

REZONING PETITION NO. 2016-655

SITE DEVELOPMENT DATA:

- ACREAGE: 4.98 ACRES
-TAX PARCEL #: 15305119
-EXISTING ZONING: R-15
-PROPOSED ZONING: B-1(CD)
-EXISTING USES: RESIDENTIAL / OPEN SPACE
-PROPOSED USES: SEE DEVELOPMENT STANDARDS
-MAXIMUM BUILDING HEIGHT: 32'
-PARKING PROVIDED: 144 SPACES (4.00/1000)
-PARKING PROVIDED: TO MEET OR EXCEED CODE REQUIREMENTS
-MAXIMUM BUILDING AREA: 40,000 SF

DEVELOPMENT STANDARDS

GENERAL PROVISIONS

- 1. THESE DEVELOPMENT STANDARDS FORM A PART OF THE REZONING PLAN ASSOCIATED WITH THE REZONING APPLICATION FILED BY LIDL US, LLC ("APPLICANT") FOR AN APPROXIMATELY 4.98 ACRE SITE LOCATED ON THE SOUTHEAST CORNER OF IDLEWILD ROAD AND MARGARET WALLACE ROAD, WHICH SITE IS MORE PARTICULARLY DEPICTED ON THE REZONING PLAN (HEREINAFTER REFERRED TO AS THE "SITE").
2. THE DEVELOPMENT AND USE OF THE SITE WILL BE GOVERNED BY THE REZONING PLAN, THESE DEVELOPMENT STANDARDS AND THE APPLICABLE PROVISIONS OF THE TOWN OF MATTHEWS UNIFIED DEVELOPMENT ORDINANCE (THE "ORDINANCE"). THE REGULATIONS ESTABLISHED UNDER THE ORDINANCE FOR THE B-1 ZONING DISTRICT SHALL GOVERN THE USE AND DEVELOPMENT OF THE SITE.
3. THE DEVELOPMENT AND USES DEPICTED ON THE REZONING PLAN ARE SCHEMATIC IN NATURE AND ARE INTENDED TO DEPICT THE GENERAL ARRANGEMENT OF THE USES AND IMPROVEMENTS ON THE SITE. ACCORDINGLY, THE ULTIMATE LAYOUT, LOCATIONS AND SIZES OF THE DEVELOPMENT AND SITE ELEMENTS DEPICTED ON THE REZONING PLAN ARE GRAPHIC REPRESENTATIONS OF THE PROPOSED DEVELOPMENT AND SITE ELEMENTS, AND THEY MAY BE ALTERED OR MODIFIED IN ACCORDANCE WITH THE SETBACK, YARD AND PERIMETER LANDSCAPING REQUIREMENTS SET FORTH ON THIS REZONING PLAN AND THE DEVELOPMENT STANDARDS, PROVIDED, HOWEVER, THAT ANY SUCH ALTERATIONS AND MODIFICATIONS SHALL NOT MATERIALLY CHANGE THE OVERALL DESIGN INTENT DEPICTED ON THE REZONING PLAN.

PERMITTED USES

- 1. THE SITE MAY BE DEVOTED ONLY TO THE FOLLOWING USES AND TO ANY INCIDENTAL AND ACCESSORY USES ASSOCIATED THEREWITH THAT ARE ALLOWED IN THE B-1 ZONING DISTRICT:
a) GENERAL AND PROFESSIONAL OFFICES
b) MEDICAL, DENTAL, OPTICAL OFFICES AND CLINICS
c) LABORATORY AND RESEARCH FACILITIES, MEDICAL, DENTAL OR OPTICAL
d) RETAIL SALES AND GENERAL MERCHANDISE, INCLUDING, WITHOUT LIMITATION, A GROCERY STORE THAT SELLS, AMONG OTHER THINGS, FOOD PRODUCTS AND ALCOHOLIC BEVERAGES
e) BANK, CREDIT UNION, AND SIMILAR FINANCIAL SERVICE
f) BARBER SHOP, BEAUTY SALON, NAIL SALON, AND SIMILAR PERSONAL SERVICE
g) OFFICE WITH DISPLAY OF SAMPLE MERCHANDISE TO WHOLESALE AND RETAILERS WHEN THE SAMPLES ARE ONLY VISIBLE WITHIN THE BUILDING AND NO SALES, INVENTORY OR DELIVERY OF MERCHANDISE FROM BUILDING
h) BAKERY, RETAIL INCLUDING MANUFACTURING OF GOODS FOR SALE ON THE PREMISES ONLY
i) COMMERCIAL OR CATERING KITCHEN, WITHOUT ON-SITE CUSTOMER/CIENT FOOD SERVICE
j) COPY, PRINTING AND PHOTO PROCESSING
k) FLORIST SHOP
l) MUSEUM OR ART GALLERY
m) SOLAR COLLECTOR INSTALLATION AS AN ACCESSORY USE, SUBJECT TO 155-506.48 OF THE ORDINANCE.

