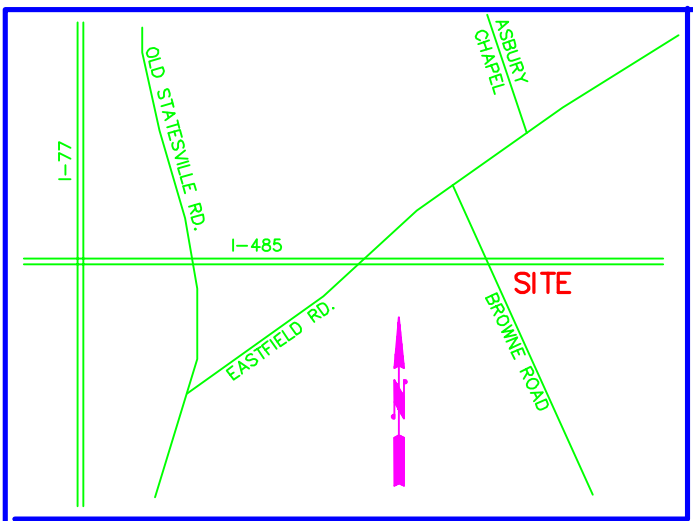


I, RUFUS JACKSON LOVE CERTIFY THAT THIS MAP WAS DRAWN FROM AN ACTUAL SURVEY UNDER DIRECT SUPERVISION, THAT THE RATIO OF PRECISION IS 1:10,000+ BEFORE ADJUSTMENTS; AND THAT THE ANGULAR ERROR WAS < 7.5 SECONDS PER TURN.



VICINITY MAP  
NO SCALE

Course	Bearing	Distance
L1	N 30°14'16" W	50.00'
L2	N 35°51'34" W	49.98'
L3	N 42°49'57" W	100.03'
L4	N 45°31'08" W	18.31'
L5	S 12°28'22" E	46.57'
L6	N 72°22'01" E	121.17'
L7	N 13°00'06" W	89.87'
L8	N 02°39'08" W	55.47'
L9	S 02°39'08" E	50.96'
L10	N 66°06'03" E	27.07'

**LEGEND:**

- PROPERTY LINE
- - - TIE LINE
- - - UNSURVEYED LINE
- - - EDGE OF PAVEMENT
- - - SETBACK LINE
- - - EXISTING CONTOUR
- - - BUFFER
- - - TREE SAVE LINE
- - - REZONING AREA
- CP COMPUTED POINT
- PP POWER POLE
- X DIRECTIONAL LIGHT

**PARKING DATA**

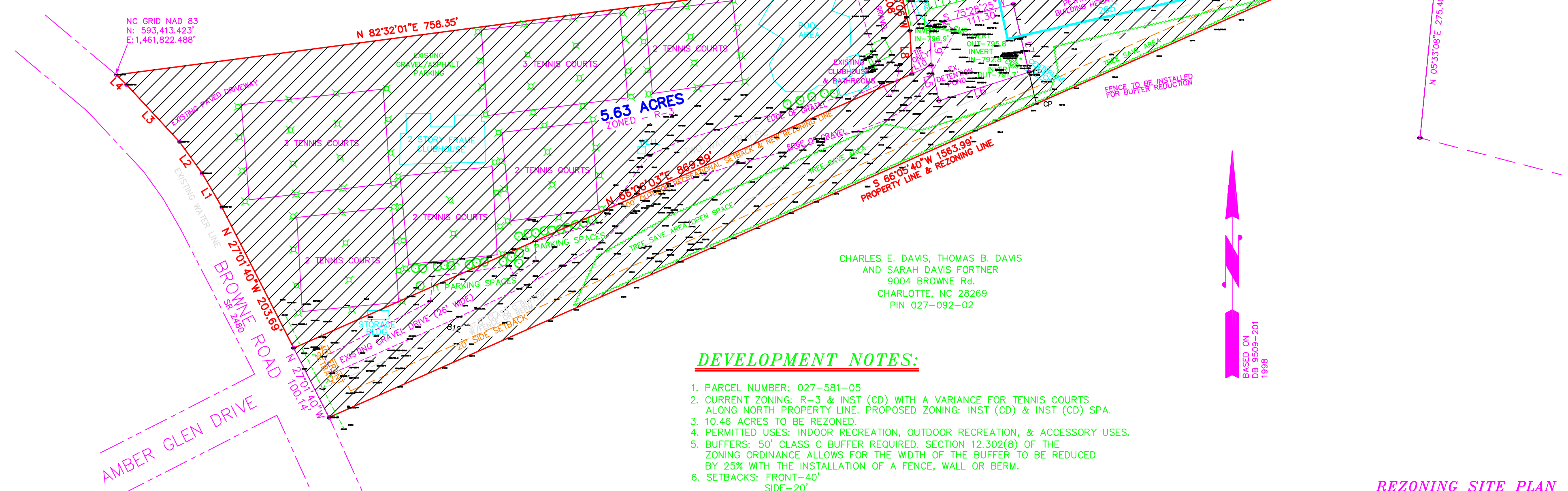
**SPACES NEEDED**  
 14 EXISTING COURTS AT 3 SPACES PER COURT = 42 SPACES  
 4000 SQUARE FOOT POOL AT 1SPACE PER 75 SQ.FT. = 54 SPACES  
 4 NEW COURTS AT 3 SPACES PER COURT = 12 SPACES  
**TOTAL NEEDED = 108 SPACES**  
**TOTAL PROVIDED = 122 SPACES**

