

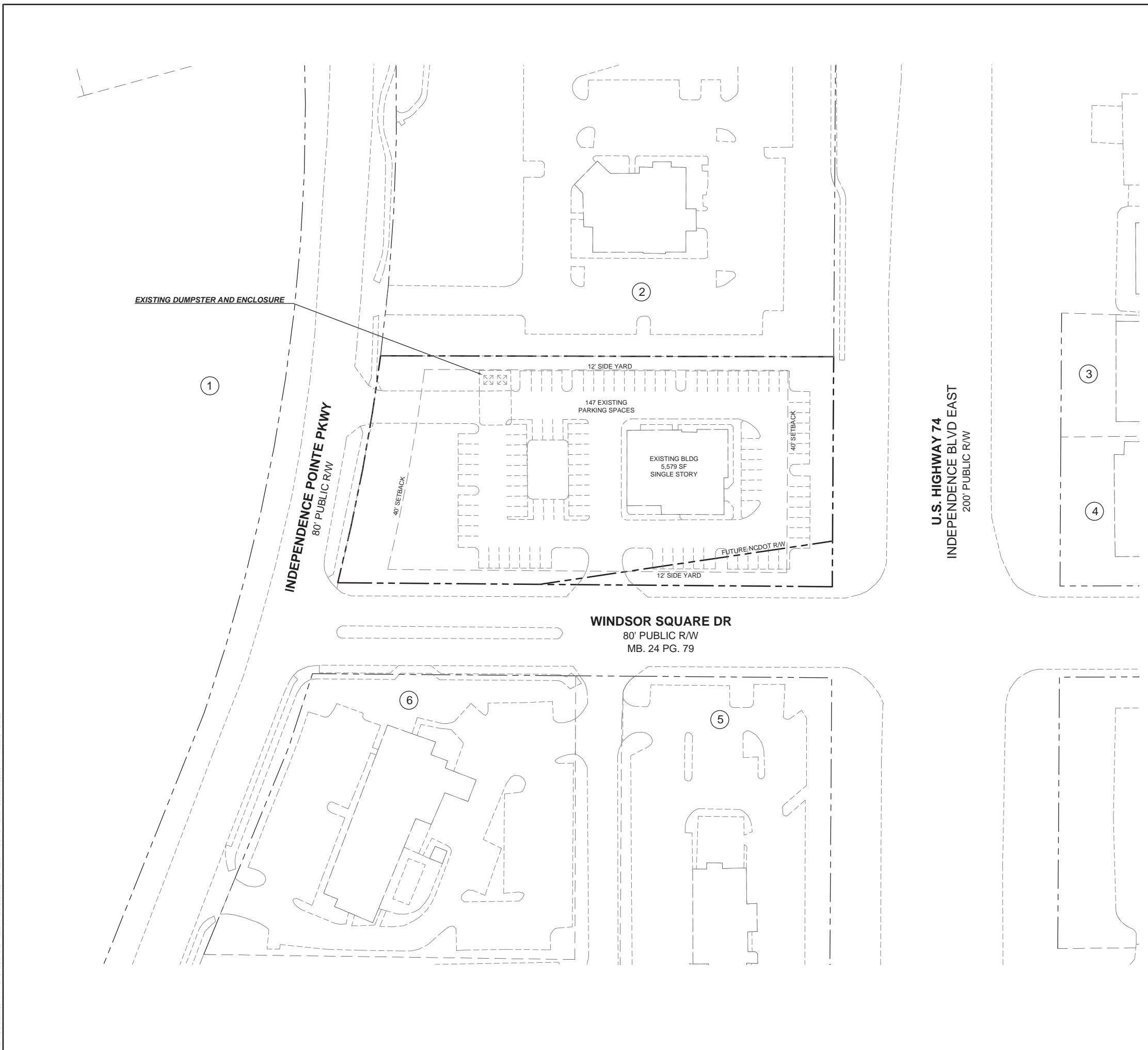
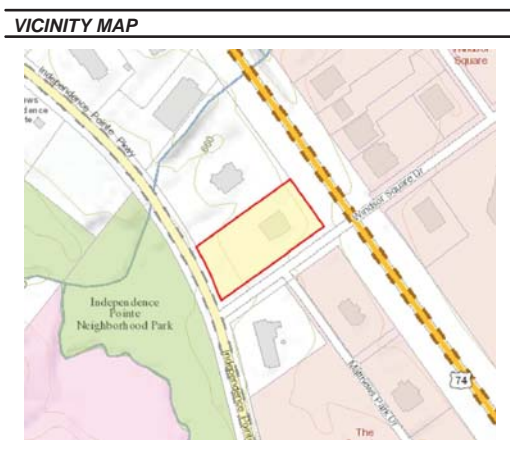


