

PLANNED DEVELOPMENT DISTRICT STANDARDS

Game On

A Mixed Use Recreational Planned Community

1. Statement of General Facts, Conditions and Objectives

Property Size: Approximately +/- 78.61 Acres

York County Tax Map #'s: 6440101030, 6440000042, 6440000039, 6440000027, 6440101031, 6440000016, 6440101344, 6440000038

The development depicted on the Planned Development Site Plan is intended to reflect the general arrangement of proposed uses on the site. Final configuration, placement, and size of individual site elements may be altered or modified during design development and construction phases, within the limits of the City of Tega Cay Code of Ordinances or as otherwise established through the standards outlined in the Game On Planned Development District (PDD) Standards. The Petitioner reserves the right to modify the total number of units and uses identified within individual villages or phases, reallocate units from a village or phase to another, reconfigure street layouts, provided that the maximum density for the entire mixed use development does not exceed the maximum density permitted.

These standards, as established by the Game On PDD Standards, as set out below and as depicted on the Planned Development Site Plan shall be followed in connection with development taking place on the site.

2. Land Use Designations and Standards for Development

The land uses authorized for the Game On Development consist of:

- Park District
- Residential District (RD)
- Entertainment District (ED)
- Office and Professional District (OP)
- General Business District (B2)
- General Commercial / Mixed Use (GC / MU)
- Government and Institutional District (GI)

The following represents the respective requirements for the use and development of and within each designated land use area of the Game On Development Overall PDD Density and Districts -

The overall density authorized for the Game On Development consists of:

- Residential – Up to 410 Units consisting of a balanced mix of Single Family Detached, Single Family Patio Homes and Townhomes (attached) for a maximum of 160 units. Upscale, Boutique Apartments for Rent (limited to a maximum of 250 total units consisting of studio, 1-bedroom and 2-bedrooms) over Commercial / Retail Uses.
- Commercial – Up to 81,000 s.f.
- Medical / Professional / Office – 131,000 sf.
- Government & Institutional (Assisted Living / Memory Care) – Up to 50,000 s.f.
- CMU Structured Parking – Up to 740 space facility not to exceed four levels
- Hospitality – Up to 150 rooms comprised in one building not to exceed five floors
- Entertainment – Up to 70,000 s.f. Theatre comprised of 14 screens
- Entertainment and Family Fitness – Up to 350,000 sf. enclosed facility
- Government and Institutional – Up to 100,000 s.f.

Note: Residential units may be adjusted and interchanged between all villages and residential uses as long as the total project doesn't exceed a total of 410 total residential units within the boundary of the PDD.

A. Park District

Purpose: The general purpose of the contiguous park zoning district is to provide recreation and open space functions for the long-term benefit and enjoyment of city residents, adjacent businesses and residential neighborhoods. Permitted Uses: Within the Park District, a building or premises shall be used only for active or passive recreation and its associated uses and facilities. Portions of the park will include existing natural areas programmed with walking and running trails. At minimum, the Park District is programmed to include the following:

- Shade structure(s)
- Public accessible restrooms
- Open multi-use play fields – Football, soccer etc. (lighted and non-lighted)
- Running and Jogging Trails
- Walking paths thru existing natural areas

Development Standards: Notwithstanding development standards set forth elsewhere by this use category the minimum requirements within the Park District is as follows:

- 35 foot setback from adjacent residential uses
- Zero lot line setback from non-residential uses
- Recreation Field illumination to be limited to fixtures designed to minimize glare.

B. Residential District (RD)

Purpose: This district is designed to permit a variety of residential uses at variable densities, based on the characteristics of such uses. Areas so designated are deemed suited to and with market potential for such uses. While some proposed uses will be complimentary and align with existing surrounding product types, certain mixed-use areas in the Development will include unique boutique residential living above commercial and professional uses designed to promote a live-work-play environment. This designation is applied principally to undeveloped areas where unit and density flexibility will not adversely impact existing residential subdivisions, and where the housing market is sufficiently broad and flexible to meet the various consumer demands.

