

SITE NAME:
OAKRIDGE RIVER ROAD

SITE ADDRESS:
1979 OAKRIDGE RIVER ROAD
FUQUAY-VARINA, NC 27526

LATITUDE & LONGITUDE:
N 35° 31' 19.93", W 78° 52' 54.65"



PREPARED BY:



ETS
ENGINEERED TOWER SOLUTIONS, PLLC
 3227 WELLINGTON COURT
 RALEIGH, NC 27615
 o: 919-782-2710, f: 919-435-0631
 www.engineeredtowersolutions.com

PREPARED FOR:



SITE NAME:
OAKRIDGE RIVER ROAD

SITE ADDRESS:
 1979 OAKRIDGE RIVER ROAD
 FUQUAY-VARINA, NC 27526

LATITUDE/LONGITUDE:
 35.522203°, -78.881847°

SEAL: _____ FIRM # 1-1016



GENERAL NOTES

THE FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION, THEREFORE HANDICAP ACCESS IS NOT REQUIRED FOR ROUTINE MAINTENANCE. THE PROJECT WILL NOT RESULT IN ANY SIGNIFICANT DISTURBANCE OR EFFECT ON DRAINAGE; NO SANITARY SEWER SERVICE, POTABLE WATER, OR TRASH DISPOSAL IS REQUIRED AND NO COMMERCIAL SIGNAGE IS PROPOSED.

SCOPE OF WORK

PROPOSED GROUND SCOPE OF WORK INCLUDES THE INSTALLATION OF A NEW EQUIPMENT CABINET WITHIN A 5'-0"x10'-0" LEASE AREA, A NEW ICE BRIDGE AND A NEW UTILITY H-FRAME. TOWER SCOPE OF WORK INCLUDES THE INSTALLATION OF ANTENNA MOUNTS, ODU'S, ANTENNAS AND FEEDLINES.

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 FOLLOWING CODES:

- 2018 N.C. BUILDING CODE (2015 IBC W/ AMENDMENTS)
- 2018 N.C. EXISTING BUILDING CODE (2015 IEBC W/ AMENDMENTS)
- 2018 N.C. FIRE CODE (2015 IFC W/ AMENDMENTS)
- 2018 N.C. FUEL GAS CODE (2015 IFGC W/ AMENDMENTS)
- 2018 N.C. MECHANICAL CODE (2015 IMC W/ AMENDMENTS)
- 2018 N.C. PLUMBING CODE (2015 IPC W/ AMENDMENTS)
- 2017 N.C. ELECTRICAL CODE (2017 NEC)



INDEX OF SHEETS

SHEET #S	SHEET TITLES
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C-1.2	PROPOSED SITE PLAN
C-1.3	DIMENSIONED SITE PLAN
C-2	TOWER ELEVATION

SITE SUMMARY

SITE TYPE:	MODIFICATION
STRUCTURE TYPE:	SELF SUPPORT
STRUCTURE OWNER:	HARNETT COUNTY
STRUCTURE HEIGHT (AGL):	380' ±
OCCUPANCY TYPE:	UTILITY & MISCELLANEOUS (U)
STRUCTURE LATITUDE:	N 35° 31' 19.93" (35.522203°)
STRUCTURE LONGITUDE:	W 78° 52' 54.65" (-78.881847°)
JURISDICTION:	HARNETT COUNTY
COUNTY:	HARNETT
PARCEL ID:	0634-54-0565-000
GROUND ELEV. (AMSL):	345.3'
POWER PROVIDER:	DUKE ENERGY PROGRESS
FIBER PROVIDER:	CENTURYLINK

REV	DATE	DETAILS
A	07/22/2021	PRELIMINARY
B	08/04/2021	ZONING
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DRAWN BY: AM CHECKED BY: AD