**SITE DEVELOPMENT DATA**

- ACREAGE: ± 1.887 ACRES
- TAX PARCEL #: 193-231-25.
- EXISTING ZONING: B-1 CD
- PROPOSED ZONING: B-1 CD
- EXISTING USES: VACANT
- PROPOSED USES: THE SITE MAY ONLY BE DEVOTED TO THE FOLLOWING USES AND TO ANY INCIDENTAL AND ACCESSORY USES ASSOCIATED THEREWITH THAT ARE ALLOWED IN THE B-1 ZONING DISTRICT:
  - RESTAURANT WITHOUT DRIVE-THROUGH OR DRIVE-IN SERVICE.
  - RETAIL SALES (INCLUDING, WITHOUT LIMITATION, ALCOHOLIC BEVERAGE SALES).
- MAXIMUM GROSS SQUARE FEET OF DEVELOPMENT: ANY USES ON THE SITE SHALL BE LOCATED IN THE EXISTING SINGLE-STORY BUILDING CURRENTLY ON THE SITE AND MORE PARTICULARLY DEPICTED ON THE REZONING PLAN.
- MAXIMUM BUILDING HEIGHT: THE MAXIMUM HEIGHT OF ANY BUILDING TO BE LOCATED ON THE SITE SHALL BE 40 FEET.
- PARKING:
  - REQUIRED
  - ONE (1) SPACE PER 200 SQUARE FEET OF FLOOR AREA USED OR DESIGNED FOR SALES ON GROUND FLOOR, PLUS
  - ONE (1) SPACE PER 300 SQUARE FEET OF FLOOR AREA USED OR DESIGNED FOR SALES ON ALL OTHER FLOORS.
  - PLUS ONE (1) SPACE PER EACH TWO (2) EMPLOYEES
  - TOTAL= 30 SPACES
  - PROVIDED
  - 147 SPACES

**ADJACENT PROPERTY OWNERS**

Parcel #	Parcel ID	DB	PG	Address	City	State	Zip	ZONING	USE
1	19323135	07656	PG-266	600 E 4TH ST 11TH FLOOR	CHARLOTTE	NC	28202	B-H (CD)	PARK
2	19323123	32458	PG-539	PO BOX 49579	GREENSBORO	NC	27419	B-1(CD)	INSTITUTIONAL
3	19330304	25105	PG-347	9811 W TRIBUTARY LN	BOISE	ID	83714	B-1(CD)	COMMERCIAL/RETAIL
4	19330311	30366	PG-883	2340 I-20 W SUITE 100	ARLINGTON	TX	76017	B-1(CD)	COMMERCIAL/RETAIL
5	19323134	06988	PG-015	5200 BLUFFINGTON RD	ATLANTA	GA	30349	B-H(CD)	RESTAURANT
6	19323137	29465	PG-466	9900 MATTHEWS PARK DR	MATTHEWS	NC	28105	B-3(CD)	HOTEL



**ABC STORE - WINDSOR SQUARE**  
MATTHEWS  
MECKLENBURG COUNTY, NC  
TECHNICAL DATA SHEET

ChB  
PPT  
CTB  
ENG  
ChB  
DRAWN BY  
DATE  
03/21/18

REVISIONS

NO.	DATE	DESCRIPTION

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PROJECT NUMBER  
XXX.XXX.XXX  
**RZ100**  
Sheet 1 of 3

