



Remaking
Neighborhood
Shopping Centers



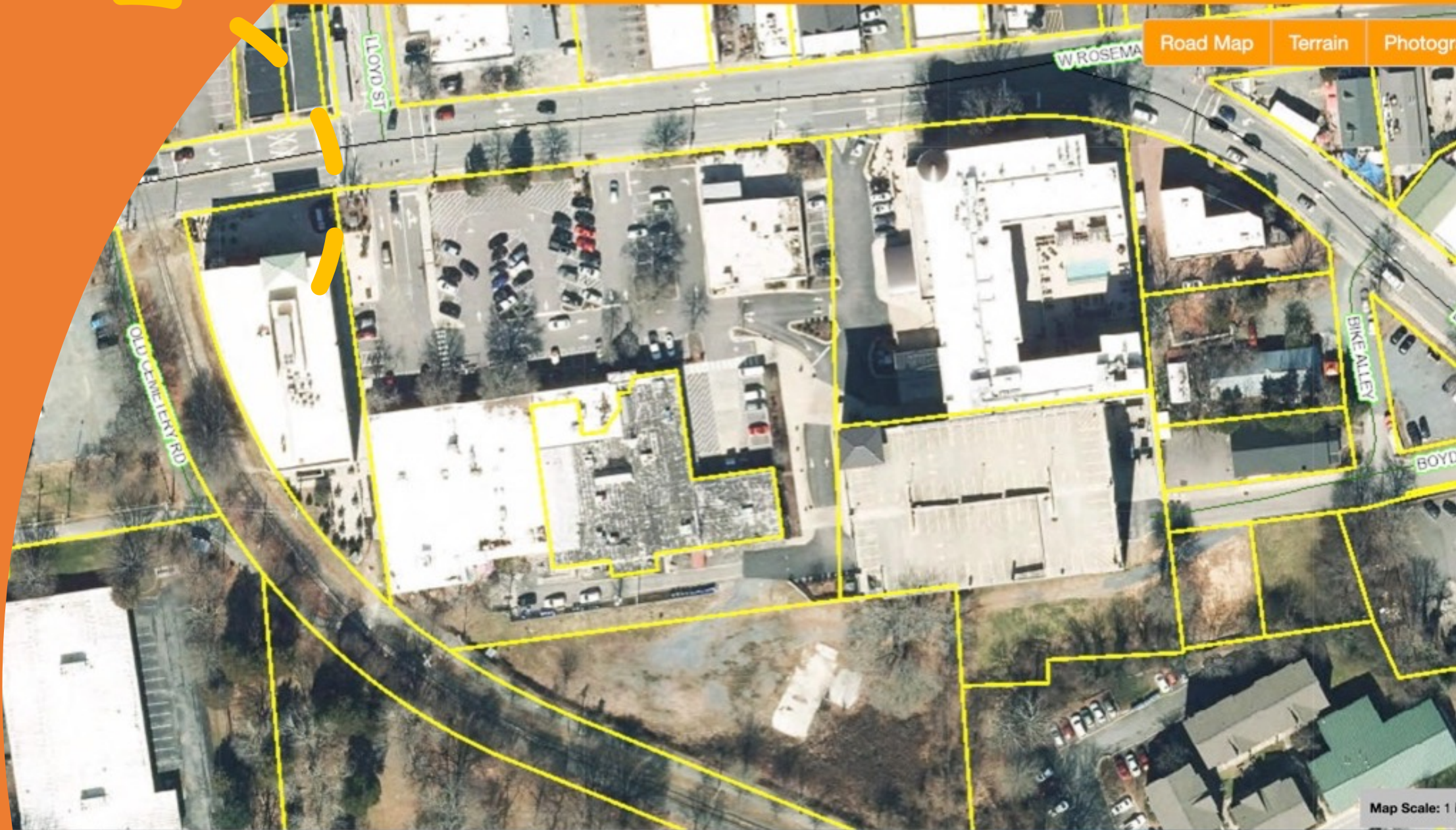
**ROCKWOOD
DEVELOPMENT**

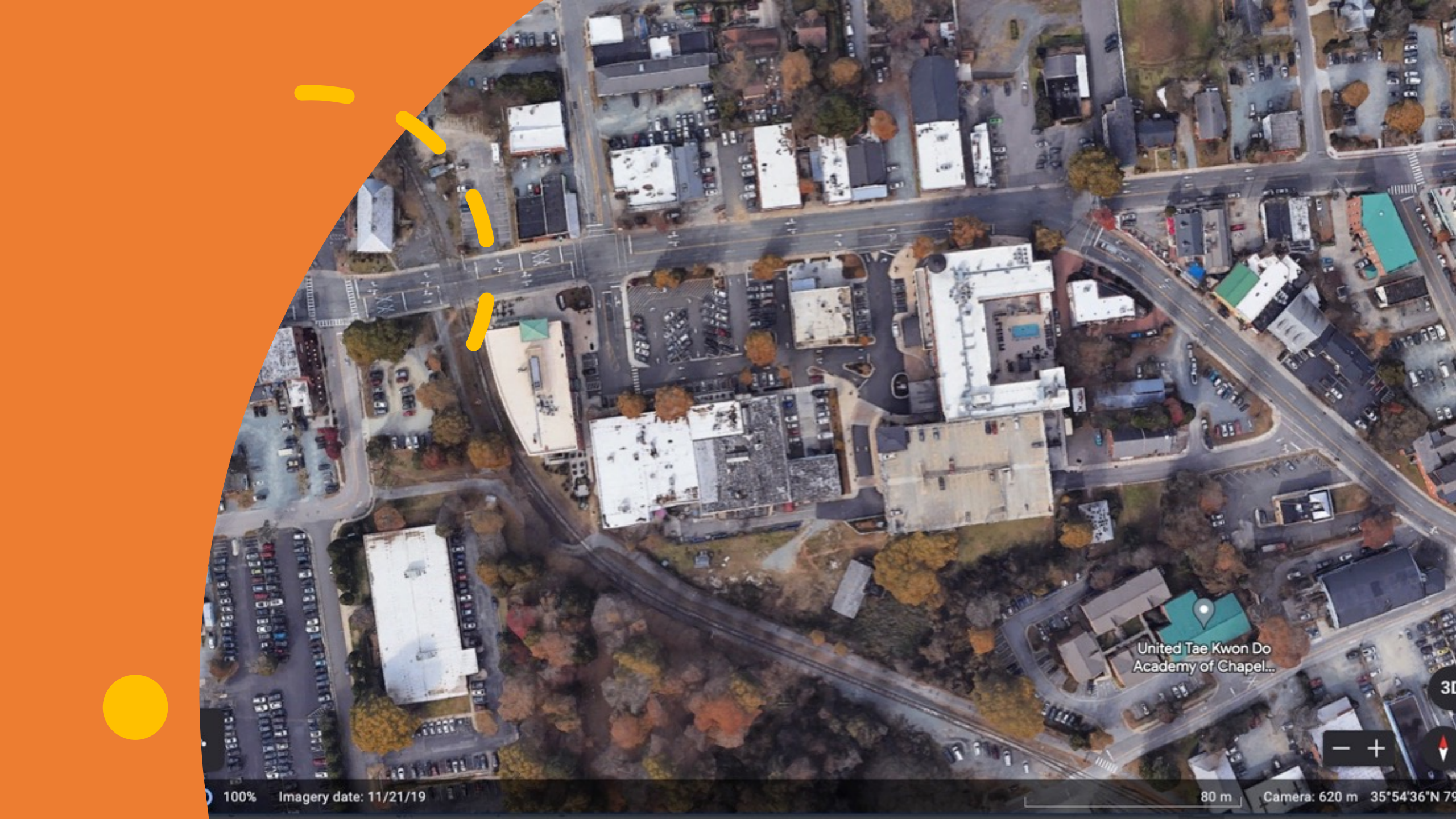
East Main Square,
Carrboro NC





Road Map Terrain Photo





United Tae Kwon Do
Academy of Chapel...

100% Imagery date: 11/21/19

80 m

Camera: 620 m 35°54'36"N 79°

United Tae Kwon Do
Academy of Chapel...



Google



100%

Imagery date: 11/21/19

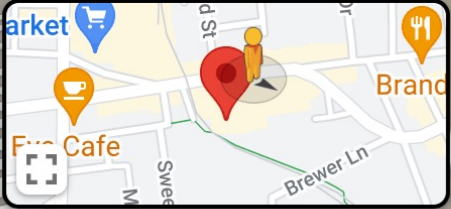
Google Data SIO, NOAA, U.S. Navy, NGA, GEBCO Landsat / Copernicus

20 m

Camera:



Location pin icon
Three vertical dots icon
e more dates



Google

Robinhood Road
Winston-Salem NC



Robinhood Plaza
Winston-Salem NC





Google

LOADING ZONE

MR. LU'S

DOLLAR TREE

STIHL
SALES & SERVICE

Handmade
Memories

ACE HARDWARE



Winston-Salem, North Carolina



Street View - Jun 2015



UNITED
KWON DO

The Golden Apple
Beauty Salon & Day Spa

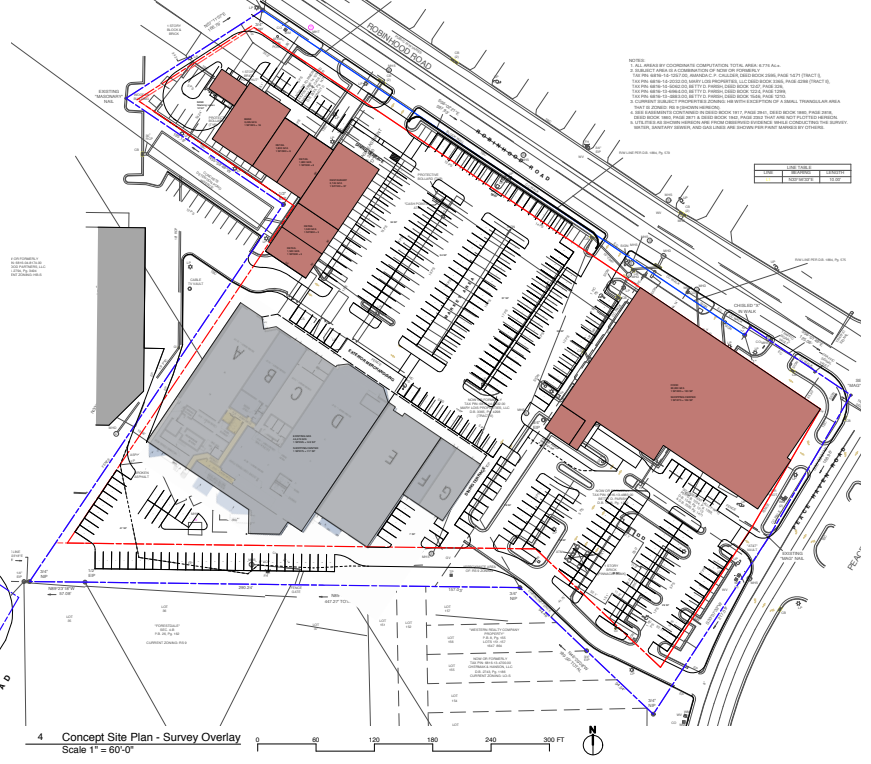


LOADING ZONE





4 Concept Site Plan - Option 5
Scale: 1" = 40 FT



4 Concept Site Plan - Survey Overlay
Scale 1" = 60'-0"

CONCEPT SITE OPTION 6: PROPOSED DATA - ROBINHOOD PLAZA - WINSTON SALEM

PARCEL: 6816-13-8843	
ZONING: ZONING EXISTING:	HB HIGHWAY BUSINESS
SITE DATA: SITE AREA (Gross AC) PROPOSED ROW & SETBACKS EXIST. NET BUILDABLE AREA BMP (Storm Detention as Req'd) OPEN SPACE REQUIRED OPEN SPACE REQUIRED SITE IMPERVIOUS MAX @ 85%:	+6.744 AC +1.25 AC (To be verified by local jurisdiction) +5.49 AC +0.54 AC (+10%) (Sub-grade per local jurisdiction) 400 GSF PER RDU (Rear Yard) 400 GSF PER RDU (Front & Rear Yards Vary) +4.66 AC IMPERVIOUS MAX. +0.53 AC OPEN SPACE REQUIRED (to be determined)
SETBACKS (SB) & REQUIREMENTS (Proposed - per verification by local jurisdiction): Front (Robinhood Rd) Front (Peace Haven Rd) Side Yard (SY) Side Yard (SY) Rear Yard (RY) Rear Yard (RY) Max Height	20' Building SB from P/L 20' Building SB from P/L 5' Parking SB to Commercial Zoning 10' Building SB to Commercial Zoning 20' Parking SB required to Residential 40' Building SB required to Residential 60'
BUILDING DATA GFA: EXISTING GFA RETAIL Level 1 RETAIL Level 2 EXISTING SUB-TOTAL	 44,474 GFA 1,150 GFA 45,624 GFA
PROPOSED GFA: FOOD/DRUG RESTAURANT RETAIL BANK PROPOSED SUB-TOTAL	 30,000 GFA 3,745 GFA 7,414 GFA 3,495 GFA 44,654 GFA
TOTAL BUILDING GFA	90,278 GFA

PARKING REQUIREMENTS: PARKING STALL PARKING STALL PARKING AISLE DRIVES ADA SPACES (5%)	Standard 6.5' x 17.5' Compact 7.5 x 15' 61' / 90 Degree 20' MIN. ADA, Compact & Grocery Cart Return to be determined
FOOD/DRUG RESTAURANT RETAIL BANK SHOPPING CENTERS (35K-250K)	1 SPACE PER 225 GFA 1 SPACE PER 100 GFA 1 SPACE PER 300 GFA 1 SPACE PER 225 GFA 1 SPACE PER 275 GFA
PARKING DATA: FOOD/DRUG RESTAURANT RETAIL BANK TOTAL BASED ON OCCUPANCY	133 SP @ 1 SPACE PER 225 GFA 37 SP @ 1 SPACE PER 100 GFA 177 SP @ 1 SPACE PER 300 GFA 16 SP @ 1 SPACE PER 225 GFA 363 SP
SHOPPING CENTERS (35K-250K) TOTAL BASED ON SHOPPING CTR TOTAL PROVIDED @ +/-3,771,000	1 SPACE PER 275 GFA 326 SP REQUIRED 340 SP (NOT INCLUDING ADA OR C.C.) (INC. 12 SP BANK STACKING)

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Prepared for:
Rockwood Development
Urban/Mixed-Use/Retail
Susana L. Dancy
sdancy@rockwood-development.com

