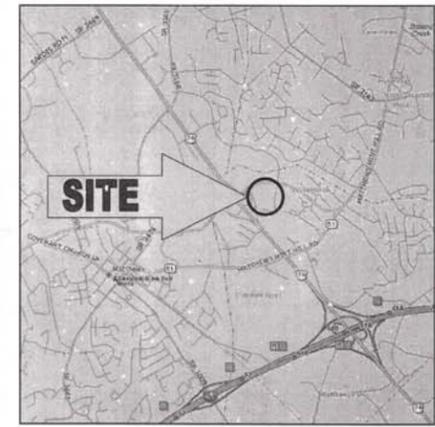
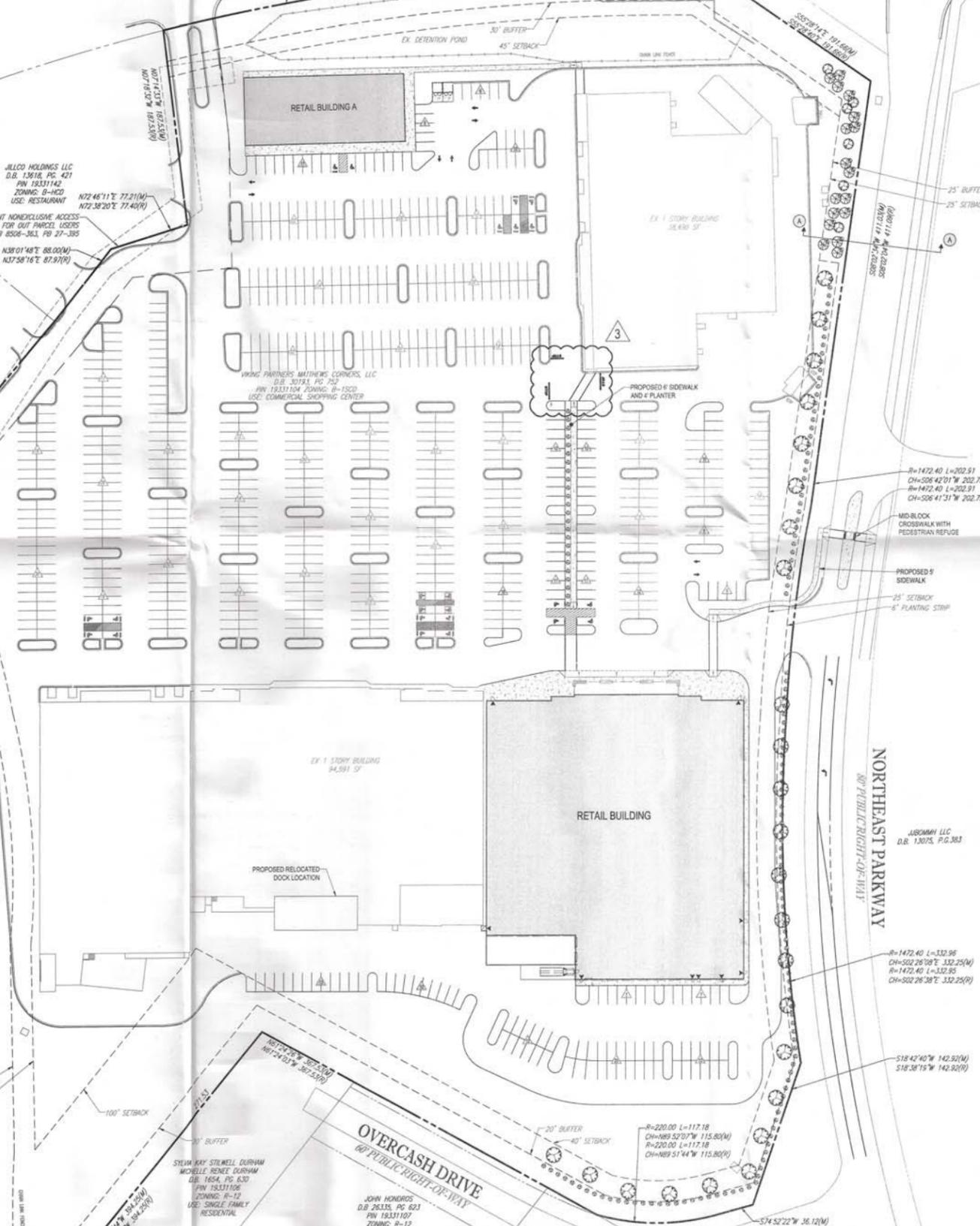




MATTHEWS TOWNSHIP PARKWAY
130' PUBLIC RIGHT-OF-WAY

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

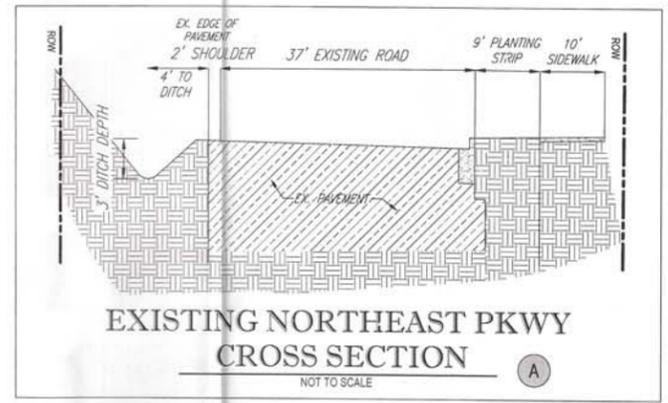


LOCATION MAP
COPYRIGHT 2003
DELOMRE STREET ATLAS 2004 PLUS USA
SCALE: 1"=2000'

