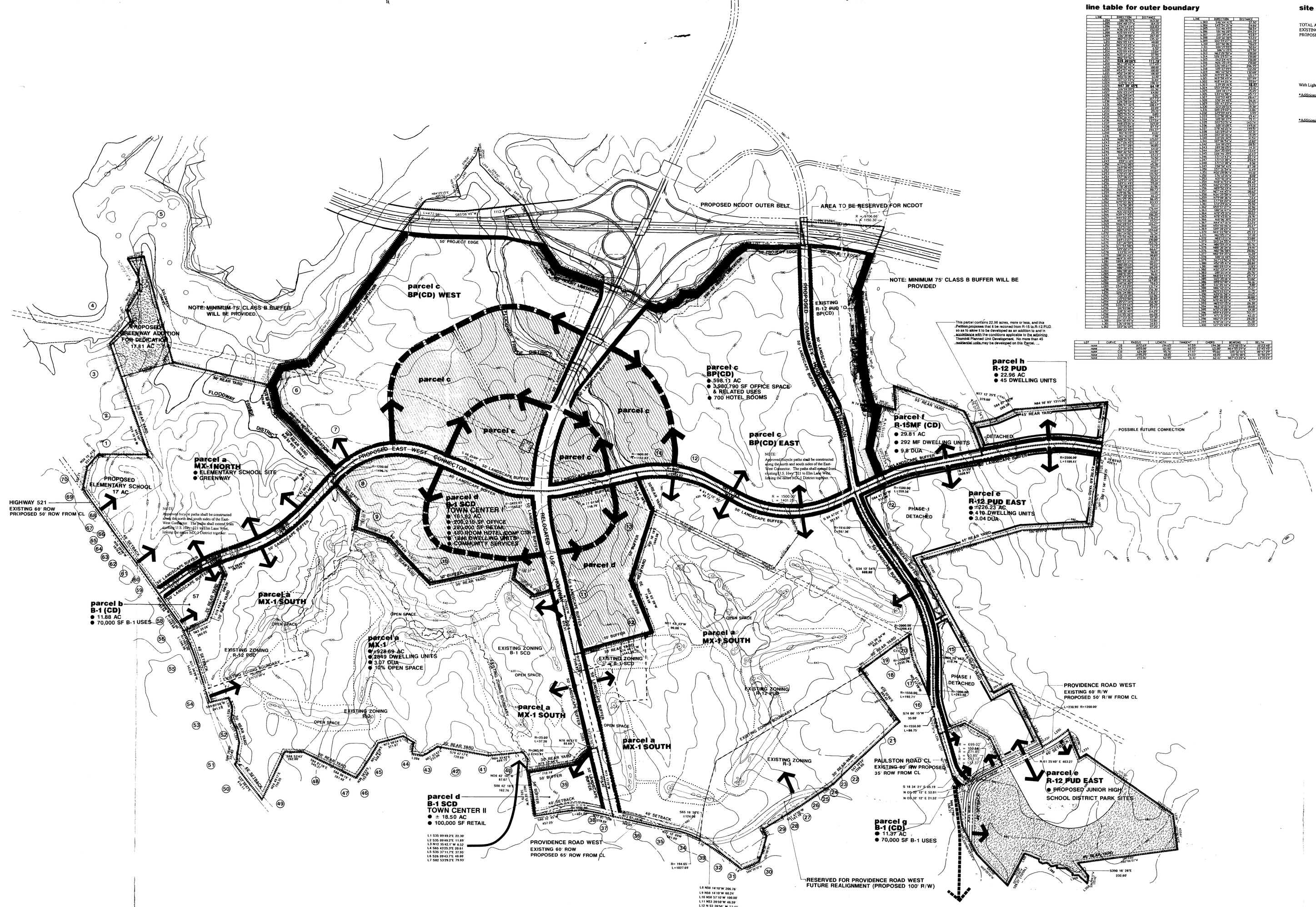
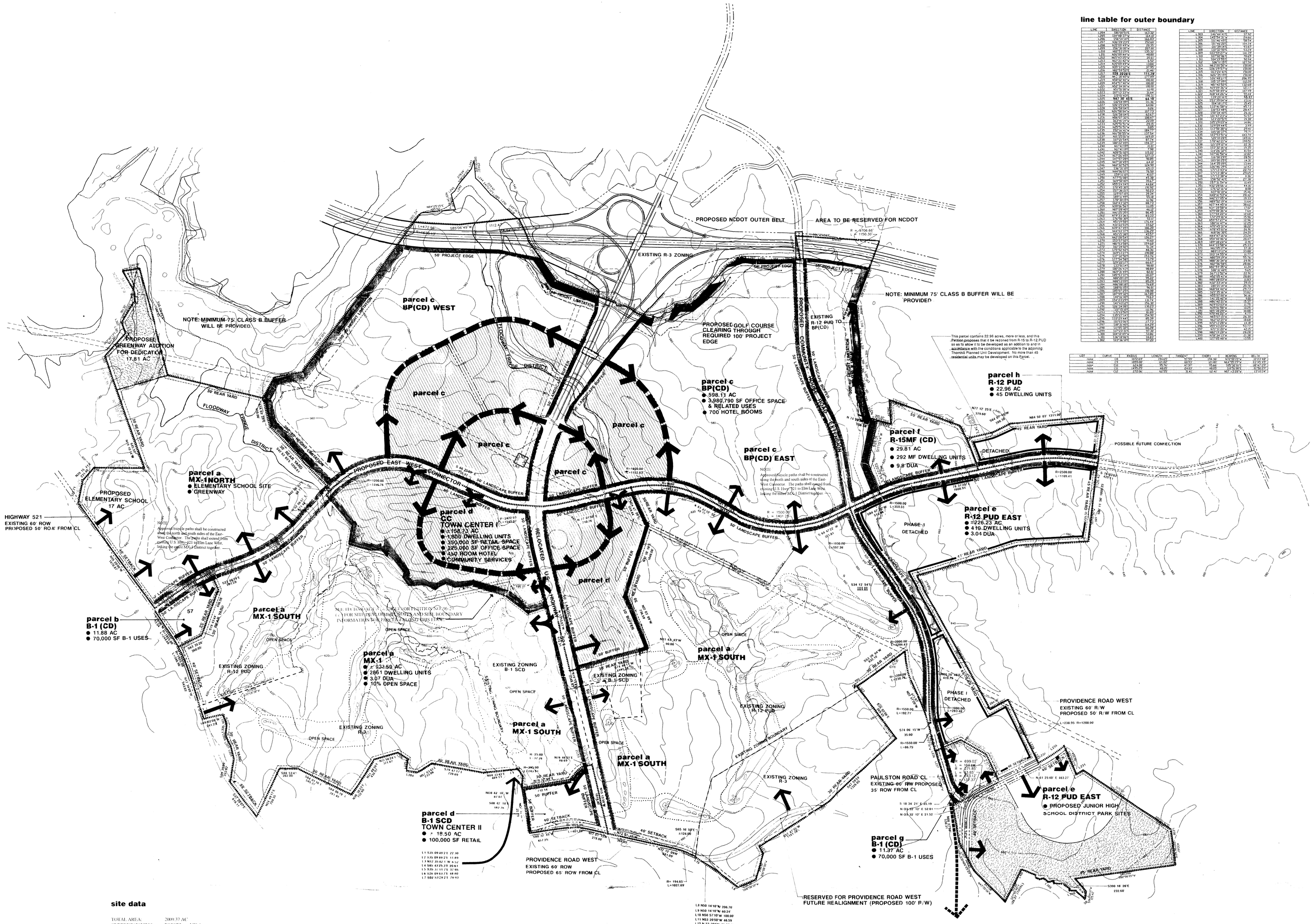


