

**SITE DATA**

PARCEL ID: R06113-001-009-000  
 CURRENT ZONING: RB (REGIONAL BUSINESS)  
 CAMA LAND USE CLASSIFICATION: URBAN  
 PROJECT ADDRESS: 2580 PICKARD RD. WILMINGTON, NC 28401  
 CURRENT OWNER: LIGHTHOUSE MEDICAL PROPERTIES, LLC 4114 SHIPYARD BLVD WILMINGTON, NC 28403  
 TOTAL ACREAGE IN PROJECT BOUNDARY: 76,363 S.F. (± 1.75 ac)  
 BUILDING SIZE: 7,632 SF GFA (9,358 SF ROOF)  
 BUILDING HEIGHT: 15.5' / 1 STORY (35' MAX)  
 BUILDING SETBACKS:  
 FRONT: REQUIRED= 25' PROPOSED= 29'  
 SIDE: REQUIRED= 0' PROPOSED= 0'  
 REAR: REQUIRED= 15' PROPOSED= 15' / 76'

CALCULATION FOR BUILDING COVERAGE:  
 PROPOSED COVERAGE: 9,358 S.F. ÷ 76,363 S.F. = 12.3 %

EXISTING ONSITE IMPERVIOUS AREAS:  
 SITE IS VACANT: 0.0 S.F.

PROPOSED IMPERVIOUS AREAS:  
 BUILDINGS: 9,358 S.F.  
 ASPHALT PARKING AREA: 19,872 S.F.  
 CONCRETE SIDEWALK: 646 S.F.  
 OFFSITE CONCRETE DRIVE APRON: 300 S.F.  
 EX. OFFSITE CONCRETE SIDEWALK: 1,940 S.F.  
 FUTURE DEVELOPMENT: 29,738 S.F.  
 TOTAL: 61,854 S.F. (81%)

PARKING REQUIRED (MEDICAL OFFICE):  
 MIN: 1 SPACE / 250 S.F. = 31 SPACES (2 H.C.)  
 MAX: 1 SPACE / 170 S.F. = 45 SPACES (2 H.C.)

PARKING PROVIDED: 50 SPACES (2 H.C.)  
 BICYCLE PARKING REQUIRED: (MIN. 5 PER 25-125 VEHICLE SPACES)  
 REQUIRED: 5 SPACES  
 PROVIDED: 5 SPACES

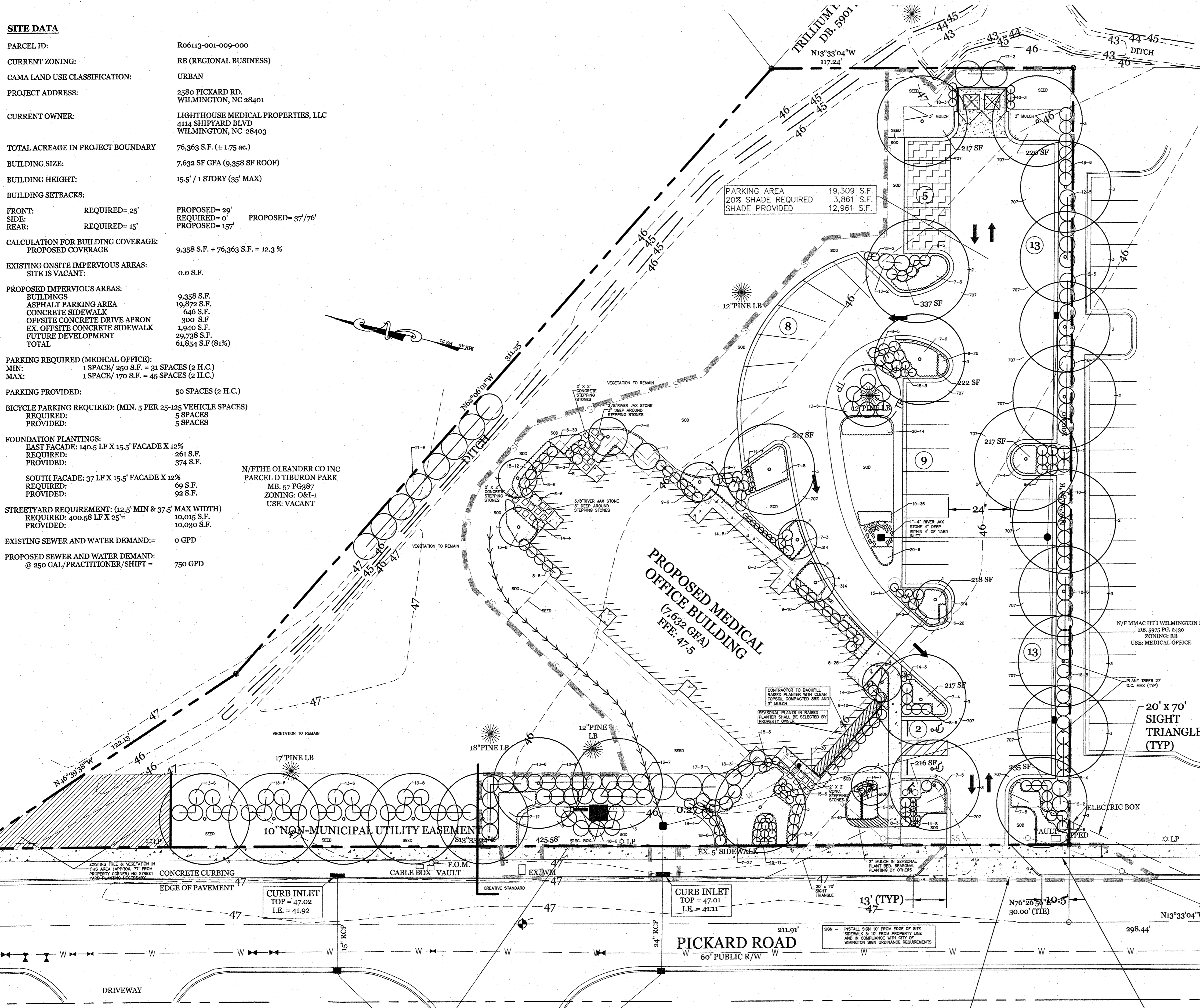
FOUNDATION PLANTINGS:  
 EAST FACADE: 140.5 LF X 15.5' FACADE X 12%  
 REQUIRED: 261 S.F.  
 PROVIDED: 374 S.F.

