

APPLICATION
ARTICLE XIII PLANNED DEVELOPMENT
DISTRICT (PDD)
FOR
BELMONT PLACE

Sec.21-128. Purpose. Planned Development Districts are intended to allow flexibility in the design and development of land. They are intended to encourage use of innovative site planning techniques resulting in improved design, character, and quality of the resulting environment. A planned development district is characterized by unified site design incorporating housing of different densities and types with preservation of natural and scenic areas and utilization of open space, buffering, screening, vehicular and pedestrian circulation. The development may incorporate compatible commercial, institutional, and industrial uses. The flexibility allowed is intended to result in a wider choice in the type of environment and living units available to the public, more open space, a creative approach to the use of land and related physical development, an efficient use of land resulting in less extensive networks of utilities and streets, and to promote implementation of the Comprehensive Plan. The approved site plan and descriptive statement constitute the zoning district map and district regulations for a particular planned development.

Sec.21.129 District regulations. *All requirements and provisions of the Zoning Ordinance and Code of Ordinances of the City shall apply to the Planned Development District, except as set forth herein below, conflicting provisions in the zoning ordinance to the contrary notwithstanding:*

Minimum site area:	28.7± acres exceeds the ordinance minimum requirement (2 contiguous acres)
Permitted uses	Residential and Institutional. Uses are allocated by tract divisions as specified on the PDD Plan. Residential densities are mixed as to lot sizes, ownership types and configuration.
Minimum lot area	Lot areas vary dependent upon the type of residential units by tracts. Each tract area is depicted with specificity on the PDD Plan.
Minimum lot width, yard, Setbacks	Specific minimum lot widths, yards, setbacks are as specified by tract on the PDD Plan. Orientation of lots is prescribed by the Plan and essentially fixes the number of units available for inclusion in each tract, respectively. The number of unit types per acre is determined by the configuration of the Plan, with each tract census constituting the maximum number of units includable in the Plan. Variation of the number of units allocable to a given tract type would require a Plan amendment.
Maximum residential units per acre	

Maximum structure height	No institutional structure will exceed a height of 1 ½ stories. No residential structure shall exceed 2 ½ stories or forty-five feet in height, including increased base level elevations to accommodate and comply with floodplain building requirements.
Off-street parking and loading Requirements:	Off street parking and loading requirements of the institutional tract are as shown by the Plan and exceed Forest Acres minimum ordinance requirements for Office/Institutional standards. Further, the site-plan depiction on the PDD Plan for the O/I tract is shown for a specific end use facility; therefore parking and related requirements are established for the particular use/size of the user (not a prototype).
Buffer yard, screening and landscaping requirements	<p>Buffer yards, screening and landscaping requirements are as depicted on the PDD Plan, between PDD internal site tracts and as to perimeter boundaries against adjoining land uses, as further described in the Descriptive Statement.</p> <p>It is submitted that placement/identification of final landscaping specimens should be reserved to ordinance required final site Plan approval process on the O/I Tract and in conjunction with the vehicle gates (two sets) identified for location placement on the PDD Plan.</p>
Signs:	The only commercial character signage applicable to the PDD site will be on the O/I tract, limited in all aspects as to size/number/materials to be in conformity with Ord. Sec. 21.160-173.
Streets, private and public:	All on-site streets will be private, built to conform to or exceed all public street requirements for construction standards. Permanent private maintenance for all street costs, repairs/replacement and associated expenses will remain the responsibility of the developer per written contract.
Infrastructure bonding	All applicable requirements shall be met prior to issuance of permits.
Plat approvals	All applicable regulations shall be met before approvals or permitting.
Site plan approvals	All applicable regulations shall be met before approvals or permitting.

Sec.21.130 Planned Development District Application and review procedures. The following procedures shall apply to establishment of a PDD district, other provisions in this ordinance to the contrary notwithstanding:

<p>Zoning amendment Required:</p>	<p>PDD districts are established by amendment to the zoning ordinance in the manner prescribed for rezoning. Upon approval of the PDD Plan any subsequent amendment of the Plan shall require amendatory ordinance approval in the same manner as required for initial enactment for establishment of the PDD Plan.</p>
<p>District regulations:</p>	<p>The applicable regulations provided for in Section 21.129, and those in the approved plan and descriptive statement, shall constitute the PDD district regulations for the site.</p>
<p>Pre-application conference optional</p>	<p>An applicant for PDD zoning is encouraged, but not required, to contact the Zoning Administrator prior to submission of application for information and review of regulations and procedures applicable to the proposed plan and descriptive statement. Accordingly, the Applicant for this PDD Plan has made multiple contacts and submittals of particulars of the PDD Plan for consideration by City Staff and believes the application to be in essential compliance with filing requirements of the PDD Ordinance for administrative procedural consideration by the Planning Commission and City Council.</p>
<p>Amendment application required</p>	<p>This application has been submitted in form directed by the Zoning Administrator, inclusive of specific additional supporting documentation: Descriptive Statement; Metes and Bounds Legal Description of PDD property; PDD Development Plan, dated April 27, 2015, by Heritage Engineering, Inc.; Traffic Impact and Access Study, dated April 27, 2015, by SRS Engineering, Inc.; Conceptual Stormwater Management Study, revised January 14, 2015, by Heritage Engineering, Inc.; Boundary and Topographical Plat [With Tree Survey Included] dated December 10, 2014, by Baxter Land Surveying Company, Inc.</p>

	<p>The landowner of the entirety of the PDD Plan Property described in the Application is H&M Real Estate Holdings, LLC, which entity is also the initiator of this Application.</p>
<p>Development plans required:</p>	<p>A site development plan is a required attachment to the application for the PDD amendment. The site development plan herein attached as part of this Application, PDD Development Plan, dated April 27, 2015 does indicate the proposed uses of land areas and such other information as the Zoning Administrator has advised reasonably necessary for zoning review.</p>
<p>Development plan required:</p> <p>A descriptive statement is a required attachment to application for the PDD amendment. It shall address the regulations in Section 21.129 and shall indicate the characteristics and standards to be used for development of the site, and shall include at least the following items:</p> <ol style="list-style-type: none"> 1. legal description of site boundaries, and total area of the site (provided by attachment exhibit and shown per PDD Plan); 2. area and location of each type of use (per PDD Plan); 3. number and density of dwelling units by type (per PDD Plan); 4. description of open space locations, uses and proposed dedication for public use (per PDD Plan); 5. ownership and maintenance of streets and proposed dedication to public (Descriptive Statement) (public dedication is not proposed); 6. methods for dealing with parking and the impact on projected traffic on the uses on the site and adjacent districts and streets (per PDD Plan and Traffic Study); 7. steps proposed to comply with landscape regulations (per PDD Plan and Descriptive Statement); 8. steps proposed to comply with sediment control and storm drainage regulations (per Storm Drainage Study); 9. outline for development phasing with anticipated time frames (Descriptive Statement); 10. design standards, procedures and methods demonstrating that development will result in an integrated use district; functional and compatible with area (Descriptive Statement); 11. proposed restrictive covenants to be recorded to assure future compliance with the standards of the plan (Descriptive Statement); 12. such other information as may be appropriate for Planning Commission review. 	
<p>NOTE: It is intended that streets, sidewalks, pedestrian pathways and similar appurtenant improvements shown on the PDD Plan will remain private, without public dedication. If or to the extent stormwater drainage treatments or other infrastructure improvements, facilities or use easements shall be required by a controlling governmental authority to be dedicated to public use or control, Applicant will be responsible for all matters necessary to effect such dedication or transfer, together with costs associated therewith.</p>	

Changes to plan:

a. Minor Changes

Changes proposed in writing by the applicant which do not alter district boundaries and which involve revision of minor characteristics of the PDD, such as relocation of driveways, revision of interior floor plans, façade details, landscaping, relocation of required parking, drainage structures, and features which do not materially affect the approved plan concept or violate any applicable regulations may be approved by the Zoning Administrator. The decision of the Zoning Administrator is subject to review and final determination by the Board of Zoning Appeals if the applicant or any party whose property is adversely affected files a written appeal pursuant to Section 21.238 within 30 days after action by the Zoning Administrator. The applicant may submit a rejected change as an amendment to the plan under the normal zoning amendment procedures.

b. Major changes.

Changes proposed in writing by the applicant which alter district boundaries or which materially affect the characteristics of the PDD shall be submitted under normal zoning amendment procedures applicable to establishment of the PDD.

c. Permits

No zoning or building permits involving a minor or major change of the PDD descriptive statement or map shall be issued until the written change is approved and filed with the City Clerk and, if applicable, recorded in the Register of Deeds Office for Richland County.

