

753 Avalon Road



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REVISIONS OF THIS PLAN SHEET SHALL BE MADE BY THE DESIGNER. THE REVISIONS LISTED ON THIS SHEET ARE THE ONLY REVISIONS MADE TO THIS PLAN SHEET. ANY OTHER REVISIONS SHALL BE MADE BY THE DESIGNER AND SHALL BE IDENTIFIED AS SUCH. THE DESIGNER SHALL BE RESPONSIBLE FOR THE ACCURACY OF ALL INFORMATION PROVIDED ON THIS PLAN SHEET. THE DESIGNER SHALL BE RESPONSIBLE FOR THE ACCURACY OF ALL INFORMATION PROVIDED ON THIS PLAN SHEET. THE DESIGNER SHALL BE RESPONSIBLE FOR THE ACCURACY OF ALL INFORMATION PROVIDED ON THIS PLAN SHEET.

**0.83189 ACRES**  
**2319.9 ACRES**

**SITE SIZE AND COVERAGES**  
 TOTAL ACREAGE: 2319.9 ACRES (63,274.45 SF)  
 SITE COVERAGES:  
 BUILDING EXISTING TO LAND: 25.00%  
 PAVEMENT EXISTING TO LAND: 18.00%  
 PAVEMENT NEW TO LAND: 4.00%  
 TOTAL PAVEMENT TO LAND: 27.00%  
 OPEN SPACE: 10.00%  
 BUILDING SQUARE FOOTAGE EXISTING TO LAND (INCLUDES OVERHEAD RAMPS & DOCKS): 9,510 SF  
 BUILDING SQUARE FOOTAGE NEW TO LAND: 26,741 SF

**BLDG. AREA TABULATION**

LOWER LEVEL	UPPER LEVEL	TOTAL
UNIT 1: 3,824 SF	UNIT 1: 5,300 SF	9,124 SF
UNIT 2: 1,424 SF	UNIT 2: 2,815 SF	4,239 SF
UNIT 3: 2,940 SF	UNIT 3: 2,815 SF	5,755 SF
UNIT 4: 475 SF	UNIT 4: 475 SF	950 SF
SUB-TOTAL	SUB-TOTAL	26,741 SF

**PARKING TABULATION**

**PARKING REQUIREMENTS**

LOWER LEVEL (PER 200 = 7.715) 230'	UPPER LEVEL (PER 200 = 8.400)	REQUIRED ON-SITE PARKING PER TABLE 6.3.8.8-1(10)
UNIT 1: 814 Spaces	UNIT 1: 4,494 Spaces	3,680 Spaces
UNIT 2: 704 Spaces	UNIT 2: 1,408 Spaces	1,104 Spaces
UNIT 3: 1,424 Spaces	UNIT 3: 1,424 Spaces	1,424 Spaces
UNIT 4: 109 Spaces	UNIT 4: 109 Spaces	109 Spaces
<b>TOTAL</b>	<b>TOTAL</b>	<b>6,317 Spaces</b>

**PERMITTED REDUCTIONS**

PS - 30% REDUCTION: 1,900 Spaces  
 CD - 10% REDUCTION: 632 Spaces  
 CR - 5% REDUCTION: 316 Spaces  
 CS - 2% REDUCTION: 127 Spaces  
 CU - 1% REDUCTION: 64 Spaces  
 CV - 1% REDUCTION: 64 Spaces  
**TOTAL REDUCTIONS**: 3,204 Spaces  
**REQUIRED GARAGE PARKING (LESS PERMITTED REDUCTIONS)**: 3,113 Spaces

