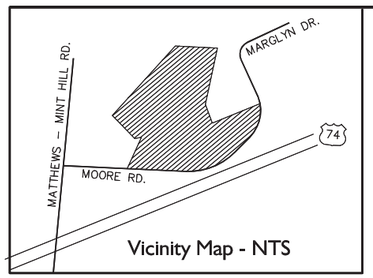
CURRENT 1/11/2019



SITE SOLUTIONS
2 3 2 0
W. Morehead Street
Charlotte, NC 28208
Landscape Architecture
Site Planning
Civil Engineering
www.sitesolutionspa.com
Telephone-704-521-9880
Facsimile-704-521-8955

Seals:

PRELIMINARY NOT FOR CONSTRUCTION

Long Term Care Management Services
Caring with Excellence

Royal Park Rehabilitation & Nursing Center

2001 Moore Road
Matthews, NC

Project No:	3003
Drawn By:	SS
Designed By:	P.Hobbs
Checked By:	P.Hobbs
Date:	6.2.2010

Revisions:

1 Revised Per Staff Comments	6.29.10
2 Revised Per Staff Comments	7.19.10
3 Revised Per Staff Comments	7.30.10
4 Revised- 1 Story SNF	7.29.11

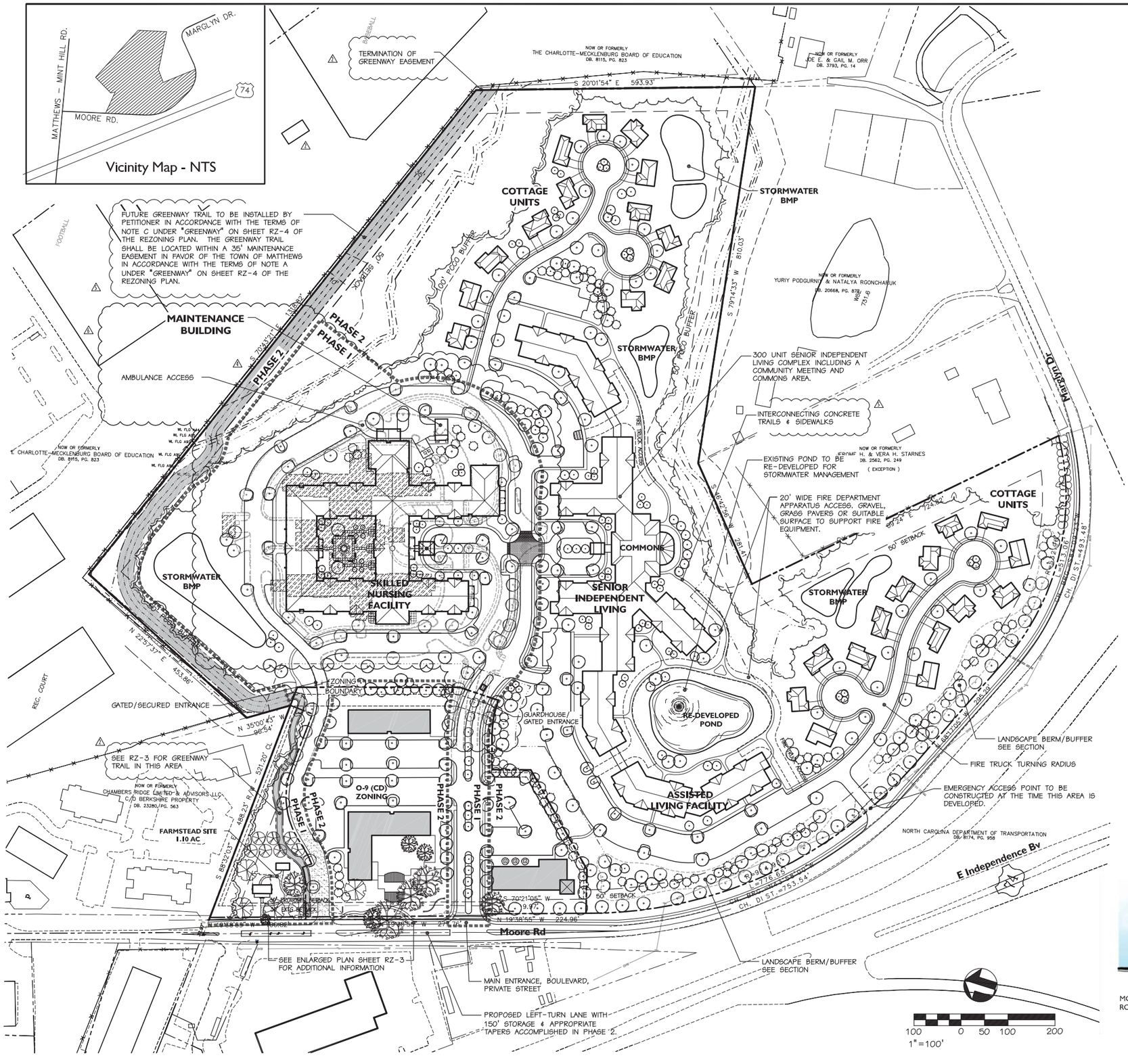
Sheet Title:

Technical Data Sheet

Sheet No:

RZ-1

CURRENT 1/11/2019



SITE DATA:

PARCEL NUMBER: 21510206
JURISDICTION: MATTHEWS, NC
TOTAL SITE: 48.39 AC
EXISTING ZONING: R/I (CD), O-9 (CD) ⚠
PROPOSED ZONING: R/I (CD), O-9 (CD)
RESIDENTIAL/INSTITUTIONAL, CONDITIONAL DISTRICT W/ CCRC USE
OFFICE DISTRICT, CONDITIONAL DISTRICT

PROPOSED USES:

R/I (CD) CCRC DISTRICT

TOTAL R/I (CD) SITE AREA:	41.60 AC
SKILLED NURSING/ REHAB UNITS:	169 BEDS
SKILLED NURSING BUILDING AREA:	89,500 SF ⚠⚠
ASSISTED LIVING UNITS:	75 BEDS
ASSISTED LIVING BUILDING AREA:	80,000 SF
SENIOR INDEPENDENT LIVING UNITS:	300 UNITS
SENIOR INDEPENDENT LIVING BUILDING AREA:	480,000 SF (APPROX.)
MAX. HEIGHT, INDEPENDENT LIVING UNITS:	60'
MAX. DENSITY, INDEPENDENT LIVING:	20 UNITS/AC 841 UNITS
PROPOSED DENSITY, INDEPENDENT LIVING:	300 UNITS/ 41.60 AC 7.21 UNITS/AC
MAX. DENSITY, ASSISTED LIVING/SKILLED NURSING:	25 UNITS/AC 1051 UNITS
PROPOSED DENSITY, ASSISTED LIVING/SKILLED NURSING:	244 UNITS/ 41.60 AC 5.87 UNITS/ AC
MIN. UNOBSTRUCTED OPEN SPACE:	65% OF 41.60 AC 27.04 AC
PROPOSED UNOBSTRUCTED OPEN SPACE:	36.36 AC 87.4%

O-9 (CD) DISTRICT

TOTAL O-9 SITE AREA:	6.79 AC (INCLUDING 1.1 AC FARMSTEAD)
BUILDING AREA:	60,000 SF (INCLUDING FARMHOUSE)
MAX. BUILDING HEIGHT:	40'

PARKING SUMMARY:

R/I (CD) DISTRICT:

1.1 PARKING SPACES PER INDEPENDENT LIVING UNIT PLUS ONE SPACE FOR EACH EMPLOYEE ON SHIFT OF GREATEST EMPLOYMENT.

INDEPENDENT LIVING: 1.1/UNIT + 1 / 2 EMPLOYEES	330 REQUIRED 330 PROVIDED
SKILLED NURSING: 1 / 4 BEDS + 1 / 2 EMPLOYEES 169 BEDS + 80 EMPLOYEES	82 REQUIRED 160 PROVIDED ⚠⚠ ⚠
ASSISTED LIVING: 1 / 4 BEDS + 1 / 2 EMPLOYEES 75 BEDS + 20 EMPLOYEES	39 REQUIRED 39 PROVIDED

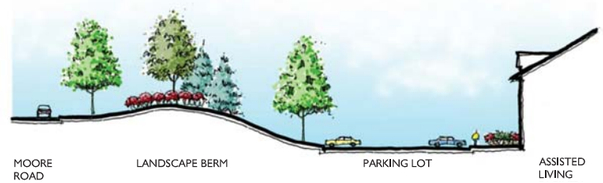
O-9 (CD) DISTRICT:

