



May 28, 2019

Jay Camp
Interim Planning Director
Town of Matthews
232 Matthews Station Street
Matthews, NC 28105

Re: Proposed Building Design for New Restaurant located at Matthews Festival Shopping Center.

Dear Mr. Camp:

Ziff Properties, the property owner, requests approval of the architectural design for an outparcel building located on the eastern-most side of Matthews Festival Shopping Center. The end-user is Bonefish Grill.

Of note:

- The approved site plan (REZONING PETITION 2016-650) for Matthews Festival has not changed. All parking and access points are in the same location.
- The rezoning allowed for a building footprint of 8,000 SF or less. The proposed Bonefish Grill is approximately 5,423 SF and is positioned along the Highway 74 frontage as was contemplated in the approved rezoning.
- The color palette is in keeping with that of the rebranded Matthews Festival Shopping Center.
- All landscape requirements will be met as dictated by the approved rezoning and governing ordinances.

Included with this correspondence are site plan references and the proposed elevations for the Board of Commissioner's consideration.

Sincerely,

A handwritten signature in blue ink that reads 'Kevin M. Beringer'.

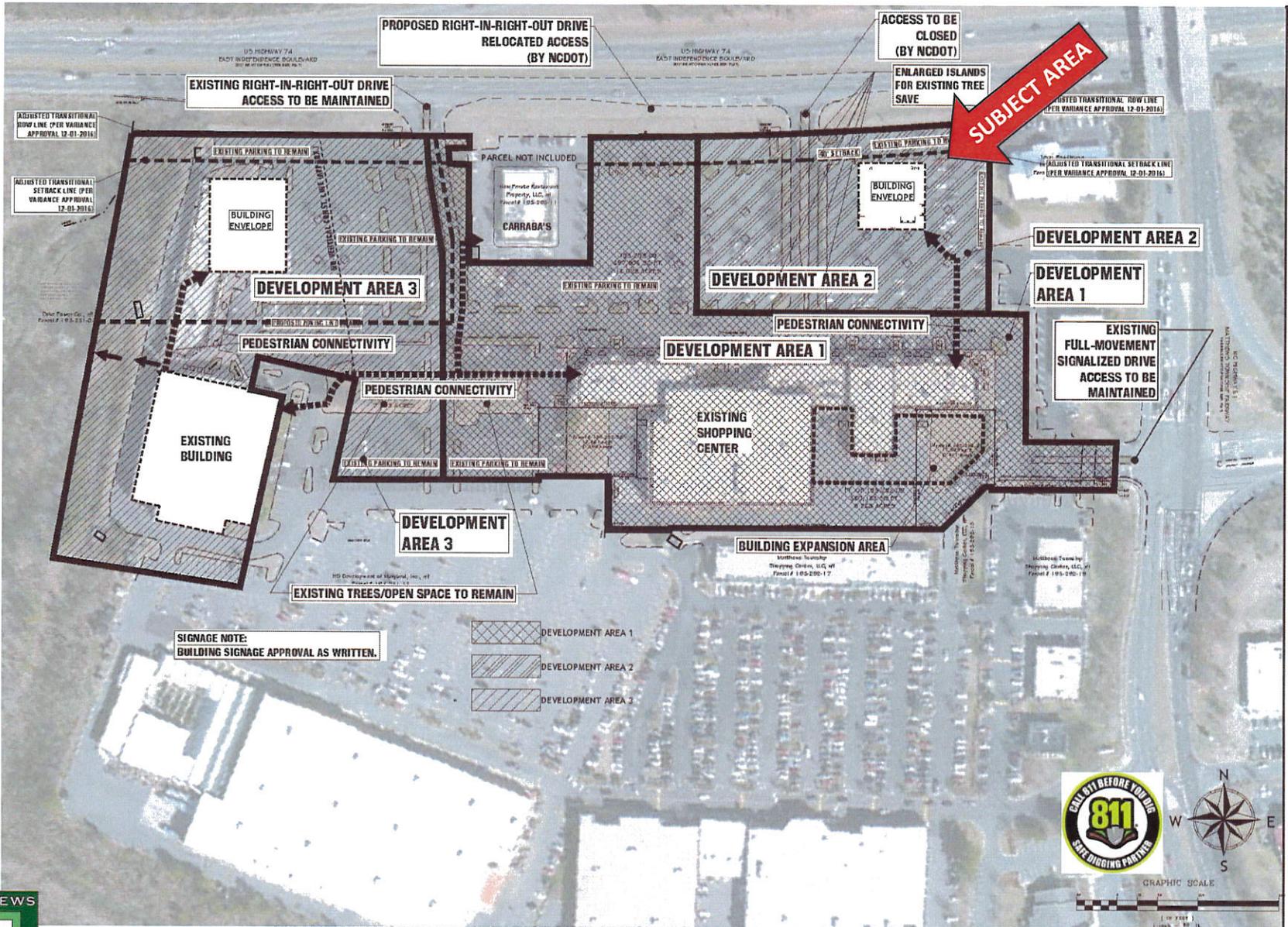
Kevin M. Beringer
Vice President
Matthews Festival LLC
Ziff Properties, Inc.

