

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

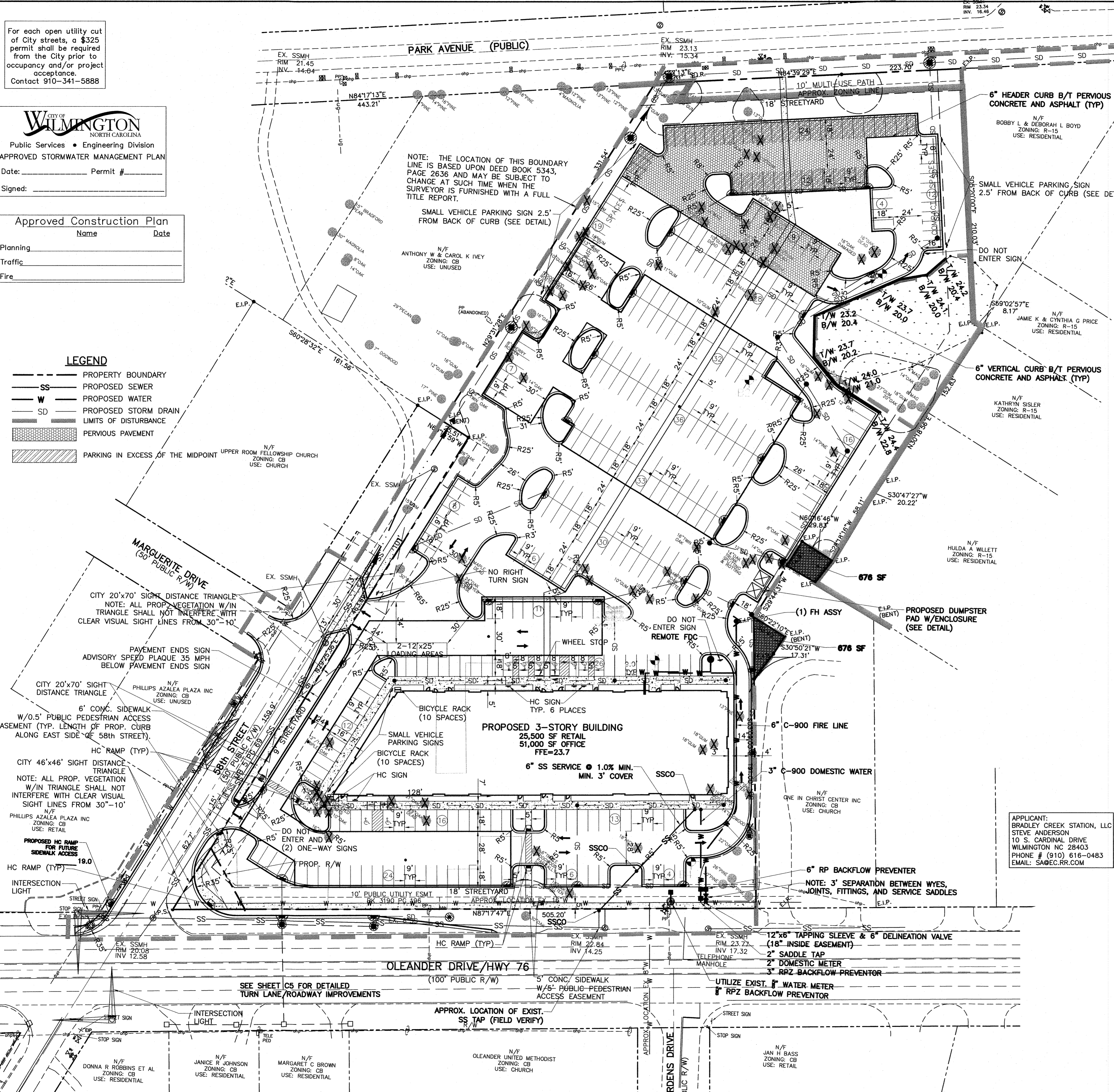
CITY OF WILMINGTON
NORTH CAROLINA
Public Services • Engineering Division
APPROVED STORMWATER MANAGEMENT PLAN
Date: _____ Permit # _____
Signed: _____

