1. This plan is based on survey information provided by James Maune & 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 the 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 herein 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.
1. GENERAL PROVISIONS:
   a. THE BUILDING MATERIALS USED ON THE PRINCIPAL BUILDINGS CONSTRUCTED ON
      ASSOCIATED WITH THE REZONING PETITION FILED BY VIKING PARTNERS MATTHEWS
      PRECAST STONE, PRECAST CONCRETE, SYNTHETIC STONE, CEMENTITIOUS FIBER
      CORNERS, LLC ("PETITIONER") TO ACCOMMODATE RENOVATIONS AND ADDITIONS
      TO THE EXISTING NEIGHBORHOOD SHOPPING CENTER KNOWN AS MATTHEWS
      TOWNSHIP PARKWAY.
   b. BUILDING DESIGN GUIDELINES/ARCHITECTURAL STANDARDS:
      - ZONING DISTRICTS/ORDINANCE -
      APPROVAL AS PART OF THIS REZONING PETITION. THE BUILDING ELEVATIONS FOR
      THE NEW BUILDING PROPOSED ALONG MATTHEWS TOWNSHIP PARKWAY WILL BE
      CONTINUE TO UTILIZE BRICK AND/OR MASONRY BUILDING MATERIALS AS A
      REQUEST EXCEPTIONS, OR ALTERNATIVE APPROVALS DURING THE ELEVATION
      VIEW AND FROM VIEW OF ADJACENT PROPERTIES AT GRADE.
   c. CHANGES AND RENOVATIONS TO THE EXTERIOR APPEARANCE OF THE EXISTING
      BUILDINGS ON THE SITE. ACCESSORY BUILDINGS AND STRUCTURES WILL BE
      CONSTRUCTED UTILIZING SIMILAR BUILDING MATERIALS, COLORS, ARCHITECTURAL
      REQUIRED BY THE ORDINANCE.
   d. 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
      VIEW AND FROM VIEW OF ADJACENT PROPERTIES AT GRADE.
   e. THE PETITIONER WILL PROVIDE LOW EVERGREEN SHRUBS TO SCREEN THE
      DEVELOPMENT/SITE ELEMENTS PROPOSED. CHANGES TO THE REZONING PLAN
      CALL BEFORE YOU DIG
      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
      ADJACENT TO BUILDING OVERHANGS.
      b. A 30 FOOT BUFFER WILL BE PROVIDED ALONG MATTHEWS TOWNSHIP PARKWAY
      TOGETHER WITH ACCESS WITHIN THE SITE AND THEIR RESPECTIVE HEIRS, DEVISEES,
      PERSONAL REPRESENTATIVES, DESIGNATING THE SPECIFIC VEHICULAR ACCESS POINTS
      IS AN APPROVED NETWORK THAT LINKS THE EXISTING AND PROPOSED BUILDINGS ON
      PROPOSED ACADEMY SPORTS BUILDING TO THE BUILDING LOCATED AT THE CORNER OF
      TOWNSHIP PARKWAY AND NORTHEAST PARKWAY. IF AGREED TO BY THE TOWN OF
      MATTHEWS THE PETITIONER WILL PROVIDE A FEE IN LIEU OF THESE IMPROVEMENTS
      THE ISSUANCE OF A BUILDING PERMIT TO EXPAND THE SHOPPING CENTER.
   e. THE LOCATION, SIZE AND TYPE OF STORM WATER MANAGEMENT SYSTEMS
      TO 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.
   f. THE PETITIONER WILL PROVIDE A FIVE (5) FOOT SIDEWALK ALONG A PORTION OF
      MATTHEWS TOWNSHIP PARKWAY AS GENERALLY DEPICTED ON THE REZONING
      PLAN. IF AGREED TO BY THE TOWN OF MATTHEWS THE PETITIONER WILL PROVIDE
      PRECEDENCE TO THE EXISTING ENVELOPE. THE PETITIONER WILL PROVIDE LOW
      EVERGREEN SHRUBS TO SCREEN THE PROPOSED BUILDING ENVELOPE. THE EXISTING
      ENVELOPE WILL REMAIN.

