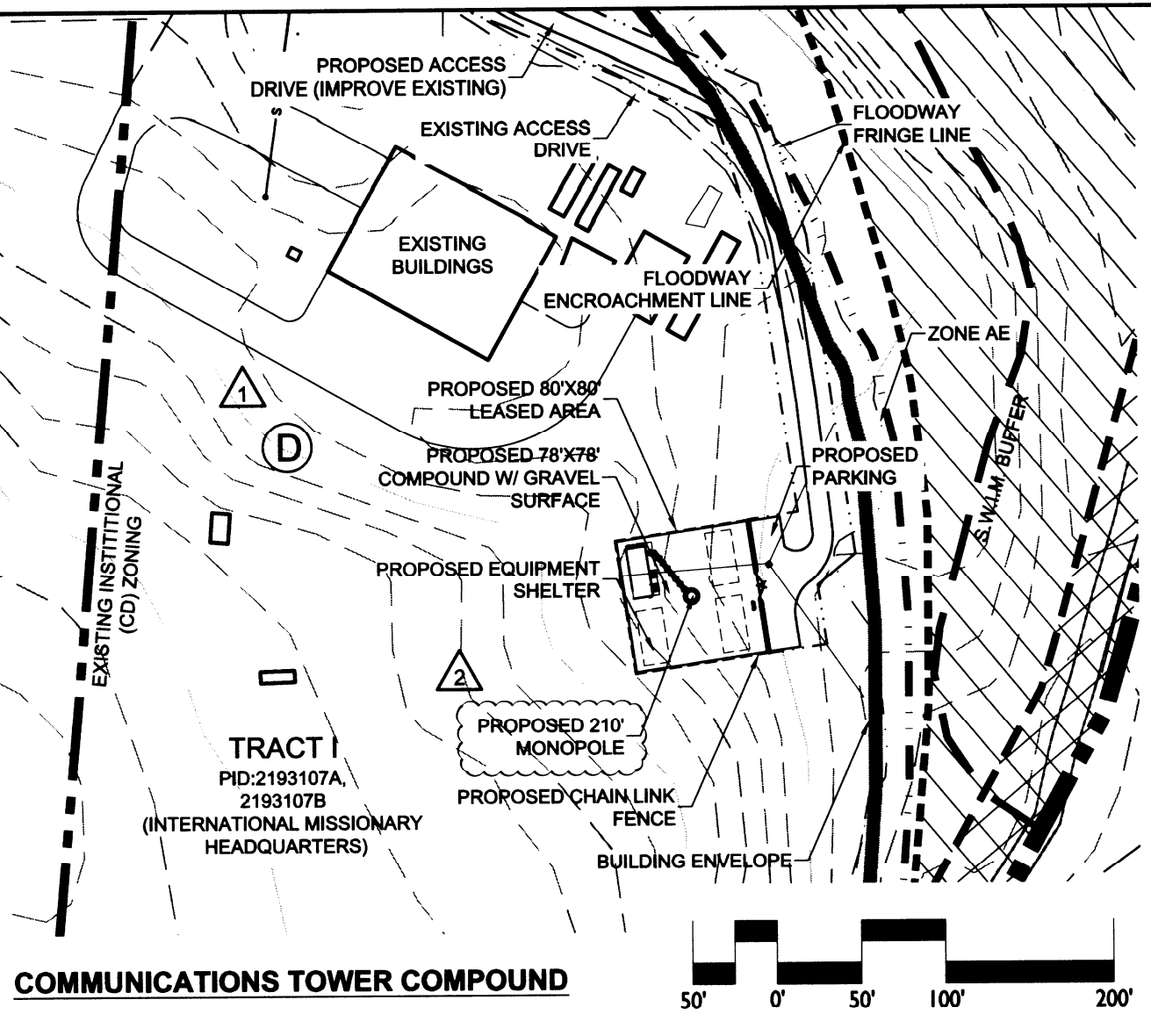


Site Tabulation

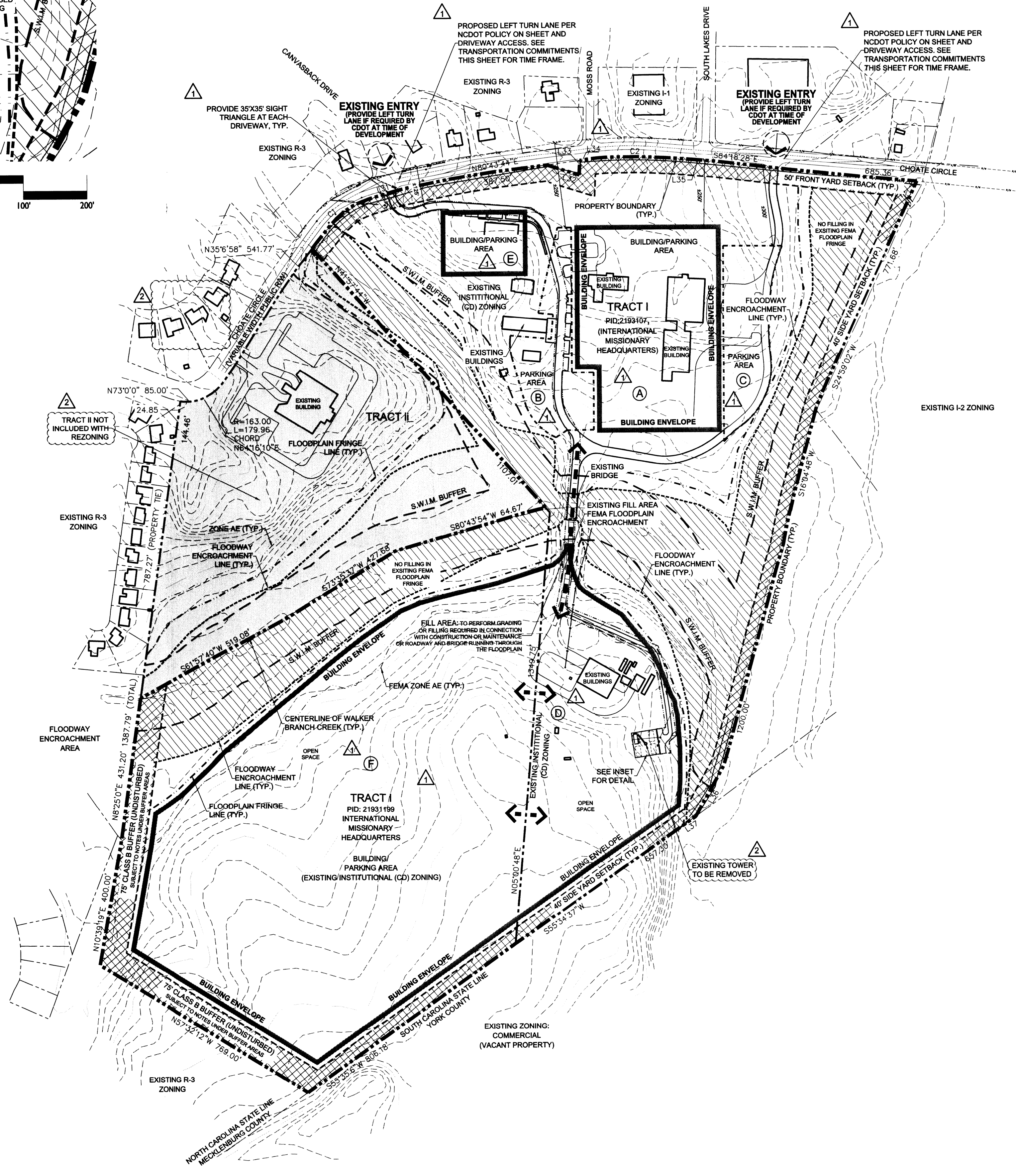