Mark Date Description

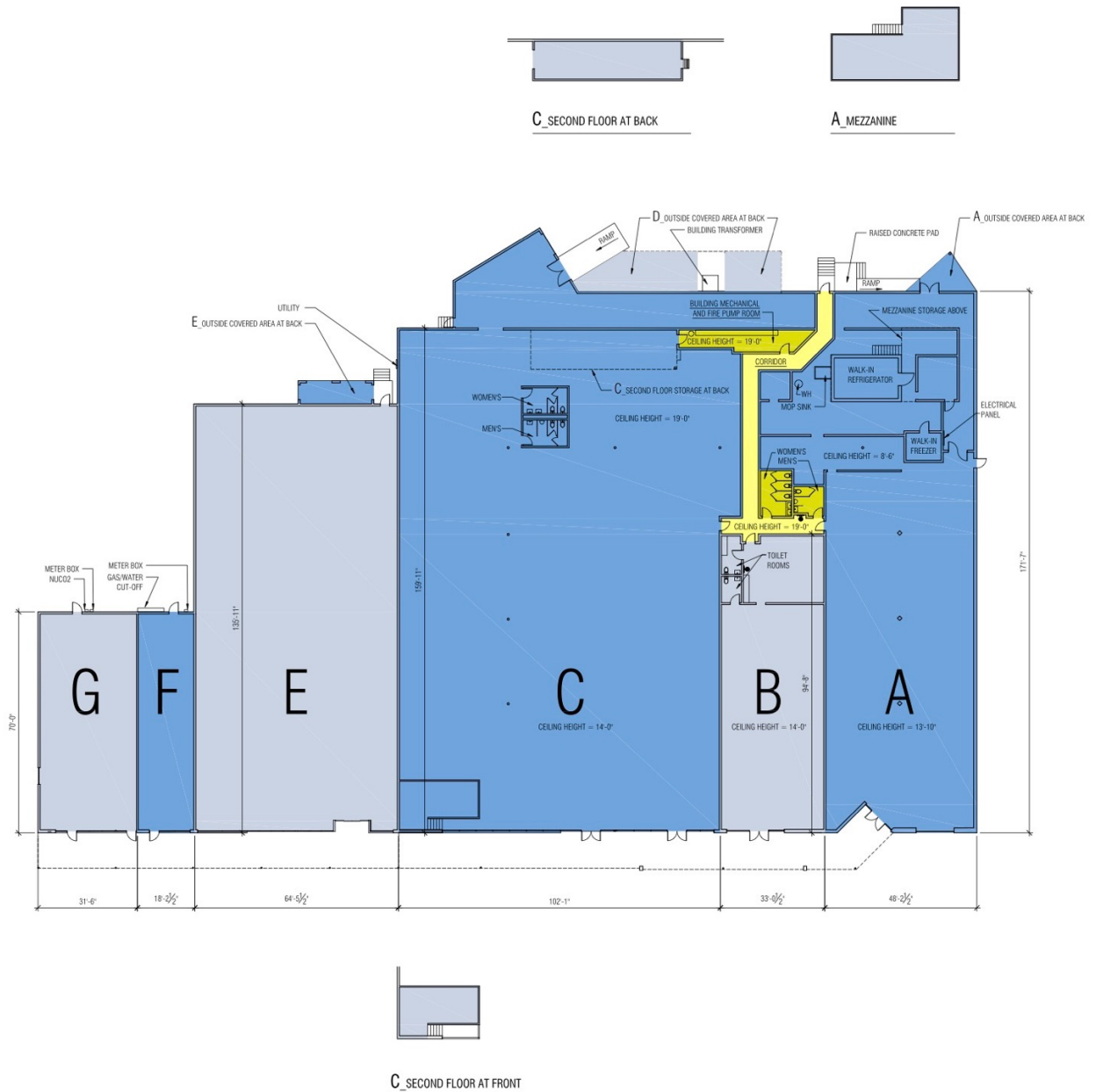
shook kelley
2151 Hawkins Street
Suite 400
Charlotte, NC 28203
704 / 377 0661
www.shookkelley.com

ROBINHOOD PLAZA Site Plan Option 6
Robinhood Rd. & Peace Haven Rd.
Winston-Salem NC (6816-13-8843)
Date: 10/17/2018 - Concept Site Plan 1 REV1
Project ID: 18058.001
Robinhood Rd Site Plan.vwx
SP001.6

	*GLA (SQUARE FEET)	NOTES
	8,910 SF	
	799 SF	UNFINISHED WITH MECHANICAL INTERRUPTIONS
	142 SF	
	3,107 SF	
	18,421 SF	
	625 SF	
	359 SF	
C_OUTSIDE COVERED AREA AT BACK	225 SF	DOES NOT INCLUDE FORMER AREA
E_GROUND FLOOR	8,734 SF	APPROXIMATION, MEASURED INSIDE
E_OUTSIDE COVERED AREA AT BACK	175 SF	
F_GROUND FLOOR	1,273 SF	APPROXIMATION, NOT MEASURED INSIDE
G_GROUND FLOOR	2,203 SF	APPROXIMATION, NOT MEASURED INSIDE

COMMON AREA	GLA (SQUARE FEET)	NOTES
BATHROOMS NEXT TO TENANT SPACE A	256 SF	CURRENTLY ACCESSED OFF COMMON CORRIDOR; THEREFORE, SHARED.
BUILDING MECHANICAL AND FIRE PUMP ROOM CORRIDOR	267 SF	
	630 SF	

*GROSS LEASABLE AREAS (GLA) IS IN ACCORDANCE WITH THE 2010 BOMA STANDARD FOR RETAIL BUILDINGS. GLA MEASUREMENTS ARE TAKEN FROM THE OUTSIDE FACE OF EXTERIOR WALLS AND STOREFRONTS, CENTERLINE OF TENANT PARTY WALLS, AND INCLUSIVE OF COMMON SPACE WALLS. GLA INCLUDES SECOND FLOORS, MEZZANINES, VOIDS (I.E. VENTING), AND RESTRICTED HEADROOM. GLA DOES NOT INCLUDE ANY BUILDING WIDE MECHANICAL ROOMS, COMMON CORRIDORS, OR SHARED BATHROOMS.



