



Cabarrus County Government

Cabarrus County Planning and Zoning Commission
Tuesday, December 12th, 2023 @ 6:30 p.m.
Board of Commissioners Meeting Room
Cabarrus County Governmental Center

Agenda

1. Roll Call
2. Approval of November 14th, 2023, PZ Meeting Minutes
3. New Business Board of Adjustment Function:
 - SUSE2023-00028 – Request for Public Service Facility (Radar Tower). Applicant is WSOC-TV and owner is Joseph Fountain III. Address is 9599 John White Road Midland, NC (PIN: 5546-43-6394).
4. Legal Update
5. Director's Report
6. Adjourn

Planning and Zoning Commission Minutes
November 14th, 2023

Ms. Holly Grimsley, Chair, called the meeting to order at 6:30 p.m. Members present, in addition to the Chair, were Mr. Jeff Corley, Mr. Adam Dagenhart, Mr. David Hudspeth, Ms. Ingrid Nurse, Mr. Charles Paxton, Mr. Chris Pinto, Mr. Mohammad Idlibi and Mr. Stephen Wise. Attending from the Planning Department were, Mr. Phillip Collins, Sr. Planner, Ms. Sandy Howell, Planner, Mr. Wayne Krimminger, Senior Enforcement Officer, Ms. Kendall Bolton, Clerk to the Board, Mrs. Susie Morris, Planning and Zoning Director, Mr. Evan Lee, General Council, and Mr. Rich Koch, County Attorney.

Roll Call

Approval of Minutes

Approval of October 10th, 2023, Planning and Zoning Commission Meeting Minutes.

There being no corrections or additions to the minutes, Mr. Adam Dagenhart **MOTIONED, SECONDED** by Mr. Jeff Corley to **APPROVE** the October 10th, 2023, meeting minutes. The vote was unanimous.

The Chair stated, if anyone wishes to speak before the Board tonight, please fill out a blue card.

The Chair said, all that are going to be speaking, in favor or against, we will need to swear you in. If you will please stand and raise your right hand.

Oath given to audience.

The Chair said, I will now need a motion to adopt the rules.

Mr. Charles Paxton **MOTIONED, SECONDED** by Mr. Mohammad Idlibi to **ADOPT** the Rules of Procedures. The vote was unanimous.

New Business Planning Board Function:

APPL2023-00001 Appeal of Interpretation of Chapter 15, Sections 15.9 and 15.11 of the Development Ordinance. Owner/Appellant is Anthony Giordano. Address(s) are 10300 and 10400 Fink Road. (PIN:5682-42-0811 & 5682-33-2208).

The Chair asked if there were any conflicts of interest or any questions before getting started. There being none, the Chair called on Staff to present the staff report.

Ms. Susie Morris said, you have before you an Appeal of Interpretation as stated in the title. It is an appeal of Chapter 15 Subdivision Regulations. The Appellant is Anthony Giordano, the

zoning for the property is AO. The two addresses are 10300 and 10400 Fink Road for the subject property. Applicable dates for this, letters were sent out on the 19th of October, sign was posted 23rd of October and two newspaper ads ran November 1st and November 8th of 2023. Current request is the Appellant is contesting the interpretation of the Cabarrus County Development Ordinance related to subdivision standards outlined in Chapter 15, Subdivisions. Appellant contends that Staff, and County Attorney, are not interpreting the Cabarrus County Development Ordinance correctly as it relates to a proposed 7-lot major subdivision. The proposed development requires an internal connected road network and a connection to an adjacent 93-acre tract of land. Appellant contends that interpretation is not correct because heading controls over the content of the Ordinance provision.

There is some history of the project included to get you to the point we are at now. In May of 2022, the Appellant submitted a sketch plat, and an application for sketch plat review. That submittal was sent out to the other reviewing agencies. Those reviews were compiled and sent to the Appellant to be addressed. The copy of the sketch plat that was submitted is in your packet, under Exhibit Sketch Plat Review Comments May 31st, 2022.

In June 2022, the revised sketch plan was submitted as a preliminary plat. The Appellant was instructed that NCDEQ Soil and Erosion Control and Phase II Post-Construction Stormwater Control permits were required to complete the application for the preliminary plat.

In April of 2023, Appellant submitted a copy of the NCDEQ Soil and Erosion Control permit that was required.

In June 2023, Appellant met with Senior Planner, Phil Collins. Mr. Collins will be documented as Senior Planner. Planner, Sandy Howell will be documented further as Planner, to discuss next steps towards preliminary plat approval.

The Appellant was advised that the NCDEQ Phase II Post-Construction Stormwater permit, needed to be obtained. That permit was provided in September of 2023.

In September 2023, the preliminary plat application was sent out by the Senior Planner for review and comment. As part of that plat review, the Senior Planner asked the Planning Director, Susie Morris, what level of permitting would be required from the Cabarrus Health Appliance (CHA) for the subdivision to be presented to the Planning and Zoning Commission. Planning Director responded that level of permitting would be Improvement Permit.

Senior Planner informed the Appellant of the CHA requirements and provided a list of additional review comments that needed to be addressed. Senior Planner also let Appellant know about variance process to ask for exceptions to the Ordinance as some of the design standards outlined in the Cabarrus County Development Ordinance were not being met with the proposed project design. You do have in your packet a September 27th email as well as an October 2nd email with that information.

Upon receiving the September 27th email and additional comments, Appellant requested a meeting with the Planning Director and Senior Planner. Appellant did not agree with comments provided and what is needed to be addressed in order to comply to the Cabarrus County Development Ordinance. That is the October 2nd, 2023, email.

October 3rd, 2023, Appellant met with Planning Director and Senior Planner to discuss the proposed project, including the requirements of internal connected road system and the Improvement Permits from CHA. Appellant was advised that Staff had consulted with the County Attorney previously on the proposed subdivision and the application of the Cabarrus County Development Ordinance to the proposed development.

Options available to the appellant to proceed were communicated as follows: Option 1, submit a variance application for the proposed project design to the Board of Adjustment for the Board of Adjustment to consider granting relief from the design standards that were not being met. Option 2, design a proper major subdivision to comply with the Ordinance. Option 3, reduce number of lots for the proposed development to 5 lots or less. Option 4, file an Appeal with Board of Adjustment regarding the interpretation of the Cabarrus County Development Ordinance.

After options were provided and discussed, Appellant maintained that Staff and County Attorney were not interpreting the Ordinance properly. He requested a meeting with the Planning Director's Supervisor and County Attorney directly to discuss the application and interpretation of the Cabarrus County Development Ordinance in relation to the proposed project.

On October 4th, 2023, the Appellant met with County Attorney, Rich Koch and Assistant County Manager, Kelly Sifford, to discuss the Ordinance requirements for the proposed development. During that meeting, Appellant again reported that Staff and County Attorney were not interpreting the Ordinance correctly. The Appellant also inquired if a Variance request and an Appeal of the interpretation of the Ordinance could both be submitted regarding the proposed project. The Appellant was advised there was nothing to prevent submitting both, if that was the Appellant's desire.

Following the October 4th meeting, the Appellant communicated by email to the County Attorney, Assistant County Manager, and Planning Director on October 5th, 2023, regarding his positions and interpretation of the Cabarrus County Development Ordinance. The County Attorney responded by email on October 6th, that is your exhibit titled Legal Response to Appellant Email.

October 10th, 2023, the Appellant submitted an Appeal application and Variance application to the Planning Department. The information submitted included the Appellant's interpretation of the Ordinance. The information also includes what the Appellant considers to be relevant case law. That is in your packet titled Appeal Application.

As far as the relevant findings, number 1, the proposed development contains 7 lots. The proposed development is considered a major subdivision due to the number of lots proposed. Pursuant to Chapter 2, Rules of Construction and Definitions, Chapter 5, District Development

Standards and Chapter 15, Subdivisions. The Ordinance defines a major subdivision as all lands subdivided that are not exempted by State Statute or previously described under the minor subdivision procedures shall be processed as a major subdivision. A minor plat from Chapter 2 is defined as a plat that may be used for the transfer of land qualifying as a minor subdivision as defined in the Cabarrus County Development Ordinance.

The section from Chapter 5, Minor Subdivision, goes on to describe that in the AO, CR, LDR, MDR, HDR districts, applications meeting the standards for a minor subdivision as defined by the subdivision ordinance, may create no more than one conventional minor subdivision out of each parent tract existing as of June 20, 2005, with lots at least one acre in size, provided that each lot meets any minimum area requirements for public health purposes. The property may be further divided. However, any additional divisions shall be deemed major subdivisions and shall be processed as such and subject to all Ordinances and policies related to major subdivisions.

Minor Subdivisions per Chapter 15, Minor subdivisions are divisions of property that include up to five lots in the project design. Major Subdivisions per Chapter 15, major subdivisions are divisions of property that include more than five lots in the project design.

Finding number 2, major subdivisions are subject to the design standards outlined in Chapter 5, District Development Standards, as well as the design and permitting standards outlined in Chapter 15, Subdivisions. Chapter 15, Section 1, Purpose; Subdivision regulations provide for the orderly growth and development of Cabarrus County; for the coordination of transportation networks and utilities within proposed subdivisions with existing or planned streets and highways and with other public facilities; and for the distribution of population and traffic in a manner that will avoid congestion and overcrowding and will create conditions that substantially promote public health, safety, and general welfare.

Pursuant to Chapter 15, Section 4, Applicability and types of divisions. For the purpose of this Chapter, these regulations shall apply to all divisions of a tract or parcel of land into two or more lots, building sites, or other divisions when any one or more of those divisions is created for the purpose of sale or building development, whether immediate or future, and shall include all divisions of land involving the dedication of a new street or a change in existing streets.

No subdivision shall be recorded until it has been submitted, reviewed, and approved by the appropriate authorities and until the approval is entered on the face of the plat in writing by an authorized representative of Cabarrus County. The review officer, pursuant to G.S. 47-30.2, shall not certify a subdivision plat that has not been approved in accordance with these provisions, nor shall the Clerk of Superior Court order or direct the recording of a plat if the recording would be in conflict with this section.

Pursuant to Chapter 15, Preliminary Plat submittal Process Step 3, Filing the Application. The Appellant must file a complete application with the Planning and Development Department, along with the appropriate fees, for the submittal to be processed. Applicable materials required for a complete submittal will be determined at the preapplication meeting. Incomplete

applications will not be accepted and will not be scheduled for consideration by the Planning and Zoning Commission.

When the complete application is received, Planning Staff and other appropriate agents will review the application and the proposed preliminary plat. Review comments will be forwarded to the Appellant. The Appellant will need to address the comments in writing, revise the preliminary plat accordingly and submit the corrections to the Planning Division. Once directed that the preliminary plat is in compliance with the Ordinance and ready to be presented to the Planning and Zoning Commission, the Appellant will work with Staff to submit the appropriate number of copies of the applicable documents and preliminary plat for the Planning and Zoning Commission meeting.

Finding number 3, the proposed division of the subject property includes more than 5 lots. Because the development is more than 5 lots, an internal, connected road system is required.

The proposed development does not include a public or private road right-of-way on the preliminary plat. It shows two shared driveways labeled as access easements. Pursuant to Chapter 15, Section 8 Legal Access, Road Types and Transportation Impact Analysis, Road types and classification, the arrangement, character, extent, width, grade, and location of all roads shall be reviewed in relation to existing and proposed transportation patterns, topographical and other natural features, public convenience, and safety, proposed uses of lands to be served by such roads and existing or potential uses in adjoining areas. Roads shall be classified and designed in accordance with the typical details outlined in Appendix A of this Ordinance. Roads on a proposed subdivision plat shall be classified and labeled as either public or private. The proposed road right-of-way and typical shall also be provided on the plat.

Pursuant to Chapter 15, Section 8, Private roads serving more than 5 lots; new roads serving 5 or more lots may be permanently designated as a private road. These roads shall be built to the North Carolina Department of Transportation public standard for the appropriate type of road or street. Additionally, a road maintenance agreement shall be recorded in the office of the register of deeds to ensure that proper maintenance of the private road is provided by property owners gaining access from the road or street and for emergency service response.

Finding 5, the proposed subdivision is located off Fink Road. A tract of land adjacent to the subject parcel is approximately 93 acres. Pursuant to Cabarrus County Development Ordinance Chapter 15, Section 5-9, connections to adjacent properties where necessary to provide access or to permit the reasonable future subdivision or development of adjacent land, rights-of-way and improvements shall be extended to the boundary of a development. Connections shall be placed at locations where future connection can be made at a reasonable cost and shall not be directed into wetlands, creeks, steep slopes, or other locations that would make the future extension of the road impractical. A temporary turnaround may be required where the dead end exceeds 250 feet in length. Where such a connection has been established on adjacent property, each new subdivision shall be required to extend the connection as a link in the proposed subdivision street network.

Finding Number 6, the information provided in the Appeal application is the same information provided by the Appellant in the October 4th, 2023, email to the County Attorney.

Again, we went through the exhibits and that is the competition of the staff report. I would be happy to answer any questions you may have for Staff. Mr. Collins, Mrs. Howell, and our County Attorney, Mr. Koch are here to answer any questions that you may have related to the staff report or to Staff interpretation related to this particular project.

The Chair asked, does anyone have any questions for Ms. Morris, Mr. Koch, or any of the other Staff members?

Mr. Corley said, stubbing out to the adjacent parcel, is that road required to be built to the property line or does legal access have to be shown all the way to that adjacent parcel?

Ms. Morris said, typically that road is actually constructed to that adjacent property line.

Mr. Corley said, NCDOT, are they typically aware of the County zoning requirements when they are having discussions with property owners or developers about potential driveways? Do you feel they are knowledgeable of what the county requires from the development standards?

Ms. Morris said, they are not. They would have to know, who knows how many, Ordinances at that point. They are specifically looking at NCDOT regulations and what those regulations would or would not allow.

Mr. Corley said, it wouldn't be uncommon for a developer to get an answer from NCDOT that would be inconsistent with the Cabarrus County Development Ordinance?

Ms. Morris said, correct. If someone approaches NCDOT in general terms, there is a good likelihood that they may get a different answer because again, NCDOT is not familiar with Municipal or County Ordinances. A lot of times, Staff is asked when they get a request, is this something that can be done under your Ordinance or not, especially if we have the thoroughfare overlay zone. They are not going to know all of the ins and outs of a county's or city's development ordinance.

The Chair asked if anyone else had any comments. There being none, the Chair called upon the Appellant, Mr. Giordano.

Anthony Giordano, 3027 Pebble Creek Drive. Mr. Giordano said, I have a couple questions about how this goes. Do I speak and then other people get a chance to speak?

The Chair said, my apologies, I did not read through the rules before we got started.

Mr. Giordano asked, has everyone received a copy of the proposal? Has everyone read through the case law that I presented?

The Chair said, the Board has the packet.

Mr. Giordano said, the Board has the packet, okay good. How long do I get?

Mr. Lee said, a point of procedure is if we could go through the Rules and Procedure. I know we voted on those but if we could just read those out loud and then make sure everyone knows where we are going.

The Chair reads the Rules and Procedure.

Mr. Giordano said, some of the case law did not have the case law numbers attached to them. Can I pass that out, or no?

The Chair said, I will defer this to Mr. Lee

Mr. Lee said, there shouldn't be any problem with that.

Mr. Giordano said, when I was talking with Mr. Koch, he had mentioned that there should be some case law attached to it. I just wanted to provide the supporting evidence, so it doesn't look like I just typed it up.

Mr. Lee said, yes. You can pass that out to the Board.

Appellant passed out case laws to the Board.

Ms. Morris asked the Appellant if he had any additional copies.

Mr. Giordano said, I only printed out nine. It is just the numbers from the case law.

The Board offered a copy to the Staff.

Mr. Giordano said, I live in Stanly County. I just started developing probably about a year and a half ago. One of the many things I do is I have a couple businesses in Stanley County. We do inspections for insurance carriers. Believer, lover of Jesus.

This is kind of new, some of these procedures. Typically, I wouldn't make an issue if I didn't believe what I was doing was right. If you look at Section 11, in the English language, when we are reading things, how we assess what we are reading is by the headings. I think everyone would agree. When we look at for what it says for a commercially zoned property, how do we know if we are in commercial zoning? The heading tells us we are in commercial zoning because the heading says so.

When we look at headings, headings guide us to what we are reading. We can't take an agriculture heading and start reading what is required and what is allowed in agriculture zoning

and then apply that to commercial zoning. Why not? What guides us? The headings. That is really my main point here.

With the design, all 7 lots touch the main road. The comment we have made about NCDOT, yes, I did get approval for my design with NCDOT. They had said that lots 1-4 can have shared access. Lots 5-6 can have shared access. Then lot 7 has it own access. They probably don't know every zoning regulation of Cabarrus County. If you look before you in Chapter 15, that coincides with the access management. NCDOT may say that we only need one access point. If we were only allowed one access point and I had to put a private road in, then this would come into account under access management. We read about accessing public roads and shared access. I am sorry, it's here in Access Public Roads, if you read that in line 1, it says direct access to public roads is governed by the classification of the road and is determined by NCDOT, so access is determined by NCDOT.

No lots may directly access a road classified as a major thoroughfare. These lots must be served by an internal road system. Access may be limited where lots abut minor thoroughfares and major collector roads. NCDOT may require shared access points when access is limited to the public facility. So, who governs that? NCDOT. It says right in the stipulations here. Connections to, or though, may be required when access points are limited. I already have permission to do this approved plan that I proposed to them. If that is the case, we have 5 or more lots that required shared access then that's what we would be doing. Then we would have an internal road system because we have 5 or more lots. We have this diagram here (showing Board diagram) this is an example of what it could look like, but this is not the only situation that we have.

When I read the rules as written, I go okay, shared access, 5 or more lots, that require shared access because it is under the shared access heading. How do I know I am reading the right rules? Because the heading says Shared Access. That is what I am reading.

Instead of belaboring the point, I think you all get it. It has already been approved. The access that is required on this particular piece of property, by NCDOT. I do not fall under this heading of Shared Access because I do not have 5 or more lots, regardless of what this says. When more than 5 lots are proposed for new subdivision projects, an internal connected road system shall be provided. If the purpose of this is to require every major subdivision to have an internal road system, it should be written like that. Why isn't this under a major subdivision heading. Why is this under Shared Access?

This is what I got back when I talked with Mr. Koch and Ms. Morris, this is how they have always done it, and this is how it is meant to be. If that's the case, then we need to change this. This needs to be a different heading, not under Access Management in section 11, it should be somewhere else. It should say, regardless of the design, even though every single lot touches the road, where would I even put a road in here. You know what I mean? A road to nowhere? Split the lots in half? That's all I am saying.

I really firmly believe that this is not a misinterpretation, I am not saying this is wrong in what this says. I am saying the application is wrong. I should not have to put in an internal road

system. I do not have 5 or more lots that require access. This isn't wrong, I think if I needed access, if we had all 7 lots and only one touched the main road. I would say oh yes, shared access there it is. When 5 or more lots share access, you need an internal road system. It is just a misapplication to what is written.

Mr. Corley said, so you are not denying that you fall under the major subdivision.

Mr. Giordano said, no.

Mr. Corley said, okay, I just want to make that clear. I am not trying to oversimplify your point. I appreciate your thorough presentation. Bear with me as I wrap my brain around what your stance is. You are using a NCDOT determination of access to a certain number of these lots. To then claim that you only have 5 that need shared access. So, you are leveraging a NCDOT decision, with or without them understanding the zoning requirements of the County, to get yourself to this 5 or less. Is that correct?

Mr. Giordano said, no that is incorrect. This is what I am saying. In your Ordinance, it says direct access to public roads is governed by the classification of the road is determined by NCDOT. No lots may directly access roads classified as a major thoroughfare. These lots must be served by an internal road system. Access may be limited where lots abut minor throughfares and major collector roads. NCDOT may require shared access points when access is not limited to a public facility. So, when I read that, the proper interpretation is access to the major road. NCDOT owns the road, correct? So, access to the road is determined by NCDOT. I am not saying I am falling under the 5-lot stipulation; I am falling under the 5 lot of shared access. Who is that determined by? Your rules and regulations, state is determined by NCDOT.

Mr. Corley said, let me restate that a little bit. You get to 5 lots needing shared access because you feel that NCDOT's approval of the other access to the other lots gets you down, is that a better way to state that?

Mr. Giordano said, so my plan submitted, I only have 4 lots that require shared access.

Mr. Corley said, because you feel that NCDOT has already granted you access to those other lots, correct?

Mr. Giordano said, correct yes. NCDOT has already approved the plan for the access points, this is why we are under Access Management heading because it's access to the plan. Who controls that access to the road, who makes that determination, NCDOT, it's not Planning. It says that right here. If it is meant to be different, lets write it different. You know what I mean?

Also, all of these case laws, if you actually take the time and read the case laws. These are ones that Wake County v. Board of Transportation, City of Greensboro v. Simkins, Craig County v. Chatham, Town of Chapel Hill v. Chatham County, Decker v. Coleman. All of these were decided based off of what is written in the headings, not just because it says the verbiage underneath it. If that were the case, we would take whatever verbiage we wanted and

misappropriate it into something else. We can not do that. It's not only the English language it is, how they structure law. You have to figure out where you are at based off the heading. If I am doing agricultural zoning, I can't take commercial zoning and apply it to this one. It is misappropriation.

Mr. Corley said, one follow up. In our packet, there is a diagram. There is text and a picture that shows 7 lots, I think it is just a demonstration of it. There is a comment and text that says Shared Access. When more than 5 lots are proposed for a new subdivision project, an internal connected road shall be provided. I don't see anything there that talks about 5 lots requiring shared access. I read when more than 5 lots are proposed for a new subdivision project. It doesn't say through technicalities of additional access points. Explain to me why that is not clear.

Mr. Giordano said, sure, access to public roads, the heading above it, talks about direct access. It says access may be limited where lots abut minor throughfares and major collector roads. NCDOT may require shared access points. So, when I read that I go, okay, who is requiring this? NCDOT. If I have approval from NCDOT on the access points, why are we even here? I think that's why we are here because someone read this and it says 5 or more lots, so I guess we would have to make them put an internal road system in there.

If you read who determines that, it is NCDOT. NCDOT may require a shared access when access is limited to the public facility. I don't have limited access. I don't have 30 lots where I need a road because those roads in the back don't have access. I understand you would have to put in a road for that. We don't have this situation applied to the design I proposed. I am not putting in 30 lots, I am putting in 7 lots that have access to the main road. This is crazy.

The Chair asked if anyone else had any further questions.

Mr. Wise said, so you have the shared driveways for the first 3 lots, then you skip and have another access point?

Mr. Giordano said, it's actually 4 lots.

Mr. Wise said, to me, could the two points of access be off of Fink Road? Then make like a cul-de-sac. What is the reason not to connect the road with the others.

Mr. Giordano said, first off it would be the cost, if I put a NCDOT spec road, what would be the point of putting it next to another NCDOT spec road.

Mr. Wise said, it doesn't have to be a NCDOT spec road.

Mr. Giordano said, yes it does.

Mr. Wise, not County specs?

Ms. Morris said, the County has adopted typicals in the back, some of them are hybrid between County spec and NCDOT because it is more of a hybrid which our Ordinance does have a standard. Again, this is more about the application and interpretation of the Ordinance as it specifically relates to this project.

The Chair said, any other comments or questions for the Appellant? There being none, she called on Mr. Evan Lee to address the Board.

Mr. Lee said, briefly, the Chair asked before we open the public hearing, the roles are a little bit flipped because Mr. Koch advised Staff on this. This is an Appeal of an Administrative Decision. You all have before you an outline of what that looks like. It is a quasi-judicial proceeding. You are to consider the evidence given by the Staff and Mr. Giordano. Your ultimate question is if this was applied correctly. If you have any procedural questions, you can ask them to me. Make sure that the deliberations are done in open session. That should be all from the procedural standpoint.

The Chair asked the Board if they had any comments or questions.

Mr. Pinto said, how can we have 7 lots and say there are 5? You have 5 lots, and anything over that is considered a major subdivision. Correct? Shouldn't the rules be followed? You could have 6 or 7, it doesn't matter. You still have 7 lots.

Mr. Lee asked if that was a question for Staff?

Mr. Pinto said, yes that is a question for Staff. I am trying to figure out if you have 7 lots, that is a major subdivision? Is that correct, yes, or no?

Ms. Morris said, yes.

Mr. Pinto said, then he should be following our Ordinance for that. If you have 7, you have to have an internal road. I did read that correct, right?

Ms. Morris said, correct. If it's a major subdivision, then you are subject to the standards of the Ordinance that apply to major subdivisions. A major subdivision is considered anything over 5 lots.

Mr. Pinto said, I am thinking that's the whole subdivision. NCDOT said that's fine, but this Ordinance says different. I am not sure how to say this.

Mr. Paxton said, the County's Ordinance can be more restrictive than the state, correct?

Ms. Morris said, correct.

Mr. Paxton said, just like a homeowner association can be more restrictive than the county or city. That is kind of what is happening here right? We are just being more restrictive in our Ordinance than the state would be, if it was left up to them.

Ms. Morris said, we are not being more restrictive. The County has a set of design standards that need to be followed for major subdivisions. The question before you this evening is, if those design standards that are required were applied appropriately to the proposed project.

Mr. Pinto said, we are deciding if it's a major subdivision, 7 or 5 is basically what it is. You clearly have 7 lots not 5. Five is not 7 and 7 is not 5.

Mr. Paxton asked if Ms. Morris could restate her comment.

Ms. Morris said, the question before you is whether or not the Ordinance was applied correctly. To Mr. Pinto's point, based on the information before you, if this particular subdivision is classified as a major subdivision, then were the standards applied appropriately. Again, that boils down to a yes or no question.

Mr. Paxton said, I think the Appellant would like to respond.

Mr. Giordano said, what we have here is a failure to communicate. That is not the question at hand, that whether it is a minor or major. I think someone has already asked that. Hands down, it is a major subdivision. My intent is whether or not the access management, access to public roads was applied correctly. I am not saying it is not 7 lots. That is very obvious as the design goes. What I am saying is the only access point with what is put in your Cabarrus County stipulations is the access points are determined by NCDOT. The question is whether or not the shared access, already determined, I have 4 lots with shared access. Those do not fall under 5 or more lots.

The question is, was this appropriately determined that I need to put in an internal road system? No where else in the code, that you have written, does it talk about that. This is the only spot where it talks about shared access. No other spot does it talk about internal road systems. I looked.

Mr. Paxton addressed Mr. Koch, what did you respond to as a part of these issues.

Mr. Koch said, it is in my email. Actually, we had I think, a Teams meeting with Mr. Giordano and Kelly Sifford and me. We talked through this; he had talked through this with Ms. Morris and Mr. Collins previously, but he did not accept their explanation. He wanted to talk to Ms. Morris' Supervisor which is Kelly Sifford and me as County Attorney. So, then we got onto a Teams conference, we explained the same thing that you see in the staff report. It is 7 lots, NCDOT can determine how they want to see the access go out to their public road. That is a separate issue on what our Ordinance provides about major and minor subdivisions.

The way he is reading that one section, does not say that NCDOT determines everything with reference to access in our Ordinance because we have our own requirements that deal with major and minor subdivisions. That is what the discussion was about. If you look on page 11 of the staff report under finding number 3, which I think that Mr. Corley was reading, that's the section that really applies.

The Appellant believes that since it says Shared Access in the heading, you don't look at the text under the heading. He says that those cases support that and they don't support that. The law in this state, pretty much across the Country, you look at the text of the Ordinance. That's what controls. That text is pretty straight forward as to what it requires. If you have 7 lots, you will have to follow major subdivision rules, that also requires an internal road. That has a lot to do with safety and other issues.

That is why the Ordinance is written that way, so that we have that many lots and it is not a minor subdivision that you would have to have the access be off the main road. That is why we told Mr. Giordano that he would be better off to apply for a variance to the Ordinance because he only has 7 lots and NCDOT has worked out something with him to allow him to use the shared access for the lots. He would then come before this Board, ask for a variance from that provision of the Ordinance, and maybe one for the stub out as well that we have not really talked about. That might be something the Board could look favorably on. That would be a variance from the Ordinance because of the circumstances in this case. That is really what he needs in my opinion. Instead, he believes his reading of the Ordinance is correct, and the reading that we give, not only Ms. Morris and Mr. Collins, but Ms. Sifford and I gave is incorrect. So that is why we are here.

The Chair said, at this time, I will go ahead and open the public hearing. First, we will hear from those who are in favor. The Chair asked Mr. Giordano if he would like to add any additional comments.

Mr. Giordano said, Mr. Koch said that he read all the case law that was presented, he disagrees with it but unfortunately, I do not think that is accurate. All of those cases, 7 of many cases, that talked about the headings. If you just think about it in the English language, headings guide us. That is how we know what chapter we are in in the book, what book of the Bible we are reading. All of that stuff, right?

As it comes to case law, that is important too. I hope no one is believing that it is just something that is written there. That we don't actually pay attention to it. The access management, this is what we are talking about. I don't think we are talking about major vs. minor. We are talking access management. This is the only place in here where it talks about 5 or more lots and doing internal road systems. Why? Because it is under the Access Management heading. It is all about access management. Thank you.

The Chair said, since we do not have another blue card, I would assume no one else would like to speak. The Chair then asked the Board if there were any further questions or comments.

Mr. Koch said, when it comes to Appellate Court cases, which is what he is talking about, you provide an actual opinion, you don't provide annotations which is what he has given you. If you look at my email that I sent to him afterword, I asked him for the citations to those cases so I could look them up. All he provided was what I believe to be, head notes. I am familiar with some of those cases just because we have been in this area of law for so long. They do not say what he claims they say in these headnotes. You actually have to have an opinion from the Court of Appeals or Supreme Court. That is what you provide. What I think he just provided, which I have not seen, may be some of the citations. You don't have the cases, if you read the cases, you would realize they do not say what he claims they do.

The Chair said, thank you Mr. Koch. Are there any further comments or questions?

Mr. Pinto said, I recall access management is 1 point, not 7. Say you are going down the road and you are the fire guy, which house are you looking for? Are they going to go to you? If you have 7 and you have a road in there, they will know where to go, that is access management. Access for fire, access for EMS, that is access management. Not so much 7 places, you know? That is one thing, now the other thing is still between the 5 and the 7 for me. Anyone can go out and get a DOT thing, that's why they are all over the place. It's kind of crazy, that's why I am saying access management. It starts at 5 and then goes up, that's just how it works in my opinion.

Mr. Giordano said, very good thoughts but it's under Access Management. NCDOT in the regulation, this is written by Cabarrus County.

Mr. Pinto said, did you get them out there and then say you are doing 7?

