

March 9, 2018

NOTICE TO INTERESTED PARTIES OF COMMUNITY MEETING

Re: Rezoning Application No. 2018-678  
1201 Sam Newell Road, Matthews  
Tax Parcels # 193-245-08 and 193-245-11

Subject: Rezoning Application filed by Lat Purser & Associates, Inc., on behalf of the Owner, to request the rezoning of an approximately 3.381-acre tract situated on the northwest quadrant of the intersection of Matthews Township Parkway and Sam Newell Road from R-20/B-1 to B-H(CD)

Date and Time of Meeting: Monday, March 19, 2018 ▪ 4:00 – 6:00 P.M.

Place of Meeting: Church at Charlotte  
Crews Business Park ▪ Unit 100  
855 Sam Newell Road  
Matthews, North Carolina 28105

Petitioner: David W. Hoyle, Jr., Owner  
by Lat Purser & Associates, Inc., Agent

We are assisting Mr. Hoyle in connection with a Rezoning Application filed with the Town of Matthews requesting the rezoning of an approximately 3.381-acre site from R-20/B-1 to B-H(CD). The purpose of this rezoning request is to accommodate the addition of a Circle K convenience store which will provide a mix of commercial day-to-day services addressing those increasing needs along Sam Newell Road, Matthews Township Parkway and for those who drive in and out of Downtown Matthews daily for employment and shopping. As required by the Town of Matthews, the Petitioner for Petition # 2018-678 is holding a Community Meeting prior to the Public Hearing to provide adjacent owners an opportunity to learn more about and comment on the proposed Petition.

***This notice is to advise you that representatives of the Petitioner will hold a Community Meeting regarding this Rezoning Petition on Monday, March 19, 2018, between 4:00 P.M. and 6:00 P.M., at the Church at Charlotte, at Crews Business Park, located at 855 Sam Newell Road in Matthews, North Carolina.***

Representatives of the Petitioner look forward to sharing this proposal with you and to answering any questions you may have with respect to this matter.

cc: Kathi Ingrish, Matthews Planning Director  
Jay Camp, Matthews Senior Planner  
Lat W. Purser, III, CEO/Chairman of Lat Purser & Associates, Inc.  
Phil Chambers, Lat Purser & Associates, Inc.

# Polaris 3G Map – Mecklenburg County, North Carolina

## Tax Parcels 193-245-08 and 193-245-11

CURRENT

2018-678  
3/14/2018

Date Printed: 3/9/2018 1:38:00 PM



This map or report is prepared for the inventory of real property within Mecklenburg County and is compiled from recorded deeds, plats, tax maps, surveys, planimetric maps, and other public records and data. Users of this map or report are hereby notified that the aforementioned public primary information sources should be consulted for verification. Mecklenburg County and its mapping contractors assume no legal responsibility for the information contained herein.

## COMMUNITY MEETING REPORT

Petitioner: Lat Purser & Associates, Inc.

Zoning Application No. 2018-678

This Community Meeting Report is being filed with the Town of Matthews Planning Department pursuant to the provisions of the Town of Matthews Zoning Ordinance.

### **PERSONS AND ORGANIZATIONS CONTACTED WITH DATE AND EXPLANATION OF HOW CONTACTED:**

Lat Purser & Associates, Inc., Petitioner, acting on behalf of the Owner, David W. Hoyle, Jr., mailed a written notice of the date, time and location of the Community Meeting to the individuals and organizations set out on Exhibit A-1 attached hereto by depositing such notice in the U.S. mail on March 9, 2018. A copy of the written notice is attached hereto as Exhibit A-2.

### **DATE, TIME AND LOCATION OF MEETING:**

The Community Meeting was held on Monday, March 19, at 4:00 p.m. in Suite 100 of Crews Business Park.

### **PERSONS IN ATTENDANCE AT MEETING (see attached copy of sign-in sheet):**

The Community Meeting was attended by those individuals identified on the sign-in sheet attached hereto as Exhibit B. The Petitioner's representatives at the Community Meeting were Lat W. Purser, III, Lat H. Purser, Phillip D. Chambers, and Marsha L. Mayhew of Lat Purser & Associates, Inc., and David W. Hoyle, Jr, Owner.

### **SUMMARY OF ISSUES DISCUSSED:**

The Petitioner's representatives stayed from 4:00 p.m. until 6:00 p.m. During that time, an owner of several residential rental units across Highway 51, an owner of adjoining land, and John and Terry Urban (an adjoining business owner and Member of the Board of Commissioners) stopped in. Any comments relative to the use were positive regarding the convenience it would provide. Discussion focused more on interest in the aesthetics of the development, with positive comments about the depth of the wooded portion bounding the layout along both street frontages, and several architectural suggestions regarding the building itself.

Available for public review and comment were the survey, site plan, building elevations and signage renderings included in the initial submission package made to the Town of Matthews on January 31, 2018.

In addition to the building elevations submitted to the Town of Matthews in the initial rezoning application package (EXHIBIT C, attached), two additional Circle K concepts were presented at this meeting. The additional options were provided for public feedback in response to comments received from the Town early in March, and are identified herein as EXHIBITS D and E. EXHIBIT D is photographs and elevations of an existing Circle K in Grovetown, Georgia. EXHIBIT E consists of elevations of two variations on a design for another location. The consensus of those present was that the concept portrayed in EXHIBIT D was the most appealing and suitable for this Matthews location.

