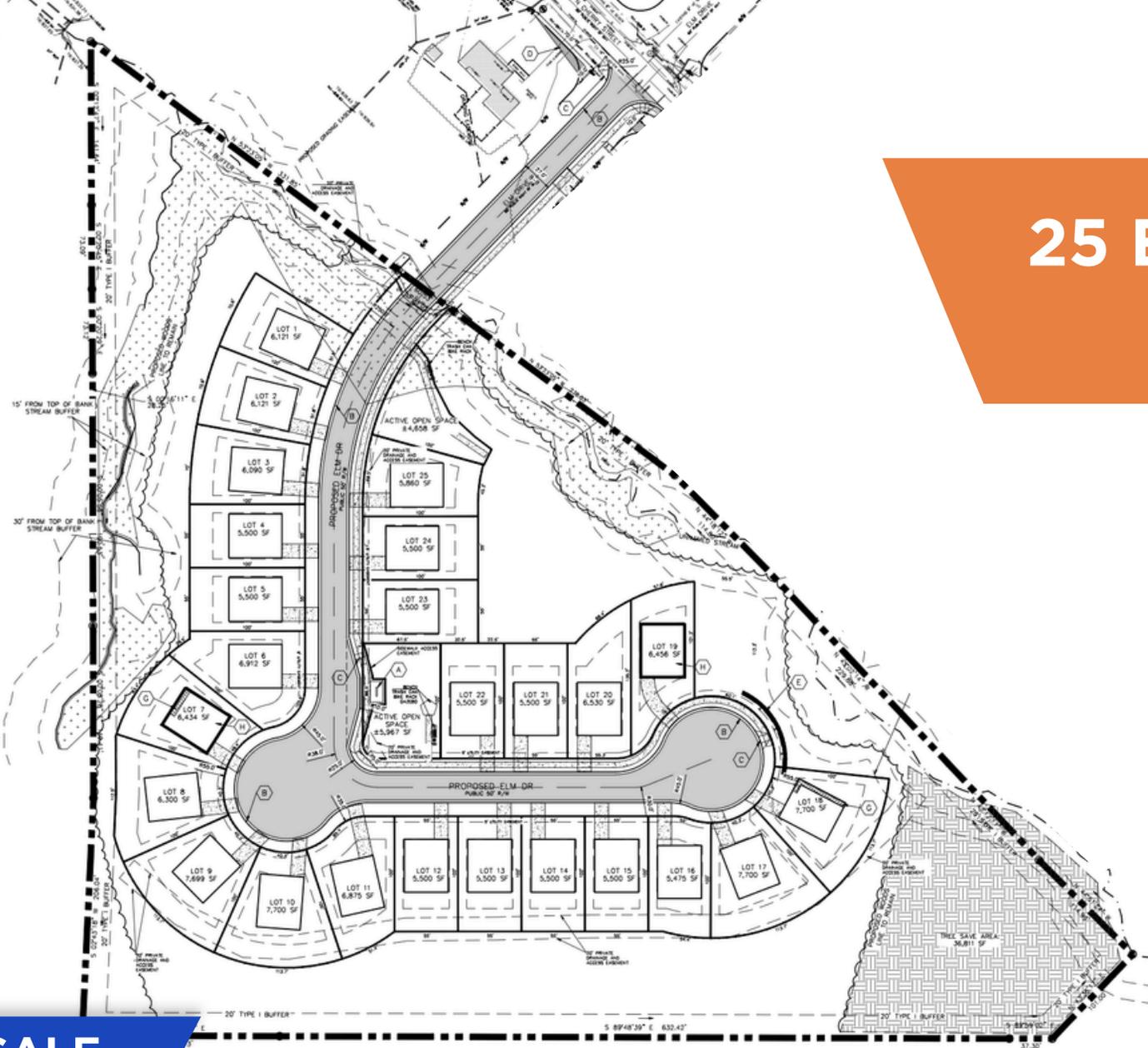**25 ENTITLED LOTS**

0 ELM DRIVE
WINSTON-SALEM, NC 27105

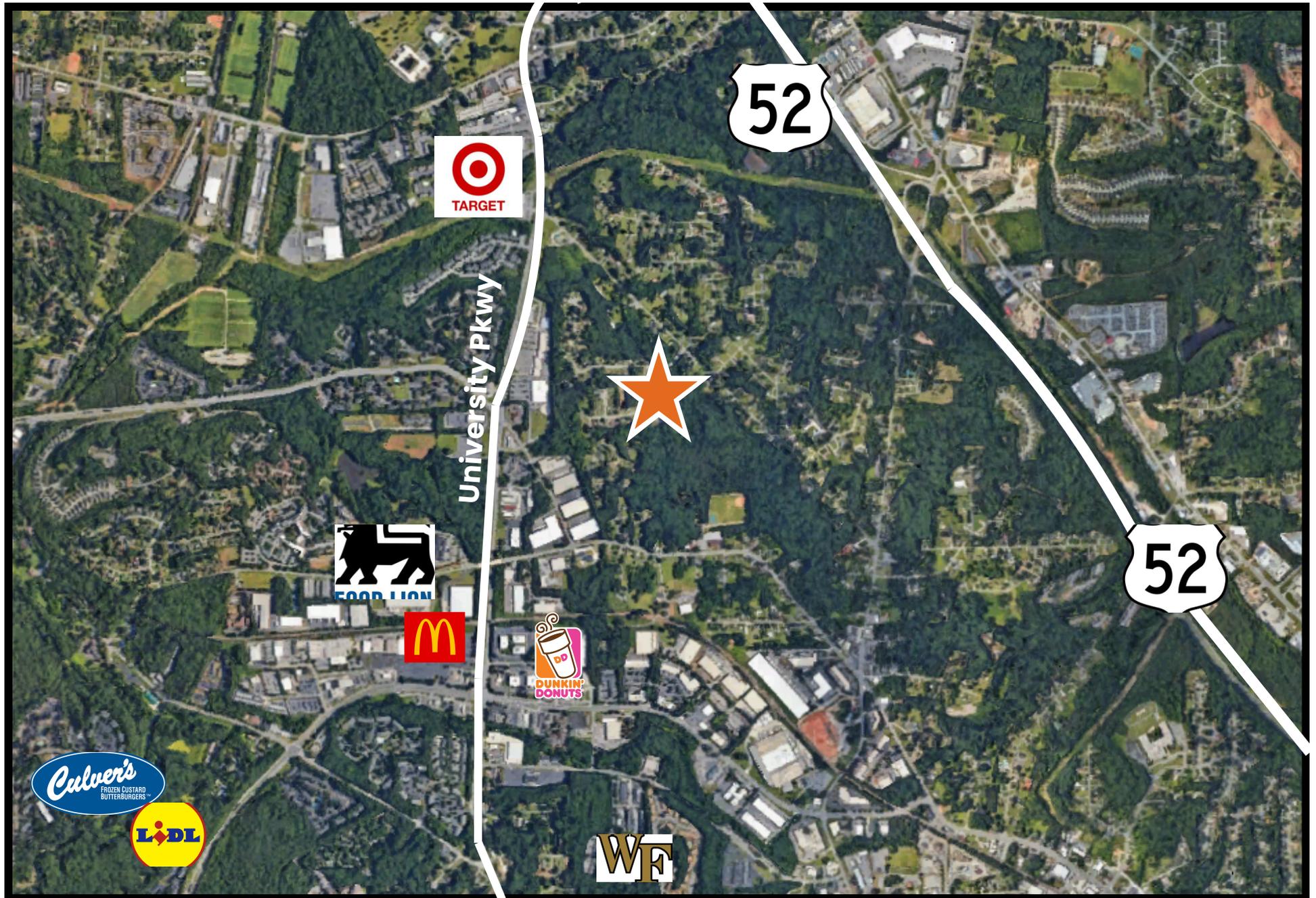**Baldwin** PROPERTIES

