

SHOWING LOT 33 OF THE PLAT ENTITLED
"THE FERRELL ESTATE"
PLAT BOOK 18, PAGE 65
AND SHOWING THE LOT Labeled "LOT 33, SOUTHERLY"
OF THE PLAT ENTITLED
"COLLEGE VILLAGE CONDOMINIUMS"
FOR CONDOMINIUM BOOK 1, PAGE 3
AND BEING THE LOTS 33 AND 34 OF THE BLOCK 2409
753 N. AVALON ROAD
WINSTON-TOWNSHIP - FORSYTH COUNTY - NORTH CAROLINA
DATE: MARCH 07TH 2018 DRAWING NUMBER 18007

0.83169 ACRE
BY COORDINATE COMPUTATION
SURVEY PREPARED BY
THOMAS A. HARRISON AND ASSOCIATES
440 WEST 8TH BOULEVARD
WINSTON-SALEM, NORTH CAROLINA 27101
336-773-0611

Owner:
College Village Holdings, LLC
Dewey Anderson
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Prepared By:
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SITE SIZE AND COVERAGES

TOTAL ACREAGE: 83169 ACRES (36,228.42 SF)

SITE COVERAGES:
BUILDING (EXISTING) TO LAND .26 %
(INCLUDES OVERHEAD RAMPS & DOCKS)
PAVEMENT (EXISTING) 19,629
PAVEMENT (NEW) 459
TOTAL PAVEMENT TO LAND 20,088 .55 %
OPEN SPACE 19 %

BUILDING SQUARE FOOTAGE (EXISTING - INCLUDES OVERHEAD RAMPS & DOCKS) 9,510 SF
BUILDING HEIGHT (EXISTING) 28 FT

BUFFER YARD REQUIREMENTS

- SR/LIC (PB) = NO REQUIREMENT (PER UDO)
- MR/LIC (PB) = NO REQUIREMENT (PER UDO)
- BUFFER YARD PER 211/81 ZONING VARIANCE
- ALTERNATIVE COMPLIANCE FROM 1992 BOA VARIANCE (15' TYPE II BUFFERYARD)
- 50% REDUCTION IN NUMBER OF REQUIRED PRIMARY EVERGREEN PLANTINGS (12 PER 100' X 5 = 6 PER 100 FT)
- EXISTING FENCE TO REMAIN
- DECIDUOUS TREES (2 PER 100' X 5 = 1) (ADD 2 - SEE PLAN)
- SUPPLEMENTAL EVERGREEN SHRUB PLANTING (WAIVED)

BLDG. AREA TABULATION

LOWER LEVEL	
UNIT 1	3,694 SF
UNIT 2	1,404 SF
UNIT 3	1,800 SF
UNIT 4	818 SF
SUB-TOTAL	7,716 SF
UPPER LEVEL	
UNIT 1	5,509 SF
UNIT 2	2,891 SF
SUB-TOTAL	8,400 SF
TOTAL	16,116 SF ±

- PROVIDE BACK FLOW PREVENTER TO COMPLY WITH W-S FORSYTH COUNTY UTILITY REQUIREMENTS
- PROVIDE GREASE INTERCEPTOR TO COMPLY WITH W-S FORSYTH COUNTY UTILITY REQUIREMENTS

PARKING TABULATION

EXISTING ZONING - LB
PROPOSED ZONING - PB - S (SPECIAL USE - SMALL SHOPPING CENTER)

PARKING REQUIREMENTS	
LOWER LEVEL (1 PER 200 SF = 7715 / 200)	
UNIT 1 (Not Leased)	3,694 SF
UNIT 2 (Not Leased)	1,404 SF
UNIT 3 (Not Leased)	1,800 SF
UNIT 4 (Office)	818 SF
SUB-TOTAL	39
UPPER LEVEL (1 PER 200 = 8400/200)	
UNIT 1 (Restaurant - Existing)	5,509 SF
UNIT 2 (Not Leased)	2,891 SF
SUB-TOTAL	42

REQUIRED ON SITE PARKING PER TABLE B.3.8 - UDO
AUTOMOBILE SPACES - ON-SITE PARKING
BICYCLE SPACES (1/5000 SF, 2 MIN. - 7 MAX) 16115/5000 3
1 VAN SPACE + 2 ACCESSIBLE 3

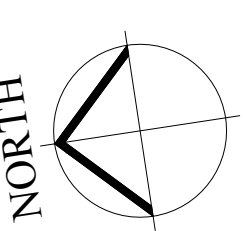
PERMITTED REDUCTIONS
PB - 30% REDUCTION
COMBINED DRIVEWAY REDUCTION - 5%
BICYCLE REDUCTION (DOUBLE REQUIRED NUMBERS) - 5%
GREENWAYS & SIDEWALKS REDUCTION - 3%
UP TO 35% CREDIT FOR ON-STREET PARKING
TOTAL REDUCTIONS <24>
<4>
<4>
<2>
<8>
<42>

