

Matthew's Festival Shopping Center Master Sign Plan

1800 Matthews Township Pkwy, Matthews, NC 28105

Submitted: August 3, 2012

Current Zoning C, Requested Zoning B-1-SCD

- Existing signage will fall under the B-1-SCD Guidelines
- There are no existing Road Signs
- In accordance with the Code of Ordinance a Master Sign Plan has been presented and the additional 15% bonus sign allowance is requested.
- All tenant signage is subject to landlord's written approval. The landlord's general signage criteria is attached.
- Attached **Signage Allocation Table** indicates the signage allowed under the ordinance and then the additional 15% bonus square footage allowed under B-1-SCD
- The signage allotted can be modified as long as the total signage allocated does not exceed the total square footage of signage allowed and a revised Signage Allocation Table is filed with the Town of Matthews.

Signage Allocation Table

<u>Store Sqft</u>	<u>#Of Stores</u>	<u># Of Signs Allowed</u>	<u>Total Sqft of Sign per tenant</u>	<u>Total Sqft Allowance</u>
NA	20	3	80	1,600
Ordinance Total	20	60	80	1,600
Bonus	15%			240

Master Sign Package Total

1,840

General Sign Criteria allows for 1 square foot of signage for each lineal foot of frontage with a maximum of 3 signs per frontage. End cap units will be allowed signage on each wall that fronts a parking lot or street, however they will be limited to 160 square feet of signage or the maximum total for two frontages.

Matthews Township Total Allowance

Signage Allowance per Code 92 Sqft.x 20 tenants=	1,840 Sqft
Signage Allowance Sign Criteria 1.25 sqft per lineal ft of frontage	1,820 Sqft
Existing Signage	1,162 Sqft
Unused Available Square footage	20 Sqft

***Landlord may allocate this surplus square footage at their discretion, If any tenant expands into a space vacated by another tenant, the expanding tenant will be entitled to the allotted signage square footage for the space that they are expanding into.**

Specific Signage Allocation Table

Tenant	Classification	# Signs allowed	Maximum Square Footage
Building 1			
Harris Teeter	Anchor	3	FRONT 420 Sq ft (Current 197)
Harris Teeter	Anchor		(0)
Stein Mart	Sub Anchor	3	180 Sqft (Current 139)
Fast Frames	Non Anchor	3	20 Sqft (Current 23)
Sport Clips	Non Anchor	3	20 Sqft (Current 20)
Hallmark	Non Anchor	3	40 Sqft (Current 52)
Building 1:			
Signage Allowance per Code 92 Sqft.x 5 tenants=			460 Sqft
Signage Allowance Sign Criteria 1.25 sqft per lineal ft of frontage			775 Sqft
Existing Signage			431 Sqft
Building 2			
Rack Room Shoes	Sub Anchor	3	90 Sqft (Current 85)
Best Wok II	Non Anchor	3	50 Sqft (Current 25)
Wags	Non Anchor	3	24 Sqft (Current 41)
Queen Nail	Non Anchor	3	24 Sqft (Current 26)
Kings Jewelry	Non Anchor	3	24 Sqft (Current 23)
Philly Conn	Non Anchor	3	24 Sqft (Current 34)
Super Cuts	Non Anchor	3	24 Sqft (Current 28)
Backyard Wild	Non Anchor	3	24 Sqft (Current 34)
Dairy Queen	Non Anchor	3	FRONT 24 Sqft (Current 42)
Dairy Queen	Non Anchor		SIDE 80 Sqft (Current 90)
Building 2:			
Signage Allowance per Code 92 Sqft.x 9 tenants=			828 Sqft
Signage Allowance Sign Criteria 1 sqft per lineal ft of frontage			388 Sqft
Existing Signage			428 Sqft
Building 3			
Americas Matt	Non Anchor	3	FRONT 40 Sqft (Current 20.6)
Americas Matt	Non Anchor		REAR 40 Sqft (Current 20.6)
Americas Matt	Non Anchor		SIDE 0 Sqft (Current 21.4)
Available	Non Anchor	3	FRONT 24 Sqft (Current 0)
Available	Non Anchor	3	REAR 24 Sqft (Current 0)
Massage Heights	Non Anchor	3	FRONT 40 Sqft (Current 38)
Massage Heights	Non Anchor		REAR 40 Sqft (Current 38)
Massage Heights	Non Anchor		SIDE 0 Sqft (Current 0)
Building 3:			
Signage Allowance per Code 80 Sqft.x 3 tenants=			276 Sqft
Signage Allowance Sign Criteria 1 sqft per lineal ft of frontage			208 Sqft
Existing Signage			138.4 Sqft

Building 4

Chipotle	Non Anchor	3	FRONT	40 Sqft	(Current 32)
Chipotle	Non Anchor		REAR	40 Sqft	(Current 32)
Chipotle	Non Anchor		SIDE	0 Sqft	(Current 0)
GNC	Non Anchor	3	FRONT	40 Sqft	(Current 50)
GNC	Non Anchor		REAR	40 Sqft	(Current 50)
Caribou Coffee	Non Anchor	3	FRONT	40 Sqft	(Current 0)
Caribou Coffee	Non Anchor		REAR	40 Sqft	(Current 0)
Caribou Coffee	Non Anchor		SIDE	0 Sqft	(Current 0)

Building 4:

Signage Allowance per Code 92 Sqft.x 3 tenants=	276 Sqft
Signage Allowance Sign Criteria 1 sqft per lineal ft of frontage	240 Sqft
Existing Signage	164 Sqft

Matthews Township Lease Expiration Schedule and Site Plan



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