

(PRIME IS REQUIRED ON MACADAM BASE IF ROAD IS NOT PAVED WITHIN 72 HOURS OF AN APPROVED PROOF ROLL)

NOW OR FORMERLY
187 SHORELINE PKWY
DB 6276 PG 23
ZONED R-10 PUD

DEVELOPMENT DATA

TOTAL ACRES TO BE DEVELOPED:	+/- 16.63 ACRES	+/- 7.03 ACRES
TOTAL NATURAL UNDISTURBED OPEN SPACE:	+/- 2.87 ACRES	+/- 1.62 ACRES
APPROX. MULTI-FAMILY COMMON OPEN SPACE:	+/- 5.25 ACRES	+/- 1.58 ACRES
APPROXIMATE LAND USE BUFFER:	+/- 2.40 ACRES	+/- 1.28 ACRES
EXISTING ZONING:	R-6	R-10
COUNTY:	YORK COUNTY	
TAX PARCEL:	644-01-01-032	

RESIDENTIAL DEVELOPMENT REQUIREMENTS (R-6 PUD)

MIN. LOT AREA:	6,000 S.F.
MIN. LOT WIDTH:	30 FT.
MIN. FRONT YARD:	25.00 FT. (21.25 W/VARIANCE REDUCTION)
MIN. REAR YARD:	25.00 FT. (21.25 W/VARIANCE REDUCTION)
MIN. SIDE YARD:	25 FT. (CORNER)
MIN. SIDE YARD:	5 FT.

UNIT COUNT

TOTAL UNITS:	82 TOWNS	27 LOTS
AREA SCHOOLS:	FORM 14	TEGA CAY

PARKING REQUIREMENTS:
EACH SINGLE ATTACHED TOWNHOME UNIT WILL BE PROVIDED WITH A MIN. OF (2) 4'x17' PARKING SPACES. PARKING SPACE REQUIREMENT CAN BE SATISFIED WITHIN PROPOSED GARAGES AND DRIVEWAYS.

- DEVELOPMENT NOTES:**
- WITHIN A PUBLIC RIGHT-OF-WAY OR STREETScape, THE CITY OF TEGA CAY OWNS THE AREA BETWEEN THE BACK OF CURB AND THE BACK OF CURB FOR EACH LOT.
 - THE BACK EDGE OF THE EXISTING CONCRETE CURB IS THE PROPERTY LINE FOR EACH LOT.
 - EACH LOT INCLUDES A 10' PUBLIC UTILITY EASEMENT ALONG THE STREET FRONTAGE IN ACCORDANCE WITH THE SUBDIVISION SCHEDULE.
 - THE DEVELOPMENT AGREEMENT AND AMENDMENTS THERE TO ALLOW A 15% VARIANCE ON ANY BUILDING SETBACK REQUIREMENT EXCEPT SIDE SETBACKS IN AREAS ZONED R-6.

UTILITY PROVIDERS:
WATER & SEWER: TEGA CAY UTILITY DEPARTMENT
ELECTRICITY: DUKE ENERGY
TELEPHONE: COMPOREUM COMMUNICATIONS
NATURAL GAS: YORK COUNTY NATURAL GAS AUTHORITY

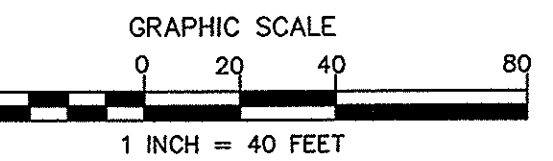
DEVELOPER:
NTP-TEGA CAY, LLC
13777 BALLANTINE CORPORATE PLACE, STE. 550
CHARLOTTE, NC 28217
PH: 704-527-5440/FAX: 704-527-8335

ENGINEER/SURVEYOR/PLANNER:
THE ISAACS GROUP, P.C.
8720 RED OAK BLVD., STE. 420
CHARLOTTE, NC 28217
PH: 704-527-3440/FAX: 704-527-8335

