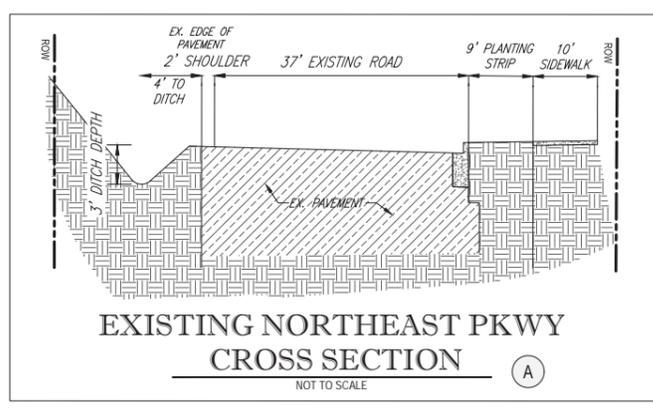


LOCATION MAP
COPYRIGHT 2003
DELORME STREET ATLAS 2004 PLUS USA
SCALE: 1"=2000'

CONCEPT PLAN GENERAL NOTES

1. THIS PLAN IS BASED ON SURVEY INFORMATION PROVIDED BY JAMES 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 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.
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	
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
LANDSCAPING DESIGN PERMITTING SERVICES TRANSPORTATION SERVICES
SUSTAINABLE DESIGN

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

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



PROJECT No.:	NOC162088
DRAWN BY:	NRT
CHECKED BY:	BWR
DATE:	12/27/16
SCALE:	1"=60'
CAD I.D.:	CB0

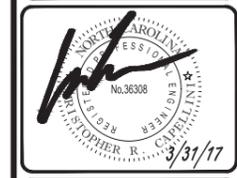
PROJECT: **MATTHEWS CORNERS SHOPPING CENTER**

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

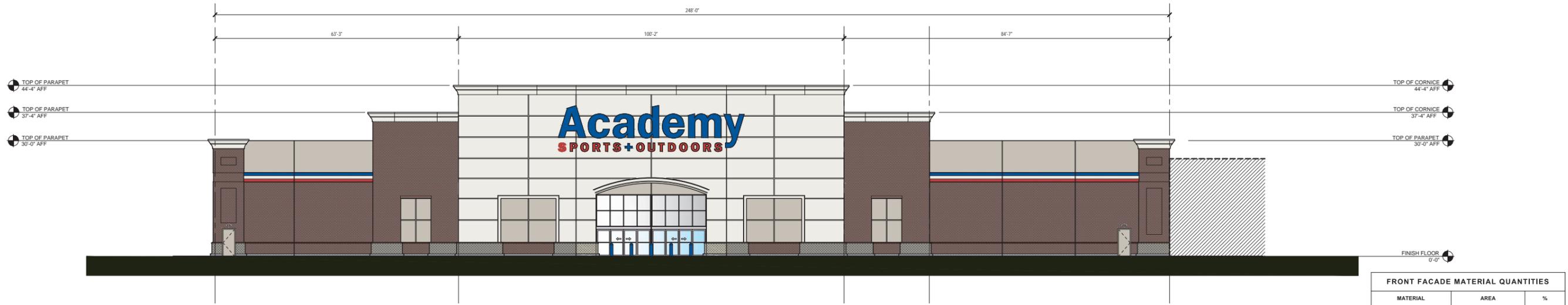


SHEET TITLE:
SCHEMATIC PLAN

SHEET NUMBER:
RZ-2

\\BOHLER\PROJECTS\2017\659\CONCEPT\DWG\SP\CONCEPT\DWG\SP-ALDING.DWG PRINTED BY: BRIGGSWELL 4/17/17 8:50 PM LAST SAVED BY: BRIGGSWELL

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%



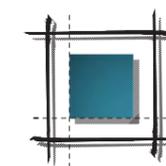
2 SIDE ELEVATION - FACING EAST
 3/32" = 1'-0"

