# NT SITE NAME: DOBBINS
# NT SITE ID: NC-T23.12

1721 E FRANKLIN ST
CHAPEL HILL, NC 27514
TOWN OF CHAPEL HILL

## PROJECT NARRATIVE

NETWORK TOWERS, LLC PLANS TO BUILD A NEW WIRELESS TELECOMMUNICATIONS FACILITY WHICH WILL INCLUDE A NEW 195' MONOPOLE TOWER AND A 35'x75' FENCED COMPOUND AS DEFINED ON THIS PLAN SET, AND A RETAINING WALL HAS BEEN PLANED TO BE CONSTRUCTED TO SUPPORT THE PROPOSED DEVELOPMENT. THE TOWER WILL BE DESIGNED WITH AVAILABLE SPACE ON THE TOWER FOR (3) TENANTS /COLLOCATORS. THE PROPOSED TOWER AND FENCED COMPOUND WILL NOT BE LOCATED INSIDE EXISTING WETLANDS OR RIPARIAN BUFFERS.

## SITE INFORMATION

| | |
|---|---|
| SITE ADDRESS: | (TOWER 911 ADDRESS TBD)<br>1721 E FRANKLIN ST<br>CHAPEL HILL, NC 27514 |
| LATITUDE (NAD 83): | 35° 56' 16.2901" N |
| LONGITUDE (NAD 83): | 79° 01' 37.1788" W |
| GROUND ELEVATION: | 265.0' AMSL |
| JURISDICTION: | TOWN OF CHAPEL HILL |
| ZONING: | OI-2 |
| PIN: | 9799261213 |
| PARCEL AREA: | 4.29 ACRES |
| PROPOSED COMPOUND AREA: | 2,625 SQ.FT. (0.060 ACRES) |
| PROPOSED DISTURBED AREA: | 5,056 SQ.FT. (0.116 ACRES) |
| PROPOSED IMPERVIOUS AREA: | 3,000 SQ.FT. (0.069 ACRES) |
| PARKING: | 1 |
| WASTE COLLECTION: | NONE |
| PARCEL OWNER: | HOUSE HARRIS HOLDINGS LLC<br>199 CLIFFDALE RD<br>CHAPEL HILL, NC 27516 |
| TOWER OWNER: | NETWORK TOWERS, LLC.<br>120 EASTSHORE DRIVE, SUITE 300<br>GLEN ALLEN, VA 23059 |
| STRUCTURE TYPE: | MONOPOLE |
| STRUCTURE HEIGHT: | 195'-0" (AGL) (TOP OF TOWER)<br>199'-0" (AGL) (HIGHEST POINT) |
| CLASSIFICATION GROUP: | U |
| CONSTRUCTION TYPE: | 2B |
| POWER SUPPLIER: | DUKE ENERGY PROGRESS<br>WORK ORDER # TBD |

## VICINITY MAP

## DIRECTIONS

FROM RALEIGH, NORTH CAROLINA: MERGE ONTO I-40 W, TAKE THE RAMP FOR I-40 W, KEEP LEFT, HEADING TOWARD DURHAM, AT EXIT 270, HEAD RIGHT ON THE RAMP FOR US-15 / US-501 TOWARD CHAPEL HILL / DURHAM, TURN LEFT ONTO US-501 S / US-15 S / DURHAM-CHAPEL HILL BLVD TOWARD CHAPEL HILL / PLANETARIUM / UNC-CH, TAKE THE RAMP ON THE RIGHT AND FOLLOW SIGNS FOR FRANKLIN STREET, KEEP STRAIGHT TO GET ONTO E FRANKLIN ST, TURN RIGHT AT 1721 E FRANKLIN ST, CHAPEL HILL, NC.

## DRAWING INDEX


| | |
|---|---|
| T-1 | TITLE SHEET |
| EE-1 | EASEMENT EXHIBIT |
| Z-1 | EXISTING CONDITIONS PLAN |
| Z-2 | OVERALL SITE PLAN |
| Z-3 | DETAILED SITE PLAN |
| Z-4 | AERIAL PLAN |
| Z-5 | TREE REMOVAL PLAN |
| C-1 | COMPOUND PLAN |
| C-2 | TOWER ELEVATION |
| S-1 | FENCE DETAILS |
| S-2 | SIGNAGE DETAILS |
| ST-1 | SEGMENT RETAINING WALL PLAN VIEW |
| ST-2 | SEGMENT RETAINING WALL PROFILE |
| ST-3 | SEGMENT RETAINING WALL SECTIONS |
| ST-4 | SEGMENT RETAINING WALL DETAILS & NOTES |
| ES-1 | EROSION, SEDIMENT CONTROL & GRADING PLAN |
| ES-2 | EROSION & SEDIMENT CONTROL NOTES |
| ES-3 | EROSION & SEDIMENT CONTROL DETAILS |
| ES-4 | EROSION & SEDIMENT CONTROL DETAILS |
| SWM-1 | PRE-DEVELOPMENT DRAINAGE AREA MAP & CALCULATIONS |
| SWM-2 | POST-DEVELOPMENT DRAINAGE AREA MAP & CALCULATIONS |
| F-1 | FIRE SAFETY PLAN |
| CM-1 | CONSTRUCTION MANAGEMENT PLAN |
| CM-2 | CONSTRUCTION MANAGEMENT PLAN |


## DO NOT SCALE DRAWINGS

THESE DRAWINGS ARE FORMATTED TO BE FULL-SIZE AT 24"X36". CONTRACTOR SHALL VERIFY ALL PLANS AND EXISTING DIMENSIONS AND CONDITIONS ON THE JOB SITE AND SHALL IMMEDIATELY NOTIFY THE DESIGNER / ENGINEER IN WRITING OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK OR MATERIAL ORDERS OR BE RESPONSIBLE FOR THE SAME. CONTRACTOR SHALL USE BEST MANAGEMENT PRACTICE TO PREVENT STORM WATER POLLUTION DURING CONSTRUCTION.

## PROJECT TEAM

| | |
|---|---|
| APPLICANT: | NETWORK TOWERS, LLC.<br>6095 MARSHALEE DRIVE, SUITE 300<br>ELKRIDGE, MD 21075<br>(410) 712-7092 |
| PROJECT MANAGEMENT FIRM: | NETWORK BUILDING + CONSULTING, LLC.<br>120 EASTSHORE DRIVE, SUITE 300<br>GLEN ALLEN, VA 23059<br>(804) 548-4079 |
| ENGINEERING FIRM: | TKK ENGINEERING, P.C.<br>8601 SIX FORKS ROAD, SUITE 540<br>RALEIGH, NC 27615<br>919.657.9131 |

## CODE COMPLIANCE

ALL WORK AND MATERIALS SHALL BE PERFORMED AND INSTALLED IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE FOLLOWING CODES AS ADOPTED BY THE LOCAL GOVERNING AUTHORITIES. NOTHING IN THESE PLANS IS TO BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO THE LATEST EDITIONS OF THE FOLLOWING CODES.

- 2018 NORTH CAROLINA BUILDING CODE
- 2020 NORTH CAROLINA STATE ELECTRICAL CODE
- 2009 NFPA 101, LIFE SAFETY CODE
- 2018 NORTH CAROLINA FIRE PREVENTION CODE
- AMERICAN CONCRETE INSTITUTE
- AMERICAN INSTITUTE OF STEEL CONSTRUCTION
- MANUAL OF STEEL CONSTRUCTION 13TH EDITION
- ANSI/TIA-222-H
- TIA 607
- INSTITUTE FOR ELECTRICAL & ELECTRONICS ENGINEER 81
- IEEE C2 NATIONAL ELECTRIC SAFETY CODE LATEST ED.
- TELECORDIA GR-1275
- ANSI/T 311

## LEGEND

SUBJECT PARCEL
ADJOINED PARCEL
EX. ROAD
EX. BUILDING
EX. TREE LINE
EX. FEMA FLOODWAY
EX. FEMA FLOOD AE ZONE
EX. EASEMENT
SS — EX. UNDERGROUND SEWER
OHW — EX. OVERHEAD UTILITIES
EX. SOILS BOUNDARY
Ch — EX. SOILS DESCRIPTION
PROPOSED EASEMENT
PROPOSED LEASE AREA
PROPOSED BOARD-ON-BOARD FENCE
LOD — PROPOSED LIMITS OF DISTURBANCE

APPLICANT

NETWORK TOWERS, LLC.
120 EASTSHORE DRIVE, SUITE 300
GLEN ALLEN, VA 23059
804-548-4079

ENGINEER

TKK ENGINEERING, P.C.
8601 SIX FORKS ROAD, SUITE 540
RALEIGH, NC 27615
919.657.9131

SITE INFORMATION

NT SITE NAME: DOBBINS
NT SITE ID: NC-T23.12

NB+C PROJ. # 100793
(TOWER 911 ADDRESS TBD)
1721 E FRANKLIN STREET
CHAPEL HILL, NC 27514
ORANGE COUNTY

DESIGN RECORD

REVISIONS

| REV | DATE | DESCRIPTION | BY |
|---|---|---|---|
| 5 | 09/18/2025 | REVISED SITE PLAN | OP |
| 4 | 06/24/2025 | REVISED SITE PLAN | OP |
| 3 | 04/15/2025 | REVISED SITE PLAN | OP |
| 2 | 03/12/2025 | REVISED SITE PLAN | OP |
| 1 | 01/31/2025 | SITE PLAN | BMB |
| 0 | 11/14/2024 | ZONING DRAWINGS | OP |

PROFESSIONAL STAMP

NORTH CAROLINA PROFESSIONAL SEAL 037977 ENGINEER TRENT T. SNARR

DATE 09/18/2025

ENGINEER

TRENT T. SNARR, P.E.
NC PROFESSIONAL ENGINEER LIC. #037977

SHEET TITLE

TITLE SHEET

SHEET NUMBER

T-1

## EXHIBIT NOTES

1. TOPOGRAPHIC SURVEY PERFORMED BY TIM FALLON LAND SURVEYING, PLLC 15139 CARROLLTON, VIRGINIA, 23314. 757-837-2919. SURVEY DATE: JULY 7, 2024.
2. COORDINATES AND ELEVATIONS SHOWN WERE ESTABLISHED USING KINEMATIC GPS OBSERVATIONS, PROVIDED THROUGH THE NORTH CAROLINA GEODETIC SURVEY CONTROL NETWORK. VERTICAL DATUM – NAVD 88 HORIZONTAL REFERENCE FRAME – NAD 83(2011) DISTANCES SHOWN ARE ON THE U.S. SURVEY FOOT(GROUND)
3. NO SUB-SURFACE INVESTIGATION WAS PERFORMED BY TIM FALLON LAND SURVEYING, PLLC THIS EXHIBIT DOES NOT GUARANTEE THE "EXISTENCE OR NONEXISTENCE" OF UNDERGROUND UTILITIES. PRIOR TO ANY CONSTRUCTION OR EXCAVATION, CONTACT MISS UTILITY AT 1-800-552-7001 TO CONFIRM THE LOCATION OR EXISTENCE OF UNDERGROUND UTILITIES.
4. THIS EXHIBIT WAS DONE WITH THE BENEFIT OF A TITLE REPORT BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, ORDER No. 5000007035, DATED JULY 25, 2024.
5. PROPERTY IS SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD.
6. THIS EXHIBIT DOES NOT REPRESENT A BOUNDARY SURVEY. THE RIGHT-OF-WAY, PROPERTY LINE AND/OR EASEMENTS SHOWN HEREON REPRESENT A COMPILATION OF RECORDED DEEDS, PLATS, G.I.S. RECORDS AND TAX MAPS.
7. THE AREA OF THE PROPOSED CELL TOWER APPEARS TO LIE WITHIN FLOOD ZONES X, SHADED X AND AE. ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY – NATIONAL FLOOD INSURANCE COMMUNITY NUMBER 371097-9900 L, DATED OCTOBER 19, 2018.
8. THE EXISTENCE OF HAZARDOUS WASTE, VEGETATED WETLANDS, OR TIDAL WETLANDS, WAS NEITHER INVESTIGATED, NOR CONFIRMED DURING THE PERFORMANCE OF THIS EXHIBIT.

## LEGAL DESCRIPTION PROPOSED 45' x 110' LEASE AREA

A PROPOSED 45' x 110' LEASE AREA ON THAT "4.88 ACRES", AS SHOWN IN PLAT BOOK 10 AT PAGE 32, OF RECORD IN THE REGISTER OF DEEDS OFFICE, ORANGE COUNTY, NORTH CAROLINA; LYING ALONG THE NORTHERLY RIGHT OF WAY OF U.S. HIGHWAY 15-501, LOCALLY KNOWN AS E. FRANKLIN STREET; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 3/8" IRON PIN FOUND AT THE NORTHERLY MOST CORNER OF PARCEL 4 AS SHOWN IN PLAT BOOK 21, AT PAGE 54; THENCE N 35°13'27" W A DISTANCE OF 4.22'; THENCE N 54°38'44" E A DISTANCE OF 32.16' TO A POINT BEING THE TRUE POINT AND PLACE OF BEGINNING;

THENCE N 54°38'44" E A DISTANCE OF 45.00' TO A POINT;
THENCE S 35°21'16" E A DISTANCE OF 110.00' TO A POINT;
THENCE S 54°38'44" W A DISTANCE OF 45.00' TO A POINT;
THENCE N 35°21'16" W A DISTANCE OF 110.00' TO A POINT BEING THE TRUE POINT A PLACE OF BEGINNING HAVING AN AREA OF 4,950 SQUARE FEET OR 0.114 ACRES.

## LEGAL DESCRIPTION OF PROPOSED 20' ACCESS & UTILITIES EASEMENT

A PROPOSED 20' ACCESS AND UTILITIES EASEMENT OVER AND ACROSS THAT PARCEL 1 AS SHOWN IN PLAT BOOK 21, AT PAGE 54, THAT "4.88 ACRES" AS SHOWN ON PLAT BOOK 10, AT PAGE 32 AND THAT PARCEL OF LAND NOW OR FORMERLY McCLAMROCH AS DESCRIBED IN DEED BOOK 187, AT PAGE 12 ALL OF RECORD IN THE REGISTER OF DEEDS OFFICE, ORANGE COUNTY, NORTH CAROLINA; LYING ALONG THE NORTHERLY RIGHT OF WAY OF U.S. HIGHWAY 15-501, LOCALLY KNOWN AS E. FRANKLIN STREET; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGINNING AT A 3/8" IRON PIN FOUND AT THE NORTHERLY MOST CORNER OF PARCEL 4 AS SHOWN IN PLAT BOOK 21, AT PAGE 54;
THENCE N 35°13'27" W A DISTANCE OF 4.22' TO A POINT;
THENCE N 54°38'44" E A DISTANCE OF 32.16' TO A POINT;
THENCE S 35°21'16" E A DISTANCE OF 110.00' TO A POINT;
THENCE S 54°46'26" W A DISTANCE OF 12.41' TO A POINT;
THENCE S 35°13'34" E A DISTANCE OF 102.83' TO A POINT;
THENCE S 05°02'57" E A DISTANCE OF 49.74' TO A POINT;
THENCE S 35°13'27" E A DISTANCE OF 28.33' TO A POINT;
THENCE S 14°07'10" E A DISTANCE OF 70.19' TO A POINT;
THENCE S 35°13'27" E A DISTANCE OF 90.82' TO A POINT ALONG THE NORTHERLY RIGHT OF WAY OF SAID U.S. ROUTE 15-501;
THENCE CONTINUING ALONG SAID RIGHT OF WAY S 50°10'33" W A DISTANCE OF 20.06' TO A POINT;
THENCE N 35°13'27" W A DISTANCE OF 96.15' TO A POINT;
THENCE N 14°07'10" W A DISTANCE OF 70.19' TO A POINT;
THENCE N 35°13'27" W A DISTANCE OF 30.00' TO A POINT;
THENCE N 05°02'57" W A DISTANCE OF 49.74' TO A POINT;
THENCE N 35°13'27" W A DISTANCE OF 203.15' TO A POINT;
WHICH IS THE POINT OF BEGINNING, HAVING AN AREA OF 10,404 SQUARE FEET OR 0.239 ACRES.

## CERTIFICATION

I, ROBERT T. WILLIAMS, JR., A LICENSED NORTH CAROLINA LAND SURVEYOR HEREBY CERTIFY TO NETWORK TOWERS, II THE FOLLOWING:

THIS SURVEYOR HAS RECEIVED AND REVIEWED THAT CERTAIN TITLE REPORT: BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, ORDER No. 5000007035, DATED JULY 25, 2024. FOR NC-T23.12 DOBBINS, WHICH PROPOSES TO INSURE THE LANDS DESCRIBED IN SAID TITLE REPORT. THE SAID TITLE REPORT DOES DESCRIBE THE LANDS AS DEPICTED ON THIS EXHIBIT. EASEMENTS AND/OR RIGHTS OF WAY:

ITEMS 1-5 SHOW NOTHING ADVERSELY AFFECTING THE PROPOSED LEASE AREA AND ACCESS.

6. Deed of Easement in favor of The Town of Chapel Hill, a municipal corporation of the State of North Carolina set forth in instrument recorded on July 21, 1989 in Deed Book 803, Page 600. (DOES NOT APPEAR TO AFFECT EITHER THE LEASE OR ACCESS)
7. Deed of Easement in favor of Orange Water and Sewer Authority, a public body and body politic and corporate set forth in instrument recorded on October 3, 1996 in Deed Book 1514, Page 594. (DOES NOT AFFECT EITHER THE LEASE OR ACCESS)
8. Deed of Easement in favor of The Town of Chapel Hill, a municipal corporation of the State of North Carolina set forth in instrument recorded on September 29, 1999 in Deed Book 1993, Page 510. (DOES NOT APPEAR TO AFFECT EITHER THE LEASE OR ACCESS)
9. Deed of Easement in favor of Orange Water and Sewer Authority, a public body and body politic and corporate set forth in instrument recorded on October 1, 1999 in Deed Book 1995, Page 487. (DOES NOT AFFECT EITHER THE LEASE OR ACCESS)
10. Deed of Easement in favor of Orange Water and Sewer Authority, a public body and body politic and corporate set forth in instrument recorded on September 21, 2001 in Deed Book 2370, Page 595.(DOES NOT AFFECT EITHER THE LEASE OR ACCESS)
11. Deed of Easement in favor of Orange Water and Sewer Authority, a public body and body politic and corporate set forth in instrument recorded on September 21, 2001 in Deed Book 2371, Page 1. (DOES NOT AFFECT EITHER THE LEASE OR ACCESS)
12. Terms and conditions of Memorandum of Lease dated October 18, 2002 by and between Bet Pou McClamroch, and WCHL-WDNC, Inc., recorded on November 15, 2002 in Deed Book 2789, Page 542.

    ASSIGNED BY Memorandum of Lease Assignment, Assumption and Consent Agreement from WCHL-WDNC, Inc. assigned to VilCom Interactive Media, LLC dated August 15, 2004 and recorded on August 23, 2004 in Deed Book RB3537, Page 539.

    Memorandum of Lease Assignment and Assumption with Consent of Jeff Beck, LLC recorded on December 14, 2016 in Deed Book RB6052, Page 426.

    Status unknown.
    (DOES NOT AFFECT THE ACCESS) (DOES CROSS OVER THE PROPOSED LEASE AREA)

ITEMS 13-15 ARE NOT SURVEY MATTERS.

