AC)
DISTURBED AREA: 6.5 AC
BUILDING USE: RETAIL AND OFFICE

EXISTING BUILDING AREA: 24,715 SF
PROPOSED BUILDING AREA (GROSS): 76,500 SF
BUILDING LOT COVERAGE (26,235/256,710): 10.22%
NUMBER OF BUILDINGS: 1
NUMBER OF UNITS: 44
BUILDING HEIGHT: 3
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 ONSITE IMPERVIOUS AREAS: 26,235 SF
PROPOSED BUILDING FOOTPRINT: 134,608 SF
PROPOSED PERVIOUS (100% CREDIT): -15,552 SF
PROPOSED SIDEWALK: 6,000 SF
EXISTING IMPERVIOUS TO REMAIN: 0 SF
TOTAL IMPERVIOUS: 166,843 SF (65%)

PROPOSED OFFSITE IMPERVIOUS AREAS:
PROPOSED PAVEMENT: 10,720 SF
PROPOSED SIDEWALK: 4,650 SF
TOTAL PROPOSED OFFSITE IMPERVIOUS: 15,370 SF
TOTAL PROPOSED ONSITE+OFFSITE IMPERVIOUS: 182,213 SF

PARKING REQUIRED:
MEDICAL OFFICE: 102 SPACES
MINIMUM: 1/250 (25,500/250)
MAXIMUM: 1/170 (25,500/170)
PROFESSIONAL OFFICE: 85 SPACES
MINIMUM: 1/300 (25,500/300)
MAXIMUM: 1/200 (25,500/200)
RETAIL: 59 SPACES
MINIMUM: 1/400 (23,500/400)
MAXIMUM: 1/200 (23,500/200)
DELI: 31 SPACES
MINIMUM: 1/80 (2,000/80)
MAXIMUM: 1/65 (2,000/65)
TOTAL PARKING PROVIDED: 271-427 SPACES
COMPACT PARKING PROVIDED: 31 SPACES
TOTAL PARKING PROVIDED: 388 SPACES
HANDICAP SPACES REQUIRED (301-400 = 8 HANDICAP SPACES): 8 HANDICAP SPACES
BICYCLE PARKING REQUIRED (388 SPACES): 20
BICYCLE PARKING PROVIDED: 20

PUBLIC WATER AND SEWER BY CFPWA
EXISTING WATER FLOW: 2,191 GPD
EXISTING SEWER FLOW: 1,992 GPD
PROPOSED WATER FLOW: (120 GPD/1,000 SF x 110%)
PROPOSED SEWER FLOW: (120 GPD/1000 SF)
10,098 GPD
9,180 GPD

SITE PLAN
BAR SCALE 1"=40'
DATE: 01-18-19
DESIGN: PGT
DRAWN: MLV
C4
SHEET 4 OF 10
15040

REVISIONS

No./Date	Description	By
01-11-19	COW COMMENTS	EJW
02-21-19	REMOVED TREES	EJW
03-21-19	UPDATED SPOT SWALE	EJW
07-18-19	UPDATE SS	EJW
07-23-19	UPDATE CI LINES	EJW
08-27-19	UPDATE PROPERTY LINE DIMENSION SHIFT	EJW
08-29-19	SHIFT DI No.1	EJW
09-16-19	ADDED SW PIPE, DIA. 8"	EJW
09-16-19	UPDATE SW	EJW
10-10-20	UPDATE SPOTS	EJW
10-12-20	ADDED SW	EJW
11-19-20	COW COMMENTS	EJW
12-23-20	UPDATE SPOTS	EJW
01-10-21	ADDED PIPE	EJW
02-01-20	REMOVE TST No.1	EJW



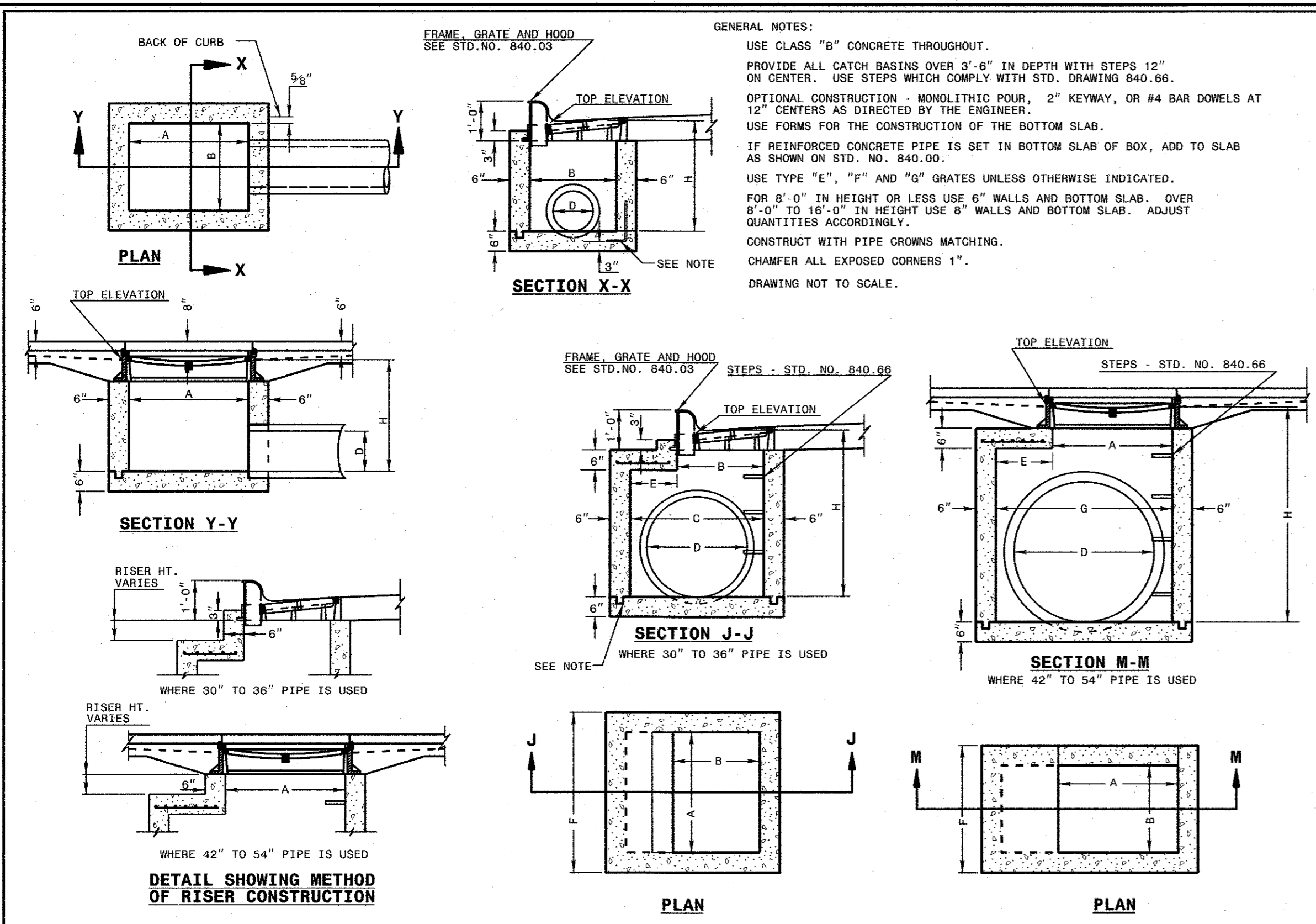
TRIPP ENGINEERING, P.C. AND STORMWATER MANAGEMENT PLAN
BRADLEY CREEK STATION
5815 OLEANDER DRIVE
WILMINGTON, NORTH CAROLINA

TRIPP ENGINEERING, P.C.
419 Chestnut Street
Wilmington, North Carolina 28401
Phone 910-763-5100
Fax 910-763-5631
© 2019 Tripp Engineering, P.C.



