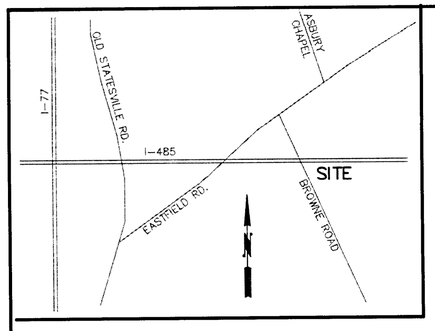
I, RUFUS JACKSON LOVE CERTIFY THAT THIS MAP WAS DRAWN FROM AN ACTUAL SURVEY UNDER MY DIRECT SUPERVISION, THAT THE RATIO OF PRECISION IS 1:10,000+ BEFORE ADJUSTMENTS; AND THAT THE ANGULAR ERROR WAS < 7.5 SECONDS PER TURN.

WITNESS MY HAND AND OFFICIAL SEAL THIS ____ DAY OF _____

N.C.P.L.S. L-2844
LICENSE NO.

PROFESSIONAL LAND SURVEYOR

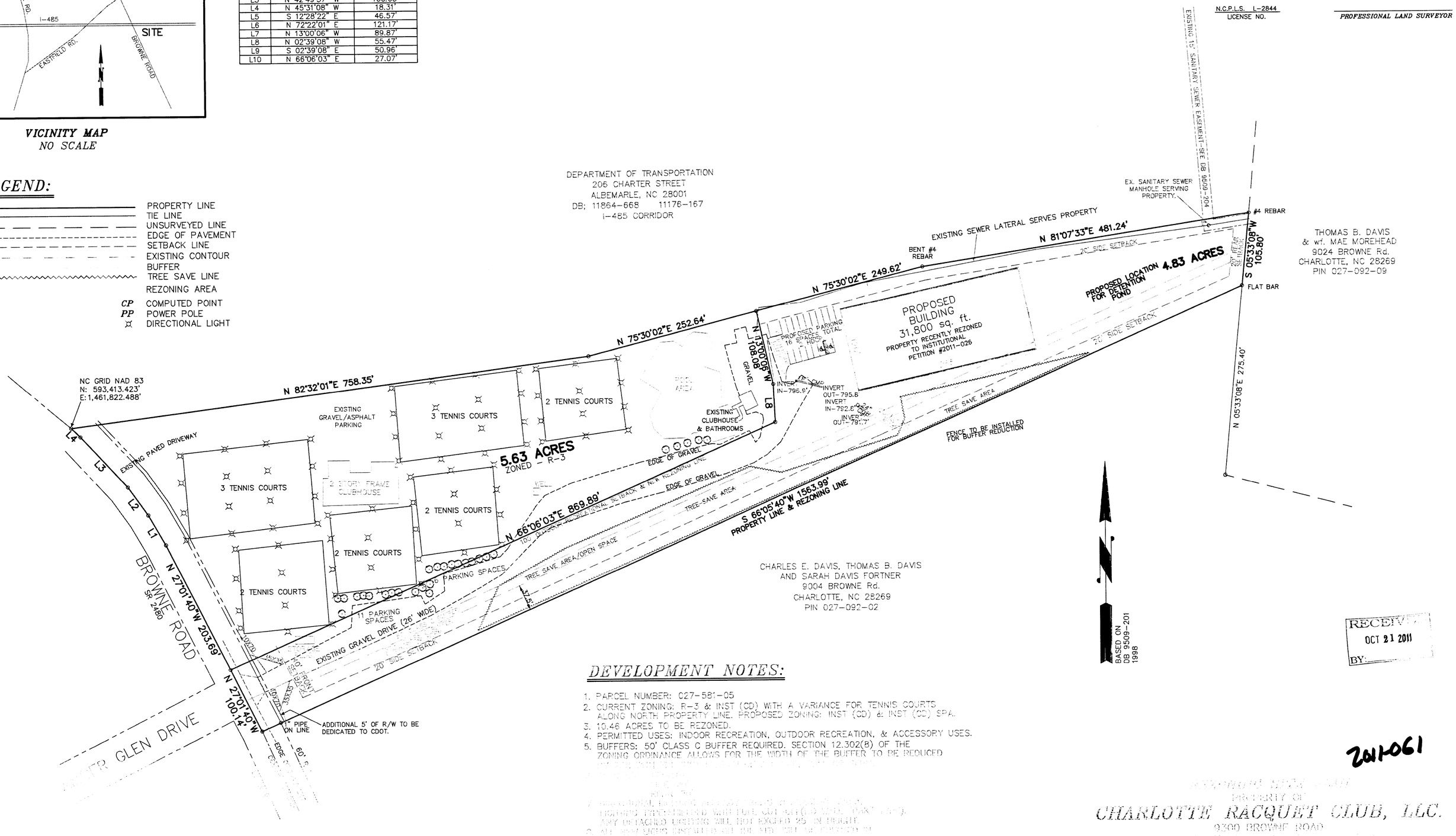


VICINITY MAP
NO SCALE

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
- DIRECTIONAL LIGHT



RECEIVED
OCT 21 2011
BY:

2011-061

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 [illegible]
6. [illegible]
7. [illegible] HEIGHT PRESCRIBED WITH THE CUT-OFF [illegible] ANY DETACHED LIGHTING WILL NOT EXCEED 25' IN HEIGHT.
8. ALL [illegible] LIGHTS INSTALLED ON THE SITE WILL BE DIRECTED [illegible]

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 AQUIRED FEBRUARY 1998 AND TENNIS CLUB BUILT.
12. NO WETLANDS ON PROPERTY.
13. ONE PROPOSED NEW SIGN AT EXISTING ENTRANCE
14. SITE IS NOT WITHIN A WATERSHED PROTECTED AREA.
15. ALTERATIONS TO THE CONDITIONAL PLAN ARE SUBJECT TO SECT. 6.207.
16. ACCORDING TO THE CITY OF CHARLOTTE 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.