Approved Construction Plan

Name	Date
Planning	
Traffic	
Fire	

LEGEND

- PROPERTY BOUNDARY
- PROPOSED SEWER
- PROPOSED WATER
- PROPOSED STORM DRAIN
- LIMITS OF DISTURBANCE
- PERVIOUS PAVEMENT
- PARKING IN EXCESS OF THE MIDPOINT



ZONING
1) TOPOGRAPHY COMPLETED BY PATRICK C. BRISTOW LAND SURVEYING, P.C.
2) PERMITTING OF BUSINESS IDENTIFICATION SIGNAGE IS A SEPARATE PROCESS. CITY OF WILMINGTON WILL NOT ALLOW OBSTRUCTIONS WITHIN THE RIGHT-OF-WAY.
3) CONTRACTOR SHALL FIELD VERIFY SIZE, MATERIAL, INVERTS LOCATION OF ALL EXISTING UTILITIES PRIOR TO INSTALLATION OF PROPOSED CONNECTIONS.
4) EXISTING EASEMENTS AS SHOWN
5) CONTRACTOR SHALL MAINTAIN ALL-WEATHER ACCESS FOR EMERGENCY VEHICLES AT ALL TIMES DURING CONSTRUCTION.
6) UNDERGROUND FIRE LINE(S) MUST BE PERMITTED AND INSPECTED BY THE WILMINGTON FIRE DEPARTMENT FROM THE PUBLIC RIGHT-OF-WAY OF THE BUILDING. CONTACT THE WILMINGTON FIRE DEPARTMENT DIVISION OF FIRE AND LIFE SAFETY AT 910-341-0696.
7) BUILDING IS TYPE IIB

SOLID WASTE
1) SITE TO USE DUMPSTER.

TRAFFIC
1) ALL PAVEMENT MARKINGS IN PUBLIC RIGHTS-OF-WAY AND FOR DRIVEWAYS ARE TO BE THERMOPLASTIC AND MEET CITY AND/OR NCDOT STANDARDS.
2) TRAFFIC CONTROL DEVICES (INCLUDING SIGNS AND PAVEMENT MARKINGS) IN AREAS OPEN TO PUBLIC TRAFFIC ARE TO MEET MUTCD (MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES) STANDARDS.
3) CONTACT TRAFFIC ENGINEERING AT 910-341-7888 TO ENSURE THAT ALL TRAFFIC SIGNALS FACILITIES AND EQUIPMENT ARE SHOWN ON THE PLAN.
4) CALL TRAFFIC ENGINEERING AT 910-341-7888 FORTY-EIGHT HOURS PRIOR TO ANY EXCAVATION IN THE RIGHT-OF-WAY.
5) ANY BROKEN OR MISSING SIDEWALK PANELS, DRIVEWAY PANELS AND CURBING WILL BE REPLACED.
6) CONTACT 910-341-7888 TO DISCUSS STREET LIGHTING OPTIONS.
7) ALL TRAFFIC CONTROL SIGNS AND MARKINGS OFF THE RIGHT-OF-WAY ARE TO BE MAINTAINED BY THE PROPERTY OWNER IN ACCORDANCE WITH MUTCD STANDARDS.
8) NO ROWS TO BE CLOSED.
9) NO STREETS PROPOSED.
10) OFF SITE PARKING PROPOSED AS SHOWN.
11) DRIVEWAYS TO MEET CITY STANDARDS.
12) ALL PARKING STALL MARKINGS AND LANE ARROWS WITHIN THE PARKING AREAS SHALL BE WHITE.
13) STOP SIGNS AND STREET SIGNS TO REMAIN IN PLACE DURING CONSTRUCTION.
14) TACTILE WARNING MATS WILL BE INSTALLED ON ALL WHEELCHAIR RAMPS.
15) INSTALL REFLECTORS PER CITY AND NCDOT STANDARDS ON 58TH STREET. TRAFFIC ENGINEERING MUST APPROVE PAVEMENT MARKING LAYOUT PRIOR TO ACTUAL STRIPING.

