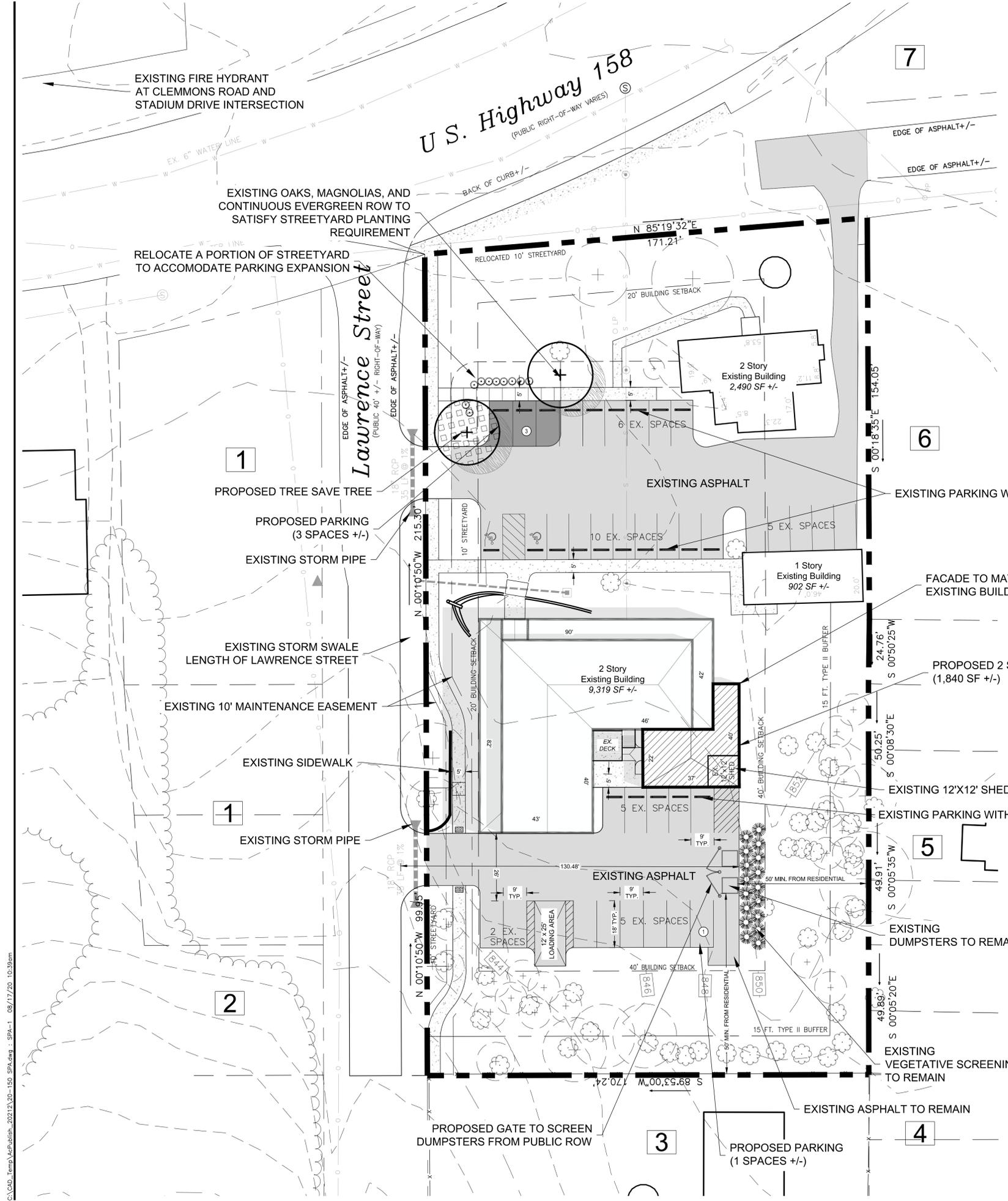


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NOTES

- 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.
 - All development shall conform with the Village of Clemmons "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.
 - The general contractor/developer shall contact the stormwater administrator for an inspection of the site prior to the issuance of the stormwater management occupancy permit.
 - All air-handling machinery, compressors, or water coolers will meet or exceed UDO minimum requirements.

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: 3182-3783	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 Margaret 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: 2390-4478	LB

SITE LEGEND:

- NEW BUILDING ADDITION - 1,070 SF
- EXISTING ASPHALT PAVING - 13,950 SF +/-
- PROPOSED ASPHALT PAVING - 480 SF +/-

Proposed Uses

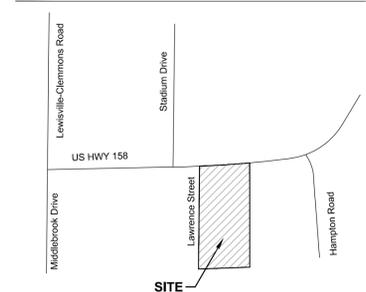
Professional Office; Office Miscellaneous; Medical and Surgical Offices; Veterinary Services; Personal Services; Retail Store; Special or Miscellaneous; and Services Business A

Note: All uses are the same as the previously approved uses for this site.

