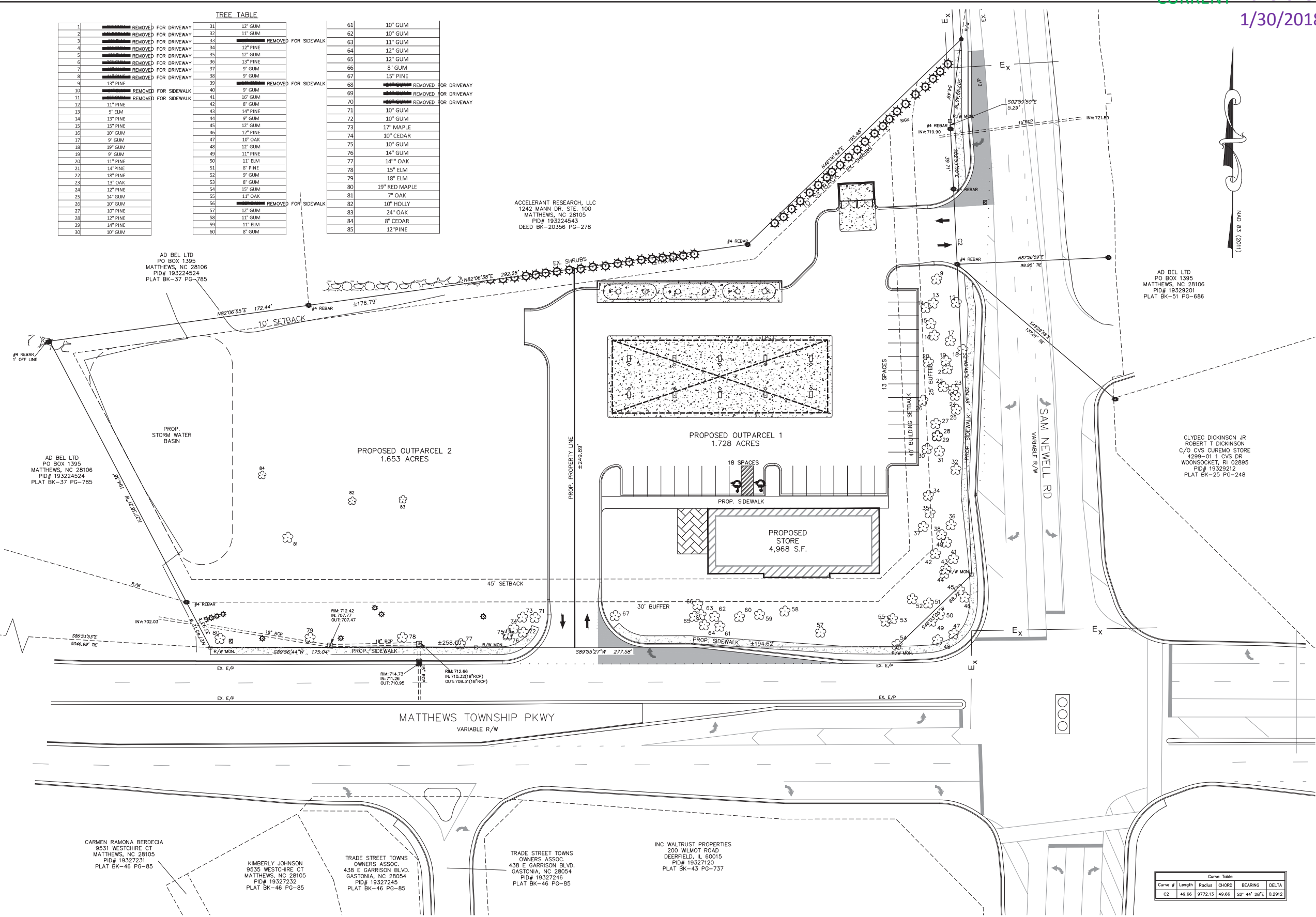


VICINITY MAP: N.T.S.

