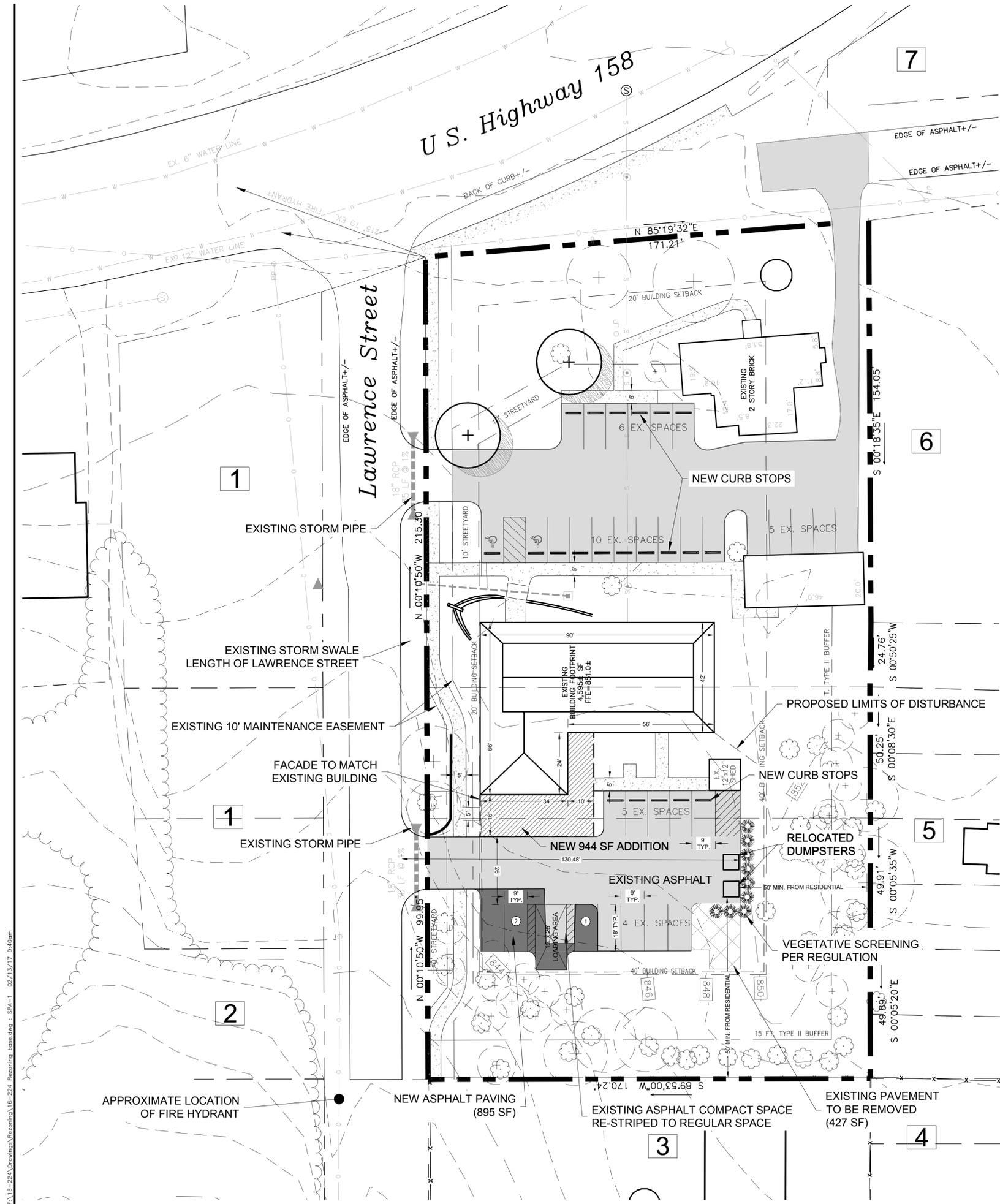


F:\16-224\Drawings\Resizing\16-224 Rezoning base.dwg : SPA-1 02/13/17 9:40am



NOTES

Topographic & Boundary Information

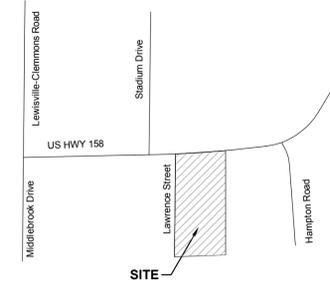
Topographic information provided from Forsyth County digital GIS data.
Boundary information from survey by Allied Land Surveying Co., P.A., dated November 2001.

General Notes

- Building footprints are representational and may change based on final architectural plans and final engineering.
- For Tree Save Area Calculations. Trees may be selectively removed / limbed up for visibility to property. If removal causes reduction in area, canopy trees may be replanted to meet overall tree save requirements.
- All development shall conform with the Forsyth County "Unified Development Ordinance".
- All dimensions are to edge of pavement, back of curb, and face of building, unless otherwise noted. Verify all building dimensions with architect prior to start of construction.
- All paint striping, pavement markings, and signage shall conform to the "Manual on Uniform Traffic Control Devices", latest edition.
- Spill type curb and gutter will be provided where required to achieve positive drainage away from the face of curb.
- Existing tree information computer annotated from Site Plan by Stimmel Associates, PA, dated March 10, 2004.
- Provide additional Handicap Ramps at sidewalks, crosswalks, and other locations as directed by owner.
- Improvements to Lawrence Street shall be subject to final approval by the Village of Clemmons.

