



DATE FILED 12-28-2016  
APPLICATION NUMBER 2017-659  
*For office use only*

**APPLICATION FOR CHANGE IN ZONING CLASSIFICATION  
OR CHANGE IN CONDITIONS  
(SEE FILING INSTRUCTIONS)**

TO: Town of Matthews Board of Commissioners  
Town of Matthews Planning Board  
232 Matthews Station Street  
Matthews, North Carolina 28105-6713

Ladies and Gentlemen:

Your consideration of this petition is requested for:

- A change in zoning classification of the property hereinafter described; or
- A change in conditions to an existing conditional zoning plan.

Tax parcel number(s): 193-311-04

Address of property: 2308 Matthews Township Parkway, Matthews, NC 28105

Location of property:

Title to the property was acquired on 08/11/2015  
and was recorded in the name of Viking Partners Matthews Corners, LLC  
whose mailing address is 255 E Fifth Street, Ste 2400, Cincinnati, OH 45202

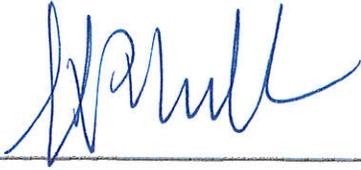
The deed is recorded in Book 30193 and Page 752 in the office of the Register of Deeds for Mecklenburg County.

Present zoning classification: B-1SCD Requested zoning classification: B-1SCD

List reason(s) why zoning should be changed (use separate sheet if necessary):

Application number  
**2017-659**  
For office use only

SEE ATTACHMENT A



Signature of property owner (must be original)

Viking Partners Matthews Corners, LLC (Attn: Stephen Horner)

Print name of property owner  
4901 Hunt Road, Ste 102, Cincinnati, OH 45242

Property owner's mailing address

Property owner's mailing address, continued

Property owner's mailing address, continued

513.985.1110, shorner@vikingprt.com

Property owner's phone number/email address

Signature of property owner (must be original)

Print name of property owner

Property owner's mailing address

Property owner's mailing address, continued

Property owner's mailing address, continued

Property owner's phone number/email address



Signature of agent (if any)

Keith MacVean

Print name of agent  
100 N Tryon St, Ste 4700, Charlotte, NC 28202

Agent's mailing address

Agent's mailing address, continued

Agent's mailing address, continued

704.331.3531 keithmacvean@mvalaw.com

Agent's phone number/email address

Petitioner other than owner (if any)

SAME AS OWNER

Print name of petitioner

Petitioner's mailing address

Petitioner's mailing address, continued

Petitioner's mailing address, continued

Petitioner's phone number/email address

List all tax parcel numbers, names, and mailing addresses of all property owners subject to notification of this zoning application. Attach additional sheets if necessary.

See item #7 in instruction sheet titled "Instructions for Filing an Application for a Change in Zoning Classification or Change in Conditions for Property located in the Town of Matthews."

Application number

2017-659  
For office use only

193-311-42

TAX PARCEL

Jillco Holdings, LLC

PROPERTY OWNER NAME(S)

PO Box 460189

OWNER MAILING ADDRESS

Houston, TX 77056

OWNER MAILING ADDRESS, CONTINUED

193-311-06

TAX PARCEL

Sylvia Kay Stilwell Durham and Michelle Renee Durham

PROPERTY OWNER NAME(S)

788 Fitzpatrick Road

OWNER MAILING ADDRESS

Nashville, TN 37214

OWNER MAILING ADDRESS, CONTINUED

193-311-08

TAX PARCEL

Martha M Hager

PROPERTY OWNER NAME(S)

17008 Belle Isle Drive

OWNER MAILING ADDRESS

Cornelius, NC 28031

OWNER MAILING ADDRESS, CONTINUED

193-521-17

TAX PARCEL

FHN Sycamore LLC

PROPERTY OWNER NAME(S)

521 East Morehead Street, Ste 400

OWNER MAILING ADDRESS

Charlotte, NC 28202

OWNER MAILING ADDRESS, CONTINUED

193-311-43

TAX PARCEL

DJM NNN II LLC

PROPERTY OWNER NAME(S)

60 South Market Street, Ste 1120

OWNER MAILING ADDRESS

San Jose, CA 95113

OWNER MAILING ADDRESS, CONTINUED

193-311-07

TAX PARCEL

John, Eugenia, Dimitrios, Sophia and Andrigoula Hondros

PROPERTY OWNER NAME(S)

1101 Milton Hall Place

OWNER MAILING ADDRESS

Charlotte, NC 28270

OWNER MAILING ADDRESS, CONTINUED

193-311-19

TAX PARCEL

Leon Levine

PROPERTY OWNER NAME(S)

6000 Fairview Road, Ste 1525

OWNER MAILING ADDRESS

Charlotte, NC 28210

OWNER MAILING ADDRESS, CONTINUED

193-521-07

TAX PARCEL

IA Matthews Sycamore, LLC

PROPERTY OWNER NAME(S)

PO Box 9271

OWNER MAILING ADDRESS

Oak Brook, IL 60522

OWNER MAILING ADDRESS, CONTINUED

Application number  
**2017-659**  
For office use only

### SUMMARY OF THE REZONING PROCESS

*APPLICANT:* Fill in dates for each action below before filing application. Refer to the current Planning Department rezoning schedule for correct dates.

*PROPERTY OWNERS:* These dates are assumed to be correct at the time of zoning application submittal but are subject to revision. Contact the Planning Department (704-847-4411 or email srobertson@matthewsnc.gov) for verification.

Application submitted to and received by Town Planning office 12/28/2016

Town Board of Commissioners formally accepts application and sets Public Hearing date 01/09/2017

Notices sent via mail to affected/adjacent property owners on or before 01/30/2017

Public hearing: applicant gives explanation of why s/he wishes to have property rezoned and neighboring owners may ask questions and voice opinions on the proposed zoning 02/13/2017

Town Planning Board reviews request, information, and comments from the public hearing, then makes a recommendation to the Board of Commissioners on whether to approve or deny the request 02/28/2017

Town Board of Commissioners approves or denies application 03/13/2017

Attachment A

Viking Partners, Matthews Corners, LLC

Monday, December 19, 2016

List of Reasons why zoning should be changed.

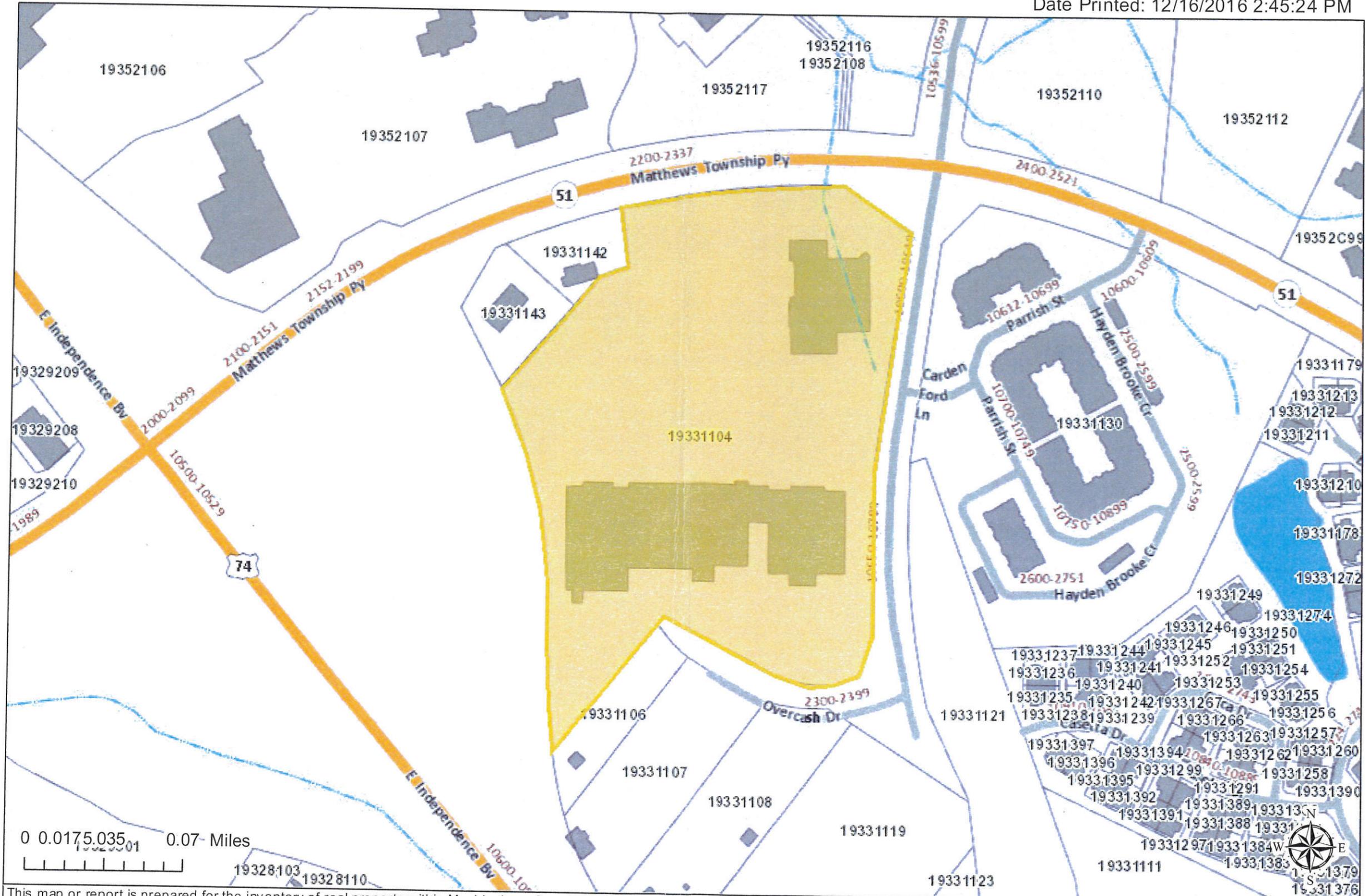
The proposed plans for the Matthews Corners shopping center represents a re-investment in the existing shopping center and the existing commercial uses located along the Northeast Parkway and NC 51 corridor, and helps maintain a balanced tax base by helping to retain retail uses along the Independence Boulevard corridor.

The re-investment in the shopping center with new buildings and tenants helps maintain the viability, and strengthens the existing retail nod located along NC 51 and the Northeast Parkway. The re-investment in this center also helps balance the potential negative impacts on retail uses along the Independence Boulevard corridor created by the conversion of Independence Boulevard to a limited-access parkway.

# Polaris 3G Map – Mecklenburg County, North Carolina

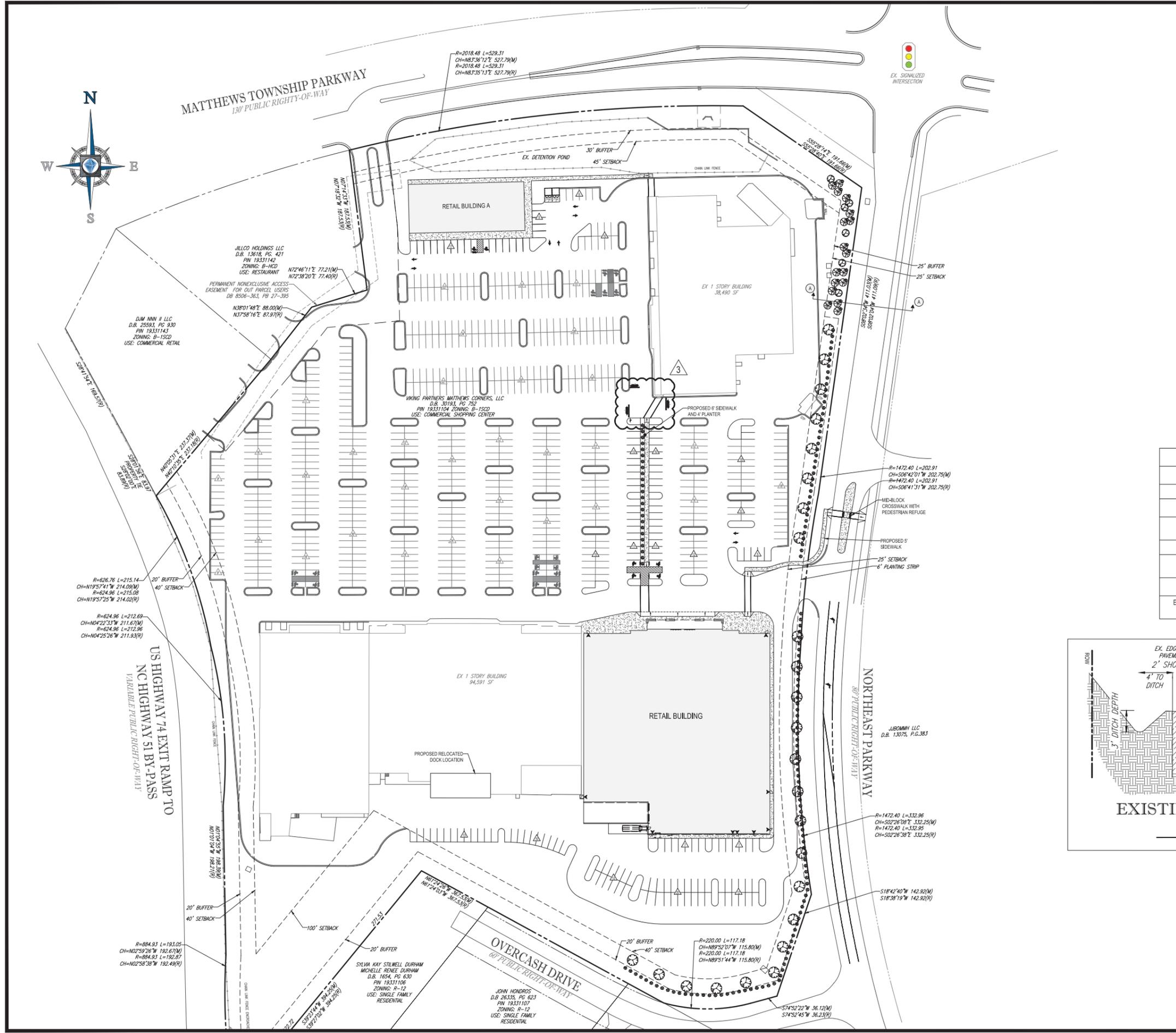
## Viking Partners Adjacent Properties

Date Printed: 12/16/2016 2:45:24 PM



This map or report is prepared for the inventory of real property within Mecklenburg County and is compiled from recorded deeds, plats, tax maps, surveys, planimetric maps, and other public records and data. Users of this map or report are hereby notified that the aforementioned public primary information sources should be consulted for verification. Mecklenburg County and its mapping contractors assume no legal responsibility for the information contained herein.





REVISIONS

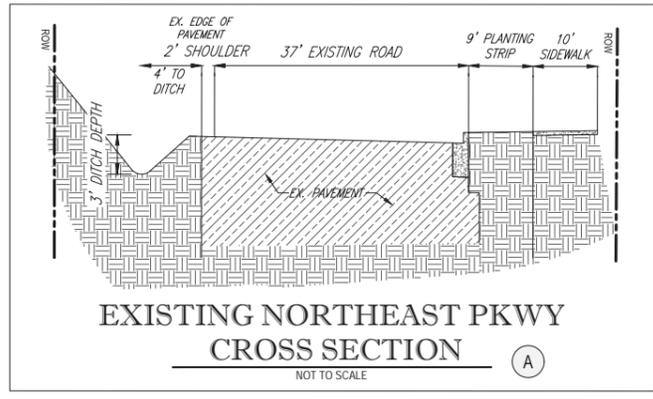
REV	DATE	COMMENT	BY
1	3/31/17	PER COMMENTS	AJS
2	3/20/17	PER COMMENTS	AJS
3	3/31/17	PER COMMENTS	AJS

CONCEPT PLAN GENERAL NOTES

- THIS PLAN IS BASED ON SURVEY INFORMATION PROVIDED BY JAMES MAUNEY & ASSOCIATES, P.A., DATED 5/22/15 PROJECT NO. 201501450-001.
- THE CONCEPT REPRESENTED HEREIN IDENTIFIES A DESIGN CONCEPT RESULTING FROM LAYOUT PREFERENCES IDENTIFIED BY OWNER COUPLED WITH A PRELIMINARY REVIEW OF ZONING AND LAND DEVELOPMENT REQUIREMENTS AND ISSUES. THE FEASIBILITY WITH RESPECT TO OBTAINING LOCAL, COUNTY, STATE, AND OTHER APPLICABLE APPROVALS IS NOT WARRANTED AND CAN ONLY BE ASSESSED AFTER FURTHER EXAMINATION AND VERIFICATION OF SAME REQUIREMENTS AND PROCEDURE OF JURISDICTIONAL APPROVALS.
- THE CONCEPTUAL PLAN IS PREPARED FOR CONCEPTUAL PRESENTATION PURPOSES ONLY AND IS NOT INTENDED FOR UTILIZATION AS A ZONING AND/OR CONSTRUCTION DOCUMENT. THE EXISTING CONDITIONS SHOWN HEREON ARE BASED UPON INFORMATION THAT WAS SUPPLIED TO BOHLER ENGINEERING AT THE TIME OF PLAN PREPARATION AND MAY BE SUBJECT TO CHANGE UPON AVAILABILITY OF ADDITIONAL INFORMATION.