N/F THE OLEANDER CO INC  
 PARCEL D TIBURON PARK  
 MB. 57 PG387  
 ZONING: O&I-1  
 USE: VACANT

STREET YARD REQUIREMENT: (12.5' MIN & 37.5' MAX WIDTH)  
 REQUIRED: 400.58 LF X 25' = 10,015 S.F.  
 PROVIDED: 10,030 S.F.

EXISTING SEWER AND WATER DEMAND: 0 GPD

PROPOSED SEWER AND WATER DEMAND:  
 @ 250 GAL/PRACTITIONER/SHIFT = 750 GPD



PLANT LIST							
KEY NO	QUANTITY	BOTANICAL NAME	COMMON NAME	ROOT	CAL.	HT.	REMARKS
<b>UNDERSTORY TREES / CANOPY TREES</b>							
1	4	ACER PALMATUM	JAPANESE MAPLE	15 GAL		15' - 20'	BLOODGOOD
2	4	QUERCUS PHellos	WILLOW OAK	WB	3 1/2"		
3	22	QUERCUS LAURIFOLIA	LAUREL OAK	WB	2 1/2"		
4	4	LAGERSTROEMIA INDICA	CREPE MYRTLE	WB		8' - 10'	MUSKOGEE
<b>GROUND COVER</b>							
5	103	LIRIOPE MUSCARI	LILY TURF	1 GAL.			1" O.C. SUBSP. BLUE
6	137	LIRIOPE MUSCARI	LILY TURF	1 GAL.			1" O.C. VARIEGATA
7	107	JUNIPERUS EXPANSA	PARSONS JUNIPER	3 GAL.			5' O.C.
<b>SMALL SHRUBS</b>							
8	54	ILEX VOMITORIA NANA	DWARF YAUPON	3 GAL.		12" @ PLANTING	4' O.C.
9	30	BUXUS MICROPHYLLA	JAP. BOXWOOD	3 GAL.		12" @ PLANTING	4' O.C.
10	6	NANDINA DOMESTICA	NANDINA FIREPOWER	3 GAL.			3' O.C.
11	2	HYDRANGEA MACROPHYLLA	BIG LEAF HYDRANGEA	3 GAL.			5' O.C. BLUE WAVE
12	27	AZALEA INDICA	INDIAN AZALEA	3 GAL.			6' O.C. JUDGE SOLOMON
13	50	AZALEA INDICA	INDIAN AZALEA	3 GAL.			6' O.C. FORMOSA
14	39	MUHLBERGIA CAPILLARIS	PINK MURLY GRASS	3 GAL.			2' O.C.
15	52	PENNISETUM ALOPECUROIDES	DWARF FOUNTAIN GRASS	3 GAL.			3' O.C.
16	6	ABELIA GRANDIFLORA	GLOSSY ABELIA	3 GAL.			3' O.C. LITTLE RICHARD
<b>LARGER SHRUBS</b>							
17	6	ILEX NELLIE R STEVENS	NELLIE STEVENS HOLLY	15 GAL.			10' O.C.
18	35	LIGUSTRUM JAPONICUM	JAPANESE PRIVET	7 GAL.			5' @ PLANTING
<b>RAIN GARDEN</b>							
19	36	IRIS SIBIRICA	BLUE KING IRIS	3.5" POT			1' O.C.
20	20	HEMEROCALLIS HYBRIDA	STELLA D'ORO	1 GAL.			3' O.C.
21	8	JUNIPERUS VIRGINIANA	EASTERN RED CEDAR			12'-14'	10' O.C.