SHEET TITLE:
TITLE PAGE

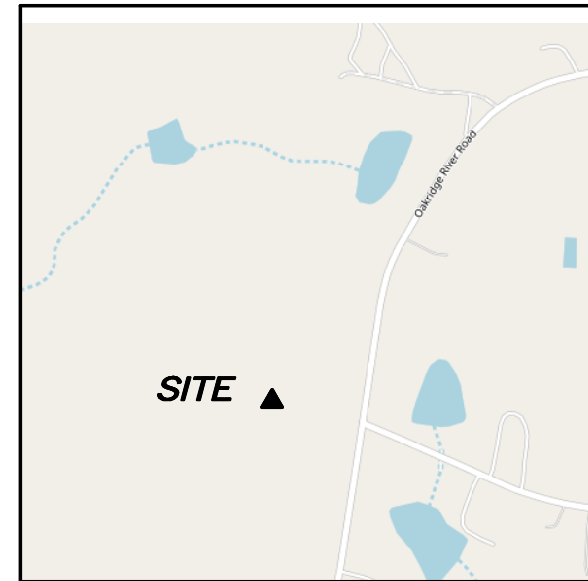
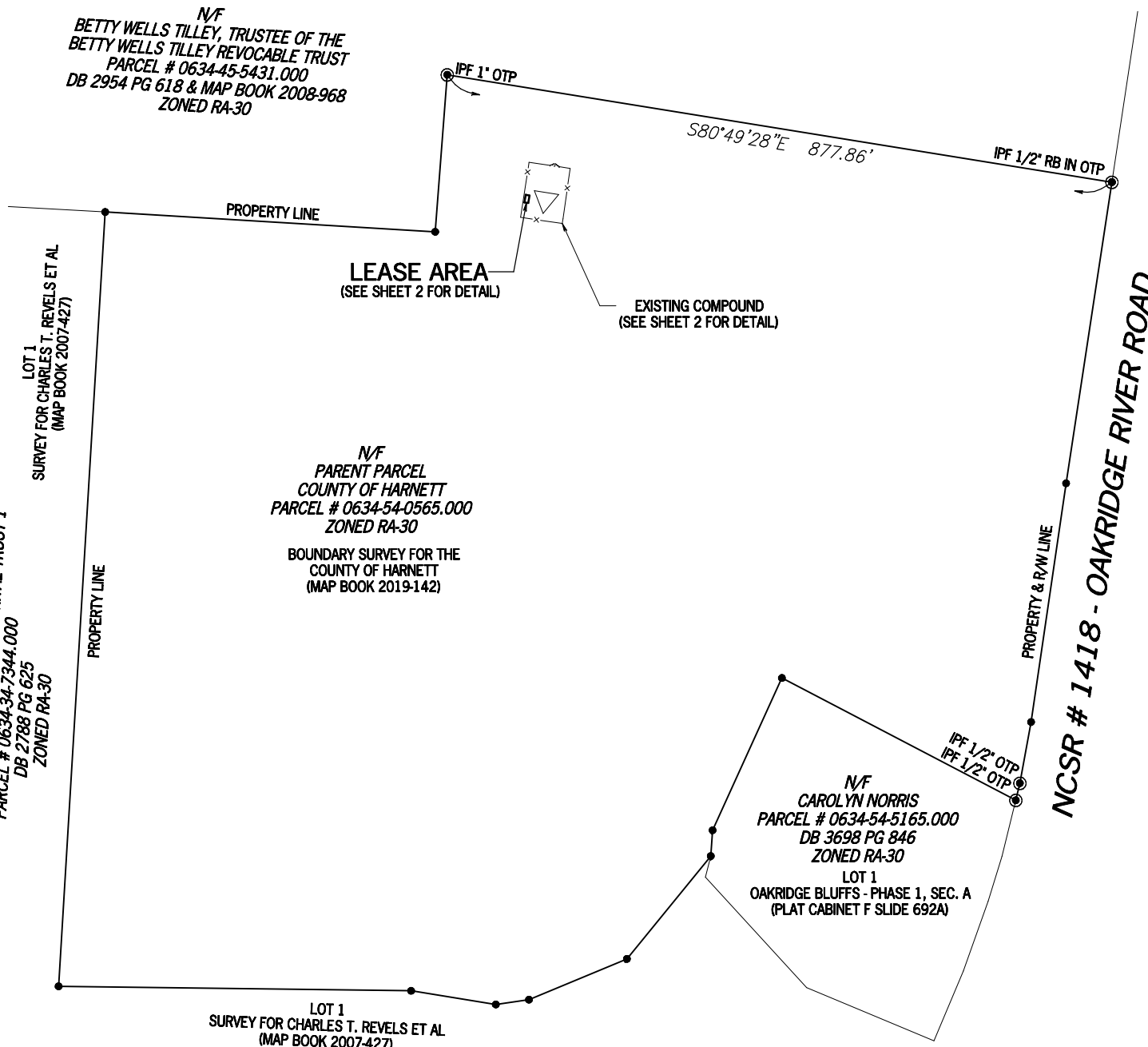
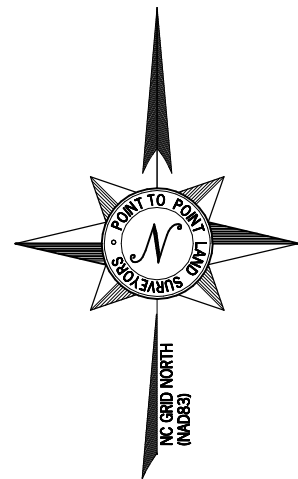
SHEET # **T-1** CURRENT REV # **B**
 ETS #: 21093160

PARENT PARCEL

OWNER: COUNTY OF HARNETT
 SITE ADDRESS: OAKRIDGE RIVER RD FUQUAY-VARINA, NC 27526
 PARCEL ID: 0634-54-0565.000
 AREA: 28.07 ACRES (PER TAX ASSESSOR)
 ZONED: RA30 - RESIDENTIAL/AGRICULTURAL DISTRICT
 ALL ZONING INFORMATION SHOULD BE VERIFIED WITH THE PROPER ZONING OFFICIALS
 REFERENCE: DEED BOOK 3617 PAGE 699 & MAP NUMBER 2019-142

GPS NOTES

THE FOLLOWING GPS STATISTICS UPON WHICH THIS SURVEY IS BASED HAVE BEEN PRODUCED AT THE 95% CONFIDENCE LEVEL:
 POSITIONAL ACCURACY: 0.04 FEET (HORZ) 0.06 FEET (VERT)
 TYPE OF EQUIPMENT: GEOMAX ZENITH35 PRO BASE AND ROVER, DUAL FREQUENCY
 TYPE OF GPS FIELD PROCEDURE: REAL-TIME KINEMATIC NETWORKS
 DATES OF SURVEY: 06/29/2021
 DATUM / EPOCH: NAD_83(2011)EPOCH:2010.0000
 PUBLISHED / FIXED CONTROL USE: N/A
 GEOID MODEL: 18
 COMBINED GRID FACTOR(S): 0.99987230
 CONVERGENCE ANGLE: 00°04'10.66"
 BENCHMARKS USED: ADJUSTED NETWORK SOLUTION USING LEICA SMARTNET REFERENCE STATION NETWORK



VICINITY MAP
NOT TO SCALE

GENERAL NOTES

* THIS SPECIFIC PURPOSE SURVEY IS FOR THE LEASED PREMISES AND EASEMENTS ONLY. THIS SPECIFIC PURPOSE SURVEY WAS PREPARED FOR THE EXCLUSIVE USE OF ENGINEERED TOWER SOLUTIONS, PLLC AND EXCLUSIVELY FOR THE TRANSFERRAL OF THE LEASED PREMISES AND THE RIGHTS OF EASEMENT SHOWN HEREON AND SHALL NOT BE USED AS AN EXHIBIT OR EVIDENCE IN THE FEE SIMPLE TRANSFERRAL OF THE PARENT PARCEL NOR ANY PORTION OR PORTIONS THEREOF. BOUNDARY INFORMATION SHOWN HEREON HAS BEEN COMPILED FROM TAX MAPS AND DEED DESCRIPTIONS ONLY. NO BOUNDARY SURVEY OF THE PARENT PARCEL WAS PERFORMED.