**PETITIONER ASSESSMENT OF THE COMMUNITY MEETING AS OF THE DATE HEREOF:**

The representatives for the Petitioner had anticipated the possibility of negative opinions about the general image of gas stations, but there were none. Neither were there questions or reservations about the proposed appearance of the structure. Comments about the project were all favorable, with the following items being specifically mentioned:

- Ms. Kris Tremblay, who owns properties across Matthews Township Parkway, said she had no issues with the use, and was pleased to see the trees and proposed plantings along both roadways. She felt the wooded area would provide attractive screening of the interior parking area.
- Daryl Bell knew the owner and several of the representatives for Lat Purser & Associates, and had come by to wish them good luck.
- John Urban and Terry, his wife, had several comments:

Regarding the architectural aspects of the building, they suggested a more neutral brick color, with the possibility of a building which might have less brick, combined with some clapboard siding, adding more interest to the general appearance of the structure. They also suggested that shutters were more appropriate for a residential building, and would be better left off this structure.

They suggested knee-high screening within the tree save area, to further hide the cars parked nose-in along Sam Newell Road. They suggested something similar to the way this is addressed at the Walgreen building across the intersection.

Lastly, they strongly suggested a pedestrian cut-through at the rear of the property which could provide pedestrian access between two of the buildings in the adjoining office park. Without a cut-through, those adjoining employees would have to walk down to Sam Newell Road in order to walk back into the convenience store parcel while on limited lunch breaks.

With no negative comments to consider, the Petitioner assessment is that the convenience store use would fit in well with the existing uses in the area and will be a positive addition for those who work, live, and travel through this area in the course of their day-to-day activities.

Respectfully submitted, this 1<sup>st</sup> day of May, 2018.

Lat Purser & Associates, Inc.

By:   
Marsha L. Mayhew, Corporate Secretary

**EXHIBIT A-1**

Highway 51 at Sam Newell Road, Matthews, North Carolina  
COMMUNITY MEETING

Adjoining Property Owners (200 feet)

Tax Parcel 19324524  
Ad Bel Ltd  
P.O. Box 1395  
Matthews, NC 28106

Tax Parcel 19324543  
Kiddmd, LLC  
1208 Mann Drive # 100  
Matthews, NC 28106

Tax Parcel 19324544  
Dentec Lab, Inc.  
1208 Mann Drive # 200  
Matthews, NC 28106

Tax Parcel 19324536  
William N. Devore, II  
1212 Mann Drive # 100  
Matthews, NC 28106

Tax Parcel 19324537  
Robert G. Vincent  
1212 Mann Drive # 200  
Matthews, NC 28106

Tax Parcel 19324531  
Maria C. Housiadas  
Chris G. Copsis  
George C. Copsis  
1216 Mann Drive # 100  
Matthews, NC 28106

Tax Parcel 19324532  
Maria C. Housiadas  
Chris G. Copsis  
George C. Copsis  
1216 Mann Drive # 200  
Matthews, NC 28106

Tax Parcel 19324549  
Earthen Skies LLC  
1220 Mann Drive  
Matthews, NC 28106

Tax Parcel 19324534  
Michael W. Lash  
1226 Mann Drive # 100  
Matthews, NC 28106

Tax Parcel 19324535  
Eugene A. Zilber  
Elena I. Zilber  
1226 Mann Drive # 200  
Matthews, NC 28106

Tax Parcel 19324539  
Baldwin Office Properties, LLC  
1230 Mann Drive # 100  
Matthews, NC 28106

Tax Parcel 19324541  
RBT III, LLC  
1234 Mann Drive # 100  
Matthews, NC 28106

Tax Parcel 19324542  
Yingming Tian  
Pink He  
1234 Mann Drive # 200  
Matthews, NC 28106

Tax Parcel 19324540  
Hazcolegary, LLC  
1238 Mann Drive # 100  
Matthews, NC 28106

Tax Parcel 19324528  
Accelerant Research, LLC  
1242 Mann Drive # 100  
Matthews, NC 28106

Tax Parcel 19324529  
Urban Architectural Group, PA  
1242 Mann Drive # 200  
Matthews, NC 28106

Tax Parcel 19324545  
YZK Properties, LLC  
1250 Mann Drive # 100  
Matthews, NC 28106

Tax Parcel 19324546  
B&G Investments, LLC  
1250 Mann Drive # 200  
Matthews, NC 28106

Tax Parcel 19324530  
Yu Investments, LLC  
1254 Mann Drive  
Matthews, NC 28106

Tax Parcel 19324550  
Trinity Real Estate Holdings, LLC  
1258 Mann Drive # 100  
Matthews, NC 28106

Tax Parcel 19324551  
HLE Properties, LLC  
1258 Mann Drive # 200  
Matthews, NC 28106

Tax Parcel 19324547  
Gary Cooper Properties, LLC  
1262 Mann Drive # 100  
Matthews, NC 28106

Tax Parcel 19324548  
Stanley J. Carpenter  
Susan K. Carpenter  
1262 Mann Drive # 200  
Matthews, NC 28106

Tax Parcel 19329201  
Ad Bel Ltd.  
700 Sam Newell Road  
Matthews, NC 28106

Tax Parcel 19329212  
Stewart Family Property, LLC  
c/o CVS Curemo Store  
ACT 4299-01 1 CVS Dr.  
Woonsocket, RI 02895

