

**COVENANT DAY SCHOOL INC.
 DEVELOPMENT STANDARDS**

I. General Provisions

These Development Standards form a part of the Rezoning Plan associated with the Rezoning Petition filed by Covenant Day School Inc. (the "Petitioner") to accommodate the enhancement of the Warner Park sports fields located at 515 Matthews Township Parkway and the Colchester Property located at 10812 Monroe Road, associated with Covenant Day School athletics, more particularly described as tax parcel numbers 213-012-01 and 213-012-17 (the "Site").

Development of the Site will be governed by the accompanying Rezoning Plan, these Development Standards and the applicable provisions under the Unified Development Ordinance of the Town of Matthews (the "Ordinance"). Unless the Rezoning Plan or these Development Standards establish more stringent standards, the regulations established under the Ordinance for the R1 Zoning District shall govern all development taking place on the Site.

The Rezoning Plan is intended to reflect maximum development rights, building envelopes, the arrangements and locations of access points. The configuration, placement and size of facilities such as athletic fields and associated field houses, concession areas, rest rooms, etc. as well as the parking and circulation patterns shown in this Rezoning Plan are schematic in nature and may be modified so long as such modifications are incidental in nature and consistent with the basic design layout as shown. In addition, other changes and modifications of this Rezoning Plan may be proposed in conformance with the provisions of Section 15.104.5(B) of the Ordinance.

II. Permitted Uses

The Site may be used for athletic or sports fields, including associated facilities, such as but not limited to concession stands, field houses, media rooms, spectator seating, restrooms, storage and maintenance rooms, and locker rooms, together with any incidental or accessory uses associated therewith.

III. Architectural Design Standards

- a) Field houses and other principal and accessory buildings shall comprise a minimum of 20% per façade of brick, natural stone (or its synthetic equivalent), stucco, cementitious products (such as HardiePlank, panel, shingles, or similar products). The proposed buildings will be constructed to be similar in character and material to the existing buildings on the Covenant Day School campus and Warner Park, such as the existing baseball dugouts (photos of same included in this Rezoning Plan as example reference only).
- b) Mechanical equipment shall be screened from view of public streets.

IV. Buffers, Landscaping and Screening

- a) Buffers and screening shall be provided as generally depicted on the Rezoning Plan and in accordance with the Ordinance. Perimeter landscaping shall be provided as required by the Ordinance where existing vegetation is not adequate to meet the intent of the Ordinance.
- b) The Petitioner shall continue to coordinate with the Town of Matthews to determine a feasible location and access for a multi-use path, including continuing discussions regarding financial contribution to the construction of such multi-use path.
- c) Landscaping shall be provided as depicted on the Rezoning Plan along the Site's frontage of Monroe Road. Perimeter landscaping shall be provided as required by the Ordinance where existing vegetation is not adequate to meet the intent of the Ordinance.
- d) Internal landscaping shall be provided to meet the requirements of the Ordinance and approved separately by Matthews Planning Staff.
- e) Additional trees and landscaping shall be provided adjacent to Parcel 213-274-04 (currently owned by Thomas and Nancy Erb), in the area as generally depicted on the Rezoning Plan.

V. Parking and Access

- a) Vehicular access will be as generally depicted on the Rezoning Plan. The placements and configurations of the vehicular access points shown on the Rezoning Plan are subject to any minor modifications required to accommodate final site and construction plans and designs and to any adjustments required by NCDOT for approval. All streets shall meet Ordinance requirements.
- b) The depicted driveway connection on Monroe Road shall be gated to ensure controlled access through the Site to Matthews Township Parkway, as generally depicted on the Rezoning Plan. The gate shall be closed so as to not allow vehicular traffic through the Site except for during the following events: (1) access for team buses; (2) access for ambulance, fire, and other emergency vehicles; (3) access for routine maintenance; and (4) other extenuating circumstances that are reasonably unforeseeable (e.g., if the main entrance on Matthews Township Parkway is blocked).
- c) The existing northernmost driveway cut on Monroe Road, north of the existing building to be demolished, shall be permanently closed.
- d) The Petitioner shall observe all NCDOT sight distances as required.
- e) Parking shall be provided to meet or exceed the standards of the Ordinance. All parking areas shall consist of paved surface. If parking is provided offsite (such as at the main Covenant Day School campus), a shuttle bus or pedestrian traffic signal shall be provided to ensure safe crossing to the Site.
- f) Sidewalks will be enhanced or installed where necessary to create a pedestrian network linking parking areas to the athletic fields and facility buildings.

VI. Lighting

- a) All lighting shall meet Ordinance standards and be approved separately by Matthews Planning Staff.
- b) A uniform lighting system shall be employed throughout the Site within the parking area.
- c) Any newly installed sports field or parking lighting on the Site shall not exceed the height of lighting as currently installed on the Site.

VII. Signage

- a) All signs located on the property shall be in conformance with the Ordinance, including monument signs as generally depicted on the Rezoning Plan. Signage shall be approved separately by Matthews Planning Staff.
- b) Once widening of Mathew Township Parkway occurs, Covenant Day will relocate the existing sign behind the new right-of-way at their expense.

VIII. Fire Protection

Fire protection to all facilities shall be provided as required by code.

IX. Binding Effect of the Rezoning Documents and Definitions

If this Rezoning Petition is approved, all conditions applicable to development of the Site imposed under the Rezoning Plan and these Development Standards will, unless amended in the manner provided under the Ordinance, be binding upon and inure to the benefit of the Petitioner and subsequent owners of the Site and their respective successors in interest and assigns.

