

GENERAL PROVISIONS

- A. THESE DEVELOPMENT STANDARDS FORM A PART OF THE REZONING APPLICATION FILED BY DISCOUNT TIRE CORPORATION (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-H (BUSINESS-HIGHWAY) 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 RETAIL SALES USE, LIMITED TO THE SALE OF PASSENGER CAR AND LIGHT TRUCK TIRES AND WHEELS, AND ANY INCIDENTAL AND ACCESSORY USES ASSOCIATED THEREWITH THAT ARE ALLOWED IN THE B-H ZONING DISTRICT. TO EXPRESSLY INCLUDE THE INSTALLATION OF PASSENGER CAR AND LIGHT TRUCK, TIRES AND WHEELS AND RELATED MAINTENANCE AND REPAIR SERVICES (BY WAY OF EXAMPLE, FLAT REPAIRS, BALANCING AND TIRE ROTATION).
- B. NEW TIRES AND TIRES TO BE DISPOSED OF SHALL BE STORED INDOORS. NO OUTSIDE STORAGE OF TIRES SHALL BE PERMITTED ON THE SITE.

DEVELOPMENT LIMITATIONS/MAXIMUM GROSS FLOOR AREA

- A. THE APPLICANT PROPOSES TO DEMOLISH THE EXISTING BUILDING ON THE SITE AND CONSTRUCT A NEW BUILDING (BUILDINGS) IN A LOCATION AS GENERALLY DEPICTED ON THE REZONING PLAN, SAID BUILDING NOT TO EXCEED 8,500 SQUARE FEET OF GROSS FLOOR AREA.
- B. ALL PERMITTED USES SHALL BE CONTAINED WITHIN THE PROPOSED BUILDING.

DIMENSIONAL STANDARDS

- A. DEVELOPMENT OF THE SITE SHALL COMPLY WITH THE DIMENSIONAL STANDARDS OF THE B-H 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 10 FOOT SIDE SETBACK ON THE NORTHERN BOUNDARY OF THE SITE MORE PARTICULARLY DEPICTED ON THE REZONING PLAN.
- C. THE APPLICANT SHALL MAINTAIN THE 10 FOOT SIDE SETBACK AND 35 FOOT CORNER LOT SIDE YARD ON THE SOUTHERN BOUNDARY OF THE SITE, MORE PARTICULARLY DEPICTED ON THE REZONING PLAN, AND AS MEASURED FROM THE WINDSOR SQUARE DRIVE RIGHT-OF-WAY AS IT EXISTS ON THE DATE OF THE REZONING APPLICATION.
- D. THE APPLICANT SHALL MAINTAIN THE 40 FOOT FRONT SETBACK FROM EAST INDEPENDENCE BLVD. (U.S. HIGHWAY 74) MORE PARTICULARLY DEPICTED ON THE REZONING PLAN AND AS MEASURED FROM THE EDGE OF THE 175' TRANSITIONAL RIGHT-OF-WAY. THE TRANSITIONAL RIGHT OF WAY IS MEASURED FROM THE CENTERLINE OF EAST INDEPENDENCE BLVD AS IT EXISTS ON THE DATE OF THE REZONING APPLICATION.
- E. THE APPLICANT SHALL MAINTAIN THE 10 FOOT SIDE SETBACK AND 35 FOOT CORNER LOT SIDE YARD FROM INDEPENDENCE BLVD AS IT EXISTS ON THE DATE OF THE REZONING APPLICATION.

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 NCDOTS 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.

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 PROPOSED BUILDING TO BE LOCATED ON THE SITE 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.
- SIGNS
- A. ALL SIGNS INSTALLED ON THE SITE SHALL COMPLY WITH THE REQUIREMENTS OF THE ORDINANCE.
 - B. TWO SIGNS ARE CURRENTLY SHOWN ON THE REZONING PLAN, APPLICANT RESERVES THE RIGHT TO INSTALL A THIRD SIGN AS ALLOWED BY ORDINANCE IN A LOCATION ADMINISTRATIVELY APPROVED BY PLANNING STAFF.
 - C. SHOULD ALL OR PART OF THE TRANSITIONAL RIGHT OF WAY SHOWN ON THE REZONING PLAN BECOME NECESSARY FOR EAST INDEPENDENCE BOULEVARD RIGHT OF WAY EXPANSION, APPLICANT RESERVES THE RIGHT TO RELOCATE THE SIGN CURRENTLY SHOWN WITHIN THE TRANSITIONAL RIGHT OF WAY TO ANOTHER LOCATION ON THE SITE.

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.
- SCREENING AND LANDSCAPING
- A. SCREENING AND LANDSCAPING SHALL CONFORM TO THE REQUIREMENTS OF THE ORDINANCE.
 - B. APPLICANT SHALL VERIFY THE HEALTH OF EXISTING TREES AND INSTALL NEW TREES AS REQUIRED BY ORDINANCE.
- STREETSCAPE TREATMENT
- A. THE STREETSCAPE TREATMENT ALONG THE SITE'S PUBLIC STREET FRONTS SHALL COMPLY WITH THE REQUIREMENTS OF THE ORDINANCE.
- LIGHTING
- A. PARKING LOT LIGHTS SHALL COMPLY WITH THE REQUIREMENTS OF THE ORDINANCE.

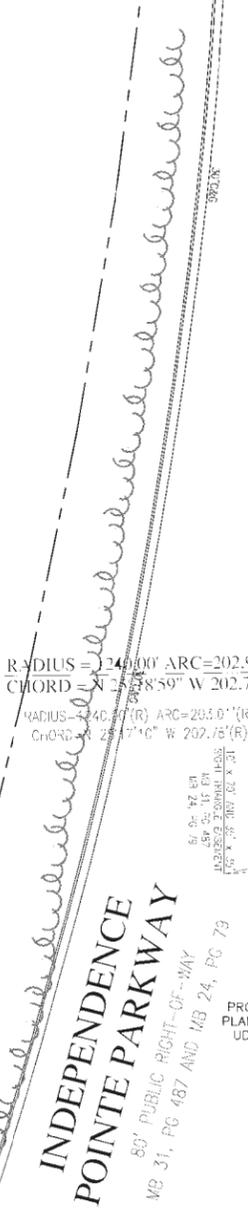
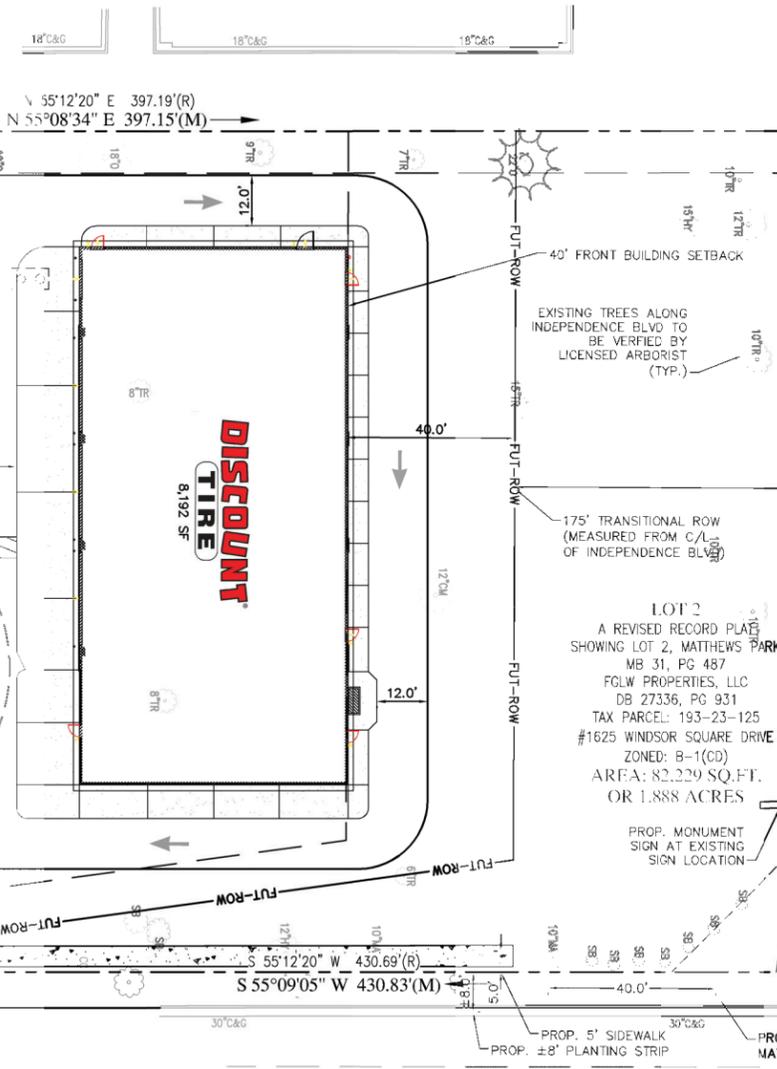


VICINITY MAP
SCALE: NTS

SITE DATA	
EXISTING ZONING	B-1(CD)
PROPOSED ZONING	B-H(CD)
MINIMUM FRONT SETBACK	40 FT
MINIMUM SIDE SETBACK	10 FT
MINIMUM CORNER LOT SIDE YARD	35 FT
MINIMUM FRONTAGE	N/A
MAXIMUM BUILDING HEIGHT	40 FT
PROPOSED BUILDING HEIGHT	29.5 FT
SITE AREA	1.887 AC
BUILDING AREA	8,192 SF
REQUIRED PARKING*	12 SPACES
PROVIDED PARKING	34 SPACES
REQUIRED ADA PARKING	1 ADA SPACE, 1 VAN SPACE
PROVIDED ADA PARKING	1 ADA SPACE, 1 VAN SPACE

*1 PARKING SPACE REQUIRED PER 2 EMPLOYEES (10 EMPLOYEES = 5 SPACES) + 1 PARKING SPACE REQUIRED PER 200 SF OF RETAIL SPACE (1280 SF = 7 SPACES)

SS SANTA FE, LLC
AND I.S. SANTA FE, LLC
03 32458, PG 544
REFERENCE LOT 1, FINAL SUBDIVISION
PLAN OF MATTHEWS PARK
MB 24, PG 79
TAX PARCEL: 193-23-123
#9901 INDEPENDENCE POINTE PARKWAY
70A.F.D. B-1(C3)



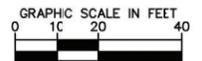
EAST INDEPENDENCE BOULEVARD
(N.C. HIGHWAY 74)
200' EXISTING PUBLIC RIGHT-OF-WAY (SEE NOTE 6)
MB 31, PG 487 AND MB 24, PG 79; MB 25, PG 73

WINDSOR SQUARE DRIVE
80' PUBLIC RIGHT-OF-WAY
MB 31, PG 487; MB 25, PG 73; MB 24, PG 79

MATTHEWS PARK DRIVE
40' PRIVATE RIGHT-OF-WAY
MB 27, PG 752

SNS PROPERTIES, LLC
DB 20268, PG 777
PARCEL B, A RECORD PLAN SHOWING A PORTION OF THE A. RAY MATTHEWS & FLORIDA LAND TRADING COMPANY & A PORTION OF LOT 4, MATTHEWS PARK
MB 27, PG 752
TAX PARCEL: 193-23-137
#9903 MATTHEWS PARK DRIVE
ZONED: B-3(CD)

CHICK-FIL-A, INC
DB 6986, PG 615
1.735 ACRE, SUBDIVISION PLAN OF LOT 4, MATTHEWS PARK
MB 25, PG 73
TAX PARCEL: 193-23-134
#9905 MATTHEWS PARK DRIVE
ZONED: B-H(C3)



Kimley»Horn
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PHONE: 704-333-5131
WWW.KIMLEY-HORN.COM
NC LICENSE: # - 0102

KHA PROJECT: 018595014
DATE: 4/23/2019
SCALE: AS SHOWN
DESIGNED BY: [Blank]
DRAWN BY: [Blank]
CHECKED BY: [Blank]
DATE: [Blank]

SITE PLAN

1625 WINDSOR SQUARE DRIVE
PREPARED FOR
DISCOUNT TIRE

SHEET NUMBER



NORTH ELEVATION

SCALE: 1/8" = 1'-0"

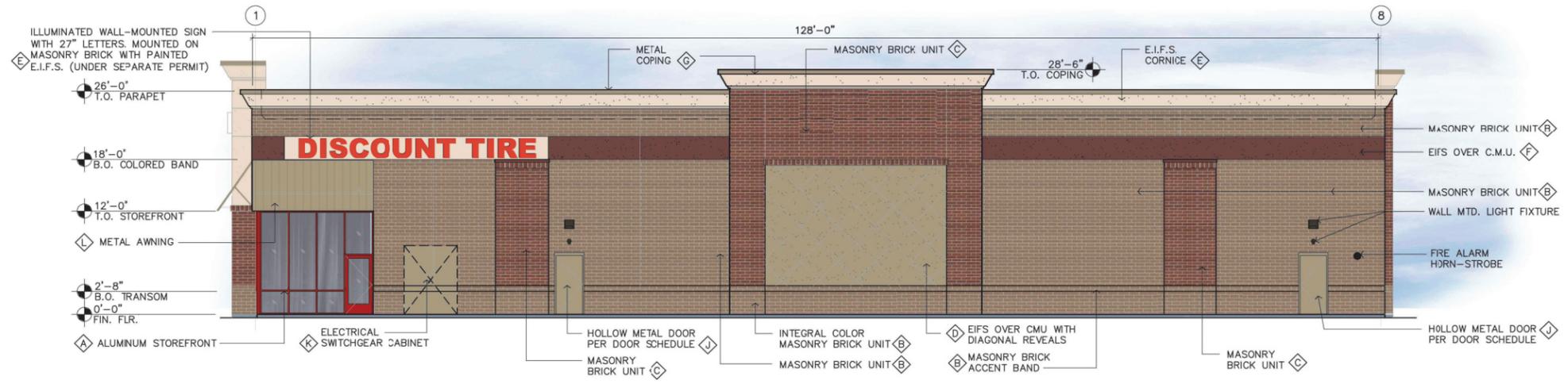


SOUTH ELEVATION (Windsor Square Dr.)

