

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

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

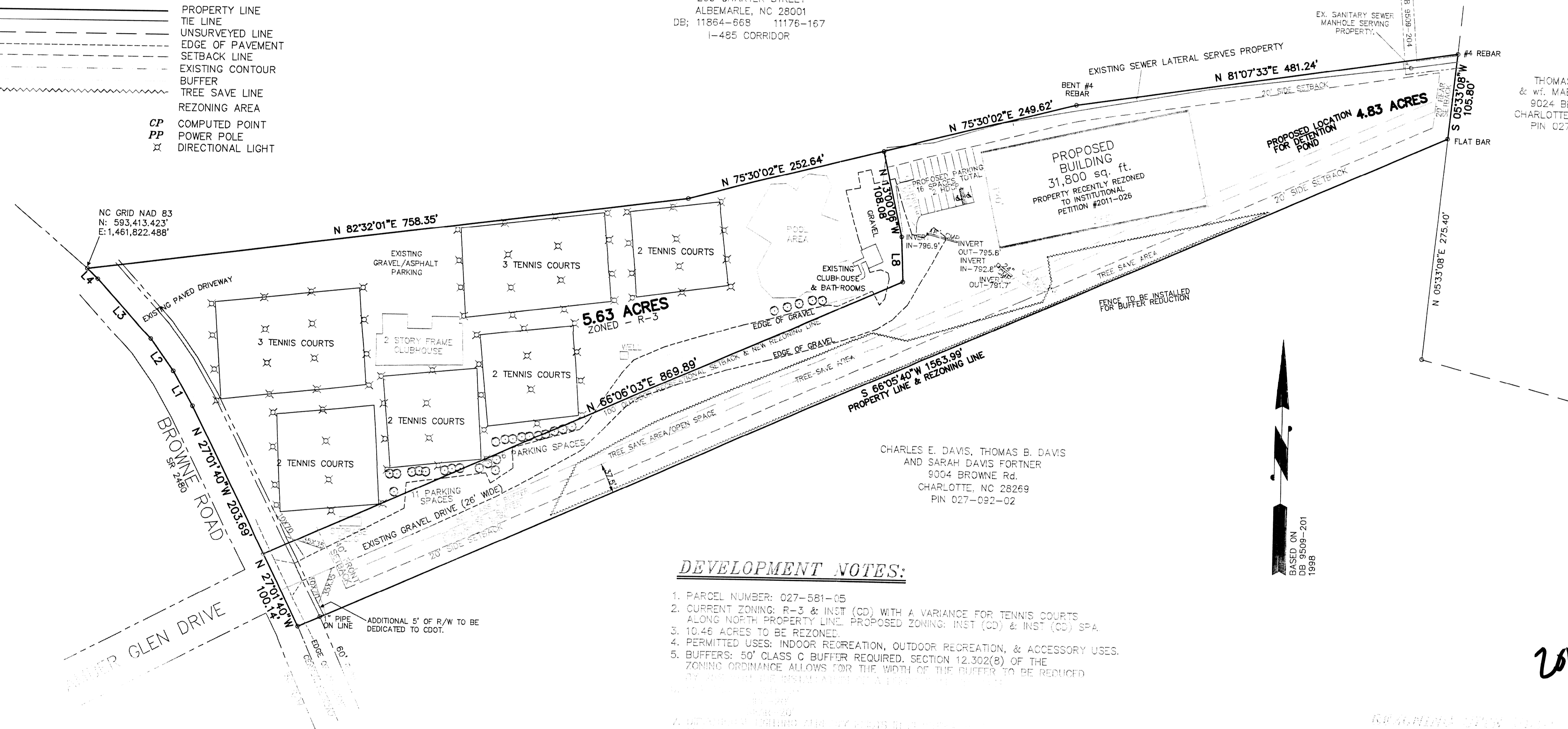
I, RUFUS JACKSON LOVE CERTIFY THAT THIS MAP WAS DRAWN FROM AN ACTUAL SURVEY UNDER MY DIRECT SUPERVISION, THAT THE RATIO OF PRECISION IS 1:10,000+ BEFORE ADJUSTMENTS; AND THAT THE ANGULAR ERROR WAS < 7.5 SECONDS PER TURN.