NOTE: The key number refers to the Plant List. Where there is only one number, it is the key number and the Quantity is one. Where there are two numbers connected by a dash, the first is the key number and the second is the quantity required for the planting bed indicated.

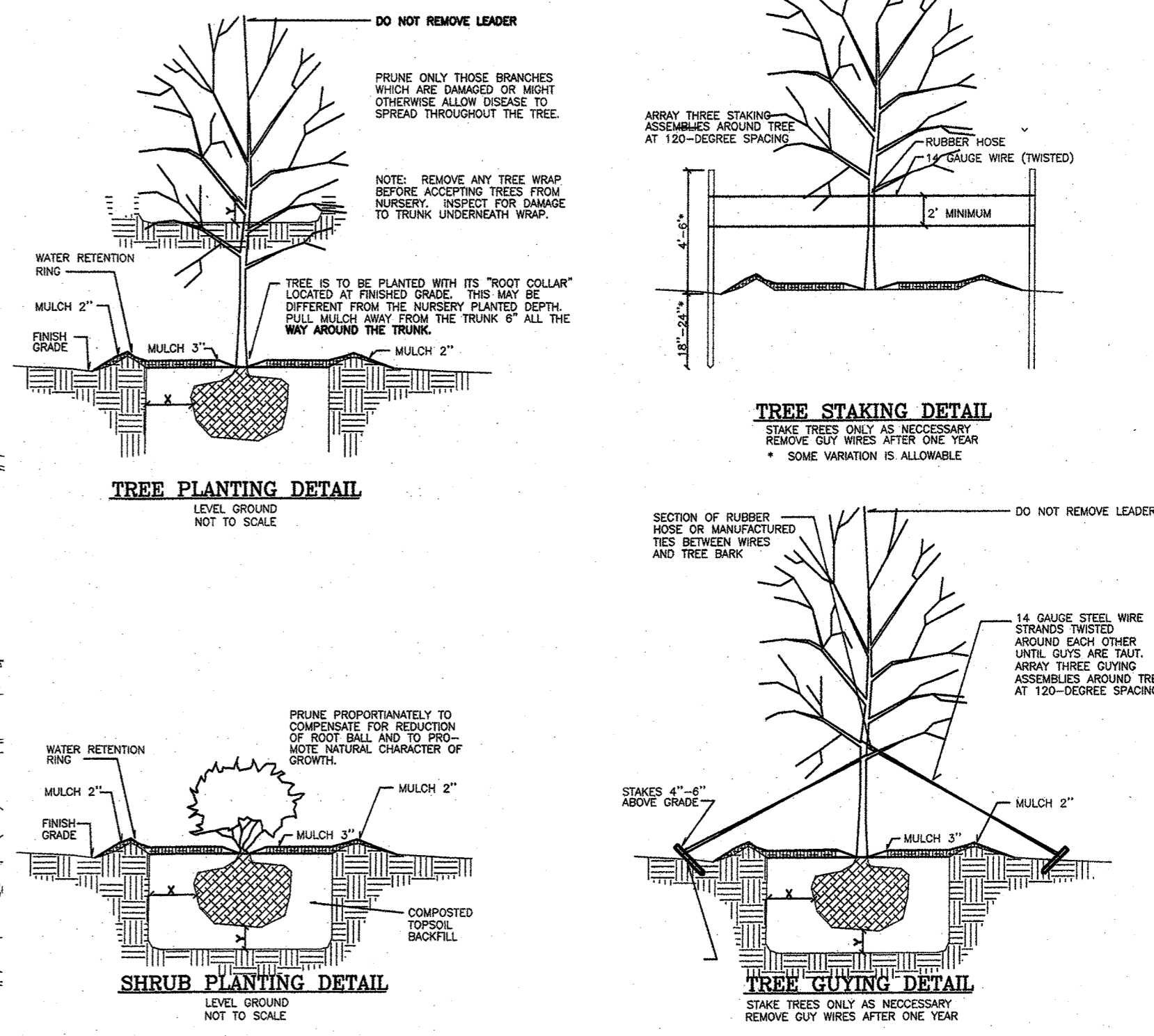
B&B = Ball and Burlap  
 WB = Wire Baskets  
 Cont. = Container grown  
 All plant bed areas shall be covered in 3" of dark chocolate mulch unless otherwise noted on plan.  
 ZEON ZOYSIA SOO & CENTPEDE SEED IN ALL AREAS AS SHOWN ON PLAN.