SCALE: 1/8" = 1'-0"

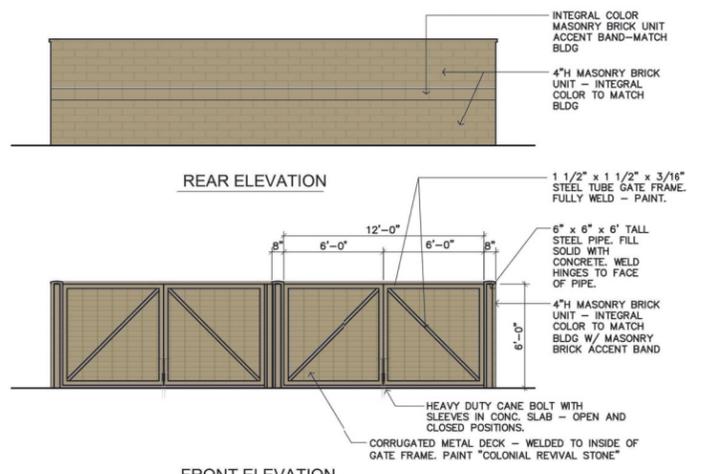
SUPERCEDED 2019-694
5/13/2019

- FINISH LEGEND**
- Ⓐ ANODIZED ALUMINUM STOREFRONT SYSTEM MANUFACTURER'S STANDARD COLOR TO MATCH "BANNER RED"
 - Ⓑ INTEGRAL COLOR MASONRY BRICK UNIT BY QUIK-BRICK, 4" HIGH UNITS/8" HIGH ACCENT BAND. "SANDALWOOD BLEND" COLOR WITH STD. GRAY GROUT COLOR
 - Ⓒ INTEGRAL COLOR MASONRY BRICK UNIT BY QUIK-BRICK, 4" HIGH UNITS. "RICHFIELD BLEND" COLOR WITH STD. GRAY GROUT COLOR
 - Ⓓ INTEGRAL COLOR EIFS WITH SANDPEBBLE FINE TEXTURE - DRYVIT OR APPROVED EQUAL. COLOR TO MATCH SHERWIN WILLIAMS SW 2827 "COLONIAL REVIVAL STONE"
 - Ⓔ INTEGRAL COLOR EIFS WITH SANDPEBBLE FINE TEXTURE - DRYVIT OR APPROVED EQUAL. COLOR TO MATCH SHERWIN WILLIAMS SW 6119 "ANTIQUE WHITE"
 - Ⓕ E.I.F.S. BAND PAINT SHERWIN WILLIAMS SW#7585 "SUNDRIED TOMATO"
 - Ⓖ METAL COPING - FACTORY PAINTED / INTEGRAL COLOR TO MATCH BERRIDGE "SIERRA TAN" COLOR
 - Ⓗ EXPOSED STEEL / EIFS - PAINTED TO MATCH "COLONIAL REVIVAL STONE"
 - Ⓘ STEEL BOLLARDS - PAINTED TO MATCH "COLONIAL REVIVAL STONE"
 - Ⓝ HOLLOW METAL DOORS - PAINTED TO MATCH "COLONIAL REVIVAL STONE"
 - Ⓚ ELECTRICAL SWITCHGEAR CABINET - PAINTED TO MATCH "COLONIAL REVIVAL STONE"
 - Ⓛ STANDING SEAM METAL AWNING - BERRIDGE, SNAP-ON CEE LOCK WITH SEAMS AT 16-1/2" OC. COLOR: "CHAMPAGNE" STEEL FRAMES TO BE PAINTED "COLONIAL REVIVAL STONE"



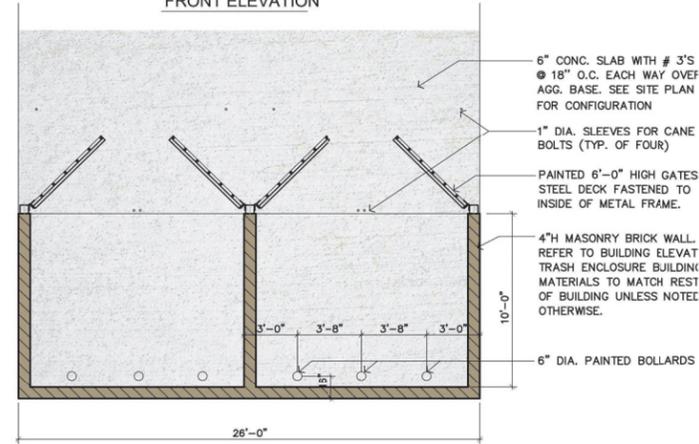
EAST ELEVATION

SCALE: 1/8" = 1'-0"



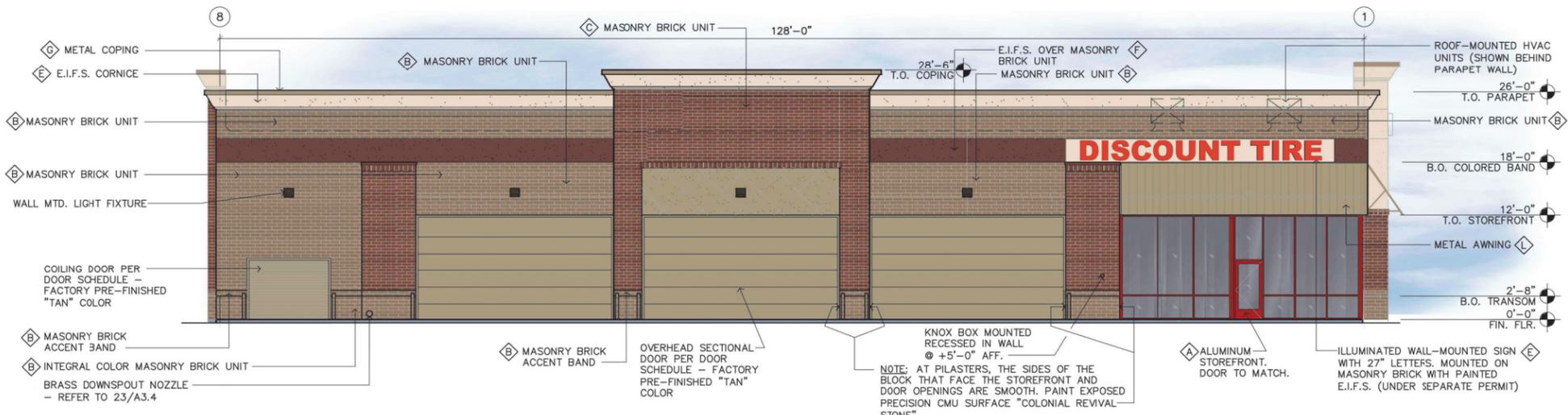
REAR ELEVATION

FRONT ELEVATION



TRASH ENCLOSURE PLAN / ELEVATIONS

1/8" = 1'-0"



WEST ELEVATION (Independence Pt. Pkwy)

SCALE: 1/8" = 1'-0"



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CONCEPTUAL ELEVATIONS

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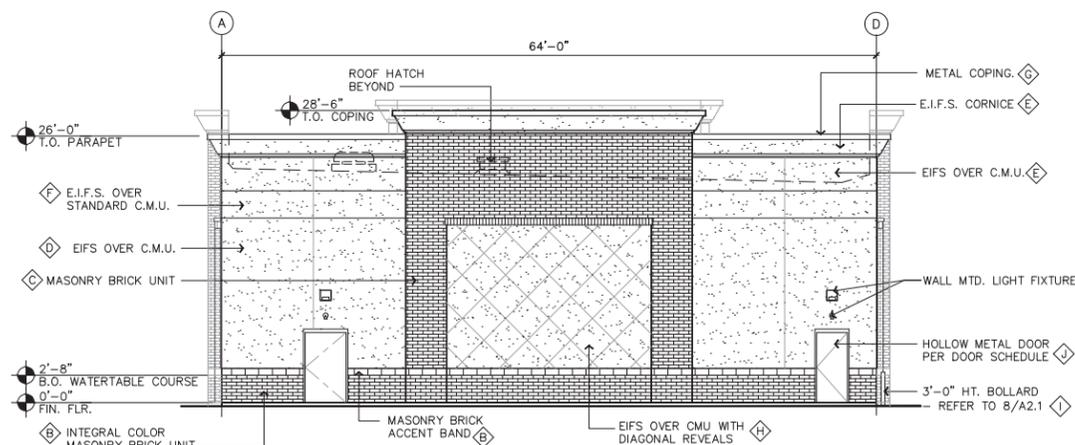
BUILDING MODEL	ALT - 3R
REVISION	-
DATE	04.15.19
SCALE	AS NOTED
PROJECT NUMBER	2018120120

Sheet No.

A.3

FINISH LEGEND

- Ⓐ ANODIZED ALUMINUM STOREFRONT SYSTEM MANUFACTURER'S STANDARD COLOR TO MATCH "BANNER RED"
- Ⓑ INTEGRAL COLOR MASONRY BRICK UNIT BY QUIK-BRICK, 4" HIGH UNITS/8" HIGH ACCENT BAND. "SANDALWOOD BLEND" COLOR WITH STD. GRAY GROUT COLOR
- Ⓒ INTEGRAL COLOR MASONRY BRICK UNIT BY QUIK-BRICK, 4" HIGH UNITS. "RICHFIELD BLEND" COLOR WITH STD. GRAY GROUT COLOR
- Ⓓ INTEGRAL COLOR EIFS WITH SANDPEBBLE FINE TEXTURE - DRYVIT OR APPROVED EQUAL. COLOR TO MATCH SHERWIN WILLIAMS SW 2827 "COLONIAL REVIVAL STONE"
- Ⓔ INTEGRAL COLOR EIFS WITH SANDPEBBLE FINE TEXTURE - DRYVIT OR APPROVED EQUAL. COLOR TO MATCH SHERWIN WILLIAMS SW 6119 "ANTIQUÉ WHITE"
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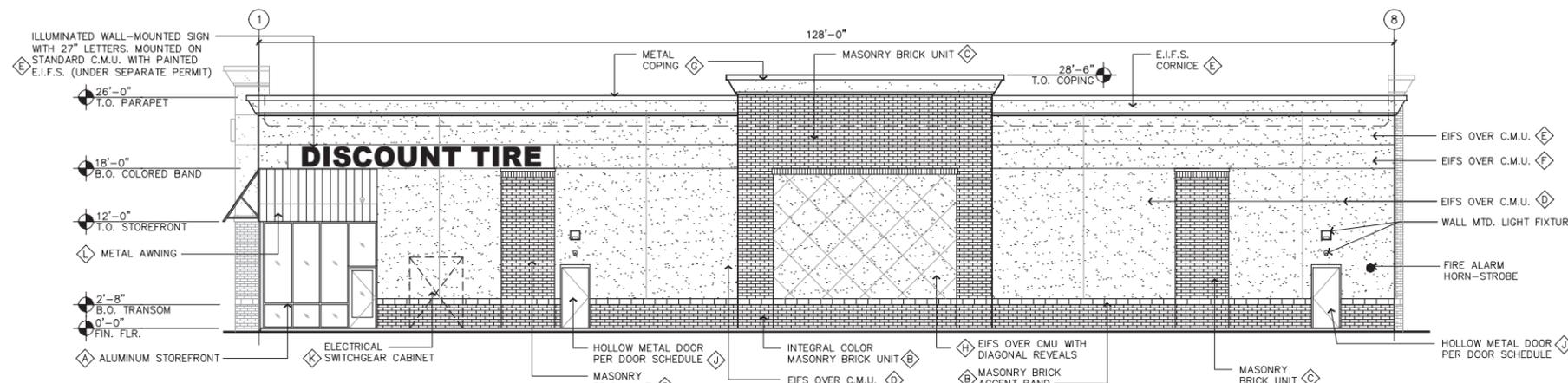
WEST ELEVATION

SCALE: 1/8" = 1'-0"



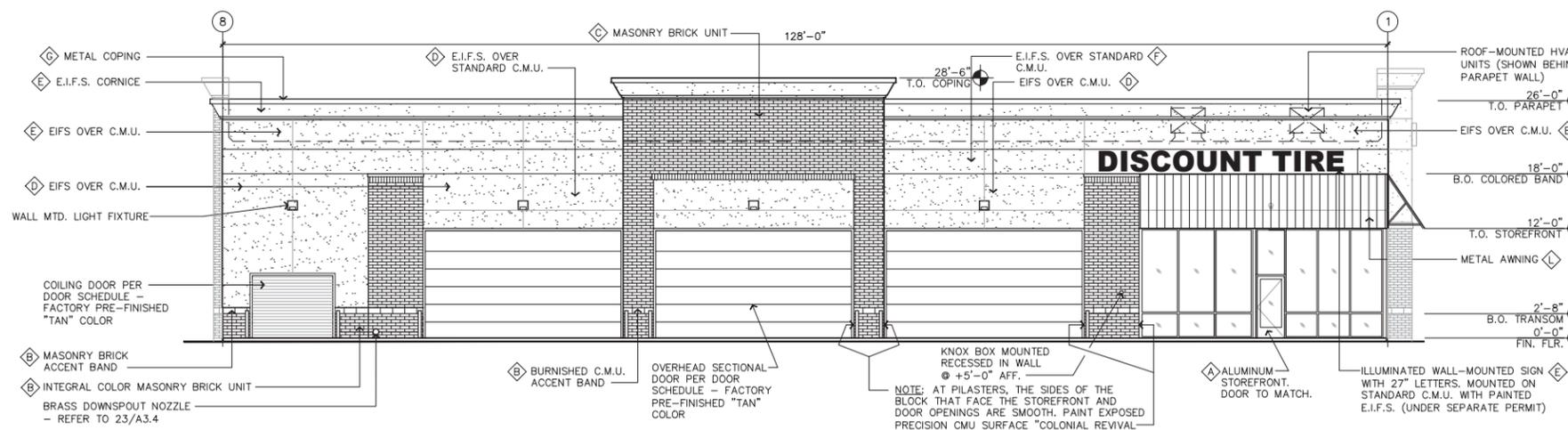
EAST ELEVATION (E. Independence Blvd.)