Tax Parcel 19329212  
Stewart Family Property, LLC  
5960 Fairview Road, Suite 200  
Charlotte, NC 28210

Tax Parcel 19338197  
First Citizens Bank & Trust Co.  
Dac50  
P.O. Box 27131  
Raleigh, NC 27611

Tax Parcel 19327120  
Waltrust Properties, Inc.  
200 Wilmot Road  
Deerfield, IL 60015

Tax Parcel 19324306  
Morningstar Office, LLC  
c/o Morningstar Properties, LLC  
725 Park Center Drive  
Matthews, NC 28105

Tax Parcel 19327224  
Charles H. Smith, IV  
9503 Westchire Court  
Matthews, NC 28105

Tax Parcel 19327225  
Robert E. Bray  
Sarah Pruette  
9507 Westchire Court  
Matthews, NC 28105

Tax Parcel 19327226  
Philip C. Frazier  
Cynthia A. Frazier  
9511 Westchire Court  
Matthews, NC 28105

Tax Parcel 19327227  
Thomas A. Tremblay  
Kresenz E. Tremblay  
1746 Colville Lane  
Tega Cay, SC 29708

Tax Parcel 19327228  
Thomas A. Tremblay  
Kresenz E. Tremblay  
1746 Colville Lane  
Tega Cay, SC 29708

Tax Parcel 19327229  
George P. Ziozios  
9523 Westchire Court  
Matthews, NC 28105

Tax Parcel 19327230  
7822 Collins Corporation  
2639 Huntman Way  
Charlotte, NC 28226

Tax Parcel 19327231  
Carmen Ramona Berdecia  
9531 Westchire Court  
Matthews, NC 28105

Tax Parcel 19327232  
Kimberly P. Johnson  
9535 Westchire Court  
Matthews, NC 28105

Tax Parcel 19338C99  
C A Parker Enterprises, Ltd.  
16316 Harbor View Road  
Charlotte, NC 28278

Tax Parcel 19324508  
David and Jane Hoyle  
6811 Folger Drive  
Charlotte, NC 28270

Tax Parcel 19324511  
David and Jane Hoyle  
6811 Folger Drive  
Charlotte, NC 28270

Tax Parcel 19327245  
Trade Street Towns Owners Assoc.  
c/o Solid Rock Properties  
438 E Garrison Blvd.  
Gastonia, NC 28054

Tax Parcel 19327246  
Trade Street Towns Owners Assoc.  
c/o Solid Rock Properties  
438 E Garrison Blvd.  
Gastonia, NC 28054

Tax Parcel 19329228  
Ceenta Fairview Properties LLC  
6035 Fairview Road  
Charlotte, NC 28270

Tax Parcel 19329212  
Robert T. Dickinson  
c/o CVS Curemo Store  
ACT 4299-01 1 CVS Dr.  
Woonsocket, RI 02895

Tax Parcel 19329201  
Ad Bel Ltd.  
710 Sam Newell Road  
Matthews, NC 28106

Tax Parcel 19329212  
Clyde C. Dickinson, Jr.  
c/o CVS Curemo Store  
ACT 4299-01 1 CVS Dr.  
Woonsocket, RI 02895

Jay Camp, Senior Planner  
Town of Matthews  
232 Matthews Station Street  
Matthews, NC 28105

Kathi Ingrish, Planning Director  
Town of Matthews  
232 Matthews Station Street  
Matthews, NC 28105

**EXHIBIT A-2**

March 9, 2018

NOTICE TO INTERESTED PARTIES OF COMMUNITY MEETING

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1201 Sam Newell Road, Matthews  
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# Polaris 3G Map – Mecklenburg County, North Carolina

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# EXHIBIT B

NEWELL CORNER  
Proposed Circle K

Community Meeting  
Monday, March 19, 2018  
4:00 P.M.

