



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 PLANNED TO BE CONSTRUCTED TO SUPPORT THE PROPOSED DEVELOPMENT. THE TOWER WILL BE DESIGNED WITH AVAILABLE SPACE ON THE TOWER FOR (4) TENANTS /COLLOCATORS. THE PROPOSED TOWER AND FENCED COMPOUND WILL NOT BE LOCATED INSIDE EXISTING WETLANDS OR RIPARIAN BUFFERS.

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

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

SITE INFORMATION

SITE ADDRESS: (TOWER 911 ADDRESS TBD)  
1721 E FRANKLIN ST  
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: OL-2  
PIN: 9799261213  
PARCEL AREA: 4.29 ACRES

PROPOSED COMPOUND AREA: 2,625 SQ.FT. (0.060 ACRES)  
PROPOSED DISTURBED AREA: 4,900 SQ.FT. (0.114 ACRES)  
PROPOSED IMPERVIOUS AREA: 3,000 SQ.FT. (0.069 ACRES)

PARKING: 1

WASTE COLLECTION: NONE

PARCEL OWNER: HOUSE HARRIS HOLDINGS LLC  
199 CLIFFDALE RD  
CHAPEL HILL, NC 27516

TOWER OWNER: NETWORK TOWERS, LLC.  
120 EASTSHORE DRIVE, SUITE 300  
GLEN ALLEN, VA 23059

STRUCTURE TYPE: MONOPOLE

STRUCTURE HEIGHT: 195'-0" (AGL) (TOP OF TOWER)  
199'-0" (AGL) (HIGHEST POINT)

CLASSIFICATION GROUP: U  
CONSTRUCTION TYPE: 2B

POWER SUPPLIER: DUKE ENERGY PROGRESS  
WORK ORDER # TBD

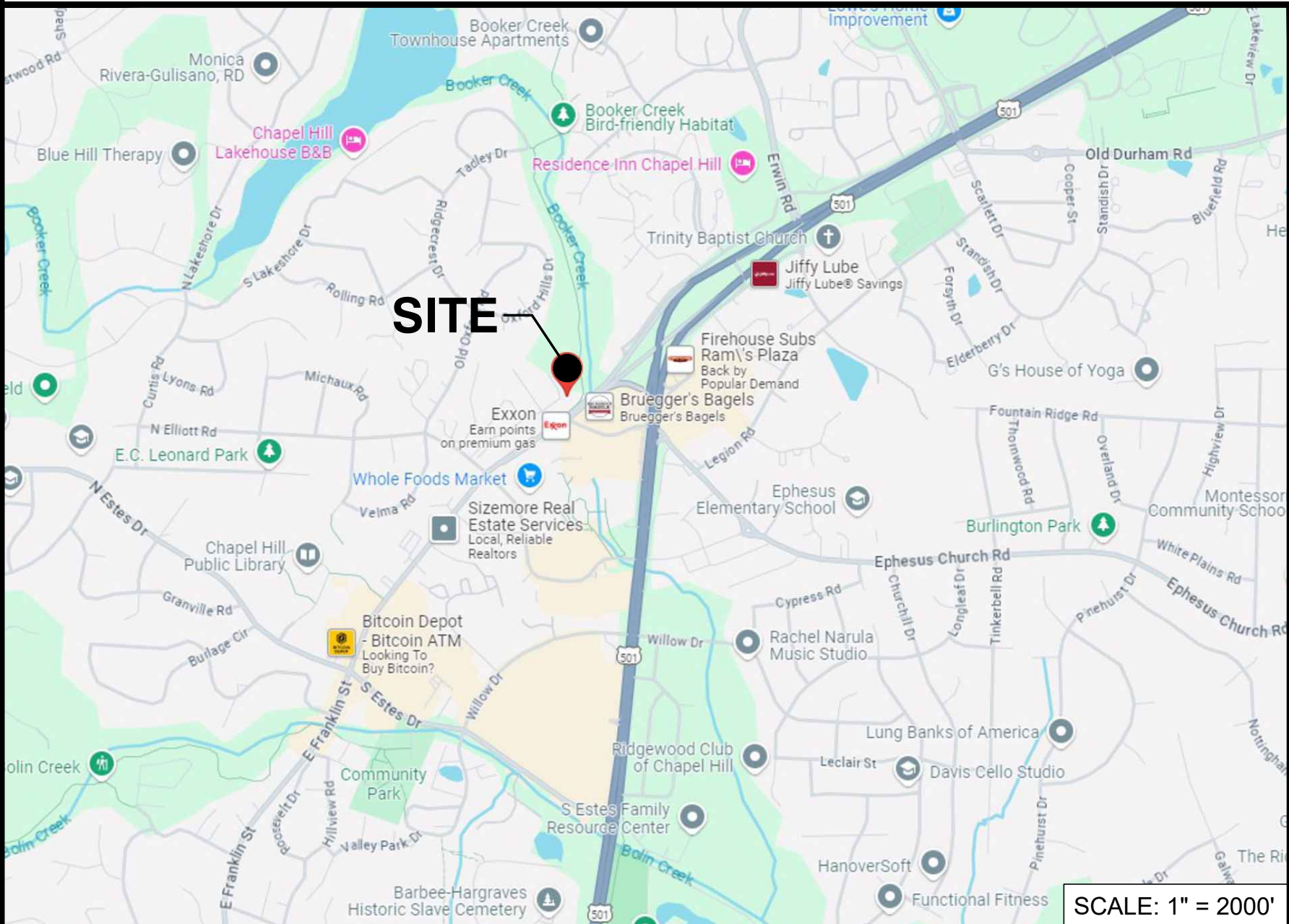
PROJECT TEAM

APPLICANT: NETWORK TOWERS, LLC.  
6095 MARSHALEE DRIVE, SUITE 300  
ELKRIDGE, MD 21075  
(410) 712-7092

PROJECT MANAGEMENT FIRM: NETWORK BUILDING + CONSULTING, LLC.  
120 EASTSHORE DRIVE, SUITE 300  
GLEN ALLEN, VA 23059  
(804) 548-4079

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

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.

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-G
  - TIA 607
  - INSTITUTE FOR ELECTRICAL & ELECTRONICS ENGINEER 81
  - IEEE C2 NATIONAL ELECTRIC SAFETY CODE LATEST ED.
  - TELECORDIA GR-1275
  - ANSI/T 311

DRAWING INDEX

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| F-1   | FIRE SAFETY 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.

LEGEND

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

APPLICANT



ENGINEER



SITE INFORMATION

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

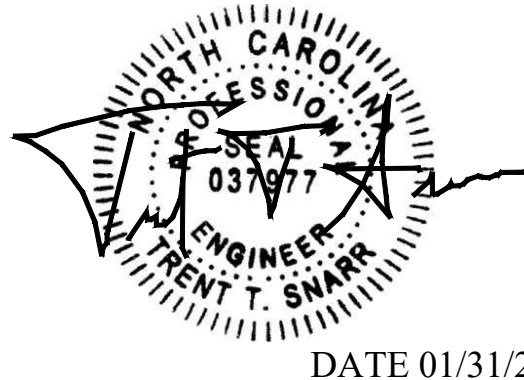
NB+C PROJ. # 100793  
(TOWER 911 ADDRESS TBD)  
1721 E FRANKLIN STREET  
CHAPEL HILL, NC 27514  
ORANGE COUNTY

DESIGN RECORD

REVISIONS

REV	DATE	DESCRIPTION	BY
1	01/31/2025	SITE PLAN	BMB
0	11/14/2024	ZONING DRAWINGS	OP

PROFESSIONAL STAMP



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°38'44" W A DISTANCE OF 45.00' TO A POINT;  
THENCE S 35°13'27" 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.

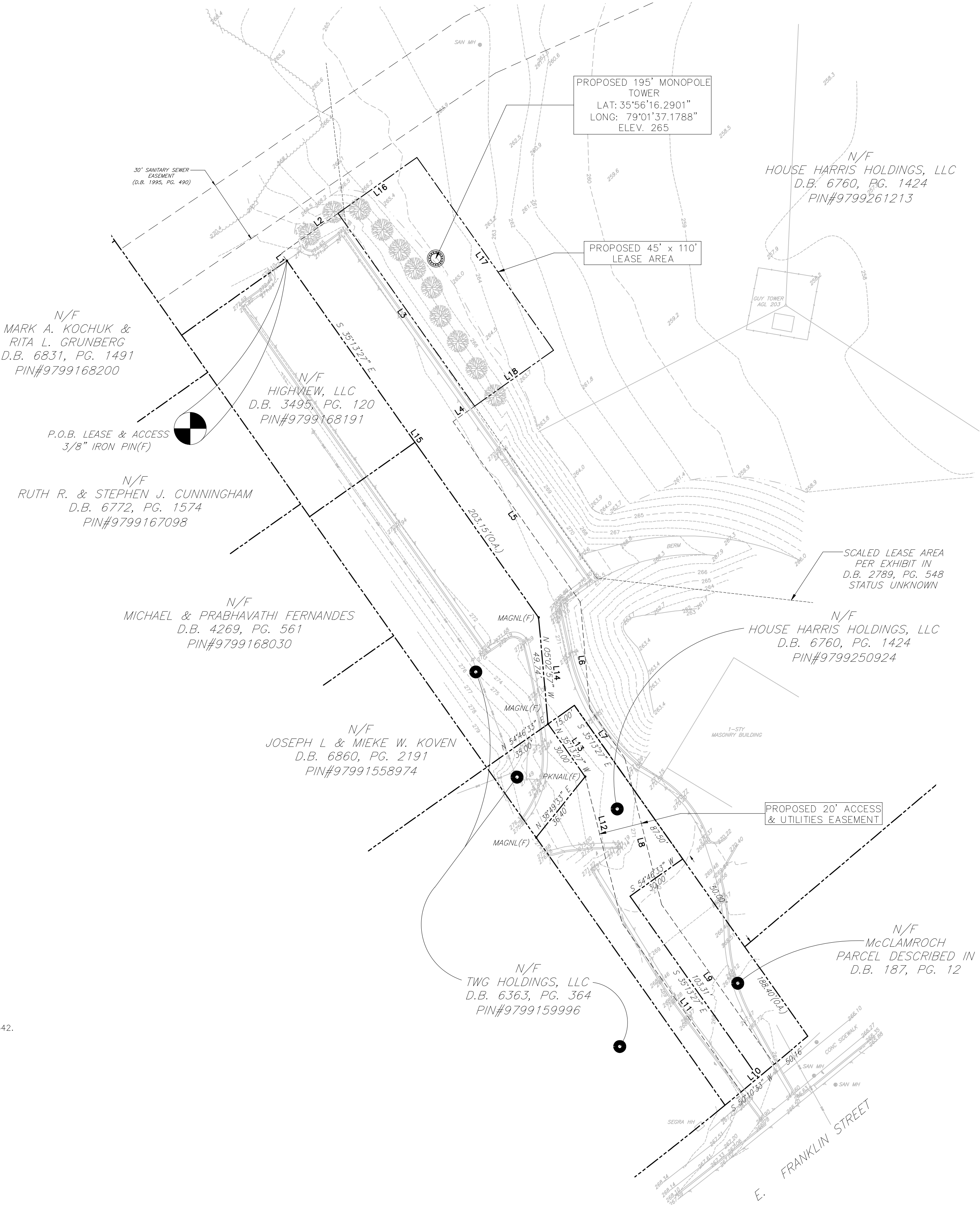
6. Deed of Easement in favor of The Town of Chapel Hill, a municipal corporation of the State of North Carolina set forth in instrument recorded on July 21, 1989 in Deed Book 803, Page 600. (DOES NOT AFFECT EITHER THE LEASE OR ACCESS)
7. Deed of Easement in favor of Orange Water and Sewer Authority, 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 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 ViCom 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)



