



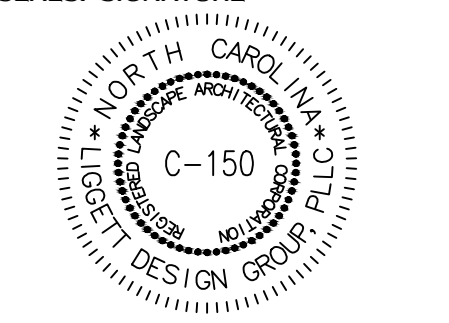
LANDSCAPE ARCHITECTURE  
SITE PLANNING & DESIGN

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TCT OF WILMINGTON, LLC  
1123 MILITARY CUTOFF ROAD  
WILMINGTON, NC 28405  
(910) 256-7704

SEALS/SIGNATURE



NOT APPROVED FOR  
CONSTRUCTION UNLESS SIGNED  
BY LANDSCAPE ARCHITECT

CLIENT

# RENAISSANCE II

WILMINGTON, NORTH CAROLINA

ISSUED FOR:  
**SUBMITTAL**

ISSUED DATE:  
**7/19/2017**

REVISIONS:

NO.	ITEM	DATE

DRAWING TITLE:  
**PLANTING PLAN**

DRAWN BY: RW/WAB  
CHECKED BY: FL  
SCALE: 1"=30'  
SHEET NUMBER:

**L-1**  
OF 1

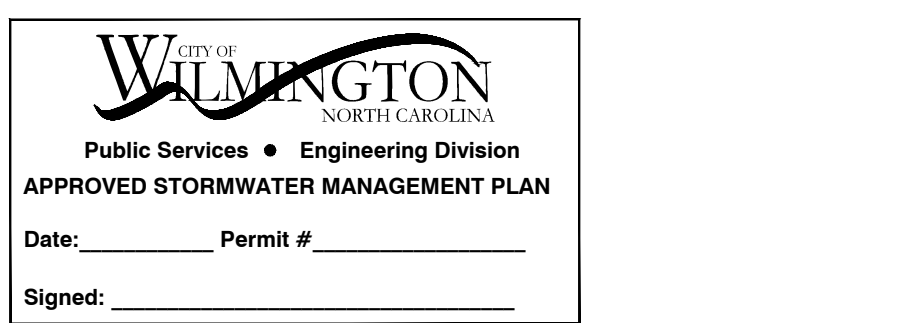
SITE DATA TABLE	
USE:	OFFICE
SITE AREA:	3.15 ACRES TOTAL (137,426 SF) x 15 = 47 Trees 2" Req'd. & Prov'd.
ACCESS EASEMENT WITHIN SITE:	80 ACRES (34,718 SF)
PARCEL ID#:	R05100-003-066-000
MAP ID#:	315706.49.8929.000
DISTURBED AREA:	0 & I-1
ZONING:	RESOURCE PROTECTION
CAMA LAND USE:	FRONT SETBACK: 20'
BUILDING SETBACKS (REQUIRED):	INTERIOR SIDE SETBACK: 10'
	CORNER SIDE SETBACK: 20'
	REAR SETBACKS: 20'
BUILDING SETBACKS (PROPOSED):	FRONT SETBACK: 20'
	INTERIOR SIDE SETBACK: 187'
	CORNER SIDE SETBACK: 110'
	REAR SETBACKS: 130'
MAX. BUILDING LOT COVERAGE:	40%
PROPOSED BUILDING LOT COVERAGE:	11%
MAX. BUILDING HEIGHT:	45'
BUILDING CONSTRUCTION TYPE:	IIB
BUILDING:	43' (2 STORY)
BUILDING HEIGHT:	36,740 SF TOTAL
BUILDING SQUARE FOOTAGE:	(15,370 PER FLOOR)
PARKING REQ'D. OFFICE:	200/SF MAX, 300/SF 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%
EXISTING IMPERVIOUS AREA WITHIN ACCESS EASEMENT:	46,000 SF
AREA WITHIN NEW R/W:	38,636 SF
LANDSCAPING:	
FOUNDATION PLANTINGS (12%):	876 SF PROVIDED
FRONT: 40' X 100' X 12' = 840 SF REQ'D.	870 (2) SF PROVIDED
SIDE: 40' X 104' X 12' = 840 SF REQ'D.	848 SF PROVIDED
REAR: 40' X 100' X 12' = 840 SF REQ'D.	2,962 SF PROVIDED
TOTAL REQUIRED = 2,808 SF TOTAL	
LANDSCAPING REQ'D. INTERIOR:	51,678 SF
ASPHALT, CONCRETE CURB & GUTTER:	14% REQUIRED
(14%) X (51,678) = 7,236 SF	7,300 SF PROVIDED
STREETYARD LANDSCAPING:	
PRIMARY: PROPOSED PUBLIC R/W FRESCO DR.	3,918 SF PROVIDED
18' MULTIPLIER(241'-24) X 18' = 3,906 SF	
SECONDARY: ASHES DR. MULTIPLIER(451'-48) X 9' = 3,627 SF	3,763 SF PROVIDED

