

**SITE DATA TABLE**

PARCEL ID#:	21931198
DEED REFERENCE:	09000-712
FEMA PANEL#:	3701590263E
ACREAGE:	19.27 AC
EXISTING ZONING:	CD-INSTITUTIONAL
PROPOSED ZONING:	CD-INSTITUTIONAL
PROPOSED USE:	EDUCATION
MAXIMUM SQUARE FOOTAGE:	121,000 SQFT
<b>PARKING SUMMARY</b>	
EXISTING SPACES:	164
REQUIRED EXISTING SPACES:	138
REQUIRED NEW SPACES:	246
PER TABLE 12.202 OF THE CHARLOTTE CODE	
PRINCIPAL USE:	INSTITUTIONAL-UNIVERSITY, COLLEGE, JUNIOR COLLEGE (1 SPACE / 2 STUDENTS)
STUDENT COUNTS BASED ON MAX CAPACITY TOTAL CLASSROOM SEAT COUNTS:	
BUILDING A:	282 STUDENTS
BUILDING B:	282 STUDENTS
BUILDING C:	464 STUDENTS
BUILDING D:	464 STUDENTS
TOTAL:	1,492 STUDENTS
REQUIRED SPACES =	1,492 / 2 = 746 SPACES
CARPOOL REDUCTION - PER SECTION 12.205 CHARLOTTE CODE, MIN 15% DEDICATED SPACES FOR CARPOOL USE ALLOWS REDUCTION IN PARKING SPACES.	
746 SPACES X 0.20 =	149 SPACE REDUCTION ALLOWED (PROVIDE MIN 149 DEDICATED CARPOOL SPACES)
BICYCLE PARKING REDUCTION - PER SECTION 12.209 CHARLOTTE CODE	
75 SHORT TERM BICYCLE SPACES PROVIDED =	70 SPACE REDUCTION ALLOWED
TOTAL REDUCTIONS TAKEN =	149+70 = 219 < 33% OF 746 SPACE TOTAL
TOTAL REQUIRED SPACES FOR SITE =	138 EXIST+746 NEW - 219 REDUCTIONS = 665 SPACES
<b>POTENTIAL SPACES PROVIDED</b>	
PROPOSED DECK =	420 SPACES
PROPOSED SURFACE PARKING =	91 SPACES
TOTAL PROPOSED POTENTIAL =	511 SPACES
TOTAL POTENTIAL SPACES ON SITE =	511 PROPOSED + 164 EXIST. = 675 SPACES

**DEVELOPMENT STANDARDS**

**General Provisions**

Development of the real estate identified on this Technical Data Sheet consisting of 19.27 acres (the "Site") will be governed by these Development Standards and the Technical Data Sheet.

All development standards established under the Mecklenburg County Zoning Ordinance (the "Ordinance") for the Institutional Zoning District classification shall be followed in connection with any new development taking place on the Site, unless these Development Standards or the Technical Data Sheet impose stricter requirements. No new buildings or parking areas may be constructed on the Site outside the Building/Parking areas established on the Technical Data Sheet.

**Permitted Development Within the Site**

- Seminary Tract contains 19.27 acres, more or less, fronts on Choate Circle for a distance of 655 feet and backs up to the northwesterly line of neighboring property.
- Buildings on Seminary Tract may not exceed the aggregate 121,000 square feet. Buildings may be divided or combined as long as the maximum square footage and heights are not exceeded.

**Setbacks, Side Yards and Rear Yards**

- All buildings constructed within the Site shall satisfy or exceed the setback, rear yard and side yard requirements established under the Ordinance for the Institutional District.
- Off-street parking spaces and storm water retention areas may not be installed within setback areas.

**Land Use Buffer Areas**

- Land Use Buffers established on the Technical Data Sheet shall conform to the standards of Section 12.302 of the Zoning Ordinance; subject, however, to the provisions of 12.304 thereof and to the provisions of Paragraphs 2, 3, 4 and 5 below.
- No buffer areas may be reduced in width.
- Buffer areas are to remain as open space, except to the extent necessary to accommodate walls, fences, grading, drainage pipes or channels, utility lines and facilities, pedestrian pathways and bicycle pathways. Buffer areas on which there is sufficient vegetation to satisfy the buffer requirements of the Ordinance may not be graded except to accommodate the installation of utility lines and facilities. Any newly constructed utility line installations may only cross buffer areas at interior angles measured at property lines which are less than 75 degrees and, to the extent possible, paths cleared to such utility lines shall be replanted with plant materials which are the same or similar to the types of materials that are in place within the buffer area involved.
- In all buffer areas where existing trees and natural vegetation have been cleared to accommodate walls, fences, signs or the installation of utility construction, the cleared unimproved areas will be landscaped as required by Section 12.302 of the Ordinance.
- Off-street parking spaces and storm water retention areas may not be installed within buffer areas.