### LINE TABLE

| LINE | BEARING | DISTANCE |
|---|---|---|
| L1 | N 35°13'27" W | 4.22' |
| L2 | N 54°38'44" E | 32.16' |
| L3 | S 35°21'16" E | 110.00' |
| L4 | S 54°46'26" W | 12.41' |
| L5 | S 35°13'34" E | 102.83' |
| L6 | S 05°02'57" E | 49.74' |
| L7 | S 35°13'27" E | 28.33' |
| L8 | S 14°07'10" E | 70.19' |
| L9 | S 35°13'27" E | 90.82' |
| L10 | S 50°10'33" W | 20.06' |
| L11 | N 35°13'27" W | 96.15' |
| L12 | N 14°07'10" W | 70.19' |
| L13 | N 35°13'27" W | 30.00' |
| L14 | N 05°02'57" W | 49.74' |
| L15 | N 35°13'27" W | 203.15' |
| L16 | N 54°38'44" E | 45.00' |
| L17 | S 35°21'16" E | 110.00' |
| L18 | S 54°38'44" W | 45.00' |

GRAPHIC SCALE
1"=50'(22x34)
1"=100'(11x17)
50' 0' 25' 50' 100' 200'

APPLICANT

NETWORK TOWERS
NETWORK TOWERS, LLC.
120 EASTSHORE DRIVE, SUITE 300
GLEN ALLEN, VA 23059
804-548-4079

ENGINEER

NB+C TOTALLY COMMITTED.
TKK ENGINEERING P.C.
8601 SIX FORKS ROAD, SUITE 540
RALEIGH, NC 27615
919-657-9131

SITE INFORMATION

NT SITE NAME: DOBBINS
NT SITE ID: NC-T23.12
NB+C PROJ. # 100772
(911 ADDRESS TBD)
#1721 E. FRANKLIN STREET
CHAPEL HILL, NC 27514
ORANGE COUNTY

DESIGN RECORD

REVISIONS

| REV | DATE | DESCRIPTION | BY |
|---|---|---|---|
| 1 | 11/15/24 | ADD NOTE | RTW |
| 0 | 11/13/24 | EXHIBIT | RTW |

NORTH CAROLINA PROFESSIONAL SEAL L-4681 LAND SURVEYOR ROBERT T. WILLIAMS, JR.
11-15-2024

TIM FALLON LAND SURVEYING, PLLC
15139 CARROLLTON BLVD, SUITE C
SUITE C, P.O. BOX 189
CARROLLTON, VIRGINIA, 23314

NC CERT. P-2599

SHEET TITLE

EASEMENT EXHIBIT

SHEET NUMBER

EE-1

1 Z-1 EXISTING CONDITIONS PLAN
SCALE: 1" = 50' (22X34)
SCALE: 1" = 100' (11X17)

GRAPHIC SCALE
50 0 25 50 100 200
1 INCH = 50 FEET (22X34)
1 INCH = 100 FEET (11X17)

## ZONING MAP

## LEGEND

- PROPERTY LINE - SUBJECT PARCEL
- PROPERTY LINE - ABUTTERS
- EXISTING ROAD
- EXISTING BUILDING
- EXISTING TREE LINE
- EXISTING FEMA FLOODWAY
- EXISTING FEMA FLOOD AE ZONE
- EXISTING EASEMENT
- SS — EXISTING UNDERGROUND SEWER LINE
- OHW — EXISTING OVERHEAD UTILITIES
- EXISTING SOILS BOUNDARY
- PROPOSED EASEMENT
- PROPOSED LEASE AREA
- PROPOSED BOARD-ON-BOARD FENCE
- LOD — PROPOSED LIMITS OF DISTURBANCE

## PARCEL INFORMATION

1. HOUSE HARRIS HOLDINGS LLC
PIN: 9799250924
ACREAGE: 0.12±
ZONING: OI-2

2. TWG HOLDINGS LLC
PIN: 9799159996
ACREAGE: 0.6±
ZONING: OI-2

3. JOSEPH L KOVENS & MIEKE W KOVENS
PIN: 9799158974
ACREAGE: 0.31±
ZONING: R-4

4. MICHAEL FERNANDES & PRABHAVATHI FERNANDES
PIN: 9799168030
ACREAGE: 0.31±
ZONING: R-4

5. RUTH R CUNNINGHAM & STEPHEN J CUNNINGHAM
PIN: 9799167098
ACREAGE: 0.31±
ZONING: R-4

6. MARK ALAN KOCHUK & RITA LYNN GRUNBERG
PIN: 9799168200
ACREAGE: 0.31±
ZONING: R-4

7. RUTH REGINA CUNNINGHAM & STEPHEN J CUNNINGHAM
PIN: 9799167108
ACREAGE: 0.31±
ZONING: R-4

8. MARGARET ANN FRENCH
JAYNE LEIGH AVERY
PIN: 9799166391
ACREAGE: 0.11±
ZONING: R-4

9. HIGHVIEW LLC
PIN: 9799168191
ACREAGE: 0.14±
ZONING: OI-2

APPLICANT

NETWORK TOWERS

NETWORK TOWERS, LLC.
120 EASTSHORE DRIVE, SUITE 300
GLEN ALLEN, VA 23059
804-548-4079

ENGINEER

NB+C TOTALLY COMMITTED.

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| 1 | 01/31/2025 | SITE PLAN | BMB |
| 0 | 11/14/2024 | ZONING DRAWINGS | OP |

PROFESSIONAL STAMP

NORTH CAROLINA PROFESSIONAL SEAL 037977 ENGINEER TRENT T. SNARR

DATE 09/18/2025

ENGINEER

TRENT T. SNARR, P.E.
NC PROFESSIONAL ENGINEER LIC. #037977

SHEET TITLE

**EXISTING CONDITIONS PLAN**

SHEET NUMBER

**Z-1**

1 / Z-2 OVERALL SITE PLAN
SCALE: 1" = 50' (22X34)
SCALE: 1" = 100' (11X17)

GRAPHIC SCALE
50 0 25 50 100 200
1 INCH = 50 FEET (22X34)
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## PARCEL INFORMATION

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PIN: 9799250924
ACREAGE: 0.12±
ZONING: OI-2

2. TWG HOLDINGS LLC
PIN: 9799159996
ACREAGE: 0.6±
ZONING: OI-2

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PIN: 9799158974
ACREAGE: 0.31±
ZONING: R-4

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PIN: 9799168030
ACREAGE: 0.31±
ZONING: R-4

5. RUTH R CUNNINGHAM & STEPHEN J CUNNINGHAM
PIN: 9799167098
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ACREAGE: 0.31±
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7. RUTH REGINA CUNNINGHAM & STEPHEN J CUNNINGHAM
PIN: 9799167108
ACREAGE: 0.31±
ZONING: R-4

8. MARGARET ANN FRENCH JAYNE LEIGH AVERY
PIN: 9799166391
ACREAGE: 0.11±
ZONING: R-4

9. HIGHVIEW LLC
PIN: 9799168191
ACREAGE: 0.14±
ZONING: OI-2

## ZONING MAP

## ZONING INFORMATION

JURISDICTION: TOWN OF CHAPEL HILL

ZONING: OI-2

| DIMENSION | REQUIRED ± | PROPOSED ± |
|---|---|---|
| FRONT YARD SETBACK: | 55.0' | 337.3'± |
| SIDE YARD SETBACK: | 55.0' | 57.3'± |
| REAR YARD SETBACK: | 55.0' | 173.9'± |
| NEAREST RESIDENTIAL PROPERTY LINE: | N/A | 117.3'± |

LOT AREA: 4.26 ± ACRES

(ALL MEASUREMENTS ARE IN FEET ± UNLESS OTHERWISE NOTED)

NOTES:
1) ALL SETBACKS SHOWN ARE FROM EXISTING TOWER CENTER TO EXISTING PROPERTY LINES.

## LEGEND

- PROPERTY LINE - SUBJECT PARCEL
- PROPERTY LINE - ABUTTERS
- EXISTING ROAD
- EXISTING BUILDING
- EXISTING TREE LINE
- EXISTING FEMA FLOODWAY
- EXISTING FEMA FLOOD AE ZONE
- EXISTING EASEMENT
- SS — EXISTING UNDERGROUND SEWER LINE
- OHW — EXISTING OVERHEAD UTILITIES
- EXISTING SOILS BOUNDARY
- PROPOSED EASEMENT
- PROPOSED LEASE AREA
- PROPOSED BOARD-ON-BOARD FENCE
- LOD — PROPOSED LIMITS OF DISTURBANCE

## GENERAL NOTES

1. THIS PLAN IS SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD.
2. NO SIGNIFICANT NOISE, SMOKE, DUST, OR ODOR WILL RESULT FROM THIS FACILITY.
3. THE FACILITY IS UNMANNED AND NOT INTENDED FOR HUMAN HABITATION. THERE IS NO HANDICAP ACCESS REQUIRED.
4. THE FACILITY IS UNMANNED AND DOES NOT REQUIRE POTABLE WATER OR SANITARY SERVICE.
5. THE CLOSEST RESIDENTIAL BUILDING IS LOCATED 213.4± AWAY FROM PROPOSED TOWER CENTER.
6. THE CLOSEST FIRE HYDRANT IS LOCATED 518.5'± AWAY FROM THE PROPOSED TOWER CENTER.
7. THIS IS NOT A BOUNDARY SURVEY AND IS NOT TO BE USED TO CONVEY PROPERTY. BOUNDARY INFORMATION OBTAINED FROM RECORDED DEED OR PLAT.
8. REFER TO SURVEY DOCUMENT ON SHEET EE-1 FOR ALL LEASED AREA, ACCESS & UTILITY EASEMENT AND PROPERTY BOUNDARY INFORMATION.
9. ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY MAPS, THE PROPOSED TELECOMMUNICATIONS SITE IS LOCATED IN ZONE "AE", ACCORDING TO THE FEDERAL MANAGEMENT AGENCY – COMMUNITY PANEL NO. 3710979900L, DATED 10/19/2018.

APPLICANT

NETWORK TOWERS
NETWORK TOWERS, LLC.
120 EASTSHORE DRIVE, SUITE 300
GLEN ALLEN, VA 23059
804-548-4079

ENGINEER

NB+C TOTALLY COMMITTED.
TKK ENGINEERING, P.C.
8601 SIX FORKS ROAD, SUITE 540
RALEIGH, NC 27615
919.657.9131

SITE INFORMATION

NT SITE NAME: DOBBINS
NT SITE ID: NC-T23.12

NB+C PROJ. # 100793
(TOWER 911 ADDRESS TBD)
1721 E FRANKLIN STREET
CHAPEL HILL, NC 27514
ORANGE COUNTY

DESIGN RECORD

## REVISIONS

| REV | DATE | DESCRIPTION | BY |
|---|---|---|---|
| 5 | 09/18/2025 | REVISED SITE PLAN | OP |
| 4 | 06/24/2025 | REVISED SITE PLAN | OP |
| 3 | 04/15/2025 | REVISED SITE PLAN | OP |
| 2 | 03/12/2025 | REVISED SITE PLAN | OP |
| 1 | 01/31/2025 | SITE PLAN | BMB |
| 0 | 11/14/2024 | ZONING DRAWINGS | OP |

PROFESSIONAL STAMP

NORTH CAROLINA PROFESSIONAL SEAL 037977 ENGINEER TRENT T. SNARR

DATE 09/18/2025

ENGINEER

TRENT T. SNARR, P.E.
NC PROFESSIONAL ENGINEER LIC. #037977

SHEET TITLE

**OVERALL SITE PLAN**

SHEET NUMBER

**Z-2**

OCSW CONSTRUCTION WASTE REQUIREMENTS:

- ALL EXISTING STRUCTURES 500 SQUARE FEET AND LARGER SHALL BE ASSESSED PRIOR TO THE ISSUANCE OF A DEMOLITION PERMIT TO ENSURE COMPLIANCE WITH THE COUNTY'S REGULATED RECYCLABLE MATERIALS ORDINANCE (RRMO) AND TO ASSESS THE POTENTIAL FOR DECONSTRUCTION AND/OR THE REUSE OF SALVAGEABLE MATERIALS. CONTACT THE ORANGE COUNTY SW ENFORCEMENT OFFICER AT 919-968-2788 TO ARRANGE FOR THE ASSESSMENT.
- PURSUANT TO THE COUNTY'S RRMO, CLEAN WOOD WASTE, SCRAP METAL, AND CORRUGATED CARDBOARD PRESENT IN CONSTRUCTION OR DEMOLITION WASTE MUST BE RECYCLED.
- PURSUANT TO THE COUNTY'S RRMO, ALL HAULERS OF MIXED CONSTRUCTION AND DEMOLITION WASTE WHICH INCLUDES ANY REGULATED RECYCLABLE MATERIALS SHALL BE LICENSED BY ORANGE COUNTY.
- PRIOR TO ANY DEMOLITION OR CONSTRUCTION ACTIVITY ON THE SITE, THE APPLICANT SHALL HOLD A PRE-DEMOLITION/PRE-CONSTRUCTION CONFERENCE WITH SOLID WASTE STAFF. THIS MAY BE THE SAME PRE-CONSTRUCTION MEETING HELD WITH OTHER DEVELOPMENT/ENFORCEMENT OFFICIALS.
- THE PRESENCE IF ANY ASBESTOS CONTAINING MATERIALS ('ACM') AND/OR OTHER HAZARDOUS MATERIALS SHALL BE HANDLED IN ACCORDANCE WITH ANY AND ALL LOCAL, STATE, AND FEDERAL REGULATIONS AND GUIDELINES.

## LEGEND

- PROPERTY LINE - SUBJECT PARCEL
- PROPERTY LINE - ABUTTERS
- EXISTING ROAD
- EXISTING BUILDING
- EXISTING TREE LINE
- EXISTING FEMA FLOODWAY
- EXISTING FEMA FLOOD AE ZONE
- EXISTING EASEMENT
- SS — EXISTING UNDERGROUND SEWER LINE
- OHW — EXISTING OVERHEAD UTILITIES
- EXISTING SOILS BOUNDARY
- PROPOSED EASEMENT
- PROPOSED LEASE AREA
- PROPOSED BOARD-ON-BOARD FENCE
- LOD — PROPOSED LIMITS OF DISTURBANCE

1 / Z-3 DETAILED SITE PLAN
SCALE: 1" = 30' (22X34)
SCALE: 1" = 60' (11X17)

GRAPHIC SCALE
30 0 15 30 60 120
1 INCH = 30 FEET (22X34)
1 INCH = 60 FEET (11X17)

APPLICANT

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NORTH CAROLINA PROFESSIONAL SEAL 037977 ENGINEER TRENT T. SNARR

DATE 09/18/2025

ENGINEER

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NC PROFESSIONAL ENGINEER LIC. #037977

SHEET TITLE

**DETAILED SITE PLAN**

SHEET NUMBER

**Z-3**

1 / Z-4 AERIAL PLAN
SCALE: 1" = 30' (22X34)
SCALE: 1" = 60' (11X17)

GRAPHIC SCALE
30 0 15 30 60 120
1 INCH = 30 FEET (22X34)
1 INCH = 60 FEET (11X17)

## LEGEND

- PROPERTY LINE - SUBJECT PARCEL
- PROPERTY LINE - ABUTTERS
- EXISTING ROAD
- EXISTING BUILDING
- EXISTING TREE LINE
- EXISTING FEMA FLOODWAY
- EXISTING FEMA FLOOD AE ZONE
- EXISTING EASEMENT
- SS — EXISTING UNDERGROUND SEWER LINE
- OHW — EXISTING OVERHEAD UTILITIES
- EXISTING SOILS BOUNDARY
- PROPOSED EASEMENT
- PROPOSED LEASE AREA
- PROPOSED BOARD-ON-BOARD FENCE
- LOD — PROPOSED LIMITS OF DISTURBANCE

APPLICANT

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NORTH CAROLINA PROFESSIONAL SEAL 037977 ENGINEER TRENT T. SNARR

DATE 09/18/2025

ENGINEER

TRENT T. SNARR, P.E.
NC PROFESSIONAL ENGINEER LIC. #037977

SHEET TITLE

**AERIAL PLAN**

SHEET NUMBER

**Z-4**

1 Z-5 TREE REMOVAL PLAN
SCALE: 1" = 10' (22X34)
SCALE: 1" = 20' (11X17)

GRAPHIC SCALE
10 0 5 10 20 40
1 INCH = 10 FEET (22X34)
1 INCH = 20 FEET (11X17)

## TREE INVENTORY

TREES TO BE REMOVED:

1. REMOVE 24.0" (DBH) PINE
2. REMOVE 20.0" (DBH) PINE
3. REMOVE 10.0" (DBH) OAK
4. REMOVE 10.0" (DBH) CEDAR
5. REMOVE 24.0" (DBH) PINE
6. REMOVE 24.0" (DBH) PINE
7. REMOVE 24.0" (DBH) PINE
8. REMOVE 20.0" (DBH) PINE
9. REMOVE 24.0" (DBH) PINE
10. REMOVE 24.0" (DBH) PINE
11. REMOVE 18.0" (DBH) PINE
12. REMOVE 20.0" (DBH) PINE
13. REMOVE 20.0" (DBH) PINE
14. REMOVE 24.0" (DBH) PINE
15. REMOVE 24.0" (DBH) PINE
16. REMOVE 16.0" (DBH) PINE

NOTE:
AVERAGE TREE HEIGHT = 83.0' AGL

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NC PROFESSIONAL ENGINEER LIC. #037977

SHEET TITLE

**TREE REMOVAL PLAN**

SHEET NUMBER

**Z-5**

Know what's **below.**
**Call** before you dig.

1 / C-1 COMPOUND PLAN
SCALE: 1" = 5' (22X34)
SCALE: 1" = 10' (11X17)

GRAPHIC SCALE
5 0 2.5 5 10 20
1 INCH = 5 FEET (22X34)
1 INCH = 10 FEET (11X17)

APPLICANT

NETWORK TOWERS

**NETWORK TOWERS, LLC.**
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GLEN ALLEN, VA 23059
804-548-4079

ENGINEER

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DATE 09/18/2025

ENGINEER

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NC PROFESSIONAL ENGINEER LIC. #037977

SHEET TITLE

**COMPOUND PLAN**

SHEET NUMBER

**C-1**

NOTE:
- PER FAA "DETERMINATION OF NO HAZARD TO AIR NAVIGATION" LETTER DATED XX/XX/XXXX, TOWER ILLUMINATION IS NOT REQUIRED.
- TOWER STEEL FINISH AND STEEL COMPONENTS TO BE GALVANIZED.
- TOWER & FOUNDATION DESIGN PERFORMED INDEPENDENTLY FROM THESE CONSTRUCTION DRAWINGS.

1 / C-2 TOWER ELEVATION
SCALE: 1" = 15' (22X34)
SCALE: 1" = 30' (11X17)

GRAPHIC SCALE

15 0 7.5 15 30 60

1 INCH = 15 FEET (22X34)
1 INCH = 30 FEET (11X17)

2 / C-2 ISOMETRIC MOUNT DETAIL
NTS

NOTE:
THE COMMSCOPE MCG23HDX-12M-12-96 MOUNT MEETS BOTH VERIZON WIRELESS'S MOUNT CLASSIFICATION STANDARDS "NSTD-44S" MINIMUM CRITERIA FOR THE SOUTH MARKET WHICH IS:
1. M1400R-4[6] AND M1000R(I)-4[6]
2. THIS DESIGNATION MUST BE INSTALLED ON THE MOUNT VIA A METAL TAG.

TIEBACKS MUST BE CONNECTED TO A RIGID MEMBER THAT PROVIDES ADEQUATE SUPPORT WITHIN THE LIMITS NOTED IN THE TIEBACK ANGLE RANGE DETAIL.