SITE DATA TABLE - EXISTING RENAISSANCE I, PHASE I	
USE:	OFFICE
SITE AREA:	2.16 ACRES
DISTURBED AREA:	0 & I-1 AND CB
ZONING:	RESOURCE PROTECTION
CAMA LAND USE:	FRONT: 230'
BUILDING SETBACKS (EXISTING):	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.:	0 & 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-PHASE I DRAINAGE AREA:	
EXISTING BUILDING:	15,825 SF (ROOF AREA)
EXISTING ASPHALT/CURB & GUTTER:	68,950 SF
EXISTING SIDEWALKS/CONCRETE PAVES:	6,850 SF
TOTAL EXISTING IMPERVIOUS AREA:	91,625 SF TOTAL
STREETYARD LANDSCAPING:	
(331'-24) X 18' = 5,926 SF REQUIRED	5,926 SF PROVIDED
INTERIOR LANDSCAPE PROVIDED:	1,976 SF PROVIDED

A rain/freeze sensor shall be used if there is an irrigation system.  
Using the creative standard of the code 50% of the streetyards shall be planted as called out.

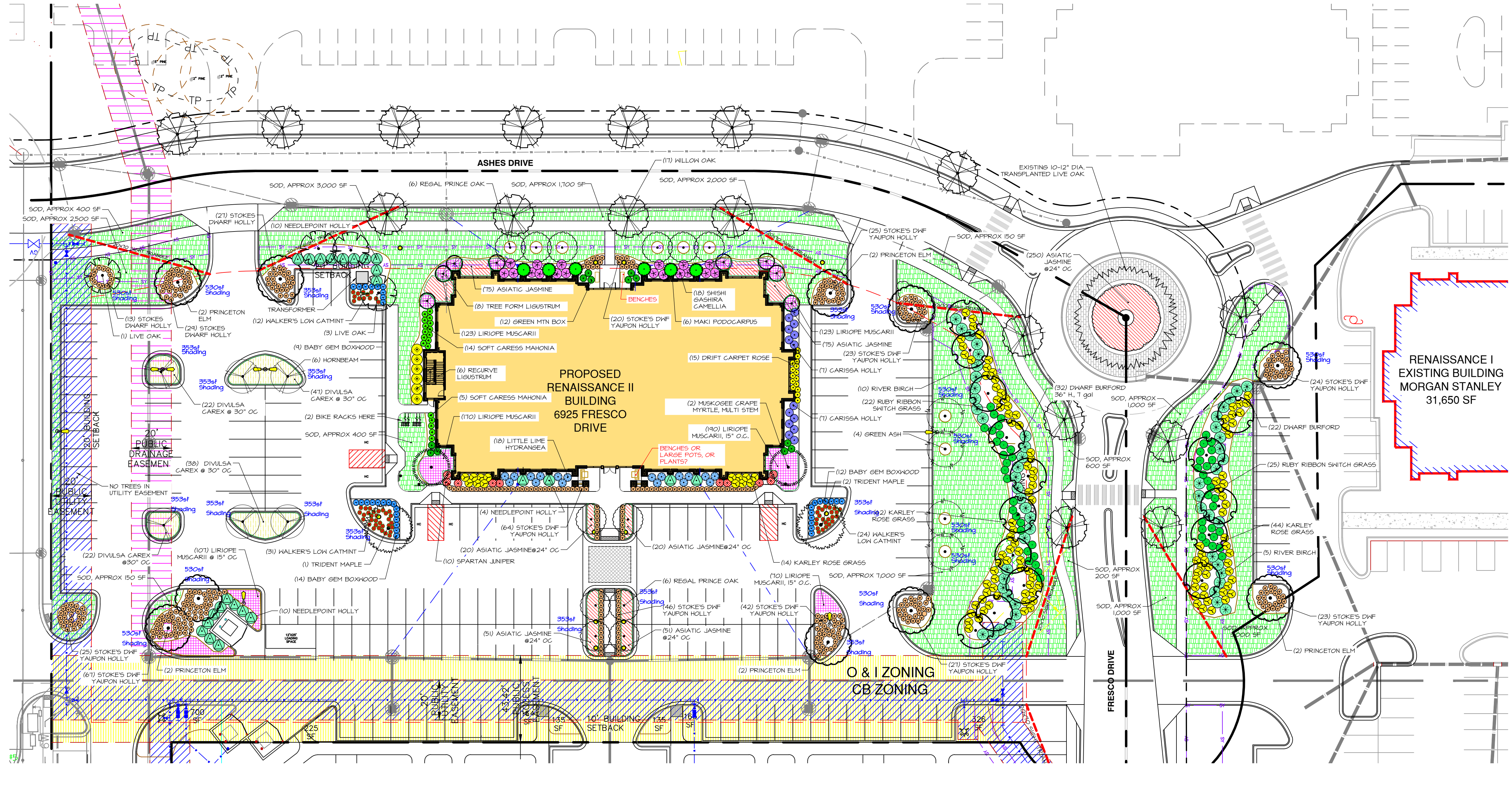
NOTE:  
