



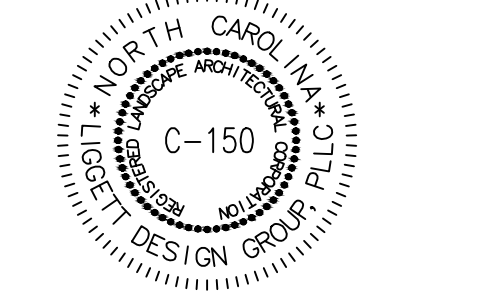
LANDSCAPE ARCHITECTURE
SITE PLANNING & DESIGN

7254 PERRISH ROAD, RALEIGH, NC 27608
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ENGINEER:
NORRIS & TUNSTALL
902 MARKET ST., WILMINGTON, NC
(910) 343-9653

DEVELOPER:
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
1	ROUND 1 COMMENTS	7/31/2018

DRAWING TITLE:

**REVISED
LANDSCAPE PLAN**

DRAWN BY: RW/WAB

CHECKED BY: FL

SCALE: 1"=30'

SHEET NUMBER:

L-1
OF 1

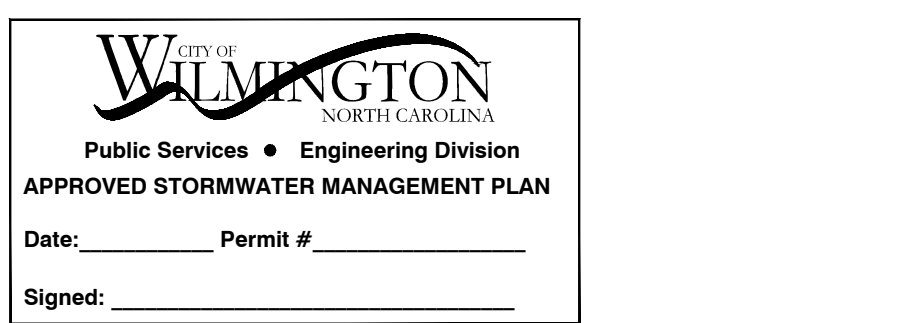
SITE DATA TABLE	
USE:	OFFICE
SITE AREA:	3.15 ACRES TOTAL (137,426 SF) x 15 = 47 Trees 2" Req'd. & Prov'd.
ACCESS EASEMENT WITHIN SITE:	80 ACRES (34,718 SF)
PARCEL ID#:	R05100-003-066-000
MAP ID#:	315706.49.8929.000
DISTURBED AREA:	0 & I-1
ZONING:	RESOURCE PROTECTION
CAMA LAND USE:	FRONT SETBACK: 20'
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:	
BUILDING HEIGHT:	43' (2 STORY)
BUILDING SQUARE FOOTAGE:	36,740 SF TOTAL (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 PROVID.:	144 (INCLUDES 5 HC)
BICYCLE PARKING REQ'D.:	10 SPACES
BICYCLE PARKING PROVID.:	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
EXISTING IMPERVIOUS AREA WITHIN ACCESS EASEMENT:	25,000 SF
NEW IMPERVIOUS AREA:	96,653 SF
% SITE IMPERVIOUS AREA:	70%
IMPERVIOUS AREA WITHIN NEW R/W:	46,000 SF
NEW R/W:	38,636 SF
LANDSCAPING:	
FOUNDATION PLANTINGS (12%):	876 SF PROVIDED
FRONT: 40' X 100' X 12' = 842 SF REQ'D.	876 (2) SF PROVIDED
SIDE: 45' X 104' X 12' = 862 SF REQ'D.	848 SF PROVIDED
REAR: 45' X 150' X 12' = 810 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) = 7,238 SF	7,300 SF PROVIDED
STREET YARD LANDSCAPING:	
PRIMARY: PROPOSED PUBLIC R/W FRESCO DR.	3,918 SF PROVIDED
18' MULTIPLIER (241' X 18' = 3,906 SF)	
SECONDARY: ASHES DR. MULTIPLIER (451' 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 PROVID.:	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 PADS:	6,850 SF
TOTAL EXISTING IMPERVIOUS AREA:	91,625 SF T-TAL
STREET YARD LANDSCAPING:	
INTERIOR LANDSCAPING PR-VIDED:	5,526 SF 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.

