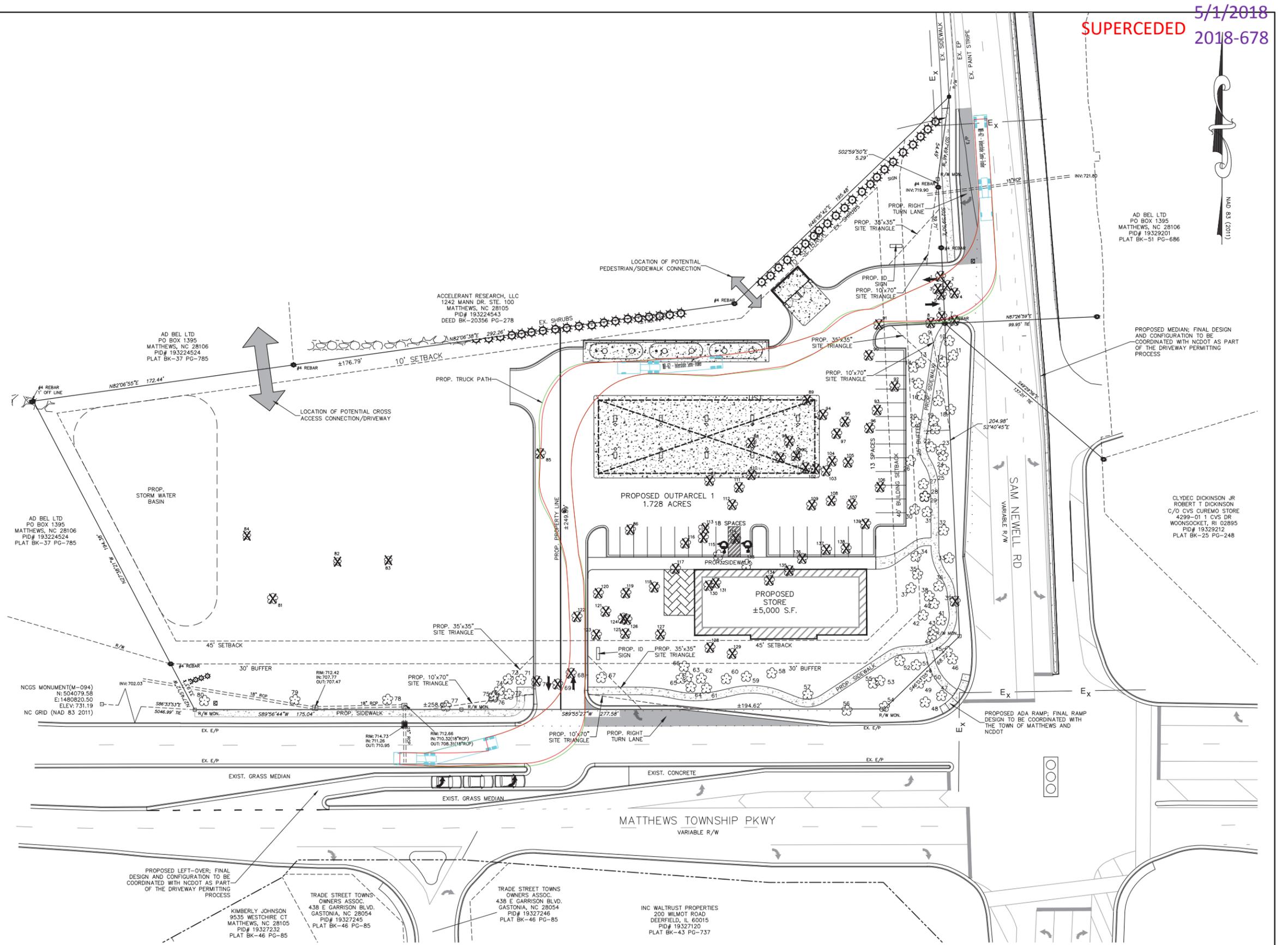
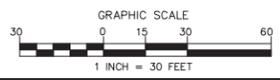


- LEGEND:**
- REBAR FOUND (AS NOTED)
 - △ CONCRETE MONUMENT
 - #4 IRON SET
 - UTILITY POLE
 - GAS METER
 - TREE
 - GUY WIRES
 - LIGHT POLE
 - AIR CONDITION UNITS
 - SIGNS
 - SHRUB
 - WELL
 - MAIL BOX
 - GAS LINE
 - OE OVERHEAD UTILITY LINE
 - UGE UNDERGROUND ELECTRIC
 - FENCE
 - TREE LINE
 - E/P EDGE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



PRELIMINARY
 FOR REVIEW PURPOSES ONLY



NO.	BY	DATE	REVISION
1	RKS	04/27/18	PER REVIEW COMMENTS

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

Title: **REZONING PLAN
 OPTION B**

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

Design By: BTU

Drawn By: CBH

Scale: 1"=30'

ISAACS GROUP
 CIVIL ENGINEERING DESIGN AND SURVEYING

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

RZ1.0A

DEVELOPMENT STANDARDS:

GENERAL PROVISIONS

THESE DEVELOPMENT STANDARDS FORM A PART OF THE SUBMISSION PACKAGE ASSOCIATED WITH REZONING PETITION NO. 678 FILED BY LAT PURSER & ASSOCIATES, INC. ON BEHALF OF THE OWNER TO ACCOMMODATE DEVELOPMENT OF NEWELL CORNER AS A LOCATION FOR A FULL-SERVICE CIRCLE K CONVENIENCE STORE SITUATED ON THE NORTHWEST QUADRANT OF THE INTERSECTION OF MATTHEWS TOWNSHIP PARKWAY AND SAM NEWELL ROAD, IN MATTHEWS, NORTH CAROLINA (THE "SITE").

ACCOMPANYING THE REZONING PETITION ARE SHEETS RZ2.0 AND RZ1.0A, SCHEMATIC SITE PLAN OPTIONS A AND B, AND SHEETS RZ2.0, A-2.0 AND A-10, WHICH, IN ADDITION TO THESE DEVELOPMENT STANDARDS, ALSO CONTAINS ELEVATIONS AND PHOTOGRAPHS OF THE CIRCLE K CONCEPT WHICH SHALL BE USED AT THE SITE, UNLESS THE SCHEMATIC SITE PLAN OR THESE DEVELOPMENT STANDARDS ESTABLISH MORE STRINGENT STANDARDS. THE REGULATIONS ESTABLISHED UNDER THE MATTHEWS ZONING ORDINANCE (THE ORDINANCE) FOR THE B-H(CD) ZONING DISTRICT, UNDER THE HIGHWAY 51 OVERLAY DISTRICT, SHALL GOVERN ALL DEVELOPMENT TAKING PLACE ON THE SITE.

