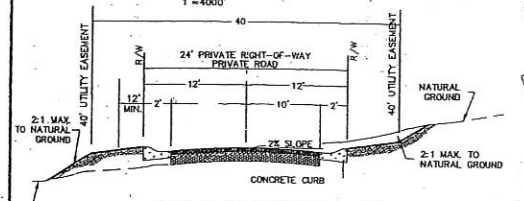
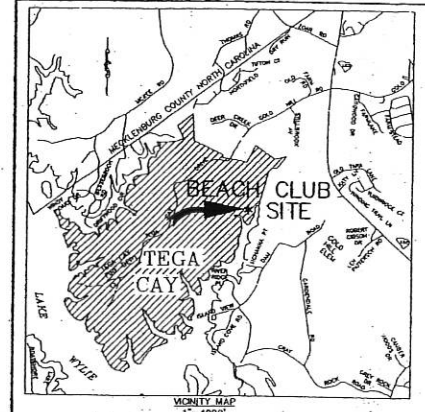


LAKE SHORE ON LAKE WYLIE POD MF-1-BEACH CLUB TOWNHOMES TEGA CAY, SOUTH CAROLINA



NOTE: FOR PAVEMENT THICKNESS SEE PAVEMENT SCHEDULE ON THE SITE PLANS
(PRIME IS REQUIRED ON MACADAM BASE IF ROAD IS NOT PAVED WITHIN 72 HOURS OF AN APPROVED PROOF ROLL)

LAND BOUNDARY LINE TABLE		LAND BOUNDARY CURVE TABLE						
LINE	DIRECTION	DISTANCE	CURVE	RADIUS	LENGTH	CHORD	DIRECTION	DELTA
L1	N 75°52'40"	22.33	C1	312.50	72.98	27.95	S 24°20'37"	65°07'23"
L2	N 75°52'40"	42.74	C2	312.50	125.46	103.93	N 41°35'49"	58°40'21"
L3	S 88°18'22"	59.44	C3	787.50	126.82	126.71	N 16°08'47"	09°13'44"
L4	S 03°01'40"	57.25	C4	430.81	106.28	105.98	N 12°52'04"	14°07'33"
L5	S 02°18'01"	29.04	C5	430.81	36.76	36.75	N 03°06'11"	04°33'21"
L6	S 32°00'52"	58.93	C6	31.67	24.55	23.84	N 19°10'19"	44°25'23"
L7	S 14°20'05"	20.39	C7	35.04	42.18	39.66	N 45°10'30"	68°55'53"
L8	S 05°35'55"	20.76	C8	428.18	6.02	6.02	N 20°52'07"	03°48'20"
L9	S 06°36'58"	12.91	C9	35.00	72.21	60.07	N 88°10'41"	118°12'21"
L10	S 35°58'41"	11.72	C10	35.00	28.84	28.03	S 09°08'42"	47°12'54"
L11	S 08°41'17"	17.82	C11	10.00	1.86	1.86	S 21°51'03"	09°30'56"
L12	S 06°36'58"	12.91	C12	35.00	74.08	23.61	S 30°52'07"	32°25'04"
L13	S 35°58'41"	11.72	C13	23.30	22.73	21.84	S 23°12'02"	55°41'00"
L14	S 26°41'17"	17.82	C14	427.81	42.44	42.42	S 03°38'24"	05°41'00"
