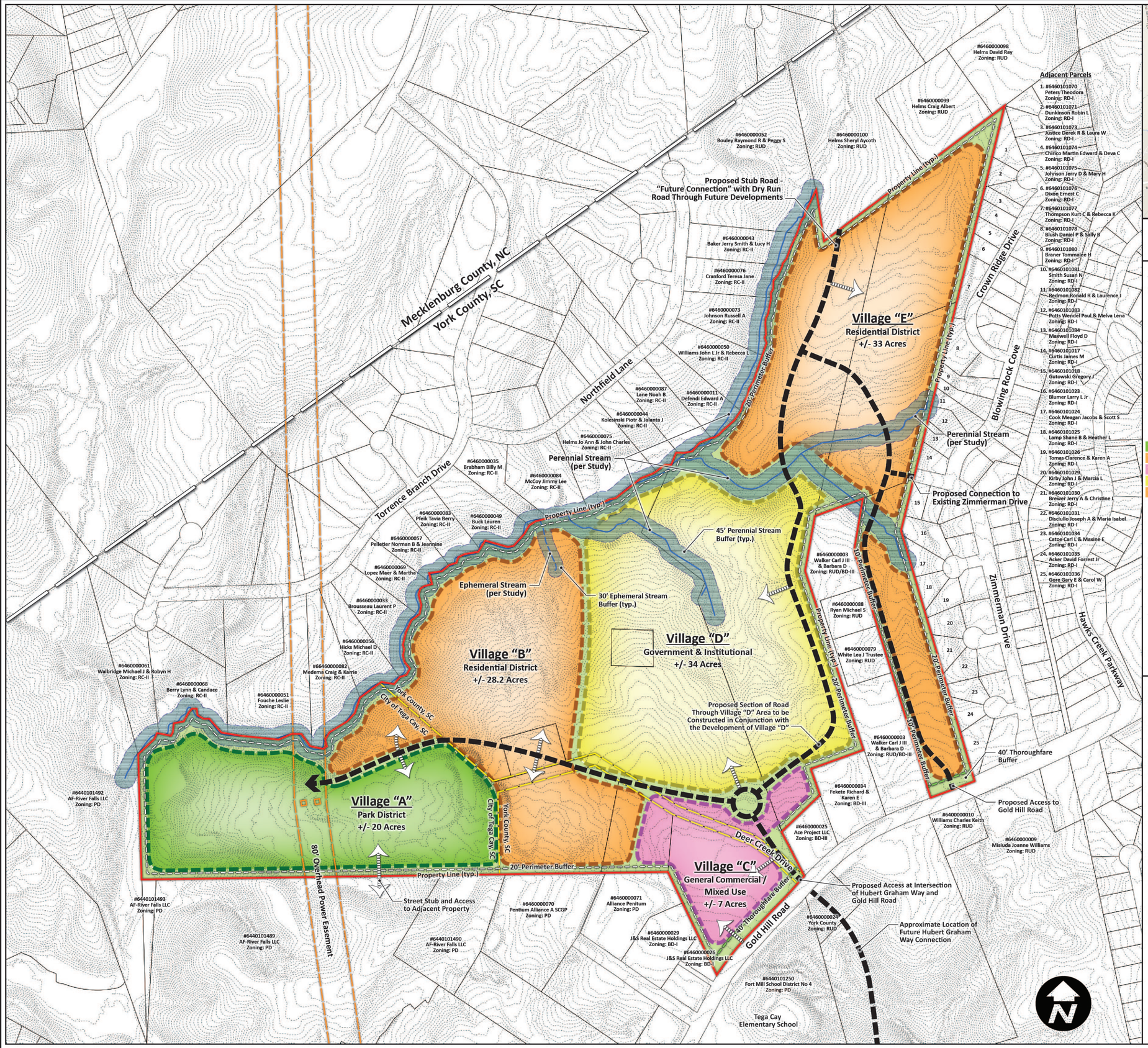

Vicinity Map

Not To Scale

Site Data

Tax Parcels:	**6460000002, 6460000004, 6460000005, 6460000006, 6460000007, 6460000013, 6460000018, 6460000031 & 6440101029**
Total Acreage:	**+/- 122.2 Acres**
Location:	**City of Tega Cay & York County, SC**
Zoning:	
Existing:	
Town:	**B-2, Scenic Overlay (City of Tega Cay)**
County:	**RUD (York County)**
Proposed:	**PDD (City of Tega Cay)**