Mr. Giordano said, I submitted my plan, and they told me how many access points it needs to have. Then we revised the plan, sent it back to them, they said here you go, this is where you can have access, and this is where you can't. So based off the stipulations that Cabarrus County has, that is what is considered access. I can't just make this up. I can't just say, well there are 7 lots here, I have 7 access points.

Mr. Pinto said, well you can't make up the 7 lots when it's 5.

Mr. Giordano said, nobody said, this says access. I understand what you are saying. This says shared access, when more than 5 lots are proposed in a new subdivision under the shared access heading. I don't have 5 or more lots.

Mr. Pinto said, you have 7 lots.

Mr. Giordano said, do I have 5 or more that have shared access? We are not talking about major or minor. You are missing the point. Do we have shared access of more than 5 lots? Show me in my design where we have that. This is why we are in this position; you can't just say well we have 7 lots that's a major subdivision. You have to go by what this says. These are your rules, these are not mine. I didn't make these up.

Mr. Pinto said, these are not my rules either, I am just looking at it as 7 to 5.

Mr. Giordano said, but you can read this right? I have repeated this 10 times or more. I don't understand.

The Chair said, we have to call time for discussion. At this time, I am going to close the public hearing unless there are any final questions. There were none.

Now directing the Board, this is an absolute yes or no. That the Staff either applied the rules to the Ordinance or they did not.

The Chair asked if there were any comments or questions.

Mr. Dagenhart asked, is this something we would need to discuss or if it was just a straightforward answer?

The Chair said, if we need discussion, we can absolutely do that.

Mr. Lee said, for the record, there does need to be discussion. The answer is either a yes or no, if it was applied correctly, and then we need to have a discussion of how we got there.

The Chair asked if anyone would like to start the discussion of those findings.

Mr. Idlibi said, I think the text is pretty clear. It says, when more than 5 lots are proposed for a new subdivision project, an internal connected road system shall be provided. It is very silent on access points, but I believe it is very clear that the number of lots is what decides.

Mr. Corley said, some of the discussion that Mr. Pinto had. You have to comply with both, you have to comply with NCDOT and the County. That is somewhere in between where we are and where we need to be. I think complying with the discussion that NCDOT approved some driveways does not supersede, they have to also comply with the Cabarrus County Development Ordinance. It appears that Cabarrus County will require a different access scheme than NCDOT may have considered. Now that is okay, but you have to comply with both.

Ms. Nurse said, I am seeing that it is being accessed by a cul-de-sac. Is that it?

Mr. Giordano said, it's a shared driveway. Lots 1-4 have shared access, lots 5-6 have a shared driveway and lot 7 is on its own.

Mr. Paxton asked, the ones with shared access, do they drop directly into the road?

Mr. Giordano said, correct.

The Chair asked if there were any other comments or questions. There being none she asked if there was a motion.

Mr. Corley said, I will just echo and support those comments made. It is very clear that the County Staff has done a very good job in explaining their decision and I concur with those findings that this should apply with this project.

The Chair asked if there was a motion.

Mr. Jeff Corley **MOTIONED, SECONDED** by Mr. Adam Dagenhart to **Affirm** the County's interpretation of the Development Ordinance in this case. Vote was Unanimous.

Legal Update

Mr. Lee said, something that is ongoing but will not be back in front of this Board, we do have a hearing set in the Arstark matter in January.

Ms. Morris asked for an update on the sawmill matter.

Mr. Lee said, Dwight Radford, the sawmill on Flowes Store Road. There was a mediation in that case back in the summer. There was another Consent Order. It has not gotten quite there yet so we filed a Motion for Contempt. We had a hearing, and he was given additional time. He has been doing some work, but I believe Wayne Krimminger (Senior Zoning Enforcement Officer) can give a better update on that.

Mr. Krimminger said, all of the split wood is gone, he had a mountain of that. All he has left is where he knocked the old sawmill down, it is all timber. He does have it all piled up and he is taking some loads out. With all the split wood there, he has about 50 cords split, and it is all gone. He is getting there slowly. When I see him there, I stop in and talk to him. He has until the end of November I think, but I believe he will get it done. The Judge was very direct with him last time we went to court. I think he will get it done.

Mr. Adam Dagenhart **MOTIONED, SECONDED** by Ms. Ingrid Nurse to adjourn the meeting. There being no further discussion, the meeting adjourned at 7:39 p.m. The vote was unanimous.

APPROVED BY: Ms. Holly Grimsley Chair

SUBMITTED BY: Kendall Bolton, Clerk to the Board

ATTEST BY: Susie Morris, Planning Director

Special Use Permit: SUSE2023-00028

Applicant Information:	Cedric Thomas, WSOC-TV 235 West 23 rd Street Charlotte, NC 28206
Owner Information:	Joseph Fountain III 9599 John White Road Midland, NC 28107
PIN#:	5546-43-6394
Area in Acres:	10.08 acres (.62 acres for tower site and access)
Purpose of Request:	This request is to construct a 140-foot tall (120 feet plus a 20-foot radome) Public Service Facility (weather radar tower) on the subject property. The property is currently zoned Countryside Residential (CR) district. Public Service Facilities are permitted in the CR district with the issuance of a Special Use Permit.
Site Description:	The subject property is located off John White Road. Currently, a single-wide manufactured home, along with residential and agricultural accessory structures occupy the subject property.
Current Land Uses:	The current land use of the subject property is agricultural and single family residential (manufactured home).
Adjacent Land Uses:	The subject property is surrounded by residential, agricultural, and vacant properties.
Permitted Uses:	Any use permitted within the Countryside Residential (CR) district would be permitted on the subject property.
Existing Zoning:	Countryside Residential (CR)
Surrounding Zoning:	North: Countryside Residential (CR) East: Countryside Residential (CR) South: Countryside Residential (CR) West: Countryside Residential (CR)

Signs Posted:	Tuesday, November 22, 2023
Newspaper Notification:	Wednesday, November 29, 2023
Newspaper Notification:	Wednesday, December 6, 2023
Notification Letters:	Tuesday, November 21, 2023

Exhibits

- A. Staff Report
- B. Application
- C. Site Plan and Construction Drawings
- D. Staff Maps
- E. Certificate of FCC Compliance
 - E1. FCC Authorization
 - E2. Extension Application
 - E3. Narrative for Extension
 - E4. Original Application
- F. Lease
- G. Fall Zone Easement Agreement
- H. Service Coverage Map and Study
- I. Tower Concept
- J. Surrounding Property Owner information and Neighborhood Meeting
- K. Property Owner Letters
- L. Cabarrus County Correspondence

Agency Review Comments

EMS Review: Approved

Approved with no comments.

(Justin Brines, Deputy Chief – Administration EMS)

Fire Review: Approved with Conditions

Approved by fire for special use per these conditions which will be verified during the building permit process.

- *The drive and turnaround will need to be 20' in width of an all-weather drivable surface such as gravel capable of supporting a 75,000lb apparatus for the entire length of the access road.*
- *The vertical clearance of the drive will be required to be 13' 6".*
- *A Knox Lock will be required on the gate accessing the tower. Knox locks should be keyed to the Flowes Store Fire Department.*
- *Will receive an inspection annually per NC Fire Code.*
- *Will require a tank permit for the generator.*
- *Will require at least one fire extinguisher in/on the equipment room for both equipment in the equipment room and the generator.*
- *A construction safety plan and safety coordinator will be required to be submitted prior to construction commencing.*

(Jacob Thompson, Fire Marshall)

Health Review: Approved

Approved.

(Chrystal Swinger, Director of Environmental Health)

NCDOT Review: Approved

We are fine with the proposed plan and use. Everything should be fine from our perspective.

(Marc Morgan, PE, District Engineer)

NCDEQ Review: Approved

If site is going to remain under 1 acre, then no permitting with be needed from land quality.

(Mena Awad, NCDEQ Engineer)

Sheriff Review: Approved

Should any interference arise with the public safety radio system, applicant agrees to work with Cabarrus County Sheriff's Office to mitigate it.

(Lieutenant Travis McGhee, Sheriff's Office, Communications Division)

Zoning Review: Approved

Sandy Howell: See Staff Report

History / Other Information

1. The applicant provided documentation compliant with Section 8-17 of the Cabarrus County Zoning Ordinance, petitioning for a Special Use.
2. The proposed use is a Public Service Facility (weather radar tower).
 - The tower will be used strictly for public service purposes.
 - No additional commercial equipment, including wireless carrier equipment, will be located on the tower.
3. The subject property is approximately 10.08 acres in size. The lease area is approximately .62 acres in size.
4. The applicant is proposing to utilize the existing 30' wide easement from John White Road for access to the tower site.
5. The applicant submitted a complete application that includes additional materials requested by legal to address similarities between the proposed use and a wireless telecommunications services tower.
 - The fall zone is depicted on the plans and reflects the overall tower height plus 50 feet (See Site Plan C0).
 - The lease for the property (Exhibit F) and the easement for the fall zone (Exhibit G) are provided as requested.
 - Access to the site will be subject to, and in accordance with, the fire code (See Site Plan C0).
 - Typical of signs for the site are provided on the site plans as requested (See Site Plan C6).
 - FCC approval documents have been provided.
 - Service area maps have been submitted.
 - Megahertz data was submitted and reviewed by Motorola requested by Cabarrus County Sheriff's Office.
6. A site plan and example photos were included in the exhibits.
 - The site plan (Exhibit C) shows the tower to be constructed.
 - The photo (Exhibit I) is an example of a weather radar tower for reference.
7. The tower has been disassembled from a previous location. It will be rebuilt on the proposed site.
 - The applicant has procured the necessary approval from the FCC to move the tower to the new site.
 - An extension has also been submitted due to delays in site construction.
 - The greenhouses visible on the aerial view map where the tower position is proposed have previously been removed.
8. Megahertz data was submitted as requested by the Cabarrus County Sheriff's Office.
 - The weather radar will operate at 5850 Mhz. which should not interfere with radio communications.

Conditions of Approval

Should the Board of Adjustment grant approval of the Special Use Permit, Staff requests the following conditions become part of the approval and case record:

1. Site plan review and approval is required subsequent to Board of Adjustment approval in order to ensure compliance with all applicable development requirements and conditions. (Zoning)
2. The Granting Order, stating restrictions and applicable conditions of approval shall be recorded with the deed for the property and prior to zoning permitting. (Zoning)
3. The applicant shall procure any and all applicable federal, state, and local permits prior to zoning permitting. (Zoning)
4. Any proposed future expansion of property, as well as modifications or changes to approved site plan, must receive Board of Adjustment approval in the form of an amendment to the Special Use Permit. (Zoning)
5. The applicant shall provide copies of all state, local, and federal permits for the permanent project file prior to zoning permitting. (Zoning)
6. The following conditions of approval must be met (Cabarrus County Fire Marshal's Office):
 - The drive and turnaround will need to be 20' in width of an all-weather drivable surface capable of supporting a 75,000lb apparatus for the entire length of the access road.
 - Vertical clearance for the drive must be 13' 6".
 - A Knox Lock is required on the gate accessing the tower.
 - Knox locks should be keyed to the Flowes Store Fire Department.
 - Inspection required annually per NC Fire Code.
 - Tank permit required for the generator.
 - At least one fire extinguisher in/on the equipment room for both equipment in the equipment room and the generator required.
 - Submittal of a construction safety plan and safety coordinator required prior to zoning permitting.
7. The fall zone easement shall be recorded prior to zoning permitting. (Zoning)
8. Applicant must meet all conditions outlined in the FCC Radio Station Authorization. (Zoning)
9. Should any interference arise with the public safety radio system, applicant agrees to work with Cabarrus County Sheriff's Office to mitigate it. (Cabarrus County Sheriff's Office, Communications Division)



SPECIAL USE PERMIT APPLICATION

STAFF USE ONLY:

Application/Accela#: _____
 Reviewed by: _____
 Date: _____
 Amount Paid: _____

INSTRUCTIONS/PROCEDURES:

1. Schedule a pre-application meeting with Staff to discuss the procedures and requirements for a Special Use Permit request.

Date of Pre-Application Meeting: _____ Staff Facilitator(s): _____

2. Submit a complete application to the Planning Division. All applications must include the following:
 - Cabarrus County Land Records printout of all adjacent property owners. This includes properties located across the right-of-way and all on-site easement holders. The list must include owner name, address, and Parcel Identification Number.
 - A recent survey or legal description of the property.
 - Copies of the proposed site plan (number to be determined at pre-application meeting).
 - Neighborhood meeting documentation (minutes and list of attendees).
 - Any additional documents essential for the application to be considered complete. (Determined at pre-application meeting)
3. Submit cash, check, or money order made payable to Cabarrus County.

Fees: Special Use Permit \$650.00 (includes first acre) +\$15.00 *per acre*
 (Plus the cost of advertising and engineering fees if applicable)
 (if a 3rd submittal is required, an additional review fee will be assessed)

The deadline for submittal is always the same day as the Planning and Zoning Commission Meeting which is the second Tuesday of the month. Applications must be submitted before 2:00 PM that day for consideration on the next available agenda.

Incomplete applications will be returned to the applicant and will not be processed.

PROCESS SUMMARY:

1. Hold a pre-application meeting with Staff to discuss your Special Use Permit request and the Special Use Permit process.
2. Submit a complete application with the appropriate fees to the Cabarrus County Planning Division.

Staff and appropriate agents will review your complete application and site plan and comments will be forwarded to you. You will need to address the comments in writing, revise the site plan accordingly and resubmit a site plan showing that all comments are addressed, and errors corrected.

3. Once advised that the site plan is correct and ready to be presented to the Board of Adjustment, you will need to submit folded copies of the site plan (number determined by staff).
4. When the copies of the plan are received, Staff will begin to prepare a staff report, schedule a public meeting date, and notify adjacent property owners of the public meeting/public hearing date. A sign advertising the public hearing will also be placed on the property being considered for the Special Use Permit.

Meeting Information: Meetings are held the second Tuesday of each month at 6:30 PM in the Cabarrus County Governmental Center located in downtown Concord at 65 Church Street, SE.

Special Use Permit: Special Use Permits are considered by the Board of Adjustment during a quasi-judicial hearing. This means that anyone wishing to speak regarding the application must be sworn in. The vote requirement for the Special Use Permit to pass is a simple majority. Additional conditions may be added as part of the Special Use Permit approval process.

Questions: Any questions related to the Special Use Permit process may be directed to the Planning Division at 704-920-2141, between 8 AM and 5 PM, Monday through Friday.

TO THE BOARD OF ADJUSTMENT:

I HEREBY PETITION THE BOARD OF ADJUSTMENT TO GRANT THE ZONING ADMINISTRATOR THE AUTHORITY TO ISSUE A SPECIAL USE PERMIT FOR THE USE OF THE PROPERTY AS DESCRIBED BELOW.

APPLICANT

CEDRIC THOMAS
NAME

235 WEST 23rd STREET
ADDRESS

Charlotte NC 28206
CITY, STATE, ZIP CODE

704-335-4785
PHONE NUMBER

FAX NUMBER

CEDRIC.Thomas@WSOC-TV.com
E-MAIL ADDRESS

PROPERTY OWNER

JOSEPH P. FOUNTAIN III
NAME

9619 John White Road
ADDRESS

Mintland NC 28107
CITY, STATE, ZIP CODE

704-201-1909
PHONE NUMBER

FAX NUMBER

JOE@FOUNTAIN/LANDSCAPING.COM
E-MAIL ADDRESS

Is Applicant the designated Point of Contact for comments and for billing? Yes _____ No X

If no, provide POC name, email, phone and address:

TED HAND TED.HAND@CMG.COM 704-575-0478
235 WEST 23rd STREET, Charlotte NC 28206

PARCEL INFORMATION:

Existing Use of Property

Storage / Maintenance Yard

Proposed Use of Property

Existing Zoning

~~EB~~ Institutional

Property Location

9599 John White Road Midland NC 28107

Property Acreage

10.08

Parcel Number (PIN)

55464363940000

LAND USE OF ADJACENT PROPERTIES:

NORTH FARM LAND

SOUTH Residential

EAST Residential

WEST FARM LAND

GENERAL REQUIREMENTS:

The Zoning Ordinance imposes the following general requirements on the use requested by the applicant. Under each requirement, the applicant should explain, with reference to the attached plans (when applicable) how the proposed use satisfies these requirements.

1. The Board must find that the uses(s) as proposed "are not detrimental to the public health, safety or general welfare."

2. The Board must find that the use(s) as proposed "are appropriately located with respect to transportation facilities, water supply, fire and police protection, waste disposal, etc."

TOWER CONSTRUCTION DOES NOT AFFECT ANY OF THE LISTED ITEMS

3. The Board must find that the use(s) as proposed "will not violate neighborhood character nor adversely affect surrounding land uses."

ALL ADJACENT LAND OWNERS WERE NOTIFIED BY US REGISTER MAIL ABOUT THE USE AND HEIGHT OF TOWER,

4. The Board must find that the use(s) as proposed "will comply with the general plans for the physical development of the County or Town, as embodied in the Zoning Ordinance or in the area development plans that have been adopted."

SPECIFIC REQUIREMENTS:

The Zoning Ordinance also imposes SPECIFIC REQUIREMENTS on the use(s) requested by the applicant. The applicant should be prepared to demonstrate that, if the land is used in a manner consistent with the plans, specifications, and other information presented to the Board, the proposed use(s) will comply with specific requirements concerning the following:

Nature of use (type, number of units, and/or area):

TOWER to support WEATHER RADAR,
(1) TOWER, (1) EQUIPMENT BUILDING, (1) AC BACKUP GENERATOR

Accessory uses (if any):

SETBACK PROVISIONS:

Principle Use:

Front: _____ Side yard Single: _____ Side yard Total: _____ Rear: _____

Accessory Use:

Front: _____ Side yard Single: _____ Side yard Total: _____ Rear: _____

Height provisions: Principle Use: _____ Accessory Use: _____

Off street parking and loading provisions: (include calculations)

SEE DRAWING C9

Sign provisions: (include sketch drawing with dimensions)

ALL SIGNS WILL BE FCC REQUIRED WARNING SIGNS, NOT LARGER THAN 6'/sq
AND WILL BE ATTACHED TO THE SURROUND FENCE

Provisions for screening landscaping and buffering: (show on site plan)

SEE DRAWING L1

Provisions for vehicular circulation and access to streets: (provide NCDOT permit and/or TIA)

TRAVEL TO RADAR TOWER WILL USE CURRENT DRIVEWAY

Adequate and safe design for grades, paved curbs and gutters, drainage systems, and treatment or turf to handle storm waters, prevent erosion, subdue dust:

TOWER WILL BE CONSTRUCTED ON FLAT LAND, THERE
WILL BE NO RASING OR LOWERING OF THE CURRENT SITE

An adequate amount and safe location of play areas for children and other recreational uses according to the concentration of residential property:

NOT APPLICABLE

Compliance with applicable overlay zones: (see Chapter 4 of Zoning Ordinance)

NOT WITHIN A WATERSHED DISTRICT

Compliance with the Flood Damage Prevention Ordinance: (see Chapter 16)

YES, TOWER IS AT THE HIGHEST POINT OF PROPERTY
BUILDING SITE WOULD NOT CAUSE SITE TO FLOOD

Other requirements may be requested by the applicant or specified by the Board for protection of the public health, safety, welfare, and convenience:

PREDEFINED STANDARDS:

Each individual Special Use listed in the Zoning Ordinance may have specific standards imposed. Refer to Chapter 8, the Special Use section of the Zoning Ordinance for these requirements. Each standard should be addressed in the site plan submitted along with this application.

CERTIFICATION:

I hereby confirm that the information contained herein and herewith is true and correct and that this application shall not be scheduled for official consideration until all the required contents have been submitted to the Planning and Development Department.

Signature of Applicant

[Signature]

Date:

7/19/2023

Signature of Owner

[Signature]

Date:

7/19/2023



WSOC-TV

235 WEST 23RD STREET
CHARLOTTE, NC 28206

WSOC TV, LLC. RADAR TOWER (5850 MHZ)

Exhibit C



WSOC-TV
235 WEST 23RD STREET
CHARLOTTE, NORTH CAROLINA 28206

PROJECT INFORMATION:

SITE NAME:
WSOC TV, LLC. RADAR TOWER
(5850 MHZ)

9599 JOHN WHITE ROAD
MIDLAND, NC 27312
CABARRUS COUNTY

PLANS PREPARED BY:

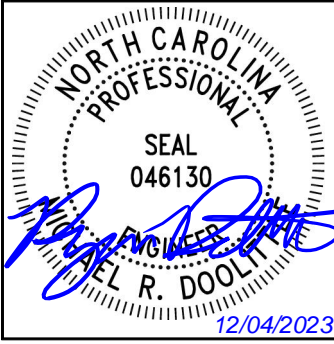
Kimley»Horn

421 FAYETTEVILLE STREET, SUITE 600
RALEIGH, NC 27601
PHONE: 919-677-2000
WWW.KIMLEY-HORN.COM
NC License F-0102

REV: DATE: ISSUED FOR: BY:

7			
6	12/04/23	CONSTRUCTION	MRD
5	11/08/23	CONSTRUCTION	MRD
4	10/09/23	CONSTRUCTION	MRD
3	09/21/23	CONSTRUCTION	MRD
2	08/14/23	CONSTRUCTION	MRD
1	07/12/23	CONSTRUCTION	MRD
0	06/15/23	CONSTRUCTION	MRD
A	06/09/23	CONSTRUCTION	MRD

LICENSER:



KHA PROJECT NUMBER:

016454000

DRAWN BY: CHECKED BY:

FAQ

KRM

SHEET TITLE:

COVER SHEET

SHEET NUMBER:

T1

CABARRUS COUNTY SHERIFF'S OFFICE

30 CORBAN AVE SE
CONCORD, NC 28025
PHONE: (704) 920-3000
ATTN.: CUSTOMER SERVICE

FLOWES STORE VFD

8623 FLOWES STORE ROAD
CONCORD, 28025
PHONE: (704) 782-3370
ATTN.: CUSTOMER SERVICE



VICINITY MAP



DRIVING DIRECTIONS

SITE ADDRESS (E-911 VERIFIED)

9599 JOHN WHITE ROAD
MIDLAND, NC 27312
CABARRUS COUNTY
LATITUDE: 35° 17' 17.409" N
LONGITUDE: 80° 31' 34.342" W
TAX/PIN #: 5546-43-6394-0000
ZONING: COUNTRYSIDE RESIDENTIAL (CR)

JURISDICTION:
CABARRUS COUNTY

STATE:
NORTH CAROLINA

TOWER TYPE:
SELF SUPPORT TOWER

TOWER HEIGHT:
140'

NUMBER OF TENANTS:
1 PROPOSED (NO CO-LOCATIONS PERMITTED)

USE:
PROPOSED WEATHER RADAR TOWER AND
COMPOUND WITH UNMANNED EQUIPMENT

FLOOD INFO
SITE IS LOCATED WITHIN FEMA FLOOD MAP
AREA 3710554600K DATED 11/16/2018 WITHIN
FLOOD ZONE X.

PROJECT SUMMARY

DEVELOPER
WSOC TV, LLC
235 W. 23RD STREET
CHARLOTTE, NC 28606
PHONE: (704) 335-4732 EXT. 4871
ATTN: TED HAND

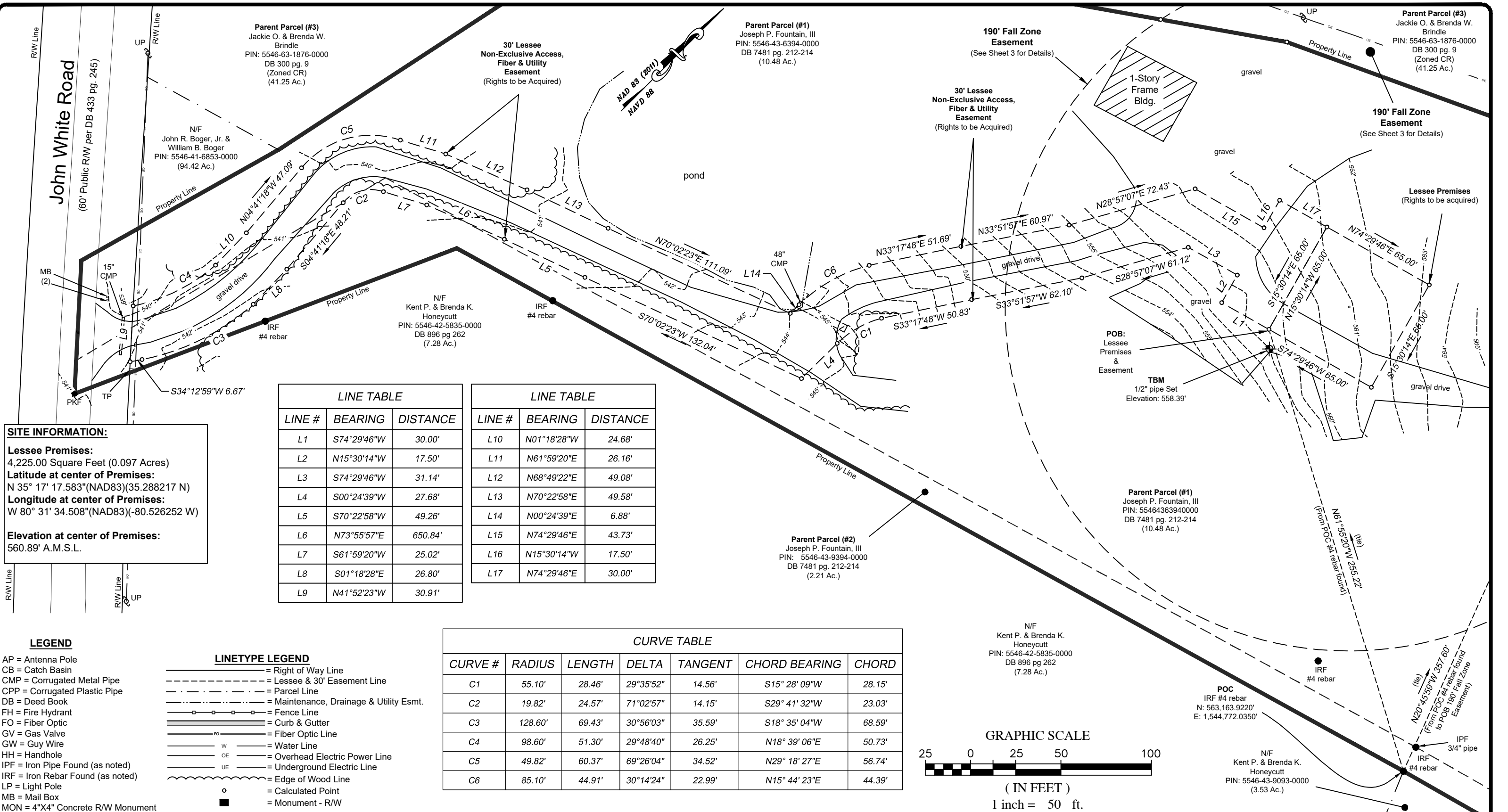
CONSULTANT
KIMLEY-HORN AND ASSOCIATES, INC.
421 FAYETTEVILLE ST., SUITE 600
RALEIGH, NC 27606
PHONE: (770) 545-6105
ATTN.: RYAN DOOLITTLE

CONTACTS

CARABBUS COUNTY PLANNING AND ZONING
65 CHURCH ST S
CONCORD, NC 28025
PHONE: (704) 920-2137
ATTN.: CUSTOMER SERVICE

PERMIT INFORMATION

SHEET NO.	SHEET TITLE
T1	COVER SHEET
-	SURVEY SHEETS BY OTHERS
N1	GENERAL NOTES
C0	OVERALL PARCEL PLAN
C1	SITE PLAN
C2	FOUNDATION & SHELTER TIE DOWN DETAILS
C3	GENERATOR PAD DETAILS & NOTES
C4	GRADING AND EROSION CONTROL PLAN
C4.1	GRADING AND EROSION CONTROL PLAN
C5	SEDIMENT AND EROSION CONTROL DETAILS
C6	DISH AND TOWER ELEVATION DETAILSS
C7	WAVEGUIDE BRIDGE DETAILS
C8	FENCE, GATE, AND COMPOUND DETAILS
C9	ACEESS ROAD DETAILS
L1	LANDSCAPING PLAN
E1	ELECTRICAL NOTES
E2	UTILITY SERVICE ROUTING PLAN
E3	ELECTRICAL DETAILS
E4	GROUNDING NOTES
E5	GROUNDING PLAN
E6	GROUNDING DETAILS
E7	GROUNDING DETAILS
SHEET INDEX	



SITE INFORMATION:

Lessee Premises:
4,225.00 Square Feet (0.097 Acres)
Latitude at center of Premises:
N 35° 17' 17.583"(NAD83)(35.288217 N)
Longitude at center of Premises:
W 80° 31' 34.508"(NAD83)(-80.526252 W)

Elevation at center of Premises:
560.89' A.M.S.L.

