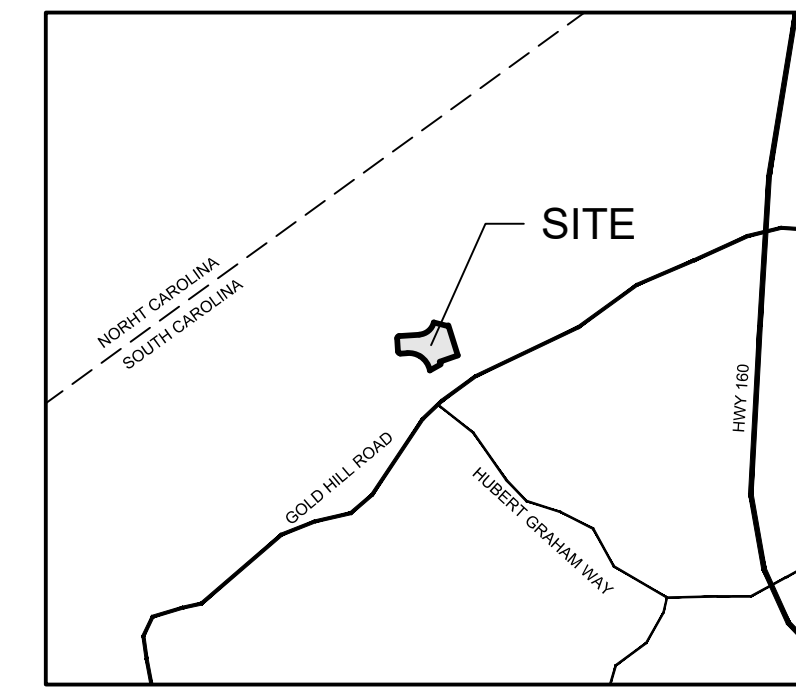


WINDHAVEN PD IMPERVIOUS AREAS:

TYPE OF IMPERVIOUS AREA	ADDITIONAL IMPERVIOUS (SF)	EXISTING WITHIN PD (SF)	TOTAL (SF)
ROOF	66,812	N/A	66,812
ASPHALT	92,814	N/A	92,814
CONCRETE	24,635	N/A	24,635
TOTAL IMPERVIOUS	184,261 (6.5%)	622,908 (22%)*	807,169 (29%)**

*TOTAL EXISTING IMPERVIOUS AREA TAKEN FROM WINDHAVEN SUBDIVISION SWPPP DATED NOVEMBER 3, 2017. SECTION 3.3 - IMPERVIOUS SURFACES.
**DOES NOT EXCEED 75% AT BUILTOUT PER THE WINDHAVEN PLANNED DEVELOPMENT



VICINITY MAP - N.T.S.

DATE	ISSUED FOR	REV
01/05/2024	Initial Submittal to Tega Cay	0
04/08/2024	Second Submittal to Tega Cay	1
04/24/2024	Third Submittal to Tega Cay	2



Engineer:

R. Joe Harris & Associates, Inc.
Engineering • Land Surveying • Planning Management
1186 Stonecrest Blvd., Tega Cay, S.C. 29708 P: (803) 802-1799

www.rjoharris.com

This drawing shall not be used for construction purposes until the seal and signature of the responsible registrant appears on the drawing, and proper permit forms and related fees are transmitted by the Owner, Owner's Agent or Contractor to the Authority having jurisdiction.

Corporate Seal: SOUTH CAROLINA PROFESSIONAL ENGINEER R. JOE HARRIS & ASSOCIATES, INC. No. 002282
Engineer's Seal: SOUTH CAROLINA PROFESSIONAL ENGINEER JOSEPH P. BRIDGES No. 29007

Project Manager	Drawn
C. Bridges	K. Stanbrough
Department Manager	Checked
B. Pridemore	C. Bridges
Print/Plot Date	
April 24, 2024	
Asbuilt Drawn	Asbuilt Date
-	-
Client	

HBK HOLDINGS, LLC
1186 STONECREST BLVD.
TEGA CAY, SC 29708
P: (803) 802-1799

Project:
Windhaven Commercial (HBK)

Drawing Title:
Site Plan

Project No.	Drawing No.
5597	
DWG File Name:	
5597-Site Plan	C1.00

LEGEND

- CONCRETE SIDEWALK
- ASPHALT PAVEMENT
- HEAVY DUTY CONCRETE
- PROPOSED 20' SSE
- INVERTED C&G
- STANDARD C&G
- PHASE LINE
- EXISTING PUBLIC SDE