Failure to begin, failure to progress, failure to complete:

If the responsible party fails to begin, fails to progress, or fails to complete development as agreed in the descriptive statement and/or ordinance amendment, without obtaining an appropriate amendment of the Plan, the City Council may charge the developer with violation of the zoning ordinance, may enforce bonds posted for compliance, may rezone the property, or may take any combination of these actions. In any event, if the planned development is not initiated within 2 years of its establishment, the Planning Commission shall initiate the rezoning of the property to an appropriate district classification in conformity with the comprehensive plan.

CITY OF FOREST ACRES

**PDD ZONING APPLICATION – PLAN DESCRIPTION
28.7 ± ACRES, EAST SIDE/SUNNYSIDE DRIVE
“BELMONT PLACE”
(CHILDRENS HOME PROPERTY PLANNED DEVELOPMENT)
H&M REAL ESTATE HOLDINGS, LLC**

**September 4, 2014
(Revised, April 27, 2015)**

DESCRIPTIVE STATEMENT

The Forest Acres PDD ordinance, in applicable part, describes the purpose of its Planned Development District, as follows: “Planned Development Districts are intended to allow flexibility in the design and development of land. They are intended to encourage use of innovative site planning techniques resulting in improved design, character, and quality of the resulting environment. A planned development district is characterized by unified site design incorporating housing of different densities and types with preservation of natural and scenic areas and utilization of open space, buffering, screening, vehicular and pedestrian circulation. The development may incorporate compatible commercial, institutional, and industrial uses. The flexibility allowed is intended to result in a wider choice in the type of environment and living units available to the public, more open space, a creative approach to the use of land and related physical development, an efficient use of land resulting in less extensive networks of utilities and streets, and to promote implementation of the Comprehensive Plan.”

This Belmont Place PDD Development Plan, incorporates housing of different densities and types, including traditional single family residences on large lots, clustered “town home” residential and smaller cottage-lots in proximity to specialized institutional residential accommodations for elder-care or dementia patient/residents that require special supervision and/or some level of medical care, supervisory attention or on-site assisted living services. The PDD Plan herein proposed and described is consistent with the purpose and objectives of the ordinance. It provides for cohesive development of a large site for compatible residential and institutional commercial uses.

The following attachments constitute an integral part of this Descriptive Statement of the PDD Plan:

1. Metes and Bounds Legal Description;
2. Development Plan, dated April 27, 2015, prepared for H&M Real Estate Holdings, LLC by Heritage Engineering, Inc. (the Development Plan);
3. Traffic Impact and Access Study, final dated April 27, 2015, prepared for H&M Real Estate Holdings, LLC by SRS Engineering, Inc. (“Traffic Report”);
4. Conceptual Stormwater Management Study, dated December 22, 2014, revised April 27, 2015, prepared for H&M Real Estate Holdings, LLC by Heritage Engineering, Inc. (“Storm Drainage Study”);
5. Boundary and Topographical Plat [with Tree Survey included], dated December 10th, 2014, prepared for H&M Real Estate Holdings, LLC by Baxter Land Surveying Company, Inc. (“Topo Survey”);
6. Architectural Elevation or Rendering, proposed for the principal site improvement building located on the Office/Institutional Tract depicted on the Development Plan.

Together with supplementary revisions, if any, to any of the said exhibit documents resulting from additional or amendatory information consistent with requirements of the City of Forest Acres in conjunction with the city's regulatory review and ordinance approval procedures.

The property subject of this application is a portion of a large campus tract previously owned and operated by the Carolina Childrens Home. As reflected by the Development Plan plat dated April 27, 2015, submitted as a part of this revised Application, the subject property consists of 28.7 ± total acres. The proposal plan of development shows (i) one Office/Institutional Tract ("O/I Tract") of 4.4 ± acres designed to host a single use facility (43,325 sq. ft building/Memory Care), (ii) a Residential tract of 7.3 ± acres ("Tract A") designed to host residential "Town Homes" in two, 4 and 5 connected unit buildings respectively (nine total units) and twelve (12) "cottage homes"; (iii) a Residential tract {"Tract B"} consisting of twenty-two (22) large, traditional type single family residential lots with minimum lot area of 11,625 square feet; and (iv) an area on the Plan shown as Passive Recreational Stormwater Management Area, together with three lot parcels, that connect the residential tract to Belmont Drive (public road) at the easternmost extremity of the overall PDD site. Tract A and Tract B share a common boundary with limited vehicle access (by gate) between the parcels. There is limited vehicular access connection between the Office/Institutional tracts and the residential tracts. [The entire parcel is currently zoned P-1. Under the proposal plan the entire parcel is rezoned to PDD to enable a comprehensive and compatible development of all interior parcels, reasonably related to each other and to the adjacent/proximate zoning and actual uses of the surrounding neighborhood area(s), respectively.]

