

# BIG OAK VET HOSPITAL

## SKETCH PLAN

### TOWN OF KNIGHTDALE



VICINITY MAP

SCALE: 1" =800'

SHEET INDEX	
COV	COVER
L100	SITE PLAN
L200	NATURAL RESOURCES
A100	EXTERIOR ELEVATIONS

PROPOSED SITE DATA		
PROPOSED		
PROJECT NAME	BIG OAK VET HOSPITAL	
PROPOSED USE	SINGLE USE OFFICE	
PARKING		
REQUIRED		
MAX: 6 PER 1,000 GFA	32	SPACES
MIN: ½ MAXIMUM	16	SPACES
PROVIDED		
STANDARD SPACES	40	SPACES
ADA SPACES	2	SPACES
ELECTRIC CHARGING: 1 PER 40	2	SPACES
	TOTAL	44 SPACES
IMPERVIOUS SURFACE AREA		
EXISTING	11,239	SF
PROPOSED		
BUILDING	5,278	SF
CONCRETE	3,775	SF
ASPHALT	18,960	SF
	TOTAL AREA PROPOSED	28,013 SF
	PERCENT OF THE SITE	60%
	NET CHANGE OF IMPERVIOUS	16,774 SF
AREA FOR STORMWATER DEVICE		
REQUIRED		
AREA: 15% OF IMPERVIOUS DIFFERENCE (16,774)	2,516	SF
PROVIDED		
	2,516	SF
	TOTAL AREA	2,516 SF

EXISTING SITE DATA	
EXISTING STREET ADDRESS	1004 BIG OAK COURT, KNIGHTDALE NC
LOT AREA (CURRENT)	46,677 SF / 1.07 AC
CURRENT ZONING	NMX
PARCEL NUMBER	1744445693
REAL ID NUMBER	0195735
DEED BOOK / DEED PAGE	DB 017157, PG 02669
EXISTING GROSS BUILDING AREA	1,652 SF
EXISTING BUILDING USE	RESIDENTIAL
EXISTING IMPERVIOUS AREA	11,239 SF

#### WATER ALLOCATION POLICY

BASE:  
SINGLE USE OFFICE = 41 POINTS  
BONUS:  
SECTION 1-A: ABATEMENT OF EXISTING NON-CONFORMING STRUCTURE (NOT WITHIN BUILD-TO ALONG KNIGHTDALE BLVD)= 3 POINTS  
SECTION 2-B: STORMWATER BIORETENTION = 5 POINTS  
SECTION 3-A: ENHANCED ROADSIDE LANDSCAPING = 2 POINTS

TOTAL= 51 POINTS

#### CONTACT INFORMATION

OWNER  
STONE & HIXSON REAL ESTATE LLC  
4117 GARDENLAKE DR  
RALEIGH NC 27612-6953

LANDSCAPE ARCHITECT  
SITE COLLABORATIVE, INC.  
1620 HILLSBOROUGH ST. SUITE 100  
RALEIGH, NC 27605  
CONTACT: GRAHAM H. SMITH  
PHONE: 919.805.3586  
EMAIL: GRAHAM@SITECOLLABORATIVE.COM