DATE: 01-18-19
DESIGN: PGT
DRAWN: MLV

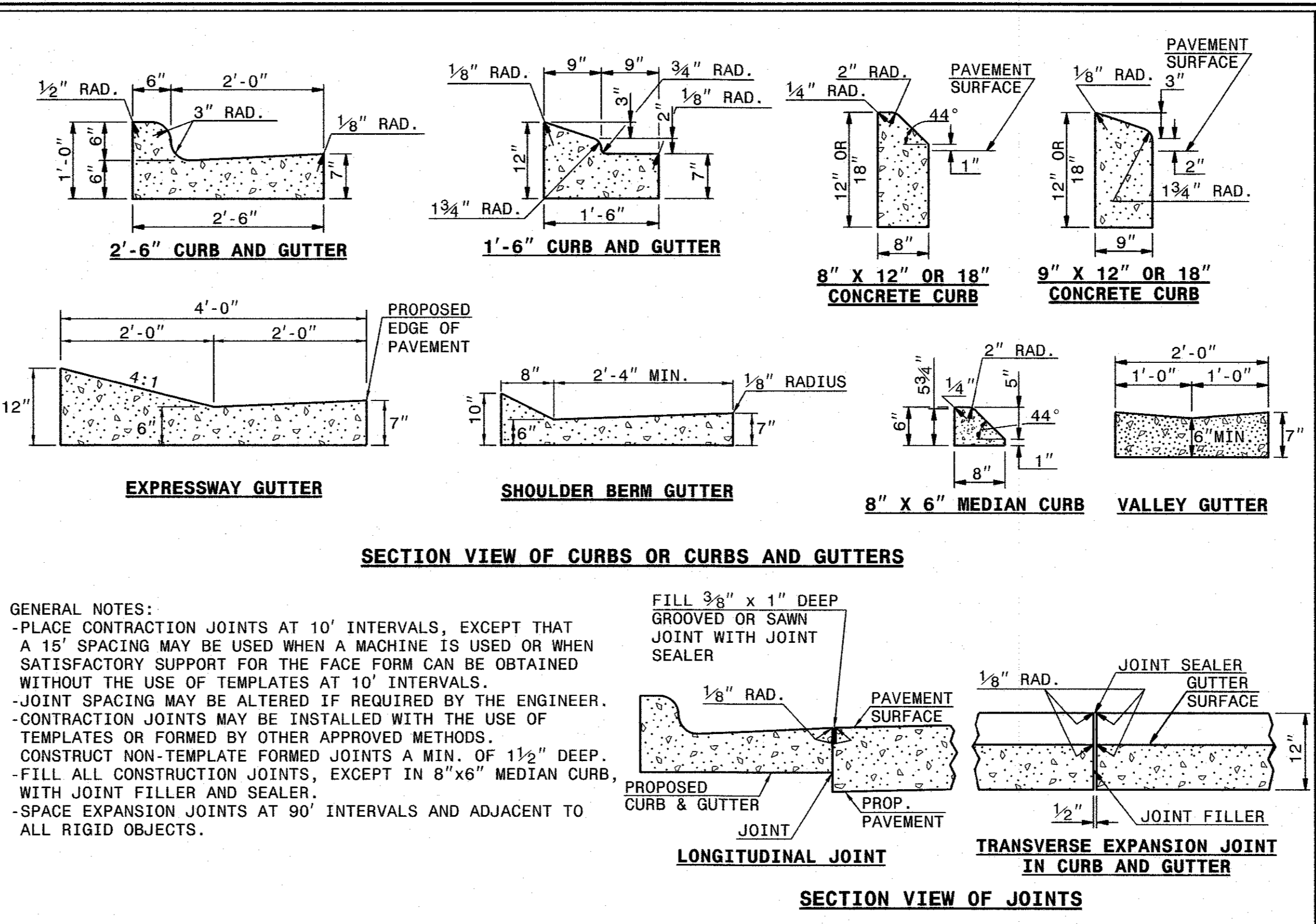
C4
SHEET 4 OF 10
15040



STATE OF NORTH CAROLINA
 DEPT. OF TRANSPORTATION
 DIVISION OF HIGHWAYS
 RALEIGH, N.C.

ROADWAY STANDARD DRAWING FOR
CONCRETE CATCH BASIN
 12" THRU 54" PIPE

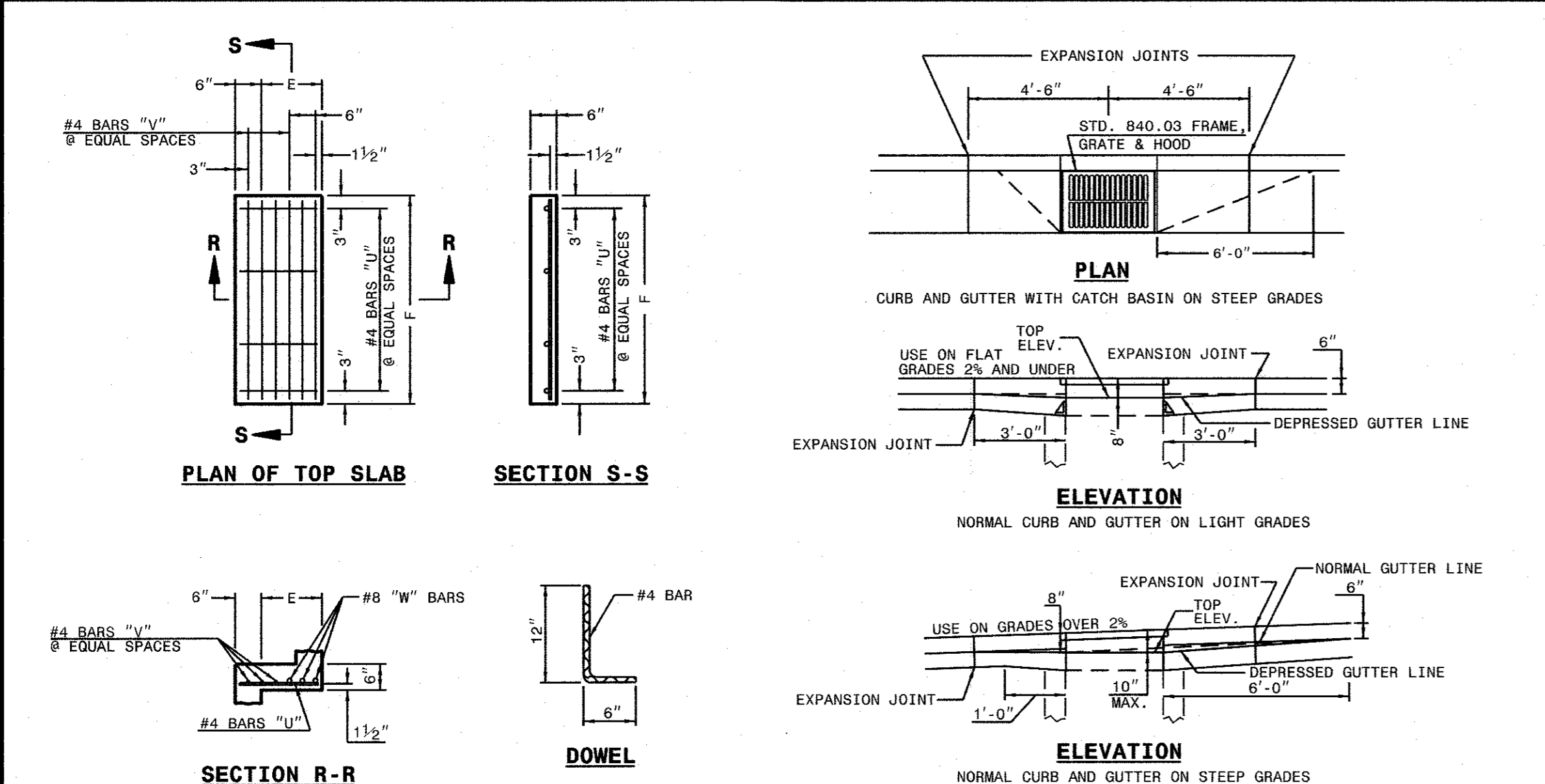
SHEET 1 OF 2
840.02



STATE OF NORTH CAROLINA
 DEPT. OF TRANSPORTATION
 DIVISION OF HIGHWAYS
 RALEIGH, N.C.