APPLICANT



ENGINEER



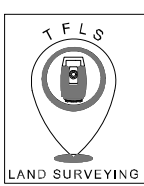
SITE INFORMATION

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



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

NC CERT. P-2599

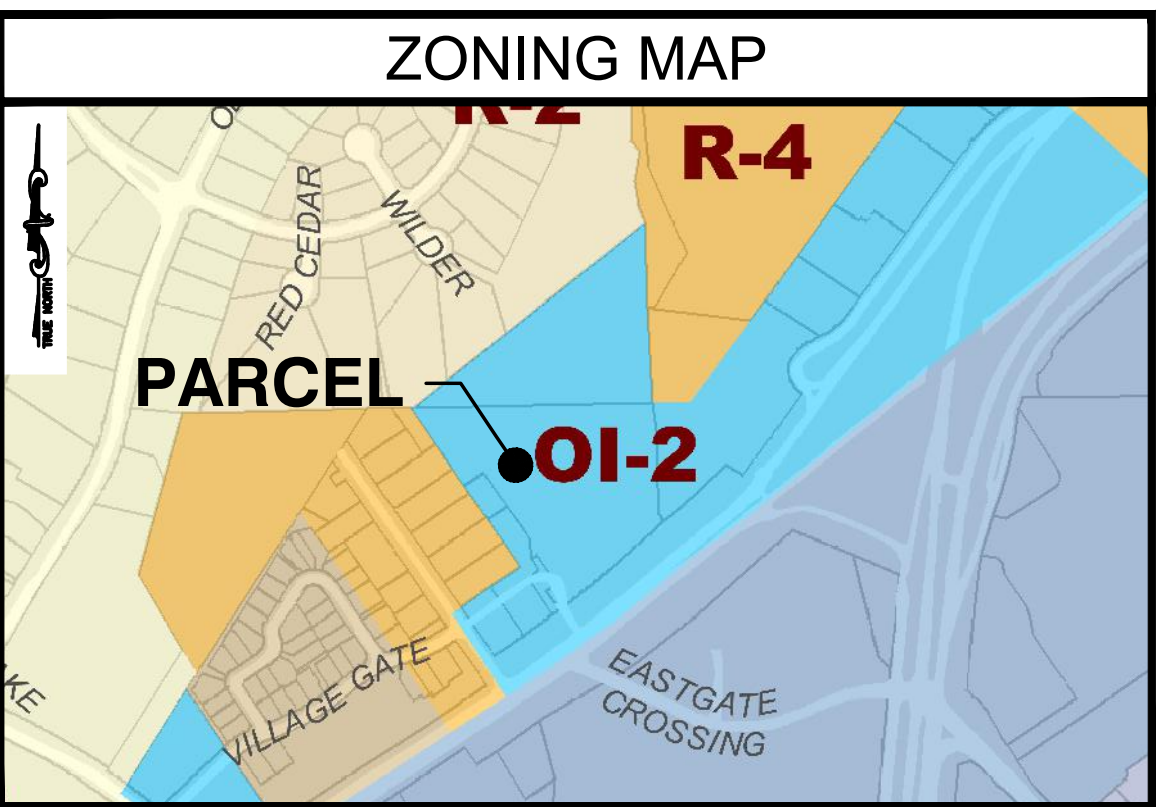
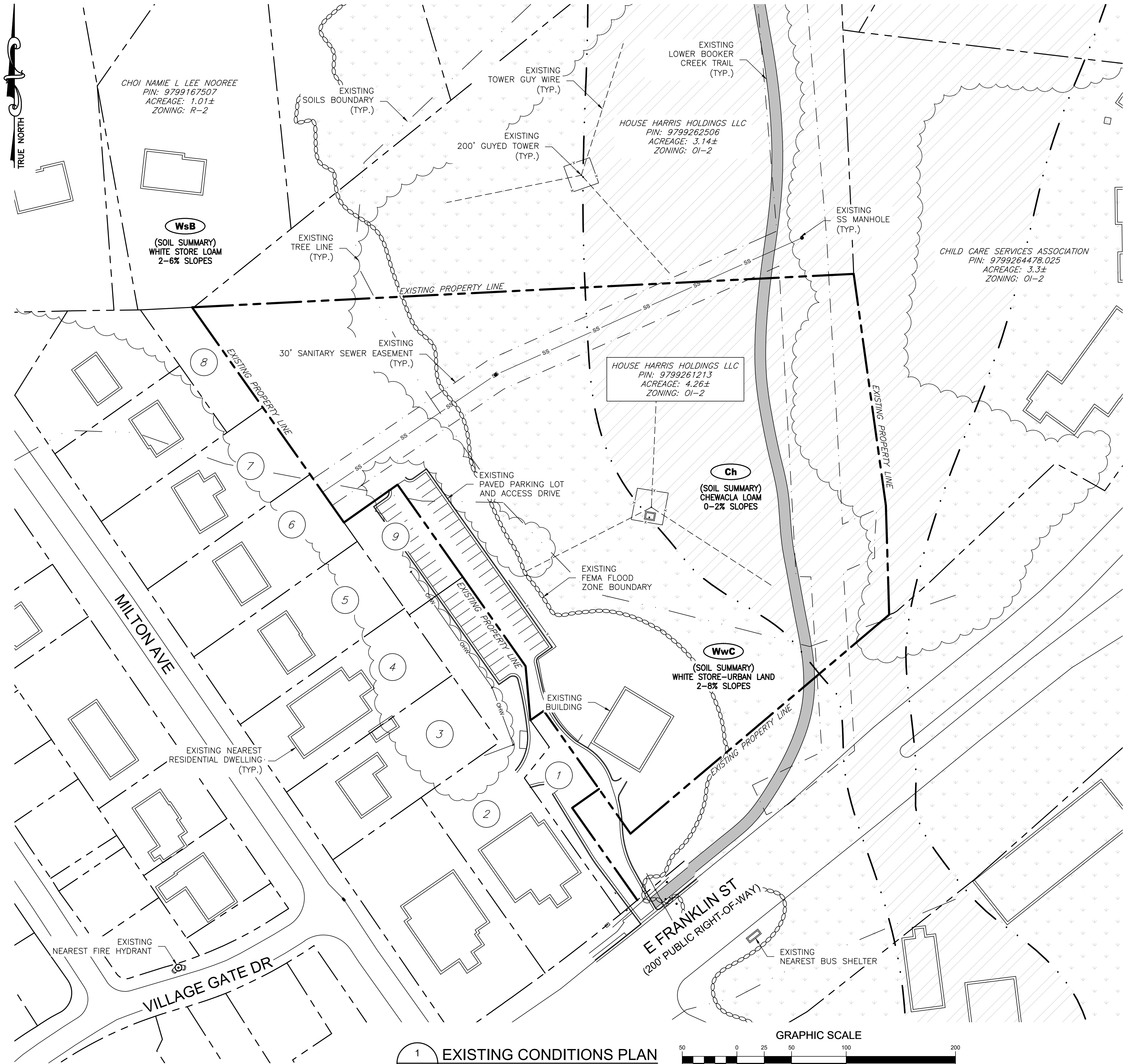
SHEET TITLE

EASEMENT EXHIBIT

SHEET NUMBER

EE-1





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
	EXISTING UNDERGROUND SEWER LINE
	EXISTING OVERHEAD UTILITIES
	EXISTING SOILS BOUNDARY
	PROPOSED EASEMENT
	PROPOSED LEASE AREA
	PROPOSED BOARD-ON-BOARD FENCE
	PROPOSED LIMITS OF DISTURBANCE

PARCEL INFORMATION

- 1 HOUSE HARRIS HOLDINGS LLC  
PIN: 9799250924  
ACREAGE: 0.12±  
ZONING: 01-2

2 TWG HOLDINGS LLC  
PIN: 9799159996  
ACREAGE: 0.6±  
ZONING: 01-2

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

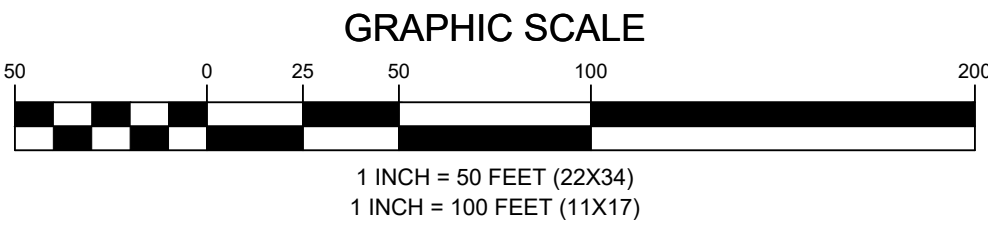
5 RUTH R CUNNINGHAM & STEPHEN J CUNNINGHAM  
PIN: 9799167098  
ACREAGE: 0.31±  
ZONING: R-4
- 6 MARK ALAN KOCHUK & RITA LYNN GRUNBERG  
PIN: 9799168200  
ACREAGE: 0.31±  
ZONING: R-4

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: 01-2

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



APPLICANT



ENGINEER



SITE INFORMATION

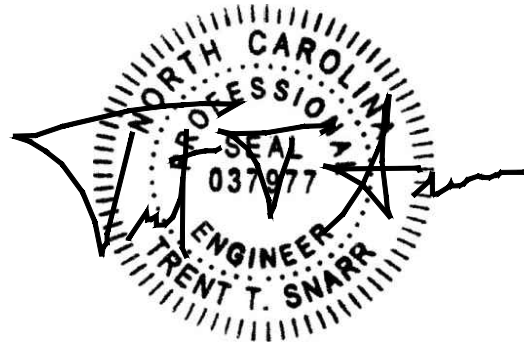
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NB+C PROJ. # 100793  
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ORANGE COUNTY