**Landscaped Areas and Screening**

- Screening and landscaped areas shall conform to the standards and treatments specified in Section 12.208 and Section 12.303 of the Ordinance.
- Dumpster and service areas will be screened from Choate Circle and from adjacent properties in a manner, which satisfies or exceeds the requirements of the Ordinance and dumpsters must be provided with gated enclosures.
- Petitioners agree to maintain existing natural vegetation within the setback areas off of Choate Circle, except to the extent necessary to accommodate the access points depicted on the Technical Data Sheet, project identification signs within the general areas of such access points and utility lines and further agree to install supplemental planting to provide additional screening where needed. The Petitioners, however, reserve the right to remove vines, underbrush and small understory trees (less than two inches) within any naturally vegetated area for the purpose of improving the overall appearance of the area.

**Access Points**

- Vehicular access from Choate Circle will be limited to one driveway, as depicted on the Technical Data Sheet, and such driveway will be located in the general area depicted thereon and is subject to approval by the Mecklenburg County Engineering Department and the North Carolina Department of Transportation.

**Signs**

- All signs placed on the Site will be erected in accordance with the requirements of the Ordinance.

**Parking**

- All off-street parking will, at a minimum, satisfy the standards established under the Ordinance.
- No parking areas may be constructed within the buffer areas, setback areas, side yards or rear yards or, except to the extent depicted on the Technical Data Sheet within any floodway fringe area.
- Parking Areas may be constructed within the Building/Parking Envelope depicted on this Technical Data Sheet.
- All new parking areas will be screened as required by the Ordinance.

**100 foot S.W.I.M. Buffer/Grassway Dedication**

- A stream segment on the subject property drains greater than or equal to 640 acres. According to the city of Charlotte Zoning Ordinance, Chapter 12, Part 8-Surface Water Improvement and Management (S.W.I.M.) Stream Buffers, Section 12.804, Buffer Standards, streams meeting this criterion are required to have buffers of 100 feet in width, plus 50% of the Federal Emergency Management Agency (F.E.M.A.) Floodfringe. The buffers are required on both sides of the stream measured from the top of the bank.

- 100 foot SWM Buffers for Walker Branch and Polk Ditch shall be offered to Mecklenburg County Parks & Recreation prior to the issuance of building permits or when requested which ever occurs first.

The Petitioner reserves the right to cross the Walker Branch SWM Buffer to access the parcel to the rear, generally depicted on the Technical Data Sheet. Petitioner will work with Mecklenburg County Parks & Recreation to establish the location and design of the crossing at such time that the crossing is deemed necessary.

- The Petitioner shall connect a trail from the site to the future proposed grassway, the exact location shall be determined once the grassway has been constructed.

**Lighting**

- A uniform lighting system will be employed throughout the Seminary Tract.
- All direct pole lighting within the Site (except public street lights which may be erected along Choate Circle) shall be fully shielded and night sky compliant. Illumination shall not extend past any property lines onto adjoining properties.
- The maximum height of any outside lighting fixture, including its base, shall not exceed 20 feet in height.

**Architectural Controls**

No buildings constructed on the Site may exceed 40 feet in height. No buildings constructed on the Site may exceed 2 stories with the exception of the proposed parking deck. Parking deck may not exceed the parapet elevation of the existing Seminary Building.