LANDSCAPING
1) A LANDSCAPING PLAN INDICATING THE LOCATION OF REQUIRED STREET TREES SHALL BE SUBMITTED TO THE CITY OF WILMINGTON TRAFFIC ENGINEERING DIVISION AND THE PARKS AND RECREATION DEPARTMENT FOR REVIEW AND APPROVAL PRIOR TO THE RECORDING OF THE FINAL PLAN.
2) NO OBSTRUCTIONS ARE PERMITTED IN THE SPACE BETWEEN THIRTY (30) INCHES AND TEN (10) FEET ABOVE THE GROUND WITHIN THE TRIANGULAR DISTANCE.
3) PRIOR TO GRADING, GRADING OR CONSTRUCTION ACTIVITY, TREE PROTECTION FENCING WILL BE INSTALLED AROUND PROTECTED TREES OR GROVES OF TREES AND NO CONSTRUCTION WORKERS, TOOLS, MATERIALS, OR VEHICLES ARE PERMITTED WITHIN THE TREE PROTECTION FENCING.
4) ANY TREES AND/OR AREAS DESIGNATED TO BE PROTECTED MUST BE PROPERLY BARRICADED WITH FENCING AND PROTECTED THROUGHOUT CONSTRUCTION TO INSURE THAT NO CLEARING, GRADING OR STAGING OF MATERIALS WILL OCCUR IN THOSE AREAS.
5) NO EQUIPMENT IS ALLOWED ON SITE UNTIL ALL TREE PROTECTION FENCING AND SILT FENCING IS INSTALLED AND APPROVED. PROTECTIVE FENCING IS TO BE MAINTAINED THROUGHOUT THE DURATION OF THE PROJECT AND CONTRACTORS SHALL REVEAL ADEQUATE INSTRUCTIONS ON TREE PROTECTION METHODS.
6) ALL PROPOSED VEGETATION WITHIN SIGHT TRIANGLES SHALL NOT INTERFERE WITH CLEAR VISUAL SIGHT LINES FROM 30'-10'.

CEPWA
1) WATER AND SEWER SERVICE SHALL MEET CAPE FEAR PUBLIC UTILITY AUTHORITY (CFPUA) DETAILS AND SPECIFICATIONS.
2) PROJECT SHALL COMPLY WITH THE CFPUA CROSS CONNECTION CONTROL REQUIREMENTS (WATER METER) CANNOT BE RELEASED UNTIL ALL REQUIREMENTS ARE MET AND THE STATE HAS GIVEN THEIR FINAL APPROVAL.
3) IF THE CONTRACTOR DESIRES CFPUA WATER FOR CONSTRUCTION, HE SHALL APPLY IN ADVANCE FOR THIS SERVICE AND MUST PROVIDE A REDUCED PRESSURE ZONE (RPZ) BACKFLOW PREVENTION DEVICE ON THE DEVELOPERS SIDE OF THE WATER METER BOX.
4) ANY IRRIGATION SYSTEM SUPPLIED BY CFPUA WATER SHALL COMPLY WITH THE CFPUA'S CONNECTION CONTROL REGULATION. CALL 910-332-6419 FOR INFORMATION.
5) ANY BACKFLOW PREVENTION DEVICES REQUIRED BY CFPUA WILL NEED TO BE ON THE LIST OF APPROVED DEVICES FOR USFCO/CCR OR ASSE.
6) PUBLIC WATER MAIN EXTENSION AND WATER SERVICES PROPOSED. SANITARY SEWER SERVICE PROPOSED.
7) CONTACT THE NORTH CAROLINA ONLY CALL CENTER AT 1-800-632-4949 PRIOR TO DOING ANY DIGGING, CLEARING OR GRADING.
8) ANY IRRIGATION SYSTEM SHALL BE EQUIPPED WITH A RAIN AND FREEZER SENSITIVE IRRIGATION CONTROLLER.
9) CONTRACTOR TO FIELD VERIFY EXISTING WATER AND SEWER SERVICE LOCATIONS, SIZES AND MATERIALS PRIOR TO CONSTRUCTION. ENGINEER TO BE NOTIFIED OF ANY CONFLICTS.
10) A UTILITY CUT PERMIT IS REQUIRED FOR EACH OPEN CUT OF A CITY STREET. CONTACT 910-341-5888 FOR MORE DETAILS.

DRAINAGE
1) SHEET FLOW TO PROPOSED INLETS TO UNDERGROUND INFILTRATION SYSTEM.

UNDERGROUND UTILITIES
1) ALL ELECTRIC, CABLE TELEVISION AND TELEPHONE FACILITIES, FIRE ALARM CONDUITS, STREET LIGHTING WIRING AND OTHER WIRING CONDUITS AND SIMILAR FACILITIES SHALL BE PLACED UNDERGROUND BY THE DEVELOPER OR THE APPROPRIATE UTILITY COMPANY.
2) A MINIMUM COVER OF 30-INCHES OVER ALL PROPOSED WATER LINES SHALL BE PROVIDED.

