

SITE DATA

PROJECT: YMCA-MARKET STREET EXPANSION
 ADDRESS: 2710 MARKET STREET
 OWNER: YMCA OF WILMINGTON
 2710 MARKET STREET
 WILMINGTON, NC 28402
 PIN #: R04820-008-014, R04820-008-013
 ZONING: O&I-1
 LAND USE: 798 - RECREATION (PRIVATE)
 PARCEL SIZE: 11.35 AC (494,342 SF)
CAMA LAND USE: URBAN

BUILDING DATA
 EX. BUILDING: 61,054 GSF
 EX. BUILDING HT: 27 FT
 PROPOSED BUILDING EXPANSION: 3,765 GSF (6.0 %)
 PROPOSED BUILDING EXPANSION HT: 31 FT
 FIRST FLOOR: 46,429 SF
 SECOND FLOOR: 14,625 SF
BUILDING COVERAGE
 TOTAL BUILDING FOOTPRINT: 54,880 SF
 BUILDING LOT COVERAGE: 11.10%
 ALLOWED COVERAGE: 40%

BUILDING SETBACKS
 REQUIRED: FRONT: 20 FT
 REAR: 20 FT (25' ABUTTING RESIDENTIAL + 1':1' RATIO OVER 20' BLDG HT)
 SIDE: 10 FT (20' ABUTTING RESIDENTIAL + 1':1' RATIO OVER 20' BLDG HT)
 MAX. BLDG HT: 45 FT
 PROPOSED: FRONT: 319.37 FT
 REAR: 338.61 FT
 SIDE: EAST 113.20 FT, WEST 35 FT
 BUILDING HT: 31 FT

PARKING
 EXISTING PARKING: 220 SPACES (INCLUDING 5 ADA)
 REQUIREMENTS: 1/SPACE/200 GSF (MAX)
 1/SPACE/400 GSF (MIN)
 TOTAL BLDG GSF: 64,819 GSF
 REQUIRED PARKING: 325 SPACES (MAX)
 162 SPACES (MIN)
 PROVIDED PARKING: 240 SPACES
 REQUIRED ADA SPACES: 7 SPACES
 PROPOSED ADA SPACES: 7 SPACES (2 NEW)

BICYCLE PARKING
 REQUIREMENTS: PROVIDE 5 BIKE SPACES FOR FIRST 25 VEHICLE PARKING SPACES & 5 MORE FOR EACH ADDITIONAL 100 VEHICLE PARKING SPACES
 PROVIDED: 16 BICYCLE SPACES

LANDSCAPE REQUIREMENTS - EXPANSION
BUILDING EXPANSION
 EXISTING: 46,683 SF
 EXPANSION: 3,765 SF (8.0%)
VEHICULAR USE AREA
 EXISTING: 104,540 SF
 EXPANSION: 1,348 SF (1.3%)**
 **AFTER DEMOLITION DEDUCTION
 ADDITIONAL PARKING SPACES: 19 SPACES
STREETYARD:
 LANDSCAPE EXPANSION REQUIREMENTS
 BUFFER YARD:
 TREES: 15/DISTURBED ACRE
 1/2 THE REQUIRED FOR NEW CONSTRUCTION
 INTERIOR LANDSCAPING: 4.0%
 FENCE OR 1/2 THE WIDTH REQUIRED FOR NEW CONSTRUCTION

LANDSCAPE ISLAND AREA

LA-1	504 SF
LA-2	578 SF
LA-3	432 SF
LA-4	216 SF
LA-5	336 SF
LA-6	288 SF
LA-7	869 SF
LA-8	409 SF

UTILITY DEMAND

EXISTING IMPERVIOUS AREA	51,115 SF
ASPH PARKING:	104,540 SF
SIDEWALK:	4,525 SF
CONCRETE:	4,010 SF
TOTAL BUA:	164,190 SF
% BUA:	33.21%

DEMOLISHED IMPERVIOUS AREA

BUILDINGS:	2,360 SF
ASPH PARKING:	14,465 SF
SIDEWALK:	295 SF
CONCRETE:	580 SF
TOTAL:	17,700 SF

NEW IMPERVIOUS AREA

BUILDING:	3,765 SF
ASPH PARKING:	8,926 SF
PERV PARKING:	1,985 SF
(25% OF 7,938 SF)	
SIDEWALK:	2,675 SF
CONCRETE:	565 SF
TOTAL:	17,916 SF

FINAL IMPERVIOUS AREA

BUILDINGS:	54,880 SF
ASPH PARKING:	104,540 SF
PERV PARKING:	1,985 SF
(25% OF 7,938 SF)	
SIDEWALK:	6,453 SF
CONCRETE:	4,841 SF
TOTAL:	172,209 SF
% BUA:	34.84%

IMPERVIOUS INCREASE: 8,019 SF

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

LEGEND:

- MAINTENANCE REPAVING
- NEW PARKING SURFACE
- NEW BUILDING EXPANSION
- EXISTING SIDEWALKS
- PROPOSED SIDEWALKS
- EXISTING FENCE
- PROPERTY LINE
- BUFFER BOUNDARY
- LIMIT OF DISTURBANCE

ISSUED FOR CONSTRUCTION

BEFORE YOU DIG, CALL

North Carolina 811
www.nc811.org

1	WEST DRIVE AISLE CHANGES AND ADDITIONAL LANDSCAPE	10/17/2018
0	ISSUED FOR CONSTRUCTION	6/12/2017
REV. #	DESCRIPTION	REV. BY DATE
	REVISIONS	

