



W-3652 The Residences at Indiana Avenue (Site Plan Amendment)



Phone: 336-747-7040

Bryce A. Stuart Municipal Building
100 East First Street, Suite 225
Winston-Salem, NC 27101
Fax: 336-748-3163

City of W-S Planning

Davis Ray
Wynnefield Properties, Inc
PO Box 395
Jamestown, NC 27282

Project Name: W-3652 The Residences at Indiana Avenue (Site
Plan Amendment)
Jurisdiction: City of Winston-Salem
ProjectID: 1707899

Wednesday, May 21, 2025

The comments listed below reflect remaining issues that must be addressed before your request can proceed to the Planning Board. All outstanding issues included in this list must be satisfactorily addressed on the revised site plan and re-submitted back to Planning staff no later than 5:00pm on the Thursday two weeks before (14 days prior to) the Planning Board meeting.

Open Issues: 16

Common Open Space

General Issues

23. Open Space Calculations

<p>City of Winston-Salem Marc Allred 336-727-8000 marca@cityofws.org 5/20/25 4:07 PM 01.13) Application for Site Plan Amendment - 2</p>	<p>Check your common open space calculations. The square footage for your club house is not correct.</p>
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Engineering

General Issues

13. Commercial Infrastructure Permit Required

City of Winston-Salem-
Engineering

Craig Nursey

336-727-8000

craign@cityofws.org

5/13/25 9:27 AM

01.13) Application for
Site Plan Amendment -
2

- This development will require a City of Winston-Salem Commercial Infrastructure Permit (formerly Commercial Driveway Permit).
- Site must be designed and built in accordance with the most recent City of Winston Salem Infrastructure Development Standards and Water and Sewer Technical Specifications.
- Verify fire apparatus maneuverability through parking lot
- Sight Distance Triangles (SDT) shall be drawn from the back of curb on C&G streets and edge of pavement on ribbon pavement streets.
- Check with WSDOT regarding ROW dedication requirements.
- Check with WSDOT regarding sidewalk requirements.
- No footing, wall, or wall components will be allowed within the public R/W or public water, sewer or storm drainage easements.
- Show mail kiosk location and ensure ADA access from all units.

Further detailed comments may be issued when more detailed plans are provided in future technical permitting process.

[[Ver. 2](#)] [Edited By Craig Nursey]

14. Retaining Walls

City of Winston-Salem-
Engineering

Craig Nursey

336-727-8000

craign@cityofws.org

5/13/25 9:27 AM

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Site Plan Amendment -
2

Review UDO Section 8.4.6 B.1.e. and ensure no retaining walls are greater than 10 feet in height without intervening terraces 10 feet wide with a maximum slope of 3:1.

Erosion Control

General Issues

5. Grading/Erosion Control Permit and Erosion Control Plan needed

<p>City of Winston-Salem Matthew Osborne 336-462-7480 matthewo@cityofws.org 5/7/25 9:16 AM 01.13) Application for Site Plan Amendment - 2</p>	<p>If the proposed project creates more than 10,000 sq. ft. of land disturbance, a Grading/Erosion Control Permit will be required prior to the start of work. In order to obtain this permit you must submit a professionally designed Erosion Control Plan along with an original signed/notarized Financial Responsibility/Ownership (FRO) form for review and approval. Please submit the plan through the electronic plan review portal as application type 04.02 Grading/Erosion Control Permit at the following link: https://winston-salem.idtplans.com/secure/</p>
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6. Erosion Control Plan Review to NCDEQ - DEMLR

<p>City of Winston-Salem Matthew Osborne 336-462-7480 matthewo@cityofws.org 5/7/25 9:17 AM 01.13) Application for Site Plan Amendment - 2</p>	<p>If this project will use any public funds for financing, and/or be constructed on public owned property, and/or is a public utility project, then Erosion Control Plan approval will need to be completed through NCDEQ - DEMLR at the Winston-Salem Regional Office. The contact for NCDEQ - DEMLR at the Winston-Salem Regional Office is Tamera Eplin (336-776-9800 or tamera.eplin@deq.nc.gov).</p>
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Fire/Life Safety