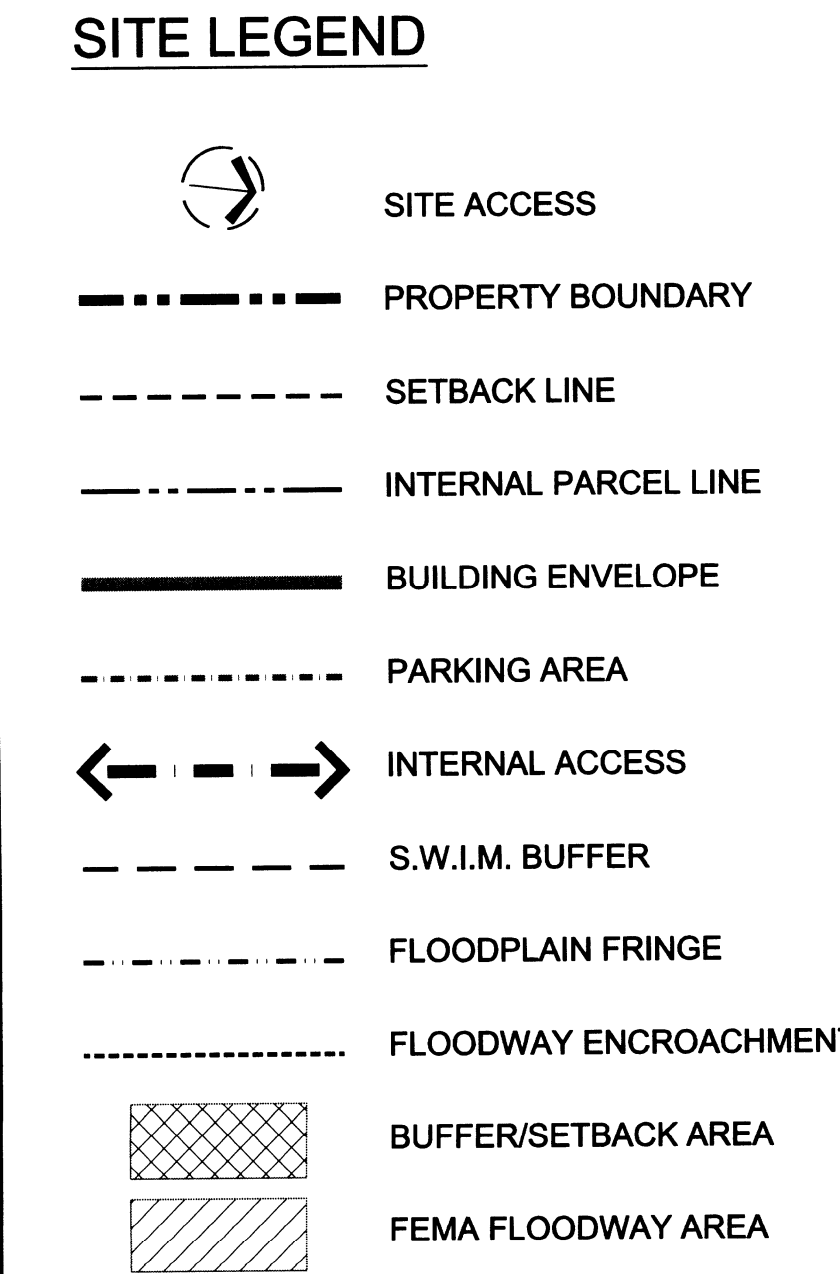
Tax Parcel #:	39.46 AC
21931199	50.50 AC
21903107	89.96 AC
Total Site Acreage:	
S.W.I.M. Buffer Area:	±15.20 AC
Floodplain Fringe Area:	±24.07 AC
Buffer and Floodway Encroachment Area:	±19.81 AC