Throughout these Development Standards, the term "Petitioner" and "Owner" or "Owners" shall be deemed to include the heirs, devisees, personal representatives, successors in interest and assigns of the Petitioner or the owner or owners of any part of the Site from time to time who may be involved in any future development thereof.

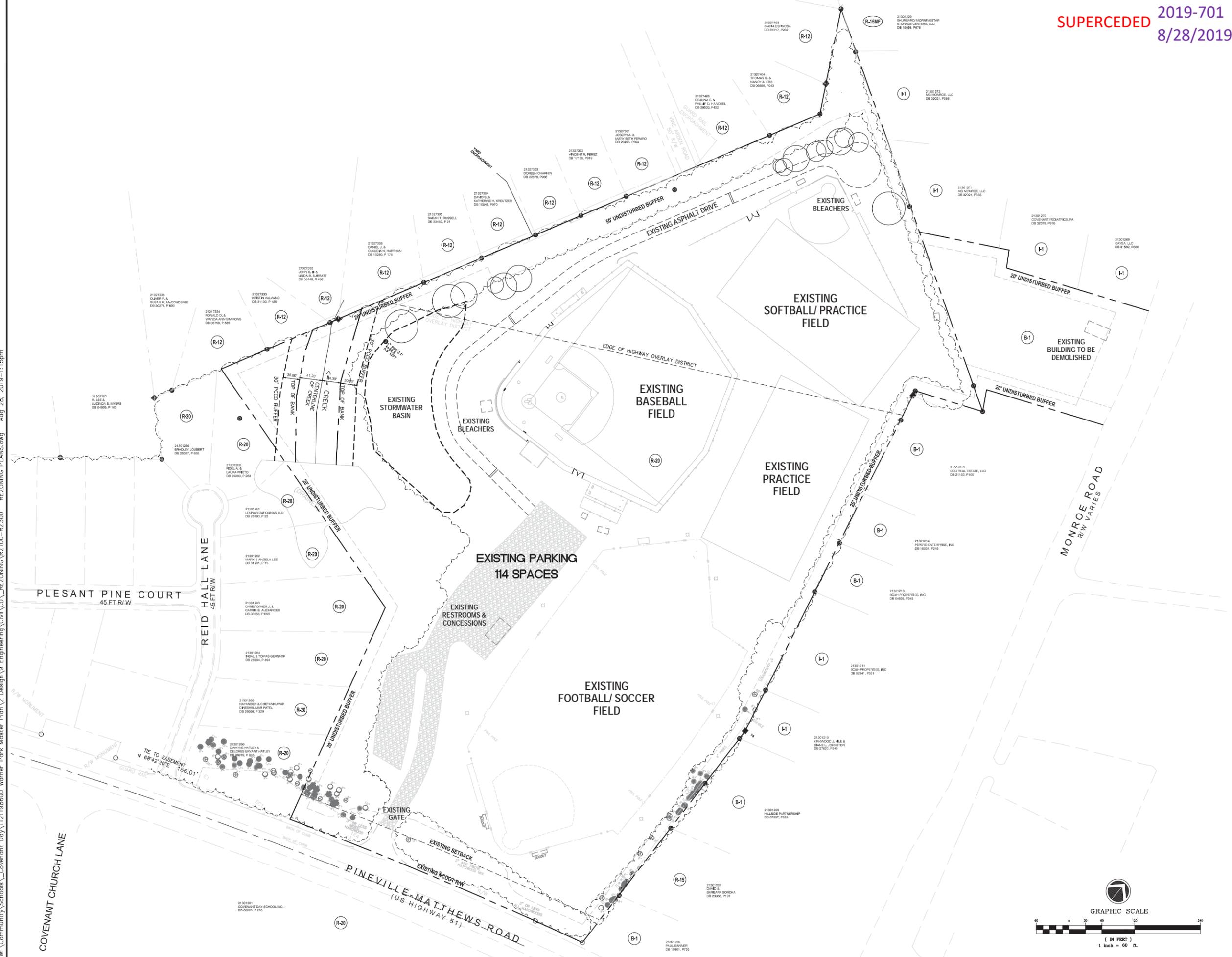


EXAMPLE OF ARCHITECTURAL STYLE

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ISSUE FOR		
ISSUE DATE		
09.16.2019		
REVISIONS		
NO.	REASON	DATE
PROJECT TEAM		
PRINCIPAL IN CHARGE		
David Powlen, RLA		
PROJECT MANAGER		
Frank Miller, PE		
DESIGN TEAM		
JIB		
PROJECT NAME		
CDS - Warner Park		
PROJECT NUMBER		
101.6654.00		
SHEET TITLE		
NOTES		
SHEET NUMBER		
RZ300		

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ISSUE FOR		
ISSUE DATE		
08/28/2019		
REVISIONS		
NO.	REASON	DATE
PROJECT TEAM		
PRINCIPAL IN CHARGE		
David Fowlen, RLA		
PROJECT MANAGER		
Frank Miller, PE		
DESIGN TEAM		
JTB		
PROJECT NAME		
CDS - Warner Park		
PROJECT NUMBER		
101.6654.00		
SHEET TITLE		
EXISTING CONDITIONS SITE PLAN		
SHEET NUMBER		
RZ100		

