



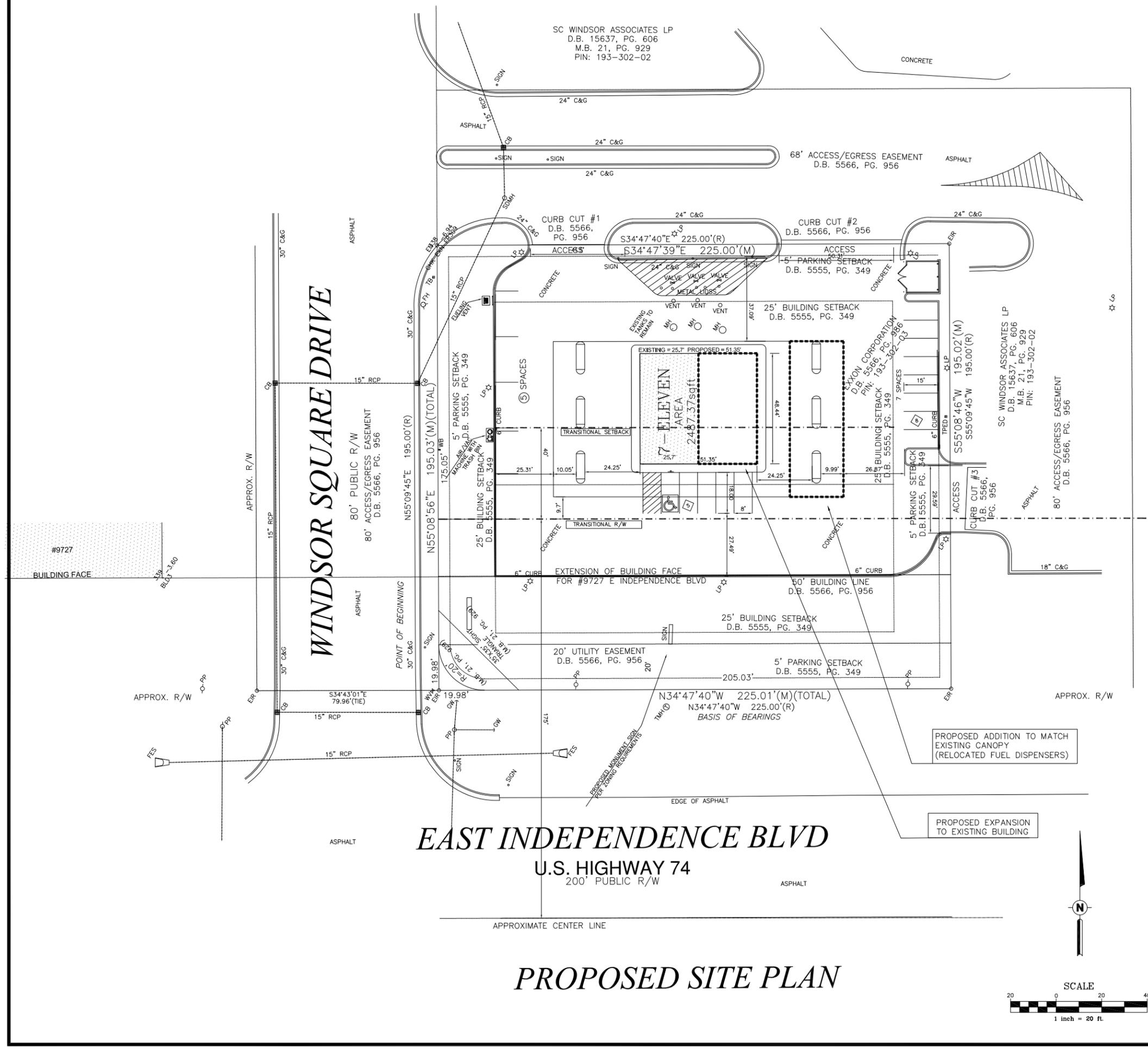
J. Dean Prevette
Professional Engineer
2925 South Tryon Street, Suite 120
CHARLOTTE, N.C. 28203 - 704.941.6613

