

Builder Opportunity

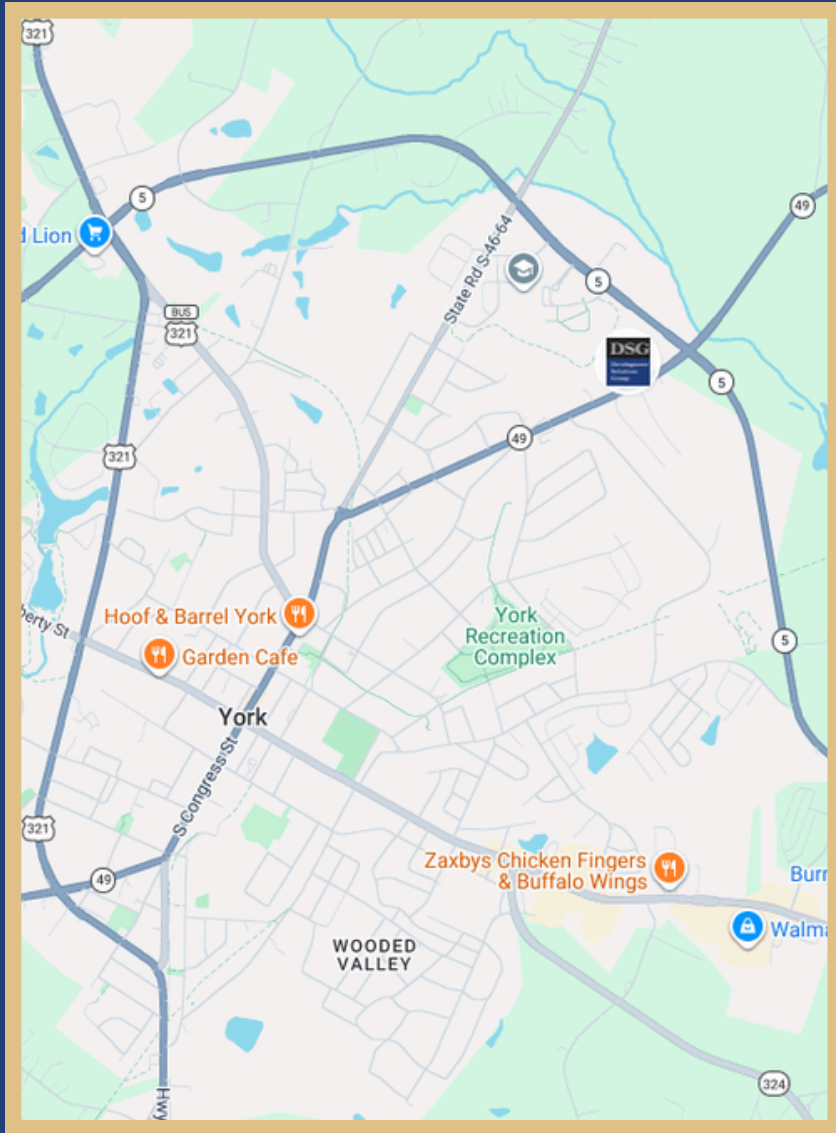
Presented by:

Development Solutions Group
6401 Carmel Road, Suite 101
Charlotte, NC 28226



FOR SALE

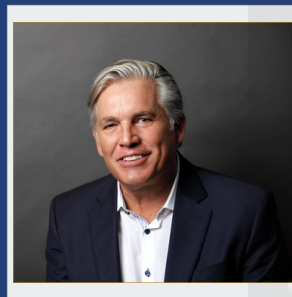
CHARLOTTE HWY & N. CONGRESS STREET, YORK, SOUTH CAROLINA



ALLURE

TOTAL NUMBER OF UNITS: 90

90 Town Homes



Kent Olson

Development Solutions Group

kent@developmentsolutionsgroup.com

704.737.1841

SITE STATISTICS

PROJECT AREA

17.74 Acres

CITY, COUNTY, STATE

York, South Carolina

TAX PARCEL

070-17-01-010 (Portion Of)

MINIMUM SETBACKS

Front: 20'
Corner: 20'
Rear: 18' (20' for Alley Load)
Between Buildings: 17'

