

TREE SAVE CALCULATIONS FOR THE RESIDENCE AT INDIANA AVENUE

NEW DEVELOPMENT		ADDITIONS TO EXISTING DEVELOPMENT	
TOTAL SITE SIZE (IN SQUARE FEET) 445,802 S.F. (10.234 AC.)		TOTAL LIMITS OF LAND DISTURBANCE (IN SQUARE FEET) N/A	
TOTAL SITE AREA EXCLUDED FROM TSA: 11,461 SQUARE FEET OF PROPOSED R/W'S + 0 SQUARE FEET OF EXISTING UTILITY EASEMENTS + 30,590 SQUARE FEET OF EXISTING WATER BODIES AND STORMWATER PONDS = 42,051 S.F.			
MINIMUM TREE SAVE REQUIRED: 10% ☒ 12%			
TOTAL REQUIRED TREE SAVE AREA (IN SQUARE FEET): TOTAL SITE SIZE OR TOTAL LIMITS OF LAND DISTURBANCE - EXCLUDED AREA X MINIMUM TSA 12% = (9445,802-) X 12% = 48,450 SF			
INDIVIDUAL TREES METHOD USED: YES ☒ NO		NEW TREES USED FOR TSA CREDIT ☒ YES ☐ NO	
NUMBER OF TREES 6-9" DBH: <u> </u> X 500 SF = <u> </u>		NUMBER OF LARGE VARIETY TREES PLANTED: <u>54</u> X 750SF = 40,500 S.F.	
NUMBER OF TREES 9.01-12" DBH: <u> </u> X 750 SF = <u> </u>		DESCRIBE EACH TREE STAND (AGE, HEALTH, SPECIES MIX) -	
NUMBER OF TREES 12.01-24" DBH: <u> </u> X 1800 SF = <u> </u>			
NUMBER OF TREES 24.01-36" DBH: <u> </u> X 3000 SF = <u> </u>			
NUMBER OF TREES LARGER THAN 36.01" DBH: <u> </u> X 4000 SF = <u> </u>			
TOTAL SQUARE FOOTAGE OF INDIVIDUAL TREES USED TO SATISFY MINIMUM TSA: <u>0</u>		TOTAL SQUARE FOOTAGE OF NEW TREES PLANTED TO SATISFY MINIMUM TSA: 40,500 S.F.	
		TOTAL SQUARE FOOTAGE OF TREE STANDS SAVED TO SATISFY MINIMUM TSA: 8,200 S.F.	
TOTAL REQUIRED TSA (IN SQUARE FEET): 48,450 S.F.			
TOTAL TSA PROVIDED (IN SQUARE FEET): 48,700S.F.			

PURPOSE STATEMENT

THE RESIDENCES AT INDIANA AVENUE, LLC REQUEST A REZONING OF THE EXISTING PROPERTY FROM RM18-S TO RM18-S. THIS REZONING IS BEING REQUESTED FOR THE CONSTRUCTION OF FIVE MULTI-STORY APARTMENT BUILDINGS AND CLUB HOUSE AS SHOWN ON THIS PROPOSED SITE PLAN. THE EXISTING PROPERTY IS VACANT AN UN-IMPROVED. THE SITE WILL HAVE 180 APARTMENT UNITS.

REZONING HISTORY

THIS PROPERTY WAS PREVIOUSLY REZONED UNDER ZONING DOCKET W-3553.

TREE ORDINANCE & LANDSCAPING CALCULATIONS

10' STREET YARD REQUIRED (FROM APPOMATTOX DRIVE TO EAST A 10' TYPE "1" BUFFER SHALL BE PLANTED. THE REMAINDER WEST OF APPOMATTOX DRIVE INTERSECTION SHALL BE PLANTED WITH TWO DECIDUOUS TREES PER 100 FEET.
STREET TREES REQUIRED: 152 LF/100 X (2) TREES = 23 STREET TREES
STREETYARD SHRUBS REQUIRED: PLANTED 18" EDGE TO EDGE, MIN. 18" HT. AT TIME OF PLANTING
SEE TREE SAVE CALCULATIONS THIS SHEET.