PROJECT TITLE: WINDSOR SQUARE
C-STORE - 1700 WINDSOR SQUARE DRIVE
MATTHEWS, NC

SHEET TITLE: PROPOSED 7-ELEVEN SITE PLAN

DATE: MARCH 28, 2012
DESIGN: FINAL
REVISIONS: Aug 31, 2012
DRAWING NUMBER:
DRAWN BY: J. PREVETTE
CHECKED BY:

SHEET: **C-1**
TOTAL # OF SHEETS: 1
OF 1



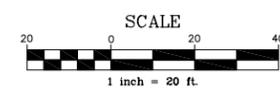
- SITE NOTES:
- Parking to meet the parking requirements is shown with spaces located outside of the ROW. The parking shown in the ROW is extra beyond the minimum requirements.
 - See Sheet C2 for existing vs proposed Site plan.
 - The maximum number of fueling dispensers to be installed at the site will be 6 MPD's. The same as the existing site.
 - The site access is restricted to existing curb cuts / no direct access to 74.
 - The existing 1245 sq ft building to be expanded to approximately 2487 sq ft with approximately 1900 sq ft sales floor area. Calculated parking using actual sales floor space and maximum number of employees per shift. Two employees per shift plus spaces for a 1900 sq ft sales floor area.
 - The signage behind the storefront glass will be limited to 50% of the total glass area.
 - The proposed trash enclosure materials of construction shall match the building brick.
 - A car wash will NOT be added to the site.
 - The number of colors on any LED or other style of lighting banding on the canopy fascia shall be limited to 3 colors.
 - The building elevations on the side facing 74 will have fake windows with exterior lights to "enhance" the appearance from Hwy 74.
 - A monument sign will be installed to replace the existing "pole" sign.
 - The existing trees along the street frontage will remain. The only areas to be disturbed would be a the new monument sign and the area around the proposed dumpster enclosure. A landscaping plan will be submitted when plans are submitted for the renovation.
 - There is no change in the existing impervious area for the site.
 - The proposed building and canopy will match the existing structures and be constructed on materials meeting the requirements of Windsor Square Shopping Center and Matthews ordinances.
 - The Proposed site lighting will be in accordance with Matthews lighting ordinances.
 - A variance has been approved for the 40' set back requirement from East Independence Blvd. The existing structure is non conforming. The addition to the structure will connect the existing and will be non conforming. The proposed addition is within the building setback of the adjacent structure located to the west of the site on Windsor Square Drive (as shown on this drawing.)
 - The property is rezoned to R-2, provided that the uses described in Sections 153.060 (b) (15), (16), (21), (52), (62), (73), (75), (85) shall not be permitted except upon the express approval of the Town of Matthews.

SITE SUMMARY

ZONING:	C - CONDITIONAL
BUILDING HEIGHT:	--
LOT AREA:	1.01 ACRES 43,881 SF
STANDARD PARKING:	
BUILDING (sale floor)	1900 SF
RATIO PROVIDED	5.00 / 1000 SF
CUSTOMER PARKING	10 spaces
employee parking	2 spaces
TOTAL REQUIRED	12 SPACES
TOTAL PROVIDED	18 SPACES
ACCESSIBLE PARKING:	
TOTAL PROVIDED	1 SPACES
VAN	1 SPACES
TOTAL REQUIRED	1 SPACES
LANDSCAPING:	
TOTAL PROVIDED	±19,219 (44%)
TOTAL REQUIRED	--

NOTE: THE SITE INVESTIGATION REPORT WAS NOT AVAILABLE AT THE TIME THIS SITE PLAN WAS CREATED. LANDSCAPING, SETBACKS, AND PARKING REGULATIONS WILL NEED TO BE VERIFIED BY THE SIR AND UPDATED ON THE SITE PLAN.

THIS DRAWING IS FOR CONCEPTUAL PURPOSES ONLY AND SHOULD NOT BE USED FOR CONSTRUCTION.