TREE SAVE CALCULATIONS

New Development		Additions to Existing Development Phase 1 Area	
Total Site Size (in square feet)	1,412	Total Limits of Land Disturbance (in Square Feet)	1,412
Total Site Area Excluded From TSA	0	Square Feet of Existing Water Bodies and Stormwater Ponds	0
Square Feet of Existing R.O.W.s	0	Square Feet of Existing Utility Easements	0
Square Feet of Existing Utility Easements	0	Total Excluded Area	0
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 - 85,000 square feet	Eight percent (8%) of parcel area	0 - 85,000 square feet	Ten percent (10%) of parcel area
85,000 square feet - 5 acres	Nine percent (9%) of parcel area	85,000 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)		Total Required Tree Save Area	
1,412	0	112.96	112.96
Individual Tree Method Used:		Tree Stand Method Used:	
Yes X No	Yes X No	New Trees Used for TSA Credit:	
Number of Trees 6-9'	Number of Trees 6-9'	X	Yes No
DBH: 0 X 500 SF = 0	DBH: 0 X 500 SF = 0	Number of Large Variety Trees Planted	1 X 750 SF = 750
Number of Trees 9'01"-12'	Number of Trees 9'01"-12'	Canopy Trees Added	
DBH: 0 X 750 SF = 0	DBH: 0 X 750 SF = 0	0	
Number of Trees 12'01"-24'	Number of Trees 12'01"-24'	Total Square Footage of Individual Trees Used to Satisfy Minimum TSA:	
DBH: 0 X 1800 SF = 0	DBH: 0 X 1800 SF = 0	750	
Number of Trees 24'01"-36'	Number of Trees 24'01"-36'	Total Square Footage of Individual Trees Used to Satisfy Minimum TSA:	
DBH: 0 X 3000 SF = 0	DBH: 0 X 3000 SF = 0	0	
Number of Trees Larger Than 36'01"	Number of Trees Larger Than 36'01"	Total Required TSA (in square feet)	
DBH: 0 X 4000 SF = 0	DBH: 0 X 4000 SF = 0	113	
Total Individual Trees Used to Satisfy Minimum TSA:		Total TSA Provided (in square feet)	
0		750	

VICINITY MAP



SITE DATA

Jurisdiction
Clemmons, NC

Purpose Statement
The purpose of this request is to add 1,840 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: 10,239 SF +/-
 New Veterinary Addition: 1,840 SF +/-
 Total Building Size: 14,569 SF +/-

Watershed Data

This Site Is Located In A Water Supply Watershed WS IV.

Site Coverage

Category	Value	Percentage
Maximum Impervious Area Permitted		70%
Phase 1 (Original Development)		
Building To Land:	0.16 Ac +/-	6,970 SF +/- 12.70 %
Pavement To Land:	0.40 Ac +/-	17,424 SF +/- 31.75 %
Phase 1 Impervious:	0.56 Ac +/-	24,394 SF +/- 44.45 %
Phase 2 (Expansion #1)		
Building To Land:	0.02 Ac +/-	871 SF +/- 1.59 %
Pavement To Land:	0.01 Ac +/-	436 SF +/- 0.79 %
Phase 2 Impervious:	0.03 Ac +/-	1,307 SF +/- 2.38 %
Phase 3 (Proposed Expansion #2)		
Building To Land:	0.02 Ac +/-	1,070 SF +/- 1.94 %
Pavement To Land:	0.02 Ac +/-	717 SF +/- 1.30 %
Phase 3 Impervious:	0.04 Ac +/-	1,787 SF +/- 3.24 %
Total Impervious:	0.63 Ac +/-	27,488 SF +/- 50.07 %
Total Open Space:	0.63 Ac +/-	27,398 SF +/- 49.93 %

Infrastructure

Category	Public	Public	N/A	0 LF +/-
Water				
Sewer				
Road				

Parking Calculations

Existing Site:	
Medical and Surgical Offices:	11 Spaces
(2,490 sf @ 1 space per 225 sf)	
Veterinary Services:	23 Spaces
(10,239 @ 1 space per 450 sf)	
Existing Total Required:	34 Spaces
(Per Code)	
New Bldg Addition (Vet. Services):	4 Spaces
(1,840 sf @ 1 space per 450 sf)	
Parking Required:	38 Spaces
3% Reduction for Sidewalks:	1 Space
Total Parking Required:	37 Spaces
Parking Provided:	37 Spaces

Building Setbacks

Front:	20'
Rear:	None
Side:	None
Street:	20'
Other:	40' Adjacent to RS15 Zoning

Bufferyards

Type Required:	15' Type II Adjacent to RES
Type Provided:	Existing Bufferyards to Remain

Streetyards

Type Required	10'
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Original Zoning

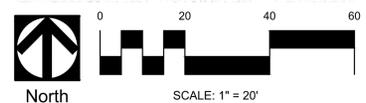
C-140

Animal Ark Veterinary Hospital

PETITIONER/OWNERS:
 PIN: 5892-39-7620.00 Block/Lot: 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:

 601 N. TRADE STREET, SUITE 200
 WINSTON-SALEM, NC 27101
 www.stimmelpa.com 336.723.1067



PROJECT:

ANIMAL ARK VETERINARY HOSPITAL PROPERTY ADDITION
 Original Docket #: C-140
 CLEMMONS, NORTH CAROLINA

CLIENT:

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

DRAWN: WGH
 DATE: 08/17/2020

REVISIONS:
 07/02/2020 Original Submittal Date
 08/04/2020 Revised Per VOC Comments
 08/17/2020 Revised Per VOC Comments

JOB. NO: 20-150

SHEET TITLE:

SITE PLAN AMENDMENT

SCALE: 1"=20'

SHEET NO.:

SPA-1

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