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

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

**APPROVED BY  
CITY COUNCIL**  
NOV 14 2011

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



NC GRID NAD 83  
N: 593,413.423'  
E: 1,461,822.488'

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(B) OF THE ZONING ORDINANCE ALLOWS FOR THE WIDTH OF THE BUFFER TO BE REDUCED TO 25 FEET FOR THE FOLLOWING: (1) BUFFER ADJACENT TO A PUBLIC STREET OR DRIVEWAY; (2) BUFFER ADJACENT TO A PUBLIC UTILITY; (3) BUFFER ADJACENT TO A PUBLIC WATERWAY; (4) BUFFER ADJACENT TO A PUBLIC AIRWAY; (5) BUFFER ADJACENT TO A PUBLIC RAILROAD; (6) BUFFER ADJACENT TO A PUBLIC AIRPORT; (7) BUFFER ADJACENT TO A PUBLIC WATERWAY; (8) BUFFER ADJACENT TO A PUBLIC AIRWAY; (9) BUFFER ADJACENT TO A PUBLIC RAILROAD; (10) BUFFER ADJACENT TO A PUBLIC AIRPORT.
6. ALL UTILITIES TO BE DEEPENED TO 48" BELOW FINISHED GRADE.
7. ALL UTILITIES TO BE DEEPENED TO 48" BELOW FINISHED GRADE.
8. ALL UTILITIES TO BE DEEPENED TO 48" BELOW FINISHED GRADE.

**GENERAL NOTES:**

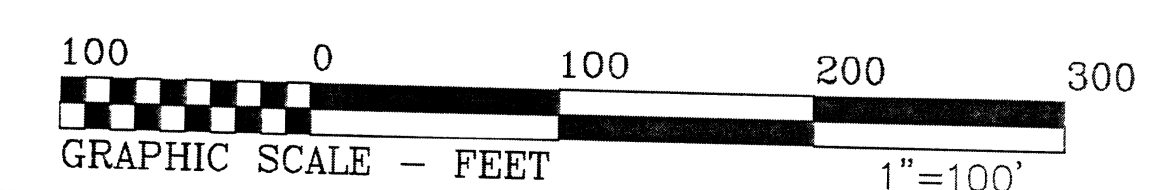
1. THIS PROPERTY IS NOT LOCATED IN A DESIGNATED FLOOD ZONE.
2. AREA DETERMINED BY COORDINATE COMPUTATION.
3. CP DENOTES COMPUTED POINT, NO MONUMENT FOUND OR SET.
4. UNDERGROUND UTILITIES NOT LOCATED AS OF THIS DATE.
5. NO GRID MONUMENTS APPEAR TO BE WITHIN 2000'.
6. SUBJECT PROPERTY IS CURRENTLY ZONED - 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.
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.

