Agenda Item: Master Sign Plan Amendment – Matthews Corners

DATE: March 7, 2018
FROM: Mary Jo Gollnitz

Background/Issue:

The Matthews Corners at Matthews Township and Northeast Parkways (where Hobby Lobby and Ollie’s are located) is requesting a change to their Master Sign Plan.

- Master Sign Plan was originally approved on April 8, 1996.
- In 1997 the Master Sign Plan was revised to allow for 1 additional sign for one of the major tenants. No updates have been requested since that time.
- Shopping center totals approximately 22 acres (including out parcels).
- Section 155.608.16.B.7 Special Regulations for the US74/Independence Blvd Sign Corridor Table 3, allows for 3 attached signs per establishment totaling 150 sq ft.
- The applicant is requesting additional 15% bonus sign area for the shopping center.
- Bonus signage is being requested for the monuments as well as attached wall signage.
- Revised Master Sign Plan allows for 1 sign up to 40 sq ft per tenant for the future building approved in rezoning 2017-659 on April 11, 2017. The building is proposed to be a 10,000 sq ft building with 4 tenants. The back of the future building will be visible from NC51, making it likely that the tenants will want signage on more than one wall of the building. Additionally, the endcaps of this building are not allotted the side wall signage as other endcap businesses in the shopping center.
- Academy Sports is requesting 2 attached signs totaling 632 sq ft. The sign facing the interior parking is proposed to be over 418 sq ft and facing Northeast Pkwy over 214 sq ft.
- Existing freestanding sign at main entrance (Matthews Township Pkwy) is currently over the allowable 20’ in height and will be brought into compliance as part of the requirements for a Master Sign Plan.
- Tenants will submit sign applications for all signage. Signage must meet the Master Sign Plan as well as Matthews UDO sign regulations.

Staff comments/concerns:

- Majority of the currently approved Master Sign Plans for shopping centers in Matthews limit one (1) wall sign to a maximum of 250 sq ft.
- Without a Master Sign Plan, each tenant would be allowed 3 wall signs up to 150 sq ft total.
- Proposed plan is not realistic about future new uses being guaranteed adequate sign area.
- Majority of the bonus sign area is going to Academy Sports to allow overall sign area of both front and side walls inconsistent with what has been allowed throughout Matthews for retail uses.
- The proposed wall signage for Academy Sports facing Northeast Pkwy will be lit channel letters along a 70’ right-of-way. Concern of a large lit signage across from residences should be addressed.
- While we have received written sign-off from property owners/managers, this proposal has been developed by and for Academy Sports and all communications about this proposal has been with them or their sign company.
- Attached is a list of other wall signage in Matthews for the Board’s reference.
Proposal/Solution:

The proposed Master Sign Plan amendment does not allow for any sectioning out the existing tenant suites or out parcels, attached signage on the back of the future building (facing Matthews Township Pkwy), nor retailers changing logos/branding that require additional sign area.

Possible alternatives should be discussed.

Financial Impact:

None.

Related Town Goal(s) and/or Strategies:

Quality of Life: #1 To implement plans, updating each as appropriate, and ensure they coordinate with and fulfill the goals of each other.

Recommended Motion/Action:

Review the Master Sign Plan amendment for Matthews Corners, discuss possible alternative maximums with applicants and verify owners understand this may negatively impact existing and future tenants if they give away a majority of the bonus signage to one tenant. Future requests for increased wall signage or allotted number of signs per tenant should be discussed. Approve Master Sign Plan with negotiated changes.
### EXAMPLES OF EXISTING WALL SIGNAGE IN MATTHEWS AS OF FEBRUARY 2018