Permitted Uses: Within RD District, a building or premises shall be used only for the following purposes:

1. Dwelling, single-family, detached.
2. Dwelling, single family attached (patio / townhomes).
3. Schools, Government and Institutional uses. Public or private, offering general education courses and public utilities.
4. Neighborhood and community parks and centers, open recreation areas and similar uses.
5. Churches or similar places of worship, including parish houses, parsonages and convents.
6. Customary home occupations.
7. Subdivision sales office provided that:
 - a. The use serves the subdivision in which it is located.
 - b. A site plan is submitted; designating location, proposed parking areas, signage designation and proposed landscape improvements associated with the sales center.
 - c. The use be terminated upon completion of the sale of ninety-five percent (95%) of the total

number of homes and / or lots; provided, however, that a model or demonstration unit may be used for sales purposes until the last unit or lot is sold.

Development Standards: Notwithstanding development standards set forth elsewhere by this use category, Table 1 summarizes the minimum requirements within the RD District. Additional development standards for this district are below:

1. Development will consist of up to 410 total residential units as established in Table 1 and consist in a balanced mix of the following:
 - a. Single Family Detached
 - b. Patio Homes
 - c. Townhomes
 - d. Upscale studio, 1-bedroom and 2-bedroom Boutique Apartment units for rent over Retail / Commercial / Office uses.
2. Maximum height of buildings will be five (5) stories, not to exceed 60 feet.
3. No more than one (1) separate maintenance building will be constructed per project site.
4. Detached lighting on the project site will be limited to 15 feet in height and incorporate a fixture design to minimize glare and light pollution to adjacent parcels. All lighting fixtures will be energy efficient in nature with limited glare, including decorative lighting such as bollards and up lighting for way-finding that may be installed along sidewalks, walking paths, and parking areas.
5. The project site must include access easements to greenways and trails when they exist on adjoining properties.
6. High quality amenities, appropriate to the density of the development, will be provided on site and may include but not limited to:
 - a. A club house;
 - b. A fitness facility for the residents of the community;
 - c. A club room / recreational room;
 - d. A pool and pool deck
 - e. A dedicated connection to the Open Park District
 - f. A formal landscape area with seating areas.
7. Surface parking lots shall not be limited between the buildings and the adjacent public street or in the buffer area but should be located to the side and rear of the lot with building massing facing the public street to the greatest extent possible.
8. Internal streets shall have the option to be private but must meet design approval based on City standards.
9. Sidewalks will be provided along all streets within the development to provide safe, continuous pedestrian linkages within the PDD and between adjacent developments. Sidewalks will be constructed outside of any public right-of-way. In addition, paved walkways will be provided within the project site to provide a connection between buildings, parking locations, and common spaces in minimum accordance with the City of Tega Cay Development Standards.
10. All HVAC and related mechanical equipment, including roof top mechanical equipment if applicable, will be screened from public view at grade utilizing a combination of opaque screening and or landscape planting.
11. All new public utility transmission and distribution lines will be placed underground.
12. The following Architectural Standards shall apply:
 - a. The building materials used on the principle buildings will be a combination of the following: brick, stone, precast stone, precast concrete, synthetic stone, cementitious siding (such as HardiePlank), stucco, or wood. Single Family Detached and Attached at least 35% of the front façade shall be exclusive of windows, doors and roofs, will be constructed of brick, stone and synthetic stone, precast stone or precast concrete.
 - b. The principle buildings will include a variety of building solutions through the blended

- combination of building profiles, massing, elevations, and distinctive roof forms.
- c. The front façade of the principle buildings will be oriented towards the major thoroughfare or street in such manner as to create a public streetscape on a pedestrian scale.
 - d. Building frontages along streets shall break any flat, monolithic façade by including a variety of architectural features to provide visual interest and a pedestrian scale to the first floor.
 - e. All Single Family Attached (townhome) units shall have a two (2) car enclosed / attached garage.
 - f. Club House, detached garages, mailbox stations, and any other buildings or structures shall match the architectural appearance of the principle buildings.
 - g. Within the PDD, walls used to enclose the compactor and/or recycling facility will be architecturally compatible with the building materials and colors used on the nearby principle buildings.

