

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

- Seminary Tract contains 19.271 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 in the aggregate 121,000 square feet.

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 stormwater retention areas may not be installed within setback areas.

Buffer Areas

- 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.
- 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 as 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 stormwater retention areas may not be installed within buffer areas.

Landscaped Areas and Screening

- Screening and landscaped areas shall conform with 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

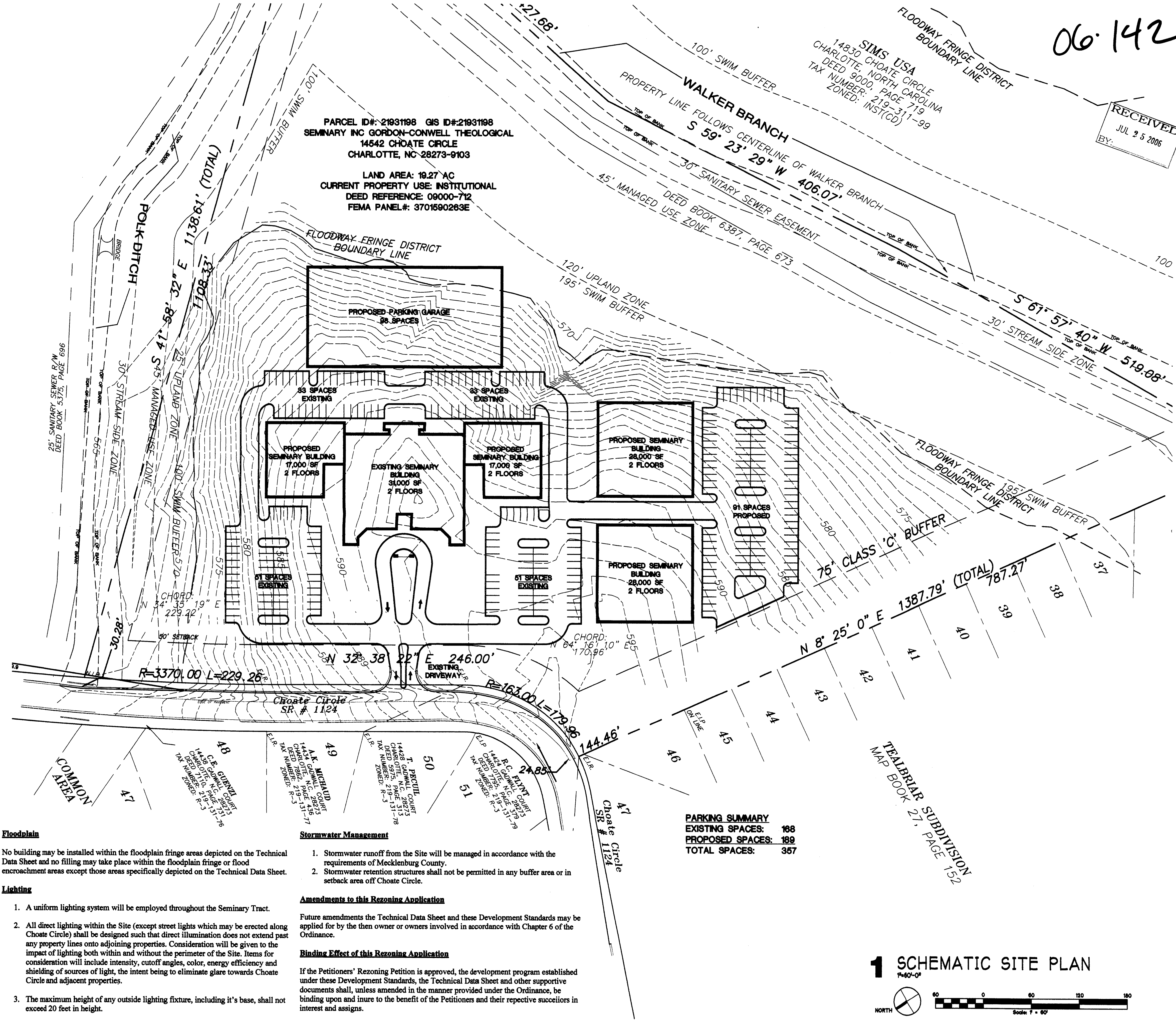
- Vehicular access from Choate Circle will be limited to one driveway, as depicted on the Technical Data Sheet, and such driveway will be located in the general area depicted thereon and is subject to approval by the Mecklenburg County Engineering Department and the North Carolina Department of Transportation,

Signs

- A master signage and graphic systems will be adopted and implemented throughout the Seminary Tract.
- All signs placed on the Site will be erected in accordance with the requirements of the Ordinance.
- Permanent project identification signs and directional signs may be located along Choate Circle as permitted by 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.

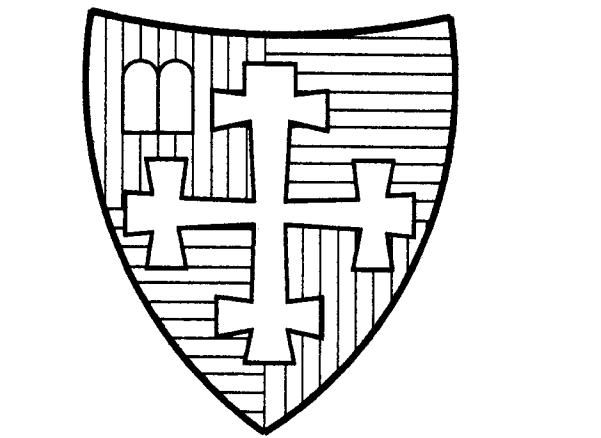


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Rezoning
Petition
for
Public Hearing-
Petition #

24 July 2006



Gordon-Conwell
Theological
Seminary

Project 06GCT972
Drawn KCC
Checked KCC
Date 24 July 2006
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Technical Data
Sheet

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