DESIGN RECORD

REVISIONS			
1	01/31/2025	SITE PLAN	BMB
0	11/14/2024	ZONING DRAWINGS	OP
REV	DATE	DESCRIPTION	BY

PROFESSIONAL STAMP



DATE 01/31/2025

ENGINEER

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

SHEET TITLE

EXISTING  
CONDITIONS PLAN

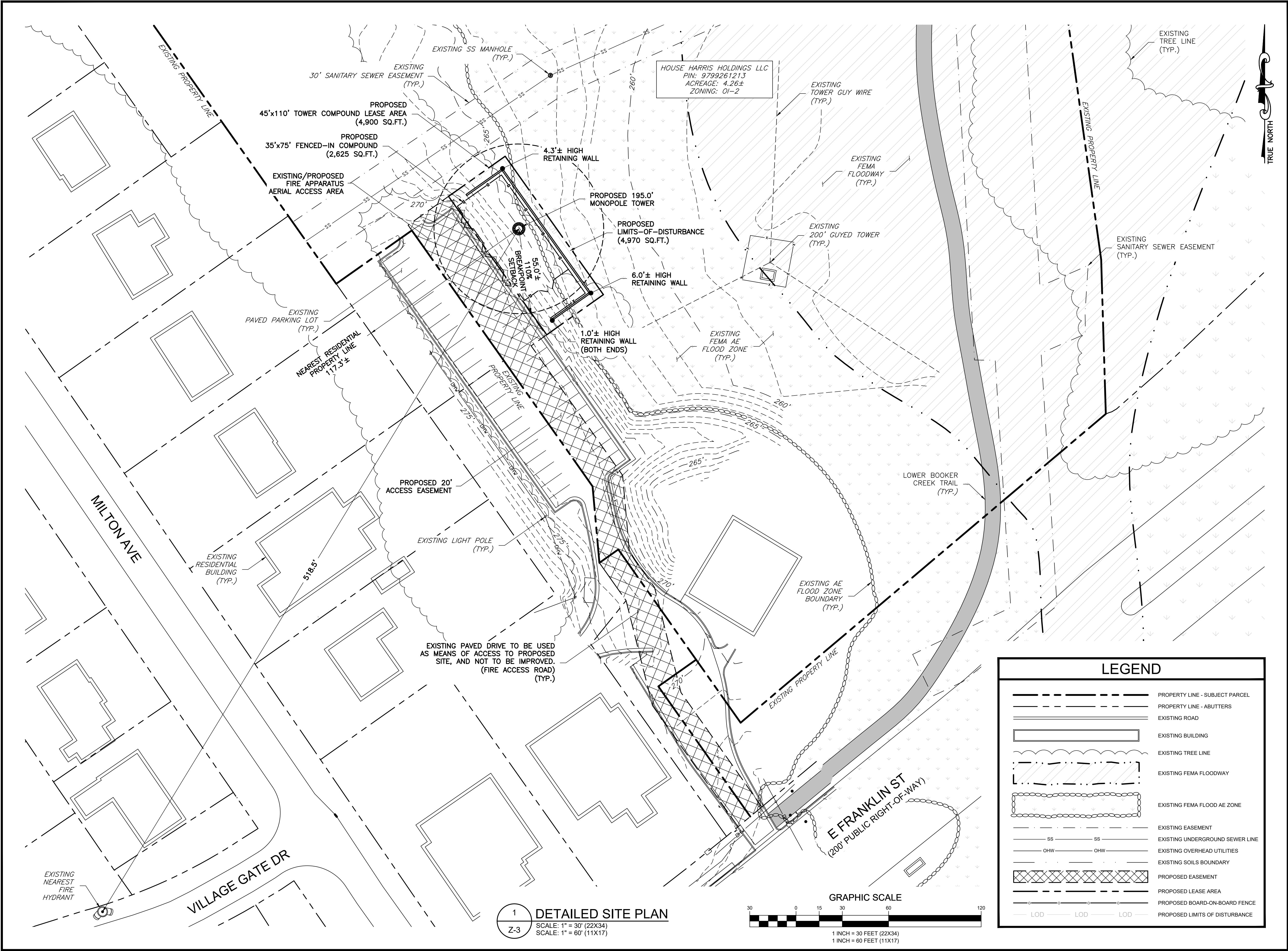
SHEET NUMBER

Z-1

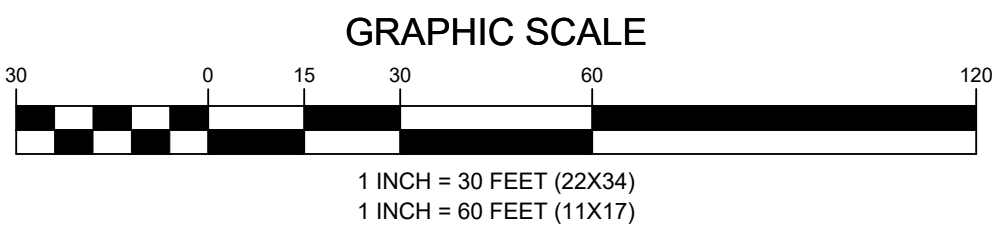








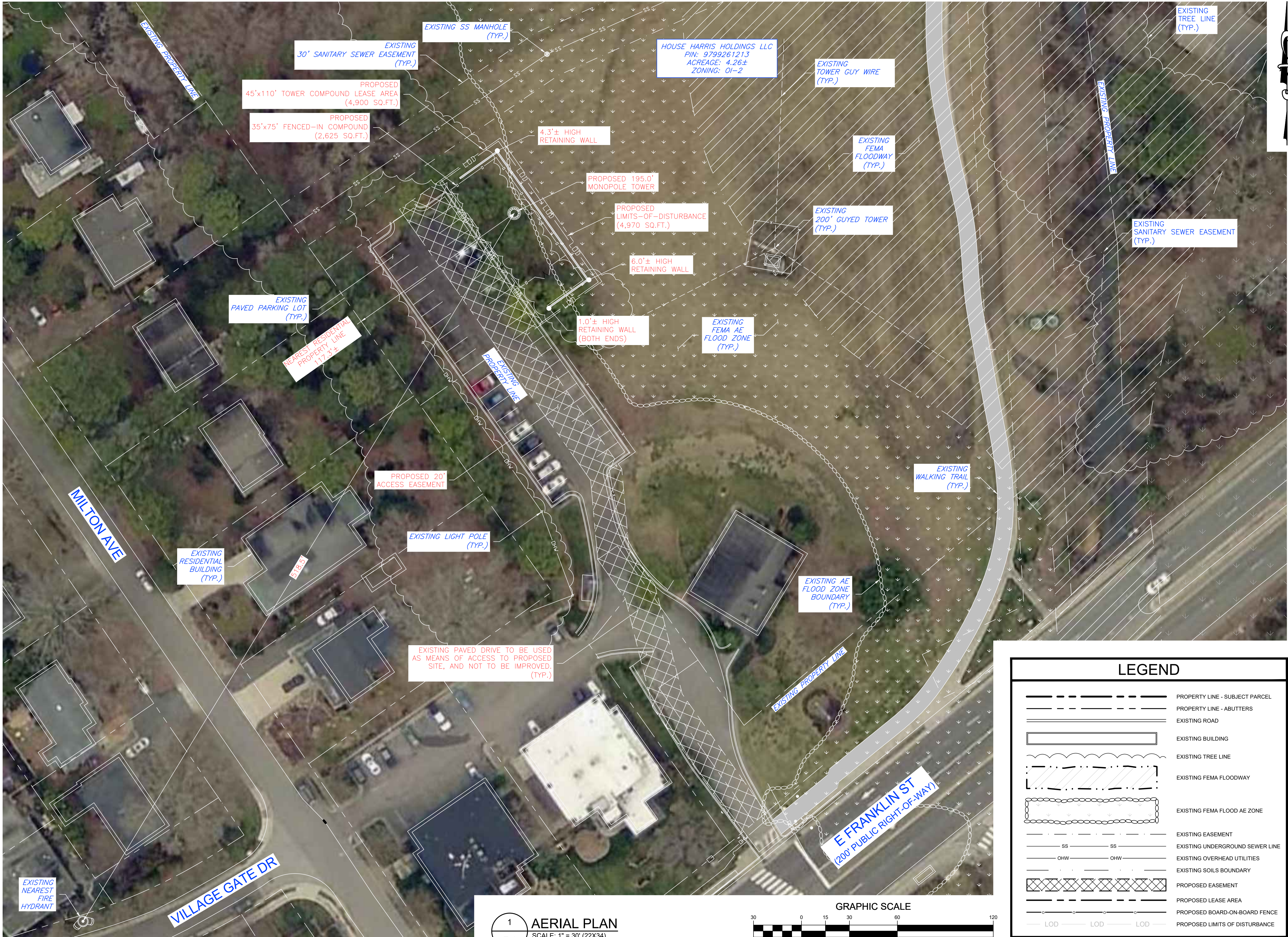
1  
Z-3  
DETAILED SITE PLAN  
SCALE: 1" = 30' (22X34)  
SCALE: 1" = 60' (11X17)



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
	EXISTING UNDERGROUND SEWER LINE
	EXISTING OVERHEAD UTILITIES
	EXISTING SOILS BOUNDARY
	PROPOSED EASEMENT
	PROPOSED LEASE AREA
	PROPOSED BOARD-ON-BOARD FENCE
	PROPOSED LIMITS OF DISTURBANCE

APPLICANT	 <b>NETWORK TOWERS, LLC.</b> 120 EASTSHORE DRIVE, SUITE 300 GLEN ALLEN, VA 23059 804-548-4078																																				
ENGINEER	 <b>TOTALLY COMMITTED.</b>  <b>TKK ENGINEERING, P.C.</b> 8601 SIX FORKS ROAD, SUITE 540 RALEIGH, NC 27615 919-857-5131																																				
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																																				
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ENGINEER	TRENT T. SNARR, P.E. NC PROFESSIONAL ENGINEER LIC. #037977																																				
SHEET TITLE	<b>DETAILED SITE PLAN</b>																																				
SHEET NUMBER	<b>Z-3</b>																																				





TRUE NORTH

APPLICANT



**NETWORK  
TOWERS**

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

ENGINEER



**NB+C**<sup>TM</sup>  
**TOTALLY COMMITTED.**

**TKK ENGINEERING, P.C.**  
8601 SIX FORKS ROAD, SUITE 540  
RALEIGH, NC 27615  
919-657-9131

SITE INFORMATION

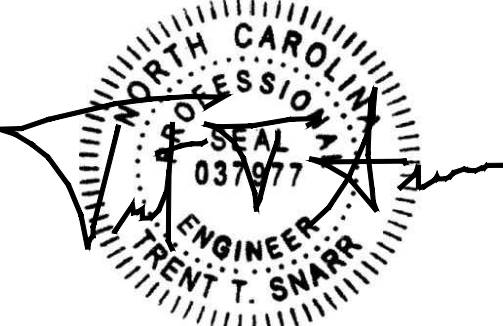
NT SITE NAME: DOBBINS  
NT SITE ID: NC-T23.12

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

DESIGN RECORD

REVISIONS			
1	01/31/2025	SITE PLAN	BMB
0	11/14/2024	ZONING DRAWINGS	OP
REV	DATE	DESCRIPTION	BY

PROFESSIONAL STAMP



DATE 01/31/2025

ENGINEER

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

SHEET TITLE

**AERIAL PLAN**

SHEET NUMBER

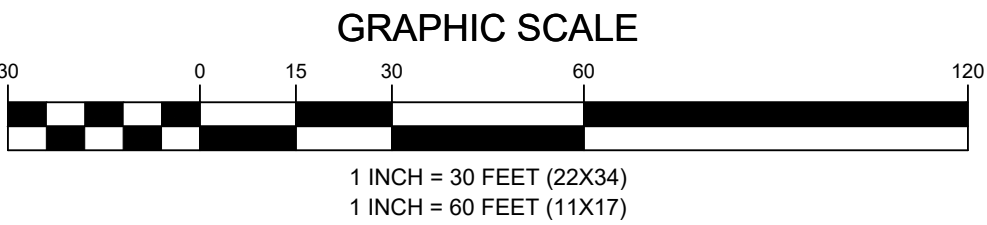
**Z-4**

1

Z-4

**AERIAL PLAN**

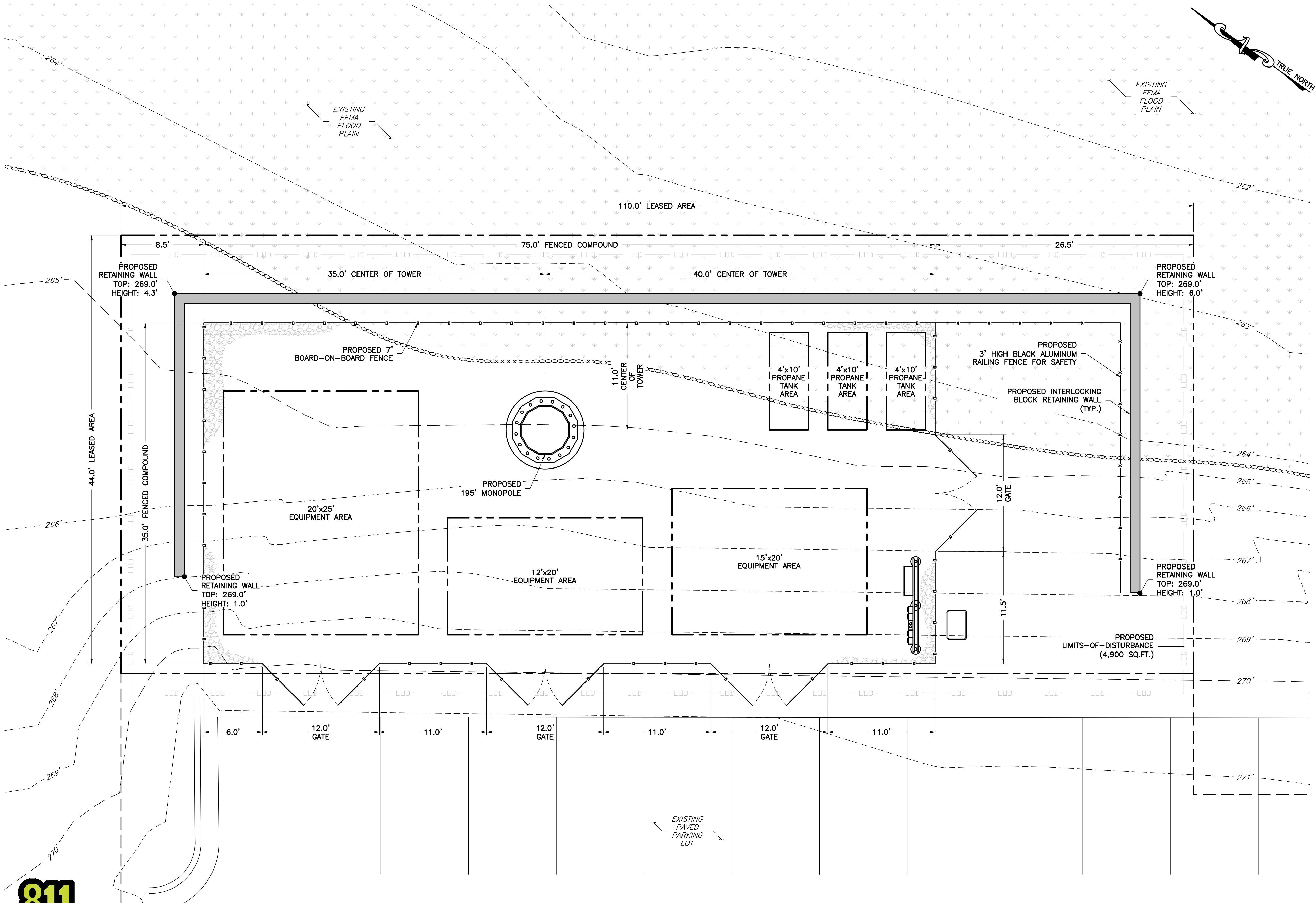
SCALE: 1" = 30' (22X34)  
SCALE: 1" = 60' (11X17)



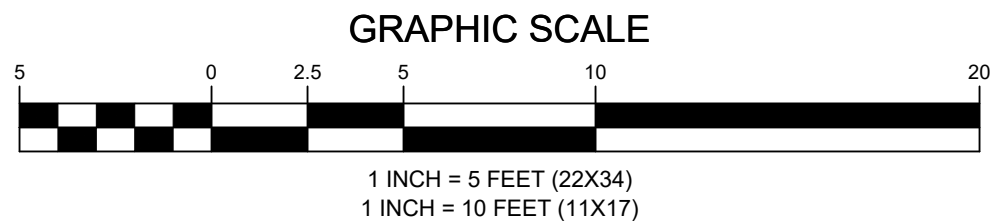
**LEGEND**

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





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



APPLICANT

**NETWORK  
TOWERS**  
NETWORK TOWERS, LLC.  
120 EASTSHORE DRIVE, SUITE 300  
GLEN ALLEN, VA 22059  
804-548-4079

ENGINEER

**NB+C**  
TOTALLY COMMITTED.  
TKK ENGINEERING, P.C.  
8601 SIX FORKS ROAD, SUITE 540  
RALEIGH, NC 27615  
919-657-5131

SITE INFORMATION

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NC PROFESSIONAL ENGINEER LIC. #037977