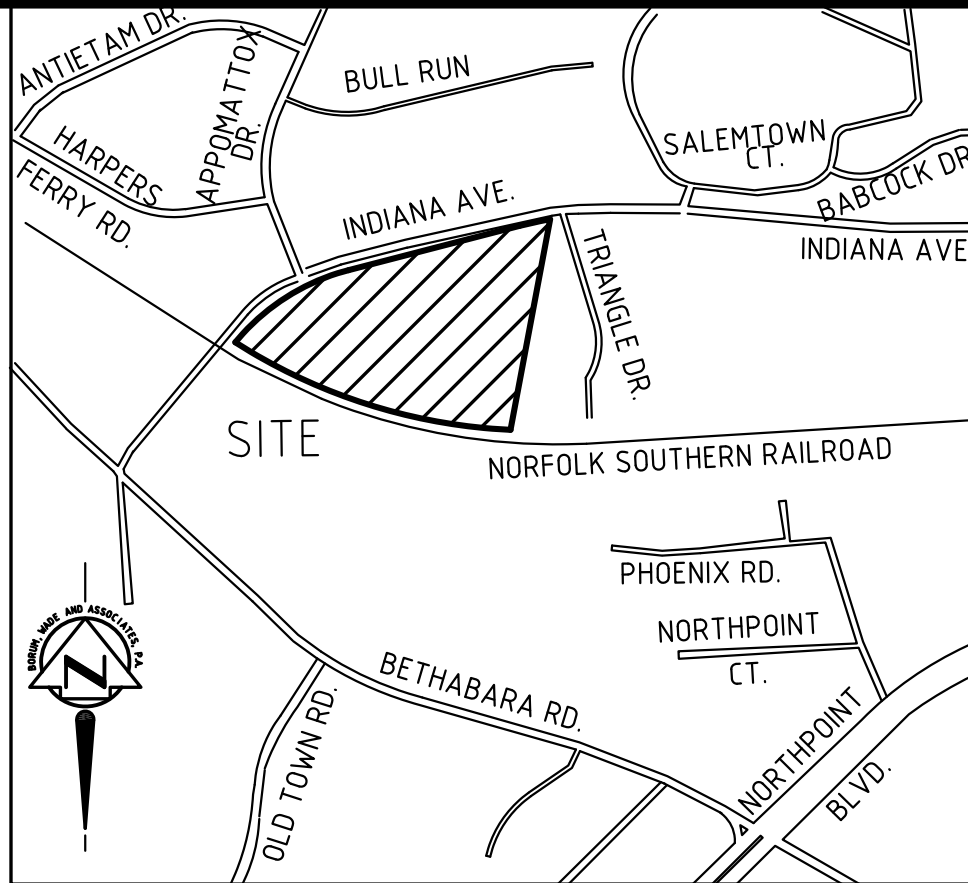
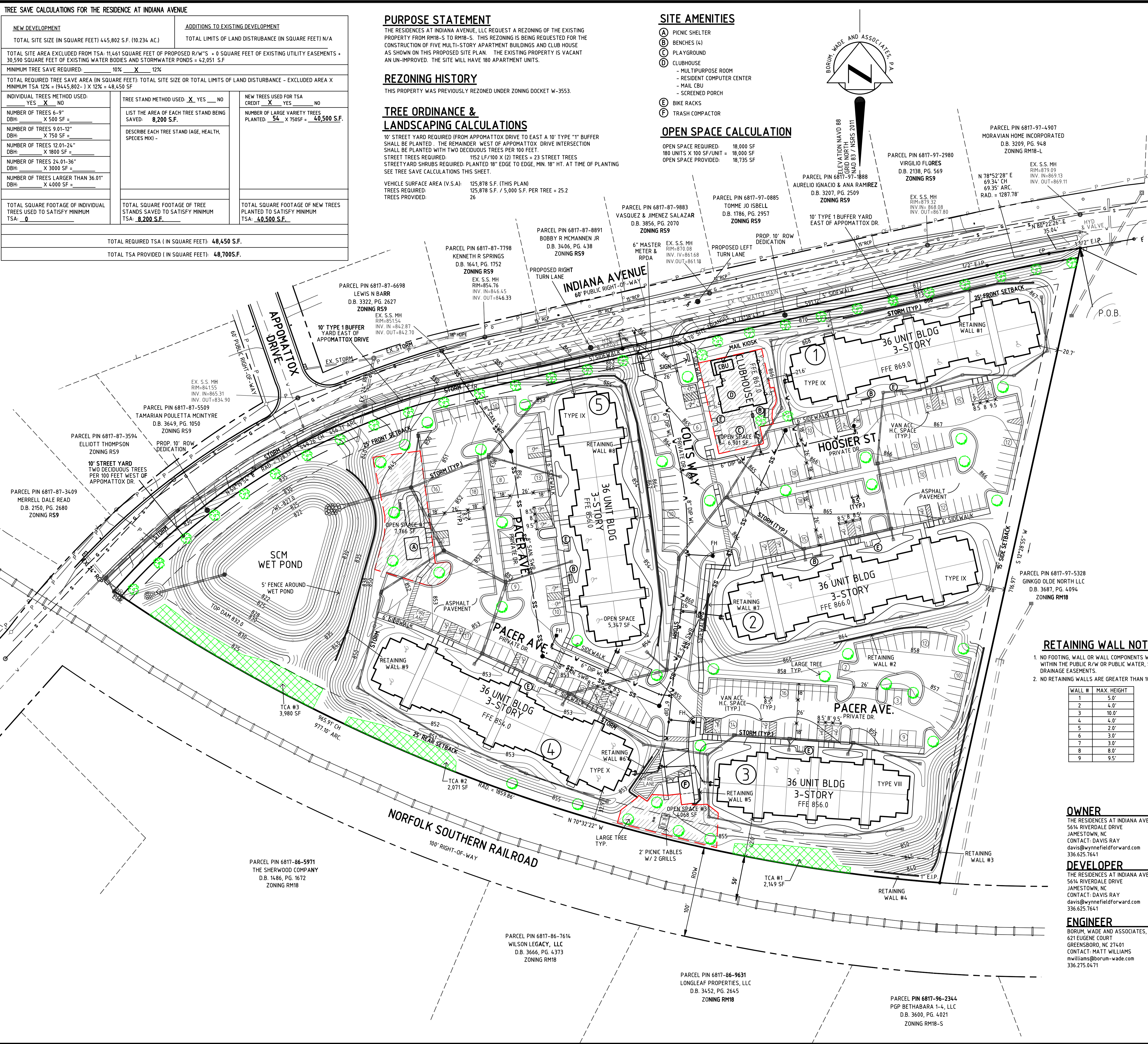
VEHICLE SURFACE AREA (V.S.A.): 125,878 S.F. (THIS PLAN)
TREES REQUIRED: 125,878 S.F. / 5,000 S.F. PER TREE = 25.2
TREES PROVIDED: 26