PROPERTY HIGHLIGHTS

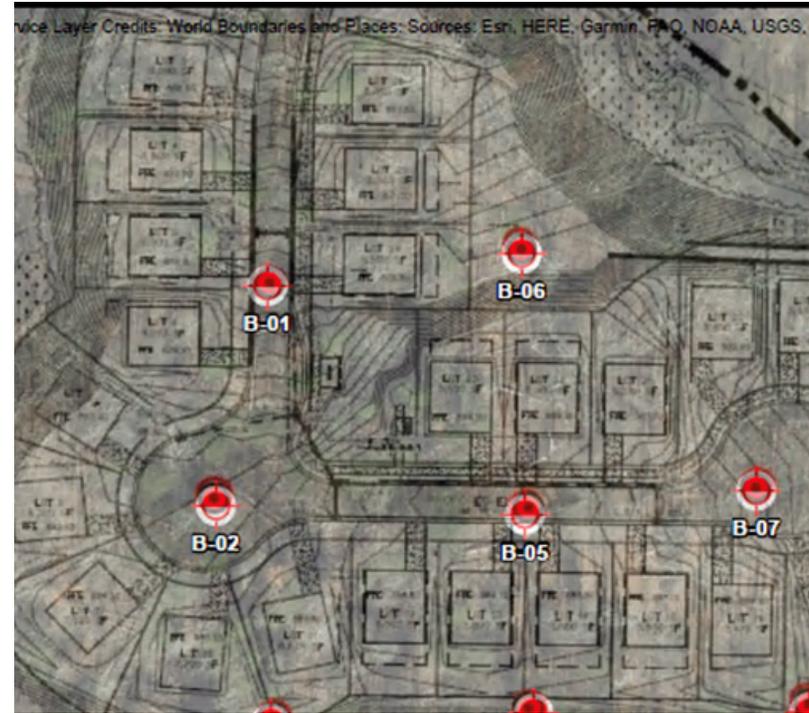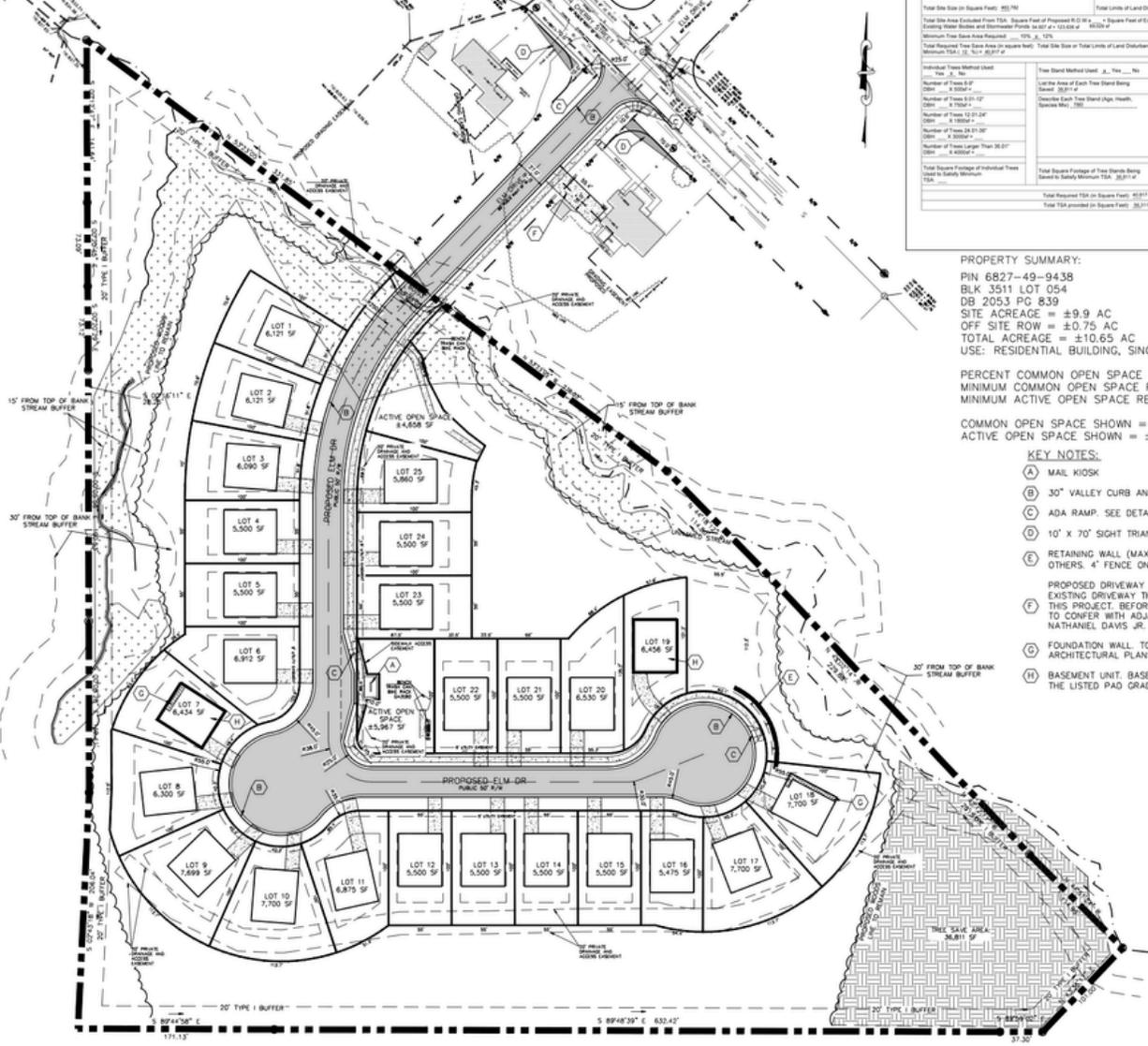|			
ACREAGE:	9.9 +/-	**SITE PLAN:**	APPROVED
LOTS:	25	**DD Documents**	UPON REQUEST
ASKING PRICE:	$499,000	**PERMITS**	READY
WATER:	AT ROAD	**ZONING:**	RESIDENTIAL
SEWER:	AT ROAD		

