



PROPOSED IMPERVIOUS AREA Renaissance II side:
 PROPOSED IMPERVIOUS AREA 51,678 SF x 20% shading req'd. = 10,336 sf
 PARKING / DRIVEWAYS 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 STREET/YARDS SHALL BE PLANTED AS CALLED OUT.

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

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:	Provided:
1674sf	10
	20
per Creative Code:	Provided:
1674sf	9
	18



SITE DATA TABLE	
USE:	OFFICE
SITE AREA:	3.16 ACRES TOTAL (137,426 SF) x 154-47 Trees 2" Req'd. & Prov'd.
ACCESS EASEMENT WITHIN SITE:	80 ACRES (34,718 SF)
PARCEL ID#:	R05100-003-065-000
MAP ID#:	315706.49.8929.000
DISTURBED AREA:	
ZONING:	O & I-1
CAMA LAND USE:	RESOURCE PROTECTION
BUILDING SETBACKS (REQUIRED):	FRONT SETBACK: 20' INTERIOR SIDE SETBACK: 10' CORNER SIDE SETBACK: 20' REAR SETBACKS: 20'
BUILDING SETBACKS (PROPOSED):	FRONT SETBACK: 20' 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
%SUBBUILDING:	
BUILDING HEIGHT:	45' (2 STORY)
BUILDING SQUARE FOOTAGE:	30,740 SF TOTAL (15,370 PER FLOOR)
PARKING REQ'D: OFFICE:	200SF/MAX. 300SF/MIN.
TOTAL PARKING REQ'D:	154 MAX/102 MIN. REQUIRED
PROPOSED PARKING PROV'D:	144 (INCLUDES 5 HC)
BICYCLE PARKING REQ'D:	10 SPACES
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 NEW RW:	46,000 SF
IMPERVIOUS AREA WITHIN ACCESS EASEMENT:	38,635 SF
LANDSCAPING:	
FOUNDATION PAINTINGS (12%):	676 SF PROVIDED
FRONT: 45' X 156' X 12' = 842 SF REQ'D.	570 (2) SF PROVIDED
SIDE: (2) 45' X 104' X 12' = 962 SF REQ'D.	570 (2) SF PROVIDED
REAR: 45' X 156' X 12' = 842 SF REQ'D.	570 (2) SF PROVIDED
TOTAL REQUIRED=2,808 SF TOTAL PROVIDED=2,862 SF	
LANDSCAPING REQ'D INTERIOR:	
ASPHALT CONCRETE CURB & GUTTER:	51,678 SF
14% REQUIRED:	
(14%) X (51,678) = 7,235 SF	7,300 SF PROVIDED
STREET/YARD LANDSCAPING:	
PRIMARY: PROPOSED PUBLIC RW FRESCO DR. 18' MULTIPLYER(241-24) X 9' = 3,906 SF	3,916 SF PROVIDED
SECONDARY: ASHES DR. 9' MULTIPLYER(451-48) X 9' = 3,627 SF	3,763 SF PROVIDED

LEGEND		
COMMON NAME	SIZE	QTY
NANDINA DOMESTICA GULFSTREAM	3 GAL.	11
CAMELLIA SASANGUA SHSHI GASHIRA	7 GAL.	2
CAMELLIA JAPONICA	7 GAL.	2
HOLLY, NEEDLEPOINT	7 GAL.	51
HOLLY, DW. YAUFON	3 GAL.	183
MAHONIA SO FINE	3 GAL.	61
LIGUSTRUM	7 GAL.	9
DEL. KNOCKOUT ROSE	3 GAL.	57
LIRIOPE MUSCARI SUPER BLUE	1 GAL.	698
AZALEA FASHION	3 GAL.	98
DAYLILLY	Div.	433
BIRCH, RIVER	3"	6
GRAPE MYRTLE NACHEZ	2" CAL. 8' HT.	4
EAST PALATKA HOLLY, TREE-FORM	3" CAL.	10
NEEDLEPOINT HOLLY	8' HT.	4
MAPLE, TRIDENT	3"	11
OAK, LIVE	3"	9
SIZZLER HOLLY, MULTI-STEM, TF	8' HT.	10
GRAPE MYRTLE TUSCARORA	2" CAL. 8' HT.	16
EUROPEAN HORNBEAM	2" CAL. 8' HT.	24
HOLLY, DW. YAUFON	7 GAL.	20
MISCANTHUS SINENSIS	3 GAL.	77
SABAL PALM, BOOTED	12' HT.	3

SITE DATA TABLE - EXISTING RENAISSANCE I, PHASE I	
USE:	OFFICE
SITE AREA:	2.16 ACRES
DISTURBED AREA:	
ZONING:	O & I-1 AND CB
CAMA LAND USE:	RESOURCE PROTECTION
BUILDING SETBACKS (EXISTING):	FRONT: 230' SIDE: 33', 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:	
PARKING GROUP (OFFICE):	200/SF MAX. 300/SF MIN. 158 MAX/105 MIN. REQUIRED
PROPOSED PARKING PROV'D:	137 REGULAR (6 ARE HC)
IMPERVIOUS AREA-PII DRAINAGE AREA:	
EXISTING BUILDING:	15,825 SF (ROOF AREA)
EXISTING ASPHALT/CURB & GUTTER:	68,950 SF
EXISTING SIDEWALKS/CONCRETE PADS:	6,850 SF
TOTAL EXISTING IMPERVIOUS AREA:	91,625 SF TOTAL
STREET/YARD LANDSCAPING:	
(331-24) X 18 = 5,526 SF REQUIRED	5,526 SF PROVIDED
INTERIOR LANDSCAPE PROVIDED:	1,976 SF PROVIDED

Revision #: 3
 Date: 5/3/2016

Scale:
 1" = 40'

Landscape Plan:
 Renaissance II

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

Approved Construction Plan
 Name: Date: Planning Traffic Fee: _____

OWNER:
 TCT OF WILMINGTON, LLC
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