REQUIRED ON-SITE PARKING 81
LESS PERMITTED REDUCTIONS <42>
TOTAL ON-SITE SPACES REQUIRED FOR PB WITH REDUCTIONS 39

TOTAL ON-SITE PARKING SPACES SHOWN	
48	
BREAKDOWN BY TYPE OF SPACE	
REGULAR SPACES	36
ACCESSIBLE SPACES	
VAN SPACES	1
ACCESSIBLE SPACES	2
TOTAL ACCESSIBLE SPACES	3
COMPACT SPACES (25%) SHOWN AS PART OF TOTAL PARKING	9
OTHER	
TOTAL MOTORCYCLE SPACES	1
TOTAL BICYCLE	6

SCALE: 1" = 10'-0"

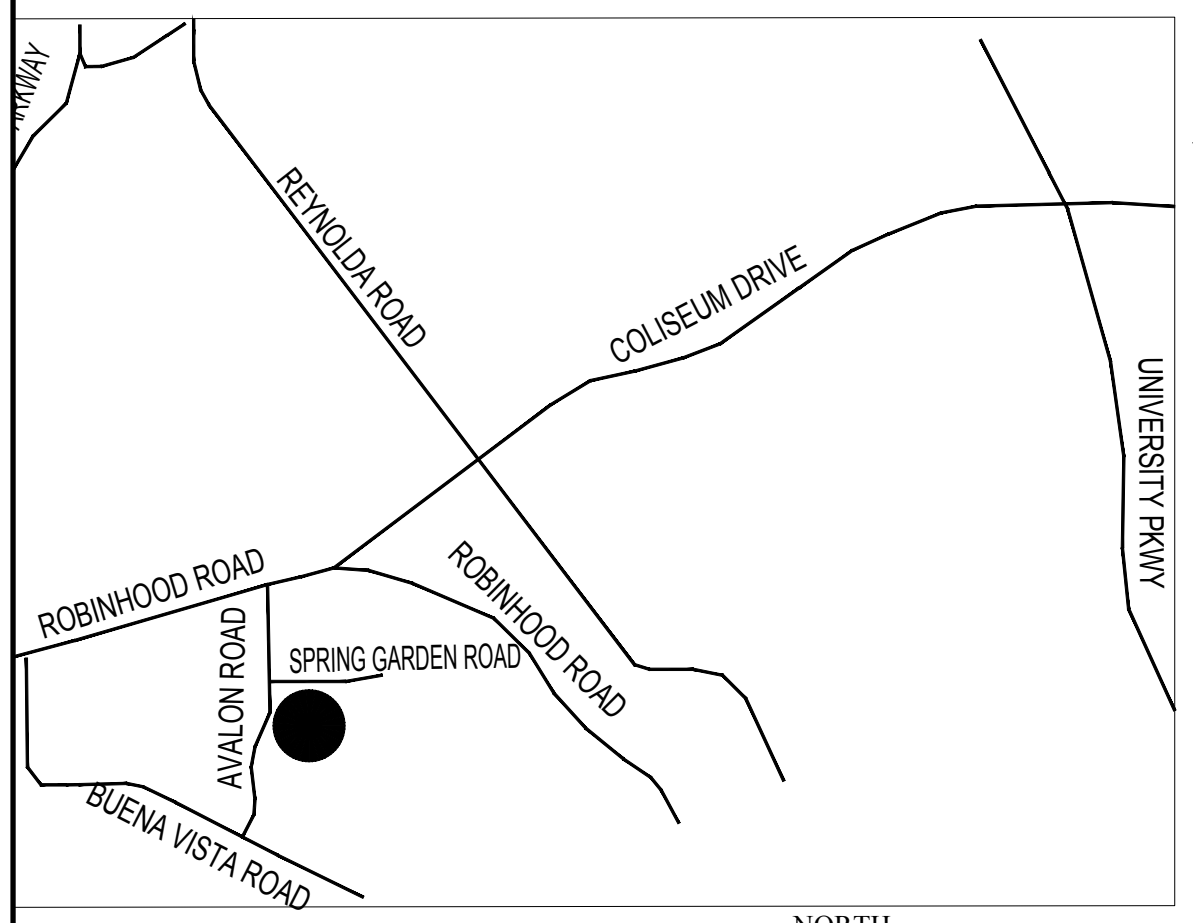
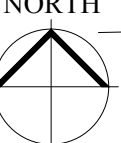
W-3387



LEGEND

- EIP EXISTING IRON PIN
- CI CURB INLET
- DH DRILL HOLE SET
- DI DROP INLET
- MH MANHOLE
- PHM TELEPHON MARKER
- RC RAISED CONCRETE
- RCP REINFORCED CONCRETE
- UP UTILITY POLE
- V VAULT
- WM WATER METER
- E OVERHEAD UTILITIES

