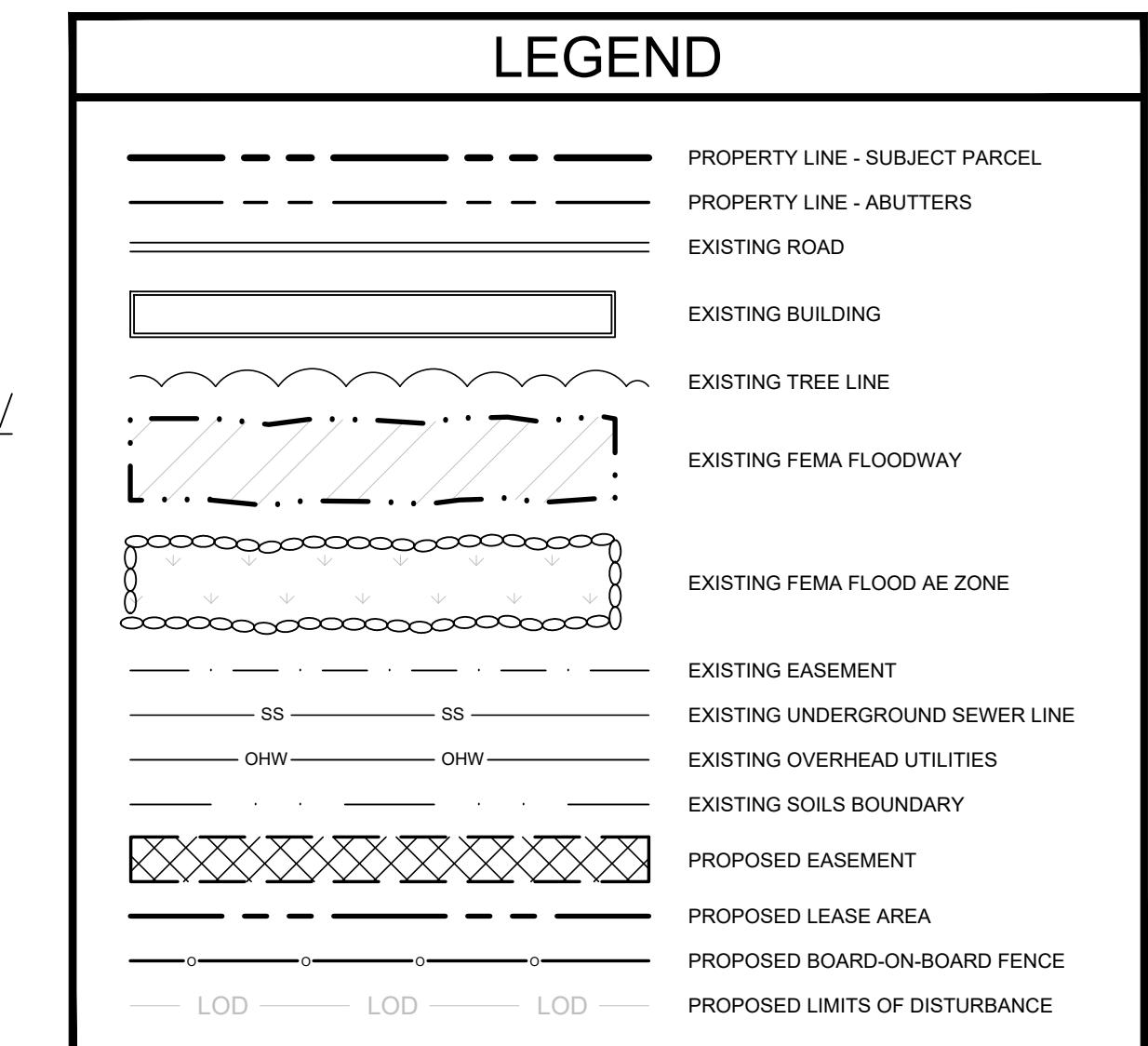


**ZONING INFORMATION**

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.		



**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, 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								
REVISIONS	<table border="1"> <tr> <td>DESIGN RECORD</td> <td>0 11/14/2024 ZONING DRAWINGS OP</td> </tr> <tr> <td>REV</td> <td>DATE</td> <td>DESCRIPTION</td> <td>BY</td> </tr> </table>			DESIGN RECORD	0 11/14/2024 ZONING DRAWINGS OP	REV	DATE	DESCRIPTION	BY
DESIGN RECORD	0 11/14/2024 ZONING DRAWINGS OP								
REV	DATE	DESCRIPTION	BY						
PROFESSIONAL STAMP	<p>TRENT T. SNARR, P.E. NC PROFESSIONAL ENGINEER LIC. #037977 DATE 11-14-24</p>								
ENGINEER	TRENT T. SNARR, P.E. NC PROFESSIONAL ENGINEER LIC. #037977								
SHEET TITLE	<b>OVERALL SITE PLAN</b>								
SHEET NUMBER	Z-2								

