



753 Avalon Road



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September 1, 2025

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0.83189 ACRES

OWNER: FERRIS STATE UNIVERSITY
PROJECT: COLLEGE VILLAGE PLAZA
DATE: 09/01/2025
DRAWN BY: [Name]
CHECKED BY: [Name]

DATE: 09/01/2025
DRAWN BY: [Name]
CHECKED BY: [Name]

SITE SIZE AND COVERAGES

TOTAL ACREAGE: 2.019 ACRES (86,327.42 SF)

SITE COVERAGES:

BUILDING EXISTING TO LAND (INCLUDES OVERHEAD RAMPS & DOCKS)	25%
PAVEMENT EXISTING TO LAND	18.00%
PAVEMENT NEW	4.50%
TOTAL PAVEMENT TO LAND	26.50%
OPEN SPACE	10%

BUILDING SQUARE FOOTAGE EXISTING:

INCLUDES OVERHEAD RAMPS & DOCKS	9,510 SF
BUILDING HERETOFORE EXISTING	28,797 SF

SUBSETTLE REQUIREMENTS:

- SPRINKLER SYSTEMS: AS REQUIRED BY LOCAL ADOPTED CODES
- SMoke DETECTOR: AS REQUIRED BY LOCAL ADOPTED CODES
- EXIT SIGNAGE: AS REQUIRED BY LOCAL ADOPTED CODES
- STAIRWAY ENCLOSURE: AS REQUIRED BY LOCAL ADOPTED CODES
- GLASS RAMP: AS REQUIRED BY LOCAL ADOPTED CODES
- STAIRWAY ENCLOSURE: AS REQUIRED BY LOCAL ADOPTED CODES
- STAIRWAY ENCLOSURE: AS REQUIRED BY LOCAL ADOPTED CODES

BLDG. AREA TABULATION

LEVEL	UNIT	AREA (SF)	SUB-TOTAL
LOWER LEVEL	UNIT 1	3,824 SF	
	UNIT 2	4,624 SF	
	UNIT 3	3,540 SF	
			7,988 SF
UPPER LEVEL	UNIT 1	5,350 SF	
	UNIT 2	3,011 SF	
			8,361 SF ±
TOTAL			16,349 SF ±

PROVIDE BACKFLOW PREVENTER TO COMPLY WITH WAKE FOREST COUNTY UTILITY REQUIREMENTS

PROVIDE GRADE INTERCEPTOR TO COMPLY WITH WAKE FOREST COUNTY UTILITY REQUIREMENTS

PARKING TABULATION

LEVEL	UNIT	AREA (SF)	TYPE	REMARKS
LOWER LEVEL (PER 2008 IBC 7.03.1)	UNIT 1	3,824 SF	3.0	3,824
	UNIT 2	4,624 SF	3.0	4,624
	UNIT 3	3,540 SF	3.0	3,540
	UNIT 4	819 SF	3.0	819
TOTAL				12,807
UPPER LEVEL (PER 2008 IBC 7.03.1)	UNIT 1	5,350 SF	3.0	5,350
	UNIT 2	3,011 SF	3.0	3,011
TOTAL				8,361

REQUIRED ON-SITE PARKING PER TABLE 6.2.8.1-1(D)

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PERMITTED REDUCTIONS:

- PERMITTED REDUCTIONS: PERMITTED REDUCTIONS - 5%
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REQUIRED GUEST PARKING:

- REQUIRED GUEST PARKING: 15%
- REQUIRED GUEST PARKING: 15%
- REQUIRED GUEST PARKING: 15%

TOTAL GUEST PARKING SPACES SHOWN:

TOTAL GUEST PARKING SPACES SHOWN: 15%

REMARKS BY TYPE OF SPACE:

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OTHER:

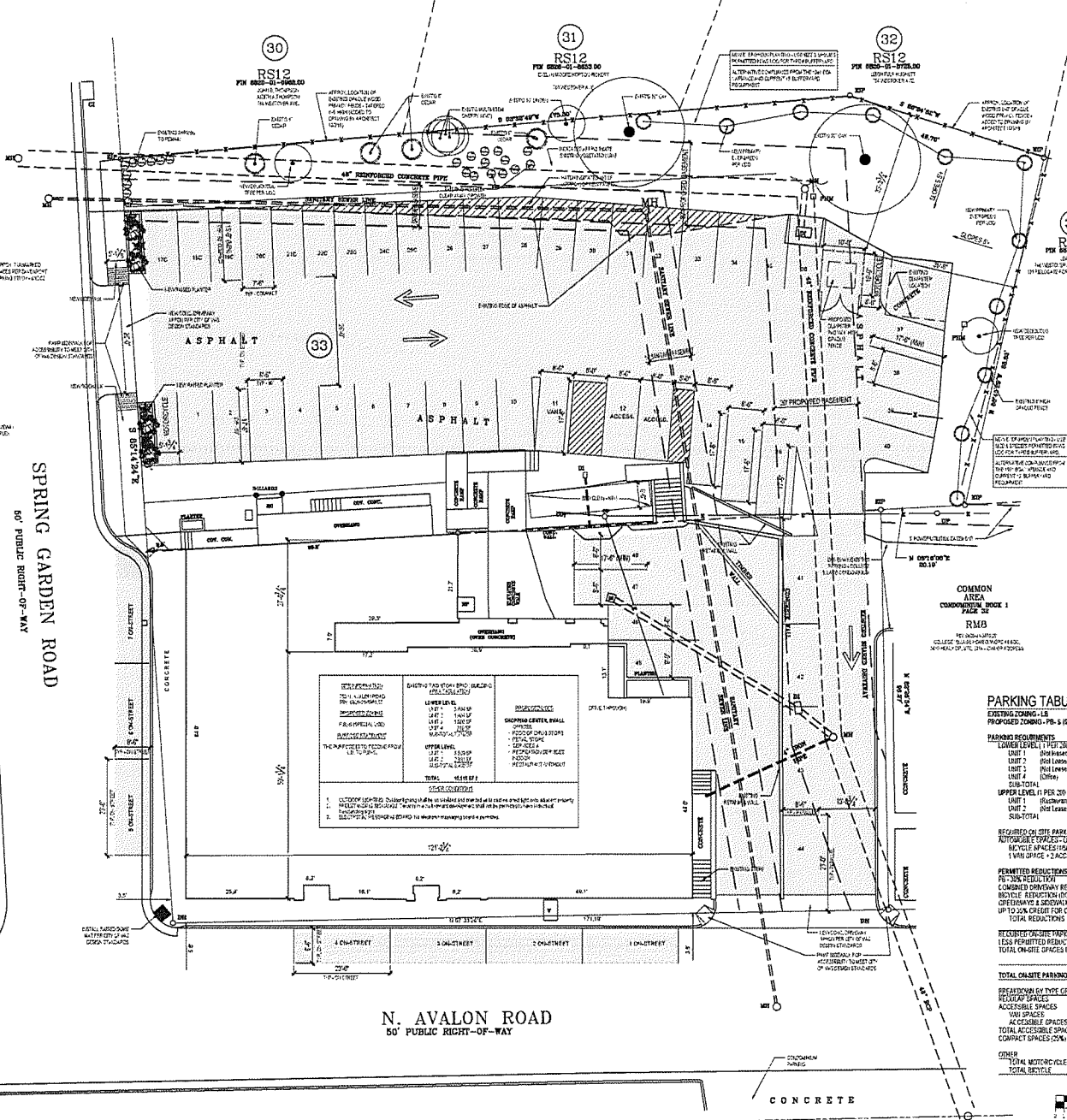
- OTHER: 15%
- OTHER: 15%
- OTHER: 15%

TOTAL GUEST PARKING SPACES SHOWN:

TOTAL GUEST PARKING SPACES SHOWN: 15%

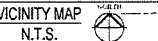
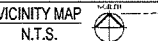
SCALE: 1" = 10'-0"

W-3387



LEGEND

EXP	EXISTING IRON PIP
CI	CURB INLET
DI	DRILL HOLE SET
DI	DRIP INLET
ME	MANHOLE
PM	TELEPHONE MARKER
CC	CAST-IN-PLACE CONCRETE
RC	REINFORCED CONCRETE
PT	UTILITY POLE
VP	VALVE
VM	METER
U	OVERHEAD UTILITIES



N. AVALON ROAD
60' PUBLIC RIGHT-OF-WAY

RMB
08/01/2025
08/01/2025

COLLEGE VILLAGE PLAZA
CONVERT
COLLEGE VILLAGE
HOLDINGS

Address:
Winston-Salem
Forsyth County
North Carolina

**PROPOSED
REZONING
PARKING
PLAN**

Project No: [Number]
Project Name: [Name]
Date: [Date]

SD I