SCALE: 1/8" = 1'-0"



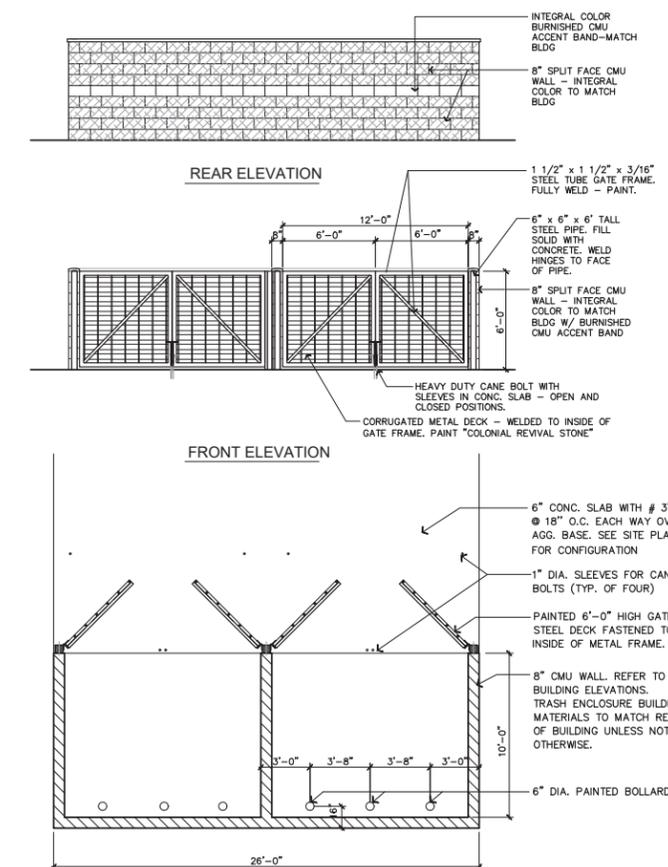
NORTH ELEVATION

SCALE: 1/8" = 1'-0"



SOUTH ELEVATION (Windsor Sq. Dr.)

SCALE: 1/8" = 1'-0"



TRASH ENCLOSURE PLAN / ELEVATIONS

1/8" = 1'-0"



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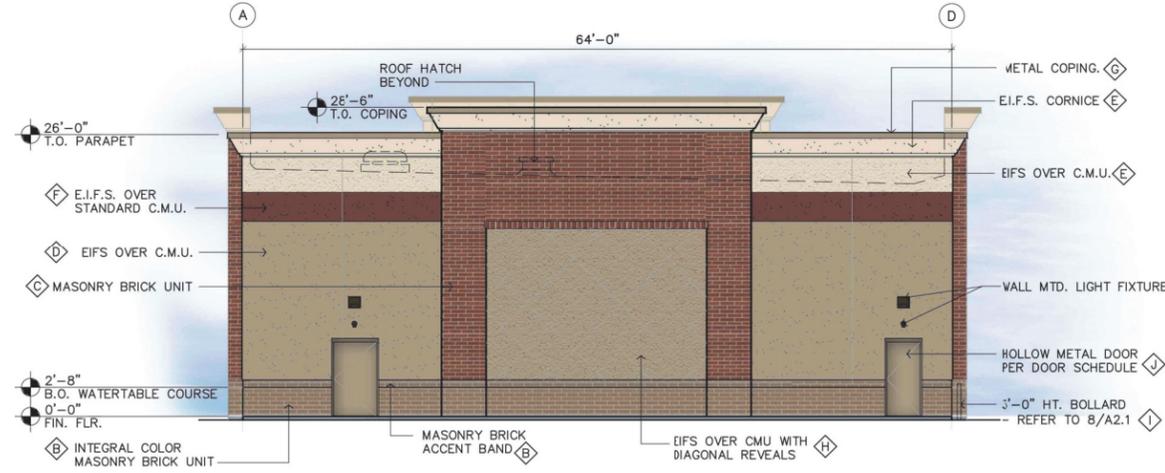


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BUILDING MODEL	ALT - 2R
REVISION	-
DATE	03.14.19
SCALE	AS NOTED
PROJECT NUMBER	2018120120

Sheet No.

A.2



WEST ELEVATION

SCALE: 1/8" = 1'-0"



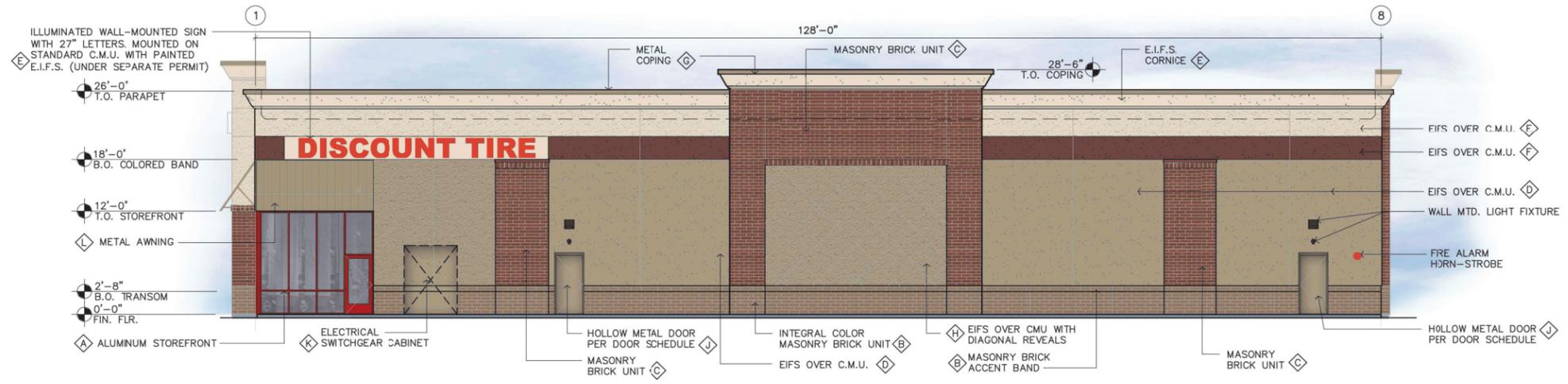
EAST ELEVATION (E. Independence Blvd.)

SCALE: 1/8" = 1'-0"

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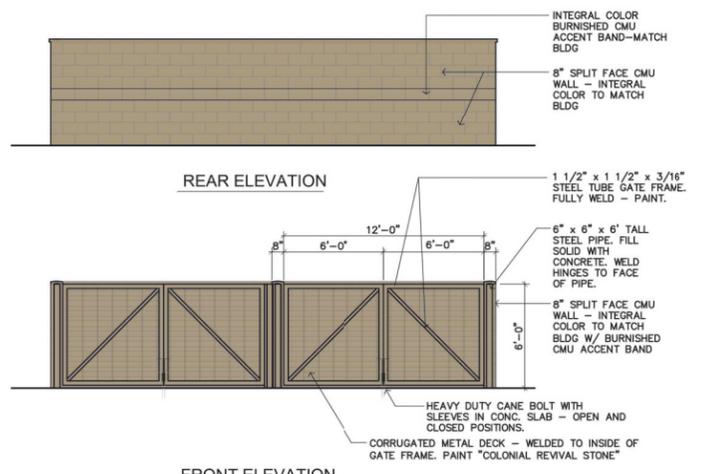
2019-694
3/27/2019

- FINISH LEGEND**
- A ANODIZED ALUMINUM STOREFRONT SYSTEM MANUFACTURER'S STANDARD COLOR TO MATCH "BANNER RED"
 - B INTEGRAL COLOR MASONRY BRICK UNIT BY QUIK-BRICK, 4" HIGH UNITS/8" HIGH ACCENT BAND. "SANDALWOOD BLEND" COLOR WITH STD. GRAY GROUT COLOR
 - C INTEGRAL COLOR MASONRY BRICK UNIT BY QUIK-BRICK, 4" HIGH UNITS. "RICHFIELD BLEND" COLOR WITH STD. GRAY GROUT COLOR
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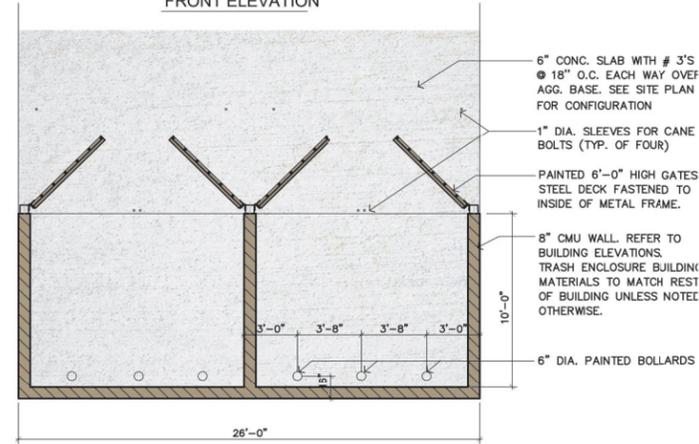
NORTH ELEVATION

SCALE: 1/8" = 1'-0"



REAR ELEVATION

FRONT ELEVATION



TRASH ENCLOSURE PLAN / ELEVATIONS

1/8" = 1'-0"



SOUTH ELEVATION (Windsor Sq. Dr.)

SCALE: 1/8" = 1'-0"



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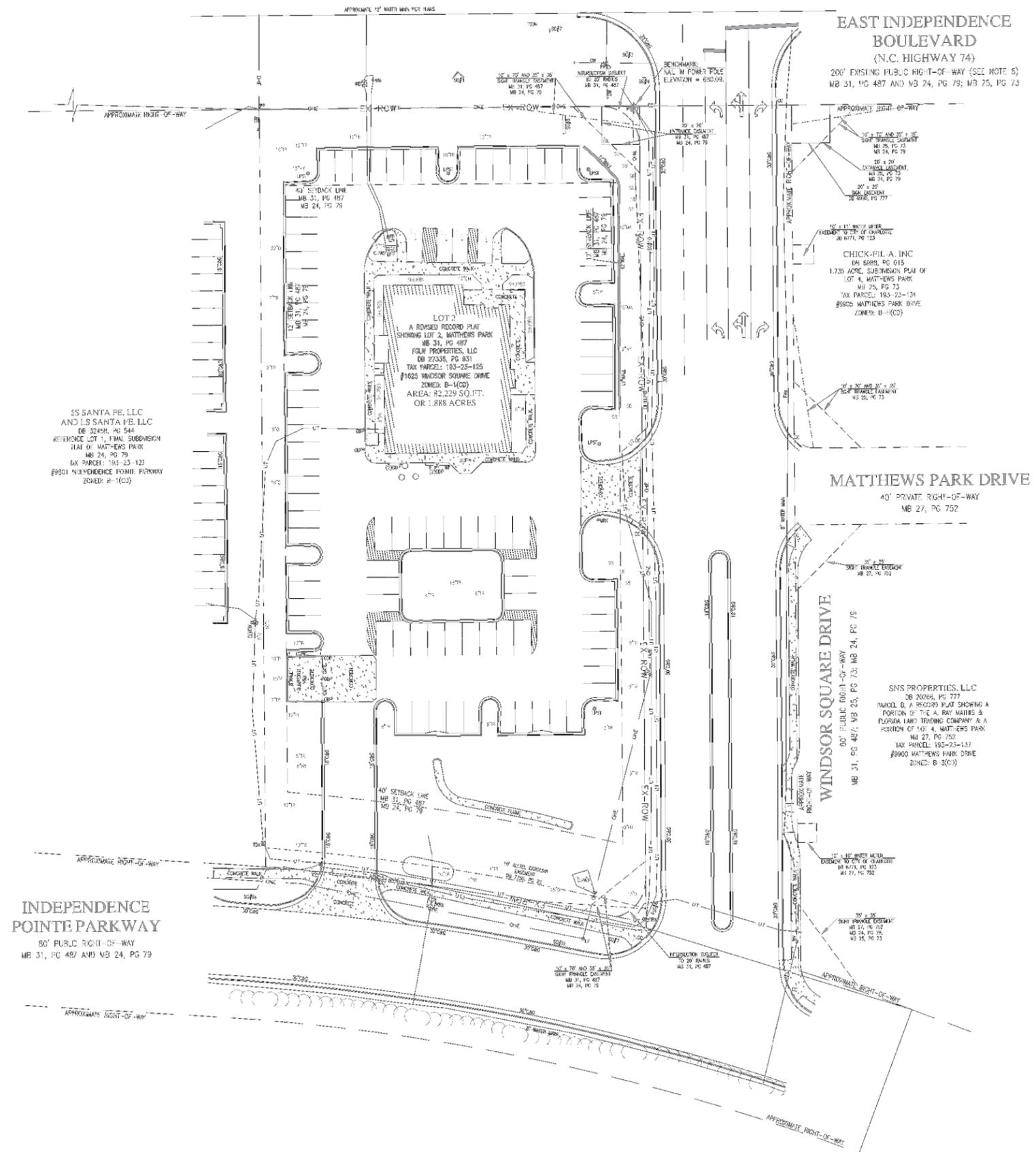
BUILDING MODEL	ALT - 2R
REVISION	-
DATE	03.14.19
SCALE	AS NOTED
PROJECT NUMBER	2018120120

Sheet No.