THE CONTRACTOR IS RESPONSIBLE FOR LOCATING AND FLAGGING ALL UNDERGROUND UTILITIES PRIOR TO PROCEEDING WITH ANY EXCAVATION WORK. IF ANY DAMAGE IS DONE TO EXISTING OR NEW UTILITIES, ALL NECESSARY REPAIRS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR WITH NO COST TO THE OWNER.

CALL: 1-800-632-4949 TO LOCATE UNDERGROUND UTILITIES PRIOR TO ANY EXCAVATION.  
 GAS LINES MAY BE LOCATED ON SITE. CONTRACTOR TO VERIFY WITH OWNER OR OWNERS REPRESENTATIVE PRIOR TO PROCEEDING WITH ANY EXCAVATION.

THE PLANT QUANTITIES SHOWN ON THE PLAN LIST ARE PROVIDED AS A CONVENIENCE TO THE CONTRACTOR. IN THE EVENT THERE IS A DIFFERENCE IN QUANTITY BETWEEN PLANT QUANTITIES IN THE PLANT LIST AND PLANT QUANTITIES ON THE PLAN, THE CONTRACTOR SHALL USE THE QUANTITY SHOWN ON THE PLAN. THE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT OF ANY QUANTITY DIFFERENCE.

SOURCE FOR DWARF FOUNTAIN GRASS BAKER ENVIRONMENTAL NURSERY AT 1-866-814-9118



NOTES:  
 1. PRIOR TO ANY CLEARING, GRADING OR CONSTRUCTION ACTIVITY, TREE PROTECTION FENCING WILL BE INSTALLED AROUND PROTECTED TREES OR GROVES OF TREES.  
 2. NO CONSTRUCTION WORKERS, TOOLS, MATERIALS OR VEHICLES ARE PERMITTED WITHIN TREE PROTECTION FENCING.

**TREES REQUIRED**  
 1.75 AC. SITE X 15 PER ACRE = 26 TREES  
 8 TREES  
 STREET YARD 10 TREES  
 PARKING AREA 8 TREES  
 PERIMETER LANDSCAPE 5 TREES  
 FOUNDATION 31 TREES  
 TOTAL PROVIDED

**CREATIVE STANDARD (50% COVERAGE)**  
 LENGTH  
 230' LESS 24' DRIVEWAY = 206' X 27' = 5,562 S.F.  
 CREATIVE STREET YARD 5,562 S.F.  
 CREATIVE STREET YARD 3,093 S.F. PROVIDED  
 5,562 S.F. X 50% = 2,781 S.F. REQUIRED

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

**Approved Construction Plan**  
 Name \_\_\_\_\_ Date \_\_\_\_\_  
 Planning \_\_\_\_\_  
 Traffic \_\_\_\_\_  
 Fire \_\_\_\_\_

10/29/18  
 HOWARD T. CAPPS & ASSOCIATES, INC.  
 C-97  
 NORTH CAROLINA  
 289  
 HOWARD T. CAPPS

**LANDSCAPE PLAN**  
 20 10 0 20 40  
 SCALE: 1"=20'-0"

REVISIONS	DATE
ADDRESS TRC COMMENTS	3-1-18
STREET YARD CALCULATIONS	3-2-18
REVISE PLAN FOR ELEC. PAD, SCREEN SHRUBS	10-25-18
REVISE PLAN FOR SIGN / BIKE	10-28-18

**HICA**  
 Howard T. Capps & Associates, Inc.  
 Land Planning Landscape Architecture  
 4014 Oleander Drive, Suite 102  
 Wilmington, North Carolina 28403  
 Phone: (910) 567-1888

Intraeast Internal Medicine  
 Pickard Road  
 Wilmington, North Carolina

DESIGNED: H. Capps	DRAWN: R. Capps
DATE: 3-1-2018	
SCALE: 1"=20'	
JOB NO.: 441-01015	
SHEET	1
OF	TOTAL SHEETS