INASMUCH AS PLANNING FOR THE TWO-PARCEL PROPOSED DEVELOPMENT OF THE SITE HAS NOT YET ADVANCED BEYOND THE COMMITMENT FOR A CONVENIENCE STORE FACILITY ON THE CORNER PARCEL, THE ULTIMATE LAYOUT OF THE BALANCE OF THE PROPERTY, THE PLACEMENT AND SIZE OF THE BUILDING FOOTPRINT, CONFIGURATION AND PLACEMENT OF THE PARKING AREA AND THE HEIGHT AND MASS OF THE BUILDING HAVE NOT YET BEEN DETERMINED, BUT SHALL BE GOVERNED BY THE MUNICIPAL REQUIREMENTS UNDER THE ORDINANCE FOR THE B-H(CD) ZONING DISTRICT, ALONG WITH THOSE FURTHER REQUIREMENTS OF THE HIGHWAY 51 OVERLAY DISTRICT AT SUCH TIME AS A USER IS IDENTIFIED AND DEVELOPMENT OF THAT SECOND PARCEL IS ADDRESSED. THE CONVENIENCE STORE CURRENTLY BEING PROPOSED MAY ALSO BE SUBJECT TO SOME REFINEMENT DURING THE CONSTRUCTION DOCUMENT PHASE, SO LONG AS THE PROPOSED PLACEMENT GENERALLY ESTABLISHED ON THE SITE PLAN IS NOT VIOLATED AND THE PROPOSED ALTERATIONS OR MODIFICATIONS DO NOT EXCEED THE PARAMETERS ESTABLISHED UNDER THESE DEVELOPMENT STANDARDS AND UNDER THE ORDINANCE FOR THE B-H(CD) ZONING DISTRICT, ALONG WITH THOSE FURTHER REQUIREMENTS OF THE HIGHWAY 51 OVERLAY DISTRICT. THE POSSIBILITY EXISTS THAT FINAL APPROVAL OF GRADING AND CONSTRUCTION DRAWINGS MAY REQUIRE MINOR CHANGES IN THE CONVENIENCE STORE BUILDING FOOTPRINT OR ORIENTATION AS DEPICTED ON THE SITE PLAN.

1. PERMITTED USES
 THE BALANCE OF THE SITE MAY BE DEVOTED TO EDUCATIONAL, MEDICAL, RETAIL, OFFICE, DAY CARE, CHURCH, BANK, COMMERCIAL AND RESTAURANT USES, CONVENIENCE AND DRIVE-THROUGH FACILITIES AS PERMITTED IN THE B-H(CD) ZONING CLASSIFICATION AND SUBJECT TO THE MAXIMUM DEVELOPMENT PROVISIONS SET FORTH BELOW. BANKS OR DRUG STORES MAY ALSO INCLUDE ACCESSORY DRIVE-THROUGH FACILITIES.

2. MAXIMUM BUILDING AREAS AND DEVELOPMENT LIMITATIONS BUILDINGS CONSTRUCTED WITHIN THE SITE SHALL BE OF A SIZE WHICH SHALL SATISFY BOTH THE PARKING RATIO REQUIREMENTS FOR THE INTENDED USE AND THE MAXIMUM SEVENTY FIVE PERCENT (75%) IMPERVIOUS SURFACE ALLOWANCE ESTABLISHED UNDER THE ORDINANCE FOR THE B-H(CD) DISTRICT, SUBJECT TO THE FURTHER PROVISIONS OUTLINED UNDER THE HIGHWAY 51 OVERLAY DISTRICT.

3. SETBACKS AND PROJECT EDGE
 ALL BUILDINGS CONSTRUCTED WITHIN THE SITE SHALL SATISFY OR EXCEED THE SETBACK AND PROJECT EDGE REQUIREMENTS ESTABLISHED UNDER THE ORDINANCE FOR THE B-H(CD) DISTRICT, SUBJECT TO THE FURTHER PROVISIONS OUTLINED UNDER THE HIGHWAY 51 OVERLAY DISTRICT.

4. LANDSCAPING AND SCREENING
 A. THE EXTERIOR PROJECT EDGE SHALL INCORPORATE PROTECTED BUFFER YARD AREAS IN ACCORDANCE WITH 155.504.2B.7 OF THE ORDINANCE AND SHALL COMPLY WITH THE SETBACK REQUIREMENTS OUTLINED THEREIN.
 B. A LANDSCAPE PLAN WHICH MEETS OR EXCEEDS THE STANDARDS OF THE TOWN OF MATTHEWS HIGHWAY NCS1 OVERLAY DISTRICT WILL BE PRESENTED FOR REVIEW AND APPROVAL BY THE PLANNING STAFF PRIOR TO THE ISSUANCE OF BUILDING PERMITS.

I. A VEGETATION SURVEY WILL BE FINALIZED, IDENTIFYING EXISTING TREES AND VEGETATION ELIGIBLE TO BE PROTECTED, AND WILL BE INCORPORATED INTO THE LANDSCAPE PLAN(S).
II. ADDITIONAL UNDER TREE SUPPLEMENTAL SHRUBBERY WILL BE INSTALLED ALONG THE EDGES OF PARKING AREAS.
 C. ALL PARKING AREAS SHALL COMPLY WITH THE INTERIOR LANDSCAPING REQUIREMENTS ESTABLISHED UNDER 155.504.2B11.

6. STREETScape TREATMENT
 A. THE STREETScape TREATMENT ALONG MATTHEWS TOWNSHIP PARKWAY AND SAM NEWELL ROAD WILL INCLUDE EXISTING LARGE MATURING TREES, SUPPLEMENTAL SHRUBBERY, SIDEWALKS OF AT LEAST 5 FEET IN WIDTH AND PLANTING STRIPS OF AT LEAST 8 FEET IN WIDTH.
 B. A SCREENING TREATMENT TO INCLUDE EVERGREEN SHRUBS WILL BE INSTALLED ALONG THE EDGES OF PARKING AREAS THAT ADJUT SAM NEWELL ROAD.

7. COMPLIANCE WITH MATTHEWS POST CONSTRUCTION CONTROLS ORDINANCE
 A CONCEPT PLAN FOR THE PROJECT WILL BE SUBMITTED FOR REVIEW AND APPROVAL BY THE MECKLENBURG COUNTY STORM WATER ADMINISTRATOR.

8. VEHICULAR ACCESS
 A. THERE WILL BE ONE SHARED DRIVEWAY ACCESS OFF SAM NEWELL ROAD AND ONE SHARED DRIVEWAY ACCESS OFF MATTHEWS TOWNSHIP PARKWAY. CROSS ACCESS WITH THE PROPERTY ADJOINING AT THE REAR OF PROPOSED OUTPARCEL 2 OF THE SITE IS ANTICIPATED AT SUCH TIME AS THAT ADJOINING PROPERTY IS DEVELOPED, AND IS ACCORDINGLY SHOWN ON THE SITE PLAN.
 B. THE PLACEMENTS AND CONFIGURATIONS OF THESE ACCESS POINTS ARE SUBJECT TO MINOR MODIFICATIONS REQUIRED TO ACCOMMODATE FINAL SITE AND ARCHITECTURAL CONSTRUCTION PLANS AND DESIGNS AND TO ANY ADJUSTMENTS REQUIRED FOR APPROVAL BY THE TOWN OF MATTHEWS AND/OR THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION.