1. THE CURRENT APPROVED LANDSCAPE PLAN (5/3/16) WILL REMAIN IN PLACE UNTIL THE REVISED LANDSCAPE PLAN HAS BEEN APPROVED, PER LDO'S CONVERSATION WITH BRIAN CHAMBERS ON 7/11/2016.

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



Approved Construction Plan	
Name	Date
Planning	
Traffic	
Fire	

NCDEMR PWSS WATER PERMIT #:	
WATER CAPACITY:	GPD
DWO SEWER PERMIT #:	
SEWER CAPACITY:	GPD
SEWER SHED # AND PLANT:	
SEWER TO FLOW THROUGH NEI:	YES OR NO (CIRCLE ONE)



PLANTING LEGEND:	
<b>TREES:</b>	
	TRIDENT MAPLE
	RIVER BIRCH
	PRINCETON ELM
	GREEN ASH
	WILLOW OAK
	LIVE OAK
	HORNBEAM
	REGAL PRINCE OAK
	<b>SHRUBS:</b>
	TREE FORM LIGUSTRUM
	NEEDLEPOINT HOLLY
	SHISHI GASHIRA CAMELLIA
	DWARF BURFORD HOLLY
	RECURVE LIGUSTRUM
	GREEN MTN BOX
	BABY GEM BOX
	CARISSA HOLLY
	KARLEY ROSE ORNAMENTAL GRASS
	RUBY RIBBONS SWITCHGRASS
	STOKE'S DWF HOLLY
	LITTLE LIME HYDRANGEA
	SOFT CARESS MAHONIA
	SPARTAN JUNIPER
	WALKER'S LOW CATMINT
	DRIFT CARPET ROSE
<b>GROUNDCOVER:</b>	
	DIVILVA CAREX
	LIRIOPE MUSCARI
	ASIATIC JASMINE

