

**Pickett-Sprouse**

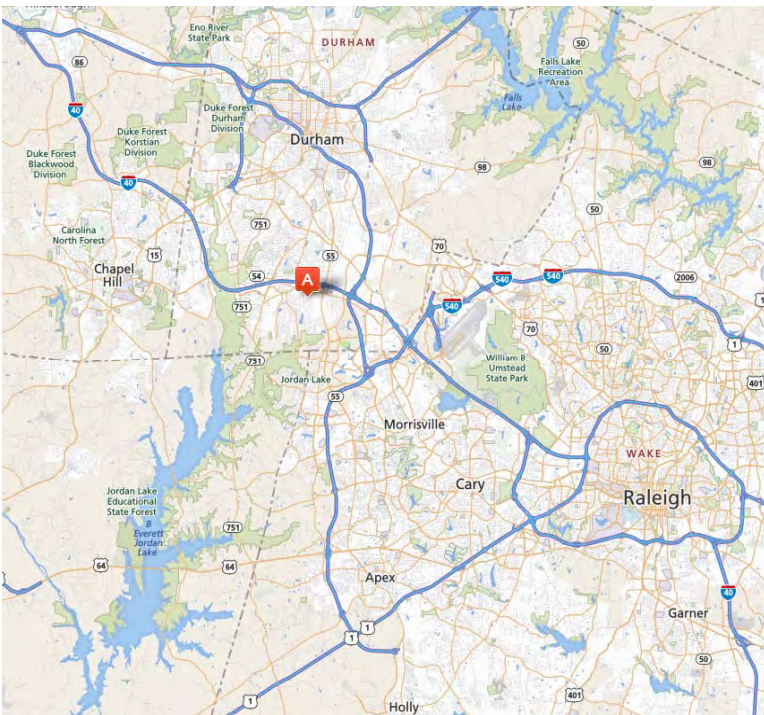
REAL ESTATE

**919.493.0395**

**PICKETT-SPROUSE.COM**



**1111 Carpenter Fletcher Road, Durham, NC 27713**



- 4.1 acres
- RS-10 Zoning
- Development potential for 8-11 single-family lots
- Site is near Meridian Business Park
- Public water and sewer in street
- See development plan on reverse
- \$395,000

For more information, please contact:

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**INFORMATION HEREIN IS SUBJECT TO VERIFICATION BY ALL PARTIES AND MAY CHANGE WITHOUT NOTICE.**  
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**DEVELOPMENT SUMMARY:**

