

VICINITY MAP
1"=4000'

DEVELOPMENT DATA

TOTAL ACRES:	16.63 ACRES	9.60 ACRES
TOTAL ACRES TO BE DEVELOPED:	15.84 ACRES	9.60 ACRES
TOTAL NATURAL UNDISTURBED OPEN SPACE:	2.87 ACRES	1.25 ACRES
(Includes Lake Buffer)		
APPROX. MULTI-FAMILY COMMON OPEN SPACE:	5.25 ACRES	3.67 ACRES
APPROXIMATE LAND USE BUFFER:	2.40 ACRES	1.12 ACRES
EXISTING ZONING:	R-10	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:	35 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. (CONCRETE)
MIN. SIDE YARD:	5 FT.

UNIT COUNT: MAP 2

MULTI-FAMILY UNITS:	82 LOTS	55 LOTS
AREA SCHOOLS:	FORT MILL 4	TEGA CAY
FIRE DISTRICT:	TEGA CAY	

PARKING REQUIREMENTS:
EACH SINGLE ATTACHED TOWNHOME UNIT WILL BE PROVIDED WITH A MIN. OF (2) 9'x17' PARKING SPACES. PARKING SPACE REQUIREMENT CAN BE SATISFIED WITHIN PROPOSED GARAGES AND DRIVEWAYS.

- DEVELOPMENT NOTES:**
- WITHIN A PUBLIC RIGHT-OF-WAY OR STREETCROSSING, THE CITY OF TEGA CAY OWNS THE AREA BETWEEN THE BACK OF CURB AND THE BACK OF CURB.
 - 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 ADDITION TO THE WIDTH OF PUBLIC RIGHT-OF-WAY.
 - 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
7000 TEGA CAY DRIVE
TEGA CAY, SC 29708
(803) 548-3912
DORIS PERRY

DEVELOPER: NNP-TEGA CAY, LLC
13777 BALLANTYNE CORPORATE PLACE STE. 550
CHARLOTTE, NC 28277
PH: 704-527-3440/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

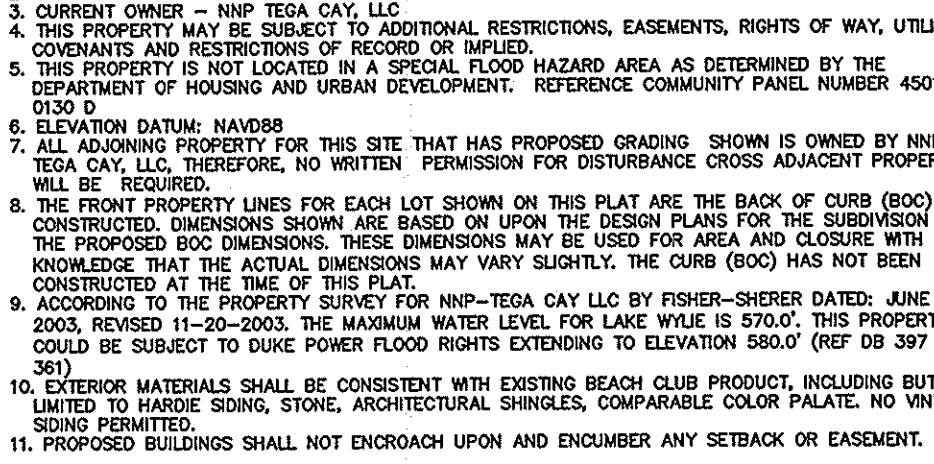
ELECTRICITY: DUKE ENERGY
6189 CALLANT RD.
YORK, SC 29745
CONTACT: LIKE JENKINS
(803) 385-4654

TELEPHONE: COMPUROW COMMUNICATIONS
PO BOX 470
TEGA CAY, SC 29730
CONTACT: ERIC MCCALL
(803) 326-6010 (TELEPHONE)
(803) 324-9000 (CABLE)