SITE AMENITIES

- (A) PICNIC SHELTER
- (B) BENCHES (4)
- (C) PLAYGROUND
- (D) CLUBHOUSE
 - MULTIPURPOSE ROOM
 - RESIDENT COMPUTER CENTER
 - MAIL CBU
 - SCREENED PORCH
- (E) BIKE RACKS
- (F) TRASH COMPACTOR

OPEN SPACE CALCULATION

OPEN SPACE REQUIRED: 18,000 SF
180 UNITS X 100 SF/UNIT = 18,000 SF
OPEN SPACE PROVIDED: 18,735 SF



VICINITY MAP
N.T.S.

SITE DATA

TOTAL AREA :	10.234 ± ACRES (445,802 ± SQ. FT.)
R/W DEDICATION :	0.263 ± ACRES (11,461 ± SQ. FT.)
SITE AREA :	9.971 ± ACRES (434,341 ± SQ. FT.)
PARCEL PIN:	6817-97-0305
ADDRESS:	5640 INDIANA AVENUE
DEED REFERENCE:	D.B. 3750, PG. 2404
MAP NO.:	618874
WATERSHED:	NOT IN DESIGNATED WATER SUPPLY WATERSHED
SOILS:	FuC3, Pcf2, PpB2, PpC2, ToB2
ZONING:	RM 18-S
NO. APARTMENT UNITS:	180
1 BEDROOM UNITS:	27
2 BEDROOM UNITS:	81
3 BEDROOM UNITS:	72
NO. DU UNITS/ACRE:	180

OFF STREET PARKING

CITY PARKING STANDARDS	327 SPACES
PARKING REQUIRED:	
1 BR X 27 UNITS X 15 SPACE/UNIT = 4.05	
2 BR X 81 UNITS X 175 SPACE/UNIT = 14.175	
3 BR X 72 UNITS X 2.0 SPACE/UNIT = 14.4	
PARKING PROVIDED:	327 SPACES

H.C. PARKING REQUIRED	14 SPACES (125)
REQUIRED HANDICAP PARKING:	
HANDICAP PARKING PROVIDED:	5 SPACES (4 VAN ACCESSIBLE)
BICYCLE PARKING	
PARKING REQUIRED:	23 BICYCLE SPACES
PARKING PROVIDED:	24 BICYCLE SPACES