DEVELOPMENT LIMITATIONS

- 1. THE MAXIMUM SIZE OF THE BUILDING TO BE CONSTRUCTED ON THE SITE SHALL BE 40,000 SQUARE FEET OF GROSS FLOOR AREA.

DIMENSIONAL STANDARDS

- 1. DEVELOPMENT OF THE SITE SHALL COMPLY WITH THE DIMENSIONAL STANDARDS OF THE B-1 ZONING DISTRICT.

TRANSPORTATION AND PARKING

- 1. VEHICULAR ACCESS SHALL BE AS GENERALLY DEPICTED ON THE REZONING PLAN. THE PLACEMENT AND CONFIGURATION OF THE ACCESS POINTS ARE SUBJECT TO ANY MINOR MODIFICATIONS REQUIRED TO ACCOMMODATE FINAL SITE AND CONSTRUCTION PLANS AND DESIGNS AND TO ANY ADJUSTMENTS REQUIRED FOR APPROVAL BY THE TOWN OF MATTHEWS AND/OR THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION ("NCDOT").
2. THE VEHICULAR ACCESS POINT INTO THE SITE FROM MARGARET WALLACE ROAD (DESIGNATED AS ACCESS DRIVE #2 ON THE REZONING PLAN) SHALL BE RESTRICTED TO RIGHT-IN, RIGHT-OUT MOVEMENTS.
3. THE VEHICULAR ACCESS POINT INTO THE SITE FROM IDLEWILD ROAD (DESIGNATED AS ACCESS DRIVE #1 ON THE REZONING PLAN) SHALL BE A FULL MOVEMENT VEHICULAR ACCESS POINT.
4. PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY FOR THE BUILDING TO BE CONSTRUCTED ON THE SITE, APPLICANT SHALL CONSTRUCT AND INSTALL A NORTHBOUND RIGHT TURN LANE ON MARGARET WALLACE ROAD AT ACCESS DRIVE #2 AS GENERALLY DEPICTED ON THE REZONING PLAN.
5. PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY FOR THE BUILDING TO BE CONSTRUCTED ON THE SITE, APPLICANT SHALL CONSTRUCT AND INSTALL AN EASTBOUND RIGHT TURN LANE ON IDLEWILD ROAD AT ACCESS DRIVE #1 AS GENERALLY DEPICTED ON THE REZONING PLAN.
6. PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY FOR THE BUILDING TO BE CONSTRUCTED ON THE SITE, APPLICANT SHALL CONSTRUCT AND INSTALL A WESTBOUND LEFT TURN LANE ON IDLEWILD ROAD AT ACCESS DRIVE #1 AS GENERALLY DEPICTED ON THE REZONING PLAN.
7. VEHICULAR PARKING SHALL BE PROVIDED IN ACCORDANCE WITH THE REQUIREMENTS OF THE ORDINANCE.
8. SUBJECT TO THE APPROVAL OF NCDOT, THE TOWN OF MATTHEWS AND ANY OTHER GOVERNMENTAL AGENCIES, APPLICANT SHALL INSTALL A PEDESTRIAN REFUGE ISLAND WITHIN MARGARET WALLACE ROAD IN CLOSE PROXIMITY TO THE SITE. THE EXACT LOCATION OF THE PEDESTRIAN REFUGE ISLAND SHALL BE DETERMINED DURING THE PERMITTING PROCESS. IN THE EVENT THAT APPLICANT CANNOT OBTAIN ALL APPROVALS AND PERMITS REQUIRED TO INSTALL THE PEDESTRIAN REFUGE ISLAND, THEN APPLICANT SHALL HAVE NO OBLIGATION TO INSTALL THE PEDESTRIAN REFUGE ISLAND. PERMITS FOR THE DEVELOPMENT OF THE SITE OR THE CONSTRUCTION OF THE BUILDING TO BE LOCATED ON THE SITE AND A CERTIFICATE OF OCCUPANCY FOR SUCH BUILDING SHALL NOT BE WITHHELD OR DELAYED IN THE EVENT THAT APPLICANT CANNOT OBTAIN ALL APPROVALS AND PERMITS REQUIRED TO INSTALL THE PEDESTRIAN REFUGE ISLAND, OR IN THE EVENT THAT APPLICANT IS WAITING TO RECEIVE THE REQUIRED APPROVALS OR THE DENIAL OF SUCH APPROVALS FOR THE PEDESTRIAN REFUGE ISLAND AFTER HAVING APPLIED FOR SUCH APPROVALS. APPLICANT SHALL NOT BE REQUIRED TO UNDERTAKE ANY WIDENING OF MARGARET WALLACE ROAD TO ACCOMMODATE A PEDESTRIAN REFUGE ISLAND.

