

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= 37'/176'
REAR: REQUIRED= 15' PROPOSED= 157'

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

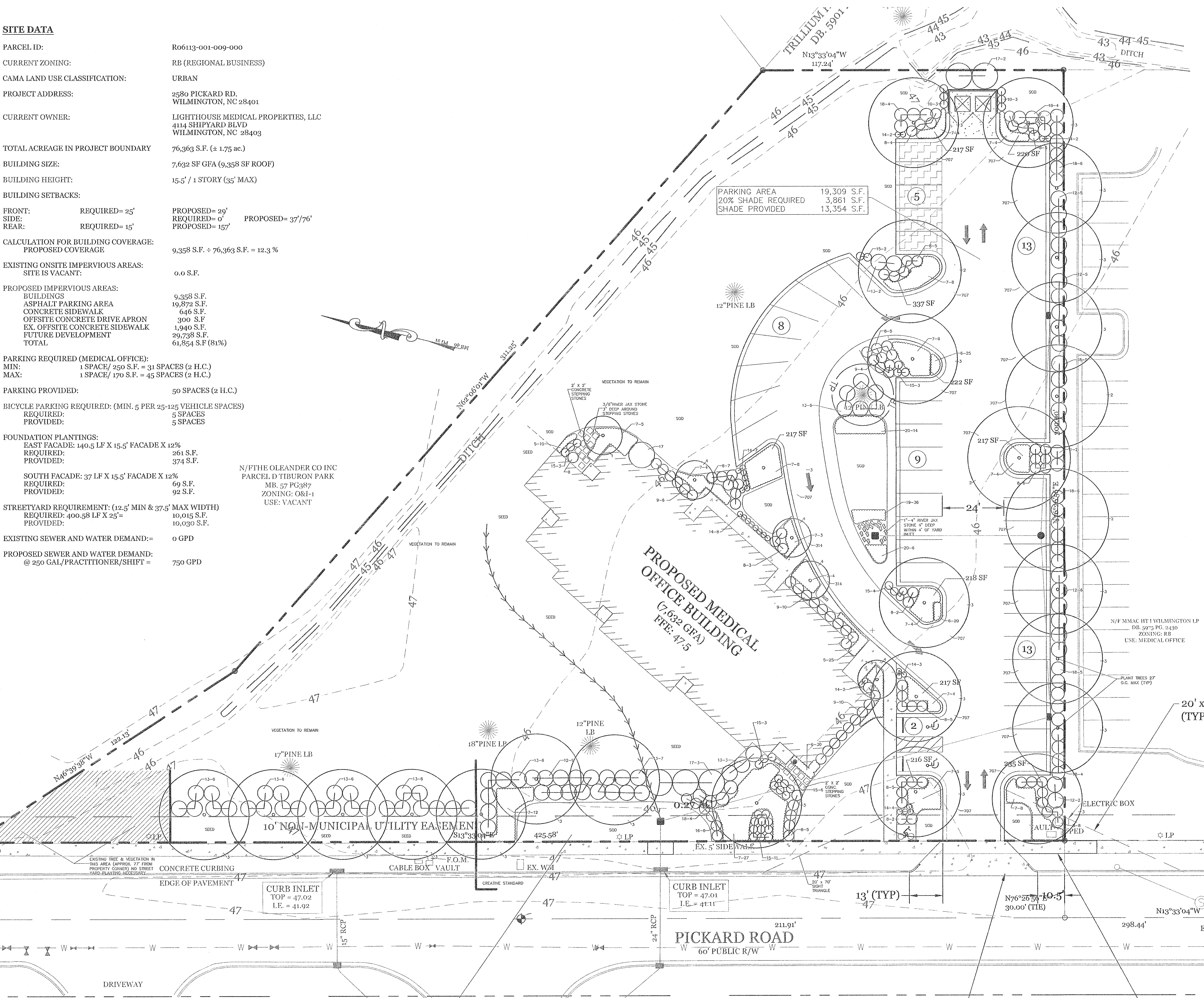
FOUNDATION PLANTINGS:
EAST FACADE: 140.5 LF X 15.5' FACADE X 12% REQUIRED: 261 S.F.
PROVIDED: 374 S.F.