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%



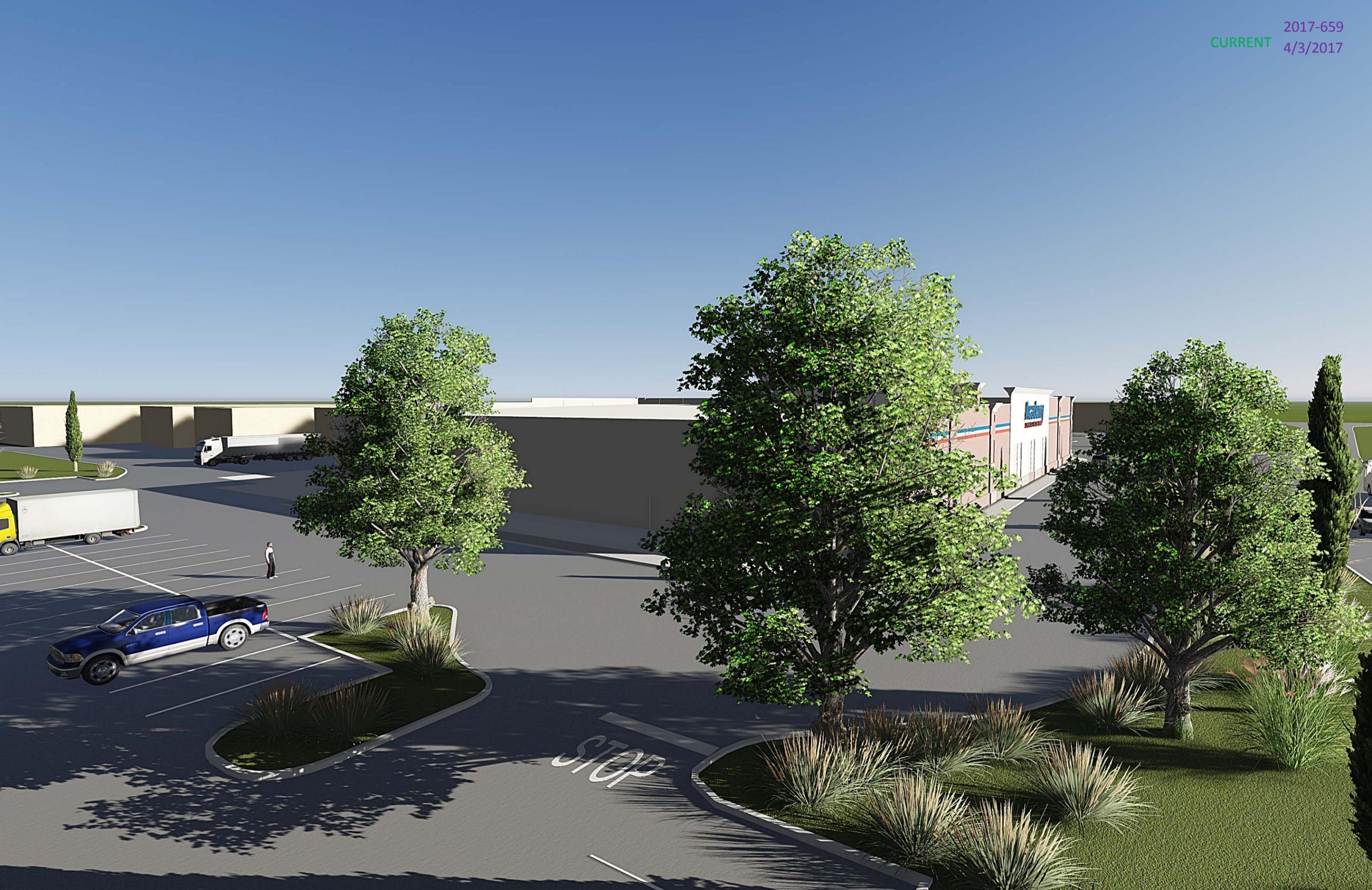
MATTHEWS TOWNSHIP PARKWAY, NORTH CAROLINA
 RENDERED ELEVATIONS
 03/30/2017



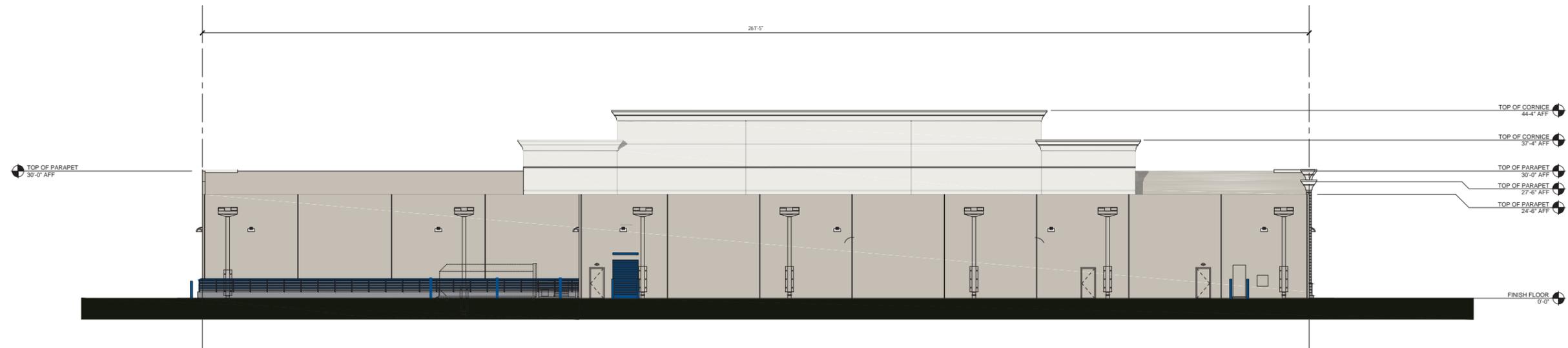
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 1177 W. Loop South, Suite 900 Houston, Texas 77027
 tel 713.787.0000 fax 713.850.8250
 Architecture ■ Planning ■ Engineering
 Interior Design ■ Landscape Architecture



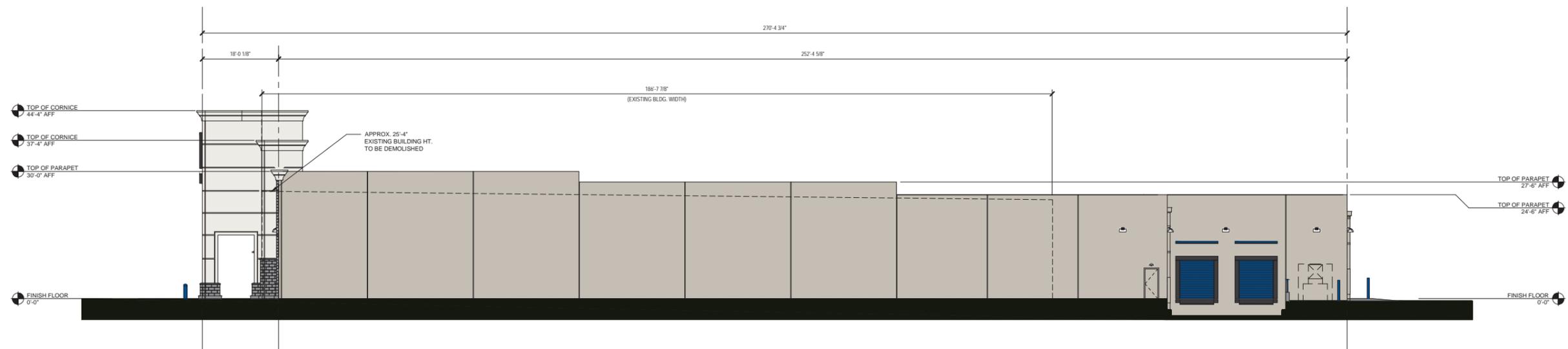




MATERIAL LEGEND			
MATERIAL	MARK	COLOR	MANUFACTURER
TILT UP WALL	PT-1	ACADEMY BLUE - CUSTOM MIX	SHERWIN WILLIAMS
TILT UP WALL	PT-2	ACADEMY RED - CUSTOM MIX	SHERWIN WILLIAMS
TILT UP WALL / EIFS	PT-3	PURE WHITE - SW 7005	SHERWIN WILLIAMS
TILT UP WALL	PT-4	COLONNADE GRAY-SW7641	SHERWIN WILLIAMS
TILT UP 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"

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
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TILT UP WALL	PT-4	COLONNADE GRAY-SW7641	SHERWIN WILLIAMS
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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.	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%

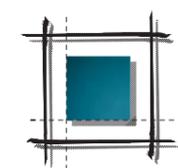


2 SIDE ELEVATION - FACING EAST
3/32" = 1'-0"

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	7,989.90 SQ.FT.	100%

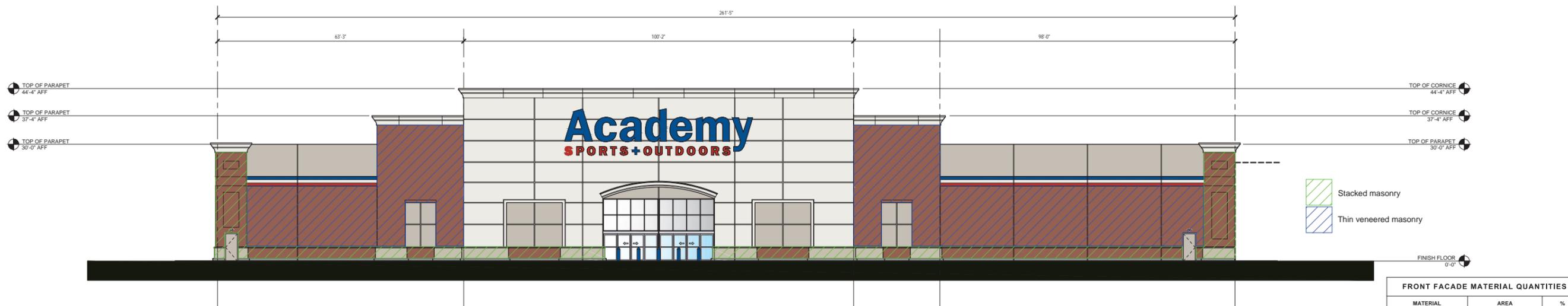


MATTHEWS TOWNSHIP PARKWAY, NORTH CAROLINA
RENDERED ELEVATIONS
03/16/2017



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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
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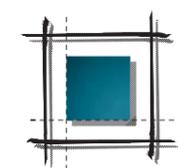