<table>
<thead>
<tr>
<th>Business</th>
<th>Location</th>
<th>Sign Hght</th>
<th>Sign Width</th>
<th>Sign Area</th>
<th>Location on Bldg</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Academy Sports</strong>--<strong>REQUESTING</strong></td>
<td>2332 Matthews Township Pkwy</td>
<td>7 ft 2 13/16 in</td>
<td>29 ft 8 7/16 in</td>
<td>214 sq ft</td>
<td>Facing Notheast Pky</td>
</tr>
<tr>
<td></td>
<td></td>
<td>10 ft 11/16 in</td>
<td>41 ft 7 in</td>
<td>419 sq ft</td>
<td>Facing interior parking</td>
</tr>
<tr>
<td><strong>Bed Bath &amp; Beyond</strong></td>
<td>2325 Matthews Township Pkwy</td>
<td>10 ft 11/16 in</td>
<td>41 ft 7 in</td>
<td>250 sq ft</td>
<td>Facing interior parking</td>
</tr>
<tr>
<td></td>
<td></td>
<td>1 sign max of 250 sq ft per MSP</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Elevation Church</strong></td>
<td>11416 E Independence Bv</td>
<td>6 ft</td>
<td>24 ft</td>
<td>144 sq ft</td>
<td>Facing interior parking</td>
</tr>
<tr>
<td><strong>Harris Teeter</strong></td>
<td>1811 Matthews Township Pkwy</td>
<td>1 ft. 6 in</td>
<td>10 ft</td>
<td>10 sq ft</td>
<td>Facing interior parking &amp; Hwy 74</td>
</tr>
<tr>
<td>max 3 signs totalling 450 sq ft per MSP</td>
<td>6 ft. 10 in</td>
<td>28 ft</td>
<td>192 sq ft</td>
<td>Facing interior parking</td>
<td></td>
</tr>
<tr>
<td><strong>HH Gregg</strong></td>
<td>9903 E Independence Bv</td>
<td>7 ft 5 in</td>
<td>29 ft 8 in</td>
<td>221 sq ft</td>
<td>Facing interior parking &amp; Hwy 74</td>
</tr>
<tr>
<td>1 sign max of 300 sq ft per MSP</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Hobby Lobby</strong></td>
<td>2310 Matthews Township Pkwy</td>
<td>6 ft 11.5 in</td>
<td>41 ft</td>
<td>286 sq ft</td>
<td>Facing interior parking</td>
</tr>
<tr>
<td><strong>JC Penney</strong></td>
<td>10101 E Independence Bv</td>
<td></td>
<td></td>
<td>110 sq ft</td>
<td>Facing Hwy 74</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td>138 sq ft</td>
<td>Facing interior parking</td>
</tr>
<tr>
<td><strong>PetSmart</strong></td>
<td>9905 E Independence Bv</td>
<td>6 ft 5 in</td>
<td>25 ft 9 in</td>
<td>166 sq ft</td>
<td>Facing interior parking &amp; Hwy 74</td>
</tr>
<tr>
<td></td>
<td></td>
<td>1 ft. 3 in</td>
<td>9 ft 11 in</td>
<td>13 sq ft</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>2 ft 5 in</td>
<td>8 ft 5 in</td>
<td>21 sq ft</td>
<td></td>
</tr>
<tr>
<td><strong>Target</strong></td>
<td>1900 Matthews Township Pkwy</td>
<td>1 ft. 6 in</td>
<td>14 ft</td>
<td>21 sq ft</td>
<td>Facing interior parking &amp; NC 51</td>
</tr>
<tr>
<td></td>
<td></td>
<td>6 ft. 10 in</td>
<td>34 ft</td>
<td>204 sq ft</td>
<td>Facing interior parking</td>
</tr>
<tr>
<td><strong>Tile Shop</strong></td>
<td>9920 Matthews Park Dr</td>
<td>4 ft 10 in</td>
<td>46 ft 6 in</td>
<td>225 sq ft</td>
<td>Facing interior parking &amp; Hwy 74</td>
</tr>
<tr>
<td>1 sign max of 225 sq ft per MSP</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
January 30, 2018

Mary Jo Gollnitz
Planning / Zoning Administrator
Planning and Development
Town of Matthews
232 Matthews Station Street
Matthews, NC 28105

RE: Revised Master Sign Plan Submission – Matthews Corners

This letter shall serve as confirmation that United-Mailer Signs is authorized to submit the revised master sign plan for Matthews Corners Shopping Center on behalf of Viking Partners Matthews Corners, LLC (Owner).