PROPOSED COLLAR IS SUITABLE FOR MONOPOLE DIAMETERS 15"ø-50"ø.

3 / C-2 PLAN VIEW MOUNT DETAIL
NTS

## GENERAL NOTES

1. THE CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE CODES ORDINANCES, LAWS AND REGULATIONS OF ALL MUNICIPALITIES, UTILITIES COMPANY OR OTHER PUBLIC AUTHORITIES.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL PERMITS AND INSPECTIONS THAT MAY BE REQUIRED BY ANY FEDERAL, STATE, COUNTY OR MUNICIPAL AUTHORITIES.
3. THE CONTRACTOR SHALL NOTIFY THE CONSTRUCTION MANAGER, IN WRITING, OF ANY CONFLICTS, ERRORS OR OMISSIONS PRIOR TO THE SUBMISSION OF BIDS OR PERFORMANCE OF WORK. MINOR OMISSIONS OR ERRORS IN THE BID DOCUMENTS SHALL NOT RELIEVE THE CONTRACTOR FROM RESPONSIBILITY FOR THE OVERALL INTENT OF THESE DRAWINGS.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING SITE IMPROVEMENTS PRIOR TO COMMENCING CONSTRUCTION. THE CONTRACTOR SHALL REPAIR ANY DAMAGE CAUSED AS A RESULT OF CONSTRUCTION OF THIS FACILITY.
5. THE SCOPE OF WORK FOR THIS PROJECT SHALL INCLUDE PROVIDING ALL MATERIALS, EQUIPMENT AND LABOR REQUIRED TO COMPLETE THIS PROJECT. ALL EQUIPMENT SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.
6. THE CONTRACTOR SHALL VISIT THE PROJECT SITE PRIOR TO SUBMITTING A BID TO VERIFY THAT THE PROJECT CAN BE CONSTRUCTED IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.
7. CONTRACTOR SHALL VERIFY ANTENNA ELEVATION AND AZIMUTH WITH RF ENGINEERING PRIOR TO INSTALLATION.
8. TRANSMITTER EQUIPMENT AND ANTENNAS ARE DESIGNED TO MEET ANSI/EIA/TIA 222-H REQUIREMENTS.
9. ALL STRUCTURAL ELEMENTS SHALL BE HOT DIPPED GALVANIZED STEEL.
10. CONTRACTOR SHALL MAKE A UTILITY "ONE CALL" TO LOCATE ALL UTILITIES PRIOR TO EXCAVATING.
11. IF ANY UNDERGROUND UTILITIES OR STRUCTURES EXIST BENEATH THE PROJECT AREA, CONTRACTOR MUST LOCATE IT AND CONTACT THE APPLICANT & THE OWNER'S REPRESENTATIVE.
12. OCCUPANCY IS LIMITED TO PERIODIC MAINTENANCE AND INSPECTION BY TECHNICIANS APPROXIMATELY 2 TIMES PER MONTH.
13. PRIOR TO THE INSTALLATION OF THE PROPOSED EQUIPMENT OR MODIFICATION OF THE EXISTING STRUCTURE, A STRUCTURAL ANALYSIS SHALL BE PERFORMED BY THE OWNER'S AGENT TO CERTIFY THAT THE EXISTING/PROPOSED COMMUNICATION STRUCTURE AND COMPONENTS ARE STRUCTURALLY ADEQUATE TO SUPPORT ALL EXISTING AND PROPOSED ANTENNAS, COAXIAL CABLES AND OTHER APPURTENANCES.
14. PROPERTY LINE INFORMATION WAS PREPARED USING DEEDS, TAX MAPS, AND PLANS OF RECORD AND SHOULD NOT BE CONSTRUED AS AN ACCURATE BOUNDARY SURVEY.
15. THIS PLAN IS SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD.
16. NO SIGNIFICANT NOISE, SMOKE, DUST, OR ODOR WILL RESULT FROM THIS FACILITY.
17. THE FACILITY IS UNMANNED AND NOT INTENDED FOR HUMAN HABITATION (NO HANDICAP ACCESS REQUIRED).
18. THE FACILITY IS UNMANNED AND DOES NOT REQUIRE POTABLE WATER OR SANITARY SERVICE.
19. POWER TO THE FACILITY WILL BE MONITORED BY A SEPARATE METER.

811 Know what's below. Call before you dig.

APPLICANT

NETWORK TOWERS
NETWORK TOWERS, LLC.
120 EASTSHORE DRIVE, SUITE 300
GLEN ALLEN, VA 23059
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ENGINEER

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PROFESSIONAL STAMP

NORTH CAROLINA PROFESSIONAL SEAL 037977 ENGINEER TRENT T. SNARR

DATE 09/18/2025

ENGINEER

TRENT T. SNARR, P.E.
NC PROFESSIONAL ENGINEER LIC. #037977

SHEET TITLE

TOWER ELEVATION

SHEET NUMBER

C-2

FENCE & GATE NOTES:
1. PROVIDE HALF MOON CONCRETE GATE KEEPER FOR DROP ROD
2. PROVIDE GATE CATCHES AT REQUIRED LOCATIONS
3. FENCE SHALL BE INSTALLED WITH THE FINISHED SIDE FACING OUTWARD
4. GATE TO BE SECURE WITH A MULTI-LOCK SYSTEM TO PREVENT UNAUTHORIZED ACCESS TO TELECOM FACILITY.

1 / S-1 TYPICAL FENCE AND GATE DETAIL
NTS

NOTE:
FENCE & GATE DETAIL FOR REFERENCE PURPOSES ONLY.
FOR ACTUAL FENCE & GATE DIMENSIONS REFER TO SHEET C-1

2 / S-1 MUSHROOM STOP DETAIL
NTS

3 / S-1 GATE KEEPER DETAIL
NTS

NOTE:
MULTI-TENANT SECURITY LOCK: STANDARD GALVANIZED 2" LOCK SYSTEM WELDED TO GATE POSTS 4-2" SLEEVES WITH SLOTTED HASPS. STYMIELOCK PART NO. 5868015

4 / S-1 MULTI-LOCK DETAIL
NTS

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SHEET TITLE

**FENCE DETAILS**

SHEET NUMBER

**S-1**

QTY: (1) ON RIGHT SIDE OF MAIN COMPOUND GATE, (1) AT ACCESS ROAD GATE, IF EXIST
CONTRACTOR SHALL VERIFY FCC NUMBER PRIOR TO ORDERING SIGNAGE

## 1 NETWORK TOWERS II - SITE SIGN

**24" WIDE X 24" HIGH**

## SIGNAGE NOTES

1. SIGNS SHALL BE FABRICATED FROM CORROSION RESISTANT PRESSED METAL AND PAINTED WITH LONG LASTING UV RESISTANT COATINGS.
2. SIGNS UNLESS NOTED OTHERWISE SHALL BE MOUNTED TO THE TOWER, GATE AND FENCE USING A MINIMUM OF 9 GAUGE ALUMINUM WIRE, HOG RINGS (AS UTILIZED IN FENCE INSTALLATIONS) OR BRACKETS WHERE NECESSARY. BRACKETS SHALL BE OF SIMILAR METAL AS THE STRUCTURE TO AVOID GALVANIC CORROSION.
3. CONTRACTOR TO PROVIDE AND INSTALL ALL SIGNAGE.

QTY: (4) EACH SIDE OF COMPOUND

## 2 NO TRESPASSING - SIGN

**10" WIDE X 7" HIGH**

QTY: (1) MOUNT SIGN ON CLIMBING FACE AT EYE LEVEL.

## 3 COMPETENT CLIMBER - SIGN

**10" WIDE X 7" HIGH**

WHITE / YELLOW BACKGROUND W/ BLACK LETTERING
QTY: (1) TO BE MOUNTED AT EYE LEVEL ON TOWER NEAR SAFETY CLIMB

## 4 CAUTION RF - SIGN

**12" WIDE X 18" HIGH**

WHITE / BLUE BACKGROUND W/ BLACK LETTERING
QTY: (1) TO BE MOUNTED AT COMPOUND ACCESS GATE

## 5 NOTICE RF - SIGN

**12" WIDE X 18" HIGH**

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NC PROFESSIONAL ENGINEER LIC. #037977

SHEET TITLE

**SIGNAGE DETAILS**

SHEET NUMBER

**S-2**

1 ST-1 SEGMENTAL RETAINING WALL PLAN VIEW
SCALE: 1" = 10' (22X34)
SCALE: 1" = 20' (11X17)

GRAPHIC SCALE
10 0 5 10 20 40
1 INCH = 10 FEET (22X34)
1 INCH = 20 FEET (11X17)

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DATE 09/18/2025

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TRENT T. SNARR, P.E.
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SHEET TITLE

**SEGMENTAL RETAINING WALL PLAN VIEW**

SHEET NUMBER

**ST-1**

1 / ST-2 SEGMENTAL RETAINING WALL - SOUTH PROFILE VIEW
SCALE: 1" = 5'-0"

3 / ST-2 SEGMENTAL RETAINING WALL - NORTH PROFILE VIEW
SCALE: 1" = 5'-0"

2 / ST-2 SEGMENTAL RETAINING WALL - EAST PROFILE VIEW
SCALE: 1" = 5'-0"

***LEGEND:***

**1.) MIRAFI 3XT DESIGNATION:** 35

**2.) EMBEDDED BLOCK DESIGNATION:**

**3.) LEVELING PAD DESIGNATION:**

APPLICANT

NETWORK TOWERS
NETWORK TOWERS, LLC.
120 EASTSHORE DRIVE, SUITE 300
GLEN ALLEN, VA 23059
804-548-4079

ENGINEER

NB+C TOTALLY COMMITTED.
TKK ENGINEERING, P.C.
8601 SIX FORKS ROAD, SUITE 540
RALEIGH, NC 27615
919.657.9131

SITE INFORMATION

NT SITE NAME: DOBBINS
NT SITE ID: NC-T23.12

NB+C PROJ. # 100793
(TOWER 911 ADDRESS TBD)
1721 E FRANKLIN STREET
CHAPEL HILL, NC 27514
ORANGE COUNTY

DESIGN RECORD

REVISIONS

| REV | DATE | DESCRIPTION | BY |
|---|---|---|---|
| 5 | 09/18/2025 | REVISED SITE PLAN | OP |
| 4 | 06/24/2025 | REVISED SITE PLAN | OP |
| 3 | 04/15/2025 | REVISED SITE PLAN | OP |
| 2 | 03/12/2025 | REVISED SITE PLAN | OP |
| 1 | 01/31/2025 | SITE PLAN | BMB |
| 0 | 11/14/2024 | ZONING DRAWINGS | OP |

PROFESSIONAL STAMP

NORTH CAROLINA PROFESSIONAL SEAL 037977 ENGINEER TRENT T. SNARR

DATE 09/18/2025

ENGINEER

TRENT T. SNARR, P.E.
NC PROFESSIONAL ENGINEER LIC. #037977

SHEET TITLE

**SEGMENTAL RETAINING WALL PROFILE**

SHEET NUMBER

**ST-2**

| SEGMENTAL RETAINING WALL CRITERIA TABLE | | | | | |
|---|---|---|---|---|---|
| WALL SECTION | GEOGRID LENGTH & TYPE | MIN. WASHED STONE REQUIRED BEHIND WALL | MIN. BEARING PRESSURE REQUIRED | MIN. EMBEDMENT REQUIRED | NOTES / REMARKS |
| A | LAYERS = 5.0' - 7.0' MIRAFI 3XT OR EQUIV. | 12" | 1.5 KSF | 1'-4" | SEE PROFILE (SHEET ST-2) |
| B | LAYERS = 7.0' MIRAFI 3XT OR EQUIV. | 12" | 1.5 KSF | 3'-0" | SEE PROFILE (SHEET ST-2) |

1 / ST-3 SEGEMENTAL RETAINING WALL "A" - SECTION VIEW
SCALE: 1/2" = 1'-0"

2 / ST-3 SEGEMENTAL RETAINING WALL "B" - SECTION VIEW
SCALE: 1/2" = 1'-0"

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SHEET TITLE

**SEGMENTAL RETAINING WALL SECTIONS**

SHEET NUMBER

**ST-3**

## Base Leveling Pad Notes:

1. The leveling pad is to be constructed of crushed stone or 2,000 psi± unreinforced concrete
2. The base foundation is to be approved by the site geotechnical engineer prior to placement of the leveling pad.

| Compac II Unit | |
|---|---|
| Width: | 18" |
| *Depth: | 12" |
| Height: | 8" |
| *Weight: | 90 lbs |

| Cap Unit | |
|---|---|
| Width: | 18" |
| *Depth: | 10 1/2" |
| Height: | 4" |
| *Weight: | 50 lbs |

Compac II Unit/Base Pad Isometric Section View

* Dimensions & Weight May Vary by Region

Note:
1. Check with manufacturer specifications on correct direction of orientation for geogrid to obtain proper strength.
2. Corner units recommended for outside corners. Availability May Vary.

Geogrid Installation at Corners

Note:
1. Secure all cap units with Keystone Kapseal or equal.

Top of Wall Steps

Elevation

Note:
1. The leveling pad is to be constructed of crushed stone or 2000 psi ± unreinforced concrete.

Section

Leveling Pad Detail

Geogrid is to be Placed on Level Backfill and Extended Over the Fiberglass Pins. Place Next Unit. Pull Grid Taught and Backfill. Stake as required.

Grid & Pin Connection

Compac II Elevation

Cap Unit Elevation

Cap Unit Elevation

Compac II Plan

Compac II Unit

* Dimensions May Vary by Region

Cap Unit Plan

Universal Cap Unit Option

* Dimensions & Availability Will Vary by Region

Cap Unit Plan

Straight Split Cap Unit Option

* Dimensions & Availability Will Vary by Region

***1.0 STRUCTURAL NOTES***

TKK ENGINEERING, P.C., REQUESTS THAT REPRESENTATIVES OF THE OWNER AND/OR GENERAL CONTRACTOR ARRANGE A PRE–CONSTRUCTION MEETING WITH ALL PERTINENT PARTIES INVOLVED FOR THE CONSTRUCTION OF THE RETAINING WALL SHOWN ON THESE PLANS. UNLESS INDICATED BY A SUPPLEMENTAL WRITTEN CONTACT, TKK ENGINEERING, P.C. RESPONSIBILITY IS LIMITED TO PROVIDING ONLY THE DESIGN SERVICES OF THE PROJECT'S RETAINING WALLS CONTAINED HEREIN. RETAINING WALL CONSTRUCTION MONITORING, RETAINING WALL CERTIFYING, ETC. ARE BEYOND THE SCOPE OF OUR ORIGINAL DESIGN SERVICES. TKK ENGINEERING, P.C. SHALL NOT BE REQUIRED TO SIGN ANY DOCUMENTS, NO MATTER BY WHOM REQUESTED, IN WHICH TKK ENGINEERING, P.C. IS REQUIRED TO CERTIFY, GUARANTEE, OR WARRANT THE EXISTENCE OF CONDITIONS, THE EXISTENCE OF WHICH TKK ENGINEERING, P.C. HAS NOT OR CANNOT ASCERTAIN.

***1.0.1 CONSTRUCTION NOTES***

1. CONFIRM DISTANCE FROM PROPERTY LINE, TREE BUFFER, CURB & GUTTER AND/OR BUILDINGS TO FACE OF PROPOSED RETAINING WALL PRIOR TO CONSTRUCTION. (DON'T FORGET TO INCLUDE THE BATTER OF THE WALL.)
2. CONFIRM EXISTING UTILITIES LOCATIONS (STORMWATER, SEWER, WATER, ELECTRICAL, & GAS) & COORDINATE FUTURE UTILITIES LOCATIONS PRIOR TO WALL CONSTRUCTION.
3. CONFIRM IN–SITU AND PROPOSED/FUTURE GRADES PRIOR TO WALL CONSTRUCTION.
4. COORDINATE ALL FENCE, GUARDRAIL, CURB & GUTTER, &/OR PAVEMENT INSTALLATION PRIOR TO CONSTRUCTION, TO AVOID DAMAGING UPPER LAYERS OF REINFORCEMENT.

***1.1 GENERAL***

SEGMENTAL RETAINING WALL SYSTEMS ARE DESIGNED AS A GRAVITY RETAINING WALL UTILIZING A HIGH DENSITY POLYESTER GEOGRID TO REINFORCE THE SOIL ZONE BEHIND THE WALL. THE GEOGRID IS POSITIVELY CONNECTED TO THE MODULAR CONCRETE BLOCK CREATING A REINFORCED SOIL MASS CAPABLE OF RESISTING LATERAL EARTH PRESSURES AND SURCHARGED LOADS. ALL REFERENCES TO THE ENGINEER REFER TO TKK ENGINEERING, P.C.

***1.2 QUALITY ASSURANCE***

WORK SHALL BE PERFORMED ONLY BY AN EXPERIENCED CONTRACTOR WHO HAS SUCCESSFULLY COMPLETED AT LEAST FIVE RETAINING WALLS OF EQUAL OR GREATER SCOPE.

A. CONTRACTOR SHALL SUBMIT TO THE ENGINEER, PRIOR TO START OF WORK, EVIDENCE OF QUALIFICATIONS AND REFERENCES ON PROJECTS OF SIMILAR SCOPE. EVIDENCE SHALL BE SUBMITTED IN WRITING TO THE ENGINEER ON THE CONTRACTOR'S LETTERHEAD AND SHALL CONTAIN AT A MINIMUM: 1) A LIST OF FIVE REFERENCE PROJECTS OF EQUAL OR GREATER SCOPE WITH CONTACT INFORMATION, 2) A LIST OF EXPERIENCE COMMENSURATE WITH THE PROJECT SCOPE (WALL DIMENSIONS, ERECTION TOLERANCES, SOIL PARAMETERS, AND MATERIALS).
B. ENGINEER SHALL REVIEW QUALIFICATIONS AND REPORT TO THE CLIENT ON THE SAME. ENGINEER RESERVES THE RIGHT TO REJECT ANY AND ALL QUALIFICATION SUBMITTALS, WHEN IN THE ENGINEER'S OPINION SUCH QUALIFICATIONS ARE DEEMED UNSATISFACTORY. ENGINEER'S APPROVAL OF CONTRACTOR'S QUALIFICATIONS SHALL NOT RELIEVE THE CONTRACTOR OF ANY OR ALL CONTRACT RESPONSIBILITIES FOR QUANTITIES, PERFORMANCE, OR OTHER REQUIREMENTS OF THE CONTRACT DOCUMENTS. ENGINEER'S APPROVAL OF CONTRACTOR QUALIFICATIONS SHALL NOT BE CONSTRUED AS A WARRANTY OR GUARANTEE OF THE CONTRACTOR'S WORK.
C. THE OWNER AND/OR GENERAL CONTRACTOR SHOULD PROVIDE A SPECIAL INSPECTOR AS A FULL–TIME CONTINUOUS MONITOR OF WORK QUALITY. THE SPECIAL INSPECTOR WILL REPORT BACK TO THE BUILDING OFFICIAL AND ENGINEER ON QUALITY AND PROGRESS OF WORK. THE SPECIAL INSPECTOR WILL REQUIRE TESTING BE DONE BEFORE THE WORK PROCEEDS.