THIS DRAWING DOES NOT REPRESENT A BOUNDARY SURVEY.

THIS SPECIFIC PURPOSE SURVEY WAS PREPARED WITHOUT BENEFIT OF A TITLE REPORT WHICH MAY REVEAL ADDITIONAL CONVEYANCES, EASEMENTS, OR RIGHTS-OF-WAY NOT SHOWN HEREON.

EQUIPMENT USED FOR ANGULAR & LINEAR MEASUREMENTS: LEICA TPS 1200 ROBOTIC & GEOMAX ZENITH 35. (DATE OF LAST FIELD VISIT: 06/29/2021)

THE 1' CONTOURS AND SPOT ELEVATIONS SHOWN ON THIS SPECIFIC PURPOSE SURVEY ARE ADJUSTED TO NAVD 88 DATUM (COMPUTED USING GEOID18) AND HAVE A VERTICAL ACCURACY OF ± 0.5'. CONTOURS OUTSIDE THE IMMEDIATE SITE AREA ARE APPROXIMATE.

BEARINGS SHOWN ON THIS SPECIFIC PURPOSE SURVEY ARE BASED ON NC GRID NORTH (NAD 83).

PER THE FEMA FLOODPLAIN MAPS, THE SITE IS LOCATED IN AN AREA DESIGNATED AS ZONE X (AREA OF MINIMAL FLOOD HAZARD). COMMUNITY PANEL NO. : 3720062400J DATED: 10/03/2006

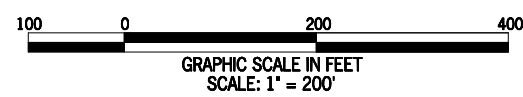
NO WETLAND AREAS HAVE BEEN INVESTIGATED BY THIS SPECIFIC PURPOSE SURVEY.

ALL ZONING INFORMATION SHOULD BE VERIFIED WITH THE PROPER ZONING OFFICIALS.

ANY UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM ABOVE GROUND FIELD SURVEY INFORMATION. THE SURVEYOR MAKES NO GUARANTEES THAT ANY UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN-SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT ANY UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED ANY UNDERGROUND UTILITIES.

LEGEND

POB	POINT OF BEGINNING
POC	POINT OF COMMENCEMENT
IPS	IRON PIN SET
IPF	IRON PIN FOUND
CMF	CONCRETE MONUMENT FOUND
RB	REBAR
OTP	OPEN TOP PIPE
UP	UTILITY POLE
OU	OVERHEAD UTILITY
TR	TRANSFORMER
CLF	CHAIN LINK FENCE
N/F	NOW OR FORMERLY
IB	ICE BRIDGE



SURVEYOR CERTIFICATION

I HEREBY CERTIFY THAT THIS MAP IS CORRECT AND WAS DRAWN UNDER MY DIRECT SUPERVISION. ANY VISIBLE ENCROACHMENTS ARE SHOWN HEREON.

G. Darrell Taylor DATE: 08/02/2021
 G. DARRELL TAYLOR, NORTH CAROLINA PROFESSIONAL LAND SURVEYOR #L-3729
 POINT TO POINT LAND SURVEYORS, INC.



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

THIS MAP MAY NOT BE A CERTIFIED SURVEY AND HAS NOT BEEN REVIEWED BY A LOCAL GOVERNMENT AGENCY FOR COMPLIANCE WITH ANY APPLICABLE LAND DEVELOPMENT REGULATIONS AND HAS NOT BEEN REVIEWED FOR COMPLIANCE WITH RECORDING REQUIREMENTS FOR PLATS.



NO.	DATE	REVISION

* SPECIFIC PURPOSE SURVEY PREPARED BY:
POINT TO POINT LAND SURVEYORS
 Firm License Number: C-4145
 100 Governors' Trace, Ste. 103
 Peachtree City, GA 30269
 (p) 678.565.4440 (f) 678.565.4497
 (w) p2pls.com



SPECIFIC PURPOSE SURVEY PREPARED FOR:

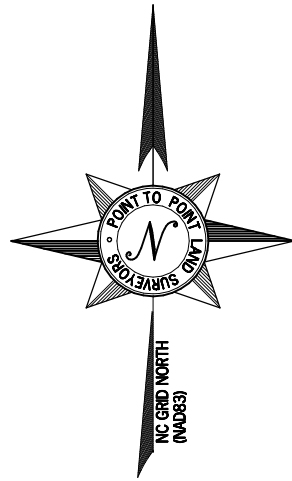
ETS
 ENGINEERED TOWER SOLUTIONS, PLLC
 8774 YATES DRIVE, SUITE 150
 WESTMINSTER, CO 80031