Viking Partners Matthews Corners, LLC has reviewed the revised master plan and approve of its submission.

Should you have any questions please let me know.

Viking Partners Matthews Corners, LLC
An Ohio Limited Liability Company

[Signature]

Jeffrey A Garr, Director of Construction

CC: Stephen Horner, Viking Partners

Exhibit C-1
Proposed Revised Master Sign Plan
Matthews Corners Shopping Center
Submitted: 4/30/3/7/18

Section 2499155.608.9

(A) Matthews Corners is currently designed to accommodate up to thirteen (13) individual business/tenants. The Center is presently under construction with completion scheduled for early Summer 1996.

(1) A Site Plan is attached as Exhibit “A”.”A-1”.

(2) N/A. (No existing signs) Computation of total sign area of each freestanding sign is shown on attached Exhibits M-1, M-2 and M-3. Computation of sign area of attacked signage is shown on Exhibit “A-2”.

(3) N/A. (No existing signs)

(4) Elevations of each storefront are attached as Exhibit “BA-1”, pages 1-4. The general area within which an “attached” sign may be located is delineated on such elevations. Also attached is Exhibit A-1 and Exhibit A-2 outlining square footage of storefront signage.

(5) The general area within which each “detached” sign (a/k/a freestanding identification sign) may be located is delineated on Exhibit “A-1, page 1”. There are three (3) proposed detached sign areas referred to as Areas A, B & CM-1, M-2 & M-3. Each Detached signs shall:

(a) Be limited to a total maximum sign area of 240,326 square feet. This uses 86 sq ft of the bonus allotment;

(b) Shall not exceed a height of twenty feet (20’); The freestanding identification sign located at the main entrance will be brought to compliance. See Exhibit M-2 for details; and

(c) Shall include identification of only the name of the center and up to four (4) five (5) other tenants. The Side Monument Sign along Northeast Parkway, the panel with name of center will convert to a tenant panel. The Main Entrance Pylon the center name letters will be removed and replaced with a single tenant panel. A new tenant cabinet will be added to the Expressway Ramp Pylon. See attached Exhibit M-1, M-2 and M-3 for details.

An example of the detached sign for Sign Area A is attached as Exhibit “C”, pages 1-2. See Exhibit M-1, M-2 and M-3 for the details on the freestanding identification signs.
A bonus of fifteen percent (15%) in total sign area is being requested.

(B) In the event a window sign to be installed is likely to be visible from the streets fronting the center, then the window(s) which may be covered (partially or entirely) by window sign(s) are identified on Exhibit “B” by the symbol “WS”. Provided, however, each tenant/business may substitute a different window as a window sign location so long as the total number of windows allocated to such tenant/business for window signs does not exceed the number so allocated under Exhibit “B”, and any window sign which is determined not to be visible from such streets shall have no Restrictions imposed under the Master Sign Plan, but may be subject to Landlord’s prior approval.

(C)(B) Additional standards for “Bonus” signage under a Master Sign Plan.

(1) One detached/freestanding sign is permissible per street front for the center. The center has frontage on Matthews Township Parkway (Highway 51 Bypass), East Independence Boulevard (Hwy 74) and Northeast Parkway. A total of up to three (3) such signs may be installed and may only be located within the area so delineated on Exhibit “AM” as Detached Sign Area A, B or C M-1 M-2 or M-3.

(2) Design restrictions imposed by the center include:

(a) Color scheme for tenants that will occupy less than 2,500 square feet (“Local Shops”) shall be limited to choice of red, blue, yellow, white or off-white/beige.

(b) Attached signage for tenants that will occupy less than 2,500 square feet (“Local Shops”) shall be mounted on a raceway(s), which raceway(s) shall be painted color to match the fascia on which it is to be mounted. (Signage for tenants that will occupy more than 2,500 square feet (“non-Local Shops”) may or may not be mounted on a raceway).