C. Entertainment District (ED)

Purpose: The purpose of this is to promote economic development opportunities by providing locations for entertainment uses and activities that are of a larger scale or intensity than would be found in other commercial areas. This district shall incorporate a high concentration of public gathering spaces conducive to live performances, entertainment, sporting events (both indoor and outdoor) and other hospitality uses.

D. Office and Professional District (OP)

Purpose: The purpose of this district is to develop and reserve land for professional and office uses together with necessary landscaping and off-street parking facilities in locations served by primary access, yet inappropriate for high employment centers because of close proximity to residential uses. It is intended that the professional and administrative uses established in this district shall be designed and landscaped so as to be in harmony with such adjacent residential uses. The minimum lot area for this district shall be 7,000 square feet.

E. General Business District (B2)

Purpose: The purpose of this district is to create and protect business areas for the retailing of merchandise and for carrying on professional and business services. This type of district will be located generally adjacent to major thoroughfares.

TABLE 1

PERMITTED RESIDENTIAL USES

	Single Family Detached	Patio and Atrium Houses	Single Family Attached Townhouses	Boutique Apartment Homes
Minimum lot area per dwelling (Sq. ft.)	6,000	4,000	1,800	N/A
Minimum Project site area (Acres)	N/A	1	1	Note 3
Minimum Lot Width (Feet)	55	40	20	Note 3
Minimum yard and building Setback:	N/A	N/A	N/A	Note 3
Front on Major Street (feet)				
Front Loaded	20	20	25	N/A
Alley Loaded	15	10	10	N/A
Front on minor street (feet)	N/A	N/A	N/A	N/A
Side	7.5 / 15	5	0	N/A
Rear	15	8	15	N/A

NOTES:

- Front setbacks are from back of sidewalk at minimum from the subject property line.
- Density based upon total number of individual units vs. number of buildings allowed per acre. Open space areas shall be included in the calculations for gross density.
- Patio, Atrium Houses, Townhomes and Single Family homes will have a maximum height of 30 feet consisting of a three (3) story building. The Boutique Apartments above Retail / Commercial / Office will be limited to 60 feet in height and always be positioned over a commercial use with the exception of the Boutique Apartment leasing, management and amenity components which may be located at ground level. All vertical height is to be measured from the main entry of the ground level of the building to the mean average roof or parapet height.

F. General Commercial / Mixed Use District (GC/MU)

Purpose: The purpose of this district is to provide for areas within the Development designed to implement the "village concept", which will create a more connected development of commercial businesses, easily accessible through the use of landscaped pedestrian walkways. Such walkways will not only provide a sense of unity and flow in the development by connecting the businesses, but will also allow safe and easy access to those businesses.

Permitted Uses: Within the GC / MU District, a building or premises shall be used only for the following purposes:

1. Commercial recreation establishments, including movie theaters, pool and video game rooms, bowling and skating rinks.
2. Multi-use sports and recreation uses including but not limited to enclosed sports activities requiring courts, indoor play fields, ice rinks, training areas together with patron seating for public use during related events.
3. Multi-use sports and recreation uses including but not limited to outdoor tennis, play fields for all types of outdoor field play. All associated lighting will incorporate reduced glare illumination.
4. Primary retail establishments such as department stores, general mercantile stores, clothing, variety, and similar low bulk items.
5. Secondary retail establishments such as those selling principally one-stop items, usually high-bulk, including furniture, appliance, home furnishings, floor coverings, business machines, heating and air conditioning sales and service, and similar establishments, also including establishments bicycle sales and service.
6. Dwelling, single-family, detached.
7. Dwelling, single family attached (patio / townhomes).
8. One and Two Bedroom Boutique Apartment Residential Units over Retail / Commercial / Office Uses.
9. General business services such as duplicating, mimeographing and copying shops, addressing and mailing services, blueprinting, Photostatting and film development.
10. Office and business establishments and services.
11. Personal service establishments including animal hospitals and kennels.
12. Public and private transportation service and facilities, including bus terminals and taxi stands.
13. Restaurants, including those with drive-through windows with or without on premises alcohol sales.
14. Motels, hotels, bed and breakfast establishments.
15. Educational institutions, primary through graduate education, public and private.
16. Armories for meetings and other gathering places for public or private use.
17. Commercial schools and schools providing adult training in any of the arts, sciences, trades and professions.
18. Museums, art galleries and libraries.
19. Convenience retail establishments such as small scale drug, grocery, and beverage stores; bakery, flower and gift shops; newsstands and bookstores, and similar small scale convenience uses.