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DOORS AND WINDOWS	46.74 SQ.FT.	1%
TOTAL FACADE AREA	7,989.90 SQ.FT.	100%

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



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



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Academy
SPORTS+OUTDOORS

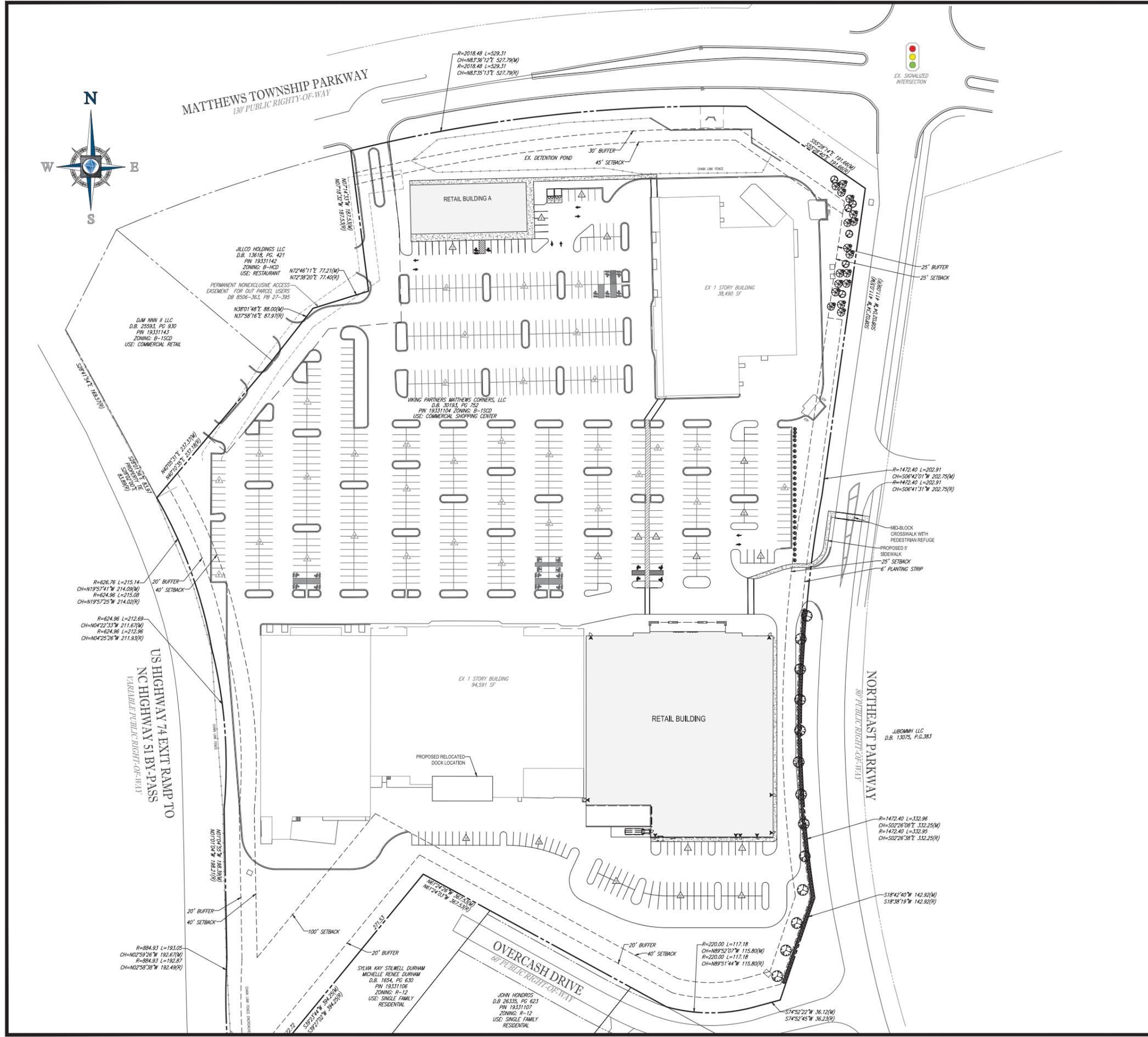
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STOP

YIELD







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

CONCEPT PLAN GENERAL NOTES

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PARKING DATA	
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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
 BALTIMORE, MD
 BETHESDA, MD
 CHARLOTTE, NC
 FARMINGTON, CT
 GREENSBORO, NC
 HUNTSVILLE, AL
 JARVIS, VA
 NEW JERSEY
 PHILADELPHIA, PA
 RICHMOND, VA
 SOUTH WEST, VA
 WASHINGTON, DC

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

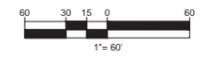
BOHLER ENGINEERING

INC. P.L.L.C. - NCBELS P-1152

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 CHARLOTTE, NC 28203
 Phone: (980) 272-3400
 Fax: (980) 272-3401
 NC@BohlerEng.com

SHEET TITLE:
SCHEMATIC PLAN

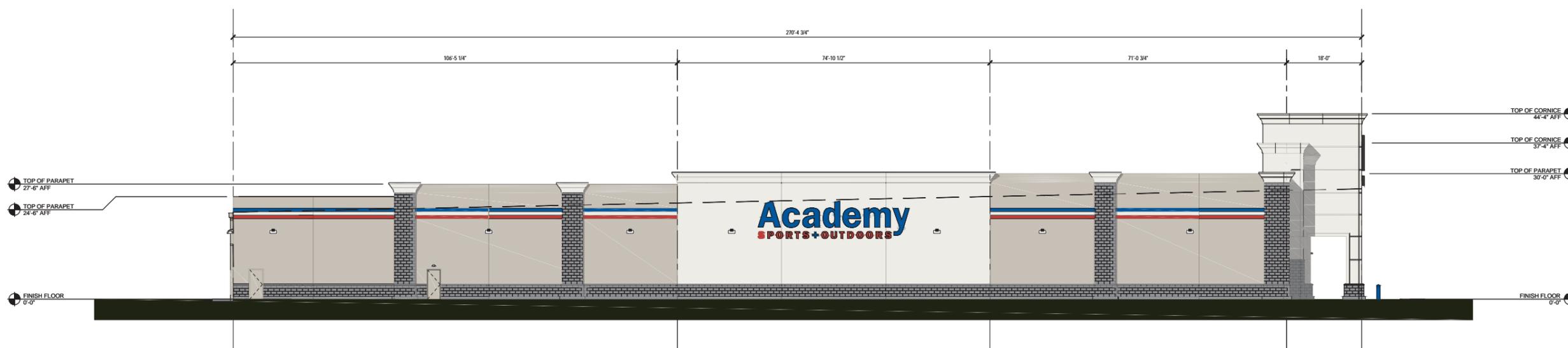
SHEET NUMBER:
RZ-2



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



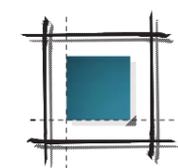
1 FRONT ELEVATION - FACING NORTH
3/32" = 1'-0"