A.3

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SUPERCEDED 2019-694
3/27/2019



**INDEPENDENCE
POINTE PARKWAY**
80' PUBLIC RIGHT-OF-WAY
MB 31, PG 487 AND MB 24, PG 79

**EAST INDEPENDENCE
BOULEVARD**
(N.C. HIGHWAY 74)
200' EXISTING PUBLIC RIGHT-OF-WAY (SEE NOTE 6)
MB 31, PG 487 AND MB 24, PG 79; MB 25, PG 73

MATTHEWS PARK DRIVE
40' PRIVATE RIGHT-OF-WAY
MB 27, PG 752

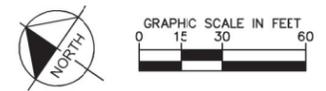
WINDSOR SQUARE DRIVE
80' PUBLIC RIGHT-OF-WAY
MB 31, PG 487; MB 25, PG 73; MB 24, PG 75

SNS PROPERTIES, LLC
DB 20066, PG 777
PARCEL B, A RECORDED PLAT SHOWING A
PORTION OF THE A, BAY HAVES &
FLORIDA LAND TRADING COMPANY & A
PORTION OF LOT 4, MATTHEWS PARK
MB 27, PG 752
TAX PARCELS: 193-23-137
8900 MATTHEWS PARK DRIVE
ZONED: B-3(C)

LOT 2
A REVISED RECORD PLAT
SHOWING LOT 2, MATTHEWS PARK
MB 31, PG 487
FOLM PROPERTIES, LLC
DB 22038, PG 831
TAX PARCELS: 193-23-125
81000 WINDSOR SQUARE DRIVE
ZONED: B-1(CD)
AREA: 82,229 SQ. FT.
OR 1.886 ACRES

CHICK-FIL-A, INC
DB 6889, PG 015
1.735 ACRE, SUBDIVISION PLAT OF
LOT 4, MATTHEWS PARK
MB 25, PG 73
TAX PARCELS: 193-23-134
8900 MATTHEWS PARK DRIVE
ZONED: B-1(CD)

**SS SANTA FE, LLC
AND LS SANTA FE, LLC**
DB 32408, PG 544
REFERENCE LOT 1, FINAL SUBDIVISION
PLAT OF MATTHEWS PARK
MB 24, PG 79
EX PARCELS: 193-23-121
89001 INDEPENDENCE POINTE PARKWAY
ZONED: B-1(CD)



1625 WINDSOR SQUARE DRIVE PREPARED FOR DISCOUNT TIRE	KHA PROJECT 018595014	DATE 3/26/2019	SCALE AS SHOWN	DESIGNED BY	DRAWN BY	CHECKED BY	DATE:	LICENSURE PROFESSIONAL	<p>Kimley»Horn © 2019 KIMLEY-HORN AND ASSOCIATES, INC. 200 SOUTH TRYON STREET SUITE 200, CHARLOTTE, NC 28202 PHONE: 704-333-5131 WWW.KIMLEY-HORN.COM NC LICENSE: #F-0102</p>	NO.	REVISIONS	DATE	BY

TREE SURVEY

SHEET NUMBER

MATTHEWS NC

GENERAL PROVISIONS

A. THESE DEVELOPMENT STANDARDS FORM A PART OF THE REZONING PLAN ASSOCIATED WITH THE REZONING APPLICATION FILED BY DISCOUNT TIRE CORPORATION (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 UNITED DEVELOPMENT ORDINANCE (THE "ORDINANCE"). THE REGULATIONS ESTABLISHED UNDER THE B-H (BUSINESS-HIGHWAY) 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 RETAIL SALES USE, LIMITED TO THE SALE OF PASSENGER CAR AND LIGHT TRUCK TIRES AND WHEELS, AND ANY INCIDENTAL AND ACCESSORY USES ASSOCIATED THEREWITH THAT ARE ALLOWED IN THE B-H ZONING DISTRICT, TO EXPRESSLY INCLUDE THE INSTALLATION OF PASSENGER CAR AND LIGHT TRUCK, TIRES AND WHEELS AND RELATED MAINTENANCE AND REPAIR SERVICES (BY WAY OF EXAMPLE, FLAT REPAIRS, BALANCING AND TIRE ROTATION).

B. NEW TIRES AND TIRES TO BE DISPOSED OF SHALL BE STORED INDOORS. NO OUTSIDE STORAGE OF TIRES SHALL BE PERMITTED ON THE SITE.

DEVELOPMENT LIMITATIONS/MAXIMUM GROSS FLOOR AREA

A. THE APPLICANT PROPOSES TO DEMOLISH THE EXISTING BUILDING ON THE SITE AND CONSTRUCT A NEW BUILDING (BUILDING) IN A LOCATION AS GENERALLY DEPICTED ON THE REZONING PLAN, SAID BUILDING NOT TO EXCEED 8,500 SQUARE FEET OF GROSS FLOOR AREA.

B. ALL PERMITTED USES SHALL BE CONTAINED WITHIN THE PROPOSED BUILDING.

DIMENSIONAL STANDARDS

A. DEVELOPMENT OF THE SITE SHALL COMPLY WITH THE DIMENSIONAL STANDARDS OF THE B-H 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 10 FOOT SIDE SETBACK ON THE NORTHERN BOUNDARY OF THE SITE MORE PARTICULARLY DEPICTED ON THE REZONING PLAN.

C. THE APPLICANT SHALL MAINTAIN THE 10 FOOT SIDE SETBACK AND 35 FOOT CORNER LOT SIDE YARD ON THE SOUTHERN BOUNDARY OF THE SITE, MORE PARTICULARLY DEPICTED ON THE REZONING PLAN, AND AS MEASURED FROM THE WINDSOR SQUARE DRIVE RIGHT-OF-WAY AS IT EXISTS ON THE DATE OF THE REZONING APPLICATION.

D. THE APPLICANT SHALL MAINTAIN THE 40 FOOT FRONT SETBACK FROM EAST INDEPENDENCE BLVD. (U.S. HIGHWAY 74) MORE PARTICULARLY DEPICTED ON THE REZONING PLAN AND AS MEASURED FROM THE WINDSOR SQUARE DRIVE RIGHT-OF-WAY AS IT EXISTS ON THE DATE OF THE REZONING APPLICATION.

E. THE APPLICANT SHALL MAINTAIN THE 10 FOOT SIDE SETBACK AND 35 FOOT CORNER LOT SIDE YARD 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.

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 PROPOSED BUILDING TO BE LOCATED ON THE SITE 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.

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.

SCREENING AND LANDSCAPING

A. SCREENING AND LANDSCAPING SHALL CONFORM TO THE REQUIREMENTS OF THE ORDINANCE.

STREETSCAPE TREATMENT

A. THE STREETSCAPE TREATMENT ALONG THE SITE'S PUBLIC STREET FRONTS SHALL COMPLY WITH THE REQUIREMENTS OF THE ORDINANCE.

SIGNS

A. ALL SIGNS INSTALLED ON THE SITE SHALL COMPLY WITH THE REQUIREMENTS OF THE ORDINANCE.

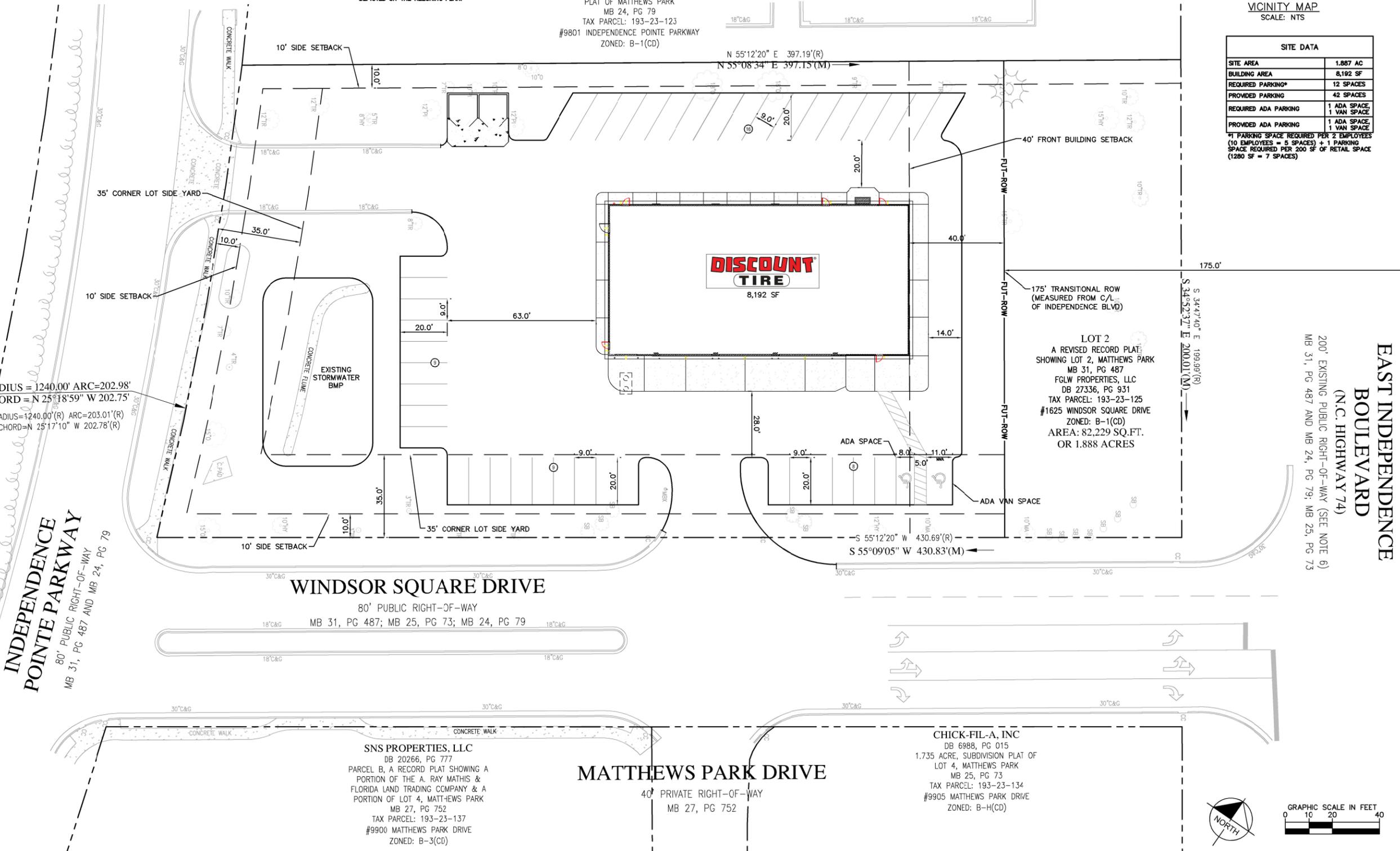
SS SANTA FE, LLC
AND LS SANTA FE, LLC
DB 32458, PG 544
REFERENCE LOT 1, FINAL SUBDIVISION
PLAT OF MATTHEWS PARK
MB 24, PG 79
TAX PARCEL: 193-23-123
#9801 INDEPENDENCE POINTE PARKWAY
ZONED: B-1(CD)



VICINITY MAP
SCALE: NTS

SITE DATA	
SITE AREA	1.887 AC
BUILDING AREA	8,192 SF
REQUIRED PARKING*	12 SPACES
PROVIDED PARKING	42 SPACES
REQUIRED ADA PARKING	1 ADA SPACE 1 VAN SPACE
PROVIDED ADA PARKING	1 ADA SPACE 1 VAN SPACE

* PARKING SPACE REQUIRED PER 2 EMPLOYEES (10 EMPLOYEES = 5 SPACES) + 1 PARKING SPACE REQUIRED PER 200 SF OF RETAIL SPACE (1280 SF = 7 SPACES)



RADIUS = 1240.00' ARC=202.98'
CHORD = N 25°18'59" W 202.75'

RADIUS = 1240.00'(R) ARC=203.01'(R)
CHORD = N 25°17'10" W 202.78'(R)