PROPOSED SITE PLAN



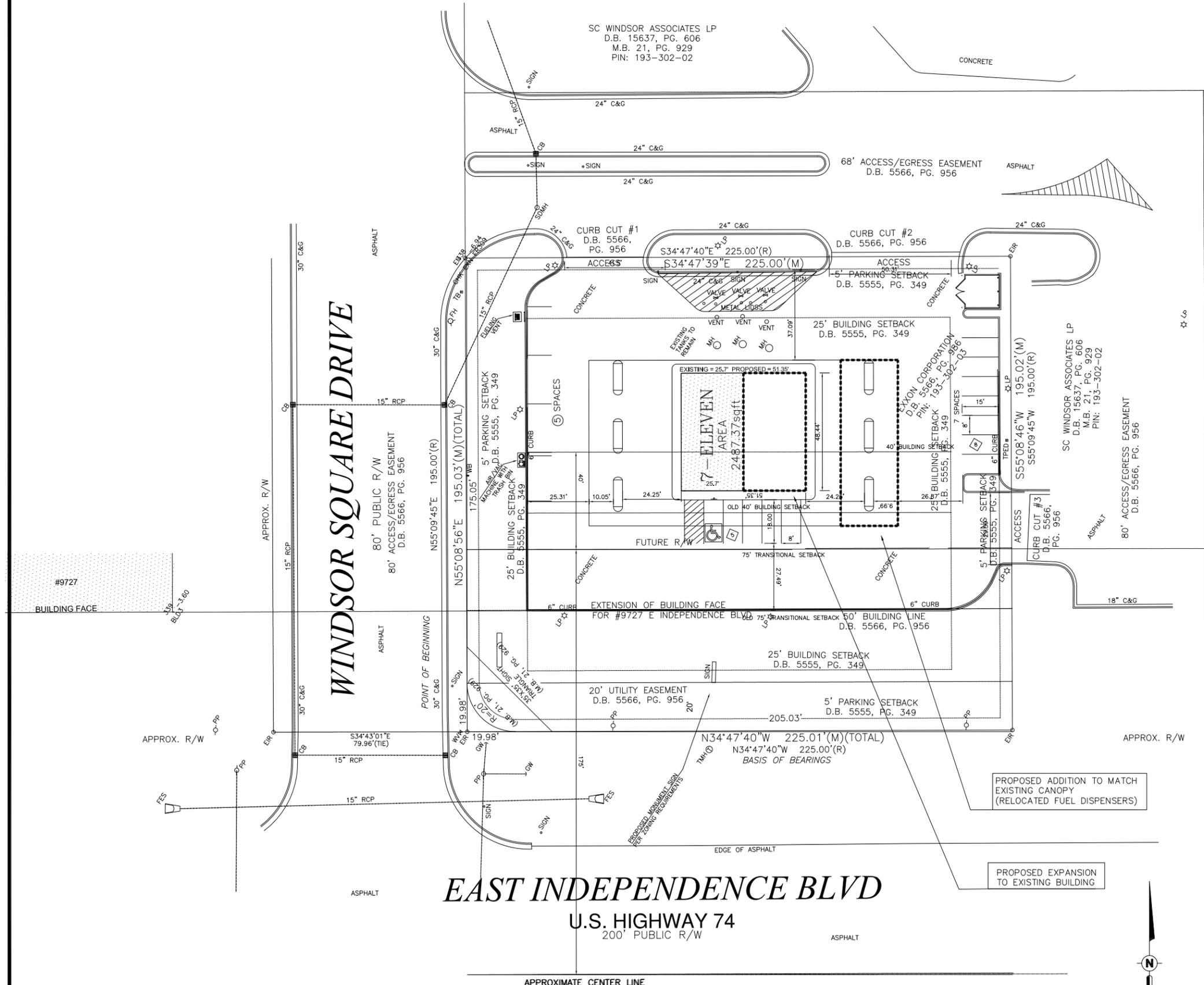
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PROJECT TITLE:
C-STORE - WINDSOR SQUARE
1700 WINDSOR SQUARE DRIVE
MATTHEWS, NC

DATE: MARCH 28, 2012
DESIGN: FINAL
REVISIONS:
DRAWN BY: J. PREVETTE
CHECKED BY:

SHEET
C-1
TOTAL # OF SHEETS: 9
OF 1

PROPOSED 7-ELEVEN SITE PLAN



- SITE NOTES:
- Parking to meet the parking requirements is shown with spaces located outside of the ROW. The parking shown in the ROW is extra beyond the minimum requirements.
 - See Sheet C2 for existing vs proposed Site plan
 - The maximum number of fueling dispensers to be installed at the site will be 6 MPDs - The same as the existing site.
 - The site access is restricted to existing curb cuts / no direct access to 74.
 - Calculate parking using actual sales floor space and maximum number of employees per shift. Two employees per shift plus spaces for a 1900 sq ft sales floor area.
 - The signage behind the storefront glass will be limited to 50% of the total glass area.
 - Proposed trash enclosure materials of construction shall match the building brick.
 - A car wash will NOT be added to the site.
 - The number of colors on any LED or other style of lighting banding on the canopy fascia shall be limited to GREEN AND RED colors.
 - The building elevations on the side facing 74 will have fake windows with exterior lights to "enhance" the appearance from Hwy 74.
 - A monument sign will be installed to replace the existing "pole" sign.
 - The existing trees along the street frontage will remain.
 - There is no change in the existing impervious area for the site.
 - The existing underground fuel storage tanks are to remain in place.
 - The proposed building and canopy will match the existing structures and be constructed on materials meeting the requirements of Windsor Square Shopping Center and Matthews ordinances.
 - The Proposed site lighting will be in accordance with Matthews lighting ordinances.
 - A variance is requested for the 40' set back requirement from East Independence Blvd. The existing structure is non conforming. The addition to the structure will connect the existing and will be non conforming. The proposed addition is within the building setback of the adjacent structure located to the west of the site on Windsor Square Drive (as shown on this drawing.)

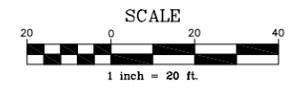
SITE SUMMARY

ZONING:	C - CONDITIONAL
BUILDING HEIGHT:	--
LOT AREA:	1.01 ACRES 43,881 SF
STANDARD PARKING:	
BUILDING (sale floor)	1900 SF
RATIO PROVIDED	5.00 / 1000 SF
CUSTOMER PARKING	10 spaces
employee parking	2 spaces
TOTAL REQUIRED	12 SPACES
TOTAL PROVIDED	18 SPACES
ACCESSIBLE PARKING:	
TOTAL PROVIDED	1 SPACES
VAN	1 SPACES
TOTAL REQUIRED	1 SPACES
LANDSCAPING:	
TOTAL PROVIDED	±19,219 (44%)
TOTAL REQUIRED	--