ROADWAY STANDARD DRAWING FOR
CONCRETE CURB, GUTTER AND GUTTER

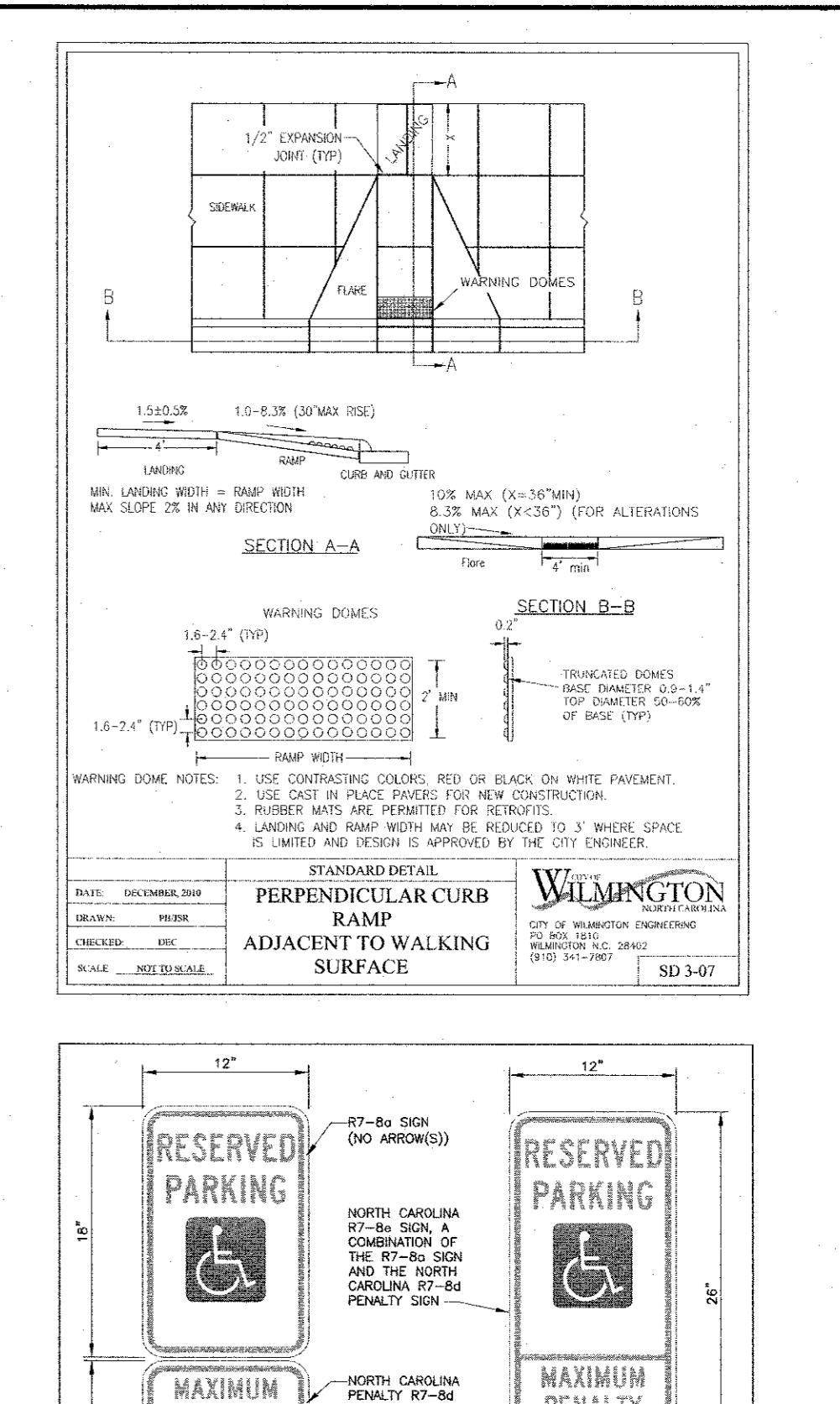
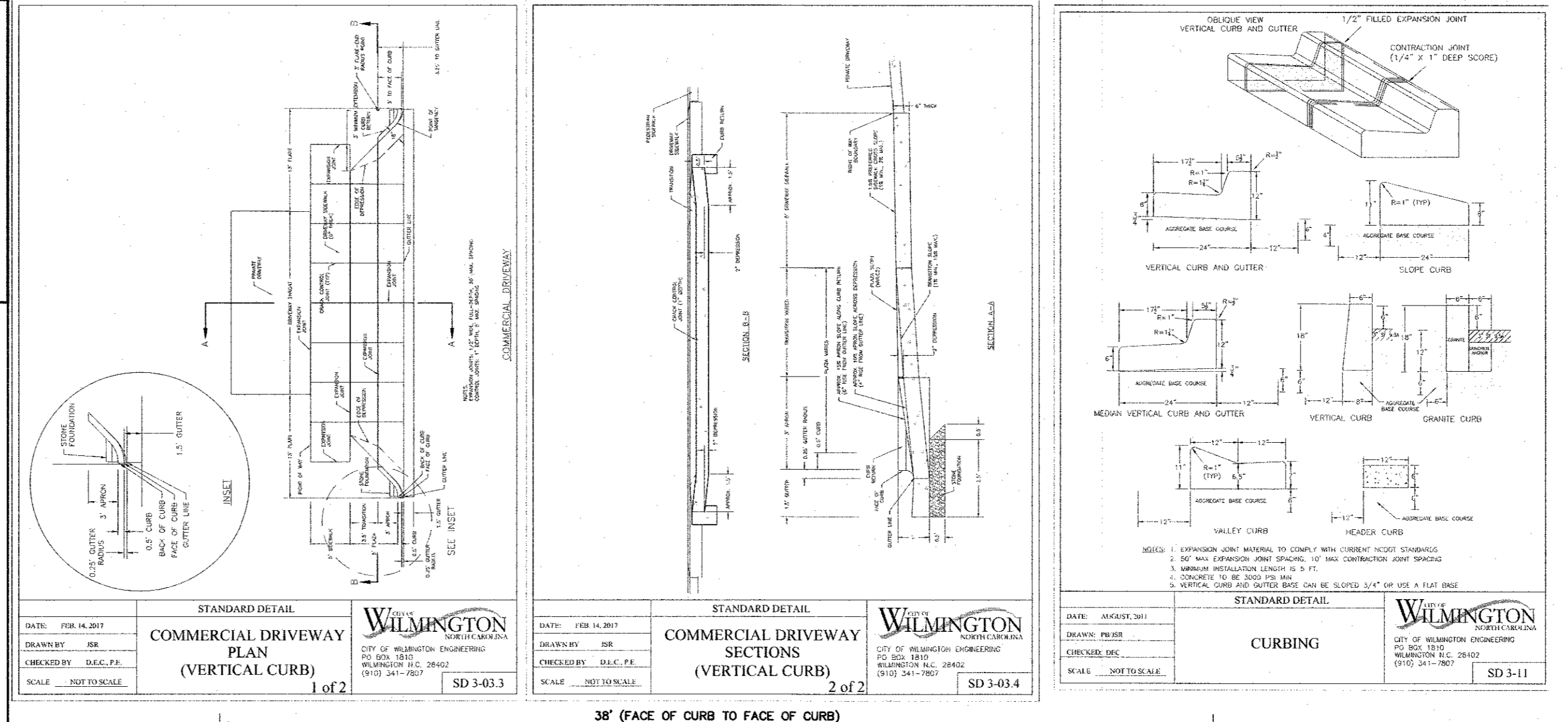
SHEET 1 OF 3
846.01



STATE OF NORTH CAROLINA
 DEPT. OF TRANSPORTATION
 DIVISION OF HIGHWAYS
 RALEIGH, N.C.

