

SUPERCEDED 7/16/2018
2018-687

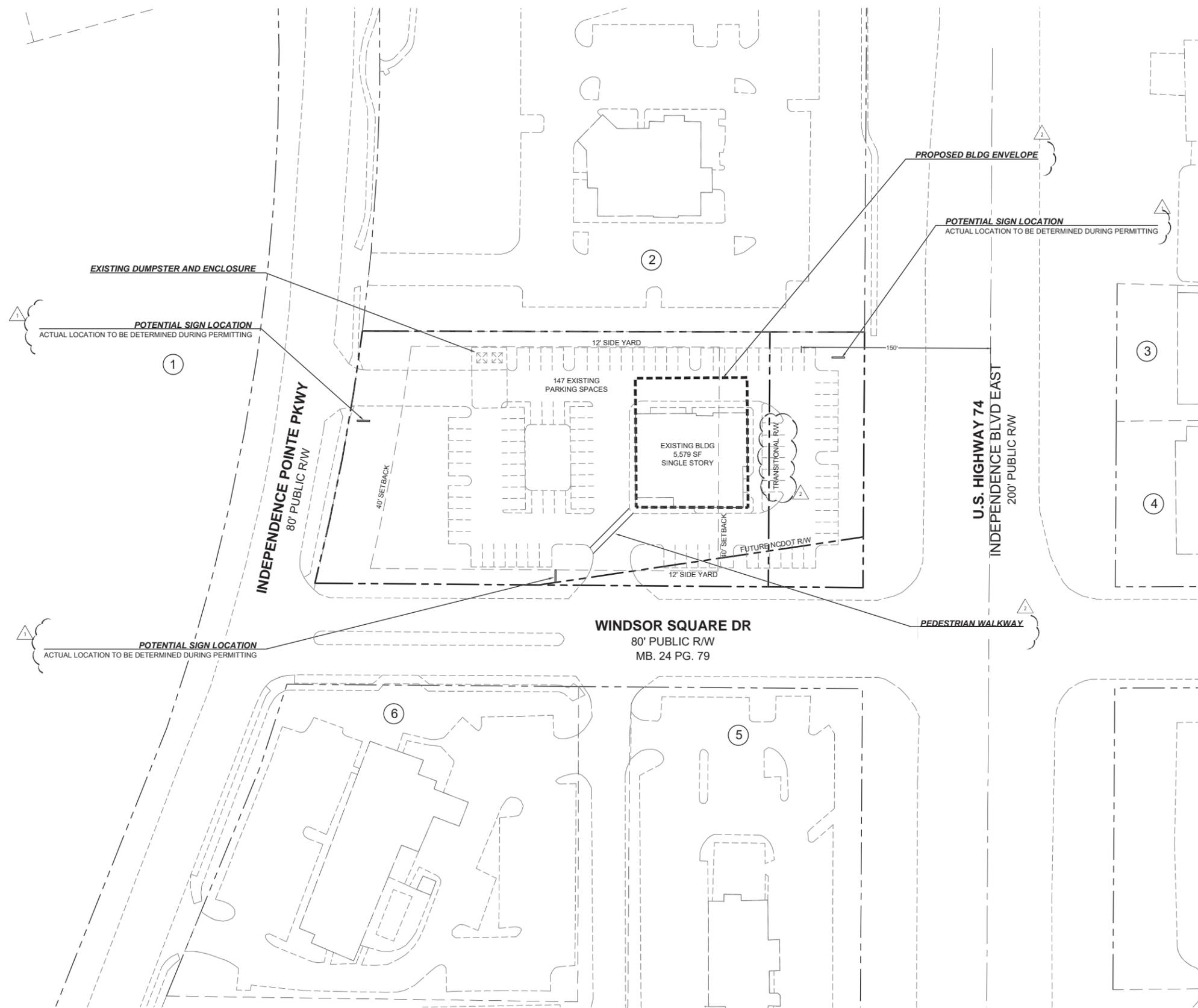
SITE DEVELOPMENT DATA

- 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 ID	DB	PG
1 Parcel ID: 19323135 MECKLENBURG COUNTY 600 E 4TH ST 11TH FLOOR, CHARLOTTE, NC 28202 ZONING: B-H (CD) USE: PARK	07656	PG:266
2 Parcel ID: 19323123 SS SANTA FE LLC PO BOX 49679 C/O DEEP RIVER PARTNERS GREENSBORO, NC 27419 ZONING: B-1(CD) USE: INSTITUTIONAL	32458	PG:539
3 Parcel ID: 19330304 PMPJL LLC 9811 W TRIBUTARY LN, BOISE, ID 83714 ZONING: B-1(CD) USE: COMMERCIAL/RETAIL	25105	PG:347
4 Parcel ID: 19330311 CARROLL FAMILY INVESTMENTS LTD 2340 I-20 W SUITE 100, ARLINGTON, TX 76017 ZONING: B-1(CD) USE: COMMERCIAL/RETAIL	30366	PG:883
5 Parcel ID: 19323134 CHIC FIL A INC 5200 BUFFINGTON RD, ATLANTA, GA 30349 ZONING: B-H(CD) USE: RESTAURANT	06988	PG:015
6 Parcel ID: 19323137 SNS PROPERTIES LLC 9900 MATTHEWS PARK DR, MATTHEWS, NC 28105 ZONING: B-3(CD) USE: HOTEL	29465	PG:466

VICINITY MAP



BURTON ENGINEERING
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FIRM #C-1157

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

PT	CTB
ENG	CTB
CHB	DATE
DRAWN BY	03/21/18

REVISIONS

1-	03/21/18	STAFF COMMENTS
2-	07/16/18	PUBLIC HEARING

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PROJECT NUMBER
018.380.023

RZI00
Sheet 1 of 3

P:\DWG\018.380.023\MATTHEWS ABC STORE - REZONING\018.380.023 ABC REZONING.DWG RZ100 7/16/2018 2:17:05 PM HPD02.CTB CHASE

SUPERCEDED

7/16/2018
2018-687



DEVELOPMENT STANDARDS

July 16, 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, limited to 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.
- B. The Applicant may make architectural or other design changes to the exterior and interior of the existing building on the Site including, without limitation, changing the location of the primary entrance to the building and/or enlarging the building; provided, however, that the building shall not exceed 7,000 square feet of gross floor area.

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 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 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 ("NCDOT").
- B. With the approval of the Town of Matthews and/or the NCDOT, the Applicant may relocate the driveway into the Site from Windsor Square Drive in the event that same driveway is closed due to condemnation of additional right-of-way and/or road construction in connection with NCDOT's widening of U.S. Highway 74/E Independence Blvd.
- C. Vehicular parking shall be provided on the Site in accordance with the requirements set out in the Ordinance.