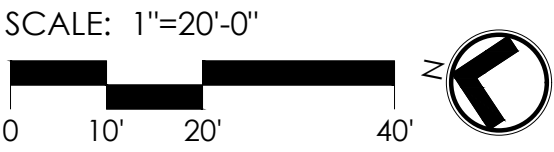
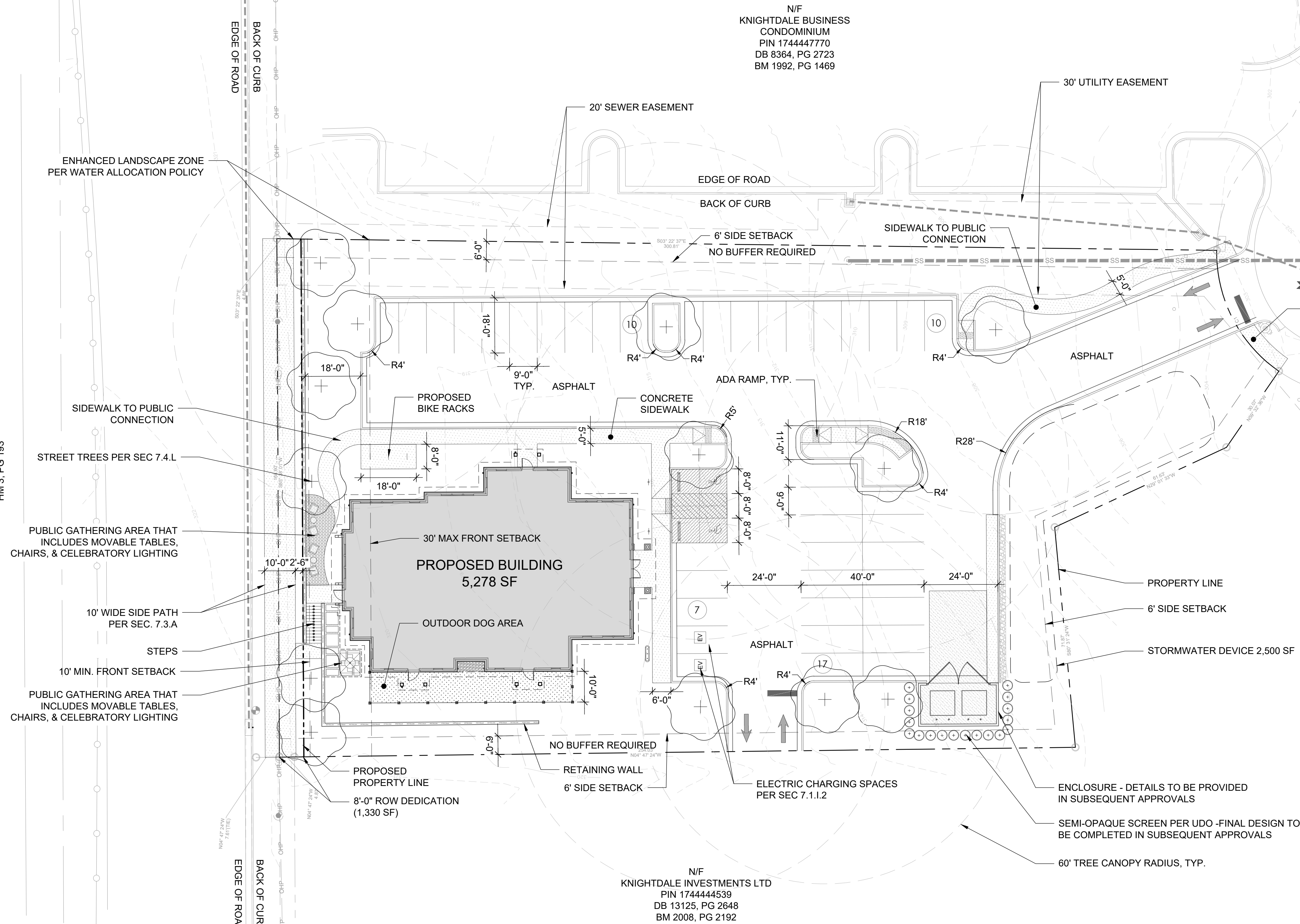
ENGINEER  
JOHN A. EDWARDS & COMPANY  
333 WADE AVE. RALEIGH N.C.  
CONTACT: JON CALLAHAN  
PHONE: 919.828.4428  
EMAIL: JON\_CALLAHAN@JAECO.COM

ARCHITECT  
CLINE DESIGN ASSOCIATES  
125 N. HARRINGTON ST  
RALEIGH, NC 27603  
CONTACT: KELLY SYNNOTT  
PHONE: 919.833.6413  
EMAIL: KELLYS@CLINEDESIGNASSOC.COM



US HIGHWAY 64  
KNIGHTDALE BLVD  
(VARIABLE WIDTH PUBLIC R/W)

SEE NCDOT PROJECT # 6.408004B  
HM 3, PG 193



REUSE OF DOCUMENT  
This document is the property of Site Collaborative Inc. The ideas and design incorporated on this document is an instrument of professional service and shall not be used for any other project without written authorization of Site Collaborative Inc.