## SIGN-IN SHEET (Please Print)

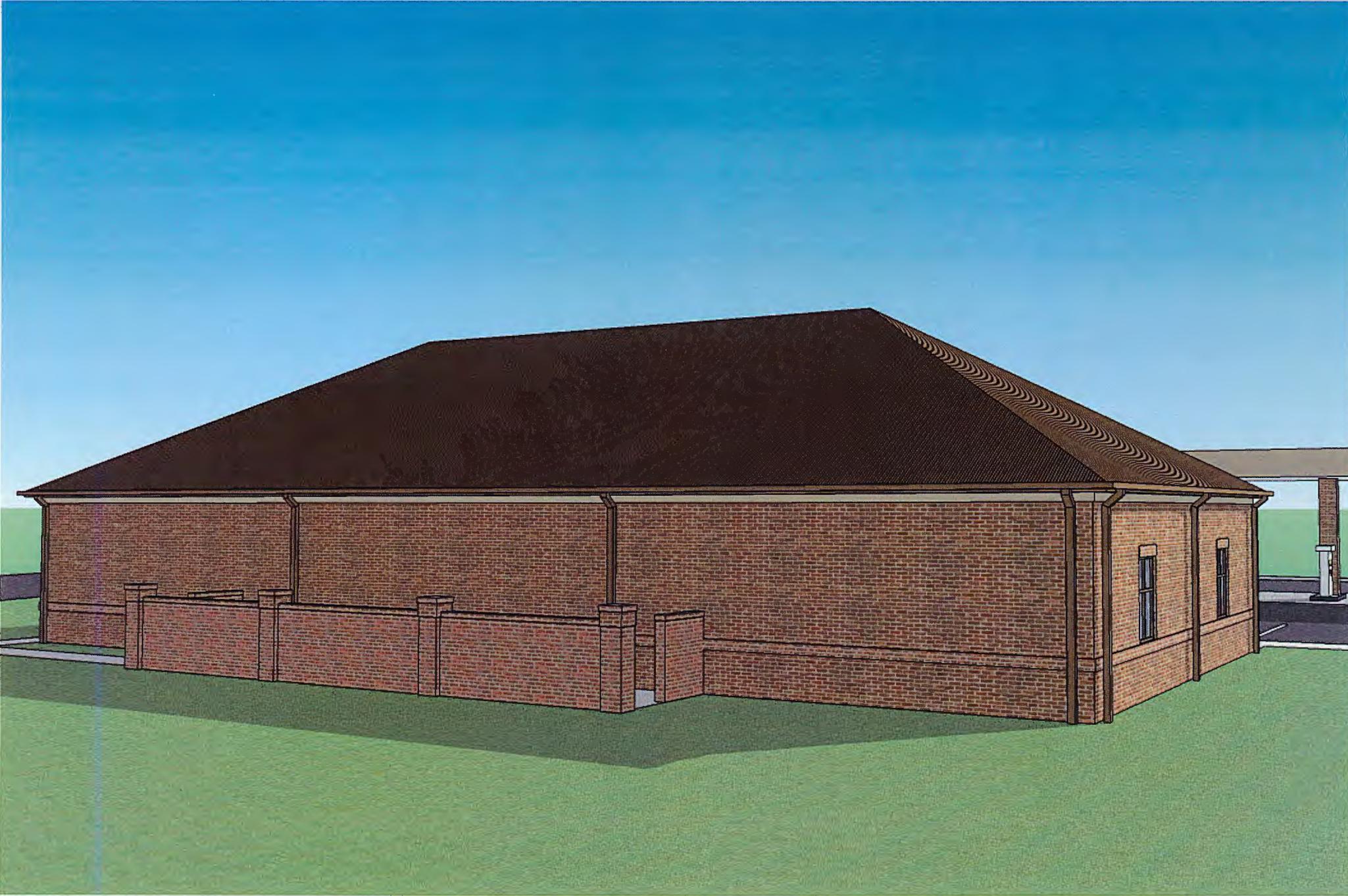
	Name	Address	Phone	Email
1.	Kris Tremblay	1746 Colville Ln Tega Cay SC 29708,	704-400-0114	Kristremblay@comporium.net
2.	Derek Bell	700 Sam Newell Rd. MATTHEWS	704-661-1083	derekbell@erstek.com
3.	John B. Urban	1242 Mann Dr. STE 200	704-341-1393	johnurban@urbanad.com
4.	Terry Urban	1242 Mann Dr #200	704-841-1899	terry@urbanad.com
5.				
6.				
7.				
8.				

EXHIBIT C

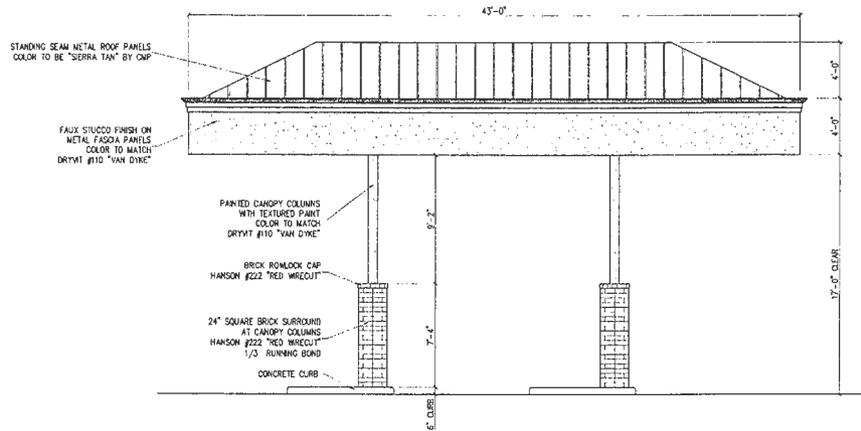
Initial presentation of the concept upon which the Matthews store can be based.



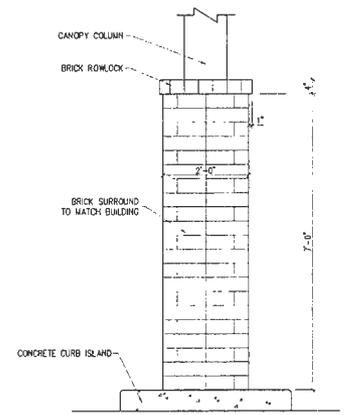




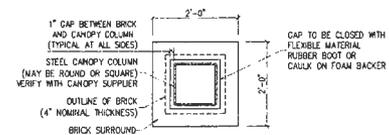
- NOTES**
1. ALL MATERIALS AND FINISHES TO BE INSTALLED PER THE MANUFACTURER'S WRITTEN INSTRUCTIONS.
  2. GENERAL CONTRACTOR TO VERIFY ALL EXTERIOR COLORS AND FINISHES WITH THE OWNER PRIOR TO CONSTRUCTION.
  3. REFER TO SHOP DRAWINGS BY CANOPY MANUFACTURER'S ENGINEER.
  4. REFER TO STRUCTURAL ENGINEERING DRAWINGS.