L15	S 37°14'28"	29.98	C15	405.81	0.53	0.53	S 08°41'41"	09°04'37"
L16	S 35°58'41"	11.72	C16	405.81	83.32	83.12	S 31°23'42"	58°25'04"
L17	S 35°58'41"	11.72	C17	812.50	130.87	130.73	S 16°08'47"	09°13'44"
L18	S 21°06'27"	29.84	C18	287.50	312.64	287.45	S 43°15'39"	62°18'19"
L19	N 85°30'20"	29.26	C19	28.87	48.62	37.58	S 50°38'49"	77°38'09"
L20	N 64°18'25"	1.48	C20	21.03	35.98	31.72	S 31°23'42"	58°25'04"
L21	N 64°18'25"	49.80	C21	374.98	326.07	312.57	S 39°42'37"	57°29'11"
L22	N 57°18'10"	25.47	C22	775.00	124.83	124.70	S 16°08'47"	09°13'44"
L23	N 41°55'06"	29.11	C23	450.00	118.68	118.53	S 13°21'26"	15°14'19"
L24	N 31°19'07"	34.16	C24	450.00	53.19	53.16	S 02°05'48"	02°16'56"
L25	N 24°37'03"	38.65	C25	20.00	10.09	9.88	S 12°54'15"	28°53'50"
L26	N 50°20'04"	10.99	C26	27.50	14.47	13.09	S 00°51'40"	56°25'40"
L27	N 50°20'04"	31.33	C27	35.00	16.70	16.54	N 28°09'59"	27°20'11"
L28	N 78°21'04"	76.41	C28	20.00	14.54	14.22	N 21°00'36"	41°38'34"
L29	N 70°36'06"	72.82	C29	400.00	58.41	58.36	N 14°35'39"	08°22'02"
L30	N 10°53'36"	53.42	C30	400.00	89.44	89.26	N 14°35'39"	12°48'42"
L31	N 05°37'21"	50.58	C31	225.00	112.89	112.75	N 18°08'47"	09°13'44"
L32	N 31°32'55"	77.17	C32	725.00	229.80	226.26	N 42°10'17"	02°20'00"
L33	N 21°06'27"	65.91	C33					
L34	N 19°36'26"	52.03						
L35	N 05°21'44"	13.43						
L36	N 13°14'06"	28.20						
L37	S 11°13'44"	119.98						
L38	S 77°03'19"	35.92						
L39	S 12°58'41"	115.50						

