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CLIENT

**LENNAR**

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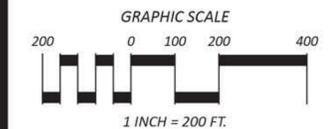
PROJECT

**Windhaven**

SHEET TITLE

**Planned Development Site Plan**

PROJECT LOCATION City of Tega Cay, SC



PROJECT LOCATION	DT62-100
DRAWING NAME	DT62 - Windhaven - Rezoning Submittal
DATE	March 4, 2020
DRAWN BY	AJW
CHECKED BY	MM

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
3	2/10/16	MK	Adjust Total Residential Units
4	3/16/16	MK	Adjust Total Residential Units

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 ESP Associates is not responsible for deficiencies created by incorrect, incomplete, missing or outdated information derived from public sources such as GIS, Planning and Zoning departments.



**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"	+/- 20.2 Acres	Park District
Village "B"	+/- 64.1 Acres	Residential District (SF Detached /TH)
Village "C"	+/- 15.5 Acres	General Commercial/Mixed Use
Village "D"	+/- 22.4 Acres	Residential District (Senior Living)

Open Space:	Required: +/- 122.2 AC (10%) Proposed: +/- 30.4 AC (25%)*
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\*Consists of the 20.2 acre Park Dedication & 10% of remaining acreage

Proposed Units / Square Feet per Village	
Village "A"	N/A (Park District)
Village "B" & "D"	Up to 400 Units (Residential District)
Village "C"	Up to 750,000 SF (GC/MU)

Total Overall PD Proposed Units & SF	Up to 400 Units
Residential District	Up to 750,000 SF
General Commercial / Mixed Use	

**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 through Preliminary Wetlands Reports by Carolina Wetland Services consisting of "Deer Creek Drive" dated September 2, 2015 and "Gold Hill Road" dated December 2, 2014. For purposes of preparation of this 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.

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