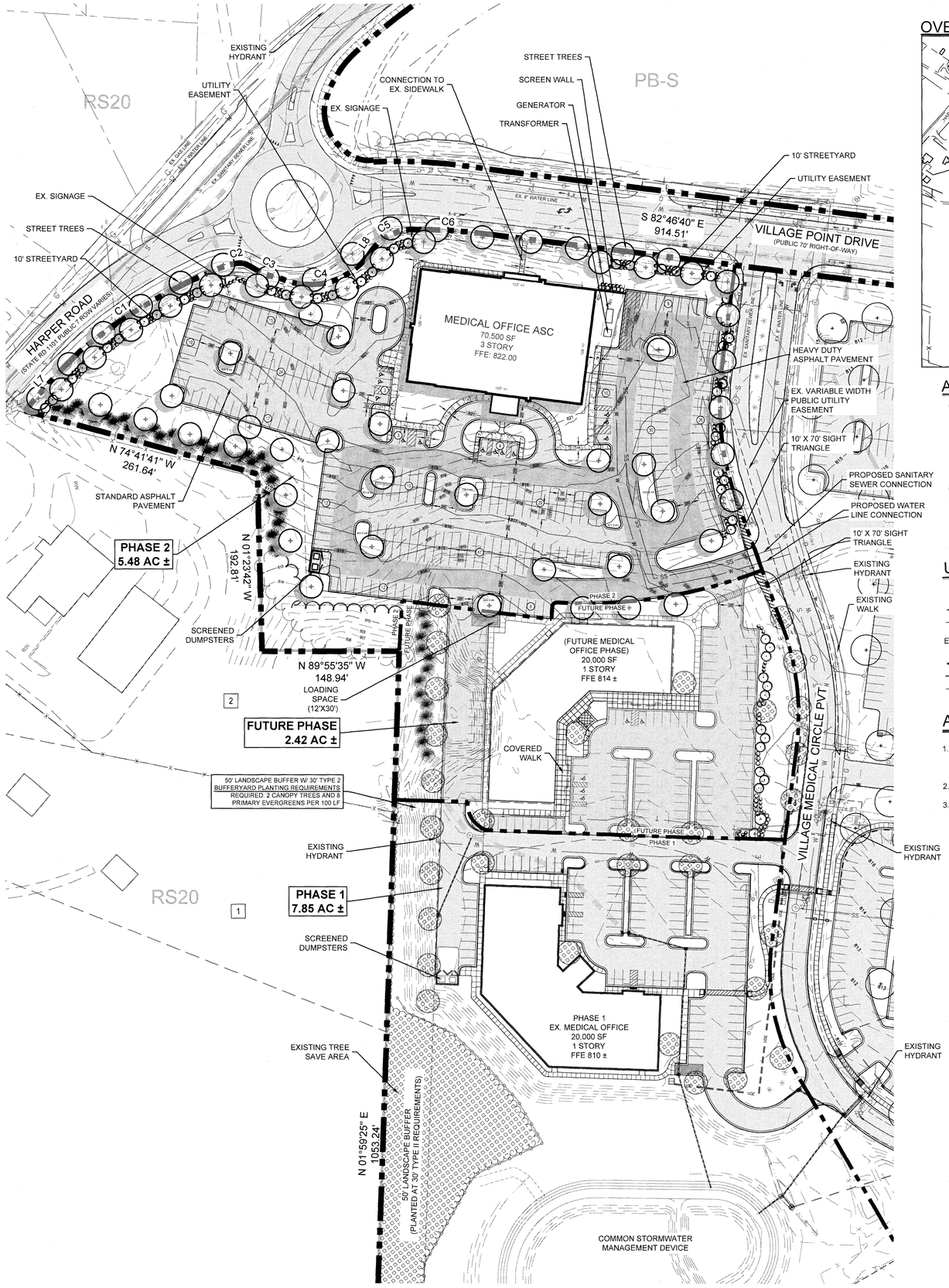
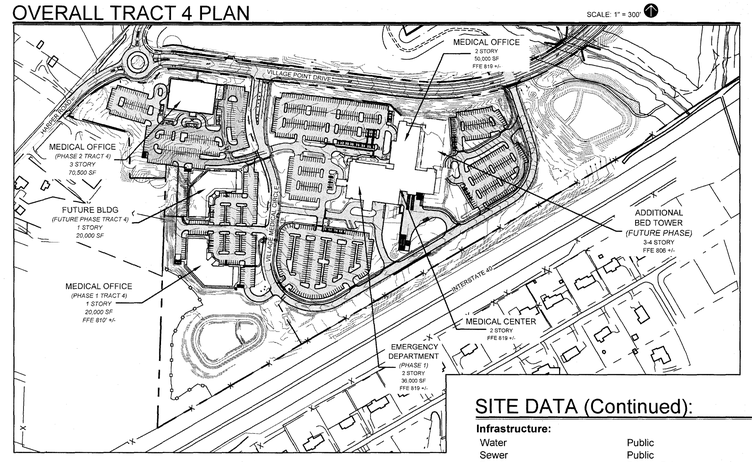


