

Builder Opportunity

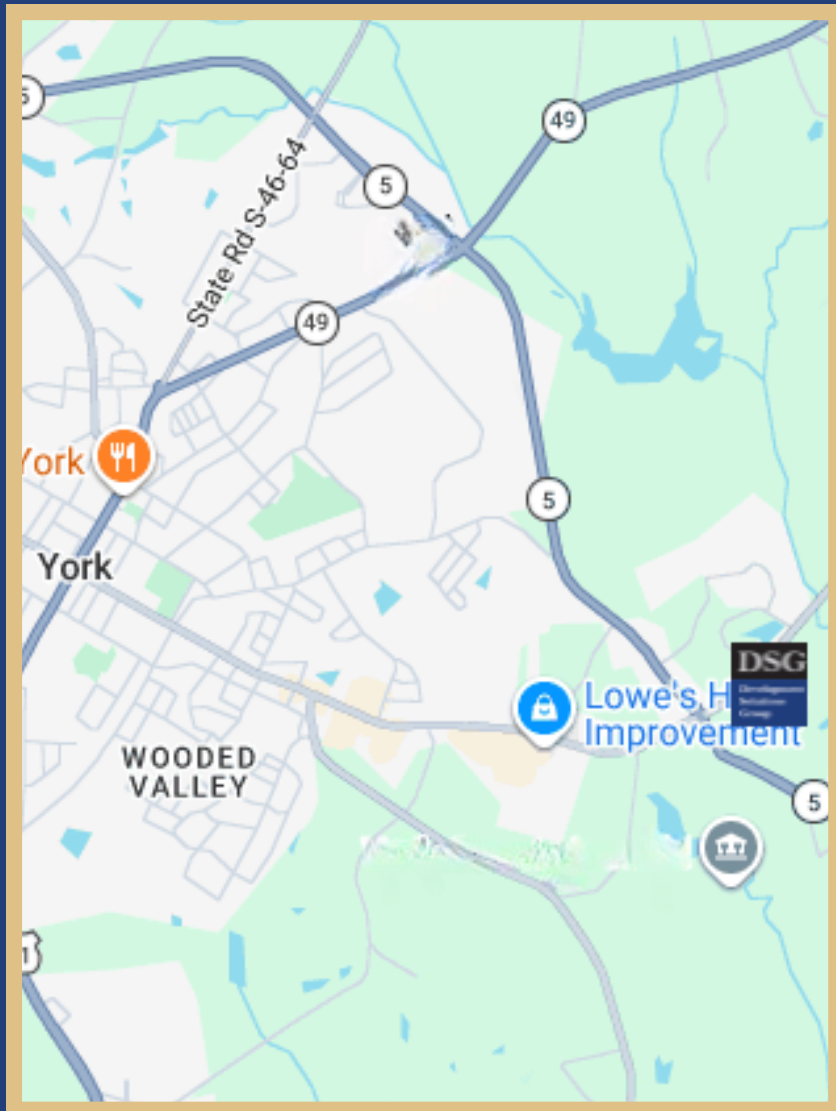
Presented by:

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



FOR SALE

OLD YORK ROAD & HWY 5, YORK, SOUTH CAROLINA



HERITAGE

TOTAL NUMBER OF UNITS: 130

130 Single Family Detached



Kent Olson

Development Solutions Group

kent@developmentsolutionsgroup.com

704.737.1841

SITE STATISTICS

PROJECT AREA

73.78 Acres

CITY, COUNTY, STATE

York, York, South Carolina

TAX PARCEL

(See Site Plan)

MINIMUM SETBACKS FOR SINGLE FAMILY DETACHED

Front: 20'

Side: 8'

Corner: 10'

Rear: 20'