- D. In the event that NCDOT widens U.S. Highway 74/E Independence Blvd., the Applicant acknowledges that parking along the Site's frontage on U.S. Highway 74/E Independence Blvd. and along the Site's frontage on Windsor Square Drive may be removed. This acknowledgment is made without prejudice to or waiver of the Applicant's or the property owner's rights to just compensation owing for the taking of any portion of the Site in connection with the widening of U.S. Highway 74/E Independence Blvd.

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.
- B. Attached to the Rezoning Plan are a series of conceptual, architectural perspectives of the building located on the Site after architectural and other design changes, which are intended to depict the general conceptual architectural style and character of the building. Accordingly, the building shall be designed and constructed so that it is substantially similar in appearance to the attached relevant conceptual, architectural perspectives with respect to architectural style, design and character. Notwithstanding the foregoing, changes and alterations to the exterior of the building that do not materially change the overall conceptual architectural style and character shall be permitted.
- C. In the event that changes to the façade of the existing building on the Site include the installation of a loading area, the Applicant also will incorporate screening that conforms with the requirements of Section 155.606.6 B of the Ordinance.

SCREENING AND LANDSCAPING

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

SIGNS

- 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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ABC STORE - WINDSOR SQUARE
MATTHEWS
MECKLENBURG COUNTY, NC

DEVELOPMENT NOTES

PT CIB
ENG CTB
CIB
DRAWN BY
03/21/18
DATE

REVISIONS
1 - 06/27/18 STAFF COMMENTS
2 - 07/16/18 PUBLIC HEARING

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PROJECT NUMBER
018.380.023

RZ101
Sheet 2 of 3

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Existing - Perspective at Windsor Square Entrance



SUPERCEDED 7/16/2018
2018-687

Proposed - Perspective at Windsor Square Entrance



Existing - Perspective at Independence / Windsor Square Intersection



Proposed - Perspective at Independence / Windsor Square Intersection



Existing - Perspective from Red Lobster Side



Proposed - Perspective from Red Lobster

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2018-687



EXISTING NORTH EAST ELEVATION (FACING INDEPENDENCE BLVD)



