



PROPOSED IMPERVIOUS AREA Renaissance II side:
 PROPOSED IMPERVIOUS AREA 51,678 SF x 20% shading req'd. = 10,336 sf
 PARKING GROUVEWAYS 11,123sf Shading prov'd.

A rain/freeze sensor shall be used if there is an irrigation system.
 Using the CREATIVE STANDARD OF THE CODE 50% OF THE STREETYARD SHALL BE PLANTED AS CALLED OUT.

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| Fresco Dr. Primary Streetyard: 241f - 24f Drwy. = 217 x 18'w = 3906sf Req'd. landscape 3 understory trees per 600sf = 20 trees 6 shrubs per 600sf = 39 shrubs | per Creative Code: 1674sf 10 20 | Provided: 11 52 |
| Ashes Dr. Secondary Streetyard: 451f - 48f Drwy. = 403 x 9'w = 3627sf Req'd. landscape 3 understory trees per 600sf = 18 trees 6 shrubs per 600sf = 36 shrubs | per Creative Code: 1674sf 9 18 | Provided: 9 77 |

| SITE DATA TABLE | |
|--|--|
| USE: | OFFICE |
| SITE AREA: | 3.15 ACRES TOTAL (137,496 SF) x 15-47 Trees 2' Req'd. & Prov'd. |
| ACCESS EASEMENT WITHIN SITE: | .80 ACRES (34,718 SF) |
| PARCEL ID#: | R05100-003-065-000 |
| MAP ID#: | 315706-49.8829.000 |
| DISTURBED AREA: | |
| ZONING: | O & I-1 RESOURCE PROTECTION |
| CAMA LAND USE: | FRONT SETBACK: 20' |
| BUILDING SETBACKS: | INTERIOR SIDE SETBACK: 10' |
| (REQUIRED) | CORNER SIDE SETBACK: 20' |
| | REAR SETBACKS: 20' |
| BUILDING SETBACKS: | FRONT SETBACK: 20' |
| (PROPOSED) | INTERIOR SIDE SETBACK: 187%*P |
| | CORNER SIDE SETBACK: 110%*P |
| | REAR SETBACKS: 130%*P |
| MAX. BUILDING LOT COVERAGE: | 40% |
| PROPOSED BUILDING LOT COVERAGE: | 11% |
| MAX. BUILDING HEIGHT: | 45' |
| BUILDING CONSTRUCTION TYPE: | IIB |
| %IMBUILDING: | |
| BUILDING HEIGHT: | 43' (2 STORY) |
| BUILDING SQUARE FOOTAGE: | 30,740 SF TOTAL (15,370 PER FLOOR) |
| PARKING REQ'D: OFFICE: | 200SF MAX. 300SF MIN. |
| PROPOSED PARKING PROV'D: | 154 MAX/102 MIN. REQUIRED |
| BICYCLE PARKING REQ'D: | 144 (INCLUDES 5 HC) |
| BICYCLE PARKING PROV'D: | 10 SPACES |
| PROPOSED IMPERVIOUS AREA: | |
| BUILDING: | 15,825 SF (ROOF AREA) |
| ASPHALT, CURB & GUTTER: | 51,678 SF |
| SIDEWALK: | 4,150 SF |
| TOTAL: | 71,653 SF |
| TOTAL IMPERVIOUS AREA: | 25,000 SF |
| % SITE IMPERVIOUS AREA: | 70% |
| IMPERVIOUS AREA WITHIN ACCESS EASEMENT: | 46,000 SF |
| IMPERVIOUS AREA WITHIN NEW RW: | 38,655 SF |
| LANDSCAPING: | |
| FOUNDATION PLANTINGS (12%): | 976 SF PROVIDED |
| FRONT: 45' X 156' X 12' = 842 SF REQ'D. | 570 (2) SF PROVIDED |
| SIDE: 42' X 194' X 12' = 982 SF REQ'D. | 946 SF PROVIDED |
| REAR: 42' X 156' X 12' = 842 SF REQ'D. | |
| TOTAL REQUIRED=2,668 SF TOTAL PROVIDED=2,962 SF | |
| LANDSCAPING REQ'D INTERIOR: | |
| ASPHALT, CONCRETE CURB & GUTTER: | 51,678 SF |
| 14% REQUIRED: | 7,300 SF PROVIDED |
| (14%) X (51,678) = 7,235 SF | |
| STREETYARD LANDSCAPING: | |
| PRIMARY: PROPOSED PUBLIC RW FRESCO DR. 18' MULTIPLIER(241'-24) X 9' = 3,906 SF | |
| SECONDARY: ASHES DR. 9' MULTIPLIER(451'-45) X 9' = 3,827 SF | 3,763 SF PROVIDED |