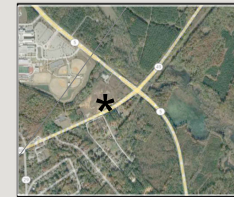
AVERAGE LOT DIMENSIONS

(See Site Plan)

HIGHLIGHTS

- Great, highly visible site next to high traffic, signalized corner at Charlotte Hwy & Congress
- Next to High School
- Rezoning in September 2025
- No Off Sites
- Gravity Sewer

SITE PLAN

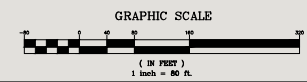


GENERAL INFORMATION:

PROJECT: ALLURE at FISHING CREEK
 DEVELOPER: DEVELOPMENT SOLUTIONS GROUP LLC
 6401 CARMEL ROAD, SUITE 101
 CHARLOTTE, NORTH CAROLINA 28226
 ATTN: Kent Olson, President
 PROPERTY OWNER: A.D. OLIPHANT III & DWB YORK LLC
 TAX PARCEL: 070-17-01-010 (Portion Of)
 ACREAGE: 17.74 ACRES
 EXISTING ZONING: PLANNED UNIT DEVELOPMENT (PUD)
 PROPOSED ZONING: R-9 SINGLE FAMILY ATTACHED RESIDENTIAL

DEVELOPMENT INFORMATION:

PROPOSED USE: ATTACHED RESIDENTIAL
 RESIDENTIAL UNITS: 61 - 2 Story Units (1-Car Garage)
 28 - 2 Story Alley Based Units (1-Car Garage)
 90 - Total Units (5.07 Units/Acre)
 COMMERCIAL: 3.43 Acres (Not Part of Residential Acreage)
 Commercial by Others & Not Part of This Plan
 TOWN HOMES:
 - MIN. LOT WIDTH: 20 FT. at Min. Req. Setback
 - MIN. LOT DEPTH: 90 FT.
 - MIN. LOT SIZE: 1,800 Sq. Ft.
 - SETBACKS/YARDS: FRONT - 20 FT.
 CORNER - 20 FT.
 REAR - 18 FT. (20' for Alley Load)
 BETWEEN BUILDINGS - 17 FT.
 OPEN SPACE: REQUIRED - 6.21 ACRES (35% of Net Acreage)
 PROPOSED - 9.63 ACRES (54%)
 - .37 ACRES IN PERIMETER BUFFERS
 - 1.31 ACRES IN TREE SAVE (OUTSIDE OF BUFFERS)
 - 4.65 ACRES IN COMMON AREAS (PARKING AREAS EXCLUDED)
 BUFFERYARDS: AS DEPICTED ON PLAN
 STORMWATER: STORM DRAIN SYSTEM DESIGNED FOR 10-YEAR STORM
 DETENTION FOR 2 & 10-YEAR STORM EVENTS
 STREETS: 22 FT. PAVED ROADS W/2 FT VALLEY CURB
 26 FT. PAVED ROADS IF BUILDING HEIGHT > 30 FT
 MIN. CENTERLINE RADIUS OF 150 FT
 5' SIDEWALK ON 2 SIDES OF EACH STREET
 PARKING: 2 SPACES / UNIT REQUIRED
 - END UNITS TO BE PROVIDED W/2 SPACES
 - INTERIOR UNITS TO BE PROVIDED W/1 SPACE
 - 87 OVERFLOW PARKING SPACES PROPOSED



DATE	ISSUED FOR	REV
		0



R. Joe Harris & Associates, Inc.
 Engineering and Land Surveying
 Management

www.rjoharris.com

This drawing shall not be used for construction purposes until the seal and signature of the responsible registered engineer on the drawing, and proper permit forms and related fees are transmitted by the Owner, Owner's Agent or Contractor to the Authority Having Jurisdiction.

Corporate Seal: _____ Engineer's Seal: _____
REZONING ONLY
NOT FOR CONSTRUCTION

B. Priddy
 Checked: _____
 Date: September 29, 2025

DEVELOPMENT SOLUTIONS GROUP LLC
 6401 CARMEL ROAD
 SUITE 101
 CHARLOTTE, NC 28226
 P: 704.543.0760

Project: ALLURE
 ATTACHED RESIDENTIAL

Drawing Title: CONCEPTUAL PLAN
 Rezoning Exhibit

Project No. 6416-Allure at Fishing Creek
 Drawing No. Rezoning Concept Plan

RZ-1