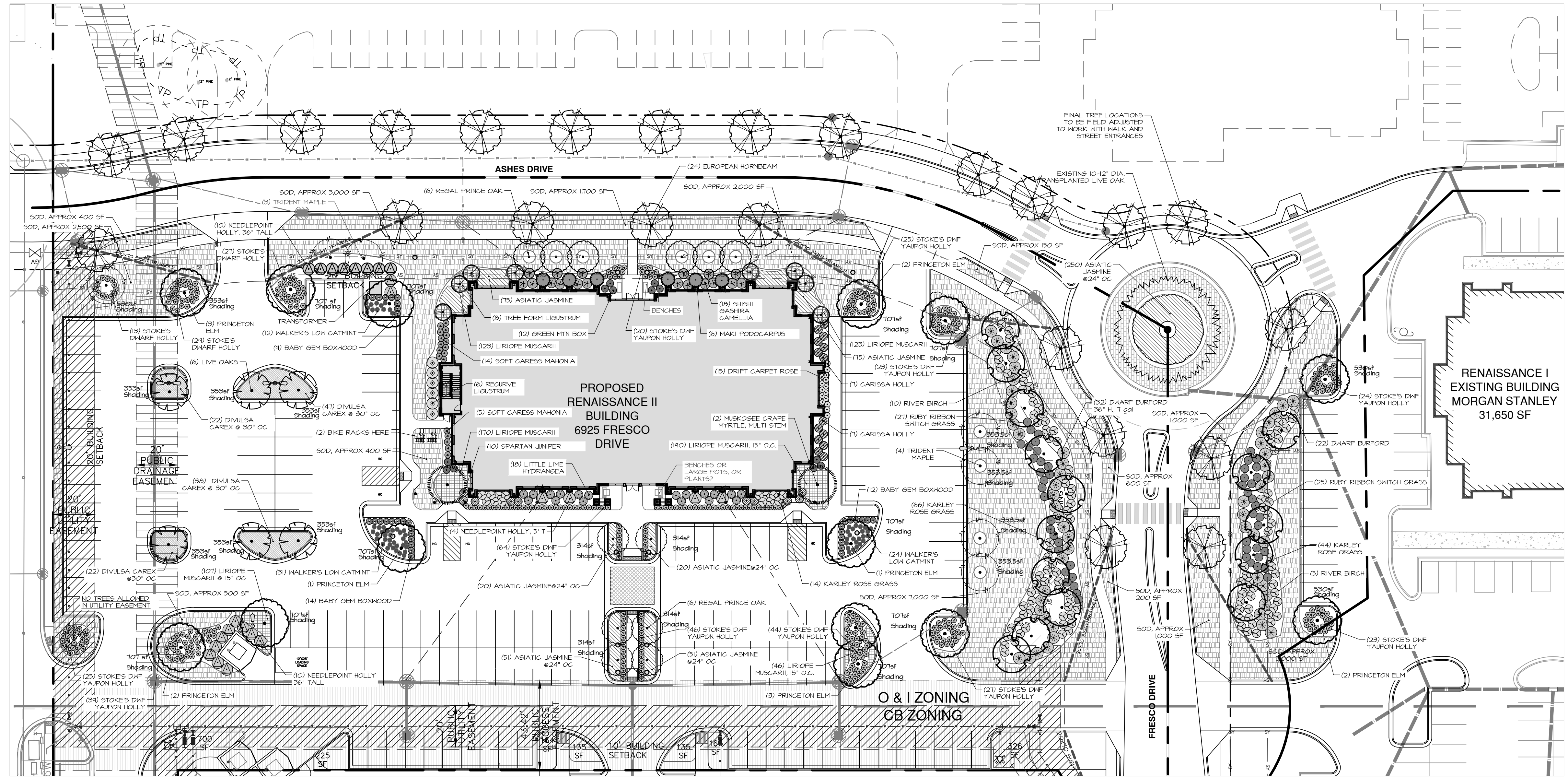
NOTE:
1. THE CURRENT APPROVED LANDSCAPE PLAN (5/3/16) WILL REMAIN IN PLACE UNTIL THE REVISED LANDSCAPE PLAN HAS BEEN APPROVED, PER LDO'S CONVERSATION WITH BRIAN CHAMBERS ON 7/11/2018.