- NOTES:**
- DEED REFERENCE(S) - DB 3321 PG 266, PG C173 PG 2
 - TAX PARCEL ID - 644-01-01-032
 - CURRENT OWNER - NTP TEGA CAY, LLC
 - THIS PROPERTY MAY BE SUBJECT TO ADDITIONAL RESTRICTIONS, EASEMENTS, RIGHTS OF WAY, UTILITIES, COVENANTS AND RESTRICTIONS OF RECORD OR IMPLIED.
 - THIS PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA AS DETERMINED BY THE DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT. REFERENCE COMMUNITY PANEL NUMBER 420193 0130 0
 - ELEVATION DATUM: NAVD83
 - ALL ADJOINING PROPERTY FOR THIS SITE THAT HAS PROPOSED GRADING SHOWN IS OWNED BY NTP TEGA CAY, LLC. THEREFORE, NO WRITTEN PERMISSION FOR DISTURBANCE CROSS ADJACENT PROPERTY WILL BE REQUIRED.
 - THE FRONT PROPERTY LINES FOR EACH LOT SHOWN ON THIS PLAN ARE THE BACK OF CURB (BOC) AS CONSTRUCTED. DIMENSIONS SHOWN ARE BASED ON UPON THE DESIGN PLANS FOR THE SUBDIVISION AND THE PROPOSED BOX DIMENSIONS. THESE DIMENSIONS MAY BE USED FOR AREA AND CLOSURE WITH THE KNOWLEDGE THAT THE ACTUAL DIMENSIONS MAY VARY SLIGHTLY. THE CURB (BOC) HAS NOT BEEN CONSTRUCTED AT THE TIME OF THIS PLAN.
 - ACCORDING TO THE PROPERTY SURVEY FOR NTP-TEGA CAY LLC BY FISHER-SHERER DATED: JUNE 11, 2003, REVISED 11-20-2003, THE MAXIMUM WATER LEVEL FOR LAKE WYLIE IS 570.0'. THIS PROPERTY COULD BE SUBJECT TO DUNE POWER FLOOD RIGHTS EXTENDING TO ELEVATION 580.0' (REF DB 397 PG 361)
 - EXTERIOR MATERIALS SHALL BE CONSISTENT WITH EXISTING BEACH CLUB PRODUCT, INCLUDING BUT NOT LIMITED TO HARDIE SIDING, STONE, ARCHITECTURAL SHIMERS, COMBUSTIBLE COLOR PAINT, NO WYLL SIDING PERMITTED.
 - PROPOSED BUILDINGS SHALL NOT ENROACH UPON AND ENCUMBER ANY SETBACK OR EASEMENT.

I HEREBY CERTIFY THAT THE SUBMISSION PLAN SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH SUBDIVISION REGULATIONS OF THE CITY OF TEGA CAY, SOUTH CAROLINA AND THAT THIS PLAN HAS BEEN APPROVED BY THE CITY COUNCIL FOR RECORDING IN THE OFFICE OF THE CLERK OF COURT OF YORK COUNTY, SOUTH CAROLINA.

CITY SEAL
CITY MANAGER
DATE: TEGA CAY, SOUTH CAROLINA



LINE TABLE

LINE	LENGTH	BEARING
L1	22.33	N75°52'40"E
L2	42.74	S75°52'40"W
L3	20.39	S14°20'37"W
L4	23.09	N28°11'37"E
L5	33.42	N01°30'35"W
L6	32.03	N16°19'58"W
L7	21.11	N00°46'22"W
L8	39.33	N25°43'11"E
L9	44.18	N07°40'35"E
L10	40.14	N30°14'48"E
L11	50.60	S20°45'40"W
L12	37.02	S20°45'40"W
L13	65.56	S20°45'40"W
L14	27.66	S11°31'55"E
L15	36.90	S11°31'55"E
L16	98.01	S11°31'55"E
L17	28.20	N31°14'08"W
L18	13.43	N05°21'44"W
L19	90.70	N11°31'54"W
L20	38.91	N11°31'54"W
L21	33.27	N11°31'54"W
L22	59.63	N20°45'40"W
L23	37.14	N20°45'40"W
L24	56.50	N20°45'40"W
L25	31.33	N53°20'24"E
L30	6.24	S75°15'51"E
L31	28.71	S12°20'42"W
L32	60.76	S10°39'44"W
L33	24.00	S79°20'16"E
L34	14.36	N10°39'44"W
L47	53.98	S75°17'48"E
L48	24.00	N14°21'21"E
L49	7.62	N75°15'58"W
L71	38.27	S83°27'33"E
L88	21.11	S28°08'56"W
L89	24.00	S61°51'04"E
L90	21.11	N28°08'56"E
L91	11.81	S61°51'04"E
L92	24.00	N28°08'56"E
L93	16.59	N61°51'04"E
L150	30.01	N85°39'28"E
L151	10.92	S82°47'45"W
L153	1.47	S82°47'45"W
L154	25.00	S07°12'19"E
L155	10.54	N82°47'45"E
L156	10.01	N79°56'01"E
L210	10.01	N85°18'20"E
L211	9.00	N82°26'35"E
L213	1.00	N82°26'35"E
L214	13.50	S07°33'25"E
L215	25.00	N82°26'35"E
L216	13.50	N07°33'25"W
L217	10.50	N82°26'35"E
L218	25.00	N07°33'25"W
L219	6.24	N82°26'35"E
L220	2.76	S82°26'35"E
L221	10.01	N79°54'50"E
L318	10.01	N85°18'20"E
L319	1.59	S82°26'35"E
L320	7.41	N82°26'35"E
L322	25.00	S07°33'25"E
L323	10.50	N82°26'35"E
L324	13.47	S07°33'25"E
L325	25.00	N82°26'35"E
L326	13.47	N07°33'25"W
L327	7.59	N82°26'35"E
L328	10.01	S79°54'50"W

