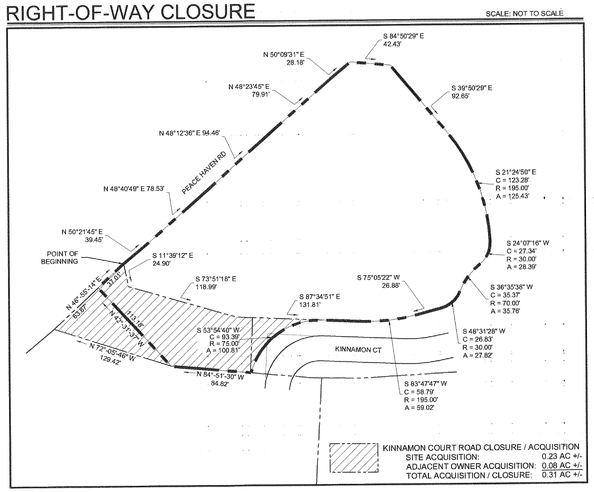
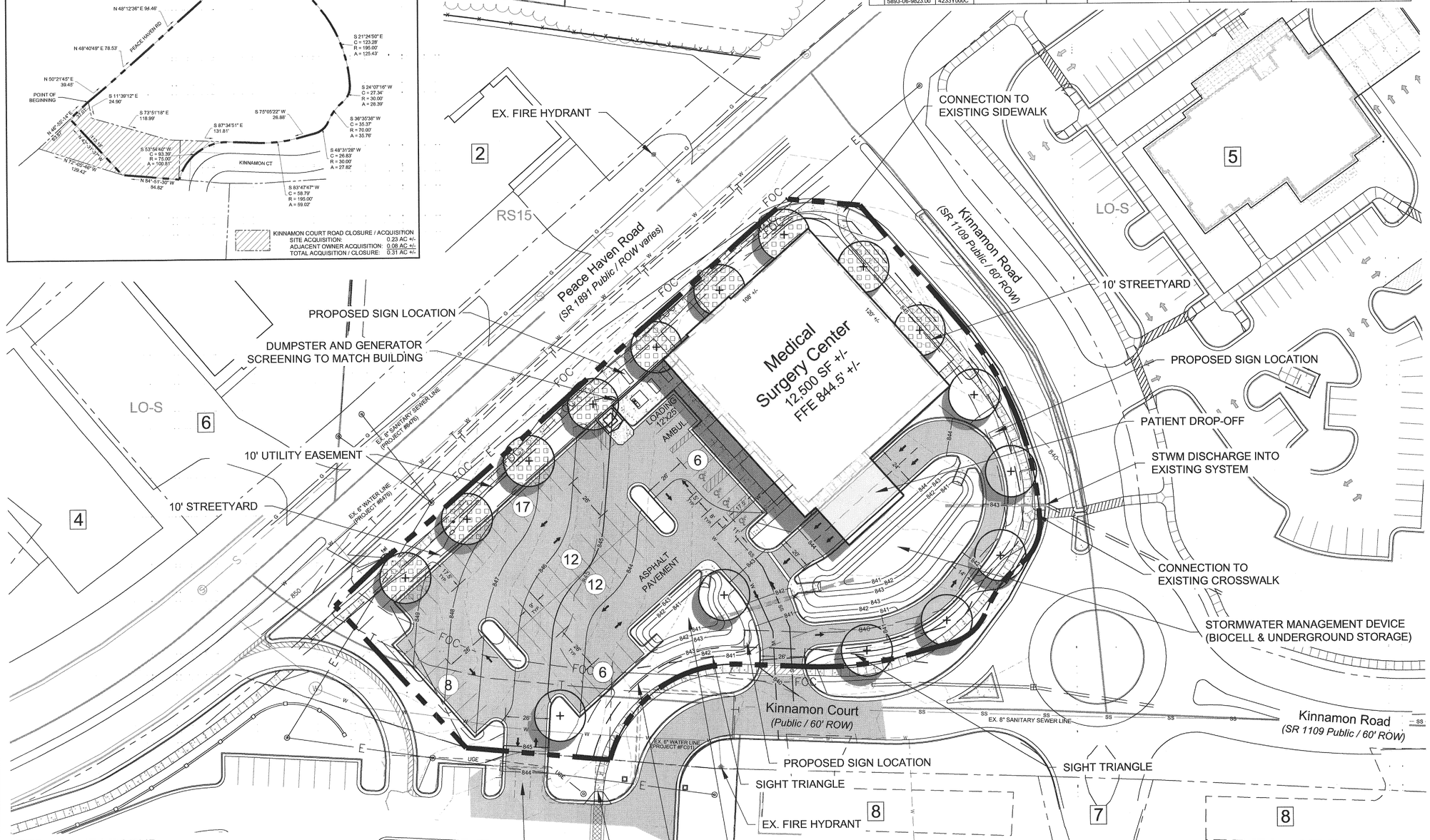
RIGHT-OF-WAY CLOSURE