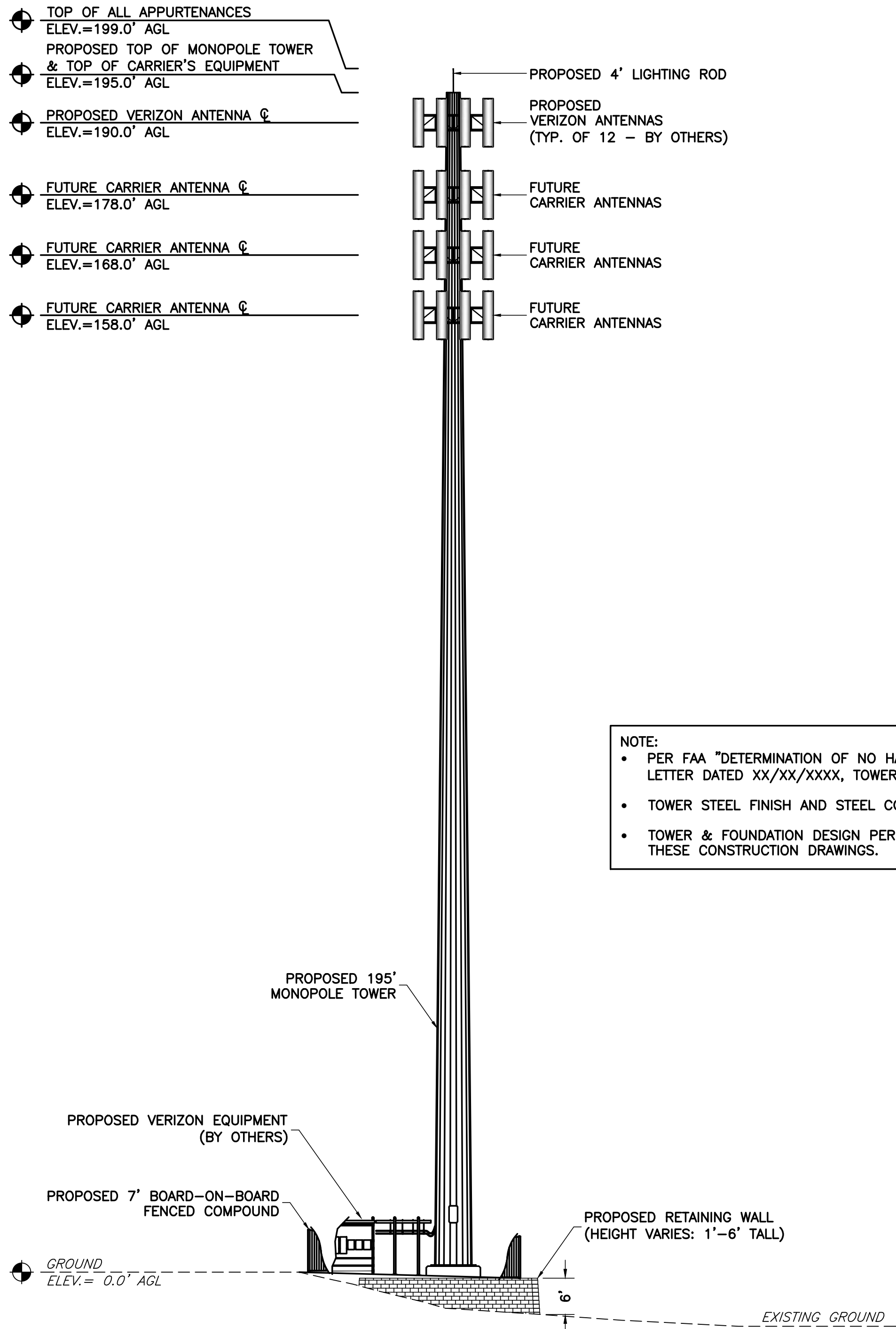
SHEET TITLE

**COMPOUND PLAN**

SHEET NUMBER

**C-1**

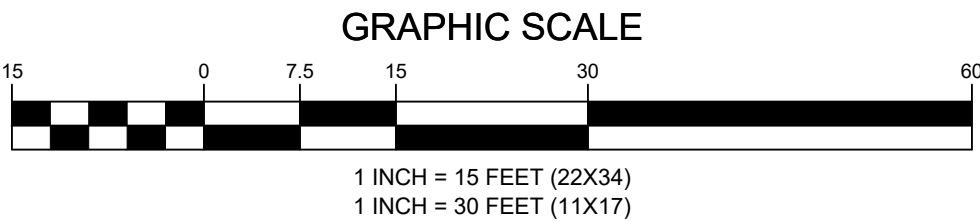




NOTE:

- 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)



### 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.



Know what's below.  
Call before you dig.

APPLICANT



ENGINEER



SITE INFORMATION

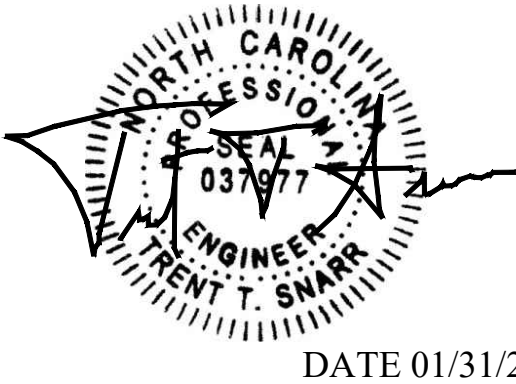
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NB+C PROJ. # 100793  
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CHAPEL HILL, NC 27514  
ORANGE COUNTY

DESIGN RECORD

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PROFESSIONAL STAMP



ENGINEER

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

SHEET TITLE

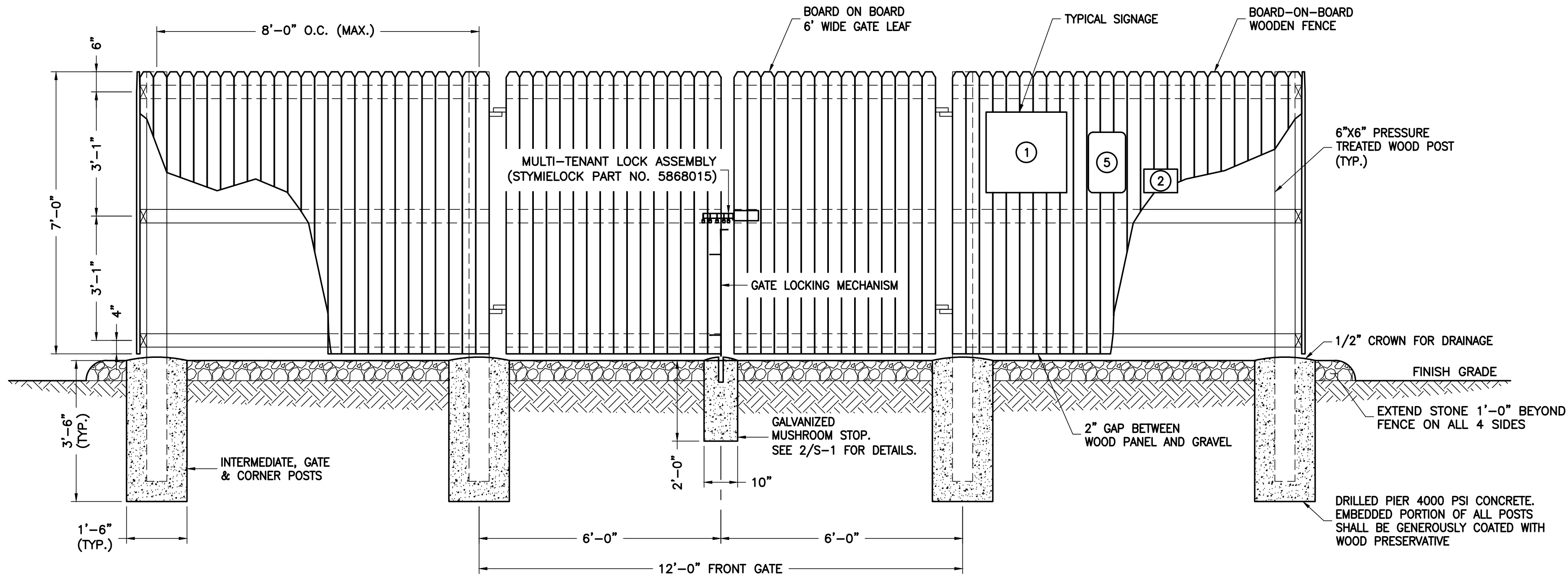
TOWER  
ELEVATION

SHEET NUMBER

C-2

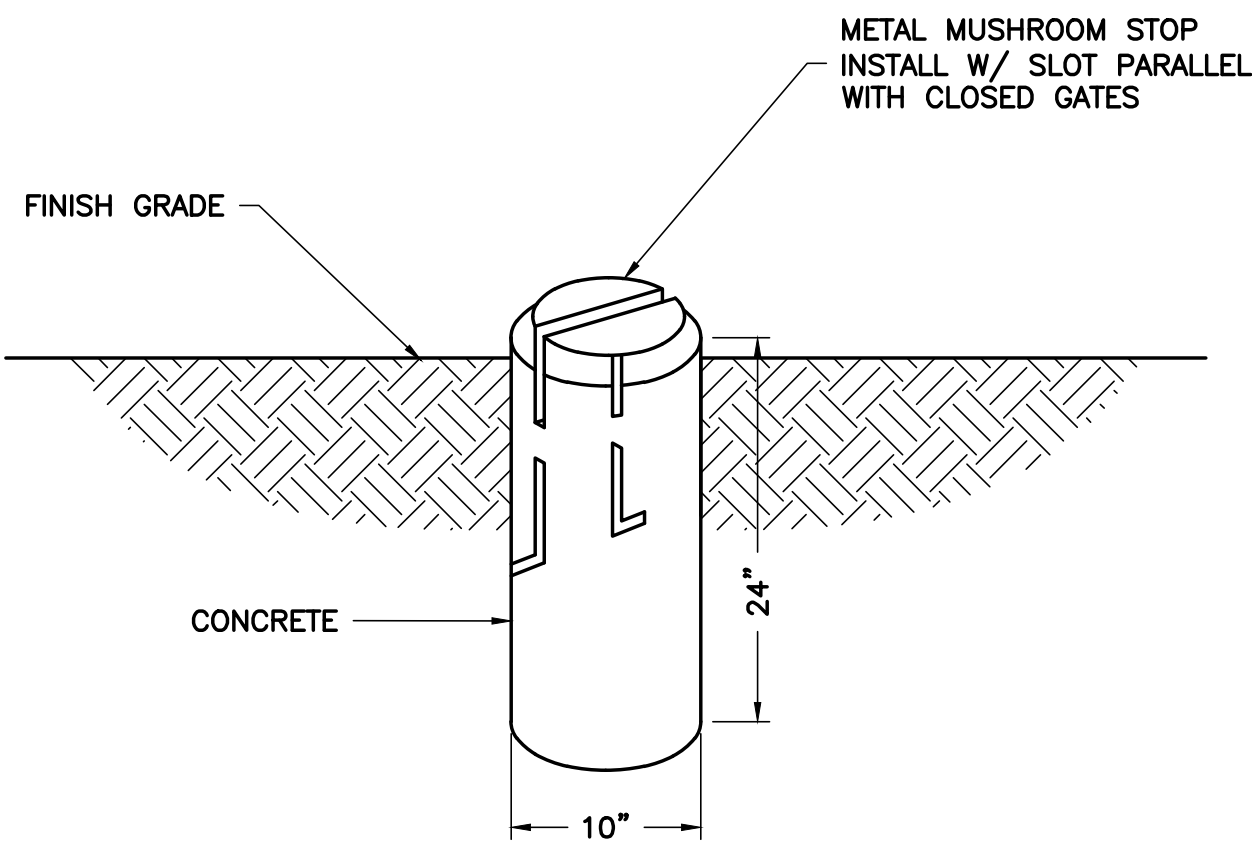


- FENCE & GATE NOTES:
1. PROVIDE HALF MOON CONCRETE GATE KEEPER FOR DROP ROD
  2. PROVIDE GATE CATCHES AT REQUIRED LOCATIONS
  3. FENCE SHALL BE INSTALLED WITH THE FINISHED SIDE FACING OUTWARD
  4. GATE TO BE SECURE WITH A MULTI-LOCK SYSTEM TO PREVENT UNAUTHORIZED ACCESS TO TELECOM FACILITY.