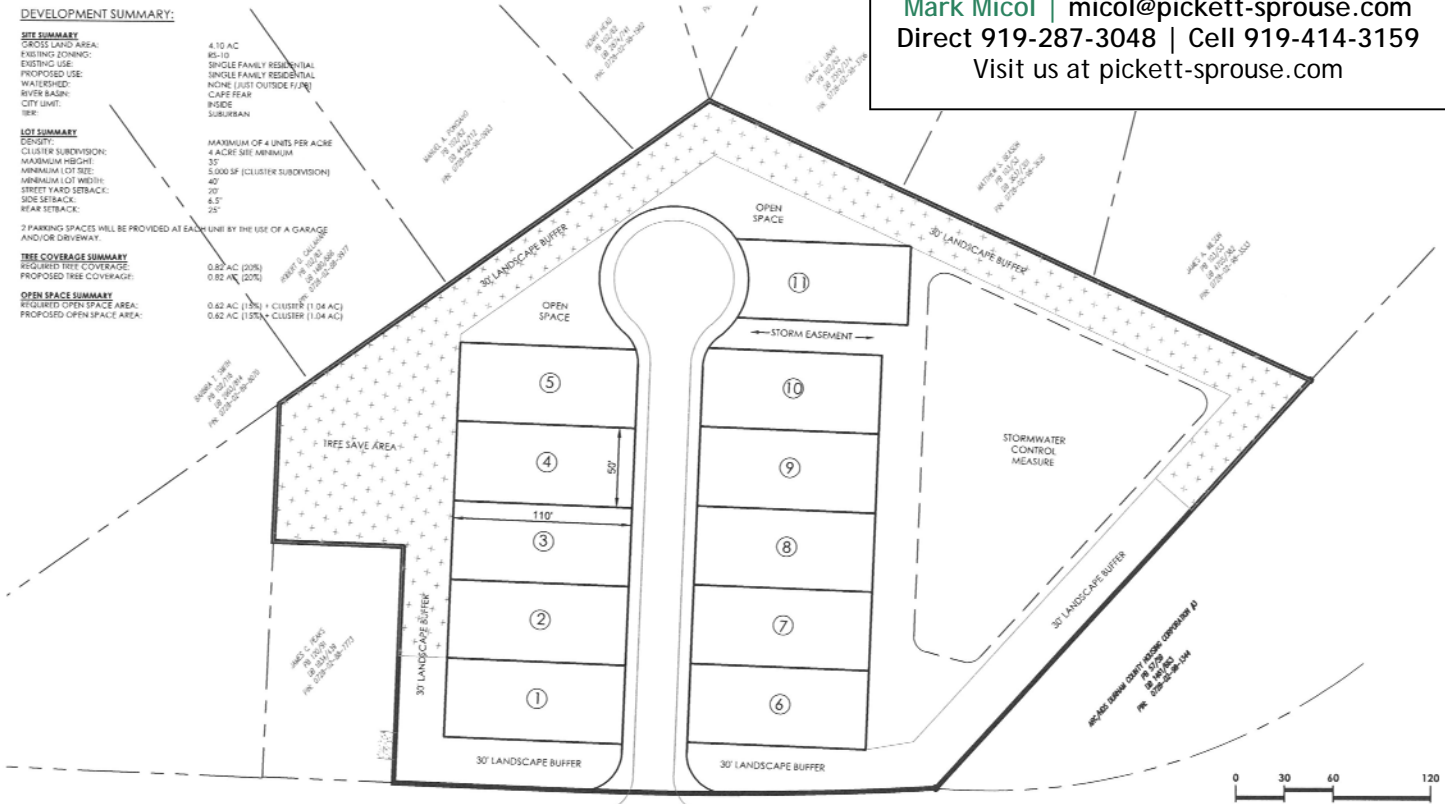
**SITE SUMMARY**  
GROSS LAND AREA: 4.10 AC  
EXISTING ZONING: R-10  
PROPOSED USE: SINGLE FAMILY RESIDENTIAL  
WATERSHED: NONE LISTED OUTSIDE FUTURE CAPE FEAR RIVER BASIN  
CITY LIMIT: NONE  
SUBURBAN

**LOT SUMMARY**  
DENSITY: MAXIMUM OF 4 UNITS PER ACRE  
CLUSTER SUBDIVISION: 4 ACRE SITE MINIMUM  
MAXIMUM HEIGHT: 35'  
MINIMUM LOT SIZE: 5,000 SF (CLUSTER SUBDIVISION)  
MINIMUM LOT WIDTH: 40'  
STREET YARD SETBACK: 20'  
SIDE SETBACK: 6.5'  
REAR SETBACK: 25'

2 PARKING SPACES WILL BE PROVIDED AT EACH UNIT BY THE USE OF A GARAGE AND/OR DRIVEWAY.

**TREE COVERAGE SUMMARY**  
REQUIRED TREE COVERAGE: 0.82 AC (20%)  
PROPOSED TREE COVERAGE: 0.82 AC (20%)

**OPEN SPACE SUMMARY**  
REQUIRED OPEN SPACE AREA: 0.62 AC (15%) + CLUSTER (1.04 AC)  
PROPOSED OPEN SPACE AREA: 0.62 AC (15%) + CLUSTER (1.04 AC)



LOT SIZE: 50'x110' (5,500 SF)