FIRE
1) FIRE HYDRANT MUST BE WITHIN 150' OF THE FDC MEASURED AS THE TRUCK DRIVES FOR PRACTICAL USE.
2) FDC MUST BE WITHIN 40' OF FIRE APPARATUS PLACEMENT.
3) LANDSCAPING OR PARKING CANNOT BLOCK OR IMPEDE THE FDC OR FIRE HYDRANTS. A 3-FOOT CLEAR SPAN SHALL BE MAINTAINED AROUND THE CIRCUMFERENCE OF THE HYDRANT AND FDC.
4) IN ADDITION TO THE STANDARD COMMENTS, ADDITIONAL FIRE PROTECTION AND ACCESSIBILITY REQUIREMENTS MAY BE REQUIRED DUE TO ANY SPECIAL CIRCUMSTANCES CONCERNING THE PROJECT.
5) ALL ISOLATION VALVES WITHIN THE "HOT BOX" SHALL BE ELECTRICALLY SUPERVISED. PLEASE WORK CLOSELY WITH YOUR FIRE SPRINKLER AND ALARM INSTALLER IN REGARDS TO RUNNING WIRE FOR TAMPER SWITCH.
6) CONTRACTOR SHALL MAINTAIN AN ALL-WEATHER ACCESS FOR EMERGENCY VEHICLES AT ALL TIMES DURING CONSTRUCTION.
7) NEW HYDRANTS MUST BE BROUGHT INTO SERVICE PRIOR TO COMBUSTIBLE MATERIALS DELIVERED TO THE JOB SITE.
8) PRIVATE UNDERGROUND FIRE LINES REQUIRE A SEPARATE FIRE LINE PERMIT FROM THE WILMINGTON FIRE AND LIFE SAFETY DIVISION 910-341-0696.
9) CONTRACTOR SHALL SUBMIT A RADIO SIGNAL STRENGTH STUDY FOR ALL COMMERCIAL BUILDINGS THAT DEMONSTRATES THAT EXISTING EMERGENCY RESPONDER RADIO SIGNAL LEVELS MEET THE REQUIREMENTS OF SECTION 510 OF THE 2018 NC FIRE CODE.

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

SITE DATA:

PROJECT ADDRESS: 5815 OLEANDER DRIVE
PROPERTY OWNER: BRADLEY CREEK STATION, LLC
PIN NUMBER: 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

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: 07/20'
CORNER SIDE: 20'
FRONT: 94.5'
REAR: 507.5'
SIDE: 21.7'
CORNER SIDE: 66.5'

PROPOSED BUILDING SETBACKS
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: 1
BUILDING HEIGHT: 44'
NUMBER OF STORIES: 3
1ST FLOOR (GROSS): 25,500 SF
2ND FLOOR: 25,500 SF
3RD FLOOR: 25,500 SF

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

PROPOSED ONSITE IMPERVIOUS AREAS:
PROPOSED BUILDING FOOTPRINT: 26,235 SF
PROPOSED PAVEMENT: 134,608 SF
PROPOSED PERVIOUS (100% CREDIT): -15,552 SF
EXISTING SIDEWALK: 6,000 SF
EXISTING IMPERVIOUS TO REMAIN: 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: 150 SPACES
MINIMUM: 1/300 (25,500/300)
MAXIMUM: 1/200 (25,500/200)

RETAIL: 85 SPACES
MINIMUM: 1/400 (23,500/400)
MAXIMUM: 1/200 (23,500/200)
DELI: 128 SPACES
MINIMUM: 1/80 (2,000/80)
MAXIMUM: 1/65 (2,000/65)
PARKING REQUIRED: 271-427 SPACES
COMPACT PARKING PROVIDED: 31 SPACES
TOTAL PARKING PROVIDED: 388 SPACES