PROFESSIONAL SEAL
 NORTH CAROLINA
 SEAL 028858
 6/12/17

OWNER:
 THE NIR FAMILY YMCA
 2710 MARKET STREET
 WILMINGTON, NC 28402

Coastal Land Design, PLLC
 Civil Engineering / Landscape Architecture
 Land Planning / Construction Management
 NCBELS Firm License No: P-0989
 P.O. Box 1172
 Wilmington, NC 28402
 Phone: 910-254-9333
 Fax: 910-254-5502

DRAWN :	R.LEVIS	PROJECT NUMBER :	130-00
DESIGN :	J.CARMINE	SCALE :	1"=50'
CHECK :	F.BRAXTON	DATE :	12JUNE2017
APPROVED :	J.PETROFF	FILE NAME :	

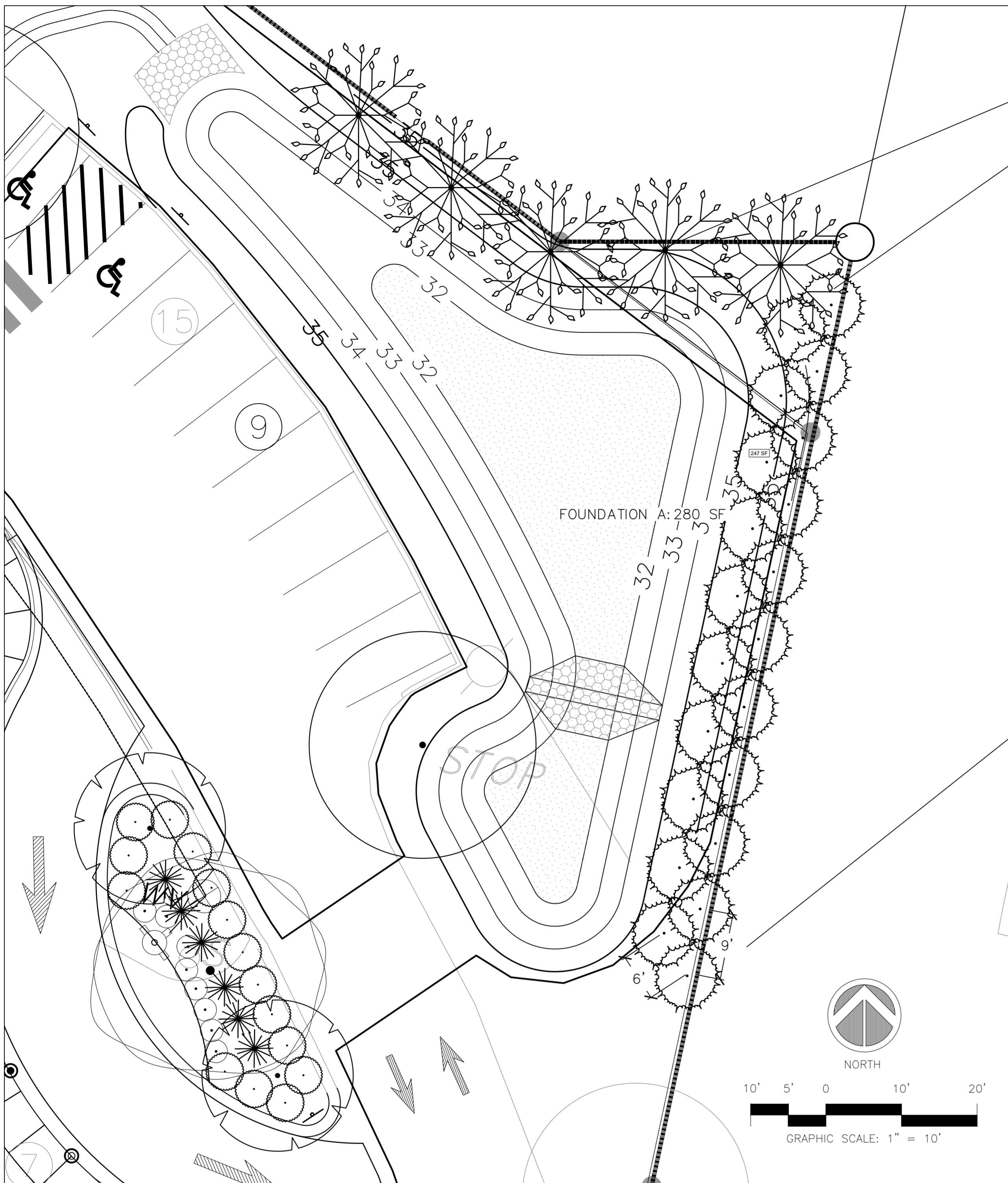
THE NIR FAMILY YMCA

PROPOSED SITE PLAN