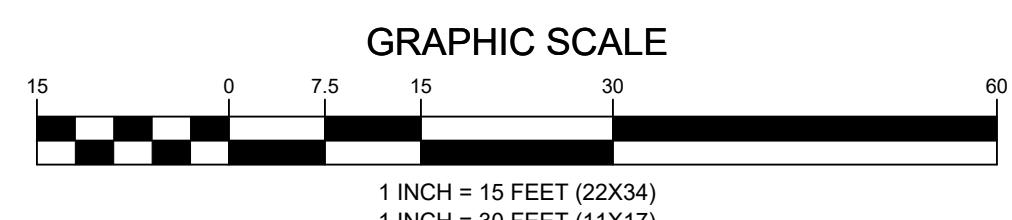
● TOP OF ALL APPURTENANCES  
 ELEV.=199.0' AGL  
 PROPOSED TOP OF MONPOLE TOWER  
 & TOP OF CARRIER'S EQUIPMENT  
 ELEV.=195.0' AGL  
 ● PROPOSED VERIZON ANTENNA C  
 ELEV.=190.0' AGL  
 ● FUTURE CARRIER ANTENNA C  
 ELEV.=178.0' AGL  
 ● FUTURE CARRIER ANTENNA C  
 ELEV.=168.0' AGL  
 ● FUTURE CARRIER ANTENNA C  
 ELEV.=158.0' AGL

PROPOSED 4' LIGHTING ROD  
 PROPOSED  
 VERIZON ANTENNAS  
 (TYP. OF 12 - BY OTHERS)  
 FUTURE  
 CARRIER ANTENNAS  
 FUTURE  
 CARRIER ANTENNAS  
 FUTURE  
 CARRIER ANTENNAS

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.

PROPOSED 195'  
 MONPOLE TOWER  
 PROPOSED VERIZON EQUIPMENT  
 (BY OTHERS)  
 PROPOSED 7' BOARD-ON-BOARD  
 FENCED COMPOUND  
 PROPOSED RETAINING WALL  
 (HEIGHT VARIES: 1'-6" TALL)  
 GROUND  
 ELEV.= 0.0' AGL  
 EXISTING GROUND

1 TOWER ELEVATION  
 C-2



## 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-G 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.

APPLICANT



ENGINEER



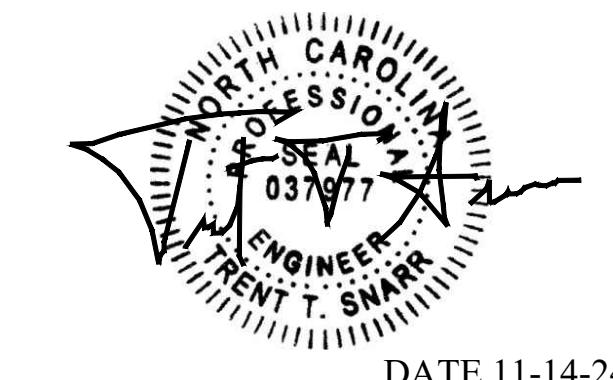
SITE INFORMATION

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

0	11/14/2024	ZONING DRAWINGS	OP
REV	DATE	DESCRIPTION	BY

PROFESSIONAL STAMP



ENGINEER

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

SHEET TITLE

**TOWER  
ELEVATION**



SHEET NUMBER

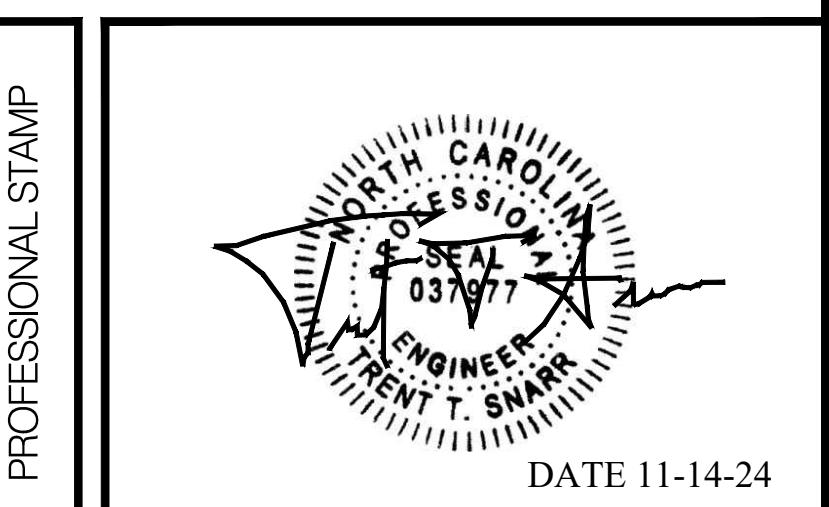
**C-2**

NT SITE NAME: DOBBINS  
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NB+C PROJ. # 100793  
(TOWER 911 ADDRESS TBD)  
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ORANGE COUNTY

## REVISIONS

REV	DATE	DESCRIPTION	BY
0	11/14/2024	ZONING DRAWINGS	OP



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

## COMPOUND PLAN

**C-1**