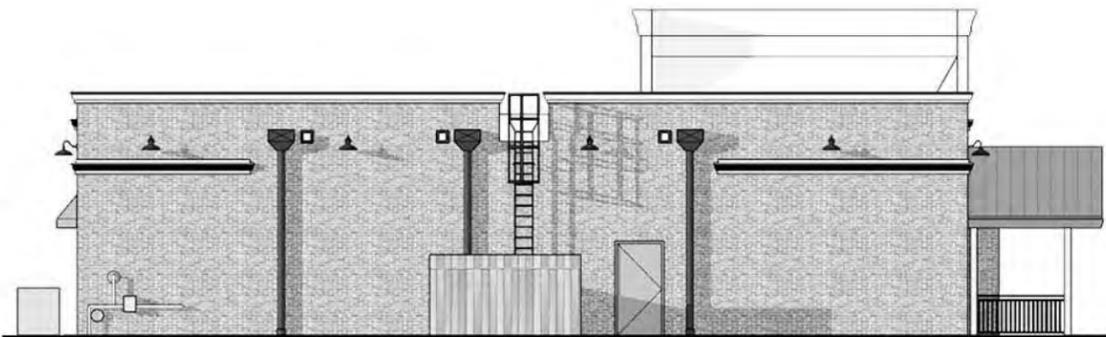
PROPOSED NORTH EAST ELEVATION RENOVATIONS (FACING INDEPENDENCE BLVD)



EXISTING SOUTH EAST ELEVATION (FACING WINDSOR SQUARE DRIVE)



PROPOSED SOUTH EAST ELEVATION RENOVATIONS (FACING WINDSOR SQUARE)



EXISTING SOUTH WEST ELEVATION (FACING INDEPENDENCE POINTE PKWY)



PROPOSED SOUTH WEST ELEVATION RENOVATIONS (FACING INDEPENDENCE POINTE PKWY)



EXISTING NORTH WEST ELEVATION (FACING RED LOBSTER)



PROPOSED NORTH WEST ELEVATION RENOVATIONS (FACING RED LOBSTER)



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.
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- PARKING:
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 - ONE (1) SPACE PER 200 SQUARE FEET OF FLOOR AREA USED OR DESIGNED FOR SALES ON GROUND FLOOR, PLUS
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 - TOTAL= 30 SPACES
 - PROVIDED
 - 147 SPACES

ADJACENT PROPERTY OWNERS

Parcel #	Parcel ID	DB	PG	USE
①	19323135	07656	PG-266	PARK
②	19323123	32458	PG-539	INSTITUTIONAL
③	19330304	25105	PG-347	COMMERCIAL/RETAIL
④	19330311	30366	PG-883	COMMERCIAL/RETAIL
⑤	19323134	06988	PG-015	RESTAURANT
⑥	19323137	29465	PG-466	HOTEL

