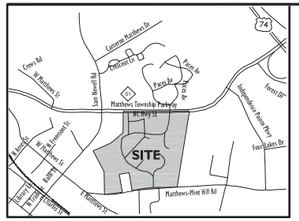
CURRENT 2010-564 4/25/2011



VICINITY MAP
NTS

LEGEND

- EXISTING CURB AND GUTTER
- PROPOSED CURB AND GUTTER
- PROPOSED CURB AND GUTTER
- PROPERTY LINE

Development Area A
Proposed Access to Existing Parking Lot and MOB Parking Garage

Development Area C
Access to Matthews Township Parkway, Right-in, Right-out only

Proposed Right Turn Lane

Existing Small Maturing Trees
TREE CANOPY AREA: 400 sf x 5: 2,000 sf

TREE CANOPY AREA: 21,840 sf x 2: 43,680 sf

Existing Large Maturing Trees
TREE CANOPY AREA: 2,000 sf x 20: 40,000 sf

TREE CANOPY AREA: 20,250 sf x 2: 40,500 sf

TREE CANOPY AREA: 25,306 sf x 2: 50,612 sf

TREE CANOPY AREA: 2,000 sf x 18: 36,000 sf

TREE CANOPY AREA: 11,144 sf x 2: 22,288 sf

TREE CANOPY AREA: 54,830 sf x 2: 109,660 sf

TREE CANOPY AREA: 20,887 sf x 2: 41,774 sf

TREE CANOPY AREA: 33,680 sf x 2: 67,356 sf

Development Area A
Additional Parking Area

Development Area C
Alternate Location for Parking Deck should the Primary Location become unsuitable

Development Area B
Radiation/Oncology Expansion

Development Area C
Pond Conversion to BMP

Development Area A
Future Bed Expansion Over Existing Building

Development Area B
Future 2nd Floor Building Expansion Area

Develop. Area C
Future Building Expansion Area

Development Area C
Primary Location for New Parking Deck

Development Area D
Proposed Location for New Building

Development Area D
Access to Matthews-Mint Hill Rd.

Development Area C
Possible Future Access to Matthews-Mint Hill Rd.

Development Area C
Proposed Location for New Building

Possible Future Access to Adjoining Business Park.

Future Easement for Road

Future Easement for Road

Existing Pond

Stormwater BMP

Existing Parking

Dry Detention Basin & Sandfilter

Existing Drive to be removed

HELICOPTER PAD

MATTHEWS TOWNSHIP PARKWAY
VARIABLE WIDTH PUBLIC R/W

MATTHEWS-MINT HILL ROAD
60' PUBLIC R/W

ANDREW CAROLINE DRIVE
60' PUBLIC R/W

1000' SPECIAL HIGHWAY OVERLAY LIMITS

50' SETBACK
50' SPECIAL HIGHWAY BUFFER
50' SIDE YARD
20' SHDO BUFFER
30' DUKE POWER ELECTRICAL FACILITIES EASEMENT DB 6298, PG 39

MATTHEWS TOWNSHIP OFFICE PARK UNIT OWNERSHIP FILE 347, PG. 1 DB. 5593, PG. 291 & DB. 20514, PG. 32 PIN: 193-38C-99 ZONED: C OFFICE

EFA INVESTMENT UNIT OWNERSHIP FILE 918, PG. 1 DB. 24052, PG. 39 TRACT 2 MB. 47, PG. 599 PIN: 193-29C-98 ZONED: B-1(CD) OFFICE

GOODE MCLEOD LLC & SOUTHERN HOLDINGS III, LLC DB. 20740, PG. 583 TRACT 1 MB. 47, PG. 599 PIN: 193-291-04 ZONED: B-1(CD) OFFICE

CHARLES FUNDERBURK DB. 1890, PG. 600 PIN: 193-291-08 ZONED: R-20 SINGLE FAMILY

HARRY C. GRIMMER DB. 4858, PG. 922 PIN: 193-291-09 ZONED: O-9(CD) OFFICE

CHRISTIAN ADOPTION SERVICES, INC. DB. 15325, PG. 460 PIN: 193-291-13 ZONED: O-9 (CD) SINGLE FAMILY

PFT-ABO, LLC DB. 23905, PG. 429 PIN: 193-291-16 ZONED: I-1 WAREHOUSE

L/W LAND, LLC DB. 24149, PG. 160 MB. 45, PG. 31 PARCEL D MB. 26, PG. 718 LOT 6 MB. 23, PG. 313 PIN: 193-291-45 ZONED: I-1 VACANT

NGS MONUMENT "295 AZ MK" N=502,194.68 E=1,491,246.92 ELEV=758.13

NGS MONUMENT "PLEASANT" N=489,956.92 E=1,489,867.62 ELEV=778.15

100 0 50 100 200
1" = 100'

SITE DATA

OWNER: NOVANT HEALTH INC
200 HAWTHORNE LANE
CHARLOTTE, NC 28204

PARCEL NUMBER: 193-291-10, 15, 35, 41, & 65

ADDRESS: 1500 MATTHEWS TOWNSHIP PARKWAY

TOTAL ACREAGE: 54.88 Ac.

EXISTING ZONING: O-9 (CD) & C
PROPOSED ZONING: RI (CD)

PARKING SUMMARY:

HOSPITAL: ONE SPACE PER BED INTENDED FOR PATIENTS, PLUS ONE SPACE PER EACH MEDICAL STAFF MEMBER, PLUS ONE SPACE PER EACH TWO OTHER EMPLOYEES ON SHIFT OF GREATEST EMPLOYMENT

BEDS:	134	INCLUDES 17 DEV. AREA A BEDS	134 REQUIRED
MEDICAL STAFF:	40		40 REQUIRED
EMPLOYEES:	360		180 REQUIRED
TOTAL REQUIRED FOR HOSPITAL:			354 REQUIRED
MEDICAL OFFICE:	1 SPACE PER 200 SF		429 REQUIRED
		TOTAL REQUIRED:	783 REQUIRED
EXISTING PARKING INCLUDES 58 SP. UNDER EXISTING MOB			959 EXISTING
PHASE A PROPOSED			205 PROPOSED
		TOTAL PROVIDED:	1,164 PROVIDED
BICYCLE PARKING:	5% OF AUTO		58 REQUIRED
			58 PROVIDED

TREE CANOPY PRESERVATION:

TLD-U=NLD
NLD x 20%=RTTC

2,390,573 sf-121,210 sf=2,269,363 sf
2,269,363 sf x 20%=453,873 sf

TLD: TOTAL LAND DISTURBANCE AREA
U: UTILITY EASEMENTS, RIGHT-OF-WAYS, ETC
NLD: NET LAND DISTURBANCE AREA
RTTC: REQUIRED TOTAL TREE CANOPY

TOTAL TREE CANOPY PRESERVED: 453,874 sf (Existing) 20%

PRESBYTERIAN HOSPITAL MATTHEWS DEVELOPMENT STANDARDS

1. Development of the site will be controlled by the standards depicted on this site plan and by the standards of the Matthews Zoning Ordinance. The development depicted on this plan is intended to reflect the arrangement of proposed uses on the site, but the exact configuration, placement, and size of individual site elements may be altered or modified within the limits prescribed by the ordinance during the design development and construction phases. Minor adjustments and amendments to the site plan may be considered and approved by the Matthews Planning Board so long as the standards of the Ordinance, the overall concept for the site, and the conditions of the site plan are preserved. In addition, other changes and modifications of the site plan may be proposed in conformance with the provisions of Section 153.201(E) of the Matthews Zoning Ordinance.