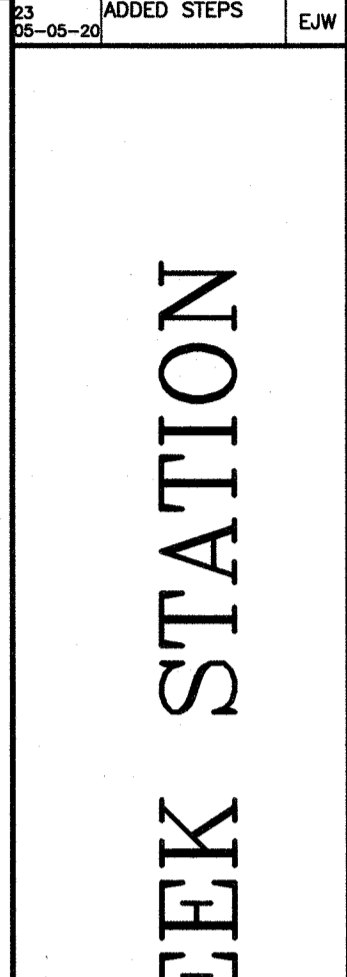
HANDICAP SPACES REQUIRED: 388 SPACES
(301-400 = 8 HANDICAP SPACES)
BICYCLE PARKING REQUIRED (388 SPACES): 20
BICYCLE PARKING PROPOSED: 20

PUBLIC WATER AND SEWER BY CFPUA
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)
9,180 GPD

SITE PLAN
BAR SCALE 1"=40'
DATE: 01-18-19
DESIGN: PGT
DRAWN: MLV
C3
SHEET 3 OF 10
15040

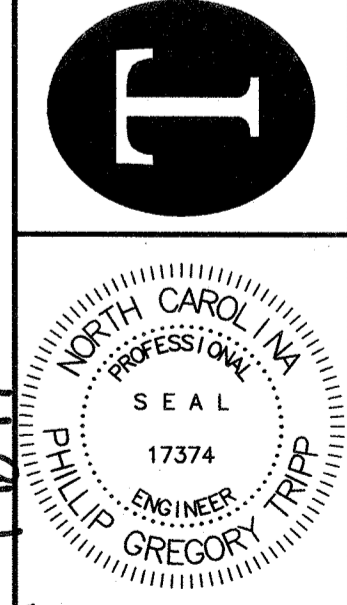
REVISIONS

No.	Date	Description	By
01-21-19		REMOVED TREES	ELW
02-21-19		REMOVED COMMENTS	ELW
03-09-19		REMOVED COMMENTS	ELW
03-09-19		ADDED TREES	ELW
03-09-19		UPDATED TREES	ELW
03-09-19		ADDED BACKFLOW PREVENTER	ELW
03-09-19		UPDATE SS	ELW
03-09-19		UPDATE	ELW
03-09-19		UPDATE PROPERTY LINES, DUMPSTER SHIFT.	ELW
03-09-19		SHIFT DI No.1	ELW
03-09-19		ADDED FIRE NOTE	ELW
03-09-19		ADDED STEPS	ELW



