GENERAL PROVISIONS
A. The development and use of the Site shall 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 in the Ordinance, including the Development Standards, are subject to any minor alterations or changes to the Ordinance that may be made from time to time in accordance with the Ordinance.
B. The streetscape treatment along the Site’s public street frontages shall comply with the requirements of the Ordinance.
C. The Applicant shall maintain the 12 foot side yard on the southern boundary of the Site, as more particularly depicted on the Rezoning Plan.
D. The Applicant shall maintain the 40 foot setback from U.S. Highway 74/E. Independence Blvd.
E. The Applicant shall maintain the 40 foot setback from Independence Pointe Pkwy.
F. The Applicant shall maintain the 40 foot setback from the transitional right-of-way as it exists on the date of the Rezoning Application.
G. The Applicant shall maintain the 40 foot setback from Windsor Square Drive in that location more particularly depicted on the Rezoning Plan.
H. The development and 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.
I. Future amendments to the Rezoning Plan and/or these Development Standards may be involved in any future development thereof.
J. In the event that NCDOT widens U.S. Highway 74/E. Independence Blvd. more particularly depicted on the Rezoning Plan and as measured from the edge of the transitional right-of-way as it exists on the date of the Rezoning Application, the Applicant shall relocate and/or reconfigure the placement and configuration of the access point as required by the Town of Matthews and/or the North Carolina Department of Transportation (“NCDOT”).
K. The Applicant shall construct a safety island at the intersection of the primary service road and the building frontage road, after the building and on-site parking have been completed.
L. 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 in the Ordinance, including the Development Standards, are subject to any minor alterations or changes to the Ordinance that may be made from time to time in accordance with the Ordinance.
M. The streetscape treatment along the Site’s public street frontages shall comply with the requirements of the Ordinance.
N. The Applicant shall maintain the 12 foot side yard on the southern boundary of the Site, as more particularly depicted on the Rezoning Plan.
O. The Applicant shall maintain the 40 foot setback from U.S. Highway 74/E. Independence Blvd.
P. The Applicant shall maintain the 40 foot setback from Independence Pointe Pkwy.
Q. The development and 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.
R. Future amendments to the Rezoning Plan and/or these Development Standards may be involved in any future development thereof.
S. The streetscape treatment along the Site’s public street frontages shall comply with the requirements of the Ordinance.
T. The Applicant shall maintain the 12 foot side yard on the southern boundary of the Site, as more particularly depicted on the Rezoning Plan.
U. The Applicant shall maintain the 40 foot setback from U.S. Highway 74/E. Independence Blvd.
V. The Applicant shall maintain the 40 foot setback from Independence Pointe Pkwy.
W. The development and 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.
X. Future amendments to the Rezoning Plan and/or these Development Standards may be involved in any future development thereof.
Y. The streetscape treatment along the Site’s public street frontages shall comply with the requirements of the Ordinance.
Z. The Applicant shall maintain the 12 foot side yard on the southern boundary of the Site, as more particularly depicted on the Rezoning Plan.
AA. The Applicant shall maintain the 40 foot setback from U.S. Highway 74/E. Independence Blvd.
BB. The Applicant shall maintain the 40 foot setback from Independence Pointe Pkwy.
CC. The development and 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.
DD. Future amendments to the Rezoning Plan and/or these Development Standards may be involved in any future development thereof.
EE. The streetscape treatment along the Site’s public street frontages shall comply with the requirements of the Ordinance.
FF. The Applicant shall maintain the 12 foot side yard on the southern boundary of the Site, as more particularly depicted on the Rezoning Plan.
GG. The Applicant shall maintain the 40 foot setback from U.S. Highway 74/E. Independence Blvd.
HH. The Applicant shall maintain the 40 foot setback from Independence Pointe Pkwy.
II. The development and 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.
JJ. Future amendments to the Rezoning Plan and/or these Development Standards may be involved in any future development thereof.
KK. The streetscape treatment along the Site’s public street frontages shall comply with the requirements of the Ordinance.
LL. The Applicant shall maintain the 12 foot side yard on the southern boundary of the Site, as more particularly depicted on the Rezoning Plan.
MM. The Applicant shall maintain the 40 foot setback from U.S. Highway 74/E. Independence Blvd.
NN. The Applicant shall maintain the 40 foot setback from Independence Pointe Pkwy.
OO. The development and 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.
PP. Future amendments to the Rezoning Plan and/or these Development Standards may be involved in any future development thereof.
QQ. The streetscape treatment along the Site’s public street frontages shall comply with the requirements of the Ordinance.
RR. The Applicant shall maintain the 12 foot side yard on the southern boundary of the Site, as more particularly depicted on the Rezoning Plan.
SS. The Applicant shall maintain the 40 foot setback from U.S. Highway 74/E. Independence Blvd.
TT. The Applicant shall maintain the 40 foot setback from Independence Pointe Pkwy.
THE MECKLENBURG COUNTY ALCOHOLIC BEVERAGE CONTROL BOARD