OAKRIDGE RIVER RD
 SITE NO.
 21093160
 BUCKHORN TOWNSHIP
 HARNETT COUNTY,
 NORTH CAROLINA

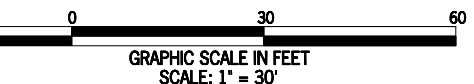
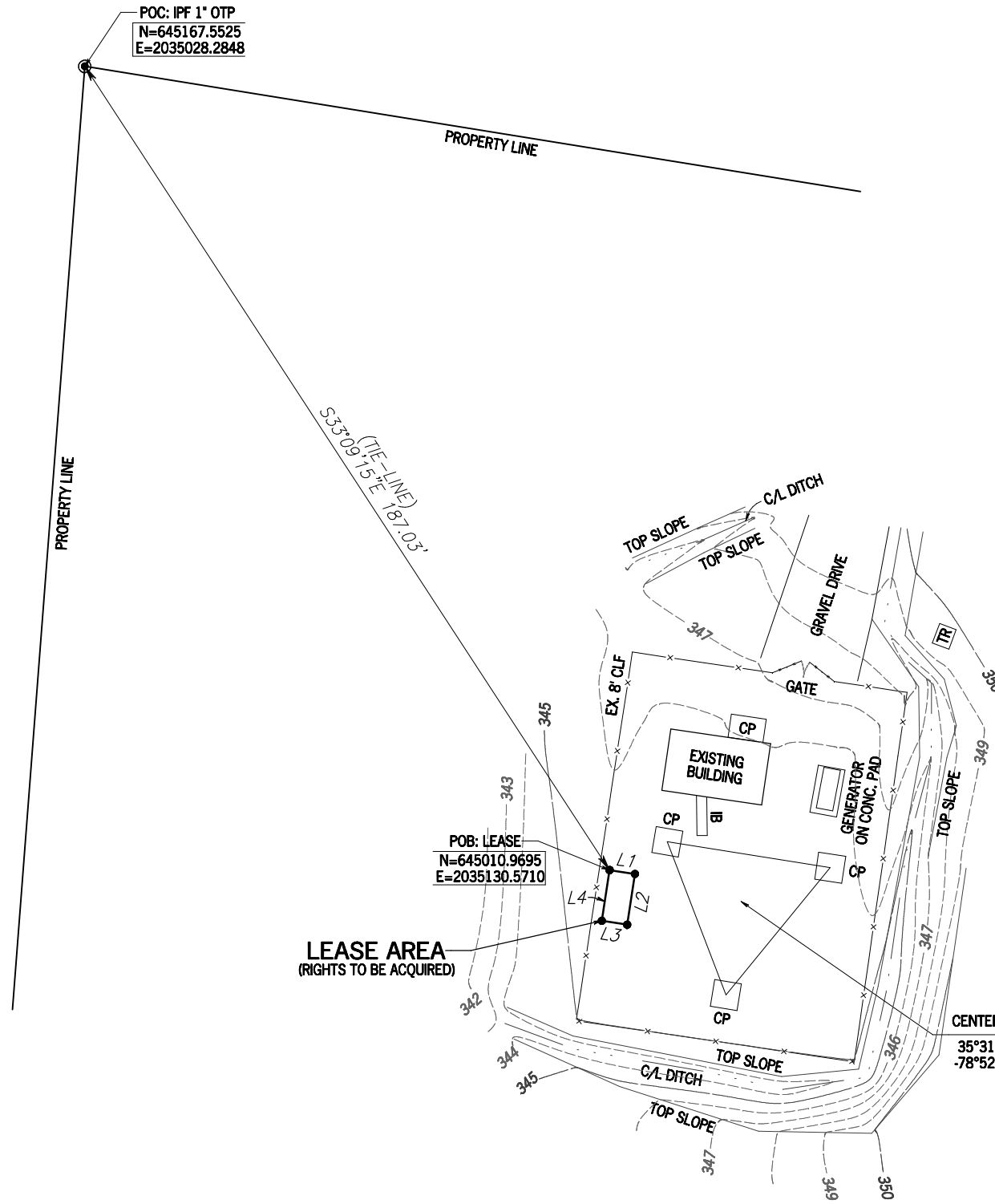
DRAWN BY: EAL
 CHECKED BY: JKL
 APPROVED: D. MILLER
 DATE: AUGUST 2, 2021
 P2P JOB #: 210952NC

SHEET:
1
 OF 2

E:\Drobox (Point To Point)\P2P Current Jobs\2021\210952NC-Oakridge River Rd\210952NC.dwg



POC: IPF 1" OTP
 N=645167.5525
 E=2035028.2848



LEASE AREA

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN BUCKHORN TOWNSHIP, HARNETT COUNTY, NORTH CAROLINA, AND BEING APPORTION OF THE LANDS OF THE COUNTY OF HARNETT, HAVING A HARNETT COUNTY PARCEL NO. OF 0634-54-0565.000; AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TO FIND THE POINT OF BEGINNING, COMMENCE AT A 1-INCH OPEN TOP PIPE FOUND AT THE NORTHERNMOST PROPERTY CORNER OF SAID LANDS, HAVING A NORTH CAROLINA GRID NORTH, NAD 83, SINGLE ZONE VALUE OF N: 645167.5525 E: 2035028.2848; THENCE RUNNING ALONG A TIE-LINE, SOUTH 33°09'15" EAST, 187.03 FEET TO A POINT HAVING A NORTH CAROLINA GRID NORTH, NAD 83, SINGLE ZONE VALUE OF N: 645010.9695 E: 2035130.5710, AND BEING THE TRUE POINT OF BEGINNING; THENCE, SOUTH 81°19'20" EAST, 5.00 FEET TO A POINT; THENCE, SOUTH 08°40'40" WEST, 10.00 FEET TO A POINT; THENCE, NORTH 81°19'20" WEST, 5.00 FEET TO A POINT; THENCE, NORTH 08°40'40" EAST, 10.00 FEET TO A POINT AND THE POINT OF BEGINNING.

BEARINGS BASED ON NORTH CAROLINA GRID NORTH, NAD 83, SINGLE ZONE.

SAID TRACT CONTAINS 0.0011 ACRES (50 SQUARE FEET), MORE OR LESS.

SITE INFORMATION

LATITUDE = 35°31'19.93" (NAD 83) (35.522203°)
 LONGITUDE = -78°52'54.65" (NAD 83) (-78.881847°)
 AT CENTER EXISTING TOWER

ELEVATION AT CENTER OF EXISTING TOWER = 345.3' A.M.S.L.