DEPARTMENT OF TRANSPORTATION  
 206 CHARTER STREET  
 ALBEMARLE, NC 28001  
 DB: 11864-668 11176-167  
 I-485 CORRIDOR

WITNESS MY HAND AND OFFICIAL SEAL THIS \_\_\_ DAY OF \_\_\_\_\_

N.C.P.L.S. L-2844  
 LICENSE NO. \_\_\_\_\_  
 PROFESSIONAL LAND SURVEYOR

THOMAS B. DAVIS  
 & w/f. MAE MOREHEAD  
 9024 BROWNE Rd.  
 CHARLOTTE, NC 28269  
 PIN 027-092-09



CHARLES E. DAVIS, THOMAS B. DAVIS  
 AND SARAH DAVIS FORTNER  
 9004 BROWNE Rd.  
 CHARLOTTE, NC 28269  
 PIN 027-092-02

**DEVELOPMENT NOTES:**

1. PARCEL NUMBER: 027-581-05
2. CURRENT ZONING: R-3 & INST (CD) WITH A VARIANCE FOR TENNIS COURTS ALONG NORTH PROPERTY LINE. PROPOSED ZONING: INST (CD) & INST (CD) SPA.
3. 10.46 ACRES TO BE REZONED.
4. PERMITTED USES: INDOOR RECREATION, OUTDOOR RECREATION, & ACCESSORY USES.
5. BUFFERS: 50' CLASS C BUFFER REQUIRED. SECTION 12.302(8) OF THE ZONING ORDINANCE ALLOWS FOR THE WIDTH OF THE BUFFER TO BE REDUCED BY 25% WITH THE INSTALLATION OF A FENCE, WALL OR BERM.
6. SETBACKS: FRONT-40'  
SIDE-20'  
REAR-20'
7. DIRECTIONAL LIGHTING ALREADY EXISTS IN REZONING AREA. LIGHTING TYPE: SHIELDED WITH FULL CUT-OFF (NO WALL "PAK" TYPE). ANY DETACHED LIGHTING WILL NOT EXCEED 25' IN HEIGHT.
8. ALL NEW SIGNS INSTALLED ON THE SITE WILL BE ERRECTED IN ACCORDANCE WITH THE REQUIREMENTS OF THE ORDINANCE.
9. ALTERATIONS TO THE CONDITIONAL PLAN ARE SUBJECT TO SECT. 6.207.
10. THE PETITIONER SHALL COMPLY WITH THE CHARLOTTE CITY COUNCIL APPROVED AND ADOPTED POST CONSTRUCTION CONTROLS ORDINANCE.
11. ACCORDING TO THE CITY OF CHARLOTTE'S DRIVEWAY REGULATIONS, CDOT HAS THE AUTHORITY TO REGULATE/APPROVE ALL PRIVATE STREET/DRIVEWAY AND PUBLIC STREET CONNECTIONS TO THE RIGHT-OF-WAY OF A STREET UNDER THE REGULATORY JURISDICTION OF THE CITY OF CHARLOTTE.
12. ALL PROPOSED COMMERCIAL DRIVEWAY CONNECTIONS TO A FUTURE PUBLIC STREET WILL REQUIRE A DRIVEWAY PERMIT TO BE SUBMITTED TO CDOT FOR REVIEW AND APPROVAL.
13. A RIGHT-OF-WAY ENCROACHMENT AGREEMENT IS REQUIRED FOR THE INSTALLATION OF ANY NON-STANDARD ITEM(S) (IRRIGATION SYSTEMS, DECORATIVE CONCRETE PAVEMENT, BRICK PAVERS, ETC.) WITHIN A PROPOSED/EXISTING CITY MAINTAINED STREET RIGHT-OF-WAY BY A PRIVATE INDIVIDUAL, GROUP, BUSINESS, OR HOMEOWNER'S/BUSINESS ASSOCIATION. AN ENCROACHMENT AGREEMENT MUST BE APPROVED BY CDOT PRIOR TO THE CONSTRUCTION/INSTALLATION OF THE NON-STANDARD ITEM(S).
14. TREE SAVE AREA PROVIDED = 1.1 ACRES+/-
15. AN ADDITIONAL 5 FEET OF WIDTH OF WAY ALONG BROWNE ROAD WILL BE DEDICATED TO