CHICAGO TITLE INSURANCE COMPANY

OWNER: FGLW PROPERTIES, LLC

= TRANSFORMER

S:\PROJ\018.380.002 - ABC MATTHEWS ALTA\1. SURVEY DRAWINGS\018.380.002 ABC MATTHEWS.DWG   24X36   5/30/2018 11:45:15 AM HP02-FS-OCE.CTB   TCURTIS

PARKING REQUIREMENTS:
NUMBER 371045800K DATED FEBRUARY 19, 2014.
DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT/ FEDERAL INSURANCE ADMINISTRATION AS SHOWN
FLOOD CERTIFICATE
BURTON ENGINEERING ASSOCIATES IS NOT AN EXPERT IN DETERMINING THE SPECIES OF TREES SHOWN
BURTON ENGINEERING ASSOCIATES HAS NO KNOWLEDGE OF FIELD DELINEATED WETLANDS ON SUBJECT
NO EVIDENCE OF CURRENT OR CONTEMPLATED RIGHT OF WAY OR ROADWAY DESIGN CHANGES FOUND
NO OBSERVABLE EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP, OR SANITARY LANDFILL.
NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS
NORTH CAROLINA CONTINUOUSLY OPERATING REFERENCE STATION (CORS)
MINIMUM SETBACK REAR=40'
MINIMUM SETBACK SIDE=12'
MINIMUM SETBACK FRONT=40'
BUILDING ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP COMMUNITY PANEL
ON THIS PLAT AND MAY HAVE MISIDENTIFIED SOME TREES.
SUBJECT TAX PARCEL: 19323125
SUBJECT TRACT DEED REFERENCE: DB 27336 PG 931, MB 31 PG 487
SUBJECT TRACT ADDRESS: 1625 WINDSOR SQUARE DRIVE
THE SUBJECT TRACT IS GRAPHICALLY LOCATED IN "OTHER AREAS ZONE X" AS DETERMINED BY THE
TRACT
THE PROPERTY MAY BE SUBJECT TO ANY EASEMENTS AND/OR RIGHTS-OF-WAY.
THE NCGS COORDINATES WERE ESTABLISHED BY USING A LEICA MODEL GS14 (GNSS) AND THE NORTH
ZONING REQUIREMENTS:
WITHIN RECENT MONTHS.

#5 REBAR SET IN CONCRETE AT ALL CORNERS UNLESS OTHERWISE NOTED.
NOTES

PVC = POLYVINYL CHLORIDE PIPE
RCP = REINFORCED CONCRETE PIPE
DI = DROP INLET
FES = FLARED END SECTION
NAVD = NORTH AMERICAN VERTICAL DATUM
NCGS = NORTH CAROLINA GEODETIC SURVEY
MB = MAP BOOK
DB = DEED BOOK
R/W = RIGHT OF WAY
BC = BACK OF CURB
EP = EDGE OF PAVEMENT
ST = SIGHT TRIANGLE
CMP = CORRUGATED METAL PIPE
CB = CATCH BASIN (CURB INLET)
SSMH = SANITARY SEWER MANHOLE
SDMH = STORM DRAINAGE MANHOLE

(US HWY 74)
E INDEPENDENCE BLVD
TO CHARLOTTE
TO MONROE
E
CENTRAL NFLD
WINDSOR SQUARE DR

NOT A MATTER OF SURVEY
NOT A MATTER OF SURVEY
NOT A MATTER OF SURVEY
YES YES
YES YES
YES YES
NO NO

7(a), 7(b)(1), 8, 9, 11, 13, 16, 17, 18, AND 19 OF TABLE A THEREOF.
SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6(b),
CARY H WATTS, PLS #4202
THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN
ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE
SURVEYS. THE SURVEY WAS MADE ACCORDING TO THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS
FOR ALTA/NSPS LAND TITLE SURVEYS.\n
FIRM #C-1157
burtonengineering.com
(T) 704.553.8881
(US HWY 74)
E INDEPENDENCE BLVD
TO CHARLOTTE
TO MONROE
E
CENTRAL NFLD
WINDSOR SQUARE DR