FUTURE VEHICULAR CONNECTIONS

- 1. AS GENERALLY DEPICTED ON THE REZONING PLAN, A POTENTIAL PRIVATE FUTURE VEHICULAR CONNECTION IS PROVIDED TO THE PARCEL OF LAND LOCATED TO THE SOUTH OF THE SITE, AND A POTENTIAL PRIVATE FUTURE VEHICULAR CONNECTION IS PROVIDED TO THE PARCEL OF LAND LOCATED TO THE EAST OF THE SITE (HEREINAFTER THE "VEHICULAR CONNECTIONS").
2. AS PART OF THE DEVELOPMENT CONTEMPLATED BY THIS REZONING PLAN, THE VEHICULAR CONNECTIONS SHALL BE INSTALLED BY APPLICANT TO THE COMMON PROPERTY LINES OF THE SITE AS GENERALLY DEPICTED ON THE REZONING PLAN.
3. EACH VEHICULAR CONNECTION SHALL BE OPENED UPON THE REDEVELOPMENT OF THE RELEVANT ADJACENT PARCEL OF LAND ONLY IN THE EVENT THAT (i) A VEHICULAR CONNECTION FROM THE RELEVANT ADJACENT PARCEL OF LAND TO THE SITE IS REQUIRED BY CONDITIONAL REZONING CONDITIONS, SUBDIVISION REQUIREMENTS OR OTHER REGULATORY REQUIREMENTS IMPOSED ON THE RELEVANT ADJACENT PARCEL OF LAND IN CONNECTION WITH THE REDEVELOPMENT THEREOF, AND (ii) A RECIPROCAL CROSS-EASEMENT AGREEMENT BETWEEN THE OWNER OF THE SITE AND THE OWNER OF THE RELEVANT ADJACENT PARCEL OF LAND IS RECORDED IN THE MECKLENBURG COUNTY PUBLIC REGISTRY.
4. IT IS UNDERSTOOD THAT NO FINANCIAL PAYMENT SHALL BE DUE TO EITHER APPLICANT OR TO ANY OWNER OF AN ADJACENT PARCEL OF LAND FOR A VEHICULAR CONNECTION EXCEPT THAT IN THE EVENT THAT A VEHICULAR CONNECTION IS OPENED AS PROVIDED HEREIN, SUCH PARTIES SHALL AGREE TO BEAR THE COST OF THE MAINTENANCE AND REPAIR OF THOSE PORTIONS OF A VEHICULAR CONNECTION LOCATED ON THEIR RESPECTIVE PARCELS OF LAND PURSUANT TO A RECORDED RECIPROCAL CROSS-EASEMENT AGREEMENT.
5. ONCE A VEHICULAR CONNECTION IS OPEN, IT SHALL REMAIN OPEN TO THE PUBLIC FOR PEDESTRIANS AND VEHICLES BY WAY OF A PRIVATE DRIVEWAY CONNECTION.