ROADWAY STANDARD DRAWING FOR
CONCRETE CATCH BASIN
 12" THRU 54" PIPE

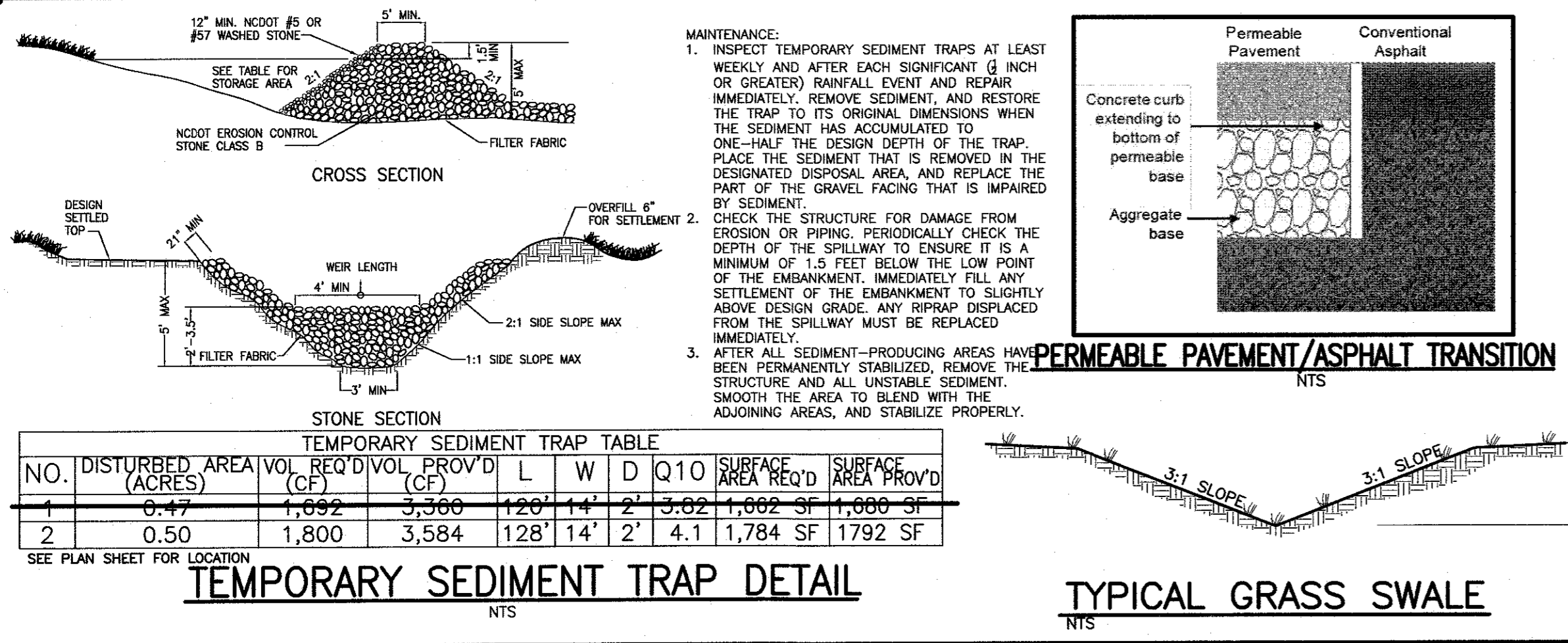
SHEET 2 OF 2
840.02



MINIMUM DIMENSIONS AND QUANTITIES FOR CONCRETE CATCH BASIN (BASED ON MIN. HEIGHT, H, WITH NO RISER) *

PIPE	SPAN	WIDTH	DEPTH	MIN. HEIGHT	COVER DIMENSION	NO. BARS-U	NO. BARS-V	NO. BARS-W	TOTAL TOP SLAB	DEDUCTIONS ONE PIPE
						LENGTH	LENGTH	LENGTH	NO. LENGTH	C. M. I. F. G.
12"	3'-0"	2'-2"	2'-2"	2'-9"	6"	2	2	2	0.235	0.272
15"	3'-0"	2'-2"	2'-2"	3'-0"	6"	2	2	2	0.235	0.829
18"	3'-0"	2'-2"	2'-2"	3'-3"	6"	2	2	2	0.235	0.887
24"	3'-0"	2'-2"	2'-2"	3'-9"	6"	2	2	2	0.235	1.001
30"	3'-0"	2'-2"	3'-4"	4'-3"	1'-2"	4	1'-5"	2	0.123	1.321
36"	3'-0"	2'-2"	3'-10"	4'-9"	1'-8"	4	1'-11"	3	0.161	1.433
42"	3'-0"	2'-2"	4'-5"	5'-3"	1'-5"	3	2'-11"	3	0.112	1.738
48"	3'-0"	2'-2"	5'-0"	5'-9"	2'-0"	4	2'-3"	3	0.145	2.052
54"	3'-0"	2'-2"	5'-7"	6'-3"	2'-7"	4	2'-11"	3	0.180	2.387

