

NO.	ITEM	DATE
1	ROUND 1 COMMENTS	7/31/2018

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:	INTERIOR SIDE SETBACK: 10'
(REQUIRED)	CORNER SIDE SETBACK: 20'
	REAR SETBACKS: 20'
BUILDING SETBACKS:	FRONT SETBACK: 20'
(PROPOSED)	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
TOTAL IMPERVIOUS AREA:	25,000 SF
EXISTING IMPERVIOUS AREA WITHIN ACCESS EASEMENT:	96,653 SF
% SITE IMPERVIOUS AREA:	70%
IMPERVIOUS AREA WITHIN NEW R/W:	46,000 SF
NEW R/W:	38,636 SF
LANDSCAPING:	
FOUNDATION:	876 SF PROVIDED
FRONT: 40' X 104' 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 104' X 12' = 862 SF REQ'D.	2,962 SF PROVIDED
TOTAL REQUIRED = 2,808 SF TOTAL	
LANDSCAPING REQ'D. INTERIOR:	51,678 SF
20% REQUIRED	
(20%) X (51,678) = 10,335.6 SF	10,407.4 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:	SIDE: 33' NORTH, 11' SOUTH
(EXISTING)	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/C-CONCRETE PADS:	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 7/11/2018.

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



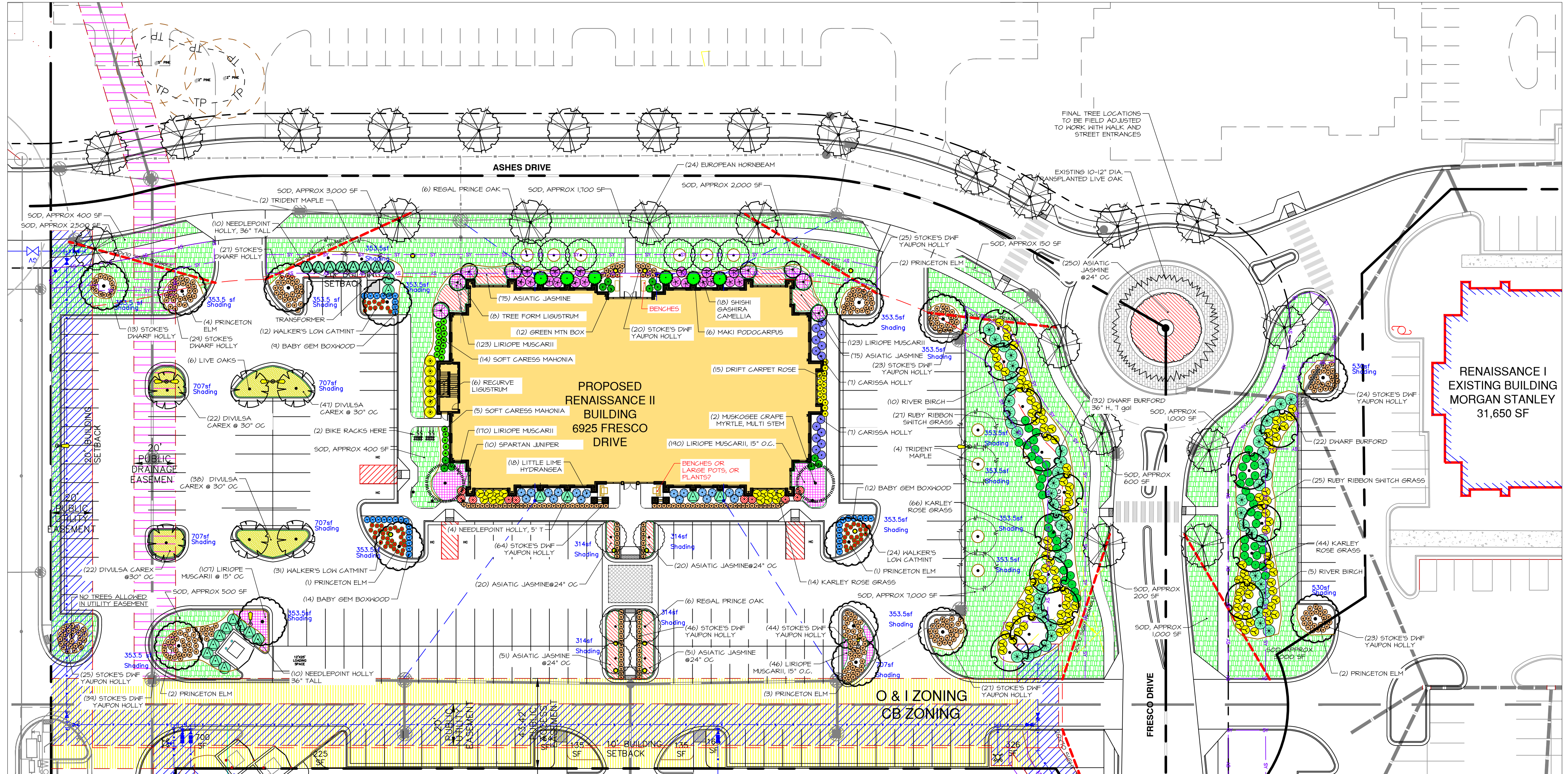
Public Services • Engineering Division
APPROVED STORMWATER MANAGEMENT PLAN