This parcel contains 22.96 acres, more or less, and the Petition proposes that it be rezoned from R-15 to R-12 PUD so as to allow it to be developed as an addition to and in accordance with the conditions applicable to the adjoining Thornhill Planned Unit Development. No more than 45 residential units may be developed on this Parcel.

line table for outer boundary

LINE	BEARING	DISTANCE
L1	N85°00'00"E	20.00'
L2	S05°00'00"E	11.69'
L3	N02°30'40"W	6.52'
L4	S85°43'35"E	20.63'
L5	S36°37'11"E	37.90'
L6	S05°00'00"E	19.00'
L7	S85°59'29"E	78.93'
L8	N04°14'18"W	206.26'
L9	N04°14'18"W	65.17'
L10	N05°37'00"W	400.00'
L11	N03°28'50"W	46.30'
L12	N53°28'50"W	53.41'
L13	N06°28'50"W	100.00'
L14	N85°15'50"W	100.00'
L15	N85°15'50"W	4.29'
L16	N85°15'50"W	20.00'
L17	N85°15'50"W	20.00'
L18	N85°15'50"W	20.00'
L19	N85°15'50"W	20.00'
L20	N85°15'50"W	20.00'



line table for outer boundary

LINE	DIRECTION	DISTANCE
L1	S09°09'23"E	22.30'
L2	S35°09'49"E	11.89'
L3	N02°35'42"W	6.52'
L4	S85°43'05"E	20.84'
L5	N38°37'13"E	32.95'
L6	S26°09'47"E	48.40'
L7	S02°35'29"E	39.93'
L8	N50°14'10"W	206.76'
L9	N50°14'10"W	60.24'
L10	N50°57'10"W	100.00'
L11	N52°20'00"W	46.59'
L12	N32°20'00"W	53.41'
L13	N54°25'00"W	100.00'
L14	N60°32'00"W	200.00'
L15	N85°16'00"W	639'