OVERALL TRACT 4 PLAN

SCALE: 1" = 300'



ADJACENT OWNERS

1. PIN # 5883-51-4502.00
   Block Lot 4207111A
   Deed Bk.-Pg 2563-2209
   Timothy Max Bunker
   Anthony Mark Bunker
   134 Livengood Road
   Advance, NC 27006

2. PIN # 5883-52-5128.00
   Block Lot 4207111F
   Deed Bk.-Pg 2299-3476
   Robert P. Melvin
   212 Marietta Road
   Mooresville, NC 28117

UTILITY LAYOUT LEGEND

- EXISTING CURB INLET
- EXISTING STORM DRAINAGE LINE
- EXISTING WATER MAIN
- EXISTING E.D. & A.S.C. — EXISTING SANITARY SEWER LINE
- PROPOSED CURB INLET
- PROPOSED STORM DRAINAGE LINE
- PROPOSED WATER MAIN
- PROPOSED SANITARY SEWER LINE

ADDITIONAL NOTES:

1. BUILDINGS SHOWN ON PLAN REPRESENT PROPOSED BUILDING ENVELOPE LOCATIONS. BUILDING LOCATIONS AND FOOTPRINTS MAY SHIFT BASED ON FINAL ARCHITECTURAL PLANS.
2. PARKING LOTS AND INTERNAL DRIVES MAY SHIFT BASED ON FINAL ARCHITECTURAL PLANS.
3. TREE SAVE FRO ENTIRE TRACT WAS ALLOCATED IN PHASE 1.

SITE DATA (Continued):

Infrastructure:

Water	Public
Sewer	Public
Road	Private Drives

Parking Calculations:

Parking Required Per Code:

Phase 1 Medical Office (20,000 sf @ 1/300 sf):	67 Spaces
Future Medical Office (20,000 sf @ 1/300 sf):	67 Spaces
Phase 2 Medical Office (70,500 sf @ 1/300 sf):	235 Spaces
Total Required Per Code:	369 Spaces
Parking Provided:	481 Spaces +/-
Market Rate Parking Standards:	
Medical Office (110,500 sf @ 1/200 sf):	*553 Spaces*

Building Setbacks:
40' Setback Adjacent to Residential
20' Setback Adjacent to Interstate 40
(per Thoroughfare Overlay District - GMA 3)

Bufferyards:

Adjoining Zoning:	RS-20 & PB-S
Type Required:	15' Minimum Type II Buffer
Type Provided:	50' Buffer Adjacent to Residential & I-40 (Planted at 30' Type II Requirements)
Fence Option	N/A

Streetyards:

