

O ELM DRIVE WINSTON-SALEM, NC 27105



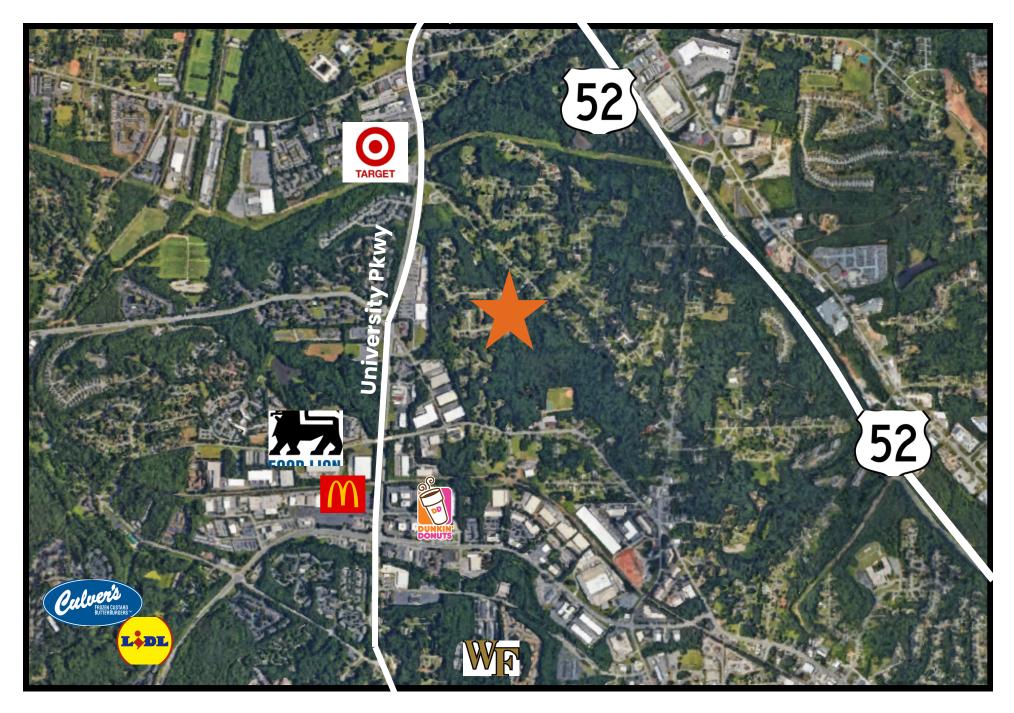
PROPERTY HIGHLIGHTS

9.9 +/-**SITE PLAN: ACREAGE: APPROVED** PHASE-1 25 **SURVEY** LOTS: \$599,000 **PERMITS ASKING PRICE:** READY AT ROAD **ZONING:** RESIDENTIAL **WATER:** AT ROAD **SEWER:**



Location Map





PROPERTY OVERVIEW







Delivering 25 Entitled Lots in the University Parkway area of Northern Winston-Salem. Lots are fully entitled, and Seller is delivering an approved site plan, wetlands report, environmental phase 1, geotechnical report, and will be ready for permits. Developers will be able to provide lots in a booming Triad area in desperate need of housing. Local amenities include grocery (Target, Neighborhood Wal Mart, Aldi), parks (Oak Summit Park and Bethabara Park are), dining (Chipotle, Biscuitville, Dairi-O's, and many local restaurants), and other commercial activity (trampoline parks, banking, car washes, and more). Help bring much needed entry-level homes to the market in a desirable location.







EXISTING ZONING: RS-9 PRD

TYPE OF REVIEW REQUESTED: CONSTRUCTION DRAWING

DENSITY CALCULATIONS

NUMBER OF LOTS: 25 SINGLE FAMILY LOTS

DENSITY: 2.35 LOTS PER ACRE

INFRASTRUCTURE

WATER: PUBLIC

STREETS: PUBLIC PROPOSED ELM DR - ±1,058 LF

BUFFER YARDS

ADJOINING ZONING: RS-12, RS-9, IP

TYPE REQUIRED: TYPE I BUFFER

WIDTH PROVIDED: 20 FENCE OPTION: N/A

PARKING

REQUIRED SPACES: 2 SPACES PER DU

PROVIDED: 2 SPACES PER DU

SITE SIZE AND COVERAGES

TOTAL ACRES: 10.65±

SITE COVERAGES:

BUILDING TO LAND: 9.42% (43,760 SF) ROAD TO LAND: 9.89% (41,246 SF) TOTAL IMPERVIOUS: SOCIEMANT DOAD: 1.15% (5,340 SF) 21.69% (100,606 SF) OPEN SPACE: 100,319 SF) 21.69% (100,606 SF) TOTAL: 100%

*PROPERTY NOT IN A WATER SUPPLY WATERSHED

JURISDICTION = CITY OF WINSTON-SALEM

CONNECTIVITY INDEX

RS-9 (PRD) PROPOSED ZONING REQUIREMENTS. MINIMUM LOT AREA - 5,000 SF MINIMUM LOT WOTH - 50' FRONT SETBACK - 20° COMBINED SIDE SETBACK - 15" STREET SIDE SETBACK - 20"

REAR SETBACK - 20"

MAXIMUM BUILDING HEIGHT - 40°

(IN FEET) 1 inch = 50

C - 1.0

CONTACT INFORMATION

Mike Gatton

Broker +17049023636

mike@baldwinco.com



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