**GENERAL NOTES:**

1. THIS PROPERTY IS NOT LOCATED IN A DESIGNATED FLOOD ZONE.
2. AREA DETERMINED BY COORDINATE COMPUTATION.
3. CP DENOTES COMPUTED POINT, NO MONUMENT FOUND OR SET.
4. UNDERGROUND UTILITIES NOT LOCATED AS OF THIS DATE.
5. NO GRID MONUMENTS APPEAR TO BE WITHIN 2000'.
6. SUBJECT PROPERTY IS CURRENTLY ZONED - R-3.
7. 5.63 ACRES TO BE REZONED INST (CD) SPA.
8. SITE IS CURRENTLY USED AS TENNIS & SWIM CLUB AND REMAINDER HAS BEEN REZONED TO INSTITUTIONAL (CD) PETITION #2011-026.
9. CURRENT BUFFERS CONSIST OF RIVER BIRCH AND WAX MYRTLE.
10. SITE IS SERVED BY PUBLIC WATER AND SEWER.
11. PROPERTY ACQUIRED FEBRUARY 1998 AND TENNIS CLUB BUILT.
12. NO WETLANDS ON PROPERTY.

**REZONING SITE PLAN**  
 PROPERTY OF  
**CHARLOTTE RACQUET CLUB, LLC.**

9300 BROWNE ROAD  
 DEED BOOK 9509-201, PIN 027-581-05  
 MALLARD CREEK TOWNSHIP, MECKLENBURG COUNTY  
 CHARLOTTE, NORTH CAROLINA  
 JULY 18, 2011

REVISED: ADDED SPA ON PROPOSED ZONING. ADDED CURRENT DRAWING INFO ON THE NEW PROJECT AREA. 7/18/2011  
 REVISED: PER CITY OF CHARLOTTE REVIEW COMMENTS. 7/19/11  
 REVISED: PER CITY OF CHARLOTTE REVIEW COMMENTS. SUBMITTAL #1. 9/02/11

FILE NAME: CHAR-RACQUET-COURT-REZONE

PETITIONER & OWNER: ROBBIE D. SMITH & w/f. PATRICIA T.  
 11609 FOX TROT Dr. CHARLOTTE, NC 28269  
 PHONE 704-492-6931 EMAIL ROMAND310@GMAIL.COM

SIGNATURE OF PETITIONER \_\_\_\_\_

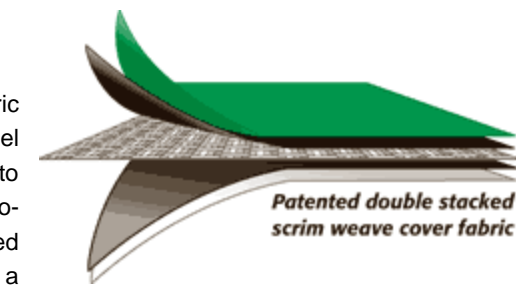




1 Typical Building Perspective  
N.T.S.

**Highest Quality — Built to Last**

ClearSpan's all-purpose Hercules Truss Arch fabric structures are rugged. We use the highest quality steel available — Allied Gatorshield® galvanized steel — to manufacture the most durable frames. With Allied's Flo-Coat® triple-layer process, our frames have unmatched rust and corrosion protection. Fabric covers have a patented weave that is lightweight yet exceptionally strong. Covers are also UV treated and weather resistant for long-lasting use, and flame retardant material is available. Nova-Shield II™ with ArmorKote™ covers have a 15 year warranty. ClearSpan's pre-engineered truss arch structures meet all wind and snow load regulations.



