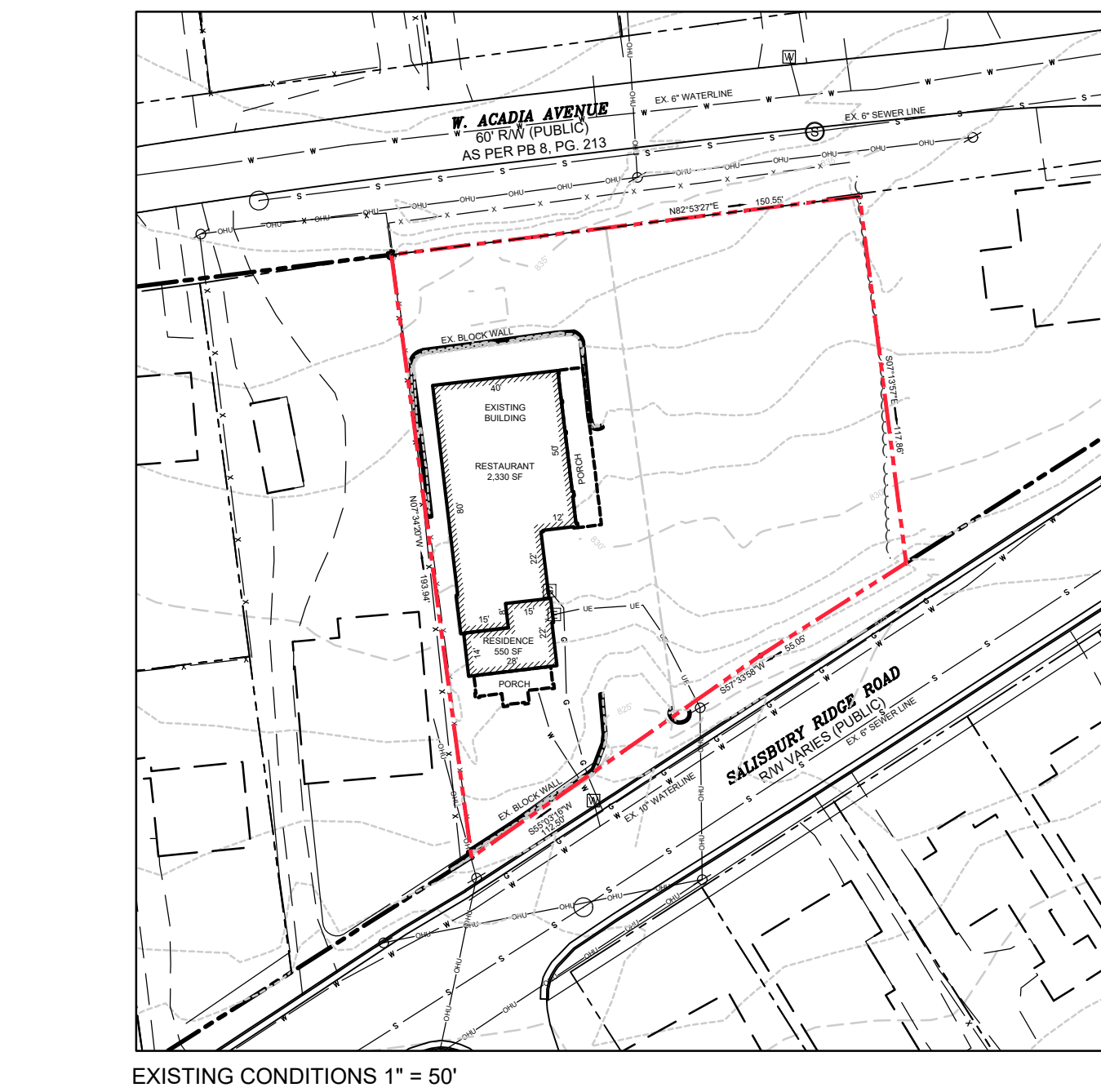


**PROPERTY INFORMATION:**  
 PARCEL ID NUMBER: 6834-06-7642  
 ZONING: RS7  
 ACREAGE: 0.52 AC

**PROPERTY OWNER/DEVELOPER:**  
 LUDMILLA RANIERI  
 MICHAEL RANIERI  
 697 SALISBURY RIDGE ROAD  
 WINSTON SALEM, NC 27127  
 PHONE: (336) 341-7990  
 EMAIL: THEFOURBOXLLC@GMAIL.COM

