

BIG OAK VET HOSPITAL

SKETCH PLAN

TOWN OF KNIGHTDALE

TOK Project# ZCP-11-24



VICINITY MAP



SCALE: 1" =800'

SHEET INDEX	
COV	COVER
L100	SITE PLAN
L200	NATURAL RESOURCES
A1.1	SOUTH ELEVATION
A1.2	WEST ELEVATION
A1.3	NORTH ELEVATION
A1.4	EAST ELEVATION

PROPOSED SITE DATA		
PROPOSED		
PROJECT NAME	BIG OAK VET HOSPITAL	
PROPOSED USE	ANIMAL SERVICES, NON BOARDING	
PARKING		
REQUIRED		
MAX: 6 PER 1,000 GFA	35	SPACES
MIN: $\frac{1}{3}$ MAXIMUM	18	SPACES
PROVIDED		
STANDARD SPACES	33	SPACES
ADA SPACES	2	SPACES
ELECTRIC CHARGING: 1 PER 40	2	SPACES
TOTAL	37	SPACES
BICYCLE PARKING		
REQUIRED: 1 PER 40 SPACES	2	SPACES
PROVIDED: 1 PER 40 SPACES	2	SPACES
TOTAL	2	SPACES
IMPERVIOUS SURFACE AREA		
EXISTING	11,239	SF
PROPOSED		
BUILDING	5,815	SF
CONCRETE	3,050	SF
ASPHALT	15,847	SF
TOTAL AREA PROPOSED	24,712	SF
PERCENT OF THE SITE	61%	
NET CHANGE OF IMPERVIOUS	13,473	SF
AREA FOR STORMWATER DEVICE		
PROVIDED	1,500	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
REID	0195735
DEED BOOK / DEED PAGE	DB 017157, PG 02669
EXISTING GROSS BUILDING AREA	1,652 SF
EXISTING BUILDING USE	RESTAURANT
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

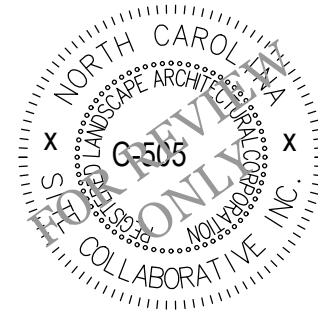
CONTACT INFORMATION

OWNER
ROWDY RIDGEBACKS HOLDINGS LLC
325 NASH ST E
WILSON NC 27893-4130
PHONE: 919.266.9852

LANDSCAPE ARCHITECT
SITE COLLABORATIVE, INC.
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BIG OAK VET HOSPITAL
VETS PETS
1004 BIG OAK COURT