VICINITY MAP



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

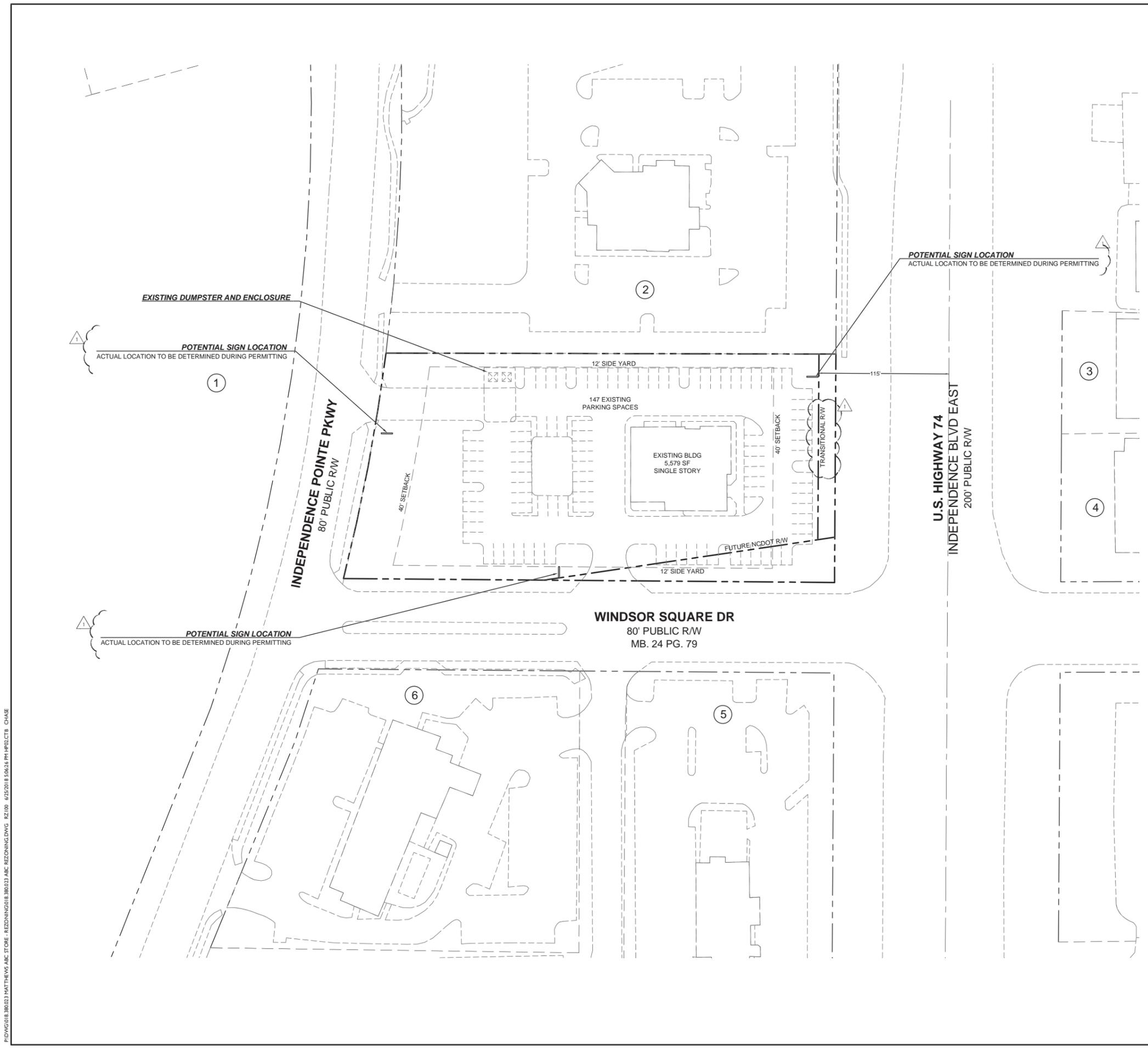
CtlB
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 DRAWN BY
 03/21/18
 DATE

REVISIONS

NO.	DATE	DESCRIPTION
1	03/21/18	1-ADDITIONAL COMMENTS

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



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DEVELOPMENT STANDARDS

June 27, 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").
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- 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:
 - Restaurant without drive-through or drive-in service.
 - 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.
- B. The Applicant may make architectural or other design changes to the exterior and interior of the existing building on the Site including, without limitation, changing the location of the primary entrance to the building and/or enlarging the building; provided, however, that the building shall not exceed 6,500 square feet of gross floor area.

DIMENSIONAL STANDARDS

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- 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.
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- 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 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.

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- B. Vehicular parking shall be provided on the Site in accordance with the requirements set out in the Ordinance.
- C. In the event that NCDOT widens U.S. Highway 74/E. Independence Blvd., the Applicant acknowledges that parking along the Site's frontage on U.S. Highway 74/E. Independence Blvd. and along the Site's frontage on Windsor Square Drive may be removed. This acknowledgment is made without prejudice to or waiver of the Applicant's or the property owner's rights to just compensation owing for the taking of any portion of the Site in connection with the widening of U.S. Highway 74/E. Independence Blvd.

STREETSCAPE TREATMENT

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

ARCHITECTURAL STANDARDS

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BINDING EFFECT OF THE REZONING APPLICATION

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ABC STORE - WINDSOR SQUARE

MATTHEWS
MECKLENBURG COUNTY, NC

DEVELOPMENT NOTES

PT	CTB
ENG	CTB
DR	CTB
DATE	03/27/18

REVISIONS	DATE	BY	DESCRIPTION
1	03/27/18	STAFF	COMMENTS

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PROJECT NUMBER
XXX.XXX.XXX

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 371046800K DATED FEBRUARY 19, 2014.