**ENGINEER:**  
 ALLIED DESIGN, INC.  
 4720 KESTER MILL ROAD  
 WINSTON SALEM, N.C. 27103  
 PHONE: (336) 765-2377  
 EMAIL: SCAUSEY@ALLIED-ENGSRV.COM

**VICINITY MAP**  
 NOT TO SCALE



**OFF-STREET PARKING**

AREA/UNIT	BUSINESS TYPE	SQUARE FOOTAGE	NUMBER OF EMPLOYEES	PARKING REQUIREMENT	REQUIRED PARKING
	Restaurant w/o drive-through	2,330	NA	1 Space/100 SF	23
	Residence Single-family	N/A	N/A	2 spaces	2
	<b>Subtotal</b>	<b>2,330</b>			<b>25</b>
<b>REDUCTIONS</b>					
	PB Zoning District	30%			8.0
	Bus Route	5%			1.0
	Sidewalks	3%			1.0
	<b>Subtotal</b>	<b>38%</b>			<b>10.0</b>
	<b>PARKING REDUCTIONS (# OF SPACES)</b>				<b>10.0</b>
	<b>NET PARKING REQUIRED</b>				<b>15.0</b>
<b>PARKING PROVIDED</b>					
	Regular				15
	Handicap				1
	<b>TOTAL</b>				<b>16</b>
	<b>BICYCLE PARKING REQUIRED</b>				<b>2 MIN.</b>

**TREE SAVE AREA SUMMARY CALCULATIONS**

NEW DEVELOPMENT:  
 TOTAL SITE SIZE (IN SQUARE FEET): 22,651

TOTAL SITE AREA EXCLUDED FROM TSA: SQUARE FEET OF PROPOSED R.O.W.s = 0 + SQUARE FEET OF EXISTING UTILITY EASEMENTS = 0 + SQUARE FEET OF EXISTING WATER BODIES AND STORMWATER PONDS = 0 = 0