The institutional tract fronting on Sunnyside Drive is abutted on the South side by the active campus of Carolina Childrens Home [with a currently operating non-profit institutional entity, "The Hearth", a center for childrens eating disorders], on the North by Tract A (buffered by an expanse of woods and creek lands adjacent to the northern boundary of Tract A) and on the East by the "rear" boundary of PDD Residential Tract A.

Division of the Sunnyside Drive frontage into two parcels with ingress/egress exclusively related to Sunnyside Drive, confirms placement of limited low intensity office/institutional use and limited numbers of residential units, which will minimize traffic impacts upon the road. The relatively small non-retail/commercial use (Memory Care) applicable to this development does not contribute to daily traffic "peaks" or itself create substantial traffic volumes. (See, Traffic Report) Access to the Sunnyside parcels is detailed and engineered in conformity with all applicable SC/DOT requirements standards. If or to the extent that SC/DOT and/or City of Forest Acres determines necessity for application of traffic calming methodologies to Sunnyside Drive at or in relation to the site, the PDD developer is ameanable to participation in such matters.

The Residential Tract B as shown on the Development Plan connects to existing Belmont Drive, a SC/DOT public street at the eastern boundary of the tract and is bounded on the South by residential lots in the City of Columbia (primarily Tanglewood Subdivision). On the North Tract B is bounded by creeklands at some boundary distance from other developed Forest Acres residential properties. At the Western extremity it adjoins Tract A. The array of individual residential lots are accessible only by private road through the Belmont Drive entrance to the PDD plan. In essence, this configuration places the larger, more traditional single-family lots in the PDD plan in adjacent proximity to other traditional residential lots of the surrounding neighborhoods. The traffic addition of 22 additional single family lots in Tract B does not impose an impact burden upon the existing public street system (Belmont Drive onto West Buchanan, for all directions access to Beltline Boulevard and Trenholm Road). (See, Traffic Report) Connection to Belmont Drive will be in conformity with all SC/DOT, City of Forest Acres and all other traffic jurisdictional regulations, as applicable.

All internal streets shown on the Development Plan plat in Residential Tracts A and B will be retained and maintained permanently as private roads. The PDD residential sites are serviced by an extension of existing Belmont Drive (SC/DOT public road) into Tract B as a private road and continuing through Tract B and Tract A to direct joinder of Tract A to Sunnyside Drive. (Treatment of the private road gates applicable between PDD Tract B and

Tract A referenced here and above is more fully particularized hereinbelow.) All street construction and related appurtenances shall be in accordance with at least minimum standards required by SC/DOT for public roads and rights-of-way. Any and all driveway cuts, connections between the private access ways and public road will be constructed and engineered to at least minimum regulatory standards required for such joiner and access. Placement of access points onto Sunnyside Drive, as shown on the Development Plan, are confirmed to be consistent with SC/DOT requirements.

The provisions of the herein proposed PDD Development Plan, constitute compliance with all component requirements of Forest Acres municipal code Section 21-128 as to district Regulations, as specified and designated with specific definition by reference to the tract parcels, respectively, on the face of the Plan. The regulations, as applied to the O/I Tract, conform to the requirements for office/institutional parking, ingress/egress traffic patterns, site specific landscaping as accompaniment to parking lot(s), building orientation and height(s) pursuant to the proposed use, consistent with applicable guideline regulations on all regulated improvements. Final details of landscaping compliance will be made a specific part of the site specific site plan approval process presented in furtherance of this PDD Development Plan. A specific end user is presently identified for use of the O/I Tract; therefore site specific details are as shown on the revised PDD Plan, not as prototypical. The O/I Tract building height shall not exceed two (2) stories above base grade elevation.

The individual lot layouts and dimensional details represented on the residential tracts Development Plan plat, Tract A and Tract B, constitute compliance with Section 21-129 of the Forest Acres ordinance and regulations. Minimum lot area and all residential lot setback requirements are specified on the Development Plan. Any amendments proposed to the plan subsequent to presentment and approval will be subject to compliance review under the code provisions governing amendments.

The combination of the compatible institutional use of the O/I Tract, with integrated development of mixed types and densities of residential use particularized by the lay-outs for site development of Tract A (forms of connected town home condominium ownership and cottage style lots with rear-alley access) and Tract B (traditional large single family home lots), are proposed with intentional connectivity and inter-relationship with each other, as well as with other proximate property uses in both Forest Acres and City of Columbia. This integration of residential types and densities with compatible non-residential use, utilizing ecological sensitivity to a large infill site, identifies this property as wholly appropriate for PDD development.