P:\DWG\181381023\MATTHEWS ABC STORE - REZONING\181381023 ABC REZONING.DWG RZ100 5/30/2018 8:54:03 AM HP62.CTB CHASE

DEVELOPMENT STANDARDS

May 30, 2018

GENERAL PROVISIONS

- A. These Development Standards form a part of the Rezoning Plan associated with the Rezoning Application filed by The Mecklenburg County Alcoholic Beverage Control Board (the "Applicant") for an approximately 1.887 acre site located on the northwest corner of the intersection of Windsor Square Dr. and U.S. Highway 74/E, Independence Blvd., which site is more particularly depicted on the Rezoning Plan and is further identified as Tax Parcel No. 193-231-25 (hereinafter referred to as the "Site").
- B. 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 B-1 zoning district shall govern the use and development of the Site.
- C. Future amendments to the Rezoning Plan and/or these Development Standards may be applied for by the then owner or owners of the Site in accordance with the provisions of Chapter 4 of the Ordinance. Minor alterations or changes to the Rezoning Plan and/or these Development Standards are subject to Section 155.401.5 of the Ordinance.

PERMITTED USES

- A. The Site may only be devoted to the following uses and to any incidental and accessory uses associated therewith that are allowed in the B-1 zoning district:
  1. Restaurant without drive-through or drive-in service.
  2. Retail sales (including, without limitation, alcoholic beverage sales).

DEVELOPMENT LIMITATIONS/MAXIMUM GROSS FLOOR AREA

- A. Any uses on the Site shall be located in the existing single-story building currently on the Site and more particularly depicted on the Rezoning Plan.

DIMENSIONAL STANDARDS

- A. Development of the Site shall comply with the dimensional standards of the B-1 zoning district set out in the Ordinance as applicable to the Site as it exists on the date of the Rezoning Application.
- B. The Applicant shall maintain the 12 foot side yard on the northern boundary of the Site, as more particularly depicted on the Rezoning Plan.
- C. The Applicant shall maintain the 12 foot side yard on the southern boundary of the Site more particularly depicted on the Rezoning Plan and as measured from the right-of-way and/or the back of curb as it exists on the date of the Rezoning Application.
- D. The Applicant shall maintain the 40 foot setback from U.S. Highway 74/E, Independence Blvd., more particularly depicted on the Rezoning Plan and as measured from the right-of-way and/or the back of curb as it exists on the date of the Rezoning Application.
- E. The Applicant shall maintain the 40 foot setback from Independence Pointe Pkwy., as more particularly depicted on the Rezoning Plan.

TRANSPORTATION AND PARKING

- A. Vehicular access shall be as generally depicted on the Rezoning Plan. The placement and configuration of the access point are subject to any minor modifications required by the Town of Matthews and/or the North Carolina Department of Transportation.
- B. Vehicular parking shall be provided on the Site in accordance with the requirements set out in the Ordinance.

STREETSCAPE TREATMENT

- A. The streetscape treatment along the Site's public street frontages shall comply with the requirements of the Ordinance.

ARCHITECTURAL STANDARDS

- A. The maximum height of any building to be located on the Site shall be 40 feet.

SCREENING AND LANDSCAPING

- A. Screening and landscaping shall conform to the requirements of the Ordinance.

- A. All signs installed on the Site shall comply with the requirements of the Ordinance.

BINDING EFFECT OF THE REZONING APPLICATION

- A. 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.



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FIRM #C-1157

ABC STORE - WINDSOR SQUARE

MATTHEWS  
MECKLENBURG COUNTY, NC

DEVELOPMENT NOTES

PT CtlB  
ENG CtlB  
DRAWN BY CtlB  
DATE 03/21/18

REVISIONS

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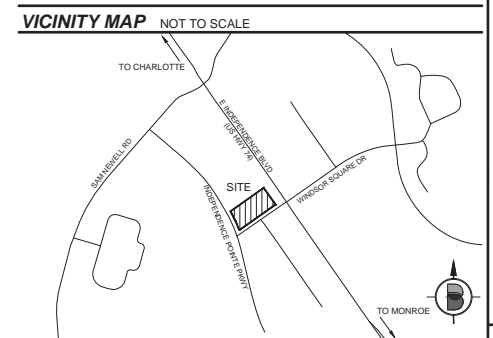
RZ101  
Sheet 2 of 3