- LEGEND**
- AP = Antenna Pole
CB = Catch Basin
CMP = Corrugated Metal Pipe
CPP = Corrugated Plastic Pipe
DB = Deed Book
FH = Fire Hydrant
FO = Fiber Optic
GV = Gas Valve
GW = Guy Wire
HH = Handhole
IPF = Iron Pipe Found (as noted)
IRF = Iron Rebar Found (as noted)
LP = Light Pole
MB = Mail Box
MON = 4"x4" Concrete R/W Monument
PB = Plat Book
PG = Page
POB = Point of Beginning
POC = Point of Commencement
RCP = Reinforced Concrete Pipe
R/W = Right-of-Way
TBM = Temporary Benchmark
TP = Telephone Pedestal
UP = Utility Pole
WM = Water Meter
WV = Water Valve

LINETYPE LEGEND

---	= Right of Way Line
- - - -	= Lessee & 30' Easement Line
- . - .	= Parcel Line
- . . .	= Maintenance, Drainage & Utility Esmt.
- - - -	= Fence Line
- - - -	= Curb & Gutter
- - - -	= Fiber Optic Line
- - - -	= Water Line
- - - -	= Overhead Electric Power Line
- - - -	= Underground Electric Line
- - - -	= Edge of Wood Line
- - - -	= Calculated Point
- - - -	= Monument - R/W

LINE TABLE

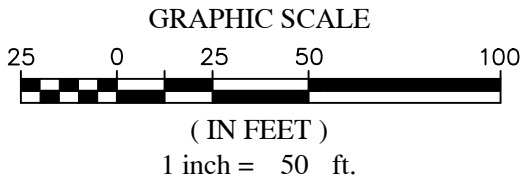
LINE #	BEARING	DISTANCE
L1	S74°29'46"W	30.00'
L2	N15°30'14"W	17.50'
L3	S74°29'46"W	31.14'
L4	S00°24'39"W	27.68'
L5	S70°22'58"W	49.26'
L6	N73°55'57"E	650.84'
L7	S61°59'20"W	25.02'
L8	S01°18'28"E	26.80'
L9	N41°52'23"W	30.91'

LINE TABLE

LINE #	BEARING	DISTANCE
L10	N01°18'28"W	24.68'
L11	N61°59'20"E	26.16'
L12	N68°49'22"E	49.08'
L13	N70°22'58"E	49.58'
L14	N00°24'39"E	6.88'
L15	N74°29'46"E	43.73'
L16	N15°30'14"W	17.50'
L17	N74°29'46"E	30.00'

CURVE TABLE

CURVE #	RADIUS	LENGTH	DELTA	TANGENT	CHORD BEARING	CHORD
C1	55.10'	28.46'	29°35'52"	14.56'	S15° 28' 09"W	28.15'
C2	19.82'	24.57'	71°02'57"	14.15'	S29° 41' 32"W	23.03'
C3	128.60'	69.43'	30°56'03"	35.59'	S18° 35' 04"W	68.59'
C4	98.60'	51.30'	29°48'40"	26.25'	N18° 39' 06"E	50.73'
C5	49.82'	60.37'	69°26'04"	34.52'	N29° 18' 27"E	56.74'
C6	85.10'	44.91'	30°14'24"	22.99'	N15° 44' 23"E	44.39'



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DRAWING ALTERATION

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PREPARED FOR

CMG
COX MEDIA GROUP
WSOC-TV, LLC,
235 W 3rd Street, Charlotte, NC 28206

Kimley»Horn

REVISIONS

No.	DATE	DESCRIPTION	BY	CHK	APP
1.	9-19-23	Shifted Tower location & revised plan set	NHO	NHO	NHO
2.	10-02-23	Shifted Tower location & revised plan set	NHO	NHO	NHO
3.	10-10-23	Shifted Tower location & revised plan set	NHO	NHO	NHO
4.	11-06-23	Added County Comments & revised plan	NHO	NHO	NHO
5.	11-27-23	Added 190' Fall Zone Easement & revised	NHO	NHO	NHO

SPECIFIC PURPOSE SURVEY:

WSOC

9619 JOHN WHITE ROAD
MIDLAND, NC 28107
CABARRUS COUNTY

DATE OF SURVEY: MAY 9th, 2023

030

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DESIGN AND ENGINEERING SERVICES

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www.summitde.net

SPECIFIC PURPOSE SURVEY

TOWER LESSEE PREMISES SITE SHEET 2 OF 4

(Not Valid without all Sheets)

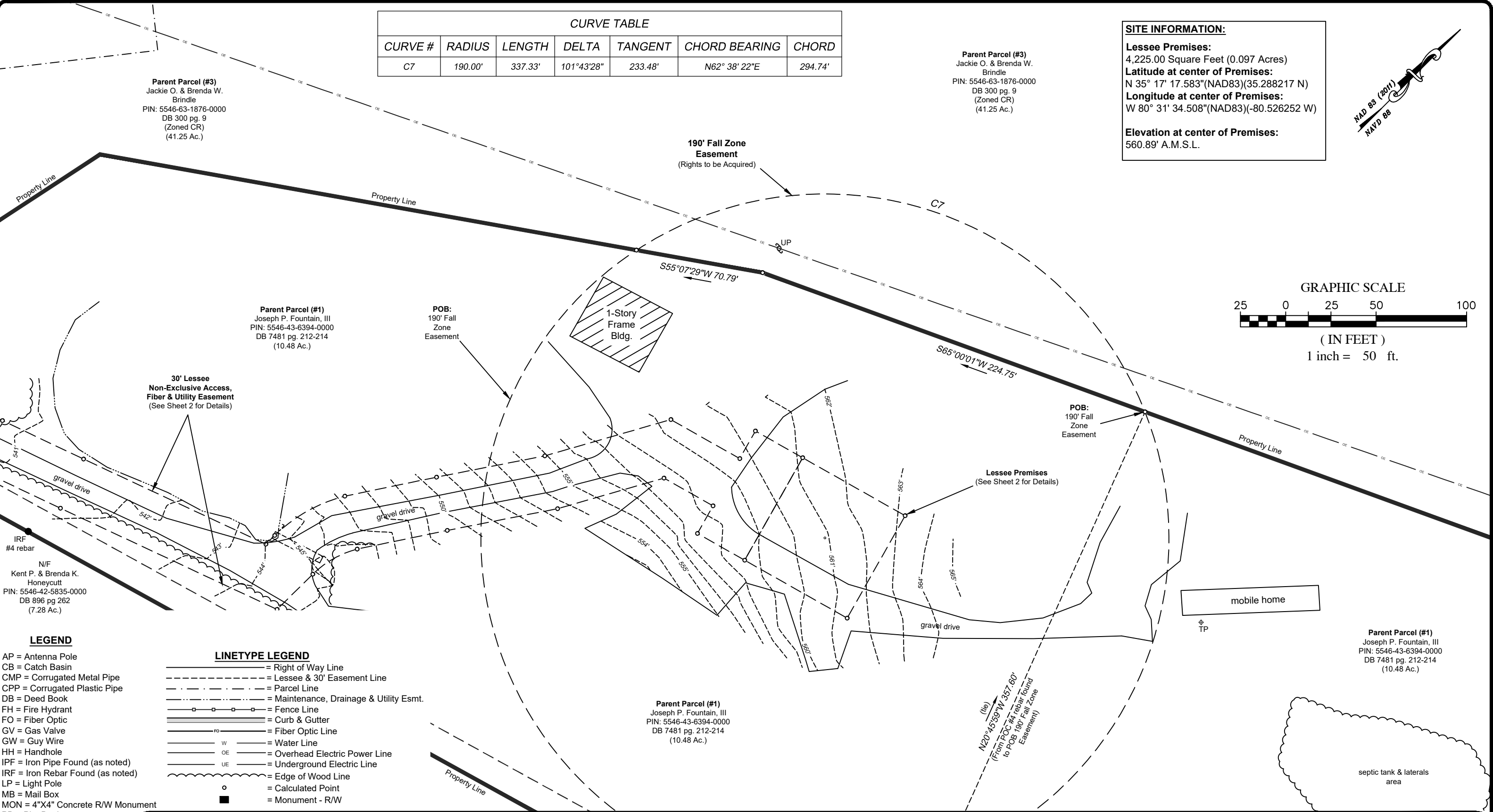
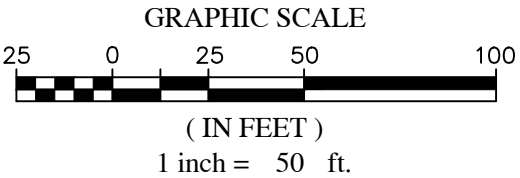
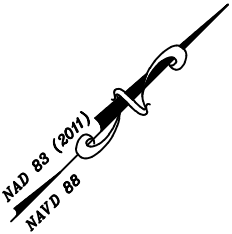
CURVE TABLE						
CURVE #	RADIUS	LENGTH	DELTA	TANGENT	CHORD BEARING	CHORD
C7	190.00'	337.33'	101°43'28"	233.48'	N62°38'22"E	294.74'

Parent Parcel (#3)
Jackie O. & Brenda W.
Brindle
PIN: 5546-63-1876-0000
DB 300 pg. 9
(Zoned CR)
(41.25 Ac.)

Parent Parcel (#3)
Jackie O. & Brenda W.
Brindle
PIN: 5546-63-1876-0000
DB 300 pg. 9
(Zoned CR)
(41.25 Ac.)

SITE INFORMATION:

Lessee Premises:
4,225.00 Square Feet (0.097 Acres)
Latitude at center of Premises:
N 35° 17' 17.583"(NAD83)(35.288217 N)
Longitude at center of Premises:
W 80° 31' 34.508"(NAD83)(-80.526252 W)
Elevation at center of Premises:
560.89' A.M.S.L.



- LEGEND**
- AP = Antenna Pole
CB = Catch Basin
CMP = Corrugated Metal Pipe
CPP = Corrugated Plastic Pipe
DB = Deed Book
FH = Fire Hydrant
FO = Fiber Optic
GV = Gas Valve
GW = Guy Wire
HH = Handhole
IPF = Iron Pipe Found (as noted)
IRF = Iron Rebar Found (as noted)
LP = Light Pole
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- LINETYPE LEGEND**
- Right of Way Line
 - - - Lessee & 30' Easement Line
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 - - - Maintenance, Drainage & Utility Esmt.
 - - - Fence Line
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SPECIFIC PURPOSE SURVEY:

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9619 JOHN WHITE ROAD
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CABARRUS COUNTY
DATE OF SURVEY: MAY 9th, 2023

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SPECIFIC PURPOSE
SURVEY

TOWER LESSEE
PREMISES SITE
SHEET 3 OF 4

(Not Valid without all Sheets)

K:\RAL_Wireless\Cox Media Group\WSOC-TV Tower\02 - KHRAL-19278 (CDs)\C01\ECor-C01 (2023.12.04).dwg --- 12/04/23 10:39 AM by: Ryan.Doolittle

1.00 GENERAL NOTES

- 1.01 ALL MATERIALS AND WORKMANSHIP SHALL CONFORM TO THE DRAWINGS AND SPECIFICATIONS. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITION OF THE STATE, LOCAL AND NATIONAL CODES, ORDINANCES AND OR REGULATIONS APPLICABLE TO THIS PROJECT.
- 1.02 THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING THE WORK OF ALL TRADES AND SHALL CHECK ALL DIMENSIONS. ALL DISCREPANCIES SHALL BE CALLED TO THE ATTENTION OF THE PROJECT MANAGER AND/OR ENGINEER AND BE RESOLVED BEFORE PROCEEDING WITH WORK. WHERE THERE IS A CONFLICT BETWEEN DRAWING AND WSOC-TV, LLC. SPECIFICATIONS, THE WSOC-TV, LLC. PROJECT ENGINEER SHOULD BE CONTACTED FOR CLARIFICATION.
- 1.03 ALL INFORMATION SHOWN ON THE DRAWINGS RELATIVE TO EXISTING CONDITIONS IS GIVEN AS THE BEST PRESENT KNOWLEDGE, BUT WITHOUT GUARANTEE OF ACCURACY. WHERE ACTUAL CONDITIONS CONFLICT WITH THE DRAWINGS, THEY SHALL BE REPORTED TO THE PROJECT MANAGER AND/OR ENGINEER SO THAT PROPER REVISIONS MAY BE MADE. MODIFICATION OF DETAILS OF CONSTRUCTION SHALL NOT BE MADE WITHOUT WRITTEN APPROVAL OF THE PROJECT MANAGER AND/OR ENGINEER.
- 1.04 CONTRACTOR SHALL REVIEW AND BE FAMILIAR WITH SITE CONDITIONS AS SHOWN ON THE ATTACHED SITE PLAN AND/OR SURVEY DRAWINGS.
- 1.05 WAVEGUIDE BRIDGE AND EQUIPMENT SHELTER ARE SHOWN FOR REFERENCE ONLY. REFER TO SEPARATE DRAWINGS FOR SPECIFIC INFORMATION.
- 1.06 ALL FINISHED GRADES SHALL SLOPE MINIMUM 1/4 IN./FT. AWAY FROM EQUIPMENT IN ALL DIRECTIONS. CONTRACTOR SHALL SLOPE SWALES AS REQUIRED ALONG EXISTING TERRAIN TO DRAIN AWAY FROM COMPOUND AND ACCESS DRIVE.
- 1.07 THE PROPOSED TOWER AND TOWER FOUNDATIONS WERE DESIGNED BY OTHERS. TOWER INFORMATION PROVIDED ON THESE PLANS ARE PROVIDED FOR REFERENCE PURPOSES ONLY. NOTIFY ENGINEER OR PROJECT MANAGER OF ANY CONFLICTS OR DISCREPANCIES. CONTRACTOR TO OBTAIN COPY OF STRUCTURAL ANALYSIS, IF AVAILABLE, FROM WSOC-TV, LLC. PROJECT MANAGER TO CONFIRM COAX ROUTING AND ANTENNA MOUNT INFORMATION.
- 1.08 THE CONTRACTOR SHALL PROVIDE ADEQUATE EXCAVATION SLOPING, SHORING, BRACING, AND GUYS IN ACCORDANCE WITH ALL NATIONAL, STATE, AND LOCAL SAFETY ORDINANCES.
- 1.09 UPON COMPLETION OF CONSTRUCTION, CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY DAMAGE CAUSED BY CONSTRUCTION ACTIVITIES TO THE EXISTING ACCESS ROAD AND COMPOUND GRAVEL AREAS. ANY NEW FILL MATERIALS SHALL BE COMPACTED.
- 1.10 THE CONTRACTOR IS HEREBY NOTIFIED THAT PRIOR TO COMMENCING CONSTRUCTION, HE IS RESPONSIBLE FOR CONTACTING THE UTILITY COMPANIES INVOLVED AND SHALL REQUEST A VERIFICATION AT THE CONSTRUCTION SITE OF THE LOCATIONS OF THEIR UNDERGROUND UTILITIES AND WHERE THEY MAY POSSIBLY CONFLICT WITH THE PLACEMENT OF IMPROVEMENTS AS SHOWN ON THESE PLANS. THE CONTRACTOR OR ANY SUBCONTRACTOR FOR THIS CONTRACT WILL BE REQUIRED TO NOTIFY "NORTH CAROLINA 811" 48 HOURS IN ADVANCE OF PERFORMING ANY WORK BY CALLING THE TOLL FREE NUMBER (800) 632-4949 (OR 811). ANY UTILITIES DAMAGED BY CONSTRUCTION ACTIVITIES SHALL BE REPAIRED BY THE CONTRACTOR, AT NO EXPENSE TO THE OWNER.
- 1.11 CONTRACTOR SHALL TAKE EXTREME CAUTION WHEN CONSTRUCTING WAVEGUIDE FOOTINGS SO AS TO NOT DAMAGE THE TOWER GROUNDING RING. IF THE RING BECOMES DAMAGED DURING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR AND/OR REPLACEMENT OF THE TOWER GROUNDING RING AS DEEMED APPROPRIATE BY WSOC-TV, LLC..
- 1.12 CONTRACTOR TO PROVIDE DUMPSTER AND PORTABLE TOILET FACILITY DURING CONSTRUCTION.
- 1.13 RADAR EQUIPMENT WILL OPERATE AT A FREQUENCY OF 5850 MHz.
- 1.14 NO COLOCATIONS OF ADDITIONAL EQUIPMENT ARE PERMITTED ON THE STRUCTURE.

2.00 EQUIPMENT FOUNDATION NOTES

- 2.01 FOUNDATIONS ARE DESIGNED FOR A PRESUMPTIVE ALLOWABLE SOIL BEARING CAPACITY OF 2,000 PSF. CONTRACTOR SHALL VERIFY SOIL CONDITIONS AND BEARING CAPACITY PRIOR TO CONSTRUCTION.
- 2.02 EXCAVATE A MINIMUM 18" BELOW PROPOSED EQUIPMENT FOUNDATIONS OF EXPANSIVE, ORGANIC, UNCONSOLIDATED OR OTHERWISE UNACCEPTABLE MATERIAL AND REPLACE WITH WELL-COMPACTED MATERIAL ACCEPTABLE TO WSOC-TV, LLC..
- 2.03 CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING, PROTECTING, AND RELOCATING AS REQUIRED ALL SERVICE AND UTILITY LINES IN VICINITY OF THE WORK SITE. ALL EXCAVATIONS NEAR THESE LINES TO BE CARRIED OUT WITH EXTREME CAUTION. COORDINATE ALL RELOCATIONS WITH THE PROPERTY OWNER.
- 2.04 CONTRACTOR TO CUT/FILL COMPOUND SUBSOIL TO PROVIDE AN AREA AS LEVEL AS POSSIBLE FOR THE EQUIPMENT FOUNDATIONS. ALL FILL AREAS ARE TO BE FILLED WITH SUITABLE MATERIALS. FILL MATERIALS ARE TO BE PLACED, COMPACTED, AND TESTED IN MAXIMUM LAYERS OF 8". COMPACTION OF ALL FILL MATERIAL SHALL ACHIEVE 95 PERCENT OF MAXIMUM DRY DENSITY AT OPTIMUM MOISTURE CONTENT IN ACCORDANCE WITH ASTM D 698. ALL TESTS MUST MEET THE MINIMUM SPECIFIED SOIL BEARING CAPACITY. COMPACTION TESTING IS BY THE GEOTECHNICAL TESTING COMPANY DESIGNATED FOR THE PROJECT. SCHEDULING AND COORDINATION IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR. REPORTS OF ALL TESTING ARE TO BE PROMPTLY DELIVERED OR FAXED TO THE WSOC-TV, LLC. PROJECT MANAGER.
- 2.05 CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 4,000 PSI AT 28 DAYS AND SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST REVISION TO ACI-318 BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE.
- 2.06 CONCRETE SHALL HAVE A SLUMP BETWEEN 3" AND 6".
- 2.07 FIBERS FOR CONCRETE SHALL BE FIBERMESH 650, 100 PERCENT VIRGIN POLYPROPYLENE FIBRILLATED FIBERS, e3 PATENTED TECHNOLOGY PATENTED TECHNOLOGY, CONTAINING NO REPROCESSED OLEFIN MATERIALS. THE FIBERS SHALL CONFORM TO ASTM C1116 TYPE III AND MANUFACTURED SPECIFICALLY FOR THE SECONDARY REINFORCEMENT OF CONCRETE.
- 2.08 THE FIBERS SHALL BE MANUFACTURED IN AN ISO 9001:2008 CERTIFIED MANUFACTURING FACILITY. UNLESS OTHERWISE STATED, FIBERMESH 650 MACRO-SYNTHETIC FIBERS SHALL BE ADDED TO THE CONCRETE AT THE BATCHING PLANT AT THE RECOMMENDED APPLICATION RATE OF 3 LBS/YD³ AND MIXED FOR A SUFFICIENT TIME (MINIMUM 5 MINUTES AT FULL MIXING SPEED) TO ENSURE UNIFORM DISTRIBUTION OF THE FIBERS THROUGHOUT THE CONCRETE. FIBROUS CONCRETE REINFORCEMENT SHALL BE MANUFACTURED BY FIBERMESH, 4019 INDUSTRY DRIVE, CHATTANOOGA, TN 37416 USA, TEL: 800 621-1273, WEBSITE: WWW.FIBERMESH.COM
- 2.09 AT THE REQUEST OF THE WSOC-TV, LLC. PROJECT MANAGER, TEST CYLINDERS SHALL BE MOLDED AND LABORATORY CURED IN ACCORDANCE WITH ASTM C31. THREE CYLINDERS SHALL BE TAKEN FOR EACH DAY'S CONCRETE PLACEMENT. CYLINDERS SHALL BE TESTED IN ACCORDANCE WITH THE LATEST REVISION TO ASTM C39.
- 2.10 CHAMFER ALL EXPOSED EXTERNAL CORNERS OF CONCRETE WITH ¾" x 45' CHAMFER, UNLESS OTHERWISE NOTED.
- 2.11 CONCRETE FORMWORK IS TO BE STRIPPED WITHIN 48 HOURS. VIBRATION OF THE CONCRETE MUST ASSURE THAT HONEYCOMBING WILL BE AT A MINIMUM. MECHANICAL VIBRATION OF ALL CONCRETE IS REQUIRED UNLESS OTHERWISE DIRECTED BY WSOC-TV, LLC.' PROJECT MANAGER. ABOVE GRADE CONCRETE IS TO BE RUBBED AND PATCHED TO ASSURE SMOOTH FINISH AT TIME OF FORMS REMOVAL. CONTRACTOR SHALL PROVIDE A BROOM FINISH ON THE TOP SURFACE OF THE EQUIPMENT FOUNDATION UNLESS OTHERWISE DIRECTED BY WSOC-TV, LLC.' PROJECT MANAGER.
- 2.12 TOPS OF CONCRETE FOUNDATION MUST BE WITHIN 0.02' OF ELEVATION REQUIRED.
- 2.13 TOP OF FOUNDATION FINISH TO BE LEVEL ±1/8" IN 10'.
- 2.14 TOP OF FOUNDATION TO HAVE MEDIUM BROOM FINISH.
- 2.15 CONTRACTOR SHALL REFER TO DRAWINGS OF OTHER TRADES AND VENDOR DRAWINGS FOR EMBEDDED ITEMS AND RECESSES NOT SHOWN ON THE STRUCTURAL DRAWINGS. CONTRACTOR SHALL VERIFY PLACEMENT OF EQUIPMENT AND LOCATION OF CONDUIT FOR MANUFACTURER'S AND VENDORS SPECIFICATIONS. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PROVIDE ALL OPENINGS AND SLEEVES FOR PROPER DISTRIBUTION OF ALL UTILITIES.



WSOC-TV
235 WEST 23RD STREET
CHARLOTTE, NORTH CAROLINA 28206

PROJECT INFORMATION:

SITE NAME:
WSOC TV, LLC. RADAR TOWER
(5850 MHZ)

9599 JOHN WHITE ROAD
MIDLAND, NC 27312
CABARRUS COUNTY

PLANS PREPARED BY:

Kimley»Horn

421 FAYETTEVILLE STREET, SUITE 600
RALEIGH, NC 27601
PHONE: 919-677-2000
WWW.KIMLEY-HORN.COM
NC License F-0102

REV: DATE: ISSUED FOR: BY:

7			
6	12/04/23	CONSTRUCTION	MRD
5	11/08/23	CONSTRUCTION	MRD
4	10/09/23	CONSTRUCTION	MRD
3	09/21/23	CONSTRUCTION	MRD
2	08/14/23	CONSTRUCTION	MRD
1	07/12/23	CONSTRUCTION	MRD
0	06/15/23	CONSTRUCTION	MRD
A	06/09/23	CONSTRUCTION	MRD

LICENSER:



KHA PROJECT NUMBER:

016454000

DRAWN BY: CHECKED BY:

FAQ

KRM

SHEET TITLE:

GENERAL NOTES

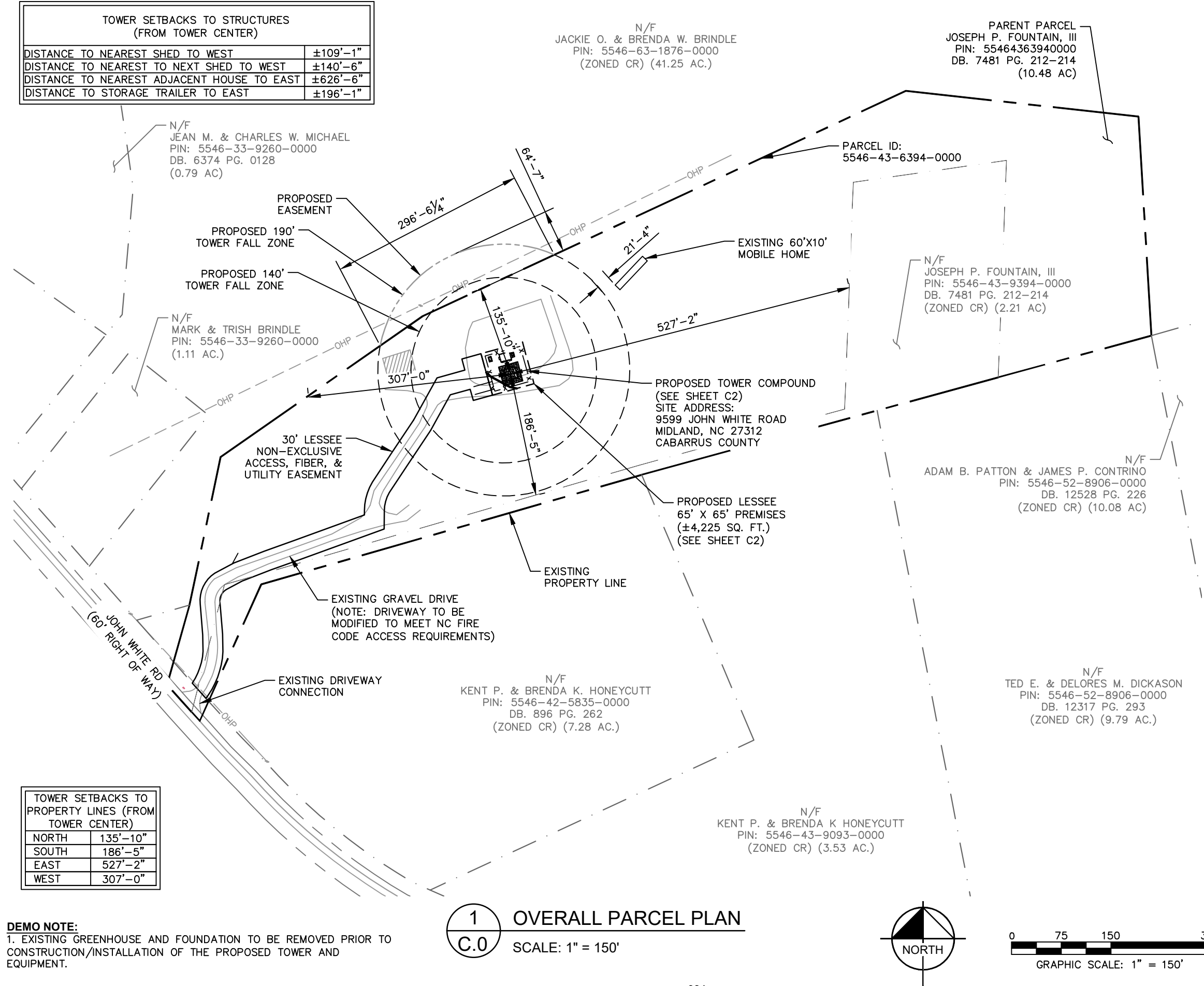
SHEET NUMBER:

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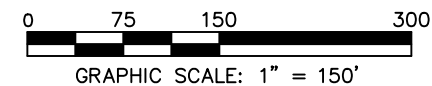
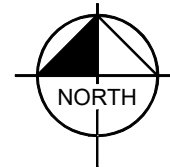
TOWER SETBACKS TO STRUCTURES (FROM TOWER CENTER)	
DISTANCE TO NEAREST SHED TO WEST	±109'-1"
DISTANCE TO NEAREST TO NEXT SHED TO WEST	±140'-6"
DISTANCE TO NEAREST ADJACENT HOUSE TO EAST	±626'-6"
DISTANCE TO STORAGE TRAILER TO EAST	±196'-1"

TOWER SETBACKS TO PROPERTY LINES (FROM TOWER CENTER)	
NORTH	135'-10"
SOUTH	186'-5"
EAST	527'-2"
WEST	307'-0"



DEMO NOTE:
1. EXISTING GREENHOUSE AND FOUNDATION TO BE REMOVED PRIOR TO CONSTRUCTION/INSTALLATION OF THE PROPOSED TOWER AND EQUIPMENT.