TREE TABLE

1	REMOVED FOR DRIVEWAY	31	12" GUM	61	10" GUM
2	REMOVED FOR DRIVEWAY	32	11" GUM	62	10" GUM
3	REMOVED FOR DRIVEWAY	33	REMOVED FOR SIDEWALK	63	10" GUM
4	REMOVED FOR DRIVEWAY	34	12" PINE	64	12" GUM
5	REMOVED FOR DRIVEWAY	35	12" GUM	65	12" GUM
6	REMOVED FOR DRIVEWAY	36	13" PINE	66	8" GUM
7	REMOVED FOR DRIVEWAY	37	9" GUM	67	15" PINE
8	REMOVED FOR DRIVEWAY	38	9" GUM	68	REMOVED FOR DRIVEWAY
9	13" PINE	39	REMOVED FOR SIDEWALK	69	REMOVED FOR DRIVEWAY
10	REMOVED FOR SIDEWALK	40	9" GUM	70	REMOVED FOR DRIVEWAY
11	REMOVED FOR SIDEWALK	41	16" GUM	71	10" GUM
12	11" PINE	42	8" GUM	72	10" GUM
13	9" ELM	43	14" PINE	73	17" MAPLE
14	13" PINE	44	9" GUM	74	10" CEDAR
15	15" PINE	45	12" GUM	75	10" GUM
16	10" GUM	46	12" PINE	76	14" PINE
17	9" GUM	47	10" OAK	77	14" OAK
18	19" GUM	48	12" GUM	78	15" ELM
19	9" GUM	49	11" PINE	79	18" ELM
20	11" PINE	50	11" ELM	80	19" RED MAPLE
21	14" PINE	51	8" PINE	81	7" OAK
22	18" PINE	52	9" GUM	82	10" HOLLY
23	13" OAK	53	8" GUM	83	24" OAK
24	12" PINE	54	15" GUM	84	8" CEDAR
25	14" GUM	55	11" OAK	85	12" PINE
26	30" GUM	56	REMOVED FOR SIDEWALK		
27	10" PINE	57	12" GUM		
28	12" PINE	58	11" GUM		
29	14" PINE	59	11" ELM		
30	10" GUM	60	8" GUM		

- LEGEND:**
- REBAR FOUND (AS NOTED)
 - CONCRETE MONUMENT
 - ▲ #4 IRON SET
 - UTILITY POLE
 - GAS METER
 - TREE
 - GUY WIRES
 - LIGHT POLE
 - AIR CONDITION UNITS
 - SIGNS
 - SHRUB
 - WELL
 - MAIL BOX
 - GAS LINE
 - OE OVERHEAD UTILITY LINE
 - UNDERGROUND ELECTRIC
 - FENCE
 - TREE LINE
 - E/P EDGE OF PAVEMENT
 - TBM TEMPORARY BENCHMARK
 - RCP REINFORCED CONCRETE PIPE
 - R/W RIGHT-OF-WAY
 - RIP-RAP



NCGS MONUMENT(M-094)
N: 504079.58
E: 1480820.50
ELEV: 731.19
NC GRID (NAD 83 2011)

AD BEL LTD
PO BOX 1395
MATTHEWS, NC 28106
PID# 193224524
PLAT BK-37 PG-785

AD BEL LTD
PO BOX 1395
MATTHEWS, NC 28106
PID# 193224524
PLAT BK-37 PG-785

PROPOSED OUTPARCEL 2
1.653 ACRES

PROPOSED OUTPARCEL 1
1.728 ACRES

PROPOSED STORE
4,968 S.F.

MATHIEWS TOWNSHIP PKWY
VARIABLE R/W

SAM NEWELL RD
VARIABLE R/W

CARMEN RAMONA BERDECIA
9531 WESTCHIRE CT
MATTHEWS, NC 28105
PID# 19327231
PLAT BK-46 PG-85

KIMBERLY JOHNSON
9535 WESTCHIRE CT
MATTHEWS, NC 28105
PID# 19327232
PLAT BK-46 PG-85

TRADE STREET TOWNS
OWNERS ASSOC.
438 E GARRISON BLVD.
GASTONIA, NC 28054
PID# 19327245
PLAT BK-46 PG-85

TRADE STREET TOWNS
OWNERS ASSOC.
438 E GARRISON BLVD.
GASTONIA, NC 28054
PID# 19327246
PLAT BK-46 PG-85

INC WALTRUST PROPERTIES
200 WILMOT ROAD
DEERFIELD, IL 60015
PID# 19327120
PLAT BK-43 PG-737

Curve Table

Curve #	Length	Radius	CHORD	BEARING	DELTA
C2	49.66	9772.13	49.66	S2° 44' 28"E	0.2912

PRELIMINARY
FOR REVIEW PURPOSES ONLY

NO.	BY	DATE	REVISION

Project: **NEWELL CORNER**
NW CORNER OF HWY 51 AND SAM NEWELL RD
MATTHEWS, NORTH CAROLINA

Title: **REZONING PLAN**

File #: 17159-RZ.DWG Date: 12/14/17 Project Egr: BTU

Design By: BTU

Drawn By: CBH

Scale: 1"=30'