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

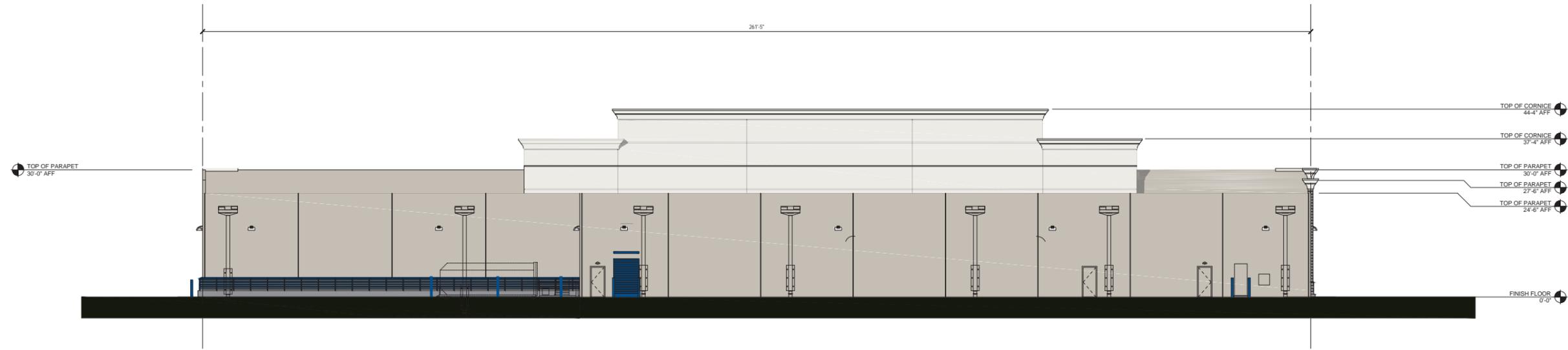


MATTHEWS TOWNSHIP PARKWAY, NORTH CAROLINA
RENDERED ELEVATIONS
03/03/2017

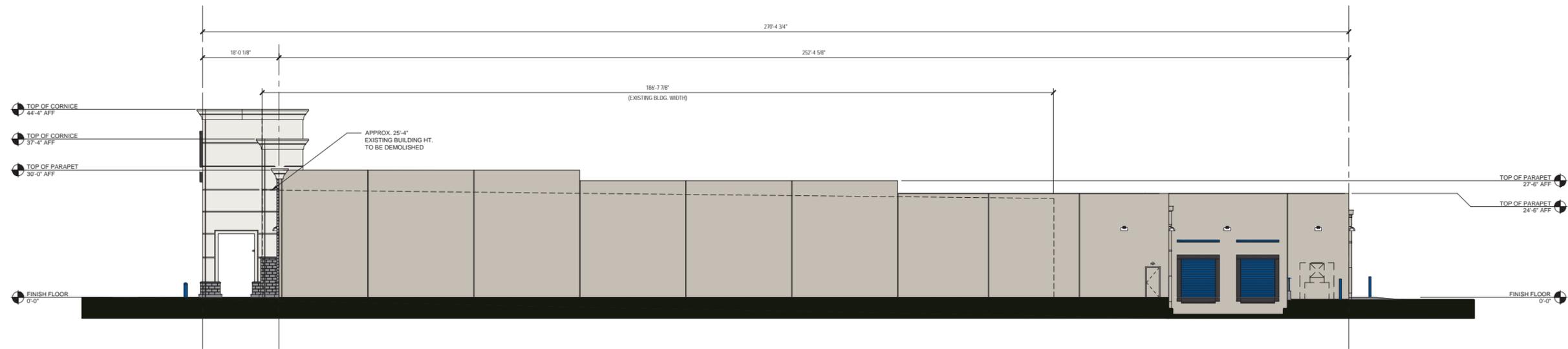


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MATERIAL LEGEND			
MATERIAL	MARK	COLOR	MANUFACTURER
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3 REAR ELEVATION - FACING SOUTH
3/32" = 1'-0"



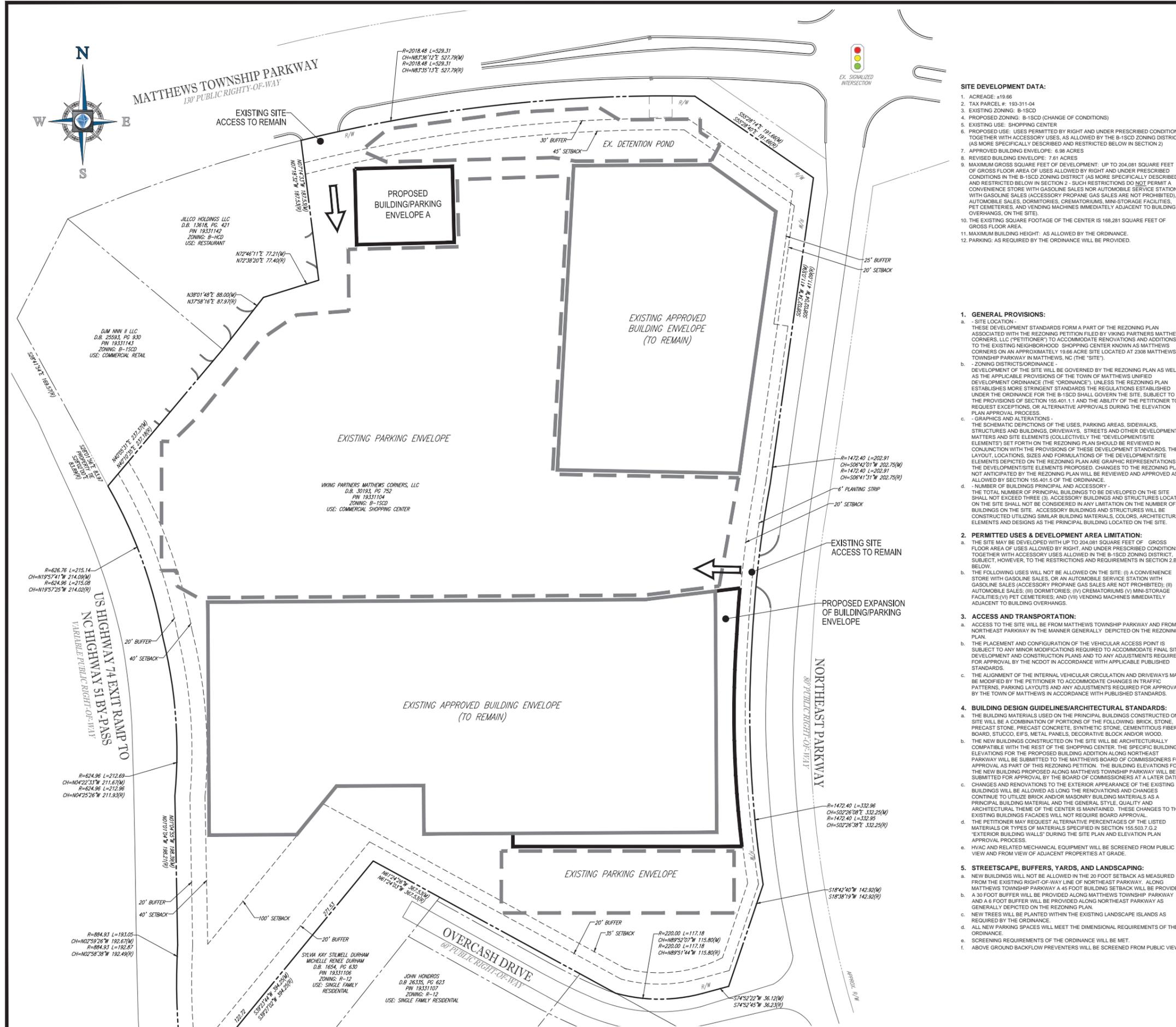
4 SIDE ELEVATION - FACING WEST
3/32" = 1'-0"