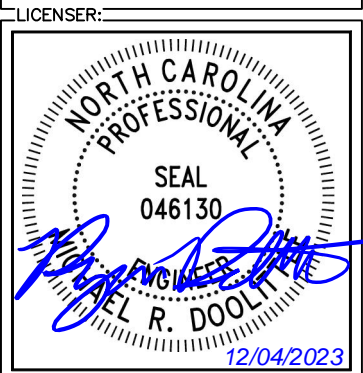
1
C.0 **OVERALL PARCEL PLAN**
SCALE: 1" = 150'



PROJECT INFORMATION:
SITE NAME:
WSOC TV, LLC. RADAR TOWER
(5850 MHZ)
9599 JOHN WHITE ROAD
MIDLAND, NC 27312
CABARRUS COUNTY

PLANS PREPARED BY:
Kimley»Horn
421 FAYETTEVILLE STREET, SUITE 600
RALEIGH, NC 27601
PHONE: 919-677-2000
WWW.KIMLEY-HORN.COM
NC License F-0102

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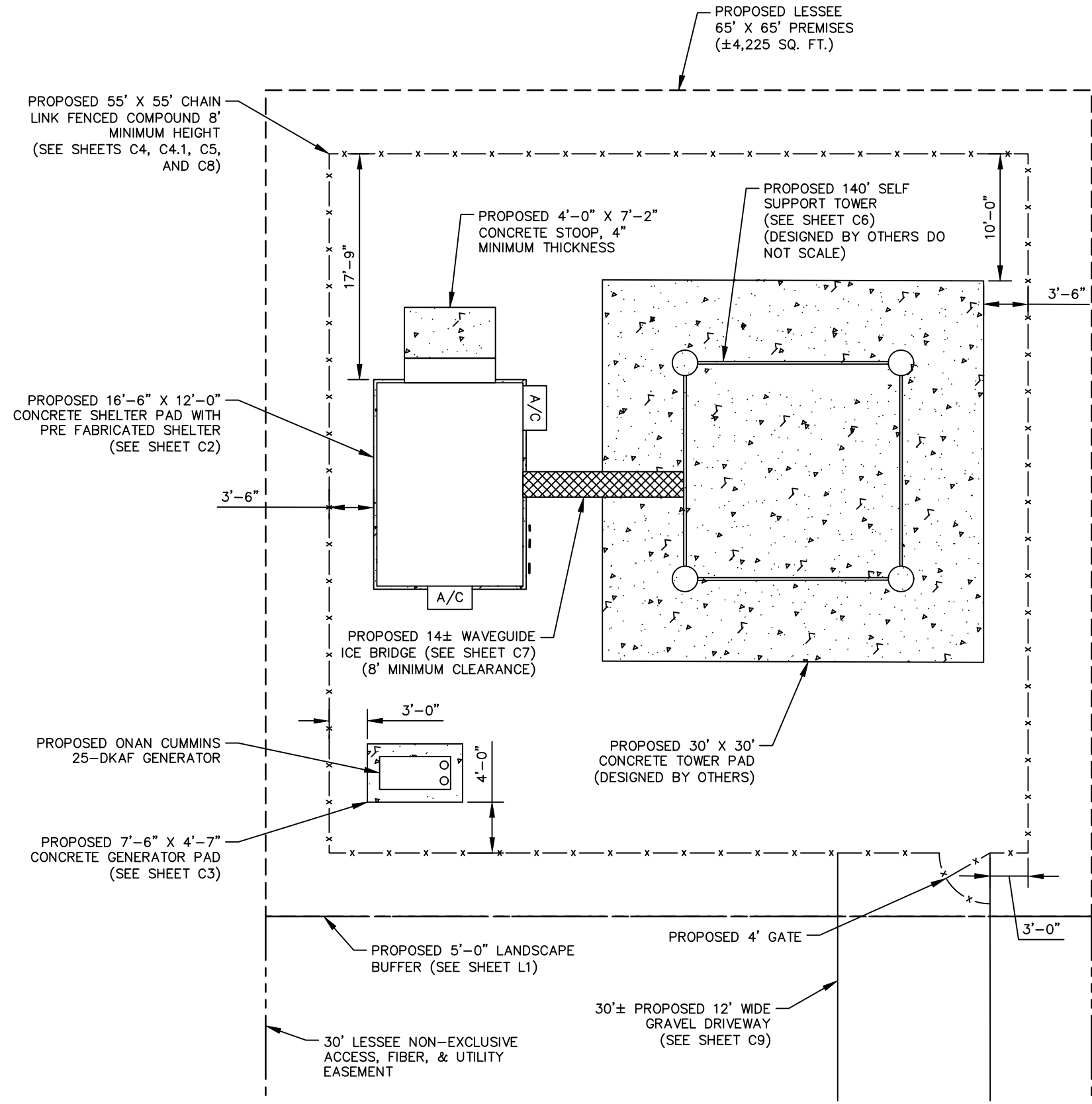


KHA PROJECT NUMBER:
016454000
DRAWN BY: _____ CHECKED BY: _____
FAQ KRM

SHEET TITLE:
OVERALL PARCEL PLAN

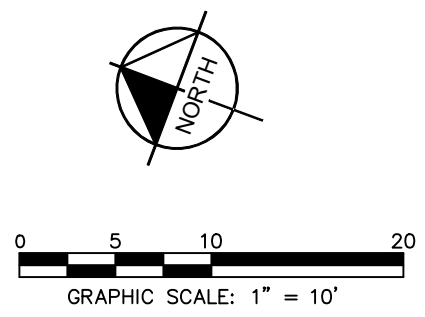
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C0


K:\RAL_Wireless\Cox Media Group\WSOC-TV Tower\02 - KHRAL-19278 (CDs)\C01\ECor-C01 (2023.12.04).dwg 12/04/23 10:39 AM by: ryan.doolittle



1 SITE PLAN
C1 SCALE: 1" = 10'

- SITE NOTES:**
1. WSOC-TV, LLC. STAFF SHALL COORDINATE WITH THE TOWER OWNER TO OBTAIN THE PROPER EASEMENT AGREEMENTS TO CONSTRUCT AND MAINTAIN EQUIPMENT IN AND AROUND THE TOWER COMPOUND.
 2. PROPOSED COMPOUND LAYOUT BASED ON SURVEY DATD 10/10/2023.
 3. CONTRACTOR TO CONFIRM WITH WSOC-TV, LLC. CONSTRUCTION MANAGER THAT THE EQUIPMENT SHOWN HAS BEEN ORDERED/SCHEDULED FOR DELIVERY TO THIS SITE.
 4. THE BASIS OF EQUIPMENT DESIGN INCLUDES ONE (1) EQUIPMENT SHELTER AND ONE (1) GENERATOR.
 5. GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING AND MODIFYING SCOPE OF WORK TO ACCOMMODATE ANY CHANGES IN THE EXACT EQUIPMENT PROCURED BY WSOC-TV, LLC. COORDINATE ANY CHANGES WITH WSOC-TV, LLC. CONSTRUCTION MANAGER.
 6. ROUTE COAX/FIBER UP TOWER PER STRUCTURAL ANALYSIS BY TOWER OWNER.
 7. TOWER DIMENSIONS SHOWN ON THIS PLAN ARE FOR TOWER CENTER LOCATION. CONTRACTOR TO OBTAIN COPY OF TOWER ERECTION DRAWINGS FROM WSOC-TV, LLC. CONSTRUCTION MANAGER PRIOR TO DRILLING TOWER FOUNDATIONS. CASSIONS AND TOWER SHOWN ON THIS PLAN ARE ILLUSTRATIVE, SEE DESIGN DRAWING BY OTHERS. DO NOT SCALE.
 8. CONTRACTOR TO HANG ANY NECESSARY SIGNAGE PER WSOC-TV, LLC. REQUIREMENTS





WSOC-TV
235 WEST 23RD STREET
CHARLOTTE, NORTH CAROLINA 28206


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(5850 MHZ)

9599 JOHN WHITE ROAD
MIDLAND, NC 27312
CABARRUS COUNTY

PLANS PREPARED BY:




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RALEIGH, NC 27601
PHONE: 919-677-2000
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NC License F-0102

REV: DATE: ISSUED FOR: BY:

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A	06/09/23	CONSTRUCTION	MRD

LICENSER:



12/04/2023

KHA PROJECT NUMBER:

016454000

DRAWN BY: CHECKED BY:

FAQ KRM

SHEET TITLE:

SITE PLAN

SHEET NUMBER:

C1

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WSOC-TV
235 WEST 23RD STREET
CHARLOTTE, NORTH CAROLINA 28206

PROJECT INFORMATION:

SITE NAME:
WSOC TV, LLC. RADAR TOWER
(5850 MHZ)

9599 JOHN WHITE ROAD
MIDLAND, NC 27312
CABARRUS COUNTY

PLANS PREPARED BY: _____

Kimley»Horn

421 FAYETTEVILLE STREET, SUITE 600
RALEIGH, NC 27601
PHONE: 919-677-2000
WWW.KIMLEY-HORN.COM
NC License F-0102

REV: DATE: ISSUED FOR: BY:

7			
6	12/04/23	CONSTRUCTION	MRD
5	11/08/23	CONSTRUCTION	MRD
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0	06/15/23	CONSTRUCTION	MRD
A	06/09/23	CONSTRUCTION	MRD

==LICENSER:==

**FOR
ILLUSTRATIVE
PURPOSES
ONLY**

KHA PROJECT NUMBER:

016454000

DRAWN BY: _____ CHECKED BY: _____

FAQ	KRM
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SHEET TITLE: _____

FOUNDATION & SHELTER TIE DOWN DETAILS

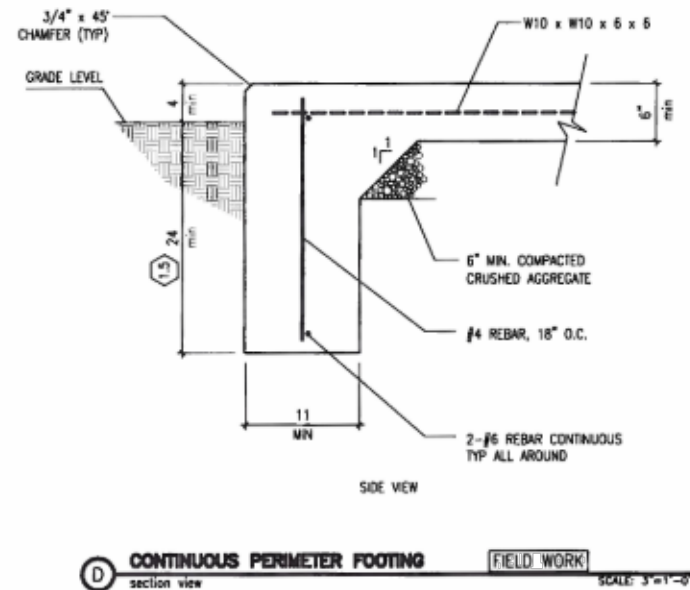
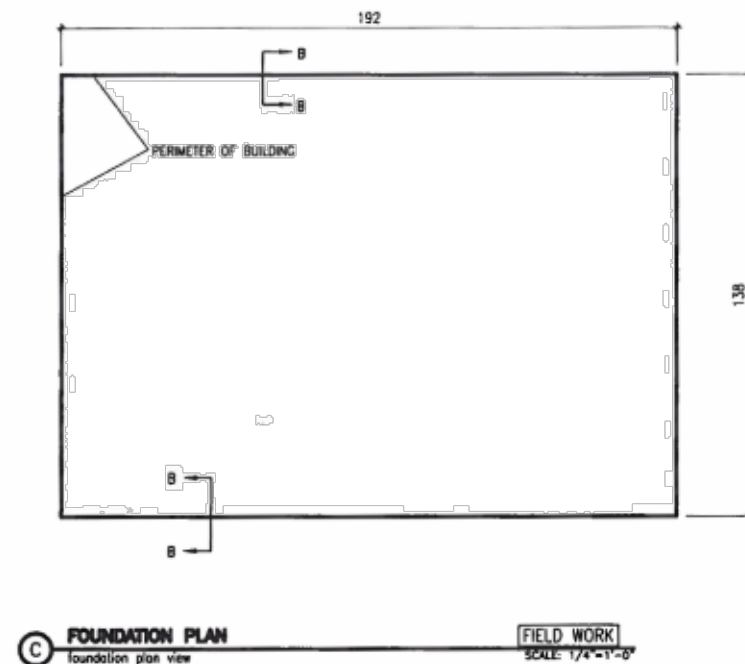
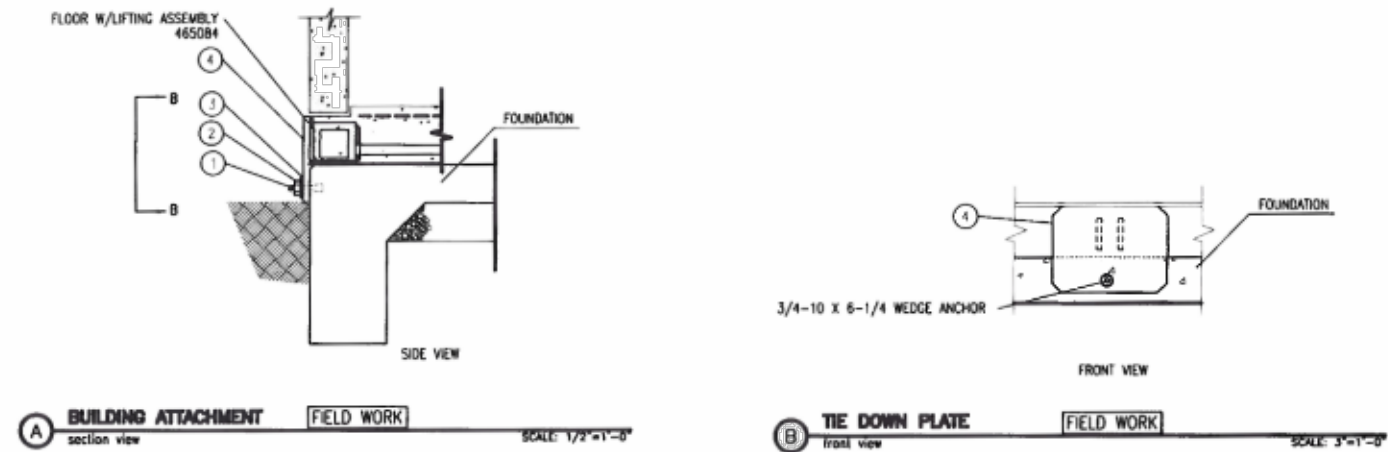
SHEET NUMBER:

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NOTES:

- ## 1. GENERAL
- 1.1 All dimensions are specified in inches unless otherwise noted.
 - 1.2 Design and installation of foundation by local engineer or architect. This is only a suggested foundation plan.
 - 1.3 Foundation is designed for 2000 psf bearing. However, it is the customer's responsibility to verify the adequacy of the foundation from soil boring data.
 - 1.4 Slab type foundation is not recommended for areas with extreme frost conditions or where high water tables are present. These conditions could cause differential settlements in the soil beneath the foundation resulting in structural cracks.
 - 1.5 Perimeter footing should be a minimum foundation depth of 24" or per local frost line on an undisturbed soil.
 - 1.6 Locate wedge anchors after shelter is located on slab to correctly align with installed anchor plate. Do not install wedge anchor before setting shelter on foundation.
- ## 2. MATERIAL
- 2.1 Concrete shall have a minimum compressive strength of 3000 psi @ 28 days and shall be installed in accordance with the ACI-318 Building Code requirements for Reinforced Concrete.
 - 2.2 Reinforcing bars shall conform to ASTM-A65 grade 60 specifications and be detailed in accordance with ACI-318.
 - 2.3 Test cylinders shall be molded and laboratory cured in accordance with ASTM C31. Three cylinders shall be taken for each day's concrete placement. Cylinders shall be tested in accordance with ASTM C39.
- ## 3. TOLERANCES
- 3.1 Tops of concrete foundation must be within 0.02' per foot of elevation specified by the customer.



4	EA	265053-1	PLATE, 9 x 12 x 1/2	
4	EA	165005-009	FLAT WASHER, 3/4	
4	EA	165032-002	HEX NUT, 3/4-10	
4	EA	34464	WEDGE ANCHOR, 3/4-10 x 6 1/4	
QTY.	UNIT OF MEASURE	PART NO.	DESCRIPTION	IT

VFP, INC.

CORPORATE OFFICE
176 EastPark Drive
Roanoke, Virginia 24019
(540)977-0500 (540)977-5555 fax

CONCRETE SHELTERS (PLANT #2)
4954 Industrial Park
Duffield, Virginia 24244
(276)431-4000 (276)431-4220 fax

Let's be very clear: we are not in control. That's why we need to give the "land" property of `wp` to `wp`. They are equal in that `wp` can be used to manipulate `wp` without the side-effects of `wp`. In:

DRAWN BY B. SMITH	DATE 8/12/11
CHECKED BY	DATE

APPROVED BY: *J. Blenkinship* DATE RELEASED: *8/24/11*
DO NOT SCALE DRAWING

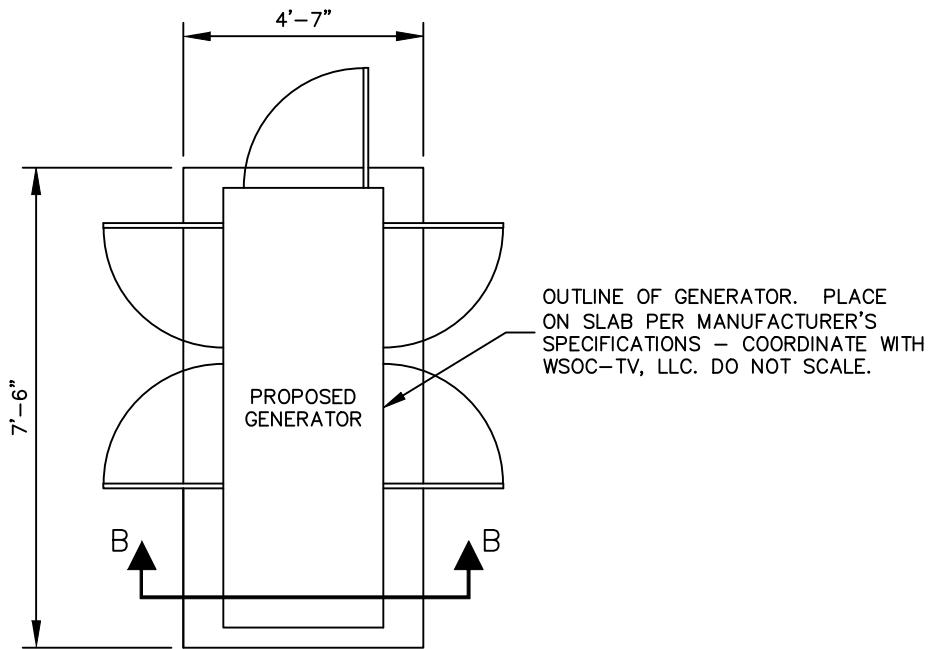
SIZE 8	CASE NO 53223	REV —
SCALE 1/4" = 1"	MODEL 4174	

TYPE
SLAB FOUNDATION
11'6" x 16'0"

FLAT PLATE TIE-DOWN
DRAWING NO. 4174END

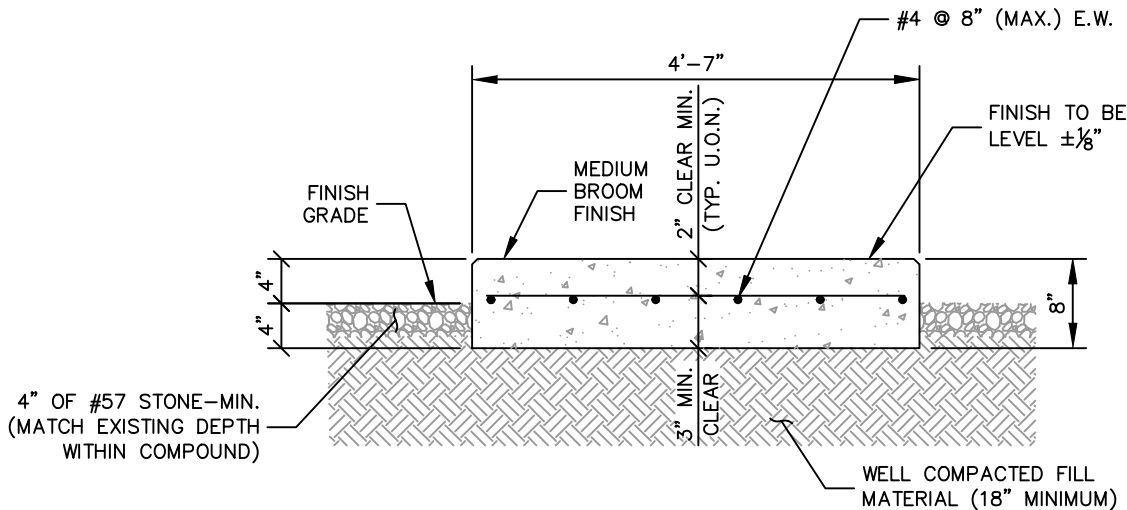
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SHEET 1 OF 1

K:\RAL_Wireless\Cox Media Group\WSOC-TV Tower\02 - KHRAL-1927B (CDs)\C01\ECor-C01 (2023.12.04).dwg 12/04/23 10:40 AM by: ryan.doolittle



NOTES:
1. REFER TO THE SITE PLAN ON SHEET C1 FOR GENERATOR PAD LOCATION AND ORIENTATION.

1
C3
GENERATOR FOUNDATION PLAN
SCALE: NTS



2
C3
GENERATOR FOUNDATION SECTION B-B
SCALE: NTS

GENERAL

- FOUNDATIONS ARE DESIGNED FOR A PRESUMPTIVE ALLOWABLE SOIL BEARING CAPACITY OF 2,000 PSF. CONTRACTOR SHALL VERIFY SOIL CONDITIONS AND BEARING CAPACITY PRIOR TO CONSTRUCTION.
- EXCAVATE A MINIMUM 18" BELOW PROPOSED EQUIPMENT FOUNDATIONS OF EXPANSIVE, ORGANIC, UNCONSOLIDATED OR OTHERWISE UNACCEPTABLE MATERIAL AND REPLACE WITH WELL-COMPACTED MATERIAL ACCEPTABLE TO WSOC-TV, LLC..
- CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING, PROTECTING, AND RELOCATING AS REQUIRED ALL SERVICE AND UTILITY LINES IN VICINITY OF THE WORK SITE. ALL EXCAVATIONS NEAR THESE LINES TO BE CARRIED OUT WITH EXTREME CAUTION. COORDINATE ALL RELOCATIONS WITH THE PROPERTY OWNER.
- CONTRACTOR TO CUT/FILL COMPOUND SUBSOIL TO PROVIDE AN AREA AS LEVEL AS POSSIBLE FOR THE EQUIPMENT FOUNDATIONS. ALL FILL AREAS ARE TO BE FILLED WITH SUITABLE MATERIALS. FILL MATERIALS ARE TO BE PLACED, COMPACTED, AND TESTED IN MAXIMUM LAYERS OF 8". COMPACTION OF ALL FILL MATERIAL SHALL ACHIEVE 95 PERCENT OF MAXIMUM DRY DENSITY AT OPTIMUM MOISTURE CONTENT IN ACCORDANCE WITH ASTM D 698. ALL TESTS MUST MEET THE MINIMUM SPECIFIED SOIL BEARING CAPACITY. COMPACTION TESTING IS BY THE GEOTECHNICAL TESTING COMPANY DESIGNATED FOR THE PROJECT. SCHEDULING AND COORDINATION IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR. REPORTS OF ALL TESTING ARE TO BE PROMPTLY DELIVERED OR FAXED TO THE WSOC-TV, LLC. PROJECT MANAGER.

MATERIALS

- CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 4,000 PSI AT 28 DAYS AND SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST REVISION TO ACI-318 BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE.
- CONCRETE SHALL HAVE A SLUMP BETWEEN 3" AND 6".
- REINFORCING BARS SHALL CONFORM TO THE LATEST REVISION OF ASTM-A615 GRADE 60 SPECIFICATIONS AND BE DETAILED IN ACCORDANCE WITH THE LATEST REVISION TO ACI-318.
- AT THE REQUEST OF THE WSOC-TV, LLC. PROJECT MANAGER, TEST CYLINDERS SHALL BE MOLDED AND LABORATORY CURED IN ACCORDANCE WITH ASTM C31. THREE CYLINDERS SHALL BE TAKEN FOR EACH DAY'S CONCRETE PLACEMENT. CYLINDERS SHALL BE TESTED IN ACCORDANCE WITH THE LATEST REVISION TO ASTM C39.
- CHAMFER ALL EXPOSED EXTERNAL CORNERS OF CONCRETE WITH 3/4" x 45° CHAMFER, UNLESS OTHERWISE NOTED.
- CONCRETE FORMWORK IS TO BE STRIPPED WITHIN 48 HOURS. VIBRATION OF THE CONCRETE MUST ASSURE THAT HONEYCOMBING WILL BE AT A MINIMUM. MECHANICAL VIBRATION OF ALL CONCRETE IS REQUIRED UNLESS OTHERWISE DIRECTED BY WSOC-TV, LLC.' PROJECT MANAGER. ABOVE GRADE CONCRETE IS TO BE RUBBED AND PATCHED TO ASSURE SMOOTH FINISH AT TIME OF FORMS REMOVAL. CONTRACTOR SHALL PROVIDE A BROOM FINISH ON THE TOP SURFACE OF THE EQUIPMENT FOUNDATION UNLESS OTHERWISE DIRECTED BY WSOC-TV, LLC.' PROJECT MANAGER.

ELECTRICAL

- CONTRACTOR SHALL REFER TO DRAWINGS OF OTHER TRADES AND VENDOR DRAWINGS FOR EMBEDDED ITEMS AND RECESSES NOT SHOWN ON THE STRUCTURAL DRAWINGS. CONTRACTOR SHALL VERIFY PLACEMENT OF EQUIPMENT AND LOCATION OF CONDUIT FOR MANUFACTURER'S AND VENDORS SPECIFICATIONS. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PROVIDE ALL OPENINGS AND SLEEVES FOR PROPER DISTRIBUTION OF ALL UTILITIES.

TOLERANCES

- TOPS OF CONCRETE FOUNDATION MUST BE WITHIN 0.02' OF ELEVATION REQUIRED.

3
C3
GENERAL NOTES



235 WEST 23RD STREET
CHARLOTTE, NORTH CAROLINA 28206

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(5850 MHZ)

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CABARRUS COUNTY

PLANS PREPARED BY:

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LICENSER:



KHA PROJECT NUMBER:

016454000

DRAWN BY: CHECKED BY:

FAQ

KRM

SHEET TITLE:

**GENERATOR PAD
DETAILS & NOTES**

SHEET NUMBER:

C3

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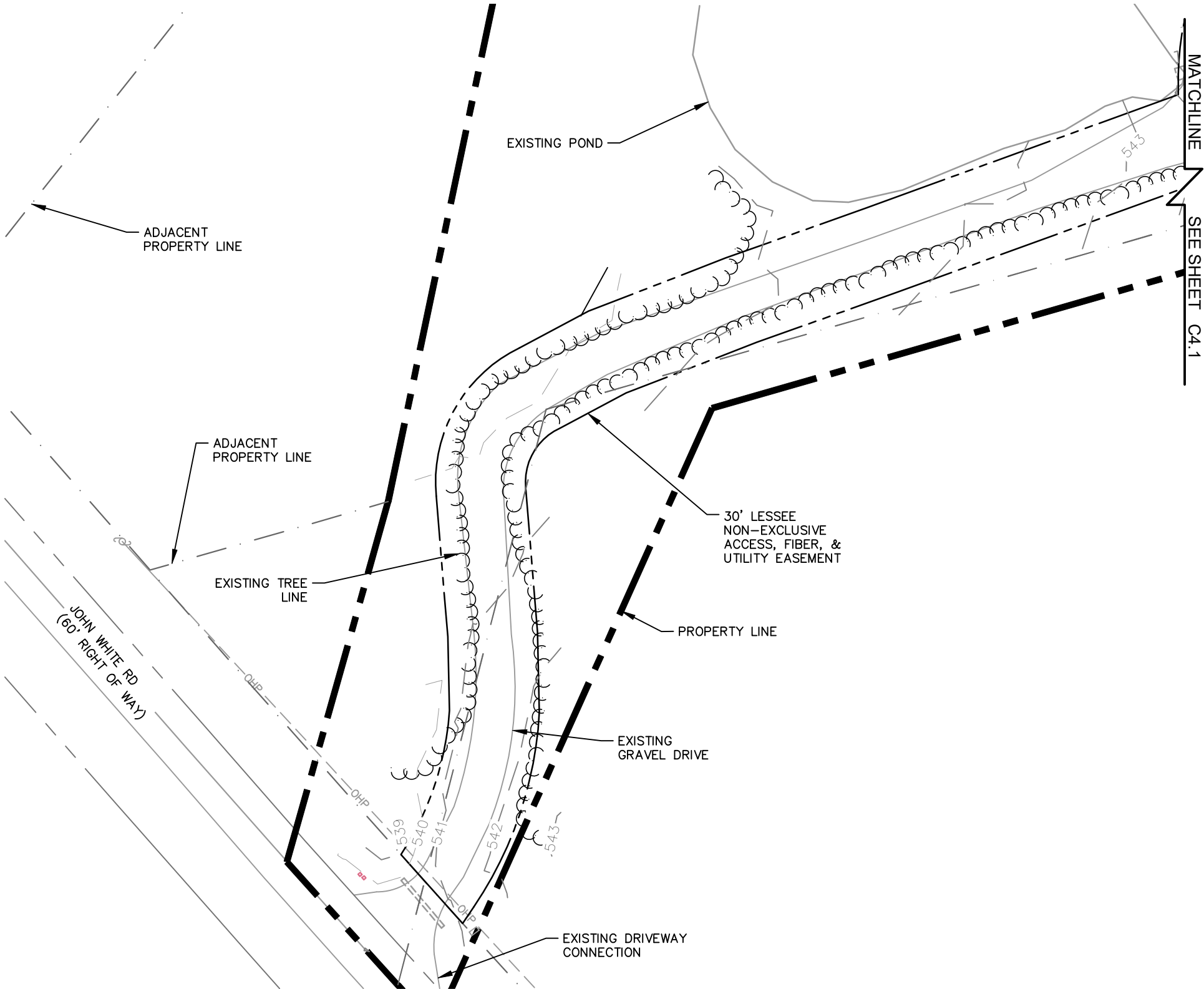
NOTE:
CURRENT DESIGN ANTICIPATES APPROXIMATELY 4,527± SQ. FT. (0.10 ACRES) OF CLEARING AND GRADING FOR THE PROPOSED PROJECT. IF ADDITIONAL CLEARING IS REQUIRED BEYOND WHAT IS SHOWN IN THE PLANS THE CONTRACTOR SHALL NOTIFY THE ENGINEER AND/OR PROJECT MANAGER. IF DURING THE BID WALK OR CONSTRUCTION IT IS DETERMINED THAT MORE THAN (1) ACRE OF LAND IS TO BE DISTURBED FOR CONSTRUCTION AN EROSION AND SEDIMENTATION CONTROL PLAN MUST BE FILED 30 DAYS PRIOR TO CONSTRUCTION.

GRADING NOTES:

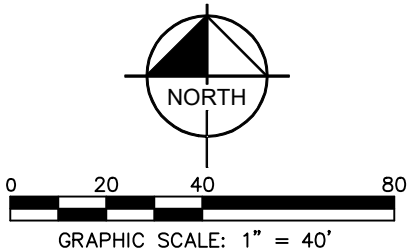
1. THE CONTRACTOR SHALL CLEAR AND GRUB THE SITE AND PLACE, COMPACT, AND MOISTURE CONDITION ALL FILL PER THE PROJECT GEOTECHNICAL ENGINEERS SPECIFICATIONS. FILL MATERIAL SHALL BE APPROVED BY THE GEOTECHNICAL ENGINEER PRIOR TO PLACEMENT.
2. ALL PROPOSED CONTOURS AND SPOT ELEVATIONS REFLECT FINISHED GRADES.
3. CONTRACTOR SHALL BLEND EARTHWORK SMOOTHLY TO TRANSITION BACK TO EXISTING GRADE.
4. PORTIONS OF THE SITE NOT SPECIFICALLY MENTIONED WITHIN THE GEOTECHNICAL REPORT SHALL BE COMPACTED TO 95 PERCENT OF THE MATERIALS MAXIMUM DRY DENSITY WITHIN 3 PERCENT OF OPTIMUM MOISTURE CONTENT.
5. FILL SHALL BE PLACED IN MAXIMUM 8 INCH LOOSE LIFTS.
6. UNDISTURBED AREAS WITHIN 30' INGRESS/EGRESS EASEMENT NOT NEEDED FOR UTILITY ROUTING TO BE LEFT UNDISTURBED.
7. GROUND WATER SHOULD BE REASONABLY EXPECTED. ANY DE-WATERING OR MOISTURE CONDITIONING IS THE RESPONSIBILITY OF THE CONTRACTOR AND SHOULD BE INCLUDED IN THE CONTRACT PRICE.
8. SEED ALL DISTURBED AREAS NOT TOPPED WITH GRAVEL PER SEEDING SCHEDULE ON DETAIL ON SHEET C5.
9. MAXIMUM CUT SLOPE = 2H:1V UNLESS OTHERWISE NOTED.
10. MAXIMUM FILL SLOPE = 3H:1V UNLESS OTHERWISE NOTED.