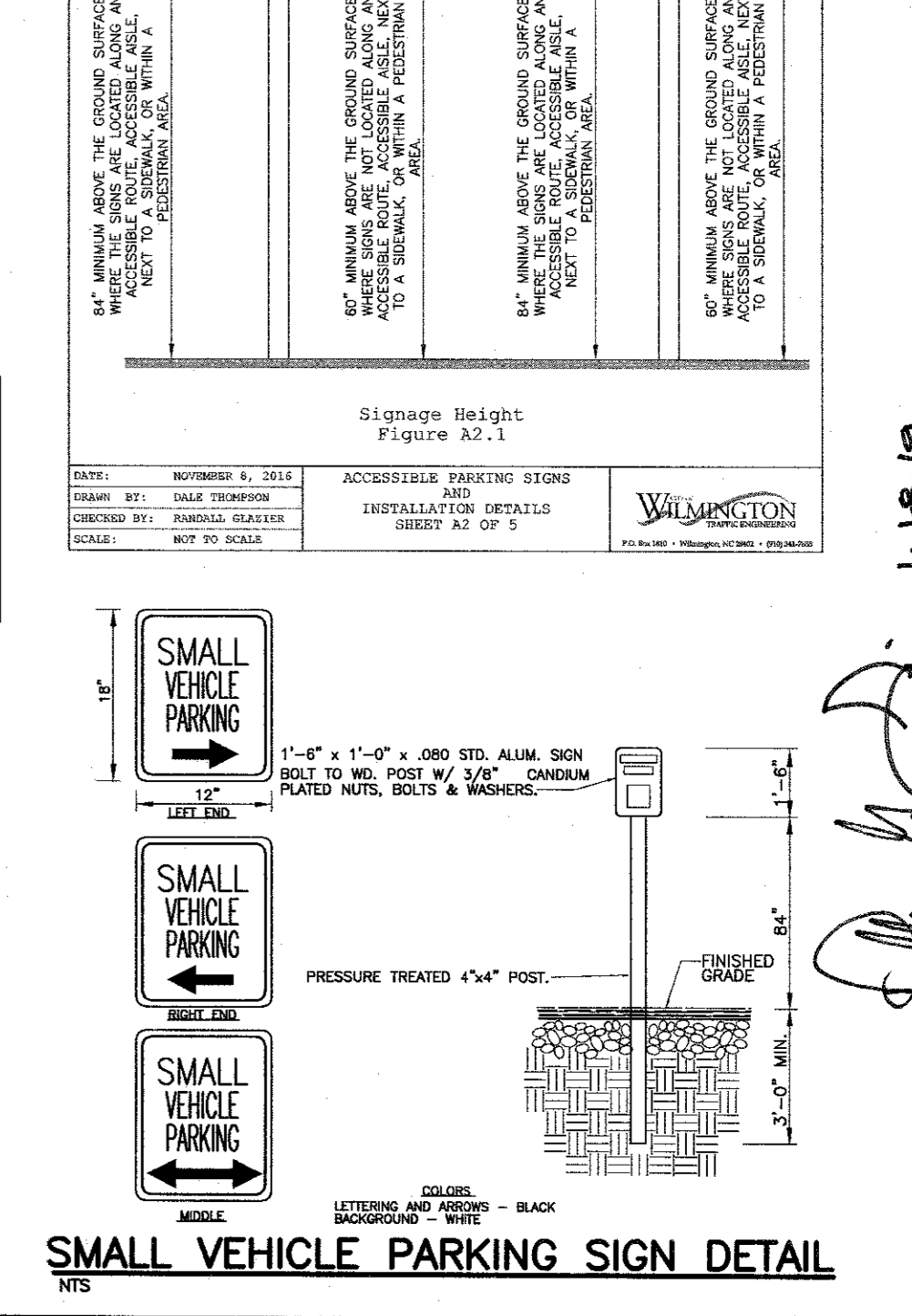
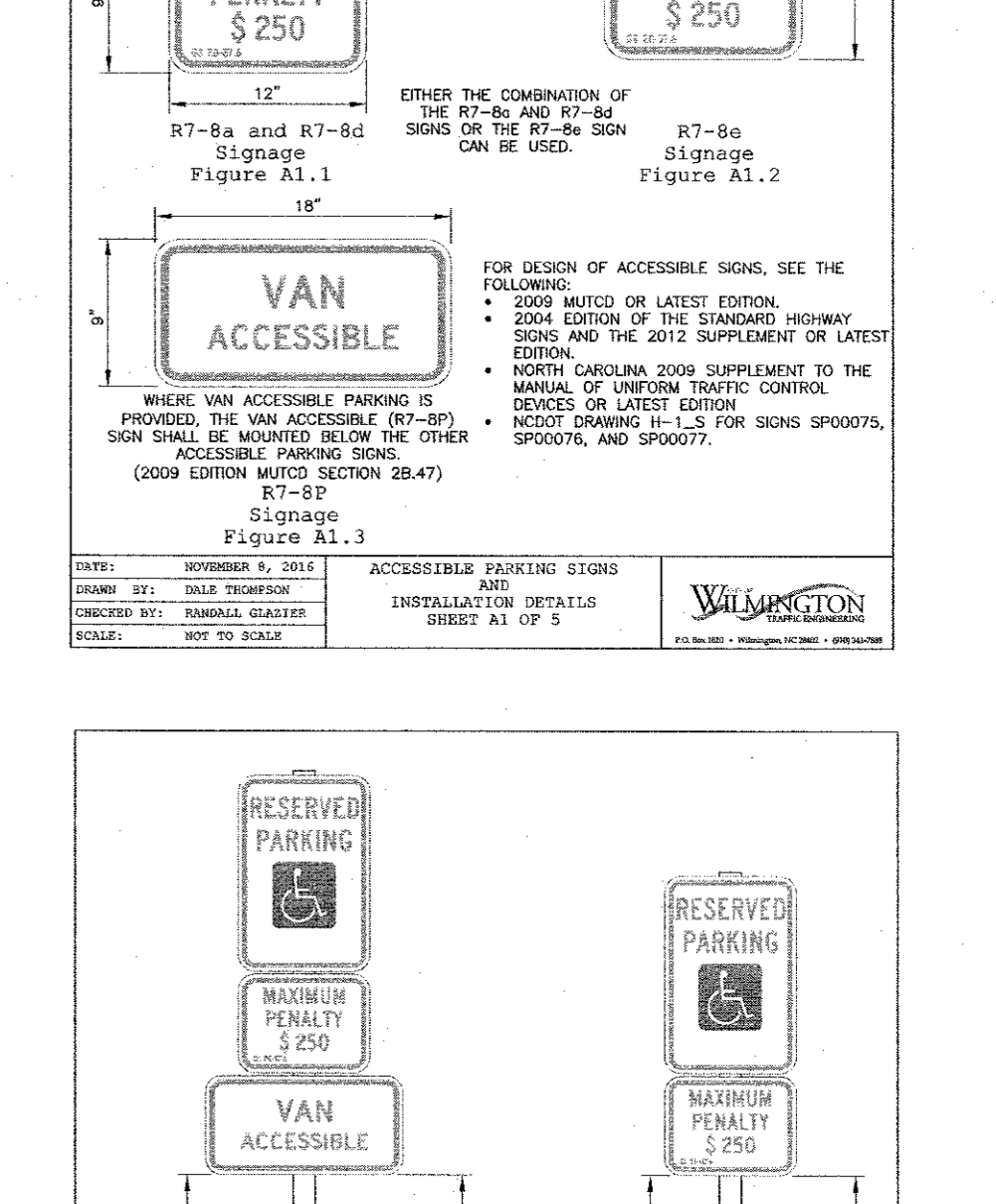
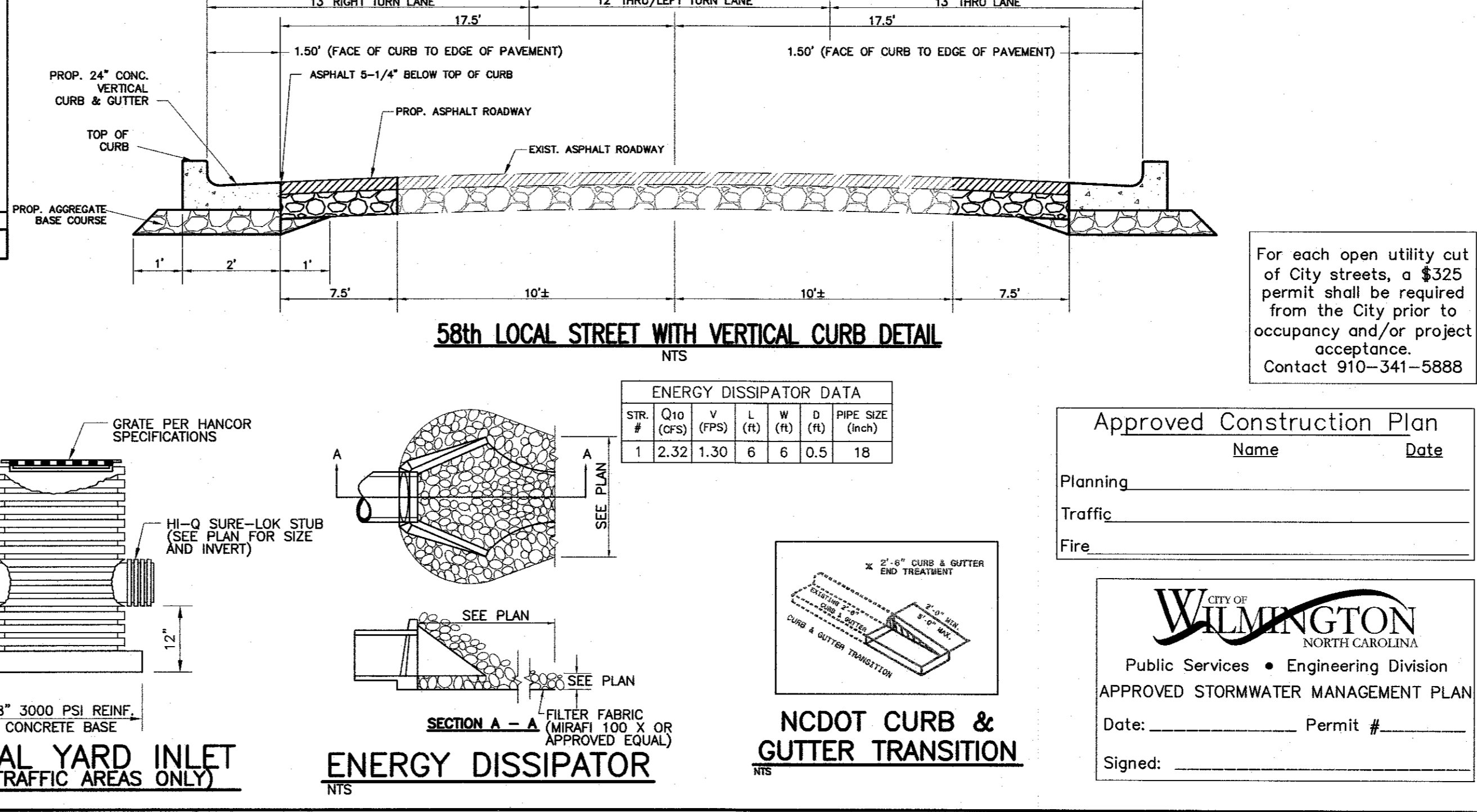
* RISER HAS .228 CUBIC YARDS OF CONCRETE PER FOOT HEIGHT