Site Plan & Elevation
Board of Commissioners
APPROVED
6/10/2019
Lori Canapino
Lori Canapino, Town Clerk

Cc: Alex Kelly: Stanchion Asset Partners- Development Manager for Matthews Festival

BONEFISH GRILL @ MATTHEWS FESTIVAL

2016-650
12/12/2016



blue WATER
civil design

15 Washington Park, Suite 100 • Greenville, SC 29615
www.bluewatercivil.com • info@bluewatercivil.com

Matthews Festival
US Hwy 74
Matthews, NC

NO.	DATE	DESCRIPTION

TECHNICAL DATA
RZ-1



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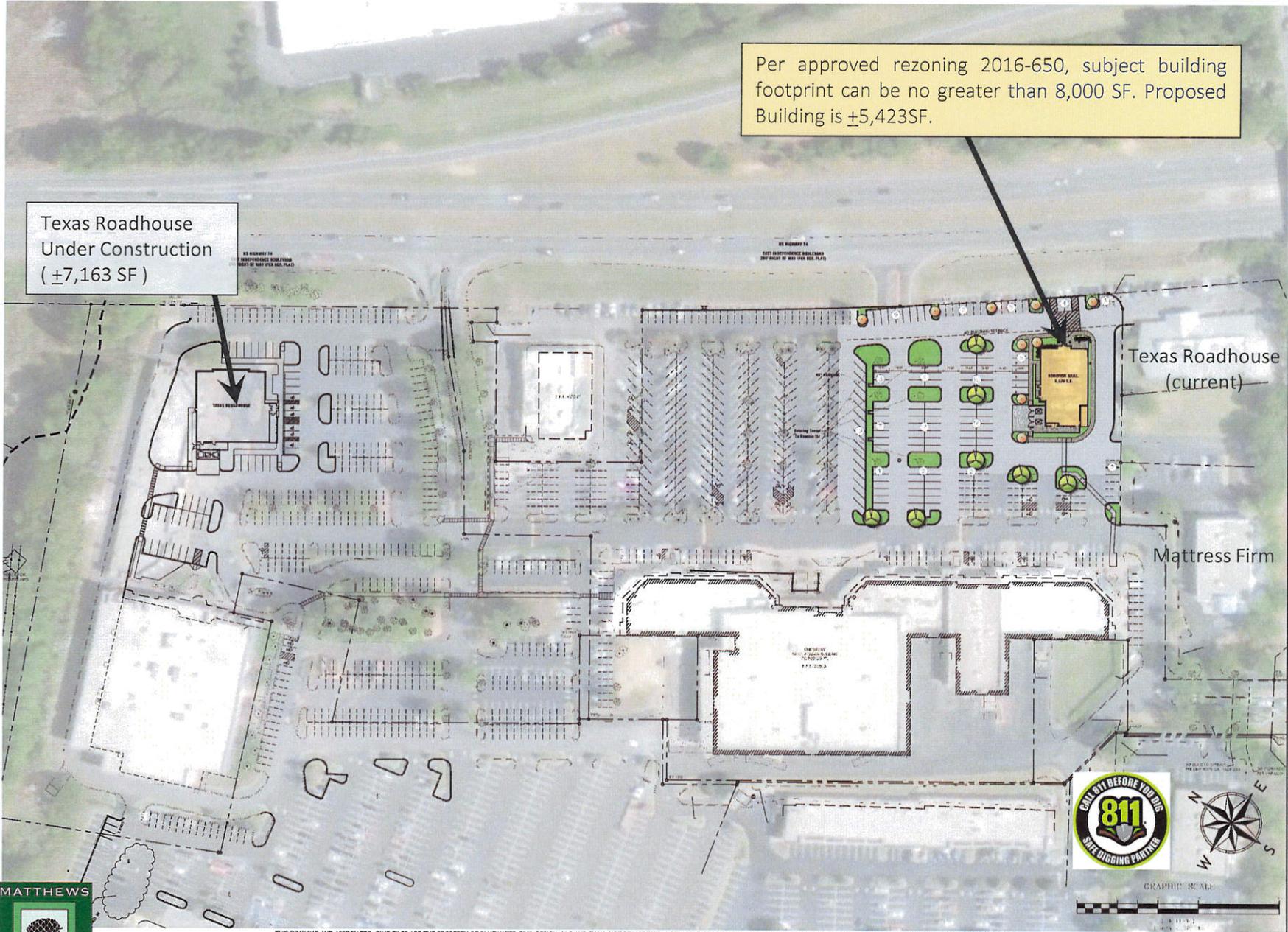
Technical Data Sheet from Approved 12/2016 Rezoning (2016-650)