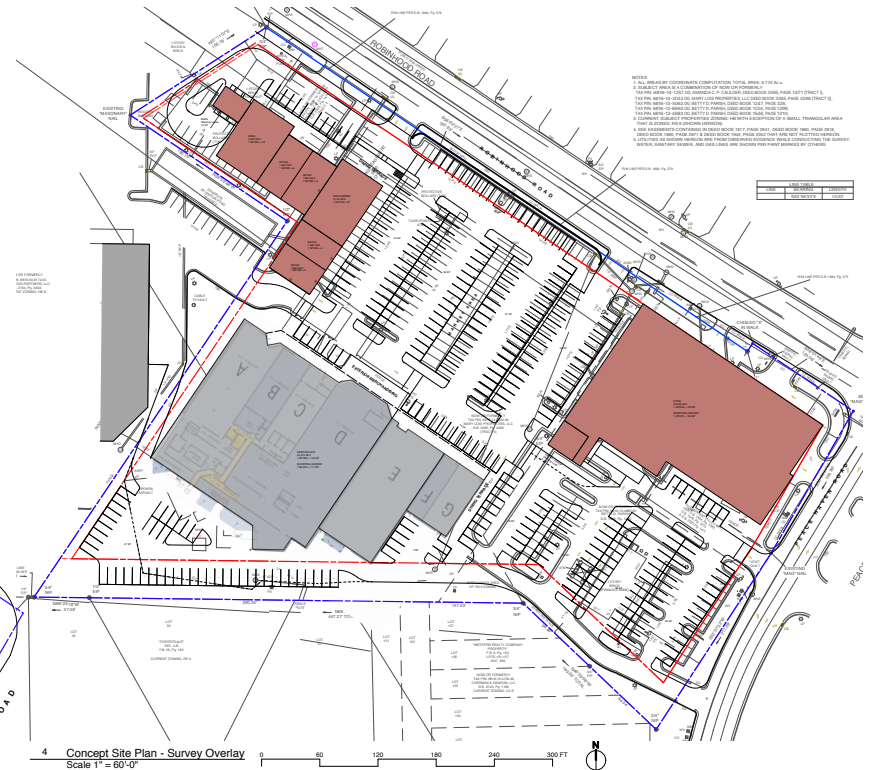
Robinhood Plaza
Winston-Salem NC





4 Concept Site Plan - Option 5
Scale: 1" = 40 ft

0 40 80 120 160 200 FT



4 Concept Site Plan - Survey Overlay
Scale 1" = 80 ft

0 80 160 240 320 FT



CONCEPT SITE OPTION 6 - PROPOSED DATA - ROBINHOOD PLAZA - WINSTON SALEM

PARCEL:	6816-13-8843
ZONING:	HB HIGHWAY BUSINESS
ZONING EXISTING:	HB HIGHWAY BUSINESS
SITE DATA:	
SITE AREA (Gross AC):	+5.744 AC
PROPOSED ROW & SETBACKS	+1.25 AC [To be verified by local jurisdiction]
EXIST - NET BUILDABLE AREA	+5.49 AC
BNIP (Storm Detention as Req'd)	+0.54 AC (+10% [Sub-grade per local jurisdiction])
OPEN SPACE REQUIRED	400 GSF PER RDU (Rear Yard)
OPEN SPACE REQUIRED	+400 GSF PER RDU (Front & Rear Yards Vary)
SITE IMPERVIOUS MAX @ 85%:	
	+4.66 AC IMPERVIOUS MAX.
	+0.53 AC OPEN SPACE REQUIRED [to be determined]
SETBACKS (SB) & REQUIREMENTS [Proposed - per verification by local jurisdiction]:	
Front (Robinhood Rd)	20' Building SB from P/L
Front (Peace Haven Rd)	20' Building SB from P/L
Side Yard (SY)	5' Parking SB to Commercial Zoning
Side Yard (SY)	10' Building SB to Commercial Zoning
Rear Yard (RY)	20' Parking SB required to Residential
Rear Yard (RY)	40' Building SB required to Residential
Max Height	60'
BUILDING DATA GFA:	
EXISTING GFA:	
RETAIL Level 1	44,474 GFA
RETAIL Level 2	1,150 GFA
EXISTING SUB-TOTAL	45,624 GFA
PROPOSED GFA:	
FOOD/DRUG	30,000 GFA
RESTAURANT	3,745 GFA
RETAIL	7,414 GFA
BANK	3,495 GFA
PROPOSED SUB-TOTAL	44,654 GFA
TOTAL BUILDING GFA	90,278 GFA

PARKING REQUIREMENTS:	
PARKING STALL	Standard 8.5' x 17.5'
PARKING STALL	Compact 7.5' x 16'
PARKING AISLE	81' 90 Degree
DRIVES	20 MIN.
ADA SPACES (5%)	ADA, Compact & Grocery Cart Return to be determined
FOOD/DRUG	1 SPACE PER 225 GFA
RESTAURANT	1 SPACE PER 100 GFA
RETAIL	1 SPACE PER 300 GFA
BANK	1 SPACE PER 225 GFA
SHOPPING CENTERS (SSK-250K)	1 SPACE PER 275 GFA
PARKING DATA:	
FOOD/DRUG	133 SP @ 1 SPACE PER 225 GFA
RESTAURANT	37 SP @ 1 SPACE PER 100 GFA
RETAIL	177 SP @ 1 SPACE PER 300 GFA
BANK	16 SP @ 1 SPACE PER 225 GFA
TOTAL BASED ON OCCUPANCY	363 SP
SHOPPING CENTERS (SSK-250K)	1 SPACE PER 275 GFA
TOTAL BASED ON SHOPPING CTR	328 SP REQUIRED
TOTAL PROVIDED @ +3,711,000	340 SP
(NOT INCLUDING ADA OR C.C.)	
(INC. 12 SP BANK STACKING)	