JOB NUMBER	SHEET NUMBER
130-00	SP-2

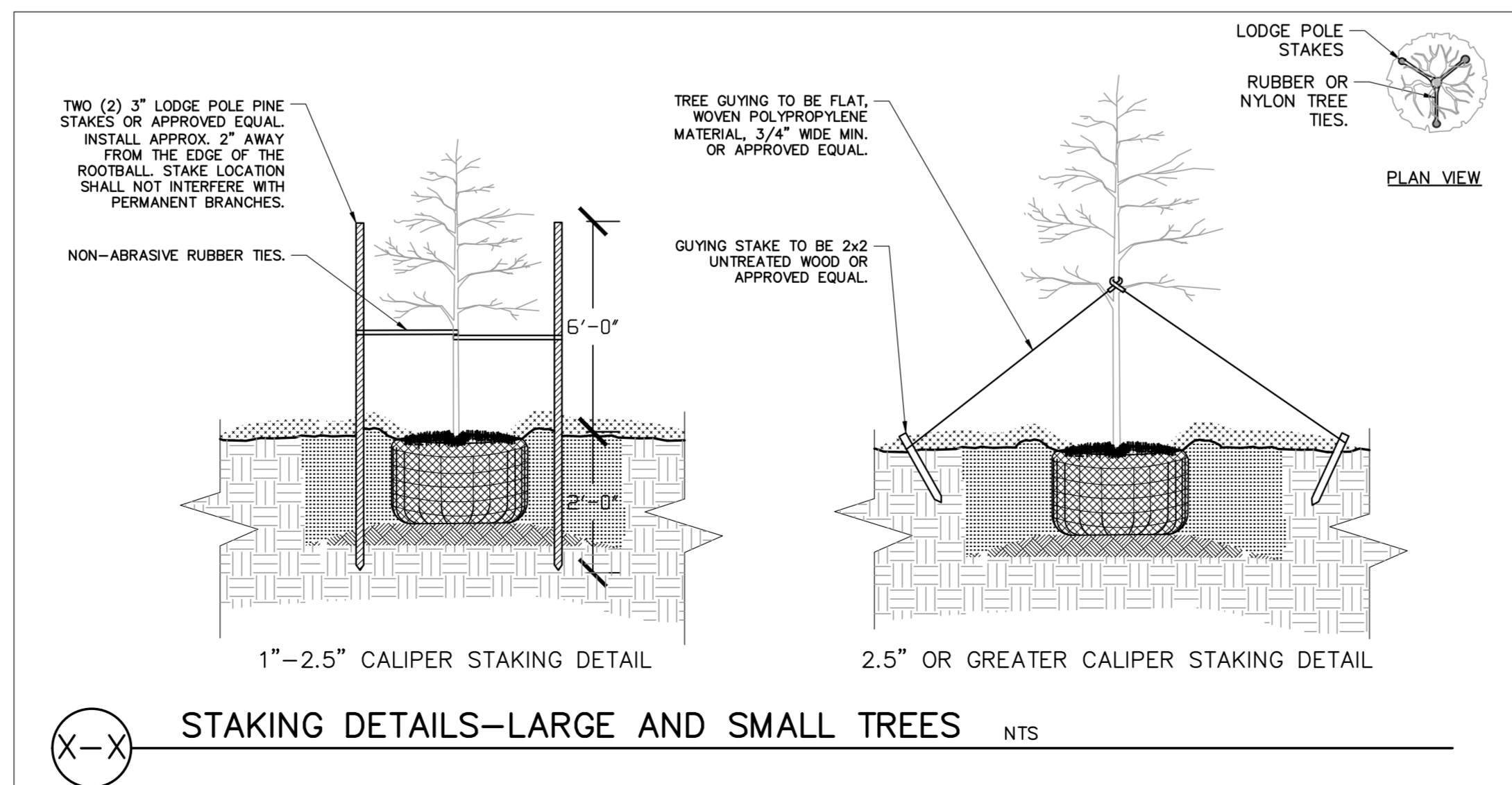
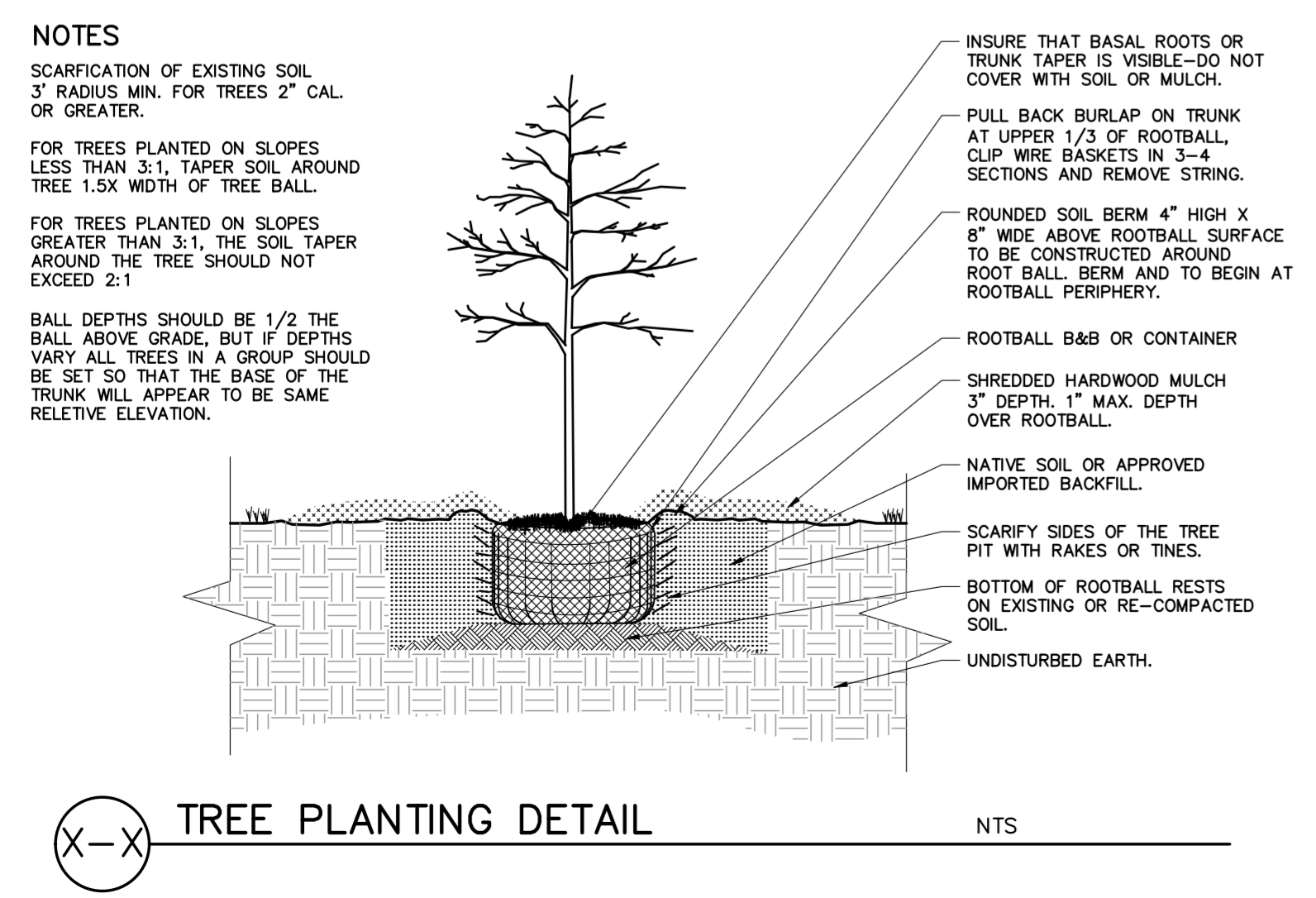
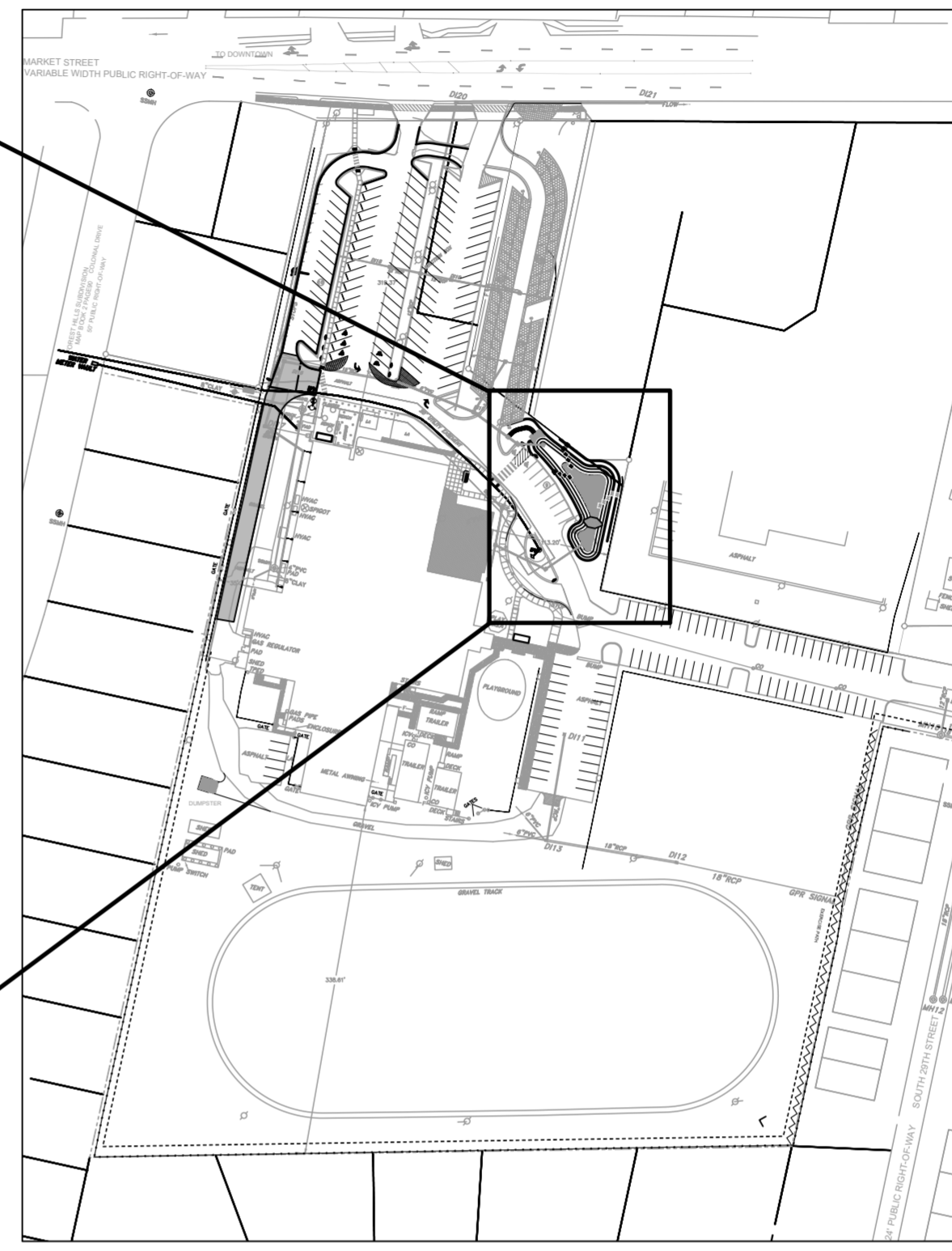
WILMINGTON
 NORTH CAROLINA
 Public Service Engineering Division
 APPROVED STORMWATER MANAGEMENT PLAN
 Date: _____ Permit # _____
 Signed: _____