PRELIMINARY INFORMATION

PARCEL	
EXISTING PARCEL	19.66 AC
PARKING DATA	
EXISTING	916 SPACES (5.48/1000) (9'x18' SPACES)
REQUIRED	1 SPACE / 250 SF (207,081 SF) = 828 SPACES
PROVIDED	828 SPACES (4.00/1000) (9'x18' SPACES)
JURISDICTIONAL	
EXISTING/PROPOSED ZONING	B-1 SCD - SHOPPING CENTER DISTRICT (CONDITIONAL ZONING)



**BOHLER ENGINEERING**

THE CIVIL AND CONSULTING ENGINEERING ARCHITECTURE INTERIORS LANDSCAPING DESIGN PERMITTING SERVICES TRANSPORTATION SERVICES SUSTAINABLE DESIGN

LEHIGH VALLEY, PA  
SOUTH EASTERN, PA  
NEW JERSEY, NJ  
BALTIMORE, MD  
SOUTHERN MARYLAND  
WASHINGTON, DC

CALL BEFORE YOU DIG  
811  
NORTH CAROLINA  
IT'S THE LAW

PROJECT No.: NCC162088  
DRAWN BY: NRT  
CHECKED BY: BWR  
DATE: 12/27/16  
SCALE: 1"=60'  
CAD I.D.: CB0

PROJECT: **MATTHEWS CORNERS SHOPPING CENTER**

FOR: **VIKING PARTNERS**

LOCATION OF SITE  
2332 MATTHEWS TOWNSHIP PKWY  
MATTHEWS, NC 28105  
MECKLENBURG COUNTY

**BOHLER ENGINEERING**  
INC. P.L.L.C. - NOBLE'S P-1152

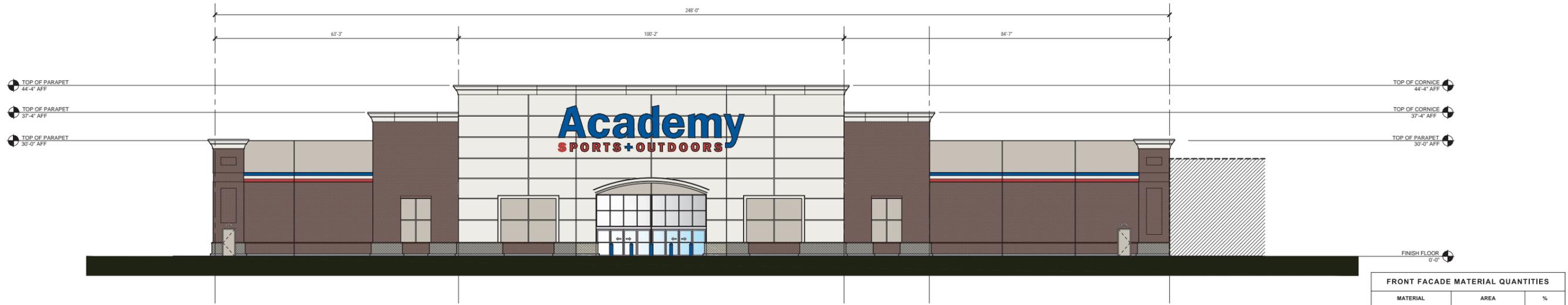
1927 S. TRYON STREET, SUITE 310  
CHARLOTTE, NC 28203  
Phone: (980) 272-3400  
Fax: (980) 272-3401  
NC@BohlerEng.com

Professional Engineer Seal for Matthew R. Bohler, No. 36308, dated 3/31/17.

SHEET TITLE: **SCHEMATIC PLAN**

SHEET NUMBER: **RZ-2**

MATERIAL LEGEND			
MATERIAL	MARK	COLOR	MANUFACTURER
TILT UP WALL	PT-1	ACADEMY BLUE - CUSTOM MIX	SHERWIN WILLIAMS
TILT UP WALL	PT-2	ACADEMY RED - CUSTOM MIX	SHERWIN WILLIAMS
TILT UP WALL / EIFS	PT-3	PURE WHITE - SW 7005	SHERWIN WILLIAMS
TILT UP WALL	PT-4	COLONNADE GRAY-SW7641	SHERWIN WILLIAMS
STOREFRONT SYSTEM	AL1	CLEAR ANODIZED ALUMINUM	KAWNEER
CLEAR GLASS	GL1	CLEAR	PPG
TINTED GLASS	GL2	GREYLITE II	PPG
MASONRY	CS-1	-	BRICK
MASONRY	CS-2	-	BRICK



1 FRONT ELEVATION - FACING NORTH  
 3/32" = 1'-0"

FRONT FACADE MATERIAL QUANTITIES		
MATERIAL	AREA	%
E.I.F.S.	449 SQ. FT.	4.85%
PAINTED CONCRETE	4549 SQ. FT.	49.26%
MASONRY	3732 SQ. FT.	40.41%
DOORS AND WINDOWS	505 SQ. FT.	5.47%
TOTAL FACADE AREA	9,235 SQ. FT.	100%



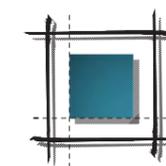
2 SIDE ELEVATION - FACING EAST  
 3/32" = 1'-0"

LEFT FACADE MATERIAL QUANTITIES		
MATERIAL	AREA	%
E.I.F.S.	360 SQ. FT.	4.20%
PAINTED CONCRETE	2861 SQ. FT.	33.37%
MASONRY	5300 SQ. FT.	61.83%
DOORS AND WINDOWS	51 SQ. FT.	0.59%
TOTAL FACADE AREA	8,572 SQ. FT.	100%

MASONRY PERCENTAGE			
BUILDING FACADE	AREA	MASONRY AREA	MASONRY %
FRONT FACADE	9235 SQ. FT.	3732 SQ. FT.	
LEFT FACADE	8572 SQ. FT.	5300 SQ. FT.	
COMBINED FACADE AREAS	17,807 SQ. FT.	9,032 SQ. FT.	51%



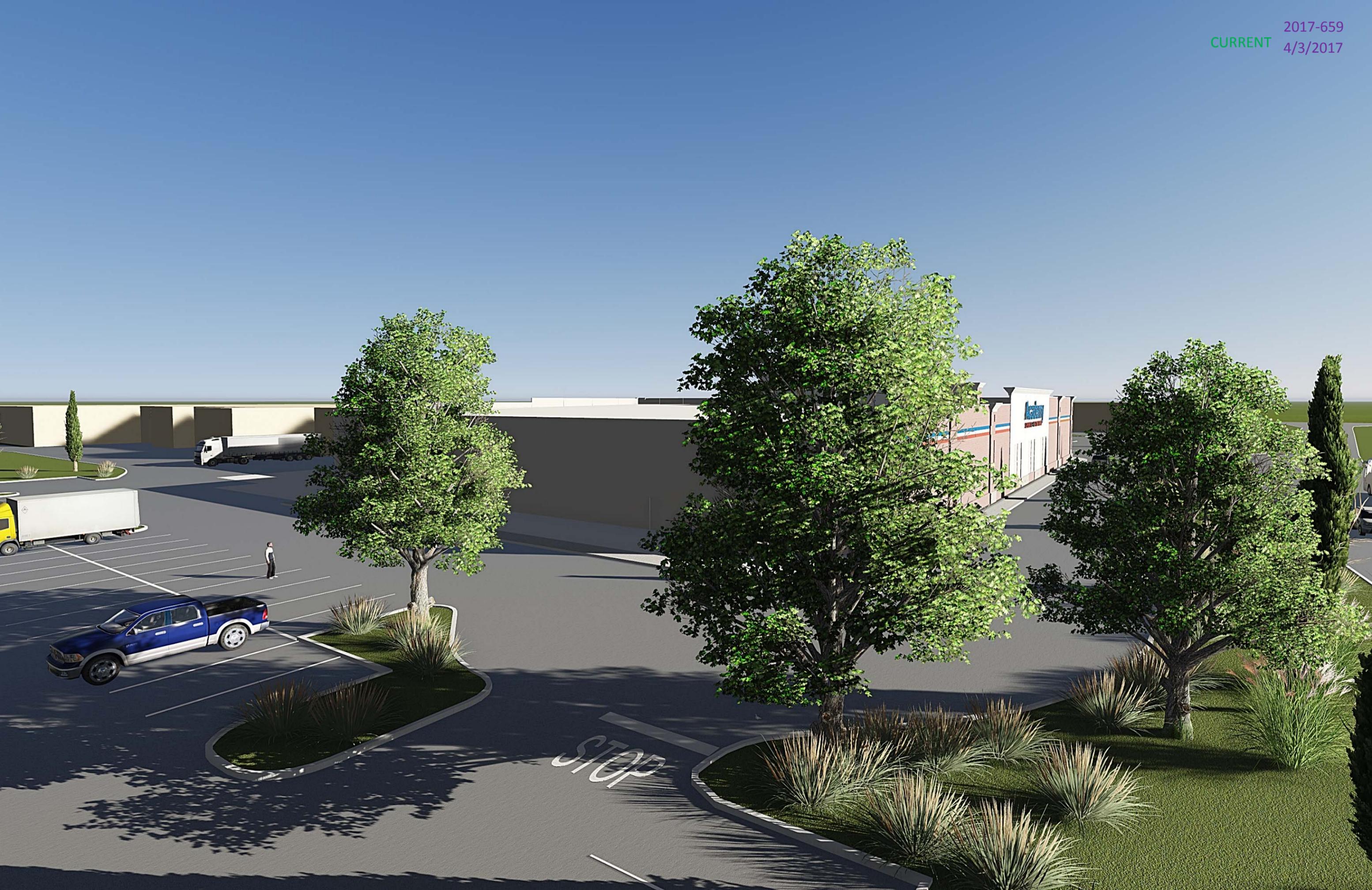
MATTHEWS TOWNSHIP PARKWAY, NORTH CAROLINA  
 RENDERED ELEVATIONS  
 03/30/2017

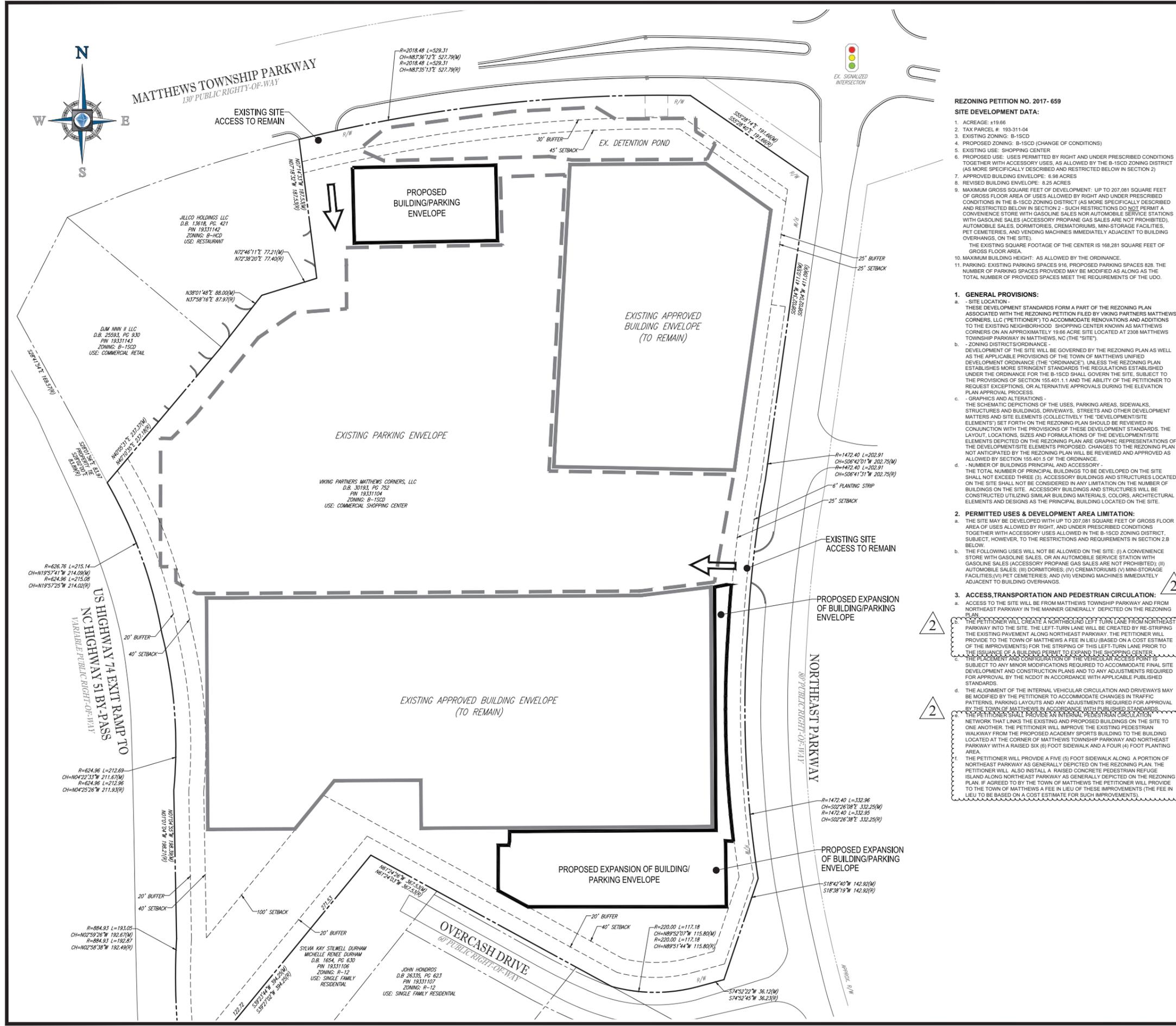


LAWRENCE S. LEVINSON, A.I.A.  
 1177 W. Loop South, Suite 900 Houston, Texas 77027  
 tel 713.787.0000 fax 713.850.8250  
 Architecture ■ Planning ■ Engineering  
 Interior Design ■ Landscape Architecture









**BOHLER ENGINEERING**

SITE CIVIL AND CONSULTING ENGINEERING ARCHITECTURE  
LAND SURVEYING DESIGN PERMITTING SERVICES TRANSPORTATION SERVICES  
SUSTAINABLE DESIGN PERMITTING SERVICES TRANSPORTATION SERVICES