SITE AND UTILITY 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
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DATE: 01-18-19
DESIGN: PGT
DRAWN: MLV
C3
SHEET 3 OF 10
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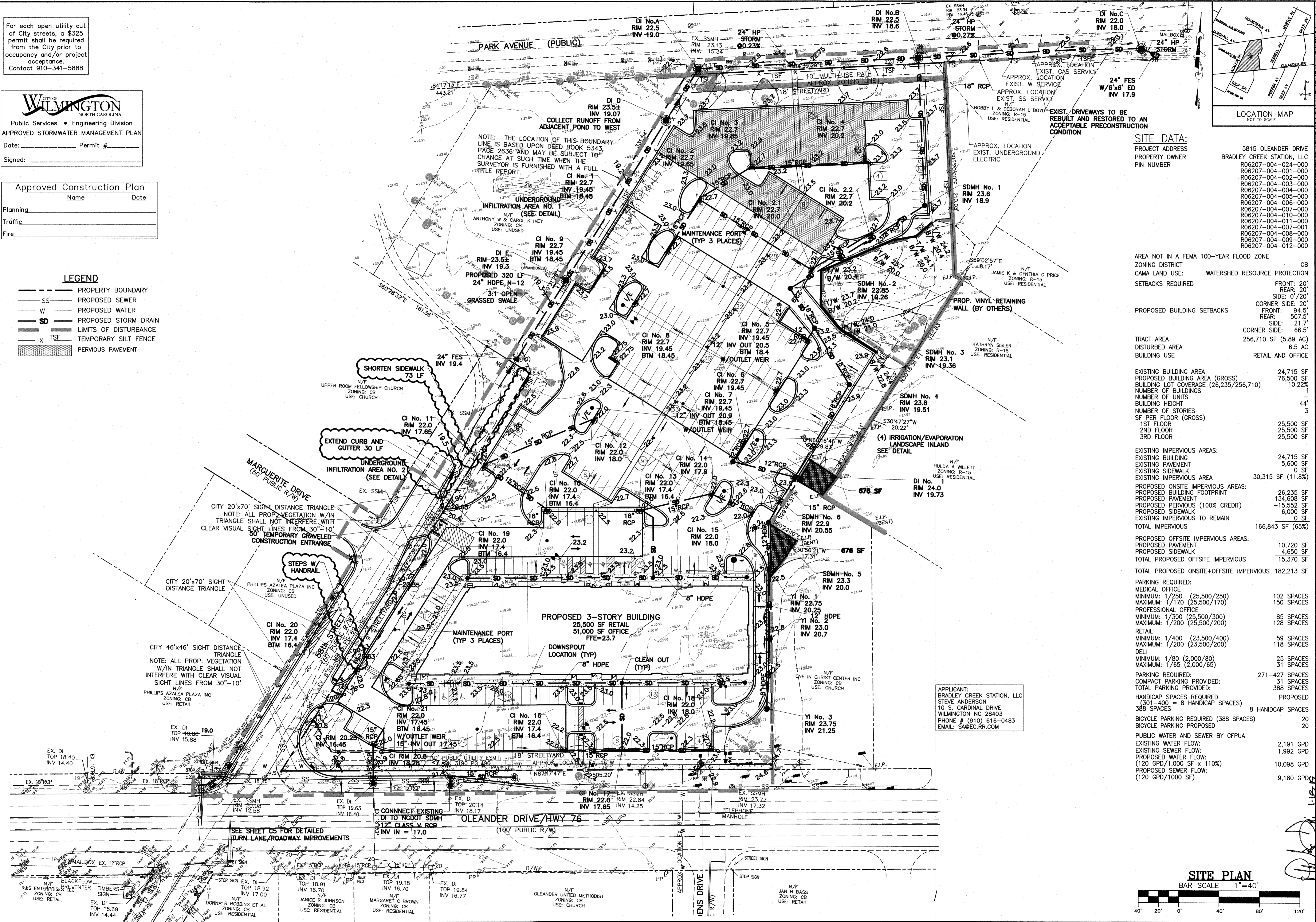
CITY OF WILMINGTON
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Public Services • Engineering Division
APPROVED STORMWATER MANAGEMENT PLAN
Date: _____ Permit # _____
Signed: _____

Approved Construction Plan

Name	Date
Planning	
Traffic	
Fire	

LEGEND

	PROPERTY BOUNDARY
	PROPOSED SEWER
	PROPOSED WATER
	PROPOSED STORM DRAIN
	LIMITS OF DISTURBANCE
	TEMPORARY SILT FENCE
	PERVIOUS PAVEMENT



SITE DATA:

PROJECT ADDRESS
PROPERTY OWNER
PIN NUMBER

5815 OLEANDER DRIVE
BRADLEY CREEK STATION, LLC
R06207-004-001-000
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R06207-004-011-000
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R06207-004-008-000
R06207-004-009-000
R06207-004-012-000

AREA NOT IN A FEMA 100-YEAR FLOOD ZONE
ZONING DISTRICT: CB
WATERSHED RESOURCE PROTECTION
CAMA LAND USE:
SETBACKS REQUIRED:
FRONT: 20'
REAR: 20'
SIDE: 0'/20'
CORNER SIDE: 20'
FRONT: 94.5'
REAR: 507.5'
SIDE: 21.7'
CORNER SIDE: 66.5'