2. The use of the site will be for the campus of Presbyterian Hospital Matthews and related support and accessory uses. Such uses will include the following:
   - Hospitals.
   - Heliport, medically related.
   - Clinics, medical, dental, medical, and optical, when part of a hospital complex.
   - Laboratory, dental, medical, and optical, when part of a hospital complex.
   - Child day care centers, as a free-standing use or within another building, as part of a hospital complex.
   - Adult day care centers, as a free-standing use or within another building, as part of a hospital complex.
   - Nursing homes, rest homes, and homes for the aged, as a free-standing use or within another building, as part of a hospital complex.
   - Transit stop shelters.
   - Accessory uses, clearly incidental to the permitted uses.

3. The maximum buildable area shall limited to the previously approved total of 1,400,000 square feet, excluding parking structures.

4. The site plan is divided into different development areas for the purpose of geographic description. The letters assigned to these geographical areas are not an indication of any phasing or sequencing of site development. Development activities may be conducted in any of the areas or multiple areas in any order but site development standards for the various site features will be completed as development occurs in the respective development areas.

5. The site will be designed and constructed to comply with applicable fire department access standards, which will be reviewed and approved as part of the site development review.

6. Access will be provided by up to three driveway connections to Matthews Township Parkway, up to three driveway connections to Matthews-Mint Hill Rd. The exact location of any new driveways will be subject to approval by the appropriate transportation authority. The southerly most driveway on Matthews- Mint Hill Rd. will be located to the north of any building constructed on that portion of the site. The northernmost driveway connection to Matthews Township Parkway will be limited to a right in/right out connection. Traffic studies may be required as part of the driveway permit process. Andrew Caroline Dr. is a public street that terminates at the site boundary. It is the Petitioner's understanding that the Town of Matthews is desirous of a new public street that would connect Andrew Caroline Dr. to Matthews Station Street, the vast majority of which would fall outside the hospital property. But in order to facilitate the future extension of this proposed public street at such time as it is build by the Town or others, the Petitioner will set aside and dedicate right-of-way for a portion of that street that might reasonable cross a portion of the hospital property. In addition to the dedication of the necessary right-of-way, the Petitioner will contribute funds toward the construction of the future road on a pro rata basis for the portion of the road that is constructed on the area that has been dedicated by the Petitioner for the road. That area is generally depicted on the site plan.

7. The Petitioner seeks the approval of the Town of Matthews to waive the requirement for a traffic study for the site. The purpose of this rezoning is to consolidate and make minor adjustments to the two previous conditional site plans for portions of the site into a single, comprehensive site plan for the entire site. As such, this Petition proposes no changes in the permitted uses, no changes in the amount of development previously approved, and only minor changes in access that will enhance connectivity to the community. Therefore, the Petitioner seeks a waiver of a traffic impact study.

8. Parking will be provided which will meet or exceed the standards of the Zoning ordinance. All parking and landscaping standards will be met on the site and will be reviewed and approved as part of the site development review. Sidewalks will be enhanced or installed to create a pedestrian network linking parking areas to the buildings on the site. Parking locations on the site that may be constructed in the future are generally indicated on the site plan. The exact dimensions and design of changes to existing surface lots or newly constructed lots may be modified during the design development process. In addition, the Petitioner reserves the right to locate either parking lots or parking structures within the areas shown on the site plan for future parking.

9. Signage will be permitted in accordance with applicable Zoning standards. If the standards for signage are modified in the future, the Petitioner will have the option, but will not be required, of applying for signage under the modified standards. The Petitioner has submitted a Master Signage Plan in accordance with the provisions of Sect. 153.149. as part of this rezoning request On site directional signs will be permitted in accordance with the provision of the Zoning Ordinance.

10. The site will be developed in accordance with applicable Matthews ordinances relating to storm water and storm water quality, landscaping, trees, and the Highway Overlay District. If necessary to comply with storm water and water quality regulations, existing water features on the site may be reconstructed or modified as part of the overall storm water system for the site. During the future development of the site, the Petitioner will evaluate permeable pavement as a part of the overall water quality compliance for the site.

11. The Petitioner acknowledges that the Town of Matthews is desirous of having a portion of the Carolina Thread Trial in the community and, possibly through a portion of the hospital campus. The Petitioner is amenable to the location of a portion of such a trail through the site in a location that is mutually acceptable to the Petitioner and the Town and that provides a safe pedestrian connection to a larger trail network that does not create unnecessary hazards for either pedestrians or drivers on the site and creates no liability for the hospital in terms of the construction, maintenance, or use of the trail.

12. The Petitioner acknowledges that other standard development requirements imposed by other Town ordinances, such as those that regulate streets, sidewalks, and site development, may apply to the development of this site. These are not zoning regulations and are not separate zoning conditions imposed by this site plan.

13. Throughout this Rezoning Petition, the terms "Owner", "Owners", "Petitioner" or "Petitioners," shall, with respect to the Site, be deemed to include the heirs, devisees, personal representatives, successors in interest and assignees of the owner or owners of the Site who may be involved in its development from time to time.

Initial submission January 30, 2010
Revised per Staff comments February 11, 2011
Revised per Staff comments March 2, 2011
Revised per Planning Board April 20, 2011

SITE SOLUTIONS
2320 W. Morehead Street
Charlotte, NC 28208
Landscape Architecture
Site Planning
Civil Engineering
www.sitesolutionspa.com
Telephone-704-521-9880
Facsimile-704-521-8955

Seals:

Presbyterian Hospital - Matthews

1500 Matthews Township Parkway
Matthews, NC 28105-4656

Project No: 3269

Date: 12.30.2010

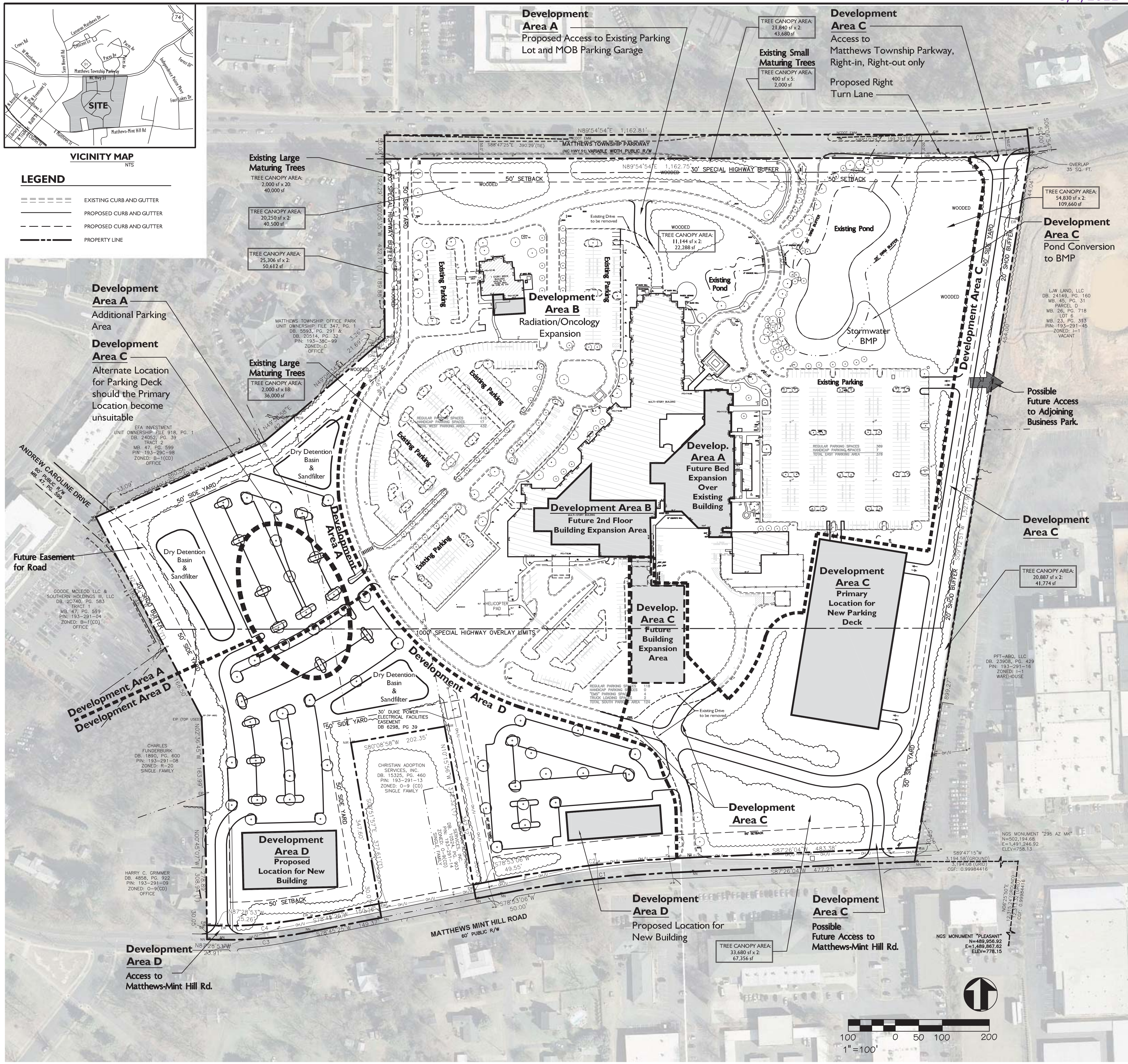
Revisions:

1. Revised Per Staff Comments 2.11.2011
2. Revised Per Staff Comments 3.2.2011
3. Revised Per Planning Board 4.20.2011

Sheet Title: Schematic Site Plan

Sheet No: RZ-1

SUPERSEDED 2010-564 3/4/2011



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CHARLOTTE, NC 28204

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PHASE A PROPOSED			208 PROPOSED
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2,390,573 sf-121,210 sf=2,269,363 sf
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Landscape Architecture
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www.sitesolutionspa.com
Telephone-704-521-9880
Facsimile-704-521-8955

Seals:

Presbyterian Hospital - Matthews

1500 Matthews Township Parkway
Matthews, NC 28105-4656

Project No: 3269

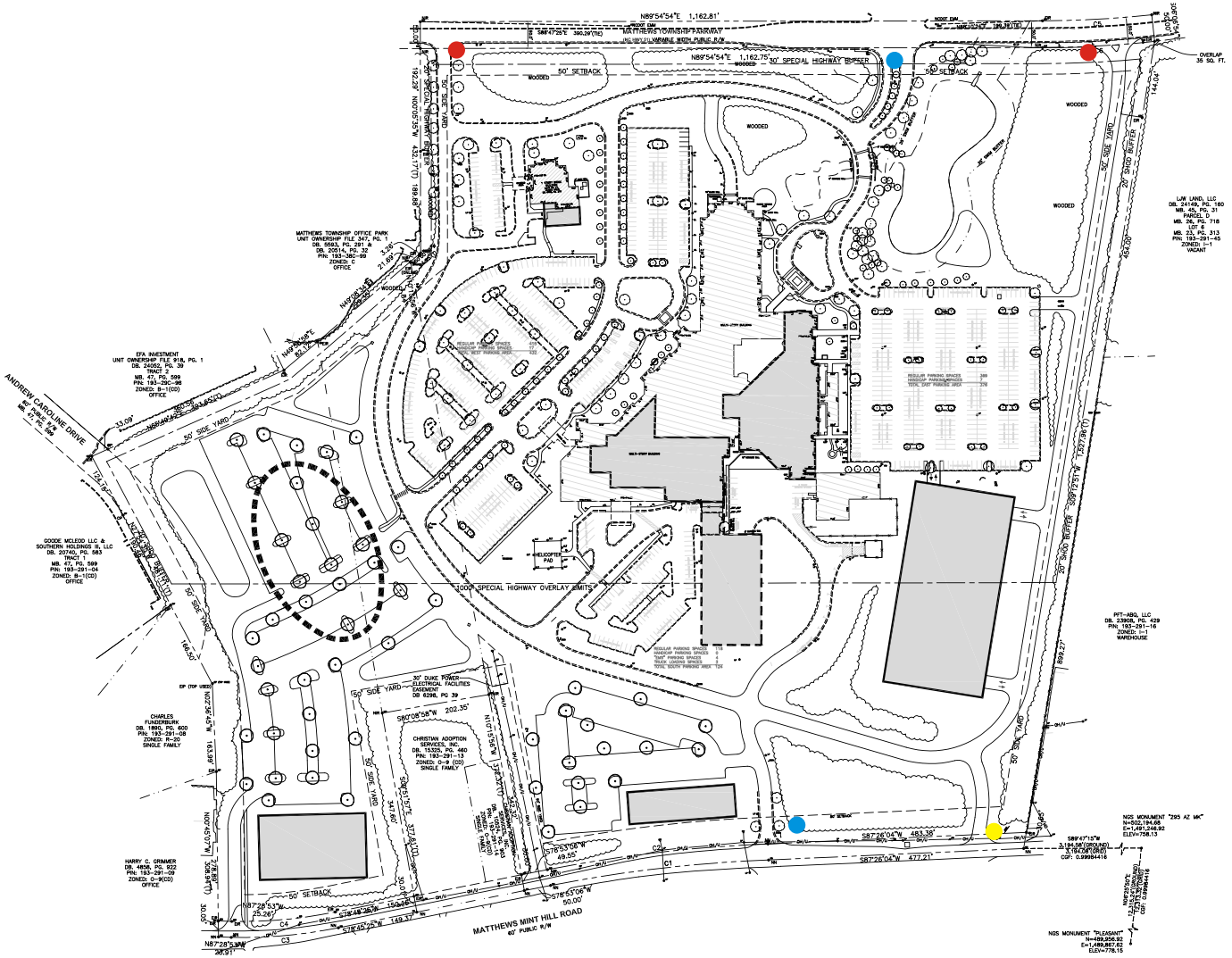
Date: 12.30.2010

Revisions:
1 Revised Per Staff Comments 2.11.2011
2 Revised Per Staff Comments 3.2.2011

Sheet Title: Schematic Site Plan

Sheet No: RZ-1

2010-564
3/4/2011



SITE MAP

RPSIGNS
3108 Monroe Road
Charlotte, N.C. 28205
Ph: 704.344.8552 Fax: 704.375.8081
www.rpsigns.net

CUSTOMER: Presbyterian Hospital Matthews
PROJECT: New Campus Signage - Site Map
CUSTOMER CONTACT: Amy Godwin
FAX # / EMAIL: adgodwin@novanthealth.org

DATE: 3/04/11
QUOTE #:
DRAWN BY: SP

All ideas, designs and arrangements expressed on this drawing are the exclusive property of RP Sign Systems until purchased and any reproduction or use without written consent is prohibited.

