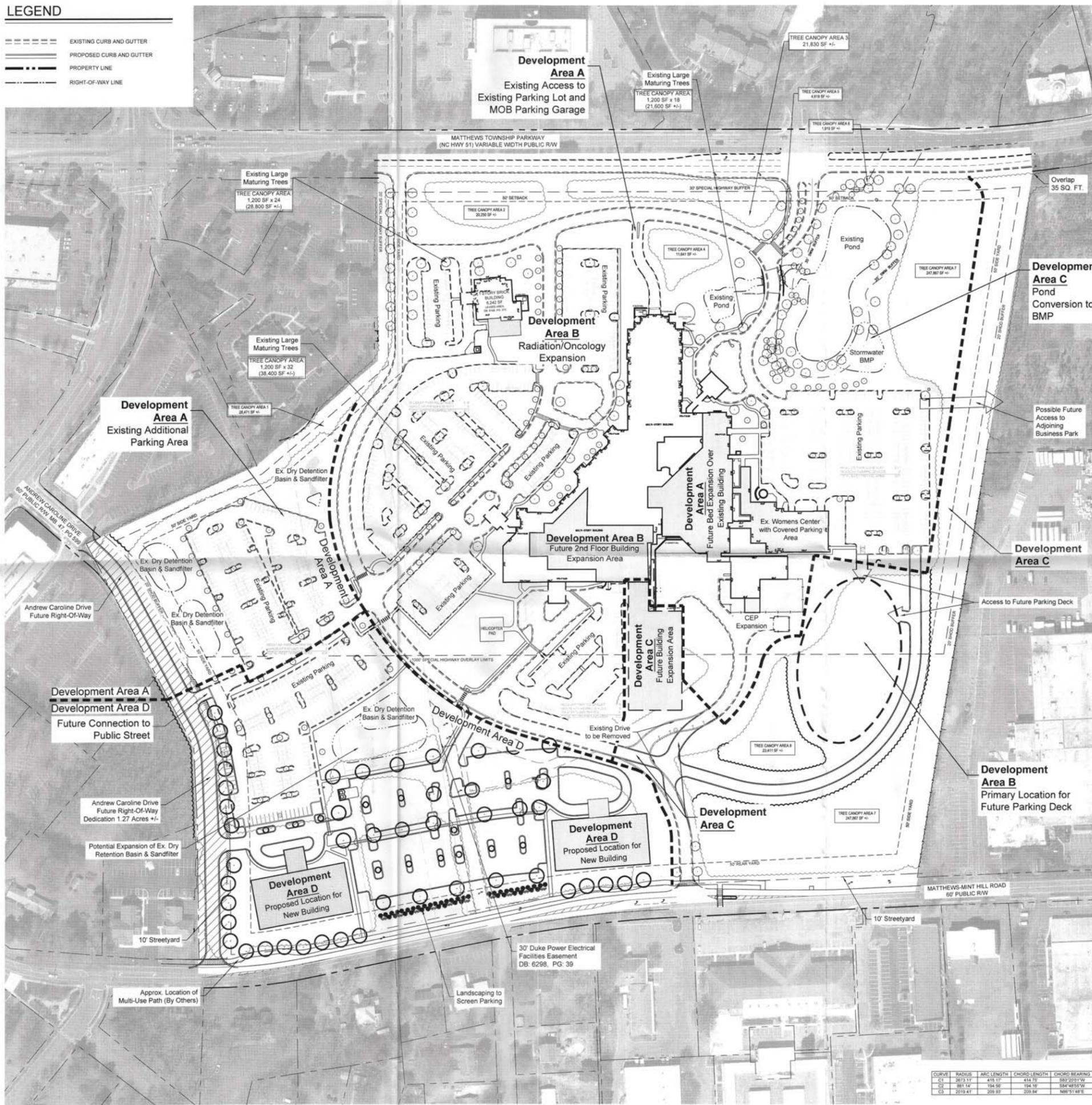


LEGEND

- EXISTING CURB AND GUTTER
- - - PROPOSED CURB AND GUTTER
- PROPERTY LINE
- RIGHT-OF-WAY LINE



NOVANT - MATTHEWS MEDICAL CENTER DEVELOPMENT STANDARDS

- Development of the site will be controlled by the standards depicted on the site plan and by the standards of the Matthews Unified Development Ordinance. The development depicted on this site 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 Unified Development 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 Unified Development 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 155-104.5 (B) of the Matthews Unified Development Ordinance.
- The use of the site will be for the campus of Novant Matthews Medical Center and related support and accessory uses. Such uses will include the following:
 - Hospitals
 - Helpout, medically related
 - Clinics, medical, dental, 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.
- The maximum buildable area shall be limited to the previously approved total of 1,420,000 square feet, excluding parking structures. Current Hospital is 367,000 SF +/-; current MOB is 100,000 SF +/-.
- Future buildings shall be compatible with the existing main hospital building architecture. Primary facade material shall consist of brick. Buildings within Development Area D shall front and address Matthews-Mint Hill Road. Primary entrances may be located on the campus side of the building (B), away from Matthews-Mint Hill Road. Mechanical equipment shall be screened from view of public streets. Prior to the issuance of the building permits for buildings within Development Area D, final architectural elevations shall be submitted for review and approval by the Board of Commissioners. Additionally, a landscape plan showing the screening of any proposed parking between buildings adjacent to Matthews-Mint Hill Road shall be submitted for review and approval by the Board of Commissioners.
- The site plan is divided into different 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.
- 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.
- Access will be provided by up to two driveway connections to Matthews Township Parkway, and up to one driveway connection, not including the Andrew Caroline Drive extension, to Matthews-Mint Hill Road. The exact location of any new driveway will be subject to approval by the appropriate transportation authority. Traffic studies may be required as part of a driveway permit process.
- Andrew Caroline Drive is a public street that terminates at the northwest corner of 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 Drive to Matthews-Mint Hill Road. The Petitioner is agreeable to set aside and dedicate right-of-way for a portion of the future Andrew Caroline Drive extension along the western boundary of the property. Any additional right-of-way acquisition of property not contained on the site shall be the responsibility of the Town of Matthews. The Petitioner is agreeable to fund a portion of the road based on an agreed upon cost share with the Town of Matthews. The Town of Matthews shall be responsible for the difference