

DESIGNER:
 HAGEN ENGINEERING
 NOLAN FRANZ
 SEAL # 050507
 3859 BATTLEGROUND AVE. STE 300
 GREENSBORO NC, 27410
 (336)-286-3350
 nfranz@hagen-eng.com

OWNER/APPLICANT:
 WALKERTOWN PARTNERS, LLC
 PETE M. KAVANAUGH
 105 BRADFORD VILLAGE CT.
 SOUTHERN PINES, NC 28387
 (914)-843-8064
 pete@hcg.pro

LA PONDEROSA GROUP, LLC
 PARCEL ID: 6847-41-7510.000
 D.B. 2865, PG. 3920

VICKIE M. DAVIS
 PARCEL ID: 6847-50-1953.000
 D.B. 1771, PG. 435

PROPHET DAVIS INVESTMENTS, LLC
 PARCEL ID: 6847-50-4907.000
 D.B. 3293, PG. 2204

CRESSAL RICHARD
 PARCEL ID: 6847-50-6940.000
 D.B. 3195, PG. 5424
 P.B. 27, PG. 731

JOANATHAN DECEL
 PARCEL ID: 6847-50-1812.000
 D.B. 3571, PG. 103

LESTER E. CARPENTER AND
 PEGGY
 PARCEL ID: 6847-50-8649.000
 D.B. 1423, PG. 103
 P.B. LOT 80

JOANATHAN DECEL
 PARCEL ID: 6847-50-1812.000
 D.B. 3571, PG. 103

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 D.B. 3571, PG. 103



A MINIMUM OF ONE DECIDUOUS, LARGE VARIETY TREE SHALL BE PLANTED PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY

PURPOSE STATEMENT:
 THE PURPOSE OF THIS SUBMITTAL IS TO OBTAIN APPROVAL FOR A PLANNED RESIDENTIAL DEVELOPMENT FOR THE SUBJECT PROPERTY

CONNECTIVITY INDEX:
 <1.2*
 * NO PRACTICAL ALTERNATIVE DUE TO SIGNIFICANT TOPOGRAPHIC CONSTRAINTS & EXISTING DEVELOPMENT PATTERNS

PROPERTY SUMMARY:
 PIN 6847-50-3289.00
 BLK XXX LOT XXX
 DB 3071 PG 2373
 TOTAL SITE ACREAGE (INCLUDING SELLWOOD ROW) = ±30.06
 USE: RESIDENTIAL BUILDING, SINGLE FAMILY

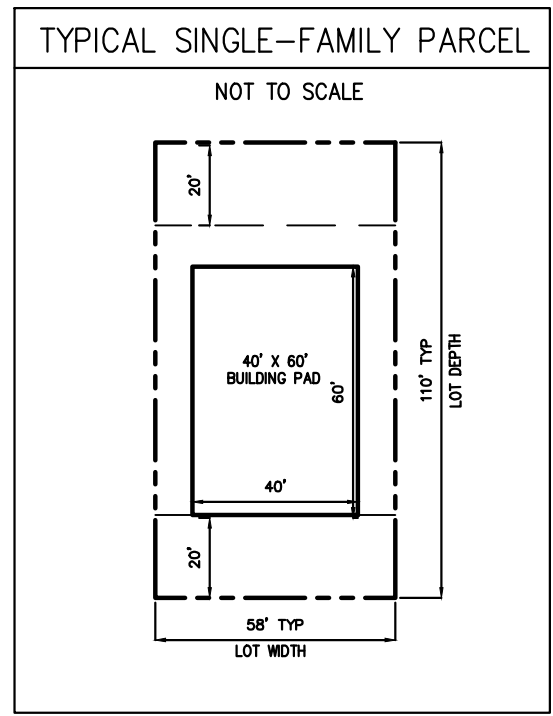
PERCENT OPEN SPACE REQUIRED = 15%
 MINIMUM PASSIVE OPEN SPACE REQUIRED = 4.51 ACRES
 MINIMUM ACTIVE OPEN SPACE REQUIRED = 0.68 ACRES
 PASSIVE OPEN SPACE SHOWN = ±12 ACRES
 ACTIVE OPEN SPACE SHOWN = ±0.77 ACRES