OFFICE USE: 1 SPACE PER 300 SF
MEDICAL USE: 1 SPACE PER 200 SF

BICYCLE PARKING:
OFFICE USE: 2 or 1/40,000 SF
MEDICAL USE: 5% OF AUTO

POST CONSTRUCTION CONTROLS ORDINANCE DATA:

RIVER BASIN:	YADKIN-PEE DEE
UNDISTURBED OPEN SPACE REQUIRED:	17.5% OF 48.39=8.47 AC
UNDISTURBED OPEN SPACE PROVIDED:	9.50 AC
AREA OF STORMWATER MANAGEMENT BMP'S:	1.75 AC (APPROX)



Landscape Berm Section

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Seals:

PRELIMINARY NOT FOR CONSTRUCTION

Long Term Care Management Services
Caring with Excellence

Royal Park Rehabilitation & Nursing Center
2001 Moore Road
Matthews, NC

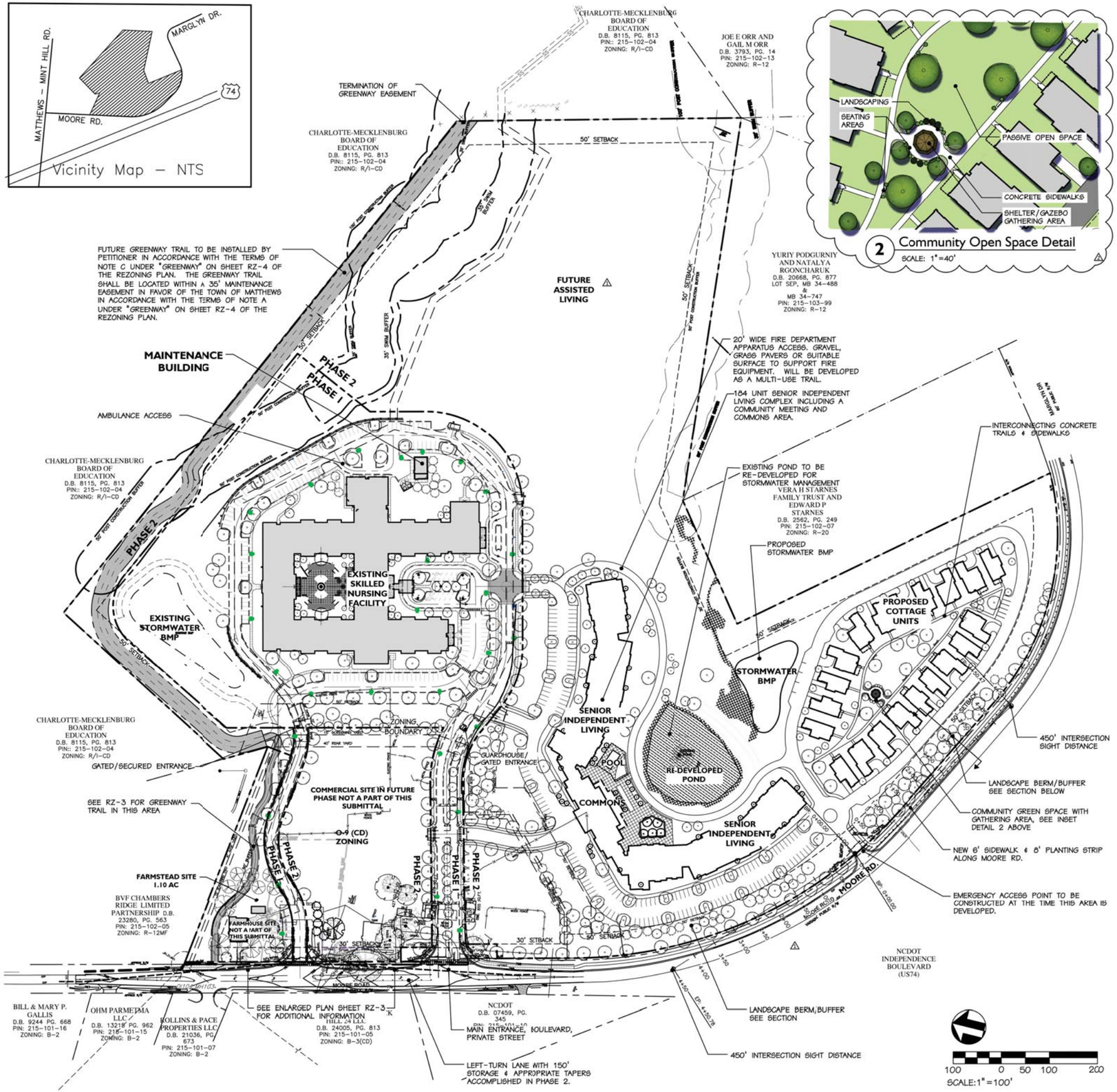
Project No:	3003
Drawn By:	SS
Designed By:	P.Hobbs
Checked By:	P.Hobbs
Date:	6.2.2010

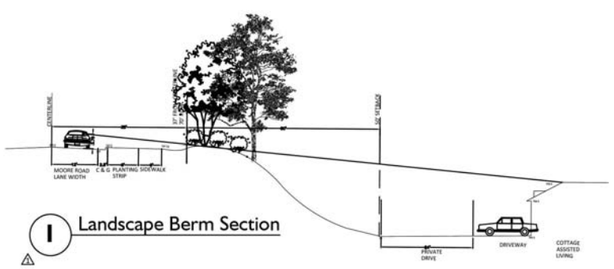
Revisions:
⚠ Revised Per Staff Comments 6.29.10
⚠ Revised Per Staff Comments 7.19.10
⚠ Revised Per Staff Comments 7.30.10
⚠ Revised Per Town Board Approval 8.24.10
⚠ Revised Per Planning Comments 9.21.10
⚠ Revised - 1 Story SNF 7.29.11
⚠ Revised Per Planning Comments 9.2.11
⚠ Revised sq. ft. of SNF 9.23.11

Sheet Title:
Schematic Plan

Sheet No:
RZ-2

CURRENT 1/11/2019





SITE DATA:

PARCEL NUMBER: 21510206
JURISDICTION: MATTHEWS, NC
TOTAL SITE: 48.39 AC
EXISTING ZONING: R/I (CD), O-9 (CD)
PROPOSED ZONING: R/I (CD), O-9 (CD)
RESIDENTIAL/INSTITUTIONAL, CONDITIONAL DISTRICT W/ CCRC USE OFFICE DISTRICT, CONDITIONAL DISTRICT

PROPOSED USES:

R/I (CD) CCRC DISTRICT

TOTAL R/I (CD) SITE AREA:	41.60 AC
SKILLED NURSING/ REHAB UNITS:	169 BEDS
SKILLED NURSING BUILDING AREA:	89,500 SF
ASSISTED LIVING UNITS (FUTURE PHASE):	75 BEDS
ASSISTED LIVING BUILDING AREA (FUTURE PHASE):	80,000 SF
SENIOR INDEPENDENT LIVING UNITS:	300 UNITS ALLOWED TOTAL 204 UNITS BUILT WITH THIS PHASE 96 UNITS ALLOWED WITH FUTURE PHASE
SENIOR INDEPENDENT LIVING BUILDING AREA:	APPROX. 480,000 SF
MAX. HEIGHT, INDEPENDENT LIVING UNITS:	60' 841 UNITS
PROPOSED DENSITY, INDEPENDENT LIVING (THIS PHASE):	204 UNITS
PROPOSED DENSITY, ASSISTED LIVING/SKILLED NURSING:	244 UNITS
MIN. UNOBSTRUCTED OPEN SPACE:	65% OF 41.60 AC 27.04 AC
PROPOSED UNOBSTRUCTED OPEN SPACE:	36.36 AC 87.4%

O-9 (CD) DISTRICT

TOTAL O-9 SITE AREA:	6.79 AC (INCLUDING 1.1 AC FARMSTEAD)
BUILDING AREA:	60,000 SF (INCLUDING FARMHOUSE)
MAX. BUILDING HEIGHT:	40'

PARKING SUMMARY:

R/I (CD) DISTRICT:

1.1 PARKING SPACES PER INDEPENDENT LIVING UNIT PLUS ONE SPACE FOR EACH EMPLOYEE ON SHIFT OF GREATEST EMPLOYMENT.

INDEPENDENT LIVING:	1.1/UNIT + 1 / 2 EMPLOYEES	225 REQUIRED
184 UNITS (MAIN INDEPENDENT LIVING BUILDING)		= 203 SPACES
4 SPACES PER 2 BEDROOM COTTAGE UNIT (2 GARAGE + 2 DRIVEWAY)		= 40 SPACES
2 SPACES PER 1 BEDROOM COTTAGE UNIT (1 GARAGE + 1 DRIVEWAY)		= 20 SPACES
14 ON-STREET SPACES (COTTAGES)		= 14 SPACES 277 PROVIDED
SKILLED NURSING:	1 / 4 BEDS + 1 / 2 EMPLOYEES 169 BEDS + 80 EMPLOYEES	82 REQUIRED 160 PROVIDED
ASSISTED LIVING:	1 / 4 BEDS + 1 / 2 EMPLOYEES 75 BEDS + 20 EMPLOYEES	39 REQUIRED 39 PROVIDED

O-9 (CD) DISTRICT:
OFFICE USE: 1 SPACE PER 300 SF
MEDICAL USE: 1 SPACE PER 200 SF

BICYCLE PARKING:
OFFICE USE: 2 or 1/40,000 SF
MEDICAL USE: 5% OF AUTO

POST CONSTRUCTION CONTROLS ORDINANCE DATA:

RIVER BASIN:	YADKIN-PEE DEE
UNDISTURBED OPEN SPACE REQUIRED:	17.5% OF 48.39=8.47 AC
UNDISTURBED OPEN SPACE PROVIDED:	9.50 AC
AREA OF STORMWATER MANAGEMENT BMP'S:	1.75 AC (APPROX)

benesch
Alfred Benesch & Company
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www.benesch.com
p 704.521.9880

Seals:

PRELIMINARY NOT FOR CONSTRUCTION

Corp. NC license: F-1320

Royal Park - Senior Independent Living Community

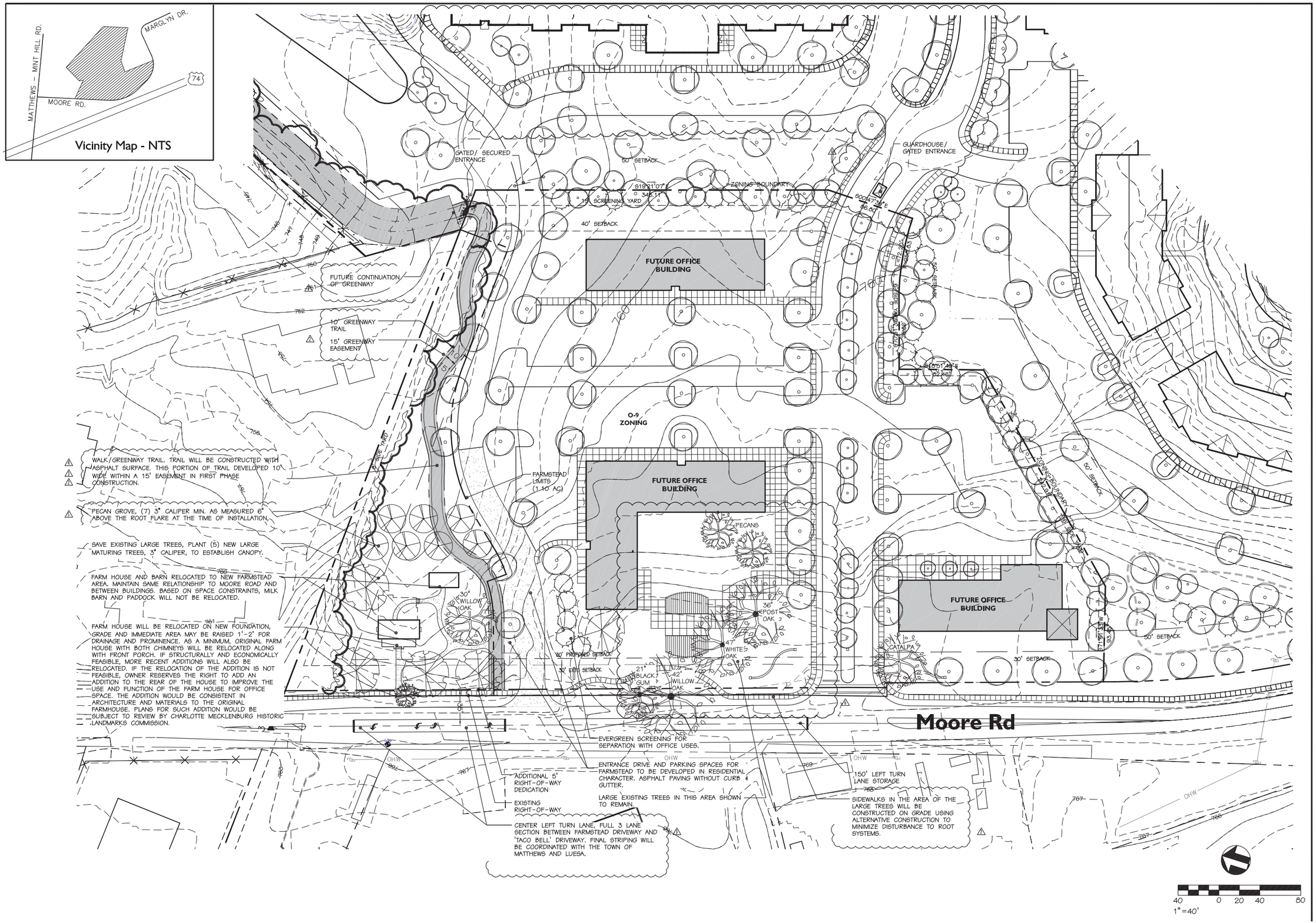
2001 Moore Road
Matthews, North Carolina

Project no:	17.000237
Date:	11.09.18
Revisions:	
Revised since previous Rezoning	11.09.18
Revised per Comments	01.09.19

Sheet Title:
Schematic Plan - Phase 2 Development

Sheet No:
RZ-2.1

CURRENT 1/11/2019



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Seals:

PRELIMINARY NOT FOR CONSTRUCTION

Long Term Care Management Services
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Royal Park Rehabilitation & Nursing Center

2001 Moore Road
Matthews, NC

Project No:	3003
Drawn By:	SS
Designed By:	P.Hobbs
Checked By:	P.Hobbs
Date:	6.2.2010

Revisions:

1	Revised Per Staff Comments	6.29.10
2	Revised Per Staff Comments	7.19.10
3	Revised Per Staff Comments	7.30.10
4	Revised Per Town Board Approval	8.24.10
5	Revised Per Planning Comments	9.21.10
6	Revised - 1 Story SNF	7.29.11

Sheet Title:

Office Development/ Farmstead Site

Sheet No:

RZ-3

DEVELOPMENT STANDARDS

General Provisions

A. These Development Standards form a part of the Rezoning Plan (the "Rezoning Plan") associated with the Rezoning Petition filed on July 29, 2011 by Liberty Healthcare Properties of North Carolina, LLC (the "Petitioner") to accommodate the development of that approximately 48.39 acre site located on the eastern side of Moore Road south of its intersection with Matthews-Mint Hill Road (the "Site"). More specifically, pursuant to the Rezoning Petition and the Rezoning Plan, the Petitioner seeks to rezone that approximately 41.60 acre portion of the Site designated as "Tract A" on Sheet RZ-1 of the Rezoning Plan to the Residential/Institutional ("R/I") (CD) zoning district to accommodate the development of a continuing care retirement community on Tract A, and to rezone that approximately 6.79 acre portion of the Site designated as "Tract B" on Sheet RZ-1 of the Rezoning Plan to the O-9 (CD) zoning district to accommodate certain uses permitted in the O-9 zoning district that are set out below.

B. Development of the Site will be governed by the Rezoning Plan, these Development Standards and the applicable provisions of the Matthews Zoning Ordinance (the "Ordinance").

C. Unless the Rezoning Plan or these Development Standards establish more stringent standards, the regulations established under the Ordinance for the R/I zoning district shall govern all development taking place on Tract A.

D. Unless the Rezoning Plan or these Development Standards establish more stringent standards, the regulations established under the Ordinance for the O-9 zoning district shall govern all development taking place on Tract B.

E. The exact alignments of internal streets and driveways have not been determined and are subject to final design and engineering plans. Accordingly, minor modifications or alterations of these alignments may take place during design development and construction phases.

F. The exact locations of buildings and parking areas have not been determined. The Petitioner therefore reserves the flexibility to make adjustments to the precise building sizes and locations shown on the Rezoning Plan during the design development phases. However, the placements of buildings shall be generally consistent with the locations depicted on the Rezoning Plan and they shall satisfy all other Ordinance standards.