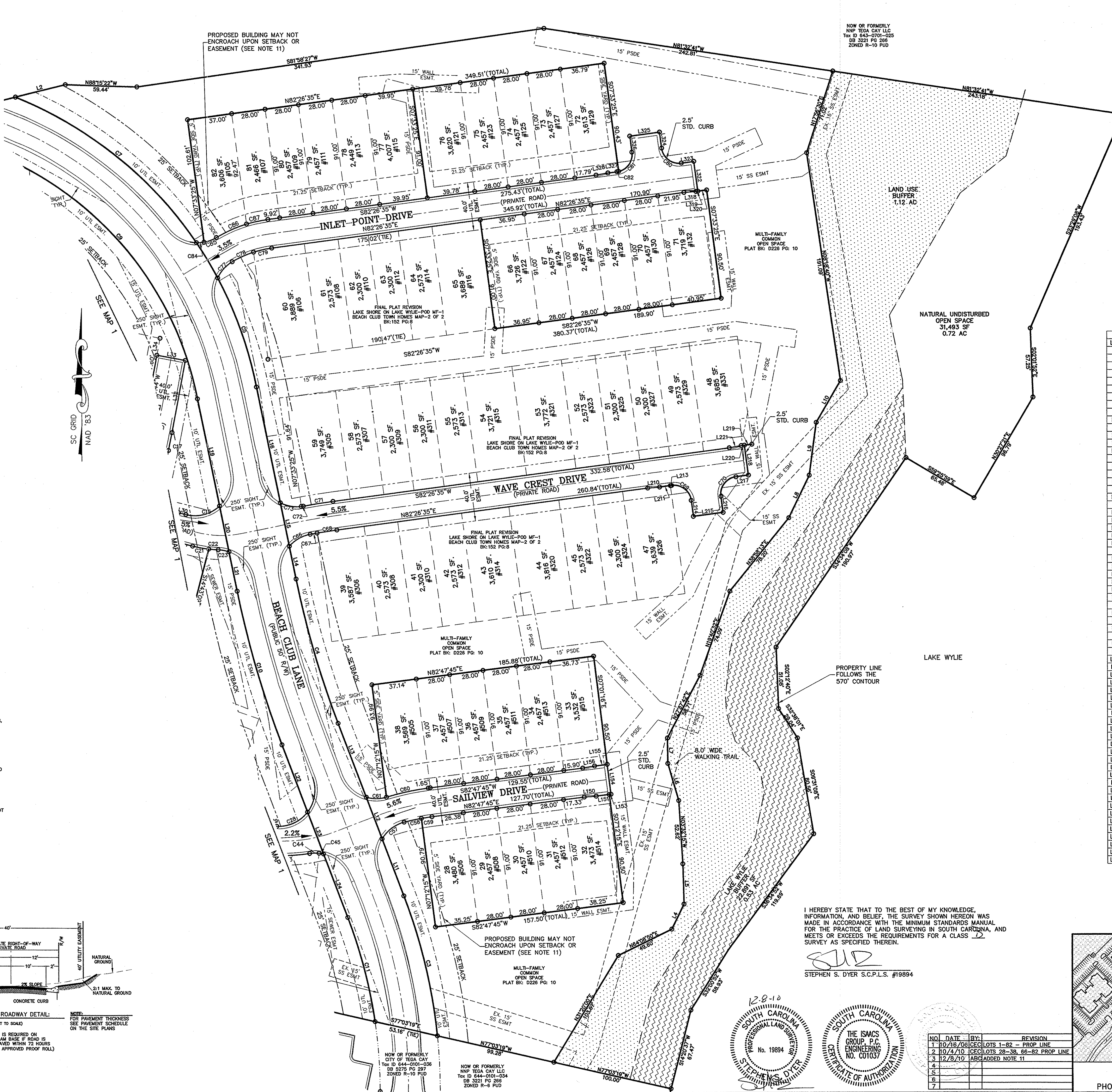
NATURAL GAS: YORK COUNTY NATURAL GAS AUTHORITY
979 MAIN STREET
PO BOX 11907
TEGA CAY, SC 29731
CONTACT: JIMMY SPROUSE
(803) 329-5235