**NOTES**  
THE PROPERTY MAY BE SUBJECT TO ANY EASEMENTS AND/OR RIGHTS-OF-WAY.  
#5 REBAR SET IN CONCRETE AT ALL CORNERS UNLESS OTHERWISE NOTED.  
AREAS COMPUTED BY COORDINATE METHOD.  
UNADJUSTED RATIO OF PRECISION: 1:119,757  
SUBJECT TRACT ADDRESS: 1625 WINDSOR SQUARE DRIVE  
SUBJECT TRACT DEED REFERENCE: DB 27336 PG 931, MB 31 PG 487  
SUBJECT TAX PARCEL: 19323125  
SUBJECT TRACT ZONED: B1 (CD) - NEIGHBORHOOD BUSINESS (CONDITIONAL) (REZONING PETITION 350 BOB EVANS, DATED 8.9.99)  
ZONING REQUIREMENTS:  
BUILDING:  
MINIMUM SETBACK FRONT-40'  
MINIMUM SETBACK SIDE-12'  
MINIMUM SETBACK REAR-40'  
THE NC8S COORDINATES WERE ESTABLISHED BY USING A LEICA MODEL GS14 (GNSS) AND THE NORTH CAROLINA GLOBAL NAVIGATION SATELLITE SYSTEM (GNSS) REAL TIME NETWORK (RTN) UTILIZING THE NORTH CAROLINA CONTINUOUSLY OPERATING REFERENCE STATION (CORS)  
NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WITHIN RECENT MONTHS.  
NO OBSERVABLE EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP, OR SANITARY LANDFILL.  
NO EVIDENCE OF CURRENT OR CONTEMPLATED RIGHT OF WAY OR ROADWAY DESIGN CHANGES FOUND  
BURTON ENGINEERING ASSOCIATES HAS NO KNOWLEDGE OF FIELD DELINEATED WETLANDS ON SUBJECT TRACT  
BURTON ENGINEERING ASSOCIATES IS NOT AN EXPERT IN DETERMINING THE SPECIES OF TREES SHOWN ON THIS PLAN AND MAY HAVE MISIDENTIFIED SOME TREES.  
FLOOD CERTIFICATE  
THE SUBJECT TRACT IS GRAPHICALLY LOCATED IN "OTHER AREAS ZONE X" AS DETERMINED BY THE DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT/FEDERAL INSURANCE ADMINISTRATION AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER 371045800K DATED FEBRUARY 19, 2014.

Tree	Description	Tree	Description
2183	TREE 6 HOLLY	2221	TREE PINE 10 BROKEN
2184	TREE 10 OAK	2231	TREE MAGNOLIA
2185	TREE 12 OAK	2261	TREE CM
2186	TREE ORNAMENTAL 4	2358	TREE HOLLY 8
2187	TREE ORNAMENTAL 4	2359	TREE MAPLE 8
2188	TREE ORNAMENTAL 2	2360	TREE MAPLE 9
2189	TREE ORNAMENTAL 2	2361	TREE BRCH MULTI
2190	TREE ORNAMENTAL 5	2362	TREE ORNAMENTAL 6
2191	TREE ORNAMENTAL 5	2363	TREE ORNAMENTAL 6
2192	TREE ORNAMENTAL 5	2364	TREE ORNAMENTAL 6
2193	TREE ORNAMENTAL 5	2365	TREE ORNAMENTAL DEAD 6
2194	TREE ORNAMENTAL 5	2415	TREE MAGNOLIA 9
2195	TREE MAPLE 9	2520	TREE 9
2196	TREE MAPLE 9	2521	TREE HOLLY 10
2197	TREE MAPLE 9	2522	TREE CHERRY 9
2198	TREE MAPLE 6	2524	TREE OAK 16
2199	TREE MAPLE 6	2525	TREE ORNAMENTAL 4
2211	TREE 15 BIRCH	2526	TREE ORNAMENTAL 4
2218	TREE HOLLY	2527	TREE CHERRY 6
2220	TREE PINE 10	2528	TREE OAK 14