(c) Location of all tenant “attached” signage shall fall within the area delineated by a bold dashed line on the fascia of each storefront per Exhibit “BA-1” attached hereto. For the signage locations not designated, the placement of new tenant building signage will be vertically and horizontally centered on the fascia band. In cases where the signage will be installed on the brick fascia area, the sign will be centered vertically and horizontally in the red brick fascia area. In cases where the signage is to be installed on the eifs/dryvitt tan fascia area, the sign will be centered vertically and horizontally between the decorative reveals and elements at top and bottom of eifs/dryvitt fascia area.
(d) Tenant “attached” signage shall consist of individual illuminated channel letters; provided, however, tenant’s logo may consist of a “cabinet” design in the event the same cannot be designed and fabricated as individual letters/graphics, or it is impractical to fabricate such logo by any method other than a “cabinet” design.

(c) All tenant signage is subject to Landlord’s prior approval in writing. See attached letter marked Exhibit C-1.

(f) Restriction on the number of permitted attached signs and the total maximum sign area for each tenant/business shall be governed as follows:

(Please refer to Exhibit “A & BA-1” for locations that correspond to the following symbols.)

<table>
<thead>
<tr>
<th>Symbol</th>
<th>Attached Signs/Maximum Sign Area</th>
</tr>
</thead>
<tbody>
<tr>
<td>A-1, A-2 &amp; A-3</td>
<td>Not more than two (2) signs per establishment</td>
</tr>
<tr>
<td></td>
<td>Not more than 150 sf total per establishment</td>
</tr>
<tr>
<td></td>
<td>Attached signage for this outparcel user/business shall be limited to not more than three (3) signs with total maximum sign area not to exceed 150 square feet.</td>
</tr>
<tr>
<td>A-2</td>
<td>Not more than one (1) sign per establishment</td>
</tr>
<tr>
<td></td>
<td>Not more than 150 sf total per establishment</td>
</tr>
<tr>
<td>B-1 &amp; B-2</td>
<td>Not more than two (2) signs per establishment</td>
</tr>
<tr>
<td></td>
<td>Not more than 230-207 sf total per establishment*</td>
</tr>
<tr>
<td>B-2C</td>
<td>Not more than one (1) sign per establishment</td>
</tr>
<tr>
<td></td>
<td>Not more than 262-286 sf total per establishment*</td>
</tr>
<tr>
<td>B-3D-1 &amp; D-2</td>
<td>Not more than two (2) signs per establishment</td>
</tr>
<tr>
<td></td>
<td>Not more than 200-80 sf total per establishment*</td>
</tr>
<tr>
<td>B-4E</td>
<td>Not more than one (1) sign per establishment</td>
</tr>
<tr>
<td></td>
<td>Not more than 200-40 sf total per establishment*</td>
</tr>
<tr>
<td>F</td>
<td>Not more than one (1) sign per establishment</td>
</tr>
<tr>
<td></td>
<td>Not more than 150 sf total per establishment</td>
</tr>
<tr>
<td>G</td>
<td>Not more than one (1) sign per establishment</td>
</tr>
<tr>
<td></td>
<td>Not more than 44 sf total per establishment</td>
</tr>
<tr>
<td>H-1 &amp; H-2</td>
<td>Not more than two (2) signs per establishment</td>
</tr>
</tbody>
</table>
Not more than 632 sf total per establishment*

CI-1, I-2, & I-3 This designates the outparcel properties only, not the building area or elevations. (Refer to only Exhibit “A”).

Attached signage for each this outparcel user/business shall be limited to not more than three (3) signs per establishment with total maximum sign area not to exceed 150 square feet. Exact size and placement of signage to be determined.

J (V2-V5) This designates the outparcel property. Attached signage for the outparcel user/business shall be limited to one (1) sign per establishment with a total maximum sign area not to exceed 40 sq ft per establishment. Exact size and placement of signage to be determined.

V-1a & V-1b Not more than two (2) signs per establishment
Not more than 80 sf total per establishment.
Exact size and placement of signage to be determined.

See attached Exhibit A-1 and Exhibit A-2 listing current tenants and square footage of signage.