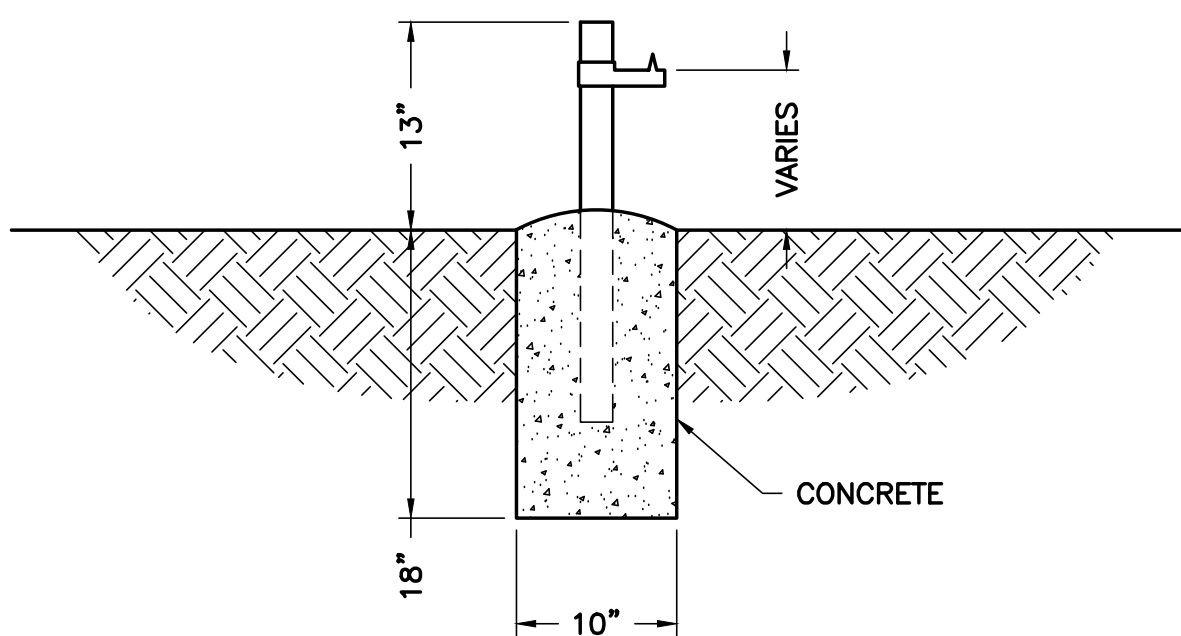


NOTE:  
FENCE & GATE DETAIL FOR REFERENCE PURPOSES ONLY.  
FOR ACTUAL FENCE & GATE DIMENSIONS REFER TO SHEET C-1

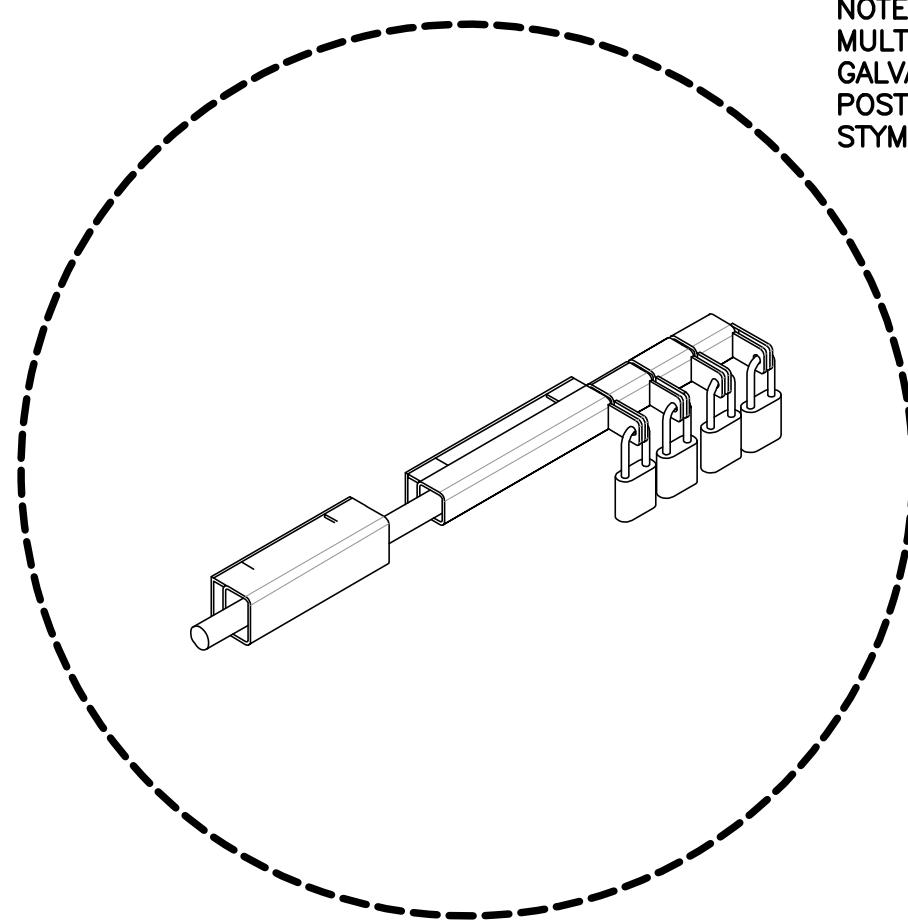
1  
S-1  
NTS  
TYPICAL FENCE AND GATE DETAIL



2  
S-1  
NTS  
MUSHROOM STOP DETAIL



3  
S-1  
NTS  
GATE KEEPER DETAIL



4  
S-1  
NTS  
MULTI-LOCK DETAIL

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

APPLICANT



ENGINEER



SITE INFORMATION

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

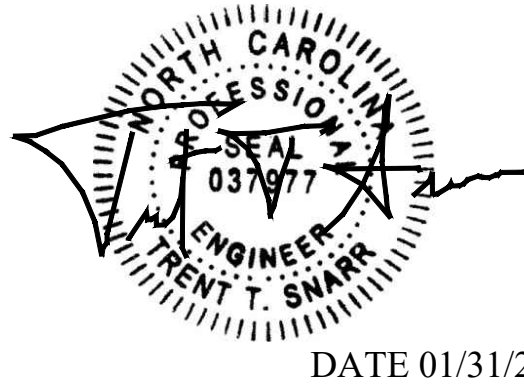
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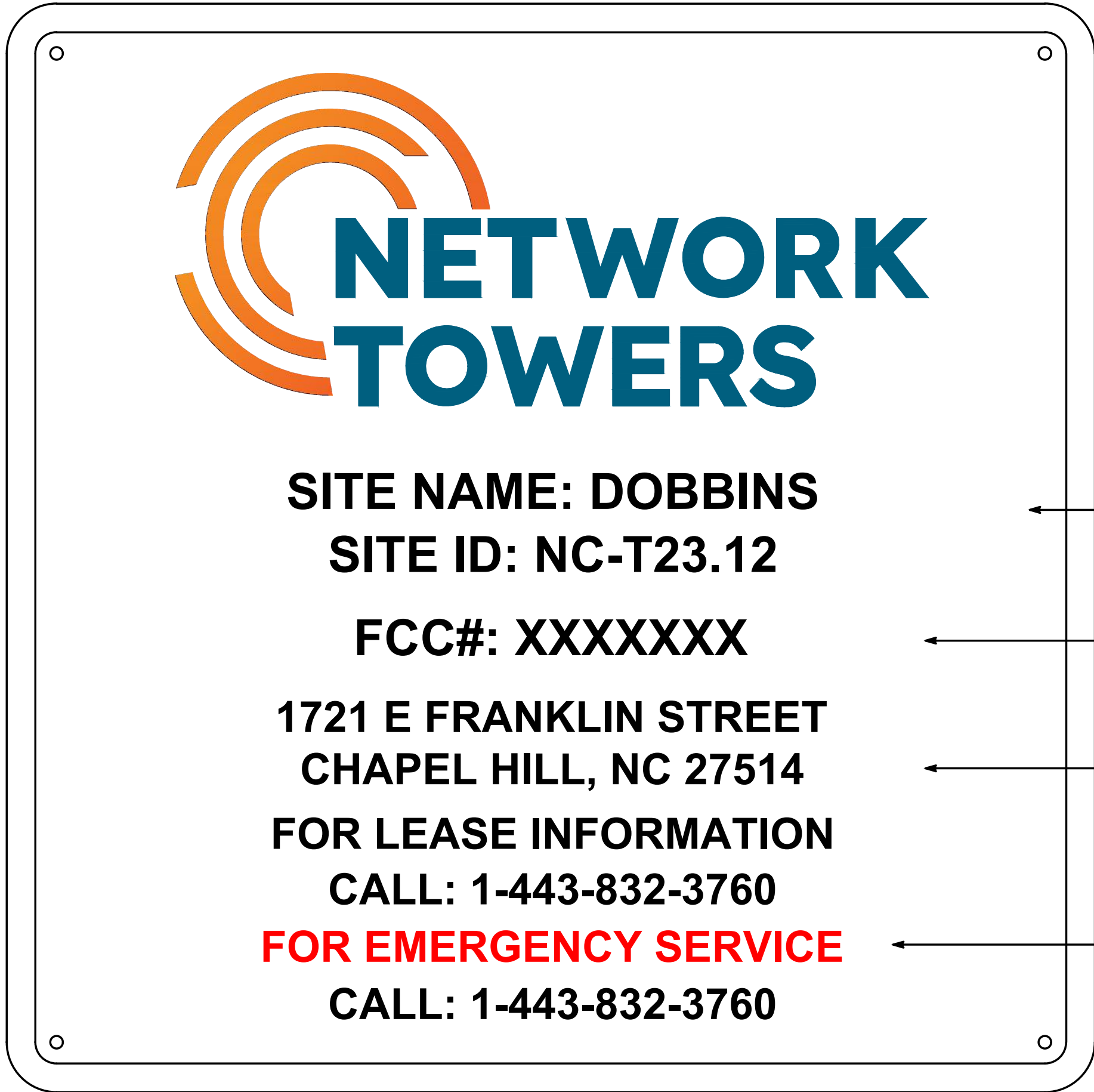
SHEET TITLE

## FENCE DETAILS

SHEET NUMBER

S-1





WHITE BACKGROUND  
W/ BLACK BORDER

CONTRACTOR SHALL VERIFY FCC NO.  
PRIOR TO ORDERING SIGNAGE

CONTRACTOR SHALL VERIFY ADDRESS  
PRIOR TO ORDERING SIGNAGE

RED LETTERING  
(ALL OTHER BLACK)

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.

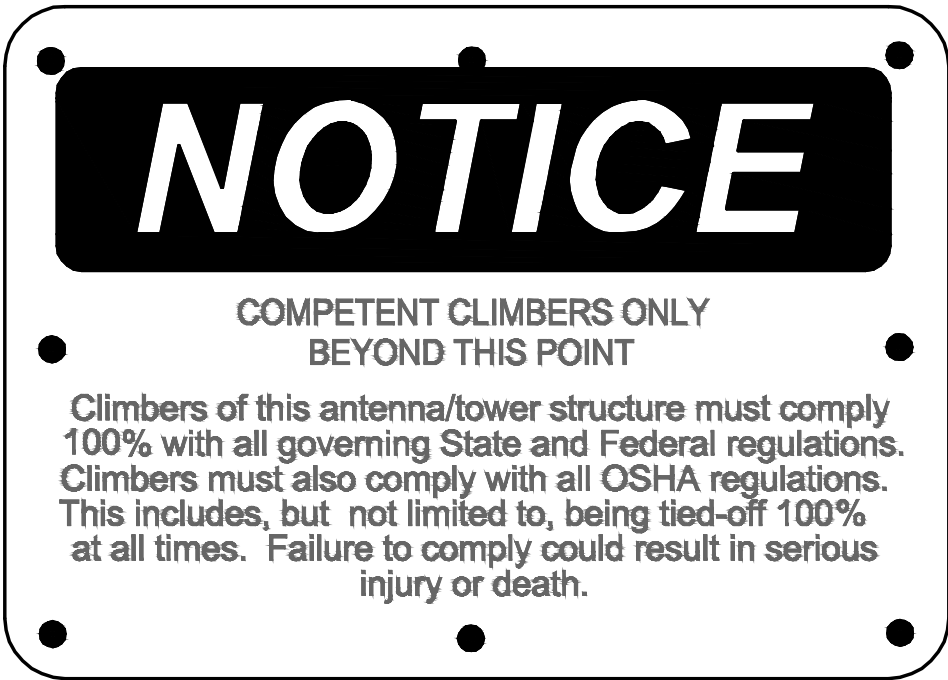
QTY: (1) ON RIGHT SIDE OF MAIN COMPOUND GATE, (1) AT ACCESS ROAD GATE, IF EXIST  
CONTRACTOR SHALL VERIFY FCC NUMBER PRIOR TO ORDERING SIGNAGE