General Issues

15. Infrastructure Permits

<p>Winston-Salem Fire Department Cory Lambert 336-747-7359 coryml@cityofwsfire.org 5/14/25 8:23 AM 01.13) Application for Site Plan Amendment - 2</p>	<p>Approved fire apparatus access shall be provided for every facility, building or portion of a building hereafter constructed or moved into or within the jurisdiction.</p> <p>The fire apparatus access shall comply with the fire code and development requirements and shall extend to within 200 feet all portions of the exterior walls of the building as measured by an approved route around the exterior of the building or facility.</p> <p>The buildings along the railroad racks cannot meet this requirement as drawn in the submittal</p>
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Landscaping

General Issues

7. Trees

City of Winston Salem - Vegetation Management Derek Renegar 3364168867 Derekr@cityofws.org 5/7/25 10:23 AM 01.13) Application for Site Plan Amendment - 2	<p>No trees may be planted within the City ROW without first applying for and receiving an approved Planting Permit through City of WS Urban Forestry department. A detailed landscape plan shall be submitted as part of the permit application. Trees should be planted a minimum of 4' from hardscape to minimize conflict between paved/concrete surfaces and tree roots.</p> <p>Tree protection zones shall be established prior to construction to protect any established tree counting towards TSA credits/greenspace requirements and extend in a radius equal to 1.5' for every inch of trunk diameter measured at 4.5' above grade. Protected areas shall be clearly defined with fencing and signage. No equipment shall be allowed to enter, no changes in grade or storage of supplies shall be allowed within established tree protection zones. Tree protection zones shall be maintained until completion of project and monitored for compliance.</p>
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MapForsyth Addressing Team

General Issues

19. Addressing & Street Naming

Forsyth County Government Gloria Alford 3367032337 alfordgd@forsyth.cc 5/19/25 3:10 PM 01.13) Application for Site Plan Amendment - 2	Four names need for driveways. Contact me at alfordgd@forsyth.cc
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Planning

General Issues

20. Type I Bufferyard

City of Winston-Salem Marc Allred 336-727-8000 marca@cityofws.org 5/20/25 12:28 PM 01.13) Application for Site Plan Amendment - 2	The Type I Bufferyard along Indiana Avenue was a condition of the rezoning. It must carry forward or it would not be a site plan amendment.
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22. Conditions/Site Plan Change

City of Winston-Salem

Marc Allred

336-727-8000

marca@cityofws.org

5/20/25 12:33 PM

01.13) Application for
Site Plan Amendment -

2

- Fencing along stormwater device
- One dumpster for 180 units, should consider a second dumpster
- Provide pedestrian access to active open space A
- Club house location, against street and far from southern and western parts of site. Consider moving it to a central location.

24. Common Recreation Area

City of Winston-
Salem

Marc Allred

336-727-8000

marca@cityofws.org

5/21/25 9:54 AM

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- 2

7.6.1 COMMON RECREATION AREAS

A. APPLICABILITY

1. All multifamily developments containing forty (40) or more units, and all manufactured home developments, shall provide on-site common recreation area as required in this section.
2. Elderly housing, life care communities, and other developments occupied exclusively by persons who are at least fifty-five (55) years old or disabled are exempt from the requirements of this section.

B. MINIMUM SIZE

1. A minimum of one hundred (100) square feet per unit shall be devoted to common recreation areas. (F)
2. *A minimum of one hundred (100) square feet per unit shall be devoted to common recreation areas. (W)*
3. *However, multifamily developments located within GMA 1 with densities greater than twenty (20) dwelling units per acre may reduce the area devoted to common recreation areas to fifty (50) square feet per unit. (W)*
4. *Multifamily developments located within GMA 2 with densities greater than twenty (20) dwelling units per acre may reduce the area devoted to common recreation areas to fifty (50) square feet per unit, provided that said development is located within one-half (½) mile of a public park or public recreation center and is connected by a public sidewalk or multipurpose trail. (W)*

C. COMBINING AREAS

The total common recreation area may be divided into areas not less than four thousand (4,000) square feet each where the average length of the space does not exceed twice the average width.