INDEPENDENCE
POINTE PARKWAY
80' PUBLIC RIGHT-OF-WAY
MB 31, PG 487 AND MB 24, PG 79

WINDSOR SQUARE DRIVE
80' PUBLIC RIGHT-OF-WAY
MB 31, PG 487; MB 25, PG 73; MB 24, PG 79

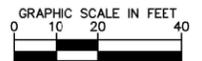
MATTHEWS PARK DRIVE
40' PRIVATE RIGHT-OF-WAY
MB 27, PG 752

SNS PROPERTIES, LLC
DB 20266, PG 777
PARCEL B, A RECORD PLAT SHOWING A
PORTION OF THE A. RAY MATHIS &
FLORIDA LAND TRADING COMPANY &
A PORTION OF LOT 4, MATTHEWS PARK
MB 27, PG 752
TAX PARCEL: 193-23-137
#9900 MATTHEWS PARK DRIVE
ZONED: B-3(CD)

CHICK-FIL-A, INC
DB 6988, PG 015
1.735 ACRE, SUBDIVISION PLAT OF
LOT 4, MATTHEWS PARK
MB 25, PG 73
TAX PARCEL: 193-23-134
#9905 MATTHEWS PARK DRIVE
ZONED: B-H(CD)

LOT 2
A REVISED RECORD PLAT
SHOWING LOT 2, MATTHEWS PARK
MB 31, PG 487
FGLW PROPERTIES, LLC
DB 27336, PG 931
TAX PARCEL: 193-23-125
#1625 WINDSOR SQUARE DRIVE
ZONED: B-1(CD)
AREA: 82,229 SQ.FT.
OR 1.888 ACRES

EAST INDEPENDENCE
BOULEVARD
(N.C. HIGHWAY 74)
200' EXISTING PUBLIC RIGHT-OF-WAY (SEE NOTE 6)
MB 31, PG 487 AND MB 24, PG 79; MB 25, PG 73



NO.	REVISIONS	DATE	BY

Kimley»Horn
© 2019 KIMLEY-HORN AND ASSOCIATES, INC.
200 SOUTH TRYON STREET SUITE 200, CHARLOTTE, NC 28202
PHONE: 704-333-5131
WWW.KIMLEY-HORN.COM
NC LICENSE: #P-0102

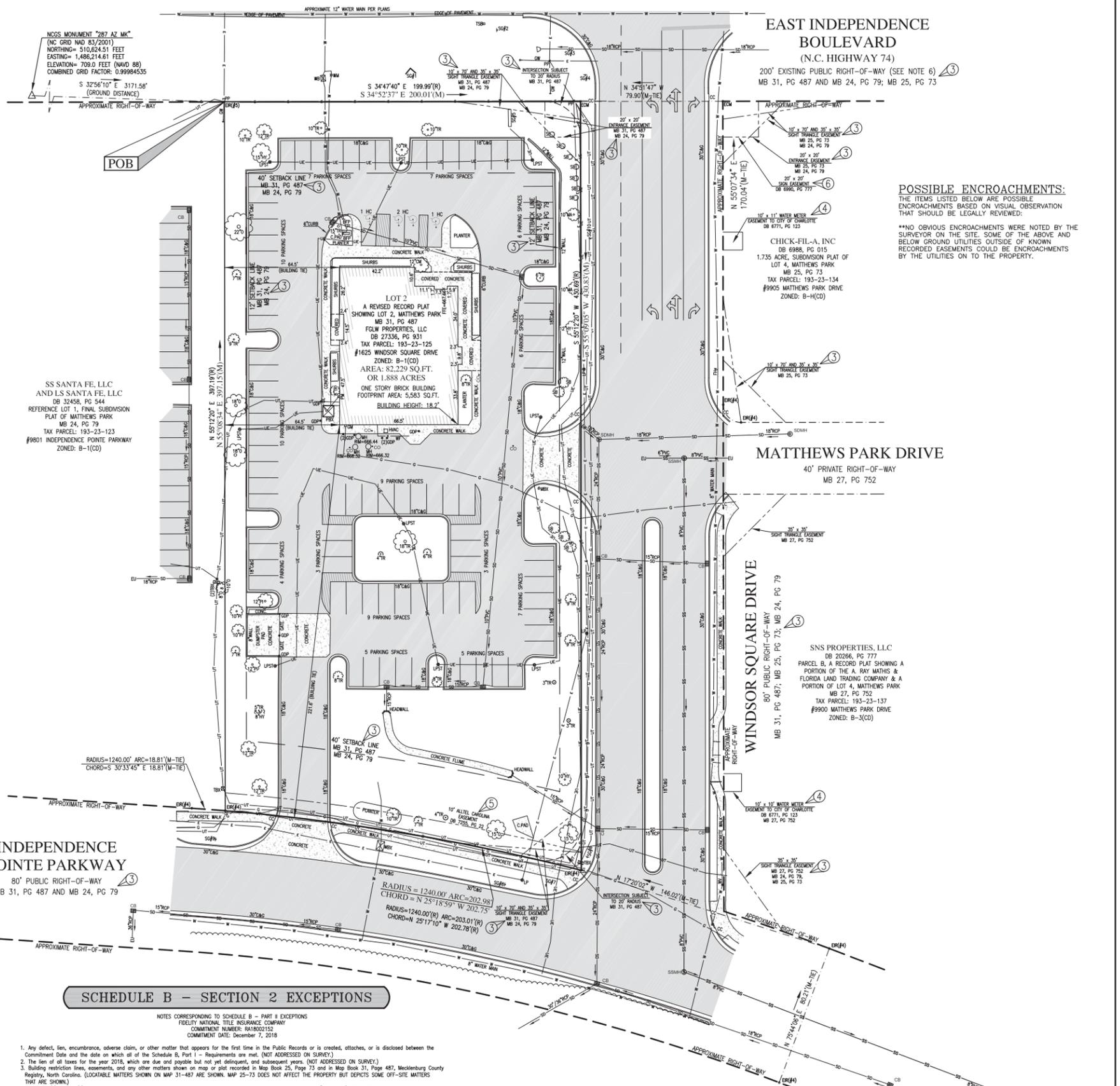
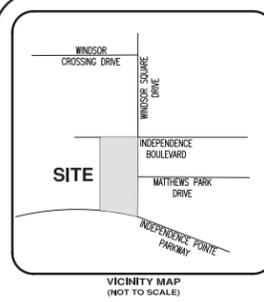
LICENSED PROFESSIONAL
KHA PROJECT
018595014
DATE
6/10/2019
SCALE AS SHOWN
DESIGNED BY
DRAWN BY
CHECKED BY

SITE PLAN

1625 WINDSOR
SQUARE DRIVE
PREPARED FOR
DISCOUNT TIRE

MATTHEWS NC

SHEET NUMBER



NOTES:

- THIS MAP REPRESENTS A SURVEY OF AN EXISTING PARCEL OF LAND.
- ALL DISTANCES SHOWN ARE HORIZONTAL GROUND DISTANCES.
- SUBJECT PROPERTY ZONED: "B-1(CD)".
- AS CONDITIONAL ZONING, SETBACKS AND OTHER RESTRICTIONS AFFECTING THE PROPERTY BASED ON ZONING WOULD BE PER THE APPROVED ZONING PLAN FOR THE SITE. THE SURVEYOR WAS NOT PROVIDED ANY ZONING INFORMATION BY THE CLIENT. SETBACKS SHOWN ON THIS SURVEY WERE TAKEN FROM RECORDED PLATS.
- AT THE TIME OF THE SURVEY THERE WAS NO EVIDENCE FOUND OF ANY CEMETERIES OR BURIAL GROUNDS.
- AT THE TIME OF THIS SURVEY, THERE WAS NO EVIDENCE OF EARTH MOVING WORK AND OR CONSTRUCTION.
- EAST INDEPENDENCE BOULEVARD APPEARS AS A PROPOSED FREEWAY-EXPRESSWAY ON THE CHARLOTTE REGIONAL TRANSPORTATION PLANNING ORGANIZATION'S MECKLENBURG-UNION THROUGHFARE PLAN LAST UPDATED MARCH 21, 2012, AND MAY BE SUBJECT TO A FUTURE RIGHT-OF-WAY 175' FROM CENTER LINE. AT THE TIME OF THIS SURVEY, THE UNDERSIGNED SURVEYOR WAS NOT AWARE OF ANY OTHER CHANGES IN STREET RIGHT-OF-WAY LINES (COMPLETED OR PROPOSED).
- AT THE TIME OF THIS SURVEY, THERE WAS NO EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP, OR SANITARY LANDFILL.
- DURING THE COURSE OF THIS SURVEY, NO WETLAND DELINEATION MARKERS AS ESTABLISHED BY OTHERS WERE OBSERVED BY THE SURVEYOR.
- HORIZONTAL CONTROL SHOWN ON THIS SURVEY IS REFERENCED TO NCGS CONTROL MONUMENT "287 AZ MK" (NAD 83/2001).
- VERTICAL CONTROL SHOWN ON THIS SURVEY IS REFERENCED TO NCGS CONTROL MONUMENT "287 AZ MK" (NAD 83/2001).
- THIS SURVEY IS INTENDED ONLY FOR THE NAMED PARTY OR PARTIES AS SHOWN HEREON, NO WARRANTIES ARE HEREBY IMPLIED OR GRANTED TO ANY OTHER PARTY FOR ANY PURPOSE.
- UTILITY LOCATING SERVICE: CENTER LINE LOCATING (980) 233-1364.

TEXT LEGEND:

(M) - MEASURED
(R) - RECORD
BFP - BACK FLOW PREVENTER
C&G - CURB AND GUTTER
CC - CURB CUT
CAD - CONCRETE PAD
CB - CATCH BASIN
CLF - CHAIN LINK FENCE
CM - CREPE MYRTLE (TREE)
CO - CLEAN OUT
DB - DEED BOOK
ECM - EXISTING CONCRETE MONUMENT
EP - EXISTING IRON PIPE
EIR - EXISTING IRON ROD
EU - END UNKNOWN
FES - FLARED END SECTION
FFE - FINISH FLOOR ELEVATION
FH - FIRE HYDRANT
GSP - GUARD POST
GM - GAS METER
GR - GRATE
GV - GAS VALVE
GW - GUY WIRE
HVAC - HEATING/AIR UNIT
HY - HOLLY (TREE)
HW - INVERT
LP - LIGHT POLE
LPST - LAMP POST
MA - MAP BOOK
MB - MAP BOOK
MEX - MAILBOX
MH - MANHOLE
NAD - NORTH AMERICAN DATUM
NAVD - NORTH AMERICAN VERTICAL DATUM
NC - NORTH CAROLINA
NCGS - NORTH CAROLINA GEODETIC SURVEY
O - OAK (TREE)
PG - PAGE
PI - PINE (TREE)
PP - POWER POLE
PVC - PLASTIC PIPE
RCP - REINFORCED CONCRETE PIPE
SB - SHURB
SDMH - STORM DRAIN MANHOLE
SSMH - SANITARY SEWER MANHOLE
TBX - TELEPHONE BOX
TR - TREE
TSB - TRAFFIC SIGNAL BOX
WBX - WATER BOX
WF - WOOD FENCE
WM - WATER METER
WV - WATER VALVE

SIGN LEGEND:

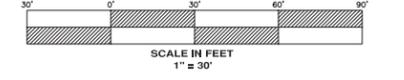
SG#1 - REALTOR
SG#2 - DO NOT ENTER
SG#3 - STREET
SG#4 - NO TRUCKS
SG#5 - MONUMENT
SG#6 - STOP
SG#7 - STREET
SG#8 - NO PARKING
SG#9 - SPEED LIMIT 35
SG#10 - SPEED LIMIT 25

PARKING SPACES:

91 REGULAR PARKING SPACES
4 HANDICAP PARKING SPACES
95 TOTAL PARKING SPACES

LINK LEGEND:

PROPERTY LINE	---
PROPERTY LINE (NOT SURVEYED)	---
RIGHT-OF-WAY	---
RIGHT-OF-WAY (NOT SURVEYED)	---
EASEMENT	---
SETBACK	---
CABLE TV LINE	---
FIBER OPTIC LINE	---
GAS LINE	---
POWER LINE	---
POWER LINE (UNDERGROUND)	---
SANITARY SEWER PIPE	---
STORM DRAIN PIPE	---
TELEPHONE LINE	---
TELEPHONE LINE (UNDERGROUND)	---
TREES/WOODLINE	---
WATER LINE	---
FENCE	---



FLOOD CERTIFICATION

THIS IS TO CERTIFY THAT THE SUBJECT PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA ACCORDING TO THE CURRENT FLOOD INSURANCE RATE MAP.