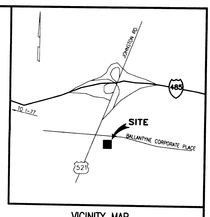
LINE	DIRECTION	DISTANCE
L16	S27°16'12"E	62.83'
L17	S27°16'12"E	62.83'
L18	S27°16'12"E	62.83'
L19	S27°16'12"E	62.83'
L20	S27°16'12"E	62.83'

BELLSOUTH
Carolinas PCS, L.P.

BASE TRANSCEIVER STATION SITE
09-074-131-B

MECKLENBURG COUNTY
NORTH CAROLINA

JOB NO. 22597.01-131



VICINITY MAP

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E-2 ENLARGED SITE PLAN
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E-4 DETAILS
E-5 SERVICES PROTECTION ENCLOSURE - A3
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PREPARED BY:

Piedmont Olsen Hensley
ENGINEERS/ARCHITECTS/PLANNERS
420 Park Avenue
Post Office Box 1717, Greenville, SC 29602
Tel: 864/242-1717 Fax: 864/271-7014

ZONC MONOPOLE

GENERAL LEGEND

EXISTING		NEW
100.0	SPOT ELEVATION	712.0
98	CONTOUR LINE	98
	TO BE DEMOLISHED	
EXIST. GRAVEL	GRAVEL PAVEMENT	
EXIST. ASPHALT	ASPHALT PAVEMENT	
EXIST. CONCRETE	CONCRETE	
X	FENCE	X
	SILT FENCE	SF
	WOODS LINE	
50	STORM DRAIN	50
	CATCH BASIN	
R/W	RIGHT OF WAY	
	PROPERTY LINE SURVEYED	
	PROPERTY LINE NOT SURVEYED	
	IRON PIN SET (IPS) 5/8" REBAR	
	IRON PIN FOUND (IPF)	
	SPIKE/NAIL SET	
	CONCRETE MON. FOUND	
	CONCRETE MON. SET	
℄	CENTERLINE	
	TELEPHONE PEDESTAL	
OHT	OVERHEAD TELEPHONE	
UGT	UNDERGROUND TELEPHONE	
OHP	OVERHEAD POWER	
UGP	UNDERGROUND POWER	
	UTILITY POLE	
	LIGHT POLE	
W	WATER LINE	
	WATER VALVE	
UGG	NATURAL GAS LINE	
	GAS VALVE	
SS	SANITARY SEWER	
	MANHOLE	

GENERAL NOTES

1. THE CONTRACTOR IS TO VERIFY ALL EXISTING TOPOGRAPHY AND HORIZONTAL GEOGRAPHY IS AS INDICATED ON THESE DRAWINGS. THE CONTRACTOR IS TO ESTABLISH THE EXISTENCE AND LOCATION OF ALL UNDERGROUND AND OVERHEAD UTILITIES AND SERVICES. IMMEDIATELY NOTIFY THE CONSTRUCTION MANAGER OF ANY DISCREPANCIES OR INTERFERENCES WHICH AFFECT THE WORK OF THIS CONTRACT.
2. ALL WORK SHALL BE IN ACCORDANCE WITH GOVERNING AUTHORITIES, CODES, AND REGULATIONS.
3. THE CONTRACTOR IS COMPLETELY RESPONSIBLE FOR CONTAINMENT OF SEDIMENT AND CONTROL OF EROSION ON SITE. ANY DAMAGE TO ADJACENT OR DOWNSTREAM PROPERTIES WILL BE CORRECTED BY THE CONTRACTOR AT NO EXPENSE TO THE OWNER.
4. THE CONTRACTOR IS TO MAINTAIN ADEQUATE DRAINAGE AT ALL TIMES. DO NOT ALLOW WATER TO STAND OR POND. ANY DAMAGE TO STRUCTURES OR WORK ON THE SITE CAUSED BY INADEQUATE MAINTENANCE OF DRAINAGE PROVISIONS WILL BE THE RESPONSIBILITY OF THE CONTRACTOR AND ANY COST ASSOCIATED WITH REPAIRS FOR SUCH DAMAGE WILL BE AT THE CONTRACTOR'S EXPENSE.
5. ALL WASTE MATERIAL SHALL BE PROPERLY DISPOSED OF OFF-SITE OR AS DIRECTED BY THE CONSTRUCTION MANAGER AND IN ACCORDANCE WITH JURISDICTIONAL AUTHORITIES.
6. COORDINATES AND BEARINGS SHOWN ARE BASED ON NORTH CAROLINA GRID (NAD 83). ELEVATIONS SHOWN ARE BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88).
7. SURVEY INFORMATION SHOWN COMPLIES WITH FAA ORDER 8260.19C ACCURACY TOLERANCES.
8. CONTRACTOR TO MAINTAIN 20' HORIZONTAL CLEARANCE FROM CENTERLINE OF EXISTING POWER LINES AS REQUESTED BY THE POWER COMPANY.
9. SEED AND MULCH ALL DISTURBED AREAS NOT COVERED BY OTHER MATERIALS IN ACCORDANCE WITH THE SPECIFICATIONS.
10. ANY PROPERTY DAMAGE CAUSED BY THE CONTRACTOR OR HIS OPERATIONS SHALL BE CORRECTED AND/OR RESTORED TO THE SATISFACTION OF THE PROPERTY OWNER(S) AND THE CONSTRUCTION MANAGER AT NO ADDITIONAL COST TO THE OWNER.