STATE OF NORTH CAROLINA
 DEPT. OF TRANSPORTATION
 DIVISION OF HIGHWAYS
 RALEIGH, N.C.

ROADWAY STANDARD DRAWING FOR
CONCRETE CATCH BASIN
 12" THRU 54" PIPE

SHEET 2 OF 2
840.02



REVISIONS

No.	Date	Description	By
1	02-21-19	EC COMMENTS	EJW
2	02-21-19	REMOVE TST	EJW
3	02-01-20	2020.1	

DETAILS AND NOTES

TRIPP ENGINEERING, P.C.
 419 Chestnut Street
 Wilmington, North Carolina 28401
 Phone 910-763-5100
 Email trippen@ec.rr.com
 © 2019 LICENSE NO. EC-127

BRADLEY CREEK STATION
 5615 OLEANDER DRIVE
 WILMINGTON, NORTH CAROLINA

DATE 01-18-19
 DESIGN PGT
 DRAWN MLV

SHEET 7 OF 10
15040

LOCATION		AREA		RUNOFF	RAIN	INCREMENTAL FLOW	TOTAL FLOW	PIPE DATA											
FROM	TO	SUB TOTAL (Acre)	TOTAL (Acre)	COEFF. C	INT. I (in/hr)	Q=CIA (C.F.S. REQ'D)	Q=CIA (C.F.S. REQ'D)	TYPE	N	LENGTH (ft)	S %	SIZE (in)	VEL. (fps)	Q AVAIL. (cfs)	Friction Loss (Hf) (ft)	Pond Elev. (ft)	Inlet WS Elev. (ft)	Rim Elev. (ft)	Invert Elev. (ft)
CI No. 19	TRENCH No. 2	0.16	0.16	0.81	8.87	1.15	1.15	RCP	0.013	2	1.00%	12	1.5	3.57	0.0013	20.20	20.20	22.00	17.40
CI No. 20	TRENCH No. 2	0.13	0.13	0.81	8.87	0.93	0.93	RCP	0.013	2	1.00%	12	1.2	3.57	0.0009	20.20	20.20	22.00	17.40
CI No. 21	TRENCH No. 2	0.32	0.32	0.81	8.87	2.30	2.30	RCP	0.013	19	0.37%	12	2.9	2.17	0.0506	20.20	20.25	22.00	17.45
CI No. 12	CI No. 11	0.24	0.24	0.81	8.87	1.72	1.72	RCP	0.013	113	0.31%	15	1.4	3.61	0.0554	20.29	20.34	22.00	18.00
CI No. 11	CI No. 10	0.11	0.35	0.81	8.87	0.79	2.51	RCP	0.013	75	0.33%	15	2.0	3.72	0.0782	20.21	20.29	22.00	17.65
CI No. 10	TRENCH No. 2	0.40	0.75	0.81	8.87	2.87	5.39	RCP	0.013	2	1.00%	15	4.4	6.48	0.0096	20.20	20.21	22.00	17.40
CI No. 15	CI No. 14	0.17	0.17	0.81	8.87	1.22	1.22	RCP	0.013	40	0.50%	15	1.0	4.58	0.0098	20.37	20.38	22.00	18.00
CI No. 14	CI No. 13	0.34	0.51	0.81	8.87	2.44	3.66	RCP	0.013	73	0.55%	15	3.0	4.80	0.1617	20.21	20.37	22.00	17.80
CI No. 13	TRENCH No. 2	0.22	0.73	0.81	8.87	1.58	5.24	RCP	0.013	2	1.00%	15	4.3	6.48	0.0091	20.20	20.21	22.00	17.40
CI No. 18	CI No. 17	0.30	0.30	0.81	8.87	2.16	2.16	RCP	0.013	85	0.41%	15	1.8	4.15	0.0651	20.35	20.41	22.00	18.00
CI No. 17	CI No. 16	0.23	0.53	0.81	8.87	1.65	3.81	RCP	0.013	56	0.45%	15	3.1	4.35	0.1340	20.21	20.35	22.00	17.65
CI No. 16	TRENCH No. 2	0.33	0.86	0.81	8.87	2.37	6.18	RCP	0.013	2	1.00%	15	5.0	6.48	0.0126	20.20	20.21	22.00	17.40
CI No. 21	NCDOT DI				8.87	5.82	5.82	RCP	0.013	35	5.00%	12	7.4	7.99	0.5969	20.20	17.20	22.00	20.20
24" FES	DI E	0.50	0.50	0.81	8.87	3.59	3.59	RCP	0.013	70	0.13%	24	1.1	8.18	0.0142	19.57	19.58	23.50	19.00
	DI E	0.15	0.65	0.81	8.87	1.08	4.67	RCP	0.013	180	0.13%	24	1.5	8.18	0.0618	19.51	19.57	23.50	18.60
	DI D	0.57	1.22	0.81	8.87	4.10	8.77	RCP	0.013	50	0.13%	24	2.8	8.18	0.0604	19.45	19.51	22.50	19.00
	DI A	0.10	1.32	0.81	8.87	0.72	9.48	RCP	0.013	215	0.20%	24	3.0	10.14	0.3042	19.14	19.45	22.00	18.60
	DI B	0.53	1.85	0.81	8.87	3.81	13.29	RCP	0.013	220	0.27%	24	4.2	11.79	0.6115	18.53	19.14	22.00	18.00
	DI C	0.10	1.95	0.81	8.87	0.72	14.01	RCP	0.013	10	1.00%	24	4.5	22.68	0.0309	18.50	18.53	17.90	17.90