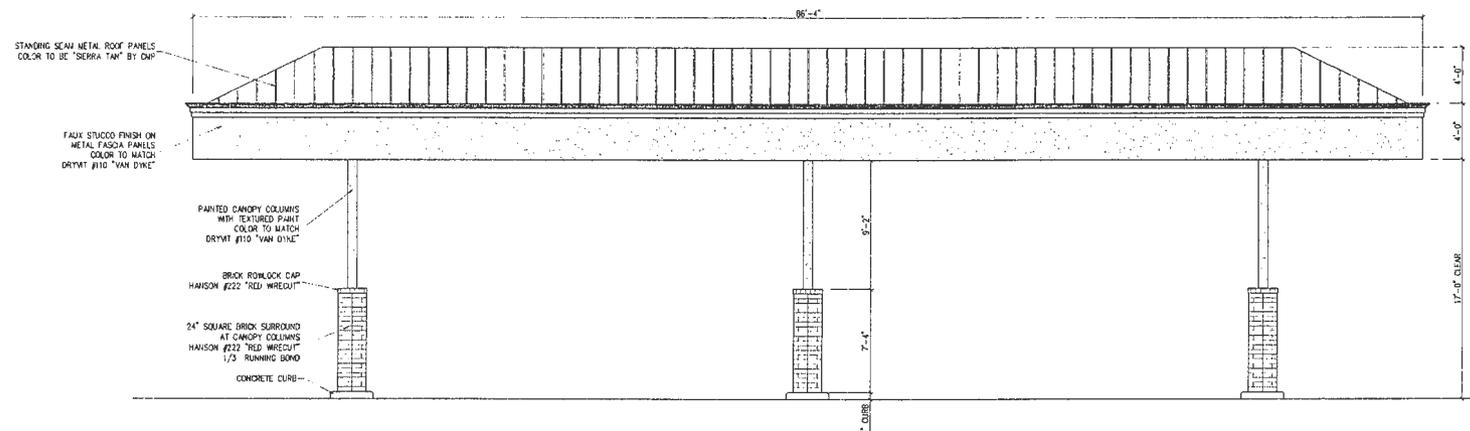
**CANOPY LEFT/RIGHT SIDE ELEVATION**  
SCALE 1/4" = 1'-0"



**CANOPY COLUMN ELEVATION**  
SCALE 3/4" = 1'-0"



**CANOPY COLUMN PLAN**  
SCALE 3/8" = 1'-0"



**CANOPY FRONT/REAR ELEVATION**  
SCALE 1/4" = 1'-0"



NEW CONVENIENCE STORE FOR:  
**CIRCLE K STORE**  
4019 DAVIS DRIVE  
MORRISVILLE, NORTH CAROLINA 27560



Date Issued	
Rev. No.	
Revised	
Scale	AS NOTED
Drawn by	CTC
Checked by	TRB
Date	7/17/2018
Job No.	12418

**Ted Richard Brown, PLLC**  
Architectural Services  
Post Office Box 2076, Matthews, North Carolina 28105  
Telephone: (703) 541-1111

**A-12**  
OF 12

CHRIS HOPE/PROFESSIONAL ENGINEER/2617 ROLLING HILLS DRIVE/MONROE, NC 28110/(704) 882-1500

## EXHIBIT D

Presented as a concept upon which the  
Matthews store can be based.



4/28/2018  
2018-678







HARRISON FRENCH & ASSOCIATES, LTD.

1705 S. Walton Blvd, Suite 3  
Bentonville, Arkansas 72712  
t 479.273.7780  
f 479.273.9436  
www.hfa-ae.com

STIPULATION FOR REUSE  
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CIRCLE K STORES

12		
11		
10		
9		
8		
7		
6		
5		
4		
3		
2		
1		
NO.	DATE	REVISION DESCRIPTION



DAVID JOHN MILLER, ARCHITECT OF RECORD IS NOT RESPONSIBLE FOR INTERPRETING THE EXTENT OF THE CONSTRUCTION DOCUMENTS. HE IS RESPONSIBLE FOR MAKING MODIFICATIONS AS MAY BE NECESSARY DURING THE CONSTRUCTION PHASE, AND THAT THE ARCHITECT OF RECORD IS NO LONGER LIABLE FOR THE WORK WHERE THE CHANGES TO THESE DOCUMENTS HAVE BEEN MADE.