G. Parking areas may be located within building envelopes depicted on the Rezoning Plan.

H. The Site will be developed in two separate phases. Phase 1 will consist of those improvements located within that portion of the Site designated as "Phase 1" on Sheet RZ-2 of the Rezoning Plan, and Phase 2 will consist of those improvements located within that portion of the Site designated as "Phase 2" on Sheet RZ-2 of the Rezoning Plan.

Permitted Uses

Tract A

A. That portion of the Site designated as Tract A may be devoted to a continuing care retirement community as defined under Section 153.007 of the Ordinance and as permitted under Section 153.056(B)(22) of the Ordinance.

B. The Continuing care retirement community shall contain, when fully developed, independent living units, a skilled care facility and assisted living units (as defined in the Ordinance), as well as a variety of common amenities and ancillary services that are available to the residents and occupants of these residential components of the continuing care retirement community.

C. Those accessory uses set out in Section 153.195(A)(6) of the Ordinance shall be permitted in any structure located on Tract A so long as such uses are ancillary to the continuing care retirement community's use (i.e. meaning they may be used by the residents, employees, business invitees and guests of the facility but shall not be open to or marketed for use by those outside the community). The total floor area devoted to accessory uses shall not exceed 20% of the total floor area on Tract A.

Tract B

A. That portion of the Site designated as Tract B may be devoted only to the uses set out below and to any accessory uses that are clearly incidental and related thereto:

(1) Beauty shops;
(2) Barber shops;
(3) Business and professional offices, provided that retail sales and deliveries of merchandise are not made from the premises and that merchandise displayed is visible only from within the building;
(4) Civic organizations;
(5) Clinics, medical, dental, and doctor's offices;
(6) Laboratory, dental, medical, and optical; and
(7) Offices.

Maximum Density/Maximum Gross Floor Area

Tract A

A. A maximum of 300 independent living units may be located on Tract A. The maximum total gross floor area of the buildings containing the apartment style independent living units shall be 480,000 square feet. The independent living units may be comprised of a mixture of apartment style units and single family cottage style units as more particularly depicted on Sheet RZ-2 of the Rezoning Plan, with the ultimate unit mix being determined by the Petitioner. Notwithstanding the foregoing, a maximum of 50 of the independent living units may be single family cottage style units.

B. A maximum of 75 assisted living units may be located on Tract A. The maximum gross floor area of the building containing the assisted living units shall be 80,000 square feet.

C. A skilled nursing facility containing a maximum of 169 beds may be located on Tract A. The maximum gross floor area of the building containing the skilled nursing facility shall be 89,500 square feet.

D. A maintenance building may be located on Tract A.

Tract B

The total maximum gross floor area of the buildings to be located on Tract B, including those buildings located on that portion of Tract B designated as the "Farmstead Site" on Sheet RZ-2 of the Rezoning Plan, shall be 60,000 square feet.

Maximum Impervious Surface Coverage

Total impervious surface coverage shall not exceed 50% of the total acreage of the Site.

Open Space/Tree Preservation

A. A minimum of 50% of the Site shall be unobstructed open space.

B. Those trees located on Tract B that are specifically designated on Sheet RZ-3 of the Rezoning Plan shall be preserved by the Petitioner.

Setbacks and Yards

A. All buildings located on Tract A shall satisfy or exceed the setback, rear yard and side yard requirements established under the Ordinance for the R/I zoning district.

B. All buildings located on Tract B shall satisfy or exceed the setback, rear yard and side yard requirements established under the Ordinance for the O-9 zoning district.

Access/Emergency Access

A. The number of vehicular access points to the Site shall be limited to the number depicted on the Rezoning Plan.

B. The placement and configuration of the access points are subject to any minor modifications required to accommodate final site and architectural construction plans and designs and to any adjustments required for approval by the North Carolina Department of Transportation and/or the Town of Matthews (the "Town").

C. An emergency access shall be provided from Moore Road into the Site as more particularly depicted on Sheet RZ-2 of the Rezoning Plan. The emergency access shall be intended for emergency access upon the occurrence of a catastrophic event that would prevent emergency vehicles from entering the main or secondary entrances into the Site. The emergency access shall be gated and the gate shall be equipped with a "click to enter device" approved by the Town to ensure access for emergency vehicles.

Signs

All signs installed on the Site shall comply with the sign ordinance in place at the time that the building permit for the first building to be located on the Site is issued.

Parking and Loading

A. Off-street vehicular parking will be provided on Tract A as set out in the Site Data Table on Sheet RZ-2 of the Rezoning Plan. Bicycle parking shall be provided on Tract A in accordance with the requirements of Section 153.117 of the Ordinance.

B. Off-street vehicular parking and bicycle parking shall be provided on Tract B in accordance with the requirements of Section 153.117 of the Ordinance. Prior to the issuance of a building permit for any new building to be located on Tract B, a site plan for Tract B must be approved by the Matthews Board of Commissioners that demonstrates that Tract B meets the parking requirements of Section 153.117 of the Ordinance.

C. Off-street loading spaces will be provided on the Site in accordance with the requirements of Section 153.129 of the Ordinance.

Transportation Improvements

Prior to the issuance of the first certificate of occupancy for any building to be located on the Site, the Petitioner will construct and install, at its sole cost and expense, a full three lane section on a portion of Moore Road as more particularly depicted on Sheet RZ-3 of the Rezoning Plan.

Right of Way Dedication

Prior to the issuance of the first certificate of occupancy for a building to be located within Phase 1 of the development to be located on the Site, the Petitioner shall dedicate and convey to the Town by quitclaim deed and subject to a reservation for any necessary utility easements those portions of the Site immediately adjacent to Moore Road that are identified on the Rezoning Plan as required to provide right of way measuring 35 feet from the existing centerline of Moore Road.

Landscaping/Screening/Sidewalks

A. The Site shall comply with the landscaping and screening requirements of Section 153.075 of the Ordinance.

B. Any dumpsters and recycling areas located on the Site that are visible from a public street or from an external adjoining parcel of land will be screened from view by solid-enclosures with gates.

C. All roof mounted mechanical equipment placed on any building located on the Site will be screened from view at grade from adjoining public rights of way and abutting properties.

D. Internal sidewalks shall be constructed on the Site as more particularly depicted on the Rezoning Plan. All internal sidewalks, excluding the greenway trail, shall be concrete sidewalks.

E. Pursuant to Section 150.50 of the Matthews Building Regulations, the Petitioner shall install a 6 foot sidewalk, a 8 foot planting strip and drainage facilities along the Site's frontage on Moore Road and Marglyn Drive as generally depicted on Sheet RZ-2 of the Rezoning Plan. The sidewalk, planting strip and drainage facilities shall be installed in two phases, with the first phase of the sidewalk, planting strip and drainage facilities (as depicted on Sheet RZ-2 of the Rezoning Plan) being installed prior to the issuance of the first certificate of occupancy for a building located within Phase 1 of the development to be located on the Site. The second phase of the sidewalk, planting strip and drainage facilities (as depicted on Sheet RZ-2 of the Rezoning Plan) shall be installed prior to the issuance of the first certificate of occupancy for a building located within Phase 2 of the development to be located on Site.

F. The sidewalks to be installed along the Site's frontage on Moore Road and Marglyn Drive may meander to preserve existing trees and may be located within a sidewalk easement.

Architectural Commitments

Tract A

A. Attached hereto are schematic architectural renderings of the building containing the skilled nursing facility, and these schematic architectural renderings are intended to depict the general conceptual architectural style and character of the building containing the skilled nursing facility. Accordingly, each facade of the building containing the skilled nursing facility shall be designed and constructed so that it is substantially similar in appearance to the attached schematic architectural renderings. Changes and alterations which do not materially change the overall conceptual architectural style and character are permitted based upon final design/construction drawings.

B. Attached hereto is a schematic architectural rendering of the buildings that will contain the apartment style independent living units, and this schematic architectural rendering is intended to depict the general conceptual architectural style and character of the buildings containing the apartment style independent living units. Accordingly, each facade of a building containing apartment style independent living units shall be designed and constructed so that it is substantially similar in appearance to the attached schematic architectural rendering. Changes and alterations which do not materially change the overall conceptual architectural style and character are permitted based upon final design/construction drawings

C. Attached hereto is a schematic architectural rendering of the single family cottage style independent living units, and this schematic architectural rendering is intended to depict the general conceptual architectural style and character of the single family cottage style independent living units. Accordingly, each single family cottage style independent living unit shall be designed and constructed so that it is substantially similar in appearance to the attached schematic architectural rendering. Changes and alterations which do not materially change the overall conceptual architectural style and character are permitted based upon final design/construction drawings.