**BRADLEY CREEK STATION
DA #2
10 Year Storm Pipe and HGL Calculations**

PGT

LOCATION		AREA		RUNOFF	RAIN	INCREMENTAL FLOW	TOTAL FLOW	PIPE DATA											
FROM	TO	SUB TOTAL (Acre)	TOTAL (Acre)	COEFF. C	INT. I (in/hr)	Q=CIA (C.F.S. REQ'D)	Q=CIA (C.F.S. REQ'D)	TYPE	N	LENGTH (ft)	S %	SIZE (in)	VEL. (fps)	Q AVAIL. (cfs)	Friction Loss (Hf) (ft)	Pond Elev. (ft)	Inlet WS Elev. (ft)	Rim Elev. (ft)	Invert Elev. (ft)
CI No. 19	TRENCH No. 2	0.16	0.16	0.81	7.23	0.94	0.94	RCP	0.013	2	1.00%	12	1.2	3.57	0.0009	20.20	20.20	22.00	17.40
CI No. 20	TRENCH No. 2	0.13	0.13	0.81	7.23	0.76	0.76	RCP	0.013	2	1.00%	12	1.0	3.57	0.0006	20.20	20.20	22.00	17.40
CI No. 21	TRENCH No. 2	0.32	0.32	0.81	7.23	1.87	1.87	RCP	0.013	19	0.37%	12	2.4	2.17	0.0336	20.20	20.23	22.00	17.45
CI No. 12	CI No. 11	0.24	0.24	0.81	7.23	1.41	1.41	RCP	0.013	113	0.31%	15	1.1	3.61	0.0368	20.26	20.30	22.00	18.00
CI No. 11	CI No. 10	0.11	0.35	0.81	7.23	0.64	2.05	RCP	0.013	75	0.33%	15	1.7	3.72	0.0520	20.21	20.26	22.00	17.65
CI No. 10	TRENCH No. 2	0.40	0.75	0.81	7.23	2.34	4.39	RCP	0.013	2	1.00%	15	3.6	6.48	0.0064	20.20	20.21	22.00	17.40
CI No. 15	CI No. 14	0.17	0.17	0.81	7.23	1.00	1.00	RCP	0.013	40	0.50%	15	0.8	4.58	0.0065	20.31	20.32	22.00	18.00
CI No. 14	CI No. 13	0.34	0.51	0.81	7.23	1.99	2.99	RCP	0.013	73	0.55%	15	2.4	4.80	0.1074	20.21	20.31	22.00	17.80
CI No. 13	TRENCH No. 2	0.22	0.73	0.81	7.23	1.29	4.28	RCP	0.013	2	1.00%	15	3.5	6.48	0.0060	20.20	20.21	22.00	17.40
CI No. 18	CI No. 17	0.30	0.30	0.81	7.23	1.76	1.76	RCP	0.013	85	0.41%	15	1.4	4.15	0.0433	20.30	20.34	22.00	18.00
CI No. 17	CI No. 16	0.23	0.53	0.81	7.23	1.35	3.10	RCP	0.013	56	0.45%	15	2.5	4.35	0.0890	20.21	20.30	22.00	17.65
CI No. 16	TRENCH No. 2	0.33	0.86	0.81	7.23	1.93	5.04	RCP	0.013	2	1.00%	15	4.1	6.48	0.0084	20.20	20.21	22.00	17.40
CI No. 21	NCDOT DI				8.87	5.82	5.82	RCP	0.013	35	5.00%	12	7.4	7.99	0.5969	20.20	17.20	22.00	20.20
24" FES	DI E	0.50	0.50	0.81	7.23	2.93	2.93	RCP	0.013	70	0.13%	24	0.9	8.18	0.0094	19.21	19.22	23.50	19.00
	DI D	0.15	0.65	0.81	7.23	0.88	3.81	RCP	0.013	180	0.13%	24	1.2	8.18	0.0410	19.17	19.21	23.50	18.60
	DI A	0.57	1.22	0.81	7.23	3.34	7.14	RCP	0.013	50	0.13%	24	2.3	8.18	0.0402	19.13	19.17	22.50	19.00
	DI B	0.10	1.32	0.81	7.23	0.59	7.73	RCP	0.013	215	0.20%	24	2.5	10.14	0.2021	18.93	19.13	22.00	18.60
	DI C	0.53	1.85	0.81	7.23	3.10	10.83	RCP	0.013	220	0.27%	24	3.4	11.79	0.4063	18.52	18.93	22.00	18.00
	24" FES	0.10	1.95	0.81	7.23	0.59	11.42	RCP	0.013	10	1.00%	24	3.6	22.68	0.0205	18.50	18.52	17.90	17.90