2. PROMPTING LOTS AT A DISTANCE OF TWO HUNDRED FIFTY FEET OF THE PROPERTY
   FROM THE PROPERTY LINE AND THE SITE.

3. ACCESS, TRANSPORTATION AND PEDESTRIAN CIRCULATION:
   a. ACCESS TO THE SITE WILL BE FROM MATTHEWS TOWNSHIP PARKWAY AND FROM
      A PORTION OVERCASH DRIVE AS GENERALLY DEPICTED ON THE REZONING
      PLAN. IF AGREED TO BY THE TOWN OF MATTHEWS THE PETITIONER WILL PROVIDE
      A FEE IN LIEU OF THESE IMPROVEMENTS (THE FEE IN LIEU OF
      PERMIT APPLICATION FOR DEVELOPMENT). THE ISSUE OF A BUILDING PERMIT TO
      EXPAND THE SHOPPING CENTER.
   b. A MASTER SIGNAGE PACKAGE, IF CREATED, MAYBE SUBMITTED FOR REVIEW AND
      APPROVAL BY THE TOWN OF MATTHEWS. THE SIGNAGE PACKAGE SHOULD INCLUDE
      A FIVE (5) FOOT SIDEWALK ALONG A PORTION OF THE PROPERTY LINE AND AS
      GENERALLY DEPICTED ON THE REZONING PLAN.

4. PROPOSED ZONING: B-1SCD (CHANGE OF CONDITIONS)
   EXISTING USE: SHOPPING CENTER

5. EXISTING USE: SHOPPING CENTER

8. REVISED BUILDING ENVELOPE: 8.25 ACRES

OF GROSS FLOOR AREA OF USES ALLOWED BY RIGHT AND UNDER PRESCRIBED
1. This plan is based on survey information provided by James Mauney & 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 the 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 herein 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

PARKING DATA

JURISDICTIONAL

EXISTING NORTHEAST PKWY CROSS SECTION

A
1. GENERAL PROVISIONS:

   a. SITE LOCATION -
   
   b. 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 CORNERS, LLC ("PETITIONER") TO ACCOMMODATE RENOVATIONS AND ADDITIONS TO THE EXISTING NEIGHBORHOOD SHOPPING CENTER KNOWN AS MATTHEWS TOWNSHIP PARKWAY AS GENERALLY DEPICTED ON THE REZONING PLAN. THESE BUFFERS WILL MEET THE REQUIREMENTS OF SECTION 155.504.2 OF THE MATTHEWS DEVELOPMENT ORDINANCE (THE "ORDINANCE"). UNLESS THE REZONING PLAN DEVELOPMENT OF THE SITE WILL BE GOVERNED BY THE REZONING PLAN AS WELL UNDER THE ORDINANCE FOR THE B-1SCD SHALL GOVERN THE SITE, SUBJECT TO ALSO PROVIDE LOW SCREENING TO SCREEN THE DRIVE ISLE TO THE LOADING AREA ADJACENT TO THE NEW BUILDING ALONG NORTHEAST PARKWAY.

   c. - GRAPHICS AND ALTERATIONS -
   
   d. - NUMBER OF BUILDINGS PRINCIPAL AND ACCESSORY -
   
   e. THE LOCATION, SIZE AND TYPE OF STORM WATER MANAGEMENT SYSTEMS CONJUNCTION WITH THE PROVISIONS OF THESE DEVELOPMENT STANDARDS. THE CONCEPTUAL STORM WATER PLAN FOR APPROVAL BEFORE THE TOWN BOARD WHERE THE PETITIONER WILL PROVIDE A FIVE (5) FOOT SIDEWALK ALONG A PORTION OF NORTHEAST PARKWAY AS GENERALLY DEPICTED ON THE REZONING PLAN.

   f. THE PETITIONER WILL PROVIDE A FIVE (5) FOOT SIDEWALK ALONG A PORTION OF NORTHEAST PARKWAY AS GENERALLY DEPICTED ON THE REZONING PLAN.

2. TAX PARCEL #: 193-311-04

3. ACCESS, TRANSPORTATION AND PEDESTRIAN CIRCULATION:

4. BUILDING DESIGN GUIDELINES/ARCHITECTURAL STANDARDS:

5. EXISTING USE: SHOPPING CENTER

6. LIGHTING:

7. SIGNS:

8. LEVIES:

9. BOUNDARY LINES:

10. EASEMENTS:

11. MAXIMUM BUILDING HEIGHT: AS ALLOWED BY THE ORDINANCE.

12. EGRESS:

13. WINDING EFFECT OF THE REZONING APPLICATION:
CONCEPT PLAN GENERAL NOTES

1. This plan is based on survey information provided by James Mauney & 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 the 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