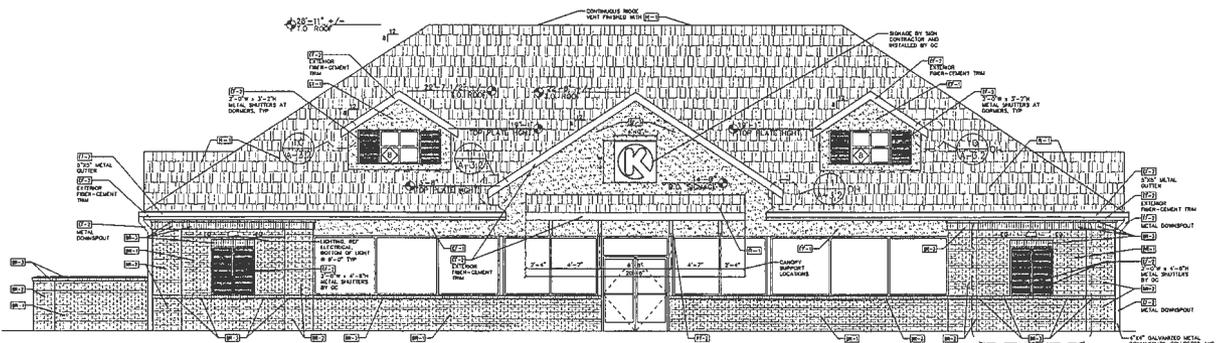
SITE ADDRESS:  
**CIRCLE K  
WRIGHTSBORO ROAD &  
HORIZON S. PARKWAY  
GROVETOWN, GEORGIA**

JOB NO: 06-15-90001  
DOCUMENT DATE: 07-28-15  
CHECKED BY: AT  
DRAWN BY: RAF

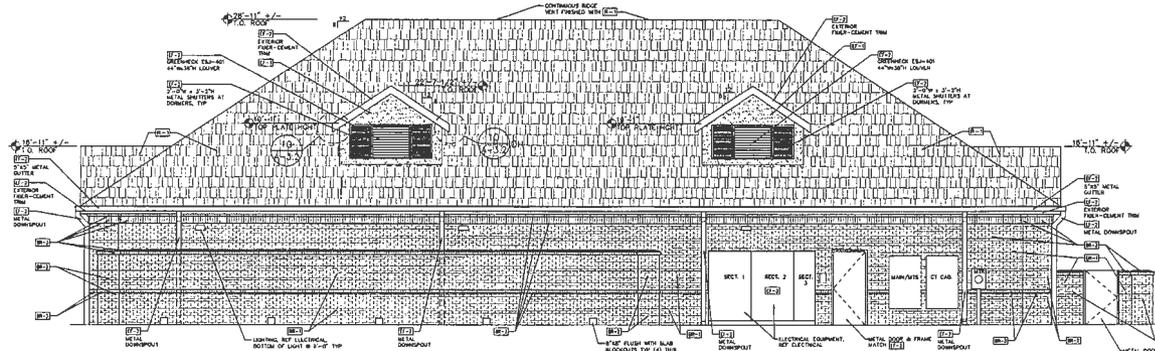
EXTERIOR ELEVATIONS

SCALE: A-2.0

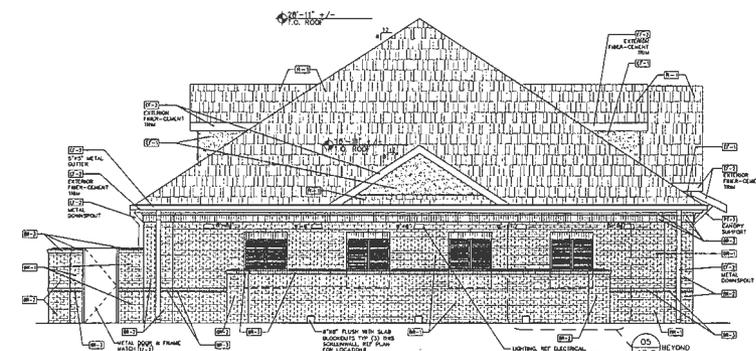
- EXTERIOR WALL FINISH:**
- BR-1 STANDARD BRICK BY TRIANGLE BRICK COLOR: "RED BRICK"
  - BR-2 STANDARD BRICK BY TRIANGLE BRICK COLOR: "AUTUMN BLEND"
  - BR-3 STANDARD BRICK BY TRIANGLE BRICK COLOR: "CAMBRIDGE"
  - CF-1 ORYAT EIFS SYSTEM WITH SAND FINISH COLOR: "VAN DYKE WHITE"
  - CF-2 CEDAR MILL TRIM / CEDAR MILL SOFFIT / METAL DOWNSPOUT / DOOR / SHUTTERS COLOR TO MATCH [CF-1] BY G.C.
  - EF-3 EXTERIOR ELECTRICAL EQUIPMENT / PANELS COLOR TO MATCH [CF-1] BY G.C.
  - PT-1 SHERWIN WILLIAMS - ICE CUBE - SWISS
  - PT-2 SHERWIN WILLIAMS - BLACK TIE - SWISS
- ROOF FINISH:**
- R-1 PREMIUM ASPHALT SHINGLE BY HERITAGE COLOR: "BLACK WALNUT"



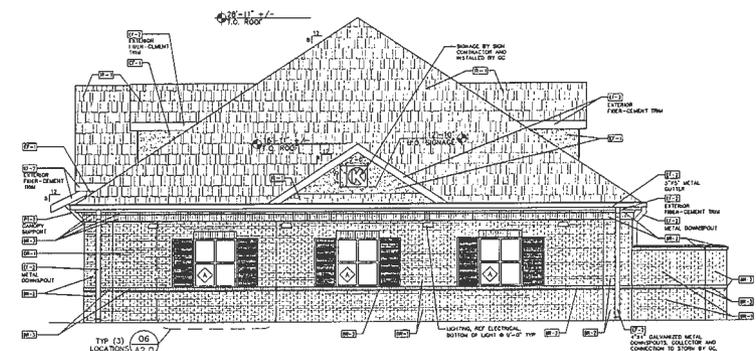
1 FRONT ELEVATION  
SCALE: 3/16" = 1'-0"