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NOT FOR CONSTRUCTION

Prepared for:
Rockwood Development
Urban/Mixed-Use/Retail
Susana L. Dancy
sdancy@rockwood-development.com

Mark Date Description

shook kelley

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ROBINHOOD PLAZA

Robinhood Rd. & Peace Haven Rd.
Winston-Salem NC (816-13-8843)

Date: 10/17/2018 Concept Site Plan 1 REV1

Project ID: 18058.001

Site Plan Option 6

Robinhood Rd Site Plan.vwx

SP001.6



ROBINHOOD
PLAZA

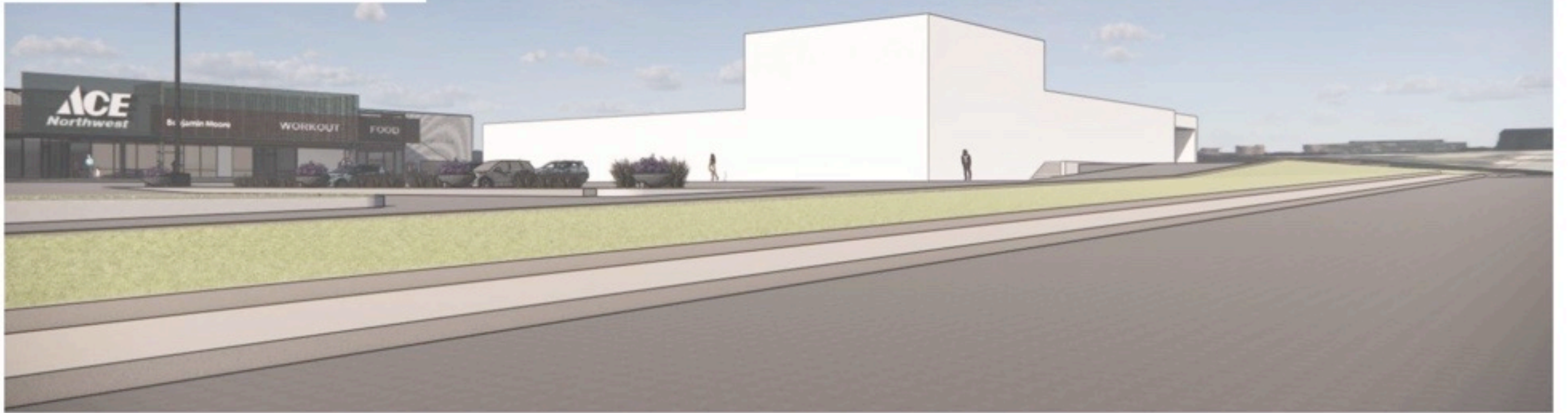
ACE
Hardware

DOLLAR TREE

KOUT
FOOD

ACE
Northwest

KOUT FOOD



ROBINHOOD RETAIL

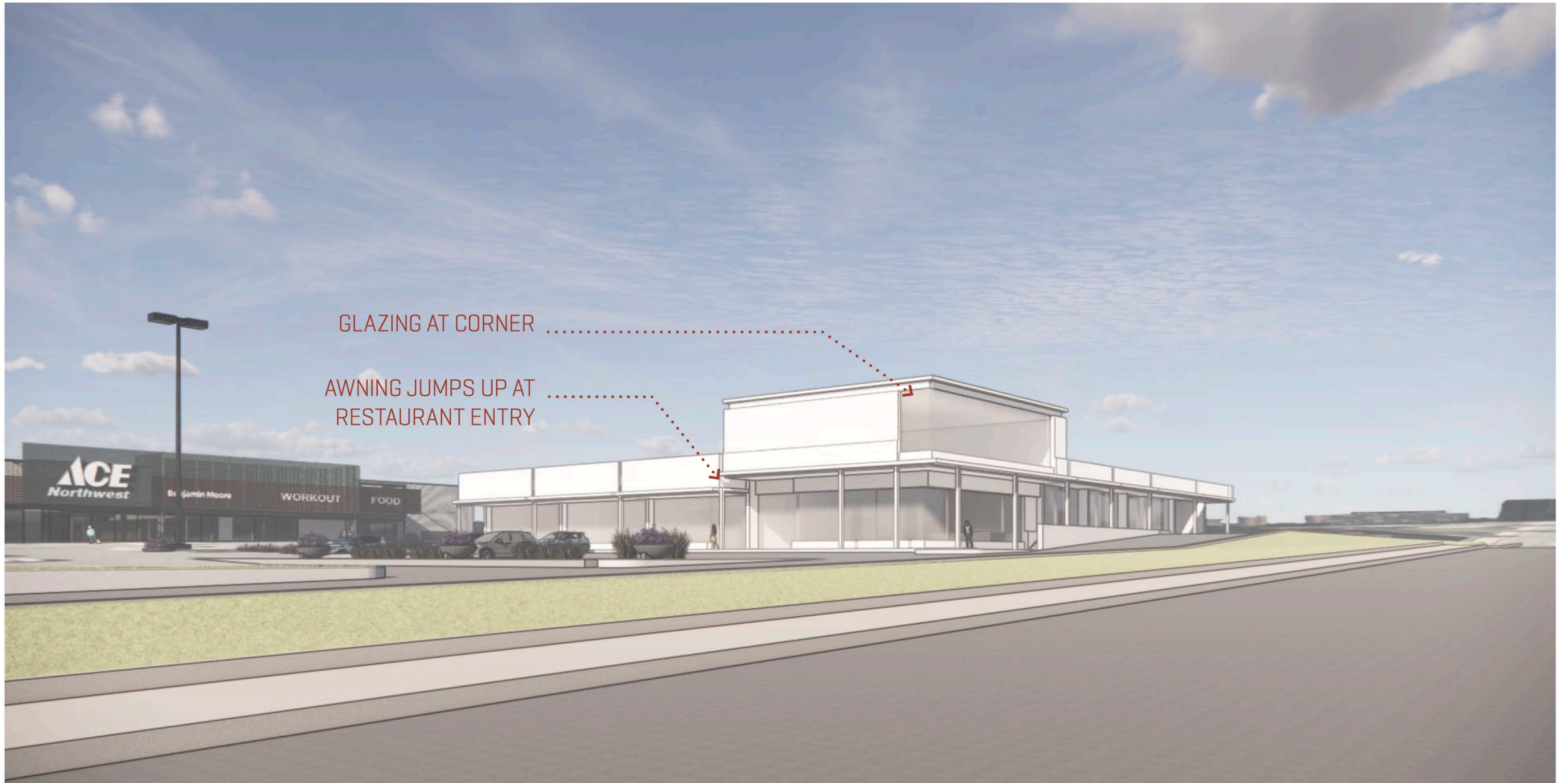
INITIAL CONCEPT MEETING

MAY 09 2023

THOUGHTCRAFT

ARCHITECTS

ThoughtCraftArchitects.com



GLAZING AT CORNER

AWNING JUMPS UP AT
RESTAURANT ENTRY

ROBINHOOD RETAIL

INITIAL CONCEPT MEETING

THOUGHTCRAFT
ARCHITECTS

LEASING PLAN



SITE PLAN
SCALE: 1" = 100'