CHICAGO TITLE INSURANCE COMPANY			
#	BOOK/PAGE	DESCRIPTION	AFFECTS SHOWN
1	---	EXCEPTION #1	NOT A MATTER OF SURVEY
2	---	TAXES OF ASSESSMENT FOR 2018	NOT A MATTER OF SURVEY
3	---	CURRENT SURVEY	YES YES
4	---	SQUARE FOOTAGE/ACREAGE	YES YES
5	31487	PLAT	YES YES
6	7255/22	R/W AGREEMENT TO ALLTEL CAROLINA INC.	YES YES
7	10219/857	PRIVATE R/W TERMINATED	NO NO
8	2479	PLAT	YES YES

**LEGAL DESCRIPTION**  
THAT CERTAIN PARCEL OF LAND LYING AND BEING SITUATED IN THE TOWN OF MATTHEWS, MECKLENBURG COUNTY, NORTH CAROLINA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
BEING ALL OF LOTS, AS SHOWN ON A MAP TITLED "A REVISED RECORD PLAT SHOWING LOT 2, MATTHEWS PARK" AND RECORDED IN THE MECKLENBURG COUNTY REGISTER OF DEEDS OFFICE IN MAP BOOK 31, PAGE 487.

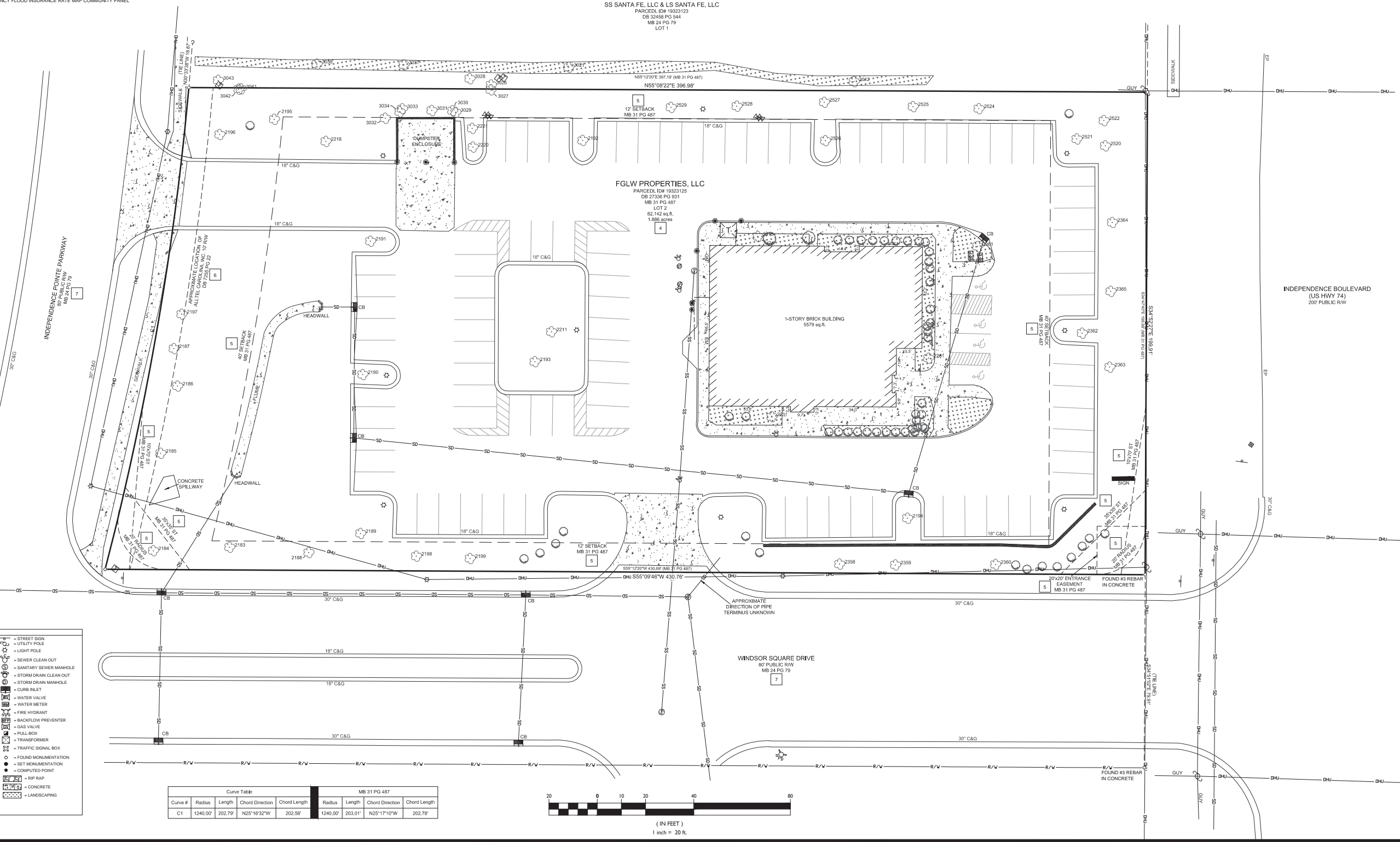


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PRELIMINARY PLAN  
NOT FOR RECORDATION,  
SALES OR CONVEYANCE.

**PARKING REQUIREMENTS:**

PARKING TABULATION		
	SITE PLAN	AS-BUILT
REGULAR	91	91
HANDICAP	4	4
TOTAL	95	95

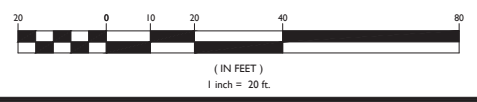


**LEGEND**

- EP = EDGE OF PAVEMENT
- BC = BACK OF CURB
- C&G = CURB AND GUTTER
- R/W = RIGHT OF WAY
- DB = DEED BOOK
- MB = MAP BOOK
- PG = PAGE
- NC8S = NORTH CAROLINA GEODETIC SURVEY
- NAVD = NORTH AMERICAN VERTICAL DATUM
- CS = COMBINED CIRC FACTOR
- FES = FLARED END SECTION
- SMH = STORM DRAINAGE MANHOLE