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

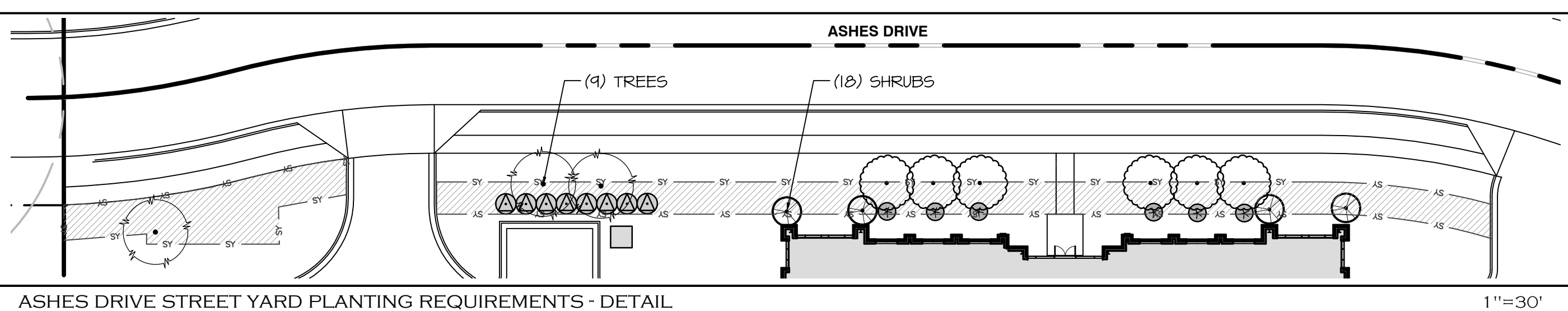


Approved Construction Plan	
Name	Date
Planning	
Traffic	
Fire	

NCDCNR 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:	
TREES:	
(Symbol) TRIDENT MAPLE	(Symbol) RIVER BIRCH
(Symbol) PRINCETON ELM	(Symbol) MUSKOGEE GRAPE MYRTLE
(Symbol) GREEN ASH	SHRUBS:
(Symbol) WILLOW OAK	(Symbol) TREE FORM LIGUSTRUM
(Symbol) LIVE OAK	(Symbol) NEEDLEPOINT HOLLY
(Symbol) HORNBREAM	(Symbol) SHISHI GASHIRA CAMELLIA
(Symbol) REGAL PRINCE OAK	(Symbol) DWARF BURFORD HOLLY
	(Symbol) RECURVE LIGUSTRUM
	(Symbol) GREEN MTN BOX
	(Symbol) BABY GEM BOX
	(Symbol) CARISSA HOLLY
	(Symbol) KARLEY ROSE ORNAMENTAL GRASS
	(Symbol) RUBY RIBBONS SWITCHGRASS
	(Symbol) STOKES' DWIF HOLLY
	(Symbol) LITTLE LIME HYDRANGEA
	(Symbol) SOFT CARESS MAHONIA
	(Symbol) SPARTAN JUNIPER
	(Symbol) WALKER'S LOW CATMINT
	(Symbol) DRIFT CARPET ROSE
GROUNDCOVER:	
(Symbol) DIVILSA CAREX	
(Symbol) LIRIOPE MUSCARII	
(Symbol) ASIATIC JASMINE	



QUAN.	BOTANICAL NAME	COMMON NAME	SIZE	NOTES
TREES AND LARGE EVERGREENS				
7	TRIDENT MAPLE	TRIDENT MAPLE	2" CAL.	SHADE TREE
19	RIVER BIRCH	RIVER BIRCH	2" CAL.	
24	PRINCETON ELM	PRINCETON ELM	2" CAL.	
2	CARESS MAHONIA	CARESS MAHONIA	2" CAL.	
2	WALKER'S LOW CATMINT	WALKER'S LOW CATMINT	2" CAL.	
10	REGAL PRINCE OAK	REGAL PRINCE OAK	2" CAL.	
10	RECURVE LIGUSTRUM	RECURVE LIGUSTRUM	2" CAL.	
14	ASIATIC JASMINE	ASIATIC JASMINE	2" CAL.	
SHRUBS				
36	BABY GEM BOXWOOD	BABY GEM BOXWOOD	3" GAL.	
10	SHISHI GASHIRA CAMELLIA	SHISHI GASHIRA CAMELLIA	3" GAL.	
10	RECURVE LIGUSTRUM	RECURVE LIGUSTRUM	3" GAL.	
10	WALKER'S LOW CATMINT	WALKER'S LOW CATMINT	3" GAL.	
10	DRIFT CARPET ROSE	DRIFT CARPET ROSE	3" GAL.	
10	SOFT CARESS MAHONIA	SOFT CARESS MAHONIA	3" GAL.	
10	SPARTAN JUNIPER	SPARTAN JUNIPER	3" GAL.	
10	WALKER'S LOW CATMINT	WALKER'S LOW CATMINT	3" GAL.	
10	RECURVE LIGUSTRUM	RECURVE LIGUSTRUM	3" GAL.	
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