COMMUNITY PANEL: 3702D / 1488 X
EFFECTIVE DATE: FEBRUARY 19, 2014
FLOOD ZONE: X

INDEPENDENCE POINTE PARKWAY
80' PUBLIC RIGHT-OF-WAY
MB 31, PG 487 AND MB 24, PG 79

EAST INDEPENDENCE BOULEVARD
(N.C. HIGHWAY 74)
200' EXISTING PUBLIC RIGHT-OF-WAY (SEE NOTE 6)
MB 31, PG 487 AND MB 24, PG 79; MB 25, PG 73

MATTHEWS PARK DRIVE
40' PRIVATE RIGHT-OF-WAY
MB 27, PG 752

WINDSOR SQUARE DRIVE
80' PUBLIC RIGHT-OF-WAY
MB 31, PG 487; MB 25, PG 73; MB 24, PG 79

SCHEDULE B - SECTION 2 EXCEPTIONS

- NOTES CORRESPONDING TO SCHEDULE B - PART 8 EXCEPTIONS
FIDELITY NATIONAL TITLE INSURANCE COMPANY
COMMITMENT NUMBER: RA1902152
COMMITMENT DATE: December 7, 2018
- Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part 1 - Requirements are met. (NOT ADDRESSED ON SURVEY.)
 - The list of all taxes for the year 2018, which are due and payable but not yet delinquent, and subsequent years. (NOT ADDRESSED ON SURVEY.)
 - Building restriction lines, easements, and any other matters shown on map or plat recorded in Map Book 25, Page 73 and in Map Book 31, Page 487, Mecklenburg County Registry, North Carolina. (LOCATABLE MATTERS SHOWN ON MAP 31-487 ARE SHOWN. MAP 25-73 DOES NOT AFFECT THE PROPERTY BUT DEPICTS SOME OFF-SITE MATTERS THAT ARE SHOWN.)
 - Easement(s) or right(s)-of-way in favor of City of Charlotte recorded in Book 6771, Page 123, in the aforesaid Registry's Office. (WATER METER EASEMENTS DESCRIBED IN DEED 6771-123 DO NOT AFFECT THE PROPERTY BUT ARE SHOWN.)
 - Easement(s) or right(s)-of-way in favor of Alltel Carolina, Inc. recorded in Book 6799, Page 683 and in Book 7255, Page 22, in the aforesaid Registry's Office. (EASEMENT DESCRIBED IN DEED 6799-683 DOES NOT AFFECT THE PROPERTY, EASEMENT DESCRIBED IN DEED 7255-22 IS SHOWN.)
 - Declaration of Easements, Covenants and Restrictions recorded in Book 6990, Page 777, in the aforesaid Registry's Office. (THE SUBJECT PROPERTY IS NOT INCLUDED IN THE DESCRIPTION OF THE AFFECTED PROPERTY IN DEED 6990-777. THE OFF-SITE EASEMENT DESCRIBED IN DEED 6990-777 IS SHOWN.)
 - Easement(s) and right(s)-of-way for roots or public/private utilities. (EASEMENTS AND RIGHTS-OF-WAY KNOWN TO THE SURVEYOR ARE SHOWN.)
 - Rights or claims of parties in possession as tenants under unrecorded leases. (NOT ADDRESSED ON SURVEY.)
 - Discrepancies, variances, shortages or overages in the acreage of the Land. (PROPERTY AREA CALCULATION IS SHOWN.)
 - Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the Land. (SURVEY MATTERS ARE SHOWN.)
 - Statutory liens of mechanics, laborers and materialmen that have performed or furnished labor, professional design or surveying services, or furnished materials or rental equipment of which no notice appears on record. (NOTE: This exception will be deleted only upon receipt of documentation satisfactory to the Company satisfying the Material and Labor Liens requirement set out in Schedule B-1 of this Commitment.) (NOT ADDRESSED ON SURVEY.)

LEGAL DESCRIPTIONS

HALLE PROPERTIES, LLC
1625 Windsor Square Drive
Matthews, NC
1.888 Acres
Lot 2, Matthews Park

RECORD LEGAL DESCRIPTION

Located in the Town of Matthews, Mecklenburg County, North Carolina and being more particularly described as follows:

BEGINNING at an existing iron rebar being the northeasterly corner of the State Farm Mutual Automobile Insurance Company property recorded in Deed Book 6402 at Page 562 in the Mecklenburg County Public Registry, said beginning point also being on the westerly right of way of Independence Boulevard (U.S. Highway 74), said right of way being 200 feet wide; Thence from said beginning point and with the aforesaid westerly right of way of Independence Boulevard, S 34° 47' 40" E 199.99 feet to a concrete monument at the intersection of the aforesaid Independence Boulevard right of way and the northerly right of way of Windsor Square Drive, said right of way being 80 feet wide; Thence with the northerly right of way of Windsor Square Drive, S 35° 12' 20" W 430.69 feet to a new iron rebar at the intersection of the aforesaid Windsor Square Drive and the easterly margin of Independence Pointe Parkway, said right of way being 80 feet wide; Thence with the easterly margin of Independence Pointe Parkway and with the arc of a circular curve to the left having a radius of 1240.00 feet, an arc length of 203.01 feet and a chord bearing and distance of N 25° 16' 07" W 202.75 feet to a new iron rebar at the southerly line of the aforesaid State Farm Mutual Automobile Insurance Company property. Thence with the aforesaid State Farm Property line, N 55° 12' 20" E 397.13 feet to the point and place of BEGINNING and containing 1.887 acres.

BEGING all of Lot 2 shown on plat titled "A Revised Record Plat Showing Lot 2, Matthews Park" recorded in Map Book 31, Page 487, Mecklenburg County Public Registry.

AND BEING THE SAME PROPERTY AS DESCRIBED AS FOLLOWS:

AS-SURVEYED LEGAL DESCRIPTION:

That certain tract or parcel of land situated, lying and being in the Town of Matthews, Mecklenburg County, North Carolina, and being more particularly described as follows:

BEGINNING at an existing iron rod on the westerly margin of the right-of-way of East Independence Boulevard (North Carolina Highway 74, 200-foot public right-of-way), said iron rod being the northeasterly corner of the SS Santa Fe, LLC and LS Santa Fe, LLC property as described in Deed Book 32458, Page 544 of the Mecklenburg County Public Registry, said iron rod being furthermore located South 32°56'10" East, a distance of 3,171.58 feet (ground distance) from North Carolina Geodetic Survey Control Monument "287 AZ MK" (NAD 83-2001 Coordinates N: 510,624.51 feet; E: 1,486,214.61 feet; Combined Grid Factor: 0.99984535), and runs thence with the westerly margin of the right-of-way of East Independence Boulevard South 34°52'37" East a distance of 200.21 feet to an existing concrete monument at the intersection of the westerly margin of the right-of-way of East Independence Boulevard with the northerly margin of the right-of-way of Windsor Square Drive (80-foot public right-of-way); thence with the northerly margin of the right-of-way of Windsor Square Drive South 55°09'05" West a distance of 430.83 feet to an existing iron rod at the intersection of the northerly margin of the right-of-way of Windsor Square Drive with the easterly margin of the right-of-way of Independence Pointe Parkway (80-foot public right-of-way); thence with the easterly margin of the right-of-way of Independence Pointe Parkway with the arc of a circular curve to the left having a radius of 1,240.00 feet for an arc distance of 202.98 feet (chord: North 25°18'59" West 202.75 feet) to an existing iron rod at the southeasterly corner of the SS Santa Fe, LLC and LS Santa Fe, LLC property as reference above; thence with the line of the SS Santa Fe, LLC and LS Santa Fe, LLC property North 55°08'54" East a distance of 397.15 feet to the point and place of BEGINNING, containing 82,229 square feet or 1.888 acres, more or less, as shown on a survey by James Mauney & Associates, P.A. dated January 18, 2019 (Map File F-1974), and being all of Lot 2 as shown on the plat titled "A Revised Record Plat Showing Lot 2, Matthews Park" as recorded in Map Book 31, Page 487 in the Mecklenburg County Public Registry.

POSSIBLE ENCROACHMENTS:

THE ITEMS LISTED BELOW ARE POSSIBLE ENCROACHMENTS BASED ON VISUAL OBSERVATION THAT SHOULD BE LEGALLY REVIEWED:

*NO OBVIOUS ENCROACHMENTS WERE NOTED BY THE SURVEYOR ON THE SITE. SOME OF THE ABOVE AND BELOW GROUND UTILITIES OUTSIDE OF KNOWN RECORDED EASEMENTS COULD BE ENCROACHMENTS BY THE UTILITIES ON TO THE PROPERTY.

ALTA/NSPS LAND TITLE SURVEY

SURVEY PREPARED FOR:
HALLE PROPERTIES, L.L.C.
#1625 WINDSOR SQUARE DRIVE
TOWN OF MATTHEWS, MECKLENBURG COUNTY, NORTH CAROLINA
LOT 2, A REVISED RECORD PLAT SHOWING LOT 2, MATTHEWS PARK
REFERENCE MAP BOOK 31, PAGE 487
TAX PARCEL# 193-23-125
REFERENCE: DEED BOOK 27336, PAGE 931

AREA SURVEYED: 82,229 SQ.FT. OR 1.888 ACRES

TO: THE REYNOLDS-THOMAS CORPORATION, A MICHIGAN CORPORATION; HALLE PROPERTIES, L.L.C., AND ARIZONA LIMITED LIABILITY COMPANY; AND FIDELITY NATIONAL TITLE INSURANCE COMPANY.

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, AS REVISED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1-4, 6(a), 6(b), 7(a), 7(b), 8, 9, 11, 13, 14, 16, 17, 18, 19 AND 20 OF TABLE "A" THEREOF. THE FIELD WORK WAS COMPLETED ON JANUARY 14, 2019.

DATE OF PLAT OR MAP: JANUARY 18, 2019.

I CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DESCRIPTION RECORDED IN DEED BOOK 27336, PAGE 931); THAT THE BOUNDARIES NOT SURVEYED ARE INDICATED AS DRAWN FROM INFORMATION AS SHOWN ON THE FACE OF THE SURVEY; THAT THE RATE OF PRECISION OR POSITIONAL ACCURACY IS 1:10,000; AND THAT THIS MAP MEETS THE REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA (21 NCAC 58.1600).

THIS 18th DAY OF JANUARY, 2019.

SIGNED: *James P. Cameron*
JAMES P. CAMERON - PLS NO. L-3665

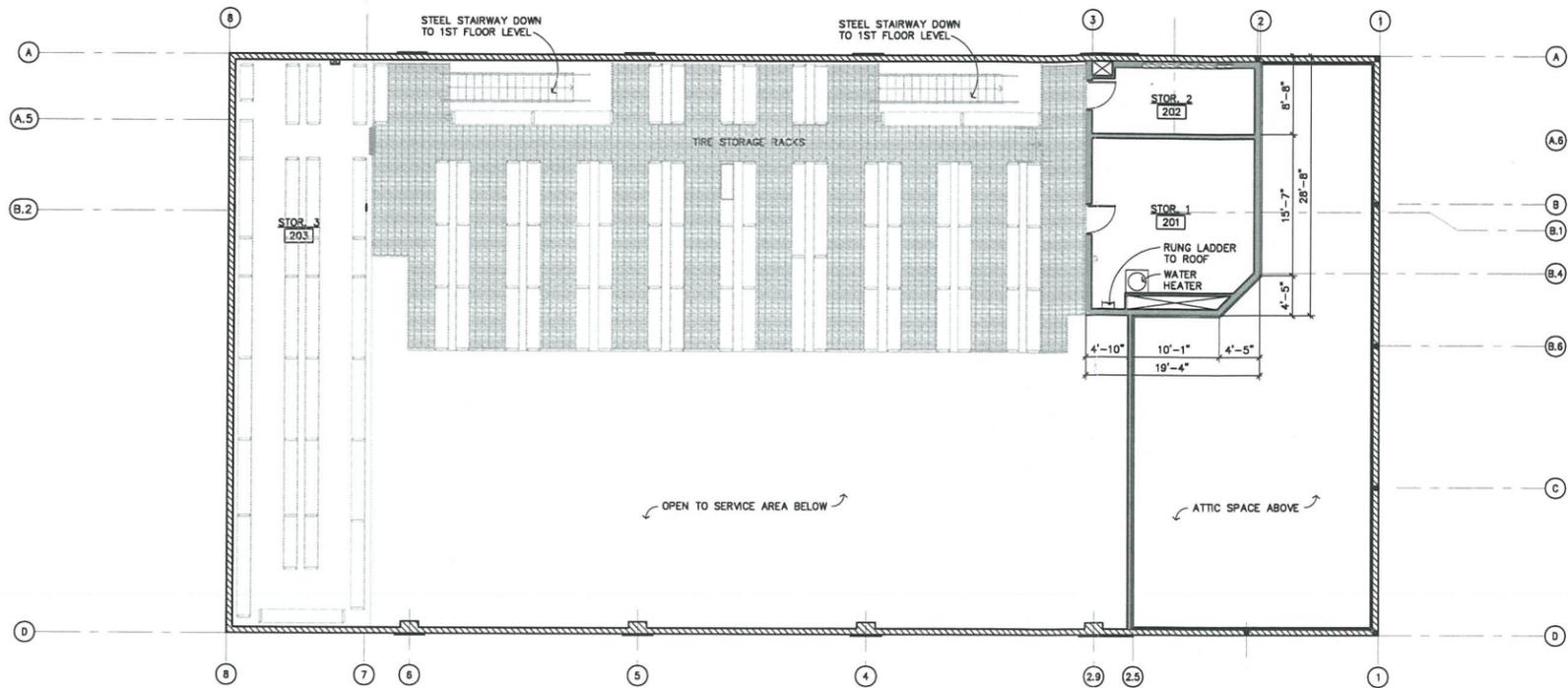
REVISIONS

JANUARY 23, 2019 - TO REMOVE TOPOGRAPHICAL DATA PER CLIENT REQUEST



JAMES MAUNEY & ASSOCIATES, P.A.
PROFESSIONAL LAND SURVEYORS
6405 WELKINSON BLVD., SUITE 111 BELMONT, NC 28012
TEL: (704) 829-9623 - FAX: (704) 829-9625
LICENSE NO. C-2373