All site signage will be presented for final approval in compliance with code Sections 21.160-173 in conjunction with details of site-plan approval. The PDD layout design for the residential tracts does not anticipate sign usage beyond street direction, identification and traffic control, together with (i) a monument style entrance identification sign at/near the Belmont Drive connection with PDD Tract B; (ii) a monument style entrance identification sign at/near the Sunnyside Drive connection to PDD Tract A and (iii) a monument style identification sign on the Sunnyside Drive entrance to the O/I Tract. All PDD site signs will be compliant with all provisions of the sign ordinance sections as to size, materials, illumination and location, applicable to both the office/institutional and the residential portions of development.

Declarations of Restrictions and Covenants applicable to the Office/Institutional and Residential Tracts, respectively, are proposed to assure continuing compliance with all PDD ordinance requirements. Provisions of the declaration documents will include "linkage" and maintenance details for crossover features between the adjacent O/I Tract and Residential Tracts (e.g. pedestrian and bicycle paths, semi-public green spaces, sidewalk access, landscaping and lighting features outside of individually owned lots).

The Development Plan provides for substantial Passive Recreational/Stormwater Management area space outside of individual lots. Such spaces as are associated with road rights-of-way and water drainage features will be incorporated into conveyances to a permanent Owners Association entity created and incorporate by the Applicant under the laws of the State of South Carolina and the herein referenced Declarations of Covenants and Restrictions applicable to such entities, that meet or exceed Forest Acres, Richland County, or other jurisdictional requirements

for such conveyances. In the instance of any non-lot land areas (not within public dedication), provision shall be made in the declaration documents for permanent ownership, maintenance of said areas, including compliance with applicable municipal and county ordinances and regulations affecting connections to public access/rights of way.

The northernmost boundary of the entire PDD plan (Centerline of Orphanage Branch) is affected by issues related to water drainage, floodway and floodplain treatment and sediment control considerations. (See, Storm Drainage Study) All of these matters have been provided for in establishment of the Development Plan and are deemed reasonable in accordance with recognized professional engineering standards. Appropriate final consideration will be attended by the PDD developer's professional engineers in consultation with governmental regulators with jurisdictional authority related to all site specific matters, during construction development and long-term. The whole-site topographical survey (Topo Survey) commissioned by the PDD developer has been utilized to determine site drainage requirements to be incorporated into the PDD Plan. All such determinations have been made and will remain in compliance with all applicable sediment control and storm drainage regulations imposed by the City of Forest Acres, Richland County and such additional state and federal regulatory requirements as shall be determined applicable to the site property and improvements.

The whole-site Tree Survey commissioned by the PDD developer and incorporated into the Topo Survey has been utilized in conjunction with the site Development Plan to comply with applicable ordinance provisions for tree protection and landscape regulations imposed by the City of Forest Acres. The "Existing Buffer Tree Legend" is set forth as part of the Development Plan.

The North boundary of the PDD is the Centerline of Orphanage Branch, with attendant floodway delineations and applicable use restrictions. One-half of the creekbed and the wooded northern bank of the creek adjacent to the PDD Plan property are "off-site" and are not shown as Part of the PDD site Development Plan. Similarly, the easternmost public road right-of-way for Sunnyside Drive adjacent to the PDD O/I Tract and Tract A frontage is significantly wooded at a level generally above the street elevation. With exception of the two points of driveway access to the PDD O/I Tract and private road entrance to PDD Tract A property through the street right-of-way, the lateral tree/vegetation will remain undisturbed by development of the PDD Development Plan. The existing vegetation along the West and North boundaries of the property constitutes significant sight buffering of the PDD improvements from the closest off-site neighboring properties.

The site topography dictates that significant portions of the water drainage plan will be located on/upon the portion of the site along the northern creekbed boundary of the property. (See, Topo Survey and Storm Drainage Study) The "final" site plans may need to be amended to define the inter-relationship of water detention/retention and related water drainage facilities with some recreational amenities, pedestrian pathways and similar features on the site in compliance with governmental regulatory requirements.