D. ACCESS

Common recreation areas shall be easily accessible by pedestrian walkways so they can be conveniently and safely reached and used.

E. FINISHED GRADE

Common recreation areas shall be constructed on land where the average finished grade of the slope does not exceed five percent (5%), is well drained, and is otherwise capable of serving the purposes intended.

Sanitation

General Issues

4. Bulk Container Information

City of Winston-Salem

Matthew Cheatham

336-727-8000

matthewch@cityofws.org

5/7/25 8:34 AM

01.13) Application for
Site Plan Amendment -

2

Location will require bulk container(s).

Bulk Containers: All surfaces constructed for the placement of bulk containers shall be constructed of concrete with a thickness of at least eight inches. All surfaces constructed for the placement of bulk containers shall be at least 16 feet in length and at least 12 feet in width.

Location and placement: Bulk containers shall be located to provide easy ingress and egress by a container tender truck to the containers. The location of the container shall be free from any overhanging wires or other obstructions which have less than 35 feet of vertical clearance and 40 feet linear clearance of overhead obstruction in the dumping area. All screens or enclosures shall be open on one side for easy access and provide a three-foot clearance on all sides from the bulk container.

General Issues

8. Stormwater Management Permit Required

City of Winston-Salem Joe Fogarty 336-747-6961 josephf@cityofws.org 5/8/25 11:20 AM 01.13) Application for Site Plan Amendment - 2	<p>This development will be required to apply for and be issued with a Post Construction Stormwater Management permit that shows compliance with the City of Winston-Salem's Post Construction Stormwater Management ordinance provisions.</p> <p>The plan is stating that the impervious percentage will be 49.48%. Developments that exceed 24% impervious area are considered high density developments in terms of the water quality provisions of the ordinance. High density developments have to capture and treat the first inch of runoff from the development in an approved stormwater management system.</p> <p>The water quantity provisions of the ordinance apply once more than 20,000 sq.ft. of new impervious area is proposed which will be the case here Those provisions require that the post developed peak runoff rates for the 2, 10 and 25 year storm events of minimum 6 hour duration be managed in an approved stormwater management system such that they are equal to, or less than, the pre developed rates. Also, the increase in the pre to post developed 25 year volume must be stored in the system and this volume released over a 2 to 5 day period.</p> <p>Your plan is showing one Stormwater Control Measure (SCM) labeled as a "Wet Pond" on the plan so I'm assuming that this will be adequate to meet these quality and quantity requirements.</p> <p>I would highly recommend that an adequately high safety fence with a padlocked gate is provided around the perimeter of the wet pond since this will be a residential development and will likely attract the attention of children to the pond area.</p> <p>The permit will require that the developer provide the city with a financial disclosure statement in which they agree to set aside funds equal to 10% of the estimated construction cost of the stormwater management system in an account they use solely for the operation and maintenance of the system within 5 years of the systems construction. The permit also requires that the developer enter into an Operation and Maintenance Agreement for the SCM and once approved by the city recorded at the Forsyth County Register of Deeds office.</p> <p>[Ver. 2] [Edited By Joe Fogarty]</p>
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Utilities

General Issues

10. General Comment

City of Winston-Salem Robert Wall 336-727-8000 robertw@cityofws.org 5/8/25 10:58 AM 01.13) Application for Site Plan Amendment - 2	<p>Submit water/sewer extension plans to Utilities Plan Review, in IDT, for permitting/approval. Please pay attention to COWS specifications when designing. I have attached a checklist of commonly missed items on reviews to help. It is in this submittal 001. Water meters purchased through COWS. System development fees due at the time of meter purchase. Any water connections to common areas, pools or clubhouses will need a Reduced Pressure Assembly backflow preventer matching the meter size.</p>
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WSDOT

General Issues

18. General

City of Winston-Salem

Robert Stone

336-727-8000

robertst@cityofws.org

5/19/25 1:46 PM

01.13) Application for
Site Plan Amendment -
2

- Proposed R/W dedication meets CTP requirements.
- Proposed sidewalk meets CTP requirements.
- Development will require Commercial Infrastructure Permit with City of Winston-Salem.
- Verify fire apparatus maneuverability through site.
- Provide mail kiosk location.