LEHIGH VALLEY PA  
SOUTH WEST VIRGINIA  
NEW JERSEY NJ  
BALTIMORE MD  
WASHINGTON DC

STATE NEW YORK  
NEW ENGLAND  
NEW JERSEY  
THE WASHINGTON DC

**REVISIONS**

REV	DATE	COMMENT	BY
1	3/3/17	PER COMMENTS	AJS
2	3/20/17	PER COMMENTS	AJS



PROJECT No.: NCC162088  
DRAWN BY: NRT  
CHECKED BY: BWR  
DATE: 12/27/16  
SCALE: 1"=60'  
CAD I.D.: RZ-1

PROJECT: **MATTHEWS CORNERS SHOPPING CENTER**

FOR: **VIKING PARTNERS**

LOCATION OF SITE  
2308 MATTHEWS TOWNSHIP PARKWAY  
MATTHEWS, NC 28105  
MECKLENBURG COUNTY

**BOHLER ENGINEERING**

1927 S. TRYON STREET, SUITE 310  
CHARLOTTE, NC 28203  
Phone: (980) 272-3400  
Fax: (980) 272-3401  
NC@BohlerEng.com



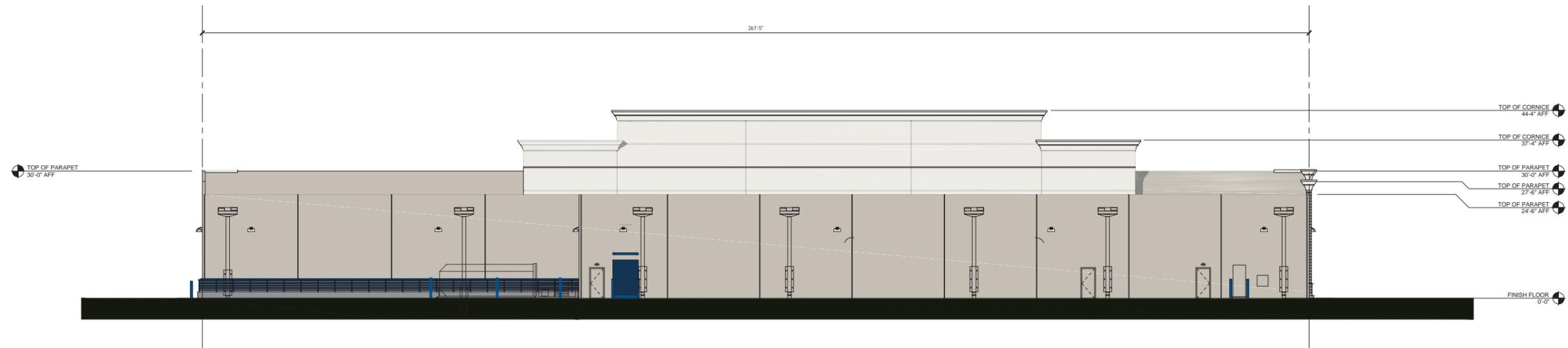
SHEET TITLE:  
**TECHNICAL DATA SHEET**

SHEET NUMBER:  
**RZ-1**

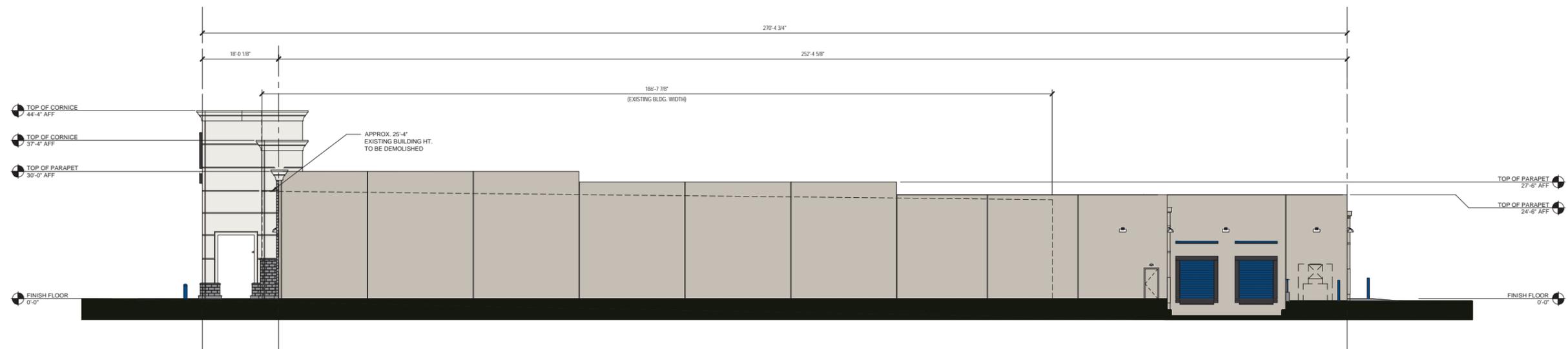
\\BOHLER\GIS\BOHLER\PROJECTS\REZONING\2017\2308 MATTHEWS CORNER REZONING PLAN.DWG PRINTED BY: BROOKFIELD 3/20/17 @ 1:23 PM LAST SAVED BY: BROOKFIELD



MATERIAL LEGEND			
MATERIAL	MARK	COLOR	MANUFACTURER
TILT UP WALL	PT-1	ACADEMY BLUE - CUSTOM MIX	SHERWIN WILLIAMS
TILT UP WALL	PT-2	ACADEMY RED - CUSTOM MIX	SHERWIN WILLIAMS
TILT UP WALL / EIFS	PT-3	PURE WHITE - SW 7005	SHERWIN WILLIAMS
TILT UP WALL	PT-4	COLONNADE GRAY-SW7641	SHERWIN WILLIAMS
TILT UP WALL	PT-5	SW CM ACADEMY DARK GRAY	SHERWIN WILLIAMS
STOREFRONT SYSTEM	AL1	CLEAR ANODIZED ALUMINUM	KAWNEER
CLEAR GLASS	GL1	CLEAR	PPG
TINTED GLASS	GL2	GREYLITE II	PPG
MASONRY	CS-1	-	HEADWATERS



**3 REAR ELEVATION - FACING SOUTH**  
3/32" = 1'-0"



**4 SIDE ELEVATION - FACING WEST**  
3/32" = 1'-0"

MATERIAL LEGEND			
MATERIAL	MARK	COLOR	MANUFACTURER
TILT UP WALL	PT-1	ACADEMY BLUE - CUSTOM MIX	SHERWIN WILLIAMS
TILT UP WALL	PT-2	ACADEMY RED - CUSTOM MIX	SHERWIN WILLIAMS
TILT UP WALL / EIFS	PT-3	PURE WHITE - SW 7005	SHERWIN WILLIAMS
TILT UP WALL	PT-4	COLONNADE GRAY-SW7641	SHERWIN WILLIAMS
STOREFRONT SYSTEM	AL1	CLEAR ANODIZED ALUMINUM	KAWNEER
CLEAR GLASS	GL1	CLEAR	PPG
TINTED GLASS	GL2	GREYLITE II	PPG
MASONRY	CS-1	-	BRICK
MASONRY	CS-2	-	BRICK



FRONT FACADE MATERIAL QUANTITIES		
MATERIAL	AREA	%
E.I.F.S.	483.26 SQ.FT.	5%
PAINTED CONCRETE	4832.61 SQ.FT.	50%
MASONRY	4386.10 SQ.FT.	40%
DOORS AND WINDOWS	483.26 SQ.FT.	5%
TOTAL FACADE AREA	9,665.23 SQ.FT.	100%

**1 FRONT ELEVATION - FACING NORTH**  
3/32" = 1'-0"

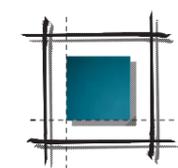


LEFT FACADE MATERIAL QUANTITIES		
MATERIAL	AREA	%
E.I.F.S.	319.32 SQ.FT.	4%
PAINTED CONCRETE	3911.67 SQ.FT.	49%
MASONRY	3672.18 SQ.FT.	46%
DOORS AND WINDOWS	46.74 SQ.FT.	1%
TOTAL FACADE AREA	7,989.00 SQ.FT.	100%

**2 SIDE ELEVATION - FACING EAST**  
3/32" = 1'-0"

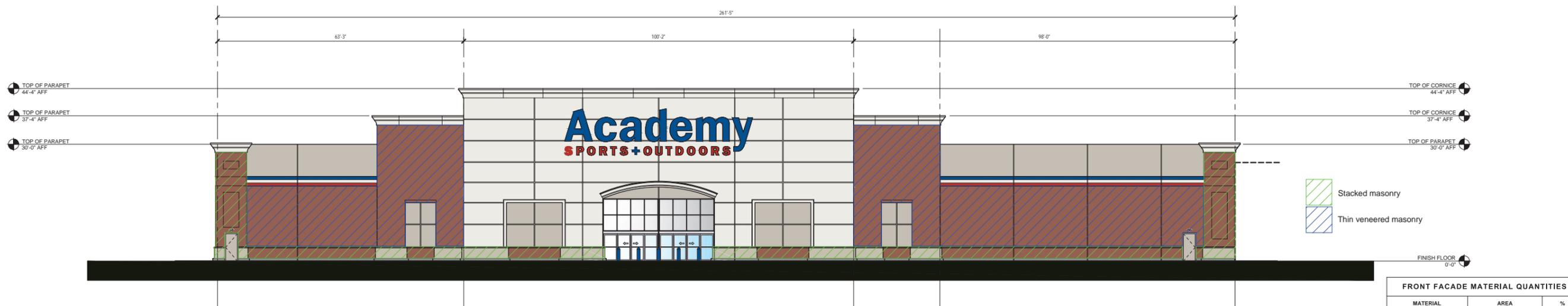


MATTHEWS TOWNSHIP PARKWAY, NORTH CAROLINA  
RENDERED ELEVATIONS  
03/16/2017



**LAWRENCE S. LEVINSON, A.I.A.**  
1177 W. Loop South, Suite 900 Houston, Texas 77027  
tel 713.787.0000 fax 713.850.8250  
Architecture ■ Planning ■ Engineering  
Interior Design ■ Landscape Architecture

MATERIAL LEGEND			
MATERIAL	MARK	COLOR	MANUFACTURER
TILT UP WALL	PT-1	ACADEMY BLUE - CUSTOM MIX	SHERWIN WILLIAMS
TILT UP WALL	PT-2	ACADEMY RED - CUSTOM MIX	SHERWIN WILLIAMS
TILT UP WALL / EIFS	PT-3	PURE WHITE - SW 7005	SHERWIN WILLIAMS
TILT UP WALL	PT-4	COLONNADE GRAY-SW7641	SHERWIN WILLIAMS
STOREFRONT SYSTEM	AL1	CLEAR ANODIZED ALUMINUM	KAWNEER
CLEAR GLASS	GL1	CLEAR	PPG
TINTED GLASS	GL2	GREYLITE II	PPG
MASONRY	CS-1	-	BRICK
MASONRY	CS-2	-	BRICK



FRONT FACADE MATERIAL QUANTITIES		
MATERIAL	AREA	%
E.I.F.S.	483.26 SQ.FT.	5%
PAINTED CONCRETE	4832.61 SQ.FT.	50%
MASONRY	4386.10 SQ.FT.	40%
DOORS AND WINDOWS	483.26 SQ.FT.	5%
<b>TOTAL FACADE AREA</b>	<b>9,665.23 SQ.FT.</b>	<b>100%</b>

**1 FRONT ELEVATION - FACING NORTH**  
3/32" = 1'-0"

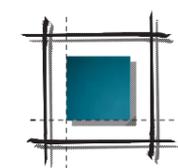


LEFT FACADE MATERIAL QUANTITIES		
MATERIAL	AREA	%
E.I.F.S.	319.32 SQ.FT.	4%
PAINTED CONCRETE	3911.67 SQ.FT.	49%
MASONRY	3672.18 SQ.FT.	46%
DOORS AND WINDOWS	46.74 SQ.FT.	1%
<b>TOTAL FACADE AREA</b>	<b>7,989.90 SQ.FT.</b>	<b>100%</b>

**2 SIDE ELEVATION - FACING EAST**  
3/32" = 1'-0"



MATTHEWS TOWNSHIP PARKWAY, NORTH CAROLINA  
RENDERED ELEVATIONS  
03/16/2017



**LAWRENCE S. LEVINSON, A.I.A.**  
1177 W. Loop South, Suite 900 Houston, Texas 77027  
tel 713.787.0000 fax 713.850.8250  
Architecture ■ Planning ■ Engineering  
Interior Design ■ Landscape Architecture



Academy  
SPORTS+OUTDOORS

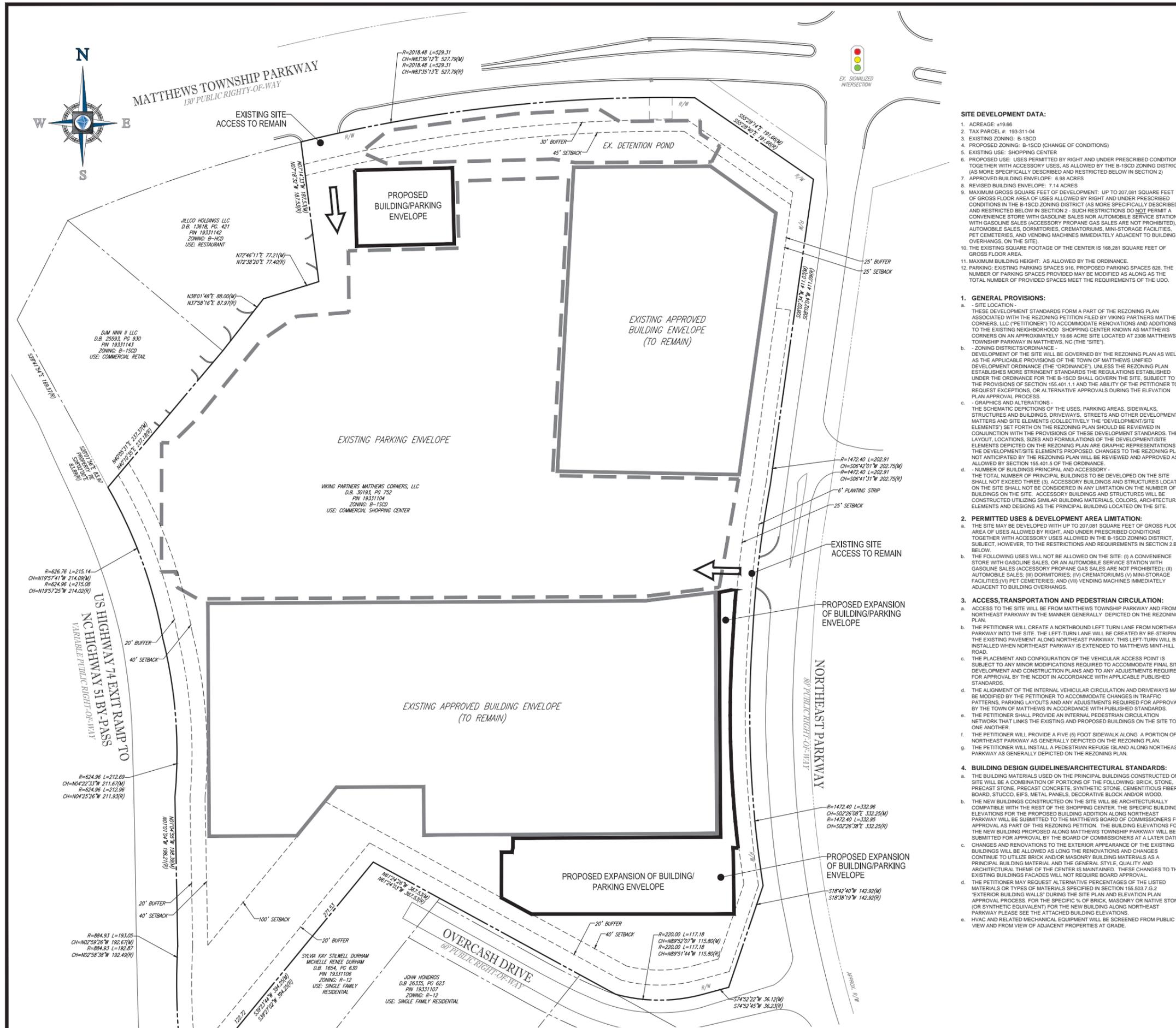
Academy  
SPORTS+OUTDOORS

STOP

YIELD







**LOCATION MAP**  
 COPYRIGHT 2003  
 DELORME STREET ATLAS 2004 PLUS USA  
 SCALE: 1"=2000'

- SITE DEVELOPMENT DATA:**
- ACREAGE: ±19.66
  - TAX PARCEL #: 193-311-04
  - EXISTING ZONING: B-1(2D)
  - PROPOSED ZONING: B-1(2D) (CHANGE OF CONDITIONS)
  - EXISTING USE: SHOPPING CENTER
  - PROPOSED USE: USES PERMITTED BY RIGHT AND UNDER PRESCRIBED CONDITIONS TOGETHER WITH ACCESSORY USES, AS ALLOWED BY THE B-1(2D) ZONING DISTRICT (AS MORE SPECIFICALLY DESCRIBED AND RESTRICTED BELOW IN SECTION 2)
  - APPROVED BUILDING ENVELOPE: 6.98 ACRES
  - REVISED BUILDING ENVELOPE: 7.14 ACRES
  - MAXIMUM GROSS SQUARE FEET OF DEVELOPMENT: UP TO 207,081 SQUARE FEET OF GROSS FLOOR AREA OF USES ALLOWED BY RIGHT AND UNDER PRESCRIBED CONDITIONS IN THE B-1(2D) ZONING DISTRICT (AS MORE SPECIFICALLY DESCRIBED AND RESTRICTED BELOW IN SECTION 2 - SUCH RESTRICTIONS DO NOT PERMIT A CONVENIENCE STORE WITH GASOLINE SALES NOR AUTOMOBILE SERVICE STATIONS WITH GASOLINE SALES (ACCESSORY PROPANE GAS SALES ARE NOT PROHIBITED), AUTOMOBILE SALES, DORMITORIES, CREMATORIUMS, MINI-STORAGE FACILITIES, PET CEMETERIES, AND VENDING MACHINES IMMEDIATELY ADJACENT TO BUILDING OVERHANGS, ON THE SITE).
  - THE EXISTING SQUARE FOOTAGE OF THE CENTER IS 168,281 SQUARE FEET OF GROSS FLOOR AREA.
  - MAXIMUM BUILDING HEIGHT: AS ALLOWED BY THE ORDINANCE.
  - PARKING: EXISTING PARKING SPACES 916, PROPOSED PARKING SPACES 828. THE NUMBER OF PARKING SPACES PROVIDED MAY BE MODIFIED AS LONG AS THE TOTAL NUMBER OF PROVIDED SPACES MEET THE REQUIREMENTS OF THE UDO.