2010-564
3/4/2011

EXISTING • 62" H x 204" W

PROPOSED

SIGN A

96" HIGH x 136" WIDE x 32" DEEP LED ILLUMINATED

RPSIGNS
3108 Monroe Road
Charlotte, N.C. 28205
Ph: 704.344.8552 Fax: 704.375.8081
www.rpsigns.net

CUSTOMER: Presbyterian Hospital Matthews
PROJECT: New Campus Signage
CUSTOMER CONTACT: Amy Godwin
FAX # / EMAIL: adgodwin@novanthealth.org

DATE: 2/11/11
QUOTE #:
DRAWN BY: SP

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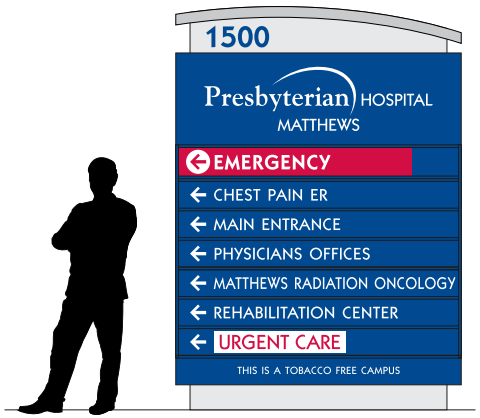
2010-564
3/4/2011

EXISTING • 113.5" H x 90" W

PROPOSED



SIGN B

113" HIGH x 80" WIDE x 12" DEEP LED ILLUMINATED

RPSIGNS
3108 Monroe Road
Charlotte, N.C. 28205
Ph: 704.344.8552 Fax: 704.375.8081
www.rpsigns.net

CUSTOMER: Presbyterian Hospital Matthews
PROJECT: New Campus Signage
CUSTOMER CONTACT: Amy Godwin
FAX # / EMAIL: adgodwin@novanthealth.org

DATE: 2/11/11
QUOTE #:
DRAWN BY: SP

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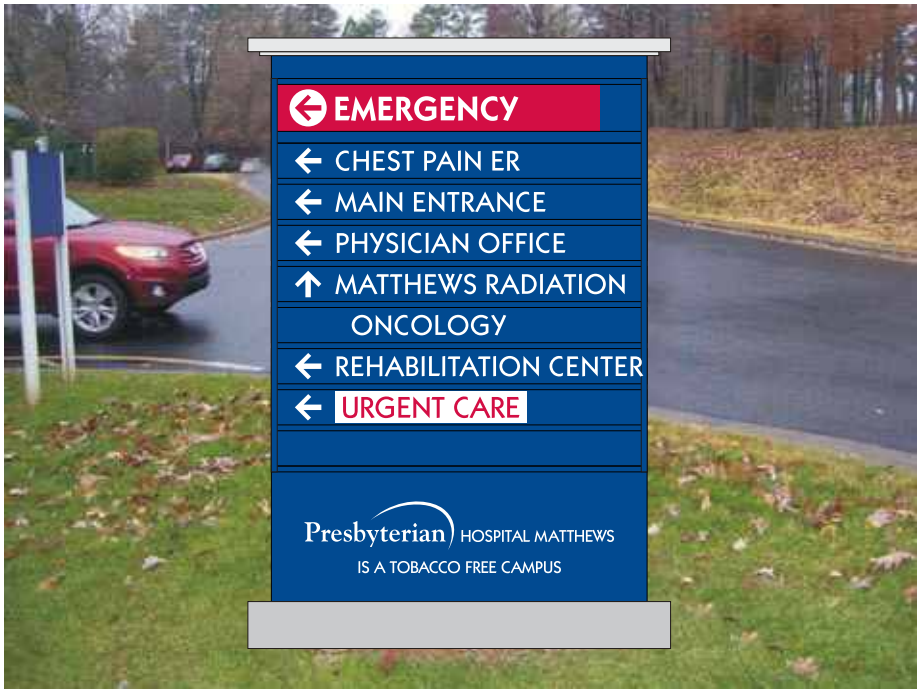
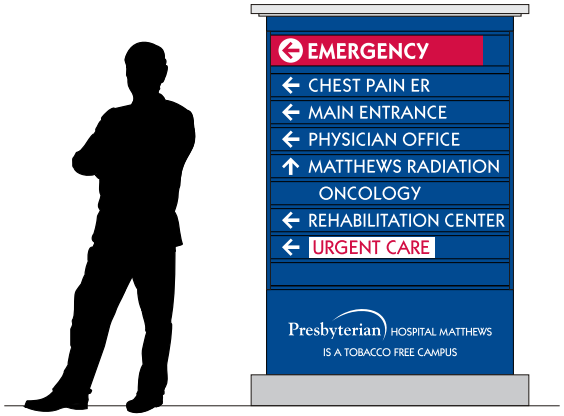
2010-564
3/4/2011

EXISTING • 72" H x 50" W



PROPOSED



SIGN D

78" HIGH x 54" WIDE x 18" DEEP ILLUMINATED
(12" DEEP BODY)

RPSIGNS
3108 Monroe Road
Charlotte, N.C. 28205
Ph: 704.344.8552 Fax: 704.375.8081
www.rpsigns.net

CUSTOMER: Presbyterian Hospital Matthews
PROJECT: New Campus Signage
CUSTOMER CONTACT: Amy Godwin
FAX # / EMAIL: adgodwin@novanthealth.org

DATE: 2/11/11
QUOTE #:
DRAWN BY: SP

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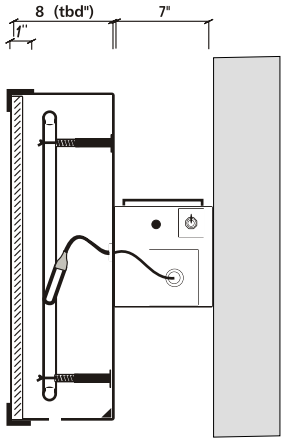
2010-564
3/4/2011

201"

24"

AMBULANCE

EMERGENCY



SIDE VIEW

24" HIGH LED ILLUMINATED LETTERS
RED LETTERS WITH BEIGE SIDES MOUNTED ON BEIGE RACEWAY
POWER: 12V - THE POWER WILL RUN OUT OF THE BACK OF THE RACEWAY IN THE CENTER AND INTO THE WALL

RPSIGNS
1101 Central Avenue
Charlotte, N.C. 28204
Ph: 704.344.8552 Fax: 704.375.8081
www.rpsigns.net