*Includes allocation of “Bonus” area. Total “Bonus” area derived as follows:

13-14 businesses x 150 sf = 1,950,2100 sf x 15% bonus = 292,50315 sf
<table>
<thead>
<tr>
<th></th>
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<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>A-1</td>
<td>Verizon</td>
<td>Matthews Township Pkwy</td>
<td>Matthews</td>
<td>NC</td>
<td>Verizon Wireless</td>
<td>146</td>
</tr>
<tr>
<td>A-2</td>
<td>Verizon</td>
<td>Matthews Township Pkwy</td>
<td>Matthews</td>
<td>NC</td>
<td>Verizon Wireless</td>
<td></td>
</tr>
<tr>
<td>A-3</td>
<td>Verizon</td>
<td>Matthews Township Pkwy</td>
<td>Matthews</td>
<td>NC</td>
<td>Verizon Wireless</td>
<td></td>
</tr>
<tr>
<td>B-1</td>
<td>Ollie's</td>
<td>2308 Matthews Township Pkwy</td>
<td>Matthews</td>
<td>NC</td>
<td>Ollie's Bargain Outlet</td>
<td>207</td>
</tr>
<tr>
<td>B-2</td>
<td>Ollie's</td>
<td>2308 Matthews Township Pkwy</td>
<td>Matthews</td>
<td>NC</td>
<td>Ollie's</td>
<td></td>
</tr>
<tr>
<td>C</td>
<td>Hobby Lobby</td>
<td>2310 Matthews Township Pkwy</td>
<td>Matthews</td>
<td>NC</td>
<td>Hobby Lobby Crafts Seasonal Home Accents</td>
<td>286</td>
</tr>
<tr>
<td>D-1</td>
<td>Signs By Tomorrow</td>
<td>2326-A Matthews Township Pkwy</td>
<td>Matthews</td>
<td>NC</td>
<td>Signs by Tomorrow</td>
<td>40</td>
</tr>
<tr>
<td>D-2</td>
<td>Signs By Tomorrow</td>
<td>2326-A Matthews Township Pkwy</td>
<td>Matthews</td>
<td>NC</td>
<td>Signs by Tomorrow</td>
<td>40</td>
</tr>
<tr>
<td>E</td>
<td>Barefoot Nail Bar</td>
<td>2326-B Matthews Township Pkwy</td>
<td>Matthews</td>
<td>NC</td>
<td>Barefoot Nail Bar</td>
<td>40</td>
</tr>
<tr>
<td>F</td>
<td>Marshalls</td>
<td>2330 Matthews Township Pkwy</td>
<td>Matthews</td>
<td>NC</td>
<td>Marshalls</td>
<td>133</td>
</tr>
<tr>
<td>G</td>
<td>Jersey Mike's</td>
<td>2332-A Matthews Township Pkwy</td>
<td>Matthews</td>
<td>NC</td>
<td>Jersey Mike's</td>
<td>44</td>
</tr>
<tr>
<td>H-1</td>
<td>Academy (proposed)</td>
<td>2332 Matthews Township Pkwy</td>
<td>Matthews</td>
<td>NC</td>
<td>Academy Sports + Academy</td>
<td>419</td>
</tr>
<tr>
<td>H-2</td>
<td>Academy (proposed)</td>
<td>2332 Matthews Township Pkwy</td>
<td>Matthews</td>
<td>NC</td>
<td>Academy Sports + Academy</td>
<td></td>
</tr>
<tr>
<td>I</td>
<td>Vacant (Burger King)</td>
<td>2210 Matthews Township Pkwy</td>
<td>Matthews</td>
<td>NC</td>
<td>Jersey Mike's</td>
<td>150</td>
</tr>
<tr>
<td>J/V-2</td>
<td>Vacant</td>
<td>2312-A Matthews Township Pkwy</td>
<td>Matthews</td>
<td>NC</td>
<td>Academy Sports + Academy</td>
<td>40</td>
</tr>
<tr>
<td>J/V-3</td>
<td>Vacant</td>
<td>2312-B Matthews Township Pkwy</td>
<td>Matthews</td>
<td>NC</td>
<td>Academy Sports + Academy</td>
<td>40</td>
</tr>
<tr>
<td>JV-4</td>
<td>Vacant</td>
<td>2312-C Matthews Township Pkwy</td>
<td>Matthews</td>
<td>NC</td>
<td>Academy Sports + Academy</td>
<td>40</td>
</tr>
<tr>
<td>J/V-5</td>
<td>Vacant</td>
<td>2314 Matthews Township Pkwy</td>
<td>Matthews</td>
<td>NC</td>
<td>Academy Sports + Academy</td>
<td>40</td>
</tr>
<tr>
<td>V-1</td>
<td>Vacant</td>
<td>2332-B Matthews Township Pkwy</td>
<td>Matthews</td>
<td>NC</td>
<td>Academy Sports + Academy</td>
<td>80</td>
</tr>
</tbody>
</table>