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









LOCATION MAP
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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 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 CIVIL/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
BALTIMORE, MD
WASHINGTON, DC

REVISIONS

REV	DATE	COMMENT	BY



NOT APPROVED FOR CONSTRUCTION

PROJECT No.: NC162088
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

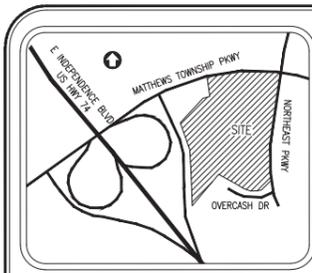
BOHLER ENGINEERING

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 CONSTRUCTION.
MN5. AT THE TIME OF THIS SURVEY, THE UNDERSIGNED SURVEYOR WAS NOT AWARE OF ANY CHANGES IN STREET RIGHT-OF-WAY LINES, COMPLETED OR PROPOSED.
MN6. AT THE TIME OF THIS SURVEY, THERE WAS NO VISUAL EVIDENCE OF SITE USE AS A SOLID WASTE DISPOSAL, STUMP, OR SANITARY LANDFILL.
MN7. ALL FIELD MEASUREMENTS MATCHED RECORD DIMENSIONS WITHIN THE PRECISION REQUIREMENTS OF ALTA/ACSM SPECIFICATIONS UNLESS OTHERWISE SHOWN.
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 WARRANTIES ARE HEREBY IMPLIED OR GRANTED TO ANY OTHER PARTY FOR ANY PURPOSE.
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 918 PARKING SPACES.
MN13. SITE HAS DIRECT ACCESS TO PUBLIC RIGHT-OF-WAY OF MATTHEWS TOWNSHIP PARKWAY AND NORTHEAST PARKWAY.
MN14. NO NCCS MONUMENT FOUND WITHIN 2000' OF SUBJECT PROPERTY.
MN15. IN REFERENCE TO ENCROACHMENTS IN SIGNIFICANT OBSERVATIONS, OVER MEANS THE SURVEYED PROPERTY APPEARS TO ENCRUCH ONTO ADJOINING PROPERTY. ENCROACHMENTS MEANS THE ADJOINING PROPERTY APPEARS TO ENCRUCH ONTO SURVEYED PROPERTY.
MN16. PER TABLE A ITEM 21 JAMES MAUNEY & ASSOCIATES CARRIES PROFESSIONAL LIABILITY INSURANCE AT A MINIMUM OF ONE MILLION.

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 wall, power box, power meter, point of beginning, point of commencement, power pole, recorded, right-of-way, reinforced concrete pipe, storm drain manhole, sanitary 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
REAR 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 REAR YARD MUST BE INCREASED 1 FEET FOR EACH FOOT OR FRACTION IN HEIGHT OVER THE GIVEN MAXIMUM OR 1 FEET FOR 2 FEET IN HEIGHT OVER THE MAXIMUM IF ADJACENT TO ALL NONRESIDENTIAL DISTRICT, WITH 14 FEET MINIMUM HEIGHT.
BLK RESTRICTIONS: MINIMUM LOT AREA: 3 ACRES.
PARKING REQUIREMENTS: RESTAURANT: 1 PARKING SPACE PER 3 SEATS (AS SEATS = 3 = 15 PARKING SPACES) PLUS 1 PARKING SPACE PER 2 EMPLOYEES ON THE LARGEST SHIFT (APPROXIMATELY 10 EMPLOYEES ON THE LARGEST SHIFT) = 5 PARKING SPACES.
RETAIL/PERSONAL SERVICE: 1 PARKING SPACE PER 200 SQUARE FEET OF GROUND FLOOR AREA (65,766 SQUARE FEET OF FLOOR AREA ON THE GROUND FLOOR = 200 SQUARE FEET = 828.83 PARKING SPACES), PLUS 1 PARKING SPACE PER 2 EMPLOYEES (APPROXIMATELY 130 EMPLOYEES) = 2 = 65 PARKING SPACES), PLUS 1 PARKING SPACE PER 300 SQUARE FEET OF FLOOR AREA ABOVE THE GROUND FLOOR.
TOTAL PARKING SPACES REQUIRED: 914 TOTAL PARKING SPACES.
SEE NOTE MN12. FOR REGULAR, HANDICAPPED AND TOTAL SPACES FOR SITE.
THE ZONING INFORMATION SHOWN ABOVE WAS PROVIDED BY YICKING PARTNERS, LLC, DATED JUNE 10, 2015 PURSUANT TO ITEM 08 OF TABLE A.

ITEMS CORRESPONDING TO SCHEDULE B-II

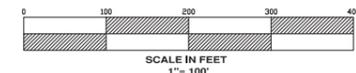
- 1. FIRST AMERICAN TITLE INSURANCE COMPANY TITLE COMMITMENT FILE ORDER NO: MET2015-01041 EFFECTIVE DATE: MAY 29, 2015 NOTES CORRESPONDING TO SCHEDULE B-II EXCEPTIONS
4. Easement (1) in favor of Duke Power Company as recorded in Book 1673, Page 168 and Book 2425, Page 139, Mecklenburg County County Registry. Affects property, blanket document.
5. Easement in favor of Southern Public Utilities Company as recorded in Book 777, Page 589 and Book 834, Page 148, Mecklenburg County County Registry. Affects property, blanket document.
6. 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.
7. Easement Agreement and Consent of Lender by Matthews Corners Associates, LLC recorded in Book 8506, Page 363, Mecklenburg County County Registry. Affects property as shown.
8. Lease to Honey Wilton & Sons, Inc., evidenced by Memorandum of Lease recorded in Book 8374, Page 797, amended by Amended Memorandum of Lease recorded in Book 8657, Page 134, Mecklenburg County Registry. Not a survey matter.
9. Lease to Marshalls of Matthews, N.C., Inc., evidenced by Short Term Lease recorded in Book 8477, Page 702, Mecklenburg County Registry. Not a survey matter.
10. Memorandum of Lease between Matthews Corners Associates, L.P., Landford, and Papa John's USA, Inc., Trusts, recorded in Book 10706, Page 839, Mecklenburg County Registry. Not a survey matter.

