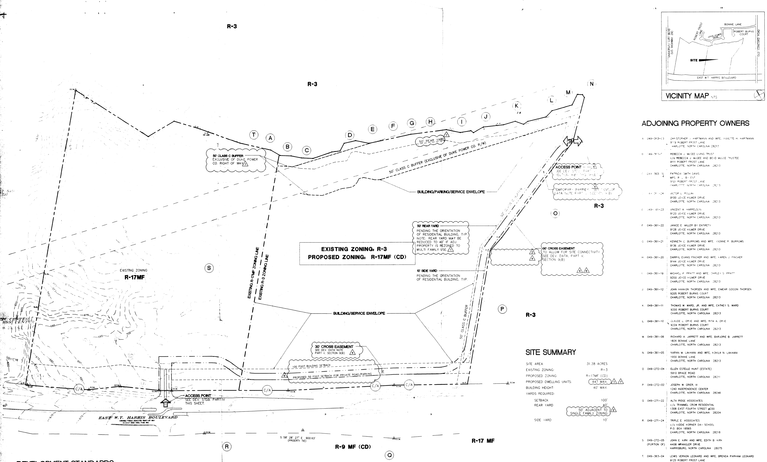

ColeJenest & Stone

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HERITAGE COMMUNITIES, INCORPORATED

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MYRTLE BEACH SOUTH CAROLINA 29577
(843) 449-5200

HEATHERSTONE

APPROVED BY SITE COUNCIL
7/21/99 July 21, 1999

TECHNICAL DATA SHEET
PETITION #99-09

1524

10/22/98

- Revised
- Revised
- Revised
- Revised

SCALE: 1"=100'

RZ1 2

- Sheet 1" 1"

DEVELOPMENT STANDARDS

DATE:
CONSTRUCT
DEVELOPMENT OF THE RESIDENTIAL RENTAL PROJECT CONSISTING OF 216 RESIDENTIAL RENTAL UNITS, ACCESSORY USES, AND ASSOCIATED PARKING AND LANDSCAPING AS GENERALLY DEPICTED ON THE SITE PLAN AND SUBJECT TO THE ADDITIONAL PROVISIONS OF THE DEVELOPMENT STANDARDS DATED AUGUST 23, 1999 ("THE PETITION"). THE PETITION IS FILED TO ALLOW THE DEVELOPMENT OF A RESIDENTIAL RENTAL PROJECT ON THE SUBJECT PROPERTY.

THE REZONING PETITION PROPERLY PLACES MORE THAN ONE STANDARD SITE PLAN WITHIN A DISTRICT. ACCORDINGLY, THE PETITION IS ACCOMPANIED BY THE DEVELOPMENT STANDARDS, WHICH ARE INTENDED TO ESTABLISH THE DEVELOPMENT PARAMETERS FOR THE DEVELOPMENT OF THE SITE.

DATE:
DEVELOPMENT OF REMAINDER
IT IS THE INTENTION OF THE PETITIONER TO DEVELOP AN UPSCALE CONDOMINIUM PROJECT ON THE SITE.

DATE:
PHASED DEVELOPMENT WITHIN THE SITE
THE NUMBER OF BUILDINGS MAYBE PHASED IN AS MORE DESIRABLE BY BUILDER OR THE CITY. THE SITE WILL BE DEVELOPED IN ONE PHASE OR MORE PHASES AS DETERMINED BY THE PETITIONER. THE PETITIONER WILL ENSURE THAT THE DEVELOPMENT OF EACH PHASE WILL BE SUFFICIENT TO ALLOW THE CONSTRUCTION OF A FUNCTIONAL PROJECT EVEN IF THE OTHER PHASES REMAIN UNDEVELOPED. THE PETITIONER WILL ENSURE THAT THE DEVELOPMENT OF EACH PHASE WILL MEET THE REQUIREMENTS OF THE DEVELOPMENT STANDARDS AND THE ZONING ORDINANCE. PHASING MAY BE ACCOMPLISHED BY ADMINISTRATIVE APPROVAL PROVIDED THAT THE PETITIONER DEMONSTRATES TO THE ZONING ADMINISTRATOR THAT THE PROPOSED PHASE WILL MEET THE REQUIREMENTS OF THE DEVELOPMENT STANDARDS AND THE ZONING ORDINANCE. THE PETITIONER MAY ALSO PHASE THE DEVELOPMENT OF THE SITE BY SUBMITTING ADDITIONAL SITE PLANS FOR REVIEW AND APPROVAL PURSUANT TO THE REZONING PROCESS.

DATE:
ACCESS POINTS
THE NUMBER OF ACCESS POINTS TO BE PLACED BETWEEN THE PROPERTY AND EAST W.T. HARRIS BOULEVARD SHALL BE LIMITED TO ONE. THE LOCATION OF THE ACCESS POINT SHALL BE SUBJECT TO THE APPROVAL OF CDOT AND THE CITY OF CHARLOTTE. THE PETITIONER IS NOT PROPOSING TO DEDICATE A PUBLIC STREET THROUGH THE SITE. THE PETITIONER IS NOT PROPOSING TO DEDICATE A PUBLIC STREET THROUGH THE SITE. THE PETITIONER WILL DEDICATE THE ACCESS POINT TO THE CITY OF CHARLOTTE FOR PUBLIC USE. THE PETITIONER WILL ENSURE THAT THE ACCESS POINT WILL BE CONSTRUCTED IN THE MANNER REQUIRED BY THE CITY OF CHARLOTTE.

DATE:
ACCESS POND
THE PETITIONER WILL DEDICATE THE ACCESS POND TO THE CITY OF CHARLOTTE FOR PUBLIC USE. THE PETITIONER WILL ENSURE THAT THE ACCESS POND WILL BE CONSTRUCTED IN THE MANNER REQUIRED BY THE CITY OF CHARLOTTE.

DATE:
EXISTING ZONING
THE PROPERTY IS ZONED R-17MF (CD) PER PETITION NO. 97-11. THE PROPERTY WAS REZONED TO R-17MF (CD) PURSUANT TO THE REZONING PETITION NO. 97-11. THE REZONING PETITION REQUESTED THE R-17MF (CD) ZONING TO ALLOW THE DEVELOPMENT OF A RESIDENTIAL RENTAL PROJECT. THE PROPERTY WAS ZONED R-17MF (CD) PURSUANT TO THE REZONING PETITION NO. 97-11 WAS ZONED R-17MF (CD) PURSUANT TO THE REZONING PETITION NO. 97-11. THE REZONING PETITION REQUESTED THE R-17MF (CD) ZONING TO ALLOW THE DEVELOPMENT OF A RESIDENTIAL RENTAL PROJECT. THE PROPERTY