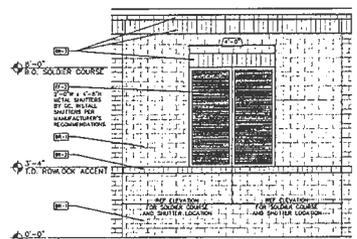
2 REAR ELEVATION  
SCALE: 3/16" = 1'-0"



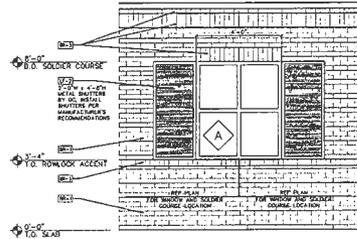
4 LEFT ELEVATION  
SCALE: 3/16" = 1'-0"



3 RIGHT ELEVATION  
SCALE: 3/16" = 1'-0"



5 ENLARGED ELEVATION  
SCALE: 3/8" = 1'-0"



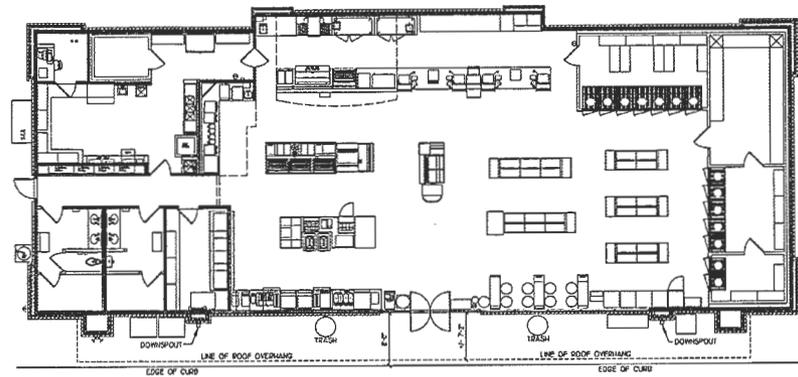
6 ENLARGED ELEVATION  
SCALE: 3/8" = 1'-0"



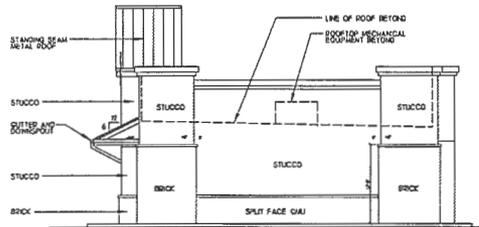
C300 East Blvd  
Charlotte, NC 28203  
704.332.7700  
704.332.6628 fax

8155 Parkside, Matthews Park  
PO Box 2810  
Matthews, NC 28105  
(477) 252.2800  
(477) 766.6401 fax

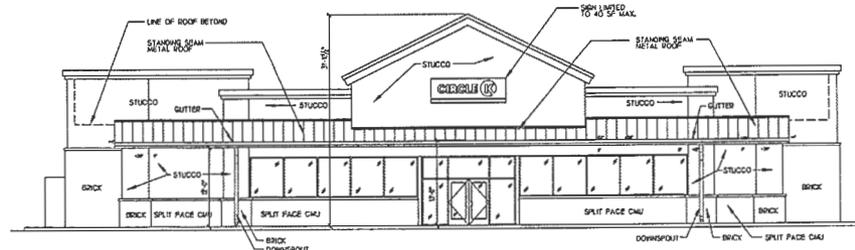
**EXHIBIT E**  
Presented as a concept upon which  
the Matthews store can be based.



**C3** OPTION 1  
FLOOR PLAN  
SCALE: 1/8" = 1'-0"



**A1** OPTION 1  
RIGHT SIDE ELEVATION  
SCALE: 1/8" = 1'-0"



**A3** OPTION 1  
FRONT ELEVATION  
SCALE: 1/8" = 1'-0"

A New Building For  
**Circle K**  
Matthews Drive at Wilson Millon Parkway  
Hickory Head Island, South Carolina 29628

MARK	DATE	DESCRIPTION
SCHEM	03/14/18	SCHEMATIC DRAWINGS

PROJECT NO: FWA 2538.01

DRAWN BY: DMS

APPROVED BY:

THESE DRAWINGS AND THE PROJECT MARKS ARE HEREBY OF SERVICE AND REMAIN THE PROPERTY OF THE FWA GROUP ARCHITECTS UNLESS OTHERWISE SPECIFIED BY A WRITTEN INSTRUMENT IS PROVIDED.