- 1. GENERAL PROVISIONS:**
- SITE LOCATION -**  
 THESE DEVELOPMENT STANDARDS FORM A PART OF THE REZONING PLAN ASSOCIATED WITH THE REZONING PETITION FILED BY VIKING PARTNERS MATTHEWS CORNERS, LLC ("PETITIONER") TO ACCOMMODATE RENOVATIONS AND ADDITIONS TO THE EXISTING NEIGHBORHOOD SHOPPING CENTER KNOWN AS MATTHEWS CORNERS ON AN APPROXIMATELY 19.66 ACRE SITE LOCATED AT 2308 MATTHEWS TOWNSHIP PARKWAY IN MATTHEWS, NC (THE "SITE").
  - ZONING DISTRICTS/ORDINANCE -**  
 DEVELOPMENT OF THE SITE WILL BE GOVERNED BY THE REZONING PLAN AS WELL AS THE APPLICABLE PROVISIONS OF THE TOWN OF MATTHEWS UNIFIED DEVELOPMENT ORDINANCE (THE "ORDINANCE"). UNLESS THE REZONING PLAN ESTABLISHES MORE STRINGENT STANDARDS, THE REGULATIONS ESTABLISHED UNDER THE ORDINANCE FOR THE B-1(2D) SHALL GOVERN THE SITE, SUBJECT TO THE PROVISIONS OF SECTION 155.401.1.1 AND THE ABILITY OF THE PETITIONER TO REQUEST EXCEPTIONS, OR ALTERNATIVE APPROVALS DURING THE ELEVATION PLAN APPROVAL PROCESS.
  - GRAPHICS AND ALTERATIONS -**  
 THE SCHEMATIC DEPICTIONS OF THE USES, PARKING AREAS, SIDEWALKS, STRUCTURES AND BUILDINGS, DRIVEWAYS, STREETS AND OTHER DEVELOPMENT MATTERS AND SITE ELEMENTS COLLECTIVELY THE "DEVELOPMENT SITE ELEMENTS") SET FORTH ON THE REZONING PLAN SHOULD BE REVIEWED IN CONJUNCTION WITH THE PROVISIONS OF THESE DEVELOPMENT STANDARDS. THE LAYOUT, LOCATIONS, SIZES AND GRAPHIC REPRESENTATIONS OF THE DEVELOPMENT SITE ELEMENTS PROPOSED, CHANGES TO THE REZONING PLAN NOT ANTICIPATED BY THE REZONING PLAN WILL BE REVIEWED AND APPROVED AS ALLOWED BY SECTION 155.401.5 OF THE ORDINANCE.
  - NUMBER OF BUILDINGS PRINCIPAL AND ACCESSORY -**  
 THE TOTAL NUMBER OF PRINCIPAL BUILDINGS TO BE DEVELOPED ON THE SITE SHALL NOT EXCEED THREE (3) ACCESSORY BUILDINGS AND STRUCTURES LOCATED ON THE SITE SHALL NOT BE CONSIDERED IN ANY LIMITATION ON THE NUMBER OF BUILDINGS ON THE SITE. ACCESSORY BUILDINGS AND STRUCTURES WILL BE CONSTRUCTED UTILIZING SIMILAR BUILDING MATERIALS AND STRUCTURAL ELEMENTS AND DESIGNS AS THE PRINCIPAL BUILDING LOCATED ON THE SITE.

- 2. PERMITTED USES & DEVELOPMENT AREA LIMITATION:**
- THE SITE MAY BE DEVELOPED WITH UP TO 207,081 SQUARE FEET OF GROSS FLOOR AREA OF USES ALLOWED BY RIGHT, AND UNDER PRESCRIBED CONDITIONS TOGETHER WITH ACCESSORY USES ALLOWED IN THE B-1(2D) ZONING DISTRICT, SUBJECT, HOWEVER, TO THE RESTRICTIONS AND REQUIREMENTS IN SECTION 2.B BELOW.
  - THE FOLLOWING USES WILL NOT BE ALLOWED ON THE SITE: (i) A CONVENIENCE STORE WITH GASOLINE SALES, OR AN AUTOMOBILE SERVICE STATION WITH GASOLINE SALES (ACCESSORY PROPANE GAS SALES ARE NOT PROHIBITED); (ii) AUTOMOBILE SALES; (iii) DORMITORIES; (iv) CREMATORIUMS; (v) MINI-STORAGE FACILITIES; (vi) PET CEMETERIES; AND (vii) VENDING MACHINES IMMEDIATELY ADJACENT TO BUILDING OVERHANGS.

- 3. ACCESS, TRANSPORTATION AND PEDESTRIAN CIRCULATION:**
- ACCESS TO THE SITE WILL BE FROM MATTHEWS TOWNSHIP PARKWAY AND FROM NORTHEAST PARKWAY IN THE MANNER GENERALLY DEPICTED ON THE REZONING PLAN.
  - THE PETITIONER WILL CREATE A NORTHBOUND LEFT TURN LANE FROM NORTHEAST PARKWAY INTO THE SITE. THE LEFT-TURN LANE WILL BE CREATED BY RE-STRIPPING THE EXISTING PAVEMENT ALONG NORTHEAST PARKWAY. THIS LEFT-TURN LANE WILL BE INSTALLED WHEN NORTHEAST PARKWAY IS EXTENDED TO MATTHEWS MINT-HILL ROAD.
  - THE PLACEMENT AND CONFIGURATION OF THE VEHICULAR ACCESS POINT IS SUBJECT TO ANY MINOR MODIFICATIONS REQUIRED TO ACCOMMODATE FINAL SITE DEVELOPMENT AND CONSTRUCTION PLANS AND TO ANY ADJUSTMENTS REQUIRED FOR APPROVAL BY THE NCDOT IN ACCORDANCE WITH APPLICABLE PUBLISHED STANDARDS.
  - THE ALIGNMENT OF THE INTERNAL VEHICULAR CIRCULATION AND DRIVEWAYS MAY BE MODIFIED BY THE PETITIONER TO ACCOMMODATE CHANGES IN TRAFFIC PATTERNS, PARKING LAYOUTS AND ANY ADJUSTMENTS REQUIRED FOR APPROVAL BY THE TOWN OF MATTHEWS IN ACCORDANCE WITH PUBLISHED STANDARDS.
  - THE PETITIONER SHALL PROVIDE AN INTERNAL PEDESTRIAN CIRCULATION NETWORK THAT LINKS THE EXISTING AND PROPOSED BUILDINGS ON THE SITE TO ONE ANOTHER.
  - THE PETITIONER WILL PROVIDE A FIVE (5) FOOT SIDEWALK ALONG A PORTION OF NORTHEAST PARKWAY AS GENERALLY DEPICTED ON THE REZONING PLAN.
  - THE PETITIONER WILL INSTALL A PEDESTRIAN REFUGE ISLAND ALONG NORTHEAST PARKWAY AS GENERALLY DEPICTED ON THE REZONING PLAN.

- 4. BUILDING DESIGN GUIDELINES/ARCHITECTURAL STANDARDS:**
- THE BUILDING MATERIALS USED ON THE PRINCIPAL BUILDINGS CONSTRUCTED ON SITE WILL BE A COMBINATION OF PORTIONS OF THE FOLLOWING: BRICK, STONE, PRECAST STONE, PRECAST CONCRETE, SYNTHETIC STONE, CEMENTITIOUS FIBER BOARD, STUCCO, EIFS, METAL PANELS, DECORATIVE BLOCK AND/OR WOOD.
  - THE NEW BUILDINGS CONSTRUCTED ON THE SITE WILL BE ARCHITECTURALLY COMPATIBLE WITH THE REST OF THE SHOPPING CENTER. THE SPECIFIC BUILDING ELEVATIONS FOR THE PROPOSED BUILDING ALONG NORTHEAST PARKWAY WILL BE SUBMITTED TO THE MATTHEWS BOARD OF COMMISSIONERS FOR APPROVAL AS PART OF THIS REZONING PETITION. THE BUILDING ELEVATIONS FOR THE NEW BUILDING PROPOSED ALONG MATTHEWS TOWNSHIP PARKWAY WILL BE SUBMITTED FOR APPROVAL BY THE BOARD OF COMMISSIONERS AT A LATER DATE.
  - CHANGES AND RENOVATIONS TO THE EXTERIOR APPEARANCE OF THE EXISTING BUILDINGS WILL BE ALLOWED AS LONG AS THE RENOVATIONS AND CHANGES CONTINUE TO UTILIZE BRICK AND/OR MASONRY BUILDING MATERIALS AS A PRINCIPAL BUILDING MATERIAL AND THE GENERAL STYLE, QUALITY AND ARCHITECTURAL THEME OF THE CENTER IS MAINTAINED. THESE CHANGES TO THE EXISTING BUILDINGS FACADES WILL NOT REQUIRE BOARD APPROVAL.
  - THE PETITIONER MAY REQUEST ALTERNATIVE PERCENTAGES OF THE LISTED MATERIALS OR TYPES OF MATERIALS SPECIFIED IN SECTION 155.503.7.G.2 "EXTERIOR BUILDING WALLS" DURING THE SITE PLAN AND ELEVATION PLAN APPROVAL PROCESS. FOR THE SPECIFIC % OF BRICK, MASONRY OR NATIVE STONE (OR SYNTHETIC EQUIVALENT) FOR THE NEW BUILDING ALONG NORTHEAST PARKWAY PLEASE SEE THE ATTACHED BUILDING ELEVATIONS.
  - HVAC AND RELATED MECHANICAL EQUIPMENT WILL BE SCREENED FROM PUBLIC VIEW AND FROM VIEW OF ADJACENT PROPERTIES AT GRADE.

- 5. STREETScape, BUFFERS, YARDS, AND LANDSCAPING:**
- BUILDING SETBACK WILL BE PROVIDED AS INDICATED ON THE REZONING PLAN.
  - A 30 FOOT BUFFER WILL BE PROVIDED ALONG MATTHEWS TOWNSHIP PARKWAY AND A 25 FOOT BUFFER WILL BE PROVIDED FOR A MINIMUM OF 200 FEET ALONG NORTHEAST PARKWAY AS GENERALLY DEPICTED ON THE REZONING PLAN. THESE BUFFERS WILL MEET THE REQUIREMENTS OF SECTION 155.504.2 OF THE MATTHEWS UDO.
  - NEW TREES WILL BE PLANTED WITHIN THE EXISTING LANDSCAPE ISLANDS AS REQUIRED BY THE ORDINANCE.
  - ALL NEW PARKING SPACES WILL MEET THE DIMENSIONAL REQUIREMENTS OF THE ORDINANCE.
  - THE PETITIONER WILL PROVIDE LOW EVERGREEN SHRUBS TO SCREEN THE EXISTING PARKING LOCATED ALONG NORTHEAST PARKWAY. THE PETITIONER WILL ALSO PROVIDE LOW SCREENING TO SCREEN THE DRIVE ISLE TO THE LOADING AREA ADJACENT TO THE NEW BUILDING ALONG NORTHEAST PARKWAY.
  - SCREENING REQUIREMENTS OF THE ORDINANCE WILL BE MET.
  - ABOVE GROUND BACKFLOW PREVENTERS WILL BE SCREENED FROM PUBLIC VIEW.

- 6. ENVIRONMENTAL FEATURES:**
- THE LOCATION, SIZE AND TYPE OF STORM WATER MANAGEMENT SYSTEMS DEPICTED ON THE REZONING PLAN ARE SUBJECT TO REVIEW AND APPROVAL AS PART OF THE FULL DEVELOPMENT PLAN SUBMITTAL AND ARE NOT IMPLICITLY APPROVED WITH THIS REZONING. ADJUSTMENTS MAY BE NECESSARY IN ORDER TO ACCOMMODATE ACTUAL STORM WATER TREATMENT REQUIREMENTS AND NATURAL SITE DISCHARGE POINTS.
  - THE SITE WILL COMPLY WITH THE MATTHEWS POST CONSTRUCTION ORDINANCE. THE PETITIONER WILL SUBMIT TO THE STORM WATER ADMINISTRATOR A CONCEPTUAL STORM WATER PLAN FOR APPROVAL BEFORE THE TOWN BOARD APPROVAL OF THE PETITION OCCURS.

- 7. SIGNS:**
- NEW SIGNS WILL BE ALLOWED PER THE ORDINANCE AND WILL BE INSTALLED AFTER THE COMPLETION OF THE REZONING PETITION. EXISTING NON-CONFORMING SIGNS MAY REMAIN.
  - A MASTER SIGNAGE PACKAGE, IF CREATED, MAYBE SUBMITTED FOR REVIEW AND APPROVAL.

- 8. LIGHTING:**
- ANY NEW LIGHTING, DETACHED OR ATTACHED CONSTRUCTED ON THE SITE WILL COMPLY WITH THE ORDINANCE.

- 9. AMENDMENTS TO THE REZONING PLAN:**
- FUTURE AMENDMENTS TO THE REZONING PLAN (WHICH INCLUDES THESE DEVELOPMENT STANDARDS) MAY BE APPLIED FOR BY THE THEN OWNER OR OWNERS OF THE APPLICABLE DEVELOPMENT AREA PORTION OF THE SITE AFFECTED BY SUCH AMENDMENT IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 6 OF THE ORDINANCE.

- 10. BINDING EFFECT OF THE REZONING APPLICATION:**
- IF THIS REZONING PETITION IS APPROVED, ALL CONDITIONS APPLICABLE TO THE DEVELOPMENT OF THE SITE IMPOSED UNDER THE REZONING PLAN 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 HEIRS, DEVISEES, PERSONAL REPRESENTATIVES, SUCCESSORS IN INTEREST OR ASSIGNS.