STREETSCAPE TREATMENT AND SIDEWALKS

- 1. THE STREETSCAPE TREATMENT ALONG THE SITE'S PUBLIC STREET FRONTAGES SHALL COMPLY WITH THE REQUIREMENTS OF THE ORDINANCE.
2. APPLICANT SHALL INSTALL A MINIMUM 10 FOOT WIDE MEANDERING MULTI-USE PATH ALONG THE SITE'S FRONTAGES ON MARGARET WALLACE ROAD AND IDLEWILD ROAD AS GENERALLY DEPICTED ON THE REZONING PLAN.
3. A SIDEWALK EASEMENT SHALL BE CONVEYED TO THE TOWN OF MATTHEWS AND/OR NCDOT FOR ANY PORTION OF THE MULTI-USE PATH LOCATED ON THE SITE AND OUTSIDE OF THE PUBLIC RIGHT OF WAY.
4. TWO OUTDOOR AMENITY AREAS SHALL BE INSTALLED ALONG THE SITE'S FRONTAGE ON MARGARET WALLACE ROAD AS GENERALLY DEPICTED ON THE REZONING PLAN, AND EACH OUTDOOR AMENITY AREA IS DESIGNATED AS "AMENITIES" ON THE REZONING PLAN. THE SOUTHERNMOST OUTDOOR AMENITY AREA LOCATED NEAR THE ENTRANCE INTO THE BUILDING SHALL, AT A MINIMUM, CONTAIN LANDSCAPING, HARDSCAPE, KNEE WALLS AND TABLES AND CHAIRS. THE NORTHERNMOST OUTDOOR AMENITY AREA LOCATED NEAR THE INTERSECTION OF MARGARET WALLACE ROAD AND IDLEWILD ROAD SHALL, AT A MINIMUM, CONTAIN LANDSCAPING, HARDSCAPE, AND KNEE WALLS. THE ACTUAL DESIGN OF EACH AMENITY AREA MAY VARY FROM WHAT IS DEPICTED ON THE REZONING PLAN PROVIDED THAT THE ACTUAL DESIGN OF EACH AMENITY AREA MEETS THE SIZE, DESIGN INTENT AND QUALITY ILLUSTRATED ON THE REZONING PLAN.
5. TREES AND SHRUBS SHALL BE INSTALLED ALONG THE IDLEWILD ROAD BUILDING EDGE AND AT THE CORNER OF THE SITE LOCATED AT THE INTERSECTION OF MARGARET WALLACE ROAD AND IDLEWILD ROAD AS GENERALLY DEPICTED AND DESCRIBED ON THE REZONING PLAN. LANDSCAPING SHALL INCLUDE A COMBINATION OF THE FOLLOWING: EVERGREEN FLOWING SHRUBS, SMALL FLOWERING ORNAMENTAL TREES (DECIDUOUS), SMALL EVERGREEN TREES, AND LARGE MATURING TREES (DECIDUOUS).
6. KNEE WALLS SHALL BE INSTALLED ALONG THE SITE'S STREET FRONTAGES AS GENERALLY DEPICTED ON THE REZONING PLAN AND ON THE ATTACHED CONCEPTUAL ARCHITECTURAL PERSPECTIVES.
7. INTERNAL SIDEWALKS SHALL BE PROVIDED AS GENERALLY DEPICTED ON THE REZONING PLAN.