**TOTAL building signs:**

|          | 1086  | 1980  |

**Freestanding Signs**

<p>| | | |</p>
<table>
<thead>
<tr>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>M-1</td>
<td>Side Monument</td>
<td>31</td>
</tr>
<tr>
<td>M-2</td>
<td>Main Entrance</td>
<td>113</td>
</tr>
<tr>
<td>M-3</td>
<td>Expressway Pylon</td>
<td>110</td>
</tr>
</tbody>
</table>

**TOTAL freestanding:**

|          | 254   | 326   |

**TOTAL SQ. FT.**

|          | 1340  | 2306  |

**Bonus Allocation**

\[ 14 \times 150 = 2100 \times 15\% \text{ bonus} = 315 \text{ sq. ft.} \]

**Total sq ft available:**

\[ 2100 + 315 \text{ sq ft.} = 2415 \text{ sq ft.} \]

*Exhibit A-2*
POSSIBILITY OF 4 FUTURE TENANTS WITH 40 sq/ft PER EACH TENANT

FUTURE TENANTS @ MATTHEW’S CORNER - 2332 Matthews Township Pkwy, Matthews, NC 28105

SKETCH NUMBER: 53946
JOB NAME: MATTHEWS CORNER
ADDRESS: MATTHEWS, NC
SALES: TONY MAIER
DESIGNER: R.A.LINES
DATE: 01-11-18
DRAWING ID: MATTHEWS CORNER_53946_01-11-18
This sign will be Labeled ul or equal.
The installation Will meet national Electrical code Requirements

**EXHIBIT: A-1 & A-2 & A-3 - (48 SQ/FT EA. = 144 SQ/FT )**

**SKETCH NUMBER** 53946
**JOB NAME** MATTHEWS CORNER
**ADDRESS** MATTHEWS, NC
**SALES** TONY MAIER
**DESIGNER** R.A. LINES
**DATE** 01-11-18
**DRAWING ID** MATTHEWS CORNER_53946_01-11-18

**CUSTOMER APPROVAL**
SIGNED ___________________________ DATE ____________

**LANDLORD APPROVAL**
SIGNED ___________________________ DATE ____________

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EXHIBIT: B-1 & B-2 - (206 SQ/FT TOTAL)

B-1

4'-8"
3'-8"

B-2

2'-4"
3'-9"

Do not use printed drawing for exact color representation. Colors shown represent design intent only.

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This sign will be labeled "or equal. The installation will meet national electrical code requirements.

SKETCH NUMBER: 53946
JOB NAME: MATTHEWS CORNER
ADDRESS: MATTHEWS, NC
SALES: TONY MAIER
DESIGNER: R. LINES
DATE: 01-11-18
DRAWING ID: MATTHEWS CORNER_53946_01-11-18

CUSTOMER APPROVAL
SIGNED: ___________________________ DATE: ____________

LANDLORD APPROVAL
SIGNED: ___________________________ DATE: ____________

EXHIBIT: C - (285.3 SQ/FT TOTAL)
This sign will be labeled as equal.
The installation will meet national electrical code requirements.