8720 RED OAK BOULEVARD, SUITE 420
CHARLOTTE, N.C. 28217
PHONE (704) 527-3440 FAX (704) 527-8335

ISAACS GROUP
CIVIL ENGINEERING DESIGN AND SURVEYING

RZ1.0

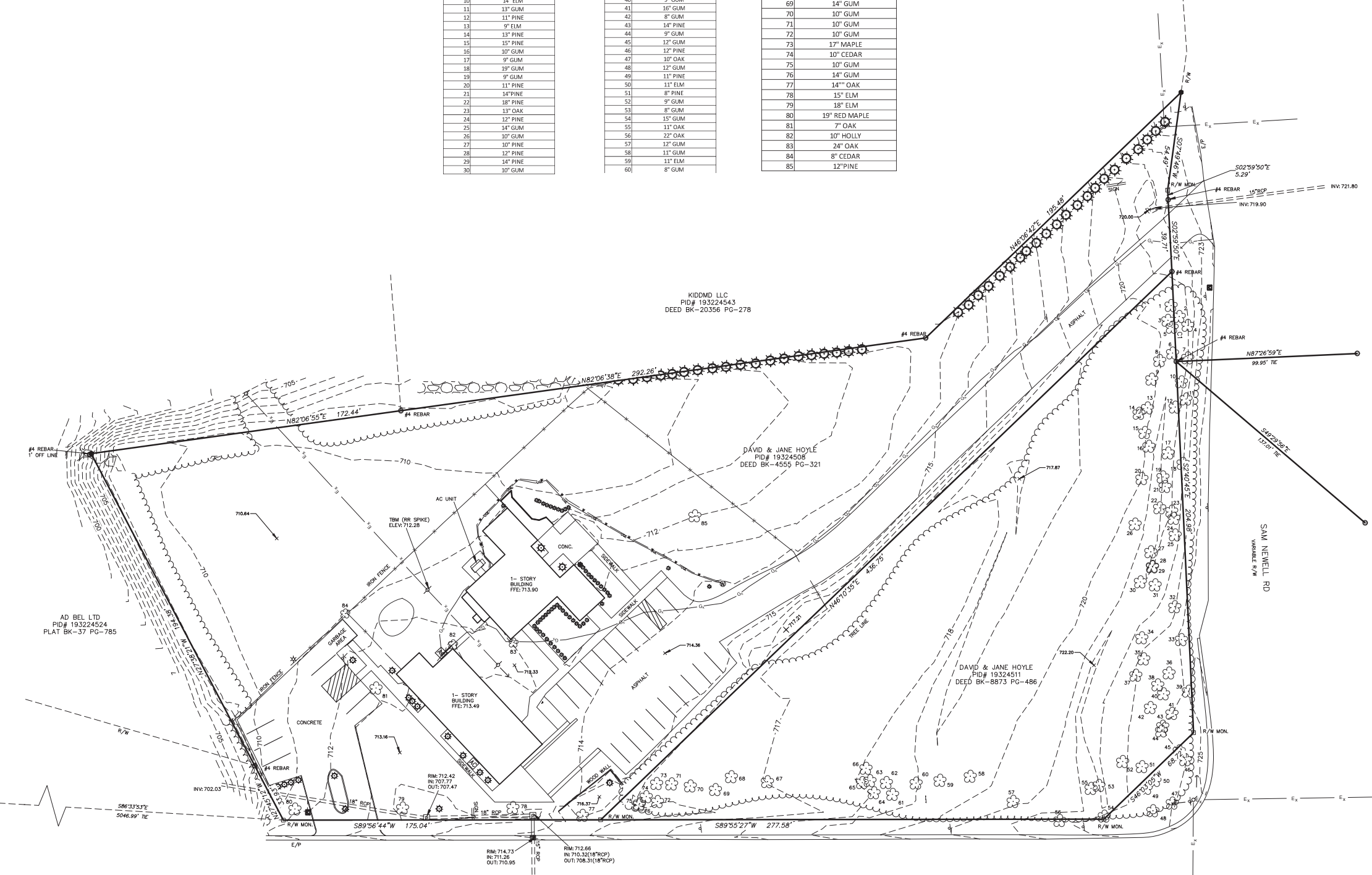
FLOOD CERTIFICATION
THIS IS TO CERTIFY THE PROPERTY SHOWN ON THIS PLAT IS LOCATED IN ZONE "X" A SPECIAL FLOOD HAZARD AREA AS SHOWN ON MAPS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FEDERAL INSURANCE ADMINISTRATION, COMMUNITY NUMBER 3710458000, DATED FEBRUARY 19, 2014.

