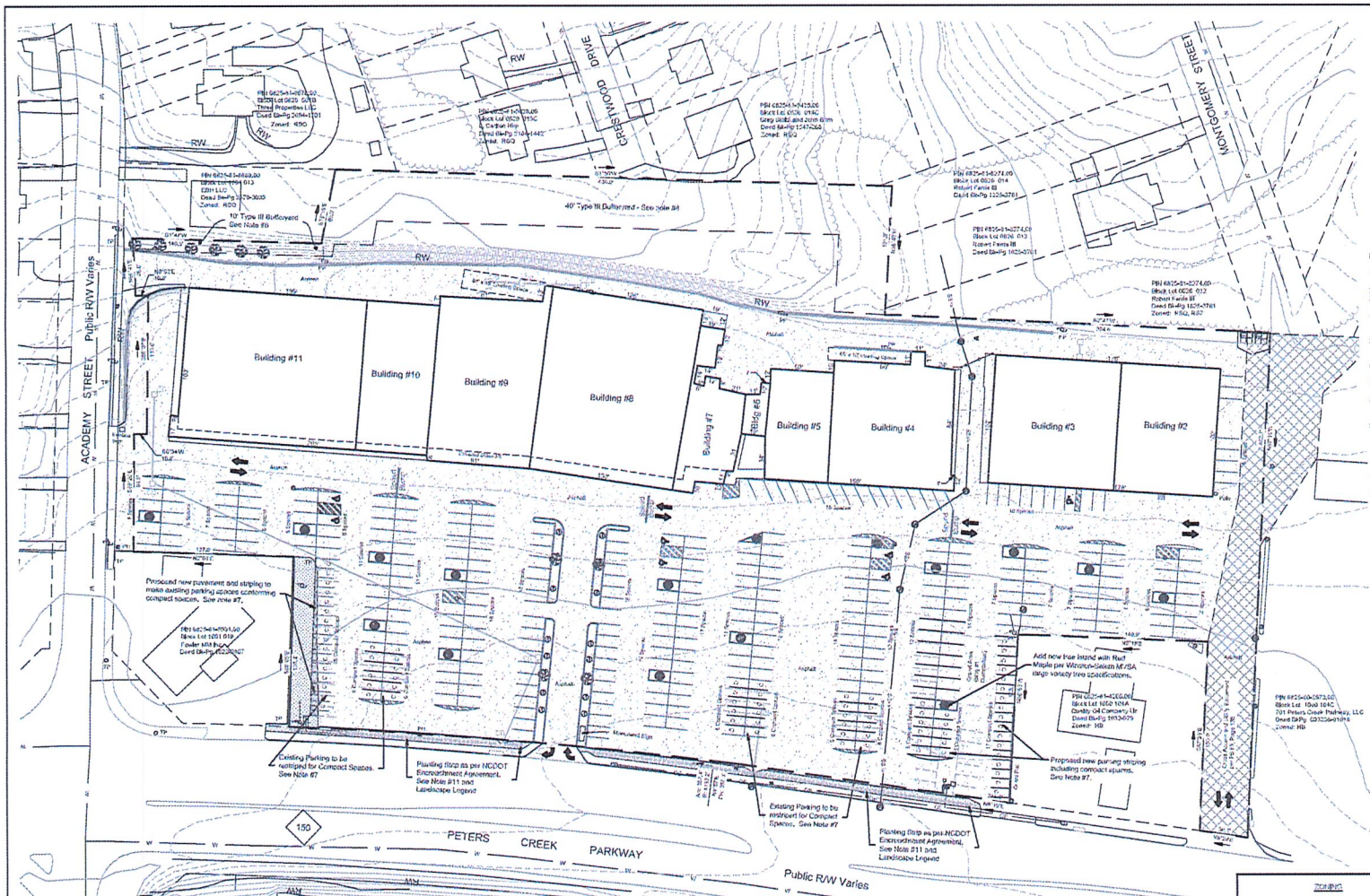




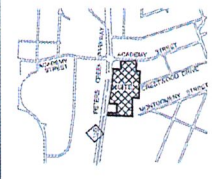
West Salem Shopping Center



West Salem Shopping Center



LOCATION MAP (NOT TO SCALE)



The portion of this site plan is for proposed RUC-A funding for parking lot improvements.