ARCHITECTURAL STANDARDS

- 1. THE MAXIMUM HEIGHT OF ANY BUILDING CONSTRUCTED ON THE SITE SHALL BE 32 FEET.
2. ATTACHED TO THE REZONING PLAN ARE CONCEPTUAL ARCHITECTURAL PERSPECTIVES OF THE BUILDING TO BE CONSTRUCTED ON THE SITE THAT ARE INTENDED TO DEPICT THE GENERAL CONCEPTUAL ARCHITECTURAL STYLE, DESIGN TREATMENT AND CHARACTER OF THE BUILDING. ACCORDINGLY, THE BUILDING TO BE CONSTRUCTED ON THE SITE SHALL BE DESIGNED AND CONSTRUCTED SO THAT THE BUILDING IS SUBSTANTIALLY SIMILAR IN APPEARANCE TO THE ATTACHED CONCEPTUAL ARCHITECTURAL PERSPECTIVES WITH RESPECT TO ARCHITECTURAL STYLE, DESIGN TREATMENT AND CHARACTER. NOTWITHSTANDING THE FOREGOING, CHANGES AND ALTERATIONS TO THE BUILDING THAT DO NOT MATERIALLY CHANGE THE OVERALL CONCEPTUAL ARCHITECTURAL STYLE, DESIGN TREATMENT AND CHARACTER SHALL BE PERMITTED.
3. THE PERMITTED PRIMARY EXTERIOR BUILDING MATERIALS FOR THE BUILDING TO BE CONSTRUCTED ON THE SITE SHALL BE BRICK, GLASS, PAINTED STUCCO, ALUMINUM COMPOSITE FASCIA TRIM, AND TPO ROOF.
4. THE COLOR OF THE TPO ROOF SHALL BE SLATE GRAY.
5. AT LEAST 90 PERCENT OF THE EXTERIOR SURFACE AREA OF THE COMBINED OR AGGREGATED FACADES OF THE BUILDING BELOW THE ROOFLINE SHALL BE COMPOSED OF BRICK. "THE FACADES BELOW THE ROOFLINE" IS DEFINED AS THE ENTIRE EXTERIOR SURFACE AREA BELOW THE ROOFLINE EXCLUDING WINDOWS OR GLASS, DOORS AND TRIM, SO THAT WINDOWS OR GLASS, DOORS AND TRIM ARE NOT CONSIDERED WHEN CALCULATING THE MINIMUM PERCENTAGE OF BRICK REQUIRED.
6. VINYL MAY NOT BE USED AS AN EXTERIOR BUILDING MATERIAL. NOTWITHSTANDING THE FOREGOING, VINYL MAY BE UTILIZED ON SOFFITS AND TRIM.
7. THE ROOF ACCESS LADDER SHALL BE LOCATED ON THE EASTERN ELEVATION OF THE BUILDING IN THE LOCATION GENERALLY DEPICTED ON THE ATTACHED CONCEPTUAL ARCHITECTURAL PERSPECTIVES OF THE BUILDING TO BE CONSTRUCTED ON THE SITE.

SCREENING

- 1. A COMBINATION WALL AND PLANTING SCREEN SHALL BE INSTALLED ALONG THE WESTERN EDGE OF THAT PORTION OF THE PARKING LOT ADJACENT TO MARGARET WALLACE ROAD THAT IS MORE PARTICULARLY DEPICTED ON THE REZONING PLAN.
2. DUMPSTER AND RECYCLING AREAS WILL BE ENCLOSED ON ALL FOUR SIDES, WITH THREE SIDES BEING ENCLOSED BY OPAQUE WALLS AND ONE SIDE BEING ENCLOSED BY A HINGED OPAQUE GATE. IF ONE OR MORE SIDES OF A DUMPSTER AND RECYCLING AREA ADJOIN A SIDE WALL OR REAR WALL OF THE BUILDING, THEN THE SIDE WALL OR REAR WALL OF THE BUILDING MAY BE SUBSTITUTED FOR THE WALL ALONG EACH SUCH SIDE.
3. TREE PRESERVATION AREAS WILL MEET THE INTENT OF THE ORDINANCE AND MAY OCCUR IN AREAS GENERALLY DEPICTED ON THE REZONING PLAN. NOTWITHSTANDING THE FOREGOING, APPLICANT RESERVES THE RIGHT TO PLANT TREES ON THE SITE IN LIEU OF RETAINING TREES AS PERMITTED UNDER THE ORDINANCE.

STORMWATER

- 1. ANY REQUIRED STORM WATER MANAGEMENT FACILITIES SHALL BE LOCATED UNDERGROUND.

SIGNS

- 1. ALL SIGNS INSTALLED ON THE SITE SHALL COMPLY WITH THE REQUIREMENTS OF THE ORDINANCE.
2. THE SIGNS DEPICTED ON THE CONCEPTUAL ARCHITECTURAL PERSPECTIVES OF THE BUILDING TO BE CONSTRUCTED ON THE SITE ARE ILLUSTRATIVE ONLY, AND ALL SIGNS INSTALLED ON THE SITE SHALL BE SEPARATELY PERMITTED.
3. UPON THE REQUEST OF THE TOWN OF MATTHEWS, APPLICANT SHALL CONVEY TO THE TOWN OF MATTHEWS AN EASEMENT TO CONSTRUCT, MAINTAIN, REPAIR AND REPLACE AS NEEDED A "WELCOME TO MATTHEWS" SIGN ON THE SITE IN THE AREA GENERALLY DEPICTED ON THE REZONING PLAN AND LABELED "TOWN OF MATTHEWS GATEWAY SIGNAGE EASEMENT." THE TOWN OF MATTHEWS SHALL BE RESPONSIBLE FOR THE DESIGN, CONSTRUCTION, INSTALLATION, MAINTENANCE AND REPLACEMENT OF SUCH SIGN.