BIG OAK VET HOSPITAL  
VETS PETS  
1004 BIG OAK COURT

PROJECT NUMBER:  
24040  
PROJECT PHASE:  
SKETCH PLAN

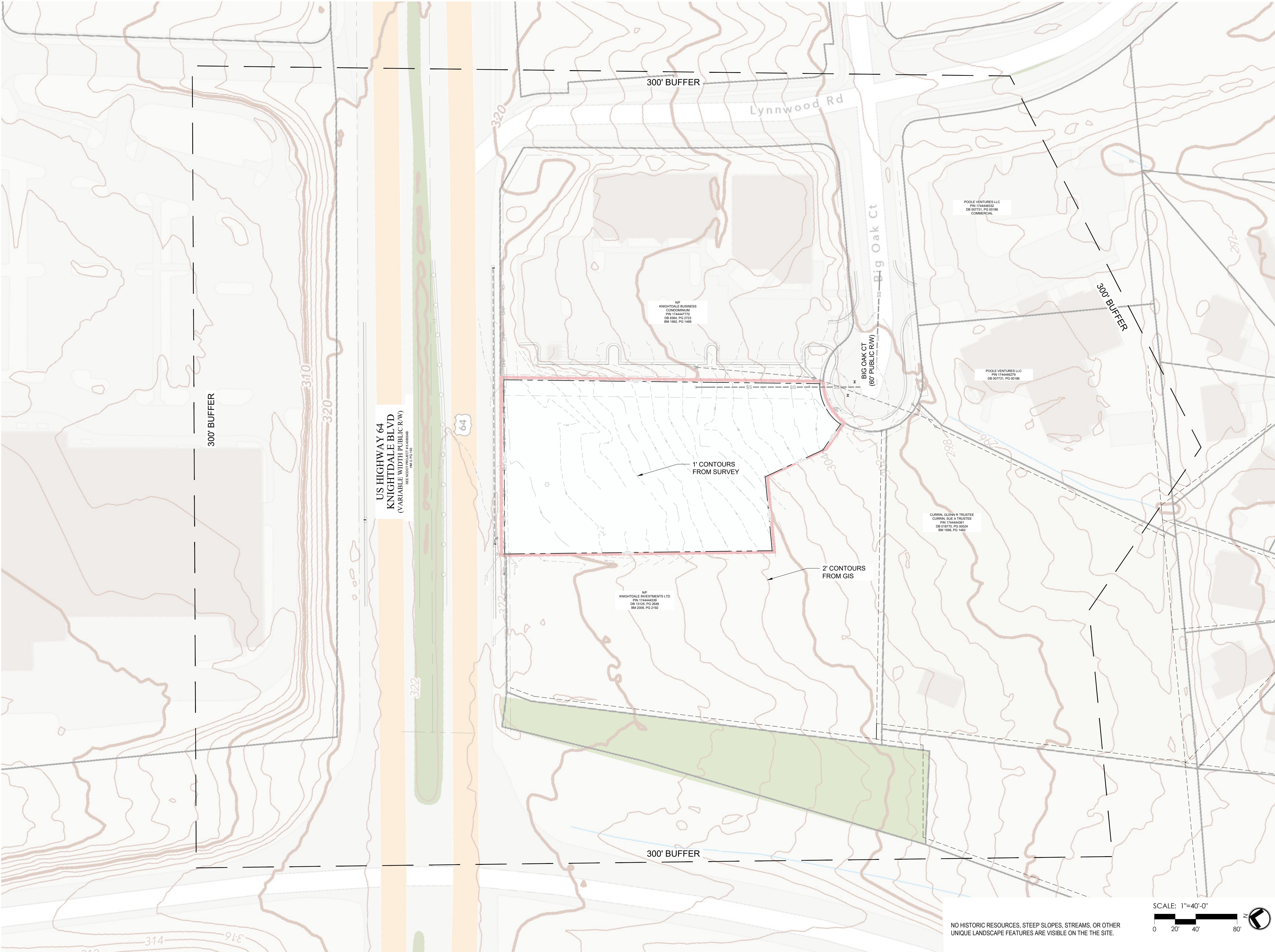
DATE: 10.15.2024

SHEET TITLE:  
SITE PLAN

SHEET NUMBER:

L100





# BIG OAK VET HOSPITAL VETS PETS 1004 BIG OAK COURT

PROJECT NUMBER:  
24040

PROJECT PHASE:  
SKETCH PLAN

DATE: 10.15.2024

SHEET TITLE:  
NATURAL  
RESOURCES

SHEET NUMBER:

L200

NO HISTORIC RESOURCES, STEEP SLOPES, STREAMS, OR OTHER  
UNIQUE LANDSCAPE FEATURES ARE VISIBLE ON THE THE SITE.

SCALE: 1"=40'-0"

0 20' 40' 80'







**WEST ELEVATION**



**EAST ELEVATION**



**NORTH ELEVATION**



**SOUTH ELEVATION**

**BIG OAK VET HOSPITAL**  
**VETS PETS**  
**1004 BIG OAK COURT**