Further, there is pending in Forest Acres a proposed ordinance amendment to add Section 21.215 to the Zoning Ordinance providing for "Water Quality Buffer Requirements." If adopted prior to establishment of this PDD Plan, provisions of the ordinance would or could affect treatment of portions of the PDD Plan property (specifically and particularly along the North boundary). The proposed buffers have been taken into consideration in producing the PDD Plan, but if or to the extent adoption of the ordinance effects any non-compliance between the Plan and new ordinance provisions, the PDD Plan will be required revised or amended for compliance with the ordinance.

The proposed project name designation is Belmont Place. The proposed street names for use on the 50 foot road right-of-way sections of the Plan within the residential tracts are (i) extension of existing public street, Belmont Drive from the easternmost point of entry into the PDD Tract B shall be named "Belmont Glen", connecting to the Sunnyside Drive right-of-way at the west end of PDD Tract A; and (ii) the loop portion of the road on Tract A (on which lots A-1 through A-16 front) shall be named "Belmont Way." [The O/I Tract lot will be assigned an appropriate Sunnyside Drive address.]

If or to the extent necessary to comply with City of Forest Acres requirements, the project owner-developer will adjust/designate the project "name", together with designation of street name(s) in conformity with city procedures related to 9-1-1 requirements and/or all other applicable public safety and fire code provisions.

PRIVATE ROADS/GATES

The configuration of the private roads applicable to the Belmont Place Development Plan is significant to the efficacy of the PDD. The property parcel itself extends from Sunnyside Drive on the West to Belmont Drive on the East and, in essence, joins the two. It is critically important that this property does not become a cut-through raceway to link Sunnyside Drive to Beltline Boulevard through Belmont (which a straight spine road from Sunnyside to Belmont would surely do). The Development Plan curtails that undesirable result, while maintaining the convenient, central location of the property as a principal amenity. The private road system on the property will enable limitation and control of traffic volume and access, with collateral benefits of traffic safety, both on-site and generally.

1. At the Tract B entrance to Belmont Place at the east end (from Belmont Drive) access (in and out) to/from Belmont Glen will be gated. Residents pass through via digital or card access, with schedules determined by covenant agreements. Visitors require arrangements similar to Gregg Park and other limited access, gated communities.

2. At the west end of Tract B on Belmont Glen, resident access (in and out) will be gated via same or similar digital or card access. Neither in or out traffic movement will be available to visitors or non-resident traffic.

3. At the Sunnyside Drive intersection with Belmont Glen, access to from PDD Tract A is open for residents and/or visitors. Passage from Tract A into Tract B is prohibited by the mid-point gate, except for Tract B residents.

4. Access to emergency service providers (police, EMS, fire control) must be maintained by an arranged and approved system.

5. Imposition of access limitations by gates will eliminate cut through traffic, reduce traffic volume and create traffic control privacy within the PDD (beneficial to PDD and to surrounding neighborhoods).

6. Private Road Maintenance Agreements will be required for the upkeep of the private road system and will include sufficient additional provisions to accomplish the required gate functions and related expenses.

HISTORIC GRAVE SITE

The PDD site tree survey identifies on the Tract A parcel a 54" diameter grand oak tree, which itself marks the location of a small cluster of grave spaces associated with the early years of the old Carolina Children's Home. There is little information or fact from which to ascertain significant scope or details regarding the site's history. The Richland County Chicora Society has provided evaluation details for preservation protection of the historic site. The Development Plan establishes an eighty (80') foot diameter space centered on the oak tree as a permanently designated commemorative green space memorial within the Tract A site plan.

DEVELOPMENT PHASING

The sequence and schedule for development of the PDD Development Plan is anticipated as follows:

PHASE I: The initial development will begin within 6-9 months following city approval of the PDD Zoning, with development of the Office Institutional Tract; period of build out-to occupancy approximately 12 months.

PHASE II: Contemporaneously with initial development, pre-development site work, grading and clearing for Residential Tract A will commence; infrastructure development for Tract A to commence within 12 to 18 months, dependent upon market conditions.

Build-out absorption rate for twenty-three unit "town home" community estimated to be 36 months, dependent upon market conditions.

PHASE III: Contemporaneously with initial development, pre-development site work, grading and clearing for residential Tract B will commence; infrastructure development for Tract B, particularly road work and related construction is estimated to take longer than earlier phases; estimated 12 months, dependent upon market and physical construction conditions.

Build-out absorption rate for twenty-two "high end" building lots estimated to be 24 to 48 months, dependent upon market conditions.