9. CONNECTIVITY
 PEDESTRIAN AND VEHICULAR CONNECTIONS TO THE ADJOINING PROPERTIES WILL BE PROVIDED GENERALLY AS SHOWN ON THE SITE PLAN.

10. ARCHITECTURAL COMMITMENTS
 A. ALTHOUGH IT IS NOT POSSIBLE TO DICTATE THE EXACT DESIGN OF EACH BUILDING AT THIS TIME, THE ELEVATIONS OF THE BUILDINGS WITHIN THE SITE WILL BE COMPOSED OF IN EXCESS OF FIFTY PERCENT (50%) BRICK, IN COMPLIANCE WITH THE TOWN'S TRADITIONAL ARCHITECTURAL AND CONSTRUCTION MATERIALS STANDARDS, BUT MAY ALSO INCORPORATE POSSIBLE ACCENTS OF STUCCO AND EPS, WOOD PLANK, ARCHITECTURAL CONCRETE BLOCK, NATURAL OR MANUFACTURED STONE AND ARCHITECTURAL METALS. THE CHARACTER AND MATERIALS OF THE PROPOSED CIRCLE K WILL BE CONSISTENT WITH THE BUILDING DEPICTED ELSEWHERE ON THIS SHEET.
 B. ELEVATIONS FOR EACH BUILDING ON THE SITE WILL BE SUBMITTED TO THE PLANNING BOARD FOR REVIEW AND APPROVAL PRIOR TO THE ISSUANCE OF A BUILDING PERMIT FOR THE PARTICULAR BUILDING INVOLVED.

C. THE DESIGN TREATMENT FOR CIRCLE K SHALL INCLUDE AN OUTDOOR SEATING AREA, BIKE RACKS, AND A MEANDERING SIDEWALK WITHIN THE BUFFER YARD AREA ALONG SAM NEWELL ROAD AND MATTHEWS TOWNSHIP PARKWAY.

12. LIGHTING
 PHOTOMETRICS TO ADDRESS SITE LIGHTING WILL BE ADDRESSED UPON REZONING APPROVAL, AND WILL CONFORM TO ALL APPLICABLE ORDINANCE REQUIREMENTS.

13. DUMPSTERS
 THE DUMPSTER AREA SHALL BE POSITIONED SO AS NOT TO BLOCK VEHICLES TURNING IN OFF SAM NEWELL ROAD.

14. STORM WATER/POST CONSTRUCTION
 THE SITE SHALL CONFORM TO TOWN REGULATIONS REGARDING STORM WATER MANAGEMENT AND POST CONSTRUCTION MEASURES.

15. SIGNAGE
 CIRCLE K'S NEWER PROTOTYPE ALLOWS FOR THE USE OF NEUTRAL COLORS ON THE CANOPY BAND, WITH THE TRADITIONAL RED AND ORANGE LOGO MOUNTED ON THE BUILDING, CANOPY, AND MONUMENT ROAD SIGNAGE.
 ALL SIGNAGE PLACED ON THE SITE WILL BE ERECTED IN ACCORDANCE WITH THE ORDINANCE.

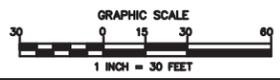
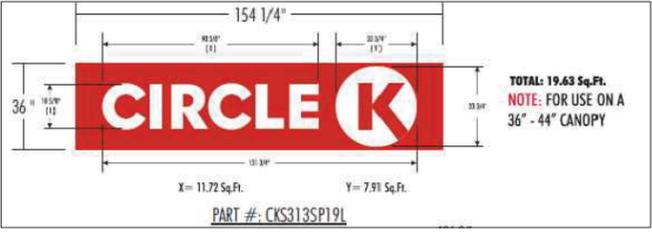
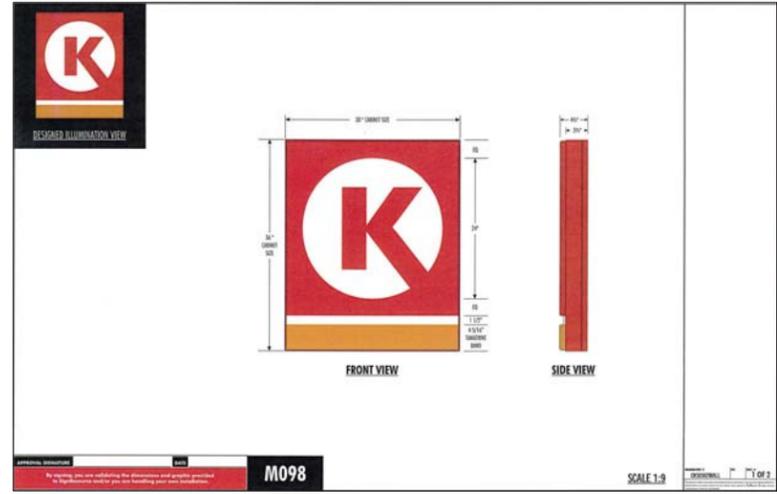
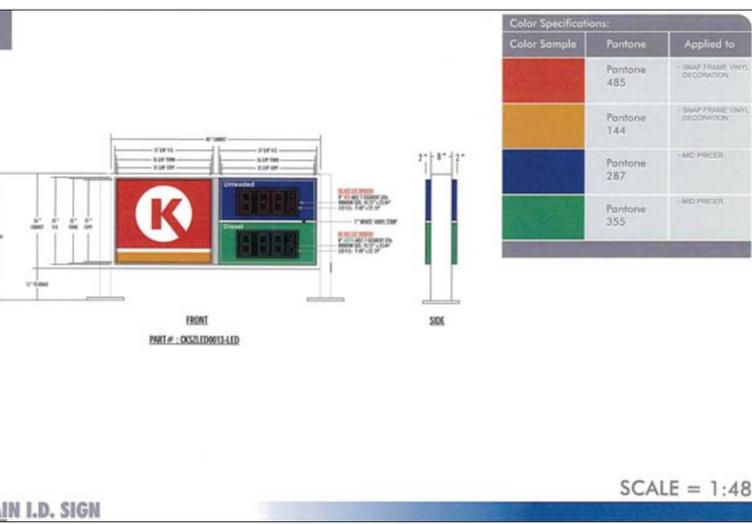
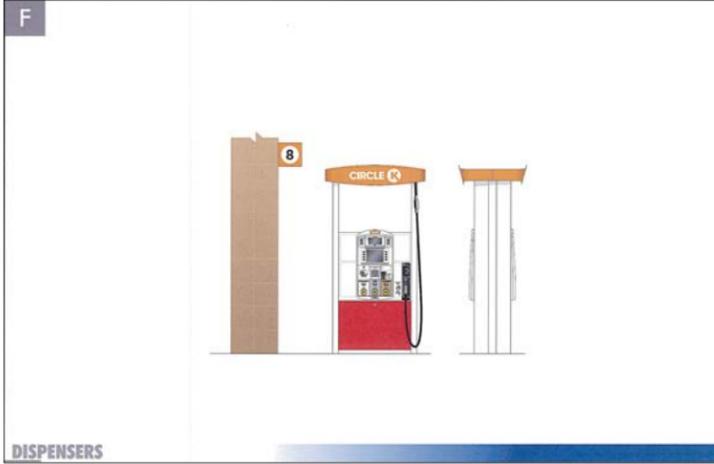
16. FIRE PROTECTION
 PLANS FOR EACH BUILDING ON THE SITE WILL BE SUBMITTED TO THE FIRE MARSHAL'S OFFICE FOR REVIEW AND APPROVAL OF FIRE CODE COMPLIANCE BEFORE THE CONSTRUCTION OF THAT BUILDING COMMENCES.