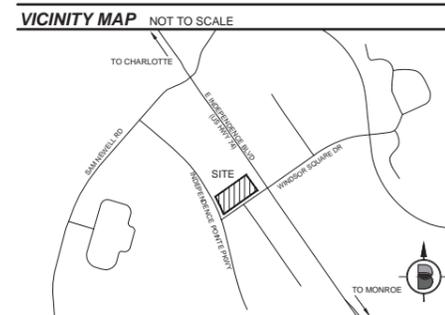
Tree	Description	Tree	Description
2183	TREE 6 HOLLY	2221	TREE PINE 10 BROKEN
2184	TREE 10 OAK	2231	TREE MAGNOLIA
2185	TREE 12 OAK	2261	TREE CM
2186	TREE ORNAMENTAL 4	2358	TREE HOLLY 8
2187	TREE ORNAMENTAL 4	2359	TREE MAPLE 8
2188	TREE ORNAMENTAL 2	2360	TREE MAPLE 9
2189	TREE ORNAMENTAL 2	2361	TREE BRCH 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

#	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
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.



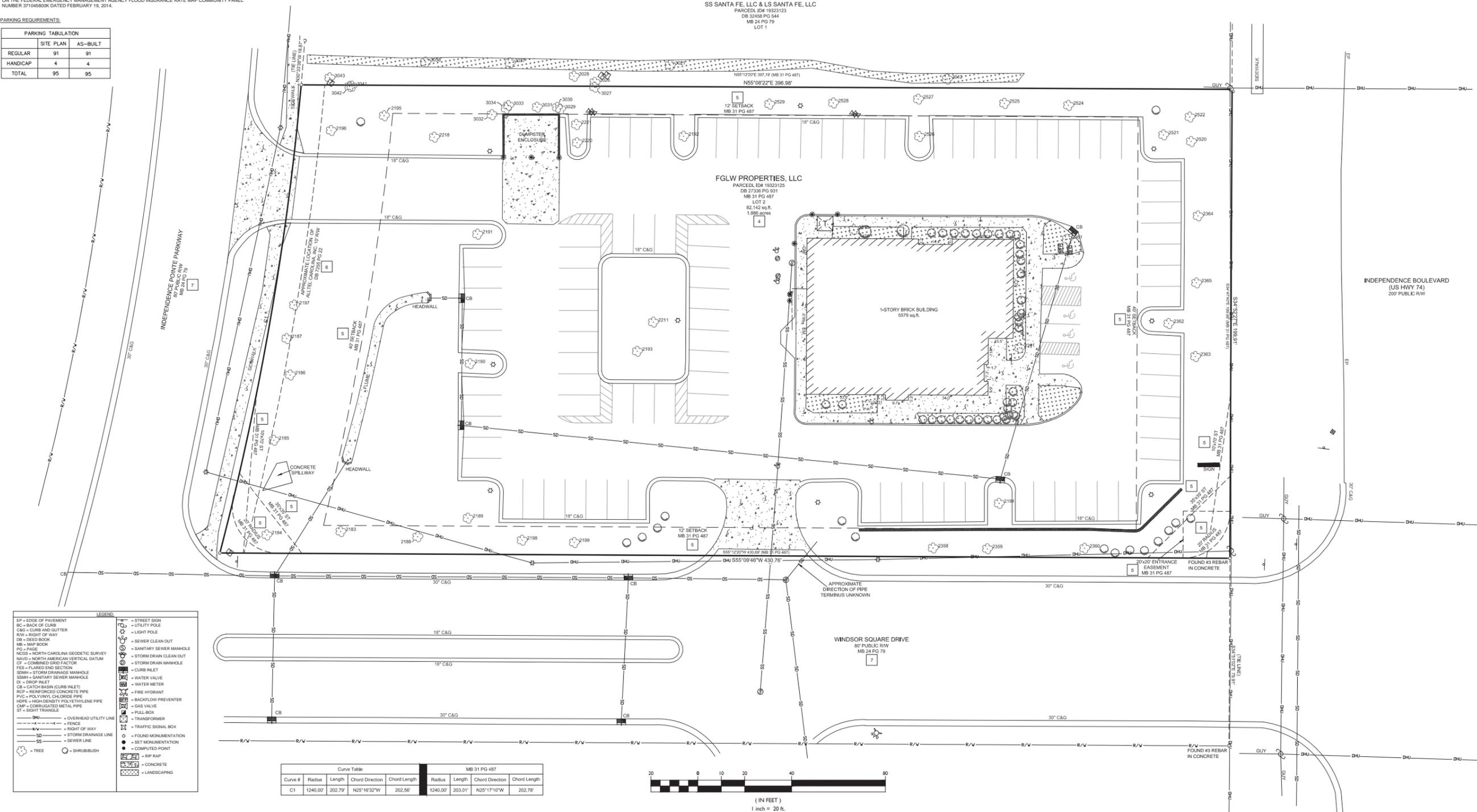
BURTON ENGINEERING

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CHARLOTTE NC 28210
(T) 704.553.8881
burtonengineering.com
FIRM #C-1157

PRELIMINARY PLAN
NOT FOR RECORDATION,
SALES OR CONVEYANCE.