D. At least 50% of each elevation of the building containing the skilled nursing facility below the roofline shall be composed of brick, and the remainder of each elevation below the roofline shall be composed of cementitious lap siding. "Each building elevation below the roofline" is defined as the entire exterior surface area below the roofline excluding windows, doors and trim, so that windows, doors and trim are not considered when calculating the minimum percentage of materials required.

E. Pursuant to Section 153.195(A)(5) of the Ordinance, all buildings located on Tract A shall be compatible in appearance and quality through the use of similar building materials, colors, architectural features and styles.

F. The maximum height of the buildings containing the apartment style independent living units shall be 60 feet.

G. The maximum height of the building containing the assisted living units shall be 60 feet.

H. The maximum height of the building containing the skilled nursing facility shall be one story.

I. The maximum height of the single family cottage style independent living units shall be two stories.

J. The maximum height of the maintenance building shall be 40 feet.

Tract B

A. At least 50% of each building elevation below the roofline shall be composed of brick, stone, pre-cast concrete or similar masonry products, or a combination thereof. "Each building elevation below the roofline" is defined as the entire exterior surface area below the roofline excluding windows, doors and trim, so that windows, doors and trim are not considered when calculating the minimum percentage of material required.

B. The remaining portions of each building elevation below the roofline shall be composed of hardi-plank or the equivalent, wood lap siding, composite lap siding, cedar shake siding painted or stained or a combination thereof.

C. The farmhouse structure and the red barn to be located on that portion of Tract B designated as the Farmstead Site are existing structures and they shall remain substantially similar in appearance to their existing conditions.

D. The maximum height of any building located on Tract B shall be 40 feet.

E. Prior to the issuance of a building permit for any new building to be located on Tract B, building elevations for the new buildings to be located on Tract B must be approved by the Matthews Board of Commissioners.

Site Plan Approval for Tract B

Prior to the issuance of a building permit for any new building to be located on Tract B, a site plan for Tract B must be approved by the Matthews Board of Commissioners.

Greenway

A. Prior to the issuance of the first certificate of occupancy for any building to be located on the Site, the Petitioner shall convey and grant to the Town an easement having a width of 35 feet on that portion of the Site designated as Tract A and a width of 15 feet on that portion of the Site designated as Tract B, such easement being more particularly depicted on Sheets RZ-2 and RZ-3 of the Rezoning Plan (the "Greenway Easement"). The Greenway Easement shall be conveyed and granted to the Town to facilitate the maintenance, repair and replacement (as may be needed from time to time) by the Town of a greenway trail to be located within the Greenway Easement and the use thereof.

B. The greenway trail to be located within the Greenway Easement (the "Greenway Trail") shall have a minimum width of 10 feet and shall be an asphalt trail. The Petitioner, at its sole cost and expense, shall design, install and construct that portion of the Greenway Trail located within Tract B and depicted on Sheets RZ-2 and RZ-3 of the Rezoning Plan prior to the issuance of the first certificate of occupancy for any building to be located on the Site.

C. The Petitioner, at its sole cost and expense, shall design, install and construct that portion of the Greenway Trail located within Tract A and depicted on Sheets RZ-2 and RZ-3 of the Rezoning Plan prior to the issuance of the first certificate of occupancy for a building containing apartment style independent living units located in Phase 2 of the development to be located on the Site.

D. The Town, at its sole cost and expense, shall be responsible for the maintenance, repair and replacement (as may be needed from time to time) of the entire Greenway Trail.

E. The Greenway Easement shall contain a self-help provision that will enable the Petitioner to maintain and repair that portion of the Greenway Trail located on Tract B in the event that the Town fails to meet its obligation to maintain and repair this portion of the Greenway Trail.

Fence

The Petitioner, at its option, may install a fence along that portion of the Site adjacent to the Greenway Easement. Prior to installing this fence, the design and location of the fence must be approved by the Matthews Board of Commissioners.

Historic Landmark

A. On August 10, 2009, the Matthews Board of Commissioners adopted an ordinance designating a 2.4 acre portion of the Site (the "Historic Site") and a farmhouse structure (the "Farmhouse") and certain outbuildings located thereon an historic landmark. Development of the continuing care retirement community and the office buildings depicted on the Rezoning Plan are dependent upon the relocation of the Farmhouse and the cotton house or corn crib structure that has the appearance of a red barn (the "Red Barn") from the Historic Site to the Farmstead Site and the demolition of the remaining structures on the Historic Site. To accomplish the foregoing, the Petitioner must obtain a Certificate of Appropriateness from the Charlotte-Mecklenburg Historic Landmarks Commission (the "Commission").

B. The Petitioner filed an Application for a Certificate of Appropriateness with the Commission to relocate the Farmhouse and the Red Barn to the Farmstead Site and to demolish the remaining structures located on the Historic Site, including the milk barn.

On May 14, 2010, the Commission issued the requested Certificate of Appropriateness on the following conditions:
(1) The Petitioner's prior Rezoning Petition for the site is approved.
(2) The Petitioner enter into a preservation agreement (the "Preservation Agreement") pursuant to which restrictions would be placed on the Farmstead Site and the Farmhouse and the Red Barn to ensure the preservation of the Farmhouse and the Red Barn.
If these conditions are not met, the Certificate of Appropriateness is invalid.

C. On May 11, 2010, the Petitioner filed an application with the Commission to have the Farmstead Site designated as an historic site and to remove the historic designation from the Historic Site. On September 13, 2010, the Commission recommended to the Matthews Board of Commissioners the removal of the historic designation from the Historic Site and the designation of the Farmstead Site and the interior of the Farmhouse as an historic landmark. On September 27, 2010, the Matthews Board of Commissioners adopted ordinances that removed the historic designation from the Historic Site and designated the Farmstead Site and the interior of the Farmhouse as an historic landmark.

D. The Certificate of Appropriateness referenced above that was issued by the Commission on May 14, 2010 expired pursuant to its terms on July 1, 2011. The Commission has agreed to re-issue the Certificate of Appropriateness upon the same conditions contained in the May 14, 2010 approval, and the Certificate of Appropriateness will have an effective date of March 1, 2012 and an expiration date of August 31, 2012.

E. The Petitioner shall enter into a Preservation Agreement as defined in Section 121-35(3) of the North Carolina General Statutes and as described above, and the Commission and the Town shall each be a party to the Preservation Agreement and entitled to enforce the terms and provisions thereof. The Matthews Board of Commissioners shall not unreasonably withhold or delay the approval of the Preservation Agreement.

F. The Preservation Agreement shall provide, among other things, that:

(1) the exterior of the Farmhouse and the Red Barn shall be maintained, repaired and preserved in their current physical condition, ordinary wear and tear and casualty excepted, in accordance with the Secretary of Interior's Standards for Rehabilitation so as to preserve the historical integrity of features, materials, appearances, workmanship and environment of the Farmhouse and the Red Barn.

(2) No material alteration or addition, physical or structural change and no changes in the color, material or surfacing shall be made to the exterior of the Farmhouse or the Red Barn without the prior written approval of the Commission and the Matthews Board of Commissioners, such approval not to be unreasonably withheld or delayed.

(3) The removal or alteration of interior architectural features of the Farmhouse such as the floors, wallcoverings, doorways, stairways, and ceilings and other elements which contribute to the architectural significance of the Farmhouse cannot be made without obtaining a Certificate of Appropriateness from the Commission and the approval of the Matthews Board of Commissioners, which approvals shall not be unreasonably withheld or delayed.

G. Within 3 years of the date on which a building permit is issued for the skilled nursing facility to be constructed in Phase 1 of the development to be located on the Site, the Petitioner shall complete repairs and improvements to the interior of the relocated Farmhouse sufficient to enable a certificate of occupancy to be issued for the Farmhouse. To evidence compliance with this requirement, the Petitioner shall obtain a certificate of occupancy for the Farmhouse within this 3 year period. In making any interior repairs or improvements, the Petitioner shall comply with the requirements of paragraph E(3) above.

H. In the event that this Rezoning Petition is approved and the other contingencies relating to the relocation of the Farmhouse and the Red Barn are satisfied, the Farmhouse and the Red Barn may not be relocated to the Farmstead Site until the Petitioner has entered into a contract with Charlotte-Mecklenburg Utilities for the installation of a regional pump station, which contract is more particularly described below, and obtained a grading permit for Phase 1 of the development to be located on the Site. The Petitioner must provide the Town with copies of the executed contract with Charlotte-Mecklenburg Utilities and the grading permit for Phase 1 of the development to be located on the Site to show compliance with this requirement.