17. AMENDMENTS TO REZONING PLAN
 FUTURE AMENDMENTS TO THE SCHEMATIC SITE PLAN AND THESE DEVELOPMENT STANDARDS MAY BE SOUGHT BY THE OWNER OR OWNERS OF THE TRACTS WITHIN THE SITE IN ACCORDANCE WITH THE APPLICABLE PROVISIONS OF THE ORDINANCE.

18. BINDING EFFECT OF THE REZONING DOCUMENTS AND DEFINITIONS
 A. IF THIS REZONING PETITION IS APPROVED, ALL CONDITIONS APPLICABLE TO DEVELOPMENT OF THE SITE IMPOSED UNDER THESE DEVELOPMENT STANDARDS WILL, UNLESS AMENDED IN THE MANNER PROVIDED UNDER THE ORDINANCE, BE BINDING UPON AND INURE TO THE BENEFIT OF THE CURRENT AND SUBSEQUENT OWNER OR OWNERS OF THE SITE AND THEIR RESPECTIVE SUCCESSORS IN INTEREST AND ASSIGNS.
 B. THROUGHOUT THESE DEVELOPMENT STANDARDS, THE TERMS, "PETITIONER" AND "OWNER" SHALL BE DEEMED TO INCLUDE THE HEIRS, DEVISEES, PERSONAL REPRESENTATIVES, SUCCESSORS IN INTEREST AND ASSIGNS OF THE OWNER OR OWNERS OF THE SITE FROM TIME TO TIME WHO MAY BE INVOLVED IN ANY FUTURE DEVELOPMENT THEREOF.



NOTE: SITE PHOTOS SHOWN ARE REPRESENTATIVE OF THE ARCHITECTURAL STYLE AND MATERIALS INTENDED FOR STORE, PUMPS, AND CANOPY AT THE MATTHEWS LOCATION



PRELIMINARY
 FOR REVIEW PURPOSES ONLY

NO.	BY	DATE	REVISION
1	RKS	04/27/18	PER REVIEW COMMENTS

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) 527-8355

ISAACS GROUP
 CIVIL ENGINEERING DESIGN AND SURVEYING

RZ2.0

- EXTERIOR WALL FINISH:**
- BR-1 STANDARD BRICK BY TRIANGLE BRICK COLOR: "GEORGIAN"
 - BR-2 STANDARD BRICK BY TRIANGLE BRICK COLOR: "AUTUMN BLEND"
 - BR-3 STANDARD BRICK BY TRIANGLE BRICK COLOR: "CAMBRIDGE"
 - EF-1 DRYWIT EIFS SYSTEM WITH SAND FINISH COLOR: "VAN DYKE WHITE"
 - EF-2 CEDAR MILL TRIM / CEDAR MILL SOFFIT / METAL DOWNSPOUT / DOOR / SHUTTERS COLOR TO MATCH PT-1 BY G.C.
 - EF-3 EXTERIOR ELECTRICAL EQUIPMENT / PANELS COLOR TO MATCH EF-1 BY G.C.
 - PT-1 SHERWIN WILLIAMS - ICE CUBE - SW6252
 - PT-2 SHERWIN WILLIAMS - BLACK TIE - SW1007.
- ROOF FINISH:**
- R-1 PREMIUM ASPHALT SHINGLE BY HERITAGE COLOR: "BLACK WALNUT"



HARRISON FRENCH & ASSOCIATES, LTD

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

STIPULATION FOR REUSE

THIS DRAWING WAS PREPARED FOR USE ON A SPECIFIC SITE AT GROVETOWN, GA. IT IS NOT TO BE REPRODUCED OR COPIED IN ANY MANNER WITHOUT THE WRITTEN PERMISSION OF HARRISON FRENCH & ASSOCIATES, LTD. ANY REUSE OF THIS DRAWING FOR A PROJECT OTHER THAN THAT AUTHORIZED BY HARRISON FRENCH & ASSOCIATES, LTD. IS NOT AUTHORIZED AND MAY BE CONTRARY TO THE LAW.



CIRCLE K STORES

12		
11		
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NO.	DATE	REVISION DESCRIPTION