VICINITY MAP

SCALE: NOT TO SCALE



SITE DATA

Jurisdiction

Clemmons, NC

Purpose Statement

The purpose of this request is to add 700 sf of space to the existing Veterinary Clinic and more parking spaces to account for the additional sf.

Zoning

Existing Zoning: LB-S

Site Acreage

Existing Site: 1.26 Acres +/-
Total Site Acreage: 1.26 Acres +/-

Building Data

Max. Building Height: 40' Max
Ex. Medical Office: 2,490 SF +/-
Ex. Veterinary Services: 7,865 SF +/-
New Veterinary Addition: 944 SF +/-
Total Building Size: 11,299 SF +/-

Watershed Data

This Site is Located in A Water Supply Watershed WS IV.

Site Coverage

Maximum Impervious Area Permitted: 70%
Existing Building To Land: 0.16 Acres +/-
New Building To Land: 0.02 Acres +/-
Total Building To Land: 0.18 Acres +/- 14.29 %

Existing Pavement To Land: 0.39 Acres +/-
New Pavement To Land: 0.01 Acres +/-
Total Pavement To Land: 0.40 Acres +/- 31.75 %

Open Space: 0.68 Acres +/- 53.97 %
Parcel Total: 1.26 Acres +/- 100.00 %

Total Impervious: 0.61 Acres +/- 46.03 %

Infrastructure

Water: Public
Sewer: Public
Road: None 0 LF +/-

Parking Calculations

Existing Site:
Medical and Surgical Offices: 11 Ex Spaces
(2,490 sf @ 1 space per 225 sf)
Veterinary Services: 17 Ex Spaces
(7,865 sf @ 1 space per 450 sf)
Old Total Required: 28 Ex Spaces
(Per Code)

New Building Addition (Vet. Services): 2 New Spaces
(944 sf @ 1 space per 450 sf)
Total Required: 29 Spaces
(3% reduction for sidewalks Per Code)

New Total Parking Space Count: 33 Spaces

Building Setbacks

Front: 20'
Rear: None
Side: None
Street: 20'

Bufferyards

Type Required: 15' Type II Adjacent to RES

Streetyards

Type Required: 10'

Original Zoning

C-140

ADJACENT OWNERS

PIN #	Parcel Info	Zoning
1 5892-39-5563.00 5892-39-5645.00	TMP of Clemmons LLC 3515 Lawrence St Clemmons, NC 27012 Block Lot: 4215 0270 Deed BK-PG: 3195-242	RS15
2 5892-39-5228.00	J D Linker Family LLC 8833 Center Grove Church Rd. Clemmons NC 27012 Block Lot: 4215 016 Deed BK-PG: 2994-3984	RS15
3 5892-39-7326.00	Christopher Robin Dean 3523 Lawrence St. Clemmons, NC 27012 Block Lot: 4215 009 Deed BK-PG: 3162-3783	RS15
4 5892-39-9319.00	Ted W. Mcpherson 3928 Hampton Road, Clemmons, NC 27012 Block Lot: 4224 012 Deed BK-PG: 1861-1067	RS15
5 5892-39-9512.00	Ellen Cumby Thacher 315 Winfield Drive, Clyde, NC 28721 Block Lot: 4224 016 Deed BK-PG: 2960-1440	RS15
6 5892-39-8648.00	Clemmons Triangle Properties 750 McGregor Road Winston-Salem, NC 27103 Block Lot: 4224 101 Deed BK-PG: 1301-1610	RS15
7 5892-39-9836.00	Fred W. Hege 607 Community Road, Lexington, NC 27295 Block Lot: 4224 0329 Deed BK-PG: 2350-4478	LB

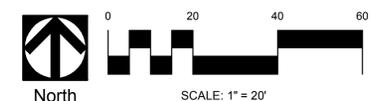
Animal Ark Veterinary Hospital

PETITIONER/OWNERS:

PIN: 5892-39-7620.00 BlockLot: 4215 028 Deed BkPg: 2908-3509
TMP of Clemmons LLC
3511 Lawrence Street, Clemmons, NC 27012
P: (336) 830-2480
E: NCSpindel@gmail.com

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



PROJECT:

ANIMAL ARK VETERINARY HOSPITAL PROPERTY ADDITION
CLEMMONS, NORTH CAROLINA

CLIENT:

Mitch Spindel
Animal Ark Veterinary Hospital
3515 Lawrence Street,
Clemmons, NC 27012
(336) 830-2480

DRAWN: KMB, TAG

DATE: 02/13/17

REVISIONS:

JOB. NO.: 16-224

SHEET TITLE:

SITE PLAN AMENDMENT

SCALE: 1"=20'

SHEET NO.:

SPA-1

© STIMMEL ASSOCIATES, P.A.