1	5/14/96	REVISED PER CONSTRUCTION MANAGER COMMENTS
2	5/14/96	REVISED PER CONSTRUCTION MANAGER COMMENTS
NO.	DATE	REVISION DESCRIPTION

BELLSOUTH
Carolinas PCS, L.P.

09-074-131-B

GENERAL NOTES AND LEGEND

Piedmont Olsen Hensley
ENGINEERS/ARCHITECTS/PLANNERS
420 Park Avenue
Post Office Box 1717, Greenville, SC 29602
Tel: 864/242-1717 Fax: 864/271-7014

PROJECT ENGINEER: J.P. FOX
PROJECT MANAGER: R. ROSS
CAD SPECIALIST: J. BLACK
DRAWN: J.P. FOX
CHECKED: R. ROSS
DATE: 5/14/96
PROJECT NUMBER: 22597-01
DRAWING NUMBER: C-1

ZONC NORTH CAROLINA

BUILDING CODE SUMMARY

Name of Project: BELLSOUTH PCS BASE STATION
Address: 10 BALLANTYNE COMMONS PLACE CHARLOTTE, NC 28277
Contact Person: [illegible] Phone # ( ) 704-[illegible]

DESIGNER OF RECORD

	Name	License #	Telephone #
Designer			
Architect			
Structural	[illegible]	[illegible]	704-[illegible]
Mechanical			
Plumbing			
Electrical	[illegible]	[illegible]	704-[illegible]
Fire Alarm	[illegible]	[illegible]	704-[illegible]
Sprinkler Designer			
Other			
Other (Civil)	JOHN CHAMBERS	[illegible]	704-[illegible]

BUILDING DATA

Fire District: Yes / No
High Rise*: Yes / No
Tower Height: 125 feet (MAXIMUM) Type of Tower: [illegible]
Type of Occupancy: (Circle one) Residential/Institutional Business Educational Assembly Hazardous Factory/Industrial Mercantile Institutional/Institutional Institutional/Institutional Institutional/Institutional
Mixed Occupancy: Yes / No Separation: N/A
Construction Type: (Circle One) I - A II - A III - A IV - A V - A I - B II - B III - B IV - B V - B
Area Calculation: Height Feet Yes / No
Sprinkled: Yes / No Reference: (Circle One) NFPA 13 13R 13D
Gross Building Area: N/A
Basement: Sq Feet Mezzanine: Sq Feet
1st Floor: Sq Feet 2nd Floor: Sq Feet
3rd Floor: Sq Feet
Total Floor Area: N/A
Area Increase: Yes / No
Code Reference #:

DESIGN LOADS

Roof live load: N/A psf Floor: N/A psf
Wind Speed: 90 MPH Exposure: C Seismic Zone: 0 (NO SEISMIC)
Seismic: (SEMICIC ZONE (ZN0) PROCEDURE) Lateral Wind: (WIND ZONE)
A.S.C.E. 7-95, PARA. 9.5.5.1 (WIND ZONE)
N/A Lat.
SOIL BEARING CAPACITIES
Field load-bearing value of soil (psf): N/A psf
Foundation Bearing capacity: N/A psf
Total Gross Area: N/A sq. ft.
Area Increase: Yes / No Code Ref.
If yes calculation:
PARKING SPACES: Required: Provided:
Handicap Space: (accessible ITEM and ANSI A117.1 Chap)
Special approval by Department of Insurance or Local authorities: (Identify Number)
FIRE RESISTANCE RATINGS (hrs)