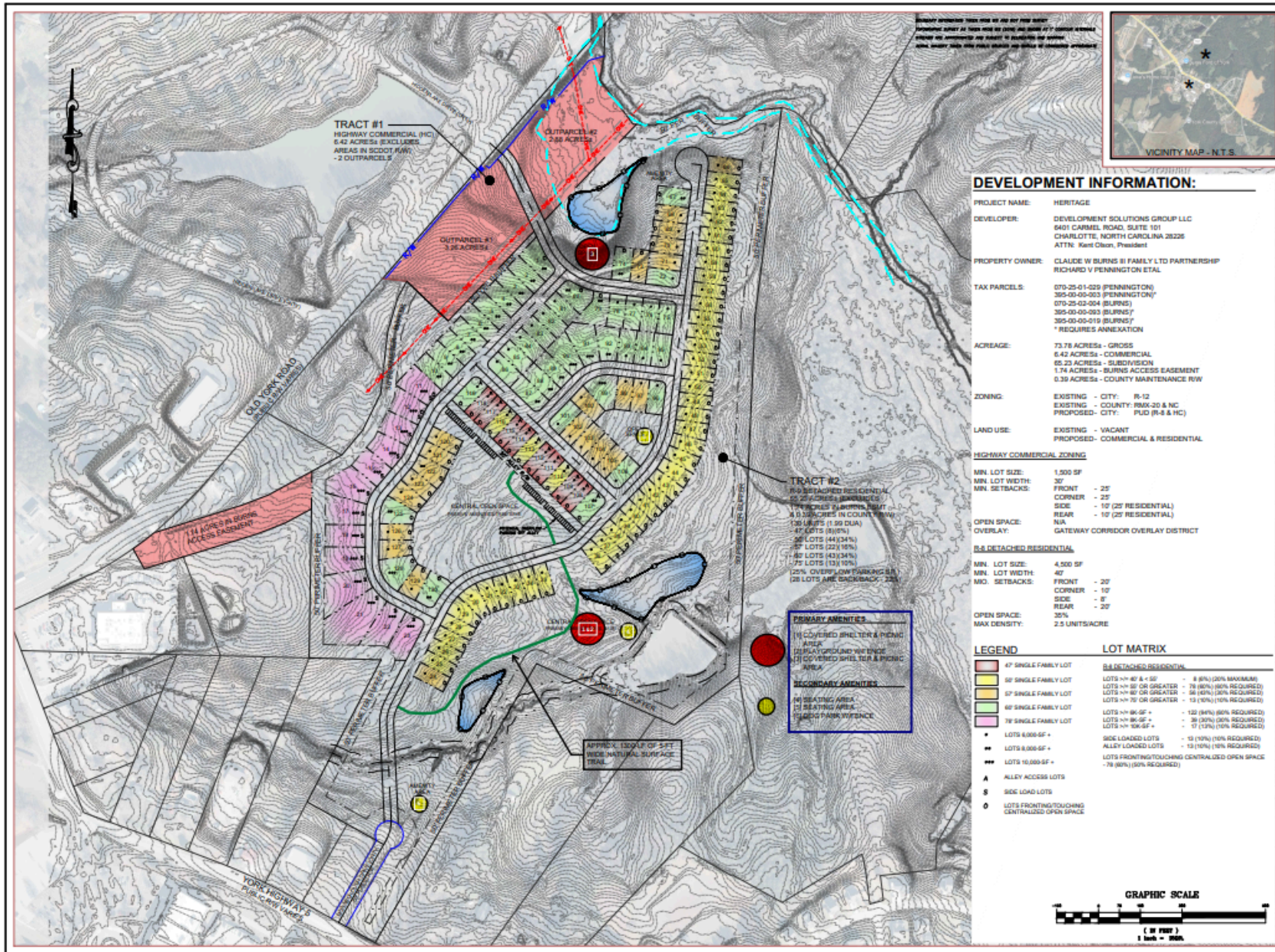
AVERAGE LOT DIMENSIONS

(See Site Plan)

HIGHLIGHTS

- All slab community
- Minimal road improvements needed
- No Off Sites - Sewer at site
- Moderate TOPO
- Low-impact proposed amenities
- Dual marketing frontage

SITE PLAN



DATE	ISSUED FOR	REV

DEVELOPMENT INFORMATION:

PROJECT NAME: HERITAGE

DEVELOPER: DEVELOPMENT SOLUTIONS GROUP LLC
6401 CARMEL ROAD, SUITE 101
CHARLOTTE, NORTH CAROLINA 28226
ATTN: Kent Olson, President

PROPERTY OWNER: CLAUDE W BURNS II FAMILY LTD PARTNERSHIP
RICHARD V PENNINGTON ETAL

TAX PARCELS: 070-25-01-029 (PENNINGTON)
395-00-00-003 (PENNINGTON)
070-25-02-004 (BURNS)
395-00-00-093 (BURNS)
395-00-00-019 (BURNS)
* REQUIRES ANNEXATION

ACREAGE: 73.78 ACRES - GROSS
6.42 ACRES - COMMERCIAL
65.23 ACRES - SUBDIVISION
1.74 ACRES - BURNS ACCESS EASEMENT
0.39 ACRES - COUNTY MAINTENANCE RW

ZONING: EXISTING - CITY: R-12
EXISTING - COUNTY: RMX-20 & NC
PROPOSED - CITY: PUD (R-8 & HC)

LAND USE: EXISTING - VACANT
PROPOSED - COMMERCIAL & RESIDENTIAL

HIGHWAY COMMERCIAL ZONING

MIN. LOT SIZE: 1,500 SF
MIN. LOT WIDTH: 30'
MIN. SETBACKS: FRONT - 25'
CORNER - 25'
SIDE - 10' (25' RESIDENTIAL)
REAR - 10' (25' RESIDENTIAL)
MAX OVERLAY: GATEWAY CORRIDOR OVERLAY DISTRICT

R-9 DETACHED RESIDENTIAL

MIN. LOT SIZE: 4,500 SF
MIN. LOT WIDTH: 40'
MIN. SETBACKS: FRONT - 20'
CORNER - 10'
SIDE - 8'
REAR - 20'

OPEN SPACE: 35%
MAX DENSITY: 2.5 UNITS/ACRE

PUPS **811**
Know what's below. Call before you dig.

RJH
R. Joe Harris & Associates, Inc.
Engineering • Land Surveying • Planning Management

www.rjeharris.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 furnished to the Owner. Client's Agent or Contractor is the Authority for Construction.

Project Manager: _____
Engineer's Seal: _____

CONCEPT ONLY

Project Manager	_____
Prepared By	_____
Checked By	_____
Scale	B. Pridmore

DEVELOPMENT SOLUTIONS GROUP LLC
6401 Carmel Road, Suite 101
Charlotte, NC 28226
P: 704-543-0760

DSG
Development Solutions Group

PROJECT:
HERITAGE
PLANNED UNIT DEVELOPMENT

Drawing Title:
Sketch Plan
Mixed Zoning

Project No.	Drawing No.
0617	
Project Name:	Heritage GSI Concept P1
	CP-1