MINIMUM TREE SAVE AREA REQUIRED: X 10% 12%

TOTAL REQUIRED TREE SAVE AREA (IN SQUARE FEET): TOTAL SITE SIZE 22,651 - EXCLUDED AREA 0 X MINIMUM TSA (10%) = 2,265 SF

NEW TREES USED FOR TSA CREDIT:  
 X YES NO

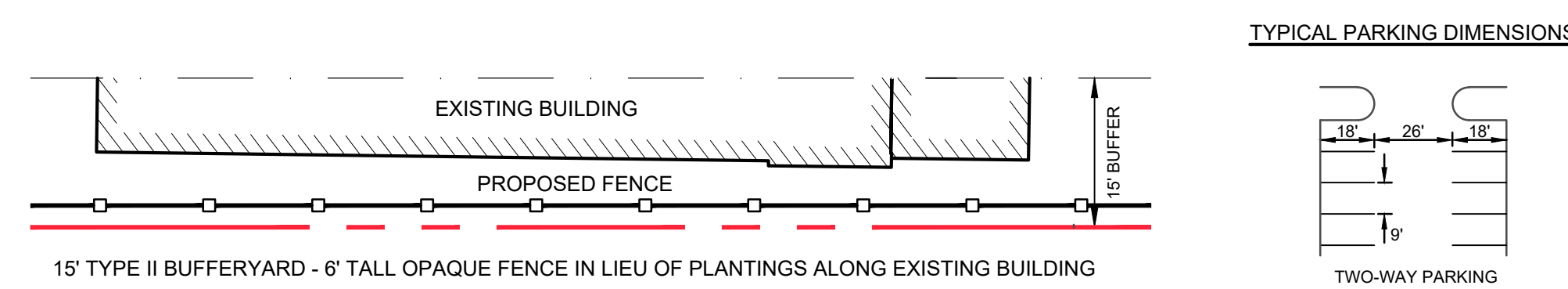
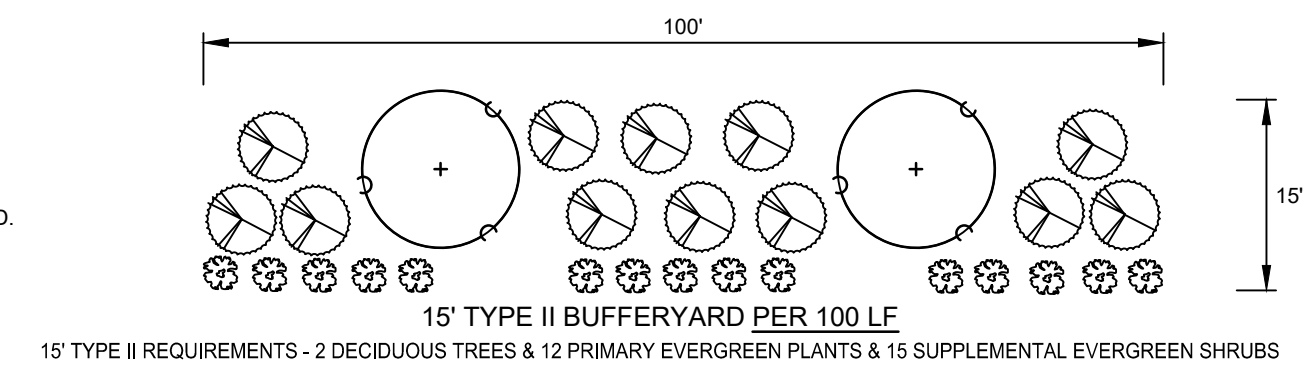
NUMBER OF LARGE VARIETY TREES PLANTED:  
 4 x 750 SF = 3,000

TOTAL SQUARE FOOTAGE OF NEW TREES PLANTED TO SATISFY MINIMUM TSA: 3,000 SF

ANY CHANGE OR ADDITIONS TO EXTERIOR LIGHTING MUST COMPLY WITH SECTION 6.6 OF THE UDO CLEARCODE "EXTERIOR LIGHTING".

**PROPOSED MVSA PLANTING REQUIREMENTS:**  
 LANDSCAPE ORDINANCE REQUIRES 1 LARGE VARIETY TREE PER 5,000 SF OF ASPHALT OR GRAVEL SURFACE AREA.  
 (6,041 SF/5,000 SF) \* 1 = 1.21 = 2 TREES.  
 ALL VARIETIES MAY SUBSTITUTED WITH LANDSCAPE INSPECTOR APPROVAL.

- GENERAL NOTES**
- ALL DEVELOPMENT SHALL CONFORM WITH THE WINSTON-SALEM/FORSYTH COUNTY "UNIFIED DEVELOPMENT ORDINANCE".
  - ALL DIMENSIONS ARE TO EDGE OF PAVEMENT, FACE OF CURB AND FACE OF BUILDING, UNLESS OTHERWISE NOTED. VERIFY ALL BUILDING DIMENSIONS WITH ARCHITECT PRIOR TO START OF CONSTRUCTION.
  - EXISTING SITE BOUNDARY AND LOCATION INFORMATION TAKEN FROM SURVEY BY ALLIED ASSOCIATES, P.A.



**REVIEW INFORMATION**

TYPE OF REVIEW:  
 REZONING

JURISDICTION:  
 CITY OF WINSTON-SALEM

PURPOSE STATEMENT: REZONING FROM RS7 TO NB-S AND PRELIMINARY SITE PLAN REVIEW

**INFRASTRUCTURE**

WATER:	<input checked="" type="checkbox"/>	<input type="checkbox"/>
SEWER:	<input checked="" type="checkbox"/>	<input type="checkbox"/>
STREETS:	<input checked="" type="checkbox"/>	<input type="checkbox"/>

LINEAR FEET OF PUBLIC STREETS: N/A FT

**YARD AND SETBACK REQUIREMENTS**

FRONT SETBACK: NONE REQUIRED  
 REAR SETBACK: NONE REQUIRED  
 SIDE SETBACK: 40' ADJACENT TO RESIDENTIAL  
 LANDSCAPED STREETYARDS: 10'