LIGHTING

- 1. OUTDOOR LIGHTING FIXTURES INSTALLED ON THE SITE SHALL COMPLY WITH THE REQUIREMENTS OF THE OUTDOOR ILLUMINATION PROVISIONS OF THE ORDINANCE.
2. APPLICANT SHALL INSTALL FREESTANDING, PEDESTRIAN SCALE, DECORATIVE LIGHT FIXTURES ALONG THE MULTI-USE PATH TO BE INSTALLED ALONG THE SITE'S FRONTAGES ON MARGARET WALLACE ROAD AND IDLEWILD ROAD AS GENERALLY DEPICTED ON THE ATTACHED CONCEPTUAL ARCHITECTURAL PERSPECTIVES OF THE BUILDING TO BE CONSTRUCTED ON THE SITE.

BINDING EFFECT OF THE REZONING APPLICATION

- 1. IF THIS REZONING APPLICATION IS APPROVED, ALL CONDITIONS APPLICABLE TO THE DEVELOPMENT AND/OR USE OF THE SITE IMPOSED UNDER THIS REZONING PLAN WILL, UNLESS AMENDED IN THE MANNER PROVIDED UNDER THE ORDINANCE, BE BINDING UPON AND INURE TO THE BENEFIT OF APPLICANT AND THE CURRENT AND SUBSEQUENT OWNERS OF THE SITE AND THEIR RESPECTIVE SUCCESSORS IN INTEREST AND ASSIGNS. THROUGHOUT THESE DEVELOPMENT STANDARDS, THE TERMS "APPLICANT" AND "OWNER" OR "OWNERS" SHALL BE DEEMED TO INCLUDE THE HEIRS, DEVISEES, PERSONAL REPRESENTATIVES, SUCCESSORS IN INTEREST AND ASSIGNS OF APPLICANT OR THE OWNER OR OWNERS OF THE SITE FROM TIME TO TIME WHO MAY BE INVOLVED IN ANY FUTURE DEVELOPMENT THEREOF.

BOHLER ENGINEERING NC, PLLC
SITE CIVIL AND CONSULTING ENGINEERING
LAND SURVEYING, PROGRAM MANAGEMENT, LANDSCAPE ARCHITECTURE, SUSTAINABLE DESIGN, PERMITTING SERVICES, TRANSPORTATION SERVICES

Table with 4 columns: REV, DATE, COMMENT, BY. Contains revision history for the rezoning plan.

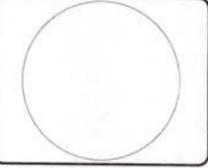
811 KNOW WHAT'S BELOW ALWAYS CALL 811 BEFORE YOU DIG

NOT APPROVED FOR CONSTRUCTION

Table with project details: PROJECT NO., DRAWN BY, CHECKED BY, DATE, SCALE, CAD ID.

REZONING PLAN FOR LIDL US OPERATIONS, LLC
LOCATION OF SITE: MARGARET WALLACE ROAD AND IDLEWILD ROAD, TOWN OF MATTHEWS, NC

BOHLER ENGINEERING NC, PLLC
1927 S. TRYON ST., SUITE 310 CHARLOTTE, NC 28203



TECHNICAL DATA SHEET SHEET NUMBER RZ-2



Board of Commissioners
APPROVED
4/10/2017
Lori Canapinno
Lori Canapinno, Town Clerk