***1.3 BACK FILL MATERIALS***

THE SOIL MATERIAL ASSOCIATED WITH THE RETAINING WALL IN THE REINFORCED ZONE, THE RETAINED ZONE, OR THE FOUNDATION BEDDING SHALL HAVE THE FOLLOWING PROPERTIES:

A. FOUNDATION SOILS
B. RETAINED SOILS
C. REINFORCED SOILS Ø= 26 DEGREES, COHESION = 0 PSF, UNIT WGT. = 100 LBS/CU.FT.
Ø= 26 DEGREES, COHESION = 0 PSF, UNIT WGT. = 100 LBS/CU.FT.
Ø= 26 DEGREES, COHESION = 0 PSF, UNIT WGT. = 100 LBS/CU.FT.

THE SOILS CHARACTERISTICS ABOVE WERE ASSUMED BASED ON INFORMATION SUPPLIED TO THE ENGINEER. IF THIS INFORMATION DOES NOT REPRESENT THE ACTUAL SOIL TO BE USED, THE ENGINEER SHALL BE NOTIFIED IMMEDIATELY AND THE WALL SHALL BE REDESIGNED.

***1.4 SEISMIC DESIGN CRITERIA***

PEAK ACCELERATION = N/A VERTICAL ACCELERATION = N/A

***1.5 FOUNDATION LOADS***

THE MAXIMUM APPLIED FOUNDATION LOAD FOR THIS WALL IS 1.5 KIPS/SQ.FT.

***1.6 CONCRETE MASONRY WALL UNITS***

CONCRETE WALL UNITS SHALL BE SEGMENTAL UNITS MANUFACTURED IN ACCORDANCE WITH ASTM–C1372 AND ASTM C140 AND SHALL HAVE A MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 3000 PSI. UNITS SHALL BE INTERLOCKED IN ACCORDANCE WITH MANUFACTURES SPECIFICATIONS.

***1.7 GEOGRID REINFORCEMENT***

GEOSYNTHETIC REINFORCEMENT SHALL CONSIST OF HIGH TENACITY GEOGRIDS OR GEOTEXTILES MANUFACTURED FOR SOIL REINFORCEMENT APPLICATIONS. THE TYPE, AND PLACEMENT LOCATION OF THE REINFORCING GEOSYNTHETIC SHALL BE AS SHOWN ON THE PLANS.

***1.8 WALL BATTER***

BATTER FOR THE ENTIRE WALL SHALL BE MAINTAINED AT NEAR VERTICAL.

***2.0 FOUNDATION REQUIREMENTS***

THE FOUNDATION BEARING CAPACITY THAT WAS ASSUMED FOR DESIGN SHALL BE VERIFIED IN THE FIELD, AND COPIES OF THE TEST DATA FILED WITH THE ENGINEER. THE FOOTING SHALL BE CLEARED OF LOOSE SOIL. A MINIMUM OF 12" OF WASHED STONE SHALL BE PLACED AT THE BACK OF EACH BLOCK AS INDICATED ON THE DETAILS.

***2.1 LEVELING PAD***

MATERIAL SHALL CONSIST OF COMPACTED SAND, GRAVEL, CRUSHED ROCK,WASHED STONE, OR UNREINFORCED CONCRETE. THE PAD SHALL BE 6" THICK (UNO). SAND OR GRAVEL MATERIAL SHALL BE COMPACTED TO 95% STANDARD PROCTOR. AGGREGATE MATERIAL SHALL RECEIVE A MINIMUM OF ONE PASS OF THE COMPACTION EQUIPMENT. THE TOP OF THE LEVELING PAD FOR THE WALL SECTIONS SHALL BE MAINTAINED AT A MINIMUM DEPTH OF 10% OF TOTAL WALL HEIGHT OR MORE(6" MIN.) (UNO).

***2.2 UNIT FILL***

THE VOID WITHIN EACH UNIT SHALL BE FILLED WITH A WASHED STONE (#57 STONE) HAVING 100% OF THE AGGREGATE PASSING THE 2" SIEVE. A MINIMUM OF 3/8" WASHED STONE SIZE IS REQUIRED (NO MORE THAN 5% PASSING THE #200 SIEVE). THIS SAME MATERIAL SHALL BE PLACED BEHIND EACH BLOCK PER SEC. 2.0. ALL EXCESS MATERIAL SHALL BE SWEPT CLEAN FROM THE TOP OF THE BLOCK PRIOR TO INSTALLING THE NEXT COURSE. EACH COURSE OF BLOCK SHALL BE COMPLETELY FILLED BEFORE PROCEEDING TO THE NEXT COURSE.

***2.3 FIRST BLOCK COURSE***

THE FIRST COURSE OF BLOCK SHALL BE PLACED ON TOP OF AND IN FULL CONTACT WITH THE LEVELING PAD. THE UNITS SHALL MAINTAIN A DISTANCE OF MINIMUM 6" FROM THE FRONT AND BACK OF THE LEVELING PAD. PROPER ALIGNMENT MAY BE ACHIEVED WITH THE AID OF A STRING LINE. PROCEED TO THE NEXT COURSE OF BLOCK. EACH UNIT SHALL CONTACT THE UNITS ON BOTH SIDES AS WELL AS ABOVE AND BELOW. SOME ADJUSTMENTS MAY BE REQUIRED FOR WALLS WITH CURVES AND A BATTER.

***2.4 CAPS***

APPLY A CONSTRUCTION ADHESIVE TO THE UNITS TO PREVENT THEIR REMOVAL.

***3.0 GEOGRID INSTALLATION***

THE GEOGRID REINFORCEMENT SHALL BE LAID HORIZONTALLY ON COMPACTED BACK FILL AND CONNECTED TO THE CONCRETE WALL UNITS, IN ACCORDANCE WITH MANUFACTURES SPECIFICATIONS. GEOGRID SHALL BE PULLED TAUT REMOVING ALL SLACK FROM THE MATERIAL AND ANCHORED BEFORE ADDING FILL. GEOGRID SHALL BE INSTALLED AT THE ELEVATIONS AND LENGTHS REQUIRED AS SHOWN ON THE PLANS (REFER TO DETAILS FOR THE APPROPRIATE ORIENTATION). SOIL SURFACE SHALL BE SMOOTH AND LEVEL AND HAVE BEEN COMPACTED TO 95% STANDARD PROCTOR BEFORE INSTALLING THE GRID.

***3.1 FILL PLACEMENT***

BACK FILL MATERIAL SHALL BE PLACED ON A MAXIMUM 8" COMPACTED LIFT, 95% STANDARD PROCTOR WITH A MOISTURE CONTROL OF +/– 3% OF OPTIMUM. ONLY HAND OPERATED EQUIPMENT SHALL BE ALLOWED WITHIN 3 FEET OF THE SEGMENTAL UNITS. BACK FILL SHALL BE PLACED FROM THE WALL REARWARD TO INSURE TAUTNESS OF THE GEOGRID. CONSTRUCTION EQUIPMENT SHALL NOT BE OPERATED DIRECTLY ON THE GEOGRID.

***3.2 UNSUITABLE MATERIAL***

SOILS CONTAINING ROOTS, BRUSH, SOD OR OTHER ORGANIC MATERIAL SHALL NOT BE PERMITTED AS BACKFILL. FROZEN SOILS, SNOW, ICE , HEAVY CLAYS, OR WET SOILS SHALL NOT BE PERMITTED AS BACKFILL. MATERIAL PASSING THE #40 SIEVE SHALL NOT HAVE A LIQUID LIMIT OF GREATER THAN 40 AND A PLASTICITY INDEX OF GREATER THAN 15, UNLESS WRITTEN CONSENT IS OBTAINED FROM THE ENGINEER PRIOR TO PLACEMENT.

***3.3 SOIL PROPERTIES***

MINIMUM INTERNAL ANGLE OF FRICTION SHALL EQUAL OR BE GREATER THAN REFERENCE IN SECTION 1.3. VERIFICATION SHALL BE FILED WITH THE ENGINEER THAT THE SOIL WILL MEET THIS CRITERIA.

***4.0 SOIL TESTING***

COMPACTION TESTING SHALL BE PERFORMED FOR EVERY LIFT ELEVATION REQUIRING GEOGRID OR EVERY 3RD LIFT AS A MINIMUM. TESTS SHALL BE FILED WITH THE ENGINEERS OFFICE.

***5.0 HYDROSTATIC PRESSURE POTENTIAL***

THE ENGINEER SHALL BE NOTIFIED IF ANY OF THE FOLLOWING SHOULD BECOME EVIDENT:

– WATER OR WETNESS FROM OR IN A CUT BANK
– LOCAL SPRINGS, LOCAL STORM DRAINS, SEWER, WATER LINES UNDER OR BEHIND THE WALL

***6.0 ACCEPTABLE BLOCK***

SEGMENTAL UNITS SHALL BE USED AND KEPT FREE OF DEFECTS THAT WOULD INTERFERE WITH THE PLACING OR POSITIONING OF THE UNIT OR IMPAIR ITS STRENGTH. MINOR CRACKS INCIDENTAL TO THE USUAL METHOD OF MANUFACTURING OR MINOR CHIPPING RESULTING FROM SHIPMENT AND DELIVERY ARE NOT GROUNDS FOR REJECTION.

***7.0 ACCEPTABLE GEOGRID***

GEOGRID SHALL BE REJECTED IF 20% OR MORE OF A STRUCTURAL RIB HAS BEEN CUT OR RIPPED. THE CONTRACTOR SHALL INSPECT ALL GEOGRID DELIVERED TO THE SITE AND REJECT MATERIALS THAT MEETS THIS CRITERIA. IF THE GEOGRID IS DAMAGED ON THE CONSTRUCTION SITE, IT SHALL BE REPLACED AT THE CONTRACTORS EXPENSE.

***8.0 DRAINAGE COMPOSITE***

(APPLIES TO CUT WALL APPLICATIONS ONLY), WHERE SITE CONDITIONS WARRANT DRAINAGE COMPOSITE SHALL BE INSTALLED TO COVER 30% OF THE CUT BEHIND THE GEOGRID LAYERS. STRATA–DRAIN (6FT. WIDE SECTIONS) PROVIDES 30% COVERAGE WHEN INSTALLED ON 15 FT CENTERS AND 2/3 THE WALL HEIGHT.

**9.0 SPECIAL PROVISIONS**

A. GENERAL CONTRACTOR SHALL COORDINATE UPPER GEOGRID LAYERS INSTALLATION WITH PAVING INSTALLATION.
B. MAINTAIN THE DIRECTION OF DRAINAGE AWAY FROM THE WALL FACE AT ALL TIMES DURING CONSTRUCTION OF THE WALL AND FINISH GRADING AS SHOWN ON PLANS.
C. PLACEMENT OF GEOGRID SHALL BE AS PER PLANS, WITH REGARDS TO PLAN SPECIFIED LENGTH AND ELEVATIONS.
D. THE ENGINEER SHALL BE NOTIFIED BY THE INSTALLING CONTRACTOR SHOULD THE EMBEDMENT DEPTH OF THE WALL BE LESS THAN 10% OF THE TOTAL WALL HEIGHT (6" MIN.) (UNO).
E. THE REINFORCED SOIL IS ASSUMED TO BE: ML, SC, SM, SP, SW, & ETC. (HIGH PLASTICITY SILTS AND CLAYS) ARE NOT ACCEPTABLE.
F. GENERAL CONTRACTOR SHALL INQUIRE TO SEE IF A BUILDING PERMIT MUST BE OBTAINED PRIOR TO WALL CONSTRUCTION. CONTACT YOUR LOCAL CITY, COUNTY, MUNICIPALITY, OR TOWN CODE ENFORCEMENT TO OBTAIN BUILDING PERMIT.

***10.0 QUALIFICATION OF DESIGN***

A. STABILITY OF ANY TEMPORARY SLOPES REQUIRED BY THE INSTALLATION OF A SEGMENTAL RETAINING WALL SHALL BE ADDRESSED BY A QUALIFIED GEOTECHNICAL ENGINEER. RESPONSIBILITY OF THESE TEMPORARY SLOPES RESTS WITH THE OWNER AND/ OR ARCHITECT OF THIS PROJECT AND THE SLOPES SHALL MEET ALL OSHA STANDARDS OF MAX. SLOPE STEEPNESS= 1.5H:1V.
B. HANDRAIL/ GUARDRAIL REQUIREMENTS SHALL BE DETERMINED BY THE OWNER OR GENERAL CONTRACTOR.
C. NOTIFY THE DESIGN ENGINEER PRIOR TO MODIFYING WALL CONSTRUCTION IF EXISTING SITE CONDITIONS DEVIATE FROM CONDITIONS OUTLINED ON RETAINING WALL PROFILE.

APPLICANT


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ENGINEER

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NC PROFESSIONAL ENGINEER LIC. #037977

SHEET TITLE

**SEGMENTAL RETAINING WALL DETAILS & NOTES**

SHEET NUMBER

**ST-4**

1 / ES-1 GRADING, EROSION & SEDIMENT CONTROL PLAN
SCALE: 1" = 10' (22X34)
SCALE: 1" = 20' (11X17)

GRAPHIC SCALE
10 0 5 10 20 40
1 INCH = 10 FEET (22X34)
1 INCH = 20 FEET (11X17)

## LEGEND

- PROPERTY LINE - SUBJECT PARCEL
- PROPERTY LINE - ABUTTERS
- EXISTING ROAD
- EXISTING BUILDING
- EXISTING TREE LINE
- EXISTING FEMA FLOODWAY
- EXISTING FEMA FLOOD AE ZONE
- EXISTING EASEMENT
- SS — EXISTING UNDERGROUND SEWER LINE
- OHW — EXISTING OVERHEAD UTILITIES
- PROPOSED LEASE AREA
- PROPOSED BOARD-ON-BOARD FENCE
- LOD — PROPOSED LIMITS OF DISTURBANCE
- P — TP — PROPOSED TREE PROTECTION FENCE
- SF — SF — PROPOSED SILT FENCE
- TO — PROPOSED TOPSOILING
- TS — PROPOSED TEMPORARY SEEDING
- PS — PROPOSED PERMANENT SEEDING
- Ch — EXISTING SOILS DESCRIPTION

## IMPERVIOUS SURFACE TALLIES

| | | |
|---|---|---|
| TOTAL PARCEL AREA: | 186,872 SQ.FT. | (4.290 AC) ± |
| EX. DRIVEWAY/PARKING AREA: | 8,185 SQ.FT. | (0.188 AC) ± |
| EX. BUILDING AREA: | 2,700 SQ.FT. | (0.062 AC) ± |
| EX. PAVED TRAIL AREA: | 3,737 SQ.FT. | (0.086 AC) ± |
| EX. OTHER IMPERVIOUS AREA: | 3,000 SQ.FT. | (0.069 AC) ± |
| EX. TOTAL IMPERVIOUS AREA: | 17,622 SQ.FT. | (0.405 AC) ± |
| PROP. COMPOUND IMPERV. AREA: | 3,000 SQ.FT. | (0.069 AC) ± |
| PROP. TOTAL IMPERVIOUS AREA: | 3,000 SQ.FT. | (0.069 AC) ± |
| PROP. TOTAL IMPERVIOUS AREA: | 20,622 SQ.FT. | (0.473 AC) ± |
| PROP. DISTURBED AREA: | 5,056 SQ.FT. | (0.116 AC) ± |
| PROP. AREA INSIDE FLOOD ZONE: | 1,626 SQ.FT. | (0.037 AC) ± |

APPLICANT

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ENGINEER

TRENT T. SNARR, P.E.
NC PROFESSIONAL ENGINEER LIC. #037977

SHEET TITLE

**EROSION, SEDIMENT CONTROL & GRADING PLAN**

SHEET NUMBER

**ES-1**

# EROSION AND SEDIMENT CONTROL NARRATIVE

PROJECT DESCRIPTION
THE PURPOSE OF THIS PROJECT IS THE CONSTRUCTION OF A MONOPOLE TOWER AND FENCED COMPOUND, ALONG WITH ASSOCIATED UTILITIES. THE LEASE AREA OF THE TOWER AND COMPOUND IS 4,840 SF.; THE TOTAL DISTURBED AREA IS 5,056 S.F. OF WHICH 3,000 S.F. WILL BE IMPERVIOUS SURFACE AND THE REMAINING 2,056 S.F. WILL BE MANAGED TURF.

EXISTING SITE CONDITIONS
THE EXISTING SITE CONDITIONS ARE MAINLY OPEN GRASSLAND WITH AN EXISTING COMMERCIAL BUILDING, ASSOCIATED PARKING LOT AND OTHER STRUCTURES ON THE PROPERTY. THE PROPOSED COMPOUND LOCATION IS WITHIN AN EXISTING DROP BETWEEN AN EXISTING PARKING LOT AND EXISTING GRASSLAND. THE PROPOSED ACCESS WILL BE UTILIZING AN EXISTING PAVED DRIVEWAY.

ADJACENT AREAS
THE ADJACENT AREAS ARE MOSTLY RESIDENTIAL PROPERTIES & A WALKING TRAIL.

OFF-SITE AREAS
ALL ORGANIC MATERIAL, TREE VEGETATION, ROCKS GREATER THAN 12" IN ANY DIRECTION AND EXCESS CUT MATERIAL TO BE HAULED OFF SITE. CONTRACTOR TO ENSURE MATERIAL IS DISPOSED OF AT AN APPROVED AND PERMITTED SOIL DISPOSAL LOCATION.

SOILS
(Ch) CHEWACLA LOAM – 0% TO 2% SLOPES
(WsB) WHITE STORE LOAM – 2% TO 6% SLOPES
(WwC) WHITE STORE-URBAN LOAND COMPLEX – 0% TO 8% SLOPES

CRITICAL AREAS
A LARGE AREA OF THE PROPERTY IS INSIDE A FEMA FLOOD PLAIN & FLOODWAY. A SMALL PORTION OF THE COMPOUND IS LOCATED INSIDE A FLOOD PLAIN. THE COMPOUND WILL BE RAISED ABOVE THE FLOOD ELEVATION WITH THE USE OF A RETAINING WALL.

ESC MEASURES – STRUCTURAL PRACTICES
STRUCTURAL MEASURES TO BE USED ON THE SITE INCLUDE STANDARD SILT FENCE (TOWN OF CHAPEL HILL SPEC. EC-9.00), STANDARD SILT FENCE OUTLET (TOWN OF CHAPEL HILL SPEC. EC-10.00), TREE PROTECTION (TOWN OF CHAPEL HILL SPEC. EC-12.00), TEMPORARY SOIL STOCK PILE (NC E&S MANUAL SPEC. 6.04.1), AND CONCRETE WASHOUT (TOWN OF CHAPEL HILL SPEC. EC-18.00). ALL MEASURES SELECTED ARE STANDARD ESC ITEMS FOR THIS APPLICATION. ANY DISTURBED AREA DENUDED FOR SEVEN DAYS THAT IS NOT IN ACTIVE WORK AREA TO BE TEMPORARILY SEEDED.

ESC MEASURES – VEGETATIVE PRACTICES
VEGETATION PRACTICES INCLUDE TEMPORARY AND PERMANENT SEEDING (NC E&S MANUAL SPEC. 6.10.1 & 6.11.1).

PERMANENT STABILIZATION
1. UNTIL AN ADEQUATE ROOT SYSTEM IS ESTABLISHED AND IN THE ABSENCE OF ADEQUATE RAINFALL, WHATEVER VEGETATION IS USED SHALL BE IRRIGATED AS OFTEN AS NECESSARY TO MAINTAIN MOIST SOIL TO A DEPTH OF 4 INCHES. IN GENERAL, WATERING SHALL BE PERFORMED IN ACCORDANCE WITH THE NC E&S MANUAL.