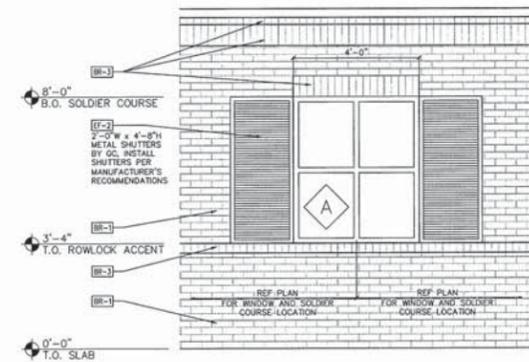
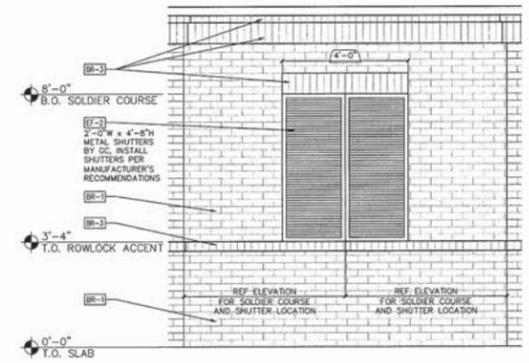
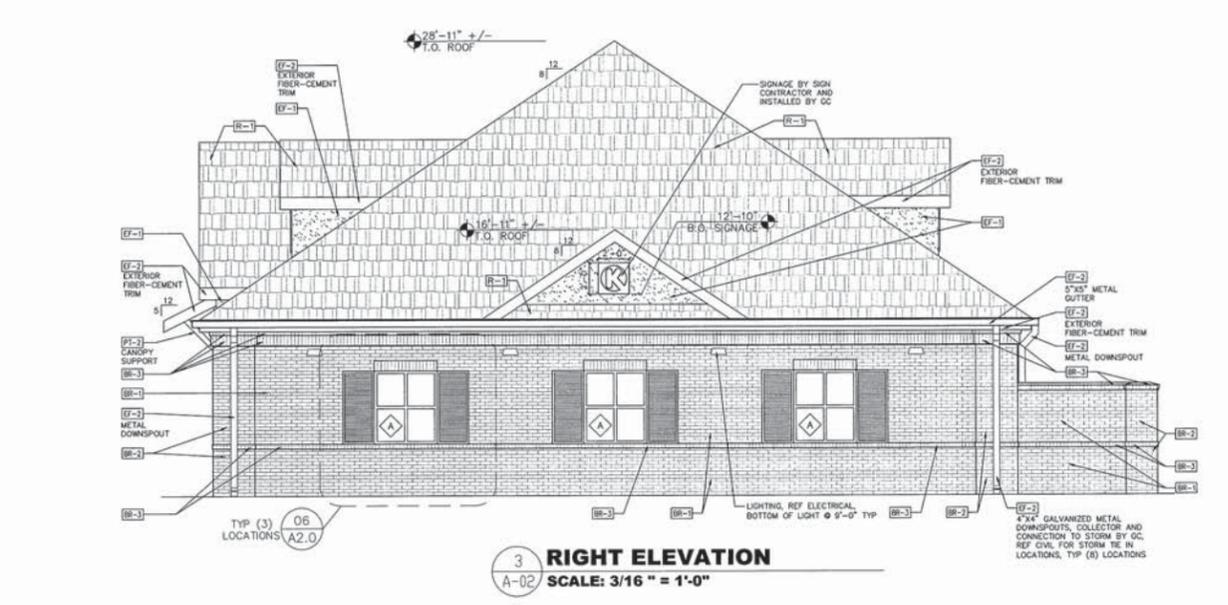
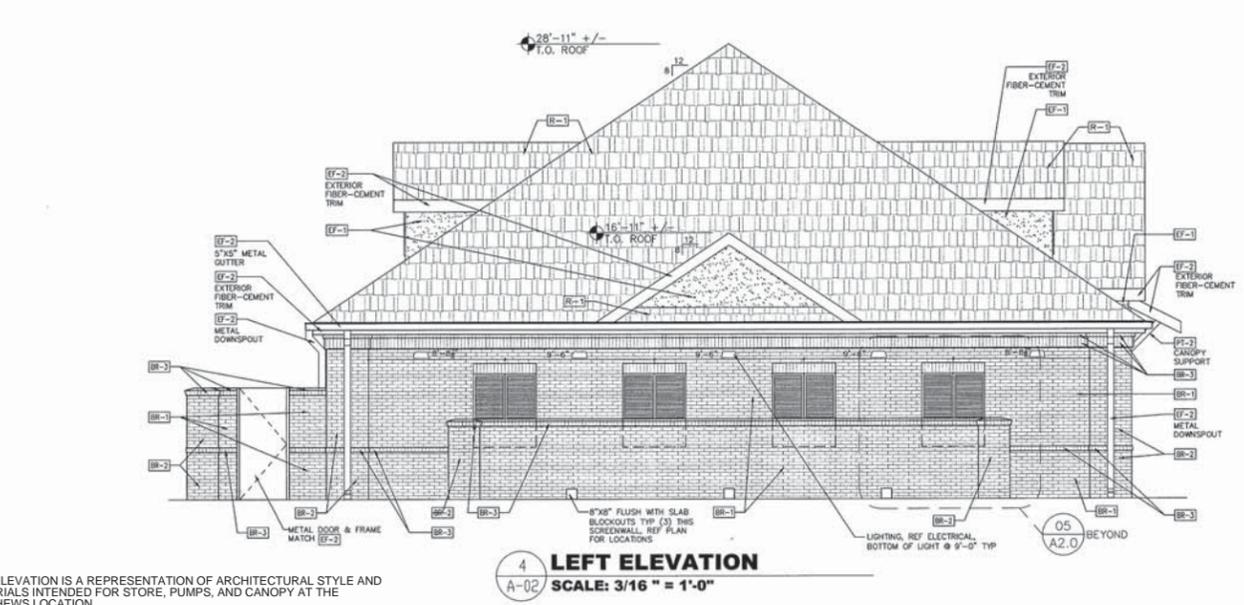
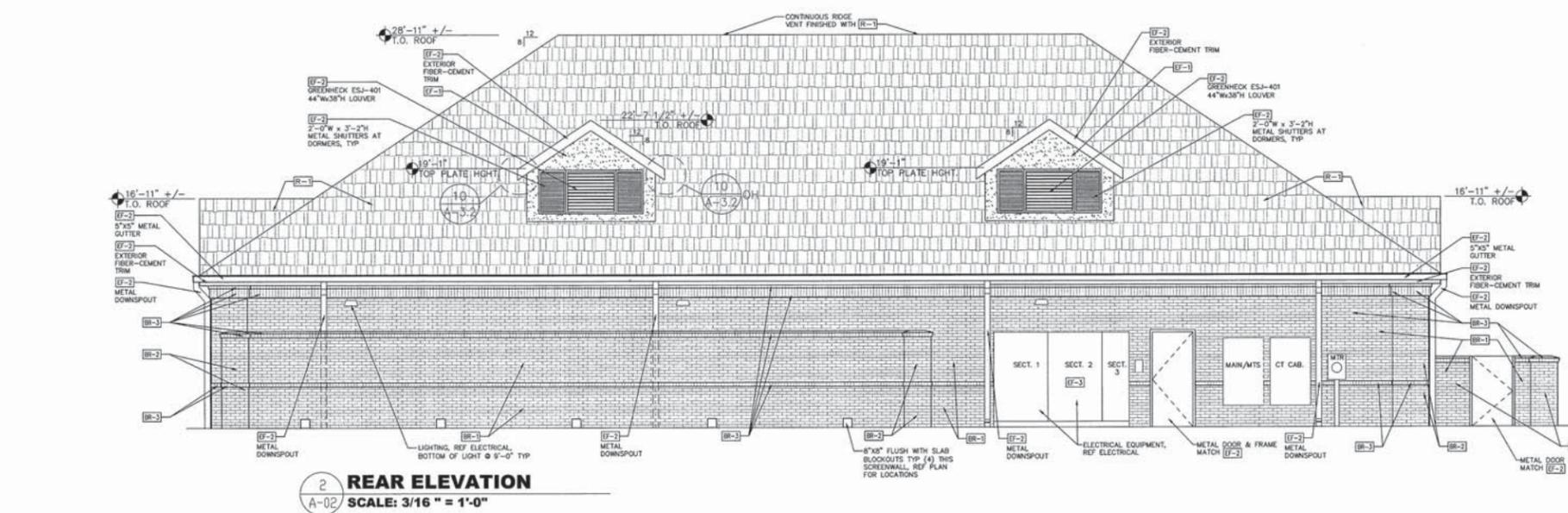
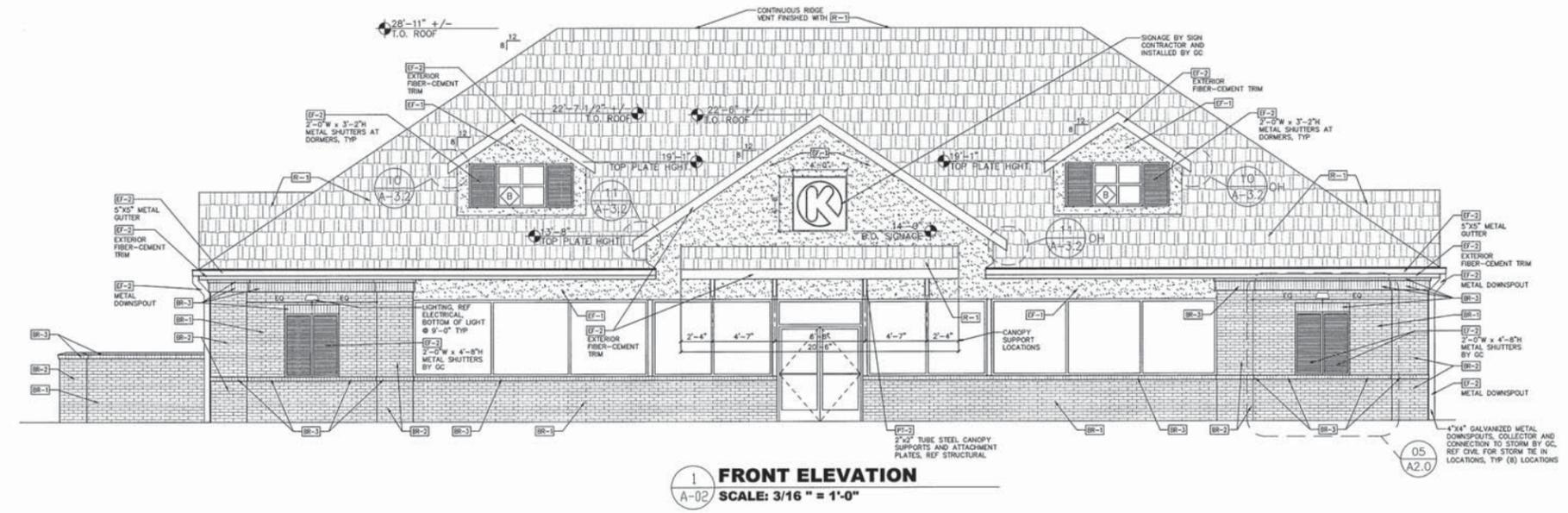
DAVID JOHN WILGUS, ARCHITECT OF RECORD IS NOT RESPONSIBLE FOR INTERPRETING THE INTENT OF THE CONSTRUCTION DOCUMENTS, INCLUDING MAKING MODIFICATION AS MAY BE NECESSARY DURING THE CONSTRUCTION PHASE; AND THAT THE ARCHITECT OF RECORD IS NO LONGER LIABLE FOR THE WORK WHERE THE CHANGES TO THESE DOCUMENTS 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
 DRAWING TITLE:

EXTERIOR ELEVATIONS

SHEET NO.
A-2.0



THIS ELEVATION IS A REPRESENTATION OF ARCHITECTURAL STYLE AND MATERIALS INTENDED FOR STORE, PUMPS, AND CANOPY AT THE MATTHEWS LOCATION.

Ted Richard Brown
Architectural Services
Post Office Box 2070, Matthews, North Carolina 28106
Telephone: (704) 330-1111

NEW CONVENIENCE STORE FOR:
CIRCLE K
SOUTHEAST CORNER OF
AUGUSTA ROAD (US 1) AND LIBRARY HILL LANE
LEXINGTON, SOUTH CAROLINA



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

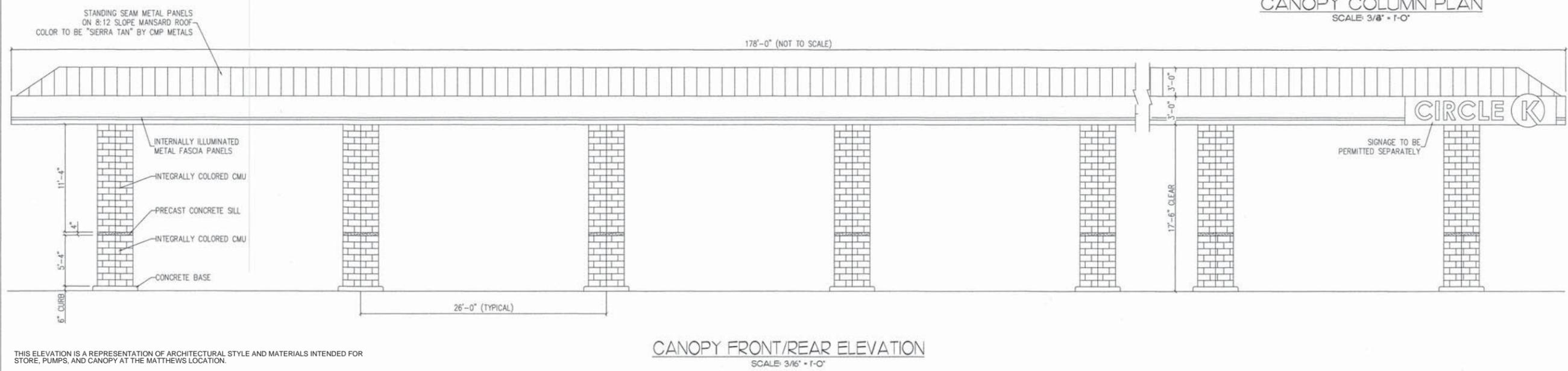
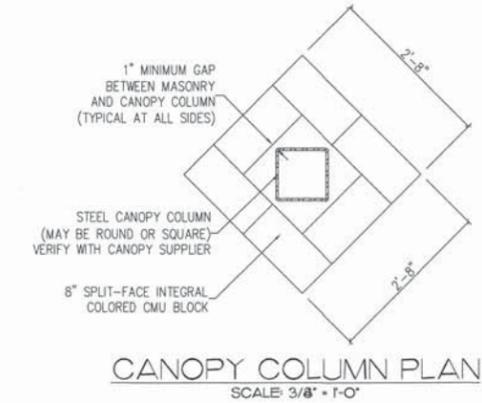
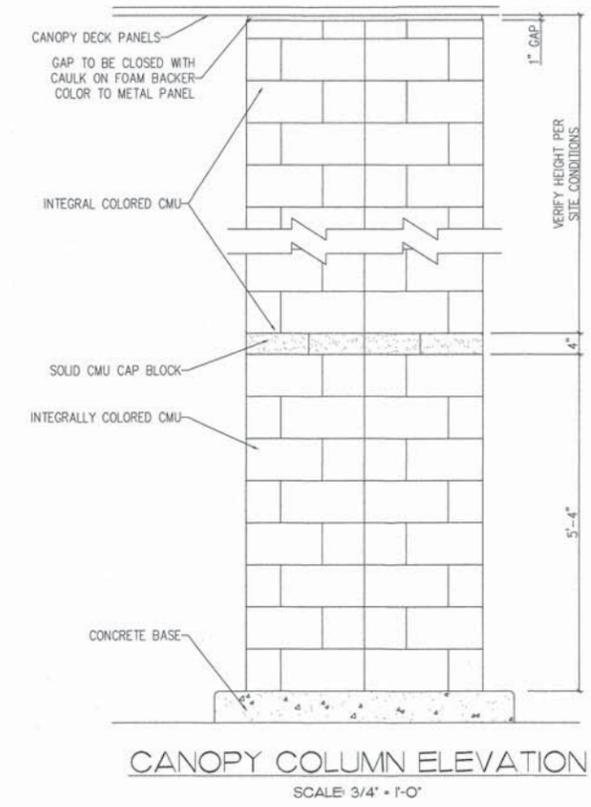
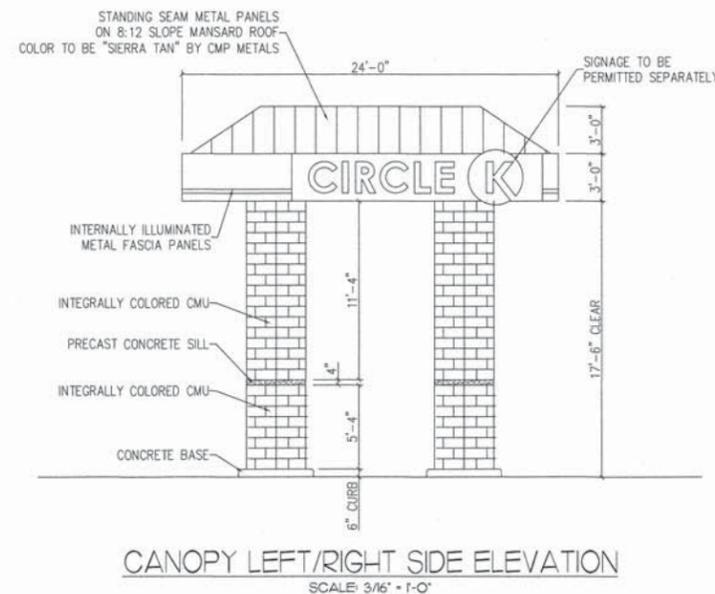
EXTERIOR MATERIAL SPECIFICATIONS