Rcvd 5-29-19

BONEFISH GRILL @ MATTHEWS FESTIVAL

Per approved rezoning 2016-650, subject building footprint can be no greater than 8,000 SF. Proposed Building is $\pm 5,423$ SF.

Texas Roadhouse Under Construction ($\pm 7,163$ SF)



Project Name: BONEFISH GRILL
 Date: 08/14/2018
 Drawing Scale: AS SHOWN
 Drawing Title: SITE PLAN OVERALL
 Designer: BLUEWATER CIVIL DESIGN, LLC
 718 Lowndes Hill Road • Greenville, SC 29607
 www.bluewatercivil.com • info@bluewatercivil.com

BONEFISH GRILL
 US HIGHWAY 74
 MATTHEWS, NC



GRAPHIC SCALE



SITE PLAN OVERALL

C101



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BONEFISH GRILL @ MATTHEWS FESTIVAL

Number of Seats	240 seats
Number of Employees Per Shift	30 employees

Parking Requirement:

One (1) Parking Space p/Three (3) Seats	80 Spaces
One (1) Parking Space p/Two (2) Employees	15 Spaces
TOTAL NUMBER OF STALLS REQUIRED	95 Spaces

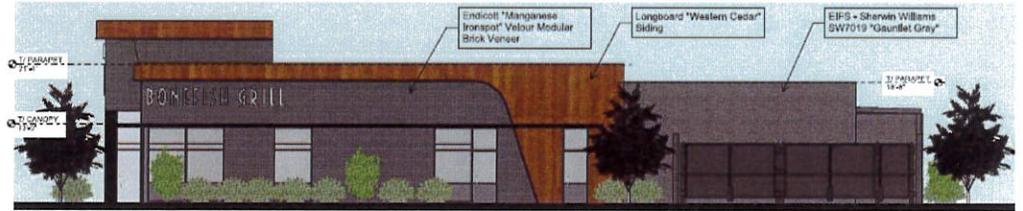


GRAPHIC SCALE

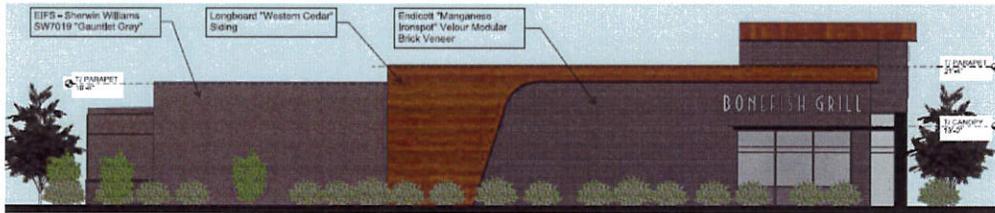
BONEFISH GRILL @ MATTHEWS FESTIVAL



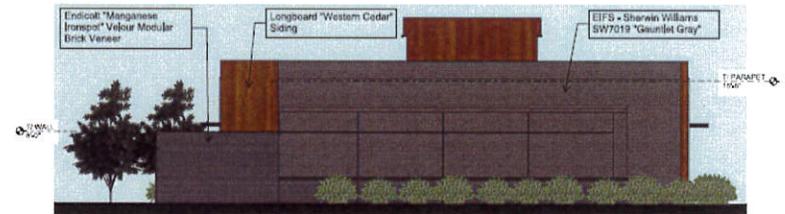
EAST EXTERIOR ELEVATION



NORTH EXTERIOR ELEVATION



SOUTH EXTERIOR ELEVATION



WEST EXTERIOR ELEVATION

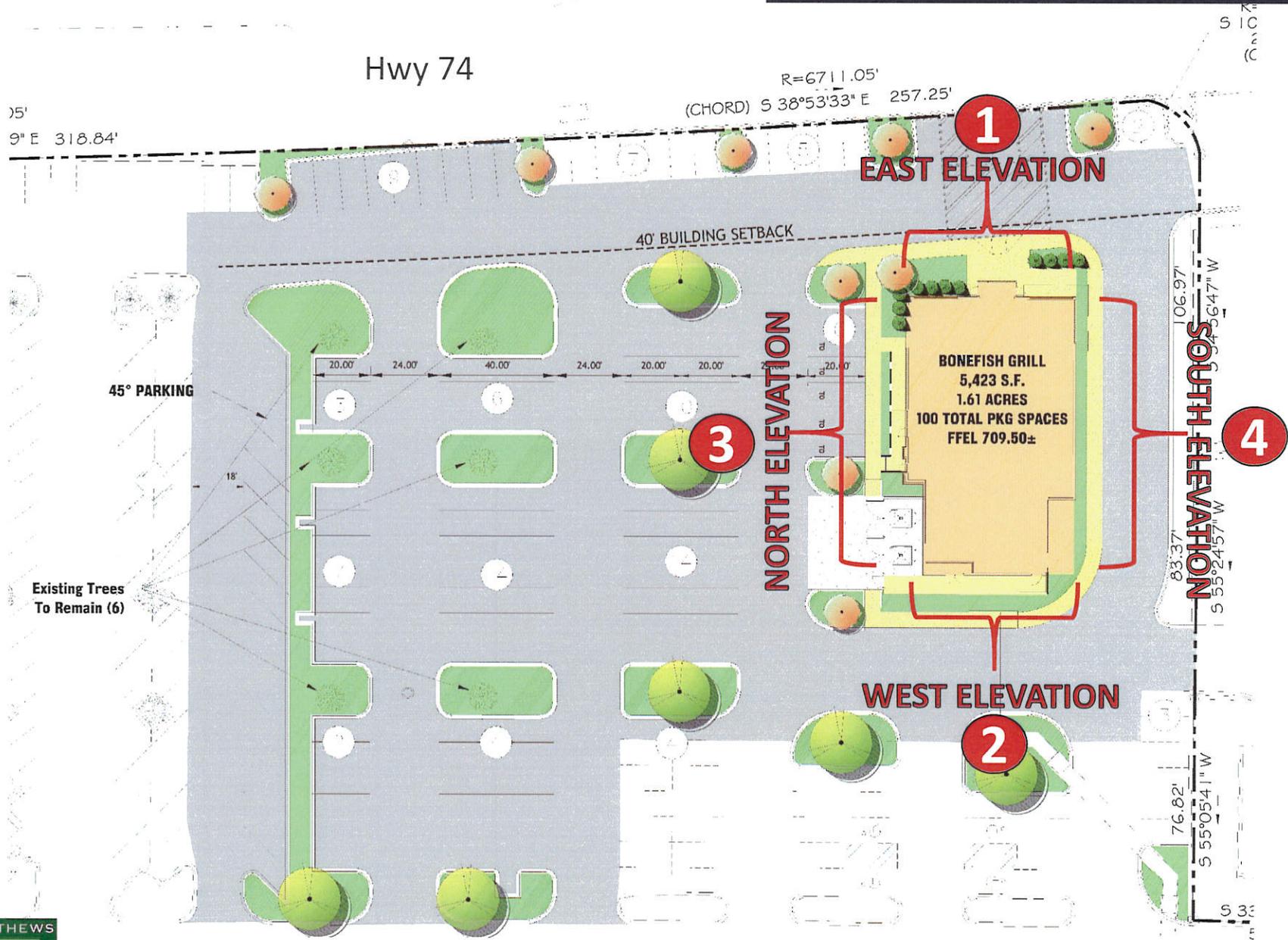
NOTES