REVISIONS

- 06-08-2015 TO GIVE THE FROM R/W TO PAVEMENT AND TRAVELED WIDTH
06-11-2015 TO REMOVE REFERENCE TO SWIM BUFFER 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: NCEH1.ORG

FLOOD NOTE: by graphic plotting only, this property is in Zone(s) 'X' of the Flood Insurance Rate Map, Community Panel No. 370459000K which bears an effective date of FEBRUARY 19, 2004 and is not in a Special Flood Hazard Area. As shown on the FEMA website (http://mcfema.gov) by FIRette created on JUNE 2, 2015 we have learned this community does currently participate in the program. No field surveying was performed to determine this zone and an elevation certificate may be needed to verify this determination or apply for a variance from the Federal Emergency Management Agency.

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°14'33" W 187.53 feet and E 140°03'31" W 142.62 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 72°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°02'04" 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 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 3307, 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.

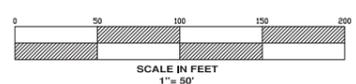
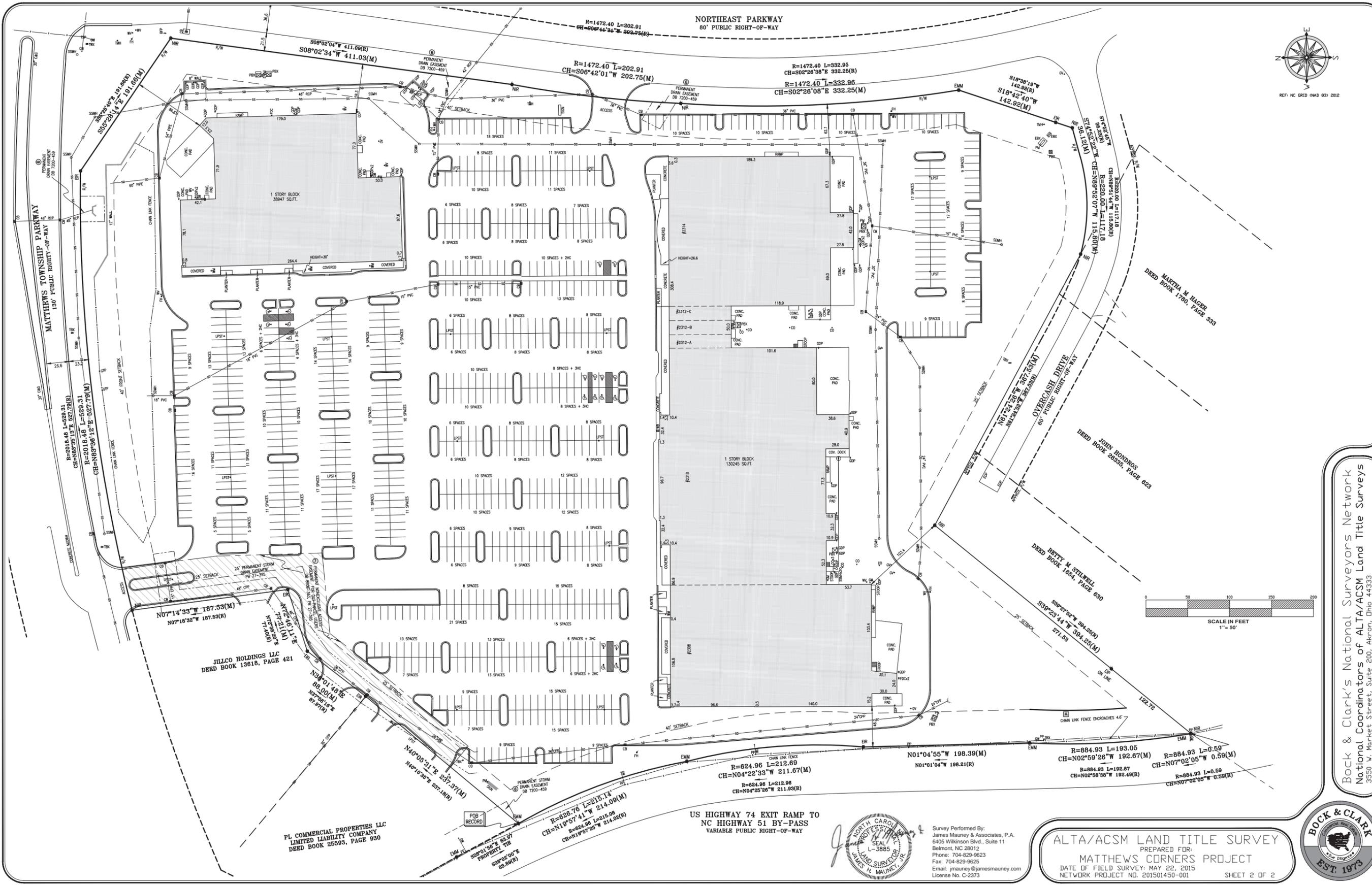
ALTA/ACSM LAND TITLE SURVEY

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 11
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



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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

HILCO HOLDINGS LLC
DEED BOOK 13618, PAGE 421

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

R=884.93 L=193.05
CH=N02°59'26"W 192.67(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=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=212.96
CH=N04°23'28"W 211.93(R)

R=626.76 L=215.14
CH=N10°57'41"W 214.09(M)
R=624.96 L=212.96
CH=N10°57'55"W 214.02(R)

N07°14'33"W 187.53(M)
N07°18'32"W 187.53(R)

DEED BOOK 1054, PAGE 630
DEED BOOK 26035, PAGE 623

DEED BOOK 1700, PAGE 303

MATTHEWS TOWNSHIP PARWAY
150' PUBLIC RIGHT-OF-WAY

NORTHEAST PARKWAY
80' PUBLIC RIGHT-OF-WAY

S18°38'19"W
142.92(R)
S18°42'40"W
142.92(M)

R=1472.40 L=332.95
CH=S02°26'38"E 332.25(R)
R=1472.40 L=332.96
CH=S02°26'08"E 332.25(M)

R=1472.40 L=202.91
CH=S08°42'01"W 202.75(M)

S08°02'34"W 411.09(R)
S08°02'34"W 411.03(M)

S05°20'14"E 191.60(M)

R=2018.48 L=509.81
CH=N65°55'13"E 527.73(R)
R=2018.48 L=509.81
CH=N65°56'12"E 527.73(M)

N07°14'33"W 187.53(M)
N07°18'32"W 187.53(R)