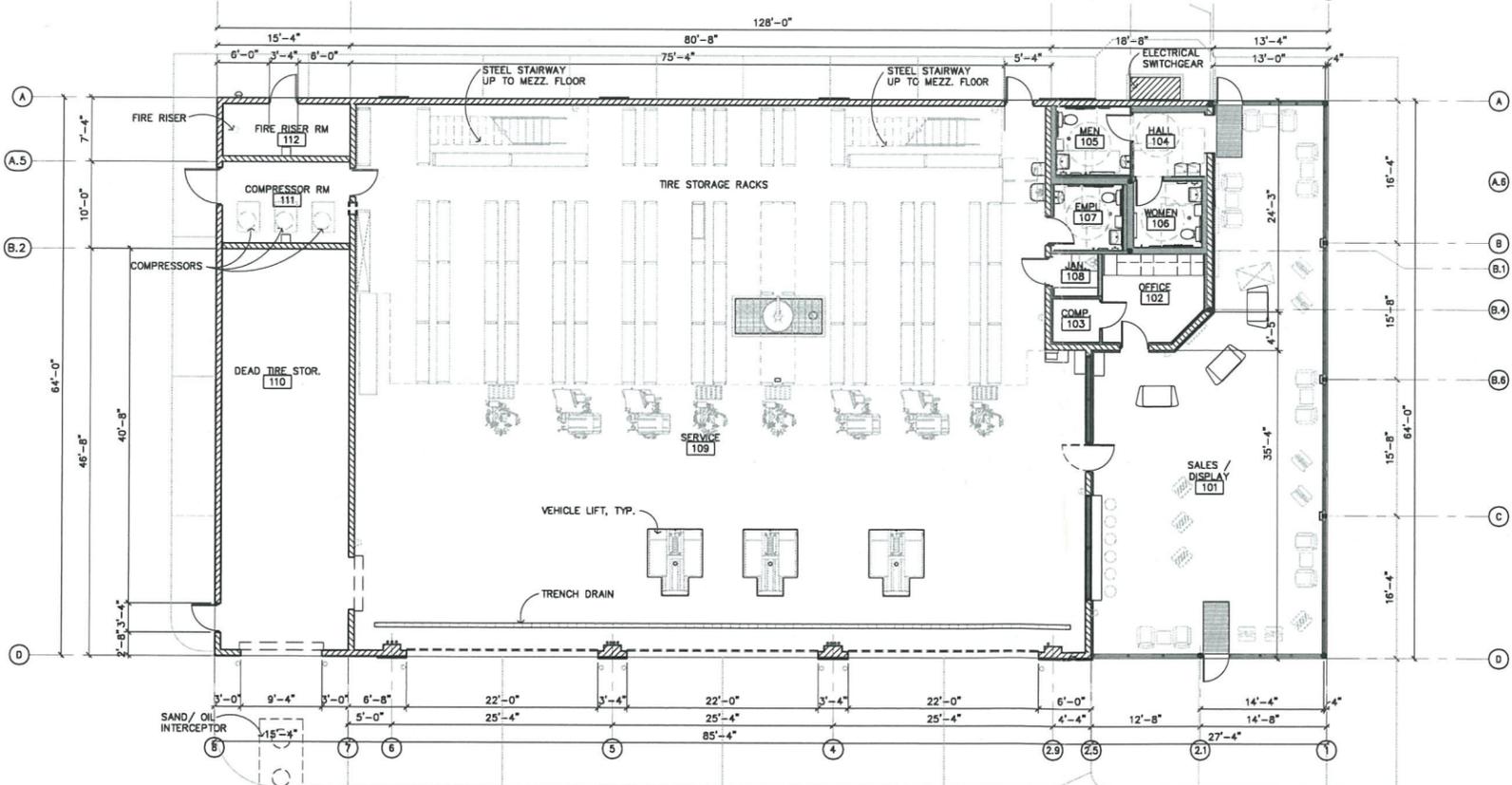
CREW	DRWN	REVISED	SCALE	DATE	JOB	FILE
SJ	TC		1"=30'	01/18/2019	7800	F-1974



CONCEPTUAL MEZZ. FLOOR PLAN

SCALE: 1/8" = 1'-0"

BUILDING DATA	
Building Area Breakdown	
GROUND FLOOR AREA	
M OCCUPANCY:	1,278.96 S.F.
SALES / DISPLAY	115.30 S.F.
OFFICE	26.66 S.F.
COMPUTER	62.66 S.F.
HALL	65.86 S.F.
MEN	59.12 S.F.
WOMEN	59.12 S.F.
EMPLOYEE	59.12 S.F.
JANITOR ROOM:	25.40 S.F.
S-1 OCCUPANCY:	
SERVICE	5128.10 S.F.
RECYCLE TIRE	674.67 S.F.
COMPRESSOR ROOM	136.89 S.F.
FIRE RISER ROOM	88.00 S.F.
7,720.78 S.F. (NET AREA / USABLE)	
TOTAL GROUND FLOOR AREA: 8,192 S.F. (BLDG FOOTPRINT)	
MEZZANINE LEVEL AREA:	
S-1 OCCUPANCY:	
STORAGE # 1:	320.14 S.F.
STORAGE # 2:	131.32 S.F.
STORAGE # 3:	919.27 S.F.
WALKING GRATE:	1378.48 S.F.
2,760.21 S.F. (NET AREA / USABLE)	
TYPE OF CONSTRUCTION: II-B (Fully Sprinklered)	
OCCUPANCY GROUP: M-Retail / S-1 (Service & Storage)	
SPRINKLER TYPE: ESFR Sprinkler System (Wet)	



CONCEPTUAL 1ST FLOOR PLAN

SCALE: 1/8" = 1'-0"



THIS PLAN IS PROPERTY OF EI DESIGN. THIS DRAWING IS LOANED WITHOUT OTHER CONSIDERATION THAN THE AGREEMENT AND CONDITION THAT IT IS NOT BE REPRODUCED, COPIED, OR OTHERWISE DISPOSED OF, DIRECTLY OR INDIRECTLY, AND IS NOT TO BE USED IN WHOLE OR IN PART TO ASSIST IN MAKING OR TO FURNISH ANY INFORMATION FOR THE MAKING OF DRAWINGS, PRINTS, APPARATUS OR PARTS THEREOF. THE ACCEPTANCE OF THIS DRAWING WILL BE CONSTRUED AS AN ACCEPTANCE OF THE FOREGOING CONDITIONS.

CONCEPTUAL FLOOR PLANS

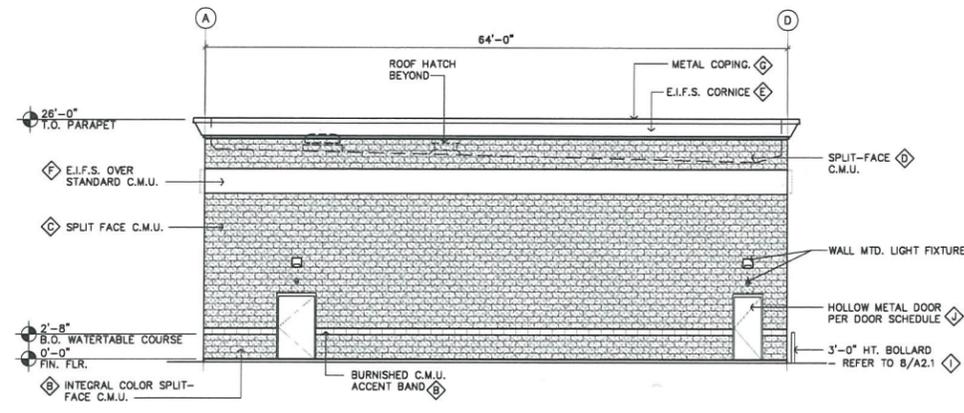
**1625 Windsor Square Dr.
 MATTHEWS, NC 28105**



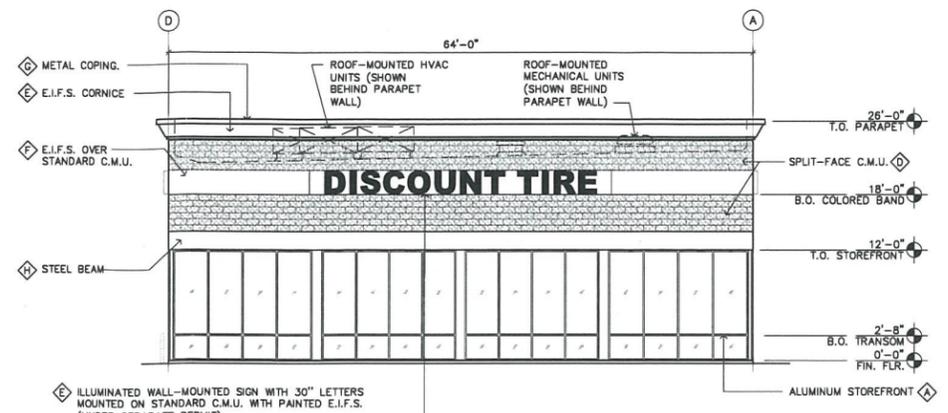
BUILDING MODEL	ALT - 1R
REVISION	-
DATE	12.17.18
SCALE	AS NOTED
PROJECT NUMBER	2018120120

Sheet No.
A.1

This rendering is a conceptual, architectural perspective of the proposed building to be located on the Site which is 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 perspective with respect to architectural style, design and character. Notwithstanding the foregoing,, Applicant reserves the right to make changes and alterations to the building that do not materially change the overall conceptual architectural style and character shall be permitted



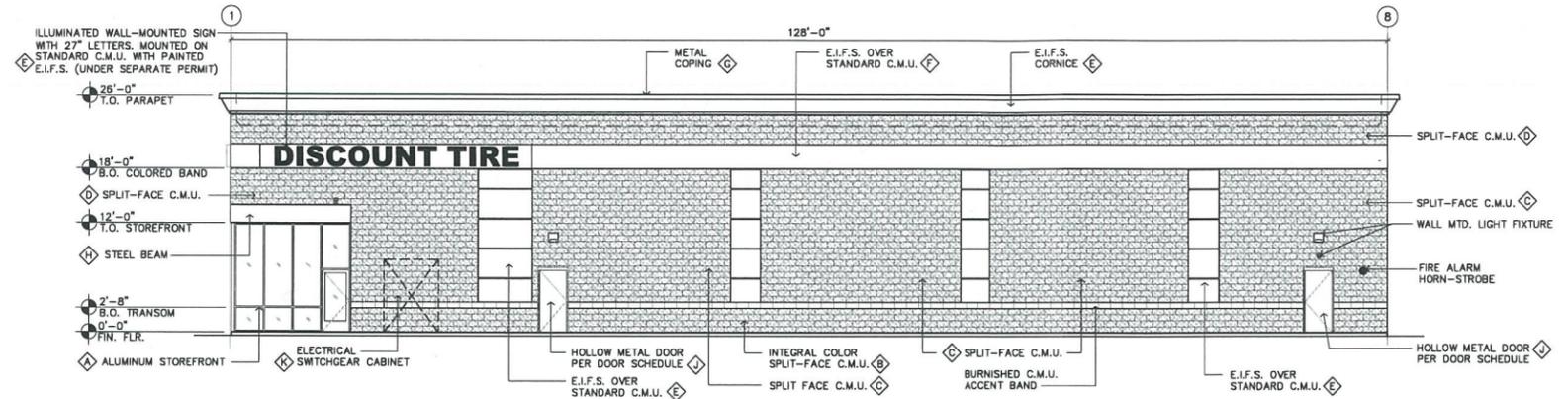
WEST ELEVATION
 SCALE: 1/8" = 1'-0"



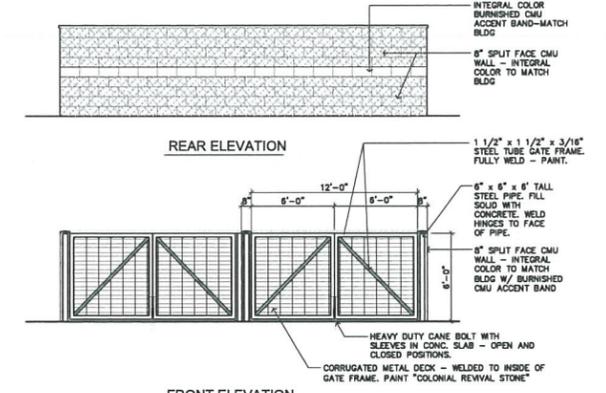
EAST ELEVATION (E. Independence Blvd.)
 SCALE: 1/8" = 1'-0"