LINE TABLE

LINE	BEARING	DISTANCE
L1	S81°19'20"E	5.00'
L2	S08°40'40"W	10.00'
L3	N81°19'20"W	5.00'
L4	N08°40'40"E	10.00'



NO.	DATE	REVISION

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POINT TO POINT LAND SURVEYORS
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SPECIFIC PURPOSE SURVEY PREPARED FOR:



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 8774 YATES DRIVE, SUITE 150
 WESTMINSTER, CO 80031

OAKRIDGE RIVER RD

SITE NO.
 21093160
 BUCKHORN TOWNSHIP
 HARNETT COUNTY,
 NORTH CAROLINA

DRAWN BY: EAL

CHECKED BY: JKL

APPROVED: D. MILLER

DATE: AUGUST 2, 2021

P2P JOB #: 210952NC

SHEET:

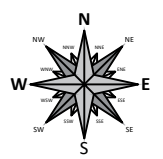
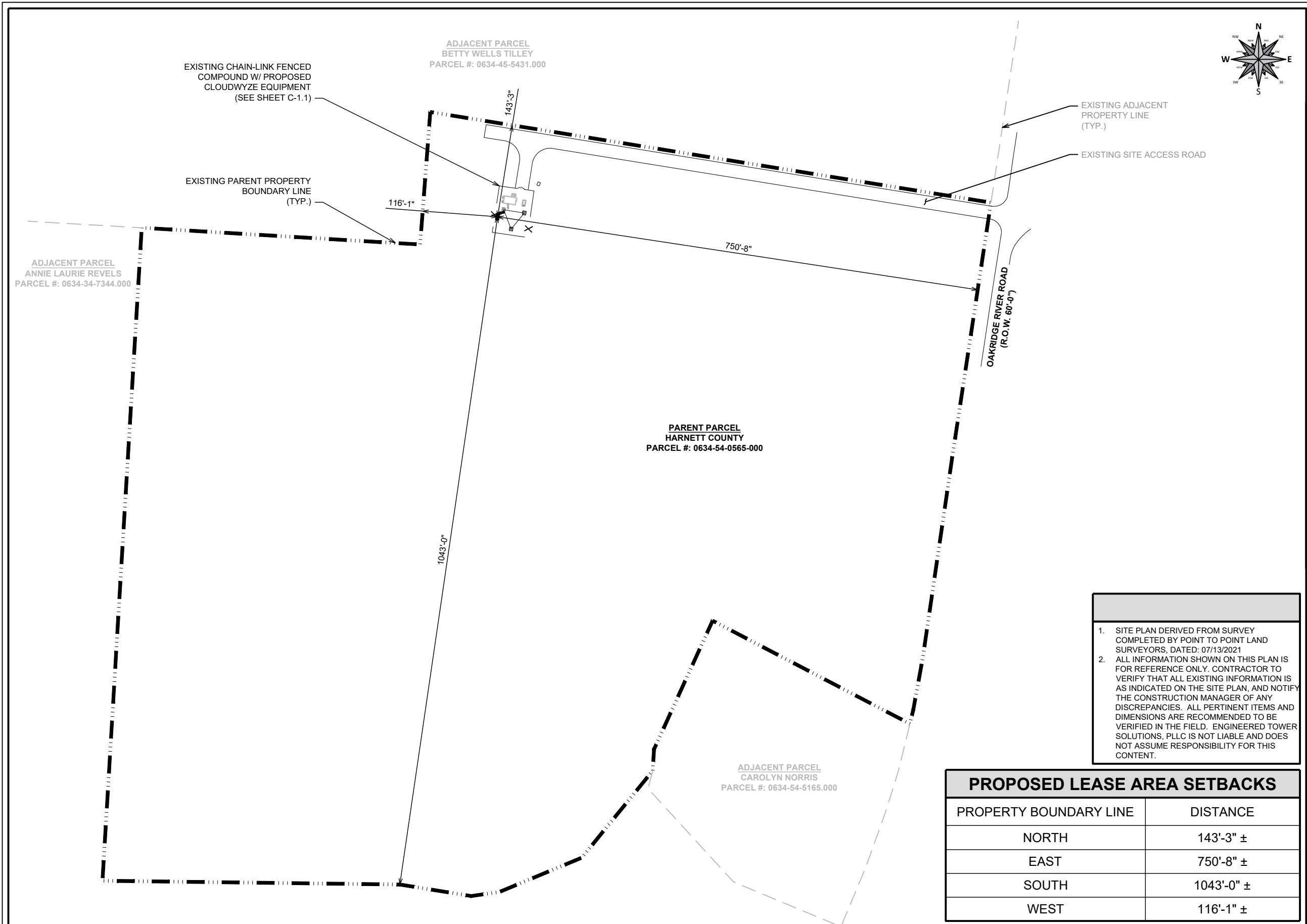
2

OF 2

[SURVEY NOT VALID WITHOUT SHEET 1 OF 2]

- LEGEND**
- POB POINT OF BEGINNING
 - POC POINT OF COMMENCEMENT
 - IPS IRON PIN SET
 - IPF IRON PIN FOUND
 - CMF CONCRETE MONUMENT FOUND
 - RB REBAR
 - OTP OPEN TOP PIPE
 - UP UTILITY POLE
 - OJ OVERHEAD UTILITY
 - TR TRANSFORMER
 - CLF CHAIN LINK FENCE
 - N/F NOW OR FORMERLY
 - IB ICE BRIDGE

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PREPARED FOR:

CloudWyze

SITE NAME:
OAKRIDGE RIVER ROAD

SITE ADDRESS:
 1979 OAKRIDGE RIVER ROAD
 FUQUAY-VARINA, NC 27526

LATITUDE/LONGITUDE:
 35.522203°, -78.881847°

SEAL: FIRM # 1016

**PRELIMINARY
 NOT FOR CONSTRUCTION**

1. SITE PLAN DERIVED FROM SURVEY COMPLETED BY POINT TO POINT LAND SURVEYORS, DATED: 07/13/2021

2. ALL INFORMATION SHOWN ON THIS PLAN IS FOR REFERENCE ONLY. CONTRACTOR TO VERIFY THAT ALL EXISTING INFORMATION IS AS INDICATED ON THE SITE PLAN, AND NOTIFY THE CONSTRUCTION MANAGER OF ANY DISCREPANCIES. ALL PERTINENT ITEMS AND DIMENSIONS ARE RECOMMENDED TO BE VERIFIED IN THE FIELD. ENGINEERED TOWER SOLUTIONS, PLLC IS NOT LIABLE AND DOES NOT ASSUME RESPONSIBILITY FOR THIS CONTENT.