CUSTOMER: Presbyterian Hospital
PROJECT: Exterior Emergency Signage
CUSTOMER CONTACT:
FAX # / EMAIL:

DATE: 4/26/05
QUOTE #:

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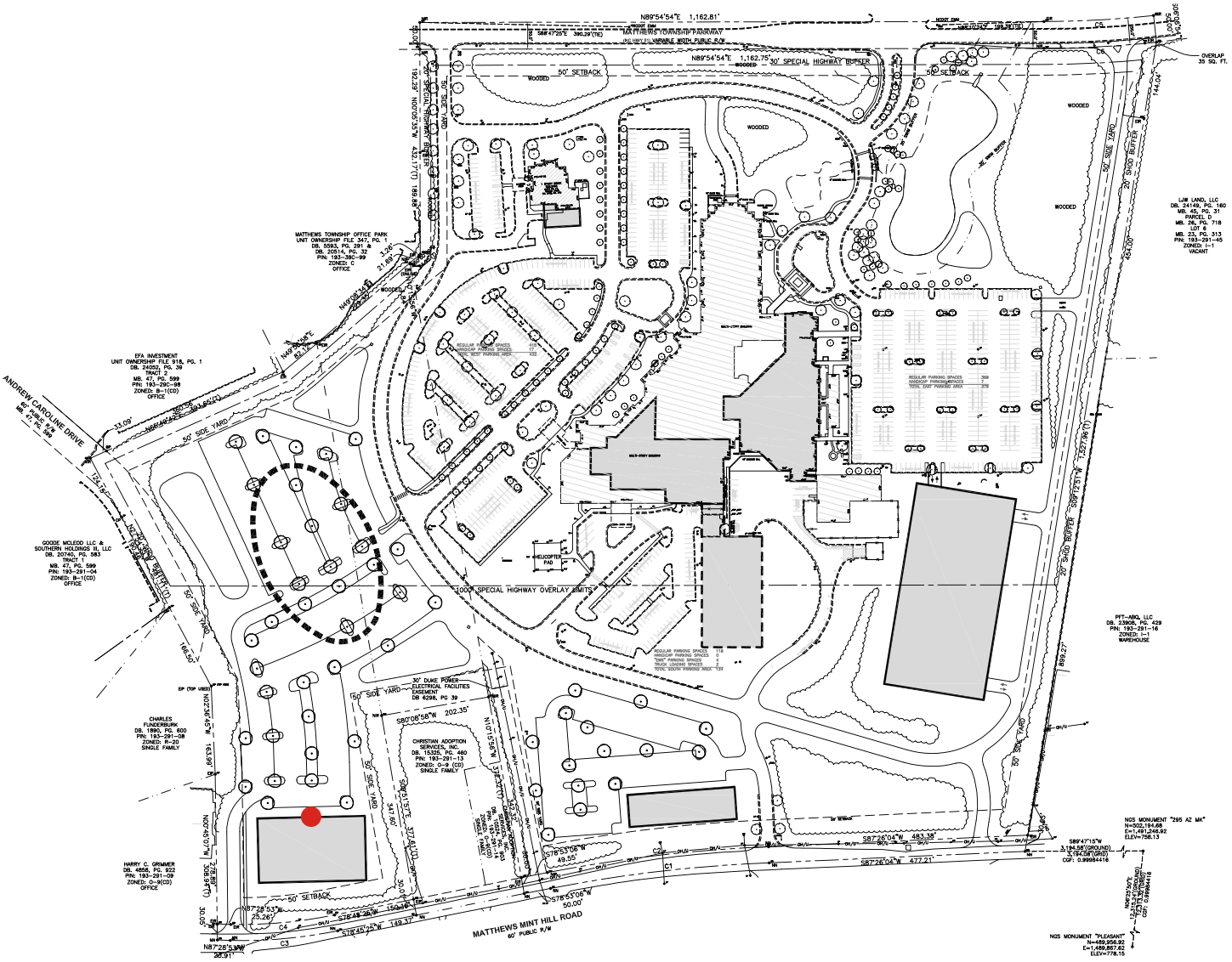
AMBULANCE

EMERGENCY

EMERGENCY

EMERGENCY

2010-564
3/4/2011



Presbyterian HOSPITAL

MATTHEWS

SIGN 1 • PROPOSED

LED ILLUMINATED LOGO

TO MEET TOWN ORDINANCE REQUIREMENTS

RPSIGNS
3108 Monroe Road
Charlotte, N.C. 28205
Ph: 704.344.8552 Fax: 704.375.8081
www.rpsigns.net

CUSTOMER: Presbyterian Hospital Matthews
PROJECT: Future Building Logos
CUSTOMER CONTACT: Doug Armstrong
FAX # / EMAIL: dfarmstrong@novanthealth.org

DATE: 3/04/11
QUOTE #:
DRAWN BY: SP

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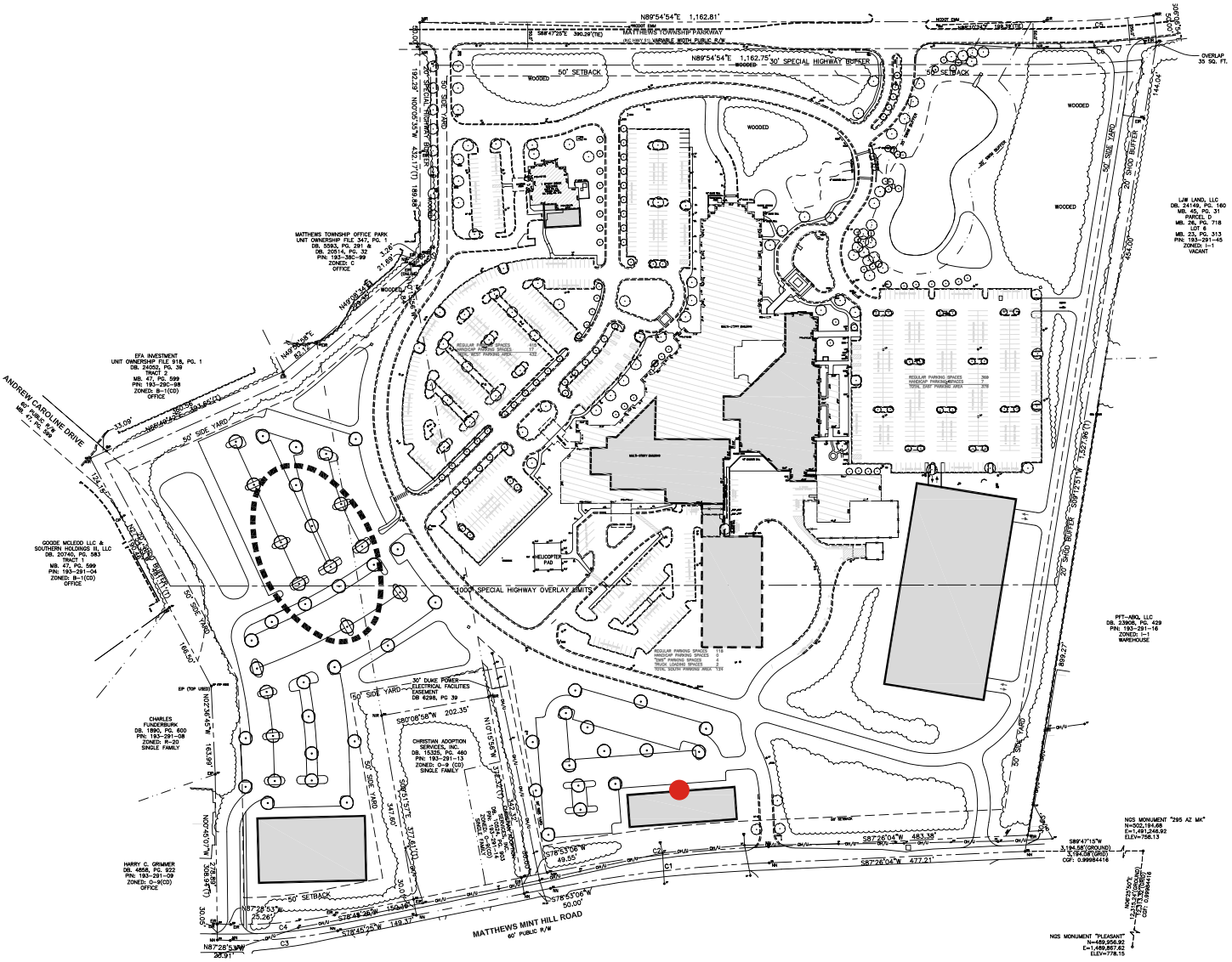
2010-564
3/4/2011