Gensler

Lidl Matthews, NC
Margaret Wallace Road and Idlewild Road
Matthews, NC

 **BOHLER**
ENGINEERING



4-20-17
2016-055



MATTHEWS SIGN TO BE BUILT AND MAINTAINED BY TOWN OF MATTHEWS. SEE DEVELOPMENT STANDARDS

Gensler

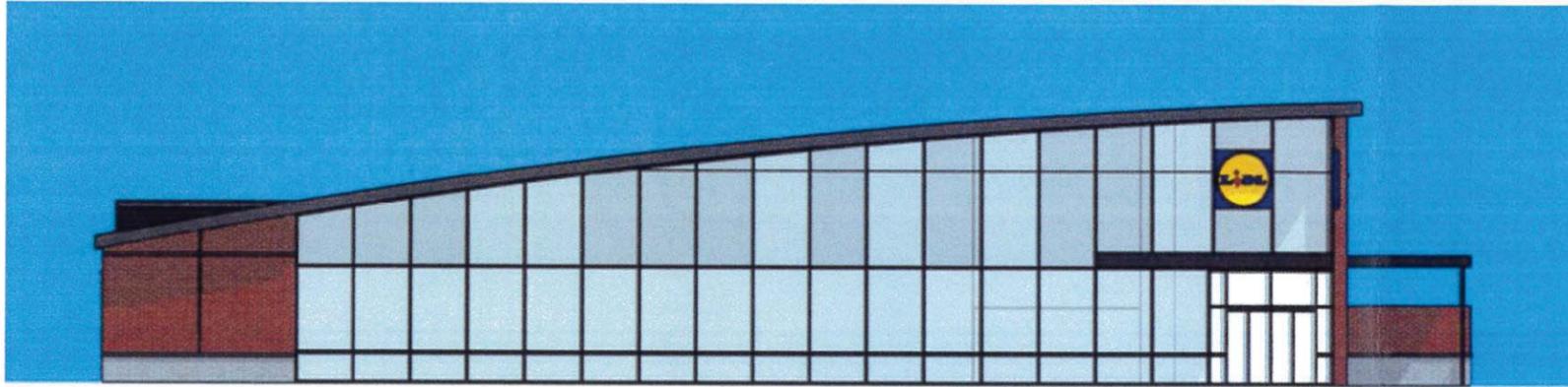
Lidl Matthews, NC
Margaret Wallace Road and Idlewild Road
Matthews, NC



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1 - Margaret Wallace Road Elevation

NON-GLAZED AREA: 575 SF.
BRICK AREA PROVIDED: 575 SF = 100%



2 - Parking Lot Elevation

NON-GLAZED AREA: 5,490 SF.
BRICK AREA PROVIDED: 2,773 SF = 50.5%

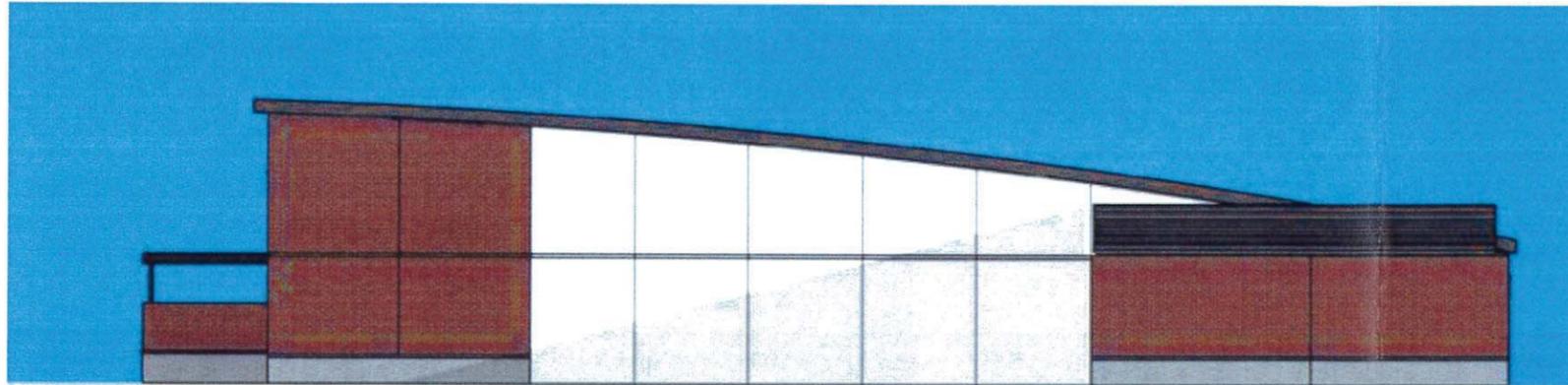
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Margaret Wallace Road and Idlewild Road
Matthews, NC



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3 - Rear Loading Dock Elevation

NON-GLAZED AREA: 3,505 SF.
BRICK AREA PROVIDED: 1,742 SF = 49.7%

Slate Grey Roof Color



4 - Idlewild Road Elevation

NON-GLAZED AREA: 3,508 SF.
BRICK AREA PROVIDED: 1,889 SF = 53.8%

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Margaret Wallace Road and Idlewild Road
Matthews, NC



TOTAL BUILDING NON-GLAZED AREA: 13,078 SF.
TOTAL BRICK AREA PROVIDED: 6,979 SF = 53.3%