in cost between the construction of a private drive and the construction of a public street. The Petitioner is agreeable to construct the Andrew Caroline Drive extension at the time of the construction of the first building in Development Area D. If no construction is started by 2022, the Town of Matthews shall be permitted to construct the Andrew Caroline Drive extension. The area for right-of-way dedication is generally depicted on the site plan. Access to the site will be provided by up to two driveway connections to Andrew Caroline Drive extension. The Petitioner will utilize its best efforts to accommodate any change in the location or alignment of the road in the future so long as the road location does not impact the Petitioner's building and parking areas or internal circulation areas.
- The Petitioner seeks the approval of the Town of Matthews to waive the requirement for a traffic study for the site. The purpose of the rezoning is to incorporate approximately two acres (Parcels 19329113 & 19329114) into the overall campus and make minor adjustments to the previous conditional site plan 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. A traffic technical memorandum is required to be submitted to the Planning Department and Town Engineer in advance of the first submittal of development plans for Development Area D, which may result in additional transportation improvements required for the development.
- Parking will be provided which will meet or exceed the standards of the Unified Development Ordinance. All parking and landscaping standards will meet 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 or 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. Petitioner reserves the right to convert existing surface parking to structured parking.
- Signage will be permitted in accordance per the approved Master Sign Plan file on file. New signage or modifications to the Master Sign Plan by Petitioner shall require an update to the approved Master Sign Plan per the Unified Development Ordinance.
- 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. All parking and landscaping standards will meet on the site and will be reviewed and approved as part of the site development review. 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.
- 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 and creates no liability for the hospital in terms of the construction, maintenance, or use of the trail.
- The Petitioner acknowledges that the Charlotte Area Transit System (CATS) is desirous of having a portion of the Silver Line in the proximity of the site. The Petitioner is willing to work with CATS for the potential Silver Line to be located through a portion of the site. Buildings and parking within Development Area D, as depicted on the site plan, shall have the flexibility to be located to accommodate the agreed upon location of the Silver Line. Buildings within Development Area D shall meet the requirements as outlined in Development Standard #4 above.
- 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.
- 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.

