General Notes:
1. Base information provided by York GIS Data and should be verified for accuracy.
2. All site plan, zoning, and wetland information utilized in the preparation of this plan is considered to be preliminary in nature and subject to change and final verification.
3. Draft - Do not rely on this document.

Floodplain Information
Floodplain information obtained from York County GIS data and should be verified for accuracy.

Stream/Wetland Information
Stream/Wetland information is based on preliminary obtained from York County GIS data. For purposes of preparation of this Planned Development District Sketch, 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 and applicable standards identified by SCDOT. Street connections are conceptual and may be subject to change based on agency input and review.

Open Space /Tree Save
Open Space and Tree Save 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.

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ESP Associates is not responsible for map deficiencies created by incorrect, incomplete, missing or outdated information derived from public sources such as GIS, Planning and Zoning departments.

Site Data:

Tax Parcels:	**6440000047, 6440000045, 6440000049, 6440000050, 6440000051, 6440000052, 6440000053, & 6440000048**
Location:	**York County, SC**
Overall Site Area:	**+/- 57.51 Acres**
Government/Institutional Area:	**+/- 8.89 Acres**
Residential Area:	**+/- 48.62 Acres**
Zoning:	
Existing:	**RUD & AGC (York County)**
Proposed:	**PDD (Tega Cay)**
Total Residential Units Permited:	**Up to 125 Units**

Village	Acres	Land Usage
Village "A" Residential District	+/- 48.62	Single Family Residential Detached
Village "B" Government/Institutional	+/- 8.89 AC	Government/Institutional Up to 90,000 S.F.

Residential Density:	**Up to 2.60 DU/AC**
Open Space:	
Required:	**+/- 4.8 Acres (10%)**
Provided:	**+/- 9.6 Acres (20%)**

Note: A minimum of 10% Open Space required based on the Residential Area of the Project Site

ESP

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CLIENT

mattamyHOMES

PROJECT

Cadence Site
PDD

SHEET TITLE

Planned
Development
District
Sketch Plan

PROJECT LOCATION Tega Cay, SC

GRAPHIC SCALE

100 0 50 100 200

1 INCH = 100 FT.

PROJECT NUMBER	DX37.100
DRAWING NAME	DX37 - Rezoning Plan.psd
DATE	April 19, 2016
DRAWN BY	GM
CHECKED BY	MM

AGENCY / SUBMITTAL REVISION

NO.	DATE	BY	REVISION
1	4/27/16	GM	Revised per Staff Comments
2	6/01/16	MM	Revised per Staff Comments
3	7/7/16	MM	Revised PDD Text to add Patio Home Language