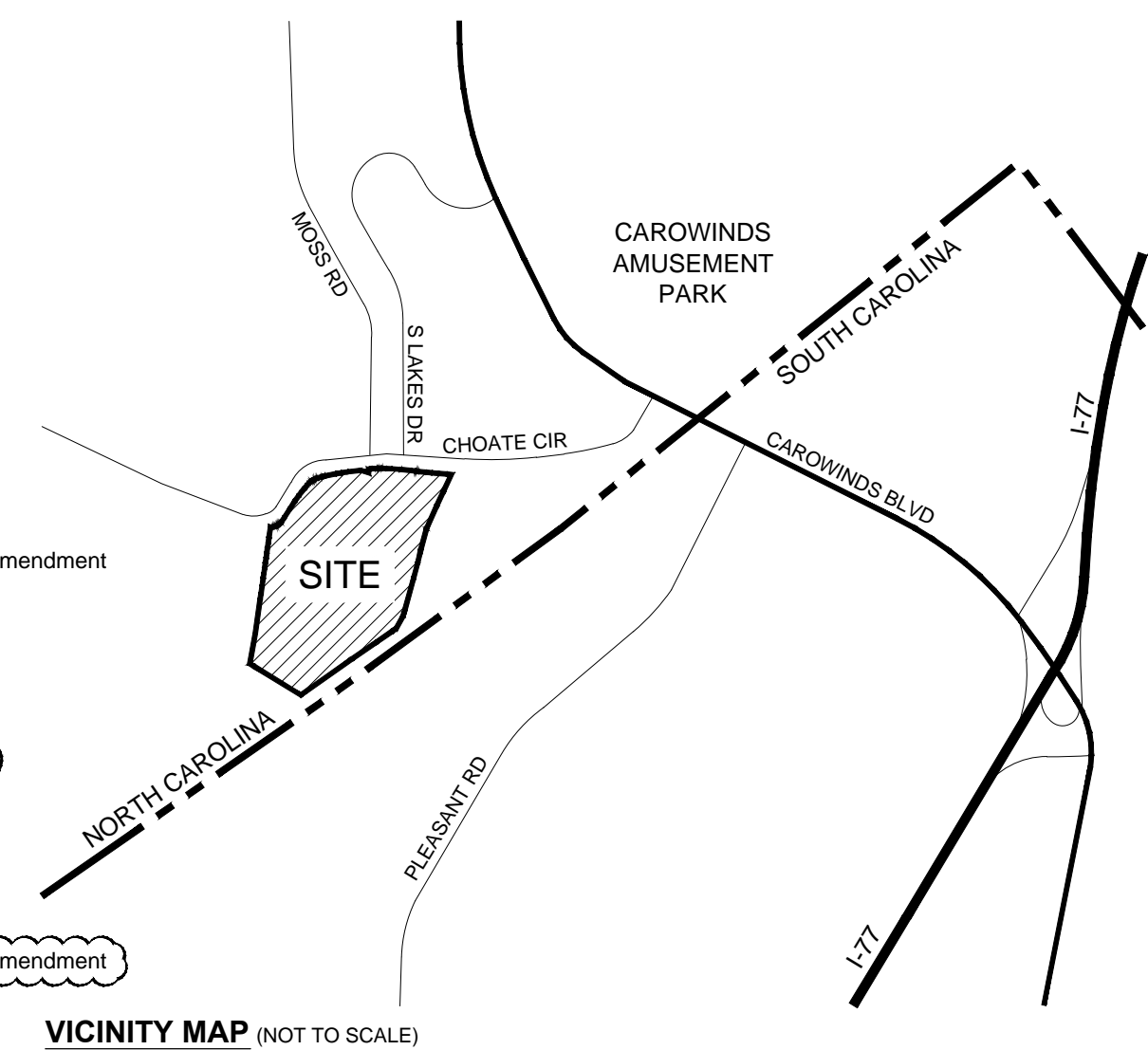


Site Tabulation

Tax Parcel #:	21931199 (Tract I)	39.46 AC
	21903107 (Tract I)	50.50 AC
	21931198 (Tract II)	18.90 AC
Total Site Acreage:		108.86 AC
S.W.I.M. Buffer Area:		+19.18 AC
Floodplain Fringe Area:		+/-30.97 AC
Buffer and Floodway Encroachment Area:		+/-24.92 AC

Tract I (21931199, 21903107)	89.96 AC
Tract I Acreage:	
Existing Zoning:	Institutional (CD)
Proposed Zoning:	Institutional (CD) Site Plan Amendment
Existing Uses:	Corporate Headquarters Training Facilities Service Facilities Housing Facilities

Proposed Use:	Communications Tower
Tract II (21931198)	18.90 AC
Tract II Acreage:	
Existing Zoning:	Institutional (CD)
Proposed Zoning:	Institutional (CD) Site Plan Amendment
Current Use:	Theological Seminary Associated Support Service Accessory Uses



Development Standards

General Provisions
Development of the real estate identified on this Technical Data sheet consisting of 108.86 acres, more or less (the "Site"), will be governed by the Development Standards and Technical Data Sheet. All development standards established under the City of Charlotte 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 Development Areas established on the Technical Data Sheet.