N3°01'49"W
88.00(M)
N07°04'16"W
87.67(R)

S00°1'36"E 80.97
PROPERTY LINE
S02°02'00"E
83.89(R)

N01°04'55"W 198.39(M)
N01°01'04"W 198.21(R)

R=884.93 L=193.05
CH=N02°59'26"W 192.67(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=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=212.96
CH=N04°23'28"W 211.93(R)

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

R=624.96 L=212.96
CH=N10°57'55"W 214.02(R)

N07°14'33"W 187.53(M)
N07°18'32"W 187.53(R)

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MATTHEWS TOWNSHIP PARWAY
150' PUBLIC RIGHT-OF-WAY

NORTHEAST PARKWAY
80' PUBLIC RIGHT-OF-WAY

S18°38'19"W
142.92(R)
S18°42'40"W
142.92(M)

R=1472.40 L=332.95
CH=S02°26'38"E 332.25(R)
R=1472.40 L=332.96
CH=S02°26'08"E 332.25(M)

R=1472.40 L=202.91
CH=S08°42'01"W 202.75(M)

S08°02'34"W 411.09(R)
S08°02'34"W 411.03(M)

S05°20'14"E 191.60(M)

R=2018.48 L=509.81
CH=N65°55'13"E 527.73(R)
R=2018.48 L=509.81
CH=N65°56'12"E 527.73(M)

N07°14'33"W 187.53(M)
N07°18'32"W 187.53(R)

N3°01'49"W
88.00(M)
N07°04'16"W
87.67(R)

S00°1'36"E 80.97
PROPERTY LINE
S02°02'00"E
83.89(R)

N01°04'55"W 198.39(M)
N01°01'04"W 198.21(R)

R=884.93 L=193.05
CH=N02°59'26"W 192.67(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=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=212.96
CH=N04°23'28"W 211.93(R)

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

R=624.96 L=212.96
CH=N10°57'55"W 214.02(R)

N07°14'33"W 187.53(M)
N07°18'32"W 187.53(R)

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DEED BOOK 1700, PAGE 303

MATTHEWS TOWNSHIP PARWAY
150' PUBLIC RIGHT-OF-WAY

NORTHEAST PARKWAY
80' PUBLIC RIGHT-OF-WAY

S18°38'19"W
142.92(R)
S18°42'40"W
142.92(M)

R=1472.40 L=332.95
CH=S02°26'38"E 332.25(R)
R=1472.40 L=332.96
CH=S02°26'08"E 332.25(M)

R=1472.40 L=202.91
CH=S08°42'01"W 202.75(M)

S08°02'34"W 411.09(R)
S08°02'34"W 411.03(M)

S05°20'14"E 191.60(M)

R=2018.48 L=509.81
CH=N65°55'13"E 527.73(R)
R=2018.48 L=509.81
CH=N65°56'12"E 527.73(M)

N07°14'33"W 187.53(M)
N07°18'32"W 187.53(R)

N3°01'49"W
88.00(M)
N07°04'16"W
87.67(R)

S00°1'36"E 80.97
PROPERTY LINE
S02°02'00"E
83.89(R)

N01°04'55"W 198.39(M)
N01°01'04"W 198.21(R)

R=884.93 L=193.05
CH=N02°59'26"W 192.67(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=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=212.96
CH=N04°23'28"W 211.93(R)

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

R=624.96 L=212.96
CH=N10°57'55"W 214.02(R)

N07°14'33"W 187.53(M)
N07°18'32"W 187.53(R)

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DEED BOOK 1700, PAGE 303

MATTHEWS TOWNSHIP PARWAY
150' PUBLIC RIGHT-OF-WAY

NORTHEAST PARKWAY
80' PUBLIC RIGHT-OF-WAY

S18°38'19"W
142.92(R)
S18°42'40"W
142.92(M)

R=1472.40 L=332.95
CH=S02°26'38"E 332.25(R)
R=1472.40 L=332.96
CH=S02°26'08"E 332.25(M)

R=1472.40 L=202.91
CH=S08°42'01"W 202.75(M)

S08°02'34"W 411.09(R)
S08°02'34"W 411.03(M)

S05°20'14"E 191.60(M)

R=2018.48 L=509.81
CH=N65°55'13"E 527.73(R)
R=2018.48 L=509.81
CH=N65°56'12"E 527.73(M)

N07°14'33"W 187.53(M)
N07°18'32"W 187.53(R)

N3°01'49"W
88.00(M)
N07°04'16"W
87.67(R)

S00°1'36"E 80.97
PROPERTY LINE
S02°02'00"E
83.89(R)

N01°04'55"W 198.39(M)
N01°01'04"W 198.21(R)

R=884.93 L=193.05
CH=N02°59'26"W 192.67(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=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=212.96
CH=N04°23'28"W 211.93(R)

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

R=624.96 L=212.96
CH=N10°57'55"W 214.02(R)

N07°14'33"W 187.53(M)
N07°18'32"W 187.53(R)

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MATTHEWS TOWNSHIP PARWAY
150' PUBLIC RIGHT-OF-WAY

NORTHEAST PARKWAY
80' PUBLIC RIGHT-OF-WAY

S18°38'19"W
142.92(R)
S18°42'40"W
142.92(M)

R=1472.40 L=332.95
CH=S02°26'38"E 332.25(R)
R=1472.40 L=332.96
CH=S02°26'08"E 332.25(M)

R=1472.40 L=202.91
CH=S08°42'01"W 202.75(M)

S08°02'34"W 411.09(R)
S08°02'34"W 411.03(M)

S05°20'14"E 191.60(M)

R=2018.48 L=509.81
CH=N65°55'13"E 527.73(R)
R=2018.48 L=509.81
CH=N65°56'12"E 527.73(M)

N07°14'33"W 187.53(M)
N07°18'32"W 187.53(R)

N3°01'49"W
88.00(M)
N07°04'16"W
87.67(R)

S00°1'36"E 80.97
PROPERTY LINE
S02°02'00"E
83.89(R)

N01°04'55"W 198.39(M)
N01°01'04"W 198.21(R)

R=884.93 L=193.05
CH=N02°59'26"W 192.67(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=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=212.96
CH=N04°23'28"W 211.93(R)

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

R=624.96 L=212.96
CH=N10°57'55"W 214.02(R)

N07°14'33"W 187.53(M)
N07°18'32"W 187.53(R)

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MATTHEWS TOWNSHIP PARWAY
150' PUBLIC RIGHT-OF-WAY

NORTHEAST PARKWAY
80' PUBLIC RIGHT-OF-WAY

S18°38'19"W
142.92(R)
S18°42'40"W
142.92(M)

R=1472.40 L=332.95
CH=S02°26'38"E 332.25(R)
R=1472.40 L=332.96
CH=S02°26'08"E 332.25(M)

R=1472.40 L=202.91
CH=S08°42'01"W 202.75(M)

S08°02'34"W 411.09(R)
S08°02'34"W 411.03(M)

S05°20'14"E 191.60(M)