Location Map

PROPERTY OVERVIEW
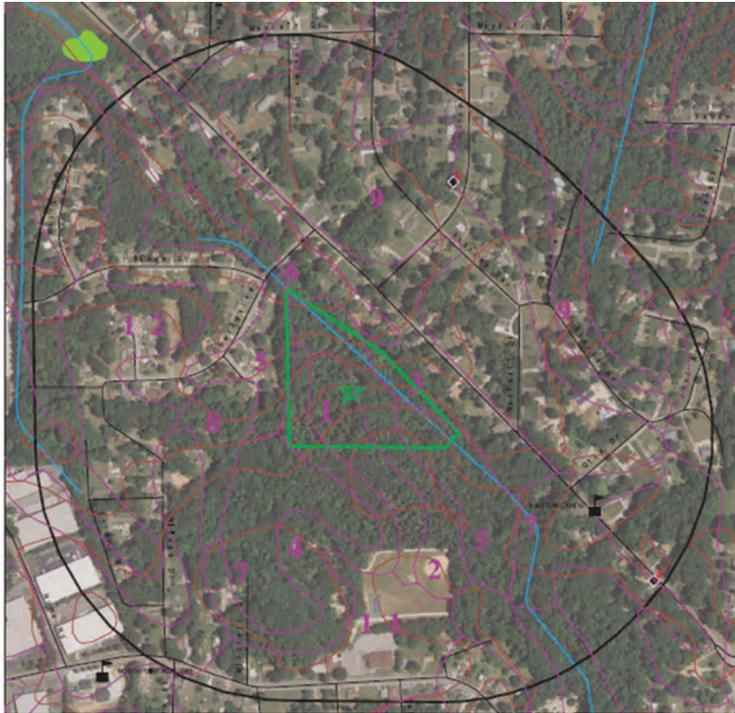
Delivering 25 Entitled Lots in the University Parkway area of Northern Winston-Salem. Lots are fully entitled, and Seller is delivering an approved site plan, wetlands report, environmental phase 1, geotechnical report, and will be ready for permits. Developers will be able to provide lots in a booming 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.

PROPERTY SUMMARY:
PIN 6827-49-9438
BLK 3511 LOT 054
DB 2053 PG 839
SITE ACREAGE = ±9.9 AC
OFF SITE ROW = ±0.75 AC
TOTAL ACREAGE = ±10.65 AC
USE: RESIDENTIAL BUILDING, SINGLE FAMILY

PERCENT COMMON OPEN SPACE REQUIRED = 15%
MINIMUM COMMON OPEN SPACE REQUIRED = 1.49 ACRES
MINIMUM ACTIVE OPEN SPACE REQUIRED = 0.22 ACRES

COMMON OPEN SPACE SHOWN = ±5.00 ACRES
ACTIVE OPEN SPACE SHOWN = ±0.24 ACRES

KEY NOTES:
(A) MAIL KIOSK
(B) 30" VALLEY CURB AND GUTTER TYP. (C-7.2)
(C) ADA RAMP. SEE DETAIL ON SHEET C-7.2
(D) 10' X 70' SIGHT TRIANGLE
(E) RETAINING WALL (MAX 10') TO BE DESIGNED BY OTHERS. 4' FENCE ON TOP OF WALL
(F) PROPOSED DRIVEWAY INSTALLATION TO REPLACE EXISTING DRIVEWAY THAT WAS DEMO'D AS PART OF THIS PROJECT. BEFORE INSTALLATION, CONTRACTOR TO CONFER WITH ADJACENT PROPERTY OWNER: NATHANIEL DAVIS JR. 336-391-2564
(G) FOUNDATION WALL TO BE COORDINATED WITH ARCHITECTURAL PLANS.
(H) BASEMENT UNIT. BASEMENT TO BE 10' LOWER THAN THE LISTED PAD GRADE.

ZONING
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
SEWER: 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% (43,700 SF)
ROAD TO LAND: 8.89% (41,246 SF)
SIDEWALK TO LAND: 1.15% (5,340 SF) — TOTAL IMPERVIOUS: 21.69% (100,605 SF)
DRIVEWAY TO LAND: 2.22% (10,319 SF)
OPEN SPACE: 78.32%
TOTAL: 100%

*PROPERTY NOT IN A WATER SUPPLY WATERSHED
JURISDICTION = CITY OF WINSTON-SALEM

CONNECTIVITY INDEX:
1/1 = 1.0*
* NO PRACTICAL ALTERNATIVE DUE TO SIGNIFICANT TOPOGRAPHIC CONSTRAINTS & EXISTING DEVELOPMENT PATTERNS

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'

VICINITY MAP
N.T.S.

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

SITE PLAN
ELM RIDGE
0 ELM DR.
WINSTON SALEM, NORTH CAROLINA

GRAPHIC SCALE
(IN FEET)
1 inch = 50 ft.

C-1.0

CONTACT INFORMATION

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Baldwin PROPERTIES