2. ALL AREAS DISTURBED BY CONSTRUCTION SHALL BE STABILIZED WITH PERMANENT SEEDING IMMEDIATELY FOLLOWING FINISHED GRADING. SEEDING SHALL BE DONE WITH KENTUCKY 31 TALL FESCUE ACCORDING TO STD. AND SPEC. 6.11.1, PERMANENT SEEDING, OF THE NC HANDBOOK. EROSION CONTROL BLANKETS WILL BE INSTALLED OVER FILL SLOPES WHICH HAVE BEEN BROUGHT TO FINAL GRADE AND HAVE BEEN SEEDED TO PROTECT THE SLOPES PROPERLY. MULCH (STRAW OR FIBER) WILL BE USED ON RELATIVELY FLAT AREAS. IN ALL SEEDING OPERATIONS, SEED FERTILIZER AND LIME WILL BE APPLIED PRIOR TO MULCHING. FINAL STABILIZATION IS CONSIDERED COMPLETED WHEN 100% OF THE DISTURBED SOIL SURFACE IS UNIFORMLY COVERED IN PERMANENT VEGETATION WITH A DENSITY OF 70% OR GREATER.

STORM WATER RUNOFF CONSIDERATIONS
THE NATURAL DRAINAGE CONDITION FROM THE PROPOSED SITE WILL BE MAINTAINED TO THE GREATEST EXTENT POSSIBLE. ALL DRAINAGE FROM THE DISTURBED AREA WILL BE IN SHEET FLOW.

MANAGEMENT STRATEGIES
1. CONSTRUCTION WILL BE SEQUENCED SO THAT GRADING OPERATIONS CAN BEGIN AND END AS QUICKLY AS POSSIBLE.
2. TEMPORARY SEEDING OR OTHER STABILIZATION WILL FOLLOW IMMEDIATELY AFTER GRADING. SEE NC E&S MANUAL 6.10.1 & 6.11.1 FOR SEEDING SPECIFICATION.
3. SEASONAL NURSE CROP MAY BE REQUIRED.
4. AREAS WHICH ARE NOT TO BE DISTURBED WILL BE CLEARLY MARKED BY FLAGS, SIGNS, ETC.
5. THE JOB SUPERINTENDENT SHALL BE RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF ALL ESC PRACTICES.
6. AFTER ACHIEVING ADEQUATE STABILIZATION THE TEMPORARY ESC MEASURES WILL BE CLEANED UP FROM ACCUMULATED SEDIMENT AND REMOVED, ONLY AFTER APPROVAL OF THE JURISDICTION ESC INSPECTOR.

GENERAL NOTES
1. GENERAL CONTRACTOR MAY RELOCATE OR REVISE EROSION AND SEDIMENT CONTROLS AS DEEMED NECESSARY DURING CONSTRUCTION TO MAINTAIN PROPER SEDIMENT CONTROL.

2. ALL EXISTING UNDERGROUND AND ABOVE GROUND UTILITIES TO BE RELOCATED AS NECESSARY TO ACCOMMODATE THE PROPOSED IMPROVEMENTS. THE CONTRACTOR IS RESPONSIBLE FOR CONTACTING LOCAL UTILITY COMPANIES PRIOR TO CONSTRUCTION.

3. ALL ONSITE DRAINAGE EASEMENTS INCLUDING STORMWATER/B.M.P. DRAINAGE EASEMENTS MUST BE RECORDED PRIOR TO ISSUANCE OF A BUILDING PERMIT FOR THIS PROJECT.

UNDERGROUND UTILITY LINE INSTALLATION
UNDERGROUND UTILITY LINES SHALL BE INSTALLED IN ACCORDANCE WITH THE FOLLOWING STANDARDS IN ADDITION TO OTHER APPLICABLE CRITERIA:

1. NO MORE THAN 500 LINEAR FEET OF TRENCH MAY BE OPENED AT ONE TIME.
2. EXCAVATED MATERIAL SHALL BE PLACED ON THE UPHILL SIDE OF TRENCHES.
3. EFFLUENT FROM DEWATERING OPERATIONS SHALL BE FILTERED OR PASSED THROUGH AN APPROVED SEDIMENT TRAPPING DEVICE, OR BOTH, AND DISCHARGED IN A MANNER THAT DOES NOT ADVERSELY AFFECT FLOWING STREAMS OR OFF-SITE PROPERTY.
4. MATERIAL USED FOR BACKFILLING TRENCHES SHALL BE PROPERLY COMPACTED IN ORDER TO MINIMIZE EROSION AND PROMOTE STABILIZATION.
5. DESTABILIZATION SHALL BE ACCOMPLISHED IN ACCORDANCE WITH THESE REGULATIONS.
6. COMPLY WITH APPLICABLE SAFETY REGULATIONS.

# CONSTRUCTION SEQUENCE

AT LEAST 7 DAYS BEFORE STARTING ANY EARTH DISTURBANCE ACTIVITIES, THE OWNER/OPERATOR SHALL INVITE ALL CONTRACTORS INVOLVED IN THOSE ACTIVITIES, THE LANDOWNER, ALL APPROPRIATE MUNICIPAL OFFICIALS, THE EROSION AND SEDIMENT CONTROL PLAN PREPARER, AND THE CONSERVATION DISTRICT TO AN ON-SITE MEETING. ALSO, AT LEAST 3 WORKING DAYS BEFORE STARTING ANY EARTH DISTURBANCE ACTIVITIES, ALL NORTH CAROLINA CONTRACTORS INVOLVED IN THOSE ACTIVITIES SHALL NOTIFY THE NORTH CAROLINA ONE CALL SYSTEM "MISS UTILITY" INCORPORATED AT 811 FOR BURIED UTILITIES LOCATIONS.

EROSION AND SEDIMENT BMPS MUST BE CONSTRUCTED, STABILIZED, AND FUNCTIONAL BEFORE SITE DISTURBANCE BEGINS WITHIN THE TRIBUTARY AREAS OF THOSE BMPS.

ALL EARTH DISTURBANCE ACTIVITIES SHALL PROCEED IN ACCORDANCE WITH THE FOLLOWING SEQUENCE. EACH STAGE SHALL BE COMPLETED BEFORE ANY FOLLOWING STAGE IS INITIATED. CLEARING AND GRUBBING SHALL BE LIMITED ONLY TO THOSE AREAS DESCRIBED IN EACH STAGE.

1. INSTALL ALL PERIMETER BMP'S AND TREE PROTECTION FENCE AS SHOWN ON THE PLANS.

2. CLEAR TREES AND LIMBS FOR FULL WIDTH OF LEASE AREA, GROUND TO SKY.

3. STRIP TOPSOIL AND STORE AT DESIGNATED LOCATIONS AS SHOWN ON THE PLANS OR LOCATION AS AGREED UPON WITH THE CONSTRUCTION MANAGER.

4. BEGIN GRADING AND RETAINING WALL CONSTRUCTION.

5. INSTALL COMPOUND GRAVEL & IMMEDIATELY STABILIZE FILL AND CUT SLOPES WITH EROSION CONTROL MATTING OR ROCK.

6. ONCE CONSTRUCTION OF COMPOUND IS COMPLETE, BEGIN CONSTRUCTION OF TOWER AND ASSOCIATED FACILITIES AND UTILITIES AS SHOWN ON THE DRAWINGS.

7. IF CONSTRUCTION IS TERMINATED OR SUSPENDED PRIOR TO CONSTRUCTION COMPLETION, ALL EXPOSED SOIL AREAS SHALL BE SEEDED WITH TEMPORARY SEEDING AND MULCHED IMMEDIATELY.

8. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO MAINTAIN ALL SEDIMENT AND EROSION CONTROL FACILITIES IN EFFECTIVE WORKING ORDER DURING CONSTRUCTION AND UNTIL ALL EXPOSED SOIL AREAS HAVE BEEN STABILIZED.

ALL STOCKPILES MUST BE REMOVED PRIOR TO COMPLETION OF THE PROJECT AND THE RELEASE OF THE ROAD AND DRAINAGE BOND FOR THE PROJECT.

IMMEDIATELY AFTER EARTH DISTURBANCE ACTIVITIES CEASE, THE O/RP SHALL STABILIZE ANY AREAS DISTURBED BY THE ACTIVITIES. DURING NON-GERMINATING PERIODS, MULCH MUST BE APPLIED AT THE SPECIFIED RATES. DISTURBED AREAS WHICH ARE NOT AT FINISHED GRADE AND WHICH WILL BE RE-DISTURBED WITHIN 1 YEAR MUST BE STABILIZED IN ACCORDANCE WITH THE TEMPORARY VEGETATIVE STABILIZATION SPECIFICATIONS. DISTURBED AREAS WHICH ARE AT FINISHED GRADE OR WHICH WILL NOT BE RE-DISTURBED WITHIN 1 YEAR MUST BE STABILIZED IN ACCORDANCE WITH THE PERMANENT VEGETATIVE STABILIZATION SPECIFICATIONS.

AN AREA SHALL BE CONSIDERED TO HAVE ACHIEVED FINAL STABILIZATION WHEN IT HAS A MINIMUM UNIFORM 70% PERENNIAL VEGETATIVE COVER OR OTHER PERMANENT NON-VEGETATIVE COVER WITH A DENSITY SUFFICIENT TO RESIST ACCELERATED SURFACE EROSION AND SUBSURFACE CHARACTERISTICS SUFFICIENT TO RESIST SLIDING AND OTHER MOVEMENTS.

AFTER FINAL SITE STABILIZATION HAS BEEN ACHIEVED, TEMPORARY EROSION AND SEDIMENT BMPS MUST BE REMOVED. AREAS DISTURBED DURING REMOVAL OF THE BMPS MUST BE STABILIZED IMMEDIATELY.

# GRADING NOTES

1. SOILS USED FOR SUBGRADE MUST BE COMPACTED SO THAT THE MINIMUM DRY DENSITY ACHIEVED EXCEEDS 95% OF THE STANDARD PROCTOR MAXIMUM DRY DENSITY. THE CONTRACTOR MAY ONLY USE CUT MATERIAL AS FILL IF IT CAN BE COMPACTED TO 95% OF ITS STANDARD PROCTOR MAXIMUM DRY DENSITY. PROCTOR READING MUST BE INSPECTED AND APPROVED BY A THIRD PARTY DURING CONSTRUCTION.

2. NATIVE TOPSOIL SHALL BE SAVED, STOCKPILED, MULCHED, AND REUSED AS MUCH AS POSSIBLE ON THE SITE. SILTATION FENCE SHALL BE INSTALLED AT THE BASE OF STOCKPILES AT THE DOWNHILL LIMIT TO PROTECT AGAINST EROSION. STOCKPILES WILL BE STABILIZED BY SEEDING AND MULCHING UPON FORMATION OF THE PILES. UPHILL OF THE STOCKPILES, STABILIZED DITCHES AND/OR BERMS WILL BE CONSTRUCTED TO DIVERT STORMWATER RUNOFF AWAY FROM THE PILES. EXCESS CUT SOIL NOT REUSED AS FILL SHALL BE HAULED OFF SITE TO AN APPROVED AND PERMITTED SOIL DISPOSAL SITE AS SOON AS FINAL GRADE HAS BEEN ESTABLISHED.

3. FOR AN EARTH DISTURBANCE ACTIVITY OR ANY STAGE OR PHASE OF AN ACTIVITY TO BE CONSIDERED PERMANENTLY STABILIZED, THE DISTURBED AREAS SHALL BE COVERED BY A MINIMUM UNIFORM 70% PERENNIAL VEGETATIVE COVER OR OTHER PERMANENT NON-VEGETATIVE COVER WITH A DENSITY SUFFICIENT TO RESIST ACCELERATED EROSION AND SUBSURFACE CHARACTERISTICS SUFFICIENT TO RESIST SLIDING AND OTHER MOVEMENTS.

4. ALL EARTHEN FILLS SHALL BE PLACED IN COMPACTED LAYERS NOT TO EXCEED 8 INCHES IN THICKNESS.

5. FILL MATERIALS SHALL BE FREE OF FROZEN PARTICLES, BRUSH, ROOTS, SOD, OR ORGANIC MATERIAL THAT WOULD INTERFERE WITH OR PREVENT CONSTRUCTION OF SATISFACTORY FILLS. ANY ROCK GREATER THAN 12" IN ANY DIRECTION SHOULD BE DISPOSED OF AND NOT USED AS FILL. FILL SHALL NOT BE PLACED ON SATURATED OR FROZEN SURFACES.

6. PLOW, SCARIFY, BENCH, OR BREAK UP SLOPED SURFACES STEEPER THAN 1 VERTICAL TO 4 HORIZONTAL SO FILL MATERIAL WILL BOND WITH EXISTING MATERIAL. IF FILL EXCEEDS 4' IN HEIGHT FROM TOE TO CREST, FILL MUST BE BENCHED AND KEYED IN.

7. PLACE SOIL FILL ON SUB-GRADES FREE OF ORGANIC MATERIAL, MUD, FROST, SNOW, OR ICE

8. PLACE BACKFILL AND FILL MATERIALS IN LAYERS NOT MORE THAN 8 INCHES THICK IN LOOSE DEPTH COMPACTED BY HEAVY COMPACTION EQUIPMENT, AND NOT MORE THAN 4 INCHES IN LOOSE DEPTH FOR MATERIAL COMPACTED BY HAND OPERATED TAMPERS.

9. UNDER ACCESS ROADS WITH MARGINAL TO EXCESSIVE SLOPES AND MARGINAL SUBGRADE, CLEAR, GRUB AND SCARIFY ROAD AREA. INSTALL ONE LAYER OF GEO-TEXTILE FABRIC (US 160 NW OR EQUIVALENT) AND PIN TO SUBGRADE. INSTALL BASE LAYER, AND TRACK IN WITH A BULLDOZER OR SHEEPSFOOT ROLLER, INSTALL SURFACE LAYER, DRESS ROAD AS REQUIRED AFTER CONSTRUCTION WITH MOTOR GRADER AND COMPACT WITH A VIBRATORY ROAD ROLLER.

# GENERAL EROSION AND SEDIMENT CONTROL NOTES:

1. THE OWNER/DEVELOPER MUST NOTIFY THE TOWN OF CHAPEL HILL AT LEAST 24 HOURS PRIOR TO THE START OF THE CONSTRUCTION IN ACCORDANCE WITH APPLICABLE TOWN OF CHAPEL HILL ORDINANCES AND POLICIES.

2. THE OWNER/DEVELOPER GRANTS THE RIGHT-OF-ENTRY ON TO THIS PROPERTY TO THE DESIGNATED TOWN OF CHAPEL HILL PERSONNEL FOR THE PURPOSE OF INSPECTING AND MONITORING CONSTRUCTION.

3. ALL EROSION CONTROL MEASURES SHOWN ON THE APPROVED PLAN MUST BE IN PLACE AND INSPECTED AND APPROVED BY THE TOWN OF CHAPEL HILL PUBLIC WORKS INSPECTOR PRIOR TO CLEARING, STRIPPING OF TOPSOIL OR GRADING.

4. A COPY OF THE APPROVED EROSION AND SEDIMENT CONTROL PLAN AND PERMIT SHALL BE KEPT ON THE SITE AT ALL TIMES.

5. THE DEVELOPER/DEVELOPERS'S REPRESENTATIVE IS RESPONSIBLE FOR THE INSTALLATION OF ANY ADDITIONAL EROSION CONTROL MEASURES NECESSARY TO PREVENT EROSION AND SEDIMENTATION AS DETERMINED BY THE TOWN OF CHAPEL HILL.

6. ALL DISTRIBUTED AREAS ARE TO DRAIN TO APPROVED SEDIMENT CONTROL MEASURES AT ALL TIMES DURING LAND DISTURBING ACTIVITIES AND DURING SITE DEVELOPMENT UNTIL COMPLETE AND ADEQUATE STABILIZATION IS ACHIEVED.

7. WATER MUST BE PUMPED INTO AN APPROVED FILTERING DEVICE DURING DEWATERING OPERATIONS.

8. ALL EROSION AND SEDIMENT CONTROL PRACTICES MUST BE CONSTRUCTED AND MAINTAINED ACCORDING TO THE MINIMUM STANDARDS AND SPECIFICATIONS OF THE NORTH CAROLINA EROSION AND SEDIMENT CONTROL PLANNING AND DESIGN MANUAL AND TO THE TOWN OF CHAPEL HILL DESIGN AND CONSTRUCTION STANDARDS. THE DEVELOPER/DEVELOPER'S REPRESENTATIVE WILL BE RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF ALL EROSION AND SEDIMENT CONTROL PRACTICES AT ALL TIMES.

9. THE DEVELOPERS/ DEVELOPER'S REPRESENTATIVE SHALL INSPECT ALL EROSION AND SEDIMENT CONTROL MEASURES DAILY AND AFTER EACH SIGNIFICANT RAINFALL THE FOLLOWING ITEMS WILL BE CHECKED IN PARTICULAR:
   A. SILT FENCE BARRIERS WILL BE CHECKED REGULARLY FOR UNDERMINING OR DETERIORATION OF THE FABRIC. SEDIMENT SHALL BE REMOVED WHEN THE LEVEL OF SEDIMENT DEPOSITION REACHES HALF WAY TO THE TOP OF THE BARRIER.
   B. SEEDED AREAS WILL BE CHECKED REGULARLY TO ENSURE THAT A GOOD STAND IS MAINTAINED. AREAS SHOULD BE FERTILIZED AND RE-SEEDED AS NEEDED.

10. SEDIMENT TRAPPING MEASURES WILL BE INSTALLED AS A FIRST STEP IN GRADING AND WILL BE SEEDED AND MULCHED IMMEDIATELY FOLLOWING INSTALLATION.

11. PERMANENT SOIL STABILIZATION SHALL BE APPLIED TO DENUDED AREAS WITHIN SEVEN (7) DAYS AFTER FINAL GRADE IS REACHED ON ANY PORTION OF THE SITE. TEMPORARY SOIL STABILIZED SHALL BE APPLIED WITH IN SEVEN (7) DAYS TO DENUDED AREAS THAT MAY NOT BE AT FINAL GRADE BUT WILL REMAIN UNDISTURBED FOR LONGER THAN FOURTEEN (14) DAYS. SEEDING AND SELECTION OF THE SEED MIXTURE SHALL BE IN ACCORDANCE WITH THE NORTH CAROLINA EROSION AND SEDIMENT CONTROL HANDBOOK STANDARDS AND SPECIFICATIONS. ROADS AND PARKING AREAS SHALL BE STABILIZED WITH SEVEN (7) DAYS AFTER FINAL GRADE IS REACHED.

12. ELECTRIC POWER, TELEPHONE, CABLE T.V. AND GAS SUPPLY TRENCHES SHALL BE COMPACTED, SEEDED AND MULCHED WITHIN FIVE DAYS AFTER BACKFILL.

13. ALL TEMPORARY EARTH BERMS, DIVERSIONS AND SILT DAMS SHALL BE MULCHED WITHIN FIVE DAYS AFTER GRADING. STRAW OR HAY MULCH IS REQUIRED.

14. DURING CONSTRUCTION, ALL STORM SEWER INLETS SHALL BE PROTECTED BY INLET PROTECTION MAINTAINED AND MODIFIED DURING CONSTRUCTION AS REQUIRED.

15. AT THE COMPLETION OF ANY PROJECT CONSTRUCTION AND PRIOR TO BOND RELEASE, ALL TEMPORARY SEDIMENT CONTROL MEASURES SHALL BE REMOVED.

16. ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES WILL BE REMOVED WITHIN 30 DAYS AFTER ADEQUATE SITE STABILIZATION AND AFTER THE TEMPORARY MEASURES ARE NO LONGER NEEDED, AS AUTHORIZED BY THE TOWN OF CHAPEL HILL PUBLIC WORKS E&S INSPECTORS. TRAPPED SEDIMENT AND THE DISTURBED SOIL AREAS RESULTING FROM THE DISPOSITION OF TEMPORARY MEASURES WILL BE PERMANENTLY STABILIZED TO PREVENT FURTHER EROSION AND SEDIMENTATION.

17. WHEN SEDIMENT IS TRANSPORTED ONTO A PAVED ROAD SURFACE, THE ROAD WILL BE CLEANED THOROUGHLY AT THE END OF EACH DAY. SEDIMENT WILL BE REMOVED FROM THE ROADS BY SHOVELING OR SWEEPING AND TRANSPORTED TO A SEDIMENT CONTROL DISPOSAL AREA. STREET WASHING WILL BE ALLOWED ONLY AFTER SEDIMENT IS REMOVED IN THIS MANNER.

18. AREAS WHICH ARE NOT TO BE DISTURBED WILL BE CLEARLY MARKED BY FLAGS, SIGNS, ETC.

19. RPA AND FLOOD PLAIN LIMITS SHALL BE CLEARLY MARKED IN THE FIELD BY FLAGS, SIGNS, ETC.

20. TREE SAVE AREAS SHALL BE CLEARLY MARKED IN THE FIELD BY ORANGE SAFETY FENCE. APPROPRIATE TREE PRESERVATIONS SIGNS (WATERPROOF) TO IDENTIFY TREE PRESERVATION AREA SHALL BE LOCATED ON TREE PROTECTIONS FENCING (INCLUDES SUPER SILT FENCING) AND SHOULD BE LOCATED ALTERNATE BETWEEN ENGLISH AND SPANISH EVERY 30 FEET.

21. ORANGE SAFETY FENCE MUST BE INSTALLED AROUND ALL SILT TRAPS AND SEDIMENT BASINS.

# MAINTENANCE

1. THE CONTRACTOR SHALL INSPECT ALL EROSION CONTROL MEASURES PERIODICALLY AND AFTER EACH RUNOFF PRODUCING RAINFALL EVENT. ANY NECESSARY REPAIRS OR CLEANUP TO MAINTAIN THE EFFECTIVENESS OF THE EROSION CONTROL DEVICES SHALL BE MADE IMMEDIATELY. THE FOLLOWING ITEMS WILL BE CHECKED, IN PARTICULAR:

2. THE SILT FENCE BARRIER WILL BE CHECKED REGULARLY FOR UNDERMINING OR DETERIORATION OF THE FABRIC. SEDIMENT SHALL BE REMOVED WHEN THE LEVEL OF SEDIMENT DEPOSITION REACHES HALF WAY TO THE TOP OF THE BARRIER.

3. THE SEEDED AREAS WILL BE CHECKED REGULARLY TO ENSURE THAT A GOOD STAND IS MAINTAINED. AREAS SHOULD BE FERTILIZED AND RE-SEEDED AS NEEDED.

4. CONTRACTOR IS RESPONSIBLE FOR MAINTAINING ECS CONTROLS DURING CONSTRUCTION.

5. INSPECTION TO BE CONDUCTED SHALL BE PER TOWN OF CHAPEL HILL STANDARDS AND REQUIREMENTS. CONTRACTOR IS RESPONSIBLE FOR SCHEDULING ALL INSPECTIONS.

6. SILT FENCE SHALL BE CHECKED AFTER EACH MAJOR STORM EVENT OR ONCE EVERY FIVE DAYS. SEDIMENT SHALL BE REMOVED AFTER IT BECOMES 1/3 HEIGHT OF SILT FENCE.

7. ALL VEGETATIVE AND STRUCTURAL EROSION AND SEDIMENT CONTROL WILL BE CONSTRUCTED ACCORDING TO THE STANDARDS AND SPECIFICATIONS OF THE NORTH CAROLINA EROSION AND SEDIMENT CONTROL PLANNING AND DESIGN MANUAL, 6TH ED, 2013.

APPLICANT

NETWORK TOWERS
NETWORK TOWERS, LLC.
120 EASTSHORE DRIVE, SUITE 300
GLEN ALLEN, VA 23059
804-548-4079

ENGINEER

NB+C TOTALLY COMMITTED.
TKK ENGINEERING, P.C.
8601 SIX FORKS ROAD, SUITE 540
RALEIGH, NC 27615
919.657.9131

SITE INFORMATION

NT SITE NAME: DOBBINS
NT SITE ID: NC-T23.12

NB+C PROJ. # 100793
(TOWER 911 ADDRESS TBD)
1721 E FRANKLIN STREET
CHAPEL HILL, NC 27514
ORANGE COUNTY

DESIGN RECORD

REVISIONS

| REV | DATE | DESCRIPTION | BY |
|---|---|---|---|
| 5 | 09/18/2025 | REVISED SITE PLAN | OP |
| 4 | 06/24/2025 | REVISED SITE PLAN | OP |
| 3 | 04/15/2025 | REVISED SITE PLAN | OP |
| 2 | 03/12/2025 | REVISED SITE PLAN | OP |
| 1 | 01/31/2025 | SITE PLAN | BMB |
| 0 | 11/14/2024 | ZONING DRAWINGS | OP |

PROFESSIONAL STAMP

NORTH CAROLINA PROFESSIONAL SEAL 037977 ENGINEER TRENT T. SNARR

DATE 09/18/2025

ENGINEER

TRENT T. SNARR, P.E.
NC PROFESSIONAL ENGINEER LIC. #037977

SHEET TITLE

**EROSION AND SEDIMENT CONTROL NOTES**

SHEET NUMBER

**ES-2**

| TENTATIVE ACTIVITY SCHEDULE | MONTH 1 | | | | MONTH 2 | | | |
|---|---|---|---|---|---|---|---|---|
| | 1 | 2 | 3 | 4 | 1 | 2 | 3 | 4 |
| INSTALL INITIAL PHASE E&SC BMP'S (START–UP) | X | X | | | | | | |
| INSTALL INTERMIDIATE PHASE E&SC BMP'S | | | X | X | X | X | | |
| INSTALL FINAL PHASE E&SC BMP'S | | | | | | | X | X |
| ROUGH GRADING | | X | X | | | | | |
| FOUNDATION INSTALLATION | | | | X | X | X | | |
| UNDERGROUND UTILITIES | | | | X | X | X | | |
| FINAL GRADING | | | | | X | X | X | |
| INSTALL AND MAINTAIN TEMPORARY GRASSING DS–2 | | | X | X | X | X | X | X |
| REMOVE ALL TEMPORARY BMP'S | | | | | | | | X |

1 ES-3 PROPOSED STONE-LINED RETENTION BASIN
(NCESCH 6.10.1) RECOMMENDATIONS FOR FALL

## TOPSOIL SPECIFICATIONS

TOPSOIL SPECIFICATIONS

A. THE CONTRACTOR SHALL FURNISH ALL LABOR, SUPERVISION, MATERIAL (EXCEPT AS HEREIN PROVIDED), TOOLS EQUIPMENT, SUPPLIES, AND SERVICES; AND, SHALL PERFORM ALL WORK NECESSARY FOR PROVIDING (TYPE B AS NECESSARY) AND APPLYING TOPSOIL IN ACCORDANCE WITH THE REQUIREMENTS OF THESE SPECIFICATIONS AND IN CONFORMITY TO THE DEPTHS AND LIMITS SHOWN ON THE DRAWINGS OR AS ESTABLISHED BY THE OWNER.

B. PRIOR TO USE OR PLACEMENT, THE CONTRACTOR SHALL SUBMIT CERTIFICATIONS OF SOIL TESTS FOR APPROVAL. SOIL TESTS SHALL BE PROVIDED AT THE RATE OF ONE TEST PER 10,000 SQUARE FEET OF DISTURBED AREA.

C. UNLESS OTHERWISE DIRECTED BY THE OWNER, AREAS DESIGNATED TO RECEIVE TOPSOIL SHALL BE GRADED, SHAPED, AND THEN SCARIFIED OR TILLED BY DISKING, HARROWING, OR OTHER APPROVED METHODS TO A DEPTH OF APPROXIMATELY 2". TOPSOIL SHALL BE APPLIED ONLY WHEN THE SUBSOIL IS IN A LOOSE, FRIABLE CONDITION.

D. THE CONTRACTOR SHALL PROTECT BENCHMARKS, UTILITIES, AND EXISTING TREES, SHRUBS, AND OTHER LANDSCAPE FEATURES DESIGNATED FOR PRESERVATION WITH TEMPORARY FENCING OR BARRICADES SATISFACTORY TO THE OWNER.

E. SUBSOIL ON SLOPES THAT HAVE BEEN HORIZONTALLY GROOVED IN ACCORDANCE WITH THE DRAWINGS SHALL NOT BE LOOSENED.

F. THE LOOSE DEPTH OF THE CLASS OF TOPSOIL SHALL BE NO LESS THAN 4" (NOT LESS THAN 6" IN MEDIANS: AND SHALL BE SUFFICIENT TO ALLOW THE AREA TO CONFORM TO THE ELEVATIONS SHOWN ON THE DRAWINGS AFTER TOPSOIL SETTLES. IN NO CASE SHALL THE CONSOLIDATED FINISH ELEVATION OF TOPSOIL EXCEED THE ELEVATION OF ADJACENT STRUCTURES. CONSOLIDATED ELEVATION SHALL BE FLUSH WITH THE ADJACENT STRUCTURES.

G. AFTER TOPSOIL HAS BEEN APPLIED, LARGE CLODS, HARD LUMPS, AND STONES MORE THAN 1" IN THE GREATEST DIMENSION, BRUSH, ROOTS, STUMPS, LITTER, AND FOREIGN MATERIAL SHALL BE REMOVED FROM THE AREA. WHEN THE OPERATION IS COMPLETE, THE AREA SHALL BE IN A CONDITION TO RECEIVE SEED, SOD, OR PLANTS WITHOUT FURTHER SOIL PREPARATION. AREAS SHALL BE STABILIZED WITHIN 15 DAYS AFTER TOPSOIL IS APPLIED.

H. THE CONTRACTOR SHALL BE REQUIRED TO BACKFILL ALONG EDGES OF CURBS, SIDEWALKS AND ENTRANCES WHERE SETTLEMENT HAS OCCURRED AND RESHAPE AND RESLOPE, WHERE DIRECTED, PRIOR TO PLACEMENT OF TOPSOIL AS WELL AS TO ADD ADDITIONAL TOPSOIL AS REQUIRED DUE TO SETTLEMENT OR EROSION AT NO ADDITIONAL COST TO THE OWNER.

6.11.16

**HERBACEOUS PLANTS-Seeding recommendations for primary stabilization**
**Successfull development depends on planting date (effectiveness goal: 6 mo. - 3 yrs. without an ongoing maintenance program)**

**Table 6.11.c**

**NATIVE SPECIES**

| Common Name | Botanical Name / Cultivar | Native / Introduced | See Table 6.11.d for variety seedling rates | Fertilization/ limestone lbs/acre | Optimal Planting Dates: Mountains | Piedmont | Coastal Plains | Sun/Shade tolerant | Wetlands | Riparian Buffers | Invasive Yes or No | Installation / Maintenance Considerations | Other information, commentary |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Switchgrass | *Panicum virgatum / Cave-in-Rock* | N | A | By soil test | 12/1-4/15 | NR | NR | Sun | NR | Well drained only | No | Responds well to controlled burns. Mix with 3 to 5 other seed varieties that have similar soil drainage adaptations. | |
| Switchgrass | *Panicum virgatum / Blackwell* | N | A | By soil test | 12/1-4/15 | 12/1 - 4/1 | 12/1-4/1 | Sun | NR | Well drained only | No | Responds well to controlled burns. Mix with 3 to 5 other seed varieties that have similar soil drainage adaptations. | |
| Switchgrass | *Panicum virgatum / Shelter* | N | A | By soil test | 12/1-4/15 | 12/1 - 4/1 | 12/1-4/1 | Sun | NR | Well drained only | No | Responds well to controlled burns. Mix with 3 to 5 other seed varieties that have similar soil drainage adaptations. | |
| Switchgrass | *Panicum virgatum / Carthage* | N | A | By soil test | 12/1-4/15 | 12/1 - 4/1 | 12/1-4/1 | Sun | Yes | Yes | No | Responds well to controlled burns. Mix with 3 to 5 other seed varieties that have similar soil drainage adaptations. | |
| Switchgrass | *Panicum virgatum / Kanlow* | N | A | By soil test | 12/1-4/15 | 12/1 - 4/1 | 12/1-4/1 | Sun | No | Poorly drained | No | Responds well to controlled burns. Mix with 3 to 5 other seed varieties that have similar soil drainage adaptations. | |
| Switchgrass | *Panicum virgatum / Alamo* | N | A | By soil test | NR | 12/1 - 5/1 | 1/1 - 5/1 | Sun | No | Poorly drained | No | Responds well to controlled burns. Mix with 3 to 5 other seed varieties that have similar soil drainage adaptations. | |
| Indiangrass | *Sorghastrum nutans / Rumsey* | N | B | By soil test | 12/1-4/15 | 12/1 - 4/1 | 12/1-4/1 | Sun | NR | Well drained | No | Responds well to controlled burns. Mix with 3 to 5 other seed varieties that have similar soil drainage adaptations. | Western coastal plain only |
| Indiangrass | *Sorghastrum nutans / Osage* | N | B | By soil test | 12/1-4/15 | 12/1 - 4/1 | 12/1-4/1 | Sun | NR | Well drained | No | Responds well to controlled burns. Mix with 3 to 5 other seed varieties that have similar soil drainage adaptations. | Western coastal plain only |

Rev. 5/08

2 ES-3 PROPOSED PERMANANT SEEDING
(NCESCH 6.11.1)

3 ES-3 GRAVEL COMPOUND DETAIL
NTS

NOTES:

1. INSTALL SILT FENCE AROUND ENTIRE STOCKPILE.
2. PLACE STOCKPILE IN AREAS SHOWN ON EROSION CONTROL PLAN WITHOUT BLOCKING NATURAL DRAINAGE PATTERNS.
3. FOLLOW DIMENSIONS SHOWN ABOVE. HEIGHT SHOULD NOT EXCEED 35 FT. SIDE SLOPES SHOULD NOT BE STEEPER THAN 2(H):1(V).
4. SEED IMMEDIATELY IF MATERIAL IS NOT TO BE USED WITHIN 20 DAYS. FOLLOW "SEEDING, FERTILIZATION SCHEDULE & SPECIFICATIONS."
5. LOCATION(S) AND SIZE(S) OF SOIL STOCKPILES ARE APPROXIMATE AND SHALL BE ADJUSTED PER FIELD AND CONSTRUCTION SEQUENCE CONDITIONS. CONTRACTOR SHALL VERIFY REQUIRED SIZE(S). REQUIREMENTS FROM THE STANDARDS DETAIL MUST BE FOLLOWED FOR STOCKPILES.

4 ES-3 TOPSOIL STOCKPILE AND MAINTENANCE
NTS

**Seeding mixture**

| Species | Rate (lb/acre) |
|---|---|
| Rye (grain) | 120 |
| Annual lespedeza (Kobe in Piedmont and Coastal Plain, Korean in Mountains) | 50 |

Omit annual lespedeza when duration of temporary cover is not to extend beyond June.

**Seeding dates**
Mountains—Above 2500 feet: Feb. 15 - May 15
Below 2500 feet: Feb. 1- May 1
Piedmont—Jan. 1 - May 1
Coastal Plain—Dec. 1 - Apr. 15

**Soil amendments**
Follow recommendations of soil tests or apply 2,000 lb/acre ground agricultural limestone and 750 lb/acre 10-10-10 fertilizer.

**Mulch**
Apply 4,000 lb/acre straw. Anchor straw by tacking with asphalt, netting, or a mulch anchoring tool. A disk with blades set nearly straight can be used as a mulch anchoring tool.

**Maintenance**
Refertilize if growth is not fully adequate. Reseed, refertilize and mulch immediately following erosion or other damage.

5 ES-3 PROPOSED TEMPORARY SEEDING
(NCESCH 6.10.1) RECOMMENDATIONS FOR LATE WINTER TO EARLY SPRING

**Seeding mixture**

| Species | Rate (lb/acre) |
|---|---|
| German millet | 40 |

In the Piedmont and Mountains, a small-stemmed Sudangrass may be substituted at a rate of 50 lb/acre.

**Seeding dates**
Mountains—May 15 - Aug. 15
Piedmont—May 1 - Aug. 15
Coastal Plain—Apr. 15 - Aug. 15

**Soil amendments**
Follow recommendations of soil tests or apply 2,000 lb/acre ground agricultural limestone and 750 lb/acre 10-10-10 fertilizer.

**Mulch**
Apply 4,000 lb/acre straw. Anchor straw by tacking with asphalt, netting, or a mulch anchoring tool. A disk with blades set nearly straight can be used as a mulch anchoring tool.

**Maintenance**
Refertilize if growth is not fully adequate. Reseed, refertilize and mulch immediately following erosion or other damage.

6 ES-3 PROPOSED TEMPORARY SEEDING
(NCESCH 6.10.1) RECOMMENDATIONS FOR SUMMER

**Seeding mixture**

| Species | Rate (lb/acre) |
|---|---|
| Rye (grain) | 120 |

**Seeding dates**
Mountains—Aug. 15 - Dec. 15
Coastal Plain and Piedmont—Aug. 15 - Dec. 30

**Soil amendments**
Follow soil tests or apply 2,000 lb/acre ground agricultural limestone and 1,000 lb/acre 10-10-10 fertilizer.

**Mulch**
Apply 4,000 lb/acre straw. Anchor straw by tacking with asphalt, netting, or a mulch anchoring tool. A disk with blades set nearly straight can be used as a mulch anchoring tool.

**Maintenance**
Repair and refertilize damaged areas immediately. Topdress with 50 lb/acre of nitrogen in March. If it is necessary to extent temporary cover beyond June 15, overseed with 50 lb/acre Kobe (Piedmont and Coastal Plain) or Korean (Mountains) lespedeza in late February or early March.