**ZONING**

EXISTING ZONING: RS7  
 PROPOSED ZONING: NB-S

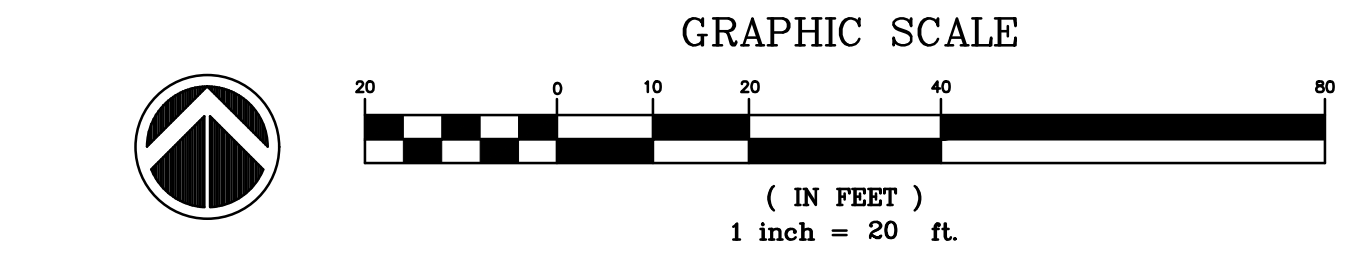
PROPOSED USES: RESIDENTIAL BUILDING, SINGLE FAMILY RESTAURANT WITHOUT DRIVE-THRU

**BUFFERYARDS**

ADJOINING ZONING: RS7  
 TYPE REQUIRED: II  
 WIDTH PROVIDED: 15' FT

**SITE SIZE AND COVERAGES**

	SQ. FT.	ACRE
<b>TOTAL SITE AREA:</b>	22,651	0.52
<b>EXISTING BUA</b>		
BUILDING:	4,093	0.09
WALL/DECK:	268	0.01
ASPHALT:	1,350	0.03
CONCRETE:	1,420	0.03
GRAVEL:	195	0.00
<b>TOTAL:</b>	<b>7,325</b>	<b>0.17</b>
PERCENT BUA:		32.34%
<b>EXISTING BUA TO BE REMOVED</b>		
BUILDING:	219	0.01
WALL/DECK:	138	0.00
ASPHALT:	1,350	0.03
CONCRETE:	1,420	0.03
GRAVEL:	195	0.00
<b>TOTAL:</b>	<b>3,321</b>	<b>0.08</b>
<b>PROPOSED BUA</b>		
BUILDING:	0	0.00
GRAVEL:	0	0.00
ASPHALT:	7,349	0.17
CONCRETE:	1,861	0.04
<b>TOTAL:</b>	<b>9,210</b>	<b>0.21</b>
<b>FINAL DEVELOPMENT BUA</b>		
BUILDING:	3,874	0.09
WALL/DECK:	130	0.00
ASPHALT:	7,349	0.17
CONCRETE:	1,861	0.04
GRAVEL:	0	0.00
<b>TOTAL:</b>	<b>13,214</b>	<b>0.30</b>
PERCENT BUA:		58.34%



**Allied Design, Inc.**  
 CIVIL ENGINEERING & LAND SURVEYING  
 1720 KESTER MILL ROAD  
 WINSTON SALEM, NC 27103  
 Phone: (336) 765-2377  
 Fax: (336) 760-8866  
 http://www.allied-engsurvey.com



**PRELIMINARY SITE PLAN**  
 FOR PLANNING BOARD REVIEW ONLY

**FLOUR BOX TEAROOM**  
 693 SALISBURY RIDGE ROAD  
 WINSTON-SALEM, NORTH CAROLINA

PROJECT NO.: 22-005  
 DRAWN BY: HLK  
 CHECKED BY: SMC  
 DATE: 3/10/22

**REVISIONS**

NO.	DATE	DESCRIPTION
A	03/14/2022	ISSUED FOR SKETCH PLAN REVIEW
B	03/28/2022	ISSUED FOR PRE-SUBMITTAL REVIEW
C	04/27/2022	ISSUED FOR PLANNING BOARD REVIEW

**PRELIMINARY SITE & REZONING PLAN**

SHEET  
**C1**