**Minimal Foundation Requirements**

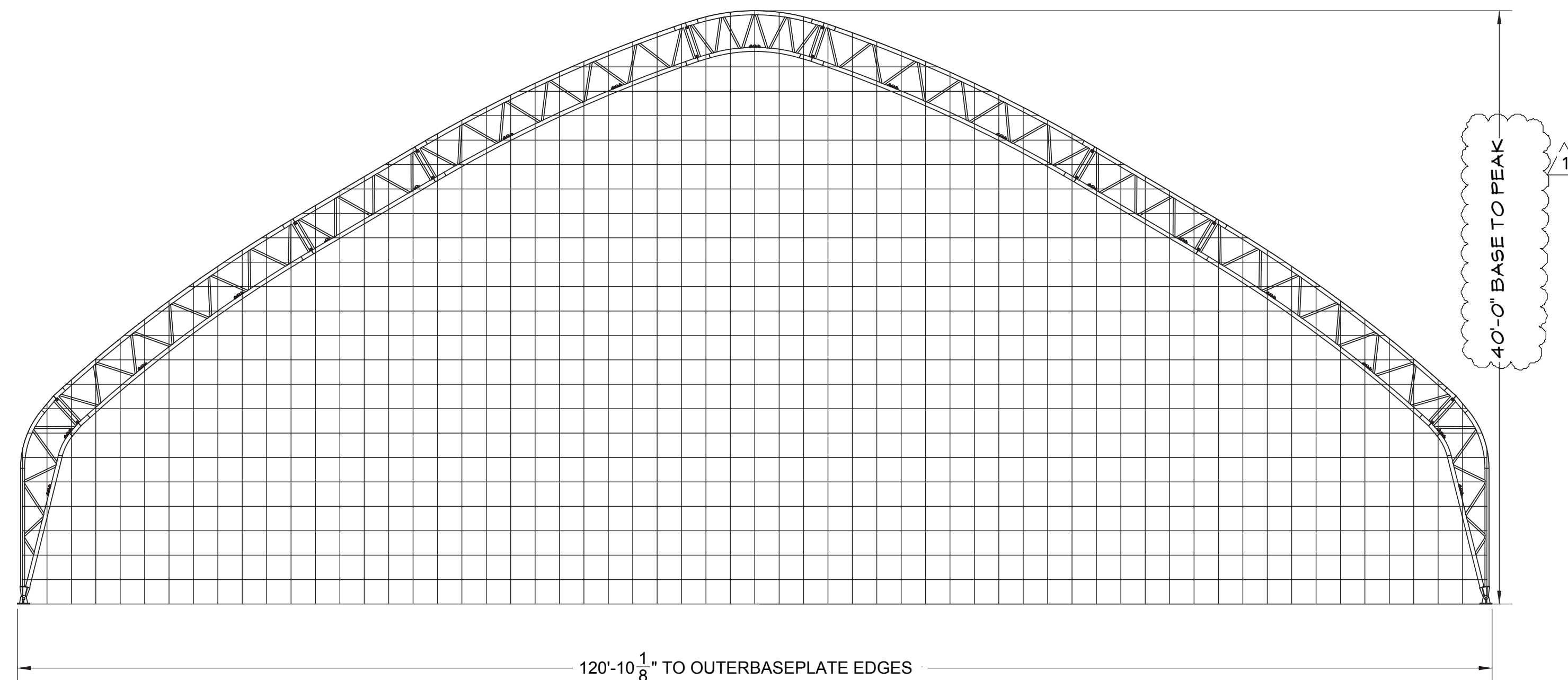
Costly concrete foundations are not necessary for ClearSpan buildings, whether for permanent or temporary use. Save money by installing a building directly on the ground with little to no site preparation. The flexible nature of our covers means that they can safely be erected on somewhat uneven surfaces. ClearSpan structures can also be constructed on asphalt or concrete, and you can add height to your building by putting it on a pony wall, shipping containers or concrete blocks. Our Marita Ray Anchoring System for Hercules Truss Arch Buildings requires no excavation, meaning that it provides superior holding capacity while being environmentally friendly. Other anchoring options are also available.

