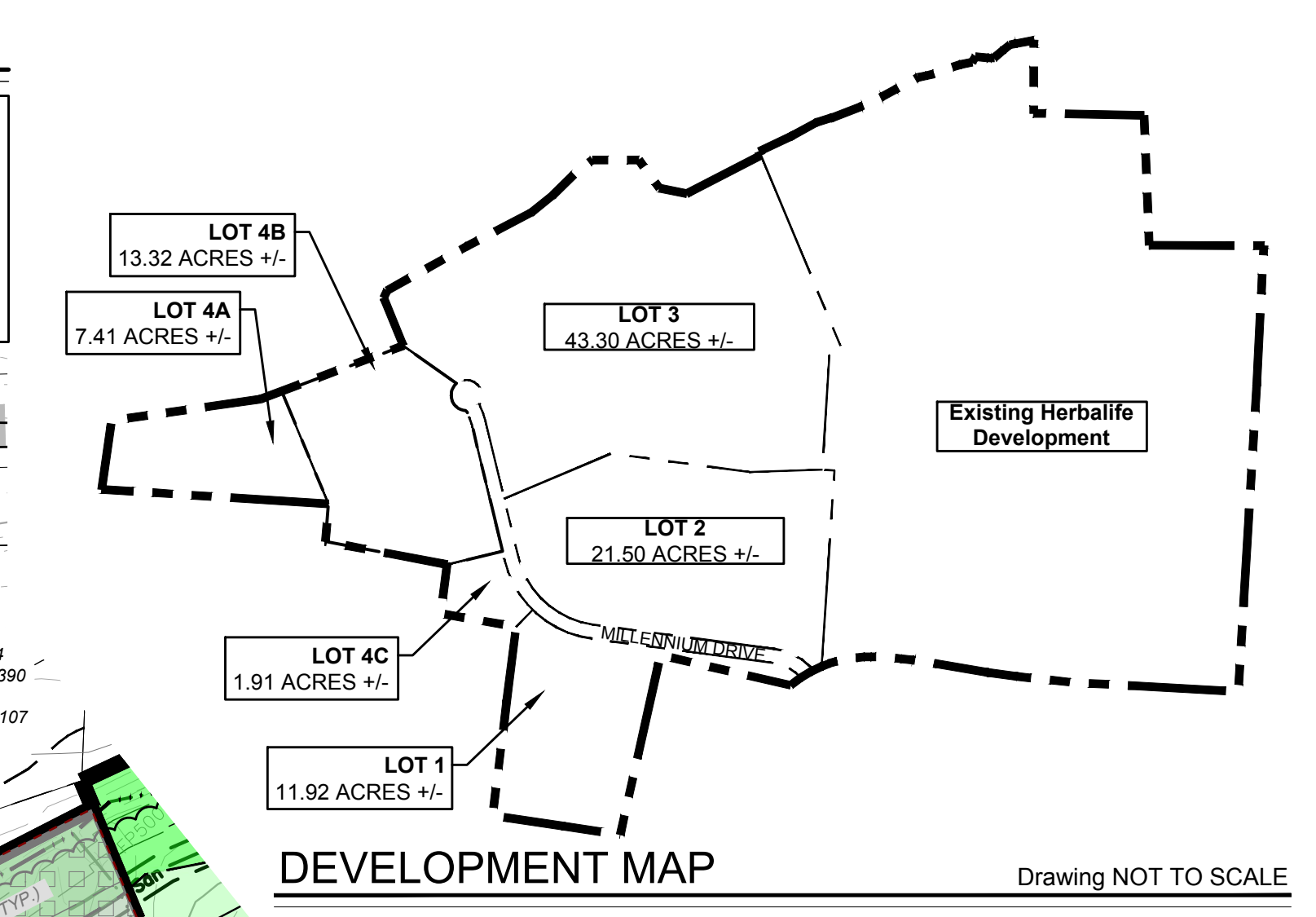
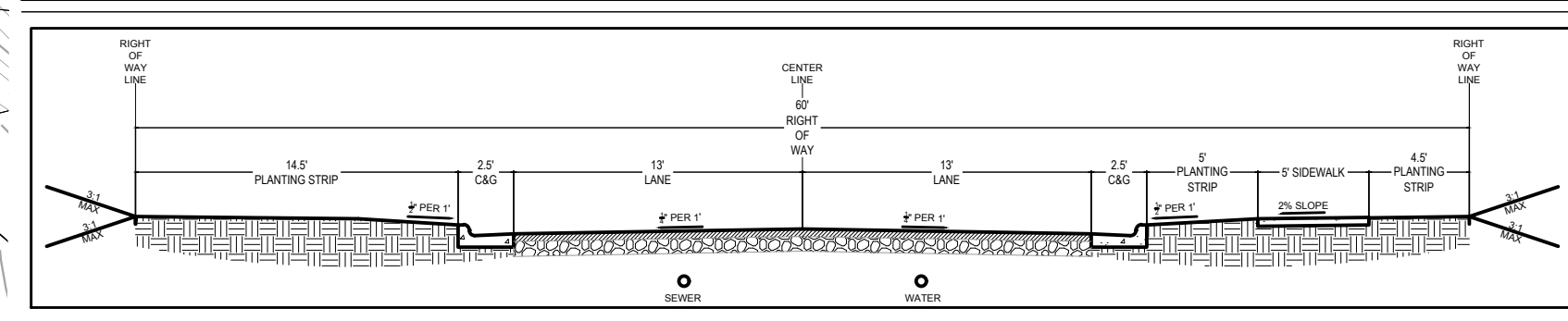
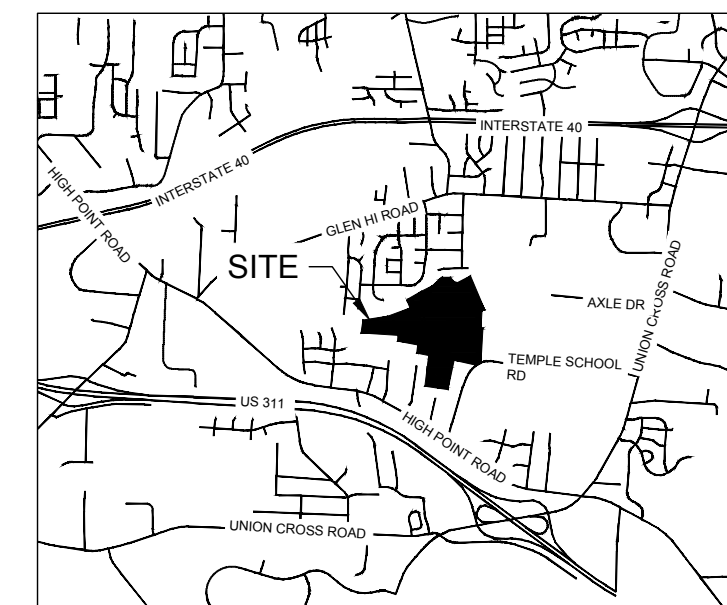