	Required (Hourly #)	Hourly # of Building Parts	Hourly # of Building Parts	Hourly # of Building Parts
Partys/Firewall	N/A	N/A	N/A	N/A
Exterior Bearing Walls				
North	N/A	N/A	N/A	N/A
West	N/A	N/A	N/A	N/A
East	N/A	N/A	N/A	N/A
South	N/A	N/A	N/A	N/A

Exterior Non-bearing Walls

North	N/A	N/A	N/A	N/A
West	N/A	N/A	N/A	N/A
East	N/A	N/A	N/A	N/A
South	N/A	N/A	N/A	N/A

Interior Walls

	Required	Hourly #
Bearing	N/A	N/A
Non Bearing	N/A	N/A
Shaft Enclosure	N/A	N/A
Corridor Separation	N/A	N/A
Exit Separation	N/A	N/A
Equipment Room	N/A	N/A
Occupancy Separation	N/A	N/A
Exit Passageway	N/A	N/A
Dwelling Unit Separation	N/A	N/A
Sleeping Unit Separation	N/A	N/A
Guest Room Separation	N/A	N/A
Tenant Separation	N/A	N/A
Hazardous Occupancy Separation	N/A	N/A
Other Separation	N/A	N/A

FOOTNOTES

* Required if roof is occupied for any purpose or if roof is used for any of the following: Assembly, Educational, Institutional, Residential, Business, Mercantile, Factory Industrial, Hazardous, Storage, Special occupancies, or Special occupancies with occupancy separation.
** Hourly ratings shown are fire resistance ratings in hours.

LIFE SAFETY SYSTEM

Emergency Lighting and Exit Signs: Yes / No
Fire Alarm Manual Pull Stations Required: Yes / No
Fire Alarm Audible: Yes / No

EXIT REQUIREMENTS

Travel and Dead ends / maximum distance: feet
Total Occupancy Load: Number of Exits Required: Yes / No
Minimum Width: Each Egress Corridor: 44" Yes / No
Each Egress Door: 36" Yes / No
Number of Egress Doors: Yes / No

ZONING CODE SUMMARY

Name of Project: BELLSOUTH PCS BASE STATION
Address: 10 BALLANTYNE COMMONS PLACE
Owner: MONARCH BUSINESS PARTNERS
Zoning: MONARCH BUSINESS CORPORATION
Property Owner: COLONIAL PROPERTIES TRUST
Tax Parcel: [illegible]
Lot Area: N/A Sq. Ft.
Building Coverage: N/A Sq. Ft.
Lot Size: N/A Sq. Ft.
Zoning Classification: (CONDITIONAL)
Lot Area: N/A Sq. Ft.
Number of Lots/Parcels: N/A

YARD REQUIREMENTS

Setback (Front): N/A Setback (Side): N/A Rear (Lot or R/W)
Side Yard (1): N/A Side Yard (2): N/A

REQUIRED BUFFERS

Front: Yes / No Rear: Yes / No
Side (1): Yes / No Side (2): Yes / No

REQUIRED SCREENING

Front: Yes / No Rear: Yes / No
Side (1): Yes / No Side (2): Yes / No
Parking (Sq. Ft.): Yes / No

PARKING SPACES

Required: N/A Provided: N/A

OTHER LANDSCAPING: Required: N/A Provided: N/A

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BELLSOUTH
Carolinas PCS, L.P.

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BUILDING CODE AND ZONING CODE SUMMARY

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ZONC CHARLOTTE

CHARLOTTE - MECKLENBURG
PLANNING COMMISSION
INTER - OFFICE COMMUNICATION

DATE: July 12, 1996

TO: Robert Brandon
Zoning Administrator

FROM: Martin R. Cranton, Jr.
Planning Director

SUBJECT: Administrative Approval for Petition No. 94-23(c) by H.B.H. Investments and Crescent Resources, Inc. Tax Parcel # 223-221-01

Attached is a specific plan for a proposed cellular tower on a portion of the above mentioned reasoning petition. The Cellular tower will be a monopole type tower 125 feet tall. The tower and its compound will be located outside the 50 foot project edge and the 50 foot landscape buffer. The tower compound will be screened by precast screen wall of similar color to other walls used throughout the site. This screen wall will be eight feet tall with a gate. Since this change is minor and does not reduce yards or intensify development on the site I am administratively approving this minor change.