**BOHLER ENGINEERING**

SITE CIVILIAN CONSULTING ENGINEERING ARCHITECTURE  
 LAND SURVEYING DESIGN PERMITTING SERVICES TRANSPORTATION SERVICES  
 SUSTAINABLE DESIGN PERMITTING SERVICES

LEHIGH VALLEY, PA  
 CHARLOTTE, NC  
 BALTIMORE, MD  
 WASHINGTON, DC

STATE NEW YORK  
 NEW JERSEY  
 THE DELAWARE

**REVISIONS**

REV	DATE	COMMENT	BY
1	3/3/17	PER COMMENTS	AJS



PROJECT No.: N02162088  
 DRAWN BY: NRT  
 CHECKED BY: BWR  
 DATE: 12/27/16  
 SCALE: 1"=60'  
 CAD ID: RZ-1

PROJECT: **MATTHEWS CORNERS SHOPPING CENTER**

FOR: **VIKING PARTNERS**

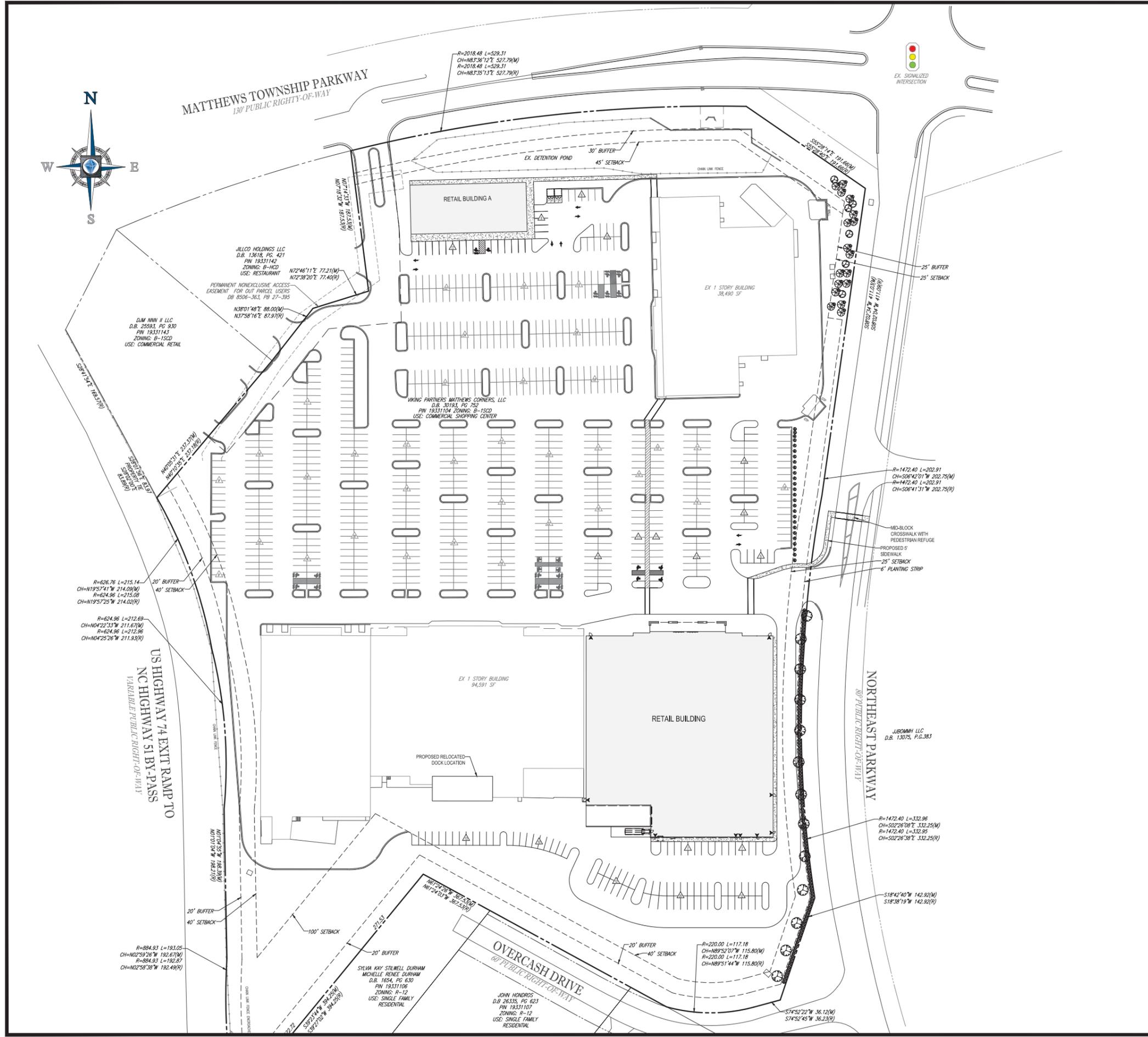
LOCATION OF SITE  
 2308 MATTHEWS TOWNSHIP PARKWAY  
 MATTHEWS, NC 28105  
 MECKLENBURG COUNTY

**BOHLER ENGINEERING**

1927 S. TRYON STREET, SUITE 310  
 CHARLOTTE, NC 28203  
 Phone: (980) 272-3400  
 Fax: (980) 272-3401  
 NC@BohlerEng.com

SHEET TITLE:  
**TECHNICAL DATA SHEET**

SHEET NUMBER:  
**RZ-1**



**LOCATION MAP**  
 COPYRIGHT 2003  
 DELORME STREET ATLAS 2004 PLUS USA  
 SCALE: 1"=2000'

**CONCEPT PLAN GENERAL NOTES**

1. THIS PLAN IS BASED ON SURVEY INFORMATION PROVIDED BY JAMES MAUNY & ASSOCIATES, P.A., DATED 5/22/15 PROJECT NO. 201501450-001.
2. THE CONCEPT REPRESENTED HEREIN IDENTIFIES A DESIGN CONCEPT RESULTING FROM LAYOUT PREFERENCES IDENTIFIED BY OWNER COUPLED WITH A PRELIMINARY REVIEW OF ZONING AND LAND DEVELOPMENT REQUIREMENTS AND ISSUES. THE FEASIBILITY WITH RESPECT TO OBTAINING LOCAL, COUNTY, STATE, AND OTHER APPLICABLE APPROVALS IS NOT WARRANTED AND CAN ONLY BE ASSESSED AFTER FURTHER EXAMINATION AND VERIFICATION OF SAME REQUIREMENTS AND PROCUREMENT OF JURISDICTIONAL APPROVALS.
3. THE CONCEPTUAL PLAN IS PREPARED FOR CONCEPTUAL PRESENTATION PURPOSES ONLY AND IS NOT INTENDED FOR UTILIZATION AS A ZONING AND/OR CONSTRUCTION DOCUMENT. THE EXISTING CONDITIONS SHOWN HEREON ARE BASED UPON INFORMATION THAT WAS SUPPLIED TO BOHLER ENGINEERING AT THE TIME OF PLAN PREPARATION AND MAY BE SUBJECT TO CHANGE UPON AVAILABILITY OF ADDITIONAL INFORMATION.

PRELIMINARY INFORMATION	
<b>PARCEL</b>	
EXISTING PARCEL	19.66 AC
<b>PARKING DATA</b>	
EXISTING	916 SPACES (5.48/1000) (9'X18' SPACES)
REQUIRED	1 SPACE / 250 SF (207,081 SF) = 828 SPACES
PROVIDED	828 SPACES (4.00/1000) (9'X18' SPACES)
<b>JURISDICTIONAL</b>	
EXISTING/PROPOSED ZONING	B-1 SCD - SHOPPING CENTER DISTRICT (CONDITIONAL ZONING)

**BOHLER ENGINEERING**

SITE CIVIL AND CONSULTING ENGINEERING ARCHITECTURE  
 LAND SURVEYING DESIGN PERMITTING SERVICES TRANSPORTATION SERVICES  
 SUSTAINABLE DESIGN

LEHIGH VALLEY, PA  
 SOUTH EASTERN, PA  
 BALTIMORE, MD  
 WASHINGTON, DC  
 PHILADELPHIA, PA  
 NEW JERSEY  
 NEW YORK  
 SOUTH CAROLINA  
 VIRGINIA

REVISIONS			
REV	DATE	COMMENT	BY
1	3/3/17	PER COMMENTS	AJS



PROJECT No.:	NCC162088
DRAWN BY:	NRT
CHECKED BY:	BWR
DATE:	12/27/16
SCALE:	1"=60'
CAD I.D.:	CB0

PROJECT: **MATTHEWS CORNERS SHOPPING CENTER**

FOR: **VIKING PARTNERS**

LOCATION OF SITE  
 2332 MATTHEWS TOWNSHIP PKWY  
 MATTHEWS, NC 28105  
 MECKLENBURG COUNTY

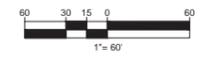
**BOHLER ENGINEERING**

INC. P.L.L.C. - NOBELS P-1152

1927 S. TRYON STREET, SUITE 310  
 CHARLOTTE, NC 28203  
 Phone: (980) 272-3400  
 Fax: (980) 272-3401  
 NC@BohlerEng.com

SHEET TITLE:  
**SCHEMATIC PLAN**

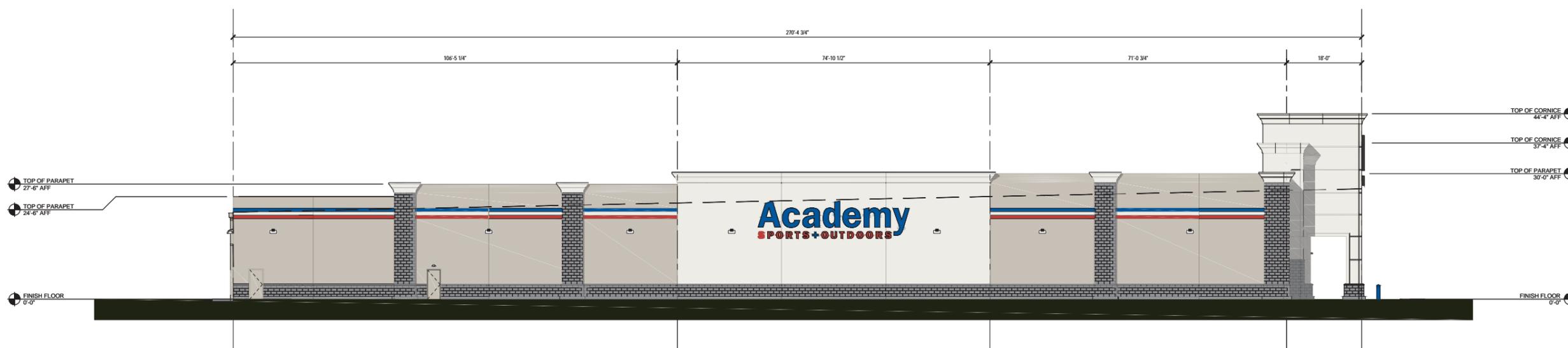
SHEET NUMBER:  
**RZ-2**



MATERIAL LEGEND			
MATERIAL	MARK	COLOR	MANUFACTURER
TILT UP WALL	PT-1	ACADEMY BLUE - CUSTOM MIX	SHERWIN WILLIAMS
TILT UP WALL	PT-2	ACADEMY RED - CUSTOM MIX	SHERWIN WILLIAMS
TILT UP WALL / EIFS	PT-3	PURE WHITE - SW 7005	SHERWIN WILLIAMS
TILT UP WALL	PT-4	COLONNADE GRAY-SW7641	SHERWIN WILLIAMS
TILT UP WALL	PT-5	SW CM ACADEMY DARK GRAY	SHERWIN WILLIAMS
STOREFRONT SYSTEM	AL1	CLEAR ANODIZED ALUMINUM	KAWNEER
CLEAR GLASS	QL1	CLEAR	PPG
TINTED GLASS	QL2	GREYLITE II	PPG
MASONRY	CS-1	-	HEADWATERS



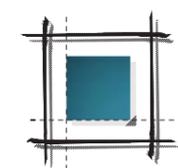
1 FRONT ELEVATION - FACING NORTH  
3/32" = 1'-0"



2 SIDE ELEVATION - FACING EAST  
3/32" = 1'-0"

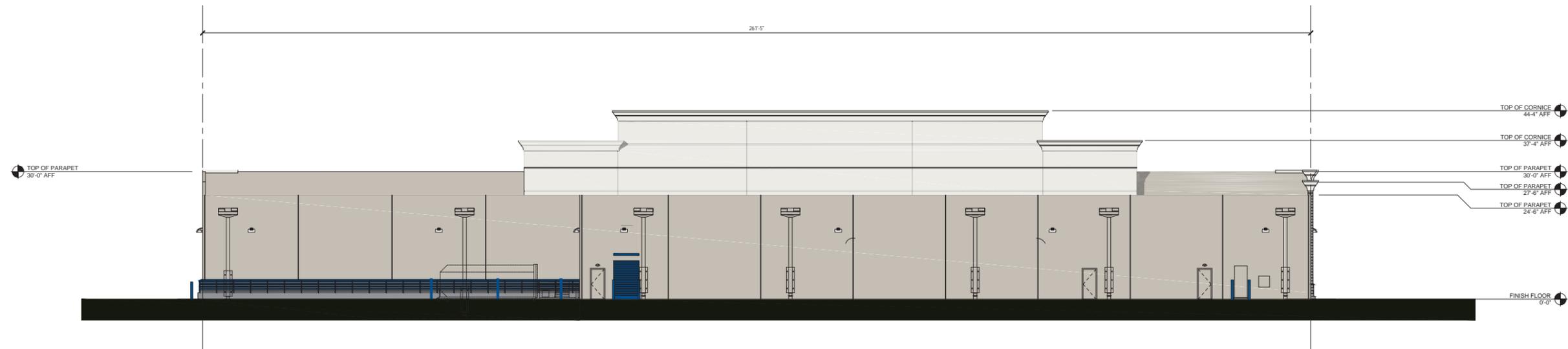


MATTHEWS TOWNSHIP PARKWAY, NORTH CAROLINA  
RENDERED ELEVATIONS  
03/03/2017

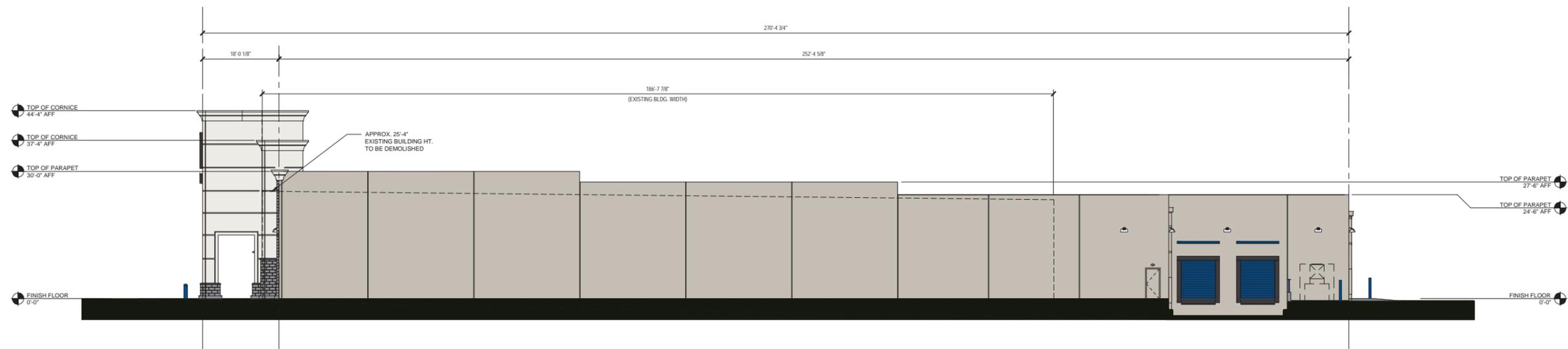


LAWRENCE S. LEVINSON, A.I.A.  
1177 W. Loop South, Suite 900 Houston, Texas 77027  
tel 713.787.0000 fax 713.850.8250  
Architecture ■ Planning ■ Engineering  
Interior Design ■ Landscape Architecture

MATERIAL LEGEND			
MATERIAL	MARK	COLOR	MANUFACTURER
TILT UP WALL	PT-1	ACADEMY BLUE - CUSTOM MIX	SHERWIN WILLIAMS
TILT UP WALL	PT-2	ACADEMY RED - CUSTOM MIX	SHERWIN WILLIAMS
TILT UP WALL / EIFS	PT-3	PURE WHITE - SW 7005	SHERWIN WILLIAMS
TILT UP WALL	PT-4	COLONNADE GRAY-SW7641	SHERWIN WILLIAMS
TILT UP WALL	PT-5	SW CM ACADEMY DARK GRAY	SHERWIN WILLIAMS
STOREFRONT SYSTEM	AL1	CLEAR ANODIZED ALUMINUM	KAWNEER
CLEAR GLASS	GL1	CLEAR	PPG
TINTED GLASS	GL2	GREYLITE II	PPG
MASONRY	CS-1	-	HEADWATERS