SOUTH FACADE: 37 LF X 15.5' FACADE X 12% REQUIRED: 69 S.F.
PROVIDED: 92 S.F.

STREETYARD 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

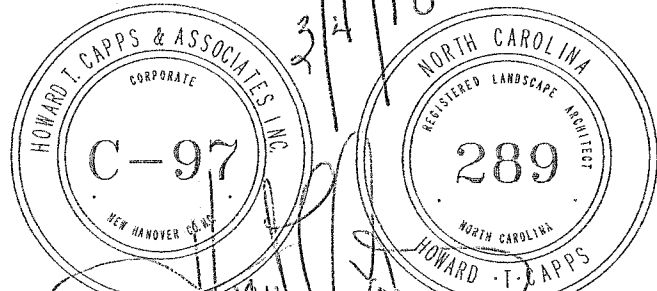


CREATIVE STANDARD (50% COVERAGE)
LENGTH
230' LESS 24' DRIVEWAY =
206' X 27' = 5,562 S.F.
CREATIVE STREET YARD 5,562 S.F.
CREATIVE STREET YARD 3,093 S.F. PROVIDED
5,562 S.F. X 50% = 2,781 S.F. REQUIRED

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

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

Approved Construction Plan
Name _____ Date _____
Planning _____
Traffic _____
Fire _____



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

PLANT LIST							
KEY NO.	QUANTITY	BOTANICAL NAME	COMMON NAME	ROOT	CAL.	HT.	REMARKS
UNDERSTORY TREES / CANOPY TREES							
1	1	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
GROUND COVER							
5	35	LIRIOPE MUSCARI	LILY TURF	1 GAL.			1' OC. SUPER-BLUE
6	85	LIRIOPE MUSCARI	LILY TURF	1 GAL.			0.5' O.C. VAREGATA
7	107	JUNPERUS EXPANSA	PARSONS JUNPER	3 GAL.			5' O.C.
SMALL SHRUBS							
8	64	ILEX VOMITORIA HANA	DWARF YAUPOIN	3 GAL.		12" Ø PLANTING	4' O.C.
9	30	BUXUS MICROPHYLLA	JAP. BOXWOOD	3 GAL.		12" Ø 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	7 GAL.		3' Ø PLANTING	6' O.C. JUDGE SOLOMON
13	50	AZALEA INDICA	INDIAN AZALEA	7 GAL.		3' Ø PLANTING	6' O.C. FORMOSA
14	28	MUHLENBERGIA CAPILLARIS	PRIM. MAHLY GRASS	3 GAL.			2' O.C.
15	38	PENNISETUM ALOPECUROIDES	DWARF FOUNTAIN GRASS	3 GAL.			3' O.C.
16	6	ABELIA GRANDIFLORA	GLOSSY ABELIA	3 GAL.			3' OC. LITTLE RICHARD
LARGER SHRUBS							
17	6	ILEX NELLIE R STEVENS	NELLIE STEVENS HOLLY	15 GAL.			10' O.C.
18	34	LIGUSTRUM JAPONICUM	JAPANESE PRIVET	7 GAL.		3' Ø PLANTING	
RAIL GARDEN							
19	36	IRIS SIBIRICA	BLUE KING IRIS	3.5" POT			1' O.C.
20	40	HEMEROCALLIS HYBRIDA	STELLA D'ORO	1 GAL.			3' 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 Basket
Cont. = Container grown