20. Churches and places of worship or religious institutions.
21. Commercial adult and child care facilities.
22. Lodges and civic clubs.
23. Governmental
 - Fire & Police
 - Post Office
 - Administrative Offices (State, County, Local)
 - Chamber of Commerce
 - Utility Offices

Development Standards: Notwithstanding development standards set forth elsewhere by this use category, Table 2 summarizes the proposed maximum density for each GC / MU / OP/ ED and GI use. Additional development standards for these districts and their applicable Villages are below:

1. Development will consist of Maximum Densities of Commercial Uses as established in Table 2. Other uses permitted include residential as noted in the permitted uses of the RD district as long as the maximum square footage and units for the overall PDD are not exceeded.
2. Establishment of the Pedestrian Walkway: A Pedestrian Walkway, which shall be a minimum of ten (10) feet in width, shall be established for each side of each building that contains a primary customer entryway. A primary customer entryway is that entrance that is designated by the owner / developer of a building as the primary entrance for the public into that building. To provide for the Pedestrian Walkway, setbacks (from the building, excluding any architectural features, awnings, or protrusions, to the back of curb of streets, parking areas or other paved areas) shall be a minimum of ten (10) feet. The sides and rear of each building containing a service, emergency or public entryway (other than a primary customer entryway as described above) shall have a building setback of a minimum of five (5) feet to back of curb or property line, whichever is most restrictive. The term "Pedestrian Walkway" does not exclude any other traditional forms of pedestrian sidewalks as are deemed necessary and appropriate by the owner / developer of any building. Planting strips are required within the Pedestrian Walkway and shall meet the City of Tega Cay Code of Ordinances requirements.
3. Shared parking: In the event the owners of the property that is designated as GC / MU / OP/ ED and GI use agree to allow for parking and access easements across their various properties, such easements are allowed and the resulting increase in parking spaces can be included in the total number of parking spaces each business is required to provide.

G. Government and Institutional District (GI)

Purpose: The purpose of this district is to provide a wide variety of professional and government offices and institutions proximate to residential and more intense business districts so as to satisfy the City's demand for services. These regulations are designed to encourage the formation and continuance of a quiet, compatible, and uncongested environment for government and institutional services intermingled with residential and mixed-use designations.

Retail uses may be allowed as a conditional or special exception use, subject to specific standards, and provided the primary purpose is to serve the office workers or GI uses in the district.

Townhomes, patio, and single-family residential uses, community facilities, and religious institutions are also allowed. The maximum residential density allowed is five (5) dwelling units per acre and the minimum lot area for development for all non-residential uses is one (1) acre. Live / work dwellings and upper story dwellings over a street-level non-residential use may be included at densities of eight (8) units an acre. Densities are allowed as long as the total of 410 total residential units within the boundary of the PDD is not exceeded.