Trees Planted on Farmstead Site

The 5 large maturing trees to be planted by the Petitioner on the Farmstead Site, which trees are more particularly depicted on Sheet RZ-3 of the Rezoning Plan, shall be a minimum of 3 inches in caliper, as measured 6 inches above the root flare, at the time of installation. The 7 pecan trees to be planted by the Petitioner on the Farmstead Site, which trees are more particularly depicted on Sheet RZ-3 of the Rezoning Plan, shall be a minimum of 3 inches in caliper, as measured 6 inches above the root flare, at the time of installation.

Lighting

All exterior pole lights installed on the Site shall be capped and fully shielded.

Storm Water

Development of the Site shall comply with the Town of Matthews Post Construction Storm Water Ordinance.

Fire

Fire hydrants and fire department connections will be located on the Site pursuant to the requirements of the applicable authorities.

Public Utilities

A. With respect to sewer service, the Petitioner will enter into a contract with Charlotte-Mecklenburg Utilities to install a regional pump station to provide sewer to the Site and to the basin in which the Site is located. The regional pump station shall be completed in connection with the development of Phase 1 of the development to be located on the Site.

B. Water service is available for Phase 1 of the development to be located on the Site. Upgrades may be required to provide water service to Phase 2 of the development to be located on the Site if the existing supply is insufficient.

Amendments to Rezoning Plan

Future amendments to the Rezoning Plan and these Development Standards may be applied for by the then Owner or Owners of the Site in accordance with the requirements of the Ordinance.

Binding Effect of the Rezoning Application

A. If the Petitioner's Rezoning Petition is approved, the development program established under these Development Standards, the Rezoning Plan 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 successors in interest and assigns.

B. Throughout these Development Standards, the term "Petitioner" is deemed to include the successors in interest and assigns of the Petitioner who, from time to time, may be involved in the development of any portion of the Site.

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Seals:

PRELIMINARY NOT FOR CONSTRUCTION

Long Term Care Management Services
Caring with Excellence

Royal Park Rehabilitation & Nursing Center

2001 Moore Road
Matthews, NC

Project No:	3003
Drawn By:	SS
Designed By:	P.Hobbs
Checked By:	P.Hobbs
Date:	6.2.2010

Revisions:
- Revised Per Staff Comments 6.29.10
- Revised Per Staff Comments 7.19.10
- Revised Per Staff Comments 7.30.10
- Revised Per Town Board Approval 8.24.10
- Revised Per Planning Comments 9.21.10
- Revised - 1 Story SNF 7.29.11
- Revised Per Planning Comments 9.2.11
- Revised sq. ft. of SNF 9.23.11
- Revised Notes Per Council Comments 10.12.11
- Revised Notes Per Administrative Amendment 11.09.18
- Revised Notes Per Administrative Amendment 1.09.19

Sheet Title:

Development Standards

Sheet No:

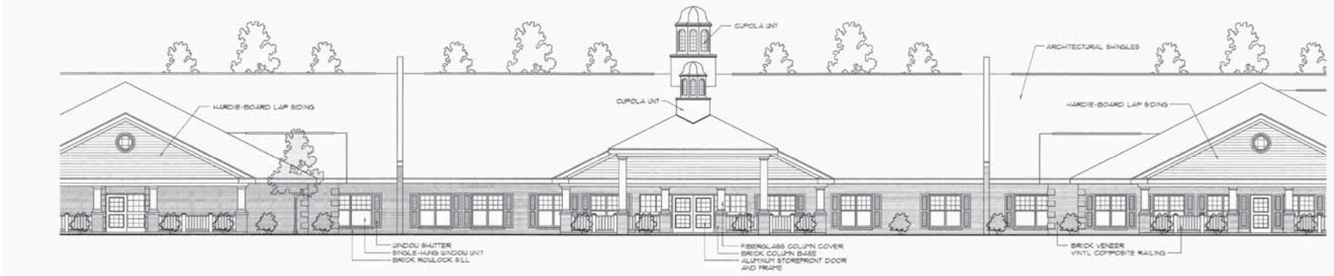
RZ-4

Independent Living Perspective

SFCS

Cottage Perspective

SFCS



FRONT ENTRY ELEVATION

FRONT ELEVATION

LEFT SIDE ELEVATION

Skilled Nursing Elevations
by David R. Polston

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Revisions:

1 Revised Per Staff Comments	6.29.10
2 Revised Per Staff Comments	7.19.10
3 Revised Per Staff Comments	7.30.10
4 Revised -1 Story SNF	7.29.11

Sheet Title:

Exterior Images

Sheet No:

RZ-5

CURRENT 1/11/2019

ELEVATION KEYNOTE LEGEND:	
1	BRICK VENEER
1A	STONE VENEER
2	BOARD & BATTEN
3	FIBER CEMENT SIDING
4	FIBER CEMENT TRIM
5	FIBER CEMENT PANEL
6	STANDING SEAM MTL. ROOF
7	COMPOSITION SHINGLE ROOF

2 CLUBHOUSE - REAR ELEVATION
1/8"=1'-0"

1 CLUBHOUSE - FRONT ELEVATION
1/8"=1'-0"

12.21.18

CLUBHOUSE ELEVATIONS - ROYAL PARK, SENIOR INDEPENDENT LIVING COMMUNITY

MATTHEWS, NC - CAPSTONE LIFESTYLE COMMUNITIES

MEEKS PARTNERS
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A-12

JOB NO. 18015

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Seals:

PRELIMINARY
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Corp. NC license: F-1320

Royal Park - Senior Independent Living Community

2001 Moore Road
Matthews, North Carolina

Project no:	17.000237
Date:	11.09.18
Revisions:	
⚠ Revised since previous Rezoning	11.09.18
⚠ Revised per Comments	01.09.19

Sheet Title:
Architectural Elevations

Sheet No:
RZ-5.1

CURRENT 1/11/2019

ELEVATION KEYNOTE LEGEND:	
1	BRICK VENEER
1A	STONE VENEER
2	BOARD & BATTEN
3	FIBER CEMENT SIDING
4	FIBER CEMENT TRIM
5	FIBER CEMENT PANEL
6	STANDING SEAM MTL. ROOF
7	COMPOSITION SHINGLE ROOF

4 HOUSE 1 CAR- LEFT ELEV.
1/4"=1'-0"

2 HOUSE 1 CAR- REAR ELEV.
1/4"=1'-0"

3 HOUSE 1 CAR- RIGHT ELEV.
1/4"=1'-0"

OVERALL BRICK PERCENTAGE	25.5%

1 HOUSE 1 CAR- FRONT ELEV.
1/4"=1'-0"

12.21.18

HOUSE ELEVATIONS - ROYAL PARK, SENIOR INDEPENDENT LIVING COMMUNITY

MATTHEWS, NC - CAPSTONE LIFESTYLE COMMUNITIES

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Corp. NC license: F-1320

Royal Park - Senior Independent Living Community
2001 Moore Road
Matthews, North Carolina

Project no:	17.000237
Date:	11.09.18

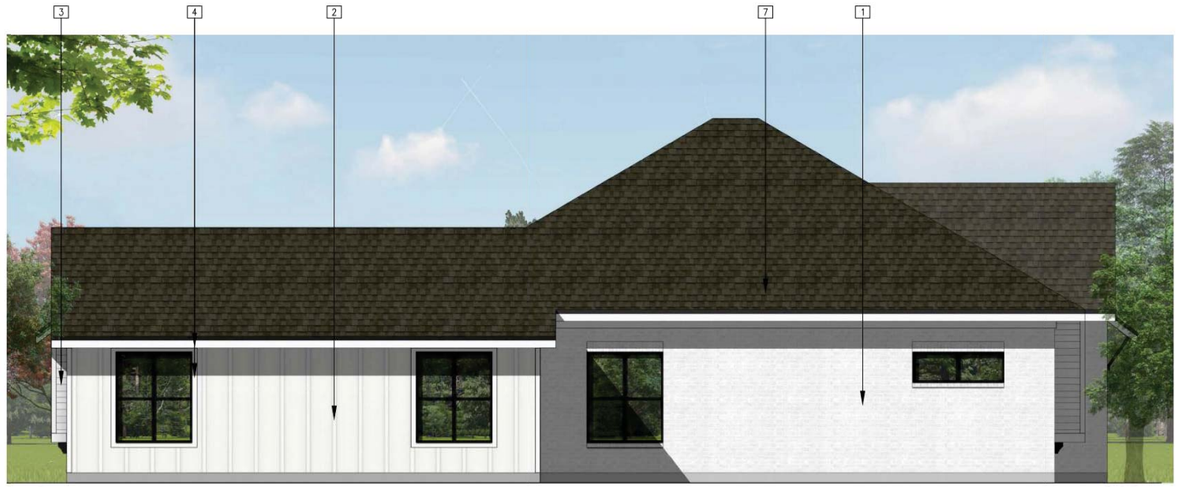
Revisions:

⚠ Revised since previous Rezoning	11.09.18
⚠ Revised per Comments	01.09.19

Sheet Title:
Architectural Elevations

Sheet No:
RZ-5.2

CURRENT 1/11/2019



4 HOUSE 2 CAR- LEFT ELEV.
1/4"=1'-0"

ELEVATION KEYNOTE LEGEND:	
1	BRICK VENEER
1A	STONE VENEER
2	BOARD & BATTEN
3	FIBER CEMENT SIDING
4	FIBER CEMENT TRIM
5	FIBER CEMENT PANEL
6	STANDING SEAM MTL. ROOF
7	COMPOSITION SHINGLE ROOF

2 HOUSE 2 CAR- REAR ELEV.
1/4"=1'-0"

3 HOUSE 2 CAR- RIGHT ELEV.
1/4"=1'-0"

OVERALL BRICK PERCENTAGE	43.0%

1 HOUSE 2 CAR- FRONT ELEV.
1/4"=1'-0"

12.21.18

HOUSE ELEVATIONS - ROYAL PARK, SENIOR INDEPENDENT LIVING COMMUNITY

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Royal Park - Senior Independent Living Community
2001 Moore Road
Matthews, North Carolina

Project no:	17.000237
Date:	11.09.18

Revisions:

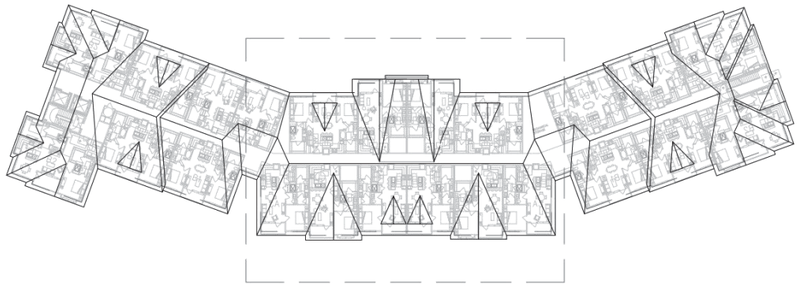
⚠ Revised since previous Rezoning	11.09.18
⚠ Revised per Comments	01.09.19

Sheet Title:
Architectural Elevations

Sheet No:
RZ-5.3

CURRENT 1/11/2019

ELEVATION KEYNOTE LEGEND:	
1	BRICK VENEER
1A	STONE VENEER
2	BOARD & BATTEN
3	FIBER CEMENT SIDING
4	FIBER CEMENT TRIM
5	FIBER CEMENT PANEL
6	STANDING SEAM MTL. ROOF
7	COMPOSITION SHINGLE ROOF



1 BUILDING TYPE I - FRONT ELEVATION
1/8"=1'-0"

12.21.18

BUILDING ELEV. - ROYAL PARK, SENIOR INDEPENDENT LIVING COMMUNITY

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Corp. NC license: F-1320

Royal Park - Senior Independent Living Community

2001 Moore Road
Matthews, North Carolina

Project no:	17.000237
Date:	11.09.18

Revisions:

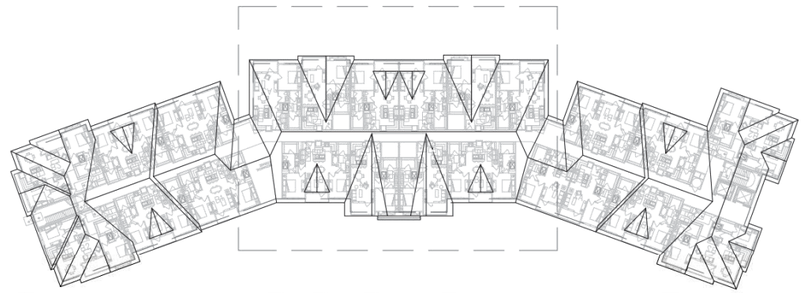
Revised since previous Rezoning	11.09.18
Revised per Comments	01.09.19

Sheet Title:
Architectural Elevations

Sheet No:
RZ-5.4

CURRENT 1/11/2019

ELEVATION KEYNOTE LEGEND:	
1	BRICK VENEER
1A	STONE VENEER
2	BOARD & BATTEN
3	FIBER CEMENT SIDING
4	FIBER CEMENT TRIM
5	FIBER CEMENT PANEL
6	STANDING SEAM MTL. ROOF
7	COMPOSITION SHINGLE ROOF



1 BUILDING TYPE I - REAR ELEVATION
1/8"=1'-0"

12.21.18

BUILDING ELEV. - ROYAL PARK, SENIOR INDEPENDENT LIVING COMMUNITY

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Royal Park - Senior Independent Living Community

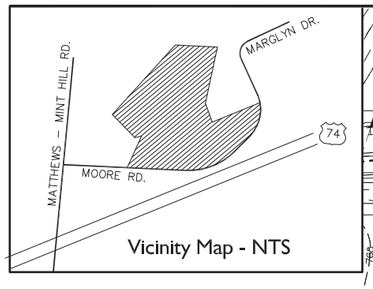
2001 Moore Road
Matthews, North Carolina

Project no: 17.000237
Date: 11.09.18
Revisions:
1 Revised since previous Rezoning 11.09.18
2 Revised per Comments 01.09.19