DEVELOPMENT DATA
 TOTAL ACRES: +/- 15.75 ACRES
 ACRES PARCEL 1: +/- 4.15 ACRES
 ACRES PARCEL 2: +/- 9.60 ACRES
 MULTI-FAMILY COMMONS OPEN SPACE: +/- 2.87 ACRES
 PARCEL 1: +/- 3.67 ACRES
 PARCEL 2: +/- 4.00 ACRES
 TOTAL: +/- 14.71 ACRES
 TOTAL NATURAL UNDISTURBED OPEN SPACE: +/- 1.84 ACRES
 APPROXIMATE LAND USE BUFFER: +/- 3.50 ACRES

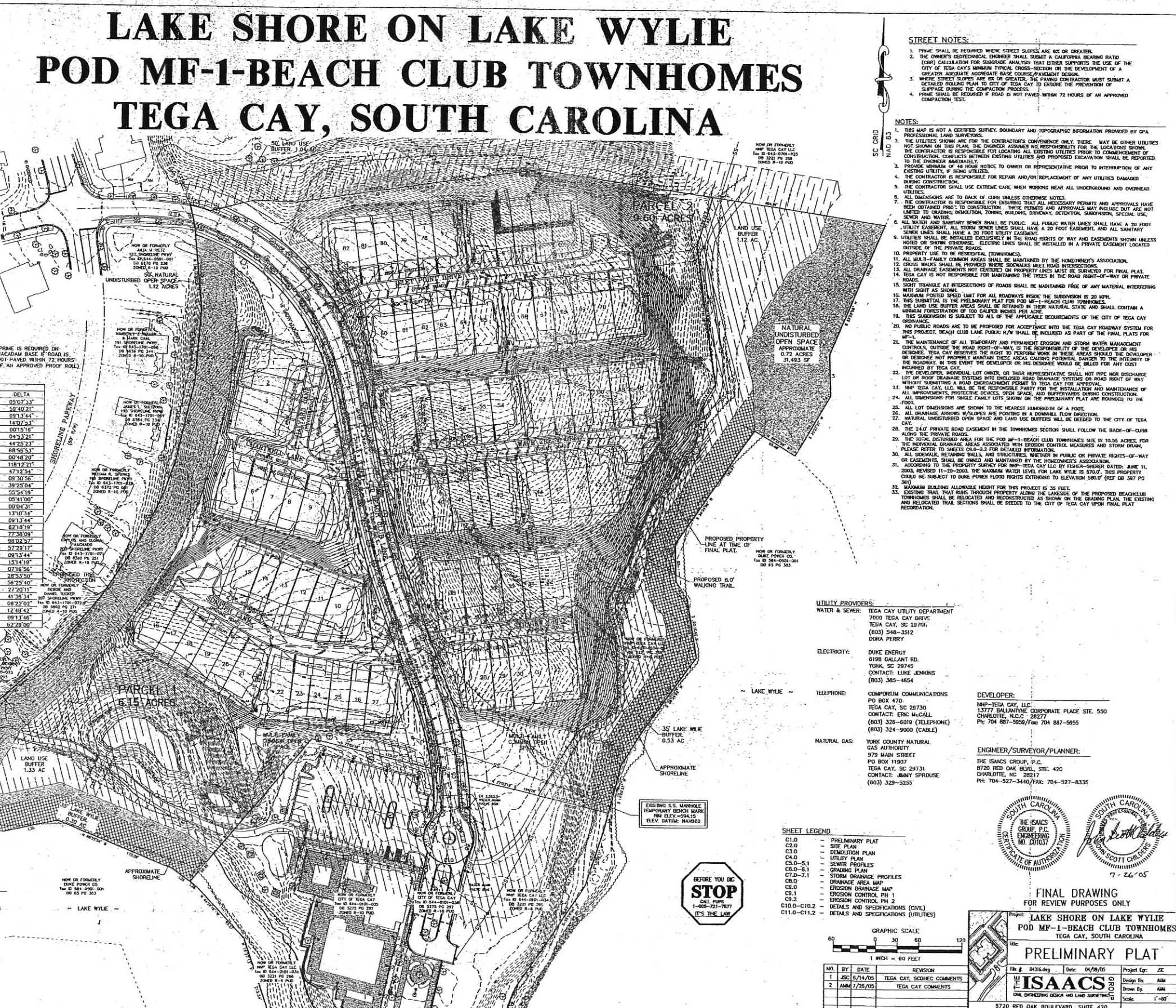
EXISTING ZONING: R-6 PUD YORK COUNTY
COUNTY: YORK COUNTY
MIN FRONT SETBACK: 25'
MIN REAR SETBACK: 24'
MIN SIDE SETBACK: 25'
TAX PARCEL: 644-01-01-032 (PARCEL 1)
 644-01-01-034 (PARCEL 2)

PROPOSED USE OF LOTS: MULTI-FAMILY RESIDENTIAL

MULTI-FAMILY UNITS: 82 LOTS
AREA SCHOOLS: FORT MILL 4
FIRE DISTRICT: TEGA CAY

PARKING REQUIREMENTS: EACH SINGLE AND MULTI FAMILY UNIT WILL BE PROVIDED WITH 2 (TWO) (2) P17 PARKING SPACES.
 PARKING SPACE REQUIREMENT CAN BE SATISFIED WITHIN PROPOSED GARAGES.