LEGEND

EXISTING CONTOURS ————
PROPOSED CONTOURS ————
LOD/SILT FENCE ———— LOD ————
TPF ———— TPF ———— TPF ————
EXISTING SPOT ELEVATION x XXX
PROPOSED SPOT ELEVATION ● XXX



1 GRADING & EROSION CONTROL PLAN
C4 SCALE: 1" = 40'



WSOC-TV
235 WEST 23RD STREET
CHARLOTTE, NORTH CAROLINA 28206

PROJECT INFORMATION:

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WSOC TV, LLC. RADAR TOWER
(5850 MHZ)
9599 JOHN WHITE ROAD
MIDLAND, NC 27312
CABARRUS COUNTY

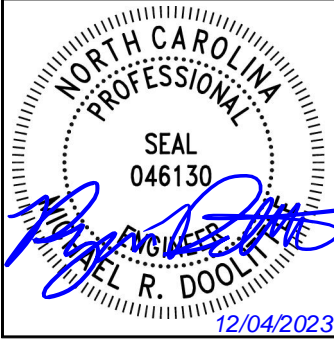
PLANS PREPARED BY:

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A	06/09/23	CONSTRUCTION	MRD

LICENSER:



KHA PROJECT NUMBER:

016454000

DRAWN BY: CHECKED BY:

FAQ

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SHEET TITLE:

GRADING AND
EROSION
CONTROL PLAN

SHEET NUMBER:

C4

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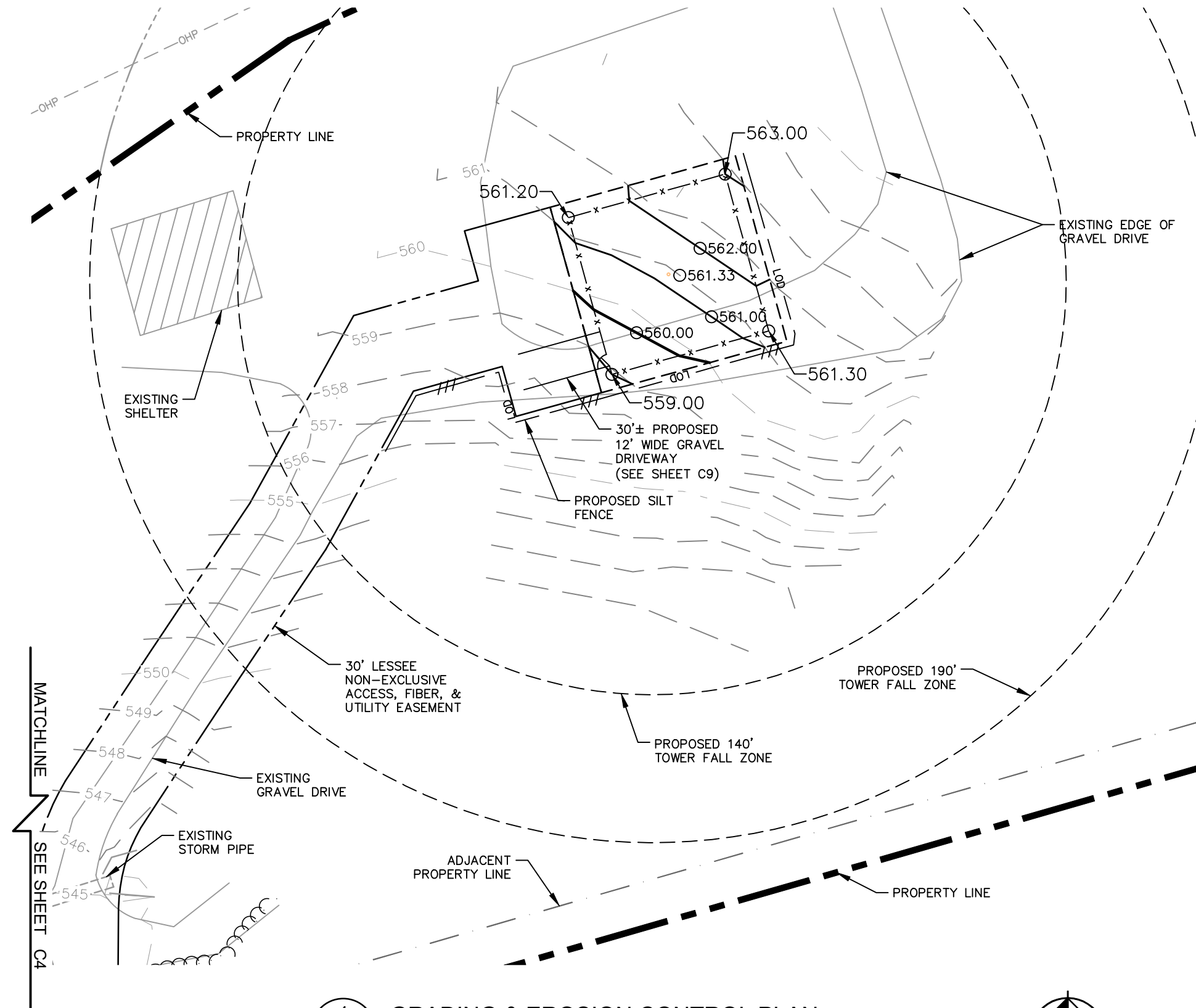
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GRADING NOTES:

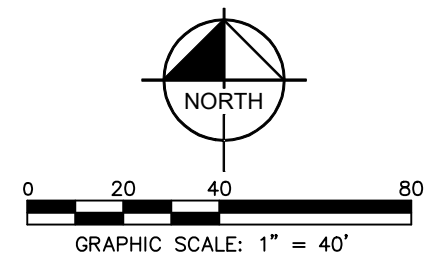
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2. ALL PROPOSED CONTOURS AND SPOT ELEVATIONS REFLECT FINISHED GRADES.
3. CONTRACTOR SHALL BLEND EARTHWORK SMOOTHLY TO TRANSITION BACK TO EXISTING GRADE.
4. PORTIONS OF THE SITE NOT SPECIFICALLY MENTIONED WITHIN THE GEOTECHNICAL REPORT SHALL BE COMPACTED TO 95 PERCENT OF THE MATERIALS MAXIMUM DRY DENSITY WITHIN 3 PERCENT OF OPTIMUM MOISTURE CONTENT.
5. FILL SHALL BE PLACED IN MAXIMUM 8 INCH LOOSE LIFTS.
6. UNDISTURBED AREAS WITHIN 30' INGRESS/EGRESS EASEMENT NOT NEEDED FOR UTILITY ROUTING TO BE LEFT UNDISTURBED.
7. GROUND WATER SHOULD BE REASONABLY EXPECTED. ANY DE-WATERING OR MOISTURE CONDITIONING IS THE RESPONSIBILITY OF THE CONTRACTOR AND SHOULD BE INCLUDED IN THE CONTRACT PRICE.
8. SEED ALL DISTURBED AREAS NOT TOPPED WITH GRAVEL PER SEEDING SCHEDULE ON DETAIL ON SHEET C5.
9. MAXIMUM CUT SLOPE = 2H:1V UNLESS OTHERWISE NOTED.
10. MAXIMUM FILL SLOPE = 3H:1V UNLESS OTHERWISE NOTED.

LEGEND

EXISTING CONTOURS ————
PROPOSED CONTOURS ————
LOD/SILT FENCE ———— LOD ————
TPF ———— TPF ———— TPF ————
EXISTING SPOT ELEVATION x XXX
PROPOSED SPOT ELEVATION ● XXX



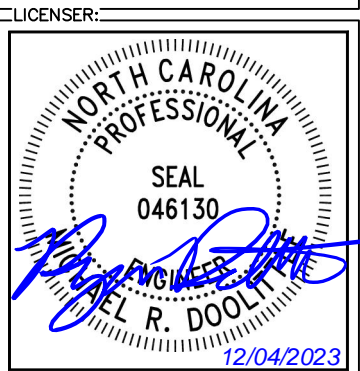
1 GRADING & EROSION CONTROL PLAN
C4.1 SCALE: 1" = 40'



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MIDLAND, NC 27312
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KHA PROJECT NUMBER:
016454000
DRAWN BY: _____ CHECKED BY: _____
FAQ ###
SHEET TITLE:
**GRADING AND
EROSION
CONTROL PLAN**
SHEET NUMBER:
C4.1

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EROSION CONTROL NOTES:

1. EROSION CONTROLS SHALL BE INSTALLED PRIOR TO CONSTRUCTION AND SHALL BE ADEQUATE TO MAINTAIN SEDIMENT ON SITE.
2. ALL EXCAVATED SOILS NOT NEEDED ON SITE FOR BACKFILL OPERATIONS SHALL BECOME PROPERTY OF THE CONTRACTOR AND SHALL BE TAKEN OFF SITE AND LEGALLY DISPOSED OF.
3. SOIL REMAINING ON SITE SHALL HAVE SILT FENCE TIGHTLY PLACED AROUND THE ENTIRE CIRCUMFERENCE OF THE PILE.
4. PROVIDE EROSION CONTROLS AS NECESSARY TO PREVENT EXISTING SOILS FROM DRAINING OFF SITE OR INTO EXISTING DRAINAGE STRUCTURES.
5. ERECTION OF EROSION CONTROLS SHALL BE IN ACCORDANCE WITH STATE AND LOCAL EROSION CONTROL REGULATIONS.

SEEDING SCHEDULE FOR WINTER / SPRING CONSTRUCTION ACTIVITIES

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 ft:	Feb 15 - May 15
	Below 2500 ft.:	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.

SEEDING SCHEDULE FOR SUMMER CONSTRUCTION ACTIVITIES

SEEDING MIXTURE

Species	Rate (lb/acre)
Common Bermudagrass	40-80 (1-2 lb/1,000 sq.ft.)

SEEDING DATES

Coastal Plain--Apr. 1 - July
Piedmont--Apr. 15 - June 30

SOIL AMENDMENTS

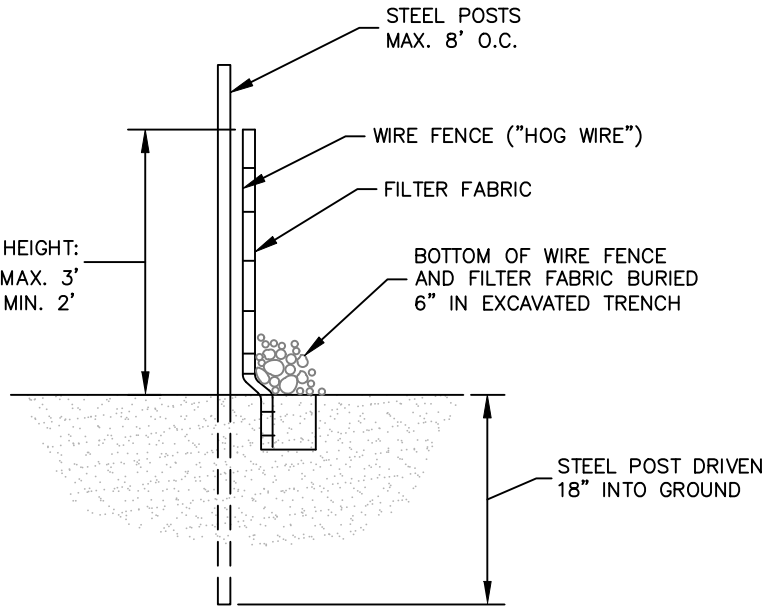
Apply lime and fertilizer according to soil tests, or apply 3,000 lb/acre ground agricultural limestone and 500 lb/acre 10-10-10 fertilizer.

MULCH

Use jute, excelsior matting, or other effective channel lining material to cover the bottom of channels and ditches. The lining should extend above the highest calculated depth of flow. On channel side slopes above this height, and in drainages not requiring temporary lining, apply 4,000 lb/acre grain straw and anchor straw by stapling netting over the top.

MAINTENANCE

A minimum of 3 weeks is required for establishment. Inspect and repair mulch frequently. Refertilize the following Apr. with 50 lb/acre nitrogen.

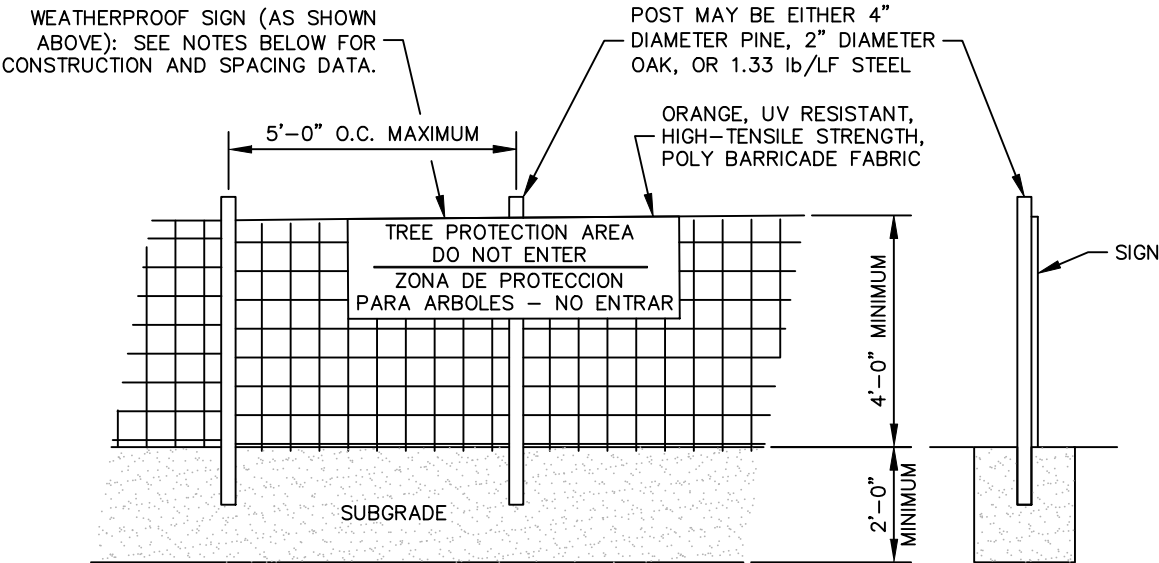


SECTION

1
C5

SEDIMENT FENCE (SILT FENCE)

NOT TO SCALE



NOTES
INSTALL TREE PROTECTION FENCE AND SIGNAGE PRIOR TO CALLING FOR SITE INSPECTION. MAINTAIN TREE PROTECTION FENCE THROUGHOUT DURATION OF PROJECT. ADDITIONAL SIGNS MAY BE REQUIRED BASED ON ACTUAL FIELD CONDITIONS.

2
C5

TREE PROTECTION FENCE

NOT TO SCALE



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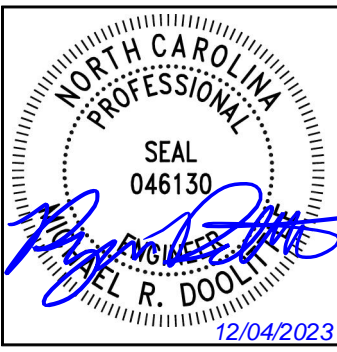
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FAQ

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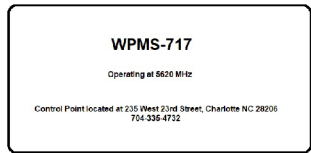
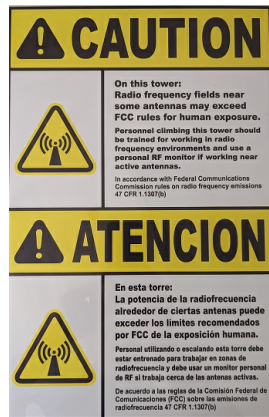
SHEET TITLE:

SEDIMENT AND
EROSION
CONTROL DETAILS

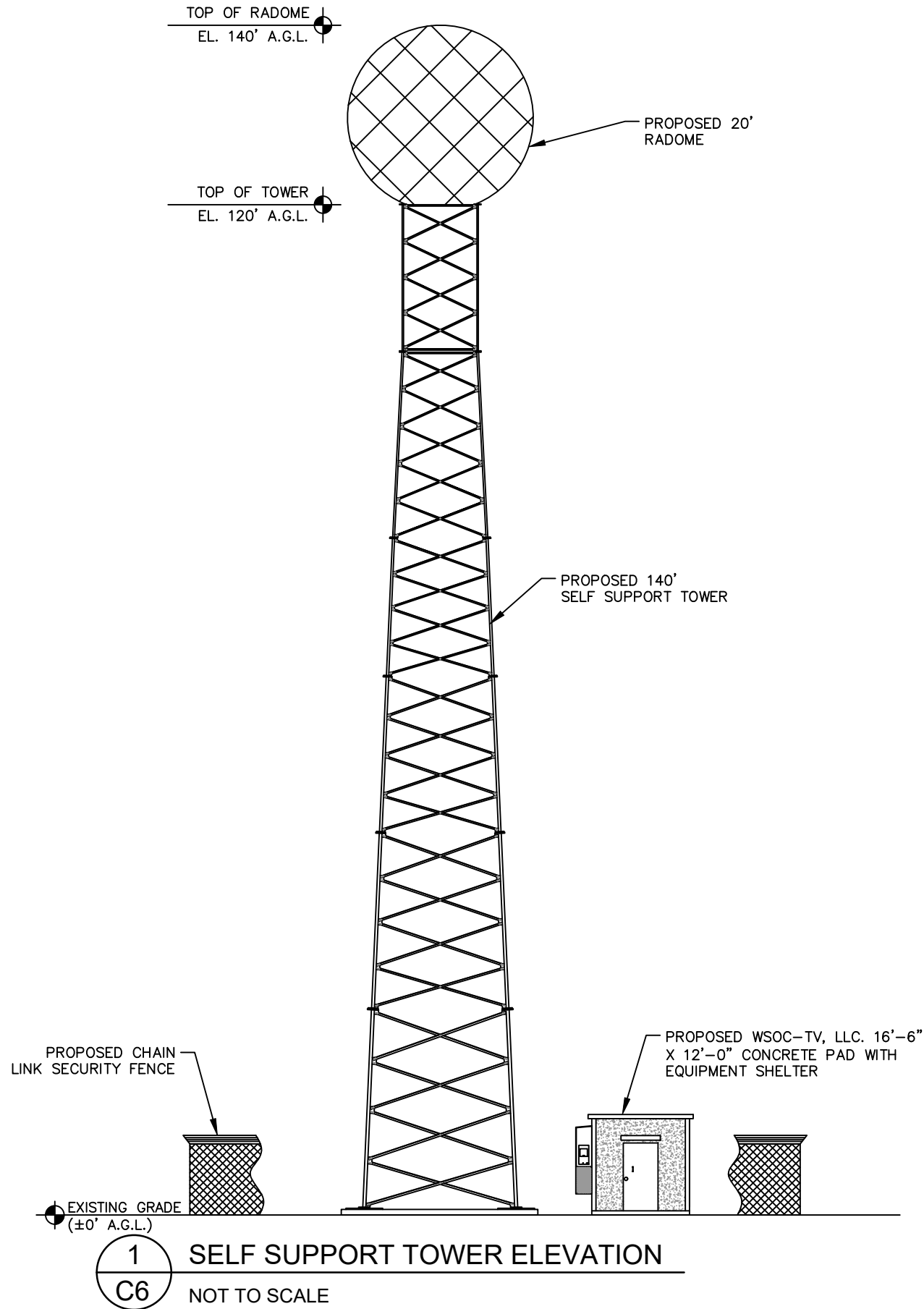
SHEET NUMBER:

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- NOTES:**
1. ALL INFORMATION ON THIS PAGE IS PROVIDED BY WSOC-TV, LLC. AND/OR OTHERS AND IS SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. CONTRACTOR SHALL CONTACT THE WSOC-TV, LLC. CONSTRUCTION MANAGER PRIOR TO CONSTRUCTION FOR ALL DETAILED ANTENNA, AND COAX CABLE INFORMATION.
 2. REFER TO STRUCTURAL ANALYSIS BY TOWER OWNER FOR ANALYSIS OF PROPOSED TOWER.
 3. IT IS UNDERSTOOD THAT KIMLEY-HORN MAKES NO WARRANTY, EITHER EXPRESSED OR IMPLIED, FINDINGS, DESIGNS, RECOMMENDATIONS, SPECIFICATIONS, OPINION, OR PROFESSIONAL ADVICE RELATING TO THE STRUCTURAL ADEQUACY OF THE PROPOSED TOWER OR ATTACHMENT OF ANTENNAS OR OTHER APPURTENANCES.
 4. RADAR EQUIPMENT WILL OPERATE AT A FREQUENCY OF 5850 MHZ.
 5. NO COLOCATIONS OF ADDITIONAL EQUIPMENT ARE PERMITTED ON THE STRUCTURE.



WSOC-TV
235 WEST 23RD STREET
CHARLOTTE, NORTH CAROLINA 28206

PROJECT INFORMATION:

SITE NAME:
WSOC TV, LLC. RADAR TOWER
(5850 MHZ)
9599 JOHN WHITE ROAD
MIDLAND, NC 27312
CABARRUS COUNTY

PLANS PREPARED BY:

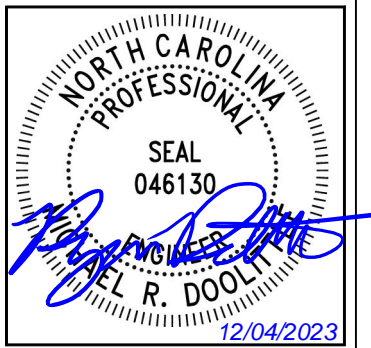
Kimley»Horn

421 FAYETTEVILLE STREET, SUITE 600
RALEIGH, NC 27601
PHONE: 919-677-2000
WWW.KIMLEY-HORN.COM
NC License F-0102

REV: DATE: ISSUED FOR: BY:

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A	06/09/23	CONSTRUCTION	MRD

LICENSER:



KHA PROJECT NUMBER:

016454000

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FAQ KRM

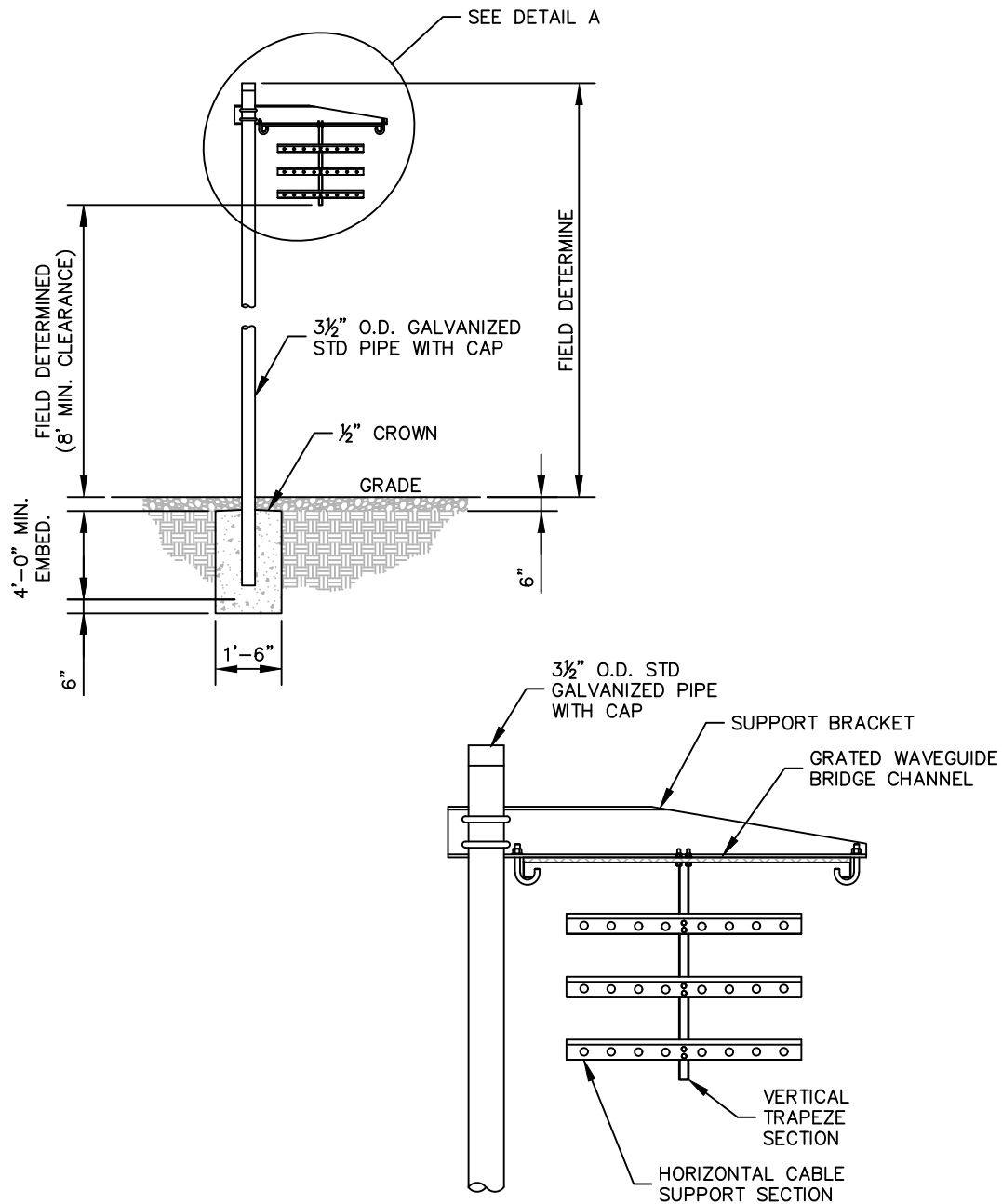
SHEET TITLE:

**DISH AND TOWER
ELEVATION
DETAILS**

SHEET NUMBER:

C6

K:\RAL_Wireless\Cox Media Group\WSOC-TV Tower\02 - KHRAL-19278 (CDs)\C01\ECor-C01 (2023.12.04).dwg 12/04/23 10:42 AM by: ryan.doolittle



DETAIL A

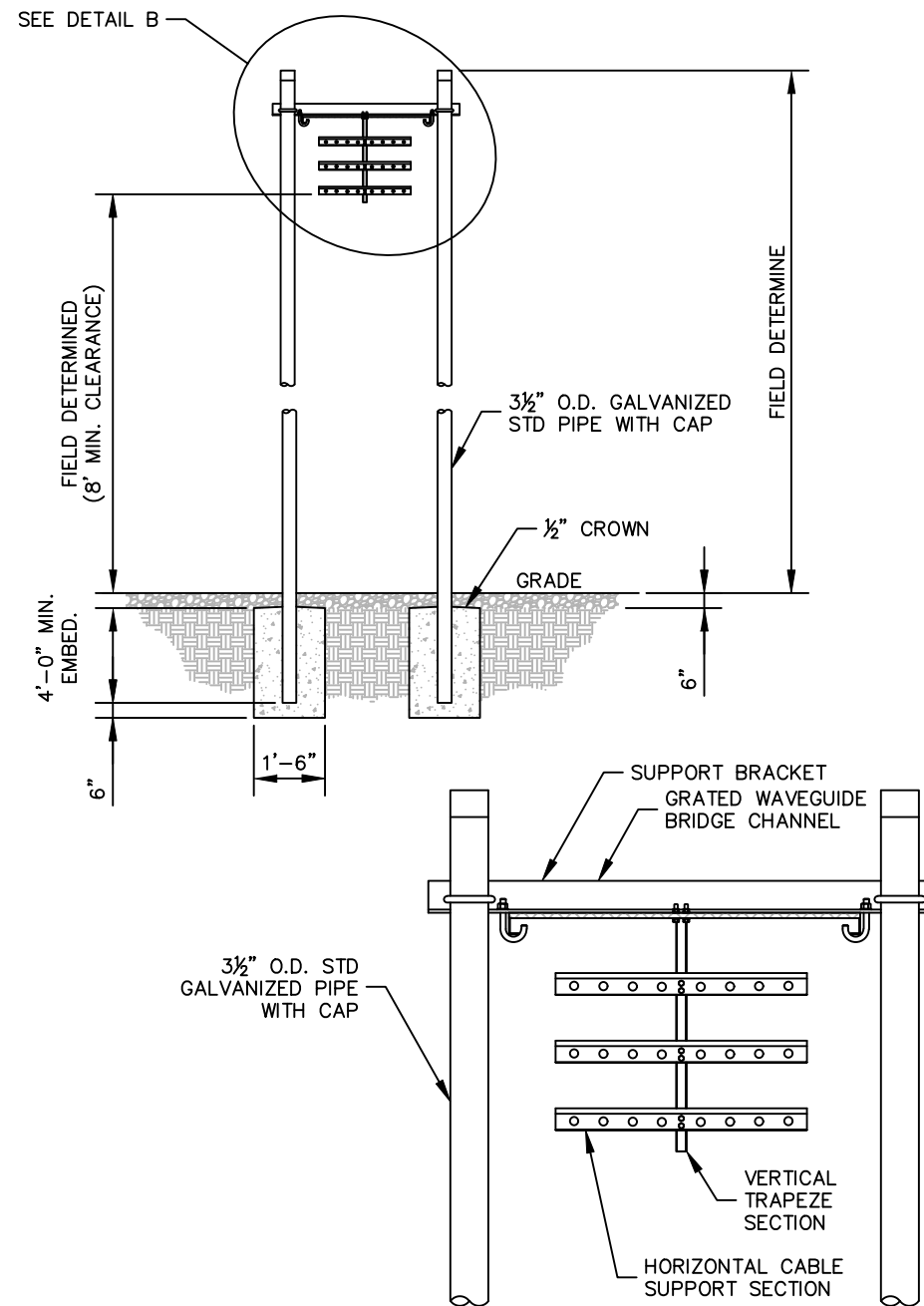
ANDREW 1 POST WAVEGUIDE BRIDGE
KIT (PART #: WB-K210-B15, OR
APPROVED EQUIVALENT)

NOTE:

1. ALL MATERIALS FURNISHED BY CONTRACTOR
UNLESS OTHERWISE NOTED.

1
C7

WAVEGUIDE BRIDGE DETAIL
NOT TO SCALE



DETAIL B

ANDREW 2 POST WAVEGUIDE BRIDGE
KIT (PART #: WB-K410-B15, OR
APPROVED EQUIVALENT)

NOTE:

1. ALL MATERIALS FURNISHED BY CONTRACTOR
UNLESS OTHERWISE NOTED.

2
C7

WAVEGUIDE BRIDGE DETAIL (ALT DESIGN - 2 PIPE COLUMNS)
NOT TO SCALE



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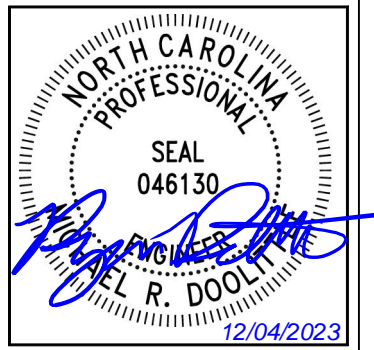
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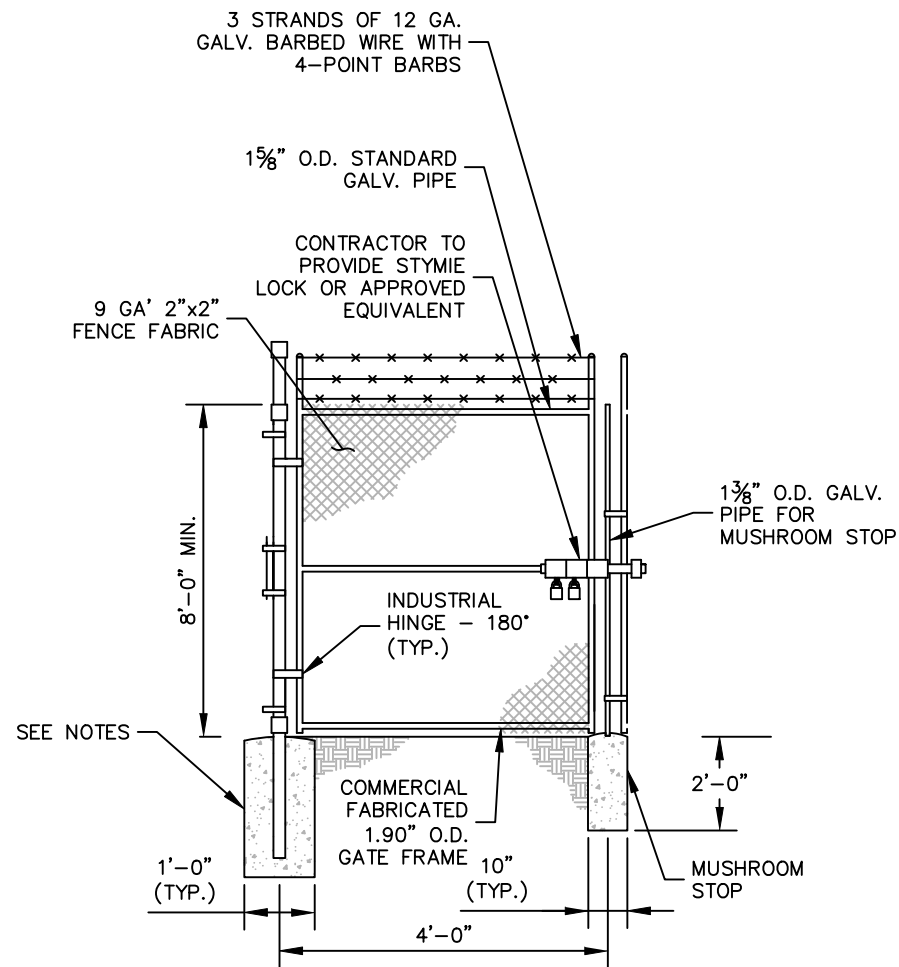
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WAVEGUIDE
BRIDGE DETAILS

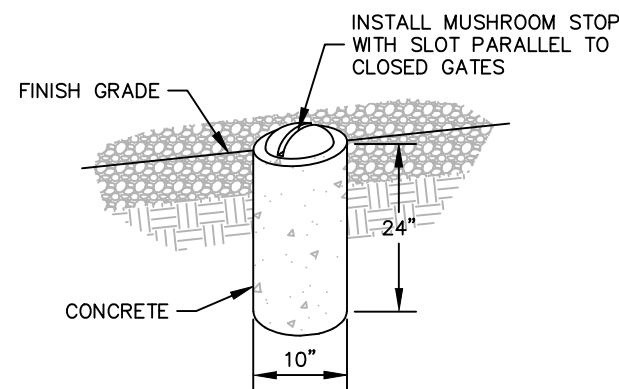
SHEET NUMBER:

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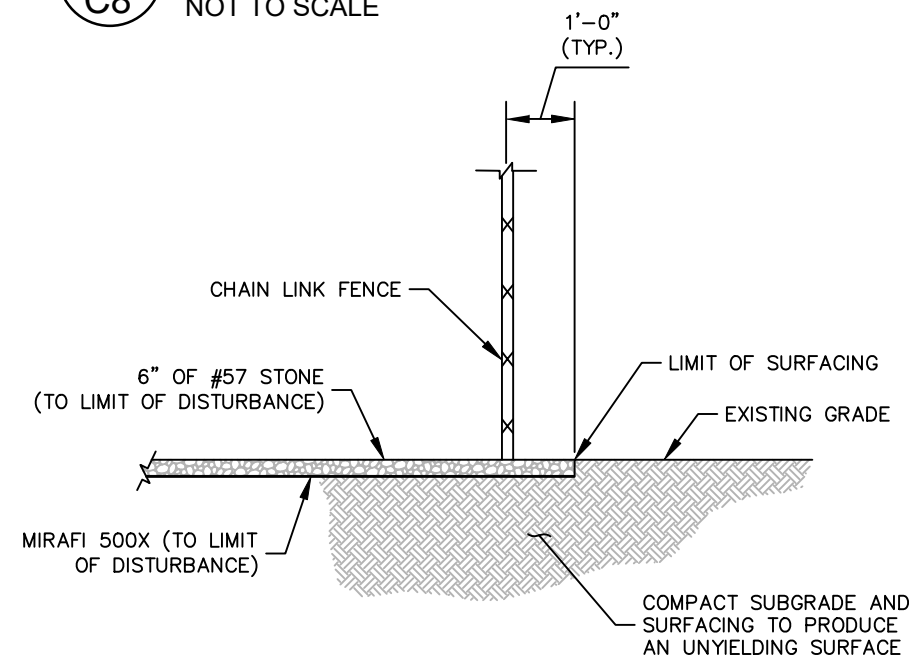
8. CONTRACTOR SHALL ALSO PROVIDE A MUSHROOM TYPE RECEIVER AT THE CLOSE POSITION.



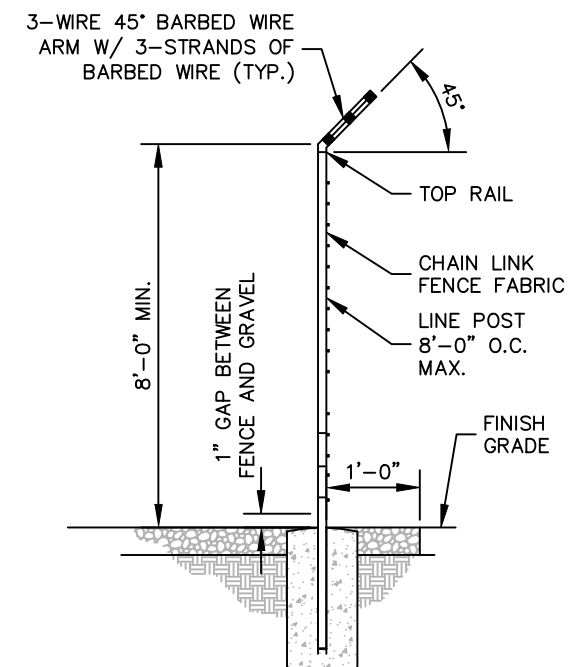
1 CHAIN LINK FENCE AND GATE ELEVATION
C8 NOT TO SCALE 1'-0"



2 MUSHROOM STOP
C8 NOT TO SCALE



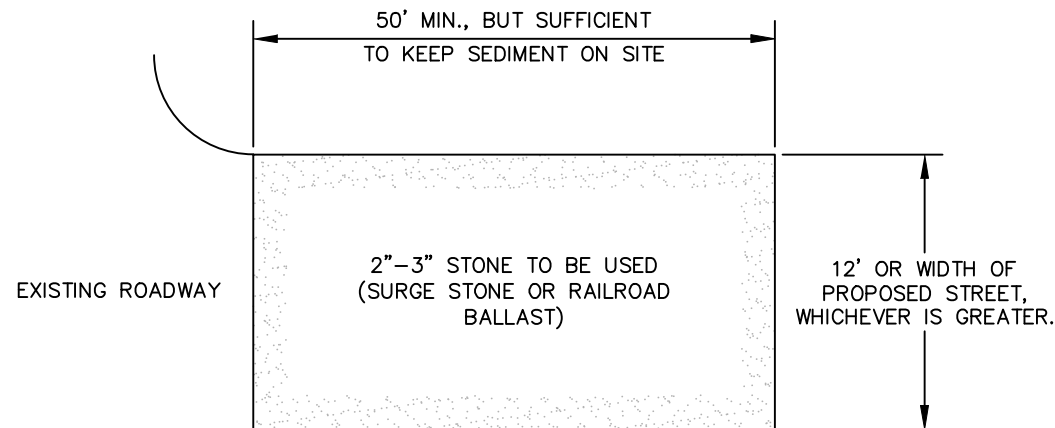
3 SITE COMPOUND SURFACE DETAIL
C8 NOT TO SCALE



4 SECTION AT FENCE
C8 NOT TO SCALE



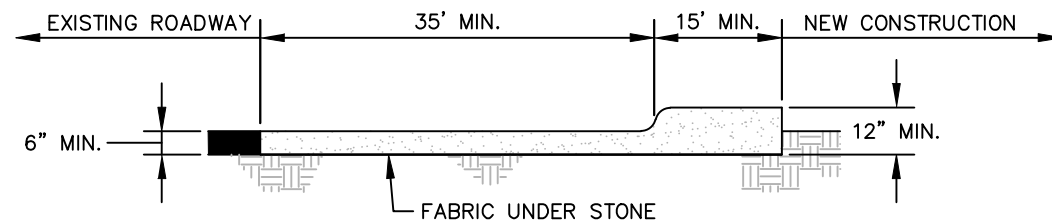
K:\RAL_Wireless\Cox Media Group\WSOC-TV Tower\02 - KHRAL-19278 (CDs)\Color-Cor-Cor (2023.12.04).dwg ----- 12/04/23 10:43 AM by: ryan.doolittle



PLAN

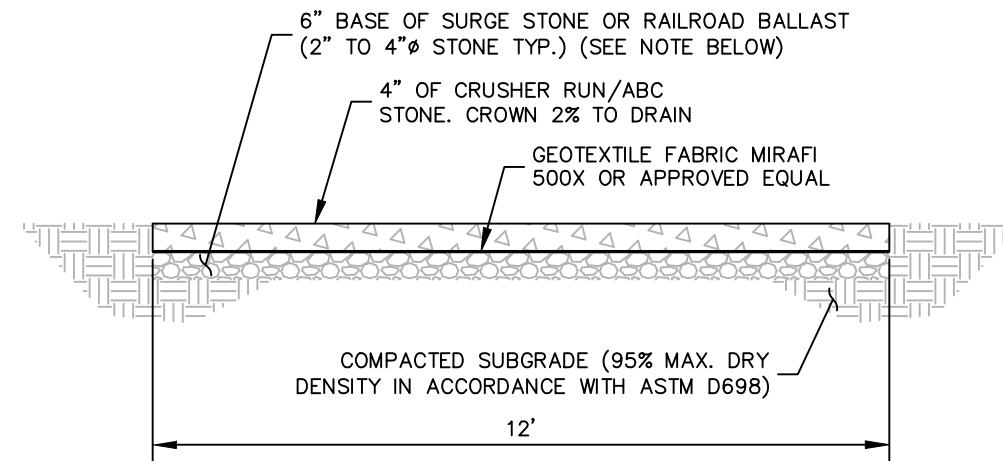
NOTES:

1. PUT SILT FENCE OR TREE PROTECTION FENCE UP TO ENSURE CONSTRUCTION ENTRANCE IS USED.
2. IF CONSTRUCTION ON THE SITES ARE SUCH THAT THE MUD IS NOT REMOVED BY THE VEHICLE TRAVELING OVER THE STONE, THEN THE TIRES OF THE VEHICLES MUST BE WASHED BEFORE ENTERING THE PUBLIC ROAD.
3. IF A PROJECT CONTINUES TO PULL MUD AND DEBRIS ON TO THE PUBLIC ROAD, THE GOVERNING AUTHORITY WILL CLEAN THE AREA AND INVOICE THE FINANCIALLY RESPONSIBLE PERSON AS INDICATED ON THE FINANCIAL RESPONSIBILITY FORM.



CROSS SECTION

1 CONSTRUCTION ENTRANCE
C9 NOT TO SCALE



NOTE:

IF DETERMINED NECESSARY DURING GRADING AND CONSTRUCTION OF THE ACCESS ROAD BY THE WSOC TV, LLC. PROJECT MANAGER, THE CONTRACTOR SHALL INSTALL 6" BASE OF SURGE STONE OR RAILROAD BALLAST (2" TO 4"Ø STONE TYP.)

2 STANDARD ACCESS ROAD AND TURN-AROUND DETAIL
C9 NOT TO SCALE



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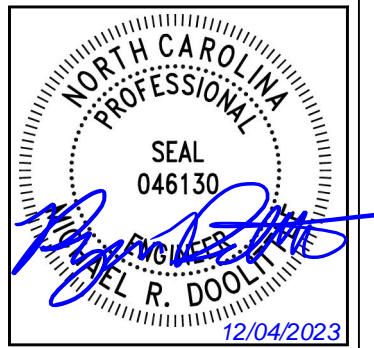
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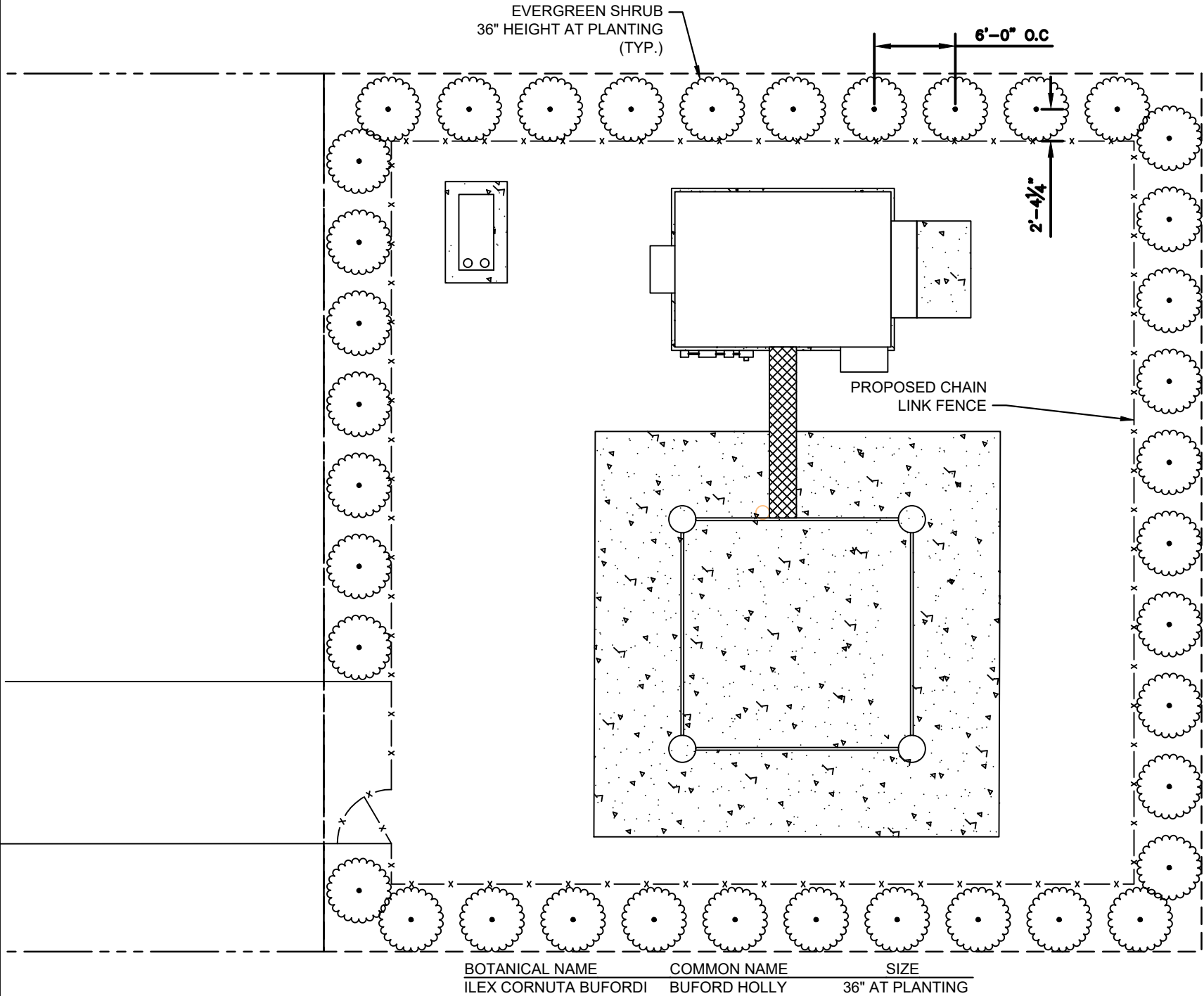
SHEET TITLE:

ACCESS ROAD
DETAILS

SHEET NUMBER:

C9

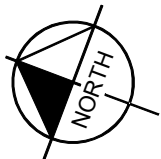
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BOTANICAL NAME	COMMON NAME	SIZE
ILEX CORNUTA BUFORDI	BUFORD HOLLY	36" AT PLANTING

1 LANDSCAPING PLAN
L1 SCALE: 1" = 10'

- NOTES:
1. THE PROPOSED VEGETATION IS COMPLIANT WITH CABARRUS COUNTY NORTH CAROLINA PLANT DROUGHT TOLERANT PLANT LIST.
 2. LANDSCAPE MATERIAL SHALL BE LOCATED AND MAINTAINED SO AS NOT TO INTERFERE WITH UTILITIES, ENTRANCES, OR SIGHT TRIANGLES.
 3. PROPOSED PLANT MATERIAL MAY BE SUBSTITUTED BASED ON AVAILABILITY DURING THE TIME OF INSTALLATION. ALL SUBSTITUTED PLANT MATERIAL SHALL BE ON THE APPROVED CABARRUS COUNTY PLANT LIST, EVERGREEN, 36" INCHES AT PLANTING, FULL TO GROUND, AND REACH A MATURE WIDTH NOT TO EXCEED 8'-0".



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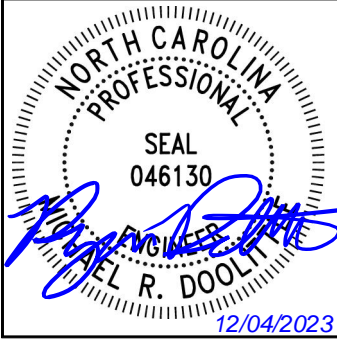
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KHA PROJECT NUMBER:

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SHEET TITLE:

LANDSCAPING
PLAN

SHEET NUMBER:

L1

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ELECTRICAL NOTES

1.00 CODES, STANDARDS, & SPECIFICATIONS

- 1.01 IT IS THE CONTRACTOR'S RESPONSIBILITY TO ENSURE THAT ALL MATERIALS AND LABOR RELATED DIRECTLY OR INDIRECTLY TO ALL ELECTRICAL WORK DOCUMENTED IN THESE DRAWINGS SHALL BE PROVIDED AND PERFORMED IN CONFORMANCE WITH ALL CURRENT GOVERNING CODES, STANDARDS, AND PROFESSIONAL STANDARD OF CARE TO INCLUDE THE AMERICAN SOCIETY FOR TESTING AND MATERIALS (ASTM), UNDERWRITERS LABORATORY (UL), NATIONAL ELECTRICAL MANUFACTURERS ASSOCIATION (NEMA), AMERICAN STANDARDS ASSOCIATION (ASA), NATIONAL FIRE PROTECTION ASSOCIATION (NFPA), AND THE NATIONAL ELECTRICAL CODE (NEC).
- 1.02 MATERIALS SHALL BE NEW AND SHALL CONFORM TO ALL APPLICABLE CURRENT GOVERNING STANDARDS ESTABLISHED FOR EACH ITEM BY ASTM, UL, NEMA, ASA, AND NFPA.
- 1.03 ALL ELECTRICAL WORK SHALL COMPLY WITH ALL APPLICABLE STATE, COUNTY, AND MUNICIPAL CODES AND ORDINANCES, AS WELL AS ALL CURRENT GOVERNING STANDARDS AND PRACTICES AS REQUIRED BY NEC, NEMA, ANSI, NFPA, UBC, UL, IEEE, AND THE LOCAL UTILITY COMPANY.
- 1.04 ALL ELECTRICAL GROUNDING SHALL COMPLY WITH THE CURRENT EDITION OF THE NEC.
- 1.05 CONTRACTOR SHALL MAINTAIN UL LISTED FIRE RATINGS AT ALL WALL PENETRATIONS.
- 1.06 CONTRACTOR SHALL MAINTAIN A MINIMUM CLEARANCE OF 36" IN FRONT OF ALL ELECTRICAL EQUIPMENT AS REQUIRED BY NEC. MINIMUM CLEARANCE SHALL BE OBSERVED FOR BOTH THE FRONT AND THE REAR OF THE METER H-FRAME RACK AND THE EQUIPMENT H-FRAME RACK.

2.00 GENERAL

- 2.01 CONTRACTOR SHALL BE RESPONSIBLE FOR ALL PERMITS AND ASSOCIATED FEES RELATED TO THE PROJECT AND SHALL DELIVER A COPY OF ALL PERMITS TO THE VERIZON REPRESENTATIVE.
- 2.02 CONTRACTOR SHALL SCHEDULE AND SHOULD ATTEND ALL INSPECTIONS REQUIRED BY THE JURISDICTION HAVING AUTHORITY.
- 2.03 CONTRACTOR SHALL FURNISH ALL LABOR, MATERIALS, TOOLS, ACCESSORIES, ETC., FOR A COMPLETE WORKING ELECTRICAL INSTALLATION.
- 2.04 ALL WORK SHALL BE PERFORMED IN STRICT ACCORDANCE WITH APPLICABLE BUILDING CODES AND LOCAL ORDINANCES, INSTALLED IN A NEAT MANNER, AND SHALL BE SUBJECT TO APPROVAL BY THE ENGINEER.
- 2.05 CONTRACTOR SHALL PROTECT ADJACENT EQUIPMENT AND FINISHES FROM DAMAGE AND SHALL REPAIR TO ORIGINAL CONDITION ANY ITEMS DAMAGED AS A RESULT OF THE WORK.
- 2.06 CONTRACTOR SHALL REPAIR ANY LANDSCAPING DISTURBED DURING CONSTRUCTION.
- 2.07 IF CONDUIT RUNS HAVE MORE THAN THREE (3) CONSECUTIVE 90 DEGREE TURNS, THE CONTRACTOR SHALL INSTALL PULL BOXES AS REQUIRED BY NEC.
- 2.08 CONTRACTOR SHALL INDICATE THE LOCATION OF ALL CAPPED UNDERGROUND SPARE CONDUIT ON THE RECORD DRAWINGS SUBMITTED TO THE OWNER.
- 2.09 CONTRACTOR SHALL COORDINATE EXACT ROUTING OF CONDUIT WITH OWNER. ALL CONDUIT SHALL BE ROUTED WITHIN 3 FEET, EITHER SIDE, OF PERIMETER FENCING.

3.00 MATERIALS

- 3.01 ALL EQUIPMENT AND MATERIALS SHOWN SHALL BE CONSIDERED NEW UNLESS SPECIFICALLY NOTED OTHERWISE ON THE DRAWINGS.
- 3.02 FINAL CONNECTIONS OF EQUIPMENT SHALL BE PER MANUFACTURER'S APPROVED WIRING DIAGRAMS, DETAILS, AND INSTRUCTIONS. THE ELECTRICAL CONTRACTOR SHALL PROVIDE MATERIALS AND EQUIPMENT COMPATIBLE WITH EQUIPMENT SUPPLIED BY VERIZON.
- 3.03 CONTRACTOR SHALL PROVIDE AN UPDATED PANELBOARD DIRECTORY FOR THE PANEL FROM WHICH THE NEW VERIZON EQUIPMENT CIRCUIT WILL BE CONNECTED. CONTRACTOR SHALL SUBMIT UPDATED DIRECTORY IN A PLASTIC COVER TO THE BUILDING OWNER FOR APPROVAL PRIOR TO INSTALLATION.
- 3.04 CONTRACTOR SHALL FIELD DETERMINE ACTUAL CONDUIT ROUTING AND SHALL OBTAIN APPROVAL FROM THE TOWER OWNER OF THE PROPOSED ROUTING PRIOR TO CONDUIT INSTALLATION.
- 3.05 ALL CONDUCTORS SHALL BE COPPER WITH THWN INSULATION AND ALL TERMINATIONS SHALL BE RATED FOR AT LEAST 75 DEGREES CELSIUS.
- 3.06 ALL NEUTRAL CONDUCTORS SHALL HAVE WHITE INSULATION. ALL GROUND CONDUCTORS SHALL HAVE GREEN INSULATION. COLOR TAPE IDENTIFICATION OF THESE CONDUCTORS IS NOT PERMITTED.
- 3.07 CONTRACTOR SHALL SEAL ALL CONDUITS ENTERING AN ENCLOSURE WITH CONDUIT SEALANT THAT IS COMPATIBLE WITH THE INSULATION OF THE CONDUCTORS IN THE CONDUIT.
- 3.08 CONDUIT RUNS SHALL HAVE A CONTINUOUS DOWNWARD SLOPE AWAY FROM ALL EQUIPMENT TO PREVENT WATER INFILTRATION.
- 3.09 ALL CONDUIT SHALL BE SCHEDULE 40 PVC UNLESS NOTED OTHERWISE ON THE PLANS. WHEN CONDUIT IS ROUTED UNDER A ROADWAY, SCHEDULE 80 PVC CONDUIT SHALL BE UTILIZED. MANUFACTURED BEND RADII SHALL BE PER NEC.
- 3.10 CONTRACTOR SHALL PROVIDE TWO (2) 200 POUND TEST POLYETHYLENE PULL CORDS IN ALL CONDUITS AND ALL INNERDUCTS. PULL CORDS SHALL BE SECURED AT EACH END OF CONDUIT RUNS. ALL SPARE CONDUIT ENDS SHALL BE CAPPED WITH MANUFACTURED PVC FITTINGS.
- 3.11 CONTRACTOR SHALL BOND EACH METALLIC CONDUIT ENTERING A METALLIC ENCLOSURE WITH A #8 MIN AWG INSULATED COPPER BONDING JUMPER PER NEC. CONTRACTOR SHALL BOND ALL ELECTRICAL EQUIPMENT TO THE H-FRAME RACK ON WHICH EQUIPMENT IS MOUNTED WITH #8 MIN AWG INSULATED COPPER BONDING JUMPERS PER NEC.
- 3.12 CONTRACTOR SHALL IDENTIFY THE END OF ALL SPARE UNDERGROUND CONDUITS AND PROVIDE AND INSTALL 90 DEGREE ELBOWS WITH VERTICAL CONDUIT EXTENSIONS TO EXTEND 3" ABOVE FINISHED CRUSHED AGGREGATE GRADE. CONTRACTOR SHALL TERMINATE CONDUITS WITH MANUFACTURED CONDUIT CAPS THAT THE CONTRACTOR HAS PAINTED ORANGE.
- 3.13 CONTRACTOR SHALL PROVIDE AND INSTALL AN ENGRAVED PHENOLIC PLATE ON THE FRONT OF THE INTEGRATED LOAD CENTER. THE WORDING ON THE PLATE SHALL READ AS FOLLOWS: "MAXIMUM DRAW OF ALL RECTIFIERS AND EQUIPMENT ON THE LOAD CENTER CANNOT EXCEED 25kW. IF ADDITIONAL POWER IS REQUIRED, THE EXISTING 25kW GENERATOR MUST BE REPLACED."

4.00 PRE-CONSTRUCTION COORDINATION

- 4.01 CONTRACTOR SHALL VISIT THE SITE PRIOR TO BID AND NOTE EXISTING CONDITIONS THAT MIGHT AFFECT THEIR WORK. ALL SUCH CONDITIONS SHALL BE REPORTED TO THE ENGINEER PRIOR TO BID.
- 4.02 THE CONTRACTOR SHALL PROVIDE A UTILITY LOCATOR AND SHALL VERIFY THE ACTUAL LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING UTILITIES. ANY DAMAGE TO EXISTING UTILITIES SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE.
- 4.03 CONTRACTOR SHALL VERIFY, PRIOR TO ROUGH-IN, THAT SITE CONDITIONS ALLOW FOR THE PLACEMENT OF THE ELECTRICAL EQUIPMENT AS SHOWN ON THE PLANS.
- 4.04 CONTRACTOR SHALL COORDINATE WITH LOCAL ELECTRICAL UTILITY REGARDING THE EXACT LOCATION OF THE TRANSFORMER, ALL METERING REQUIREMENTS, AND CONDUIT ROUTING BETWEEN TRANSFORMER AND METER.
- 4.05 CONTRACTOR SHALL COORDINATE WITH LOCAL TELCO UTILITY REGARDING THE EXACT LOCATION OF THE TELCO SERVICE ENTRY POINT.
- 4.06 CONTRACTOR SHALL COORDINATE WITH AUTHORITY HAVING JURISDICTION REGARDING LOCAL FROST LINE REQUIREMENTS FOR RACEWAY MATERIAL SELECTION AND INSTALLATION.
- 4.07 CONTRACTOR SHALL PERFORM AN ARC FLASH ANALYSIS AT THE INTEGRATED LOAD CENTER AND PROVIDE ARC FLASH LABEL PER NEC.
- 4.08 ALL CIRCUIT BREAKERS AND EQUIPMENT SHALL HAVE A MINIMUM AIC RATING OF 10,000 AMPS. IF THE RATING OF THE UTILITY TRANSFORMER PROVIDING THE ELECTRICAL SERVICE IS GREATER THAN 75 kVA, THE CONTRACTOR SHALL PERFORM A SHORT CIRCUIT ANALYSIS TO DETERMINE THE REQUIRED AIC RATING FOR THE CIRCUIT BREAKERS AND EQUIPMENT. PRIOR TO PURCHASING EQUIPMENT, THE CONTRACTOR SHALL CONTACT THE ELECTRIC UTILITY AND OBTAIN IN WRITING THE MAXIMUM AVAILABLE FAULT CURRENT (AFC) AT THE UTILITY SERVICE POINT. PROVIDE MAX. AFC SIGNAGE AS REQUIRED PER NEC 110.24. THE CONTRACTOR SHALL ENSURE ALL ELECTRICAL EQUIPMENT, CIRCUIT BREAKERS, DISCONNECTS, FUSES, AND PANELBOARDS HAVE A FAULT CURRENT INTERRUPTING RATING GREATER THAN THE AVAILABLE FAULT CURRENT.