**3 REAR ELEVATION - FACING SOUTH**  
3/32" = 1'-0"

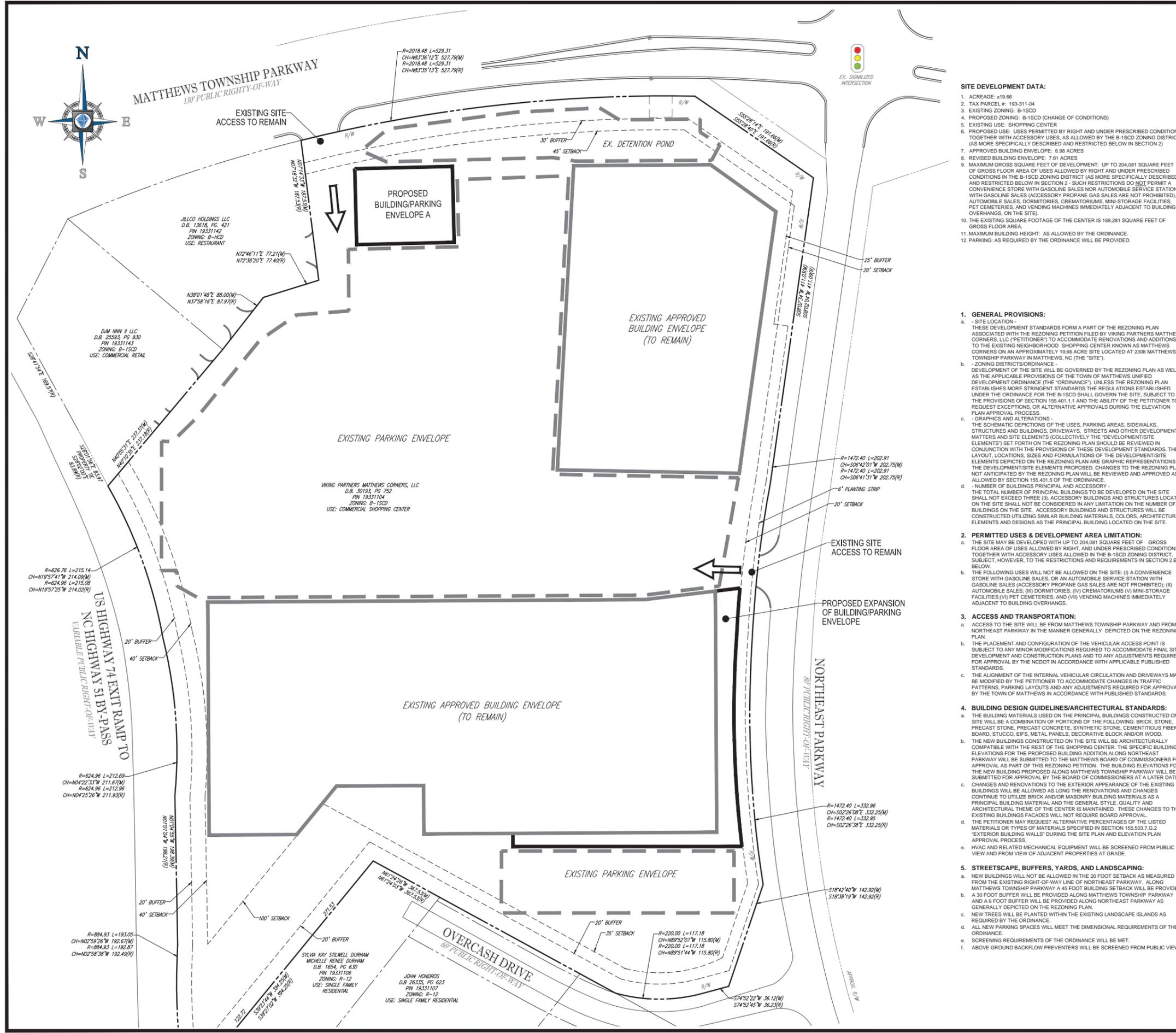


**4 SIDE ELEVATION - FACING WEST**  
3/32" = 1'-0"









**LOCATION MAP**  
COPYRIGHT 2003  
DELRORNE STREET ATLAS 2004 PLUS USA  
SCALE: 1"=2000'

- SITE DEVELOPMENT DATA:**
1. ACREAGE: ±19.66
  2. TAX PARCEL #: 193-311-04
  3. EXISTING ZONING: B-1SCD
  4. PROPOSED ZONING: B-1SCD (CHANGE OF CONDITIONS)
  5. EXISTING USE: SHOPPING CENTER
  6. PROPOSED USE: USES PERMITTED BY RIGHT AND UNDER PRESCRIBED CONDITIONS TOGETHER WITH ACCESSORY USES, AS ALLOWED BY THE B-1SCD ZONING DISTRICT (AS MORE SPECIFICALLY DESCRIBED AND RESTRICTED BELOW IN SECTION 2)
  7. APPROVED BUILDING ENVELOPE: 6.88 ACRES
  8. REVISED BUILDING ENVELOPE: 7.61 ACRES
  9. MAXIMUM GROSS SQUARE FEET OF DEVELOPMENT: UP TO 204,081 SQUARE FEET OF GROSS FLOOR AREA OF USES ALLOWED BY RIGHT AND UNDER PRESCRIBED CONDITIONS IN THE B-1SCD ZONING DISTRICT (AS MORE SPECIFICALLY DESCRIBED AND RESTRICTED BELOW IN SECTION 2 - SUCH RESTRICTIONS DO NOT PERMIT A CONVENIENCE STORE WITH GASOLINE SALES NOR AUTOMOBILE SERVICE STATIONS WITH GASOLINE SALES (ACCESSORY PROPANE GAS SALES ARE NOT PROHIBITED), AUTOMOBILE SALES, DORMITORIES, CREMATORIUMS, MINI-STORAGE FACILITIES, PET CEMETERIES, AND VENDING MACHINES IMMEDIATELY ADJACENT TO BUILDING OVERHANGS, ON THE SITE).
  10. THE EXISTING SQUARE FOOTAGE OF THE CENTER IS 168,281 SQUARE FEET OF GROSS FLOOR AREA.
  11. MAXIMUM BUILDING HEIGHT: AS ALLOWED BY THE ORDINANCE.
  12. PARKING: AS REQUIRED BY THE ORDINANCE WILL BE PROVIDED.

- 1. GENERAL PROVISIONS:**
- a. - SITE LOCATION - THESE DEVELOPMENT STANDARDS FORM A PART OF THE REZONING PLAN ASSOCIATED WITH THE PETITION FILED BY VIKING PARTNERS MATTHEWS CORNERS, LLC ("PETITIONER") TO ACCOMMODATE RENOVATIONS AND ADDITIONS TO THE EXISTING NEIGHBORHOOD SHOPPING CENTER KNOWN AS MATTHEWS CORNERS ON AN APPROXIMATELY 19.66 ACRE SITE LOCATED AT 2308 MATTHEWS TOWNSHIP PARKWAY IN MATTHEWS, NC (THE "SITE").
  - b. - ZONING DISTRICTS/ORDINANCE - DEVELOPMENT OF THE SITE WILL BE GOVERNED BY THE REZONING PLAN AS WELL AS THE APPLICABLE PROVISIONS OF THE TOWN OF MATTHEWS UNIFIED DEVELOPMENT ORDINANCE (THE "ORDINANCE"), UNLESS THE REZONING PLAN ESTABLISHES MORE STRINGENT STANDARDS THE REGULATIONS ESTABLISHED UNDER THE ORDINANCE FOR THE B-1SCD SHALL GOVERN THE SITE. SUBJECT TO THE PROVISIONS OF SECTION 155.401.1.1 AND THE ABILITY OF THE PETITIONER TO REQUEST EXCEPTIONS, OR ALTERNATIVE APPROVALS DURING THE ELEVATION PLAN APPROVAL PROCESS.
  - c. - GRAPHICS AND ALTERATIONS - THE SCHEMATIC DEPICTIONS OF THE USES, PARKING AREAS, SIDEWALKS, STRUCTURES AND BUILDINGS, DRIVEWAYS, STREETS AND OTHER DEVELOPMENT MATTERS AND SITE ELEMENTS (COLLECTIVELY THE "DEVELOPMENT/SITE ELEMENTS") SET FORTH ON THE REZONING PLAN SHOULD BE REVIEWED IN CONJUNCTION WITH THE PROVISIONS OF THESE DEVELOPMENT STANDARDS. THE LAYOUT, LOCATIONS, SIZES AND FORMULATIONS OF THE DEVELOPMENT/SITE ELEMENTS DEPICTED ON THE REZONING PLAN ARE GRAPHIC REPRESENTATIONS OF THE DEVELOPMENT/SITE ELEMENTS PROPOSED. CHANGES TO THE REZONING PLAN NOT ANTICIPATED BY THE REZONING PLAN WILL BE REVIEWED AND APPROVED AS ALLOWED BY SECTION 155.401.5 OF THE ORDINANCE.
  - d. - NUMBER OF BUILDINGS PRINCIPAL AND ACCESSORY - THE TOTAL NUMBER OF PRINCIPAL BUILDINGS TO BE DEVELOPED ON THE SITE SHALL NOT EXCEED THREE (3). ACCESSORY BUILDINGS AND STRUCTURES LOCATED ON THE SITE SHALL NOT BE CONSIDERED IN ANY LIMITATION ON THE NUMBER OF BUILDINGS ON THE SITE. ACCESSORY BUILDINGS AND STRUCTURES WILL BE CONSTRUCTED UTILIZING SIMILAR BUILDING MATERIALS, COLORS, ARCHITECTURAL ELEMENTS AND DESIGNS AS THE PRINCIPAL BUILDING LOCATED ON THE SITE.

- 2. PERMITTED USES & DEVELOPMENT AREA LIMITATION:**
- a. THE SITE MAY BE DEVELOPED WITH UP TO 204,081 SQUARE FEET OF GROSS FLOOR AREA OF USES ALLOWED BY RIGHT, AND UNDER PRESCRIBED CONDITIONS TOGETHER WITH ACCESSORY USES ALLOWED IN THE B-1SCD ZONING DISTRICT, SUBJECT, HOWEVER, TO THE RESTRICTIONS AND REQUIREMENTS IN SECTION 2.B BELOW.
  - b. THE FOLLOWING USES WILL NOT BE ALLOWED ON THE SITE: (i) A CONVENIENCE STORE WITH GASOLINE SALES, OR AN AUTOMOBILE SERVICE STATION WITH GASOLINE SALES (ACCESSORY PROPANE GAS SALES ARE NOT PROHIBITED); (ii) AUTOMOBILE SALES; (iii) DORMITORIES; (iv) CREMATORIUMS (v) MINI-STORAGE FACILITIES; (vi) PET CEMETERIES; AND (vii) VENDING MACHINES IMMEDIATELY ADJACENT TO BUILDING OVERHANGS.
- 3. ACCESS AND TRANSPORTATION:**
- a. ACCESS TO THE SITE WILL BE FROM MATTHEWS TOWNSHIP PARKWAY AND FROM NORTHEAST PARKWAY IN THE MANNER GENERALLY DEPICTED ON THE REZONING PLAN.
  - b. THE PLACEMENT AND CONFIGURATION OF THE VEHICULAR ACCESS POINT IS SUBJECT TO ANY MINOR MODIFICATIONS REQUIRED TO ACCOMMODATE FINAL SITE DEVELOPMENT AND CONSTRUCTION PLANS AND TO ANY ADJUSTMENTS REQUIRED FOR APPROVAL BY THE NCDOT IN ACCORDANCE WITH APPLICABLE PUBLISHED STANDARDS.
  - c. THE ALIGNMENT OF THE INTERNAL VEHICULAR CIRCULATION AND DRIVEWAYS MAY BE MODIFIED BY THE PETITIONER TO ACCOMMODATE CHANGES IN TRAFFIC PATTERNS, PARKING LAYOUTS AND ANY ADJUSTMENTS REQUIRED FOR APPROVAL BY THE TOWN OF MATTHEWS IN ACCORDANCE WITH PUBLISHED STANDARDS.

- 4. BUILDING DESIGN GUIDELINES/ARCHITECTURAL STANDARDS:**
- a. THE BUILDING MATERIALS USED ON THE PRINCIPAL BUILDINGS CONSTRUCTED ON SITE WILL BE A COMBINATION OF PORTIONS OF THE FOLLOWING: BRICK, STONE, PRECAST CONCRETE, SYNTHETIC STONE, CEMENTITIOUS FIBER BOARD, STUCCO, EPS, METAL PANELS, DECORATIVE BLOCK AND/OR WOOD.
  - b. THE NEW BUILDINGS CONSTRUCTED ON THE SITE WILL BE ARCHITECTURALLY COMPATIBLE WITH THE REST OF THE SHOPPING CENTER. THE SPECIFIC BUILDING ELEVATIONS FOR THE PROPOSED BUILDING ADDITION ALONG NORTHEAST PARKWAY WILL BE SUBMITTED TO THE MATTHEWS BOARD OF COMMISSIONERS FOR APPROVAL AS PART OF THIS REZONING PETITION. THE BUILDING ELEVATIONS FOR THE NEW BUILDING PROPOSED ALONG MATTHEWS TOWNSHIP PARKWAY WILL BE SUBMITTED FOR APPROVAL BY THE BOARD OF COMMISSIONERS AT A LATER DATE.
  - c. CHANGES AND RENOVATIONS TO THE EXTERIOR APPEARANCE OF THE EXISTING BUILDINGS WILL BE ALLOWED AS LONG THE RENOVATIONS AND CHANGES CONTINUE TO UTILIZE BRICK AND/OR MASONRY BUILDING MATERIALS AS A PRINCIPAL BUILDING MATERIAL AND THE GENERAL STYLE, QUALITY AND ARCHITECTURAL THEME OF THE CENTER IS MAINTAINED. THESE CHANGES TO THE EXISTING BUILDINGS FACADES WILL NOT REQUIRE BOARD APPROVAL.
  - d. THE PETITIONER MAY REQUEST ALTERNATIVE PERCENTAGES OF THE LISTED MATERIALS OR TYPES OF MATERIALS SPECIFIED IN SECTION 155.603.1.G.2 "EXTERIOR BUILDING WALLS" DURING THE SITE PLAN AND ELEVATION PLAN APPROVAL PROCESS.
  - e. HVAC AND RELATED MECHANICAL EQUIPMENT WILL BE SCREENED FROM PUBLIC VIEW AND FROM VIEW OF ADJACENT PROPERTIES AT GRADE.

- 5. STREETScape, BUFFERS, YARDS, AND LANDSCAPING:**
- a. NEW BUILDINGS WILL NOT BE ALLOWED IN THE 20 FOOT SETBACK AS MEASURED FROM THE EXISTING RIGHT-OF-WAY LINE OF NORTHEAST PARKWAY. ALONG MATTHEWS TOWNSHIP PARKWAY A 45 FOOT BUILDING SETBACK WILL BE PROVIDED.
  - b. A 30 FOOT BUFFER WILL BE PROVIDED ALONG MATTHEWS TOWNSHIP PARKWAY AND A 6 FOOT BUFFER WILL BE PROVIDED ALONG NORTHEAST PARKWAY AS GENERALLY DEPICTED ON THE REZONING PLAN.
  - c. NEW TREES WILL BE PLANTED WITHIN THE EXISTING LANDSCAPE ISLANDS AS REQUIRED BY THE ORDINANCE.
  - d. ALL NEW PARKING SPACES WILL MEET THE DIMENSIONAL REQUIREMENTS OF THE ORDINANCE.
  - e. SCREENING REQUIREMENTS OF THE ORDINANCE WILL BE MET.
  - f. ABOVE GROUND BACKFLOW PREVENTERS WILL BE SCREENED FROM PUBLIC VIEW.