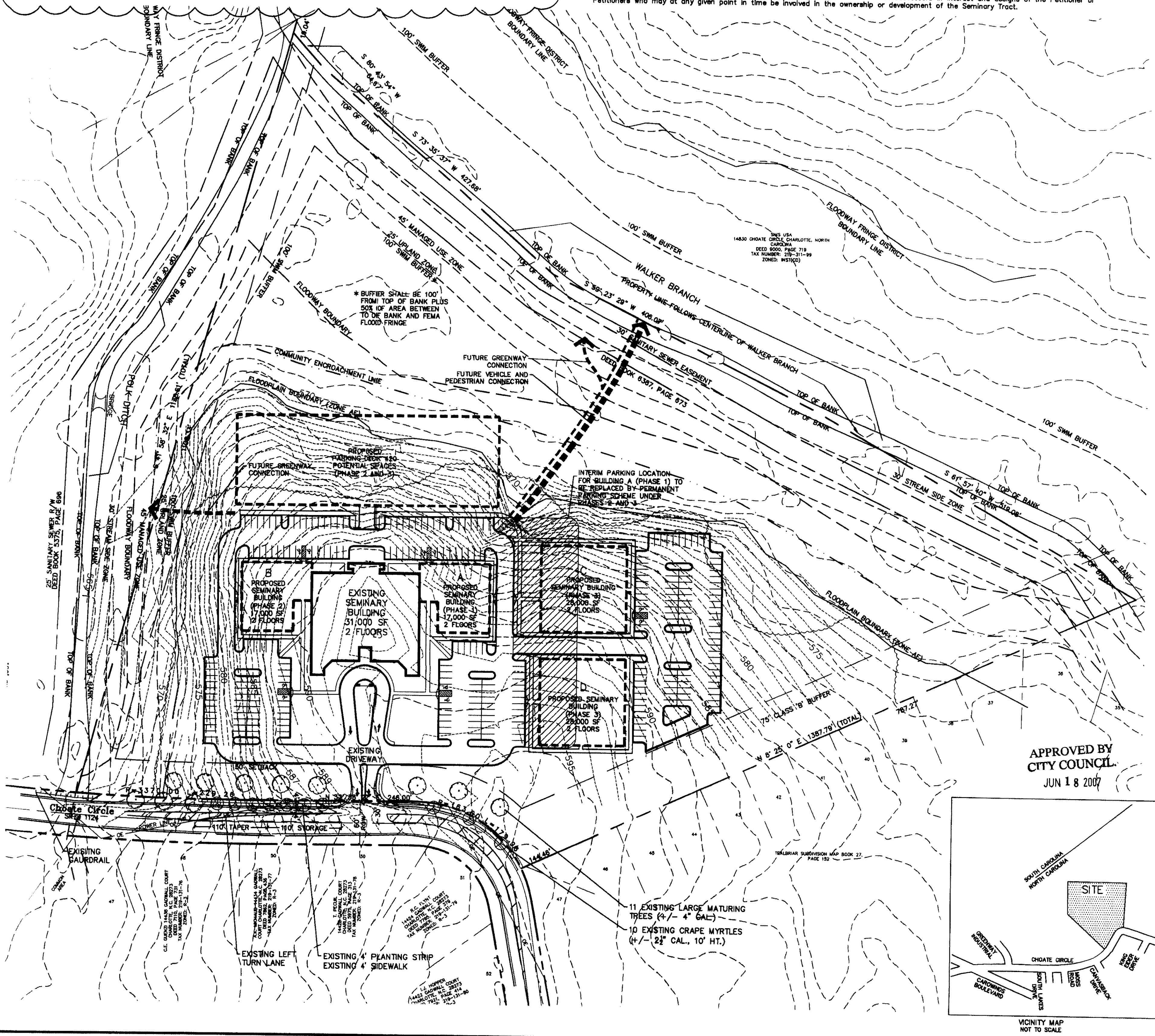
**Storm Water Management**

**1. Storm Water Quality Treatment**

For projects with defined watersheds greater than 24% built-upon area and greater than 1 acre of land disturbance activities, construct water quality best management practices (BMPs) to achieve 85% Total Suspended Solid (TSS) removal for the entire post-development runoff volume for the runoff generated from the first 1-inch of rainfall for the new built-upon area(s). BMPs must be designed and constructed in accordance with the N.C. Department of Environment and Natural Resources (NCDENR) Best Management Practices Manual, April 1999, Section 4.0 (Design Standards shall be met according to the City of Charlotte Best Management Practices Manual, when available). Use of Low Impact Development (LID) techniques is optional. BMPs for water quality, volume and peak control shall be designed for the rainfall draining to the BMP.

**2. Volume and Peak Control**

For projects with defined watersheds greater than 24% built-upon area and greater than 1 acre of land disturbance activities, control the entire volume for the 1-year, 24-hour storm for the new built-upon area(s). Runoff volume drawdown time shall be a minimum of 24 hours, but not more than 120 hours.



For commercial projects with greater than 24% BUA and greater than 1 acre of land disturbance activities, control the peak to match the predevelopment runoff rates for the new built-upon area(s) for the 10-year, 6-hr storm and perform a downstream flood analysis to determine whether additional peak control is needed and if so, for what level of storm frequency, or if a downstream analysis is not performed, control the peak for the 10-year and 25-year, 6-hour storms for the new built-upon area(s).

