

VICINITY MAP
NO SCALE

Course	Bearing	Distance
L1	N 30°14'16" W	59.00'
L2	N 35°31'34" W	49.98'
L3	N 42°49'57" W	100.03'
L4	N 45°31'05" 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°39'03" W	55.47'
L9	S 02°39'03" E	59.95'
L10	N 65°06'03" E	27.07'

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 _____

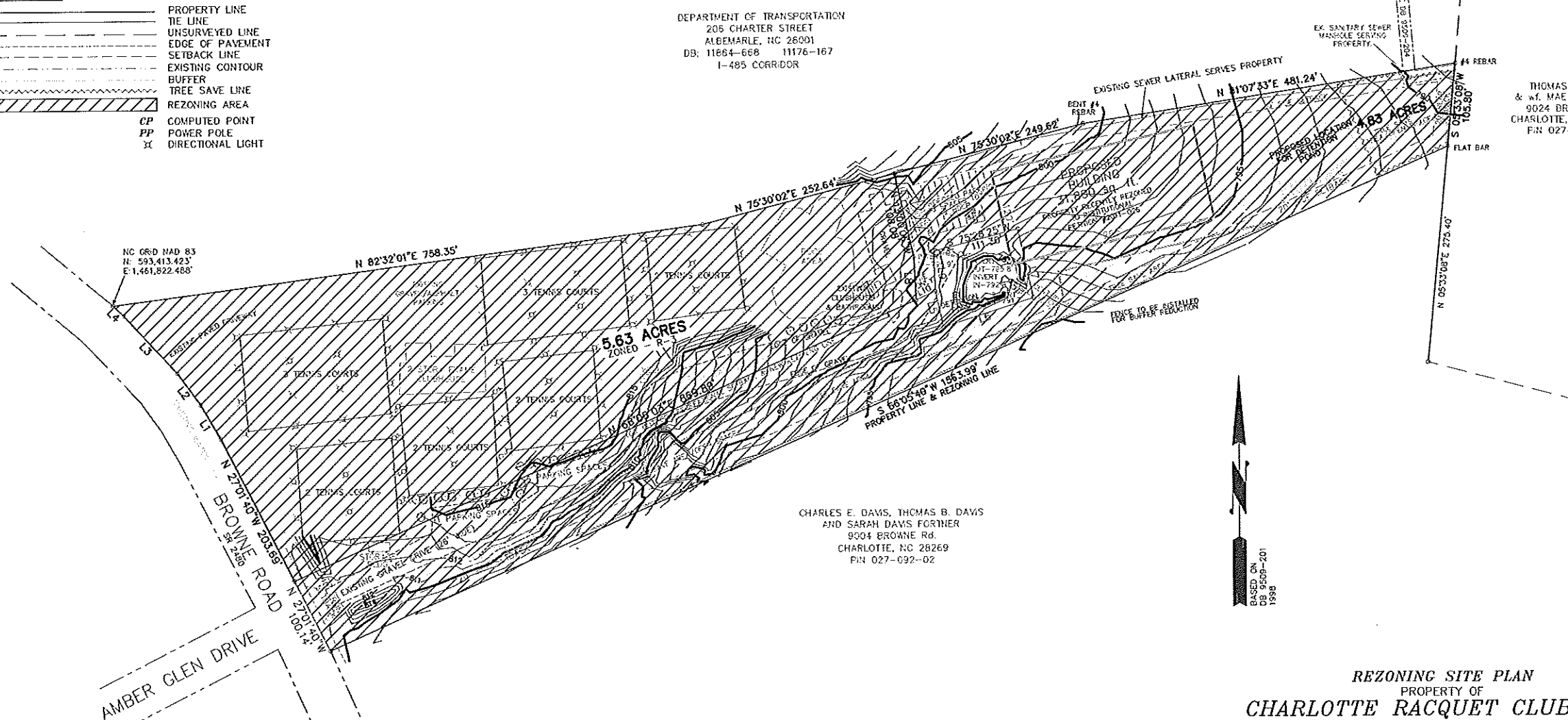
NCPLS L-2814
LICENSE NO. _____
PROFESSIONAL LAND SURVEYOR

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
- DL DIRECTIONAL LIGHT

DEPARTMENT OF TRANSPORTATION
205 CHARTER STREET
ALBEMARLE, NC 26001
DB: 11664-668 11176-167
I-485 CORRIDOR

THOMAS B. DAVIS
& w/ MAE MOREHEAD
9024 BROWNE Rd.
CHARLOTTE, NC 28269
PIN 027-032-09



CHARLES E. DAVIS, THOMAS B. DAVIS
AND SARAH DAVIS FORNER
9004 BROWNE Rd.
CHARLOTTE, NC 28269
PIN 027-032-02



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 & SWM 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.
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.

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. 5.63 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 ERECTED IN ACCORDANCE WITH THE REQUIREMENTS OF THE ORDINANCE.
9. ALTERATIONS TO THE CONDITIONAL PLAN ARE SUBJECT TO SECT. 6.207.

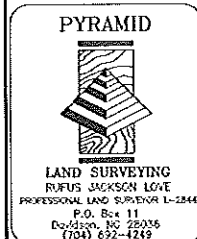
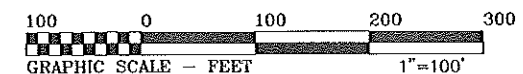
REZONING SITE PLAN
PROPERTY OF
CHARLOTTE RACQUET CLUB, LLC.

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

REVISED SPA ON PROPOSED ZONING, ADDED EXISTENT DRAWING INFO ON THE NEW PROJECT AREA 7/18/2011
REVISED PER CITY OF CHARLOTTE REVIEW COMMENTS 7/19/11
FILE NAME: CHAR-RACQUET-COURT-REZONE

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

SIGNATURE OF PETITIONER _____



*Received
8.19.11
2011-081*