

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

- BOUNDARY INFORMATION FROM SURVEY FROM CLIENT.
- 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.
- THE SITE HAS NOT BEEN FULLY EVALUATED FOR ADA COMPLIANCE. REVISIONS MAY BE REQUIRED BASED ON EVALUATION.
- DESIGN DOES NOT ALLOW FOR SEMI-TRUCK AND TRAILER MOVEMENTS ON-SITE.
- PUBLIC UTILITY CONNECTIONS TO BE FIELD VERIFIED.
- STORM WATER MANAGEMENT TO BE PER CITY OF WILMINGTON LOCAL ORDINANCE. ASSUMED IMPERVIOUS ALLOWANCE WITH PRE-DEVELOPED TO POST-DEVELOPED IMPERVIOUS COMPARISON.
- THIS DESIGN ASSUMES THE BUILDING CAN FRONT SOUTH 6TH STREET AND BE 10' WITHIN THE RAIL ROAD R.O.W. AS SETBACK REQUIRES.
- THIS DESIGN ASSUMES NO DEVELOPMENT CAN TAKE PLACE WITHIN RAIL ROAD RIGHTS OF WAY.
- 10' MINIMUM BUFFER SPACE GIVEN FOR PARKING LOT/ VEHICULAR SPACE SHADING, SCREENING, AND BUFFERING.
- 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

SD1B

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