WILMINGTON
 NORTH CAROLINA
 Approved Construction Plan
 Name _____ Date _____
 Planning _____
 Traffic _____
 Fire _____



SYMBOL	BOTANICAL NAME	COMMON NAME	CAL.	HT.	REMARKS	QUAN.
TREES						
GG-ARB	Thuja 'GREEN GIANT'	GREEN GIANT ARBORVITAE		10-12'	B&B	21
TD	Taxodium distichum 'Mickelson'	SHAWNEE BRAVE BALD CYPRESS	2'		B&B	5

ARBORVITAE SCREENING:
SPACE PLANTS 9' Laterally ALONG
PROPERTY LINE. PLANT SECOND ROW
6' DIAGONALLY.



WILMINGTON
NORTH CAROLINA

Approved Construction Plan

Name _____ Date _____

Planning _____
Traffic _____
Fire _____

WILMINGTON
NORTH CAROLINA

Public Services Engineering Division

APPROVED STORMWATER MANAGEMENT PLAN

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

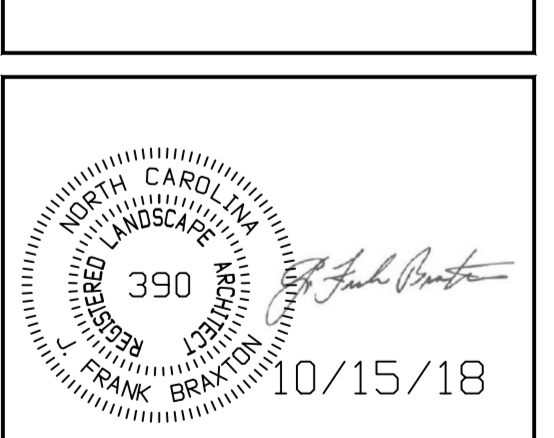
Coastal Land Design, PLLC
Civil Engineering / Landscape Architecture
Land Planning / Construction Management
NCBELS Firm License P-0369
P.O. Box 1172 Phone: 910-254-9333
Wilmington, NC 28402 Fax: 910-254-0502
www.cldeng.com

**NIR FAMILY YMCA
WILMINGTON, NC**

**PROPERTY SCREENING
LANDSCAPE PLAN**

REV	DATE	DESCRIPTION	INIT
1	10/17/18	TRC Revisions	

NIR Family YMCA
2710 Market St.
Wilmington, NC 28402



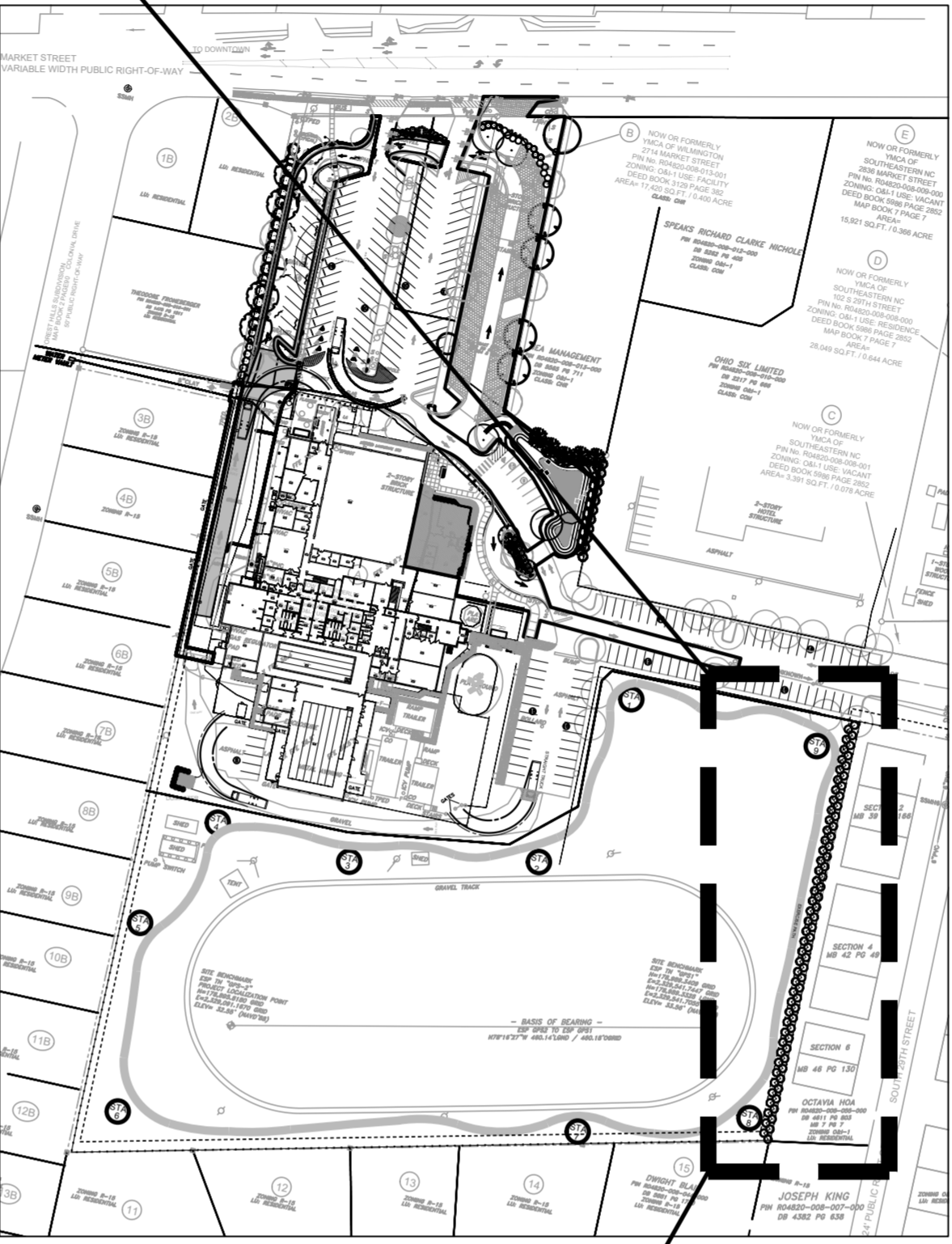
APPROVED: AIN	PROJECT: PROJNUMB
CHECKED: CIN	SCALE: AS SHOWN
DESIGNED: DIN	RELEASE: AIN