CONTACT THE ENGINEERING FIELD OFFICE (EFO) AT 336-727-8063 TO SET UP INSPECTIONS, PRIOR TO CONSTRUCTION
 - DRIVEWAY PERMIT WILL EXPIRE ONE YEAR FROM THE DATE OF ISSUANCE
 - EXISTING WATER, SEWER AND STORM INFORMATION WAS OBTAINED FROM THE CITY OF WINSTON-SALEM

SAINT MATTHEW APOSTOLIC TEMPLE CHURCH OF JESUS CHRIST, INC.
 PARCEL ID: 6847-60-3733.000
 D.B. 3064, PG. 2645
 TRACT 1

SAINT MATTHEW APOSTOLIC TEMPLE CHURCH OF JESUS CHRIST, INC.
 PARCEL ID: 6847-60-2288.000
 D.B. 3064, PG. 2645
 TRACT 2

RS-9 (PRD) PROPOSED ZONING REQUIREMENTS:
 MINIMUM LOT AREA - 5,000 SF
 MINIMUM LOT WIDTH - 50'
 FRONT SETBACK - 20'
 COMBINED SIDE SETBACK - 15'
 STREET SIDE SETBACK - 20'
 REAR SETBACK - 20'
 MAXIMUM BUILDING HEIGHT - 40'



ZONING
 EXISTING ZONING: RS-9
 PROPOSED ZONING: RS-9 PLANNED RESIDENTIAL DEVELOPMENT
 TYPE OF REVIEW REQUESTED: PLANNING BOARD

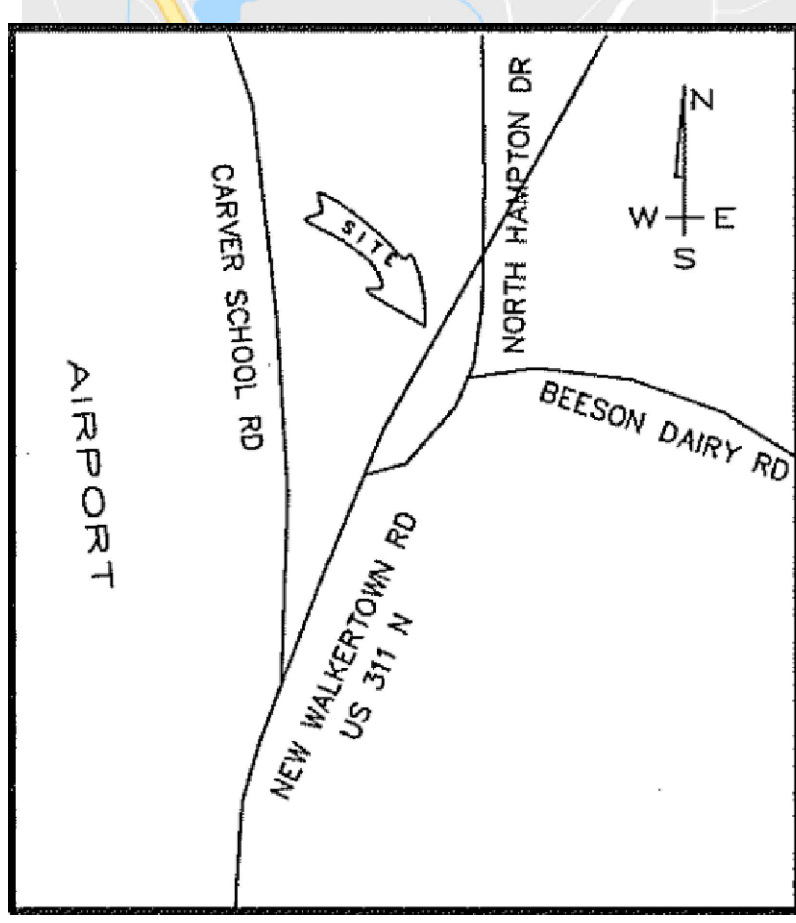
DENSITY CALCULATIONS
 NUMBER OF LOTS: 68 SINGLE FAMILY LOTS
 DENSITY: 2.21 LOTS PER ACRE