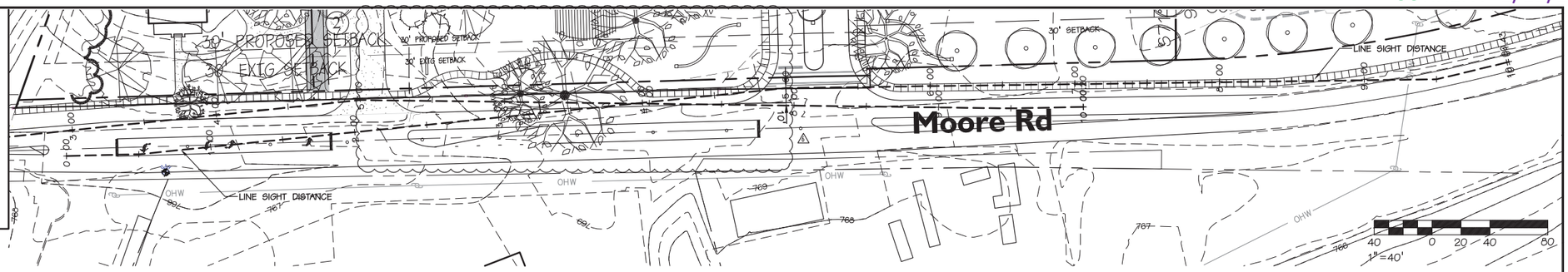
Sheet Title:
Architectural Elevations

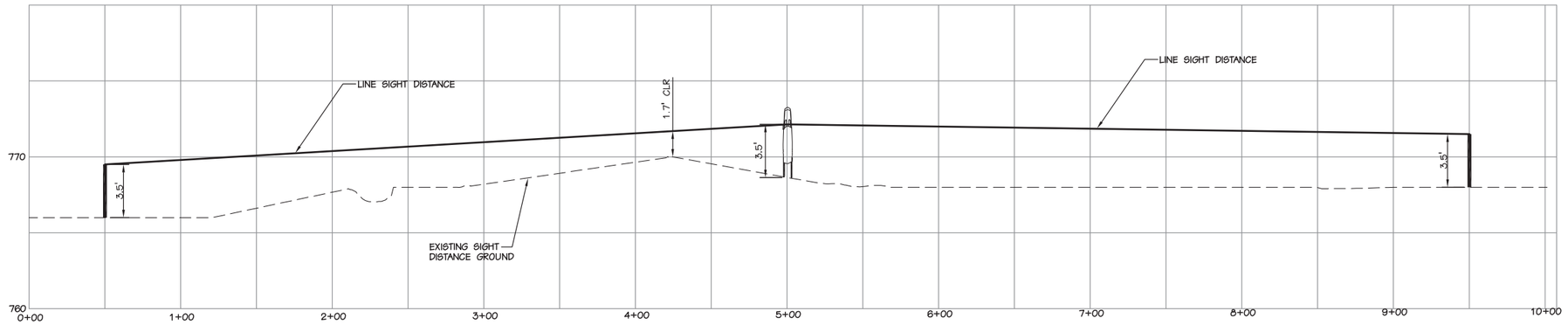
Sheet No:
RZ-5.5

CURRENT 1/11/2019

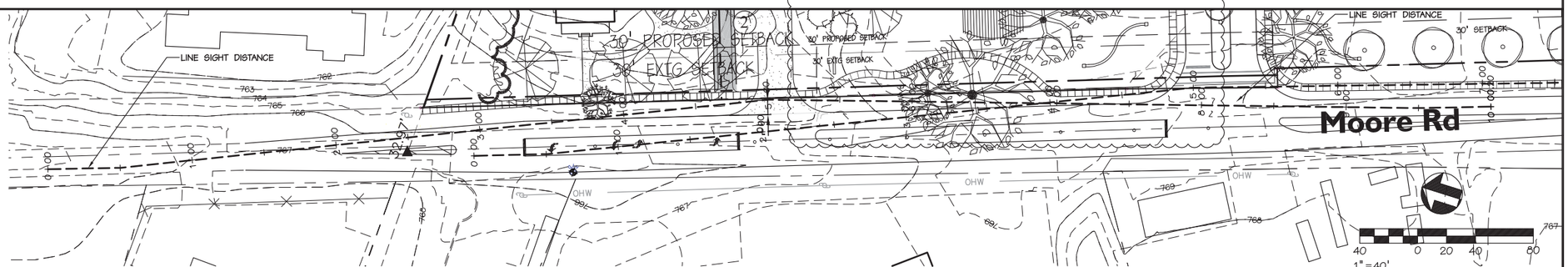


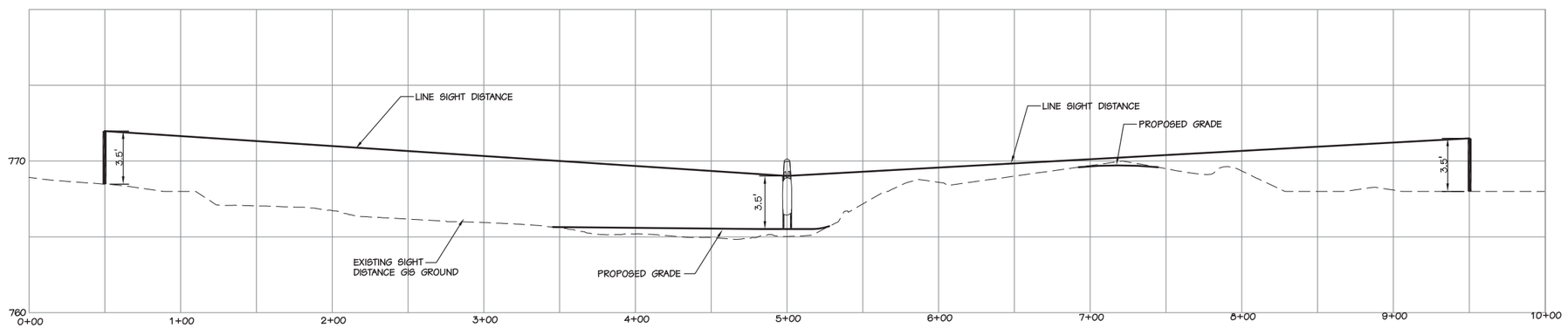
Vicinity Map - NTS





Roadway ISD - Main Entrance





Roadway ISD - Secondary Entrance

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Seals:

PRELIMINARY NOT FOR CONSTRUCTION

Long Term Care Management Services
Caring with Excellence

Royal Park Rehabilitation & Nursing Center
2001 Moore Road
Matthews, NC

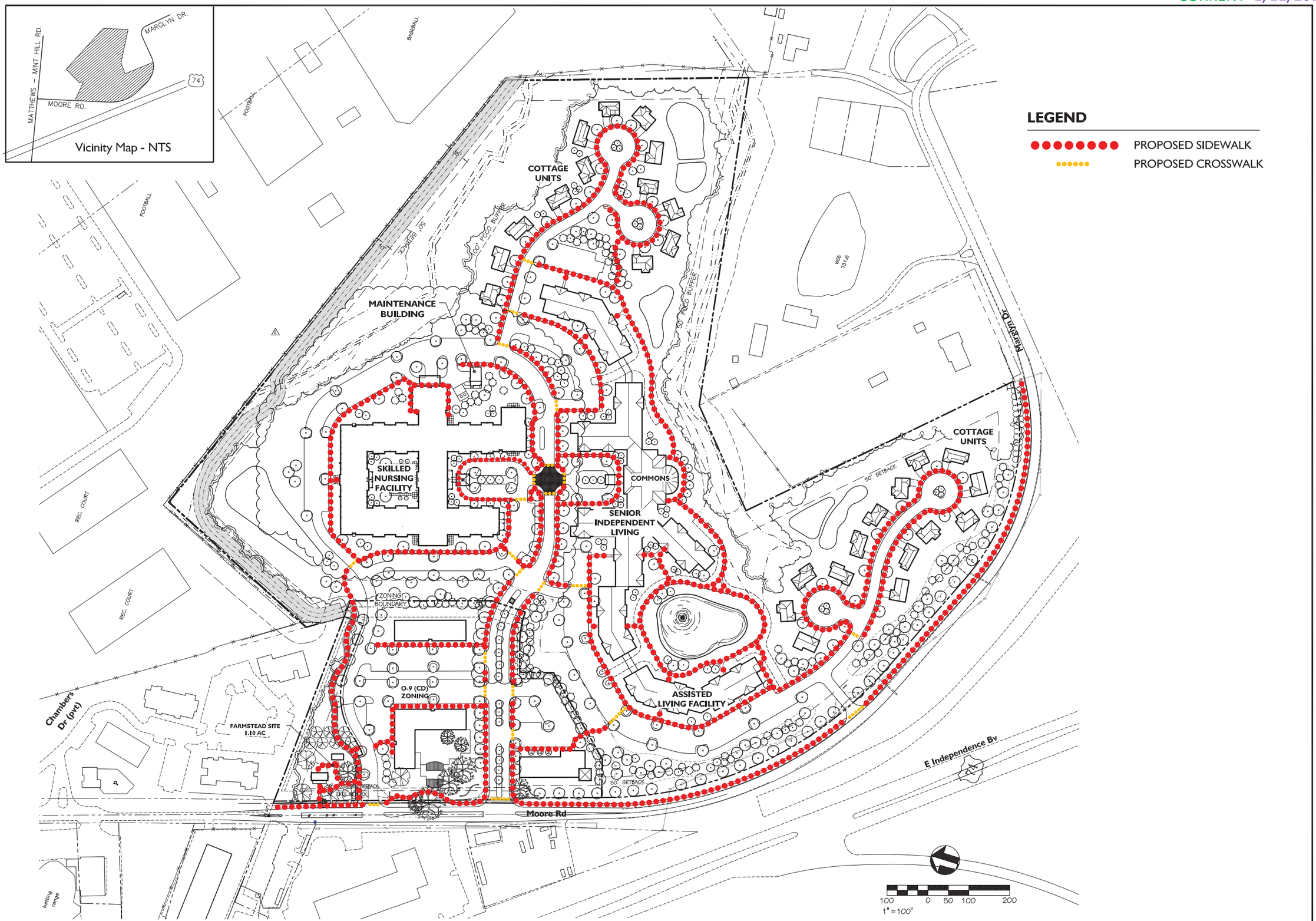
Project No:	3003
Drawn By:	SS
Designed By:	P.Hobbs
Checked By:	P.Hobbs
Date:	6.2.2010

Revisions:
- ⚠1 Revised Per Staff Comments 6.29.10
- ⚠1 Revised Per Staff Comments 7.19.10
- ⚠1 Revised Per Staff Comments 7.30.10
- ⚠1 Revised - 1 Story SNF 7.29.11

Sheet Title:
Roadway ISD Plan

Sheet No:
RZ-6

CURRENT 1/11/2019



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2 Revised Per Staff Comments	7.19.10
3 Revised Per Staff Comments	7.30.10
4 Revised - 1 Story SNF	7.29.11

Sheet Title:

Internal Sidewalk System

Sheet No:

RZ-7