SHEET
LA-X1

SYMBOL	BOTANICAL NAME	COMMON NAME	CAL.	HT.	REMARKS	QUAN.
	TREES					
NRS	Ilex x 'Nellie R. Stevens'	Nellie R. Stevens Holly	15 Gal.	4-5'	7' Diag. Spacing	83

STORM DAMAGE REPLACEMENT SCREENING.

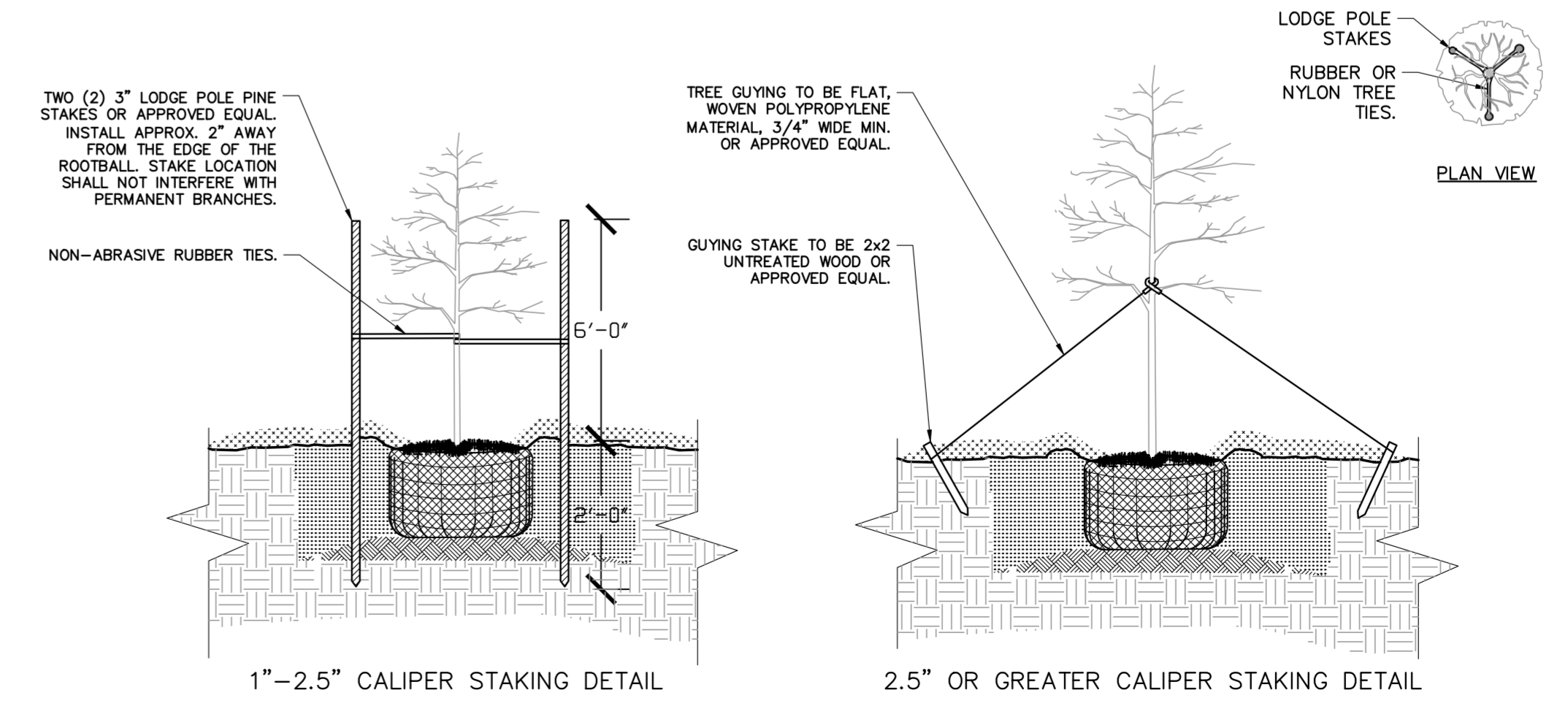
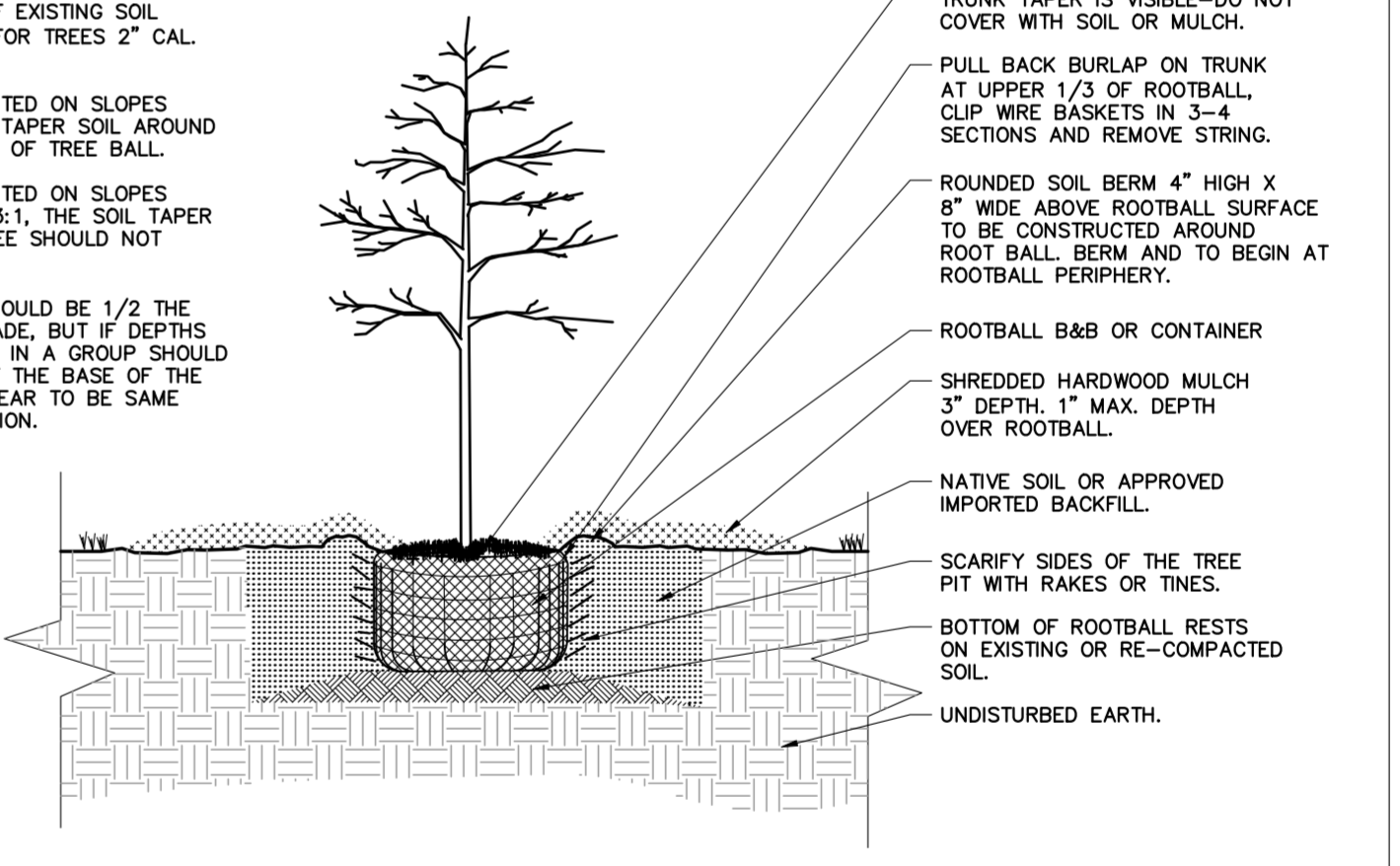
PROPOSED INSTALLATION OF VEGETATIVE SCREEN TO REPLACE TREES DAMAGED DURING HURRICANE FLORENCE.