- Permitted Development within the Site**
Tract I - Missionary Headquarters Tract
1. Tract I contains 89.96 acres, more or less, fronts on Choate Circle for a distance of 7,975 feet and backs up to the South Carolina state line.
 2. Tract I may be used to accommodate development of the corporate headquarters, training facilities, service and support facilities of an international missionary institution and a 200' monopole communications tower.
 3. Non-residential buildings constructed on Tract I may not exceed, in the aggregate, 275,000 square feet including any proposed equipment shelters in the communications tower compound.
 4. In addition, up to 50 independent residential living units may be developed on Tract I as an integral part of the missionary headquarters of SIM USA's existing master plan anticipates that these units will be constructed in the form of attached multi-family units.
 5. Areas A, D, E and F of Tract I may be used for a combination of building and parking purposes.
 6. Areas B and C of Tract I may be used for parking purposes only.

- Tract II - Seminary Tract
1. Tract II contains 18.90 acres, more or less, fronts on Choate Circle for a distance of 655 feet, and backs up to the northwesterly line of Tract II.
 2. Tract II may be used for the development of a theological seminary and associated support services and accessory uses.

- Transportation Commitments**
1. If frontage improvements are required along Choate Circle due to future development (excluding the communications tower installation), Petitioner agrees to dedicate to the Charlotte Department of Transportation (CDOT) out of Tract II such additional area, if any, along the frontage of such tract as may be needed to provide on the southern side of the centerline of the existing Choate Circle pavement a right-of-way in accordance with the recommendations in the Steele Creek Area Plan (see detail this sheet for street section).
 2. The Petitioner, Gordon-Cornwell Theological Seminary, upon future development in Tract II, further agrees at its expense to widen the eastbound lane of Choate Circle with curb and gutter along the entire frontage of Tract II that has not previously been so widened and to construct such improvements in accordance with the recommendations in the Steele Creek Area Plan (see detail this sheet for street section).
 3. The Petitioner, SIM USA, agrees at its expense to add a west bound left turn lane off Choate Circle constructed to the "NCDOT Policy on Street and Driveway Access" manual leading into each of the accesses to Tract I and the Petitioner, Gordon-Cornwell Theological Seminary, agrees to same leading into the access to Tract II within a reasonable period of time after the Charlotte Department of Transportation has determined that any such left turn lane is warranted by reason of increased traffic volumes.
 4. SIM USA agrees with respect to Tract II and Gordon-Cornwell Theological Seminary agrees with respect to Tract I to cause 6' foot wide sidewalks separated by a planting strip at least 4 feet wide to be constructed along the southerly margin of Choate Circle contemporaneously with, and in sequences keyed to, new development taking place on each such Tract (excluding the communications tower installation), but in all events, no later than the fifth anniversary of the date on which this Rezoning Petition is approved by Charlotte City Council.
 5. According to the City of Charlotte's Driveway Regulations, CDOT has the authority to regulate/approve all private street/driveway and public street connections to the right-of-way of a street under the regulatory jurisdiction of the City of Charlotte. CDOT has determined that left-turn lanes will be necessary to serve the traffic using the proposed public street/private driveway connections for this site upon future development within Tract I (excluding the communications tower installation). The engineering design and construction of the left-turn lane is the responsibility of the owner and shall be performed by a professional engineer registered in the State of North Carolina who has roadway-design experience. CDOT will only approve the proposed public street/private driveway connections provided that left-turn lanes are constructed on Choate Circle.
 6. Adequate sight triangles must be reserved at the existing/proposed street entrances. Two 35' x 35' sight triangles are required for the entrances to meet requirements. All proposed trees, berms, walls, fences and/or identification signs must not interfere with sight distance at the entrances.
 7. The proposed driveway connections to Choate Circle will require a driveway permit to be submitted to CDOT for review and approval. The exact driveway locations and type/width of the driveways will be determined by CDOT during the driveway permit process. The locations of the driveways shown on the site plan are subject to change in order to align with driveways on the opposite side of the street and comply with City Driveway Regulations and the City Tree Ordinance.
 8. All proposed commercial driveway connections to a future public street will require a driveway permit to be submitted to CDOT for review and approval.
 9. Any fence or wall constructed along or adjacent to any sidewalk or street right-of-way requires a certificate issued by CDOT.
 10. A Right-of-Way Encroachment Agreement is required for the installation of any non-standard items (irrigation systems, decorative concrete pavement, brick pavers, etc.) within a proposed/existing area off Choate Circle.