PROPOSED LEASE AREA SETBACKS	
PROPERTY BOUNDARY LINE	DISTANCE
NORTH	143'-3" ±
EAST	750'-8" ±
SOUTH	1043'-0" ±
WEST	116'-1" ±

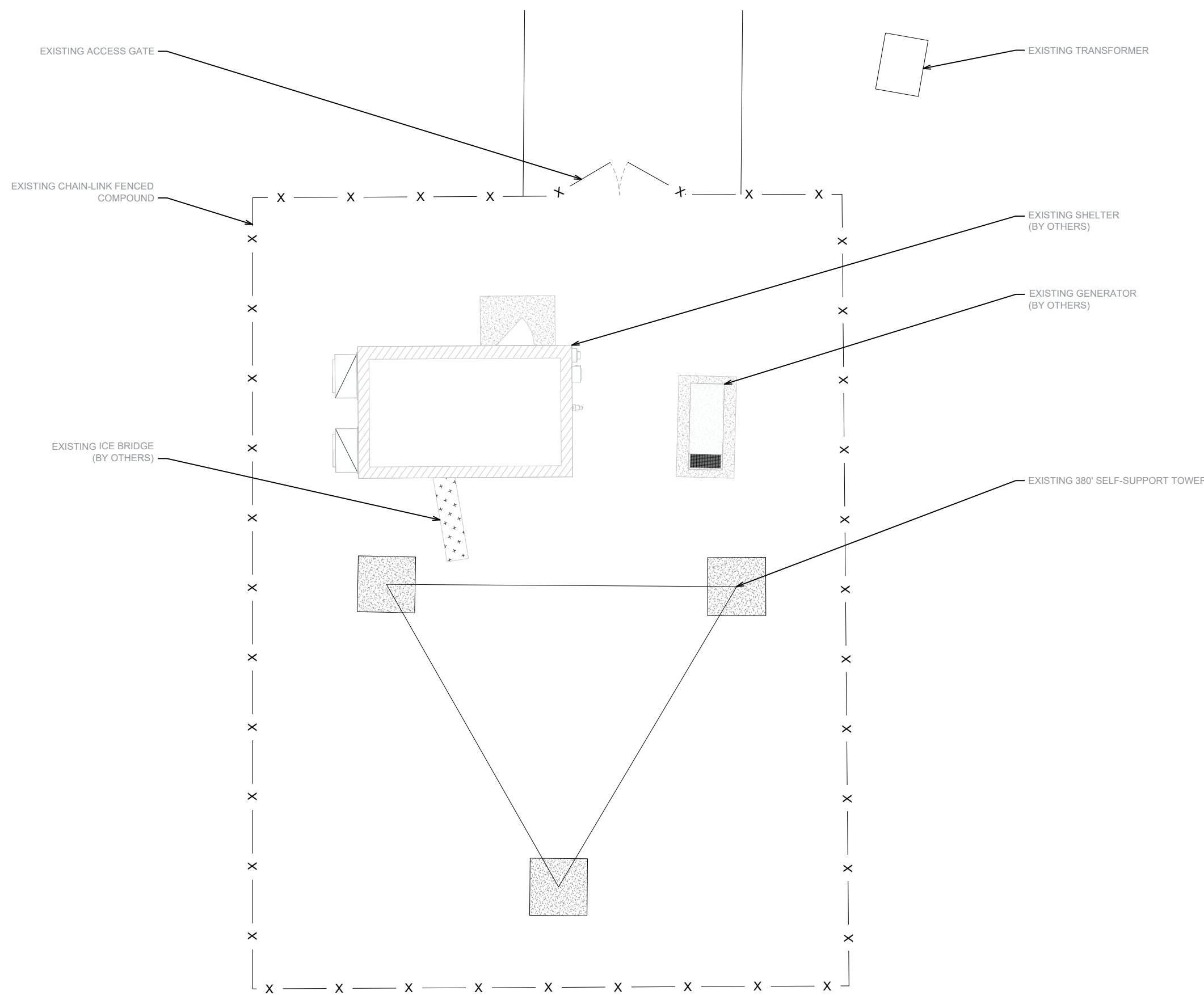
REV	DATE	DETAILS
A	07/22/2021	PRELIMINARY
B	08/04/2021	ZONING
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DRAWN BY: AM CHECKED BY: AD

SHEET TITLE:
OVERALL SITE PLAN

SHEET # **C-1.0** CURRENT REV # **B**
 ETS #: 21093160

OVERALL SITE PLAN
 1" = 150'-0"



EXISTING SITE PLAN

1" = 10'-0"

PREPARED BY:



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o: 919-782-2710, f: 919-435-0631
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PREPARED FOR:




CloudWyze

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LATITUDE/LONGITUDE:
35.522203°, -78.881847°