Bonefish Grill agrees to the following conditions be placed on the exterior building construction:

- The majority of the building shall be a combination of brick, glass and synthetic wood.
- Brick shall be the building material (except for the gates) for the dumpster enclosure.
- Building signage shall be approved separately per the approved Master Sign Plan governing Matthews Festival.
- Parking shall be in compliance and meet no less than the minimum parking requirements of One (1) space per Three (3) seats PLUS One (1) space per Two (2) employees.



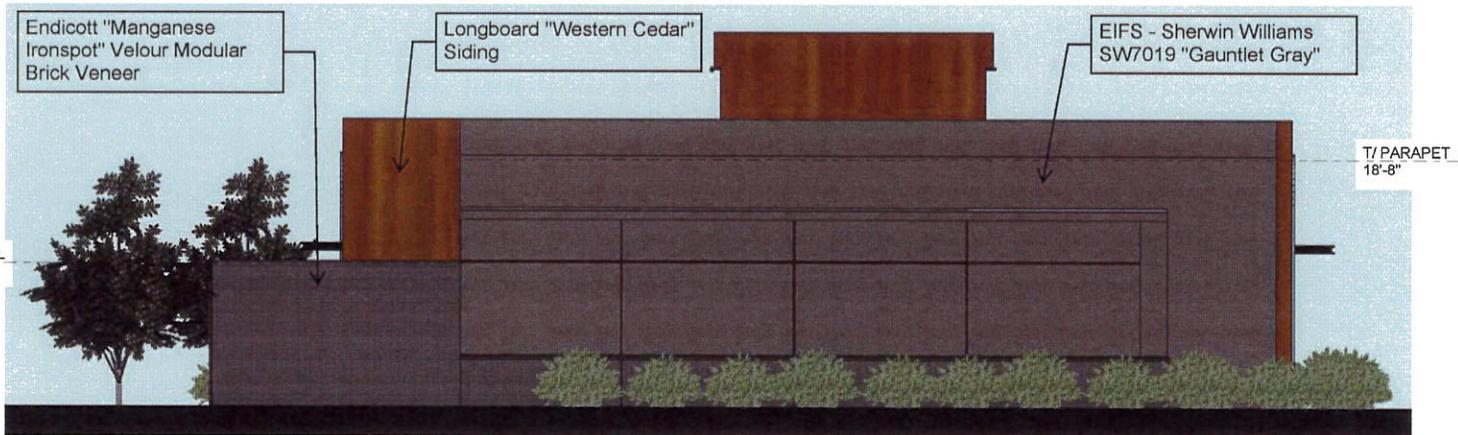
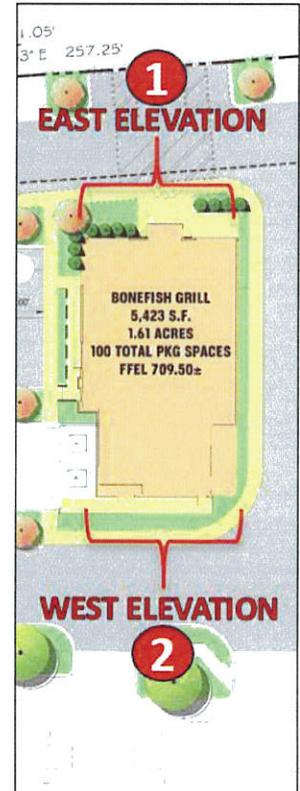
BONEFISH GRILL @ MATTHEWS FESTIVAL



