



SITE DATA TABLE	
PARCEL ID#:	R05100-003-103-000
PARCEL PIN#:	315816.40, 7586.000
SITE ADDRESS:	1010 ASHES DRIVE
PARCEL OWNER:	TCG HOLDING COMPANY
PARCEL AREA:	1.4 AC (60,761 SF) x 15 Trees/Acre Req'd, 21 Trees 2" Cal. Req'd & Prov'd.
PROPOSED PARCEL USE:	COMMERCIAL (OFFICE BUILDING)
CURRENT ZONING:	O&I OFFICE & INSTITUTION
CAMA LAND CLASSIFICATION:	WATERSHED RESOURCE PROTECTION
SOIL TYPE:	U
BUILDING SETBACKS O&I:	
FRONT SETBACK:	20'
INTERIOR SIDE SETBACK:	10'
REAR SETBACKS:	20'
BUILDING SETBACKS PROPOSED:	
FRONT SETBACK:	89½'
SIDE SETBACK N:	74½'
SIDE SETBACK S:	90½'
REAR SETBACKS:	40½'
BUILDING AREA (FOOTPRINT):	10,000 SF = 0.23 AC
DISTURBED AREA:	-
MAX. LOT COVERAGE O&I:	40%
PROPOSED LOT COVERAGE:	16%
MAX. BUILDING HEIGHT:	45'
BUILDING CONSTRUCTION TYPE:	STEEL & METAL TYPE 5 BUILDING
IMPERVIOUS AREA PRIOR TO DEVELOPMENT:	
TOTAL IMPERVIOUS AREA:	9,369 SF
PERCENT IMPERVIOUS AREA:	15%
PROPOSED IMPERVIOUS AREA:	
BUILDING AREA:	10,000 SF
SIDEWALK AREA:	6,166 SF
ASPHALT, CONCRETE, CURB & GUTTER, APRON AREA:	22,759 SF x 20% = 4,552sf Shading required; 7,854sf Prov'd.
PROPOSED PERVIOUS CONCRETE AREA:	2,814 SF (25% OF 11,257 SF)
TOTAL IMPERVIOUS AREA:	41,739 SF
PERCENT IMPERVIOUS AREA:	68%
PARKING REQUIREMENT: OFFICE BUILDING	
VEHICLE PARKING REQUIRED:	
- MAX. 1 SPACE PER 200 SF OF GFA=	100 PARKING SPACES
- MIN. 1 SPACE PER 300 SF OF GFA=	66 PARKING SPACES
PARKING PROPOSED =	75 REGULAR SPACES 3 HANDICAP SPACES 78 TOTAL SPACES
BICYCLE PARKING REQUIRED:	
TOTAL REQUIRED =	5 SPACES
TOTAL PROVIDED =	5 SPACES
LANDSCAPING REQUIREMENTS (REFER TO LANDSCAPE PLAN):	
XX TREES PER DISTURBED ACRE REQUIRED	
STREET YARD LANDSCAPING: 18 MULTIPLIER	
FRONT: 330' - 50' (18) =	5,040 SF REQUIRED
FOUNDATION PLANTINGS:	15% BUILDING HEIGHT X LENGTH
PARKING AREA SCREENING ALONG ROW:	BUFFER 3' HIGH 5' WIDE SEE LANDSCAPE PLAN
TRASH REMOVAL:	DUMPSTER SERVICE
WATER AND SEWER CAPACITY NEEDS	
75 EMPLOYEES @ 25 GALLON/EMPLOYEE/DAY=	1,875 GPD

Proposed Impervious Area (Parking/Driveways):  
707 SF Shading X 8 = 5,656 SF Shading Prov'd  
314 SF Shading X 7 = 2,198 SF Shading Prov'd  
**Total Shading Prov'd = 7,854SF**

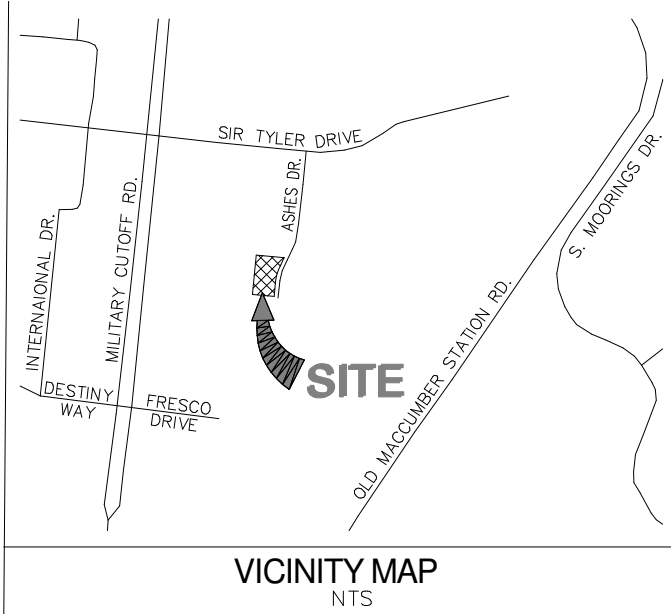
**Landscape Notes:**

1. Landscaping shall be complete before issuance of a C.O.
2. A rain/freeze sensor shall be used if there is an irrigation system.
3. The areas within the triangular sight distance shall be maintained free of all obstructions between 30" and 10'.
4. 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.
5. All landscape beds are to be mulched with 3" of brown mulch or pinestraw.
6. If project is completed during winter months, winter rye shall be seeded temporarily until weather allows for coastal mix seed.
7. Using the Creative Standard of the Code 50% of the streetyard shall be planted as called out.

	Common Name	Size	Qty
Shrub, Evergreen Broadleaf			
	Boxwood Wintergreen	3 Gal.	72
	Camellia Sasanqua Yuletide	7 Gal.	2
	Cleyera Japonica	7 Gal.	36
	Holly, Yaupon, Dwarf	3 Gal.	54
	Miscanthus Sinensis	3 Gal.	30
	Yew, Upright Japanese	3 Gal.	20
Tree, Deciduous			
	Crape Myrtle Tuscarora	8' Ht.	3
	Live Oak	2" Cal.	8
	Allee Elm	2" Cal.	6
	European Hornbeam	2" Cal.	5
	Trident Maple	2" Cal.	8
	East Palatka Holly, TF	8' Ht.	6

36" Ht.(Low Buffer)

These are street trees & may not be allowed by CFPUA since they are over a 8" water main.



For each open utility out of City streets, a \$325 permit shall be required from the City prior to occupancy and/or project acceptance.

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

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

NODENR PWSS WATER PERMIT #: \_\_\_\_\_  
WATER CAPACITY: \_\_\_\_\_ GPD  
DWQ SEWER PERMIT #: \_\_\_\_\_  
SEWER CAPACITY: \_\_\_\_\_ GPD  
SEWER TO FLOW THROUGH NEI: YES or NO (CIRCLE ONE)

Revision #: 1  
Date: 7/5/2017

Scale:  
1" = 30'

Landscape Plan:  
Ashes Dr. Office Bldg.

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Landscape Design by: James Freeman - NCLC# 71  
Freeman Landscape, Inc.