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PROPOSED SITE PLAN





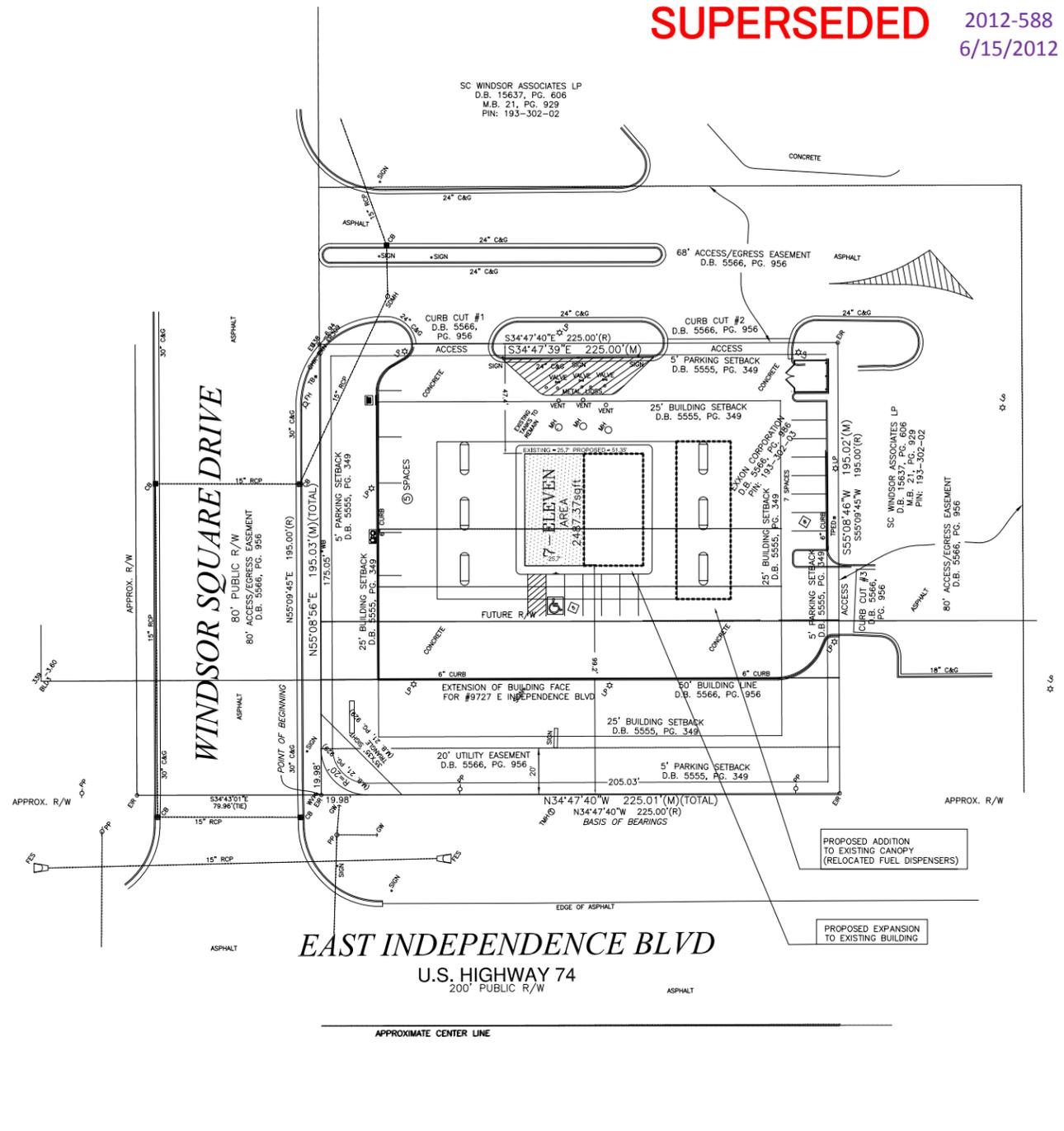
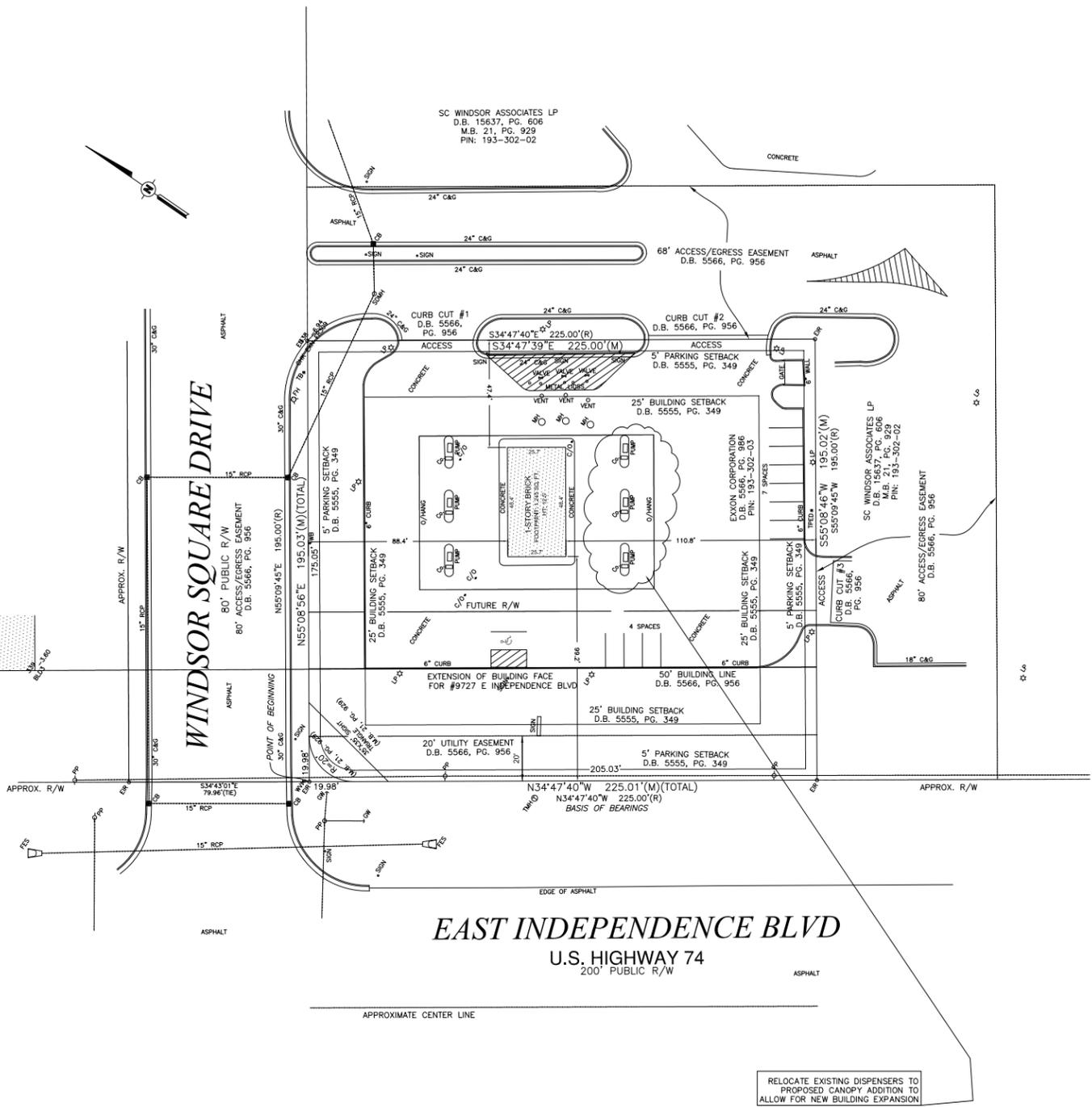
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PROJECT TITLE:
C-STORE - WINDSOR SQUARE
1700 WINDSOR SQUARE DRIVE
MATTHEWS, NC