R=2018.48 L=509.81
CH=N65°55'13"E 527.73(R)
R=2018.48 L=509.81
CH=N65°56'12"E 527.73(M)

N07°14'33"W 187.53(M)
N07°18'32"W 187.53(R)

N3°01'49"W
88.00(M)
N07°04'16"W
87.67(R)

S00°1'36"E 80.97
PROPERTY LINE
S02°02'00"E
83.89(R)

N01°04'55"W 198.39(M)
N01°01'04"W 198.21(R)

R=884.93 L=193.05
CH=N02°59'26"W 192.67(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=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=212.96
CH=N04°23'28"W 211.93(R)

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

R=624.96 L=212.96
CH=N10°57'55"W 214.02(R)

N07°14'33"W 187.53(M)
N07°18'32"W 187.53(R)

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MATTHEWS TOWNSHIP PARWAY
150' PUBLIC RIGHT-OF-WAY

NORTHEAST PARKWAY
80' PUBLIC RIGHT-OF-WAY

S18°38'19"W
142.92(R)
S18°42'40"W
142.92(M)

R=1472.40 L=332.95
CH=S02°26'38"E 332.25(R)
R=1472.40 L=332.96
CH=S02°26'08"E 332.25(M)

R=1472.40 L=202.91
CH=S08°42'01"W 202.75(M)

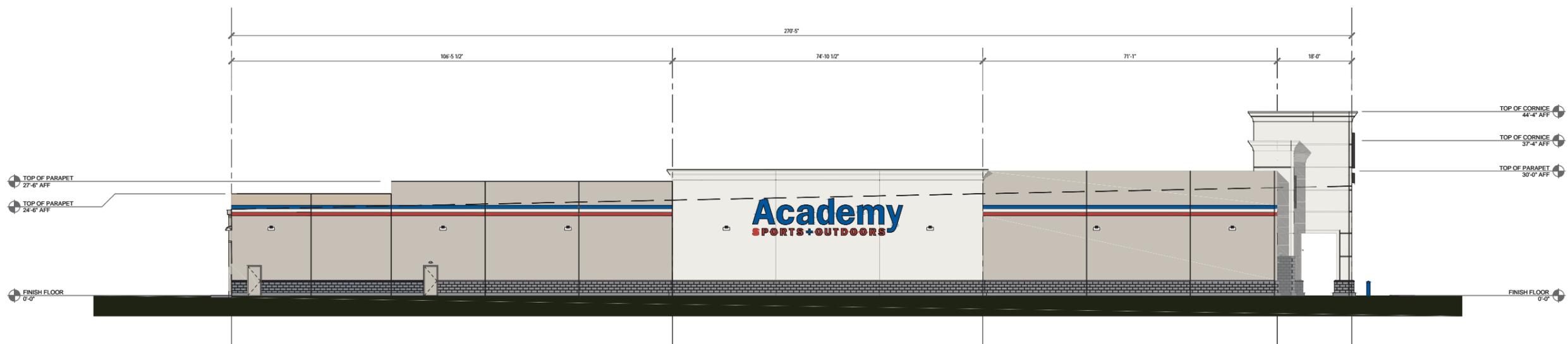
S08°02'34"W 411.09(R)
S08°02'34"W 411.03(M)

S05°20'14"E 191.60(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

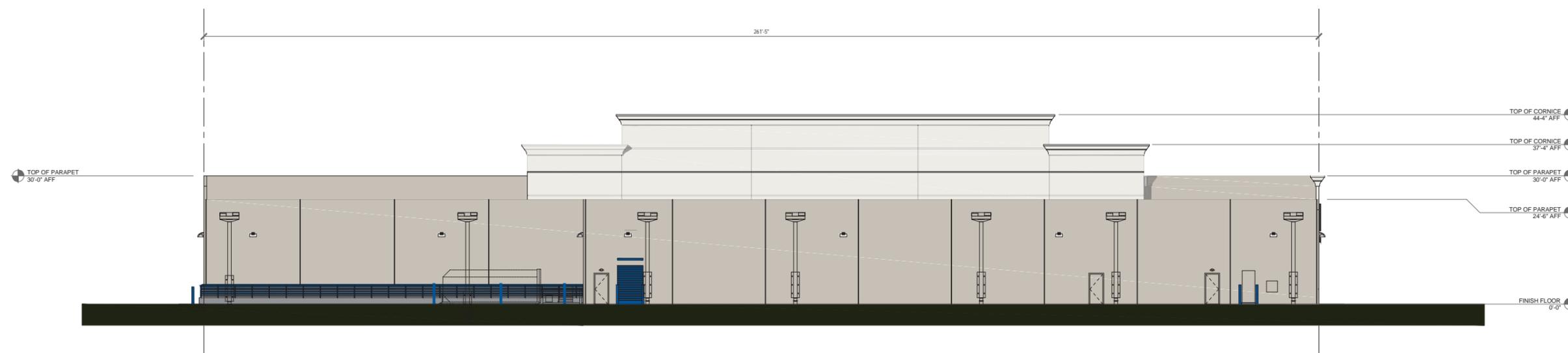


1 FRONT ELEVATION - FACING NORTH
3/32" = 1'-0"

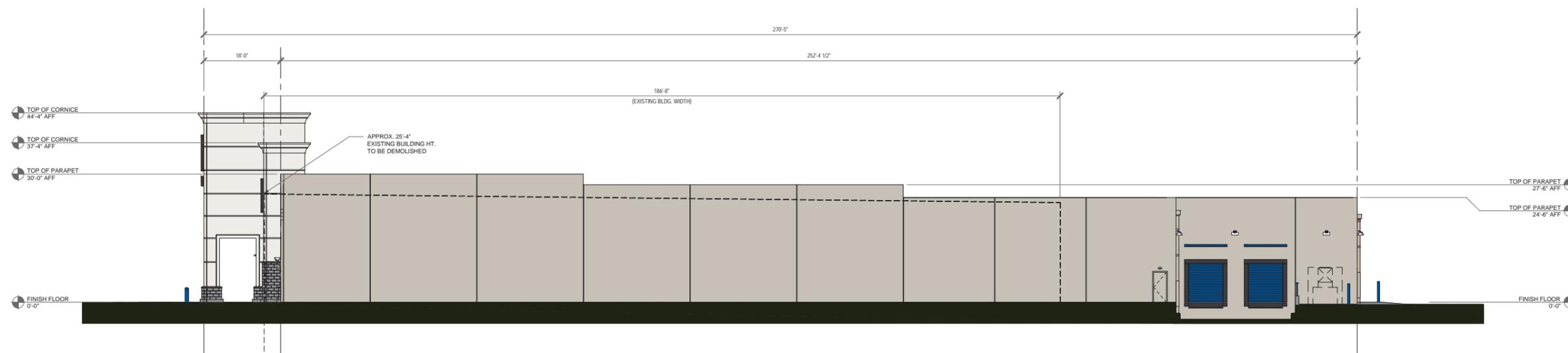


2 SIDE ELEVATION - FACING EAST
3/32" = 1'-0"

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"