Type Required:	Standard
Type Provided:	Standard

Watershed Data:
Yadkin River, WS IV

Base Information:
Boundary & Topographic Survey Provided By:
Sgroi Land Surveying
P.O. Box 576
High Point, NC 27261
Phone: 336-885-1366
Dates: 01.28.2011, 06.20.2013, 09.22.17

BOUNDARY BEARINGS & DISTANCES

Lines

Line #	Length	Direction
L7	41.13'	N 41° 43' 36" E
L8	2.00'	N 16° 43' 41" W

Curves

Curve #	Length	Radius	Chord Direction	Chord Length
C1	214.67'	505.50	N 53°53' 32" E	213.06
C2	49.37'	50.50	N 85° 56' 11" E	47.43
C3	124.20'	81.50	N 78° 24' 44" E	112.53
C4	33.95'	50.50	N 54° 00' 49" E	33.31
C5	14.62'	52.50	N 81° 14' 57" E	14.57
C6	70.48'	505.50	S 86° 46' 32" E	70.43

TREE SAVE LEGEND

New Development	Additions to Existing Development
Total Site Size (in square feet) 689,182 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 0 SF +/-
Square Feet of Existing Utility Easements: 0 SF +/-
Square Feet of Existng Water Bodies and Stormwater Ponds: 32,638 SF +/-
Total Excluded Area = 32,638 SF +/-

Minimum Tree Save Area Required:

Commercial, Institutional and Industrial (Including Multifamily and Schools)		Residential - (Note: These requirements apply to major residential subdivisions not minor subdivisions or individual lot(s).)	
Size of Parcel:	**Tree Save Area Required to Include:**	**Size of Parcel**	**Tree Save Area Required to Include:**
0-55,000 square feet	Eight percent (8%) of parcel area	0-55,000 square feet	Ten percent (10%) of parcel area
55,001 square feet - 5 acres	Nine percent (9%) of parcel area	55,001 square feet - 5 acres	Eleven percent (11%) of parcel area
5.01 - 10 acres	Ten percent (10%) of parcel area	5.01 - 10 acres	Twelve percent (12%) of parcel area
Greater than 10 acres	Twelve percent (12%) of parcel area	Greater than 10 acres	Fourteen percent (14%) of parcel area

Total Required Tree Save Area (in square feet)

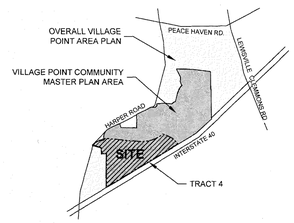
689,182 SF +/-	-	32638 SF +/-	x	12 %	**78,785 SF +/-**
Total Site Size / Limits of Land Disturbance		*Excluded Area*		*Minimum TSA*	*Total Required Tree Save Area*

Individual Trees Method Used:	Tree Stand Method Used:	New Trees Used for TSA Credit:
Yes X No	X Yes 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: 55,835 SF +/-	Number of Large Variety Trees Planted Planted: 31 23,250 SF
Number of Trees 9.01-12" DBH: 0 X 750 SF = 0 SF	Describe Each Tree Stand (Age, Health, Species Mix)	
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:** 55,835 SF +/-	**Total Square Footage of Individual Trees Used to Satisfy Minimum TSA:** 23,250 SF +/-

Total Required TSA (in square feet)	78785 SF +/-	Total TSA Provided (in square feet)	79085 SF +/-

VICINITY MAP

SCALE: NOT TO SCALE



SITE DATA

Purpose Statement:
The purpose of this request is for Final Development Plan approval for a portion of Tract 4, Phase 2.

Jurisdiction:
Village Of Clemmons, NC

Zoning:
Existing Zoning: PB-S Two Phase

Proposed Uses: Limited Pedestrian Business (PB)
(Uses are further limited by volunteered conditions.)