- SSH = SANITARY SEWER MANHOLE
- SI = DROP INLET
- CB = CATCH BASIN (CURB INLET)
- RCF = REINFORCED CONCRETE PIPE
- PVC = POLYVINYL CHLORIDE PIPE
- HDPE = HIGH DENSITY POLYETHYLENE PIPE
- CMP = CORRUGATED METAL PIPE
- BT = BIGHT TRIANGLE
- = OVERHEAD UTILITY LINE
- - - = FENCE
- = RIGHT OF WAY
- = STORM DRAINAGE LINE
- = SEWER LINE
- SS = SET MONUMENTATION
- = COMPUTED POINT
- = RIP RAP
- = CONCRETE
- = LANDSCAPING
- = STREET SIGN
- = UTILITY POLE
- = LIGHT POLE
- = SEWER CLEAN OUT
- = SANITARY SEWER MANHOLE
- = STORM DRAIN CLEAN OUT
- = STORM DRAIN MANHOLE
- = CURB INLET
- = WATER VALVE
- = WATER METER
- = FIRE HYDRANT
- = BACKFLOW PREVENTER
- = TRANSFORMER
- = TRAFFIC SIGNAL BOX
- = FOUND MONUMENTATION
- = SET MONUMENTATION

**Curve Table**

Curve #	Radius	Length	Chord Direction	Chord Length	Radius	Length	Chord Direction	Chord Length
C1	1240.00'	202.79'	N25°16'32"W	202.56'	1240.00'	203.01'	N25°17'10"W	202.78'



**ALTA/NSPS SURVEY OF 1625 WINDSOR SQUARE DRIVE**  
OWNER: FGLW PROPERTIES, LLC  
CLIENT: MECKLENBURG COUNTY ALCOHOLIC BEVERAGE CONTROL BOARD  
LOCATED IN THE TOWN OF MATTHEWS, MECKLENBURG COUNTY, NORTH CAROLINA  
3333 N. TRYON STREET, CHARLOTTE, NC 28206

PTC DRAWN BY  
CHK BY  
DATE  
05/30/2018  
05/30/2018  
DATE  
05/30/2018

**REVISIONS**

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**PROJECT NUMBER**  
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