SCALE: NOT TO SCALE



ADJACENT OWNERS

	PIN	Block Lot	Additional Lots	Deed Bk-Pg	Property Owner	Property Owner Address		Zoning
1	5893-07-6532.00	4233 038A		3224-1151	Allens Cove Properties LLC	PO Box 35712	Greensboro, NC 27425	RS15R
2	5893-07-4331.00	4233 039C		1691-1771	Clemmons Fire Department Inc	PO Box 36	Clemmons, NC 27012	S15
3	5893-06-3446.00	4233 129	130		Clemmons Medical Park LLC		Winston-Salem, NC 27157	PB-S
4	5893-07-1153.00	4233F101		1888-811	Clemmons Village Prof Ctr Inc	6778 River Centrer Dr	Clemmons, NC 27012	LO-S
5	5893-07-9235.00	4233Z001		2680-2357	State Employee's Credit Union	PO Box 235	Clemmons, NC 27012	LO-S
6	5893-07-2198.00	4233 036D		1836-3185	Wingate, Robert C	1050 S Peace Haven Rd	Winston-Salem, NC 27103	LO-S
7	5893-06-7486.00	4233B000A		1299-1755	Western Investment Co of WS	PO Box 566	Clemmons, NC 27012	RM8
8	5893-06-6930.00	4233Y000A		2482-2792	Winstead Const & Devlmnt LLC	5201 Bodie Ln	Greensboro, NC 27455	RM8
	5893-06-9823.00	4233Y000C						RM8



TREE SAVE LEGEND

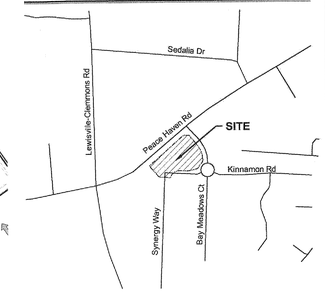
New Development		Additions to Existing Development
Total Site Size (in square feet) 77,521 SF +/-		Total Limits of Land Disturbance (in Square Feet): 0 SF +/-
Total Site Area Excluded From TSA: Square Feet of Proposed R.O.W.s:		Square Feet of Existing Water Bodies and Stormwater Ponds: 0 SF +/-
Square Feet of Existing Utility Easements: 10,015 SF +/-		Total Excluded Area = 10,015 SF +/-
Minimum Tree Save Area Required:	X 9%	12%
Total Required Tree Save Area (in square feet)		
77,521 SF +/- (Total Site Size / Limits of Land Disturbance)	- 10015 SF +/- (Excluded Area)	X 9 % (Minimum TSA) — 6,075 SF +/- (Total Required Tree Save Area)

Individual Trees Method Used:	Tree Stand Method Used:	New Trees Used for TSA Credit:
Yes X No	Yes X No	X Yes No
Number of Trees 6-9": DBH: 0 X 500 SF = 0 SF	List the Area of Each Tree Stand Being Saved: Area 1: 0 SF +/-	Number of Large Variety Trees Planted: Planted: 9 X 750 SF = 6,750 SF
Number of Trees 9.01-12": DBH: 0 X 750 SF = 0 SF		
Number of Trees 12.01-24": DBH: 0 X 1800 SF = 0 SF		
Number of Trees 24.01-36": DBH: 0 X 3000 SF = 0 SF		
Number of Trees Larger Than 36.01": DBH: 0 X 4000 SF = 0 SF	Tree Stand Areas	New Canopy Tree
Total Square Footage of Individual Trees Used to Satisfy Minimum TSA: 0 SF +/-	Total Square Footage of Tree Stands Being Saved to Satisfy Minimum TSA: 0 SF +/-	Total Square Footage of Individual Trees Used to Satisfy Minimum TSA: 6,750 SF +/-

Total Required TSA (in square feet)	6,075
Total TSA Provided (in square feet)	6,750

VICINITY MAP

SCALE: NOT TO SCALE



SITE DATA

Jurisdiction
Clemmons, NC

Purpose Statement
The purpose of this request is to rezone site to allow for property boundary revision due to road closure.