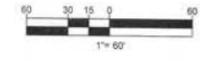
CONCEPT PLAN GENERAL NOTES

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



EXISTING NORTHEAST PKWY
CROSS SECTION
NOT TO SCALE



BOHLER ENGINEERING
SITE CIVIL AND CONSULTING ENGINEERING ARCHITECTURE
LAND SURVEYING PERMITTING SERVICES TRANSPORTATION SERVICES
SUSTAINABLE DESIGN PERMITTING SERVICES TRANSPORTATION SERVICES
UPSTATE NEW YORK LEHIGH VALLEY PA
NEW YORK STATE ROANOKE VA
NEW JERSEY BALTIMORE MD
PHILADELPHIA PA 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.	NCC162088
DRAWN BY:	NRT
CHECKED BY:	BWR
DATE:	12/27/16
SCALE:	1"=60'
CAD I.D.:	CB0

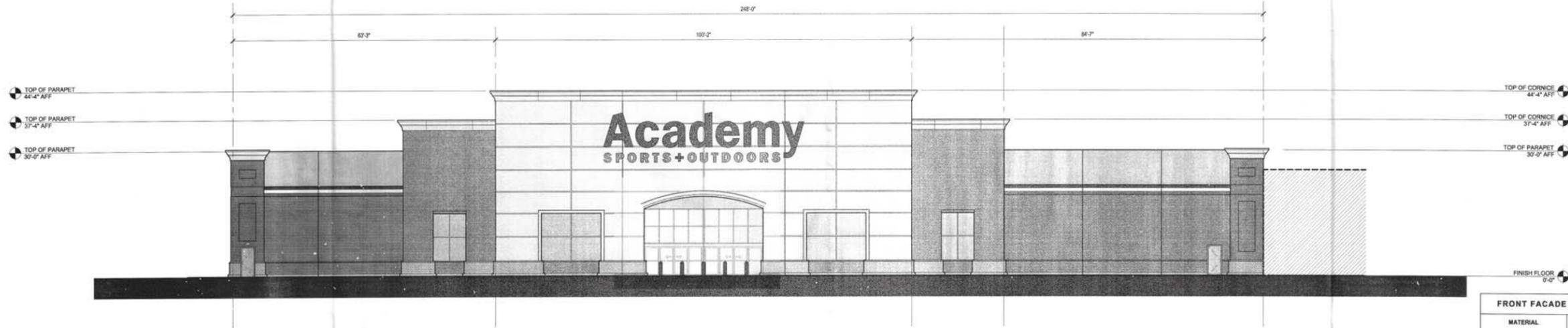
PROJECT
MATTHEWS CORNERS SHOPPING CENTER
FOR
VIKING PARTNERS

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

BOHLER ENGINEERING
NC P.L.L.C. NCBELS P-1132
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
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.	448 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	9,236 SQ. FT.	100%



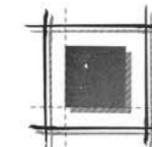
2 SIDE ELEVATION - FACING EAST
3/32" = 1'-0"

LEFT FACADE MATERIAL QUANTITIES		
MATERIAL	AREA	%
E.I.F.S.	360 SQ. FT.	4.50%
PAINTED CONCRETE	2861 SQ. FT.	33.37%
MASONRY	5300 SQ. FT.	61.83%
DOORS AND WINDOWS	51 SQ. FT.	0.89%
TOTAL FACADE AREA	8,572 SQ. FT.	100%

MASONRY PERCENTAGE			
BUILDING FACADE	AREA	MASONRY AREA	MASONRY %
FRONT FACADE	9236 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%

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



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tel 713.787.0000 fax 713.850.8250
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STOP

YIELD

2017-659
revd 4-3-17





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	COLONADE GRAY-SW7641	SHERWIN WILLIAMS
STOREFRONT SYSTEM	AL1	CLEAR ANODIZED ALUMINUM	KAMNEER
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	%
EIFS	448 SQ FT	4.65%
PAINTED CONCRETE	4549 SQ FT	49.26%
MASONRY	3732 SQ FT	40.41%
DOORS AND WINDOWS	505 SQ FT	5.47%
TOTAL FACADE AREA	9,236 SQ FT	100%



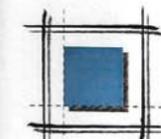
2 SIDE ELEVATION - FACING EAST
3/32" = 1'-0"

LEFT FACADE MATERIAL QUANTITIES		
MATERIAL	AREA	%
EIFS	360 SQ FT	4.20%
PAINTED CONCRETE	2891 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	9,236 SQ FT	3,732 SQ FT	
LEFT FACADE	8,572 SQ FT	5,300 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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