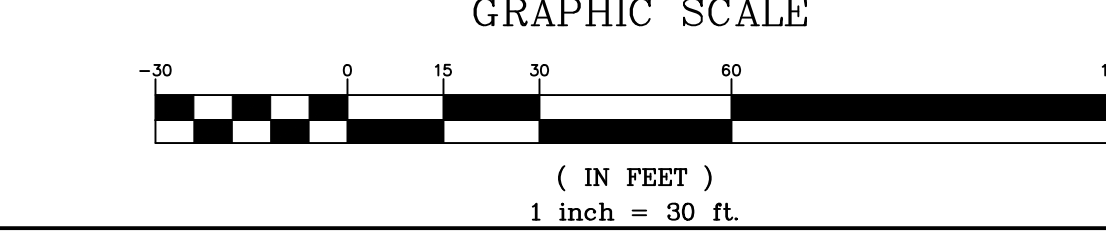
PARKING REQUIREMENTS

DESCRIPTION	SF	USE	ASSUMED USE ALLOCATION	RATIO (PARKING/SF)	EMPLOYEE PARKING*	REQUIRED
BUILDING #1	11,027	OFFICE/MEDICAL	20%	1/200	6	17
		PROFESSIONAL OFFICE	80%	1/300	N/A	30
BUILDING #2	12,353	OFFICE/MEDICAL	20%	1/200	7	20
		PROFESSIONAL OFFICE	80%	1/300	N/A	34
BUILDING #3	12,483	OFFICE/MEDICAL	20%	1/200	7	20
		PROFESSIONAL OFFICE	80%	1/300	N/A	34
BUILDING #4	14,800	OFFICE/MEDICAL	20%	1/200	8	23
		PROFESSIONAL OFFICE	80%	1/300	N/A	40
SUB TOTAL:						218

FUTURE DEVELOPMENT

DESCRIPTION	SF	USE	ASSUMED USE ALLOCATION	RATIO (PARKING/SF)	EMPLOYEE PARKING*	REQUIRED
EATING/SERVING**	7,100	BREWERY/TAVERN	20%	1/100		71
BREWHOUSE	5,579	N/A		N/A		N/A
COOLERS	1,595	N/A		N/A		N/A
OR						
FUTURE BUILDING #5	15,500	OFFICE/MEDICAL	20%	1/200	8	24
		PROFESSIONAL OFFICE	80%	1/300	N/A	42
SUB TOTAL:						66
TOTAL PARKING REQUIREMENTS:						284

*ASSUME 1 EMPLOYEE PER 400 SF
**INCLUDES KITCHEN, DINING, SEATED PORCH AREA
FUTURE BREWERY/TAVERN DEVELOPMENT LIKELY WILL HAVE PEAK SERVICE HOURS AFTER NORMAL BUSINESS HOURS (8AM - 5 PM) AND ON WEEKENDS, RESULTING IN INCREASED PARKING NEEDS DURING NORMAL BUSINESS HOURS AND HAVING INCREASED PARKING ACCESSIBILITY DURING ITS PEAK HOURS.



PROJECT NAME: WINDHAVEN VILLAGE COMMERCIAL
TEGA CAY, SOUTH CAROLINA

OWNER/ DEVELOPER: HBK HOLDINGS, LLC
1186 STONECREST BOULEVARD
TEGA CAY, SC 29708
(803) 802-1799

TAX I.D.: 646-02-01-238

SITE ACREAGE: 6.16 AC.± (TOTAL)

ZONING: WINDHAVEN PDD
(PLANNED DEVELOPMENT DISTRICT)

FIRE DISTRICT: TEGA CAY

SETBACKS/YARDS: FRONT - 25 FT
SIDE/ REAR - 10 FT

LAND USE: GENERAL COMMERCIAL (GC)

PROVIDED PARKING: 290 TOTAL PARKING SPACES
-279 REGULAR PARKING SPACES
-11 ACCESSIBLE PARKING SPACES

SITE TOPOGRAPHY & LOCATE FIELD RUN BY R. JOE HARRIS & ASSOCIATES, LLC.
THIS SITE IS NOT LOCATED WITHIN THE 100 YEAR FLOOD HAZARD ZONE AS DEFINED ON COMMUNITY PANEL 45091C0192E OF THE FLOOD INSURANCE RATE MAPS FOR YORK COUNTY DATED SEPTEMBER 26, 2008
BOUNDARY SURVEY AS PROVIDED BY R. JOE HARRIS & ASSOCIATES, LLC. BOUNDARY INFORMATION FROM SURVEY ENTITLED BOUNDARY SURVEY OF HBK HOLDINGS, LLC PROPERTY AND DATED SEPTEMBER 11, 2023.
HORIZONTAL AND VERTICAL DATUM BASED ON SCOGS MONUMENT "TELEPHONE" W/ COORDINATES N=1,169,066.47 E=2,003,274.78. CONTACT CBS SURVEYING & MAPPING, INC. FOR BENCHMARKS AND CONTROL INFORMATION.