SEAL: FIRM # 11016



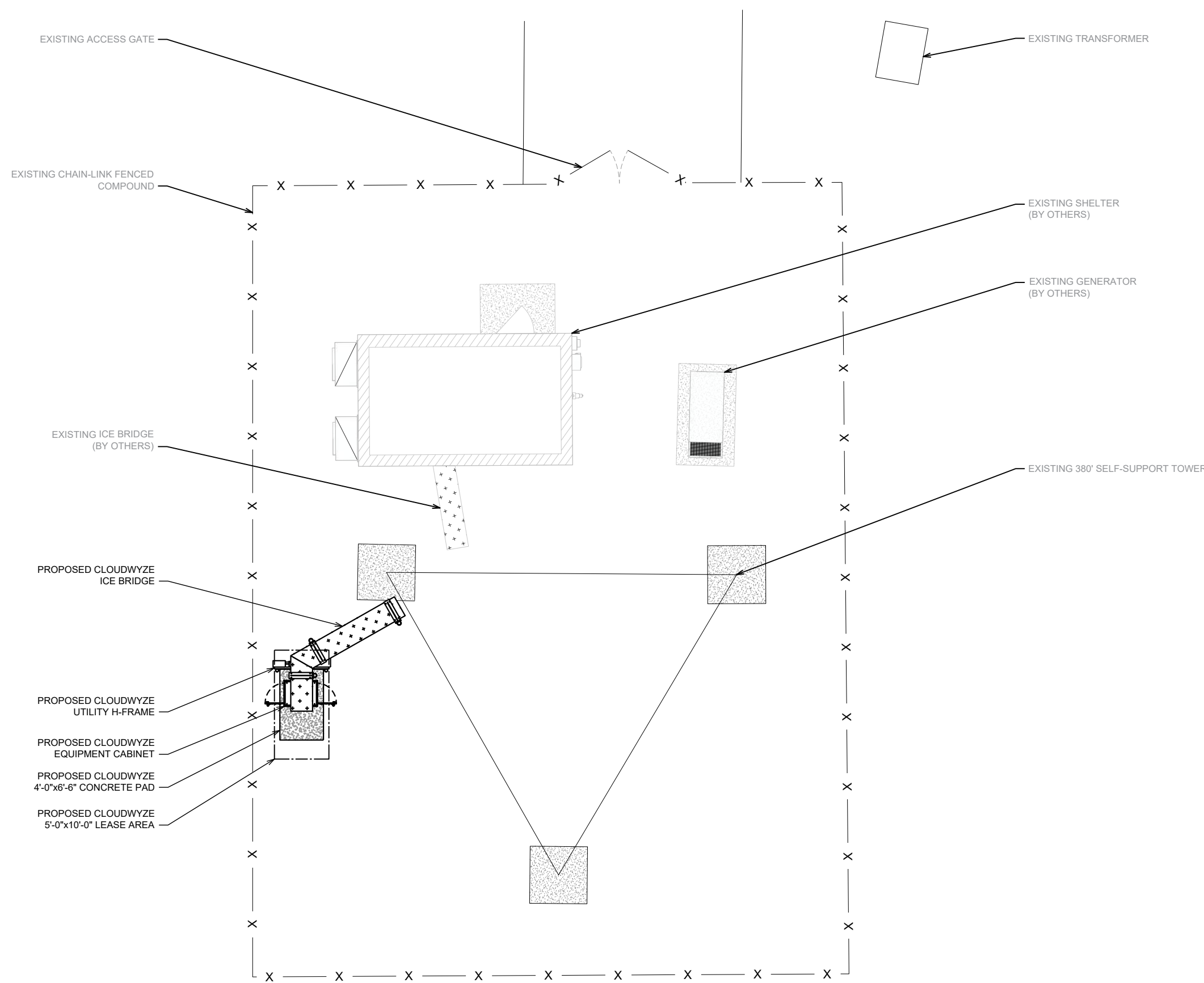
**PRELIMINARY
NOT FOR CONSTRUCTION**

REV	DATE	DETAILS
A	07/22/2021	PRELIMINARY
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SHEET TITLE:
EXISTING SITE PLAN

SHEET # **C-1.1** | CURRENT REV # **B**
ETS #: 21093160



PROPOSED SITE PLAN

1" = 10'-0"

PREPARED BY:



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PREPARED FOR:




CloudWYZe

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LATITUDE/LONGITUDE:
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SEAL: FIRM # 11016

