

UNION CROSS
INDUSTRIAL CENTER



144,000 SF

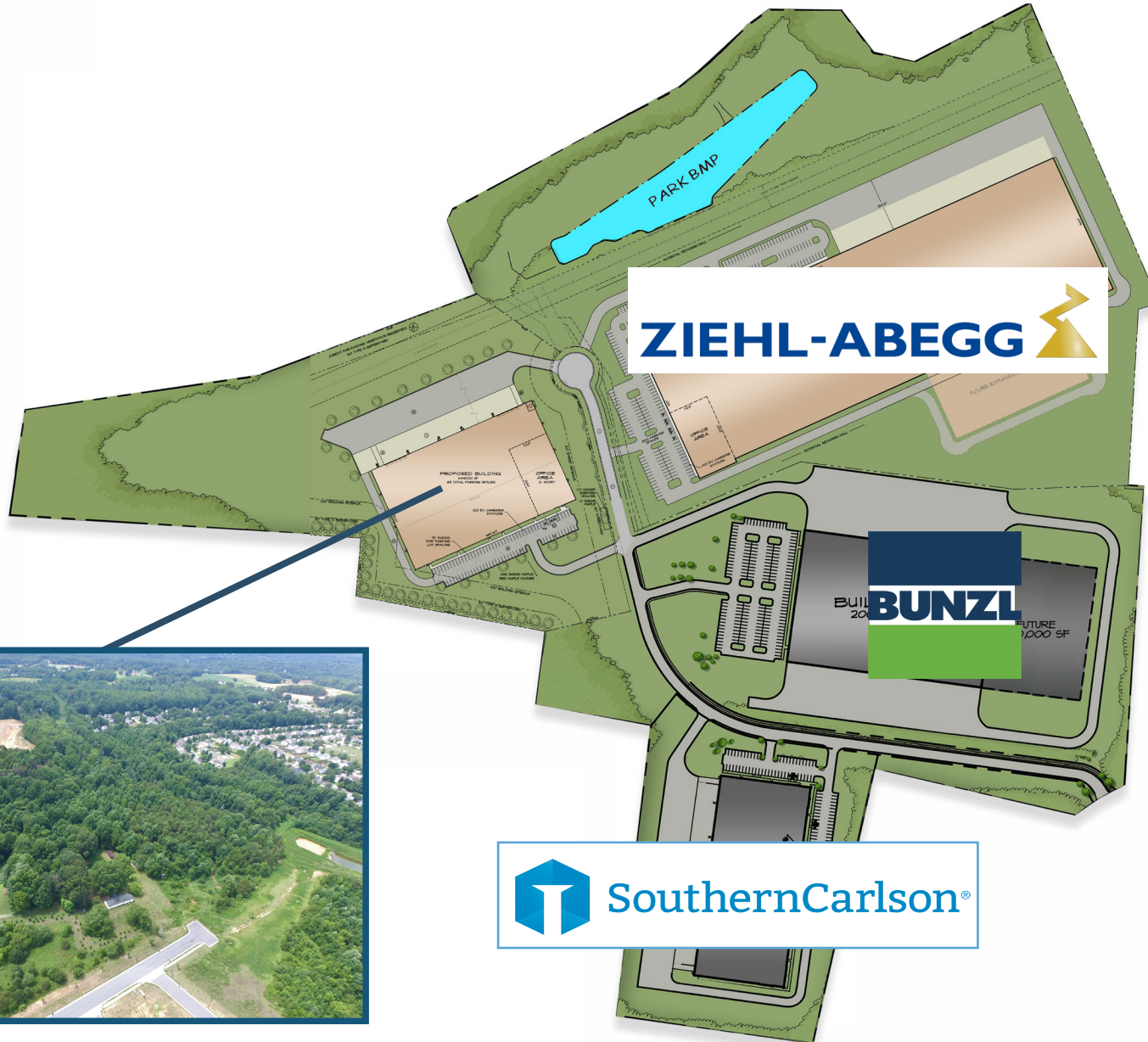
Lot 4 - WINSTON SALEM, NC



**FRONT STREET
CAPITAL**

MASTER SITE PLAN

LOT 4 - BUILD TO SUIT
WINSTON-SALEM, NC



LOT 4



PROPERTY SPECIFICATIONS



LOT 4 - BUILD TO SUIT WINSTON-SALEM, NC

LOCATION

Address	4972 Millennium Dr
City/State/Zip	Winston-Salem, NC 27107
County/Parcel #	Forsyth County/6864-53-8338