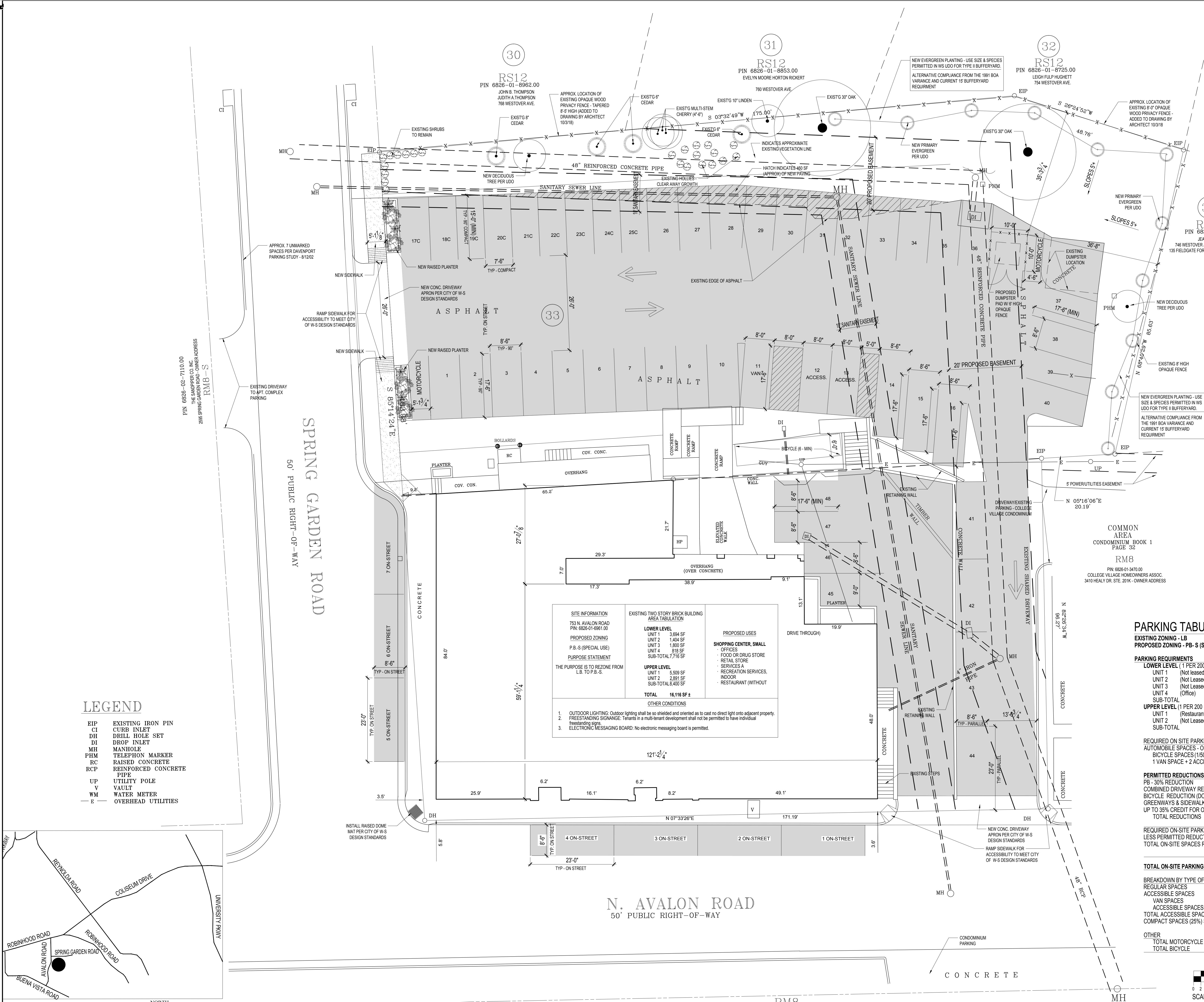
VICINITY MAP
N.T.S.



SPRING GARDEN ROAD
50' PUBLIC RIGHT-OF-WAY

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

RM8
PIN 6826-01-7677.00
PIN 6826-01-3470.00
COLLEGE VILLAGE HOMEOWNERS ASSOC.
3410 HEALY DR. STE. 201K - OWNER ADDRESS



SITE INFORMATION	
753 N. AVALON ROAD PIN 6826-01-6961.00 PROPOSED ZONING P.B.-S (SPECIAL USE) PURPOSE STATEMENT THE PURPOSE IS TO REZONE FROM L.B. TO P.B.-S.	
EXISTING TWO STORY BRICK BUILDING AREA TABULATION	
LOWER LEVEL UNIT 1 3,694 SF UNIT 2 1,404 SF UNIT 3 1,800 SF UNIT 4 818 SF SUB-TOTAL 7,716 SF	PROPOSED USES OFFICES FOOD OR DRUG STORE RETAIL STORE SERVICES A RECREATION SERVICES, INDOOR RESTAURANT (WITHOUT
UPPER LEVEL UNIT 1 5,509 SF UNIT 2 2,891 SF SUB-TOTAL 8,400 SF	
TOTAL 16,116 SF ±	
OTHER CONDITIONS	
1. OUTDOOR LIGHTING: Outdoor lighting shall be so shielded and oriented as to cast no direct light onto adjacent property. 2. FREESTANDING SIGNAGE: Tenants in a multi-tenant development shall not be permitted to have individual freestanding signs. 3. ELECTRONIC MESSAGING BOARD: No electronic messaging board is permitted.	