PARKING REQUIREMENTS:

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

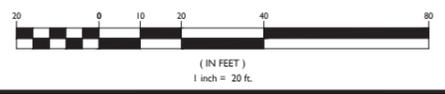


LEGEND

- 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 CIRCULAR
- 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
- HDPPE = HIGH DENSITY POLYETHYLENE PIPE
- CMP = CORRUGATED METAL PIPE
- BT = BIGHT TRIANGLE
- = OVERHEAD UTILITY LINE
- - - = FENCE
- = RIGHT OF WAY
- = STORM DRAINAGE LINE
- = SEWER LINE
- = 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
- = COMPUTED POINT

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
LOCATED IN THE TOWN OF MATTHEWS, MECKLENBURG COUNTY, NORTH CAROLINA

CLIENT: MECKLENBURG COUNTY ALCOHOLIC BEVERAGE CONTROL BOARD

3333 N. TRYON STREET, CHARLOTTE, NC 28206

PTC DRAWN BY
CHW CHECK BY
DATE
05/30/2018
05/31/2018
SURVEY DATE

REVISIONS

NO.	DATE	DESCRIPTION

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PROJECT NUMBER
018.380.002

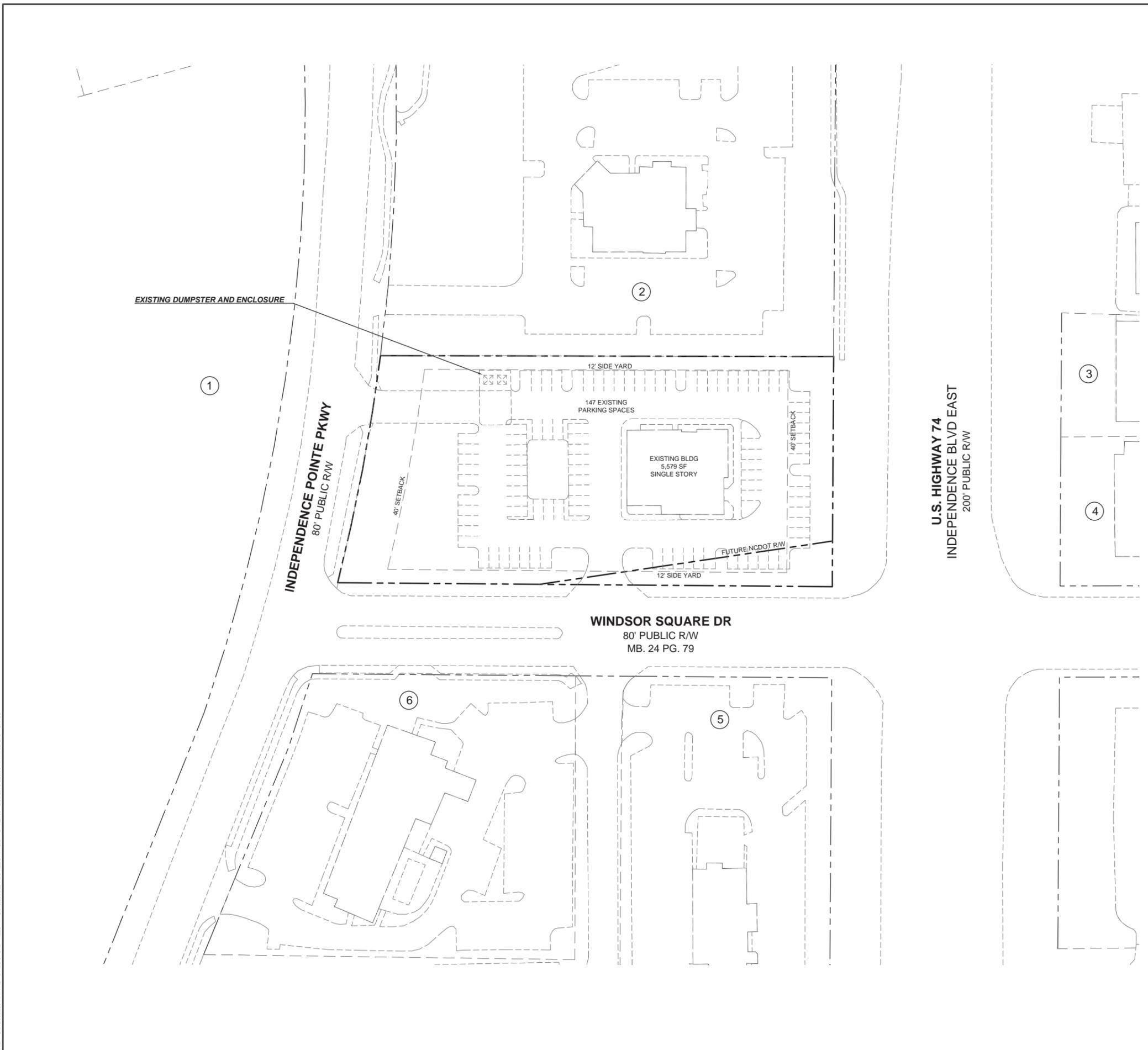
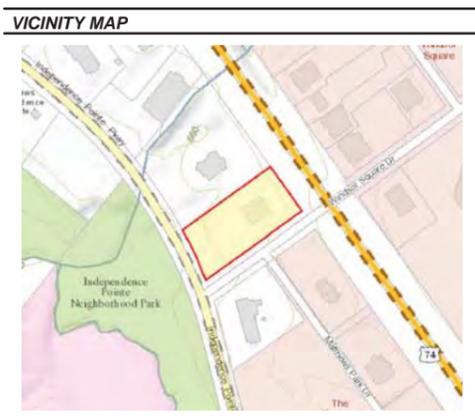