- NOTES:**
- DEED REFERENCE(S) = DB 3221 PG 266, PG C173 PG 2
 - TAX PARCEL ID = 644-01-01-032
 - THIS PROPERTY MAY BE SUBJECT TO ADDITIONAL RESTRICTIONS, EASEMENTS, RIGHTS OF WAY, UTILITIES, COMMENTS 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 450193 0130.2
 - ELEVATION DATUM: NAVD83
 - ALL ADJOINING PROPERTY FOR THIS SITE THAT HAS PROPOSED GRADING SHOWN IS OWNED BY NNP 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 BOC 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 NNP-TEGA CAY LLC BY FISHER-SHEER DATED: JUNE 11, 2003, REVISED 11-20-2003, THE MAXIMUM WATER LEVEL FOR LAKE WYLIE IS 570.0'. THIS PROPERTY COULD BE SUBJECT TO DUKE POWER FLOOD RIGHTS EXTENDING TO ELEVATION 580.0' (REF DB 397 PG 381)
 - EXTERIOR MATERIALS SHALL BE CONSISTENT WITH EXISTING BEACH CLUB PRODUCT, INCLUDING BUT NOT LIMITED TO HARDWARE, STONE, ARCHITECTURAL FINISHES, COMPARABLE COLOR PALETTE, NO VINYL SIDING PERMITTED.
 - PROPOSED BUILDINGS SHALL NOT ENCRoACH UPON AND ENCUMBER ANY SETBACK OR EASEMENT.

I HEREBY CERTIFY THAT THE SUBDIVISION 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.



GRAPHIC SCALE
1 INCH = 40 FEET



LINE TABLE

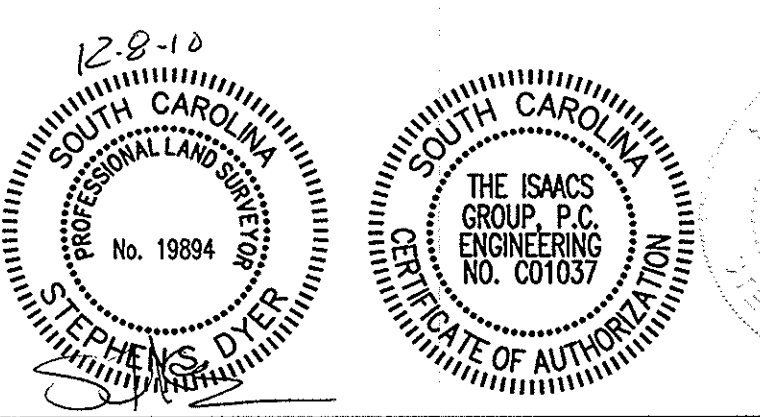
LINE	LENGTH	BEARING	
L1	22.33	N75°52'40"E	
L2	42.74	S75°52'40"W	
L3	20.39	S14°20'37"W	
L4	23.09	N26°11'37"E	
L5	33.42	N01°30'35"W	
L6	32.03	N11°19'56"W	
L7	21.11	N00°46'22"W	
L8	39.33	N25°43'11"E	
L9	44.16	N07°40'35"E	
L10	40.14	N30°14'46"E	
L11	50.60	S20°45'40"E	
L12	37.02	S20°45'40"E	
L13	65.56	S20°45'40"E	
L14	27.66	S11°31'55"E	
L15	36.90	S11°31'55"E	
L16	98.01	S11°31'55"E	
L17	28.20	N13°14'06"W	
L18	13.43	N05°21'44"W	
L19	60.70	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	56.60	N20°45'40"W	
L25	31.53	N55°20'04"W	
L26	28.73	S75°15'51"E	
L27	28.73	S75°15'51"E	
L28	28.73	S75°15'51"E	
L29	28.73	S75°15'51"E	
L30	6.24	S12°20'42"W	
L31	28.73	S12°20'42"W	
L32	60.76	S10°39'44"W	
L33	24.00	S79°20'16"W	
L34	14.36	N10°39'44"E	
L35	53.98	S75°17'48"E	
L36	24.00	N14°42'12"E	
L37	14.99	N75°15'51"W	
L38	38.27	S83°27'33"E	
L39	21.11	S28°08'56"W	
L40	24.00	S61°51'04"E	
L41	21.11	N28°08'56"E	
L42	24.00	N28°08'56"E	
L43	16.59	N61°51'04"W	
L44	10.01	N85°39'28"E	
L45	10.92	S82°47'45"W	
L46	15.33	1.47	S82°47'45"W
L47	15.33	S07°12'15"E	
L48	25.00	S07°12'15"E	
L49	10.54	N82°47'45"E	
L50	10.01	N85°18'20"E	
L51	9.00	N85°18'20"E	
L52	10.01	N85°18'20"E	
L53	1.00	N82°26'35"E	
L54	1.00	N82°26'35"E	
L55	1.00	N82°26'35"E	
L56	1.00	N82°26'35"E	
L57	1.00	N82°26'35"E	
L58	1.00	N82°26'35"E	
L59	1.00	N82°26'35"E	
L60	1.00	N82°26'35"E	
L61	1.00	N82°26'35"E	
L62	1.00	N82°26'35"E	
L63	1.00	N82°26'35"E	
L64	1.00	N82°26'35"E	
L65	1.00	N82°26'35"E	
L66	1.00	N82°26'35"E	
L67	1.00	N82°26'35"E	
L68	1.00	N82°26'35"E	
L69	1.00	N82°26'35"E	
L70	1.00	N82°26'35"E	
L71	1.00	N82°26'35"E	
L72	1.00	N82°26'35"E	
L73	1.00	N82°26'35"E	
L74	1.00	N82°26'35"E	
L75	1.00	N82°26'35"E	
L76	1.00	N82°26'35"E	
L77	1.00	N82°26'35"E	
L78	1.00	N82°26'35"E	
L79	1.00	N82°26'35"E	
L80	1.00	N82°26'35"E	
L81	1.00	N82°26'35"E	
L82	1.00	N82°26'35"E	
L83	1.00	N82°26'35"E	
L84	1.00	N82°26'35"E	
L85	1.00	N82°26'35"E	
L86	1.00	N82°26'35"E	
L87	1.00	N82°26'35"E	
L88	1.00	N82°26'35"E	
L89	1.00	N82°26'35"E	
L90	1.00	N82°26'35"E	
L91	1.00	N82°26'35"E	
L92	1.00	N82°26'35"E	
L93	1.00	N82°26'35"E	
L94	1.00	N82°26'35"E	
L95	1.00	N82°26'35"E	
L96	1.00	N82°26'35"E	
L97	1.00	N82°26'35"E	
L98	1.00	N82°26'35"E	
L99	1.00	N82°26'35"E	
L100	1.00	N82°26'35"E	