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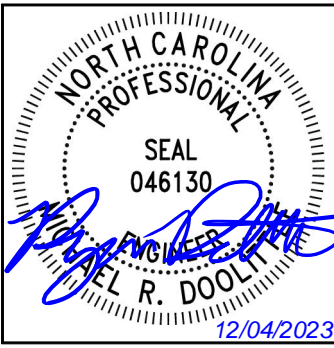
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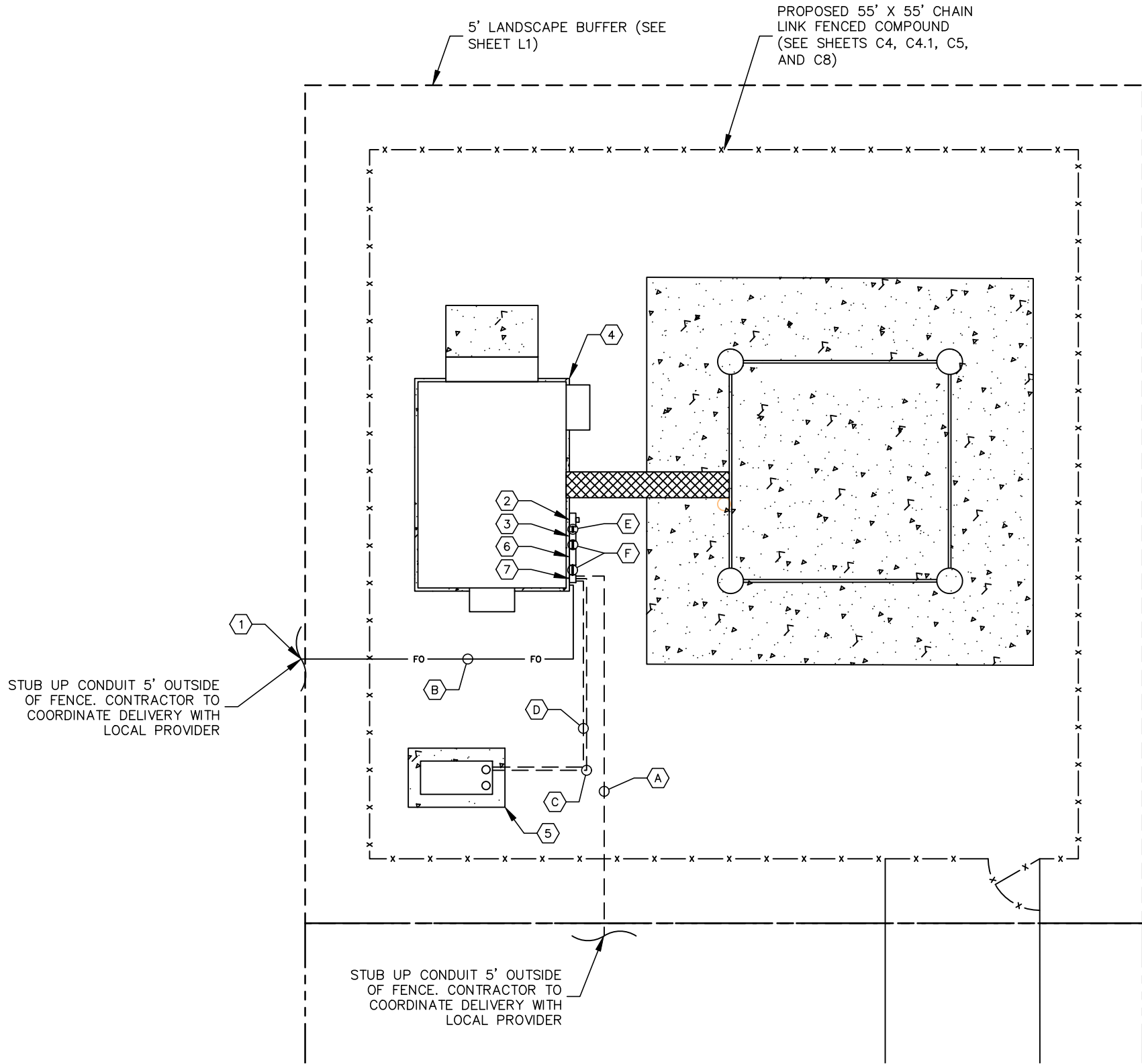
SHEET TITLE:

**ELECTRICAL
NOTES**

SHEET NUMBER:

E1

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1
E2
UTILITY SERVICE ROUTING PLAN
SCALE: 1" = 10'

KEY NOTES - ELECTRICAL EQUIPMENT

- 1 PROPOSED LIT FIBER HANDHOLE/PEDESTAL. (CONTRACTOR TO CONFIRM FINAL LOCATION).
- 2 240/120V, 200A METER NEMA 3R
- 3 240/120V, 200A, SE RATED FUSED SERVICE DISCONNECT NEMA 3R
- 4 WSOC-TV, LLC. CONCRETE EQUIPMENT PAD (SEE SHEET C5).
- 5 WSOC-TV, LLC. CONCRETE GENERATOR PAD (SEE SHEET C5).
- 6 240/120V, 200A ATS NEMA 3R
- 7 240V, 200A RATED GENERATOR DISCONNECT

KEY NOTES - CONDUIT, CONDUCTORS, & MISC.

- A CONDUIT AND CONDUCTORS SIZED BY UTILITY FOR 240V, 200A, 1PH SERVICE
- B TWO (2) 2" PVC FIBER CONDUIT, WITH TWO (2) PULL ROPES (SEE TRENCH DETAIL 2/E3).
- C (3) 3/0, (1) #6 EG IN 2" PVC CONDUIT FOR ROUTING POWER CONDUCTOR TO THE GENERATOR. (SEE TRENCH DETAIL 2/E3).
- D 1" PVC CONDUIT FOR ROUTING GENERATOR CONTROL AND ALARM SIGNAL CABLES TO THE GENERATOR (SEE TRENCH DETAIL 2/E3).
- E (3) 3/0, (1) #4 SSB, 2" C
- F (3) 3/0, (1) #6 EG, 2" C



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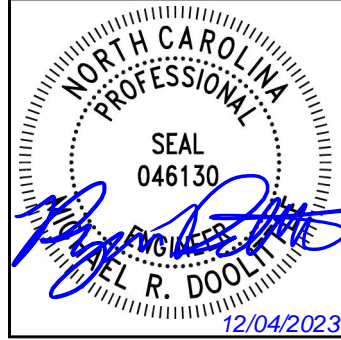
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FAQ

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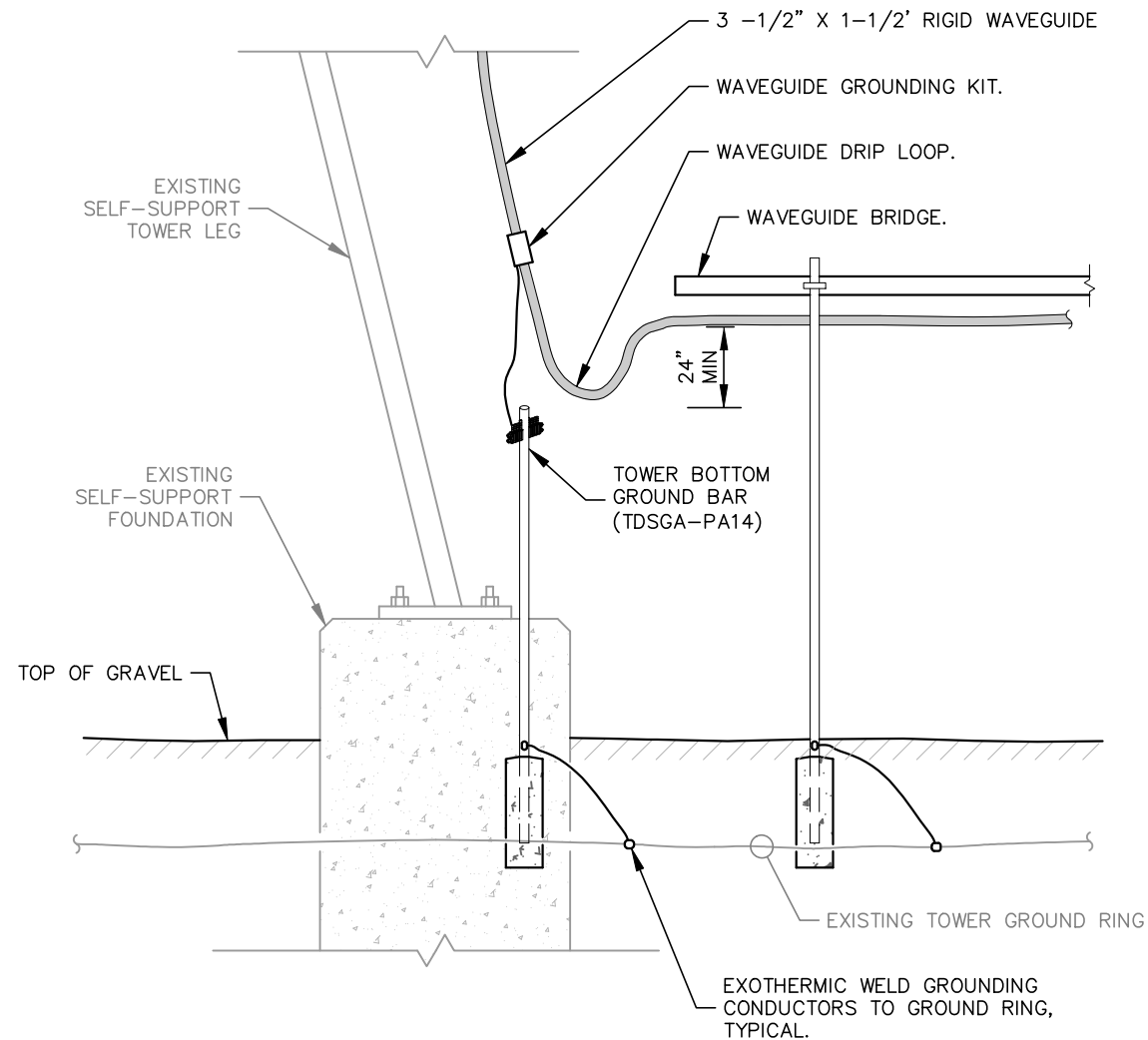
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UTILITY SERVICE
ROUTING PLAN

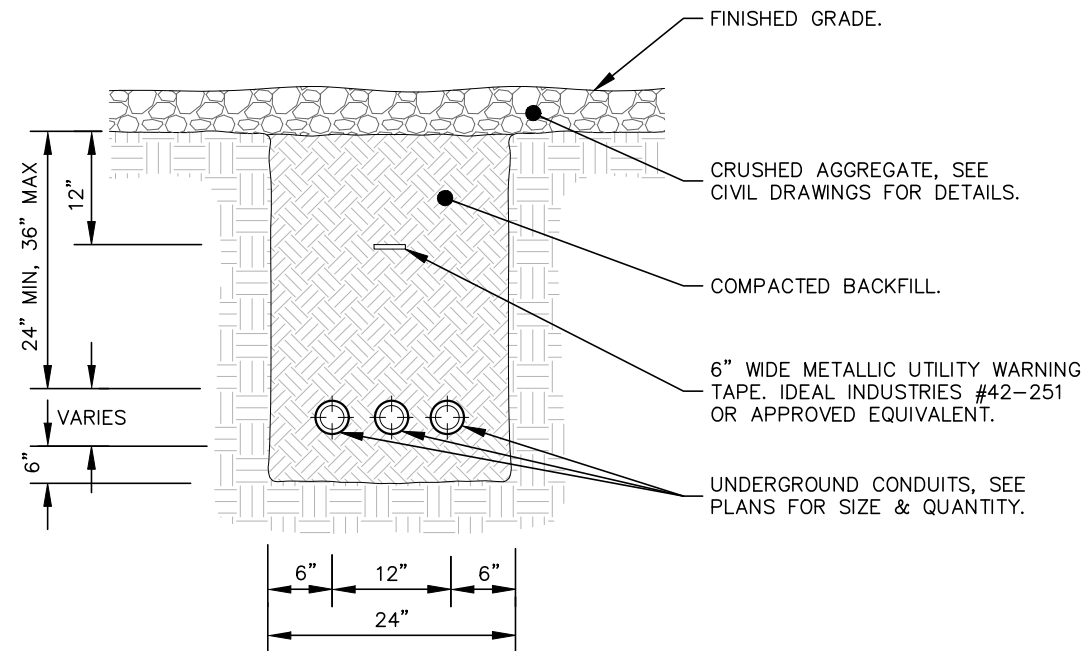
SHEET NUMBER:

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K:\RAL_Wireless\Cox Media Group\WSOC-TV Tower\02 - KHRAL-19278 (CDs)\C00\ECor-C00 (2023.12.04).dwg ----- 12/04/23 10:45 AM by: ryan.doolittle



1 DRIP LOOP DETAIL
E3 NOT TO SCALE



- NOTES:
1. IF GROUND SURFACE IS OTHER THAN NEWLY GRAVELED AREA. CONTRACTOR IS TO RESTORE TO ORIGINAL CONDITION.
 2. PROVIDE PVC CONDUIT BELOW GRADE EXCEPT AS NOTED BELOW.
 3. PROVIDE SCHEDULE 40 OR SCHEDULE 80 PVC CONDUIT & ELBOWS AT STUB UP LOCATIONS (I.E. POLES, EQUIPMENT, ETC.)
 4. PROVIDE SCHEDULE 80 PVC CONDUIT BELOW PARKING LOTS AND ROADWAYS.

2 TYPICAL TRENCH DETAIL
E3 NOT TO SCALE



235 WEST 23RD STREET
CHARLOTTE, NORTH CAROLINA 28206

PROJECT INFORMATION:

SITE NAME:
WSOC TV, LLC. RADAR TOWER
(5850 MHZ)

9599 JOHN WHITE ROAD
MIDLAND, NC 27312
CABARRUS COUNTY

PLANS PREPARED BY:

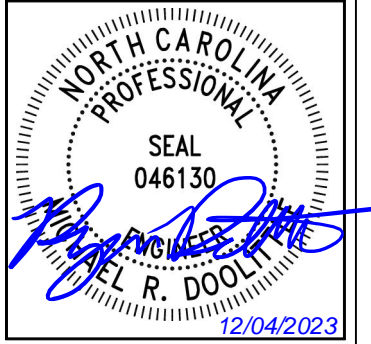
Kimley»Horn

421 FAYETTEVILLE STREET, SUITE 600
RALEIGH, NC 27601
PHONE: 919-677-2000
WWW.KIMLEY-HORN.COM
NC License F-0102

REV: DATE: ISSUED FOR: BY:

7			
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2	08/14/23	CONSTRUCTION	MRD
1	07/12/23	CONSTRUCTION	MRD
0	06/15/23	CONSTRUCTION	MRD
A	06/09/23	CONSTRUCTION	MRD

LICENSER:



KHA PROJECT NUMBER:

016454000

DRAWN BY: CHECKED BY:

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SHEET TITLE:

**ELECTRICAL
DETAILS**

SHEET NUMBER:

E3

K:\RAL_Wireless\Cox Media Group\WSOC-TV Tower\02 - KHRAL-19278 (CDs)\C010\ECor-C010 (2023.12.04).dwg ----- 12/04/23 10:45 AM by: Ryan.Doolittle

GROUNDING NOTES

1. THE GROUND RING SHALL CONSIST OF #2 AWG BARE SOLID TINNED COPPER (STC) CONDUCTOR, UNLESS NOTED OTHERWISE, BURIED AT 30" BELOW FINISHED GRADE (OR BELOW FROST LINE). LOCATE 24" MINIMUM AND 36" MAXIMUM FROM EQUIPMENT PAD AND FROM TOWER FOUNDATION. ALL CONNECTIONS SHALL BE MADE USING A PARALLEL TYPE EXOTHERMIC WELD, UNLESS NOTED OTHERWISE.
2. INSTALL GROUND RODS AS SHOWN AND AS REQUIRED. GROUND RODS TO BE COPPER CLAD STEEL, 5/8" DIAMETER AND 10FT IN LENGTH. SPACING BETWEEN GROUND RODS SHALL BE 10FT MINIMUM AND 15FT MAXIMUM. TOP OF GROUND ROD TO BE 30" MINIMUM BELOW GRADE (OR BELOW FROST LINE). BOND TOP OF GROUND ROD TO GROUND WIRE WITH EXOTHERMIC WELD. DO NOT EXOTHERMICALLY WELD ANYTHING TO GROUND ROD EXCEPT GROUND WIRE WHICH PASSES OVER TOP OF GROUND ROD (CLAMPED CONNECTIONS TO GROUND ROD PER TOWER MANUFACTURERS DETAILS ARE ACCEPTABLE).
3. EQUIPMENT GROUND RING SHALL HAVE A MINIMUM OF 4 GROUND RODS, INSTALLED AT THE CORNERS OF THE GROUND RING PLUS ADDITIONAL RODS AS REQUIRED TO COMPLY WITH THE SPACING REQUIREMENTS.
4. EQUIPMENT GROUND RING AND TOWER GROUND RING SHALL BE BONDED TOGETHER WITH TWO #2 STC GROUND LEADS, TYPICALLY ONE ON EACH SIDE OF ICE BRIDGE.
5. MINIMUM BEND RADIUS FOR #2 AWG GROUND WIRE IS 12", EXCEPT USE 24" FOR EQUIPMENT PAD GROUND RINGS.
6. GROUND ALL EXTERIOR EXPOSED METAL OBJECTS. USE TWO HOLE LUGS FOR CONNECTION TO FLAT METAL SURFACES. USE ONLY STAINLESS STEEL HARDWARE ON ALL MECHANICAL CONNECTIONS. CLEAN ALL SURFACES (AND STRIP PAINTED SURFACES) TO BARE BRIGHT METAL PRIOR TO MAKING GROUND CONNECTIONS. APPLY ANTI-OXIDE COMPOUND TO ALL CONNECTIONS. APPLY ZINC RICH PAINT (COLD GALV.) TO ALL EXOTHERMIC WELDS, AND TO ANY METAL EXPOSED BY CLEANING, STRIPPING, GRINDING, CUTTING OR DRILLING.
7. ALL GROUNDING CONDUCTORS ABOVE GRADE SHALL BE RUN IN 3/4" FLEXIBLE PVC CONDUIT. CONDUIT SHALL BEGIN WITHIN 3/4" OF ABOVE GROUND CONNECTION POINT, SHALL EXTEND 24" BELOW GRADE MINIMUM, AND SHALL BE FILLED WITH SEALANT AT ABOVE GROUND CONNECTION POINT. SECURE CONDUIT EVERY 24" ON VERTICAL RUNS AND EVERY 36" ELSEWHERE WITH NON-METALLIC TIES.
- 8A. AT GUYED AND SELF SUPPORT TOWERS MOUNT TDSCA-PA14 TOWER BOTTOM GROUND BAR ON DEDICATED POST DIRECTLY BELOW COAX CABLES COMING OFF TOWER. POST TO BE 3.5" OD GALVANIZED SCHEDULE 40 PIPE WITH GALVANIZED PIPE CAP. TOP OF POST TO BE 78" ABOVE GRADE. EMBED POST 30" MINIMUM IN 12" DIAMETER BY 36" DEEP MINIMUM CONCRETE FOOTING WITH TOP OF FOOTING 6" BELOW GRADE. IF TOWER FOUNDATION OBSTRUCTS AUGERED FOOTING, USE POST WITH 10" SQUARE GALVANIZED STEEL FLANGE PLATE WELDED TO BOTTOM AND BOLT FLANGE TO TOP OF CONCRETE TOWER FOOTING.
- 8B. AT MONOPOLE TOWERS CLAMP TDSCA-BC14 TOWER BOTTOM GROUND BAR DIRECTLY TO TOWER. IF RUNNING COAX INSIDE MONOPOLE, CLAMP ONTO BOTTOM LIP OF EXIT PORT. IF BANDING COAX TO OUTSIDE OF TOWER, CLAMP ONTO STEEL ANGLE WHICH IS Banded TO TOWER. BOND TDSCA-BC14 TO TOWER GROUND RING WITH TWO #2 STC LEADS LUGGED TO GROUND BAR AND EXOTHERMICALLY WELDED TO GROUND RING.
9. AT EQUIPMENT AREA, INSTALL TDSCA-PA14 EXTERIOR GROUND BAR (THRU-BOLTED STYLE) AT BASE OF (2) INTERIOR H-FRAME POSTS

AND AT TOP OF ICE BRIDGE POST WHICH IS NEAREST TO (BUT CLOSER TO TOWER THAN) THE COAX CABLE TERMINATION. MOUNT GROUND BAR TO H-FRAME POSTS AT 6" ABOVE GRAVEL AND TO ICE BRIDGE POST AT 6FT ABOVE GRAVEL.

10. ALL ICE BRIDGE SECTIONS ARE TO BE JUMPERED TOGETHER WITH #2 WIRE, EITHER BARE TINNED COPPER OR GREEN INSULATED STRANDED. ICE BRIDGE SHALL BE GROUNDED AT EACH END WITH #2 STC WIRE LUGGED TO ICE BRIDGE AND EXOTHERMICALLY WELDED TO UPPER PORTION OF NEAREST ICE BRIDGE POST. ICE BRIDGE SECTIONS ABOVE H-FRAME SHALL BE BONDED TO EACH OTHER WITH JUMPERS AT EACH END - THIS ASSEMBLY WILL BE CONSIDERED AS A SINGLE ICE BRIDGE SECTION FOR GROUNDING PURPOSES.
11. BOND EACH ICE BRIDGE POST, H-FRAME POST OR DEDICATED GROUNDING POST TO BURIED GROUNDING SYSTEM WITH #2 STC LEAD EXOTHERMICALLY WELDED TO POST BELOW TOP OF GRAVEL AND EXOTHERMICALLY WELDED TO GROUND RING. EACH POST TO HAVE SEPARATE GROUND LEAD DIRECTLY TO GROUND RING - DO NOT DAISY CHAIN POSTS TOGETHER.
12. BOND GENERATOR TO GROUND RING WITH #2 STC AT TWO DIAGONALLY OPPOSITE LOCATIONS BY DRILLING AND BOLTING TWO HOLE LUG TO FINS ON GENERATOR BASE STRUCTURE. GROUND LEADS SHOULD TAKE SHORTEST PATH ACROSS CONCRETE PAD TO GRAVEL AREA, THEN CONTINUE TO GROUND RING.
13. BOND GPS ANTENNA AND GPS ANTENNA MOUNT TO TDSCA GROUND BAR AT BOTTOM OF H-FRAME POST WITH #2 GREEN INSULATED STRANDED GROUND WIRE.
14. ANY METAL FENCE POST WITHIN 6FT OF A GROUNDED METAL OBJECT SHALL BE BONDED TO THE EQUIPMENT GROUND RING WITH #2 STC CLAMPED OR EXOTHERMICALLY WELDED TO THE POST AND EXOTHERMICALLY WELDED TO GROUND RING. ANY FENCE WITH METAL LINE POSTS WITHIN 6FT OF THE GROUND RING SHALL HAVE THE LINE POSTS BONDED TO THE GROUND RING WITH #2 STC WITH #2 STC CLAMPED OR EXOTHERMICALLY WELDED TO THE POST AND EXOTHERMICALLY WELDED TO GROUND RING AT 20FT MAXIMUM INTERVALS AS MEASURED ALONG THE LENGTH OF THE FENCE.
15. NOTIFY WSOC TV, LLC. TO INSPECT GROUND RING BEFORE BACKFILLING. CONTRACTOR SHALL HIRE A 3RD PARTY TO PERFORM AN IEEE81 FALL OF POTENTIAL METHOD GROUND TEST. MAXIMUM ALLOWABLE RESISTANCE TO GROUND IS 5 OHMS. PROVIDE ADDITIONAL GROUND SYSTEM COMPONENTS AS REQUIRED TO ACHIEVE THIS VALUE.
16. REFER TO TOWER GROUNDING DIAGRAM AND NOTES FOR GROUND SYSTEM REQUIREMENTS ON THE TOWER.
17. GROUNDING OF ALL ELECTRICAL EQUIPMENT SHALL BE AS PER NEC, MUNICIPAL AND UTILITY COMPANY REQUIREMENTS.
18. BOND SHELTER TO EQUIPMENT GROUND RING WITH #2 AWG TINNED SOLID BARE COPPER CONDUCTOR LUGGED TO SHELTER BODY AND EXOTHERMICALLY WELDED TO GROUND RING.



WSOC-TV
235 WEST 23RD STREET
CHARLOTTE, NORTH CAROLINA 28206

PROJECT INFORMATION:

SITE NAME:
WSOC TV, LLC. RADAR TOWER
(5850 MHZ)

9599 JOHN WHITE ROAD
MIDLAND, NC 27312
CABARRUS COUNTY

PLANS PREPARED BY:

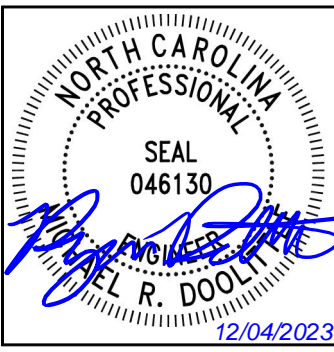
Kimley»Horn

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RALEIGH, NC 27601
PHONE: 919-677-2000
WWW.KIMLEY-HORN.COM
NC License F-0102

REV: DATE: ISSUED FOR: BY:

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A	06/09/23	CONSTRUCTION	MRD

LICENSER:



KHA PROJECT NUMBER:

016454000

DRAWN BY: CHECKED BY:

FAQ

KRM

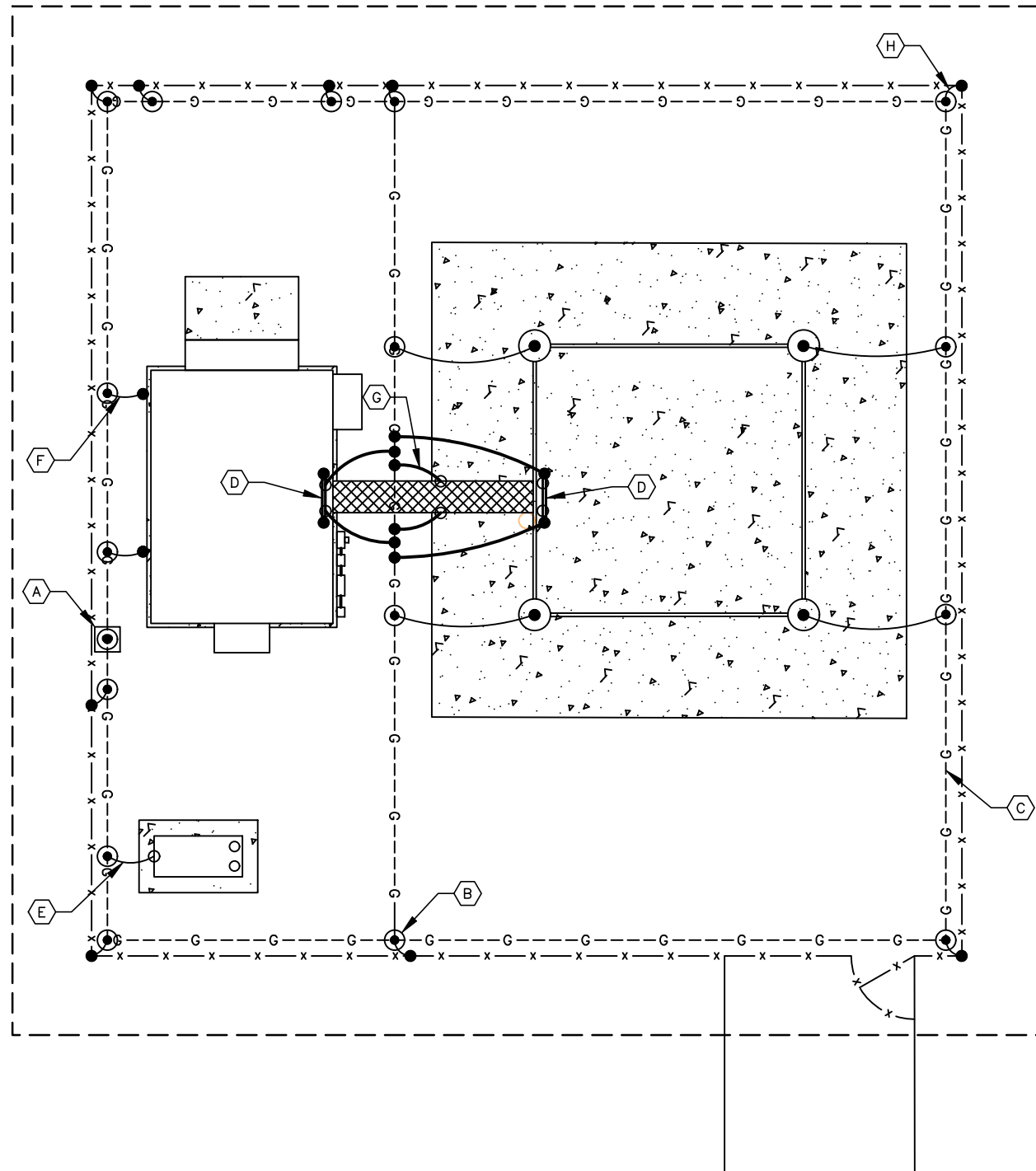
SHEET TITLE:

**GROUNDING
NOTES**

SHEET NUMBER:

E4

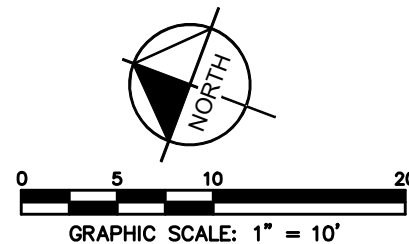
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1
E5

GROUNDING PLAN

SCALE: 1" = 10'



KEY NOTES - GROUNDING EQUIPMENT

- (A) GROUND ROD TEST WELL. (SEE DETAIL 1/E6).
- (B) GROUND ROD, TYPICAL.
(SEE DETAIL 2/E10 AND NOTES 2 & 3 ON SHEET E4).
- (C) EQUIPMENT GROUND RING.
(SEE NOTES 1, 3, 4, 5, 6, & 7 ON SHEET E4).
- (D) TDSGA-PA14 OR TDSGA-BC14 WHERE APPLICABLE.
(SEE NOTES 8A, 8B, & 9 ON SHEET E4).
- (E) GENERATOR GROUNDING. (SEE NOTE 12 ON SHEET E4).
- (F) SHELTER GROUNDING. (SEE NOTE 18 ON SHEET E4).
- (G) ICE BRIDGE POST BONDED TO GROUND RING, TYPICAL.
(SEE NOTES 10 & 11 ON SHEET E4).
- (H) FENCE POST GROUNDING, TYPICAL.
(SEE NOTE 14 ON SHEET E4).
- (I) REFER TO SHEETS E4, E6, & E7 FOR GROUNDING NOTES,
DETAILS, AND SPECIFICATIONS.