Permitted Uses: Within the GI District a building or premises shall be used only for the following purposes:

1. Educational institutions, primary through graduate education, public and private.
2. Armories for meetings and other gathering places for public or private use.
3. Commercial schools and schools providing adult training in any of the arts, sciences, trades and professions.
4. Dwelling, single-family, detached.
5. Dwelling, single family attached (townhouse), patio homes,
6. Office and business establishments and services.
7. Museums, art galleries and libraries
8. Personal service establishments such as barber and beauty shops; laundromats; laundry pick-up (supported by drive-thru or walk-in); tailor; dressmaker; shoe shops; photo studio; restaurants (excluding those with drive-through windows, dance floors or staged entertainment); and similar small scale personal service establishments.
9. Convenience retail establishments such as small scale drug, grocery, and beverage stores; bakery, flower and gift shops; newsstands and bookstores, and similar small scale convenience uses excluding gasoline sales and garages.
10. Churches and places of worship or religious institutions.
11. Commercial adult and child care facilities.
12. Lodges and civic clubs.
13. Governmental
 - Fire & Police
 - Post Office
 - Administrative Offices (State, County, Local)
 - Chamber of Commerce
 - Utility Offices

Development Standards: Notwithstanding development standards set forth elsewhere by this use category, Table 2 below summarizes the proposed densities within the GC, MU, OP, ED and GI Districts.

TABLE 2

Proposed Development Densities - GC/MU/OP/ED and GI Uses for all affected Villages

- Village A – 350,000 two-level family sports facility, 70,000 sf. 14 screen theatre, 56,000 sf. Medical / Professional Office, 4 level Structured Parking Facility 740 spaces
- Village B – 150 key, five level Hotel with up to 6,000 sf. of commercial retail use.
- Village C - 75,000 sf. General Commercial and / or 75,000 sf. Medical and Professional Office with four levels of Boutique Apartments for rent above Commercial / Professional uses
- Village D – Up to 50,000 sf. of Government and Institutional Use

Note: Minimum Lot Size for all General Commercial shall be 1 acre with a minimum lot width of 100' typical. Minimum front setback is 25' with all sides and rear to be 15' minimum. Maximum building height to be 60' from adjacent grade. These standards apply for all Villages listed in this table.

4. Impervious Area

Impervious areas shall not exceed 75% of the entire Planned Development.

5. Streets

Minimum dimensions and design standards for each street type shall follow a consistent standard. The standards for each street shall follow one of the following:

- A. Public Street: Shall be a minimum of 50' R.O.W. in accordance with the city standards outlined in the City of Tega Cay Code of Ordinances at the time of Preliminary Plat approval. Public streets shall be accepted for maintenance by the City of Tega Cay once they are completed and built per the City Standards. Increased R.O.W. widths are allowed under the City of Tega Cay Code of Ordinances.
- B. Private Residential Street: Shall be in private easements and constructed in accordance with the city standards outlined in the City of Tega Cay Code of Ordinances at the time of Preliminary Plat approval. The Petitioner / Developer reserve the right to have private streets within the Planned Development.
- C. Cul-de-sacs: Shall conform to standards in the City of Tega Cay Code of Ordinances.

The developer reserves the right to have proposed roads as public or private. The decision to have the proposed roads as public or private shall be made before Preliminary Plat approval and subject to City of Tega Cay approval.

6. Vehicular Access and Road Improvements

- A. Vehicular access: Access shall be provided in the general locations shown on the Planned Development Site Plan. Adjustments to the locations of street and driveway entrances, routing and inter-connectivity points may occur, as required to meet state and local agency standards and coordinate with final subdivision and site plan design.
- B. Improvements to Existing Roads: Existing road improvements will be provided per SCDOT requirements. A Traffic Impact Analysis shall be prepared and approved by the City of Tega Cay and SCDOT.
- C. Subject to final Planned Development Site Plan approval any ex R.O.W. to be locally abandoned and new public road shall be built for access to the community.