| SITE DATA TABLE - EXISTING RENAISSANCE I, PHASE I | |
|---|----------------------------------|
| USE: | OFFICE |
| SITE AREA: | 2.16 ACRES |
| DISTURBED AREA: | O & I-1 AND CB |
| CAMA LAND USE: | RESOURCE PROTECTION |
| BUILDING SETBACKS: | FRONT: 230' |
| (EXISTING) | SIDE: 43' NORTH, 11' SOUTH |
| | REAR: 45' |
| BUILDING HEIGHT: | 32' (2 STORY) |
| BUILDING SQUARE FOOTAGE: | 31,650 SF (15,825 SF EACH FLOOR) |
| PARKING REQ'D: | |
| O & I ZONE: | 200/SF MAX. 300/SF MIN. |
| PARKING GROUP (OFFICE): | 158 MAX/105 MIN. REQUIRED |
| PROPOSED PARKING PROV'D: | 137 REGULAR (6 ARE HC) |
| IMPERVIOUS AREA-PH DRAINAGE AREA: | |
| EXISTING BUILDING: | 15,825 SF (ROOF AREA) |
| EXISTING ASPHALT/CURB & GUTTER: | 68,959 SF |
| EXISTING SIDEWALKS/CONCRETE PADS: | 6,850 SF |
| TOTAL EXISTING IMPERVIOUS AREA: | 91,634 SF TOTAL |
| STREETYARD LANDSCAPING: | |
| (331'-24) X 18' = 5,926 SF REQUIRED | 5,526 SF PROVIDED |
| INTERIOR LANDSCAPE PROVIDED: | 1,976 SF PROVIDED |

| LEGEND | | | |
|----------------------------------|-----------------|-----|--|
| COMMON NAME | SIZE | QTY | |
| NANDINA DOMESTICA GULFSTREAM | 3 GAL. | 11 | |
| CAMELLIA SASANQUA SHISHI GASHIRA | 7 GAL. | 2 | |
| CAMELLIA JAPONICA | 7 GAL. | 2 | |
| HOLLY, NEEDLEPOINT | 7 GAL. | 51 | |
| HOLLY, DW. YAUPON | 3 GAL. | 183 | |
| MAHONIA SO FINE | 3 GAL. | 61 | |
| LIGUSTRUM | 7 GAL. | 9 | |
| DBL. KNOCKOUT ROSE | 3 GAL. | 57 | |
| LIRIOPE MUSCARI SUPER BLUE | 1 GAL. | 698 | |
| AZALEA FASHION | 3 GAL. | 98 | |
| DAYLILLY | DV. | 433 | |
| BIRCH, RIVER | 3" | 6 | |
| GRAPE MYRTLE NATCHEZ | 2" CAL., 8' HT. | 4 | |
| EAST PALATKA HOLLY, TREE-FORM | 3" CAL. | 10 | |
| NEEDLEPOINT HOLLY | 8' HT. | 4 | |
| MAPLE, TRIDENT | 3" | 13 | |
| OAK, LIVE | 3" | 10 | |
| SIZZLER HOLLY, MULTI-STEM, TF | 8' HT. | 10 | |
| GRAPE MYRTLE TUSCARORA | 2" CAL., 8' HT. | 16 | |
| EUROPEAN HORNBEEAM | 2" CAL., 8' HT. | 11 | |
| HOLLY, DW. YAUPON | 7 GAL. | 20 | |
| MISCANTHUS SINENSIS | 3 GAL. | 77 | |
| SABAL PALM, BOOTED | 12' HT. | 3 | |

STORMWATER MANAGEMENT PLAN APPROVED BY CITY OF WILMINGTON ENGINEERING DEPARTMENT DATE PERMIT # SIGNED

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

OWNER:
 TCT OF WILMINGTON, LLC
 1123 MILITARY CUTOFF RD.
 WILMINGTON, NC. 28405
 256-7704

JIM@FREEMANLANDSCAPE.COM
 910-796-1166

Revision #:
 Date: 4/27/2016

Scale:
 1" = 40'

Landscape Plan:
 Renaissance II

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