

## PRELIMINARY SITE DATA

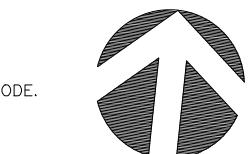
ZONING	UMX (URBAN MIXED USE)
SITE AREA	TBD
BUILDING SIZE	±8,000 SF
PARKING PROPOSED	27 (MAXIMUM)
BUILDING SETBACKS:	
FRONT:	10 MAXIMUM*
SIDE:	NONE
REAR:	NONE

## NOTES

1. BOUNDARY INFORMATION FROM SURVEY FROM CLIENT.
2. EXISTING RAIL ROAD RIGHTS OF WAY ARE 25' AND 50' OFFSETS OF RAIL LINE. RAIL ROAD R.O.W. AREA TOTALS 0.35 AC OF OVERALL SITE.
3. THE SITE HAS NOT BEEN FULLY EVALUATED FOR ADA COMPLIANCE. REVISIONS MAY BE REQUIRED BASED ON EVALUATION.
4. DESIGN DOES NOT ALLOW FOR SEMI-TRUCK AND TRAILER MOVEMENTS ON-SITE.
5. PUBLIC UTILITY CONNECTIONS TO BE FIELD VERIFIED.
6. STORM WATER MANAGEMENT TO BE PER CITY OF WILMINGTON LOCAL ORDINANCE. ASSUMED IMPERVIOUS ALLOWANCE WITH PRE-DEVELOPED TO POST-DEVELOPED IMPERVIOUS COMPARISON.
7. THIS DESIGN ASSUMES THE BUILDING CAN FRONT MARTIN STREET AND BE 10' WITHIN THE RAIL ROAD R.O.W. AS SETBACK REQUIRES.
8. THIS DESIGN ASSUMES NO DEVELOPMENT CAN TAKE PLACE WITHIN RAIL ROAD RIGHTS OF WAY.
9. 10' MINIMUM BUFFER SPACE GIVEN FOR PARKING LOT/ VEHICULAR SPACE SHADING, SCREENING, AND BUFFERING.
10. BUFFER AGAINST STORAGE LOT UNKNOWN – ORDINANCE HAS 3 TYPES OF BUFFERS (6', 15', & 40') BUT USE DETERMINES WIDTH.

## SCHEMATIC

DRAWINGS ARE DIAGRAMMATIC ONLY AND HAVE NOT BEEN REVIEWED FOR CODE.



1"=40'@11X17

1403 S. 5th Ave

WILMINGTON, NORTH CAROLINA

PROJECT #: 24-0191

SD1A

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