SITE DEVELOPMENT DATA

- **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	Use
①	19323135 MECKLENBURG COUNTY 600 E 4TH ST 11TH FLOOR, CHARLOTTE, NC 28202	07656	PG-266	PARK
②	19323123 SS SANTA FE LLC PO BOX 49579 C/O DEEP RIVER PARTNERS GREENSBORO, NC 27419	32458	PG-539	INSTITUTIONAL
③	19330304 PMPJL LLC 9811 W TRIBUTARY LN, BOISE, ID 83714	25105	PG-347	COMMERCIAL/RETAIL
④	19330311 CARROLL FAMILY INVESTMENTS LTD 2340 I-20 W SUITE 100, ARLINGTON, TX 76017	30366	PG-883	COMMERCIAL/RETAIL
⑤	19323134 CHIC FIL A INC 5200 BLUFFINGTON RD, ATLANTA, GA 30349	06988	PG-015	RESTAURANT
⑥	19323137 SNS PROPERTIES LLC 9900 MATTHEWS PARK DR, MATTHEWS, NC 28105	29465	PG-466	HOTEL



ABC STORE - WINDSOR SQUARE
MATTHEWS
MECKLENBURG COUNTY, NC

TECHNICAL DATA SHEET

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

REVISIONS

NO.	DATE	DESCRIPTION

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PROJECT NUMBER
XXX.XXX.XXX

RZ100
Sheet 1 of 3

P:\DWG\018\381023\MATTHEWS ABC STORE - REZONING\018\381023 ABC REZONING.DWG RZ100 5/30/2018 8:54:03 AM HP62.CTB CHASE



5950 FAIRVIEW RD STE 100
CHARLOTTE NC 28210
(770) 704.553.8881
burtonengineering.com
FIRM #C-1157

PRELIMINARY PLAN
NOT FOR RECORDATION,
SALES OR CONVEYANCE.

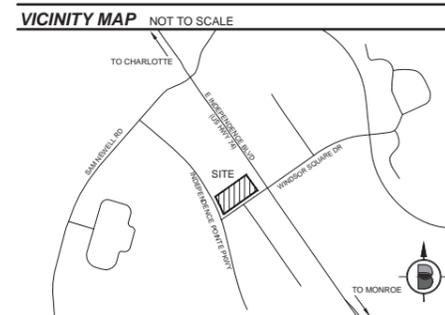
ALTA/NSPS SURVEY OF 1625 WINDSOR SQUARE DRIVE
OWNER: FGLW PROPERTIES, LLC
LOCATED IN THE TOWN OF MATTHEWS, MECKLENBURG COUNTY, NORTH CAROLINA
CLIENT: MECKLENBURG COUNTY ALCOHOLIC BEVERAGE CONTROL BOARD
3333 N. TRYON STREET, CHARLOTTE, NC 28206

PTC DRAWN BY
CHECK BY
DATE
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018.380.002