PROPOSED BUILDING SETBACKS

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

PROPOSED ONSITE IMPERVIOUS AREAS:
PROPOSED BUILDING FOOTPRINT: 26,235 SF
PROPOSED PAVEMENT: 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:
MINIMUM: 1/250 (25,500/250) 102 SPACES
MAXIMUM: 1/170 (25,500/170) 150 SPACES
PROFESSIONAL OFFICE:
MINIMUM: 1/300 (25,500/300) 85 SPACES
MAXIMUM: 1/200 (25,500/200) 128 SPACES
RETAIL:
MINIMUM: 1/400 (23,500/400) 59 SPACES
MAXIMUM: 1/200 (23,500/200) 118 SPACES
DELI:
MINIMUM: 1/80 (2,000/80) 25 SPACES
MAXIMUM: 1/65 (2,000/65) 31 SPACES
PARKING PROVIDED:
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: 10,098 GPD
(120 GPD/1,000 SF x 110%)
PROPOSED SEWER FLOW: 9,180 GPD
(120 GPD/1000 SF)

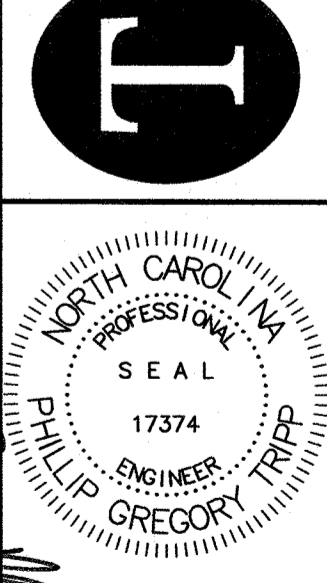
SITE PLAN
BAR SCALE 1"=40'
DATE: 01-18-19
DESIGN: PGT
DRAWN: MLV
SHEET 4 OF 10
15040

REVISIONS

No./Date	Description	By
01-31-19	ADD COMMENTS	EJW
02-21-19	REMOVED TREES	EJW
03-21-19	UPDATED SPOT	EJW
07-18-19	UPDATE SS	EJW
07-23-19	UPDATE CI 21	EJW
08-27-19	UPDATE	EJW
09-09-19	SHIFT DI NO.1	EJW
09-26-19	ADDED SW	EJW
10-23-19	UPDATE SW	EJW
11-12-19	UPDATE SPOTS	EJW
11-20-19	ADD COMMENTS	EJW
12-23-19	ADD COMMENTS	EJW
01-10-20	UPDATE SPOTS	EJW
02-20-20	ADDED PIPE	EJW
03-01-20	REMOVE TST NO.1	EJW
03-24-20	ADDED STEPS	EJW

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

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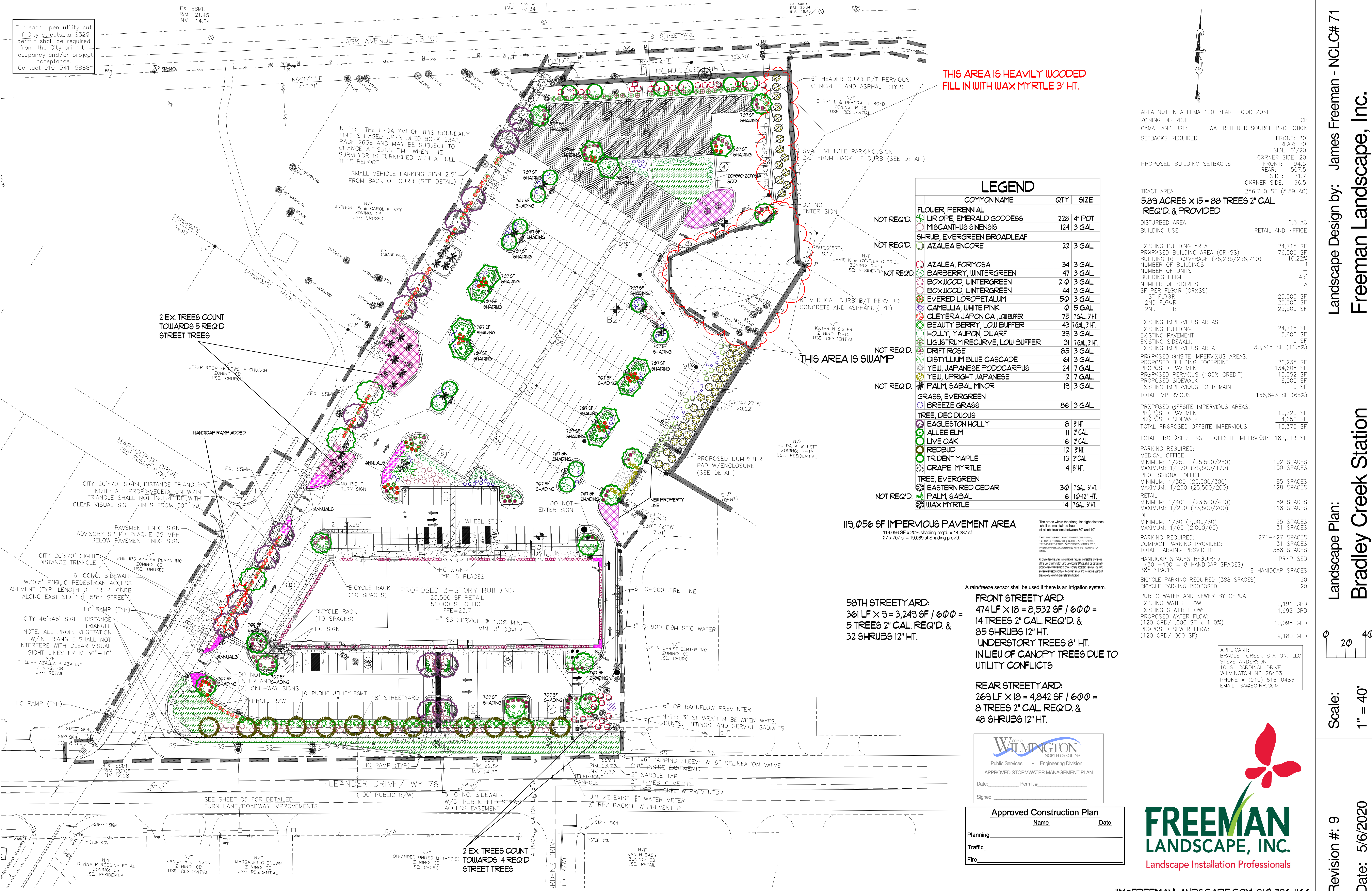