Residential Uses: Residential Building, Single Family; Townhouse; Multifamily; Combined Use; Congregate Care Facility; Family Group Home B; Family Group Home C; Life Care Community
Retail & Wholesale Trade: ABC Store (Liquor); Arts & Crafts Studio; Food or Drug Store; Furniture and Home-Furnishings Store; General Merchandise Store; Hardware Store; Nursery, Lawn & Garden Supply Store, Retail; Restaurant (without Drive Through Service); Retail Store, Specialty or Miscellaneous
Business & Personal Services: Banking & Financial Services; Bed & Breakfast; Funeral Home; Health Services Miscellaneous; Hotel or Motel (Limited to Tract 6); Medical or Dental Laboratory; Medical & Surgical Offices; Offices, Miscellaneous; Professional Office; Services, Business A; Services, Business B; Services, Personal
Institutional & Public Uses: Academic Medical Center; Adult Day Care Center; Child Care (Drop-In); Child Care (Sick Children); Child Day Care Center; Church or Religious Institution, Community; Church or Religious Institution, Neighborhood; Club or Lodge; Group Care Facility A; Group Care Facility B; Habilitation Facility C; Hospital or Health Center; Institutional Vocational Training Facility; Library, Public; Museum or Art Gallery; Neighborhood Organization; Nursing Care Institution; Police orr Fire Station; Post Office; School, Private; School, Public; School, Vocational or Professional
Transportation & Utilities: Access Easement, Private Off-Site; Broadcast Studio; Helistop; Park & Shuttle Lot; Utilities

Site Size:

Phase 1 Parcel:	7.85 Acres +/-
Future Development Parcel:	2.42 Acres +/-
Phase 2 Parcel:	5.48 Acres +/-
Total Site Size:	15.75 Acres +/-

Building Notes:

Max. Building Height:	60' + (80' allowed on Tract 4)	
Phase I Building:	20,000 SF +/-	
Future Phase Building:	20,000 SF +/-	
Phase 2 Building:	70,500 SF +/-	(3 Stories)
Total Buildings Size:	110,500 SF +/-	

Site Coverage:

Tract 4, Phase 1 Development		
Building To Land:	0.92 Acres +/-	5.84 %
Pavement To Land:	2.74 Acres +/-	17.40 %
Open Space:	12.09 Acres +/-	76.76 %
Parcel Total:	15.75 Acres ±	100.00%
Phase 1 Impervious:	3.66 Acres +/-	23.24%
Tract 4, Phase 2 Development		
Building To Land:	0.58 Acres +/-	3.68 %
Pavement To Land:	2.74 Acres +/-	17.40 %
Open Space:	12.43 Acres +/-	78.92 %
Parcel Total:	15.75 Acres ±	100.00%
Phase 2 Impervious:	3.32 Acres +/-	21.08
Maximum Impervious Area Allowed High Density Option-Watershed WS IV:		70.00%
Total Impervious:	6.98 Acres +/-	44.32%

Novant - Clemmons M.O.B II

PETITIONERS:
NOVANT HEALTH, INC
2085 FRONTIS PLAZA BLVD.
WINSTON-SALEM, NC 27103
P: (336) 277-1056
F: (336) 277-9684

PIN# 5883-62-7160.00
NOVANT HEALTH, INC
2085 FRONTIS PLAZA BLVD.
WINSTON-SALEM, NC 27103
P: (336) 277-1056
F: (336) 277-9684

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

0 60 120 180
NORTH SCALE: 1" = 60'

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-89 NORTH CAROLINA
NOT APPROVED FOR CONSTRUCTION

PROJECT:

NOVANT - CLEMMONS M.O.B. II
VILLAGE POINT - TRACT 4
Clemmons, NC

PREVIOUS DOCKET:
C-186 APPROVED JULY 2009

CLIENT:
NOVANT HEALTH
2085 FRONTIS PLAZA BLVD
WINSTON-SALEM, NC
27103
(336) 277-1056

DRAWN:	BR
DATE:	11/02/17
REVISIONS:	
JOB. NO:	17-218

SHEET TITLE:
FINAL DEVELOPMENT PLAN

SCALE: 1"=60'
SHEET NO.:
G-001

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