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SUSTAINABLE DESIGN
LANDSCAPE ARCHITECTURE
SITE CIVIL AND CONSULTING ENGINEERING
LAND SURVEYING
PROGRAM MANAGEMENT
PERMITTING SERVICES
TRANSPORTATION SERVICES
NEW ENGLAND
UPSTATE NEW YORK
NEW YORK METRO
LEHIGH VALLEY, PA
SOUTHEASTERN, PA
PHILADELPHIA, PA
SOUTHERN MARYLAND
BALTIMORE, MD
TAMPA, FL
CENTRAL VIRGINIA
CHARLOTTE, NC
RALEIGH, NC
NORTHERN VIRGINIA
NEW JERSEY
REHOBOTH BEACH, DE
WASHINGTON, DC
NC, PLLC
1927 S. TRYON STREET, SUITE 310
CHARLOTTE, NC 28203
Phone: (980) 272-3400
Fax: (980) 272-3401
NC@BohlerEng.com
NC, PLLC NCBELS P-1132
MATTHEWS TOWNSHIP PARKWAY, NORTH CAROLINA
RENDERED ELEVATIONS
03/03/2017
1. ACREAGE: ±19.66

5. EXISTING USE: SHOPPING CENTER
6. PROPOSED USE: USES PERMITTED BY RIGHT AND UNDER PRESCRIBED CONDITIONS

10. THE EXISTING SQUARE FOOTAGE OF THE CENTER IS 168,281 SQUARE FEET OF GROSS FLOOR AREA.

12. PARKING: AS REQUIRED BY THE ORDINANCE WILL BE PROVIDED.

5. STREETSCAPE, BUFFERS, YARDS, AND LANDSCAPING:
- A 30 FOOT BUFFER WILL BE PROVIDED ALONG MATTHEWS TOWNSHIP PARKWAY
- A 45 FOOT BUILDING SETBACK WILL BE PROVIDED ALONG MATTHEWS TOWNSHIP PARKWAY
- NEW TREES WILL BE PLANTED WITHIN THE EXISTING LANDSCAPE ISLANDS AS ADJACENT TO BUILDING OVERHANGS.
- ALL NEW PARKING SPACES WILL MEET THE DIMENSIONAL REQUIREMENTS OF THE ORDINANCE
- ABOVE GROUND BACKFLOW PREVENTERS WILL BE SCREENED FROM PUBLIC VIEW.

2. PERMITTED USES & DEVELOPMENT AREA LIMITATION:
- 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 IN THE B-1SCD ZONING DISTRICT (AS MORE SPECIFICALLY DESCRIBED AND RESTRICTED BELOW IN SECTION 2 - SUCH RESTRICTIONS DO NOT PERMIT A WITH GASOLINE SALES (ACCESSORY PROPANE GAS SALES ARE NOT PROHIBITED),
- THE SPECIFIC BUILDING MATERIALS TO BE CONTINUED 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 NEW BUILDING PROPOSED ALONG MATTHEWS TOWNSHIP PARKWAY WILL BE CONTINUED 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.
- THE SPECIFIC BUILDING MATERIALS TO BE CONTINUED 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.

6. ENVIRONMENTAL FEATURES:
- SEE ENVIRONMENTAL STANDARDS FOR THE RESTRICTIONS WITH RESPECT TO THE USE OF MATERIALS TO BE EMPLOYED IN THE CONSTRUCTION.
- THE SITE WILL BE A COMBINATION OF PORTIONS OF THE FOLLOWING: BRICK, STONE, CONCRETE, WOOD, METAL, AND GARDEN VINES.
- THE SITE WILL BE COVERED WITH BILLIARDS AND OTHER HARD MATERIALS.
- THE SITE WILL BE COVERED WITH 50% HARD MATERIALS AND 50% SOFT MATERIALS.
- THE SITE WILL BE COVERS WITH 60% HARD MATERIALS AND 40% SOFT MATERIALS.
- THE SITE WILL BE COVERS WITH 70% HARD MATERIALS AND 30% SOFT MATERIALS.
- THE SITE WILL BE COVERS WITH 80% HARD MATERIALS AND 20% SOFT MATERIALS.
- THE SITE WILL BE COVERS WITH 90% HARD MATERIALS AND 10% SOFT MATERIALS.
- THE SITE WILL BE COVERS WITH 95% HARD MATERIALS AND 5% SOFT MATERIALS.

7. SIGNS:
- EXISTING NON-CONFORMING SIGNS ARE DEPICTED ON THE REZONING PLAN ARE GRAPHIC REPRESENTATIONS OF THE SCHEMATIC DEPICTIONS OF THE USES, PARKING AREAS, SIDEWALKS, STRUCTURES AND BUILDINGS, DRIVEWAYS, STREETS AND OTHER DEVELOPMENT ELEMENTS DEPICTED ON THE REZONING PLAN.
- THE PROVISIONS OF SECTION 155.401.1.1 AND THE ABILITY OF THE PETITIONER TO THE COMPLETION OF THE REZONING PETITION.
- THE PROVISIONS OF SECTION 155.401.1.1 AND THE ABILITY OF THE PETITIONER TO THE COMPLETION OF THE REZONING PETITION.
- THE PROVISIONS OF SECTION 155.401.1.1 AND THE ABILITY OF THE PETITIONER TO THE COMPLETION OF THE REZONING PETITION.
Lying and being situated in Mecklenburg County, North Carolina, and more particularly described as follows:

The subject property is zoned: B-1SCD (Shopping Center District within the Highway Overlay District) Front/Street Setback: 40' Side Setback: 20' Cemeteries, Gravesites or Burial Grounds, nor were any recorded documents following two (2) courses and distances from an existing #5 rebar with NCDOT disc located in the easterly margin of the right-of-way of US 74 Exit Ramp to N.C. Hwy. 51 By-Pass. Said rebar being located in the margin of the boundary line as the same is described on map thereof recorded in Map Book 27, Page 395 of the aforesaid public registry; thence, with the southerly margin of aforesaid right-of-way of US Hwy. 51 By-Pass having N.C grid coordinates 1,490,833.551 feet (NAD 83): (1) S 28-41-54 E 169.57 feet to an existing #5 rebar. Said rebar being located in the margin of the boundary line as described in Deed recorded in Book 5307, Page 81 of the aforesaid public registry, and Frank K. and Betty L. Hondros as described in Deed recorded in Book 29, 2015 and that all easements, temporary slope and construction easements and permanent drainage easements to the Department of Transportation recorded in Book 7200, Page 459, Mecklenburg County Registry. Affects property as shown.

No NCGS Monument found within 2000' of subject property. In reference to encroachments in significant observations, over means the intersection of the right-of-way of US HWY 74 Exit Ramp in a northerly direction the following five (5) courses and distances: (I) on a northwesterly direction with the arc length of 212.22 feet to an existing #5 rebar; and (5) in a northwesterly direction with the arc length of 212.22 feet, length of 212.22 feet (having a radius of 1472.40 feet, length of property owned, now or formerly as described in Deed recorded in Book 27, Page 187.53 feet to an existing #5 rebar, Said rebar being the northern corner of the aforesaid Out Parcel 2 as described in Deed recorded in Book 27, Page 395 of the aforesaid public registry, and Frank K. and Betty L. Hondros as described in Deed recorded in Book 29, 2015 and that all easements, temporary slope and construction easements and permanent drainage easements to the Department of Transportation recorded in Book 7200, Page 459, Mecklenburg County Registry. Affects property as shown.

The property "S" as described in Deed recorded in Book 27, Page 187.53 feet to an existing #5 rebar; and (5) in a northwesterly direction with the arc length of 212.22 feet (having a radius of 1472.40 feet, length of property owned, now or formerly as described in Deed recorded in Book 27, Page 395 of the aforesaid public registry, and Frank K. and Betty L. Hondros as described in Deed recorded in Book 29, 2015 and that all easements, temporary slope and construction easements and permanent drainage easements to the Department of Transportation recorded in Book 7200, Page 459, Mecklenburg County Registry. Affects property as shown.

The property "S" as described in Deed recorded in Book 27, Page 187.53 feet to an existing #5 rebar; and (5) in a northwesterly direction with the arc length of 212.22 feet (having a radius of 1472.40 feet, length of property owned, now or formerly as described in Deed recorded in Book 27, Page 395 of the aforesaid public registry, and Frank K. and Betty L. Hondros as described in Deed recorded in Book 29, 2015 and that all easements, temporary slope and construction easements and permanent drainage easements to the Department of Transportation recorded in Book 7200, Page 459, Mecklenburg County Registry. Affects property as shown.

Lot 2 of Out Parcel 2, describes the following five (5) courses and distances: (I) on a northwesterly direction with the arc length of 212.22 feet to an existing #5 rebar; and (5) in a northwesterly direction with the arc length of 212.22 feet (having a radius of 1472.40 feet, length of property owned, now or formerly as described in Deed recorded in Book 27, Page 395 of the aforesaid public registry, and Frank K. and Betty L. Hondros as described in Deed recorded in Book 29, 2015 and that all easements, temporary slope and construction easements and permanent drainage easements to the Department of Transportation recorded in Book 7200, Page 459, Mecklenburg County Registry. Affects property as shown.

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The property "S" as described in Deed recorded in Book 27, Page 187.53 feet to an existing #5 rebar; and (5) in a northwesterly direction with the arc length of 212.22 feet (having a radius of 1472.40 feet, length of property owned, now or formerly as described in Deed recorded in Book 27, Page 395 of the aforesaid public registry, and Frank K. and Betty L. Hondros as described in Deed recorded in Book 29, 2015 and that all easements, temporary slope and construction easements and permanent drainage easements to the Department of Transportation recorded in Book 7200, Page 459, Mecklenburg County Registry. Affects property as shown.

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