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

CHARLOTTE RACQUET CLUB, LLC  
9300 BROWNE ROAD  
CHARLOTTE, NC 28269

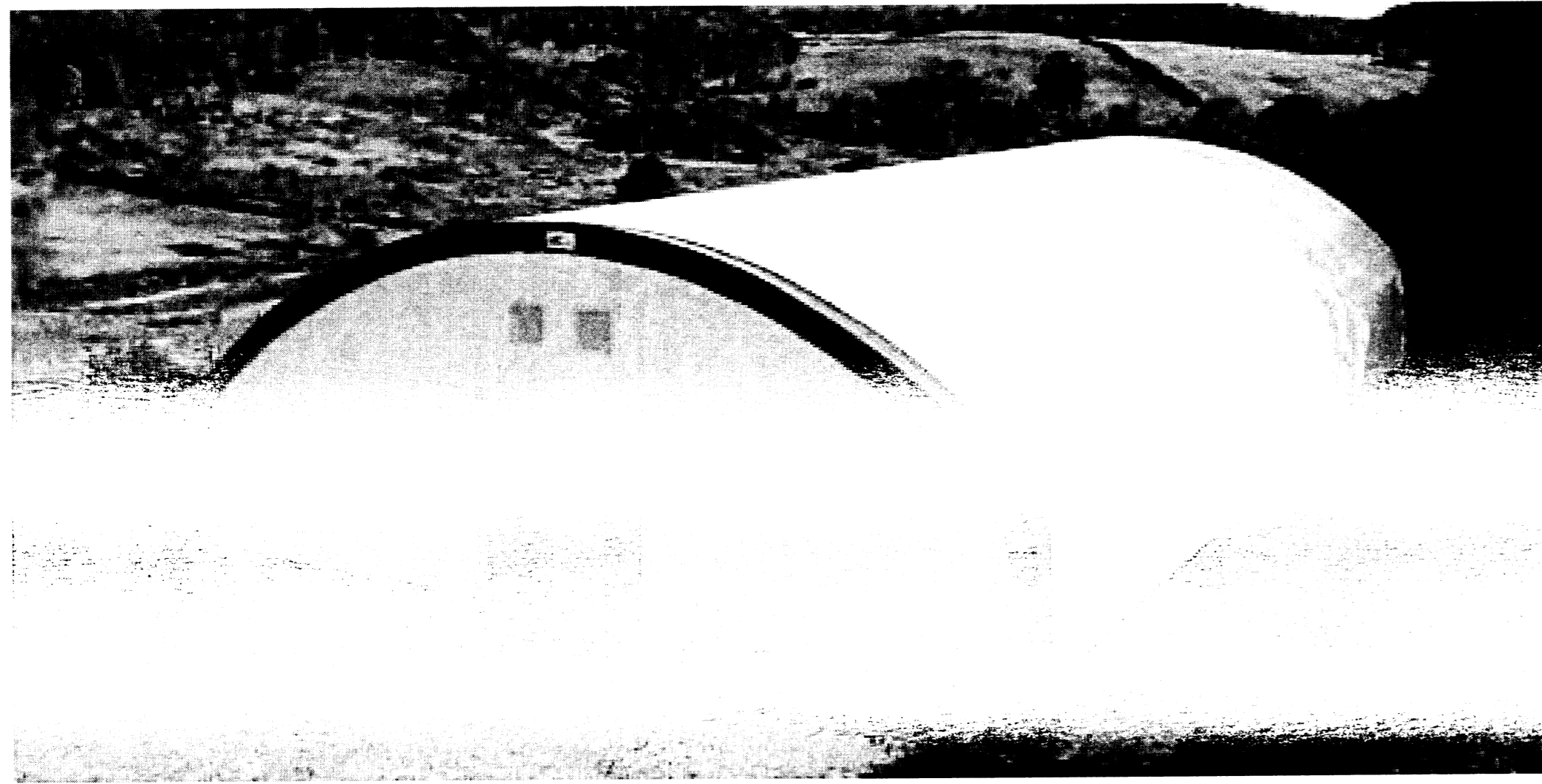
REVISIONS:  
REVISED: ADDED SPA ON PROPOSED ZONING, ADDED CURRENT DRAWING INFO ON THE NEW PROJECT AREA 7/18/2011  
REVISED: PER CITY OF CHARLOTTE REVIEW COMMENTS, 7/19/11  
REVISED: PER CITY OF CHARLOTTE REVIEW COMMENTS, SUBMITTAL #1, 8/02/11  
REVISED: PER CITY OF CHARLOTTE REVIEW COMMENTS, SUBMITTAL #2, 10/21/11