- 6. ENVIRONMENTAL FEATURES:**
- a. THE LOCATION, SIZE AND TYPE OF STORM WATER MANAGEMENT SYSTEMS DEPICTED ON THE REZONING PLAN ARE SUBJECT TO REVIEW AND APPROVAL AS PART OF THE FULL DEVELOPMENT PLAN SUBMITTAL AND ARE NOT IMPLICITLY APPROVED WITH THIS REZONING. ADJUSTMENTS MAY BE NECESSARY IN ORDER TO ACCOMMODATE ACTUAL STORM WATER TREATMENT REQUIREMENTS AND NATURAL SITE DISCHARGE POINTS.
  - b. THE SITE WILL COMPLY WITH THE MATTHEWS POST CONSTRUCTION ORDINANCE. THE PETITIONER WILL SUBMIT TO THE STORM WATER ADMINISTRATOR A CONCEPTUAL STORM WATER PLAN FOR APPROVAL BEFORE THE TOWN BOARD APPROVAL OF THE PETITION OCCURS.
- 7. SIGNS:**
- a. NEW SIGNS WILL BE ALLOWED PER THE ORDINANCE AND WILL BE INSTALLED AFTER THE COMPLETION OF THE REZONING PETITION. EXISTING NON-CONFORMING SIGNS MAY REMAIN.
  - b. A MASTER SIGNAGE PACKAGE FOR THE SITE WILL BE SUBMITTED FOR REVIEW AND APPROVAL.
- 8. LIGHTING:**
- a. ANY NEW LIGHTING, DETACHED OR ATTACHED CONSTRUCTED ON THE SITE WILL COMPLY WITH THE ORDINANCE.
- 9. AMENDMENTS TO THE REZONING PLAN:**
- a. FUTURE AMENDMENTS TO THE REZONING PLAN (WHICH INCLUDES THESE DEVELOPMENT STANDARDS) MAY BE APPLIED FOR BY THE THEN OWNER OR OWNERS OF THE APPLICABLE DEVELOPMENT AREA PORTION OF THE SITE AFFECTED BY SUCH AMENDMENT IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 6 OF THE ORDINANCE.
- 10. BINDING EFFECT OF THE REZONING APPLICATION:**
- a. IF THIS REZONING PETITION IS APPROVED, ALL CONDITIONS APPLICABLE TO THE DEVELOPMENT OF THE SITE IMPOSED UNDER THE REZONING PLAN 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 HEIRS, DEVISEES, PERSONAL REPRESENTATIVES, SUCCESSORS IN INTEREST OR ASSIGNS.

**BOHLER ENGINEERING**

SITE CIVILIAN CONSULTING ENGINEERING ARCHITECTURE  
LAND SURVEYING DESIGN PERMITTING SERVICES TRANSPORTATION SERVICES  
SUSTAINABLE DESIGN URBAN PLANNING

LEHIGH VALLEY, PA  
CENTRAL VIRGINIA  
SOUTHEAST VIRGINIA  
BALTIMORE, MD  
WASHINGTON, DC

UPSTATE NEW YORK  
NEW ENGLAND  
NEW JERSEY  
THE PHOENIX, AZ  
THE WASHINGTON, DC

**REVISIONS**

REV	DATE	COMMENT	BY



**NOT APPROVED FOR CONSTRUCTION**

PROJECT No.: N0162088  
DRAWN BY: NRT  
CHECKED BY: BWR  
DATE: 12/27/16  
SCALE: 1"=60'  
CAD I.D.: RZ-1

PROJECT: **MATTHEWS CORNERS SHOPPING CENTER**

FOR: **VIKING PARTNERS**

LOCATION OF SITE  
2308 MATTHEWS TOWNSHIP PARKWAY  
MATTHEWS, NC 28105  
MECKLENBURG COUNTY

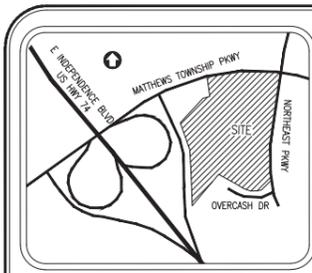
**BOHLER ENGINEERING**

1927 S. TRYON STREET, SUITE 310  
CHARLOTTE, NC 28203  
Phone: (980) 272-3400  
Fax: (980) 272-3401  
NC@BohlerEng.com



SHEET TITLE:  
**TECHNICAL DATA SHEET**

SHEET NUMBER:  
**RZ-1**



VICINITY MAP  
(NOT TO SCALE)



REF: NC GRID OAD 831 2012

MISCELLANEOUS NOTES

- MN1. THIS MAP REPRESENTS A SURVEY OF AN EXISTING PARCEL OF LAND.
MN2. ALL DISTANCES SHOWN ARE HORIZONTAL GROUND DISTANCES.
MN3. AT THE TIME OF THIS SURVEY, NO IDENTIFIABLE VISUAL EVIDENCE WAS OBSERVED OF...
MN4. AT THE TIME OF THIS SURVEY, THERE WAS NO EVIDENCE OF EARTH MOVING WORK AND/OR...
MN5. AT THE TIME OF THIS SURVEY, THE UNDERSIGNED SURVEYOR WAS NOT AWARE OF ANY...
MN6. AT THE TIME OF THIS SURVEY, THERE WAS NO VISUAL EVIDENCE OF SITE USE AS A SOLID...
MN7. ALL FIELD MEASUREMENTS MATCHED RECORD DIMENSIONS WITHIN THE PRECISION...
MN8. BASIS OF BEARING REFERENCED TO NAD 83 (2011).
MN9. THIS SURVEY IS INTENDED ONLY FOR THE NAMED PARTY OR PARTIES AS SHOWN HEREON. NO...
MN10. RECORD LEGAL OF SUBJECT PROPERTY DOES NOT FORM A MATHEMATICAL CLOSEURE.
MN11. ADDRESS OF SITE WAS FIELD OBSERVED/TAKEN FROM RECORD DOCUMENTS.
MN12. SITE CONTAINS 899 REGULAR PARKING SPACES 19 HANDICAPPED SPACES WITH A TOTAL OF...
MN13. SITE HAS DIRECT ACCESS TO PUBLIC RIGHT-OF-WAY OF MATTHEWS TOWNSHIP PARKWAY...
MN14. NO NCCS MONUMENT FOUND WITHIN 2000' OF SUBJECT PROPERTY.
MN15. IN REFERENCE TO ENCROACHMENTS IN SIGNIFICANT OBSERVATIONS, OVER MEANS THE...
MN16. PER TABLE A ITEM 21 JAMES MAUNEY & ASSOCIATES CARRIES PROFESSIONAL LIABILITY...
MN17. PER TABLE A ITEM 21 JAMES MAUNEY & ASSOCIATES CARRIES PROFESSIONAL LIABILITY...
MN18. PER TABLE A ITEM 21 JAMES MAUNEY & ASSOCIATES CARRIES PROFESSIONAL LIABILITY...
MN19. PER TABLE A ITEM 21 JAMES MAUNEY & ASSOCIATES CARRIES PROFESSIONAL LIABILITY...
MN20. PER TABLE A ITEM 21 JAMES MAUNEY & ASSOCIATES CARRIES PROFESSIONAL LIABILITY...

LEGEND OF SYMBOLS & ABBREVIATIONS

Table with columns for TEXT and LINE. Lists symbols for backflow preventor, curb & gutter, catch basin, clean out, deed book, existing iron rod, existing metal monument, fire hydrant, gas meter, gate post, gas valve, gas valve, guy wire, heating/cooling unit, lamp post, light pole, measured, north Carolina geodetic survey, new iron rod, new man, power box, power meter, point of beginning, point of commencement, power pole, recorded, right-of-way, reinforced concrete pipe, storm drain manhole, sandary sewer manhole, square feet, telephone box, telephone manhole, traffic signal pole, water meter, water valve.

ZONING INFORMATION

THE SUBJECT PROPERTY IS ZONED: B-1(SD) SHOPPING CENTER DISTRICT WITHIN THE HIGHWAY OVERLAY DISTRICT.
FRONT STREET SETBACK: #7
SIDE SETBACK: 25 FEET PLUS 1 FOOT FOR EACH 2 FEET OF BUILDING HEIGHT OVER 40 FEET...
HEIGHT RESTRICTIONS: 40 FEET, 50 FEET IF ADJACENT TO A RESIDENTIAL DISTRICT SIDE AND...
BLK RESTRICTIONS: MINIMUM LOT AREA: 3 ACRES.
PARKING REQUIREMENTS: RESTAURANT: 1 PARKING SPACE PER 3 SEATS (AS SEATS = 3 = 15...
RETAIL-PERSONAL SERVICE: 1 PARKING SPACE PER 200 SQUARE FEET OF GROUND FLOOR...
TOTAL PARKING SPACES REQUIRED: 914 TOTAL PARKING SPACES.
NOTE: MN12. FOR REGULAR, HANDICAPPED AND TOTAL SPACES FOR SITE.

ITEMS CORRESPONDING TO SCHEDULE B-II

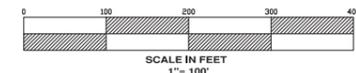
- 1. FIRST AMERICAN TITLE INSURANCE COMPANY
TITLE COMMITMENT FILE ORDER NO: MET2015-01041 EFFECTIVE DATE: MAY 29, 2015
NOTES CORRESPONDING TO SCHEDULE B-II EXCEPTIONS
4. Easement (1) in favor of Duke Power Company as recorded in Book 1673, Page 168 and Book 2425, Page 139...
5. Easement in favor of Southern Public Utilities Company as recorded in Book 777, Page 589 and Book 834...
6. Temporary slope and construction easements and permanent drainage easements to the Department of...
7. Easement Agreement and Consent of Lender by Matthews Corners Associates, LLC recorded in Book 8506...
8. Lease to Honey Wilton & Sons, Inc., evidenced by Memorandum of Lease recorded in Book 8374...
9. Lease to Marshalls of Matthews, N.C., Inc., evidenced by Short Term Lease recorded in Book 8477...
10. Memorandum of Lease between Matthews Corners Associates, L.P., Landford, and Papa John's USA, Inc.,...
11. Memorandum of Lease between Matthews Corners Associates, L.P., Landford, and Papa John's USA, Inc.,...

REVISIONS

- 06-08-2015 TO GIVE THE FROM R/W TO PAVEMENT AND TRAVELED WIDTH AS REQUESTED BY CLIENT
06-25-2015 TO ADD NAMES TO CERT.
07-01-2015 PER ZONING REPORT
07-08-2015 TO SHOW SEWER LINE

SIGNIFICANT OBSERVATIONS

THE ITEMS LISTED BELOW ARE POTENTIAL PROPERTY LINE ENCROACHMENTS BASED ON VISUAL OBSERVATION THAT SHOULD BE LEGALLY REVIEWED. SEE MN15 IN NOTES SECTION.
A CHAIN LINK FENCE ENCROACHES WESTERLY LINE 4.5'



UTILITY NOTES

- UN1. THE LOCATION OF UTILITIES HEREON ARE FROM OBSERVED EVIDENCE OF ABOVE GROUND APPURTENANCES ONLY. THE SURVEYOR WAS NOT PROVIDED WITH UNDERGROUND PLANS OR SURFACE GROUND MARKINGS TO DETERMINE THE LOCATION OF ANY SUBTERRANEAN LINES.
UN2. FROM OBSERVED ABOVE GROUND APPURTENANCES ONLY AS SHOWN HEREON POWER, GAS, PHONE AND WATER SERVICES IS AVAILABLE FOR THE SUBJECT PROPERTY WITHIN THE PUBLIC ROAD RIGHT-OF-WAY OF MATTHEWS TOWNSHIP PARKWAY AND NORTHEAST PARKWAY.
UN3. STATE LAW CALL BEFORE YOU DIG. LOCATE REQUEST: 811 OR (800) 652-4949
WEB: NCH1.ORG

PROPERTY IS LOCATED IN THE CITY OF MATTHEWS MECKLENBURG, COUNTY, NORTH CAROLINA TAX PARCEL: 19331104 TOTAL AREA: 856,411 SQ.FT. OR 19.660 ACRES

I CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DESCRIPTION RECORDED IN BOOK 1945, PAGE 95); THAT THE BOUNDARIES NOT SURVEYED ARE INDICATED AS DRAWN FROM INFORMATION AS SHOWN ON THE FACE OF THE SURVEY; THAT THE RATIO OF PRECISION OR POSITIONAL ACCURACY IS 1:10,000; AND THAT THIS MAP MEETS THE REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA (1 NCAC 56.1000).
THIS 2ND DAY OF JUNE 2015.
FIELD WORK COMPLETED MAY 22, 2015.
JAMES H. MAUNEY, JR., P.L.S. (NO. L-3885)

RECORD DESCRIPTION

Lying and being situated in Mecklenburg County, North Carolina, and more particularly described as follows:
Beginning at an existing #5 rebar w/NCDDOT disc located in the eastern margin of the right-of-way of US 74 Exit Ramp to N.C. Hwy. 51 By-Pass. Said rebar being located the following two (2) courses and distances from an existing #5 rebar w/NCDDOT disc at the intersection of the right-of-way of Matthews Township Parkway and US Hwy. 51 By-Pass having N 01°18'38.20" E 77.40' feet to an existing #5 rebar; and (2) S 28°02'00" E 83.89' feet to said beginning point. And running thence from the point and plane of beginning as so established with the southeasterly margin of Out Parcel 1 as the same is described on map thereof recorded in Map Book 27, Page 395 of the Mecklenburg County Public Registry N 40°10'35" E 237.18' feet to an existing #7 rebar. Said rebar being located in the margin of the boundary line between Out Parcel 1 and Out Parcel 2 as the same is described on map thereof recorded in Map Book 27, Page 395 of the Mecklenburg County Public Registry; thence, with the southeasterly margin of Out Parcel 2 the following two (2) courses and distances: (1) S 37°58'16" E 87.97' feet to an existing #5 rebar; and (2) N 73°38'20" E 77.40' feet to an existing #5 rebar. Said rebar being the southern corner of said Out Parcel 2 as described on said map; thence with the easterly margin of said Out Parcel 2 N 07°18'32" W 187.53' feet to an existing #5 rebar located in the southerly margin of the right-of-way of N.C. Hwy. 51 By-Pass (130 foot Right-of-Way TYP), thence with the southerly margin of an existing right-of-way of N.C. Hwy. 51 By-Pass in an easterly direction with the arc of a circular curve to the right, having a radius of 2018.68' feet, a length of 529.31' feet and a chord bearing of N 83°35'12" E 537.79' feet to an existing #5 rebar located at the intersection of the right-of-way of Matthews Township Parkway and Northeast Parkway (80 Right-of-Way TYP); thence with the westerly margin of the Right-of-Way of Northeast Parkway in a southerly direction, the following seven (7) courses and distances: (1) S 55°28'40" E 191.66' feet to an existing #5 rebar; (2) S 08°02'54" W 411.09' feet to an existing #5 rebar w/NCDDOT disc; (3) with a spiral curve having a chord bearing and distance of S 06°41'31" W 202.75' feet having a radius of 1472.40' feet and a length of 202.78' feet to an existing #5 rebar; (4) in a southeasterly direction with the arc of a circular curve to the left, having a radius of 1472.40' feet, length of 332.95' feet, and a chord bearing and distance of S 02°35'38" E 332.25' feet to an existing #5 rebar; (5) S 18°38'19" W 142.92' feet to an existing #5 rebar; (6) S 74°52'45" W 36.23' feet to an existing #5 rebar; and (7) in a northwesterly direction with the arc of a circular curve to the right, having a radius of 220.00' feet, length of 117.18' feet, and a chord bearing and distance of N 89°51'44" W 115.80' feet to an existing #5 rebar w/NCDDOT disc; thence along the northerly margin of property owned, now or formerly by Thomas M and Martha M. Helms, as described in a Deed recorded in Deed Book 1780, Page 351 of the Mecklenburg County Public Registry, John Helms and Eugenia Helms as described in Deed recorded in Deed Book 5307, Page 81 of the Mecklenburg County Public Registry, and Frank K. and Betty L. Stillwell as described in Deed recorded in Deed Book 1854, Page 630 of the Mecklenburg County Public Registry N 61°24'03" W 367.53' feet to an existing #5 rebar. Said rebar being the northern corner of the aforesaid Stillwell property, thence with the westerly margin of the aforesaid Stillwell property S 92°24'02" W 392.25' feet to a point in the easterly margin of the right-of-way of US HWY 74 Exit Ramp as described in Deed recorded in Deed Book 6154, Page 79 of the Mecklenburg County Public Registry (Ref. Project 8 167101 Plans), thence with the easterly margin of the right-of-way of US HWY 74 Exit Ramp in a southerly direction the following five (5) courses and distances: (1) in a northwesterly direction with the arc of a circular curve to the right, having a radius of 884.93' feet, length of 0.59' feet, and a chord bearing and distance of N 07°02'05" W 0.59' feet to an existing #5 rebar; (2) with spiral curve having a chord bearing and distance of N 02°58'38" W 192.49' feet (having a radius of 884.93' feet and a length of 192.58' feet) to an existing #5 rebar; (3) N 01°01'04" W 98.21' feet to an existing #5 rebar; (4) with a spiral curve, having a chord bearing and distance of N 04°25'26" W 211.93' feet (having a radius of 424.96' feet and a length of 212.22' feet) to an existing #5 rebar; and (5) in a northwesterly direction with the arc of a circular curve to the left, having a radius of 642.96' feet, a length of 215.02' feet, and a chord bearing and distance of N 19°57'25" W 214.02' feet to an existing #5 rebar w/NCDDOT disc, the point and place of beginning. Containing 19.66 acres more or less, as shown on an ALTA/ACSM Survey by Sam Malone and Assoc. dated 9-9-2005.