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EX. SSMH
RIM 21.45
INV. 14.04

E.A. 33911
RIM 23.34
INV. 16.46



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

FRONT STREET YARD:
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 STREET YARD:
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	75	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	24	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.
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', CORNER SIDE: 20'
PROPOSED BUILDING SETBACKS: FRONT: 94.5', REAR: 507.5', CORNER SIDE: 21.7', 256,710 SF (5.89 AC)

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: 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): 25,500 SF
1ST FLOOR: 25,500 SF
2ND FLOOR: 25,500 SF

EXISTING IMPERVIOUS AREAS: 24,715 SF
EXISTING BUILDING: 5,600 SF
EXISTING PAVEMENT: 0 SF
EXISTING IMPERVIOUS AREA: 30,315 SF (11.8%)
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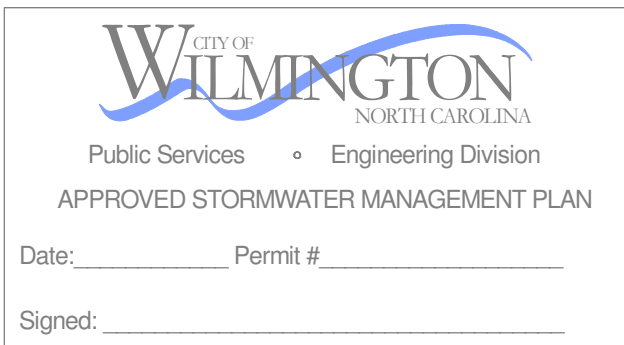
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MEDICAL OFFICE: 102 SPACES
MINIMUM: 1/250 (25,500/250)
MAXIMUM: 1/170 (25,500/170)
PROFESSIONAL OFFICE: 85 SPACES
MINIMUM: 1/300 (25,500/300)
MAXIMUM: 1/200 (25,500/200)

RETAIL: 59 SPACES
MINIMUM: 1/400 (23,500/400)
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DELI: 31 SPACES
MINIMUM: 1/80 (2,000/80)
MAXIMUM: 1/65 (2,000/65)

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 PROPOSED: 20

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

APPLICANT:
BRADLEY CREEK STATION, LLC
STEVE ANDERSON
10 S. CARDINAL DRIVE
WILMINGTON NC 28403
PHONE # (910) 616-0483
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Approved Construction Plan

Name: _____ Date: _____

Planning: _____

Traffic: _____

Fire: _____