SIZE

Total SF	144,000 SF
Office SF	Flexible
Office %	N/A
Site Acreage	+/- 21.1 Acres

FEATURES

Clear Height	32'
Completion Date	3rd Qtr 2023
Construction	Concrete Tilt-Wall
Floors	6" - 4,000 PSI
Loading	Single- Sided
Column Spacing	52' x 48' (60' Speed Bay)
Building Depth	300'
Truck Court Depth	150' (60' concrete apron)
Dock High Doors	10 (9' x 10') with 16 Knockout Panels
Ramped Drive-In Doors	1 (12' x 14') & 1 Knockout
Trailer Parking Spaces	16 (at the building)
Auto Parking Spaces	83

FIRE / LIGHTING / POWER / SECURITY

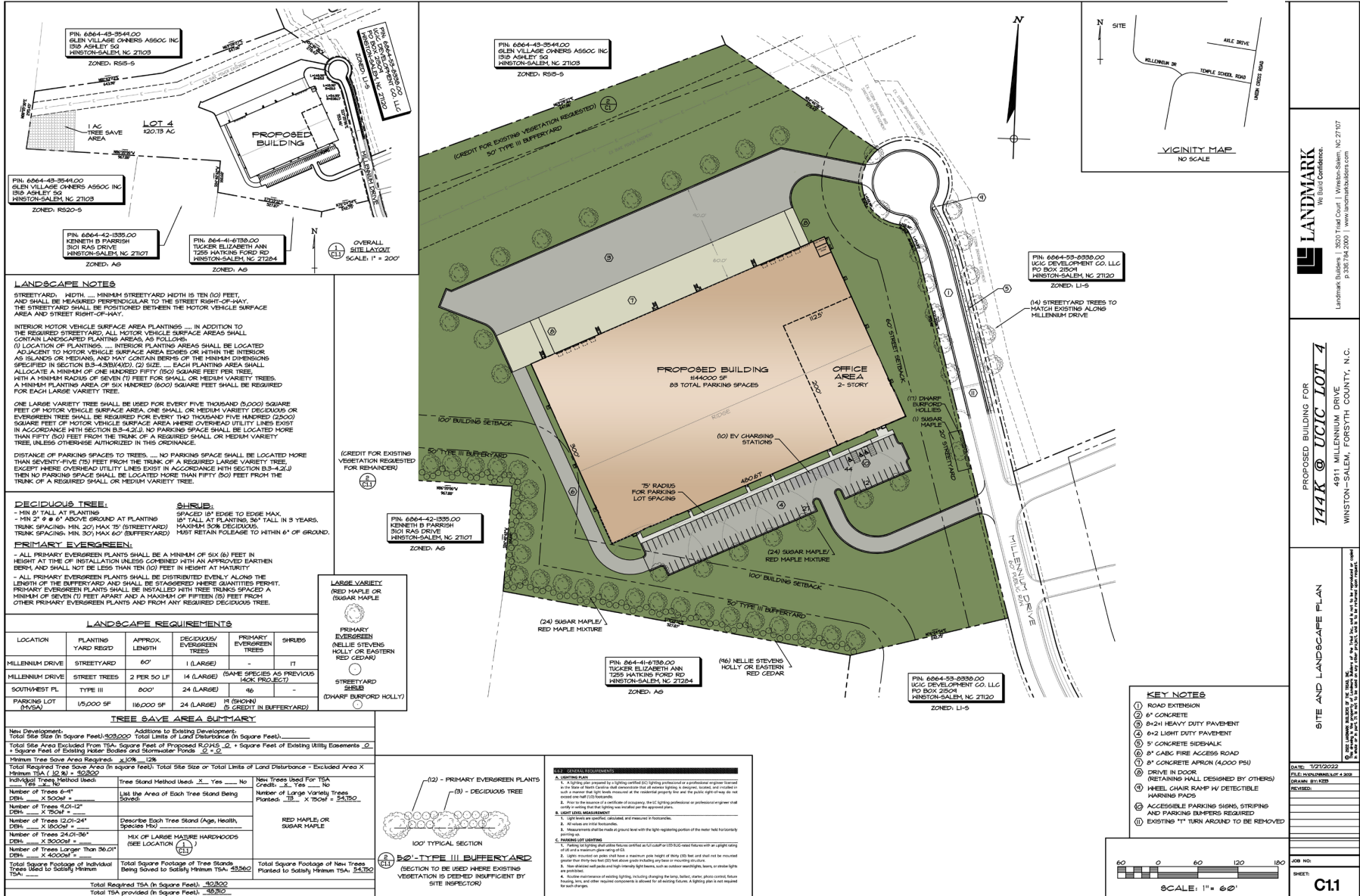
Fire Protection	ESFR
Warehouse Lighting	LED (1 per bay)
Building Power	Shell Service