PAVEMENT NOTES:
 1. ALL FILL USED FOR RAISING SITE GRADES OR FOR REPLACEMENT OF MATERIAL THAT IS UNSATISFACTORY SHOULD BE UNIFORMLY COMPACTED IN THIN LIFTS TO AT LEAST 90 PERCENT OF THE STANDARD PROCTOR MAXIMUM DRY DENSITY (ASTM D 698). IN ADDITION, AT LEAST THE UPPER 18 INCHES OF SURFACE FILL BENEATH PAVEMENTS AND FLOOR SLABS AND 24 INCHES BELOW PAVEMENTS SUBJECT TO TRUCK TRAFFIC SHOULD BE COMPACTED TO 98 PERCENT OF THE SAME SPECIFICATION. THE ABOVE COMPACTED SPECIFICATIONS ARE TO BE MAINTAINED ONLY. SPECIFIC PAVEMENT OR FLOOR SLAB DESIGNS MAY REQUIRE A DIFFERENT COMPACTATION STANDARD. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING SITE WORK MEASUREMENTS AND RECORDS IN ACCORDANCE WITH THE RECOMMENDATIONS PROVIDED BY A QUALIFIED GEOTECHNICAL ENGINEER DURING CONSTRUCTION.
 2. PAVEMENT SPECIFICATIONS LISTED ABOVE ARE RECOMMENDATIONS ONLY AS PROVIDED BY THE OWNER. SPECIFICATIONS AND ARE SUBJECT TO CHANGE BASED UPON PROJECT CONDITIONS OR RECOMMENDATIONS CONTAINED WITHIN THE SOILS REPORT. PRIOR TO COMMENCEMENT OF WORK, THE OWNER OR CONTRACTOR SHOULD HAVE A GEOTECHNICAL ENGINEER TO PROVIDE A PAVEMENT DESIGN BASED UPON ANTICIPATED VEHICULAR TRAFFIC AND PROJECT SOIL CONDITIONS. THE OWNER ASSUMES NO RESPONSIBILITY FOR THE ADEQUACY OF THE PAVEMENT SPECIFICATION PROVIDED ABOVE.
 3. ALL CURB AND GUTTER SLOPES FOR ROADS, AND MACADAM BASE MUST BE PROOF ROLLED AND APPROVED BY THE ISACS GROUP PRIOR TO PLACEMENT OF ANY MATERIAL IN THE SUBJECT AREA TO BE PROOF ROLLED. CONTACT THE ISACS GROUP TO SCHEDULE ALL PROOF ROLLS A MINIMUM OF 48 HOURS PRIOR TO PROOF ROLLS. THERE ARE NO SLOTTED RIGHTS OF WAY ON THIS SITE.



- STREET NOTES:**
- PRIME SHALL BE REQUIRED WHERE STREET SLOPES ARE 6% OR GREATER.
 - THE OWNER'S GEOTECHNICAL ENGINEER SHALL SUBMIT A CALIFORNIA BEARING RATIO (CBR) CALCULATION FOR SUBGRADE ANALYSIS THAT EITHER SUPPORTS THE USE OF THE CITY OF TEGA CAY'S MINIMUM TYPICAL CROSS-SECTION OR THE DEVELOPMENT OF A GREATER ADEQUATE ADEQUATE BASE COURSE/PAVEMENT DESIGN.
 - WHERE STREET SLOPES ARE 6% OR GREATER, THE PAVING CONTRACTOR MUST SUBMIT A DETAILED ROLLING PLAN TO THE CITY OF TEGA CAY TO ENSURE THE PREVENTION OF SURFACE DRAINAGE DURING THE CONSTRUCTION PROCESS.
 - PRIME SHALL BE REQUIRED IF ROAD IS NOT PAVED WITHIN 72 HOURS OF AN APPROVED COMPACTION TEST.