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	324.58	96.38'	96.02'	N19°27'43"W
C7	324.98	195.53'	192.60'	N51°13'04"W
C8	312.50	27.98'	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'	N75°56'11"E
C16	20.00	30.59'	27.89'	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	200.00	19.69'	18.90'	N40°32'50"E
C20	20.00	12.65'	12.35'	N86°43'35"E
C21	97.00	13.63'	13.62'	S79°18'19"E
C22	97.00	7.91'	7.91'	S85°40'01"E
C23	30.00	9.19'	9.15'	N79°13'57"W
C28	30.00	29.40'	28.24'	N52°42'22"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'	S65°30'31"E
C34	238.00	2.50'	2.50'	S62°08'06"E
C35	15.00	1.83'	1.83'	S58°42'22"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°03'11"E
C40	262.00	28.35'	28.33'	S79°53'21"E
C41	262.00	2.15'	2.15'	S83°12'26"E
C42	132.00	3.93'	3.93'	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	23.55'	22.95'	S53°06'23"W
C58	188.00	14.74'	14.74'	S77°50'39"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'	S60°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'	S72°33'25"W
C70	14.50	22.78'	20.51'	S72°33'25"W
C71	512.14	24.99'	24.99'	S81°02'42"E
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'	S85°59'45"W
C79	88.00	15.53'	15.51'	S72°33'25"W
C80	14.50	22.78'	20.51'	S72°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	6.38'	6.35'	N86°10'53"E
C85	30.00	11.01'	10.95'	N69°35'50"E
C86	112.00	27.80'	27.43'	S86°07'03"W
C87	112.00	18.16'	18.14'	S72°47'49"W

I HEREBY STATE THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF, THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE MINIMUM STANDARDS MANUAL FOR THE PRACTICE OF LAND SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS "D" SURVEY AS SPECIFIED THEREIN.

STEPHEN S. DYER S.C.P.L.S. #19894



**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 28-38 & 66-82 ONLY.

FINAL PLAT REVISION
LAKE SHORE ON LAKE WYLIE-POD MF-1
BEACH CLUB TOWN HOMES MAP-2 of 2
TEGA CAY
YORK COUNTY, SOUTH CAROLINA
OWNER: NNP-TEGA CAY, LLC
13777 BALLANTYNE CORPORATE PLACE STE. 550
CHARLOTTE, NC 28277 PHONE# 704-527-3440

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

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CIVIL ENGINEERING DESIGN AND LAND SURVEYING
8720 RED OAK BLVD. SUITE 420
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