1 **NETWORK TOWERS II - SITE SIGN**  
24" WIDE X 24" HIGH



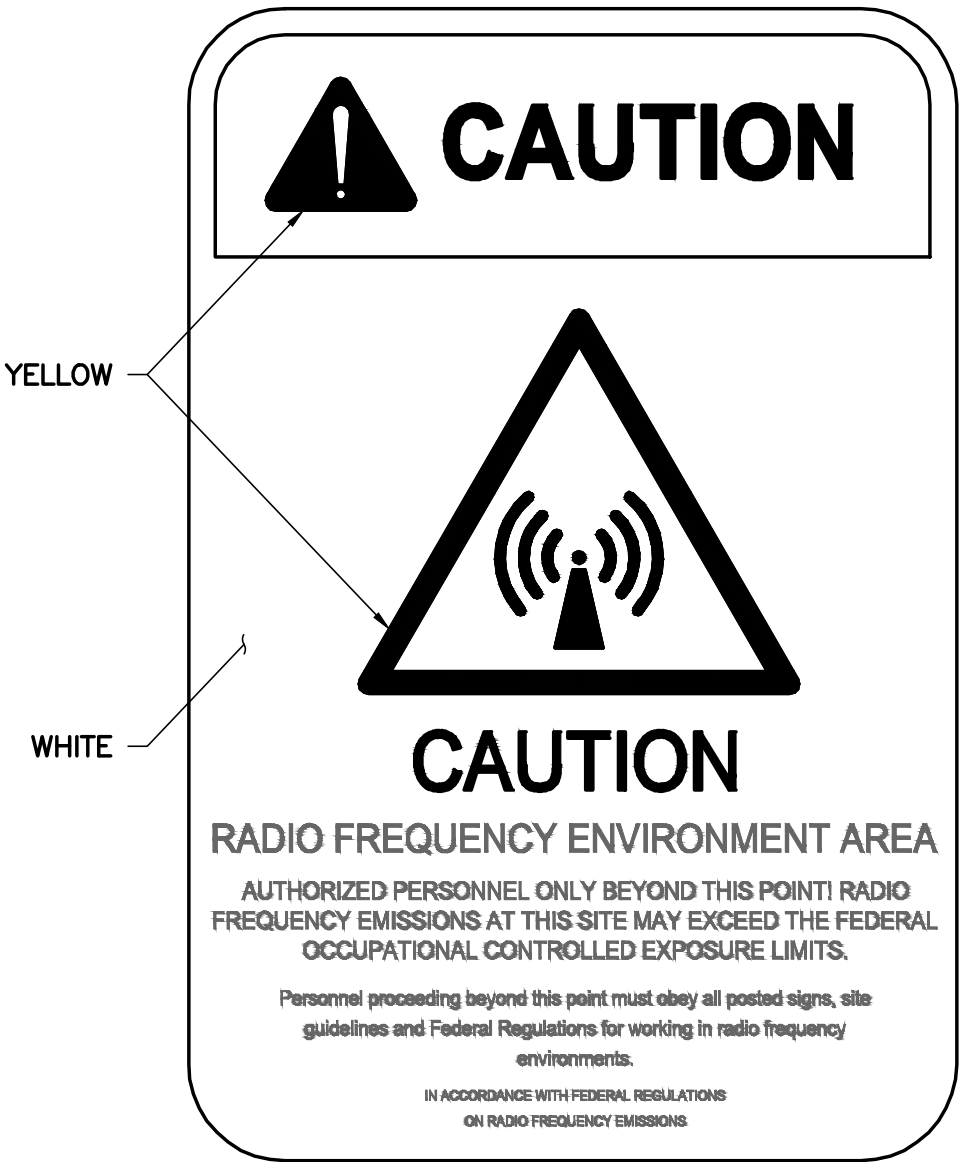
QTY: (4) EACH SIDE OF COMPOUND

2 **NO TRESPASSING - SIGN**  
10" WIDE X 7" HIGH



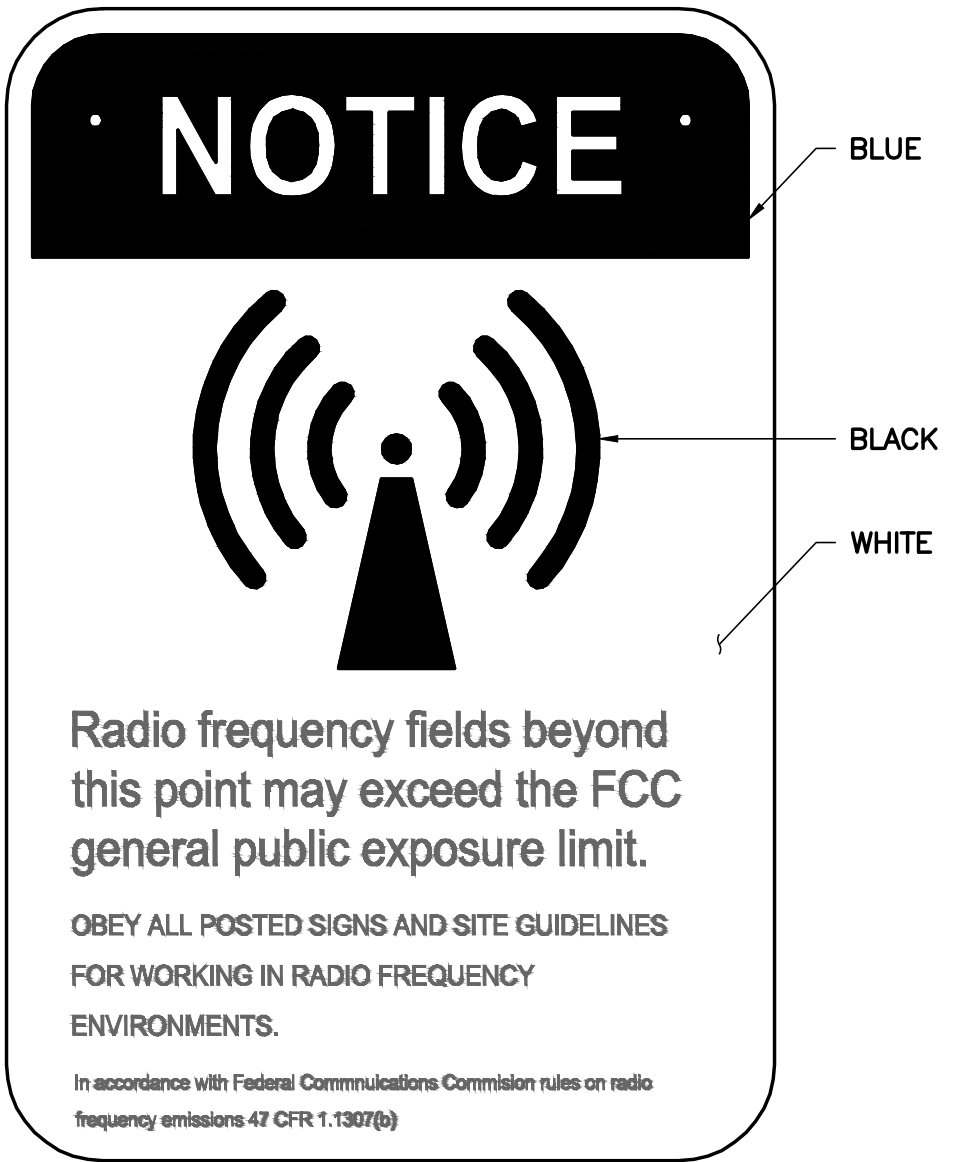
QTY: (1) MOUNT SIGN ON CLIMBING FACE AT EYE LEVEL.

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

APPLICANT



ENGINEER



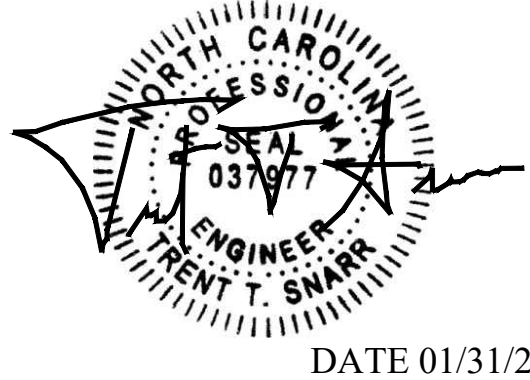
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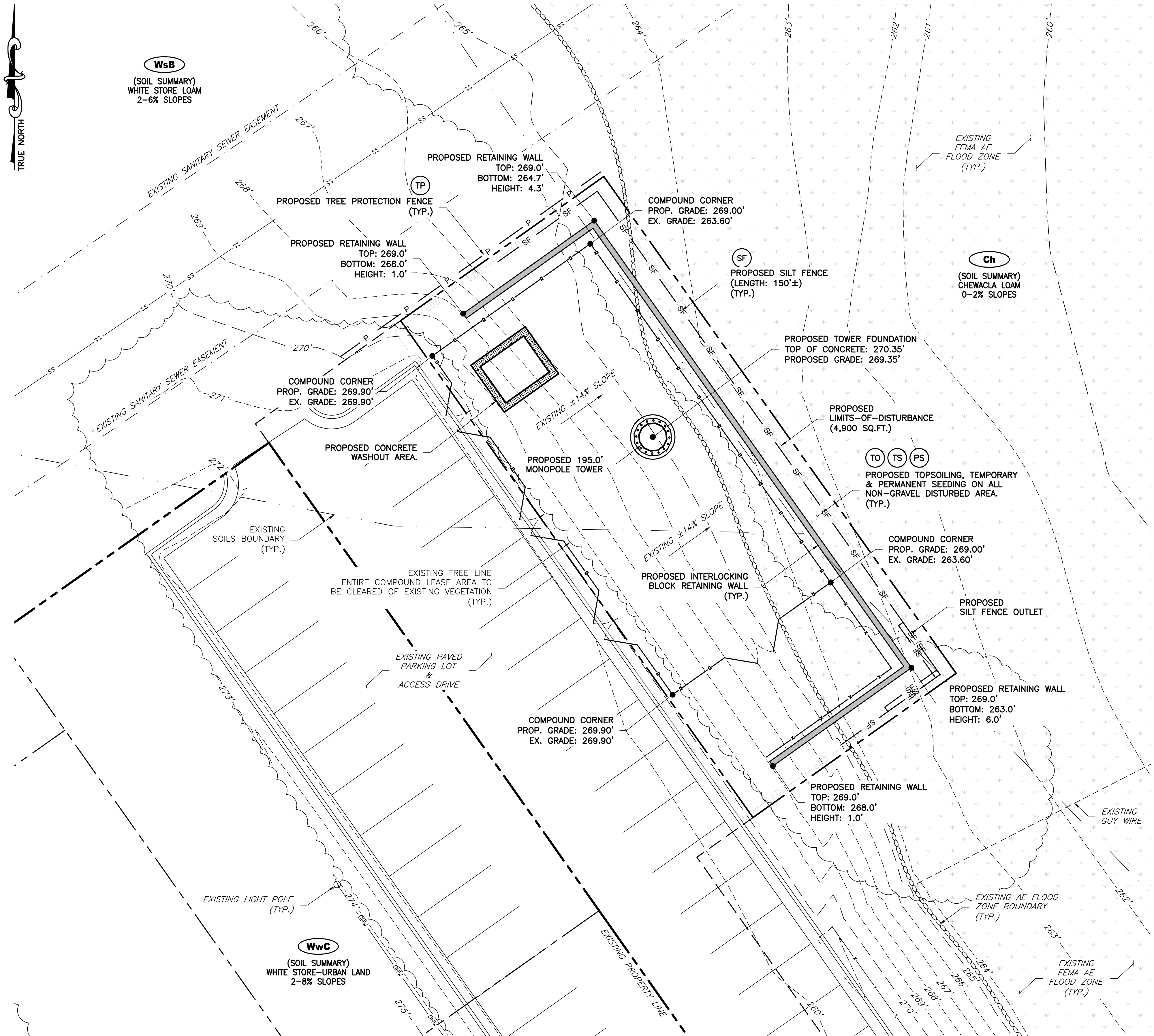
SHEET TITLE

**SIGNAGE DETAILS**

SHEET NUMBER

**S-2**



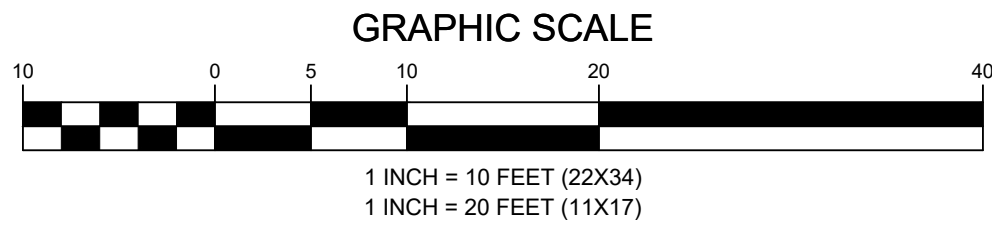


**WsB**  
(SOIL SUMMARY)  
WHITE STORE LOAM  
2-6% SLOPES

**Ch**  
(SOIL SUMMARY)  
CHEWACLA LOAM  
0-2% SLOPES

**WwC**  
(SOIL SUMMARY)  
WHITE STORE-URBAN LAND  
2-8% SLOPES

**1**  
ES-1  
**GRADING, EROSION & SEDIMENT CONTROL PLAN**  
SCALE: 1" = 10' (22X34)  
SCALE: 1" = 20' (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
- EXISTING UNDERGROUND SEWER LINE
- EXISTING OVERHEAD UTILITIES
- PROPOSED LEASE AREA
- PROPOSED BOARD-ON-BOARD FENCE
- PROPOSED LIMITS OF DISTURBANCE
- PROPOSED TREE PROTECTION FENCE
- PROPOSED SILT FENCE
- PROPOSED TOPSOILING
- PROPOSED TEMPORARY SEEDING
- PROPOSED PERMANENT SEEDING
- 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:	4,900 SQ.FT. (0.114 AC) ±
PROP. AREA INSIDE FLOOD ZONE:	870 SQ.FT. (0.019 AC) ±

APPLICANT

ENGINEER

SITE INFORMATION

DESIGN RECORD

PROFESSIONAL STAMP

ENGINEER

SHEET TITLE

SHEET NUMBER



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

**EROSION,  
SEDIMENT CONTROL  
& GRADING PLAN**

**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 4,900 S.F. OF WHICH 3,000 S.F. WILL BE IMPERVIOUS SURFACE AND THE REMAINING 1,900 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 COUNTY’S 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



