

**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= 15' PROPOSED= 0'

**REAR:** REQUIRED= 15' PROPOSED= 37' / 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.
<b>TOTAL</b>	<b>61,854 S.F. (81%)</b>

**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:**

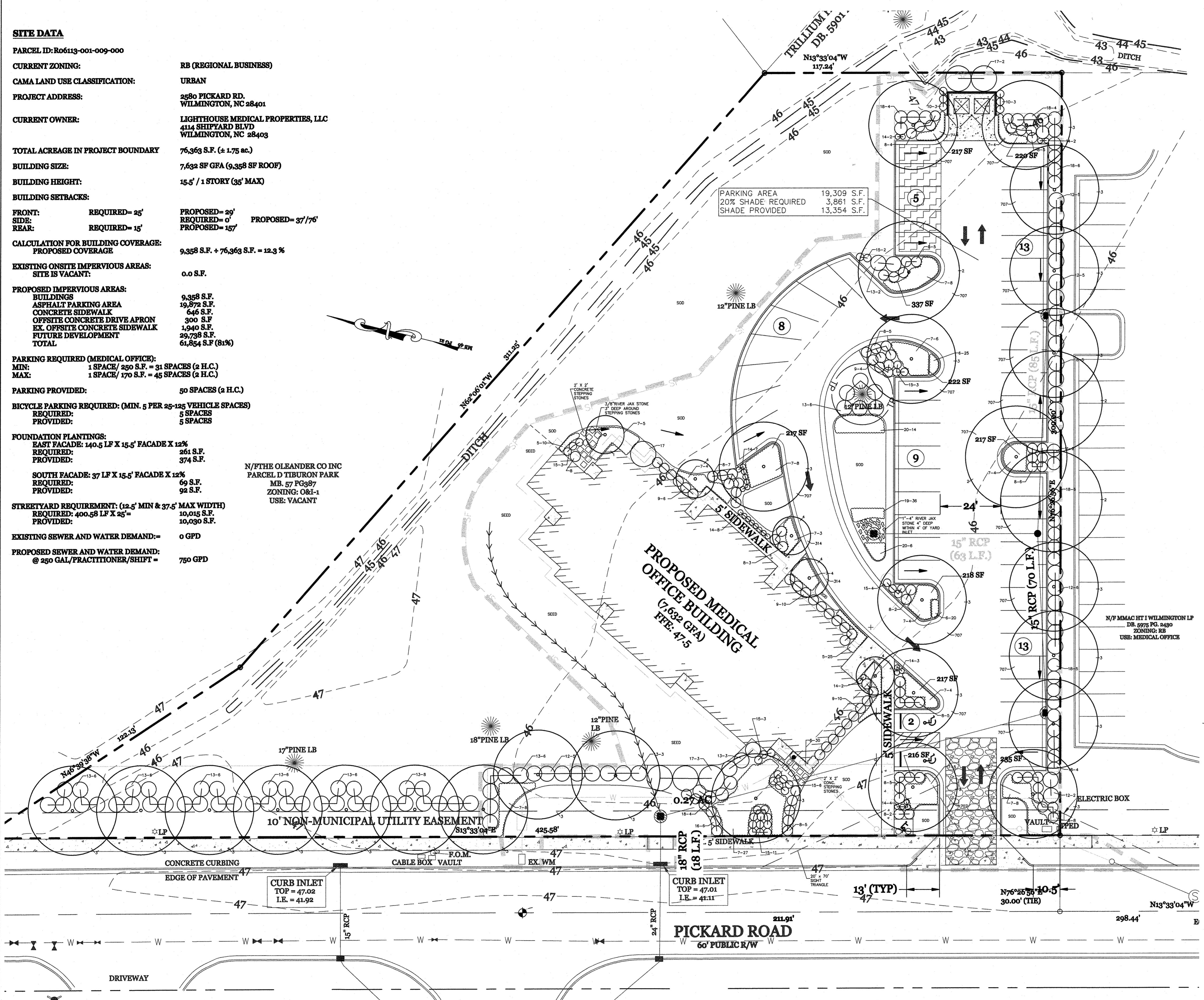
EAST FAÇADE: 140.5 LF X 15.5' FAÇADE X 12%	261 S.F.
REQUIRED:	374 S.F.
PROVIDED:	
SOUTH FAÇADE: 37 LF X 15.5' FAÇADE X 12%	69 S.F.
REQUIRED:	92 S.F.
PROVIDED:	