7 ES-3 PROPOSED TEMPORARY SEEDING
(NCESCH 6.10.1) RECOMMENDATIONS FOR FALL

APPLICANT


NETWORK TOWERS
NETWORK TOWERS, LLC.
120 EASTSHORE DRIVE, SUITE 300
GLEN ALLEN, VA 23059
804-548-4079


ENGINEER


NB+C TOTALLY COMMITTED.
TKK ENGINEERING, P.C.
8601 SIX FORKS ROAD, SUITE 540
RALEIGH, NC 27615
919.657.9131


SITE INFORMATION

NT SITE NAME: DOBBINS
NT SITE ID: NC-T23.12

NB+C PROJ. # 100793
(TOWER 911 ADDRESS TBD)
1721 E FRANKLIN STREET
CHAPEL HILL, NC 27514
ORANGE COUNTY

DESIGN RECORD

REVISIONS

| REV | DATE | DESCRIPTION | BY |
|---|---|---|---|
| 5 | 09/18/2025 | REVISED SITE PLAN | OP |
| 4 | 06/24/2025 | REVISED SITE PLAN | OP |
| 3 | 04/15/2025 | REVISED SITE PLAN | OP |
| 2 | 03/12/2025 | REVISED SITE PLAN | OP |
| 1 | 01/31/2025 | SITE PLAN | BMB |
| 0 | 11/14/2024 | ZONING DRAWINGS | OP |

PROFESSIONAL STAMP

NORTH CAROLINA PROFESSIONAL SEAL 037977 ENGINEER TRENT T. SNARR

DATE 09/18/2025

ENGINEER

TRENT T. SNARR, P.E.
NC PROFESSIONAL ENGINEER LIC. #037977

SHEET TITLE

**EROSION AND SEDIMENT CONTROL DETAILS**

SHEET NUMBER

**ES-3**

NOTES:
1. CONSTRUCT THE SEDIMENT BARRIER OF STANDARD STRENGTH OR EXTRA STRENGTH SYNTHETIC FILTER FABRICS.
2. CONSTRUCT THE FILTER FABRIC FROM A CONTINUOUS ROLL CUT TO THE LENGTH OF THE BARRIER TO AVOID JOINTS. WHEN JOINTS ARE NECESSARY, SECURELY FASTEN THE FILTER CLOTH ONLY AT A SUPPORT POST WITH 4 FEET MINIMUM OVERLAP TO THE NEXT POST.
3. SUPPORT STANDARD STRENGTH FILTER FABRIC BY WIRE MESH FASTENED SECURELY TO THE UPSLOPE SIDE OF THE POSTS. EXTEND THE WIRE MESH SUPPORT TO THE BOTTOM OF THE TRENCH. FASTEN THE WIRE REINFORCEMENT, THEN FABRIC ON THE UPSLOPE SIDE OF THE FENCE POST. WIRE OR PLASTIC ZIP TIES SHOULD HAVE A MINIMUM 50 POUND TENSILE STRENGTH.
4. WHEN A WIRE MESH SUPPORT FENCE IS USED, SPACE POSTS A MAXIMUM OF 8 FEET APART. SUPPORTS SHOULD BE DRIVEN SECURELY INTO THE GROUND A MINIMUM OF 24 INCHES. WIRE MESH SHOULD BE A MINIMUM 14-GAUGE WITH 6 INCH MESH SPACING.
5. EXTRA STRENGTH FILTER FABRIC WITH 6 FOOT POST SPACING DOES NOT REQUIRE A WIRE MESH SUPPORT FENCE. SECURELY FASTEN THE FILTER FABRIC DIRECTLY TO POSTS. WIRE OR PLASTIC ZIP TIES SHOULD HAVE A MINIMUM OF 50 POUND TENSILE STRENGTH.
6. EXCAVATE THE TRENCH APPROXIMATELY 4 INCHES WIDE AND 8 INCHES DEEP ALONG THE PROPOSED LINE OF THE POSTS AND UPSLOPE FROM THE BARRIER.
7. PLACE 12 INCHES OF FABRIC ALONG THE BOTTOM AND SIDE OF THE TRENCH.
8. BACKFILL THE TRENCH WITH SOIL PLACED OVER THE FILTER FABRIC AND COMPACT. THOROUGH COMPACTION OF THE BACKFILL IS CRITICAL TO SILT FENCE PERFORMANCE.
9. DO NOT ATTACH FILTER FABRIC TO EXISTING TREES.
10. DO NOT PLACE ACROSS DITCHES, STREAMS, OR ANY OTHER AREAS OF CONCENTRATED FLOW.
11. USE SILT FENCE ONLY WHEN DRAINAGE AREA DOES NOT EXCEED 1/4 ACRE AND NEVER IN AREAS OF CONCENTRATED FLOW
12. FOR REPAIR OF SILT FENCE FAILURES USE DETAIL EC-10.00

MAINTENANCE:
1. INSPECT ALL MEASURES AT LEAST WEEKLY AND AFTER EACH RAINFALL OF 1.0 INCH OR GREATER. MAKE ANY REQUIRED REPAIRS IMMEDIATELY.
2. SHOULD THE FABRIC OF A SEDIMENT FENCE COLLAPSE, TEAR, DECOMPOSE, OR BECOME INEFFECTIVE, REPLACE IT PROMPTLY.
3. REMOVE SEDIMENT DEPOSITS AS NECESSARY TO PROVIDE ADEQUATE STORAGE VOLUME FOR THE NEXT RAIN AND REDUCE PRESSURE ON THE FENCE. TAKE CARE TO AVOID UNDERMINING THE FENCE DURING CLEANOUTS.
4. REMOVE ALL FENCING MATERIALS AND UNSTABLE SEDIMENT DEPOSITS AND BRING THE AREA TO GRADE AND STABILIZE IT AFTER THE CONTRIBUTING DRAINAGE AREA HAS BEEN PROPERLY STABILIZED.

**MAX. SLOPE LENGTH AND SLOPE FOR WHICH STANDARD SILT FENCE IS APPLICABLE**

| SLOPE | SLOPE LENGTH (FT) | MAX. AREA ($FT^2$) |
|---|---|---|
| <2% | 100 | 10,000 |
| 2 to 5% | 75 | 7,500 |
| 5 to 10% | 50 | 5,000 |
| 10 to 20% | 25 | 2,500 |
| >20% | 15 | 1,500 |

" NOT TO SCALE "

TOWN OF CHAPEL HILL
STANDARD DETAIL
REVISIONS 05/2024
STANDARD SILT FENCE
DATE: 02/2017
EC-9.00

1 / ES-4 STANDARD SILT FENCE (SF)
NTS

MAINTENANCE:
1. INSPECT ALL MEASURES AT LEAST WEEKLY AND AFTER EACH RAINFALL OF 1.0 INCH OR GREATER.
2. REMOVE ACCUMULATED SEDIMENT AND ANY DEBRIS AS NEEDED TO ALLOW FOR ADEQUATE FLOW.
3. INSTALL ADDITIONAL WASHED STONE, OR OTHERWISE RE-FORM SILT FENCE OUTLET, IF HEIGHT OF STONE FALLS BELOW 18-IN.
4. PERIMETER CONTROLS SHALL BE INSPECTED UNTIL LAND DISTURBANCE IS COMPETE AND THE AREA ABOVE THE MEASURE HAS BEEN PERMANENTLY STABILIZED.

NOTE:
USE SILT FENCE OUTLETS ONLY WHEN DRAINAGE AREA DOES NOT EXCEED 1/4 ACRE AND THERE IS LOW AREA. USE AS A REPAIR OF SILT FENCE FAILURES

" NOT TO SCALE "

TOWN OF CHAPEL HILL
STANDARD DETAIL
REVISIONS 05/2024
STANDARD SILT FENCE OUTLET
DATE: 02/2017
EC-10.00

2 / ES-4 STANDARD SILT FENCE OUTLET
NTS

NOTES:
1. ALL PLANTS DESIGNATED TO BE SAVED SHALL BE PROTECTED BY FENCING, AS ILLUSTRATED.
2. INSTALL TREE PROTECTION FENCE AT TREE DRIP LINE OR AT EDGE OF DISTURBED AREA, AS SHOWN ON PLANS, PRIOR TO COMMENCEMENT OF CONSTRUCTION.
3. SPACE TREE PROTECTION ZONE SIGNS A MINIMUM OF ONE EVERY 300-FT. THE SIZE OF EACH SIGN MUST BE A MINIMUM 2-FT X 2-FT AND BE VISIBLE FROM BOTH SIDES OF THE FENCE.
4. THE SIGN MUST CONTAINING THE FOLLOWING LANGUAGE IN BOTH ENGLISH & SPANISH:
   "TREE PROTECTION ZONE, KEEP OUT."
   "ZONA DE PROTECCIÓN DE ÁRBOLES, NO ENTRAR"
5. THERE SHALL BE NO STORAGE OF MATERIAL WITHIN THE BOUNDARIES OF THE TREE PROTECTION FENCING
6. TREE PROTECTION FENCING SHALL BE MAINTAINED THROUGHOUT THE DURATION OF THE PROJECT.

MAINTENANCE
1. TREE PROTECTION FENCES SHALL BE CHECKED WEEKLY BY SITE STAFF. REPLACE OR REPAIR DAMAGED TREE PROTECTION FENCING.
2. TREE HEALTH SHALL BE MONITORED BY TRAINED STAFF DURING AND AFTER CONSTRUCTION ACTIVITIES ON A FREQUENT, REGULAR BASIS.
3. PRUNE ANY DAMAGED TREES. IN SPITE OF PRECAUTIONS, SOME DAMAGE TO PROTECTED TREES MAY OCCUR. IN SUCH CASES, REPAIR ANY DAMAGE TO THE CROWN, TRUNK, OR ROOT SYSTEM IMMEDIATELY
4. REPAIR ROOTS BY CUTTING OFF THE DAMAGED AREAS AND PAINTING THEM WITH TREE PAINT. SPREAD PEAT MOSS OR MOIST TOPSOIL OVER EXPOSED ROOTS.
5. REPAIR DAMAGE TO BARK BY TRIMMING AROUND THE DAMAGED AREA, TAPER THE CUT TO PROVIDE DRAINAGE AND PAINT WITH TREE PAINT.
6. CUT OFF ALL DAMAGED TREE LIMBS ABOVE THE TREE COLLAR AT THE TRUNK OR MAIN BRANCH. USE THREE SEPARATE CUTS TO AVOID PEELING BARK FROM HEALTHY AREAS OF THE TREE.

MATURE TREE PROTECTION ZONE RADIUS

| TRUNK DIAMETER | GOOD PROTECTION | BETTER PROTECTION | BEST PROTECTION |
|---|---|---|---|
| 8 INCHES | 10 FEET | 12 FEET | 20 FEET |
| 12 INCHES | 15 FEET | 18 FEET | 30 FEET |
| 16 INCHES | 20 FEET | 24 FEET | 40 FEET |
| 20 INCHES | 25 FEET | 30 FEET | 50 FEET |

" NOT TO SCALE "

TOWN OF CHAPEL HILL
STANDARD DETAIL
REVISIONS 05/2024
TREE PROTECTION FENCE
DATE: 02/2017
EC-12.00

3 / ES-4 TREE PROTECTION FENCE (TP)
NTS

NOTES:
1. ACTUAL LOCATION DETERMINED IN FIELD. WASHOUT SHALL NOT BE INSTALLED WITHIN 50-FT OF A STORMWATER INLET, OPEN CHANNEL, WATER BODY OR WETLAND.
2. LOCATE WASHOUTS IN AN EASILY ACCESIBLE AREA, ON LEVEL GROUND AND INSTALL A STONE ENTRANCE PAD IN FRONT OF THE WASHOUT
3. THE CONCRETE WASHOUT STRUCTURES SHALL BE MAINTAINED WHEN THE LIQUID AND/OR SOLID REACHES 75% OF THE STRUCTURES CAPACITY TO PROVIDE ADEQUATE HOLDING CAPACITY WITH A MINIMUM 12 INCHES OF FREEBOARD.
4. CONCRETE WASHOUT STRUCTURE NEEDS TO BE CLEARLY MARKED WITH SIGNAGE NOTING DEVICE.

ABOVE GRADE WASHOUT STRUCTURE

NOTES:
1. ACTUAL LOCATION DETERMINED IN FIELD. WASHOUT SHALL NOT BE INSTALLED WITHIN 50-FT OF A STORMWATER INLET, OPEN CHANNEL, WATER BODY OR WETLAND.
2. LOCATE WASHOUTS IN AN EASILY ACCESIBLE AREA, ON LEVEL GROUND AND INSTALL A STONE ENTRANCE PAD IN FRONT OF THE WASHOUT
3. THE CONCRETE WASHOUT STRUCTURES SHALL BE MAINTAINED WHEN THE LIQUID AND/OR SOLID REACHES 75% OF THE STRUCTURES CAPACITY.
4. CONCRETE WASHOUT STRUCTURE NEEDS TO BE CLEARLY MARKED WITH SIGNAGE NOTING DEVICE.

BELOW GRADE WASHOUT STRUCTURE

" NOT TO SCALE "

TOWN OF CHAPEL HILL
STANDARD DETAIL
REVISIONS
CONCRETE WASHOUT STRUCTURE WITH LINER
DATE: 03/2024
EC-18.00

4 / ES-4 CONCRETE WASHDOWN AREA DETAIL
NTS

APPLICANT

NETWORK TOWERS
NETWORK TOWERS, LLC.
120 EASTSHORE DRIVE, SUITE 300
GLEN ALLEN, VA 23059
804-548-4079

ENGINEER

NB+C TOTALLY COMMITTED.
TKK ENGINEERING, P.C.
8601 SIX FORKS ROAD, SUITE 540
RALEIGH, NC 27615
919.657.9131

SITE INFORMATION

NT SITE NAME: DOBBINS
NT SITE ID: NC-T23.12

NB+C PROJ. # 100793
(TOWER 911 ADDRESS TBD)
1721 E FRANKLIN STREET
CHAPEL HILL, NC 27514
ORANGE COUNTY

DESIGN RECORD

REVISIONS

| REV | DATE | DESCRIPTION | BY |
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| 4 | 06/24/2025 | REVISED SITE PLAN | OP |
| 3 | 04/15/2025 | REVISED SITE PLAN | OP |
| 2 | 03/12/2025 | REVISED SITE PLAN | OP |
| 1 | 01/31/2025 | SITE PLAN | BMB |
| 0 | 11/14/2024 | ZONING DRAWINGS | OP |

PROFESSIONAL STAMP

NORTH CAROLINA PROFESSIONAL SEAL 037977 ENGINEER TRENT T. SNARR

DATE 09/18/2025

ENGINEER

TRENT T. SNARR, P.E.
NC PROFESSIONAL ENGINEER LIC. #037977

SHEET TITLE

**EROSION AND SEDIMENT CONTROL DETAILS**

SHEET NUMBER

**ES-4**

## STORMWATER RUNOFF CALCULATIONS:

NARRATIVE

THE SUBJECT PARCEL (4.29 ACRES) CONTAINS A PARKING LOT, DENTIST OFFICE, AND EXISTING GUY TOWER. THE REST OF THE PARCEL IS MADE UP OF GRASS AND WOODED AEA, WITH EXISTING SLOPES GOING UP TO 14%. THE PARCEL IS ALSO IN AN EXISTING FLOOD ZONE. THE LAND OBSERVED DRAINS WATER TO THE EAST. PROPOSED SITE CONSTRUCTION WILL CREATE A TOTAL DISTURBED AREA OF 4,900 SQUARE FEET, OF WHICH 3,000 S.F. WILL BE IMPERVIOUS SURFACE AND THE REMAINING 1,900 S.F. WILL BE MANAGED TURF.

ANALYSIS METHODOLOGIES AND PROCEDURES

PRE AND POST DEVELOPMENT RUNOFF VALUES FOR THE DRAINAGE AREA WERE CALCULATED USING THE SCS METHOD, OUTLINED IN THE JOHNSTON COUNTY STORMWATER DESIGN MANUAL, USING THE MODELING PROGRAM HYDRAFLOW HYDROGRAPHS EXTENSION FOR AUTOCAD CIVIL 3D 2022. THE DRAINAGE AREAS WERE DETERMINED USING A LOCAL SURVEY. PERVIOUS AND IMPERVIOUS AREAS WERE DETERMINED BY AERIAL PHOTOGRAPHY.

| PREDEVELOPMENT | | | | |
|---|---|---|---|---|
| HYDRO SOIL GROUP | GROUND CONDITION | CN | AREA (SQ.FT.) | AREA (ACRES) |
| D | WOODED | 77 | 163,032 | 3.74 |
| | GRASS | 80 | 139,111 | 3.19 |
| | | | | |
| | IMPERVIOUS | 98 | 28,314 | 0.65 |
| TOTAL AREA | | | 330,457 | 7.59 |
| WEIGHTED CN | | 80 | | |

| POSTDEVELOPMENT | | | | |
|---|---|---|---|---|
| HYDRO SOIL GROUP | GROUND CONDITION | CN | AREA (SQ.FT.) | AREA (ACRES) |
| D | WOODED | 77 | 159,742 | 3.67 |
| | GRASS | 80 | 139,111 | 3.19 |
| | | | | |
| | IMPERVIOUS | 98 | 31,604 | 0.73 |
| TOTAL AREA | | | 330,457 | 7.59 |
| WEIGHTED CN | | 80 | | |

| POSTDEVELOPMENT - RETENTION BASIN | | | | |
|---|---|---|---|---|
| HYDRO SOIL GROUP | GROUND CONDITION | CN | AREA (SQ.FT.) | AREA (ACRES) |
| D | GRASS | 77 | 662 | 0.015 |
| | | | | |
| | IMPERVIOUS | 98 | 3,290 | 0.076 |
| TOTAL | | | 3,952 | 0.091 |
| WEIGHTED CN | | 94 | | |

| POSTDEVELOPMENT - BYPASS | | | | |
|---|---|---|---|---|
| HYDRO SOIL GROUP | GROUND CONDITION | CN | AREA (SQ.FT.) | AREA (ACRES) |
| D | WOODED | 77 | 159,742 | 3.67 |
| | GRASS | 80 | 138,449 | 3.18 |
| | | | | |
| | IMPERVIOUS | 98 | 28,314 | 0.65 |
| TOTAL AREA | | | 326,505 | 7.50 |
| WEIGHTED CN | | 80 | | |

## STORMWATER RUNOFF CONSIDERATIONS:

THE NATURAL DRAINAGE CONDITION FROM THE THE PROPOSED SITE WILL BE MAINTAINED TO THE GREATEST EXTENT POSSIBLE. PEAK FLOW FOR POST–DEVELOPMENT PEAK FLOW FOR THE 1–YEAR, 2–YEAR, AND 25–YEAR STORMS DO NOT EXCEED THE PRE–DEVELOPMENT PEAK FLOW THUS SATISFYING THE STANDARD SET IN SECTION II–B IN THE TOWN OF CHAPEL HILL STORMWATER IMPACT STATEMENT AND STORMWATER MANAGEMENT PLAN GUIDELINES.

FOR WATER QUALITY CONTROL, 12" DEEP, ROCK–LINED RETENTION POND IS BEING PROPOSED TO SATISFY THE STANDARD SET IN SECTION II–B IN THE TOWN OF CHAPEL HILL STORMWATER IMPACT STATEMENT AND STORMWATER MANAGEMENT PLAN GUIDELINES.