Zoning

Existing Zoning:	PB-S
Proposed Zoning:	PB-S

Proposed Uses
Arts and Crafts Studio, Food or Drug Store, Furniture and Home Furnishings Store, General Merchandise Store, Hardware Store, Restaurant (Without Drive-Through Service), Retail Store (Specialty or Miscellaneous), Banking and Finacial Services, Funeral Home, Health Services (Misc.), Medical or Dental Laboratory, Medical and Surgical Offices, Office (Misc.), Professional Office, Services (Personal), Recreation Services (Indoor), Theater (Indoor), Museum or Art Gallery

Site Acreage

Parcel:	1.55 Acres +/-
Right-Of-Way Acquisition:	0.23 Acres +/-
Total Site Acreage:	1.78 Acres +/-

Building Data

Max. Building Height:	60'
Total Building Size:	12,500 SF +/-

Watershed Data
Site Is Not Located Within A Water Supply Watershed District

Site Coverage

Maximum Impervious Area Permitted		N/A
Building To Land	0.36 Acres +/-	20.22 %
Pavement To Land	0.85 Acres +/-	47.76 %
Open Space:	0.57 Acres +/-	32.02 %
Parcel Total	1.78 Acres +/-	100.00%
Total Impervious	1.21 Acres +/-	67.99%

Infrastructure

Water	Public
Sewer	Public
Road	N/A

Parking Calculations
(Medical And Surgical Offices: 1 Space Per 300 SF GFA For Buildings Containing > 10,000 SF - 12,500 SF / 300 = 42)

Parking Required	42 Spaces
Parking Provided	61 Spaces +/-
Loading Spaces Required	1 Space
Loading Spaces Provided	1 Space +/- (12' x 25')

Building Setbacks

Front:	None
Rear:	None
Side:	None
Street:	None

Bufferyards

Type Required	None

Streetyards

Type Required	10' Min.

NOTES

Topographic & Boundary Information
Topographic and boundary information provided from survey dated August 18, 2015 by Coe Forestry and Surveying.

SUMMIT - MEDICAL SURGERY CENTER

DEVELOPER:
Summit Healthcare Group
P.O. Box 4506
Mooresville, NC 28117
P: (704) 439-2277
E: mstewart@summithg.com

OWNERS:
5893-07-5066.00
Wake Forest University Health Sciences
Medical Center BLVD
Winston-Salem, NC 27157
P: (336) 716-2963
F: (336) 716-1300
E: khuey@wakehealth.edu

PREPARED BY:
stimmel
LANDSCAPE ARCHITECTURE CIVIL ENGINEERING LAND PLANNING
601 N. TRADE STREET, SUITE 200
WINSTON-SALEM, NC 27101
www.stimmelpa.com 336.723.1067

NORTH

0 30 60 90
SCALE: 1" = 30'

stimmel
LANDSCAPE ARCHITECTURE
CIVIL ENGINEERING
LAND PLANNING
601 N. TRADE STREET, SUITE 200
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. CORPORATE SEAL C-69 NORTH CAROLINA
NORTH CAROLINA REGISTERED LANDSCAPE ARCHITECT DOUGLAS W. STIMMEL 427
NOT APPROVED FOR CONSTRUCTION

PROJECT:

SUMMIT - MEDICAL SURGERY CENTER
Clemmons, NC

CLIENT:
Mr. Mike Stewart
Summit Healthcare Group
P.O. Box 4506
Mooresville, NC 28117
(704) 439-2277
mstewart@summithg.com

DRAWN:	SCO/BR
DATE:	02/04/16
REVISIONS:	
JOB. NO:	15-104
SHEET TITLE:	

REZONING PLAN

SCALE:	1"=30'
SHEET NO.:	RZ-1

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