The property described herein (the "Property") is the same as the property described in First American Title Company Commitment No. MET2015-01041 with an effective date of May 29, 2015 and all easements, covenants and restrictions referenced in said title commitment or apparent from a physical inspection of the Property or otherwise known to me have been plotted hereon or otherwise noted as to their effect on the Property.

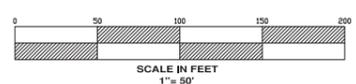
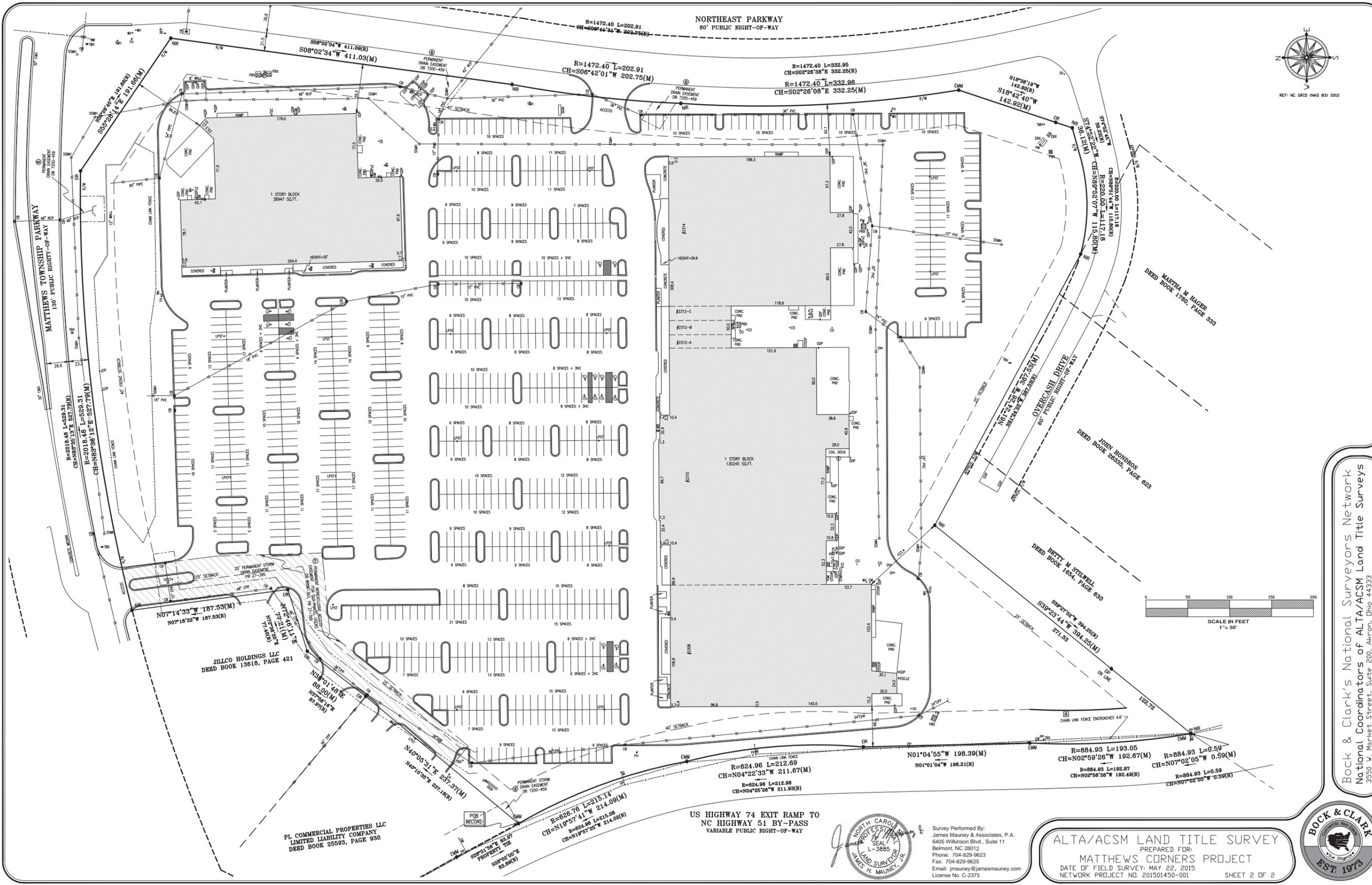
ALTA/ACSM LAND TITLE SURVEY

Matthews Corners Project
B&C Project No. 201501450, 001
2332 Matthews Township Parkway, Matthews, NC
Based upon Title Commitment MET2015-01043 of First American Title Insurance Company bearing an effective date of May 29, 2015.
Surveyor's Certification
To: Viking Partners Matthews Corners, LLC; Huntington National Bank; Metro Title Company; Republic Title of Texas, Inc; First American Title Insurance Company; and Bock & Clark Corporation.
This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2011 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 6b, 7a, 7b1, 7c, 8, 9, 11a, 13, 14, 16, 17, 18 and 21 of Table A thereof. The field work was completed on May 22, 2015.

James H. Mauney, Jr.
James H. Mauney, Jr.
Registration No. L-3885
In the State of North Carolina
Date of Survey: June 2, 2015
Date of Last Revision: July 8, 2015
Network Project No. 201501450-001
Survey Performed By: James Mauney & Associates, P.A.
6405 Wilkinson Blvd., Suite 111
Belmont, NC 28012
Phone: 704-829-9623
Fax: 704-829-9625
Email: jmauney@jamesmauney.com
License No. C-2373
Page 1 of 2



Bock & Clark's National Surveyors Network
National Coordinators of ALTA/ACSM Land Title Surveys
3550 W. Market Street, Suite 200, Akron, Ohio 44333
Phone: (800) SURVEYS (787-8397), Fax: (330) 666-3608
www.bockandclark.com



Bock & Clark's National Surveyors Network  
National Coordinators of ALTA/ACSM Land Title Surveys  
3550 W. Market Street, Suite 200, Akron, Ohio 44333  
Phone: (800) SURVEYS (787-8397), Fax: (330) 666-3608 www.bockandclark.com



**ALTA/ACSM LAND TITLE SURVEY**  
PREPARED FOR:  
**MATTHEWS CORNERS PROJECT**  
DATE OF FIELD SURVEY: MAY 22, 2015  
NETWORK PROJECT NO. 201501450-001 SHEET 2 OF 2

Surveyed By:  
James Mauney & Associates, P.A.  
6405 Wilkinson Blvd., Suite 11  
Belmont, NC 28012  
Phone: 704-829-9623  
Fax: 704-829-9625  
Email: jmauney@jamesmauney.com  
License No. C-2373



US HIGHWAY 74 EXIT RAMP TO  
NC HIGHWAY 51 BY-PASS  
VARIABLE PUBLIC RIGHT-OF-WAY

PL COMMERCIAL PROPERTIES LLC  
LIMITED LIABILITY COMPANY  
DEED BOOK 25593, PAGE 930

HILCO HOLDINGS LLC  
DEED BOOK 13618, PAGE 421

R=884.93 L=193.05  
CH=N02°59'26"W 192.67(M) R=884.93 L=0.59  
CH=N07°02'05"W 0.59(M)  
R=884.93 L=192.87  
CH=N02°58'38"W 192.46(M) R=884.93 L=0.59  
CH=N07°02'05"W 0.59(M)

R=624.96 L=212.69  
CH=N04°22'33"W 211.67(M)  
R=624.96 L=212.98  
CH=N04°23'28"W 211.93(M)

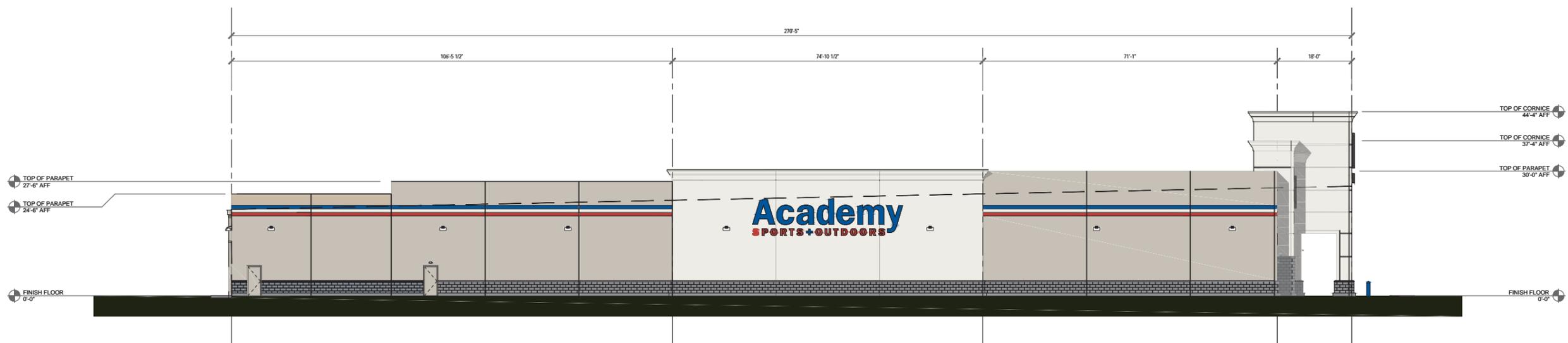
R=626.76 L=215.14  
CH=N10°57'41"W 214.09(M)  
R=624.96 L=212.98  
CH=N10°57'55"W 214.02(M)

SUPPLY TO BE BY  
PROPERTY TO  
S02°02'00"E  
83.89(M)

MATERIAL LEGEND			
MATERIAL	MARK	COLOR	MANUFACTURER
TILT UP WALL	PT-1	ACADEMY BLUE - CUSTOM MIX	SHERWIN WILLIAMS
TILT UP WALL	PT-2	ACADEMY RED - CUSTOM MIX	SHERWIN WILLIAMS
TILT UP WALL / EIFS	PT-3	PURE WHITE - SW 7005	SHERWIN WILLIAMS
TILT UP WALL	PT-4	COLONNADE GRAY-SW7641	SHERWIN WILLIAMS
TILT UP WALL	PT-5	SW CM ACADEMY DARK GRAY	SHERWIN WILLIAMS
STOREFRONT SYSTEM	AL1	CLEAR ANODIZED ALUMINUM	KAWNEER
CLEAR GLASS	GL1	CLEAR	PPG
TINTED GLASS	GL2	GREYLITE II	PPG

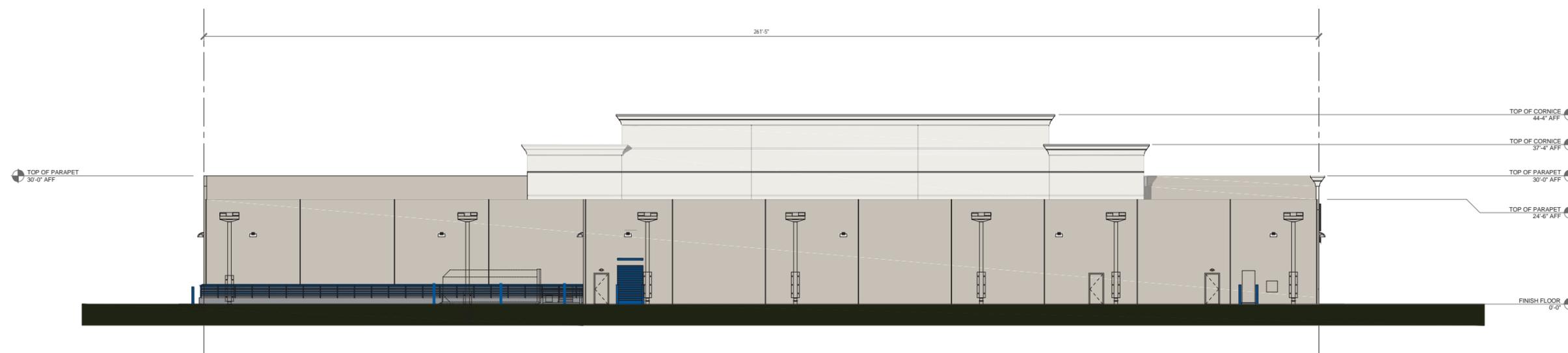


1 FRONT ELEVATION - FACING NORTH  
3/32" = 1'-0"

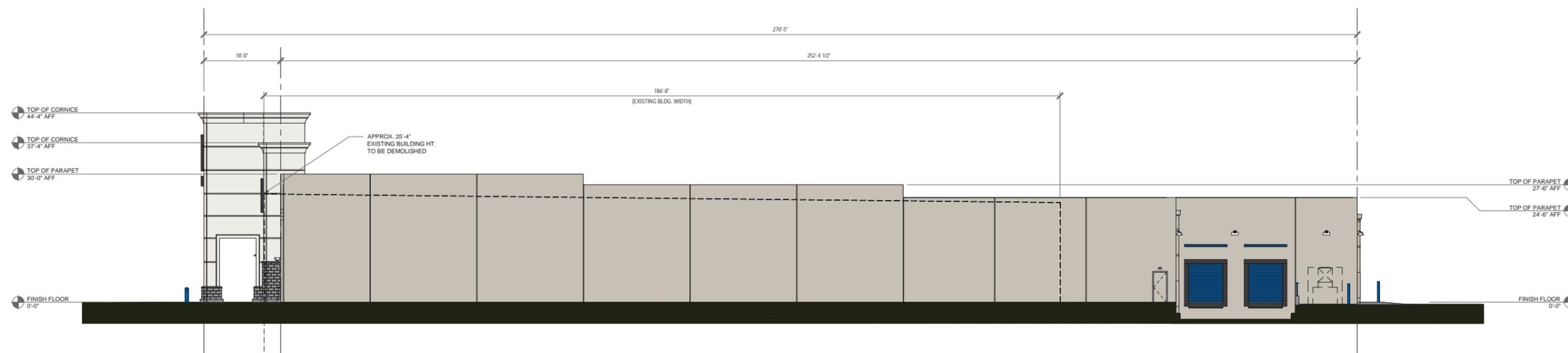


2 SIDE ELEVATION - FACING EAST  
3/32" = 1'-0"

MATERIAL LEGEND			
MATERIAL	MARK	COLOR	MANUFACTURER
TILT UP WALL	PT-1	ACADEMY BLUE - CUSTOM MIX	SHERWIN WILLIAMS
TILT UP WALL	PT-2	ACADEMY RED - CUSTOM MIX	SHERWIN WILLIAMS
TILT UP WALL / EIFS	PT-3	PURE WHITE - SW 7005	SHERWIN WILLIAMS
TILT UP WALL	PT-4	COLONNADE GRAY-SW7641	SHERWIN WILLIAMS
TILT UP WALL	PT-5	SW CM ACADEMY DARK GRAY	SHERWIN WILLIAMS
STOREFRONT SYSTEM	AL1	CLEAR ANODIZED ALUMINUM	KAWNEER
CLEAR GLASS	GL1	CLEAR	PPG
TINTED GLASS	GL2	GREYLITE II	PPG



**3 REAR ELEVATION - FACING SOUTH**  
3/32" = 1'-0"



**4 SIDE ELEVATION - FACING WEST**  
3/32" = 1'-0"