Date: _____ Permit # _____
Signed: _____

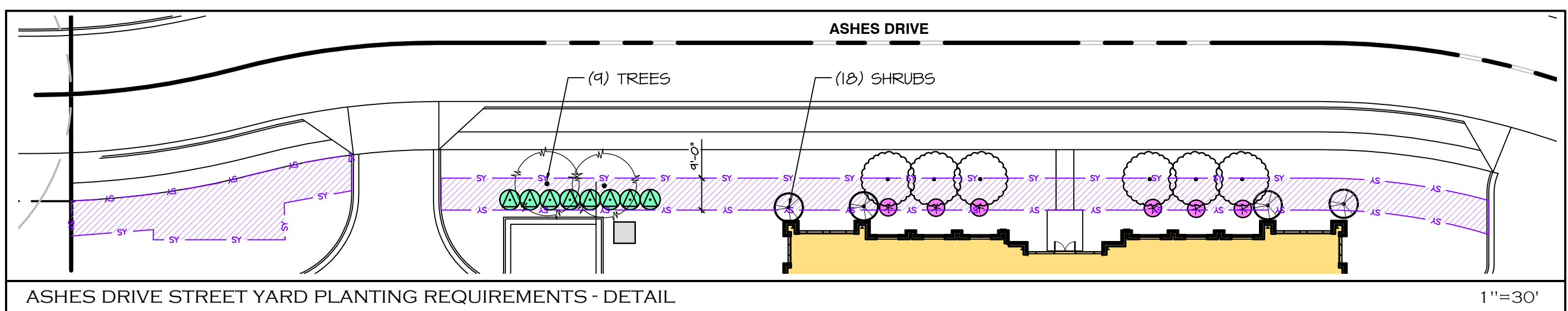
Approved Construction Plan

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



PLANT SCHEDULE			
QUAN.	BOTANICAL NAME	COMMON NAME	SIZE
TREES AND LARGE EVERGREENS			
1	FRINCETON ELM	FRINCETON ELM	3" CAL.
1	TRIDENT MAPLE	TRIDENT MAPLE	3" CAL.
1	WILLOW OAK	WILLOW OAK	3" CAL.
1	LIVE OAK	LIVE OAK	3" CAL.
1	HORNBEAM	HORNBEAM	3" CAL.
1	REGAL PRINCE OAK	REGAL PRINCE OAK	3" CAL.
1	RIVER BIRCH	RIVER BIRCH	3" CAL.
1	MUSKOGEE GRAPE MYRTLE	MUSKOGEE GRAPE MYRTLE	3" CAL.
SHRUBS			
1	TREE FORM LIGUSTRUM	TREE FORM LIGUSTRUM	3" CAL.
1	NEEDLEPOINT HOLLY	NEEDLEPOINT HOLLY	3" CAL.
1	SHISHI GASHIRA CAMELLIA	SHISHI GASHIRA CAMELLIA	3" CAL.
1	DWARF BURFORD HOLLY	DWARF BURFORD HOLLY	3" CAL.
1	RECURVE LIGUSTRUM	RECURVE LIGUSTRUM	3" CAL.
1	GREEN MTN BOX	GREEN MTN BOX	3" CAL.
1	BABY GEM BOX	BABY GEM BOX	3" CAL.
1	CARISSA HOLLY	CARISSA HOLLY	3" CAL.
1	KARLEY ROSE ORNAMENTAL GRASS	KARLEY ROSE ORNAMENTAL GRASS	3" CAL.
1	RUBY RIBBONS SWITCHGRASS	RUBY RIBBONS SWITCHGRASS	3" CAL.
1	STOKES' DWIF YAUPON HOLLY	STOKES' DWIF YAUPON HOLLY	3" CAL.
1	LITTLE LIME HYDRANGEA	LITTLE LIME HYDRANGEA	3" CAL.
1	SOFT CARESS MAHONIA	SOFT CARESS MAHONIA	3" CAL.
1	SPARTAN JUNIPER	SPARTAN JUNIPER	3" CAL.
1	WALKER'S LOW CATMINT	WALKER'S LOW CATMINT	3" CAL.
1	DRIFT CARPET ROSE	DRIFT CARPET ROSE	3" CAL.
GRASSES			
1	DIVILISA CAREX	DIVILISA CAREX	3" CAL.
1	LIRIOPE MUSCARI	LIRIOPE MUSCARI	3" CAL.
1	ASIATIC JASMINE	ASIATIC JASMINE	3" CAL.
PERENNIALS, VINES & GROUNDCOVERS			
1	FRINCETON ELM	FRINCETON ELM	3" CAL.
1	TRIDENT MAPLE	TRIDENT MAPLE	3" CAL.
1	WILLOW OAK	WILLOW OAK	3" CAL.
1	LIVE OAK	LIVE OAK	3" CAL.
1	HORNBEAM	HORNBEAM	3" CAL.
1	REGAL PRINCE OAK	REGAL PRINCE OAK	3" CAL.
1	RIVER BIRCH	RIVER BIRCH	3" CAL.
1	MUSKOGEE GRAPE MYRTLE	MUSKOGEE GRAPE MYRTLE	3" CAL.

PROPOSED IMPERVIOUS AREA Renaissance II side:			
PROPOSED IMPERVIOUS AREA	51,678 SF x 20% shading req'd. = 10,335.6 sf	per Creative Code:	1674sf
PARKING / DRIVEWAYS	10,407.4 sf Shading prov'd.	Provided:	10
Fresco Dr. Primary Streetyard:			
241N - 24I Drwy. = 217 x 18'w = 3906sf Req'd. landscape		per Creative Code:	1674sf
3 understorey trees per 600sf = 20 trees		Provided:	10
6 shrubs per 600sf = 39 shrubs			32
Ashes Dr. Secondary Streetyard:			
451N - 48I Drwy. = 403 x 9'w = 3627sf Req'd. landscape		per Creative Code:	1674sf
3 understorey trees per 600sf = 18 trees		Provided:	9
6 shrubs per 600sf = 36 shrubs			18