VICINITY MAP



SITE DATA

Owner: Novant Health Inc
200 Hawthorne Lane
Charlotte, NC 28204

Parcel Numbers: 19329110, 19329113, 19329114, 19329115, 19329135, 19329141, & 19329165

Address: 1500 Matthews Township Pkwy

Total Acreage: 52.75 Acres +/-
Site Acreage: 51.48 Acres +/-
Right-of-Way Dedication: Future Andrew Caroline Drive Extension: 1.27 Acres +/-
Total Site Acreage: 51.48 Acres +/-

Existing Zoning: R1 (CD) & O (CD)
Proposed Zoning: R1 (CD)

Building Setbacks:
Minimum Front: 50'
Minimum Side Yard: 50'
Minimum Rear: 50' Adjacent to Residential or Other Districts

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:	157	157 Required
Medical Staff:	40	40 Required
Employees:	406	203 Required
Total Required for Hospital:		400 Required
Medical Office:	1 space per 200 SF	500 Required
Total Required:		900 Required

Existing:

North Lot:	492 Existing
East Lot:	307 Existing
South Lot:	123 Existing
West Lot:	405 Existing
Total Existing:	1,327 Existing

To Be Removed:

East Lot:	5 Remove
South Lot:	5 Remove
West Lot:	29 Remove
Total To Be Removed:	39 Remove

Phase D Proposed: 287 Proposed
Phase D parking includes parking additions for the Development Area D buildings in the southeast corner of the site.

Total Provided: 1,575 Provided

Bicycle Parking: 5% of Auto: 80 Required, 83 Provided

Tree Canopy Preservation:

SA - U = NLD	SA: Total Site Area
NLD x 0.2 = RTC	U: Utility Easements, ROW, etc.
	NLD: Net Land Disturbance Area
	RTC: Required Total Tree Canopy

2,297,740 sf - 68,404 sf
2,284,563 sf x 0.2 = 445,867 sf

Total Tree Canopy Required: 445,867 sf +/-
Total Tree Canopy Preserved: 448,809 sf +/-

stimmel
LANDSCAPE ARCHITECTURE
CIVIL ENGINEERING
LAND PLANNING
601 N. TRADE STREET, SUITE 200
WINSTON-SALEM, NC 27101
P: 336.723.1067 F: 336.723.1069
E: rfronops@stimmelpa.com
www.stimmelpa.com

SEALS:
PROJECT:

Novant - Matthews Medical Center
1500 Matthews Township Parkway
Matthews, NC 28105-4656

CLIENT:
Mr. Matthew Stiene
Novant Health
1900 Randolph Rd, Suite 500
Charlotte, NC 28207
(704) 316-4351
mstiene@novanthealth.org

PLANS FOR:
 PRE-SUBMITTAL
 SUBMITTAL
 REVISED SUBMITTAL

DRAWN: BR
DATE: 08/01/18

REVISIONS:
Per Town Comments 10/31/18
Per Town Comments 12/10/18

JOB NO: 18-069
SHEET TITLE: Schematic Site Plan
SCALE: 1"=100'
SHEET NO: G-801

NOVANT - MATTHEWS MEDICAL CENTER REZONING

OWNER/PETITIONER: *R1 (CD)*
Parcel #: 193-291-10, 13, 15, 16, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100
200 Hawthorne Lane
Charlotte, NC 28204
P: (704) 316-4351
E: mstiene@novanthealth.org

APPROVED
12/10/2018
Paul Maguire
Lori Casapino, Town Clerk

PREPARED BY:
stimmel
LANDSCAPE ARCHITECTURE CIVIL ENGINEERING LAND PLANNING
601 N. TRADE STREET, SUITE 200
WINSTON-SALEM, NC 27101
www.stimmelpa.com 336.723.1067

NOTES
Boundary Information from Previous submittal plan by Site Solutions of Charlotte, NC and survey of tax parcels 193-291-13 & 193-291-14 by Sgori Land Surveying, PLLC dated November 18, 2016.

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	2675.11'	415.11'	414.12'	S82.2031°W
C2	881.14'	154.55'	154.19'	S84.4833°W
C3	2019.41'	209.93'	209.84'	N89.9148°E

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