7. Buffer yards

Buffer yards between the development and adjacent properties and along state maintained roads will meet the minimum requirements for and between uses prescribed by the buffer yard requirements as generally depicted on the Planned Development Site Plan, and as specified in buffer yard requirements of City of Tega Cay Code of Ordinances, Appendix A (Zoning) and as shown in Appendix A, unless circumstances exist whereas existing vegetation is preserved on site and can meet the otherwise minimum buffer requirements as it exist. Any required buffers for on-site streams, sensitive natural areas, protected environmental regions, etc. may be considered in the development of required buffer yards subject to the applicable Regulatory Agency and the City of Tega Cay.

In such instances, the referenced upland buffer may be used in lieu of required landscape plantings to satisfy buffer and / or screening requirements. In this circumstance, Petitioner / Developer shall not be required to install landscape plantings or materials within those portions of the prescribed buffer yards that currently contain vegetation, wetlands or mature hardwoods. Petitioner reserves the right to construct a minimum six foot high opaque fence, wall, berm or combination thereof in order to reduce the buffer and / or screening requirements. In the event that the petitioner or their assignee decides to install a fence, wall or berm, they may reduce buffer area dimensions by 25%. Buffer yards will be designed in a manner to allow openings of an appropriate width in order to allow pedestrian, emergency access, landscape maintenance and other required vehicular connectivity. Clearing and grading may occur within these buffers. Buffer yards will be replanted according to the approved landscape plan. Streets, utilities, easements, pedestrian or bicycle paths, decorative landscape features, fences, monuments and signage may be placed within these buffers. Internal buffers between compatible uses of the Planned Development shall not be required

8. Restrictive Covenants

Restrictive Covenants will be created and recorded upon submittal of the final plat, to establish, among other things, permitted uses and maintenance responsibility of the Master and related sub-Homeowner's Association or Property Owner's Association. This may include, but not limited to a Master Architectural Review for all Villages inside the PDD to insure individual developments meet and – or exceed the image of the overall development as set forth by the Master Developer.

9. Common Open Space

Common open space will be provided throughout each component of the development per the Planned Development Site Plan, City of Tega Cay Code of Ordinances, Appendix A (Zoning) and City of Tega Cay Code of Ordinances, Appendix B (Subdivision and Land Development). A minimum of 10% of the overall project site shall be established as Common Open Space, consisting of an 8.29 acre contiguous tract (Village F) which inter-connects all Villages with natural trails, open function areas and pedestrian access to each Village. The minimum Common Open Space acreage above does not include the proposed Track & Field facility for support of Soccer, Football or general recreation field uses. Nor does it include multi-use fields which may be designated from time to time to accommodate overflow event parking associated with the Game On Fitness and Recreation Facility. All required stormwater / water quality management features may be located within common open space areas and shall be counted toward fulfilling the common open space requirement. Grading for and installation of storm drainage, utilities and easements (including, but not limited to, sanitary sewer, gas, electric, telephone, water and cable television) may occur within open space and natural undisturbed open space as long as the minimum natural undisturbed area requirement is met per the City of Tega Cay Code of Ordinances. Common Open Space is to be platted and recorded separately from other uses. Except for the referenced multi-function athletic fields and overflow parking, which shall be owned by the operating and ownership entity of Game On proper. All other open space will be owned and maintained by a Master Homeowner's Association or Master Property Owner's Association. Buffers may be counted towards Common Open Space.

10. Parking

Parking requirements for each permitted use and platted lot will comply with the parking requirements of the City of Tega Cay Code of Ordinances, as shown in Appendix B, subject to the petitioner's ability to include parking spaces located within residential units with garages as eligible spaces meeting said requirements. Parking requirement shall be met with a combination of on-street and off-street parking. On-street parking may be allowed within the boundaries of the Planned Development District provided the road is wide enough, designed to accommodate it and streets are properly marked in accordance with the development standards set forth by The City of Tega Cay.

Joint Use of Off-Street Parking Lots: Up to fifty (50) percent of the parking spaces required for one (1) theaters, public auditoriums, bowling alleys, sports and recreation venues, dance halls, clubs, churches and

religious institutions and government / institutional uses may be provided and used jointly by two (2) financial institutions, offices, retail stores, repair shops, service establishments, restaurants and similar uses not normally open, used or operated during the same hours as those listed in one (1). Village "A" incorporates a five (5) level parking structure not to exceed 60 feet in height. Portions of the structured parking facility may be access controlled subject to the Final Development Agreement with the City of Tega Cay.