### PREDEVELOPMENT – 1–YEAR, 24–HOUR

| | | | |
|---|---|---|---|
| Hydrograph type | = SCS Runoff | Peak discharge | = 8.206 cfs |
| Storm frequency | = 1 yrs | Time to peak | = 732 min |
| Time interval | = 2 min | Hyd. volume | = 33,615 cuft |
| Drainage area | = 7.590 ac | Curve number | = 80 |
| Basin Slope | = 0.0 % | Hydraulic length | = 0 ft |
| Tc method | = TR55 | Time of conc. (Tc) | = 28.90 min |
| Total precip. | = 2.96 in | Distribution | = Type II |
| Storm duration | = 24 hrs | Shape factor | = 484 |

### PREDEVELOPMENT – 2–YEAR, 24–HOUR

| | | | |
|---|---|---|---|
| Hydrograph type | = SCS Runoff | Peak discharge | = 11.59 cfs |
| Storm frequency | = 2 yrs | Time to peak | = 732 min |
| Time interval | = 2 min | Hyd. volume | = 46,840 cuft |
| Drainage area | = 7.590 ac | Curve number | = 80 |
| Basin Slope | = 0.0 % | Hydraulic length | = 0 ft |
| Tc method | = TR55 | Time of conc. (Tc) | = 28.90 min |
| Total precip. | = 3.58 in | Distribution | = Type II |
| Storm duration | = 24 hrs | Shape factor | = 484 |

### PREDEVELOPMENT – 25–YEAR, 24–HOUR

| | | | |
|---|---|---|---|
| Hydrograph type | = SCS Runoff | Peak discharge | = 26.67 cfs |
| Storm frequency | = 25 yrs | Time to peak | = 730 min |
| Time interval | = 2 min | Hyd. volume | = 106,669 cuft |
| Drainage area | = 7.590 ac | Curve number | = 80 |
| Basin Slope | = 0.0 % | Hydraulic length | = 0 ft |
| Tc method | = TR55 | Time of conc. (Tc) | = 28.90 min |
| Total precip. | = 6.10 in | Distribution | = Type II |
| Storm duration | = 24 hrs | Shape factor | = 484 |

| SITE CONDITION | DRAINAGE AREA TOTALS STORM EVENT PEAK DISCHARGE (CFS) | | |
|---|---|---|---|
| | 1-YR | 2-YR | 25-YR |
| PREDEVELOPMENT: | 8.2060 | 11.5900 | 26.6700 |
| POSTDEVELOPMENT: | 8.2060 | 11.5900 | 26.6700 |
| POSTDEVELOPMENT - TREATED: | 8.1090 | 11.4500 | 26.3500 |

## IMPERVIOUS SURFACE TALLIES

| | | |
|---|---|---|
| TOTAL PARCEL AREA: | 186,872 SQ.FT. | (4.290 AC) ± |
| EX. DRIVEWAY/PARKING AREA: | 8,185 SQ.FT. | (0.188 AC) ± |
| EX. BUILDING AREA: | 2,700 SQ.FT. | (0.062 AC) ± |
| EX. PAVED TRAIL AREA: | 3,737 SQ.FT. | (0.086 AC) ± |
| EX. OTHER IMPERVIOUS AREA: | 3,000 SQ.FT. | (0.069 AC) ± |
| EX. TOTAL IMPERVIOUS AREA: | 17,622 SQ.FT. | (0.405 AC) ± |
| PROP. COMPOUND IMPERV. AREA: | 3,000 SQ.FT. | (0.069 AC) ± |
| PROP. TOTAL IMPERVIOUS AREA: | 3,000 SQ.FT. | (0.069 AC) ± |
| PROP. TOTAL IMPERVIOUS AREA: | 20,622 SQ.FT. | (0.473 AC) ± |
| PROP. DISTURBED AREA: | 5,056 SQ.FT. | (0.116 AC) ± |
| PROP. AREA INSIDE FLOOD ZONE: | 1,626 SQ.FT. | (0.037 AC) ± |

1 / SWM-1 GRADING, EROSION & SEDIMENT CONTROL PLAN
SCALE: 1" = 60' (22X34)
SCALE: 1" = 120' (11X17)

GRAPHIC SCALE
60 0 30 60 120 240
1 INCH = 60 FEET (22X34)
1 INCH = 120 FEET (11X17)

## LEGEND

- PROPERTY LINE - SUBJECT PARCEL
- PROPERTY LINE - ABUTTERS
- EXISTING ROAD
- EXISTING BUILDING
- EXISTING TREE LINE
- EXISTING FEMA FLOODWAY
- EXISTING FEMA FLOOD AE ZONE
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- DRAINAGE AREA

APPLICANT

NETWORK TOWERS
NETWORK TOWERS, LLC.
120 EASTSHORE DRIVE, SUITE 300
GLEN ALLEN, VA 23059
804-548-4079

ENGINEER

NB+C TOTALLY COMMITTED.
TKK ENGINEERING, P.C.
8601 SIX FORKS ROAD, SUITE 540
RALEIGH, NC 27615
919.657.9131

SITE INFORMATION

NT SITE NAME: DOBBINS
NT SITE ID: NC-T23.12

NB+C PROJ. # 100793
(TOWER 911 ADDRESS TBD)
1721 E FRANKLIN STREET
CHAPEL HILL, NC 27514
ORANGE COUNTY

DESIGN RECORD

REVISIONS

| REV | DATE | DESCRIPTION | BY |
|---|---|---|---|
| | | | |
| | | | |
| 5 | 09/18/2025 | REVISED SITE PLAN | OP |
| 4 | 06/24/2025 | REVISED SITE PLAN | OP |
| 3 | 04/15/2025 | REVISED SITE PLAN | OP |
| 2 | 03/12/2025 | REVISED SITE PLAN | OP |
| 1 | 01/31/2025 | SITE PLAN | BMB |
| 0 | 11/14/2024 | ZONING DRAWINGS | OP |

PROFESSIONAL STAMP

NORTH CAROLINA PROFESSIONAL SEAL 037977 ENGINEER TRENT T. SNARR

DATE 09/18/2025

ENGINEER

TRENT T. SNARR, P.E.
NC PROFESSIONAL ENGINEER LIC. #037977

SHEET TITLE

**PRE-DEVELOPMENT DRAINAGE AREA MAP**

SHEET NUMBER

**SWM-1**

REQUIRED STORAGE VOLUME: $(3,290ft^2)(1in)(\frac{1ft}{12in}) = 274ft^2$
AVAILABLE STORAGE VOLUME: $301ft^3$

## STORMWATER RUNOFF CALCULATIONS:

NARRATIVE

THE SUBJECT PARCEL (4.29 ACRES) CONTAINS A PARKING LOT, DENTIST OFFICE, AND EXISTING GUY TOWER. THE REST OF THE PARCEL IS MADE UP OF GRASS AND WOODED AEA, WITH EXISTING SLOPES GOING UP TO 14%. THE PARCEL IS ALSO IN AN EXISTING FLOOD ZONE. THE LAND OBSERVED DRAINS WATER TO THE EAST. PROPOSED SITE CONSTRUCTION WILL CREATE A TOTAL DISTURBED AREA OF 5,056 SQUARE FEET, OF WHICH 3,000 S.F. WILL BE IMPERVIOUS SURFACE AND THE REMAINING 2,056 S.F. WILL BE MANAGED TURF.

ANALYSIS METHODOLOGIES AND PROCEDURES

PRE AND POST DEVELOPMENT RUNOFF VALUES FOR THE DRAINAGE AREA WERE CALCULATED USING THE SCS METHOD, OUTLINED IN THE JOHNSTON COUNTY STORMWATER DESIGN MANUAL, USING THE MODELING PROGRAM HYDRAFLOW HYDROGRAPHS EXTENSION FOR AUTOCAD CIVIL 3D 2022. THE DRAINAGE AREAS WERE DETERMINED USING A LOCAL SURVEY. PERVIOUS AND IMPERVIOUS AREAS WERE DETERMINED BY AERIAL PHOTOGRAPHY.

## STORMWATER RUNOFF CONSIDERATIONS:

THE NATURAL DRAINAGE CONDITION FROM THE THE PROPOSED SITE WILL BE MAINTAINED TO THE GREATEST EXTENT POSSIBLE. PEAK FLOW FOR POST–DEVELOPMENT PEAK FLOW FOR THE 1–YEAR, 2–YEAR, AND 25–YEAR STORMS DO NOT EXCEED THE PRE–DEVELOPMENT PEAK FLOW THUS SATISFYING THE STANDARD SET IN SECTION II–B IN THE TOWN OF CHAPEL HILL STORMWATER IMPACT STATEMENT AND STORMWATER MANAGEMENT PLAN GUIDELINES.

FOR WATER QUALITY CONTROL, A 12" DEEP, ROCK–LINED RETENTION BASIN IS BEING PROPOSED. THE RETENTION BASIN HAS A TOTAL STORAGE CAPACITY OF 233 CU. FT. WHICH IS SUFFICIENT TO CONTROL THE FIRST 1" OF RUNOFF FROM THE PROPOSED IMPERVIOUS COMPOUND (220 CU. FT.). THIS SATISFIES THE STANDARD SET IN SECTION II–D IN THE TOWN OF CHAPEL HILL STORMWATER IMPACT STATEMENT AND STORMWATER MANAGEMENT PLAN GUIDELINES.

### POSTDEVELOPMENT (TREATED) – 1–YEAR, 24–HOUR

| | | | |
|---|---|---|---|
| Hydrograph type | = Combine | Peak discharge | = 8.109 cfs |
| Storm frequency | = 1 yrs | Time to peak | = 732 min |
| Time interval | = 2 min | Hyd. volume | = 33,217 cuft |
| Inflow hyds. | = 4, 5 | Contrib. drain. area | = 7.500 ac |

### POSTDEVELOPMENT (TREATED) – 2–YEAR, 24–HOUR

| | | | |
|---|---|---|---|
| Hydrograph type | = Combine | Peak discharge | = 11.45 cfs |
| Storm frequency | = 2 yrs | Time to peak | = 732 min |
| Time interval | = 2 min | Hyd. volume | = 46,284 cuft |
| Inflow hyds. | = 4, 5 | Contrib. drain. area | = 7.500 ac |

### POSTDEVELOPMENT (TREATED) – 25–YEAR, 24–HOUR

| | | | |
|---|---|---|---|
| Hydrograph type | = Combine | Peak discharge | = 26.35 cfs |
| Storm frequency | = 25 yrs | Time to peak | = 730 min |
| Time interval | = 2 min | Hyd. volume | = 105,404 cuft |
| Inflow hyds. | = 4, 5 | Contrib. drain. area | = 7.500 ac |

REQUIRED STORAGE VOLUME:

| | | |
|---|---|---|
| Impervious Area | 3,290 | 0.076 |
| Total Area | 3,952 | 0.091 |

$R_V=0.05+0.9*I_A$
$=0.05+0.9(3290/3952)$
$=0.799$

$V=3630*R_D*R_V*A$
$=3630*1*0.799*0.091$
$=264.0$ CU. FT.

AVAILABLE STORAGE VOLUME = 301.0 CU. FT.

| SITE CONDITION | DRAINAGE AREA TOTALS STORM EVENT PEAK DISCHARGE (CFS) | | |
|---|---|---|---|
| | 1-YR | 2-YR | 25-YR |
| PREDEVELOPMENT: | 8.2060 | 11.5900 | 26.6700 |
| POSTDEVELOPMENT: | 8.2060 | 11.5900 | 26.6700 |
| POSTDEVELOPMENT - TREATED: | 8.1090 | 11.4500 | 26.3500 |

## IMPERVIOUS SURFACE TALLIES

| | | |
|---|---|---|
| TOTAL PARCEL AREA: | 186,872 SQ.FT. | (4.290 AC) ± |
| EX. DRIVEWAY/PARKING AREA: | 8,185 SQ.FT. | (0.188 AC) ± |
| EX. BUILDING AREA: | 2,700 SQ.FT. | (0.062 AC) ± |
| EX. PAVED TRAIL AREA: | 3,737 SQ.FT. | (0.086 AC) ± |
| EX. OTHER IMPERVIOUS AREA: | 3,000 SQ.FT. | (0.069 AC) ± |
| EX. TOTAL IMPERVIOUS AREA: | 17,622 SQ.FT. | (0.405 AC) ± |
| PROP. COMPOUND IMPERV. AREA: | 3,000 SQ.FT. | (0.069 AC) ± |
| PROP. TOTAL IMPERVIOUS AREA: | 3,000 SQ.FT. | (0.069 AC) ± |
| PROP. TOTAL IMPERVIOUS AREA: | 20,622 SQ.FT. | (0.473 AC) ± |
| PROP. DISTURBED AREA: | 5,056 SQ.FT. | (0.116 AC) ± |
| PROP. AREA INSIDE FLOOD ZONE: | 1,626 SQ.FT. | (0.037 AC) ± |

**PREDEVELOPMENT**

| HYDRO SOIL GROUP | GROUND CONDITION | CN | AREA (SQ.FT.) | AREA (ACRES) |
|---|---|---|---|---|
| D | WOODED | 77 | 163,032 | 3.74 |
| | GRASS | 80 | 139,111 | 3.19 |
| | | | | |
| | IMPERVIOUS | 98 | 28,314 | 0.65 |
| TOTAL AREA | | | 330,457 | 7.59 |
| WEIGHTED CN | | 80 | | |

**POSTDEVELOPMENT**

| HYDRO SOIL GROUP | GROUND CONDITION | CN | AREA (SQ.FT.) | AREA (ACRES) |
|---|---|---|---|---|
| D | WOODED | 77 | 159,742 | 3.67 |
| | GRASS | 80 | 139,111 | 3.19 |
| | | | | |
| | IMPERVIOUS | 98 | 31,604 | 0.73 |
| TOTAL AREA | | | 330,457 | 7.59 |
| WEIGHTED CN | | 80 | | |

**POSTDEVELOPMENT - RETENTION BASIN**

| HYDRO SOIL GROUP | GROUND CONDITION | CN | AREA (SQ.FT.) | AREA (ACRES) |
|---|---|---|---|---|
| D | GRASS | 77 | 662 | 0.015 |
| | | | | |
| | IMPERVIOUS | 98 | 3,290 | 0.076 |
| TOTAL | | | 3,952 | 0.091 |
| WEIGHTED CN | | 94 | | |

**POSTDEVELOPMENT - BYPASS**

| HYDRO SOIL GROUP | GROUND CONDITION | CN | AREA (SQ.FT.) | AREA (ACRES) |
|---|---|---|---|---|
| D | WOODED | 77 | 159,742 | 3.67 |
| | GRASS | 80 | 138,449 | 3.18 |
| | | | | |
| | IMPERVIOUS | 98 | 28,314 | 0.65 |
| TOTAL AREA | | | 326,505 | 7.50 |
| WEIGHTED CN | | 80 | | |

TOPO NOTES:
CONTOURS FROM AUTODESK INFRAWORKS 2023

1 SWM-2 GRADING, EROSION & SEDIMENT CONTROL PLAN
SCALE: 1" = 60' (22X34)
SCALE: 1" = 120' (11X17)

GRAPHIC SCALE
60 0 30 60 120 240
1 INCH = 60 FEET (22X34)
1 INCH = 120 FEET (11X17)

## LEGEND

- PROPERTY LINE - SUBJECT PARCEL
- PROPERTY LINE - ABUTTERS
- EXISTING ROAD
- EXISTING BUILDING
- EXISTING TREE LINE
- EXISTING FEMA FLOODWAY
- EXISTING FEMA FLOOD AE ZONE
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- DRAINAGE AREA

APPLICANT

NETWORK TOWERS
NETWORK TOWERS, LLC.
120 EASTSHORE DRIVE, SUITE 300
GLEN ALLEN, VA 23059
804-548-4079

ENGINEER

NB+C TOTALLY COMMITTED.
TKK ENGINEERING, P.C.
8601 SIX FORKS ROAD, SUITE 540
RALEIGH, NC 27615
919.657.9131

SITE INFORMATION

NT SITE NAME: DOBBINS
NT SITE ID: NC-T23.12

NB+C PROJ. # 100793
(TOWER 911 ADDRESS TBD)
1721 E FRANKLIN STREET
CHAPEL HILL, NC 27514
ORANGE COUNTY

DESIGN RECORD

REVISIONS

| REV | DATE | DESCRIPTION | BY |
|---|---|---|---|
| | | | |
| | | | |
| 5 | 09/18/2025 | REVISED SITE PLAN | OP |
| 4 | 06/24/2025 | REVISED SITE PLAN | OP |
| 3 | 04/15/2025 | REVISED SITE PLAN | OP |
| 2 | 03/12/2025 | REVISED SITE PLAN | OP |
| 1 | 01/31/2025 | SITE PLAN | BMB |
| 0 | 11/14/2024 | ZONING DRAWINGS | OP |

PROFESSIONAL STAMP

NORTH CAROLINA PROFESSIONAL SEAL 037977 ENGINEER TRENT T. SNARR
DATE 09/19/2025

ENGINEER

TRENT T. SNARR, P.E.
NC PROFESSIONAL ENGINEER LIC. #037977

SHEET TITLE

**POST-DEVELOPMENT DRAINAGE AREA MAP**

SHEET NUMBER

**SWM-2**

1 / F-1 FIRE SAFETY PLAN
SCALE: 1" = 30' (22X34)
SCALE: 1" = 60' (11X17)

GRAPHIC SCALE
30 0 15 30 60 120
1 INCH = 30 FEET (22X34)
1 INCH = 60 FEET (11X17)

## LEGEND

- PROPERTY LINE - SUBJECT PARCEL
- PROPERTY LINE - ABUTTERS
- EXISTING ROAD
- EXISTING BUILDING
- EXISTING TREE LINE
- EXISTING FEMA FLOODWAY
- EXISTING FEMA FLOOD AE ZONE
- EXISTING EASEMENT
- SS — SS — EXISTING UNDERGROUND SEWER LINE
- OHW — OHW — EXISTING OVERHEAD UTILITIES
- PROPOSED EASEMENT
- PROPOSED LEASE AREA
- PROPOSED BOARD-ON-BOARD FENCE

APPLICANT

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DATE 09/18/2025

ENGINEER

TRENT T. SNARR, P.E.
NC PROFESSIONAL ENGINEER LIC. #037977

SHEET TITLE

**FIRE SAFETY PLAN**

SHEET NUMBER

**F-1**

NOTE:
- IN COMPLIANCE WITH THE NOISE ORDINANCE, TOWN CODE SECTION 11-40, CONSTRUCTION OPERATIONS FOR WHICH BUILDING PERMITS HAVE BEEN ISSUED, BE LIMITED TO 7:00 A.M. TO 9:00 P.M. ON WEEKDAYS AND 8:00 A.M. TO 9:00 P.M. ON WEEKENDS
- NO MATERIALS TO BE STORED WITHIN THE SEWER EASEMENT NEAR THE COMPOUND SITE.

## LEGEND

- PROPERTY LINE - SUBJECT PARCEL
- PROPERTY LINE - ABUTTERS
- EXISTING ROAD
- EXISTING BUILDING
- EXISTING TREE LINE
- EXISTING FEMA FLOODWAY
- EXISTING FEMA FLOOD AE ZONE
- EXISTING EASEMENT
- SS — SS — EXISTING UNDERGROUND SEWER LINE
- OHW — OHW — EXISTING OVERHEAD UTILITIES
- PROPOSED EASEMENT
- PROPOSED LEASE AREA
- PROPOSED BOARD-ON-BOARD FENCE

1 / F-1 EMS & DELIVERY TRUCK ACCESS PLAN
SCALE: 1" = 30' (22X34)
SCALE: 1" = 60' (11X17)

GRAPHIC SCALE
30 0 15 30 60 120
1 INCH = 30 FEET (22X34)
1 INCH = 60 FEET (11X17)

APPLICANT

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DATE 09/18/2025

ENGINEER

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NC PROFESSIONAL ENGINEER LIC. #037977

SHEET TITLE

**CONSTRUCTION MANAGEMENT PLAN**

SHEET NUMBER

**CM-1**

1 CM-2 CRANE STAGING PLAN
SCALE: 1" = 10' (22X34)
SCALE: 1" = 20' (11X17)

GRAPHIC SCALE
10 0 5 10 20 40
1 INCH = 10 FEET (22X34)
1 INCH = 20 FEET (11X17)

NOTE:
- CRANE SHALL NOT DRIVE OR BE PARKED ON TOP OF THE SANITARY SEWER EASEMENT OR MAIN.

2 CM-2 CRANE/TOWER ELEVATION
SCALE: 1" = 15' (22X34)
SCALE: 1" = 30' (11X17)

GRAPHIC SCALE
15 0 15 30 60
1 INCH = 15 FEET (22X34)
1 INCH = 30 FEET (11X17)

APPLICANT

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DATE 09/18/2025

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NC PROFESSIONAL ENGINEER LIC. #037977

SHEET TITLE

**CONSTRUCTION MANAGEMENT PLAN**

SHEET NUMBER

**CM-2**