MILLENNIUM DRIVE EXTENSION SECTION (TYP.)



VICINITY MAP



SITE DATA

**Jurisdiction:** Winston-Salem, NC  
**Purpose Statement:** Final Development Plan Approval for Property Zoned LI-S for Manufacturing A, Manufacturing B, or Warehousing (W-2744 & F-1565)  
**Zoning:** LI-S  
**Existing Zoning:** LI-S  
**Site Acreage:** 43.30 Acres +/-  
**Lot 3 Acreage:** 43.30 Acres +/-  
**Lot 4B Acreage:** 13.32 Acres +/-  
**Prop. ROW Acreage:** 0.67 Acres +/-  
**Total Site Acreage:** 57.29 Acres +/-

**Watershed Data:**  
**Site Coverage:**  
 Maximum Impervious Area Permitted: 90.00 %  
**Lot 3 Impervious Area:**  
 Building to Land: 11.48 Acres +/- 26.51 %  
 Pavement to Land: 6.40 Acres +/- 14.78 %  
 Open Space: 25.42 Acres +/- 58.71 %  
 Parcel Total: 43.30 Acres +/- 100.00 %

**Lot 4B Impervious Area:**  
 Building to Land: 3.31 Acres +/- 24.85 %  
 Pavement to Land: 2.85 Acres +/- 21.40 %  
 Open Space: 7.16 Acres +/- 53.75 %  
 Parcel Total: 13.32 Acres +/- 100.00 %