SHEET TITLE:
PROPOSED CHANGES

DATE: MARCH 28, 2012
DESIGN: FINAL
REVISIONS:
DRAWN BY: J. PREVETTE
CHECKED BY:

SHEET
C-2
TOTAL # OF SHEETS: 9
OF 1



SC WINDSOR ASSOCIATES LP
D.B. 15637, PG. 606
M.B. 21, PG. 929
PIN: 193-302-02

SC WINDSOR ASSOCIATES LP
D.B. 15637, PG. 606
M.B. 21, PG. 929
PIN: 193-302-02

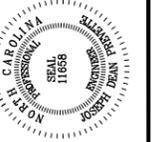
RELOCATE EXISTING DISPENSERS TO PROPOSED CANOPY ADDITION TO ALLOW FOR NEW BUILDING EXPANSION

PROPOSED ADDITION TO EXISTING CANOPY (RELOCATED FUEL DISPENSERS)

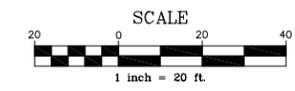
PROPOSED EXPANSION TO EXISTING BUILDING

SUPERSEDED

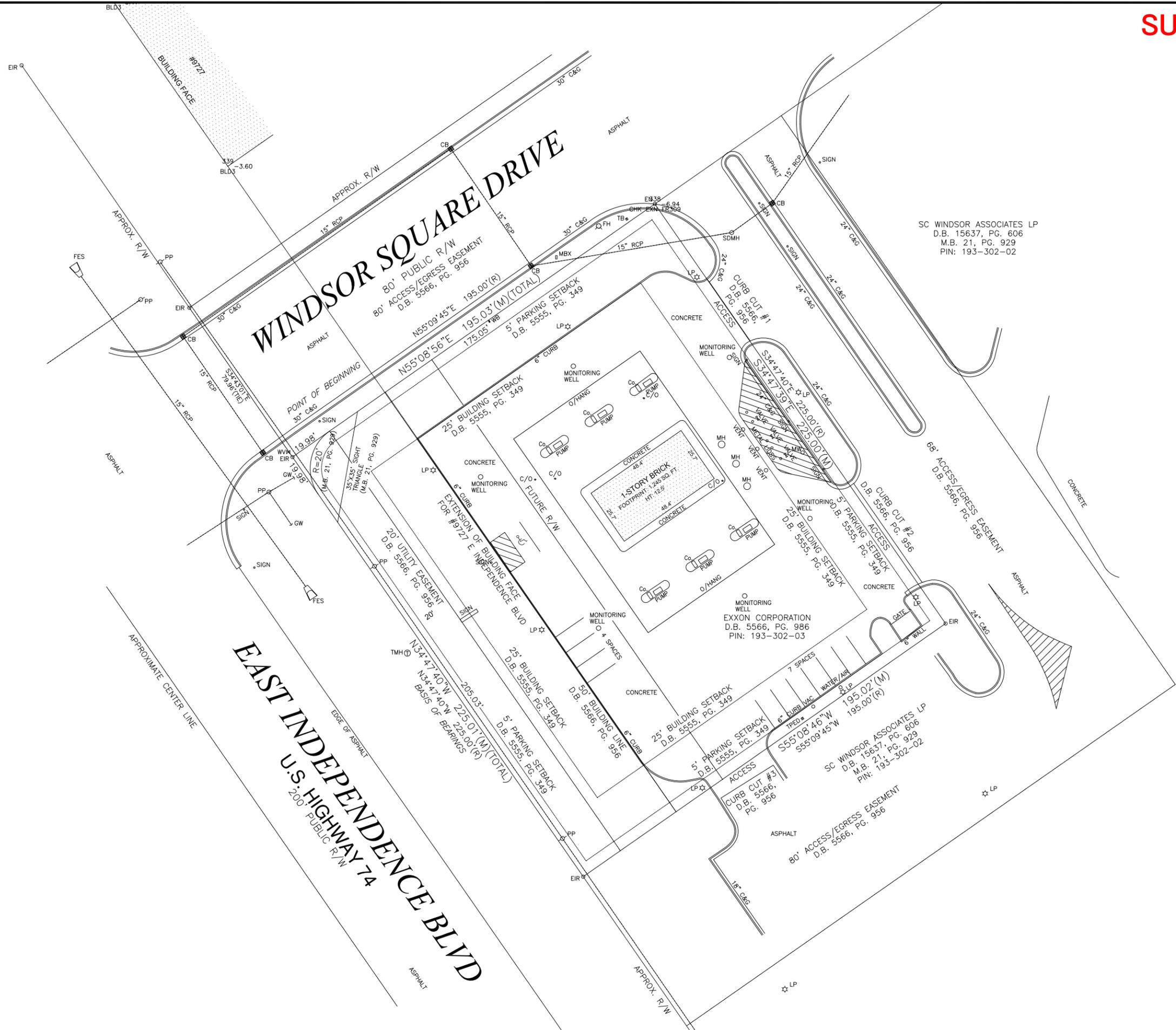
2012-588
3/30/2012



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SC WINDSOR ASSOCIATES LP
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M.B. 21, PG. 929
PIN: 193-302-02



SITE SUMMARY

ZONING:	C - CONDITIONAL
BUILDING HEIGHT:	--
LOT AREA:	1.01 ACRES 43,881 SF
STANDARD PARKING:	
TOTAL PROVIDED:	13 SPACES
BUILDING:	2487 SF
RATIO PROVIDED:	5.00 / 1000 SF
TOTAL REQUIRED:	13 SPACES
RATIO REQUIRED:	5.00 / 1000 SF
ACCESSIBLE PARKING:	
TOTAL PROVIDED:	1 SPACES
VAN:	1 SPACES
TOTAL REQUIRED:	1 SPACES
LANDSCAPING:	
TOTAL PROVIDED:	±19,219 (44%)
TOTAL REQUIRED:	--

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SHEET TITLE:
EXISTING SITE PLAN

SHEET
C-1
OF 1
TOTAL # OF SHEETS