- Setbacks, Side Yards, and Rear Yards**
1. 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.
 2. Off-street parking spaces and stormwater retention areas may not be installed within setback areas.

- Buffer Areas**
1. 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 Section 12.304 thereof and to the provisions of Paragraphs 2, 3, 4, and 5 below.
 2. 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 installation may only cross buffer areas at interior angles measured at property lines which are not 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 as or similar to the types of materials that are in place within the buffer area involved.

Architectural Controls

1. No buildings constructed on the Site may exceed 2 stories or 40 feet in height.
2. Communications towers shall be constructed of painted or unpainted galvanized steel per the applicable standards of the Federal Aviation Authority (FAA), or other state or federal agencies. No advertising shall be attached to the tower.
3. Communications tower will not exceed 210 feet in height.

Stormwater Management

1. Stormwater runoff from the Site will be managed in accordance with the requirements of Mecklenburg County.
2. Stormwater retention structures shall not be permitted in any buffer area or in setback areas off Choate Circle.

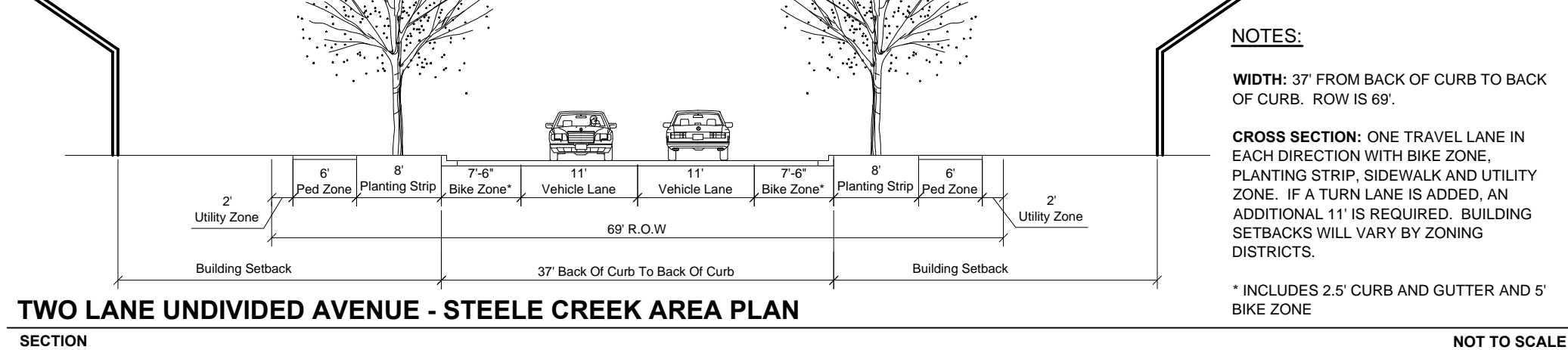
Amendment to this Rezoning Plan
Future amendments to the Technical Data Sheet and these development Standards involving Tract I and/or Tract II may be applied for by the then owner or owners of the tract or tracts involved in accordance with Chapter 6 of the Ordinance.

Binding Effect of the Rezoning Application
If the Petitioners' Rezoning Petition is approved, the development program established under the Development Standards, the Technical Data Sheet and other supportive documents shall, unless amended in the manner provided under the Ordinance, be binding upon and inure to the benefit of the Petitioners and their respective successors in interest and assigns.

Definition of the term "Petitioners"
Throughout this Rezoning Petition, the term "Petitioners," shall, with respect to each tract, be deemed to include the 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 one or both of Tracts I and II.

SITE LEGEND

- SITE ACCESS
- PROPERTY BOUNDARY
- SETBACK LINE
- INTERNAL PARCEL LINE
- BUILDING ENVELOPE
- PARKING AREA
- INTERNAL ACCESS
- S.W.I.M. BUFFER
- FLOODPLAIN FRINGE
- FLOODWAY ENCROACHMENT
- BUFFER/SETBACK AREA
- FEMA FLOODWAY AREA



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SIM USA, INC.
REZONING PETITION NO. 2015-005
14800 CHOATE CIRCLE, CHARLOTTE, NC
TECHNICAL DATA SHEET

RZ-1

DATE: OCTOBER 24, 2014
DESIGNED BY: AM
DRAWN BY: PKK
CHECKED BY: AM
SCALE: 1"=200'
PROJECT #: 1014179
SHEET #:

REVISIONS:
12/17/14 - PER STAFF COMMENTS