CHICAGO TITLE INSURANCE COMPANY
COMMITMENT NUMBER: 18-04914CH COMMITMENT DATE: MARCH 21, 2018 at 5:00 AM

#	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
	24/79	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.

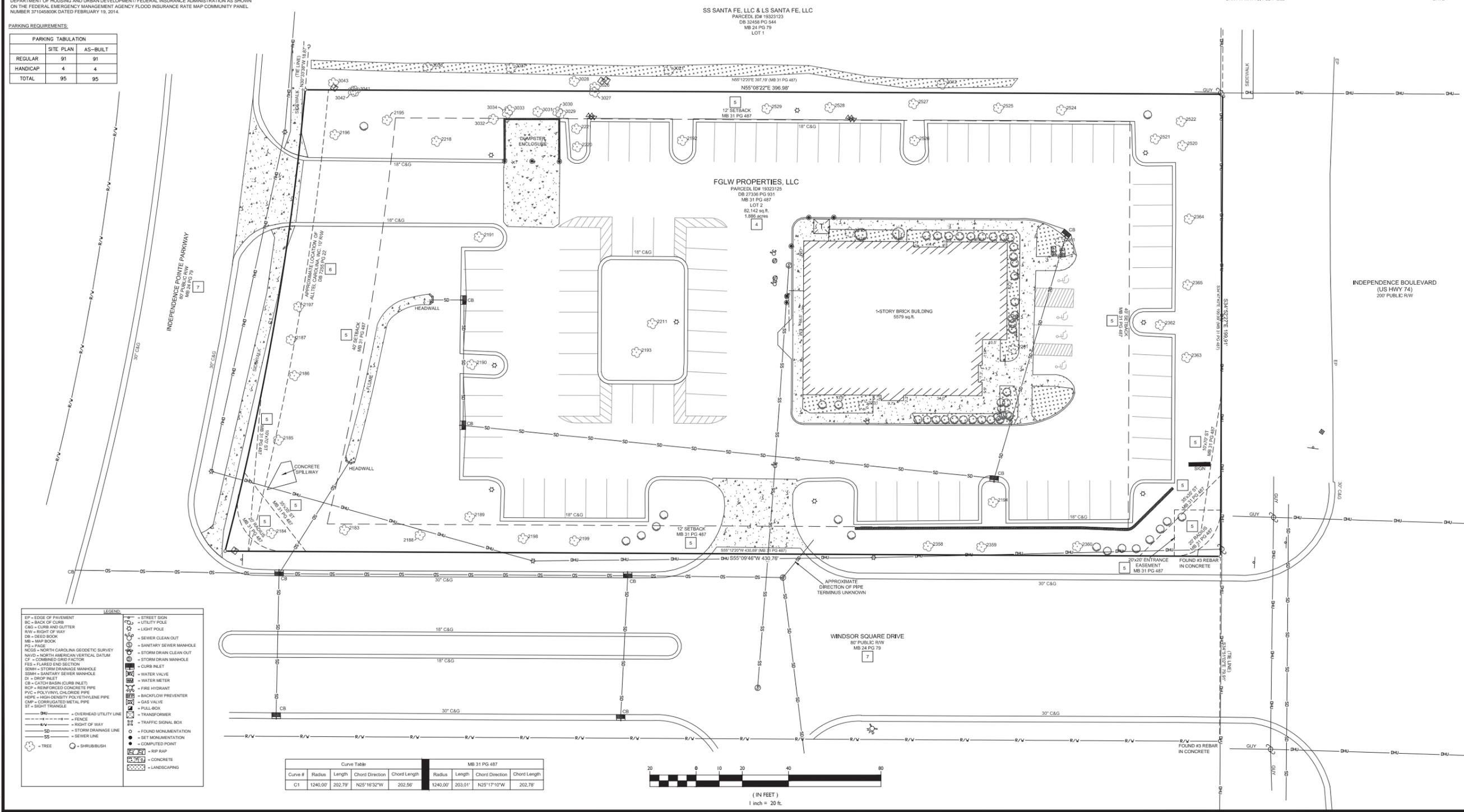
SS SANTA FE, LLC & LS SANTA FE, LLC
PARCELS ID# 18323123
DB 32458 PG 544
MB 24 PG 79
LOT 1

FGLW PROPERTIES, LLC
PARCELS ID# 18323125
DB 27338 PG 931
MB 31 PG 487
LOT 2
82,142 sq. ft.
1,886.82769

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 27338 PG 931, MB 31 PG 487
SUBJECT TAX PARCEL: 18323125
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 NC83 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.

PARKING REQUIREMENTS:

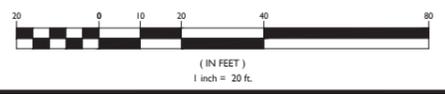
PARKING TABULATION	
SITE PLAN	AS-BUILT
REGULAR	91
HANDICAP	4
TOTAL	95



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

MB 31 PG 487

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'



DATE PLOTTED: 05/30/2018 11:48:13 AM PROJECT: 018.380.002