- NOTES:
- NOT A BOUNDARY SURVEY. Boundary shown is a compilation of Forsyth County Deeds.
 - Existing parking spaces have been field verified.
 - Building square footages from GIS mapping. Refer to Architectural Plans for Existing Building Information.
 - Tree stumps do not meet current standards, however they were installed in consultation with inspections Department and Planning Department on June 6, 2011.
 - Full parking spots used for tree requirements can be counted as parking spots as per covering with Inspection Department and Planning Department on June 6, 2011.
 - AS parking spots are for the use of the shopping center. No parking spaces are to be used for other purposes.
 - Compact spaces to be painted with letters 12"x7" in size reading "COMPACT".
 - 10' Type III Bufferboard shown along the entire portion of the residential portion line, 60' to the maximum extent possible with existing conditions and MVA's is recommended by the City.
 - The property is subject to all easements, right-of-way, streets and encroachments. If any, on the same may appear or record in the office of the register of deeds, clerk of court town or county or other of which may have been executed by predecessor title. This site is subject to any facts that may be disclosed by a full and accurate title search, not furnished by this plan.
 - All parking lines and stripes are existing. Landscape Log sheet show alternative changes only.
 - An NCDDT encroachment agreement is required to obtain the grass strip. The strip is to be the minimum 10' above and said strip will meet the strip to be in agreement with the city. See note on existing schedule building type and uses of planning.

Current Parking Calculations

BLDG	SF	USE	PARK REQ'D	REQ. SPACES	SFC AVAIL.
1	642	542 up to 200K SF OFA	27	0.0	
2	3024	542 up to 200K SF OFA	126	29.2	
3	1024	542 up to 200K SF OFA	42	37.0	
4	900	542 up to 200K SF OFA	37.5	34.5	
5	400	542 up to 200K SF OFA	16.7	16.1	
6	670	542 up to 200K SF OFA	27.8	2.5	
7	400	542 up to 200K SF OFA	16.7	16.1	
8	1700	542 up to 200K SF OFA	70	62.5	
9	1100	542 up to 200K SF OFA	46.5	41.0	
10	1013	542 up to 200K SF OFA	42.7	24.8	
11	1000	542 up to 200K SF OFA	42	31.9	20.0
TOTALS	7711		389	316	289
TOTAL PARKING REQUIRED FOR RUC-A			389		
EXISTING SPACES			90		
Compact Spaces			61	Approved	
			29	Aspd	

BURSON & CATER, P.A.
 1508 WARDHOLM PIKE, DR. STATE 200
 WINSTON-SALEM, NC 27103
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 EMAIL: HUBBARD@BURSONANDCATER.COM

DATE: 10.17.2016
 DRAWN BY: TBU/PATC
 JOB NO.: 114-00

REVISIONS:

11/2/2016	Revisions per review by Burgeson
3/24/2016	ADD Hatching strip with notes

SCALE: 1" = 40'

SHEET TITLE: PROPOSED SITE PLAN

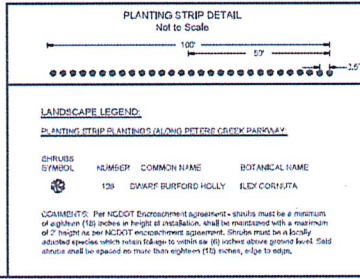
SHEET NO: 1

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WEST SALEM SHOPPING CENTER
 Site Plan for RUC-A Funding Review

Winston Salem, NC
 PIN#: 6925-31-6955-00

PROPERTY OWNER:
 ACADEMY INC.
 C/O Bruce Hubbard
 1508 Wardholm Pike Dr. State 200
 Winston Salem, NC 27103
 PH No: 336.723.3020
 Email: Hubba@academysales.com



PROPOSED USES

Existing Zoning: H-3
 Proposed Zoning: HB
 Type of Review Requested: RUC-A/Funding
 Jurisdiction: City of Winston-Salem

TOTAL ACREAGE: 7.711 Acres

Site Coverage:

Building to Land	20.6%
Pavement to Land	61.7%
Open Space	17.9%
(Total = 100%)	

Building Sq. Footage (Max): 55,278 sq. Ft.
 Building Height: 37'

INFRASTRUCTURE:

Water	Public	Private
Gas	Public	Private
Street	Public	Private

OFF-STREET PARKING

Proposed Uses: Shopping Center

Parking Cals: 1 Special, 225 SF OFA
 Required Parking: 206 Spaces
 Parking Provided: 195 Spaces

OFF-STREET LOADING (if applicable)

Req'd Load/Unload Spaces: 2
 Load/Unload Spaces Provided: 2
 Size: 65' x 15.5' x 10'

PLANTING (if applicable)

Adjacinq Zoning: RUC and HB
 Type Required: Type II
 When Provided: 20' Minimum
 Fence Option: Yes X No

DENSITY CALCULATIONS (if applicable)

Number of Units or Lots: Units/Lots
 Density: Units/Acre
 Access/Point of Access:

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SP-1