Village	Acres	Land Usage
Village "A"	+/- 20 Acres	Park District
Village "B"	+/- 28.2 Acres	Residential District
Village "C"	+/- 7 Acres	General Commercial/Mixed Use
Village "D"	+/- 34 Acres	Government & Institutional
Village "E"	+/- 33 Acres	Residential District

Open Space:
Required: +/- 12.2 AC (10%)
Proposed: +/- 30.0 AC (24%)*

*Consists of the 20 acre Park Dedication & 10% of remaining acreage

Proposed Units / Square Feet per Village

Village "A"	**N/A (Park District)**
Village "B"	**400 Units (Residential District)**
Village "C"	**50,000 SF (GC/MU)**
Village "D"	**500,000 SF (GI) & 100,000 SF (GC/MU)**
Village "E"	**200 Units (Residential District)**

Total Overall PD Proposed Units & SF

Residential District	**Up to 600 Units**
- Single Family Detached	200 Units
- Patio Homes	200 Units
- Townhomes	200 Units
General Commercial / Mixed Use	**Up to 150,000 SF**
Government & Institutional	**Up to 500,000 SF**

General Notes
1. Base information provided by York County GIS Data and "Gold Hill Road" prepared by Carolina Surveyors, Inc., dated July 29, 2008. Base information should be verified for accuracy.
2. All zoning and wetland information utilized in the preparation of this Base Map is considered to be preliminary in nature and subject to change and final verification.
3. Draft - Do not rely on this document.

Floodplain Information
No floodplain located on site, per information obtained from FEMA FIRM Panels 0185E and 0192E effective date of study September 26, 2008.

Stream/Wetland Information
Stream/Wetland information is based on preliminary information provided to ESP by Deer Creek Drive Approximate Jurisdiction Boundaries prepared by Carolina Wetland Services dated September 1, 2015 and Gold Hill Road Approximate Jurisdictional Boundary Map prepared by Carolina Wetland Services dated December 2, 2014. For purposes of preparation of this Bubble Concept Plan, any potential wetland areas and stream features depicted on the plan are considered to be preliminary in nature and approximate in location.

Access Points/Driveways/Streets
1. Proposed project site entrance locations are considered preliminary in nature and need to be verified for adequate sight distance.
2. All roadway and street systems are considered to be preliminary and will need to be verified for sufficiency to satisfy or exceed minimum requirements established in the City of Tega Cay Code of Ordinances, Appendix B (Subdivision and Land Development) and applicable standards identified by SCDOT. Street connections are conceptual and may be subject to change based on agency input and review.

Open Space
Open Space areas are conceptual and preliminary. The exact location of these areas may change as the client finalizes decisions regarding final layout, product allocation, and as other spatially dependent project components such as stormwater areas, wetland areas, utility features, and buffers, (as applicable) for this project are better defined.

Potential Stormwater Quality Areas
Location of proposed stormwater areas are conceptual and preliminary and still need to be determined. The exact size and location of these areas will change as the client finalizes decisions regarding final layout, product allocation, and as other proposed changes to the project are better defined. Layout and unit count subject to change based on final design of stormwater areas.

Public Information
ESP Associates is not responsible for deficiencies created by incorrect, incomplete, missing or outdated information derived from public sources such as GIS, Planning and Zoning departments.

ESP Associates, P.A.

P.O. Box 7030
Charlotte, NC 28241
NC - 704.583.4949

3475 Lakemont Blvd.
Fort Mill, SC 29708
SC - 803.802.2440

www.espassociates.com

This drawing and/or the design shown are the property of ESP Associates, P.A. The reproduction, alteration, copying, or other use of this drawing without their written consent is prohibited and any infringement will be subject to legal action. ESP Associates, P.A.

CLIENT

DSG Development Solutions Group

11121 Carmel Commons Blvd., Suite 360
Charlotte, NC 28226

PROJECT

Windhaven

SHEET TITLE

Planned Development Site Plan

PROJECT LOCATION City of Tega Cay, SC

GRAPHIC SCALE
200 0 100 200 400
1 INCH = 200 FT.

PROJECT LOCATION	DT62.100
DRAWING NAME	DT62 - Windhaven - Rezoning Submittal.ai
DATE	January 5, 2015
DRAWN BY	AB
CHECKED BY	MK

AGENCY / SUBMITTAL REVISION

NO.	DATE	BY	REVISION
1	1/26/16	MK	Per City Staff Comments
2	2/4/16	MK	Per City Staff Comments
2	2/10/16	MK	Adjust Total Residential Units