Presbyterian HOSPITAL MATTHEWS

SIGN 2 • PROPOSED

LED ILLUMINATED LOGO

TO MEET TOWN ORDINANCE REQUIREMENTS

RPSIGNS
3108 Monroe Road
Charlotte, N.C. 28205
Ph: 704.344.8552 Fax: 704.375.8081
www.rpsigns.net

CUSTOMER: Presbyterian Hospital Matthews
PROJECT: Future Building Logos
CUSTOMER CONTACT: Doug Armstrong
FAX # / EMAIL: dfarmstrong@novanthealth.org

DATE: 3/04/11
QUOTE #:
DRAWN BY: SP

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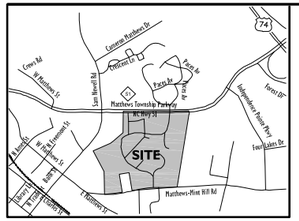
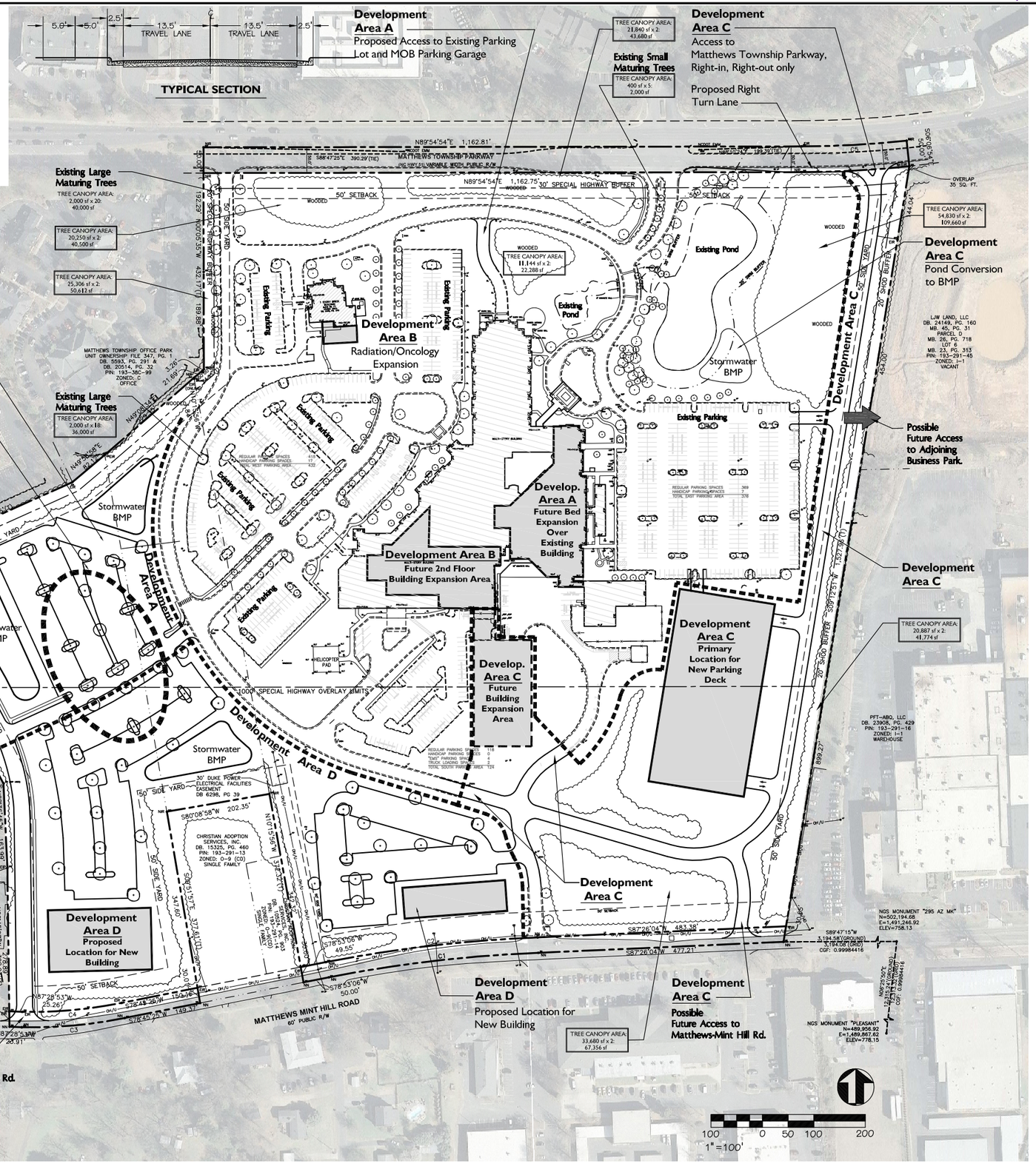
SUPERSEDED 2010-564 2/16/2011



VICINITY MAP
NTS



SITE DATA

OWNER: NOVANT HEALTH INC
200 HAWTHORNE LANE
CHARLOTTE, NC 28204

PARCEL NUMBER: 193-291-10, 15, 35, 41, & 65

ADDRESS: 1500 MATTHEWS TOWNSHIP PARKWAY

TOTAL ACREAGE: 54.88 Ac.