INFRASTRUCTURE
 WATER: PUBLIC
 SEWER: PUBLIC
 STREETS: PUBLIC PROPOSED ROADS - ±3,213 LF

BUFFER YARDS
 ADJOINING ZONING: RS-9, RMB-S
 TYPE REQUIRED: TYPE I BUFFER
 WIDTH PROVIDED: 20'
 FENCE OPTION: N/A

PARKING
 REQUIRED SPACES: 2 SPACES PER DU
 PROVIDED: 2 SPACES PER DU + 3 FOR CBU

SITE SIZE AND COVERAGES
 TOTAL ACRES: ±30.06
 SITE COVERAGES:
 BUILDING TO LAND: 12.46% (163,200 SF)
 ROAD TO LAND: 7.80% (102,192 SF)
 DRIVEWAY TO LAND: 2.59% (33,866 SF)
 SIDEWALK TO LAND: 1.03% (13,533 SF)
 OPEN SPACE: 76.12%
 TOTAL: 100%
 *PROPERTY NOT IN A WATER SUPPLY WATERSHED
 JURISDICTION = CITY OF WINSTON-SALEM



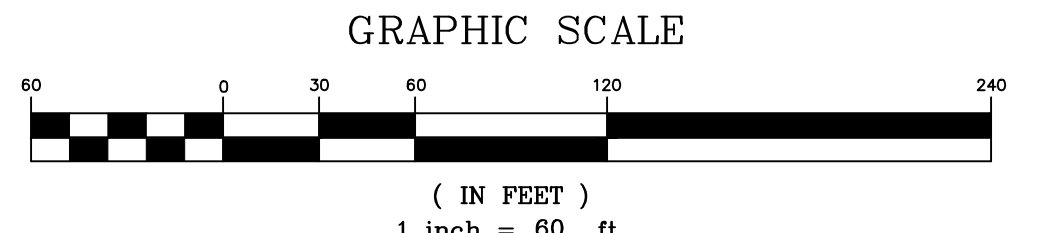
PRELIMINARY
 JULY 25, 2024
 FOR REVIEW ONLY
 NOT FOR CONSTRUCTION

HAGEN ENGINEERING, PA
 3859 BATTLEGROUND AVE. SUITE 300
 GREENSBORO, NC 27410
 PHONE (336) 286-3350
 www.hagen-eng.com

OVERALL SITE PLAN
 SELWOOD RIDGE SINGLE FAMILY
 0 NEW WALKERTOWN RD
 WINSTON SALEM, NORTH CAROLINA
 Dwn. 8041 Dwn. 8041 Date: 9/6/2023 JOB NUMBER: 2023-38

Tree Save Area Summary Calculations - To Be Used in Conjunction With the Inspections Division Landscaping and Tree Preservation Checklist

New Development:		Additions to Existing Development:	
Total Site Size (in Square Feet): 1,269,573 sf	Total Limits of Land Disturbance (in Square Feet): 929,204 sf		
Total Site Area Excluded From TSA: Square Feet of Proposed R.O.W.s = 174,194 sf + Square Feet of Existing Utility Easements 514 sf = 174,708 sf			
Minimum Tree Save Area Required: 10% x 12% = 152,488 sf			
Total Required Tree Save Area (in square feet): Total Site Size or Total Limits of Land Disturbance - Excluded Area X Minimum TSA (12% x 12%) = 88,081 sf			
Individual Trees Method Used: Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Tree Stand Method Used: Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	New Trees Used For TSA Credit: Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Number of Trees 8-9" DBH: X 500sf =	List the Area of Each Tree Stand Being Saved: 17,212 sf @ 138.157 sf =	Number of Large Variety Trees Planned: X 750sf =	
Number of Trees 9.01-12" DBH: X 750sf =	Describe Each Tree Stand (Age, Health, Species Mix): TBD		
Number of Trees 12.01-24" DBH: X 1800sf =			
Number of Trees 24.01-36" DBH: X 3000sf =			
Number of Trees Larger Than 36.01" DBH: X 4000sf =			
Total Square Footage of Individual Trees Used to Satisfy Minimum TSA: 155,070 sf	Total Square Footage of Tree Stands Being Saved to Satisfy Minimum TSA: 155,070 sf	Total Square Footage of New Trees Planned to Satisfy Minimum TSA: 19,500 sf	
Total Required TSA (in Square Feet): 88,081 sf		Total TSA provided (in Square Feet): 155,070 sf	



NO.	BY	DATE	DESCRIPTION

C-1.0