SHEET TITLE  
**OPTION 1  
BUILDING ELEVATIONS**

SHEET NUMBER

**AE-101**

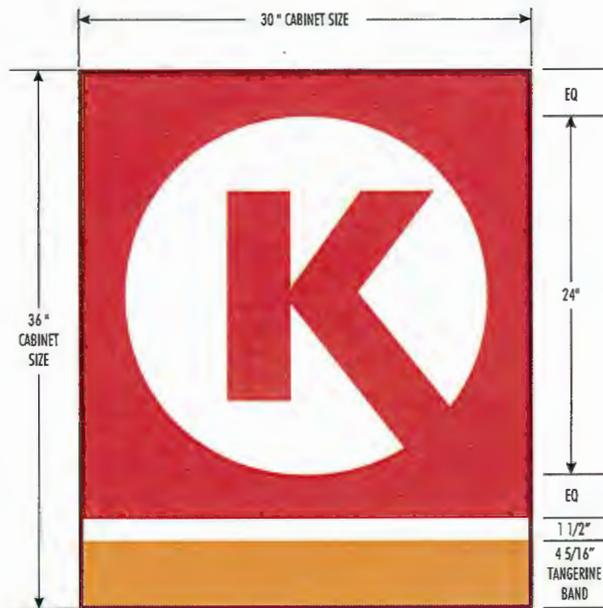








DESIGNED ILLUMINATION VIEW



**FRONT VIEW**



**SIDE VIEW**

APPROVAL SIGNATURE

DATE

By signing, you are validating the dimensions and graphic provided to SignResource and/or you are handling your own installation.

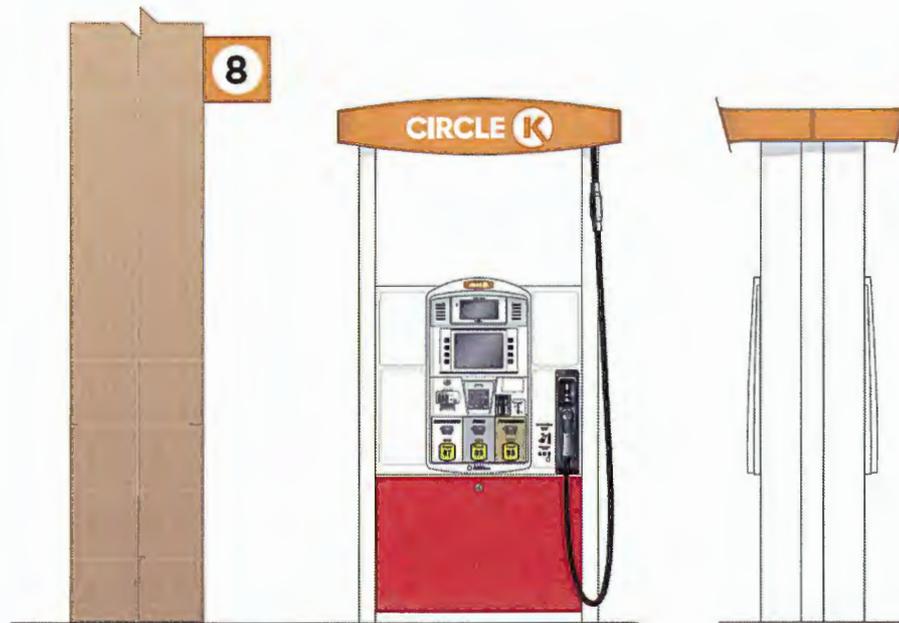
**M098**

**SCALE 1:9**

DRAWING # CKS0302WALL REV SHEET # 1 OF 2

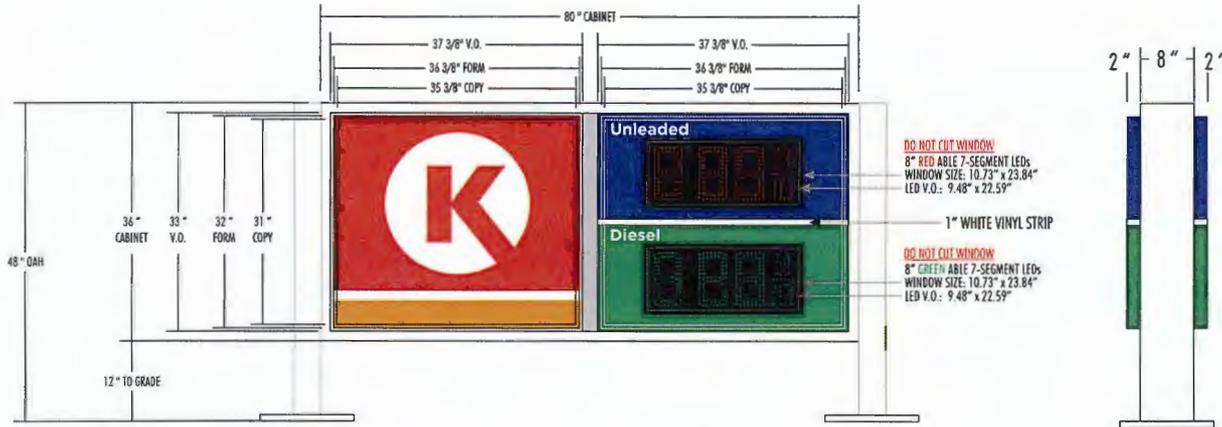
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F



**DISPENSERS**

A



FRONT

SIDE

PART# : CKSZLED0013-LED

Color Specifications:		
Color Sample	Pantone	Applied to
	Pantone 485	- SNAP FRAME VINYL DECORATION
	Pantone 144	- SNAP FRAME VINYL DECORATION
	Pantone 287	- MID PRICER
	Pantone 355	- MID PRICER

SCALE = 1:48

MAIN I.D. SIGN