Zoning

General Issues

9. Zoning Plan Review

City of Winston-Salem

Ellie Levina

336-727-2626

elliele@cityofws.org

5/21/25 9:18 AM

01.13) Application for
Site Plan Amendment
- 2

1. Previous condition from rezoning that will need to be shown on site plan: A 10' Type I bufferyard shall be planted along the frontage of Indiana Avenue until its intersection with Appomattox Drive. The remainder of the site frontage west of the Appomattox Drive intersection shall be planted with two (2) deciduous trees per 100 feet.
2. A minimum three (3) foot wide landscaped area shall be provided between any parking area and building wall providing access into the unit(s).
3. How many spaces are there going to be 327 or 328? Take off the other item we don't require that, its confusing just need to know how many spaces there are in total.
4. How is trash being handled for each building? I see the trash compactor but wasn't sure if there were other dumpsters per building.
5. Common rec area calcs are not what is labeled. You have the club house area as 12,000 but my measurement is not coming up as that. Label areas you are including as common area, the dumpster and bike racks cant be included. 18,000-sf required
6. Existing topography can be removed from the site plan, keep proposed topography.
7. SCM lines are overwhelming, can you make them smaller or less prominent on site plan?
8. We would like to see an additional dumpster for front units if possible.
9. need elevations for dumpster that resemble buildings.
10. Common recreation areas shall be attractively landscaped and provided with sufficient natural or constructed screening to minimize any negative impacts upon adjacent residences within the development.
 - Additionally, one large variety tree shall be required for every two thousand five hundred (2,500) square feet of common recreation area. Provide 7 trees in common area space.

B. MINIMUM SIZE

1. A minimum of one hundred (100) square feet per unit shall be devoted to common recreation areas. (F)
2. *A minimum of one hundred (100) square feet per unit shall be devoted to common recreation areas. (W)*
3. *However, multifamily developments located within GMA 1 with densities greater than twenty (20) dwelling units per acre may reduce the area devoted to common recreation areas to fifty (50) square feet per unit. (W)*
4. *Multifamily developments located within GMA 2 with densities greater than twenty (20) dwelling units per acre may reduce the area devoted to common recreation areas to fifty (50) square feet per unit, provided that said development is located within one-half (1/2) mile of a public park or public recreation center and is connected by a public sidewalk or multipurpose trail. (W)*

C. COMBINING AREAS

The total common recreation area may be divided into areas not less than four thousand (4,000) square feet each where the average length of the space does not exceed twice the average width.

D. ACCESS

Common recreation areas shall be easily accessible by pedestrian walkways so they can be conveniently and safely reached and used.

E. FINISHED GRADE

Common recreation areas shall be constructed on land where the average finished grade of the slope does not exceed five percent (5%), is well drained, and is otherwise capable of serving the purposes intended.

F. LANDSCAPING

1. Common recreation areas shall be attractively landscaped and provided with sufficient natural or constructed screening to minimize any negative impacts upon adjacent residences within the development. (F)
2. *Common recreation areas shall be attractively landscaped and provided with sufficient natural or constructed screening to minimize any negative impacts upon adjacent residences within the development. Additionally, one large variety tree shall be required for every two thousand five hundred (2,500) square feet of common recreation area. (W)*

G. EXCLUSIONS

Common recreation areas shall not include streets, access easements, rights-of-way, parking areas, required perimeter bufferyards or streetyards or required building setbacks; shall be closed to motor vehicle traffic except for maintenance and service vehicles; and shall not be located over a septic system drainage field.

H. MAINTENANCE

Common recreation areas shall be improved and maintained for the purposes intended.

[Ver. 5] [Edited By Ellie Levina]