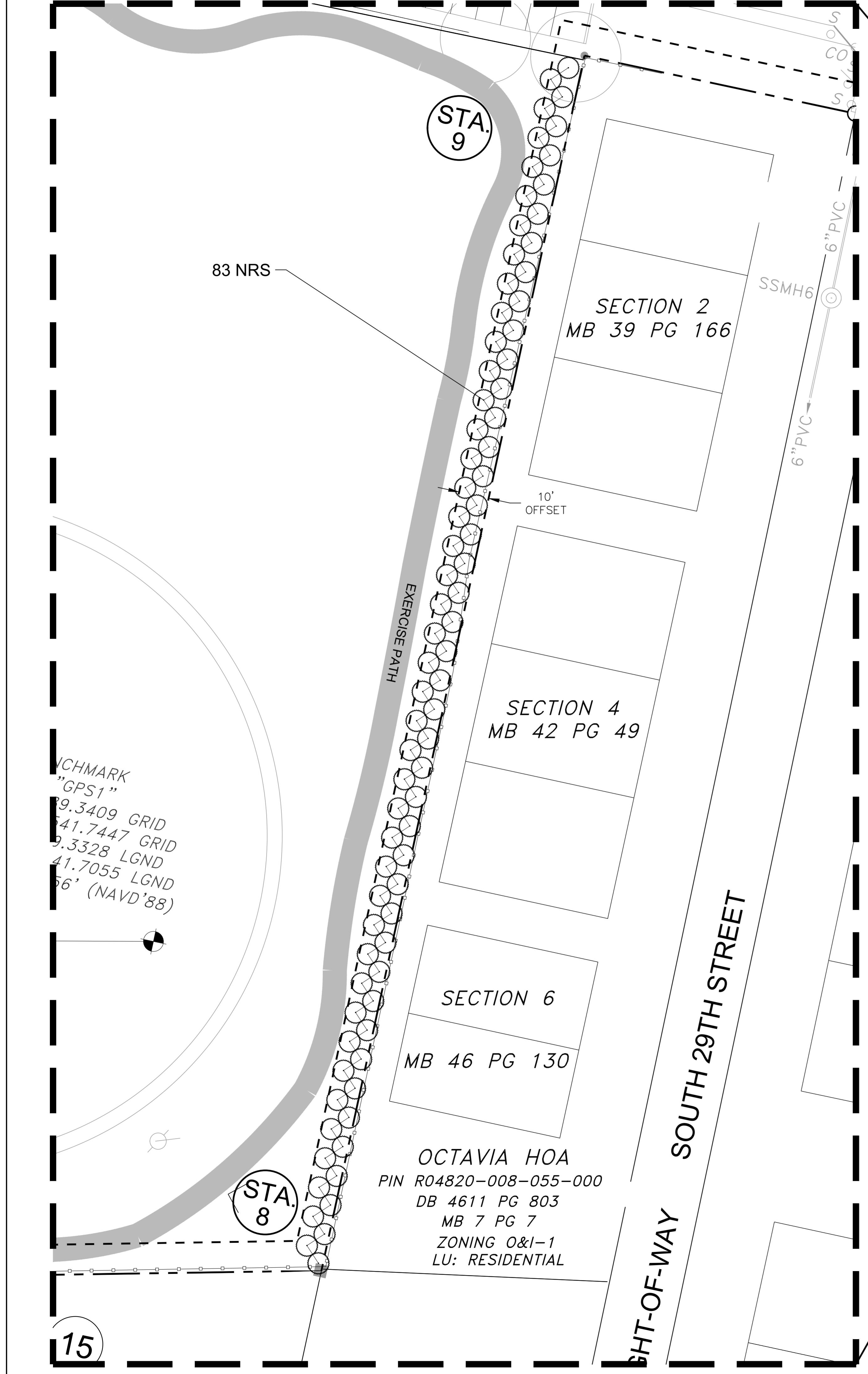
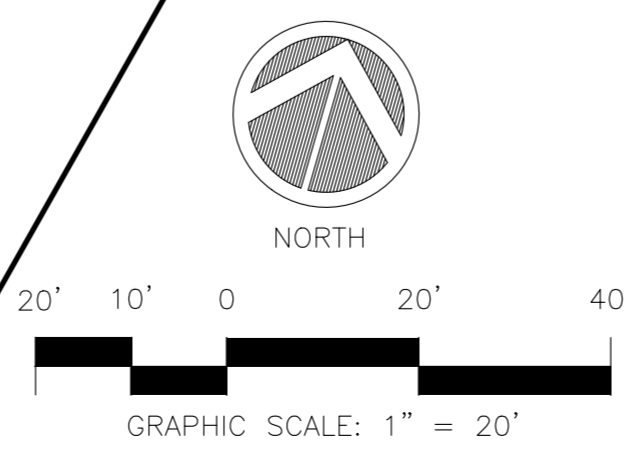
NOTES