CMU:
WESTERN BLOCK SPLIT-FACE CMU 'BOOT BROWN'

CANOPY PANELS:
INTERNALLY ILLUMINATED WITH SIGNAGE TO BE
PERMITTED SEPARATELY

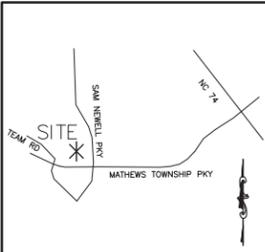
NOTES

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.



THIS ELEVATION IS A REPRESENTATION OF ARCHITECTURAL STYLE AND MATERIALS INTENDED FOR STORE, PUMPS, AND CANOPY AT THE MATTHEWS LOCATION.

Bids Due	
Set No	
Revisions	
Scale	AS NOTED
Drawn By	CTC
Checked By	TRB
Date	3/10/2017
Job No	10217

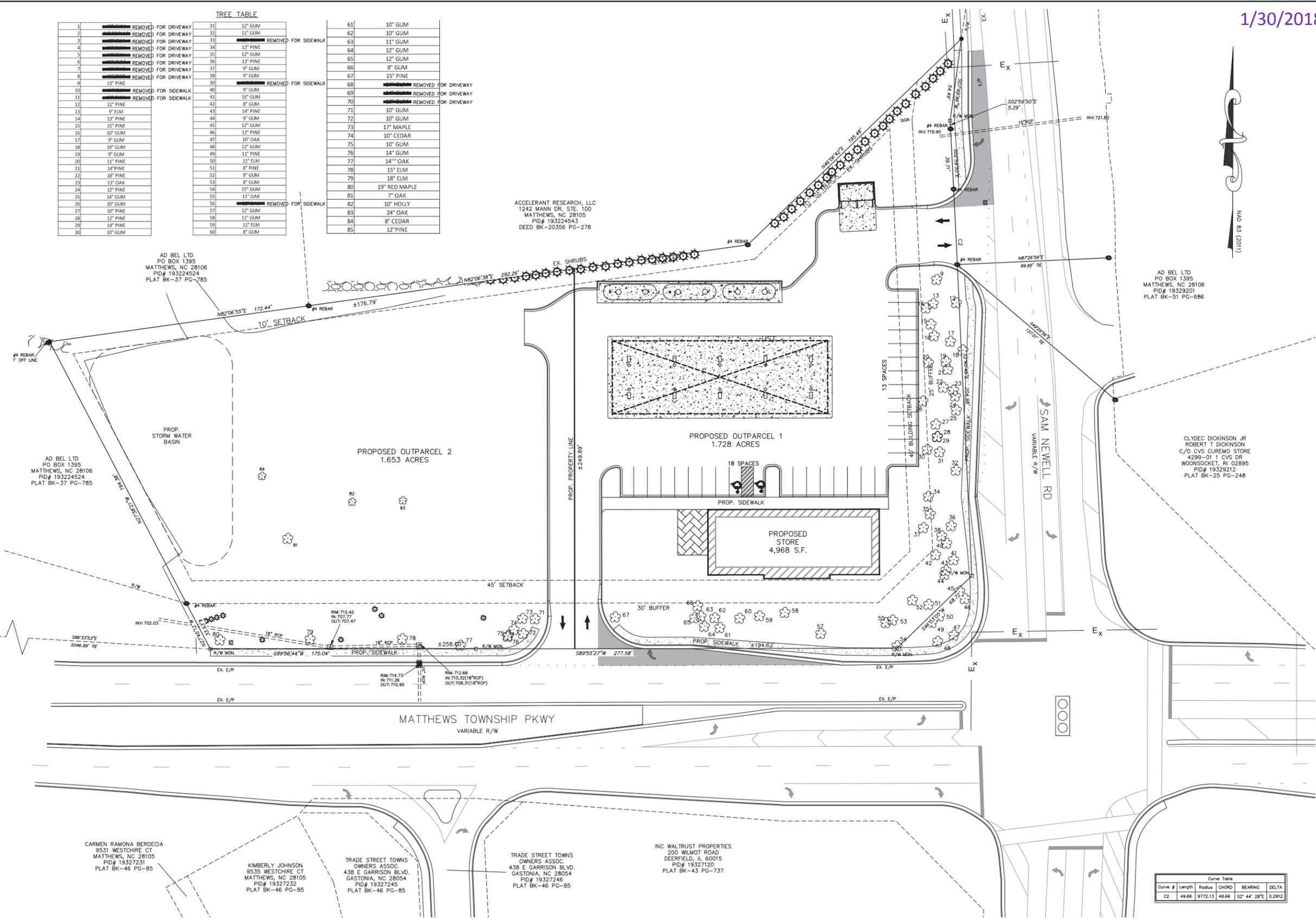


VICINITY MAP: N.T.S.