FINISH LEGEND

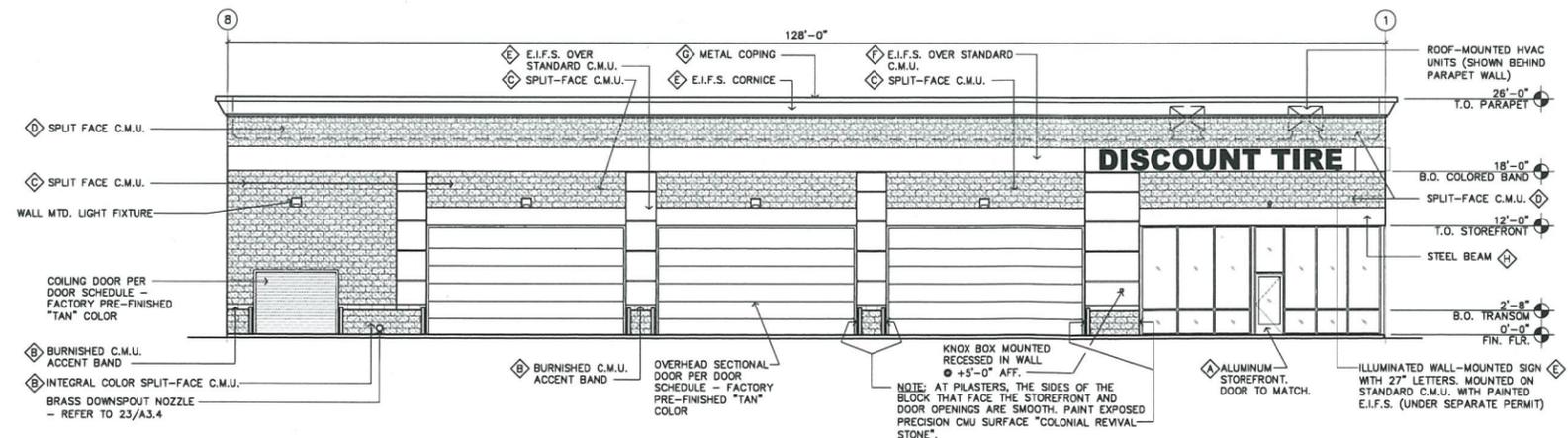
- ◇ ANODIZED ALUMINUM STOREFRONT SYSTEM MANUFACTURER'S STANDARD COLOR TO MATCH "BANNER RED"
- ◇ INTEGRAL COLOR C.M.U. (SPLIT-FACE OR BURNISHED AS NOTED) COLOR TO MATCH "OAK BARREL"
- ◇ GRAY SPLIT-FACE CMU - PAINTED SHERWIN WILLIAMS #7714 "OAK BARREL"
- ◇ GRAY SPLIT-FACE CMU - PAINT SHERWIN WILLIAMS "ANTIQUE WHITE"
- ◇ PAINT - SHERWIN WILLIAMS #6119 "ANTIQUE WHITE"
- ◇ E.I.F.S. BAND PAINT SHERWIN WILLIAMS SW#7585 "SUNDRIED TOMATO"
- ◇ METAL COPING - FACTORY PAINTED / INTEGRAL COLOR TO MATCH BERRIDGE "SIERRA TAN" COLOR
- ◇ EXPOSED STEEL / EIFS - PAINTED TO MATCH "OAK BARREL"
- ◇ STEEL BOLLARDS - PAINTED TO MATCH "OAK BARREL"
- ◇ HOLLOW METAL DOORS - PAINTED TO MATCH "OAK BARREL"
- ◇ ELECTRICAL SWITCHGEAR CABINET - PAINTED TO MATCH "OAK BARREL"



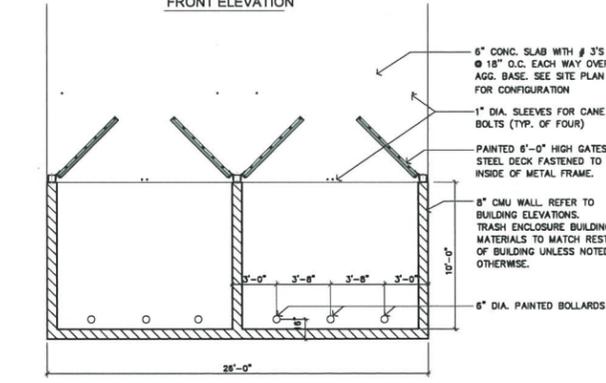
NORTH ELEVATION
 SCALE: 1/8" = 1'-0"



REAR ELEVATION



SOUTH ELEVATION (Windsor Sq. Dr.)
 SCALE: 1/8" = 1'-0"



FRONT ELEVATION
TRASH ENCLOSURE PLAN / ELEVATIONS
 1/8" = 1'-0"



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CONCEPTUAL ELEVATIONS
 1625 Windsor Square Dr.
 MATTHEWS, NC 28105



BUILDING MODEL
ALT - 1R

REVISION -

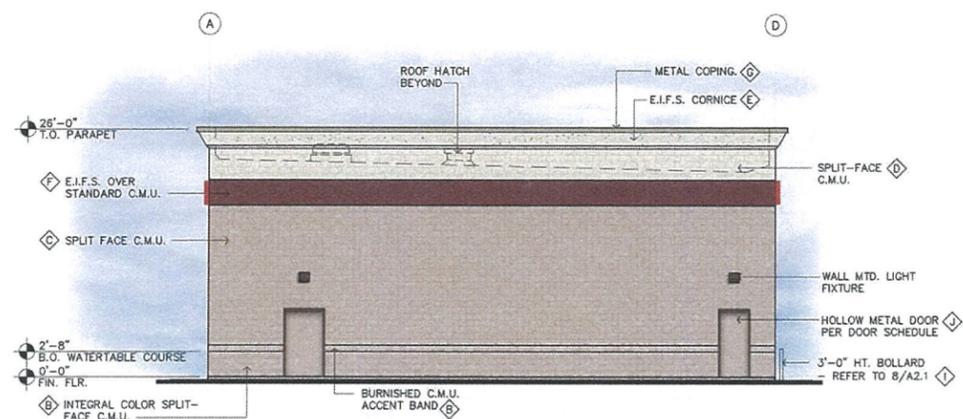
DATE 12.17.18

SCALE AS NOTED

PROJECT NUMBER 2018120120

Sheet No.
A.2

This rendering is a conceptual, architectural perspective of the proposed building to be located on the Site which is 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 perspective with respect to architectural style, design and character. Notwithstanding the foregoing, Applicant reserves the right to make changes and alterations to the building that do not materially change the overall conceptual architectural style and character shall be permitted

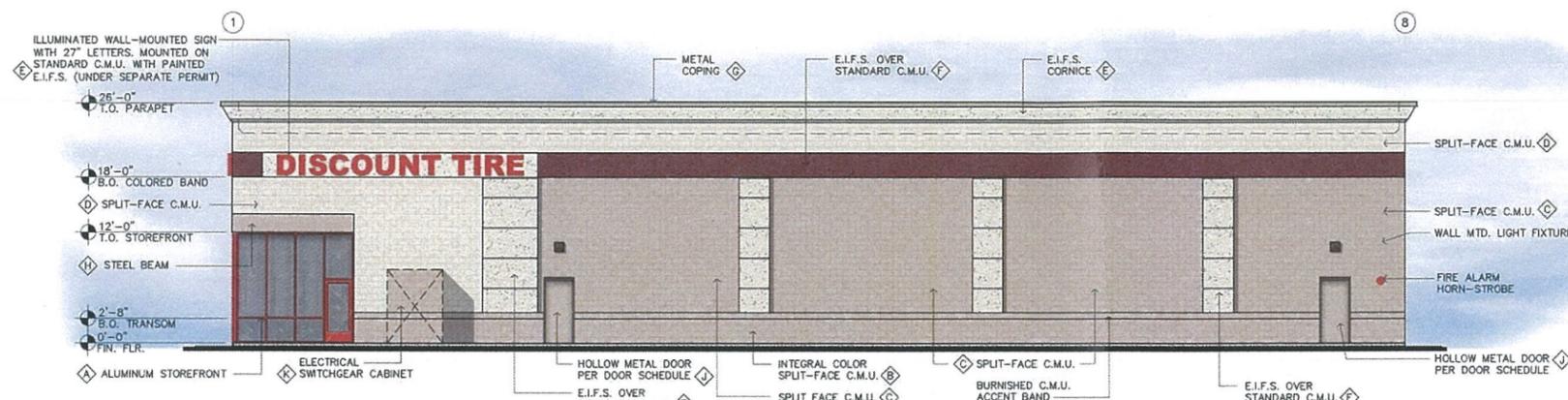


WEST ELEVATION

SCALE: 1/8" = 1'-0"

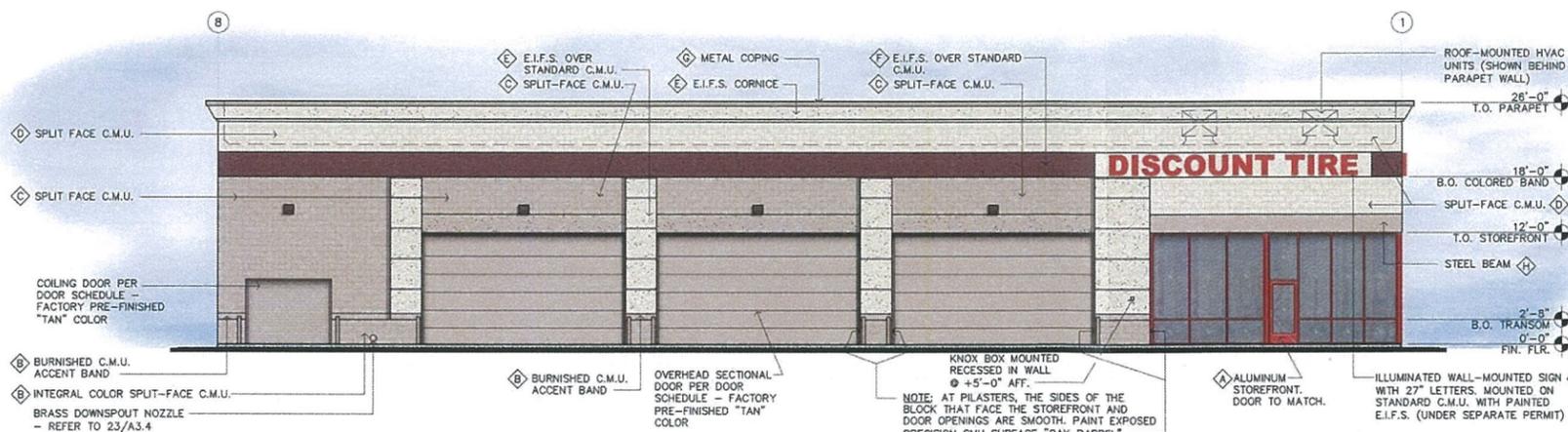


EAST ELEVATION



NORTH ELEVATION

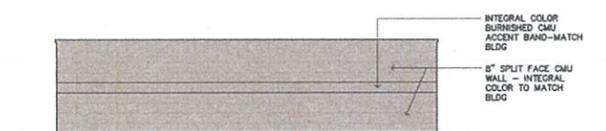
SCALE: 1/8" = 1'-0"



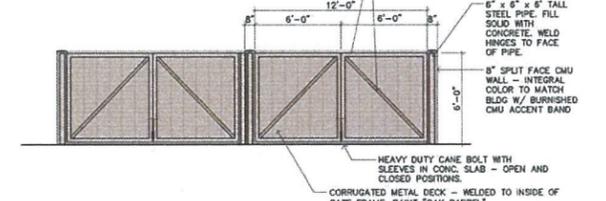
SOUTH ELEVATION

SCALE: 1/8" = 1'-0"

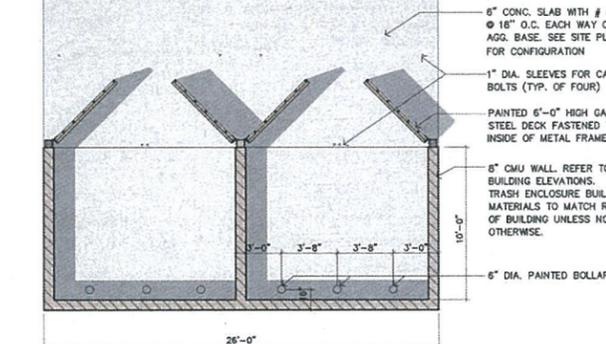
FINISH LEGEND	
ⓐ	ANODIZED ALUMINUM STOREFRONT SYSTEM MANUFACTURER'S STANDARD COLOR TO MATCH "BANNER RED"
ⓑ	INTEGRAL COLOR C.M.U. (SPLIT-FACE OR BURNISHED AS NOTED) COLOR TO MATCH "OAK BARREL"
ⓒ	GRAY SPLIT-FACE CMU - PAINTED SHERWIN WILLIAMS #7714 "OAK BARREL"
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ⓙ	HOLLOW METAL DOORS - PAINTED TO MATCH "OAK BARREL"
ⓚ	ELECTRICAL SWITCHGEAR CABINET - PAINTED TO MATCH "OAK BARREL"



REAR ELEVATION



FRONT ELEVATION



TRASH ENCLOSURE PLAN / ELEVATIONS

1/8" = 1'-0"



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COLORED ELEVATIONS

**1625 Windsor Square Dr.
 MATTHEWS, NC 28105**



Ei Design Inc.
 1250 Corona Pointe,
 Suite 201
 Corona, CA 92879
 951-444-5642 (T)
 eidesigninc.com

BUILDING MODEL	ALT - 1R
REVISION	
DATE	
SCALE	AS NOTED
PROJECT NUMBER	2017090279

Sheet No.

A.3

This rendering is a conceptual, architectural perspective of the proposed building to be located on the Site which is 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 perspective with respect to architectural style, design and character. Notwithstanding the foregoing, Applicant reserves the right to make changes and alterations to the building that do not materially change the overall conceptual architectural style and character shall be permitted.