SCALE: 1" = 30'
ROBINHOOD ROAD



🍴 Restaurants

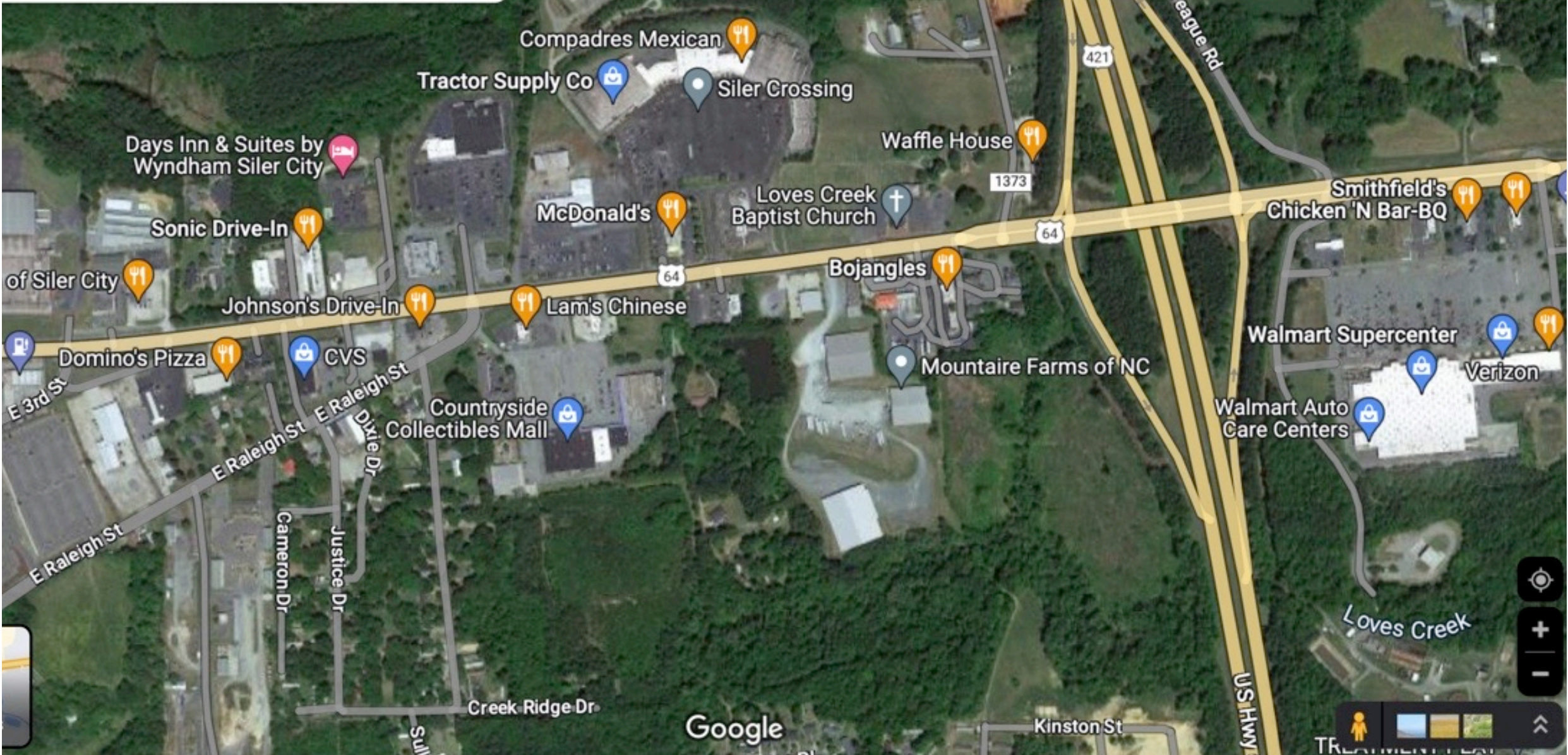
🏨 Hotels

📷 Things to do

🏛️ Museum >



Sign in



Google

← 1651 E 11th St

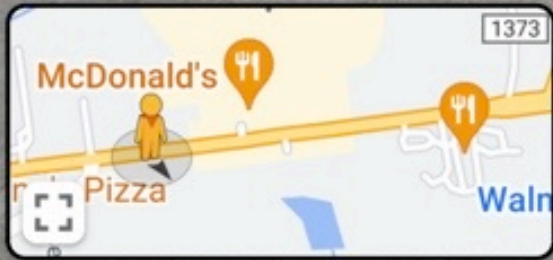
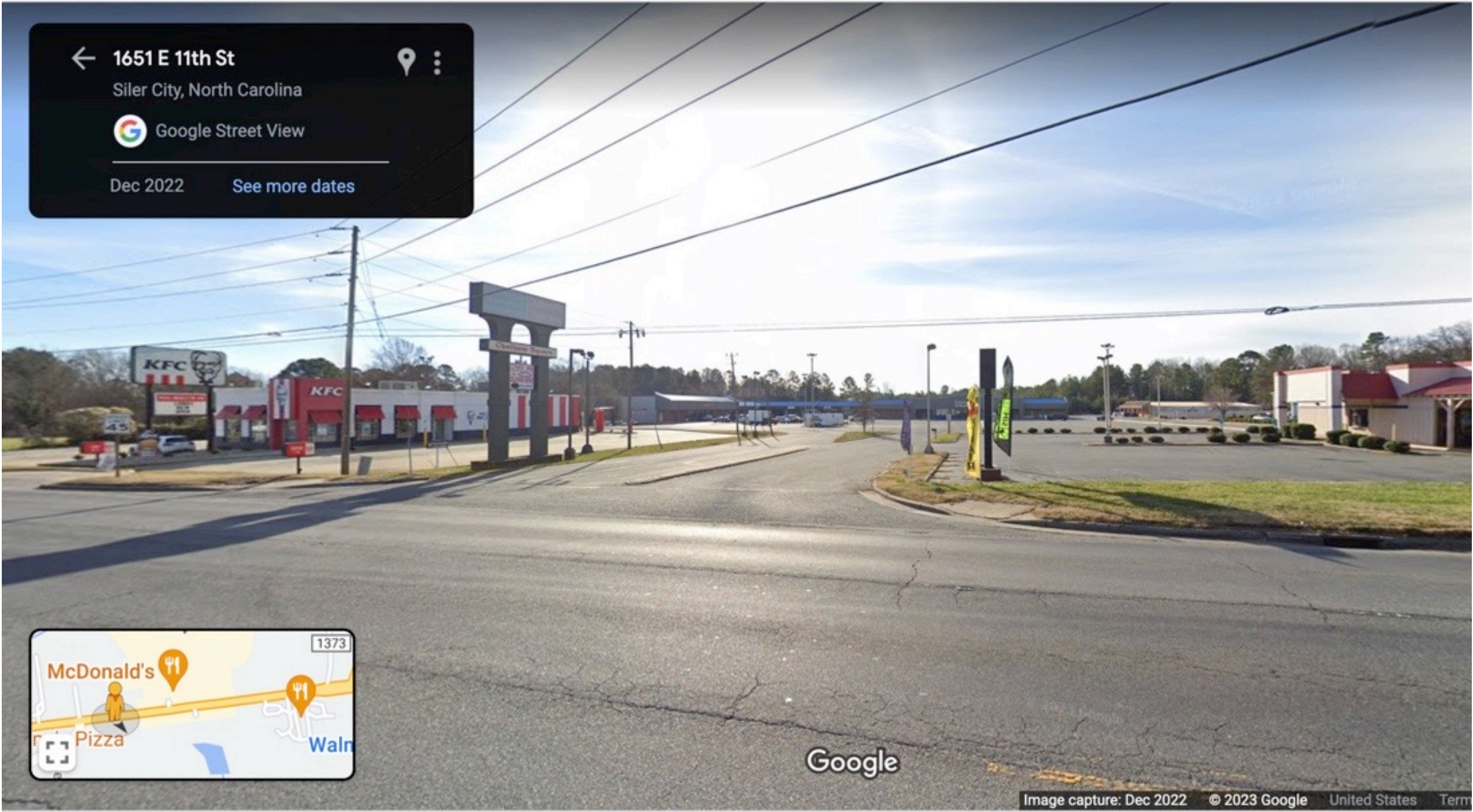
Siler City, North Carolina



Google Street View

Dec 2022

[See more dates](#)



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← 1651 E 11th St

Siler City, North Carolina



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Dec 2022

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