- SCARIFICATION OF EXISTING SOIL 3' RADIUS MIN. FOR TREES 2" CAL. OR GREATER.
- FOR TREES PLANTED ON SLOPES LESS THAN 3:1, TAPER SOIL AROUND TREE 1.5X WIDTH OF TREE BALL.
- FOR TREES PLANTED ON SLOPES GREATER THAN 3:1, THE SOIL TAPER AROUND THE TREE SHOULD NOT EXCEED 2:1.
- BALL DEPTHS SHOULD BE 1/2 THE BALL ABOVE GRADE, BUT IF DEPTHS VARY ALL TREES IN A GROUP SHOULD BE SET SO THAT THE BASE OF THE TRUNK WILL APPEAR TO BE SAME RELATIVE ELEVATION.
- INSURE THAT BASAL ROOTS OR TRUNK TAPER IS VISIBLE-DO NOT COVER WITH SOIL OR MULCH.
- PULL BACK BURLAP ON TRUNK AT UPPER 1/3 OF ROOTBALL. CLIP WIRE BASKETS IN 3-4 SECTIONS AND REMOVE STRING.
- ROUNDED SOIL BERM 4" HIGH X 8" WIDE ABOVE ROOTBALL SURFACE TO BE CONSTRUCTED AROUND ROOT BALL. BERM AND TO BEGIN AT ROOTBALL PERIPHERY.
- ROOTBALL B&B OR CONTAINER
- SHREDDED HARDWOOD MULCH 3" DEPTH. 1" MAX. DEPTH OVER ROOTBALL.
- NATIVE SOIL OR APPROVED IMPORTED BACKFILL.
- SCARIFY SIDES OF THE TREE PIT WITH RAKES OR TINES.
- BOTTOM OF ROOTBALL RESTS ON EXISTING OR RE-COMPACTED SOIL.
- UNDISTURBED EARTH.

(X-X) TREE PLANTING DETAIL NTS



(X-X) STAKING DETAILS-LARGE AND SMALL TREES NTS



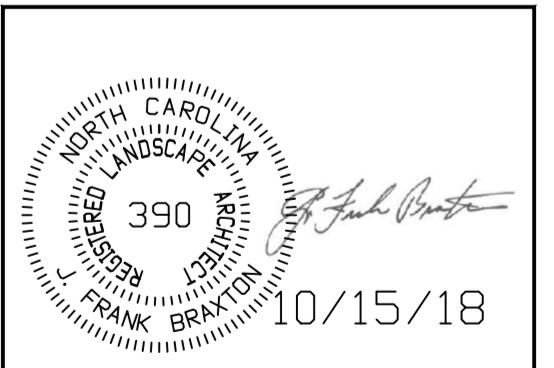
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 LANDSCAPE PLAN**

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SHEET
LA-X2