**Fabric Covering:** Flame Retardant Nova-Shield II polyethylene or vinyl  
**Color:** White  
**Steel Frame:** See below  
**Foundation and or knee wall:** CIP or block concrete piers or walls - natural finish  
**Building Height:** Maximum building height not to exceed 40'-0"

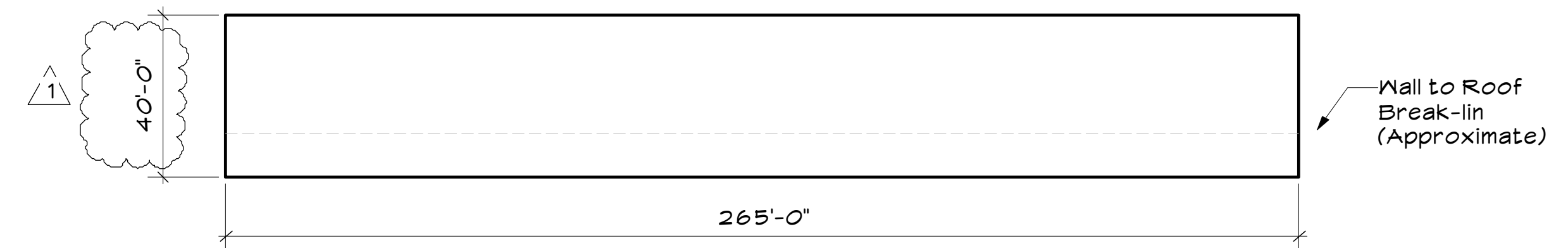
**STEEL:**

1. ALL STRUCTURAL STEEL TUBING SHALL BE GALVANIZED, MIN. YIELD STRENGTH 50 KSI, SECTION PROPERTIES, DESIGN VALUES, AND GALVANIZING PROTECTION SHALL MEET OR EXCEED STANDARDS BY ALLIED TUBE AND CONDUIT - HARVEY, ILLINOIS.
2. STEEL PLATES SHALL COMPLY WITH ASTM A572 GRADE 50 OR EQUAL. STRUCTURAL STEEL IS TO BE SHOP PRIME-COATED WITH COLD GALVANIZING COMPOUND. APPLY SHOP PRIME COAT TO OBTAIN A UNIFORM DRY FILM THICKNESS OF NOT LESS THAN 2-MILS.
3. ALL BOLTED CONNECTIONS SHALL USE A325 BOLTS WITH COMPATIBLE WASHERS AND NUTS OF DIAMETERS INDICATED ON PLANS. BOLTS NEED ONLY BE TIGHTENED TO THE SNUG-TIGHT CONDITION. THE SNUG-TIGHT CONDITION IS DEFINED AS THE TIGHTNESS ATTAINED BY A FEW IMPACTS OF AN IMPACT WRENCH, OR THE FULL EFFORT OF A MAN USING AN ORDINARY SPUD WRENCH.
4. ALL STRUCTURAL STEEL IS TO BE FABRICATED IN ACCORDANCE WITH THE LATEST EDITION OF AISC "SPECIFICATION FOR THE DESIGN, FABRICATION AND ERECTION OF STRUCTURAL STEEL FOR BUILDINGS."