TREE TABLE

1	19" GUM	31	12" GUM	61	10" GUM
2	14" POPLAR	32	11" GUM	62	10" GUM
3	10" ELM	33	13" GUM	63	11" GUM
4	15" GUM	34	12" PINE	64	12" GUM
5	12" ELM	35	12" GUM	65	12" GUM
6	36" GUM	36	13" PINE	66	8" GUM
7	15" PINE	37	9" GUM	67	15" PINE
8	11" PINE	38	9" GUM	68	14" GUM
9	13" PINE	39	14" GUM	69	14" GUM
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26	10" GUM	56	22" OAK		
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28	12" PINE	58	11" GUM		
29	14" PINE	59	11" ELM		
30	10" GUM	60	8" GUM		

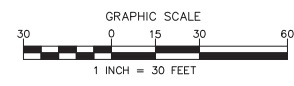
- NOTES**
- ALL DISTANCES ON THIS MAP ARE HORIZONTAL GROUND, UNLESS OTHERWISE NOTED.
 - AREAS CALCULATED BY COORDINATE GEOMETRY.
 - TAX PARCEL #19324508 & 19324511
OWNER INFO:
DAVID & JANE HOYLE
8811 FOLGER DR
CHARLOTTE NC 28270
DEED BOOK-4555 PAGE-321
DEED BOOK-8873 PAGE-486
 - HORIZONTAL DATUM: NORTH CAROLINA, US STATE PLANE 1983/2011 HARN ADJUSTMENT
VERTICAL DATUM: NAVD 88/GEOD12A (CONUS)
COORDINATE UNITS: US FEET
PROJECT LOCALIZED (GRID TO GROUND) ON TIG SURVEY POINT#1001
SCALE FACTOR: 0.999845886125
 - FIELD WORK COMPLETED: 08-17-2017
 - CONTOUR INTERVAL - 1 FOOT
 - CURRENT ZONING PER CITY OF CHARLOTTE: R-20 & B-1 & I-1
 - SUBJECT TO ANY AND ALL EASEMENTS, APPURTENANCES AND ENCUMBRANCES IF ANY RECORDED OR IMPLIED.

- VICINITY MAP: N.T.S.**
- LEGEND:**
- REBAR FOUND (AS NOTED)
 - CONCRETE MONUMENT
 - #4 IRON SET
 - UTILITY POLE
 - GAS METER
 - TREE
 - GUY WIRES
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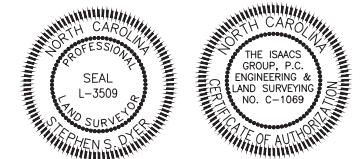


Curve Table

Curve #	Length	Radius	CHORD	BEARING	DELTA
C1	49.66	9772.13	49.66	S2° 44' 28"E	0.2912



CERTIFICATE OF SURVEY AND ACCURACY
I, STEPHEN S. DYER, CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN BOOK 4555 PAGE 321 & BOOK 8873 PAGE 486) THAT THE RATIO OF PRECISION IS 1:10000+, AND THAT THIS MAP MEETS THE REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA (21 NCAC 56.1600).



STEPHEN S. DYER, PLS L-3509

TOPOGRAPHIC, BOUNDARY & TREE SURVEY OF
641 SAM NEWELL RD
CITY OF CHARLOTTE
MECKLENBURG COUNTY, NORTH CAROLINA
PREPARED FOR: LAT PURSER

File #: 17159-BT | Date: 8-21-2017 | Project P.L.S.: SSD

THE ISAACS GROUP
CIVIL ENGINEERING DESIGN AND LAND SURVEYING

8720 RED OAK BLVD, SUITE 420
CHARLOTTE, N.C. 28217
PHONE (704) 527-3440 FAX (704) 527-8335

NO.	BY	DATE	REVISION

Surveyed By: JN
Drawn By: LAS
Scale: 1"=30'

SUMMARY OF PROPOSED CONDITIONS

- Left turn lane improvements on Sam Newell Road
- Meandering sidewalk along all road frontages
- Pedestrian access for adjoining office condos along Sam Newell Road and at a cut-through location TBD
- Adherence to construction techniques and structural constraints of traditional, long-lasting building materials