JURISDICTIONAL ISSUE

Within the perimeter plan of the PDD property there are certain portions of the property that do not lie at all or entirely within the municipal limits of the City of Forest Acres. The properties are identified on the PDD Plan by (i) Tax Map Numbers as Residential Parcel #1, #2, #3 and (ii) by demarcation of the Forest Acres/City of Columbia "city limits line" near the southeastern extremity of the PDD Tract B Residential Tract, partially within PDD proposed lots B-2, B-3 and B-4.

It is not uncommon to have real property parcels split by City-County, City-City or other governmental subdivision lines. This circumstance is noted in the instance of this application (i) to advise the existence of the condition and (ii) to advise the prospect of some additional review process between the Applicant and the City of Columbia or in accordance with existing inter-governmental agreements or protocols between the affected political subdivisions.

It should be noted that in this instance, all portions of the PDD proposed property lying within the Columbia City Limits are within that municipality's Zoning District Classification RS-1, Single Family Residential. Under the district guidelines proposed for this PDD Development Plan, the proposed residential use and qualifying lot standards for the PDD lots would qualify the lots for inclusion within the City of Columbia RS-1 zoning district as permitted uses.

The essential elements of development detail described in this Application shall be included within the ordinance provisions of the Planned Development District Plan to be approved by the City of Forest Acres, together with such additional conditions, if any, specified by detail in the ordinance provisions.

APPLICANT:

H&M Real Estate Holdings, LLC

BY:

Robert F. Fuller, Attorney

Columbia, South Carolina
April 27, 2015

BELMONT PLACE, PDD DEVELOPMENT PLAN PROPERTY

LEGAL DESCRIPTION:

SUNNYSIDE%20BOUNDARY[1]