**Amendments to this Rezoning Application**

Future amendments to the Technical Data Sheet and these Development Standards may be applied for by the then owner or owners involved in accordance with Chapter 6 of the Ordinance.

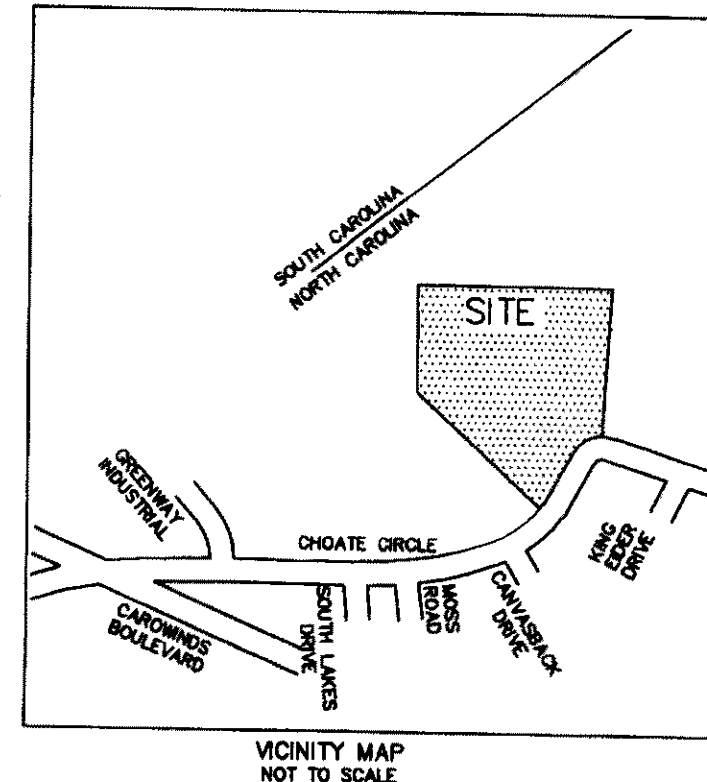
**Additional Standards**

- The petitioner acknowledges that other standard development requirements imposed by other city ordinances, standards, policies, and appropriate design manuals with exist. Those criteria (for example, those that require buffers, regulate streets, sidewalks, trees, storm water, and site development, etc.), will apply to the development site. This includes chapters 6, 9, 12, 17, 18, 19, 20, and 21 of the city code. Conditions set forth in this petition are supplemental requirements imposed on the development in addition to other standards. Where conditions on this plan differ from ordinances, standards, policies, and approaches in existence at the time of formal engineering plan review submission, the stricter condition or existing requirements shall apply.
- Any jurisdictional wetlands or streams, if present, need to be protected or proper environmental permits obtained prior to their disturbance. For 401 permits contact DEHHR. For 404 permits contact the Army Corps of Engineers.

**Definition of the term "Petitioner"**

Throughout a Rezoning Petition, the term, "Petitioner", shall be deemed to include successors in interest and assigns of the Petitioner or Petitioners who may at any given point in time be involved in the ownership or development of the Seminary Tract.

APPROVED BY  
CITY COUNCIL  
JUN 18 2007



**GORDON-CONWELL THEOLOGICAL SEMINARY**  
 CHARLOTTE, NORTH CAROLINA  
**GORDON-CONWELL THEOLOGICAL SEMINARY**  
 14542 CHOATE CIRCLE  
 CHARLOTTE, NC 28273

**Design Resource Group**

230 West Morehead Street, Suite 214  
 Charlotte, NC 28208  
 704.343.0808 fax 704.368.3083  
 www.drg.com

- Landscape Architecture
- Urban Design
- Civil Engineering
- Land Planning

**DRG**

**TECHNICAL DATA SHEET**

FOR PUBLIC HEARING  
 REZONING PETITION 2006-142

Copyright © 2007 Design Resource Group, PA  
 This plan or drawing and any accompanying documents or calculations are the property of Design Resource Group, PA, and are intended solely for the use of the recipient noted. No third party use or modification is permitted without written authorization.

Scale: 1" = 80'

Date: APRIL 27, 2007

Project No.: 257-001

Revisions:

- 27 APR. 07 PER CMPC COMMENTS
- 20 JUN. 07 FINAL REVISIONS PER CMPC

Sheet 1