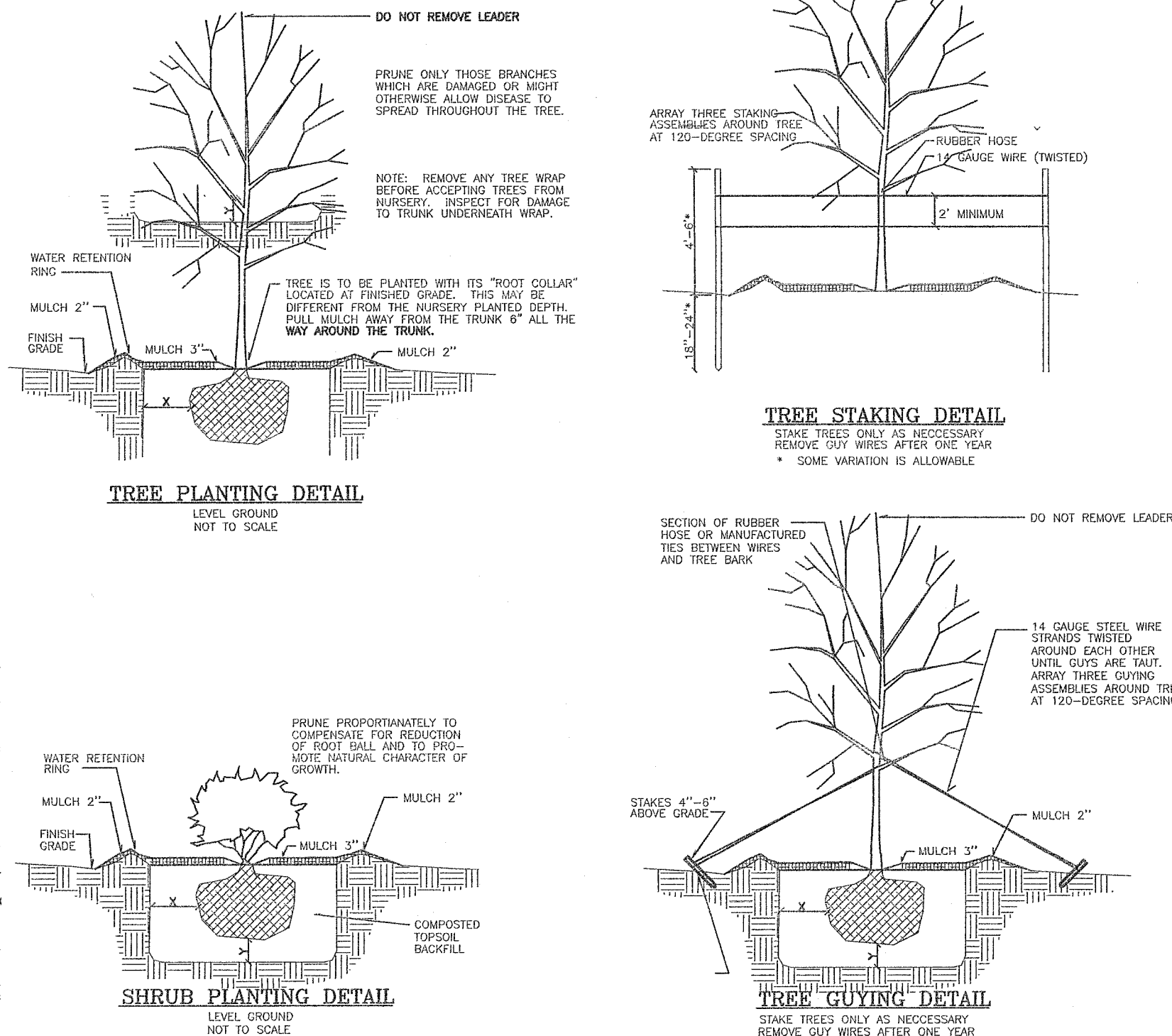
All plant bed areas shall be covered in 3" of dark chocolate mulch unless otherwise noted on plan.
CENTPEDE SOD OR SEED IN ALL AREAS AS SHOWN ON PLAN.

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 PLANT 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.

REVISIONS	DATE
ADDRESSED TRC COMMENTS	3-1-18
STREET YARD CALCULATIONS	3-2-18

HITCOA
Howard T. Capps & Associates, Inc.
Land Planning Landscape Architecture
4044 Oleander Drive, Suite 102
Wilmington, North Carolina 28403
Phone: (910) 284-0998

Intracoastal 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	L1
OF	SHEETS