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
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 - 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

ACCELERANT RESEARCH, LLC
1242 MANN DR. STE. 100
MATTHEWS, NC 28105
PID# 193224543
DEED BK-20356 PG-278

AD BEL LTD
PO BOX 1395
MATTHEWS, NC 28106
PID# 19329201
PLAT BK-51 PG-686

CLYDECK DICKINSON JR
ROBERT T DICKINSON
C/O CVS CUREMO STORE
4299-01 1 CVS DR
WOONSOCKET, RI 02895
PID# 19329212
PLAT BK-25 PG-248

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

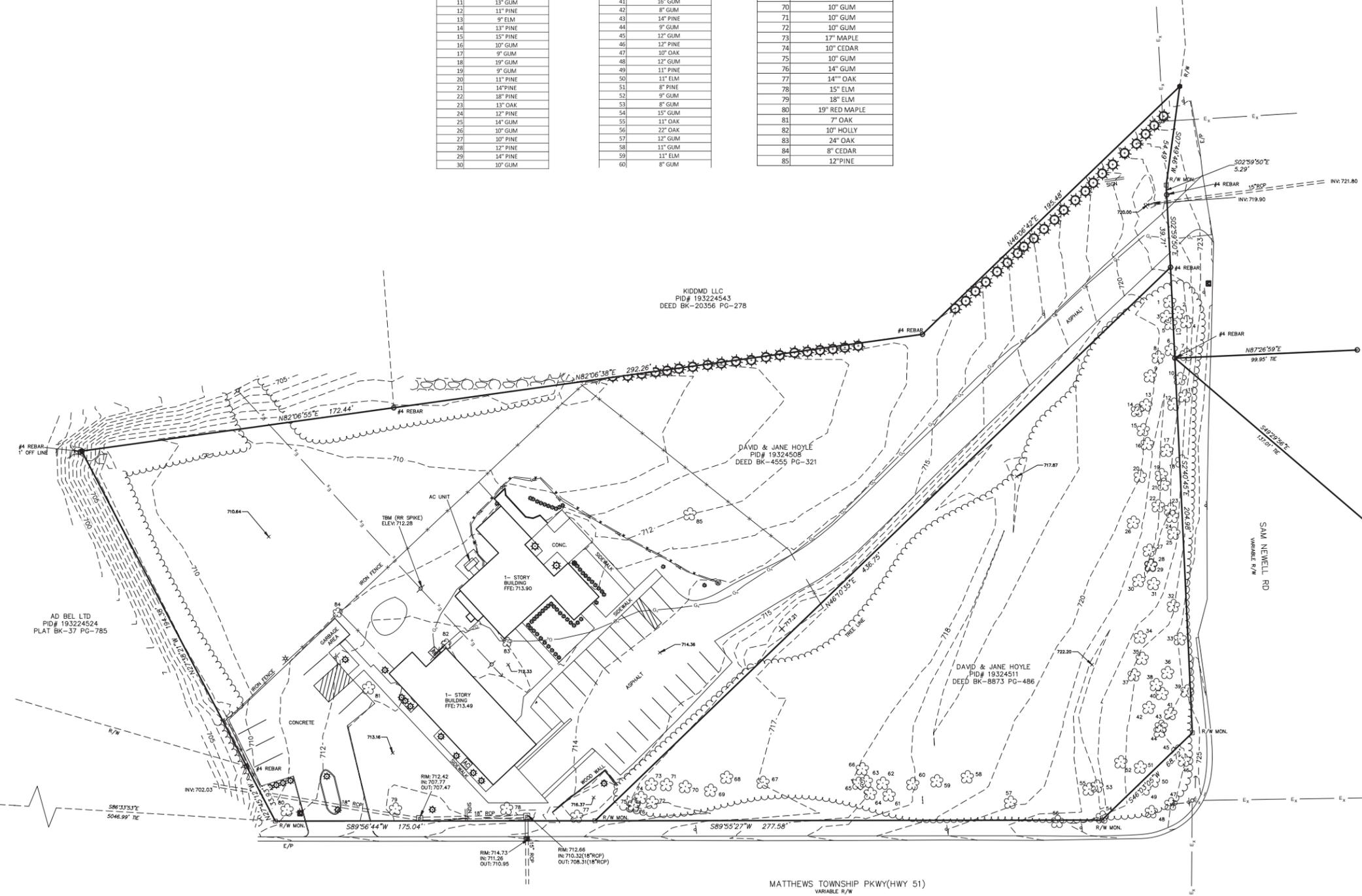
1	19" GUM	31	12" GUM	61	10" GUM
2	14" POPLAR	32	11" GUM	62	10" GUM
3	10" ELM	33	13" GUM	63	11" GUM
4	15" GUM	34	12" PINE	64	12" GUM
5	12" ELM	35	12" GUM	65	12" GUM
6	36" GUM	36	13" PINE	66	8" GUM
7	15" PINE	37	9" GUM	67	15" PINE
8	11" PINE	38	9" GUM	68	14" GUM
9	13" PINE	39	14" GUM	69	14" GUM
10	14" ELM	40	9" GUM	70	10" GUM
11	13" GUM	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" GUM
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	10" GUM	56	22" OAK		
27	10" PINE	57	12" GUM		
28	12" PINE	58	11" GUM		
29	14" PINE	59	11" ELM		
30	10" GUM	60	8" GUM		

NOTES

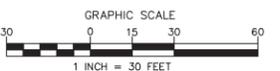
- ALL DISTANCES ON THIS MAP ARE HORIZONTAL GROUND, UNLESS OTHERWISE NOTED.
- AREAS CALCULATED BY COORDINATE GEOMETRY.
- TAX PARCEL #19324508 & 19324511
OWNER INFO:
DAVID & JANE HOYLE
8811 FOLGER DR
CHARLOTTE NC 28270
DEED BOOK-4555 PAGE-321
DEED BOOK-8873 PAGE-486
- HORIZONTAL DATUM: NORTH CAROLINA, 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.

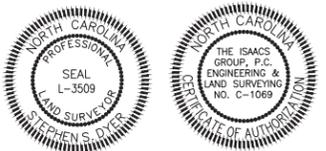
- LEGEND:**
- REBAR FOUND (AS NOTED)
 - △ CONCRETE MONUMENT
 - #4 IRON SET
 - UTILITY POLE
 - GAS METER
 - TREE
 - GUY WIRES
 - ★ LIGHT POLE
 - ✱ AIR CONDITION UNITS
 - ✱ SIGNS
 - ✱ SHRUB
 - WELL
 - MAIL BOX
 - GAS LINE
 - OVERHEAD UTILITY LINE
 - UNDERGROUND ELECTRIC
 - FENCE
 - TREE LINE
 - E/P EDGE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



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

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) 527-8355

NO.	BY	DATE	REVISION

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

