



**Mitigation:**  
 29 Significant trees to be removed.  
 Applying the mitigation standards of Section 18-460, removal of these trees requires 362 replacement trees.  
 Based on analysis and calculations of the project plan and tree table, the total amount of tree credits equals 271 trees, leaving a balance of 91 trees 2' Caliper required to be planted on site as replacement trees.  
 75 Needlepoint Holly 2" Caliper + 16 European Hornbeam 2" Caliper = 91 Trees 2" Caliper Provided

SITE DATA TABLE	
SITE AREA	4522 PEPPY LN 318,850 SF (7.32 AC)
ZONING	4522 RANDALL PKWY 1,050,000 SF (23.90 AC)
DEVELOPER	RB-WILMINGTON, LLC
DESIGNED AREA	318,850 SF (7.32 AC)
EXISTING TREES	19 TREES PER PERMANENT SQUARE FOOT ON THE SITE = 115 TREES
SOIL TYPES ON SITE	URBAN
BUILDING SETBACKS (M-F)	FRONT: 30' SIDE: 10' REAR: 10'
BUILDING SETBACKS (S-M)	FRONT: 30' SIDE: 10' REAR: 10'
BUILDINGS	BLDG 1: 4 STORY RESIDENTIAL 14,365 SF FLOOR 3,021 SF RECEPTION 27' 964 SF CLUB HOUSE TOTAL 17,650 SF
CLUB HOUSE TOTAL	17,650 SF
MARK DENSITY	17 UNITS / AC
ACTUAL DENSITY	12.2 UNITS / AC
TOTAL FOOTPRINT OF BUILDINGS	14,365 SF
MARKET COVERAGE	30%
ACTUAL LOT COVERAGE	18.5%
UNITS PER BUILDING	BLDG 1: 122 UNITS BLDG 2: 122 UNITS
REQUIRED PARKING	2.25 SF PER 1 BED UNIT 2.50 SF PER 2 BED UNITS
REQUIRED PARKING	3,860 UNITS = 2,250 SQ FT 2,500 UNITS = 1,250 SQ FT
TOTAL REQUIRED PARKING	6,360 SQ FT
PARKING PROVIDED	278 SPACES (INCLUDED 71 FC)
BICYCLE PARKING	278 SPACES = MIN. 15 BICYCLE SPACES

### Legend

Common Name	Size	Qty	
Allee Elm	2.5" Cal., 10'Ht.	14	
Azalea, Fashion	3 Gal.	6	12"Ht.
Azalea, Formosa	3 Gal.	23	12"Ht.
Pink Muhly Grass	3 Gal.	53	12"Ht.
Barberry, Wintergreen	3 Gal.	133	12"Ht.
Boxwood Wintergreen	3 Gal.	24	12"Ht.
Blush Loropetalum	3 Gal.	122	12"Ht.
Camellia Sasanqua Kanjiro	3 Gal.	63	28"Ht.
Breeze Grass	3 Gal.	154	12"Ht.
Crape Myrtle Tuscarora	2.5" Cal., 8'Ht.	5	
Relocated Hollies, 1-9" Cal. & 1-10" Cal.		2	
All for Mitigation	Holly, Needlepoint, Tree Form	2" Cal., 6'Ht.	75 Small Tree
	Holly, Needlepoint	7 Gal.	7 36"Ht.
	Holly, Yaupon, Dwarf	3 Gal.	92 12"Ht.
16 for Mitigation	Hornbeam, European	2.5" Cal., 10'Ht.	41
	Nandina, Gulfstream	3 Gal.	87 12"Ht.
	Oak, Live	2.5" Cal., 10'Ht.	14
	Pittosporum, Compacta	3 Gal.	82 12"Ht.
	Drift Rose	3 Gal.	27 Groundcover
	Yew, Japanese Upright	7 Gal.	35 30"Ht.
	Asiatic Jasmine, 2'oc	1 Gal.	702 Groundcover
	Zoysia Sod, Empire		
	Wax Myrtle	7 Gal.	94 40-45"Ht.
	Bald Cypress	2.5" Cal., 10'Ht.	8

Shredded Hardwood Mulch 3" deep in all planted areas (+/- 300cy)  
 All disturbed areas not mulched shall be sodded in Empire Zoysia (+/- 5,000sy) with the exception of the pond slopes which shall be Centipede sod (+/- 1300sy).  
 All quantities shown here or in the legend are to be confirmed by landscape contractor and are for convenience only.

The areas within the triangular sight distance shall be maintained free of all obstructions between 30" and 10'.  
 PRIOR TO ANY CLEARING, GRADING OR CONSTRUCTION ACTIVITY, TREE PROTECTION FENCING WILL BE INSTALLED AROUND PROTECTED TREES OR GROVES OF TREES. NO CONSTRUCTION WORKERS, TOOLS, MATERIALS OR VEHICLES ARE PERMITTED WITHIN THE TREE PROTECTION FENCING.  
 A rain/freeze sensor shall be used if there is an irrigation system.  
 USING THE CREATIVE STANDARD OF THE CODE 50% OF THE STREET/YARDS SHALL BE PLANTED AS CALLED OUT.  
 LANDSCAPING SHALL BE COMPLETE BEFORE ISSUANCE OF A C.O.

**APPROVED CONSTRUCTION PLAN**

NAME \_\_\_\_\_ DATE \_\_\_\_\_

PLANNING \_\_\_\_\_

TRAFFIC \_\_\_\_\_

FIRE \_\_\_\_\_

**Owner:**  
 RB-Wilmington, LLC  
 A Delaware Limited Liability Company  
 Attn: Patrick Buck, Sr., VP  
 2234 W. North Ave.  
 Chicago, IL 60647  
 Phone: 312-441-4163

Revision #: 1  
 Date: 5/16/2013

Scale:  
 0' 1" = 50' 0"

Landscape Plan: 4926 Randall Parkway  
**The Lighthouse Apartments**

910-796-1166 jim@freemanlandscape.com  
 Landscape Design by: James Freeman - NCLC# 408  
**Freeman Landscape, Inc.**