ZONING INFORMATION

ZONING:	RM 18-S (RESIDENTIAL MULTIFAMILY DISTRICT)
MIN. LOT SIZE:	5,000 SQ. FT.
MIN. STREET SETBACK:	25 FEET
MIN. SIDE SETBACK:	15 FEET
MIN. REAR SETBACK:	25 FEET
MAX. BLDG. HEIGHT:	72 FEET
ALLOWED USES:	RESIDENTIAL BUILDING, SINGLE FAMILY; DUPLEX; TWIN HOME; TOWNHOUSE, MULTIFAMILY, AND PLANNED RESIDENTIAL DEVELOPMENT.
EX. USE:	VACANT
REQUESTED USES:	RESIDENTIAL BUILDING, SINGLE FAMILY; DUPLEX; TWIN HOME; TOWNHOUSE, MULTIFAMILY, AND PLANNED RESIDENTIAL DEVELOPMENT.

INFRASTRUCTURE

WATER:	PRIVATE TO CITY OF WINSTON-SALEM STANDARDS
SEWER:	PRIVATE TO CITY OF WINSTON-SALEM STANDARDS
STREETS:	ACCESS TO INDIANA AVENUE VIA PRIVATE DRIVES TO WINSTON-SALEM STANDARDS

JURISDICTIONAL NOTE

THE SUBJECT PROPERTY SHOWN ON THIS PLAN IS ENTIRELY WITHIN THE LIMITS OF THE CITY OF WINSTON-SALEM, NORTH CAROLINA.

SITE SIZE & COVERAGES

TOTAL AREA :	10.234 ± ACRES
R/W DEDICATION :	0.263 ± ACRES
SITE AREA:	9.971± ACRES
TOTAL BUA:	4.934± ACRES (49.48% SITE AREA)
SITE COVERAGES:	
BUILDING TO LAND:	18.30%
PAYEMENT TO LAND:	31.19%
OPEN SPACE TO LAND:	50.51%
TOTAL:	100%
LENGTH OF PRIVATE STREET:	2,525 LF
BUILDING SQUARE FOOTAGE:	222,083 SF
BUILDING TYPE VIII	35,811 SF
BUILDING TYPE IX:	44,322 SF
BUILDING TYPE X	50,267 SF
CLUBHOUSE	3,038 SF
BUILDING HEIGHT:	34'-1/8" 3 STORIES

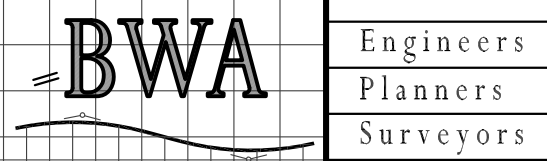
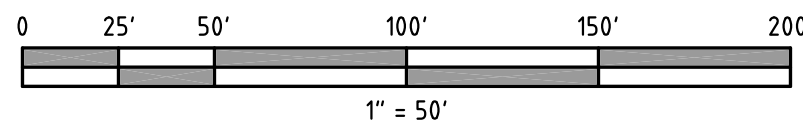
WASTEWATER FLOW CALCULATIONS

1 BEDROOM UNITS:	27 @ 240 GPD/UNIT	6,480 GPD
2 BEDROOM UNITS:	81 @ 240 GPD/UNIT	19,440 GPD
3 BEDROOM UNITS:	72 @ 360 GPD/UNIT	25,920 GPD
COMMUNITY CENTER:	3,038 SF @ 50 GPD/100 SF	1,519 GPD
TOTAL PROJECT FLOW:		53,359 GPD

WINSTON-SALEM DOT NOTES

A CITY OF WINSTON-SALEM COMMERCIAL INFRASTRUCTURE PERMIT WILL BE REQUIRED.

GRAPHIC SCALE



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SEALS:



5-29-2025

PROJECT:

PRELIMINARY
NOT FOR
CONSTRUCTION

THE RESIDENCES
AT INDIANA AVENUE
5640 INDIANA AVENUE
WINSTON TOWNSHIP, FORSYTH COUNTY
WINSTON SALEM, NORTH CAROLINA

OWNER/DEVELOPER:

THE RESIDENCES AT
INDIANA AVENUE, LLC
5614 RIVERDALE DRIVE
JAMESTOWN, NORTH CAROLINA
DAVIS RAY
336-625-7641

DRAWN BY:

MLW

DATE:

APRIL 24, 2025

REVISIONS: MAY 6, 2025 -CITY COMMENTS

MAY 29, 2025 -CITY COMMENTS

SHEET TITLE:

SITE
PLAN

FILE NO: F:\Wynfield\WS-IndianaAvenue\Sitebase

DRAWING SCALE: 1"= 50'

PLAN SHEET NO.