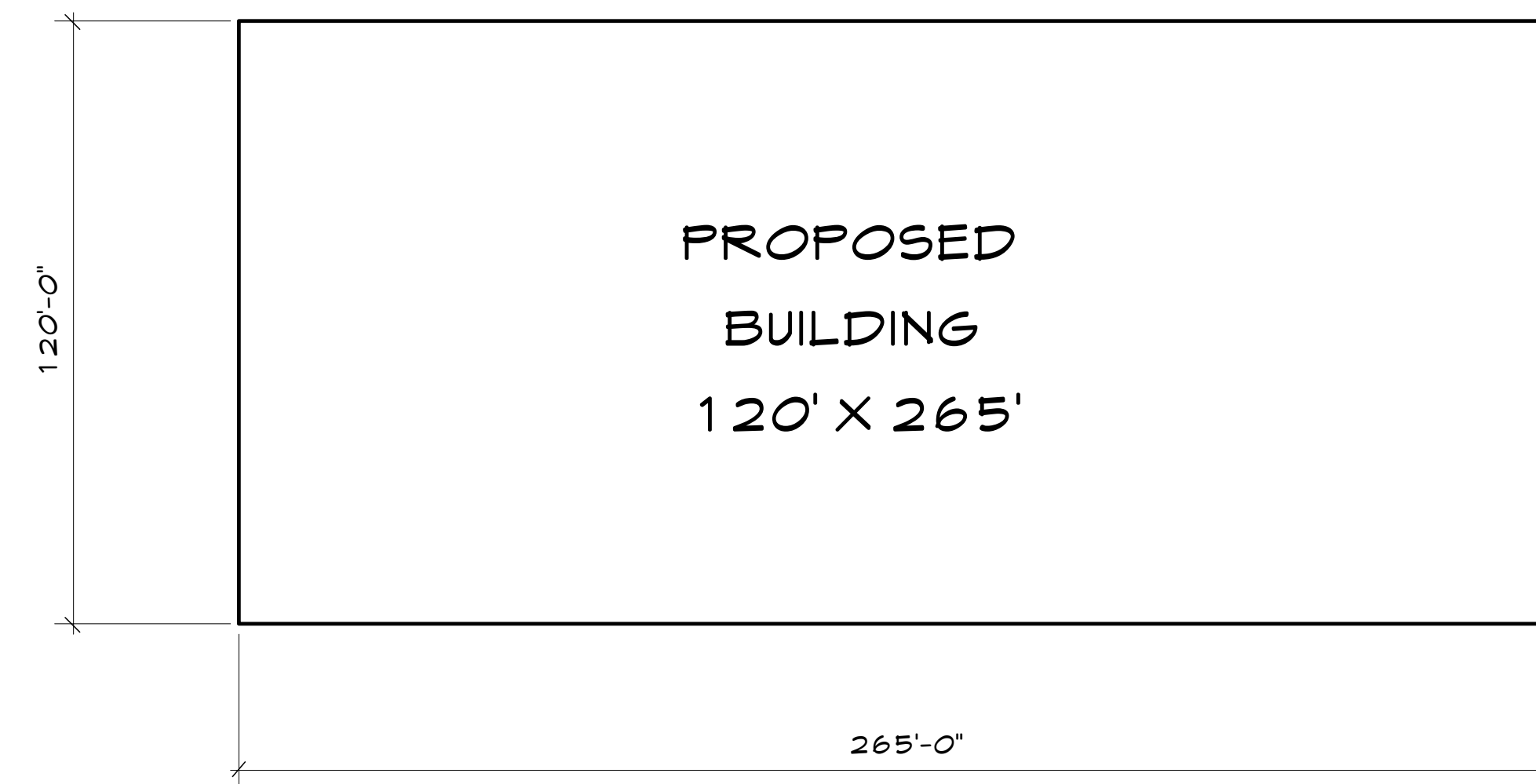
**HK120 FRONT VIEW**  
GRID = 2' - 0"



2 Typical Building End Section  
N.T.S.



3 Building Side Elevation  
1" = 30'-0"



4 Building Floor Plan Layout  
1" = 30'-0"

**General Notes**

1. See text note this sheet for frame and exterior material specifications.
2. End doors and egress as required by code to be located in End Walls. See Perspective this sheet.

NOTE:  
ALL DIMENSIONS ARE IN FEET

Know what's below.  
Call before you dig.  
**811**  
NORTH CAROLINA  
ONE-CALL CENTER INC.  
DIAL 811 or 1-800-632-4949  
2 BUSINESS DAYS BEFORE DIGGING  
www.ncocc.org

4-13-2011 Building height and materials specs added

**BUILDING ELEVATIONS AND FLOOR PLAN**

**CES GROUP, INC.**  
274 N. Hwy. 16, SUITE 300  
DENVER, NC 28037

PROPERTY OF  
**CHARLOTTE RACQUET CLUB, LLC.**  
DEED BOOK 909-201, PN 027-81-05  
MALLARD CREEK TOWNSHIP, MECKLENBURG COUNTY  
CHARLOTTE, NORTH CAROLINA  
FEBRUARY 22, 2011

STM  
STM  
110413 CRC Elevations  
  
AS NOTED  
BUILDING ELEVATIONS

**A1**