PLANT SCHEDULE			
QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE
<b>TREES AND LARGE EVERGREENS</b>			
1	TRIDENT MAPLE	TRIDENT MAPLE	24"
1	RIVER BIRCH	RIVER BIRCH	24"
1	PRINCETON ELM	PRINCETON ELM	24"
1	GREEN ASH	GREEN ASH	24"
1	WILLOW OAK	WILLOW OAK	24"
1	LIVE OAK	LIVE OAK	24"
1	HORNBEAM	HORNBEAM	24"
1	REGAL PRINCE OAK	REGAL PRINCE OAK	24"
<b>SHRUBS</b>			
1	NEEDLEPOINT HOLLY	NEEDLEPOINT HOLLY	24"
1	SHISHI GASHIRA CAMELLIA	SHISHI GASHIRA CAMELLIA	24"
1	DWARF BURFORD HOLLY	DWARF BURFORD HOLLY	24"
1	RECURVE LIGUSTRUM	RECURVE LIGUSTRUM	24"
1	GREEN MTN BOX	GREEN MTN BOX	24"
1	BABY GEM BOX	BABY GEM BOX	24"
1	CARISSA HOLLY	CARISSA HOLLY	24"
1	KARLEY ROSE ORNAMENTAL GRASS	KARLEY ROSE ORNAMENTAL GRASS	24"
1	RUBY RIBBONS SWITCHGRASS	RUBY RIBBONS SWITCHGRASS	24"
1	STOKE'S DWF HOLLY	STOKE'S DWF HOLLY	24"
1	LITTLE LIME HYDRANGEA	LITTLE LIME HYDRANGEA	24"
1	SOFT CARESS MAHONIA	SOFT CARESS MAHONIA	24"
1	SPARTAN JUNIPER	SPARTAN JUNIPER	24"
1	WALKER'S LOW CATMINT	WALKER'S LOW CATMINT	24"
1	DRIFT CARPET ROSE	DRIFT CARPET ROSE	24"
<b>GRASSES</b>			
1	DIVILVA CAREX	DIVILVA CAREX	24"
1	LIRIOPE MUSCARI	LIRIOPE MUSCARI	24"
1	ASIATIC JASMINE	ASIATIC JASMINE	24"
<b>PERENNIALS, VINES &amp; GROUNDCOVERS</b>			
1	WALKER'S LOW CATMINT	WALKER'S LOW CATMINT	24"
1	DRIFT CARPET ROSE	DRIFT CARPET ROSE	24"
1	ASIATIC JASMINE	ASIATIC JASMINE	24"

PROPOSED IMPERVIOUS AREA Renaissance II side:		
PROPOSED IMPERVIOUS AREA	51,678 SF x 20% shading req'd. = 10,336 sf	
PARKING / DRIVEWAYS	10,949 sf Shading prov'd.	
<b>Fresco Dr. Primary Streetyard:</b>		
241ft - 24f Drwy. = 217 x 18w = 3906sf Req'd. landscape	per Creative Code: 1674sf	Provided: 10
3 understorey trees per 600sf = 20 trees	10	10
6 shrubs per 600sf = 39 shrubs	20	32
<b>Ashes Dr. Secondary Streetyard:</b>		
451ft - 48f Drwy. = 403 x 9w = 3627sf Req'd. landscape	per Creative Code: 1674sf	Provided: 9
3 understorey trees per 600sf = 18 trees	9	9
6 shrubs per 600sf = 36 shrubs	18	22