ROOF INFORMATION

Roof Type	45-mil TPO with R-20
Roof Installed	2023
Roof Warranty	15 Years

SITE PLAN

LOT 4 - BUILD TO SUIT WINSTON-SALEM, NC



LANDSCAPE NOTES

STREETYARD: WIDTH - MINIMUM STREETYARD WIDTH IS TEN (10) FEET, AND SHALL BE MEASURED PERPENDICULAR TO THE STREET RIGHT-OF-WAY. THE STREETYARD SHALL BE POSITIONED BETWEEN THE MOTOR VEHICLE SURFACE AREA AND STREET RIGHT-OF-WAY.

INTERIOR MOTOR VEHICLE SURFACE AREA PLANTINGS - IN ADDITION TO THE REQUIRED STREETYARD, ALL MOTOR VEHICLE SURFACE AREAS SHALL CONTAIN LANDSCAPED PLANTING AREAS AS FOLLOWS:

(1) LOCATION OF PLANTINGS - INTERIOR PLANTING AREAS SHALL BE LOCATED ADJACENT TO MOTOR VEHICLE SURFACE AREAS OR WITHIN THE INTERIOR AS ISLANDS OR MEDIANS, AND MAY CONTAIN BERMS OF THE MINIMUM DIMENSIONS SPECIFIED IN SECTION B.3-4-2(B)(4)(i). (2) SIZE - EACH PLANTING AREA SHALL ALLOCATE A MINIMUM OF ONE HUNDRED FIFTY (150) SQUARE FEET PER TREE, WITH A MINIMUM DENSITY OF SEVEN (7) FEET FOR SMALL OR MEDIUM VARIETY TREES. A MINIMUM PLANTING AREA OF SIX HUNDRED (600) SQUARE FEET SHALL BE REQUIRED FOR EACH LARGE VARIETY TREE.

ONE LARGE VARIETY TREE SHALL BE USED FOR EVERY FIVE THOUSAND (5,000) SQUARE FEET OF MOTOR VEHICLE SURFACE AREA. ONE SMALL OR MEDIUM VARIETY DECIDUOUS OR EVERGREEN TREE SHALL BE REQUIRED FOR EVERY TWO THOUSAND FIVE HUNDRED (2,500) SQUARE FEET OF MOTOR VEHICLE SURFACE AREA. WHERE OVERHEAD UTILITY LINES EXIST IN ACCORDANCE WITH SECTION B.3-4-2(L), NO PARKING SPACE SHALL BE LOCATED MORE THAN FIFTY (50) FEET FROM THE TRUNK OF A REQUIRED SMALL OR MEDIUM VARIETY TREE, UNLESS OTHERWISE AUTHORIZED IN THIS ORDINANCE.

DISTANCE OF PARKING SPACES TO TREES - NO PARKING SPACE SHALL BE LOCATED MORE THAN SEVENTY-FIVE (75) FEET FROM THE TRUNK OF A REQUIRED LARGE VARIETY TREE, EXCEPT WHERE OVERHEAD UTILITY LINES EXIST IN ACCORDANCE WITH SECTION B.3-4-2(L). NO PARKING SPACE SHALL BE LOCATED MORE THAN FIFTY (50) FEET FROM THE TRUNK OF A REQUIRED SMALL OR MEDIUM VARIETY TREE, UNLESS OTHERWISE AUTHORIZED IN THIS ORDINANCE.

DECIDUOUS TREE:

- MIN 2' TALL AT PLANTING
- MIN 2" x 4" @ 6" ABOVE GROUND AT PLANTING
- TRUNK SPACING: MIN. 20'; MAX. 75' (STREETYARD)
- TRUNK SPACING: MIN. 30'; MAX. 60' (BUFFERYARD)

SHRUB:

- SPACED 18" EDGE TO EDGE MAX.
- 10" TALL AT PLANTING; 30" TALL IN 3 YEARS.
- MAXIMUM 30% DECIDUOUS.
- MUST RETAIN FOLIAGE TO WITHIN 6" OF GROUND.