ENGINEER



SITE INFORMATION

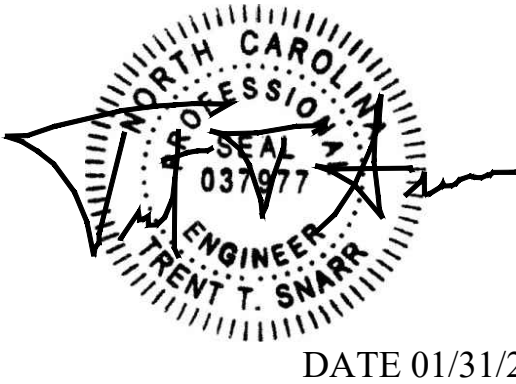
NT SITE NAME: DOBBINS  
NT SITE ID: NC-T23.12

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

DESIGN RECORD

REV	DATE	DESCRIPTION	BY
1	01/31/2025	SITE PLAN	BMB
0	11/14/2024	ZONING DRAWINGS	OP

PROFESSIONAL STAMP



ENGINEER

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

SHEET TITLE

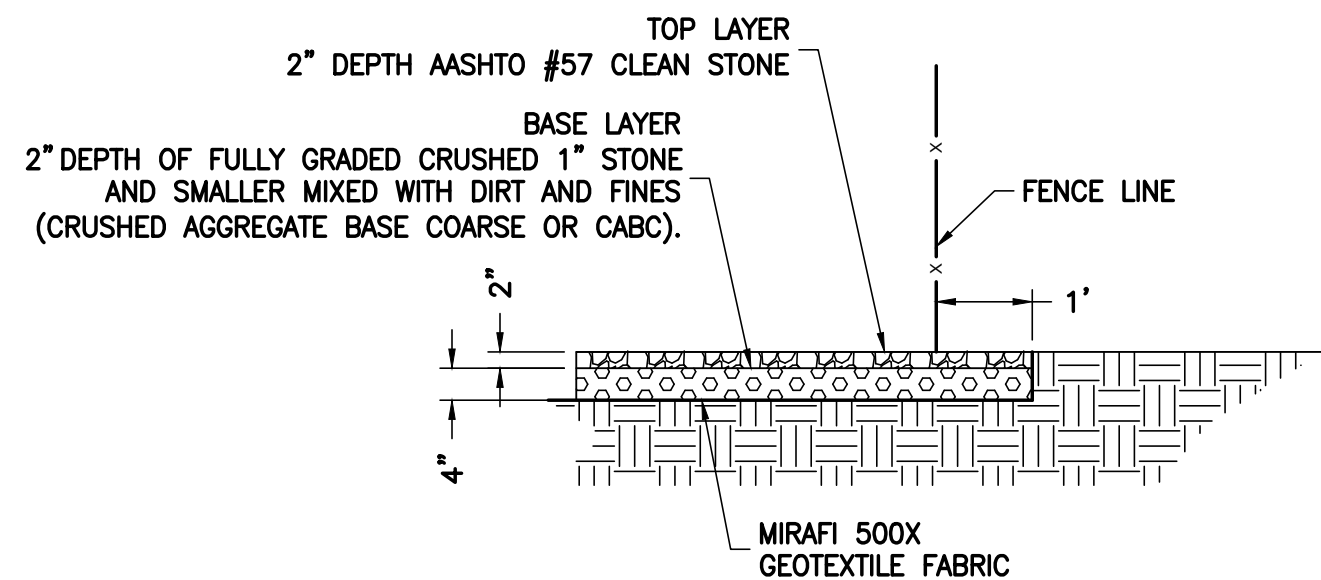
EROSION AND  
SEDIMENT CONTROL  
NOTES

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 INTERMEDIATE 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 GRAVEL COMPOUND DETAIL  
ES-3 NTS

## 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 CLOUDS, 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 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.

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

Table 6.11.c

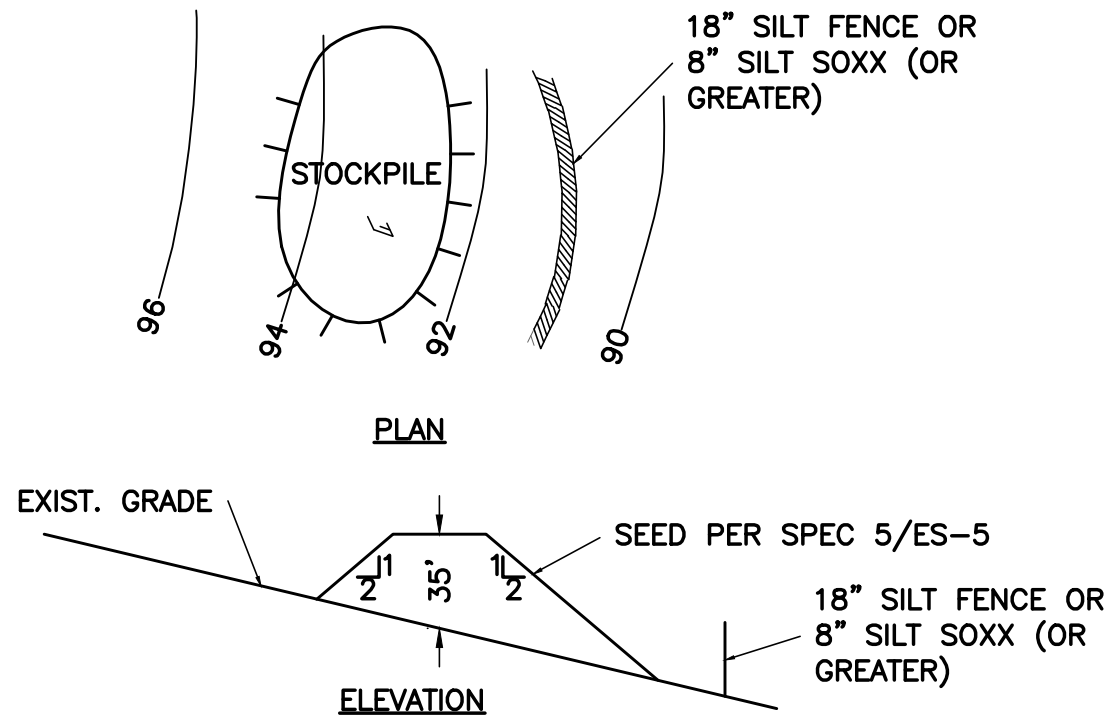
NATIVE SPECIES

Optimal Planting Dates	Common Name	Botanical Name / Cultivar	Native / Introduced	See Table 6.11.a for variety seeding rates	Fertilization/ Insecticide/ Pesticide By soil test	Mountains	Piedmont	Coastal Plains	Sun/Shade tolerant	Wetlands	Riparian Buffers	Invasive Yes or No	Installation / Maintenance Considerations	Other information, commentary	
	Switchgrass	<i>Panicum virgatum</i> / 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	<i>Panicum virgatum</i> / 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	<i>Panicum virgatum</i> / Sheller	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	<i>Panicum virgatum</i> / 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	<i>Panicum virgatum</i> / Karlov	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	<i>Panicum virgatum</i> / 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	<i>Sorghastrum nutans</i> / Runway	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	<i>Sorghastrum nutans</i> / 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	

6.11.11c

Rev. 5/08

2 PROPOSED PERMANANT SEEDING  
ES-3 (NCESCH 6.11.1)



### NOTES:

- INSTALL SILT FENCE AROUND ENTIRE STOCKPILE.
- PLACE STOCKPILE IN AREAS SHOWN ON EROSION CONTROL PLAN WITHOUT BLOCKING NATURAL DRAINAGE PATTERNS.
- FOLLOW DIMENSIONS SHOWN ABOVE. HEIGHT SHOULD NOT EXCEED 35 FT. SIDE SLOPES SHOULD NOT BE STEEPER THAN 2(H):1(V).
- SEED IMMEDIATELY IF MATERIAL IS NOT TO BE USED WITHIN 20 DAYS. FOLLOW "SEEDING, FERTILIZATION SCHEDULE & SPECIFICATIONS."
- 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.

3 TOPSOIL STOCKPILE AND MAINTENANCE  
ES-3 NTS

Seeding mixture	Rate (lb/acre)
<b>Species</b>	
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.	
<b>Seeding dates</b>	
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	
<b>Soil amendments</b>	
Follow recommendations of soil tests or apply 2,000 lb/acre ground agricultural limestone and 750 lb/acre 10-10-10 fertilizer.	
<b>Mulch</b>	
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.	
<b>Maintenance</b>	
Referertilize if growth is not fully adequate. Reseed, referertilize and mulch immediately following erosion or other damage.	

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

Seeding mixture	Rate (lb/acre)
<b>Species</b>	
German millet	40
In the Piedmont and Mountains, a small-stemmed Sudangrass may be substituted at a rate of 50 lb/acre.	
<b>Seeding dates</b>	
Mountains—May 15 - Aug. 15	
Piedmont—May 1 - Aug. 15	
Coastal Plain—Apr. 15 - Aug. 15	
<b>Soil amendments</b>	
Follow recommendations of soil tests or apply 2,000 lb/acre ground agricultural limestone and 750 lb/acre 10-10-10 fertilizer.	
<b>Mulch</b>	
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.	
<b>Maintenance</b>	
Referertilize if growth is not fully adequate. Reseed, referertilize and mulch immediately following erosion or other damage.	

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

Seeding mixture	Rate (lb/acre)
<b>Species</b>	
Rye (grain)	120
<b>Seeding dates</b>	
Mountains—Aug. 15 - Dec. 15	
Coastal Plain and Piedmont—Aug. 15 - Dec. 30	
<b>Soil amendments</b>	
Follow soil tests or apply 2,000 lb/acre ground agricultural limestone and 1,000 lb/acre 10-10-10 fertilizer.	
<b>Mulch</b>	
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.	
<b>Maintenance</b>	
Repair and referertilize 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.	

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

APPLICANT



ENGINEER



SITE INFORMATION

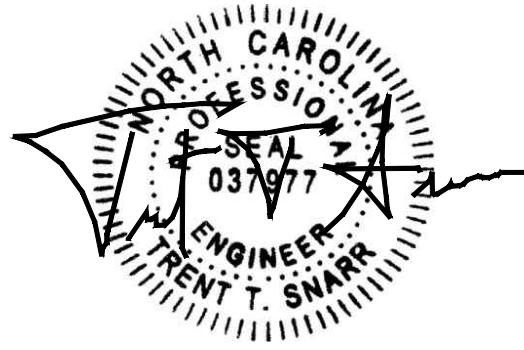
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NT SITE ID: NC-T23.12

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

DESIGN RECORD

REVISIONS			
1	01/31/2025	SITE PLAN	BMB
0	11/14/2024	ZONING DRAWINGS	OP
REV	DATE	DESCRIPTION	BY

PROFESSIONAL STAMP



DATE 01/31/2025

ENGINEER

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

SHEET TITLE

EROSION AND  
SEDIMENT CONTROL  
DETAILS

SHEET NUMBER

ES-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 AREA, 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.