EXISTING ZONING: O-9 (CD) & C
PROPOSED ZONING: RI (CD)

PARKING SUMMARY:

HOSPITAL: ONE SPACE PER BED INTENDED FOR PATIENTS, PLUS ONE SPACE PER EACH MEDICAL STAFF MEMBER, PLUS ONE SPACE PER EACH TWO OTHER EMPLOYEES ON SHIFT OF GREATEST EMPLOYMENT			
BEDS:	134	INCLUDES 17 DEV. AREA A BEDS	134 REQUIRED
MEDICAL STAFF:	40		40 REQUIRED
EMPLOYEES:	360		180 REQUIRED
TOTAL REQUIRED FOR HOSPITAL:			354 REQUIRED
MEDICAL OFFICE: 1 SPACE PER 200 SF			429 REQUIRED
		TOTAL REQUIRED:	783 REQUIRED
EXISTING PARKING INCLUDES 58 SP. UNDER EXISTING MOB			959 EXISTING
PHASE A PROPOSED			208 PROPOSED
		TOTAL PROVIDED:	1,167 PROVIDED
BICYCLE PARKING: 5% OF AUTO			76 REQUIRED
			76 PROVIDED

TREE CANOPY PRESERVATION:

TLD-U=NLD
NLD x 20%=RTTC

TLD: TOTAL LAND DISTURBANCE AREA
U: UTILITY EASEMENTS, RIGHT-OF-WAYS, ETC
NLD: NET LAND DISTURBANCE AREA
RTTC: REQUIRED TOTAL TREE CANOPY

2,390,573 sf-121,210 sf=2,269,363 sf
2,269,363 sf x 20%=453,873 sf

TOTAL TREE CANOPY PRESERVED: 453,874 sf (Existing) 20%

PRESBYTERIAN HOSPITAL MATTHEWS DEVELOPMENT STANDARDS

1. Development of the site will be controlled by the standards depicted on this site plan and by the standards of the Matthews Zoning Ordinance. The development depicted on this plan is intended to reflect the arrangement of proposed uses on the site, but the exact configuration, placement, and size of individual site elements may be altered or modified within the limits prescribed by the ordinance during the design development and construction phases. Minor adjustments and amendments to the site plan may be considered and approved by the Matthews Planning Board so long as the standards of the Ordinance, the overall concept for the site, and the conditions of the site plan are preserved. In addition, other changes and modifications of the site plan may be proposed in conformance with the provisions of Section 153.201(E) of the Matthews Zoning Ordinance.

2. The use of the site will be for the campus of Presbyterian Hospital Matthews and related support and accessory uses. Such uses will include the following:
   - Hospitals.
   - Heliport, medically related.
   - Clinics, medical, dental, medical, and optical, when part of a hospital complex.
   - Laboratory, dental, medical, and optical, when part of a hospital complex.
   - Child day care centers, as a free-standing use or within another building, as part of a hospital complex.
   - Adult day care centers, as a free-standing use or within another building, as part of a hospital complex.
   - Nursing homes, rest homes, and homes for the aged, as a free-standing use or within another building, as part of a hospital complex.
   - Transit stop shelters.
   - Accessory uses, clearly incidental to the permitted uses.

3. The maximum buildable area shall limited to the previously approved total of 1,400,000 square feet, excluding parking structures.

4. The site plan is divided into different development areas for the purpose of geographic description. The letters assigned to these geographical areas are not an indication of any phasing or sequencing of site development. Development activities may be conducted in any of the areas or multiple areas in any order but site development standards for the various site features will be completed as development occurs in the respective development areas.

5. The site will be designed and constructed to comply with applicable fire department access standards, which will be reviewed and approved as part of the site development review.

6. Access will be provided by up to three driveway connections to Matthews Township Parkway, up to two driveway connection to Matthews-Mint Hill Rd., and a driveway connection to Andrew Caroline Dr. The exact location of any new driveways will be subject to approval by the appropriate transportation authority. The northernmost driveway connection to Matthews Township Parkway will be limited to a right in/right out connection. Traffic studies may be required as part of the driveway permit process. The driveway that will provide a connection between Andrew Caroline Dr. and Matthews-Mint-Hill Rd. will be a private street but will be open to the public for traffic. That private street will be built in phases tied to the development of the adjoining portions of the site. The private street will include street lights of a type and spacing as exist on the adjoining portion of Andrew Caroline Dr. and sidewalk will be installed on the hospital side of the street.

7. The Petitioner seeks the approval of the Town of Matthews to waive the requirement for a traffic study for the site. The purpose of this rezoning is to consolidate and make minor adjustments to the two previous conditional site plans for portions of the site into a single, comprehensive site plan for the entire site. As such, this Petition proposes no changes in the permitted uses, no changes in the amount of development previously approved, and only minor changes in access that will enhance connectivity to the community. Therefore, the Petitioner seeks a waiver of a traffic impact study.

8. Parking will be provided which will meet or exceed the standards of the Zoning ordinance. All parking and landscaping standards will be met on the site and will be reviewed and approved as part of the site development review. Sidewalks will be enhanced or installed to create a pedestrian network linking parking areas to the buildings on the site. Parking locations on the site that may be constructed in the future are generally indicated on the site plan. The exact dimensions and design of changes to existing surface lots or newly constructed lots may be modified during the design development process. In addition, the Petitioner reserves the right to locate either parking lots or parking structures within the areas shown on the site plan for future parking.

9. Signage will be permitted in accordance with applicable Zoning standards. If the standards for signage are modified in the future, the Petitioner will have the option, but will not be required, of applying for signage under the modified standards. The Petitioner reserves the right to submit a Master Signage Plan for review and approval in accordance with the provisions of Sect. 153.149. On site directional signs will be permitted in accordance with the provision of the Zoning Ordinance.

10. The site will be developed in accordance with applicable Matthews ordinances relating to storm water and storm water quality, landscaping, trees, and the Highway Overlay District. If necessary to comply with storm water and water quality regulations, existing water features on the site may be reconstructed or modified as part of the overall storm water system for the site.

11. The Petitioner acknowledges that the Town of Matthews is desirous of having a portion of the Carolina Thread Trail in the community and, possibly through a portion of the hospital campus. The Petitioner is amenable to the location of a portion of such a trail through the site in a location that is mutually acceptable to the Petitioner and the Town and that provides a safe pedestrian connection to a larger trail network that does not create unnecessary hazards for either pedestrians or drivers on the site.

12. The Petitioner acknowledges that other standard development requirements imposed by other Town ordinances, such as those that regulate streets, sidewalks, and site development, may apply to the development of this site. These are not zoning regulations and are not separate zoning conditions imposed by this site plan.

13. Throughout this Rezoning Petition, the terms "Owner", "Owners", "Petitioner" or "Petitioners," shall, with respect to the Site, be deemed to include the heirs, devisees, personal representatives, successors in interest and assignees of the owner or owners of the Site who may be involved in its development from time to time.