11. Signage

Proposed monument signs for the development will be designed, determined and located during the construction document phase. Proposed signs will conform to the standards set forth in the City of Tega Cay Code of Ordinances. Two master development signs shall be allowed along the frontage of Dam Road to serve the identity of the proposed uses for Village A and B. Such signs will be located adjacent the Main Entrance and Secondary Entrance of Village A as depicted on the Site Plan. One (1) additional master development sign shall be allowed at the proposed "Rear Entrance" of Village A from Stonecrest Boulevard. Such signage will be designed in aesthetic harmony with the architectural finishes and image set forth by the development. Villages B, C, D and E will be allowed one individual identity sign which will conform to the standards set forth in the City of Tega Cay Code of Ordinances. Internal community development signs shall be allowed along internal roads based on the standard set forth in the City of Tega Cay Code of Ordinances for use in identifying individual business and uses. This includes but is not limited to the ability to provide individual commercial business identity via wall signage in accordance with the standards set forth in the City of Tega Cay Code of Ordinances.

12. Improvements

The Developer will be responsible for installation of all subdivision, common area, and amenity improvements, open space and buffer yards which pertain specifically to the project. Village "F" will serve as the central open space for the development affording improved and groomed hiking and fitness trails together with open play areas affording picnic and incidental recreation opportunities. Each Village will have a dedicated pedestrian route and connection point affording unrestricted access to Village F. In addition to the above connectivity each Village will incorporate open landscaped areas, some of which will serve as event lawns and open passive amenity areas. The connectivity will afford direct connection to a proposed Soccer / Football multi-use field which can be used through scheduling with Game On located on Village A. Both Village E and C will incorporate appropriately scaled amenity areas scaled to each development type. Such improvements may include common gathering areas such as a pavilion or clubhouse together with outdoor function areas for summer kitchens and a swimming pool. Villages E, D, C and B will be afforded preferred membership opportunities with the Game On facility located on Village A.

13. The Developer

The Developer has been informed of and understands all requirements of the City of Tega Cay Code of Ordinances, Appendix A (Zoning), stormwater management and sediment control ordinance, City of Tega Cay Code of Ordinances, Appendix B (Subdivision and Land Development) and building code.

14. Submittals

The Developer understands that submittals must be made to and approvals obtained from all applicable Tega Cay Planning and Development Services Departments prior to grading or construction. Plan approvals will follow the Preliminary Plat Process which is approved by the Planning Commission.

15. Construction Schedule and Phasing

This development will be constructed in phases. Proposed phasing will be determined and approved during the Preliminary Plat process. Site construction of each phase in the Approved Plat will be completed in its entirety prior to final plat recording of each phase. No phase will be allowed that does not reflect a street in its entirety unless approved by The City of Tega Cay.

16. Binding Effect of the Rezoning Application

If this rezoning application is approved, all conditions applicable to development of the site imposed under these PDD Standards and the Planned Development Site Plan will, unless amended in the manner provided under the ordinance, be binding upon and inure to the benefit of petitioner and subsequent owners of the site(s) and their respective heirs, devisees, personal representatives, successors in interest or assigns.

Throughout this rezoning application, the term "Petitioner" shall be deemed to include the successors in interest and assigns of the Petitioner who may be involved in development of the site(s) from time to time.

17. Applicable Ordinances

This development will be subject to the standards and requirements of the City of Tega Cay Code of Ordinances, Appendix A (Zoning), City of Tega Cay Code of Ordinances, Appendix B (Subdivision and Land Development) in effect at the date of approval by the City of Tega Cay City Council or as amended by the provisions of the Planned Development Site Plan unless otherwise provided and specified in these PDD Standards, as approved by the City of Tega Cay Council.