BONEFISH GRILL @ MATTHEWS FESTIVAL

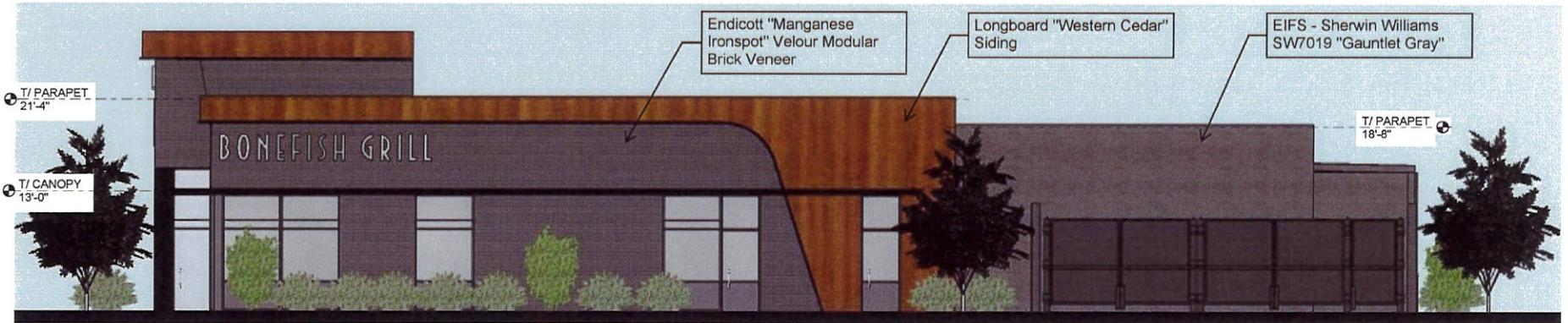


1 EAST ELEVATION-FACING HIGHWAY 74

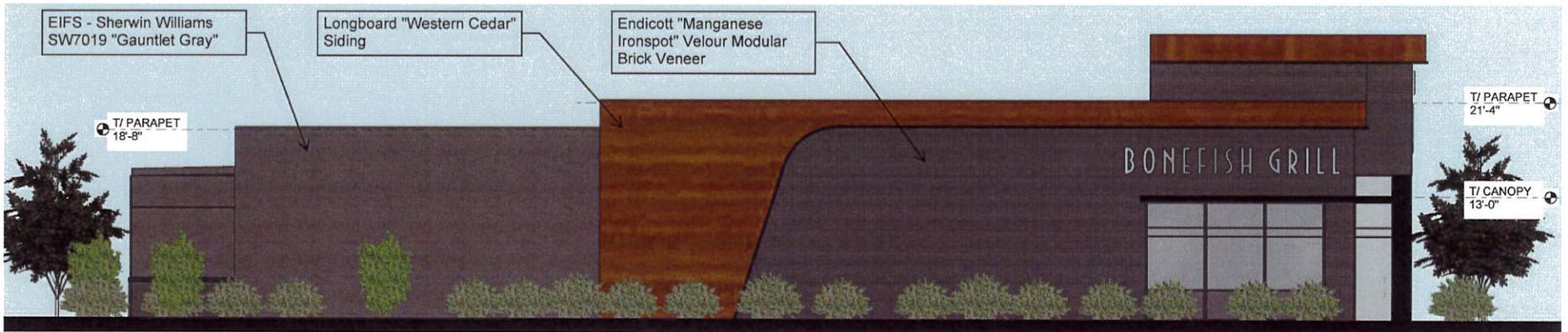


2 WEST ELEVATION-FACING THE SHOPPING CENTER





3 NORTH ELEVATION (FACING CARRABBA'S)



4 SOUTH ELEVATION

