

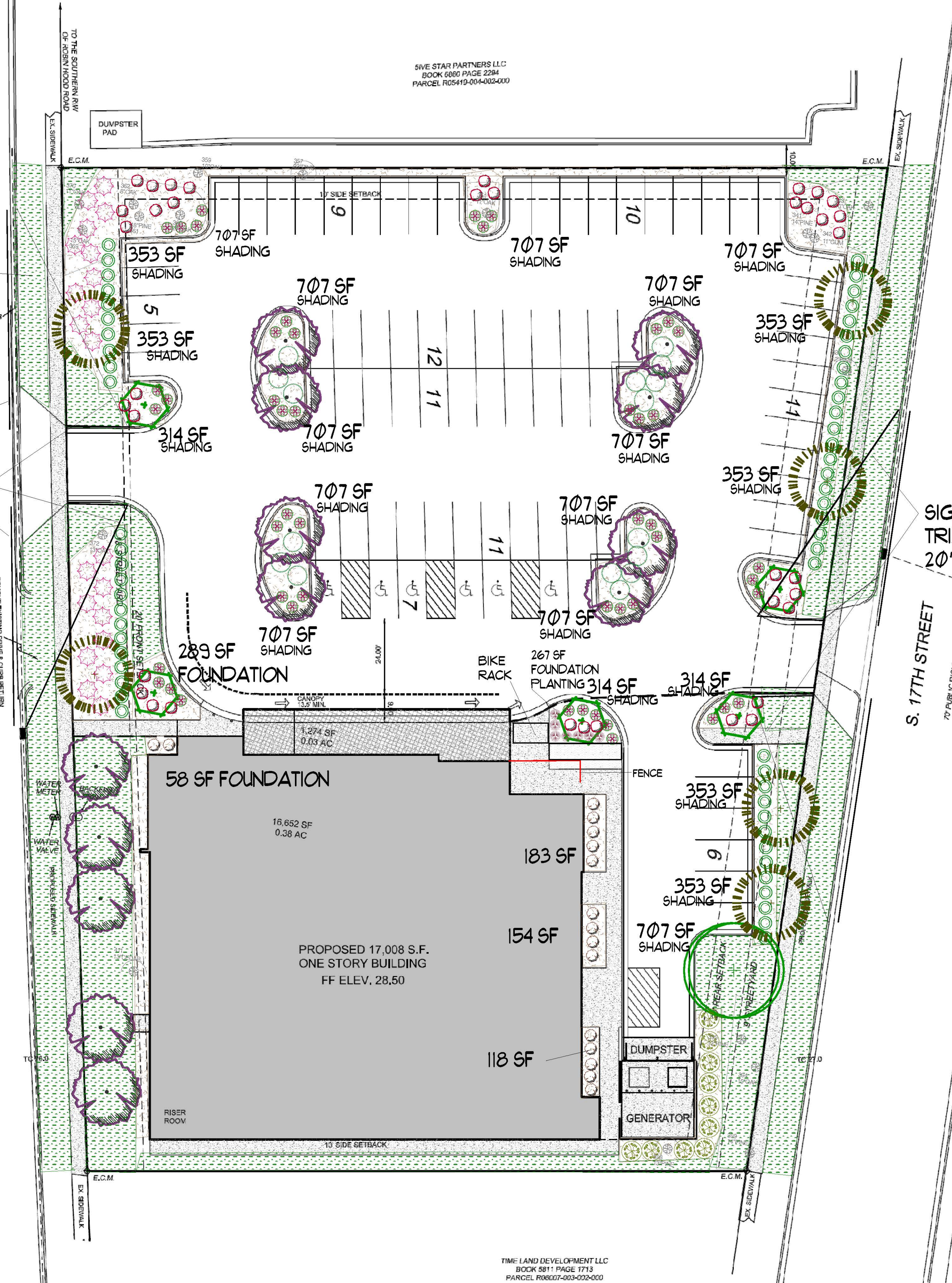


BERMUDA SOD

SIGHT TRIANGLES 20' X 70'

S. 16TH STREET

S. 17TH STREET



SIVE STAR PARTNERS LLC
BOOK 6680 PAGE 2284
PARCEL R05419-004-002-000

TIME LAND DEVELOPMENT LLC
BOOK 8811 PAGE 1713
PARCEL R06007-003-002-000

LANDSCAPE NOTES:

1. PRIOR TO ANY CLEARING, GRADING OR CONSTRUCTION ACTIVITY, TREE PROTECTION FENCING WILL BE INSTALLED AROUND PROTECTED TREES OR GROVES OF TREES. NO CONSTRUCTION WORKERS, TOOLS, MATERIALS OR VEHICLES ARE PERMITTED WITHIN THE TREE PROTECTION FENCING.
2. THE AREAS WITHIN THE TRIANGULAR SIGHT DISTANCE SHALL BE MAINTAINED FREE OF ALL OBSTRUCTIONS BETWEEN 30" AND 10'.
3. A RAIN/FREEZE SENSOR SHALL BE USED IF THERE IS AN IRRIGATION SENSOR.
4. USING THE CREATIVE STANDARD OF THE CODE, 50% OF THE STREETYARD SHALL BE PLANTED AS CALLED OUT.
5. ALL PLANT BEDS ARE TO RECEIVE 3-4" OF PINESTRAW OR MULCH.
6. LANDSCAPING SHALL BE COMPLETE BEFORE ISSUANCE OF A CO.