**EXHIBIT: D-1 & D-2 - (40 + 40 = 80 SQ/FT TOTAL)**

<table>
<thead>
<tr>
<th>SKETCH NUMBER</th>
<th>53946</th>
</tr>
</thead>
<tbody>
<tr>
<td>JOB NAME</td>
<td>MATTHEWS CORNER</td>
</tr>
<tr>
<td>ADDRESS</td>
<td>MATTHEWS, NC</td>
</tr>
<tr>
<td>SALES</td>
<td>TONY MAIER</td>
</tr>
<tr>
<td>DESIGNER</td>
<td>R.A.LINES</td>
</tr>
<tr>
<td>DATE</td>
<td>01-11-18</td>
</tr>
<tr>
<td>DRAWING ID</td>
<td>MATTHEWS CORNER_53946_01-11-18</td>
</tr>
</tbody>
</table>

**CUSTOMER APPROVAL**

SIGNED: ___________ DATE: ___________

**LANDLORD APPROVAL**

SIGNED: ___________ DATE: ___________

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This sign will be labeled 'UL or equal.' The installation will meet national electrical code requirements.
This sign will be Labeledulf or equal.
The installation Will meet national Electrical code Requirements.

EXHIBIT: F - (132.5 SQ/FT)
This sign will be labeled UL or equal. The installation will meet national Electrical code Requirements.

COF WO #00000.0

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This sign will be Labeled ul or equal.
The installation Will meet national Electrical code Requirements

www.United-Maier.com
1030 Straight St.
Cincinnati, Oh 45214
513-681-6600 Office
513-681-0818 Fax
877-681-6600 Toll Free

EXHIBIT: H-1 - (418.22 SQ/FT)
EXHIBIT: H-2 - (213.33 SQ/FT)
EXHIBIT: I - (150 SQ/FT ALLOWANCE)

<table>
<thead>
<tr>
<th>SKETCH NUMBER</th>
<th>53946</th>
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<tr>
<td>JOB NAME</td>
<td>MATTHEWS CORNER</td>
</tr>
<tr>
<td>ADDRESS</td>
<td>MATTHEWS, NC</td>
</tr>
<tr>
<td>SALES</td>
<td>TONY MAIER</td>
</tr>
<tr>
<td>DESIGNER</td>
<td>R.A.LINES</td>
</tr>
<tr>
<td>DATE</td>
<td>01-11-18</td>
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<td>DRAWING ID</td>
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EXHIBIT: V-1 - (80 SQ/FT ALLOWANCE)
This sign will be Labeled ul or equal.
The installation Will meet national Electrical code Requirements.

EXHIBIT M-1 (TENANT AREA 30.45 sq/ft & MATHEWS CORNER 15.29 sq/ft = 45.74 sq/ft)

SIDE MONUMENT - EXISTING

SIDE MONUMENT - PROPOSED

EXHIBIT M-1 (45.74 sq/ft)
**EXHIBIT M-2** (TENANT AREA 112.2 sq/ft & MATTHEWS CORNER 17.25 sq/ft)

**EXHIBIT M-2** (141.5 sq/ft)

- **REMOVE TOP HORIZONTAL BRICK AND METAL CAP**
- **INSTALL NEW METAL CAP OVER TOP ROW OF VERTICAL SOLDIER ROW BRICKS**
- **NEW TENANT CABINET REMAINDER OF SIGN TO STAY AS IS**

---

**MAIN ENTRANCE PYLON - EXISTING**

**MAIN ENTRANCE PYLON - PROPOSED**

- **REMOVE BOTH SETS OF “MATTHEWS CORNERS” COPY**
- **REPLACE WITH NEW ACADEMY TENANT PANELS**

---

**SKETCH NUMBER** 53951  
**JOB NAME** MATTHEWS CORNER  
**ADDRESS** MATTHEWS, NC  
**SALES** TONY MAIER  
**DESIGNER** GREG ESSERT  
**DATE** 01-17-18  
**DRAWING ID** MATTHEWS CORNER_53951_01-17-18

---

**CUSTOMER APPROVAL**

- SIGNED:  
- DATE:  

**LANDLORD APPROVAL**

- SIGNED:  
- DATE:  

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