Initial submission January 30, 2010
Revised per Staff comments February 11, 2011

SITE SOLUTIONS
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Charlotte, NC 28208
Landscape Architecture
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www.sitesolutionspa.com
Telephone-704-521-9880
Facsimile-704-521-8955

Seals:

Presbyterian Hospital - Matthews

1500 Matthews Township Parkway
Matthews, NC 28105-4656

Project No: 3269

Date: 12.30.2010

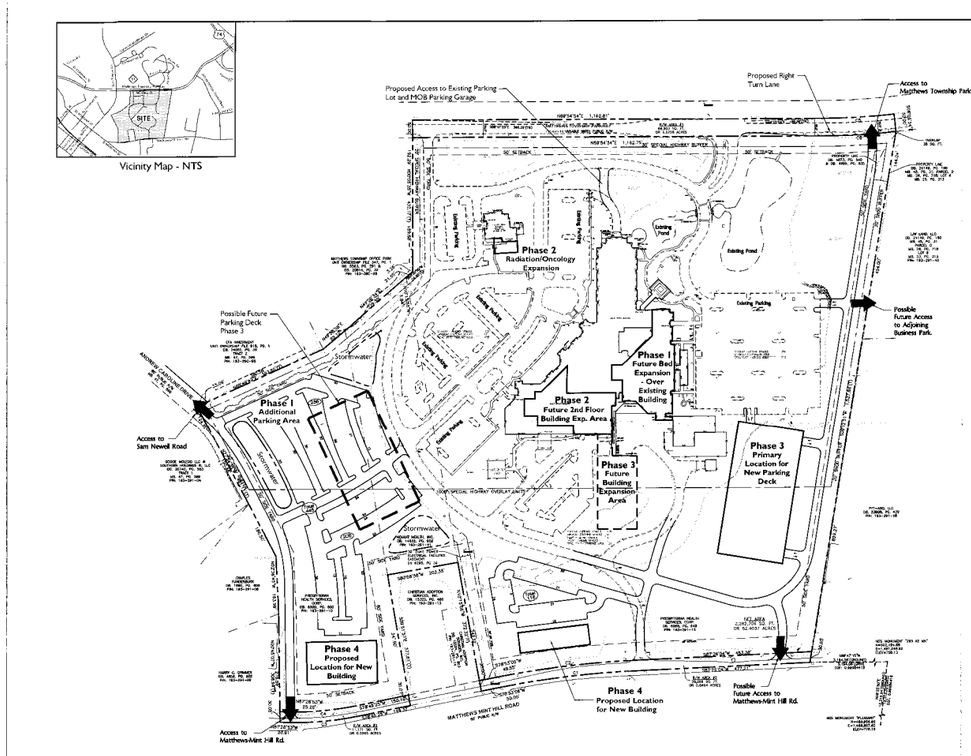
Revisions:

⚠ Revised Per Staff Comments 2.11.2011

Sheet Title: Schematic Site Plan

Sheet No: RZ-1

SUPERSEDED 2010-564
1/5/2011



SITE DATA:

OWNER: TOVANT HEALTH INC
2001 HAMILTON ONE LANE
CHARLOTTE, NC 28204

PARCEL NUMBER: 193-241-10, 15, 16, 41, & 43

ADDRESS: 1500 MATTHEWS TOWNSHIP PARKWAY

TOTAL ACREAGE: 14.48 AC.

EXISTING ZONING: B-1 (CD) & C
PROPOSED ZONING: MX-2(INNOV)-IV

Presbyterian Hospital Matthews
Development Standards

1. Development of the Site as illustrated on this Rezoning Plan is subject to the applicable provisions of the Matthews Zoning Ordinance (the "Ordinance"). Unless more stringent standards are established by this Rezoning Plan or the Ordinance, the development and use of the Site will be governed by the Ordinance's applicable provisions for the MX-2 (Innovative) zoning classification. Subject to the Optional Provisions below, any modifications to the Ordinance's applicable provisions that are requested by the Petitioner are deemed to be minor and may be considered and approved as provided in Section 6.207(2) of the Ordinance.

2. The Site will be developed as a maximum of 100 beds of hospital use, including ancillary medical office uses, and associated parking and accessory uses as allowed by right and under prescribed conditions in the MX-2 (Innovative) zoning district. Development of the Site will be subject to the Optional Provisions set forth below.

3. The Site will be developed and constructed to comply with applicable "Tree Ordinance" requirements, which will be reviewed and approved as part of the Site Plan approval process.

4. Access to the Site shall be by right-in/right-out driveways, as more specifically depicted on the Rezoning Plan. The exact configuration, placement and number of the access points to the Site will be determined by the Charlotte Department of Transportation ("CDOT") in accordance with applicable published standards. The Petitioner has agreed to dedicate and convey to the appropriate governmental authority, at the time the Site is developed, the portion of the Site's frontage on Matthews Township Parkway as shown on the Rezoning Plan. The Petitioner has also agreed to construct a left turn lane on Matthews Township Parkway into the Site as shown on the Rezoning Plan. The Petitioner has also agreed to construct a left turn lane on Matthews-Mint Hill Road into the Site as shown on the Rezoning Plan. The Petitioner has also agreed to construct a right turn lane on Matthews-Mint Hill Road into the Site as shown on the Rezoning Plan. The Petitioner has also agreed to construct a left turn lane on Sam Newell Road into the Site as shown on the Rezoning Plan. The Petitioner has also agreed to construct a right turn lane on Sam Newell Road into the Site as shown on the Rezoning Plan. The Petitioner has also agreed to construct a left turn lane on Matthews Township Parkway into the Site as shown on the Rezoning Plan. The Petitioner has also agreed to construct a right turn lane on Matthews Township Parkway into the Site as shown on the Rezoning Plan. The Petitioner has also agreed to construct a left turn lane on Matthews-Mint Hill Road into the Site as shown on the Rezoning Plan. The Petitioner has also agreed to construct a right turn lane on Matthews-Mint Hill Road into the Site as shown on the Rezoning Plan.

5. The parking will be provided in accordance with the Ordinance.

6. Loading will be provided as required by the Ordinance.

7. The Petitioner acknowledges that the Innovative Development Standards being requested for the Site may result in the Site having the right to develop certain improvements that could be considered more intense than those listed in the Table of Permitted Uses. The Petitioner has agreed to limit the maximum building height for any building constructed on the Site to 75 feet.

8. The Petitioner agrees that the Site will be developed with a unified architectural theme. The architectural theme will be reviewed and approved as part of the Site Plan approval process.

9. The Petitioner acknowledges that the Site is subject to the Matthews Zoning Ordinance's Tree Ordinance, which requires that a minimum of 10% of the Site be maintained in tree save area. The Petitioner has agreed to meet the requirements of the Tree Ordinance by preserving existing trees and vegetation on the Site where possible and by planting new trees and vegetation on the Site where existing trees and vegetation are not preserved.

10. The Petitioner acknowledges that the Site is subject to the Matthews Zoning Ordinance's Post Construction Ordinance, which requires that a minimum of 10% of the Site be maintained in post construction controls. The Petitioner has agreed to meet the requirements of the Post Construction Ordinance by providing post construction controls on the Site where possible and by providing payment-in-lieu contributions to the Town's post construction controls fund in the event that post construction controls cannot be provided on the Site.

11. The Petitioner acknowledges that some standard development requirements imposed by other City ordinances, such as the Subdivision Ordinance and Zoning Ordinance, may not be listed in this Development Standards 6.207 document. These standard requirements will be applied to the Site as governed by the Ordinance.

12. Throughout these Development Standards, the terms, "Petitioner" and "Owner" or "Owners" shall be deemed to include the heirs, devisees, personal representatives, successors and assigns of the Petitioner or the Owner or Owners of the Site who may be involved from time to time in any development of the Site.

[illegible]

100 0 50 100 200
1"=100'

SITE SOLUTIONS
2 3 2 0
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1500 Matthews Township Parkway
Matthews, NC 28105-4656

Project No. 1301
Date 12.13.2010
Revisions
Sheet Title: Site Plan
Sheet No. RZ-1

2010-564
12/13/2010