17. ALL PROPOSED COMMERCIAL DRIVEWAY CONNECTIONS TO A FUTURE PUBLIC STREET WILL REQUIRE A DRIVEWAY PERMIT TO BE SUBMITTED TO CDOT FOR REVIEW AND APPROVAL.
18. 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).
19. TREE SAVE AREA PER REZONING PETITION #2011-026 - 1.12 ACRES. TREE SAVE AREA PER DESIGN PLAN - 1.22 ACRES.
20. AN ADDITIONAL 5 FEET OF RIGHT-OF-WAY ALONG BROWNE ROAD WILL BE DEDICATED TO CDOT. BROWNE ROAD IS A MINOR THOROUGHFARE THAT REQUIRES A MINIMUM 70-FOOT RIGHT-OF-WAY(35 FEET ON BOTH SIDES OF THE STREET CENTER LINE).
21. TWO 35' X 35' AND TWO 10' X 70' SIGHT TRIANGLES ARE REQUIRED FOR THE ENTRANCE(S) TO MEET REQUIREMENTS. ALL PROPOSED TREES, BERMS, WALLS, FENCES, AND/OR IDENTIFICATION SIGNS MUST NOT INTERFERE WITH SIGHT DISTANCE AT THE ENTRANCE(S).

PYRAMID
LAND SURVEYING
RUFUS JACKSON LOVE
PROFESSIONAL LAND SURVEYOR L-2844
P.O. Box 11
Davidson, NC 28036
(704) 892-4249

[illegible]
PROPERTY OF
CHARLOTTE RACQUET CLUB, LLC.
9300 BROWNE ROAD
[illegible]

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
REVISED: PER CITY OF CHARLOTTE REVIEW COMMENTS. SUBMITTAL #2. 10/21/11

FILE NAME: CHAR-RACQUET-COURT-REZONE

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

SIGNATURE OF PETITIONER _____

100 0 100 200 300
GRAPHIC SCALE - FEET 1"=100'