

ZONING & PRELIMINARY DUE DILIGENCE CHART	
CURRENT ZONING	CZ - MU
FRONT SETBACK	5'-0"
SIDE SETBACK	5'-0"
REAR SETBACK	5'-0"
PARKING SETBACK	MIN. 10 FT BETWEEN PARKING AND RWS
BUILDING HEIGHT	60' OR 5 STORIES MAX
PARKING REQUIREMENT	2 SPACES PER 1000 SF.
OPEN SPACE REQUIREMENT	N/A
TREE REQUIREMENTS	5% OF TRACT MUST BE SAVED
STORMWATER APPROACH	ASSUMED TO BE HANDLED BY OVERALL MASTER DEVELOPMENT
TREE ASSESSMENT PROVIDED	Y/N
SITE DATA	
PROPOSED TOTAL SITE AREA	2.26 +/- AC
PROPOSED BUILDING SF	10,400 +/- SF
PARKING SPACES REQUIRED	2 SPOTS / 1000 SF
PROPOSED PARKING	58 SPOTS

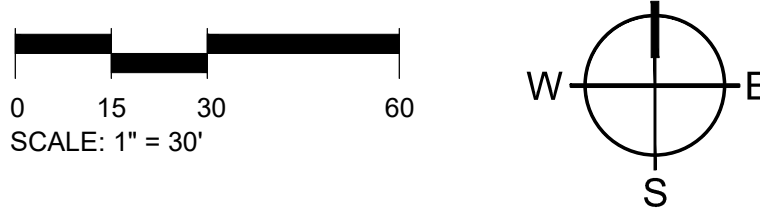


**GENERAL NOTES:**

1. ALL SITE PLAN, ZONING AND WETLAND INFORMATION UTILIZED IN THE PREPARATION OF THIS PLAN IS CONCEPTUAL IN NATURE AND SUBJECT TO CHANGE.
2. ALL STREAM AND/OR WETLAND INFORMATION PROVIDED BY PUBLIC GIS DATA. ANY STREAM AND/OR WETLAND INFORMATION SHOWN ON THIS PLAN IS CONCEPTUAL IN NATURE AND SHOULD BE VERIFIED BY A JURISDICTIONAL BOUNDARY BY A THIRD-PARTY CONSULTANT.
3. ALL ACCESS POINTS, STREETS AND DRIVEWAYS ARE CONCEPTUAL IN NATURE AND SUBJECT TO CHANGE. THESE ITEMS WILL NEED TO BE REVIEWED BY THE AUTHORITY HAVING JURISDICTION TO MEET OR EXCEED MINIMUM REQUIREMENTS ESTABLISHED IN THE CODE OF ORDINANCES OR UDO.
4. OPEN SPACE AND TREE SAVE REQUIREMENTS ARE CONCEPTUAL IN NATURE AND SUBJECT TO CHANGE. TREE SAVE AREAS ARE BASED ON AERIAL PHOTOGRAPHY AND WILL NEED TO BE VERIFIED BY A SURVEY. ALL TREE SAVE AND OPEN SPACE CALCULATIONS SHALL BE REVIEWED BY THE AUTHORITY HAVING JURISDICTION TO MEET OR EXCEED MINIMUM REQUIREMENTS ESTABLISHED IN THE CODE OF ORDINANCES OR UDO.
5. STORMWATER AREAS ARE CONCEPTUAL IN NATURE BASED ON A 10% OF DEVELOPED AREA AND SUBJECT TO CHANGE BASED ON PRELIMINARY GRADING AND DRAINAGE STUDIES.
6. NO UTILITY AVAILABILITY OR LOCATIONS WERE ACQUIRED PRIOR TO THE CREATION OF THIS CONCEPTUAL STUDY. UTILITY GRID MAPS WILL NEED TO BE OBTAINED FROM THE AUTHORITY HAVING JURISDICTION.
7. SEAMON WHITESIDE IS NOT RESPONSIBLE FOR PLAN DEFICIENCIES CREATED BY INCORRECT, INCOMPLETE, MISSING OR OUTDATED INFORMATION PROVIDED BY PUBLIC SOURCES.

**WAKEFIELD GATEWAY  
CONCEPTUAL SITE PLAN - OPTION B**  
 KW COMMERCIAL  
 TROUTMAN, NC  
 12773 | MEM | 7/8/2025

NOTE: THIS PLAN IS CONCEPTUAL IN NATURE AND SUBJECT TO CHANGE



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