- NOTES:**
- THIS MAP IS NOT A CERTIFIED SURVEY. BOUNDARY AND TOPOGRAPHIC INFORMATION PROVIDED BY CPA PROFESSIONAL LAND SURVEYORS.
 - THE UTILITIES SHOWN ARE FOR THE CONTRACTOR'S CONVENIENCE ONLY. THERE MAY BE OTHER UTILITIES NOT SHOWN ON THIS PLAN. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE LOCATION SHOWN. THE CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL EXISTING UTILITIES PRIOR TO COMMENCEMENT OF CONSTRUCTION. CONFLICTS BETWEEN EXISTING UTILITIES AND PROPOSED EXCAVATION SHALL BE REPORTED TO THE ENGINEER IMMEDIATELY.
 - PROVIDE MINIMUM OF 48 HOURS NOTICE TO OWNER OR REPRESENTATIVE PRIOR TO INTERRUPTION OF ANY EXISTING UTILITY, IF BEING UTILIZED.
 - THE CONTRACTOR IS RESPONSIBLE FOR REPAIR AND/OR REPLACEMENT OF ANY UTILITIES DAMAGED DURING CONSTRUCTION.
 - THE CONTRACTOR SHALL USE EXTREME CARE WHEN WORKING NEAR ALL UNDERGROUND AND OVERHEAD UTILITIES.
 - ALL DIMENSIONS ARE TO BACK OF CURB UNLESS OTHERWISE NOTED.
 - THE CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT ALL NECESSARY PERMITS AND APPROVALS HAVE BEEN OBTAINED PRIOR TO CONSTRUCTION. THESE PERMITS AND APPROVALS MUST INCLUDE, BUT ARE NOT LIMITED TO: GRADING, ZONING, BUILDING, DRIVEWAY, DETENTION, SUBDIVISION, SPECIAL USE, SEWER AND WATER.
 - ALL WATER AND SANITARY SEWER SHALL BE PUBLIC. ALL PUBLIC WATER LINES SHALL HAVE A 30 FOOT UTILITY EASEMENT. ALL STORM SEWER LINES SHALL HAVE A 20 FOOT EASEMENT, AND ALL SANITARY UTILITY LINES SHALL HAVE A 20 FOOT UTILITY EASEMENT.
 - UTILITIES SHALL BE INSTALLED EXCLUSIVELY IN THE ROAD RIGHTS OF WAY AND EASEMENTS UNLESS NOTED OR SHOWN OTHERWISE. ELECTRIC LINES SHALL BE INSTALLED IN A PRIVATE EASEMENT LOCATED OUTSIDE OF THE PRIVATE ROADS.
 - PROPERTY USE TO BE RESIDENTIAL (TOWNHOMES).
 - ALL MULTI-FAMILY COMMON AREAS SHALL BE MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.
 - CROSS WALKS SHALL BE PROVIDED WHERE SIDEWALKS MEET ROAD INTERSECTIONS.
 - ALL DRAINAGE EASEMENTS NOT IDENTIFIED ON PROPERTY LINES MUST BE SURVEYED FOR FINAL PLAT.
 - TEGA CAY IS NOT RESPONSIBLE FOR MAINTAINING THE TREES IN THE ROAD RIGHT-OF-WAY OR PRIVATE ROADS.
 - RIGHT TRIANGLE AT INTERSECTIONS OF ROADS SHALL BE MAINTAINED FREE OF ANY MATERIAL INTERFERING WITH SIGHT AS SHOWN.
 - MAXIMUM POSTED SPEED LIMIT FOR ALL ROADWAYS INSIDE THE SUBDIVISION IS 20 MPH.
 - THIS SUBDIVISION IS THE PRELIMINARY PLAT FOR POD MF-1-BEACH CLUB TOWNHOMES.
 - THE LAND USE BUFFER AREAS SHALL BE RETAINED IN THEIR NATURAL STATE AND SHALL CONTAIN A MINIMUM FORESTATION OF 100 CALIPER TREES PER ACRE.
 - THIS SUBDIVISION IS SUBJECT TO ALL OF THE APPLICABLE REQUIREMENTS OF THE CITY OF TEGA CAY ORDINANCE.
 - NO PUBLIC ROADS ARE TO BE PROVIDED FOR ACCEPTANCE INTO THE TEGA CAY ROADWAY SYSTEM FOR THIS PROJECT. BEACH CLUB LAKE POND IS TO BE MAINTAINED AS PART OF THE FINAL PLAT FOR MF-1.
 - THE MAINTENANCE OF ALL TEMPORARY AND PERMANENT EROSION AND STORM WATER MANAGEMENT CONTROLS, OUTSIDE THE ROAD RIGHT-OF-WAY IS THE RESPONSIBILITY OF THE DEVELOPER OR HIS DESIGNER. TEGA CAY RESERVES THE RIGHT TO PERFORM WORK IN THESE AREAS SHOULD THE DEVELOPER OR DESIGNER NOT PROPERLY MAINTAIN THESE AREAS CAUSING POTENTIAL DAMAGE TO THE INTEGRITY OF THE ROADWAY. IN THIS EVENT THE DEVELOPER OR HIS DESIGNER, SHOULD BE HELD FOR ANY COST INCURRED BY TEGA CAY.
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