PRIMARY EVERGREEN:

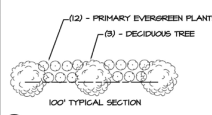
- ALL PRIMARY EVERGREEN PLANTS SHALL BE A MINIMUM OF SIX (6) FEET IN HEIGHT AT TIME OF INSTALLATION UNLESS COINCIDENT WITH AN APPROVED EARTHEN BERM, AND SHALL NOT BE LESS THAN TEN (10) FEET IN HEIGHT AT MATURITY.
- ALL PRIMARY EVERGREEN PLANTS SHALL BE DISTRIBUTED EVENLY ALONG THE LENGTH OF THE BUFFERYARD AND SHALL BE SPACED AS QUANTITIES PERMIT.
- PRIMARY EVERGREEN PLANTS SHALL BE INSTALLED WITH TREE TRUNKS SPACED A MINIMUM OF SEVEN (7) FEET APART, AND A MAXIMUM OF FIFTEEN (15) FEET FROM OTHER PRIMARY EVERGREEN PLANTS AND FROM ANY REQUIRED DECIDUOUS TREE.

LANDSCAPE REQUIREMENTS

LOCATION	PLANTING YARD REQ'D	APPROX. LENGTH	DECIDUOUS/EVERGREEN TREES	PRIMARY EVERGREEN TREES	SHRUBS
MILLENNIUM DRIVE	STREETYARD	60'	1 (LARGE)	-	11
MILLENNIUM DRIVE	STREET TREES	2 PER 50 LF	14 (LARGE) (SAME SPECIES AS PREVIOUS TRUNK PROTECT.)	-	-
SOUTHWEST FL.	TYPE III	800'	24 (LARGE)	46	-
PARKING LOT (MVA)	1/5,000 SF	116,000 SF	24 (LARGE) (1 (SHOBN) (5) CREDIT IN BUFFERYARD)	-	-

TREE SAVE AREA SUMMARY

New Development:	Total Site Area (In Square Feet): 425,000	Addition to Existing Development:	Total Site Area (In Square Feet): 425,000
Total Site Area Excluded From TSA:	Square Feet of Proposed R.O.P.S. (2) = 1,000	Square Feet of Existing Utility Easements (2) = 1,000	Square Feet of Existing Motor Vehicle and Stormwater Trunks (2) = 1,000
Minimum Tree Save Area Required:	x 10% = 42,500		
Total Required Tree Save Area (In Square Feet):	42,500	Total Site Size or Total Limits of Land Disturbance - Excluded Area X Minimum TSA (10%) = 42,500	
Individual Tree Method Used:	Tree Stand Method Used: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	New Trees Used For TSA Credit: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Number of Large Variety Trees Planted: 33
Number of Trees 6"-8" DBH: x 3000sf =		Number of Large Variety Trees Planted: 33	x 700sf = 23,100
Number of Trees 8.0"-12" DBH: x 700sf =			
Number of Trees 12.0"-24" DBH: x 1800sf =			
Number of Trees 24.0"-36" DBH: x 3000sf =			
Number of Trees Larger Than 36.0" DBH: x 4000sf =			
Total Square Footage of Individual Trees Used to Satisfy Minimum TSA:		Total Square Footage of New Trees Planted to Satisfy Minimum TSA:	23,100
Total Required TSA (In Square Feet):	42,500	Total Square Footage of New Trees Planted to Satisfy Minimum TSA:	23,100
Total TSA provided (In Square Feet):	42,500		



100' TYPICAL SECTION
(SECTION TO BE USED WHERE EXISTING VEGETATION IS DEEMED INSUFFICIENT BY SITE INSPECTOR)

KEY NOTES

- ROAD EXTENSION
- CONCRETE
- 8-24" HEAVY DUTY PAVEMENT
- CONCRETE SIDEWALK
- 8" O.D. FIRE ACCESS ROAD
- CONCRETE APPROX (4,000 PSI)
- DRIVE IN DOOR
- RETAINING WALL DESIGNED BY OTHERS
- WHEEL CHAIR RAMP W/ DETECTIBLE MARKING PADS
- ACCESSIBLE PARKING SIGNS, STRIPING AND PARKING BARRIERS REQUIRED
- EXISTING 11" TURN ARROUND TO BE REMOVED

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DATE: 1/21/2022
FILE NUMBER: 2021-0309
DRAWN BY: KCB
REVISIONS:

SCALE: 1" = 60'

C11

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PROPOSED BUILDING FOR
144K @ UCIC LOT 4
4911 MILLENNIUM DRIVE
WINSTON-SALEM, FORSYTH COUNTY, N.C.

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C11