



# LEGEND

COMMON NAME	QTY	SIZE
SHRUB, EVERGREEN BROADLEAF		
BOXWOOD WINTERGREEN	21	3 GAL.
HOLLY, NEEDLEPOINT	54	7 GAL, 3' HT.
HOLLY, YAUPON, DWARF	10	3 GAL.
LOREPETALUM BLUSH	69	3 GAL.
MISCANTHUS SINENSIS	65	3 GAL.
PITOSPORUM COMPACT	6	3 GAL.
DRIFT ROSE	48	3 GAL.
YEW, PRINGLES	26	3 GAL.
TREE, DECIDUOUS		
ALLEE ELM	7	2" CAL.
GRAPE MYRTLE TUSCARORA, TF, SINGLE STEM	33	2" CAL, 8' HT.
TRIDENT MAPLE	10	2" CAL.
TREE SYMBOL	11	2" CAL.

Saved Trees	Credits
2 holly 5"	2
1 crape myrtle 14"	3
1 pine 19"	4
1 maple 20"	4
1 sweet gum 24"	6
<b>Total Tree Credits</b>	<b>19</b>

**Parking Lot Shading LS Requirements**  
 87,319 SF x 20% = 17,464 SF Shading Req'd  
 353 x 3 = 1,059 SF  
 314 x 6 = 1,884 SF  
 157 x 22 = 3,454 SF  
 707 x 16 = 11,312 SF  
**TOTAL SHADING PROVIDED = 17,709 SF**

**LANDSCAPE NOTES:**

- TREES TO BE MITIGATED: 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.
- THE AREAS WITHIN THE TRIANGULAR SIGHT DISTANCE SHALL BE MAINTAINED FREE OF ALL OBSTRUCTIONS BETWEEN 5' AND 10'.
- A RAIN-FREEZE SENSOR SHALL BE USED IF THERE IS AN IRRIGATION SENSOR.
- USING THE CREATIVE STANDARDS OF THE CODE, 50% OF THE STREETWAY SHALL BE PLANTED AS CALLED OUT.
- ALL PLANT BEDS ARE TO RECEIVE 3" OF PINE STRAW OR MULCH.
- LANDSCAPING SHALL BE COMPLETE BEFORE ISSUANCE OF A CO.

Trees To Be Mitigated	Mitigation %	Mitigation Total
300' x 2' = 7200' = 242'	100	242'
<b>Total : 242' / 2 = 121 Trees 2" cal. to be mitigated x \$350 per tree. \$42,350 to be paid in lieu.</b>		

28 TREES 2" CALIPER TO BE MITIGATED.  
 46 TREE CREDITS SO NO MITIGATION OWED.

**SITE DATA:**

PROPERTY OWNER	SERAI ENTERPRISES, INC.
PROJECT ADDRESS	501 MARKET STREET
FIN NUMBERS	R04935-001-010-000
AREA NOT IN A FEMA 100-YEAR FLOOD ZONE	
TRACT AREA	133,914 SF (4.45 AC) X 15 = 67 TREES 2" CAL. REQ'D.
DISTURBED AREA	218 AC
ZONING DISTRICT	RB-REGIONAL BUSINESS
SETBACKS REQUIRED	FRONT: 25' REAR: 15' SIDE: 0'
PROPOSED BUILDING SETBACK (VESTIBULE)	FRONT: 66.7' REAR: -
PROPOSED BUILDING SETBACK (HOTEL)	SIDE: 124.8' FRONT: - REAR: 65.9'
CAMA LAND USE	URBAN HOTEL
BUILDING USE	5F
PROPOSED BUILDING AREA	27,583 SF
BUILDING LOT COVERAGE (53,483/193,914)	27.58%
NUMBER OF BUILDINGS	2
EXISTING UNITS	10.0
PROPOSED UNITS	101.07
TOTAL UNITS	2.07
BUILDING HEIGHT (HOTEL/VESTIBULE)	40' (12.0')
NUMBER OF STORES (HOTEL/VESTIBULE)	4/1
GROSS SF PER FLOOR (HOTEL)	13,469 SF
GROUND FLOOR	13,201 SF
2ND, 3RD & 4TH FLOORS	369 SF
GROSS SF PER FLOOR (VESTIBULE)	15,734 SF
ASPHALT TO BE REMOVED AND RE GRADED	38,893 SF
EXISTING IMPERVIOUS AREAS:	83,376 SF
EXISTING BUILDING	10,830 SF
EXISTING ASPHALT	4,336 SF
EXISTING CONCRETE	13,343 SF
EXISTING POOL (TO BE REMOVED)	18,573 SF
EXISTING IMPERVIOUS AREA	115,464 SF
PROPOSED ON SITE IMPERVIOUS AREAS:	
PROPOSED BUILDING (CABANA/CANOPY/VEST)	15,020 SF
PROPOSED POOL AREA AND DECK	2,700 SF
PROPOSED ASPHALT & CURBING	13,343 SF
PROPOSED CONCRETE	13,343 SF
TOTAL ON SITE IMPERVIOUS AREA	152,723 SF (78.76%)
TOTAL OFF SITE IMPERVIOUS SIDEWALK AREA	247 SF
PARKING REQUIRED	
1/GUEST ROOM PLUS 50% OF THE RE REQUIRED	207
SPACES FOR ANY ACCESSORY USES	
1/GUEST ROOM (207 ROOMS)	207
RESTAURANT	
(180 SF MIN X 50% & 165 SF MAX X 50%)	
(2000 SF 180 X 50% & 2000 SF 165 X 50%)	13-15
BANQUET HALL	
(180 SF MIN X 50% & 165 SF MAX X 50%)	
(2575 SF 180 X 50% & 2575 SF 165 X 50%)	16-20
TOTAL PARKING REQUIRED	236-242
PARKING PROVIDED	211
COMPACT PARKING	25025
TOTAL PARKING PROVIDED	236
HANDICAP SPACES REQUIRED	7
HANDICAP SPACES PROVIDED	7
BICYCLE PARKING REQUIRED	15
BICYCLE PARKING PROVIDED	20
PUBLIC WATER AND SEWER BY CFPWA	
EXISTING WATER FLOW:	13,200 GPD
EXISTING SEWER FLOW:	12,000 GPD
PROPOSED WATER FLOW:	
(120 GPD PER ROOM X 207 ROOMS X 110%)	27,324 GPD
PROPOSED SEWER FLOW:	
(120 GPD PER ROOM X 207 ROOMS)	24,840 GPD
FOUNDATION PLANTING REQUIRED NORTH	274
FOUNDATION PLANTING PROVIDED NORTH	306
FOUNDATION PLANTING REQUIRED WEST	59
FOUNDATION PLANTING PROVIDED WEST	730
361 LF X 9,025 SF / 600 = 15 TREES 2" CAL. REQ'D & 90 PLANTS 12" HT.	

**CITY OF WILMINGTON**  
 NORTH CAROLINA  
 Public Services • Engineering Division  
 APPROVED FOR WATER MANAGEMENT PLAN  
 Date: \_\_\_\_\_ Permit # \_\_\_\_\_  
 Signed: \_\_\_\_\_

**Approved Construction Plan**

Name \_\_\_\_\_ Date \_\_\_\_\_

Planning \_\_\_\_\_

Traffic \_\_\_\_\_

Fire \_\_\_\_\_



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Revision #: 1  
 Date: 6/14/2019

Scale: 1" = 40'

Landscape Plan:  
 Tru & Tapestry

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