TOK PROJECT #:
ZCP-11-24

PROJECT NUMBER:
24040

PROJECT PHASE:
SKETCH PLAN

DATE: 06.13.2025

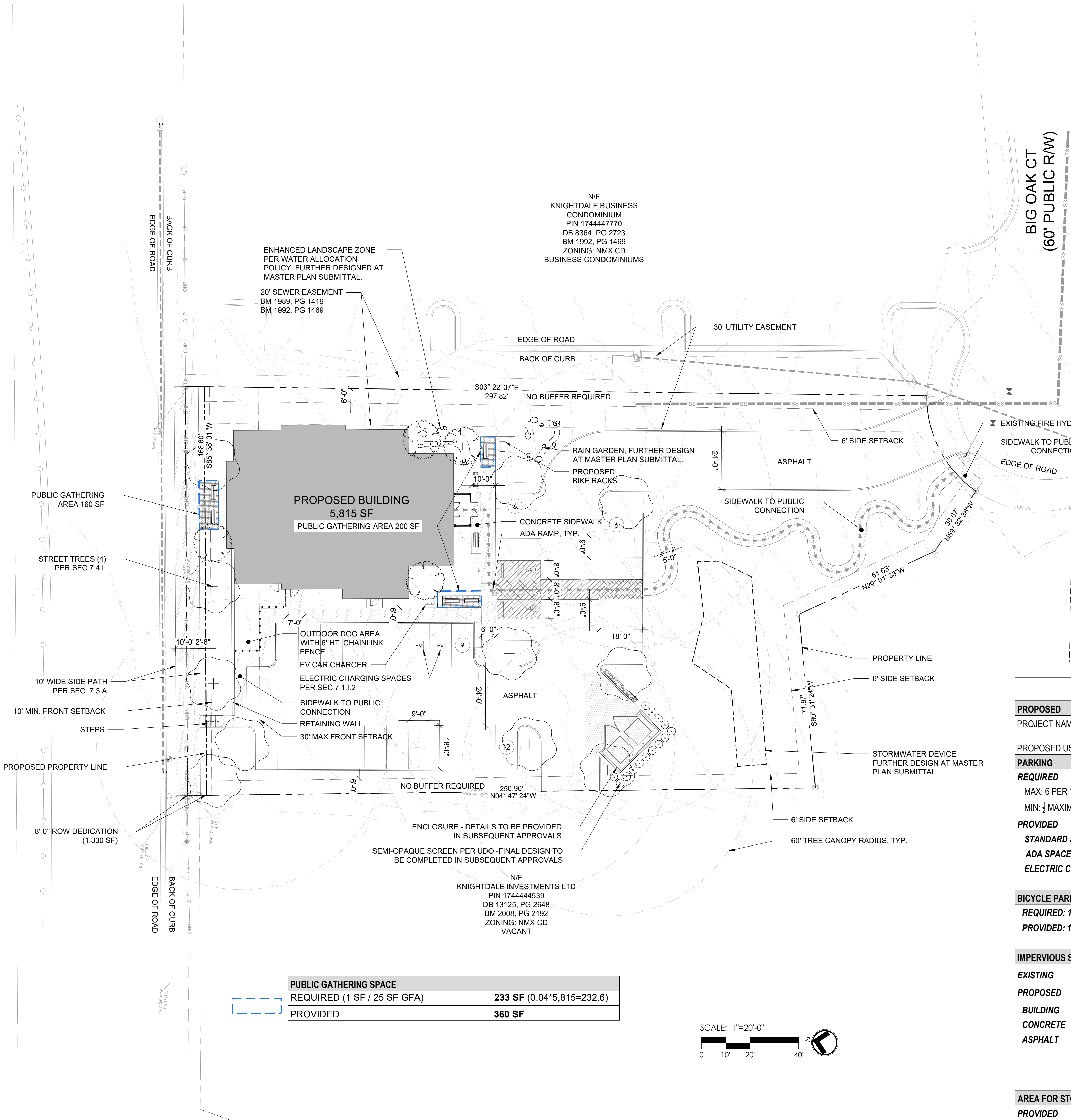
SHEET TITLE:

SITE PLAN

SHEET NUMBER:

L100

PROPOSED SITE DATA	
PROPOSED	
PROJECT NAME	BIG OAK VET HOSPITAL
PROPOSED USE	ANIMAL SERVICES, NON BOARDING
PARKING	
REQUIRED	
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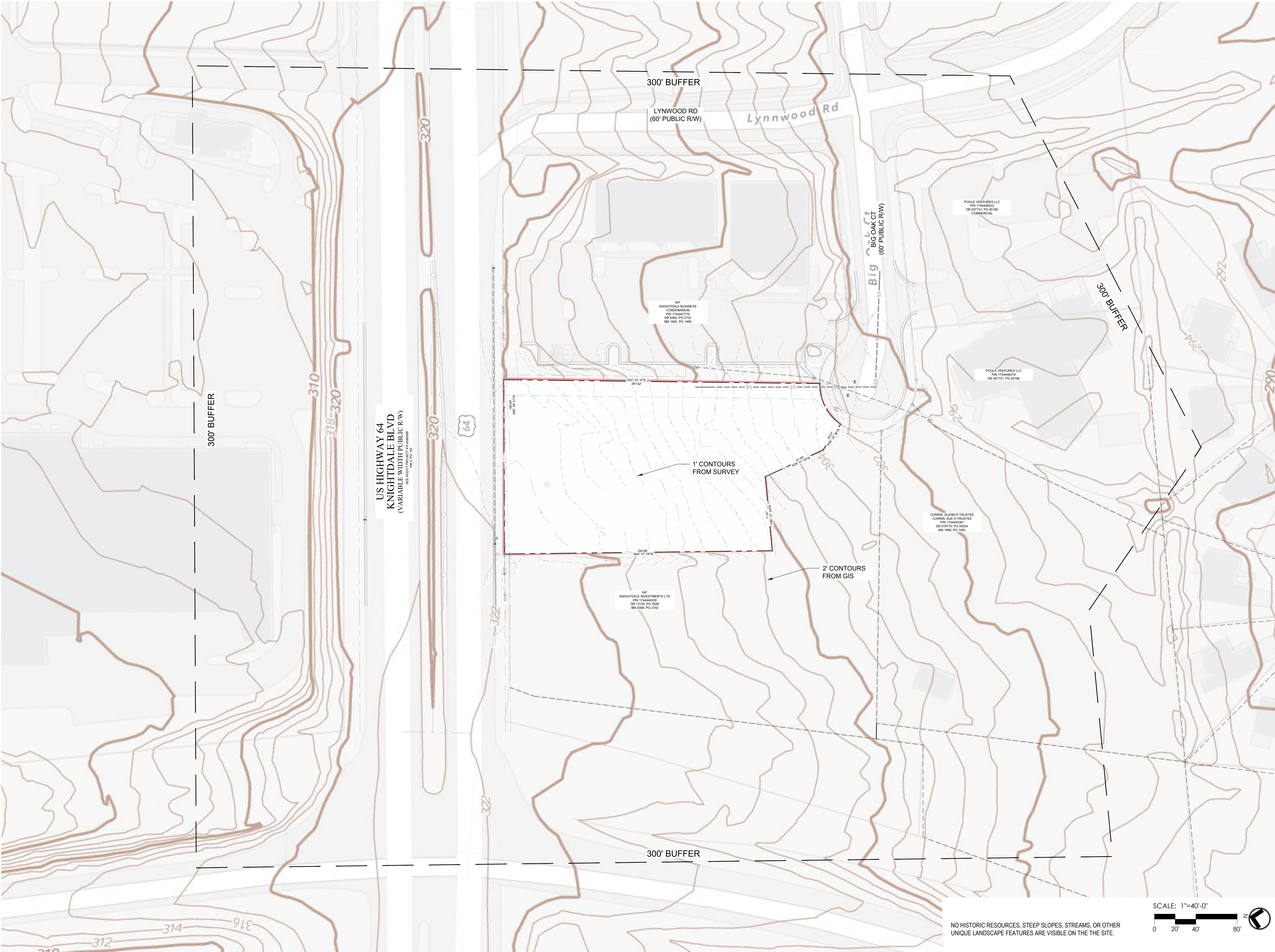
PUBLIC GATHERING SPACE	
REQUIRED (1 SF / 25 SF GFA)	233 SF (0.04*5,815=232.6)
PROVIDED	360 SF

SCALE: 1"=20'-0"



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

SEE NCDOT PROJECT # 6.408004B
HM 3, PG 193



BIG OAK VET HOSPITAL VETS PETS 1004 BIG OAK COURT

TOK PROJECT #:
ZCP-11-24

PROJECT NUMBER:
24040

PROJECT PHASE:
SKETCH PLAN

DATE: 06.13.2025

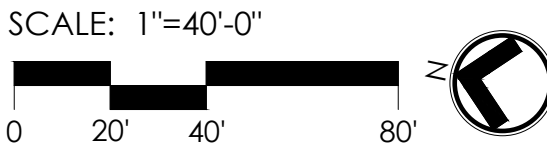
1
1
1
1
1

SHEET TITLE:
**NATURAL
RESOURCES**

SHEET NUMBER:

L200

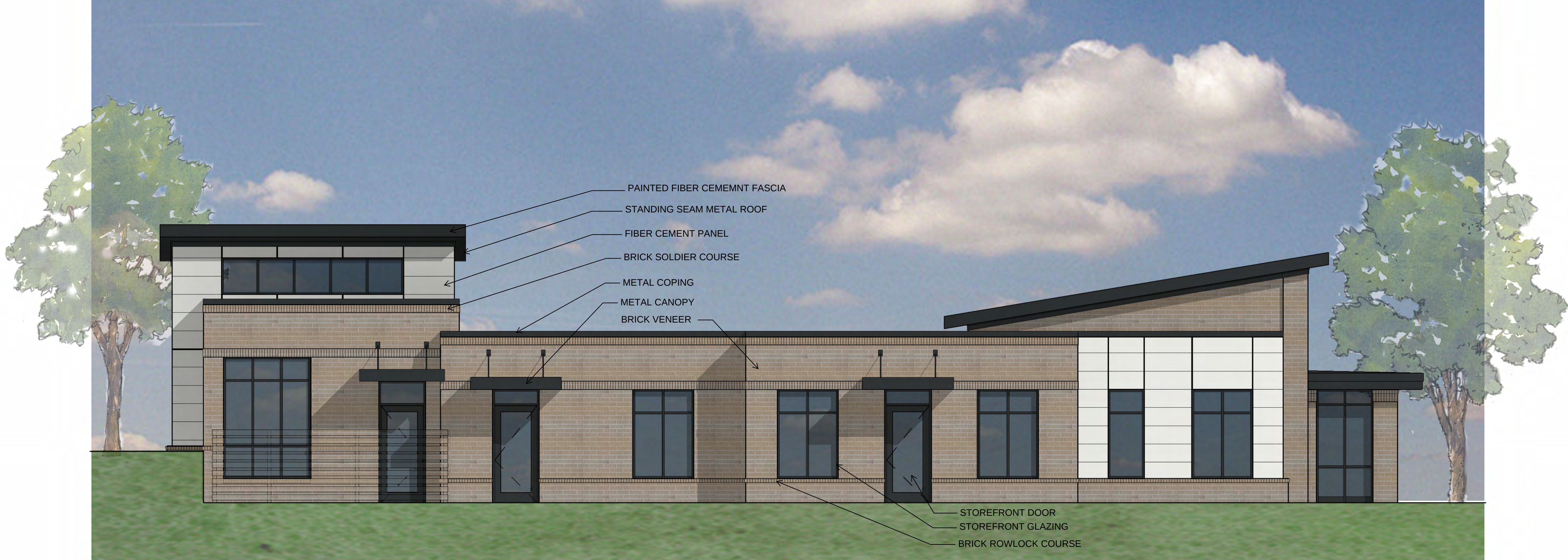
NO HISTORIC RESOURCES, STEEP SLOPES, STREAMS, OR OTHER
UNIQUE LANDSCAPE FEATURES ARE VISIBLE ON THE THE SITE.