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



2011-061

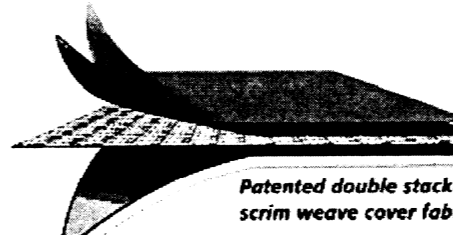
OCT 21 2011



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 Manta 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

1. ALL STRUCTURAL STEEL TUBING SHALL BE GALVANIZED, MIN. YIELD STRENGTH 50 KSI, WITH PROPER FINISH, DESIGN VALUES, AND MANUFACTURING PRACTICES. ALL STEEL SHALL BE FABRICATED IN ACCORDANCE WITH THE LATEST EDITION OF AISC "SPECIFICATION FOR THE DESIGN, FABRICATION AND ERECTION OF STRUCTURAL STEEL FOR BUILDINGS."

2. 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.

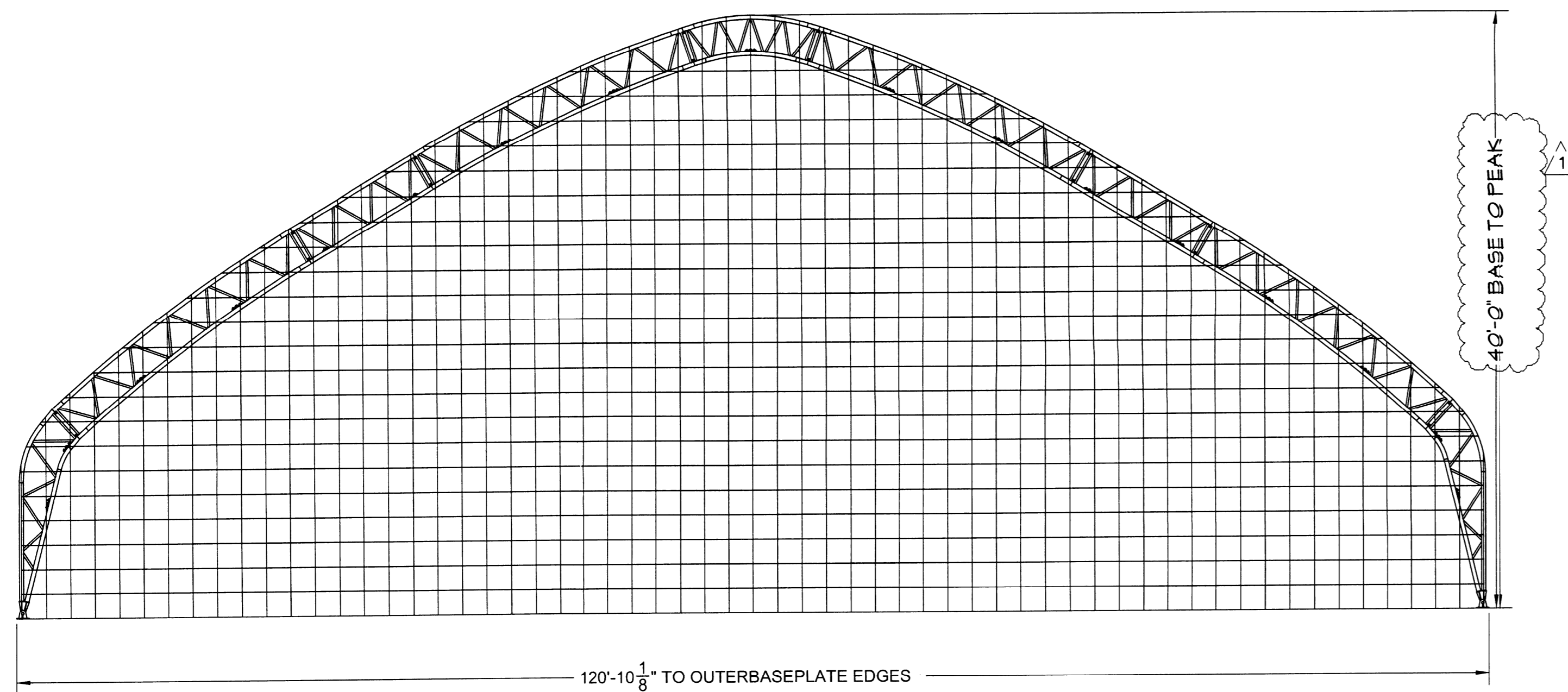
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4. ALL STRUCTURAL STEEL IS TO BE FABRICATED IN ACCORDANCE WITH THE LATEST EDITION OF AISC "SPECIFICATION FOR THE DESIGN, FABRICATION AND ERECTION OF STRUCTURAL STEEL FOR BUILDINGS."