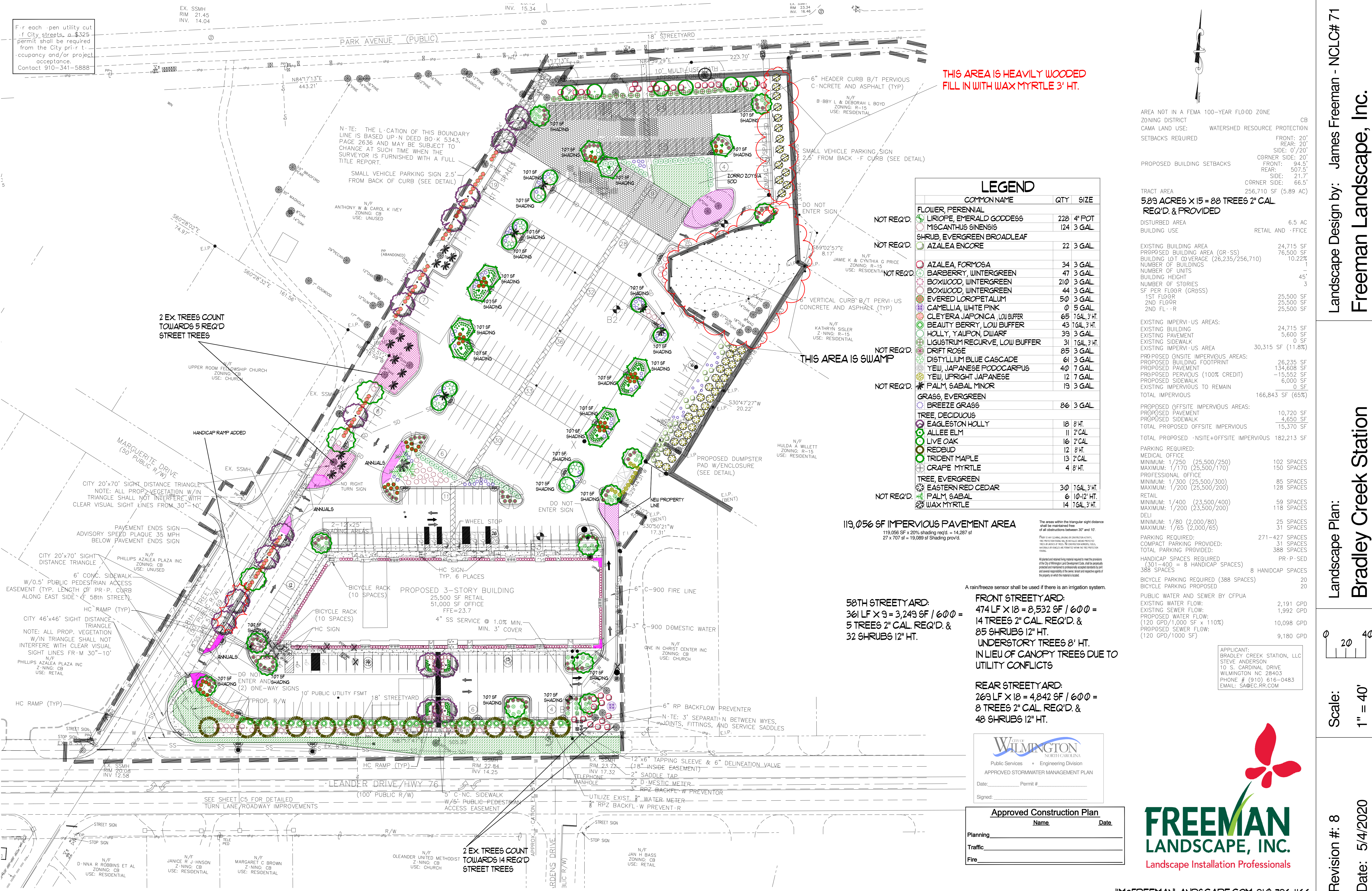
4.30.2020

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

EX. SSMH
RIM 21.45
INV. 14.04

INV. 15.34

E.A. 33911
RIM 23.34
INV. 16.46



NOTE: THE LOCATION OF THIS BOUNDARY LINE IS BASED UPON DEED BOOK 5343, PAGE 2636 AND MAY BE SUBJECT TO CHANGE AT SUCH TIME WHEN THE SURVEYOR IS FURNISHED WITH A FULL TITLE REPORT.

SMALL VEHICLE PARKING SIGN 2.5' FROM BACK OF CURB (SEE DETAIL)

2 EX. TREES COUNT TOWARDS 5 REQ'D STREET TREES

HANDICAP RAMP ADDED

PHILLIPS AZALEA PLAZA INC ZONING: CB USE: UNUSED

PHILLIPS AZALEA PLAZA INC ZONING: CB USE: RETAIL

PHILLIPS AZALEA PLAZA INC ZONING: CB USE: RESIDENTIAL

PHILLIPS AZALEA PLAZA INC ZONING: CB USE: RESIDENTIAL

PHILLIPS AZALEA PLAZA INC ZONING: CB USE: RESIDENTIAL

PROPOSED 3-STORY BUILDING
25,500 SF RETAIL
51,000 SF OFFICE
FFE=23.7

SEE SHEET C5 FOR DETAILED TURN LANE/ROADWAY IMPROVEMENTS

2 EX. TREES COUNT TOWARDS 14 REQ'D STREET TREES

THIS AREA IS HEAVILY WOODED
FILL IN WITH WAX MYRTLE 3' HT.

THIS AREA IS SWAMP

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.

58TH STREETYARD:
361 LF X 9 = 3,249 SF / 600 =
5 TREES 2" CAL. REQ'D. &
32 SHRUBS 12" HT.

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.

LEGEND		
COMMON NAME	QTY	SIZE
FLOWER, PERENNIAL		
LIRIOPE, EMERALD GODDESS	228	4" POT
MISCANTHUS SINENSIS	124	3 GAL
SHRUB, EVERGREEN BROADLEAF		
AZALEA ENCORE	22	3 GAL
NOT REQ'D.		
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	65	1 GAL, 3' HT.
BEAUTY BERRY, LOW BUFFER	43	1 GAL, 3' HT.
HOLLY, YAUPON, DWARF	39	3 GAL
LIGUSTRUM RECURVE, LOW BUFFER	31	1 GAL, 3' HT.
DRIFT ROSE	85	3 GAL
DISTYLIUM BLUE CASCADE	61	3 GAL
YEW, JAPANESE PODOCARPUS	40	7 GAL
YEW, UPRIGHT JAPANESE	12	7 GAL
NOT REQ'D.		
PALM, SABAL MINOR	19	3 GAL
GRASS, EVERGREEN		
BREEZE GRASS	86	3 GAL
TREE, DECIDUOUS		
EAGLESTON HOLLY	18	8' HT.
ALLEE ELM	11	2" CAL.
LIVE OAK	16	2" CAL.
REDBUD	12	8' HT.
TRIDENT MAPLE	13	2" CAL.
CRAPE MYRTLE	4	8' HT.
NOT REQ'D.		
TREE, EVERGREEN		
EASTERN RED CEDAR	30	1 GAL, 3' HT.
PALM, SABAL	6	10-12' HT.
WAX MYRTLE	14	1 GAL, 3' HT.

AREA NOT IN A FEMA 100-YEAR FLOOD ZONE
ZONING DISTRICT: CB
CAMA LAND USE: WATERSHED RESOURCE PROTECTION
SETBACKS REQUIRED: FRONT: 20', REAR: 20', SIDE: 0'/20', CORNER SIDE: 20'
PROPOSED BUILDING SETBACKS: FRONT: 94.5', REAR: 507.5', SIDE: 21.7', CORNER SIDE: 66.5'
TRACT AREA: 256,710 SF (5.89 AC)

5.89 ACRES X 15 = 88 TREES 2" CAL. REQ'D. & PROVIDED

DISTURBED AREA: 6.5 AC
BUILDING USE: RETAIL AND OFFICE
EXISTING BUILDING AREA (GR-SS): 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

EXISTING IMPERVIOUS AREAS: 24,715 SF
EXISTING BUILDING: 5,600 SF
EXISTING SIDEWALK: 0 SF
EXISTING IMPERVIOUS AREA: 30,315 SF (11.8%)

PROPOSED ONSITE 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 OFFSITE IMPERVIOUS AREAS: 10,720 SF
PROPOSED PAVEMENT: 4,650 SF
PROPOSED SIDEWALK: 15,370 SF
TOTAL PROPOSED OFFSITE IMPERVIOUS: 182,213 SF

PARKING REQUIRED:
MEDICAL OFFICE: 102 SPACES
MINIMUM: 1/250 (25,500/250)
MAXIMUM: 1/170 (25,500/170)
PROFESSIONAL OFFICE: 85 SPACES
MINIMUM: 1/300 (25,500/300)
MAXIMUM: 1/200 (25,500/200)

RETAIL: 59 SPACES
MINIMUM: 1/400 (23,500/400)
MAXIMUM: 1/200 (23,500/200)
DELI: 25 SPACES
MINIMUM: 1/80 (2,000/80)
MAXIMUM: 1/65 (2,000/65)

PARKING PROVIDED:
COMPACT PARKING PROVIDED: 31 SPACES
TOTAL PARKING PROVIDED: 388 SPACES
HANDICAP SPACES REQUIRED (301-400 = 8 HANDICAP SPACES): 8 HANDICAP SPACES
BICYCLE PARKING REQUIRED (388 SPACES): 20
BICYCLE PARKING PROPOSED: 20

PUBLIC WATER AND SEWER BY CFPWA
EXISTING WATER FLOW: 2,191 GPD
EXISTING SEWER FLOW: 1,992 GPD
PROPOSED WATER FLOW: (120 GPD/1,000 SF x 110%) 10,098 GPD
PROPOSED SEWER FLOW: (120 GPD/1000 SF) 9,180 GPD

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

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

Approved Construction Plan

Name	Date
Planning	
Traffic	
Fire	

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

Landscape Design by: James Freeman - NCLC# 71
Landscape Plan: Bradley Creek Station
Scale: 1" = 40'
Revision #: 8
Date: 5/4/2020