



LEGEND

	PROPOSED TREE SAVE AREA
	PARCEL BOUNDARY
	20' SETBACK LINE

WILKINSON 4 SITE DATA TABLE

ZONING DISTRICT	B2
SITE AREA	4.78 AC
PROPOSED PARKING	71 SPACES
FRONT SETBACK	20 FEET
SIDE YARD	5 FEET
MAX. FLOOR AREA RATIO	1
TREE SAVE REQUIREMENT	0.72 AC (15% x 4.78 AC)
TREE SAVE PROVIDED	1.00 AC (21% OF SITE AREA)

NOTE:
EATING, DRINKING, & ENTERTAINMENT ESTABLISHMENTS WITH DRIVE-IN SERVICE ALLOWED BY RIGHT

WILKINSON 4 PARKING COUNTS

	WILKINSON LOT 4
SITE ACREAGE	4.78 AC (2.75 AC BUILDABLE AREA)
AUTO PARKING	71 SPACES
AUTO ACCESS	1 ACCESS POINT

FULL ACCESS MOVEMENT
ADDITIONAL OFFSITE IMPROVEMENTS MAY BE
REQUIRED FOR THIS DEVELOPMENT. THESE
IMPROVEMENTS WOULD BE THE RESPONSIBILITY
OF AVIATION. ALL DRIVEWAY CONNECTIONS AND
RELATED TURN LANES WOULD BE THE
RESPONSIBILITY OF THE DEVELOPER.

EXISTING COMMUNITY ENCROACHMENT
EXISTING 100' FLOODPLAIN
FUTURE 100' FLOODPLAIN
EXISTING 100' FLOODPLAIN
EXISTING 1% FEMA FLOOD LINE

I-485



WILKINSON 4 - CONCEPT SITE PLAN

SHEET 1 of 1
SEPTEMBER 10, 2020