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

APPROVED BY CITY COUNCIL
 FEB 18 2015



COMMUNICATIONS TOWER COMPOUND



Development Standards

General Provisions
 Development of the real estate identified on this Technical Data sheet consisting of 89.96 acres, more or less (the "Site"), will be governed by the Development Standards and the 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 the 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

- Tract I contains 89.96 acres, more or less, fronts on Choate Circle for a distance of 1,975 feet and backs up to the South Carolina state line.
- Tract I may be used to accommodate development of the corporate headquarters, training facilities, service and housing facilities of an international missionary institution and up to a 210' monopole communications tower.
- 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.
- 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 and anticipates that these units will be constructed in the form of attached multi-family units.
- Areas A, D, E and F of Tract I may be used for a combination of building and parking purposes.
- Areas B and C of Tract I may be used for parking purposes only.

Transportation Commitments

- The Petitioner, SIM USA, agrees at its expense to add a west bound left turn lane off Choate Circle constructed to the "NCDDOT Policy on Street and Driveway Access" manual leading into each of the accesses to Tract I upon future development of said tract (excluding the communications tower installation).
- SIM USA agrees to provide a 6-foot sidewalk separated by a planting strip at least 8 feet wide to be constructed along the southerly margin of Choate Circle. Construction documents and plans for the sidewalk and planting strip shall be submitted to the Land Development Permit Center prior to issuance of final approval for the proposed communications tower. In all events the sidewalk and planting strip must be constructed within six months of the date on which this Rezoning Petition is approved by the Charlotte City Council.
- 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.
- 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, bems, walls, fences and/or identification signs must not interfere with sight distance at the entrances.
- All proposed commercial driveway connections to a future public street will require a driveway permit to be submitted to CDOT for review and approval.
- Any fence or wall constructed along or adjacent to any sidewalk or street right-of-way requires a certificate issued by CDOT.
- 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 City-maintained street right-of-way by a private individual, group, business or homeowner's/business association. An encroachment agreement must be approved by CDOT.

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.
- 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.
- 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.
- Buffer widths are prohibited from being reduced.

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.

Petitioner agrees 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 to Tract I from Choate Circle will be limited to the existing two driveways depicted on the Technical Data Sheet.

Signs

- A master signage and graphic system will be adopted and implemented throughout Tract I.
- 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 buffer areas, setback areas, side yard or rear yards, or except to the extent depicted on the Technical Data Sheets, within any floodway fringe area.
- Parking areas may be constructed on Tract I within each of the Building/Parking Development Areas and each of the Parking Areas established on this Technical Data Sheet.
- All new parking areas will be screened as required by the Ordinance.

Floodplain
 No building may be installed within the floodplain fringe areas depicted on the Technical Data Sheet and no filling may take place within floodplain fringe or flood encroachment areas except those areas specifically depicted on the Technical Data Sheet.

Lighting

- A uniform lighting system will be employed throughout Tract I.
- All direct lighting within the Site (except street lights which may be erected along Choate Circle) shall be designed such that direct illumination does not extend past any property lines onto adjoining properties. Consideration will be given to the impact of lighting both within and without the perimeter of the Site. Items for consideration will include intensity, cutoff angles, color, energy efficiency and shielding of sources of light, the intent being to eliminate glare towards Choate Circle and adjacent properties.
- The maximum height of any outside lighting fixture, including its base, shall not exceed 20 feet in height.
- Communication tower shall be illuminated only as required by the Federal Communications Commission (FCC), FAA or other state or federal agency of competent jurisdiction.

Architectural Controls

- No building constructed on the Site may exceed 2 stories or 40 feet in height.
- Communications tower 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.
- Communications tower will not exceed 210 feet in height.

Stormwater Management

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

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

Binding Effect of the Rezoning Application
 If the Petitioner's 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 Petitioner and its respective successors in interest and assigns.

Definition of the term "Petitioner"
 Throughout this Rezoning Petition, the term "Petitioner," shall, with respect to Tract I, 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 Tract I.