**Prop. ROW Impervious Area:**  
 Building to Land: 0.00 Acres +/- 0.00 %  
 Pavement to Land: 0.47 Acres +/- 70.15 %  
 Open Space: 0.20 Acres +/- 29.85 %  
 Parcel Total: 0.67 Acres +/- 100.00 %

**Total Prop. Impervious:** 24.51 Acres +/- 42.78 %

**Infrastructure:**  
 Water: Public  
 Sewer: Public  
 Road: Public Extension 325 LF +/-

**Building Data:**  
 Max. Building Height: 70'  
 Lot 3 Building Size: 500,000 SF +/-  
 Lot 4B Building Size: 144,114 SF +/-  
 Total Building Size: 644,114 SF +/-

**Parking Calculations:**  
**Vehicle Parking:**  
 (Lot 3 Parking: Manufacturing A or B)  
 Parking Required: 119 Spaces  
 (177 employees MAX @ .67 spaces per employee on largest shift + 1 space per vehicle used in the daily operation)  
 Parking Provided: 119 Spaces +/-

(Lot 4B Parking: Manufacturing A or B)  
 Parking Required: 83 Spaces  
 (123 employees MAX @ .67 spaces per employee on largest shift + 1 space per vehicle used in the daily operation)  
 Parking Provided: 83 Spaces +/-

**Loading Spaces:**  
 (Lot 3 Loading: Manufacturing A or B)  
 Loading Spaces Required: 8 Spaces  
 Loading Spaces Provided: Min of 8 Spaces +/-

(Lot 4B Loading: Manufacturing A or B)  
 Loading Spaces Required: 3 Spaces  
 Loading Spaces Provided: Min of 3 Spaces +/-

**Building Setbacks:**  
 Front: 20'  
 Rear: 20'  
 Side: 5/12'  
 Street: 20'  
 Other: 100' Perimeter per Approved Plan

**Bufferyards:**  
 Type Required: 50' Type III Per Approved Plan  
 Type Provided: 50' Type III

**Streetyards:**  
 Type Required: 20' Streetyard Per Approved Plan  
 Type Provided: 20' Minimum

**MVSA Planting Requirements:**  
**Lot 3**  
 Total MSVA Surface Area: 44,242 SF +/-  
 Total Req. Large Trees: 8.85 Trees  
 Large Trees Provided: 9.00 Trees +/-

**Lot 4**  
 Total MSVA Surface Area: 31,891 SF +/-  
 Total Req. Large Trees: 6.38 Trees  
 Large Trees Provided: 7.00 Trees +/-

**NOTES**

**Boundary & Topographic Information...**  
 From WSFC Online GIS Data

**General Notes:**  
 1. Architectural footprints may change per final architectural design. Modifications to the building footprint and any subsequent site layout modifications shall require review by Planning Staff.  
 2. Landscaping within buffers, streetyards, and parking lots are conceptual. Final landscape plans shall be required to meet ordinance requirements and any additional conditions as part of the zoning approval process.  
 3. Proposed stormwater management devices, storm drainage, and utility layouts are schematic. Final layout may change per final engineered documents. Modifications to the proposed location of stormwater devices shall require review by Planning Staff.

**WINSTON-SALEM TREE SAVE AREA CALCULATIONS**

New Development		Additions to Existing Development Phase 1 Area	
Total Site Size (in square feet)	2,466,728	Total Limits of Land Disturbance (in Square Feet)	
Total Site Area Excluded From TSA		Square Feet of Existing Utility Easements:	181,090
Square Feet of Proposed R.O.W.'s:	0	Square Feet of Existing Water Bodies and Stormwater Ponds:	0
Minimum Tree Save Area Required:	10% X 12%	Total Excluded Area:	181,090
2,466,728		Total Required Tree Save Area (in square feet):	274,277
181,090	X	0.12	
Total Site Size / or / Limits of Land Disturbance	Excluded Area	Minimum TSA	Total Required Tree Save Area