**STREET YARD REQUIREMENT: (19.5' 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**

N/F THE OLEANDER CO INC  
PARCEL D TIBURON PARK  
MB. 57 PG 987  
ZONING: O&I-1  
USE: VACANT



KEY NO.	QUANTITY	BOTANICAL NAME	COMMON NAME	ROOT	CAL.	HT.	REMARKS
<b>UNDERSTORY TREES / CANOPY TREES</b>							
1	1	ACER PALMATUM	JAPANESE MAPLE	15 GAL		15' - 20'	BLOODGOOD
2	4	QUERCUS PHELLOS	WILLOW OAK	WB	3 1/2"		
3	21	ACER RUBRUM	RED MAPLE	WB	2 1/2"		OCT. GLORY
4	4	LAGERSTROEMIA INDICA	CREPE MYRTLE	WB	8' - 10'		MUSKOGEE
<b>GROUND COVER</b>							
5	35	LIRIOPE MUSCARI	LILY TURF	1 GAL			1" O.C. SUPER BLUE
6	85	LIRIOPE MUSCARI	LILY TURF	1 GAL			1" O.C. VAREGATA
7	103	JUNIPERUS EXPANSA	PARSONS JUNIPER	3 GAL			5' O.C.
<b>SMALL SHRUBS</b>							
8	64	ILEX VOMITORIA NANA	DWARF YAUPON	3 GAL			4' O.C.
9	30	BUXUS MICROPHYLLA	JAP. BOXWOOD	3 GAL			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	23	AZALEA INDICA	INDIAN AZALEA	7 GAL			3' @ PLANTING 6' O.C. JUDGE SOLOMON
13	58	AZALEA INDICA	INDIAN AZALEA	7 GAL			3' @ PLANTING 6' O.C. FORMOSA
14	28	MUHLENBERGIA CAPILLARIS	PINK MUHLY GRASS	3 GAL			2' O.C.
15	38	PENSETUM 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	34	LIGUSTRUM JAPONICUM	JAPANESE PRIVET	7 GAL			3' @ PLANTING
<b>RAIL GARDEN</b>							
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