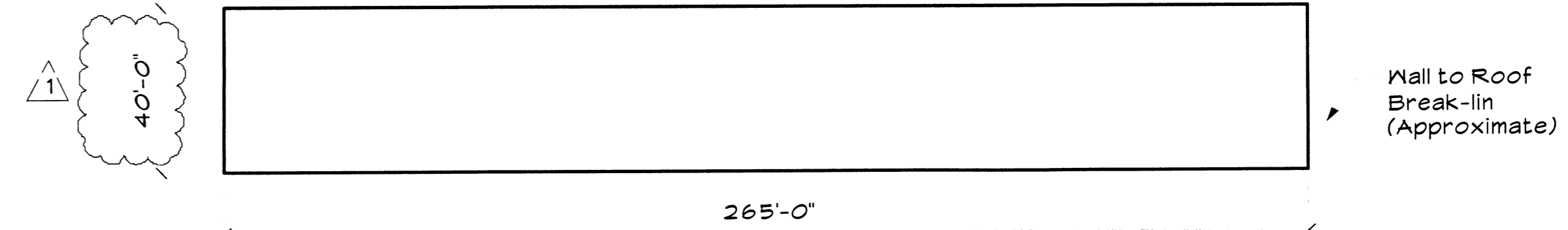
APPROVED BY  
CITY COUNCIL

10/14/11

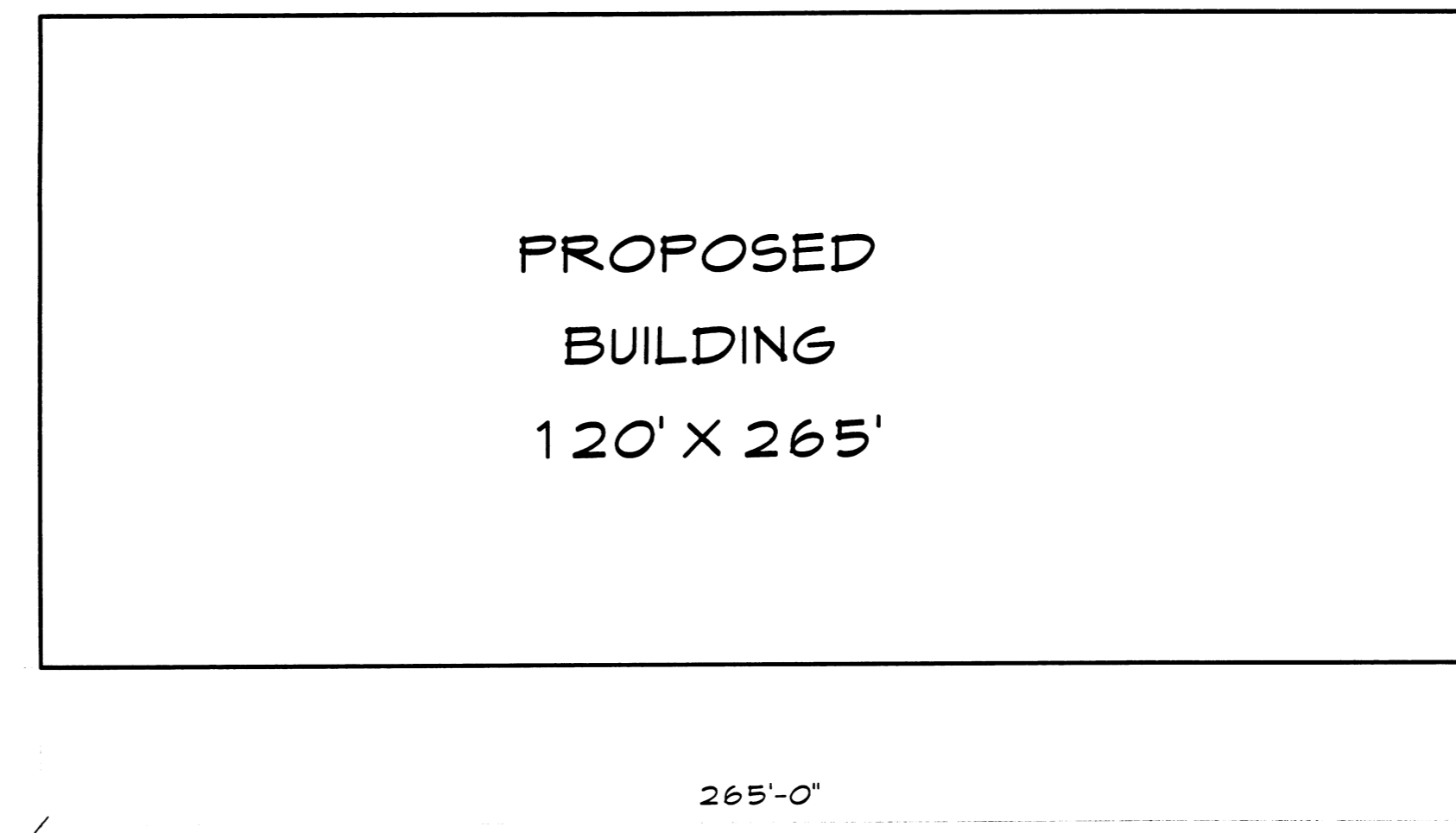
HK120 FRONT VIEW  
GRID = 2' - 0"



2 Typical Building End Section  
N.T.S.



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



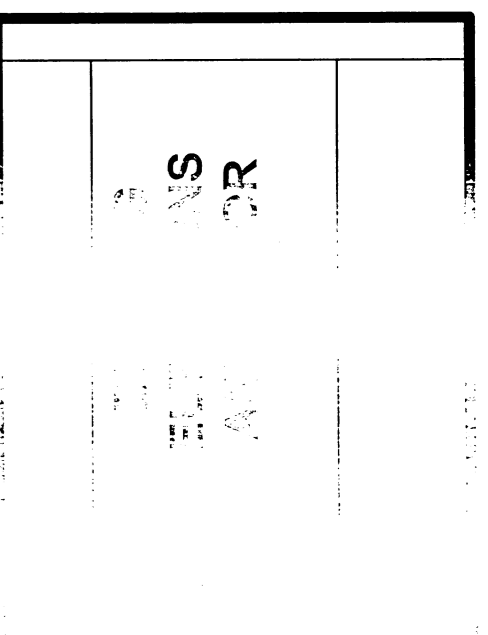
4 Building Floor Plan Layout  
1" = 30'-0"

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

NOTE:  
ALL DIMENSIONS ARE IN FEET

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NORTH CAROLINA  
ONE-CALL CENTER INC.  
DIAL 811 or 1-800-832-4849  
2 BUSINESS DAYS BEFORE DIGGING  
www.ncoccc.org

4-19-2011 Building height and materials specs added



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

PROPERTY OF  
CHARLOTTE RACQUET CLUB, LLC.  
DEED BOOK 9549-241, P. 1027-581-05  
MALLARD CREEK TOWNSHIP, MECKLENBURG COUNTY  
CLAYTON, NC  
FEBRUARY 22, 2011

STM
STM
110413 CRC Elevations
AS NOTED
BUILDING ELEVATIONS

A1