Individual Tree Method Used:	Tree Stand Method Used:	New Trees Used for TSA Credit:
Yes	X	No
Number of Trees 6'-9'	List the Area of Each Tree Stand Being Saved:	Number of Large Variety Trees Planted
DBH: 0 X 500 SF = 0	Area 1: 25,625	Flanted
Number of Trees 9.01'-12'	Area 2: 148,962	0
DBH: 0 X 750 SF = 0	Area 3: 100,000	
Number of Trees 12.01'-24'	Area 4:	
DBH: 0 X 1800 SF = 0	The tree stands contain a mix of evergreens and hardwoods, mainly oaks and maples. Trees are mature and healthy.	
Number of Trees 24.01'-36'		
DBH: 0 X 3000 SF = 0		
Number of Trees Larger Than 36.01'		
DBH: 0 X 4000 SF = 0		

Total Square Footage of Individual Trees Used to Satisfy Minimum TSA:	Total Square Footage of Tree Stands Used to Satisfy Minimum TSA:	Total Square Footage of Individual Trees Used to Satisfy Minimum TSA:
0	274,587	0
Total Required TSA (in square feet)		274,277
Total TSA Provided (in square feet)		274,587

**Front Street Capital - Lots 3 & 4 Final Development Plan**

**OWNERS/PETITIONERS:**  
 PINN: 6864-42-7553-000 & 6864-53-8338-000  
 Deed BK-PG: 3500-4275  
 Zoning: LI-S  
 Owner: UCIC Development Company LLC  
 PO Box 21509  
 Winston-Salem, NC 27120

**PREPARED BY:**  
 stimmel  
 LANDSCAPE ARCHITECTURE CIVIL ENGINEERING LAND PLANNING  
 601 N. TRADE STREET, SUITE 300  
 WINSTON-SALEM, NC 27101  
 P: 336.723.1067 F: 336.723.1069  
 E: frontdesk@stimmelpa.com www.stimmelpa.com

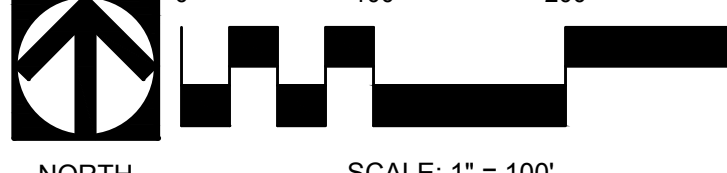
**CLIENT:**  
 Robin Team  
 Front Street Capital  
 450 N. Patterson Ave, Suite 300  
 Winston-Salem, NC  
 P: 336-243-2600  
 E: robin@frontstreetcapital.com

**REVISIONS:**

DATE	DESCRIPTION
08/11/2022	REVISED GRADING & PRELIMINARY PLANTINGS
07/28/2022	FDP REV SUBMITTAL DEADLINE
07/05/2022	FDP SUBMITTAL DEADLINE
06/27/2022	PRELIMINARY FDP SUBMITTAL

**DATE:** 08/11/2022  
**DESCRIPTION:** SUBMITTAL DATE: 08/11/2022  
**PROJECT NO.:** 22-014  
**DRAWN BY:** WGH  
**OWNER:** © STIMMEL ASSOCIATES, P.A.

**SHEET TITLE:** Final Development Plan



**stimmel**  
 LANDSCAPE ARCHITECTURE  
 CIVIL ENGINEERING  
 LAND PLANNING  
 601 N. TRADE STREET, SUITE 300  
 WINSTON-SALEM, NC 27101  
 P: 336.723.1067 F: 336.723.1069  
 E: frontdesk@stimmelpa.com  
 www.stimmelpa.com

**SEALS:**  
 PRELIMINARY DRAWING  
 STIMMEL ASSOCIATES, P.A.  
 NORTH CAROLINA PROFESSIONAL SEAL  
 LANDSCAPE ARCHITECTURE  
 2171  
 WAKE A DICKEY  
 NOT APPROVED FOR CONSTRUCTION  
 PROJECT NAME & LOCATION:

**Front Street Capital - UCIC Lots 3 & 4**  
**Final Development Plan**  
 Winston-Salem, NC

**PLANS FOR:**  
 PRE-SUBMITTAL  
 SUBMITTAL  
 REVISED SUBMITTAL

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