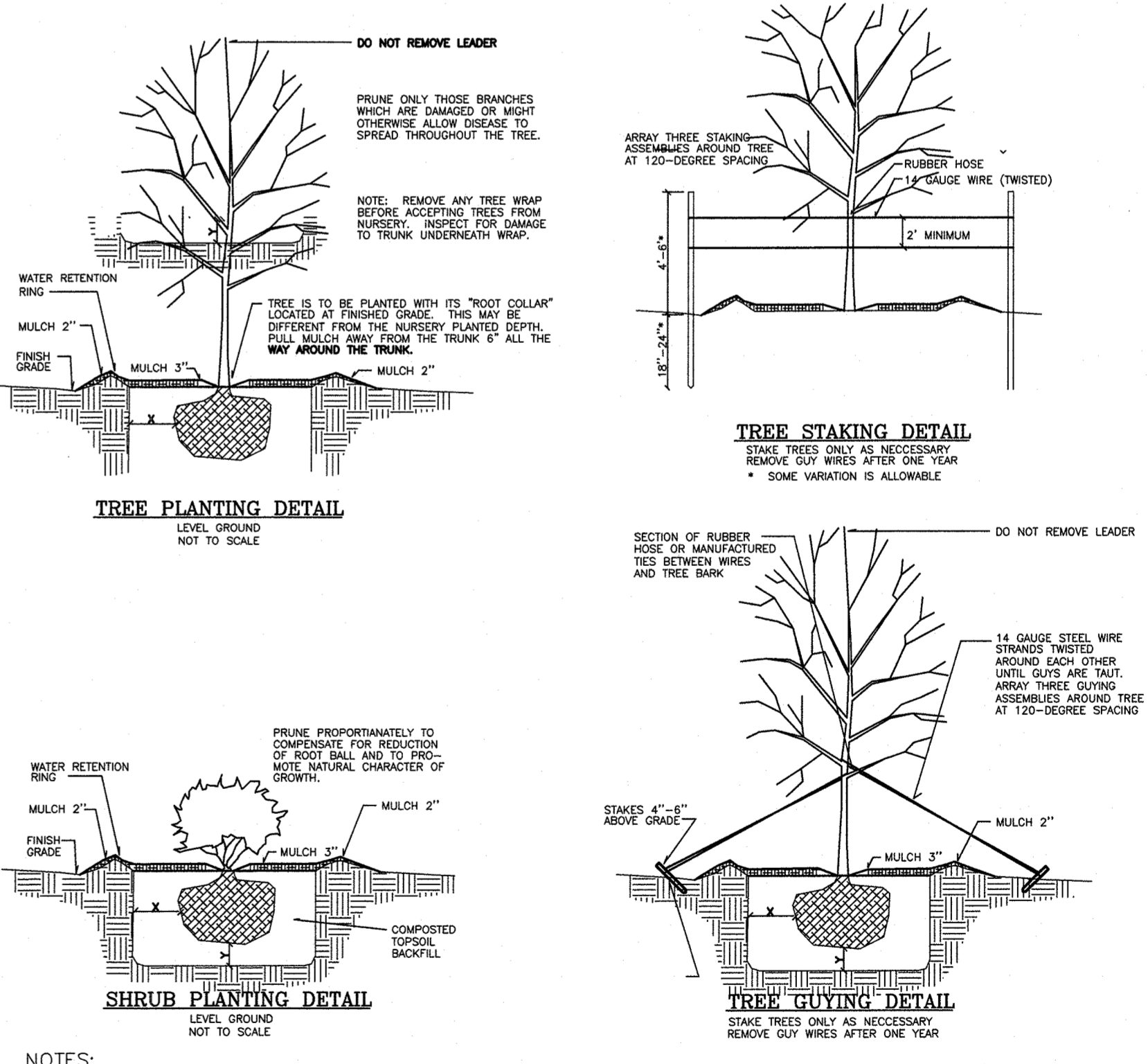
All plant bed areas shall be covered in 3" of dark chocolate mulch unless otherwise noted on plan.  
CENTIPEDE SOD OR SEED IN ALL AREAS AS SHOWN ON PLAN.

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: 1-800-632-4849 TO LOCATE UNDERGROUND UTILITIES PRIOR TO ANY EXCAVATION. GAS LINES MAY BE LOCATED ON SITE. CONTRACTOR TO VERIFY WITH OWNER OR OWNER'S 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



**TREES REQUIRED**  
1.75 AC. SITE X 15 PER ACRE = 26 TREES

STARK YARD	10 TREES
PARKING AREA	10 TREES
PERIMETER LANDSCAPE	8 TREES
FOUNDATION	5 TREES
<b>TOTAL PROVIDED</b>	<b>33 TREES</b>

**City of WILMINGTON**  
Public Services • Engineering Division

**APPROVED STORMWATER MANAGEMENT PLAN**

Date: \_\_\_\_\_ Permit # \_\_\_\_\_

Signed: \_\_\_\_\_

**Approved Construction Plan**

Name	Date
Planning	
Traffic	
Fire	

**LANDSCAPE PLAN**

SCALE: 1"=20'-0"

20 10 0 20 40

REVISIONS	DATE

**HICA**

Howard T. Capps & Associates, Inc.  
Land Planning Landscape Architecture  
4014 Oleander Drive, Suite 102  
Wilmington, North Carolina 28403  
Phone: (910) 284-1998

Intracoastal Internal Medicine  
Pickard Road  
Wilmington, North Carolina

DESIGNED: H. Capps  
DRAWN: R. Capps

DATE: 2-17-2018  
SCALE: 1"=20'  
JOB NO.: 441-01015  
SHEET L1 OF SHEETS