**PROPOSED REZONING PARKING PLAN**

REQUIREMENTS	PROVIDED	EXCESS/SHORTFALL
TOTAL REQUIRED	6,317	0
TOTAL PROVIDED	6,317	0
TOTAL EXCESS/SHORTFALL	0	0

**VICINITY MAP N.T.S.**

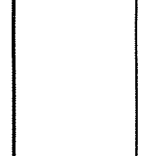
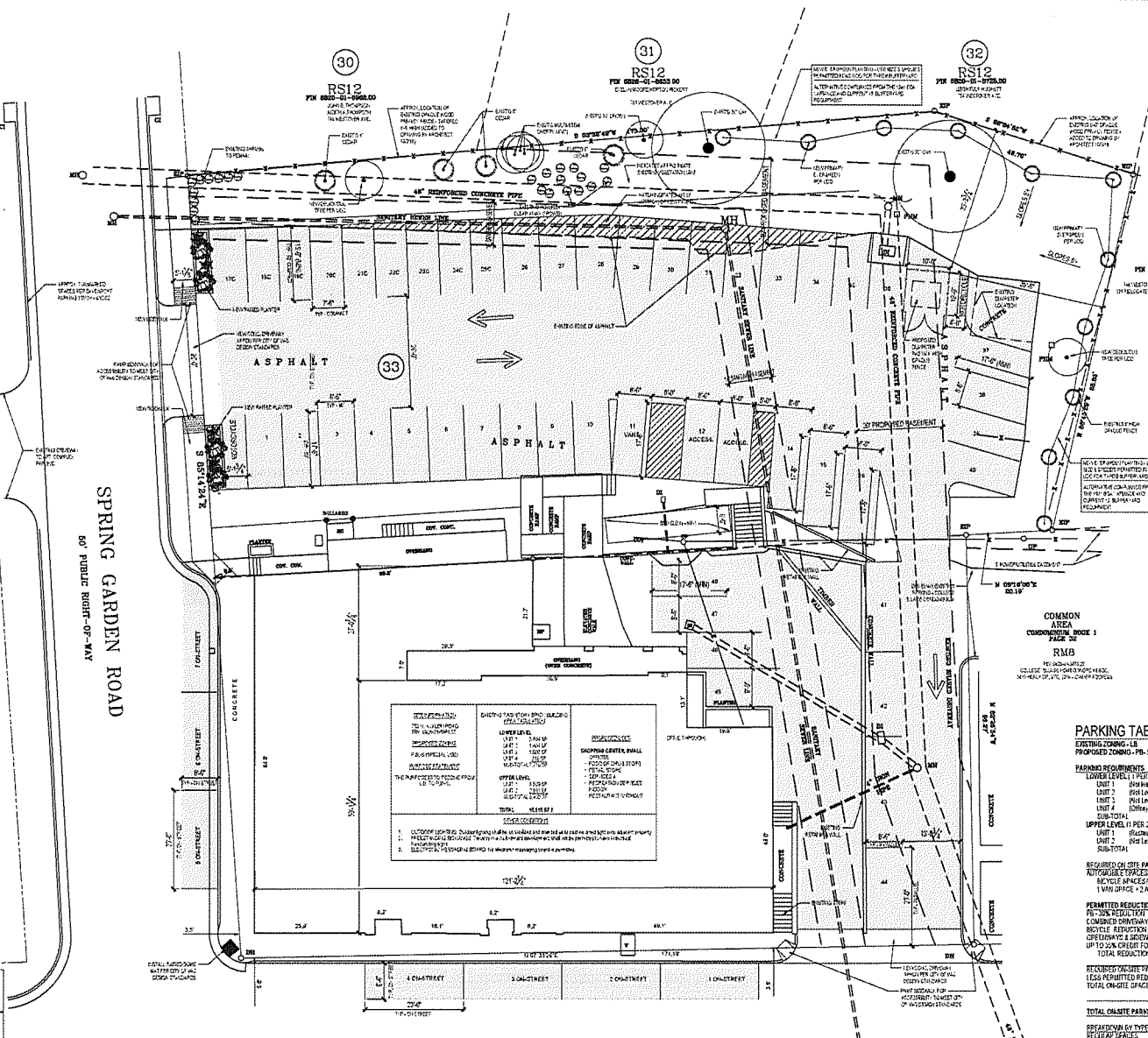
**LEGEND**

- EXP EXISTING IRON PIN
- EXP EXISTING CURB INLET
- EXP EXISTING CURB MANHOLE SET
- EXP EXISTING DRAIN INLET
- EXP EXISTING MANHOLE
- EXP EXISTING TELEPHONE MARKER
- EXP EXISTING REINFORCED CONCRETE
- EXP EXISTING UTILITY POLE
- EXP EXISTING VALVE
- EXP EXISTING WATER METER
- EXP EXISTING OVERHEAD UTILITIES

**REVISIONS**

1. 01/20/2020: Update zoning map to reflect zoning changes.

**N. AVALON ROAD**  
 50' PUBLIC RIGHT-OF-WAY



**COLLEGE VILLAGE PLAZA**

WINNEM-SALEM  
 FORTH COUNTY  
 NORTH CAROLINA

**PROPOSED REZONING PARKING PLAN**

**SD I**