Commencing at the IPF4RB, said point being the POINT OF BEGINNING, located at the point of the right of way of Sunnyside Drive and Orphange Branch:
; thence North84 Deg 51 Min 31 SecEast, a distance of 222.38'; thence North78 Deg 04 Min 27 SecEast, a distance of 134.84'; thence North85 Deg 19 Min 05 SecEast, a distance of 62.25'; thence North80 Deg 14 Min 44 SecEast, a distance of 100.64'; thence North85 Deg 05 Min 33 SecEast, a distance of 108.16'; thence South47 Deg 48 Min 32 SecWest, a distance of 0.00'; thence North85 Deg 05 Min 33 SecEast, a distance of 132.65'; thence North73 Deg 41 Min 12 SecEast, a distance of 30.13'; thence South82 Deg 07 Min 05 SecEast, a distance of 31.52'; thence North78 Deg 50 Min 43 SecEast, a distance of 70.40'; thence South85 Deg 48 Min 05 SecEast, a distance of 52.53'; thence North83 Deg 07 Min 27 SecEast, a distance of 152.78'; thence North88 Deg 36 Min 33 SecEast, a distance of 29.26'; thence South88 Deg 25 Min 15 SecEast, a distance of 63.87'; thence North87 Deg 51 Min 11 SecEast, a distance of 63.38'; thence North80 Deg 29 Min 39 SecEast, a distance of 29.57'; thence North86 Deg 14 Min 10 SecEast, a distance of 57.74'; thence North88 Deg 04 Min 21 SecEast, a distance of 251.84'; thence South52 Deg 18 Min 24 SecEast, a distance of 183.69'; thence South54 Deg 43 Min 15 SecEast, a distance of 76.61'; thence South53 Deg 16 Min 49 SecEast, a distance of 195.03'; thence South57 Deg 59 Min 09 SecEast, a distance of 175.38'; thence South66 Deg 14 Min 19 SecEast, a distance of 115.87'; thence South68 Deg 43 Min 30 SecWest, a distance of 53.58'; thence North86 Deg 38 Min 16 SecWest, a distance of 34.49'; thence South43 Deg 18 Min 14 SecEast, a distance of 23.26' to the point of curvature of a non-tangent curve, concave to the east, having a radius of 65.00' a central angle of 171 Deg 10 Min 57 Sec, and a chord of 129.62' bearing South15 Deg 09 Min 14 SecWest; thence West along said curve, a distance of 194.20'; thence South77 Deg 49 Min 45 SecWest, a distance of 165.44'; thence South78 Deg 48 Min 13 SecWest, a distance of 99.97'; thence North31 Deg 56 Min 02 SecWest, a distance of 75.00'; thence North31 Deg 56 Min 02 SecWest, a distance of 80.45'; thence North31 Deg 56 Min 02 SecWest, a distance of 3.60'; thence South47 Deg 05 Min 32 SecWest, a distance of 73.11'; thence South35 Deg 04 Min 10 SecWest, a distance of 22.28'; thence South76 Deg 02 Min 32 SecWest, a distance of 42.84'; thence South76 Deg 02 Min 32 SecWest, a distance of 84.98'; thence South75 Deg 44 Min 13 SecWest, a distance of 105.90'; thence North10 Deg 02 Min 32 SecWest, a distance of 14.91'; thence North09 Deg 56 Min 37 SecWest, a distance of 65.31'; thence South75 Deg 51 Min 43 SecWest, a distance of 262.23'; thence South75 Deg 52 Min 30 SecWest, a distance of 215.33'; thence South75 Deg 43 Min 17 SecWest, a distance of 30.03'; thence South75 Deg 55 Min 10 SecWest, a distance of 317.49'; thence South69 Deg 50 Min 26 SecWest, a distance of 130.35' to the point of curvature of a non-tangent curve, concave to the southwest, having a radius of 27.90' a central angle of 70 Deg 17 Min 14 Sec, and a chord of 32.12' bearing South28 Deg 27 Min 14 SecEast; thence North along said curve, a distance of 34.23'; thence North65 Deg 04 Min 21 SecWest, a distance of 58.47' to the point of curvature of a non-tangent curve, concave to the south, having a radius of 40.00' a central angle of 35 Deg 30 Min 52 Sec, and a chord of 24.40' bearing South86 Deg 47 Min 45 SecEast; thence West along said curve, a distance of 24.79' to the point of curvature of a non-tangent curve, concave to the south, having a radius of 310.73' a central angle of 07 Deg 47 Min 34 Sec, and a chord of 42.23' bearing North68 Deg 28 Min 27 SecEast; thence West along said curve, a distance of 42.26' to the point of curvature of a non-tangent curve, concave to the northwest, having a radius of 841.37' a central angle of 06 Deg 22 Min 50 Sec, and a chord of 93.65' bearing North66 Deg 34 Min 21 SecEast; thence Southwest along said curve, a distance of 93.70' to the point of curvature of a non-tangent curve, concave to the north, having a radius of 89.56' a central angle of 47 Deg 17 Min 30 Sec, and a chord of 71.84' bearing South85 Deg 34 Min 35 SecEast; thence West along said curve, a distance of 73.92' to the point of curvature of a non-tangent curve, concave to the south, having a radius of 289.60' a central angle of 15 Deg 06 Min 32 Sec, and a chord of 76.15' bearing South73 Deg 05 Min 51 SecEast; thence Northwest along said curve, a distance of 76.37'; thence North88 Deg 04 Min 34 SecWest, a distance of 220.68'; thence South87 Deg 01 Min 58 SecWest, a distance of 202.54'; thence North28 Deg 22 Min 13 SecEast, a distance of 50.03'; thence North28 Deg 22 Min 02 SecEast, a distance of 359.82' to the point of curvature of a non-tangent curve, concave to the west, having a radius of 669.60' a central angle of 13 Deg 10 Min 51 Sec, and a chord of 153.70' bearing North22 Deg 01 Min 32 SecEast; thence Northeast along said curve, a distance of 154.04' to the point of curvature of a

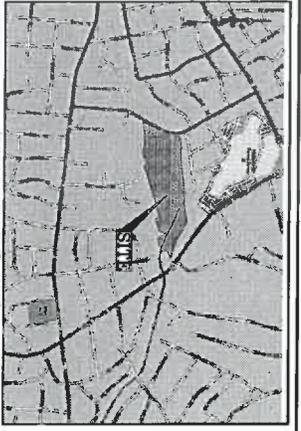
SUNNYSIDE%20BOUNDARY[1]

non-tangent curve, concave to the west, having a radius of 385.00' a central angle of 16 Deg 56 Min 48 Sec, and a chord of 113.46' bearing North03 Deg 24 Min 16 Sec East; thence North along said curve, a distance of 113.87' to the POINT OF BEGINNING.

TMS NO. 13907-01-09

TMS NO. 13907-03-31
13907-03-32
13907-03-34

Aggregate Acres - 28.8±



REFERENCE - PDD APPLICATION
 Descriptive Statement
 April 27, 2015
 Belmont Place, PDD
 Historic Grave Site
 City of Columbia Zoning

REFERENCE - PDD APPLICATION

DATE TABLE

1	10/15/14	PRELIMINARY
2	11/10/14	REVISED
3	12/15/14	REVISED
4	01/20/15	REVISED
5	02/10/15	REVISED
6	03/05/15	REVISED
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