Parking Lot Shading LS Requirements
37,953 SF x 20% = 7,590 SF Shading Req'd
353 x 6 = 2,118 SF
314 x 3 = 942 SF
157 x 0 = 0
707 x 12 = 8,484 SF
TOTAL SHADING PROVIDED = 11,544 SF

17TH ST. STREETYARD:
296 LF X 18 = 5328 SF / 600 =
9 TREES 2" CAL. REQ'D, 9 PROV'D.
& 53 PLANTS 12" HT., 53+ PROV'D.

16TH ST. STREETYARD:
298 LF X 9 = 2682 SF / 600 =
4 TREES 2" CAL. REQ'D 4 PROV'D.
& 27 PLANTS 12" HT., 34 PROV'D.

FOUNDATION PLANTINGS:
NORTH SIDE: 32' HT. X 138 LF X .12 = 530 SF, 614 SF PROV'D.
EAST SIDE: 32' HT. X 110 X .12 = 422 SF, 455 SF PROV'D.

SITE DATA

1915 & 1919 16TH STREET, WILMINGTON, N.C.
PARCEL ID NOS. R05419-004-001-000 & R06007-003-001-000
OWNER: WESCP LLC
ZONED O&I OFFICE & INSTITUTIONAL (GENERAL)
PROPOSED USE: MEDICAL SERVICES
BUILDING CONSTRUCTION TYPE: TEXTURED CONCRETE
BUILDING LOT COVERAGE 22.6%
PROPOSED BLDG. HEIGHT ONE STORY LESS THAN 45'
FRONT SETBACK MINIMUM 20'
SIDE SETBACK MINIMUM 10'
REAR SETBACK MINIMUM 20'
PROPOSED AREA OF DISTURBANCE 75,144 S.F.
ESTIMATED TRIP GENERATION:
A.M. 41 PER HOUR P.M. 62 PER HOUR
(PER TRIP GEN. MANUAL 6TH EDITION VOL. 2 OF 3)
PROPOSED BLDG. SIZE 17,008 S.F.
PARCEL AREA 1.73 ACRES (75,414 S.F.) X 15 = 26 TREES 2" CALIPER REQ'D.
26 NEW TREES 2" CAL.

PARKING
MINIMUM PARKING REQUIRED (1 PER 250 SF OF BLDG.) 67 SPACES
MAXIMUM PARKING ALLOWED (1 PER 170 SF OF BLDG.) 98 SPACES
TOTAL PARKING SHOWN 82 TOTAL SPACES
ALL PARKING AND DRIVEWAY STRIPING TO COMPLY WITH CURRENT CITY STANDARDS

NO WETLANDS EXIST ON SITE
SITE IS NOT WITHIN THE 100 YR. FLOOD BOUNDARY
SOIL TYPE: BAYMEADE
CAMA LAND USE CLASSIFICATION: URBAN

IMPERVIOUS SURFACE CALCULATION PRE DEMOLITION	
	S.F.
1915 16TH ST	1465
1919 16TH ST	1875
PARKING AND DRIVES	8920
CONC. PAD	15
TOTAL AREA	12275 TOTAL IMPERVIOUS PRE DEMOLITION

PROPOSED IMPERVIOUS	
	S.F.
BUILDING	17008
SIDEWALKS	3090
PARKING	3753
DUMPSTER PAD	275
GENERATOR PAD	275
TOTAL IMPERVIOUS	58601 TOTAL PROPOSED IMPERVIOUS

LEGEND

COMMON NAME	QTY	QTY REQ'D	HT	SIZE/CALIPER	
SHRUB, EVERGREEN BROADLEAF					
HOLLY, YAUPON, DWARF	16	0	NA	3 GAL.	NOT REQ'D.
LOROPETALUM, BLUSH	18	0	NA	3 GAL.	NOT REQ'D.
MISCANTHUS ADAGIO	21	21	12"	3 GAL.	
DRIFT ROSE	52	0	NA	3 GAL.	NOT REQ'D.
LIGUSTRUM RECURVE	10	10	12"	3 GAL.	
JAPANESE YEW	58	58	3'	7 GAL.	LOW BUFFER
WINTERGREEN BOXWOOD	7	10	12"	3 GAL.	
AZALEA ENCORE	34	0	NA	3 GAL.	NOT REQ'D.
NANDINA GULFSTREAM	16	16	12"	3 GAL.	
TREE, DECIDUOUS					
TRIDENT MAPLE	13	13	NA	2" CAL.	CANOPY
EAGLESTON HOLLY, T.F.	5	5	8'	NA	UNDERSTORY
LIVE OAK	2	2	NA	2" CAL.	CANOPY
ALLEE ELM	5	5	NA	2" CAL.	CANOPY

Approved Landscape Plan
Revised Date: 2/26/21
2020015

CITY OF WILMINGTON
NORTH CAROLINA
Public Services • Engineering Division
APPROVED STORMWATER MANAGEMENT PLAN

ate: _____ Permit # _____
Signed: _____

FREEMAN LANDSCAPE, INC.
Landscape Installation Professionals
JIM@FREEMANLANDSCAPE.COM
910-736-1166

Revision #: 5
Date: 2/26/2021

Scale:
1" = 20'

Landscape Plan:
WESCP LLC

Landscape Design by: Jim Freeman - NCLC# 0071
Freeman Landscape, Inc.