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

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

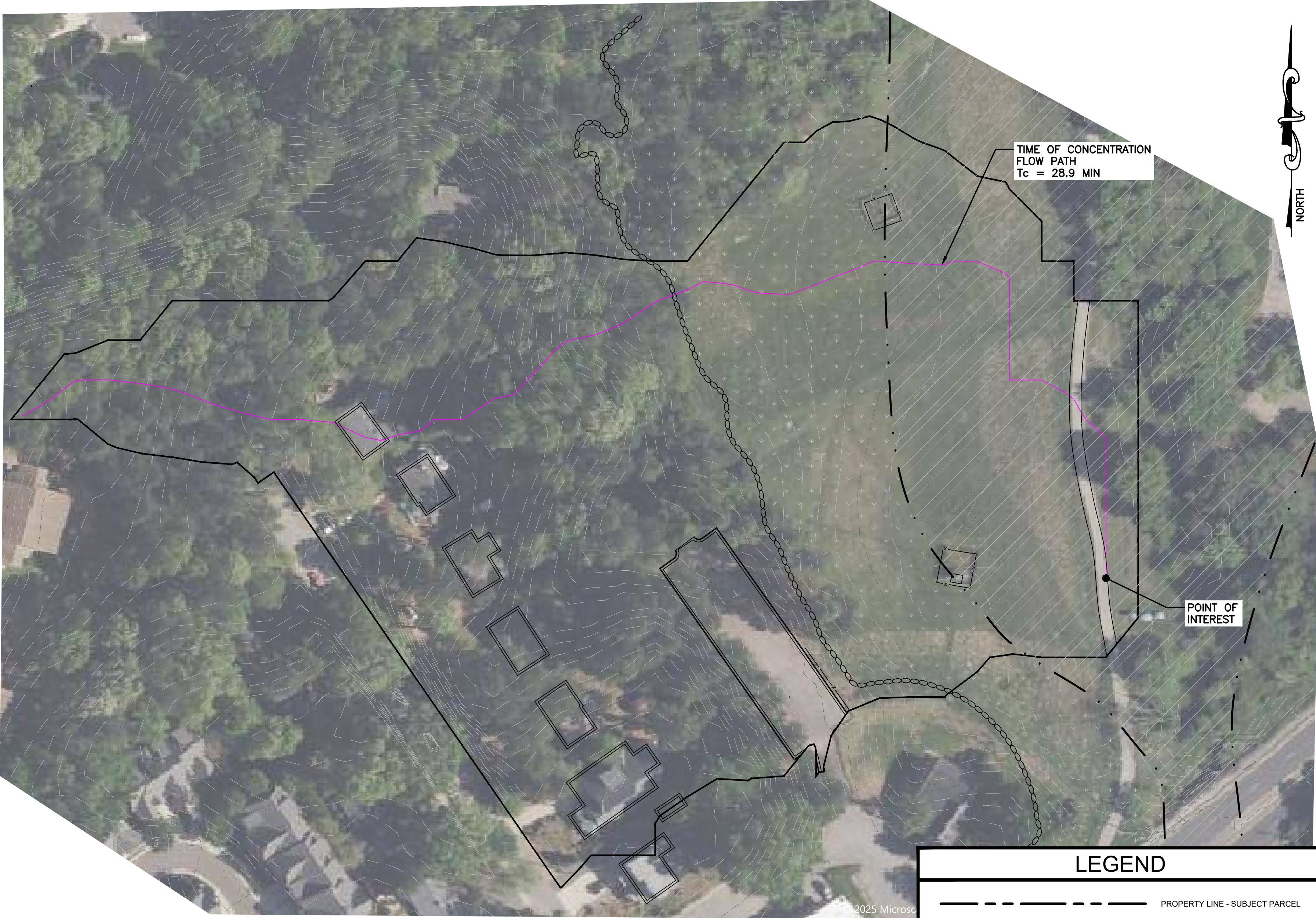
IMPERVIOUS SURFACE TALLIES

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) ±
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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:	4,900 SQ.FT. (0.114 AC) ±
PROP. AREA INSIDE FLOOD ZONE:	870 SQ.FT. (0.019 AC) ±

PREDEVELOPMENT					POSTDEVELOPMENT				
HYDRO SOIL GROUP	GROUND CONDITION	CN	AREA (SQ.FT.)	AREA (ACRES)	HYDRO SOIL GROUP	GROUND CONDITION	CN	AREA (SQ.FT.)	AREA (ACRES)
D	WOODED	77	163,032	3.74	D	WOODED	77	159,742	3.67
	GRASS	80	139,111	3.19		GRASS	80	139,111	3.19
	IMPERVIOUS	98	28,314	0.65		IMPERVIOUS	98	31,604	0.73
TOTAL AREA			330,457	7.59	TOTAL AREA			330,457	7.59
WEIGHTED CN		80			WEIGHTED CN		80		

TOPO NOTES:  
CONTOURS FROM AUTODESK INFRAWORKS 2023

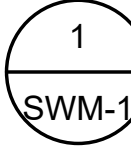
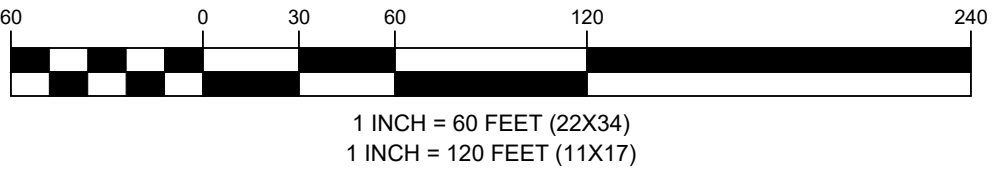
SITE CONDITION	DRAINAGE AREA TOTALS STORM EVENT PEAK DISCHARGE (CFS)		
	1-YR	2-YR	25-YR
PRE-DEVELOPMENT:	8.2060	11.5900	26.6700
POST-DEVELOPMENT:	8.2060	11.5900	26.6700



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

GRAPHIC SCALE



GRADING, EROSION & SEDIMENT CONTROL PLAN

SCALE: 1" = 60' (22X34)  
SCALE: 1" = 120' (11X17)

APPLICANT



ENGINEER



SITE INFORMATION

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

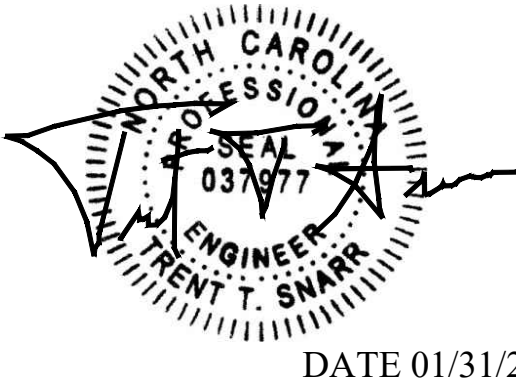
NB+C PROJ. # 100793  
(TOWER 911 ADDRESS TBD)  
1721 E FRANKLIN STREET  
CHAPEL HILL, NC 27514  
ORANGE COUNTY

DESIGN RECORD

REVISIONS

REV	DATE	DESCRIPTION	BY
1	01/31/2025	SITE PLAN	BMB
0	11/14/2024	ZONING DRAWINGS	OP

PROFESSIONAL STAMP



ENGINEER

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

SHEET TITLE

**PRE-DEVELOPMENT  
DRAINAGE AREA MAP**

SHEET NUMBER

**SWM-1**



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.

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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
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Time interval	= 2 min	Hyd. volume	= 106,669 cuft
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Total precip.	= 6.10 in	Distribution	= Type II
Storm duration	= 24 hrs	Shape factor	= 484

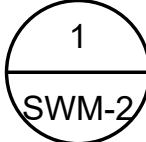
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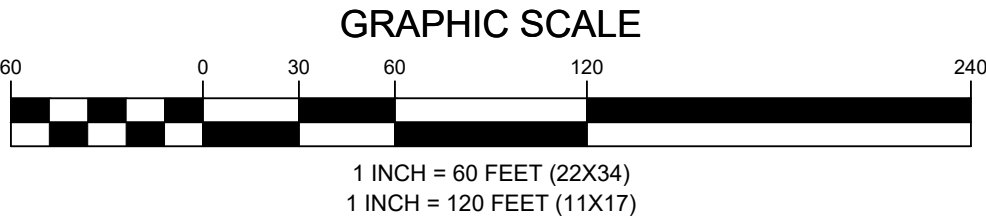
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TOPO NOTES:  
CONTOURS FROM AUTODESK INFRAWORKS 2023

SITE CONDITION	DRAINAGE AREA TOTALS STORM EVENT PEAK DISCHARGE (CFS)		
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**1**  
SWM-2  
**GRADING, EROSION & SEDIMENT CONTROL PLAN**  
SCALE: 1" = 60' (22X34)  
SCALE: 1" = 120' (11X17)



LEGEND

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---	PROPERTY LINE - ABUTTERS
---	EXISTING ROAD
[ ]	EXISTING BUILDING
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[ ]	EXISTING FEMA FLOODWAY
[ ]	EXISTING FEMA FLOOD AE ZONE
---	EXISTING MAJOR CONTOUR
---	EXISTING MINOR CONTOUR
---	DRAINAGE AREA

APPLICANT



ENGINEER



SITE INFORMATION

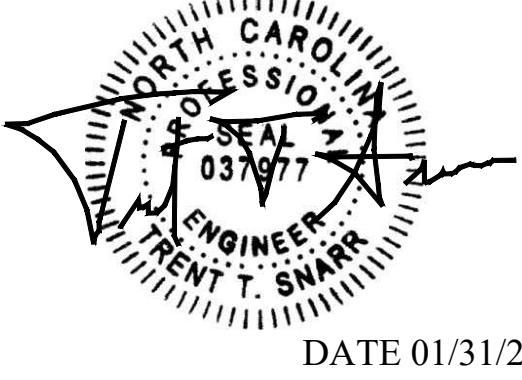
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NT SITE ID: NC-T23.12  
  
NB+C PROJ. # 100793  
(TOWER 911 ADDRESS TBD)  
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1	01/31/2025	SITE PLAN	BMB
0	11/14/2024	ZONING DRAWINGS	OP

PROFESSIONAL STAMP



ENGINEER

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NC PROFESSIONAL ENGINEER LIC. #037977

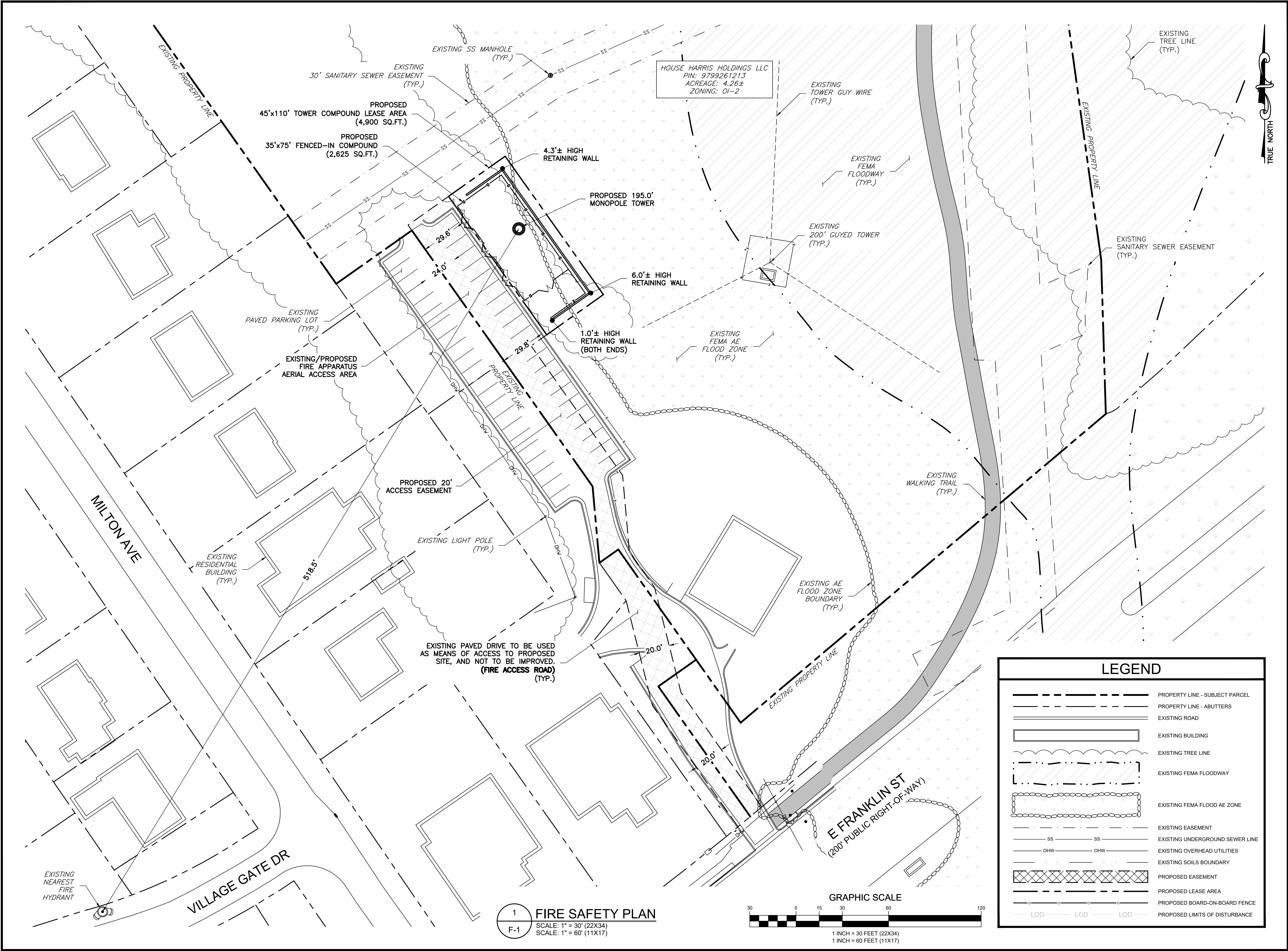
SHEET TITLE

**POST-DEVELOPMENT  
DRAINAGE AREA MAP**

SHEET NUMBER

**SWM-2**





APPLICANT

ENGINEER

SITE INFORMATION

DESIGN RECORD

PROFESSIONAL STAMP

ENGINEER

SHEET TITLE

SHEET NUMBER

**NETWORK  
TOWERS**  
NETWORK TOWERS, LLC.  
120 EASTSHORE DRIVE, SUITE 300  
GLEN ALLEN, VA 22059  
804-548-4079

**NB+C**<sup>TM</sup>  
TOTALLY COMMITTED.  
TKK ENGINEERING, P.C.  
8601 SIX FORKS ROAD, SUITE 540  
RALEIGH, NC 27615  
919.667.5131

NT SITE NAME: DOBBINS  
NT SITE ID: NC-T23.12  
  
NB+C PROJ. # 100793  
(TOWER 911 ADDRESS TBD)  
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DATE 01/31/2025

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

**FIRE SAFETY  
PLAN**

**F-1**