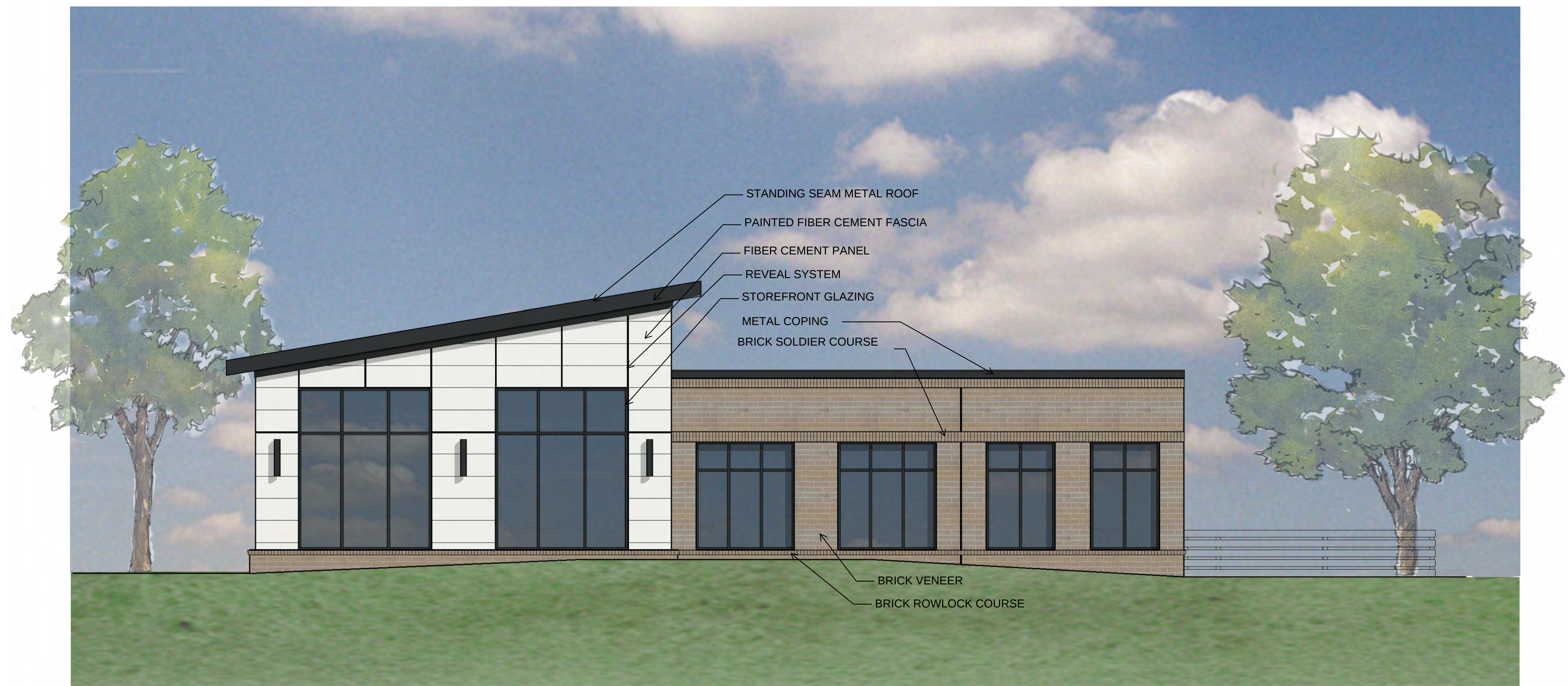
SOUTH ELEVATION

NOT TO SCALE



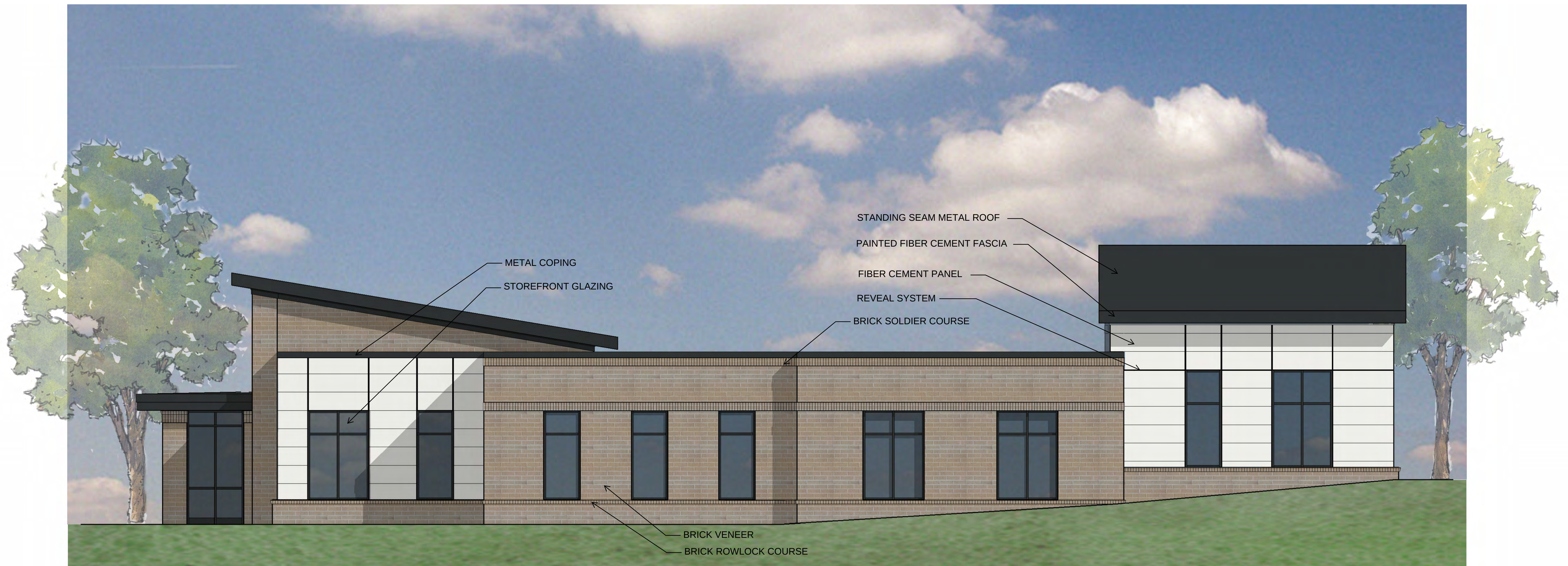
WEST ELEVATION

NOT TO SCALE



NORTH ELEVATION

NOT TO SCALE



EAST ELEVATION

NOT TO SCALE