CURVE TABLE

CURVE	RADIUS	LENTH	CHORD	BEARING
C3	450.00	119.68'	119.33'	N13°21'26"W
C4	775.00	124.83'	124.70'	S16°08'47"E
C5	324.98	98.38'	98.02'	N19°27'43"W
C7	324.98	195.53'	192.60'	N51°13'04"W
C8	312.50	27.96'	27.95'	N74°20'37"W
C9	275.00	299.90'	285.26'	N42°10'17"W
C10	825.00	132.89'	132.75'	S16°08'47"E
C11	400.00	89.44'	89.26'	N14°35'01"W
C15	30.00	30.14'	28.89'	N78°56'11"E
C16	20.00	30.59'	27.69'	S31°28'04"E
C17	512.00	15.04'	15.04'	N11°30'13"E
C18	488.00	14.33'	14.33'	N11°30'13"E
C19	20.00	18.69'	18.90'	N40°32'50"E
C20	20.00	12.55'	12.35'	N86°43'35"E
C21	97.00	13.63'	13.62'	S79°18'19"E
C22	97.00	9.19'	9.15'	N85°31'01"E
C23	30.00	7.91'	7.91'	S85°31'01"E
C28	30.00	29.40'	28.24'	N85°23'22"E
C29	108.00	5.80'	5.80'	S84°59'48"E
C30	238.00	8.16'	8.16'	S82°28'37"E
C31	238.00	28.41'	28.40'	S78°04'29"E
C32	238.00	25.30'	25.28'	S71°36'35"E
C33	238.00	25.39'	25.38'	S85°30'31"E
C34	238.00	2.50'	2.50'	S82°09'08"E
C35	15.00	1.63'	1.63'	S88°44'29"E
C36	15.00	21.93'	20.03'	S13°44'29"E
C37	15.00	23.56'	21.21'	N73°08'56"E
C38	262.00	34.48'	34.46'	S65°32'55"E
C39	262.00	34.16'	34.14'	S73°03'16"E
C40	262.00	28.35'	28.33'	S79°53'21"E
C42	132.00	2.93'	2.93'	S84°18'44"E
C43	132.00	31.98'	31.90'	N87°53'39"E
C44	30.00	7.86'	7.83'	S88°27'19"W
C45	30.00	3.78'	3.78'	N80°25'55"W
C57	30.00	23.95'	22.95'	S53°06'23"W
C58	188.00	14.74'	14.74'	S77°50'59"W
C59	188.00	8.88'	8.88'	S81°26'36"W
C60	212.21	35.66'	35.61'	S77°58'49"W
C61	30.00	17.05'	16.82'	S89°56'32"E
C66	30.00	20.46'	20.07'	N80°16'12"W
C67	488.00	5.79'	5.79'	S80°08'54"W
C68	488.00	16.65'	16.65'	S81°27'57"W
C69	14.50	22.78'	20.51'	N52°33'28"W
C70	14.50	22.78'	20.51'	S37°26'35"W
C71	512.14	24.99'	24.99'	S81°02'42"W
C72	30.00	1.72'	1.72'	N81°17'29"E
C73	30.00	17.97'	17.71'	S79°53'57"E
C77	30.00	18.33'	18.05'	S42°09'17"W
C78	88.00	19.47'	19.43'	S65°59'45"W
C79	88.00	15.53'	15.51'	S77°23'17"W
C80	14.50	22.78'	20.51'	S53°33'25"E
C81	14.50	21.36'	19.48'	N34°38'36"E
C82	14.50	1.42'	1.42'	N79°38'36"E
C84	30.00	6.36'	6.35'	N86°10'53"E
C85	30.00	11.01'	10.95'	N69°35'50"E
C86	112.00	27.90'	27.43'	S66°07'03"W
C87	112.00	18.16'	18.14'	S77°47'49"W

**THE PURPOSE OF THIS REVISION IS TO REVISE ALL INTERIOR PROPERTY LINES OF EACH BUILDING. THIS REVISION SUPERCEDES ANY AND ALL PREVIOUSLY RECORDED PLATS IN REGARDS TO LOTS 5-9 ONLY.

FINAL PLAT REVISION
LAKE SHORE ON LAKE WYLIE-POD MF-1
BEACH CLUB TOWN HOMES MAP-1 of 2
TEGA CAY
YORK COUNTY, SOUTH CAROLINA
OWNER: NNP TEGA CAY, LLC
13777 BALLANTINE CORPORATE PLACE, STE. 550
CHARLOTTE, NC 28217 PHONE# 704-527-8440

File #: 04316 Revised Plat Date: 10/4/10 Project P.L.S.: SSD
Surveyed By: SSD
Drawn By: CEC
Scale: 1"=40'

ISAACS GROUP, P.C.
CIVIL ENGINEERING DESIGN AND LAND SURVEYING

8720 RED OAK BLVD. SUITE 420
CHARLOTTE, N.C. 28217
PHONE (704) 527-3440 FAX (704) 527-8335

SHEET 1 OF 2

NO. DATE BY REVISION

1	10/16/06	CEC	LOTS 1-82 - PROP LINE
2	10/4/10	CEC	LOTS 5-9 - PROP LINE
3	11/28/10	ABC	ADDED NOTE 11
4			
5			
6			
7			