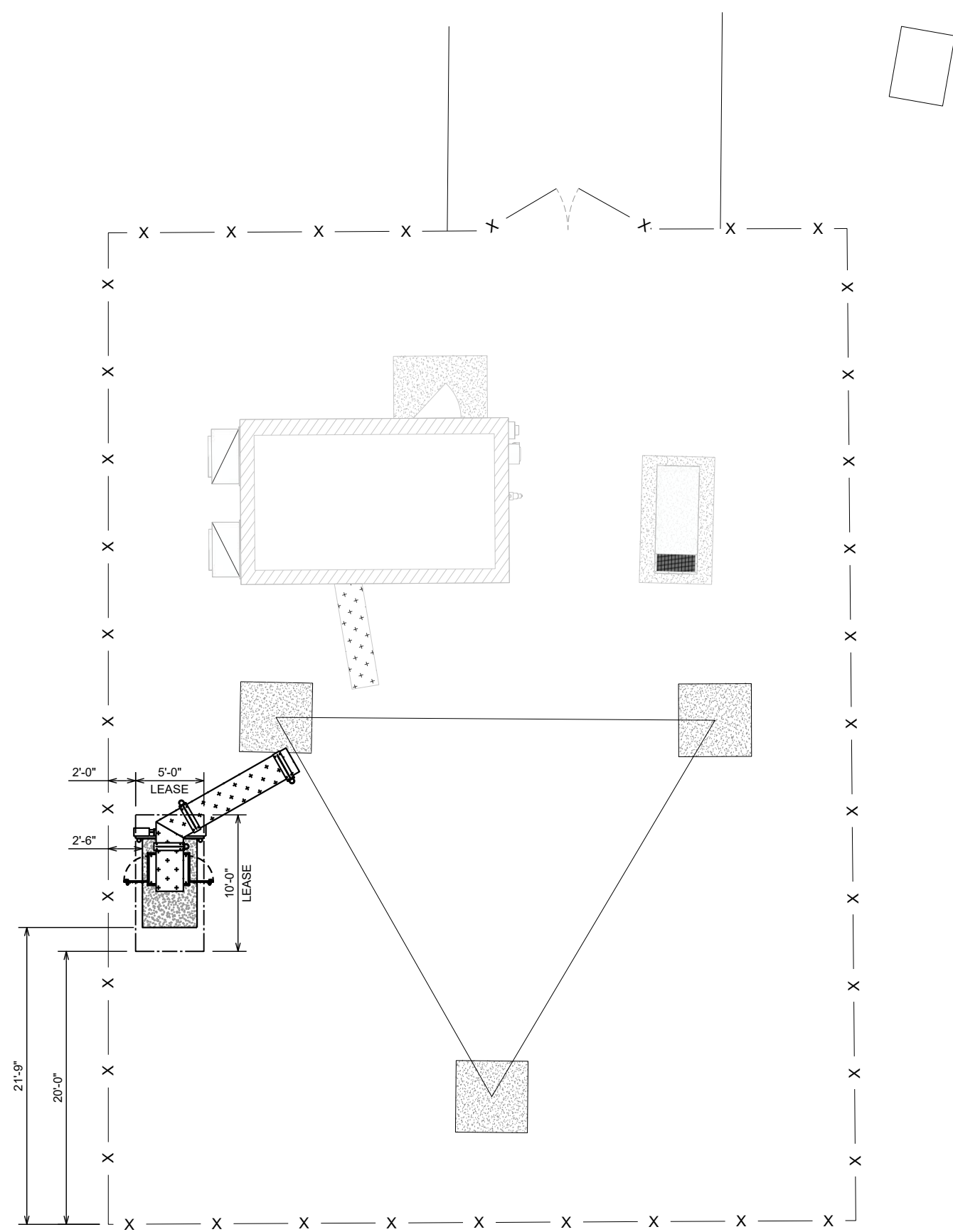


REV	DATE	DETAILS
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SHEET TITLE:
PROPOSED SITE PLAN

SHEET # **C-1.2** | CURRENT REV # **B**
ETS #: 21093160



DIMENSIONED SITE PLAN
1" = 10'-0"

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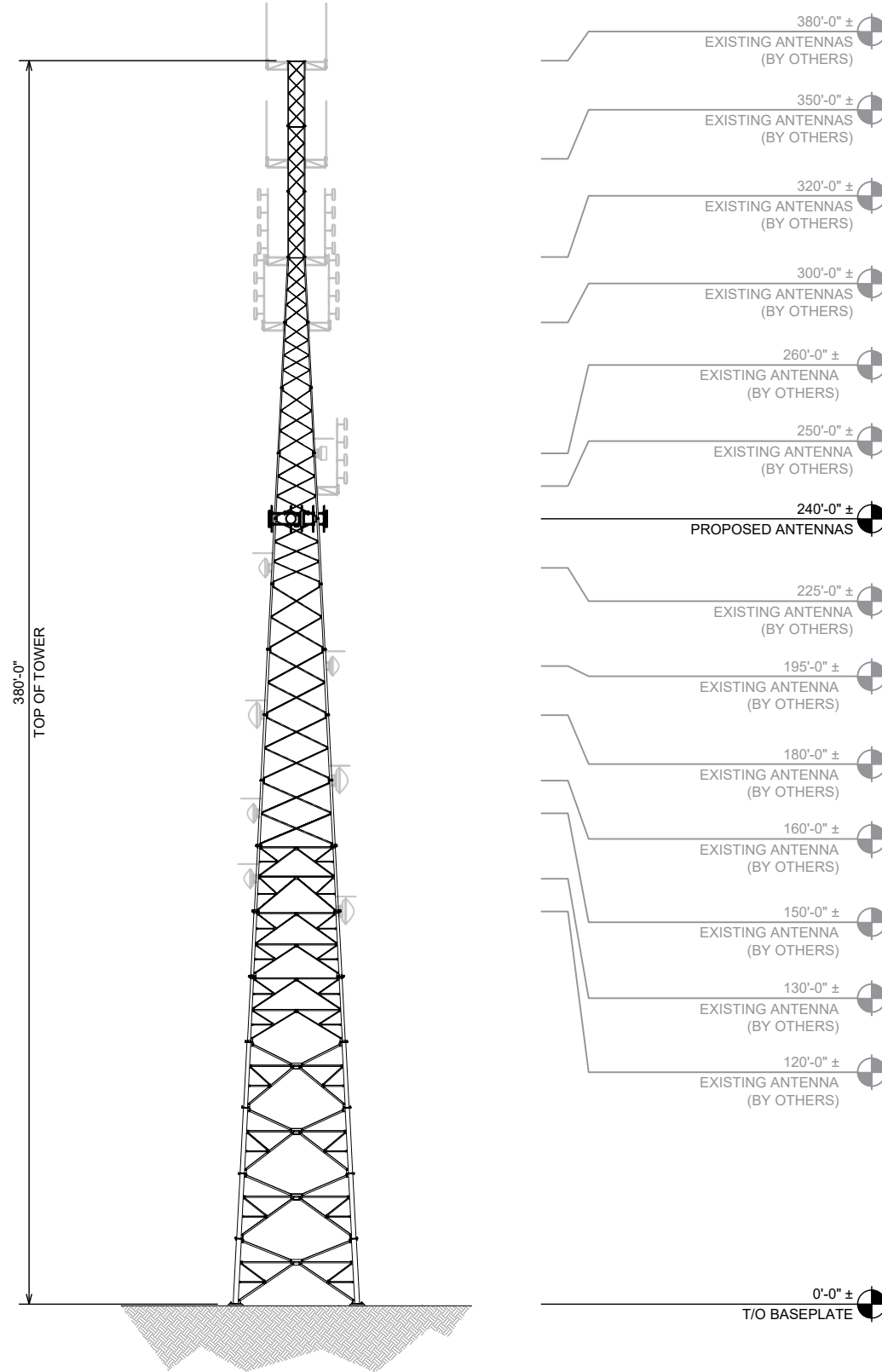
**PRELIMINARY
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SHEET TITLE:
DIMENSIONED SITE PLAN

SHEET # **C-1.3** CURRENT REV # **B**
 ETS #: 21093160



TOWER ELEVATION

1" = 50'-0"

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 SOLUTIONS, PLLC
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PREPARED FOR:

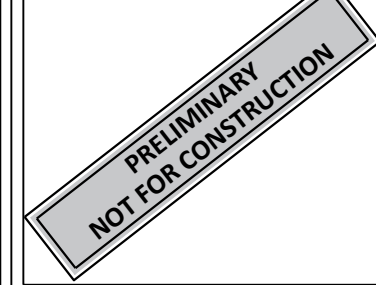
CloudWyze

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SHEET TITLE:
TOWER ELEVATION

SHEET # **C-2** CURRENT REV # **B**
 ETS #: 21093160