LEGEND:

- G---G--- GROUND RING
- G---G--- GROUND ROD EXOTHERMICALLY
WELDED TO GROUND RING
- EXOTHERMIC WELD
- ⊙ GROUND ROD TEST WELL
(SEE DETAIL 1/E10)
- ~ MECHANICAL CONNECTION



PROJECT INFORMATION:

SITE NAME:
WSOC TV, LLC. RADAR TOWER
(5850 MHZ)

9599 JOHN WHITE ROAD
MIDLAND, NC 27312
CABARRUS COUNTY

PLANS PREPARED BY:

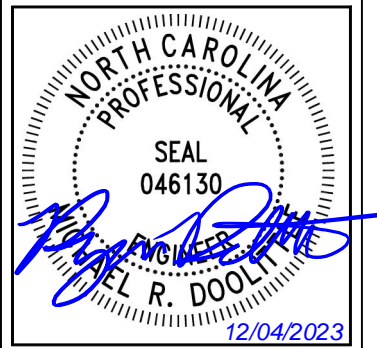
Kimley»Horn

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RALEIGH, NC 27601
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A	06/09/23	CONSTRUCTION	MRD

LICENSER:



KHA PROJECT NUMBER:

016454000

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FAQ KRM

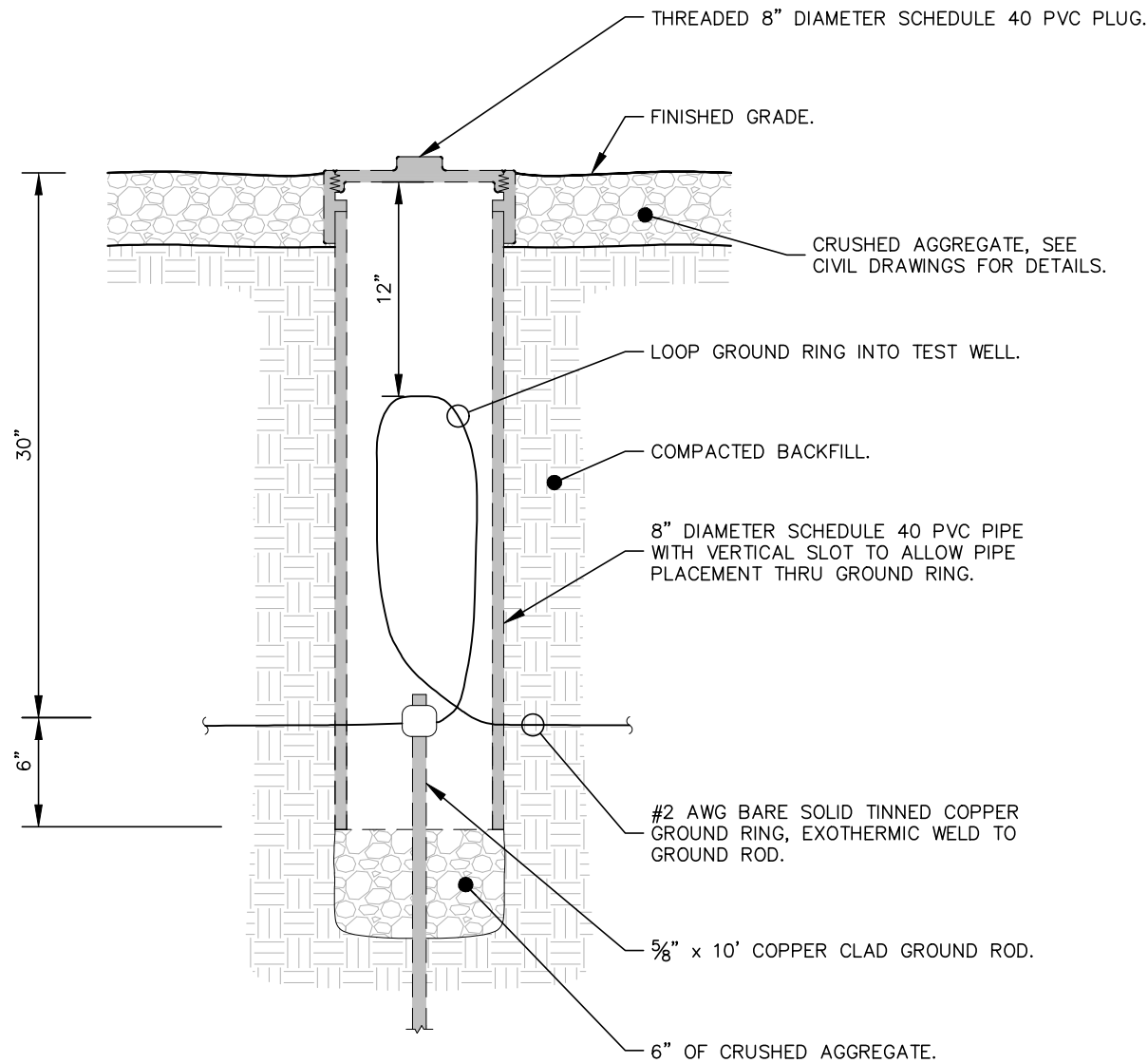
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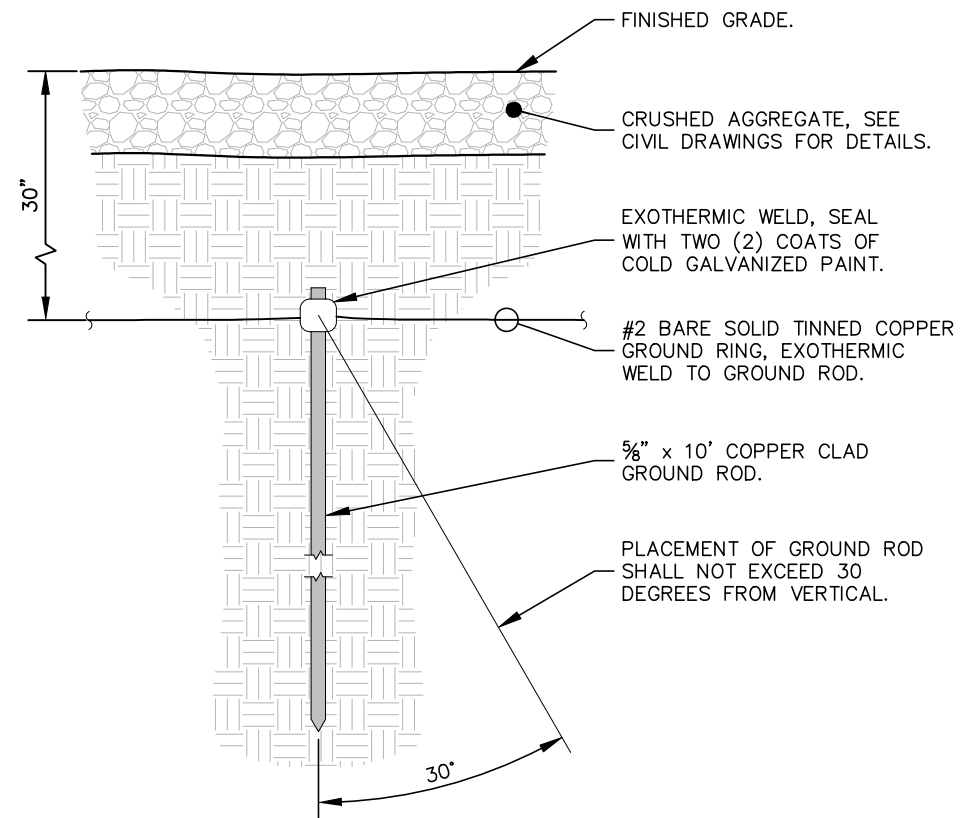
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1 GROUND ROD TEST WELL DETAIL
E6 NOT TO SCALE



2 GROUND ROD INSTALLATION DETAIL
E6 SCALE: NTS



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WSOC TV, LLC. RADAR TOWER
(5850 MHZ)
9599 JOHN WHITE ROAD
MIDLAND, NC 27312
CABARRUS COUNTY

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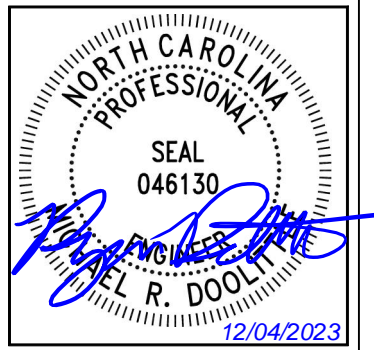
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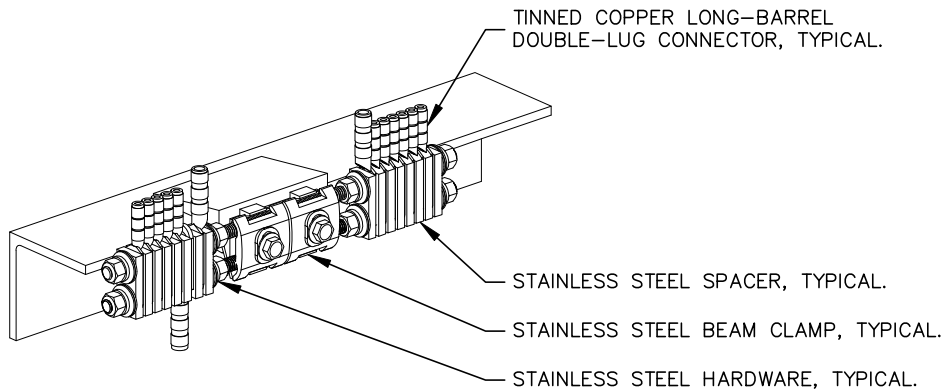
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GROUNDING
DETAILS

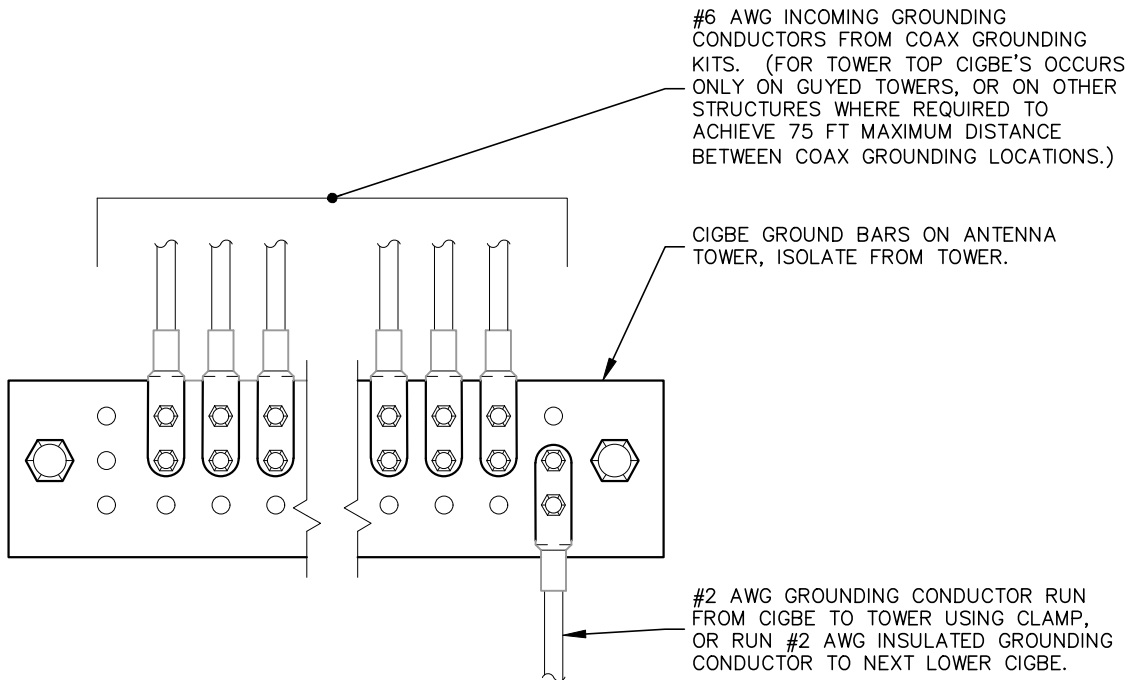
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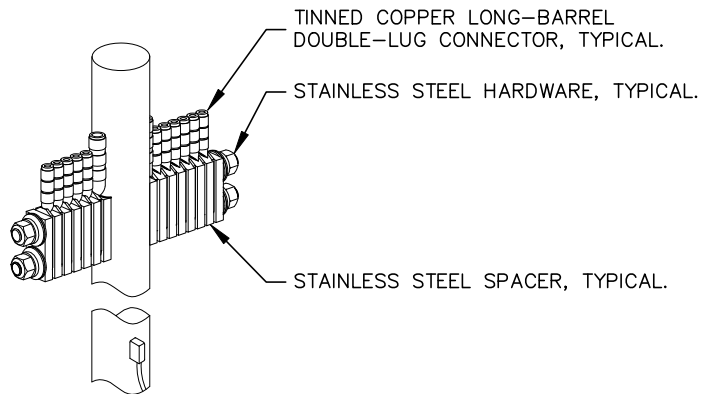
1 BAR NONE GROUNDED BEAM CLAMP (TDSGA-BC14)
E7 SCALE: NTS



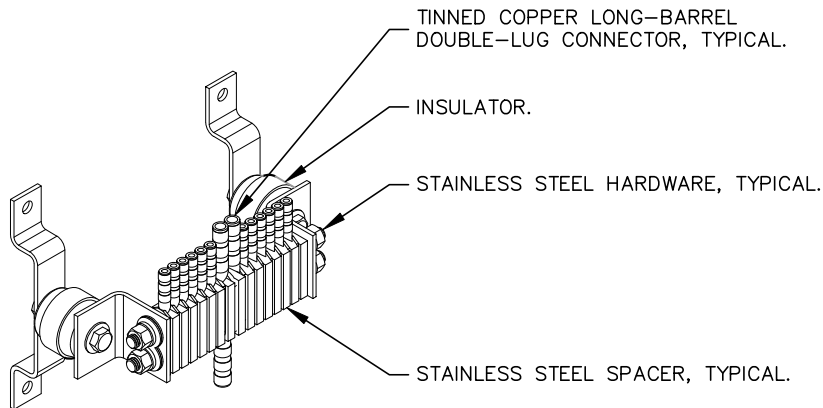
3 ANTENNA GROUND WIRE INSTALLATION DETAIL
E7 SCALE: NTS

NOTES:

1. ALL CIGBE GROUND BARS ON TOWER ARE TO BE ERICO TDSGA. TYPICALLY USE TDSGA-WB17 ISOLATED FROM UNISTRUT BRACKET.
2. IF CIGBE CANNOT BE CONNECTED TO TOWER WITH #2 AWG GROUNDING CONDUCTOR, VIA CLAMP OR EXOTHERMIC WELD, THEN RUN #2 AWG BLACK GROUND LEAD FROM CIGBE DOWN TO NEXT LOWER CIGBE. SECURE GROUND LEAD WITH NON-METALIC TIES AT SAME SPACING AS COAX SUPPORTS.



2 BAR NONE POST MOUNTED (TDSGA-PA14)
E7 SCALE: NTS



4 BAR NONE INSULATED (TDSGA-WB17)
E7 SCALE: NTS



WSOC-TV
235 WEST 23RD STREET
CHARLOTTE, NORTH CAROLINA 28206

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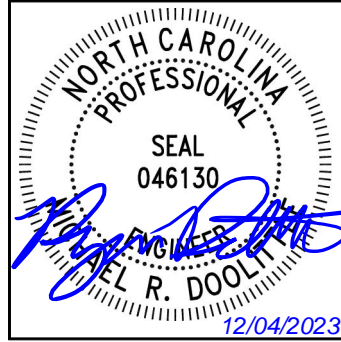
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KHA PROJECT NUMBER:

016454000

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KRM

SHEET TITLE:

**GROUNDING
DETAILS**




SHEET NUMBER:

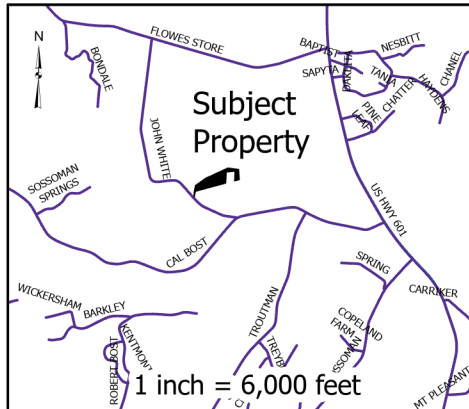
E7

Midland Planning Area Aerial Map



Applicant: Cedric Thomas
WSOC-TV
Owner: Joseph Fountain III
Case: SUSE2023-00028
Address: 9599 John White Rd
Purpose: Proposed Public Service Facility
Radar Tower
PIN: 5546-43-6394

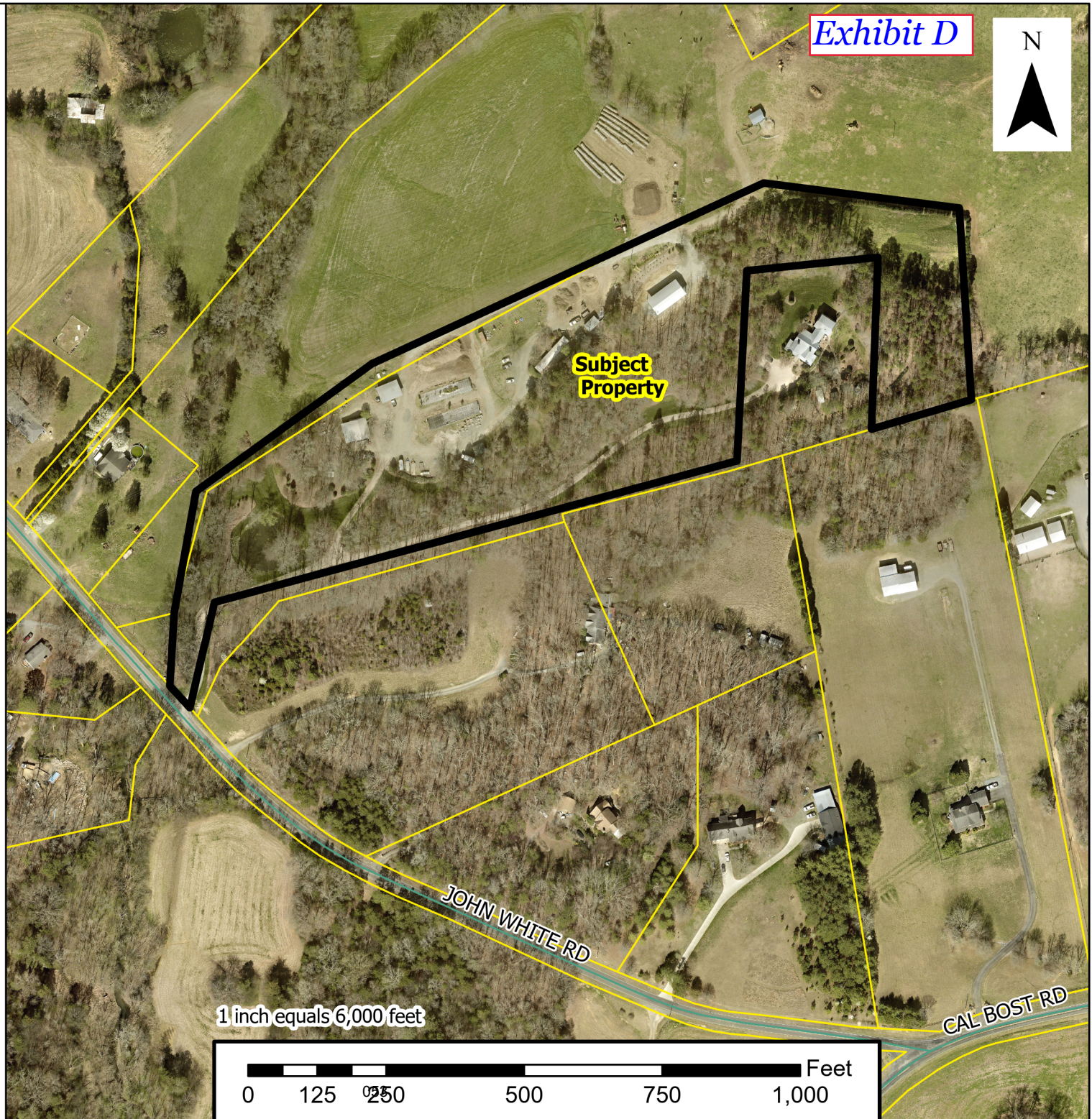
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 TaxParcels
 Streets



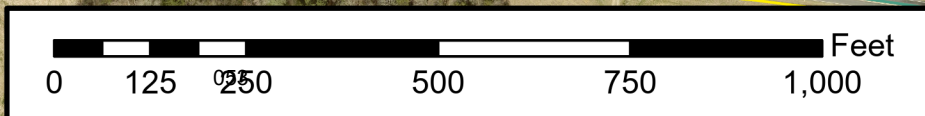
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Map prepared by
Cabarrus County Planning and Development
November 2023

Exhibit D



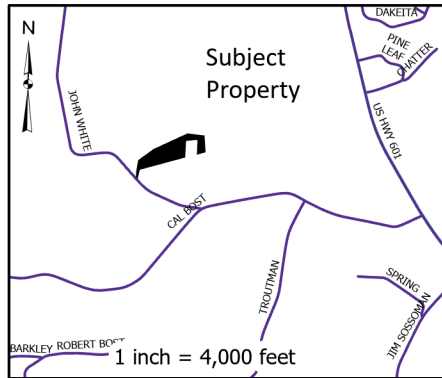
1 inch equals 6,000 feet



Midland Planning Area Zoning Map



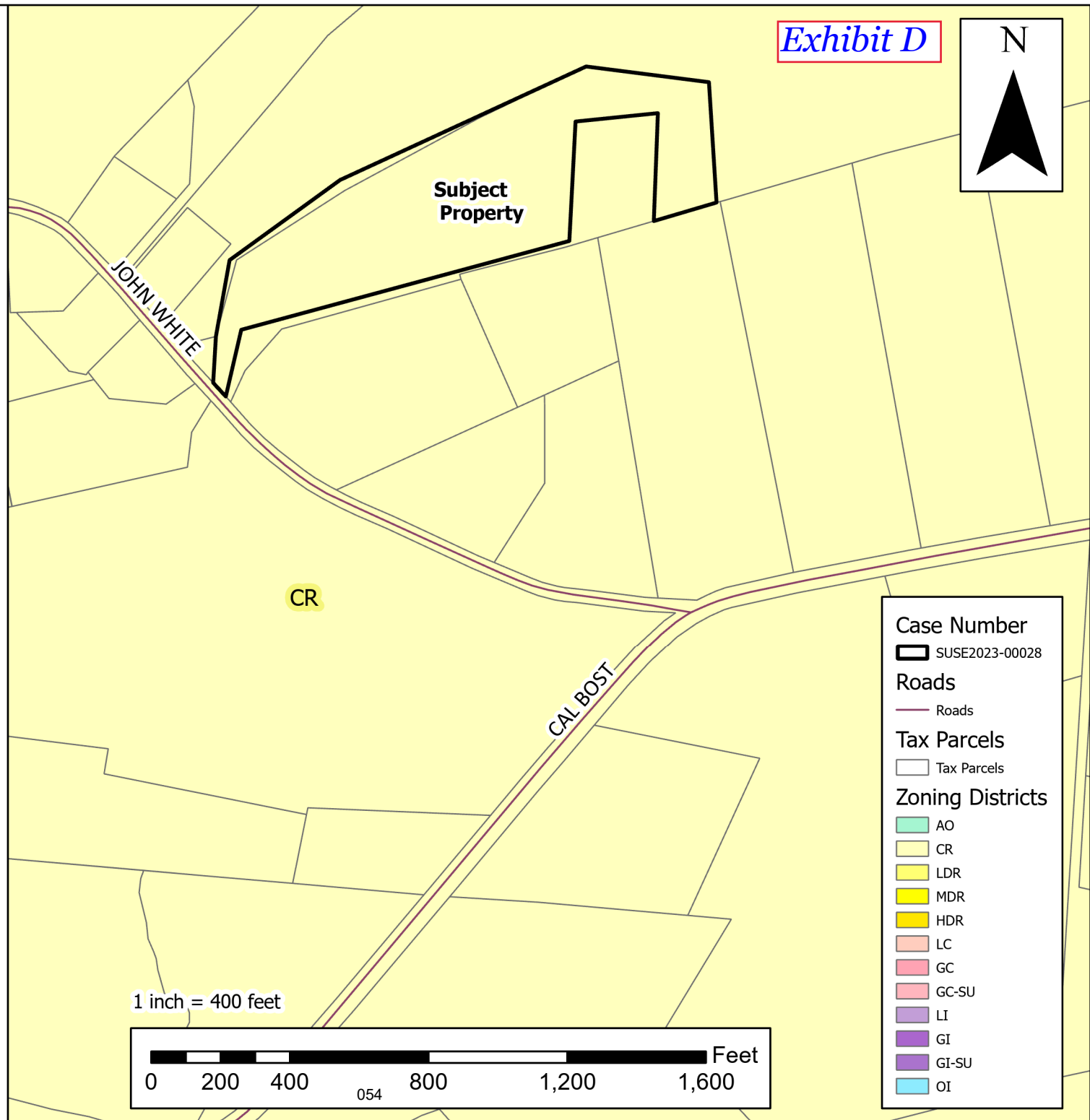
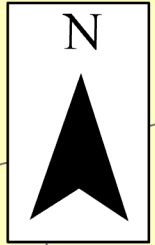
Applicant: Cedric Thomas
WSOC-TV
Owner: Joseph Fountain III
Case: SUSE2023-00028
Address: 9599 John White Rd
Purpose: Proposed Public Service Facility
Radar Tower
PIN: 5546-43-6394



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November 2023

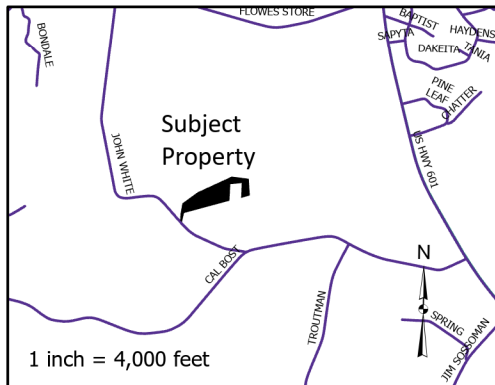
Exhibit D



Midland Planning Area Future Land Use Map

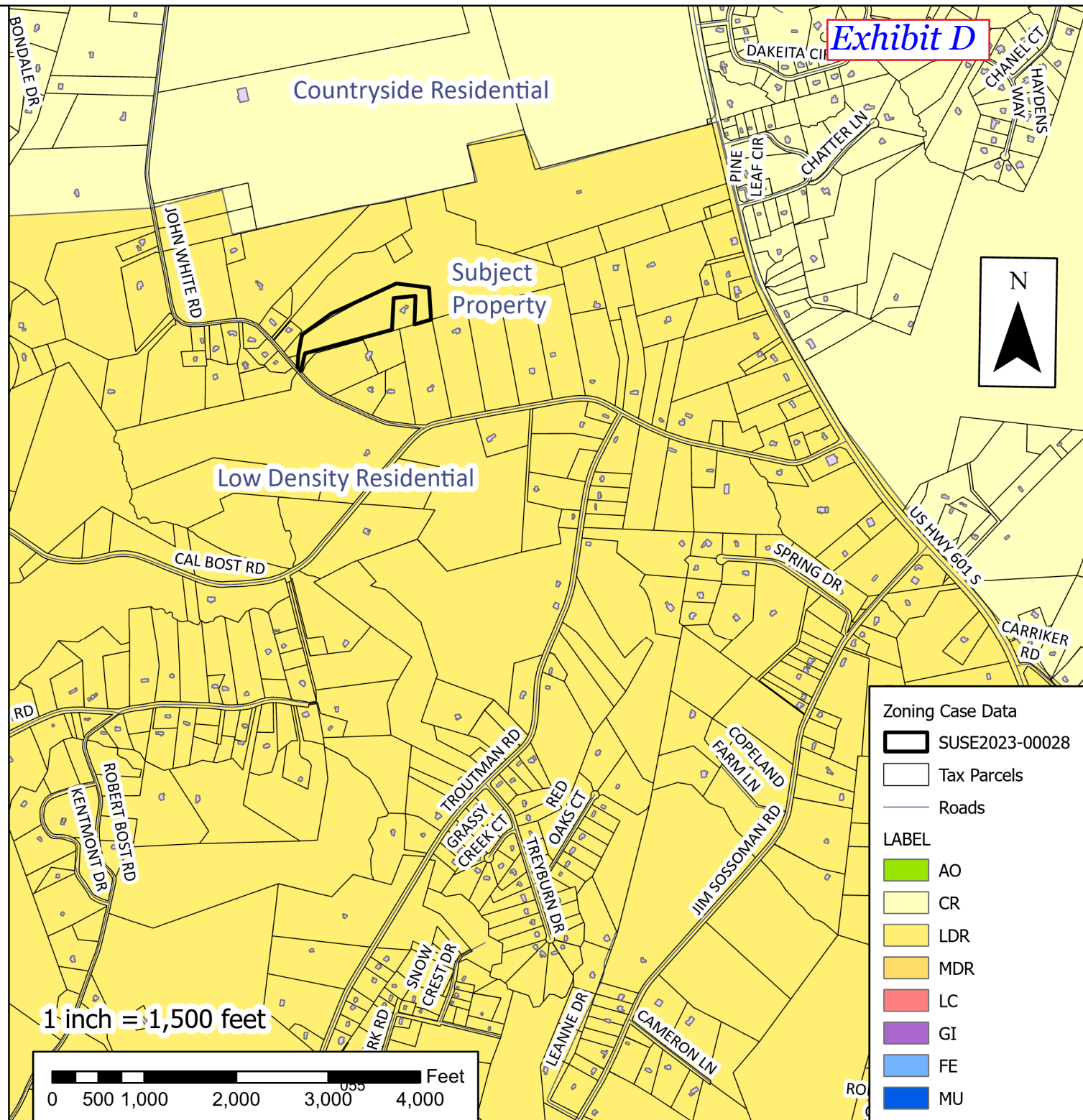


Applicant: Cedric Thomas
WSOC-TV
Owner: Joseph Fountain III
Case: SUSE2023-00028
Address: 9599 John White Rd
Purpose: Proposed Public Service Facility
Radar Tower
PIN: 5546-43-6394



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Map prepared by
Cabarrus County Planning and Development
November 2023





Federal Communications Commission
Wireless Telecommunications Bureau

RADIO STATION AUTHORIZATION

LICENSEE: WSOC TELEVISION, LLC

ATTN: DIRECTOR OF ENGINEERING
WSOC TELEVISION, LLC
235 WEST 23RD STREET
CHARLOTTE, NC 28206

Call Sign WPMS717	File Number 0010409760
Radio Service RS - Land Mobile Radiolocation	
Regulatory Status PMRS	
Frequency Coordination Number	

FCC Registration Number (FRN): 0026068494

Grant Date 09-19-2013	Effective Date 06-23-2023	Expiration Date 12-02-2023	Print Date 06-24-2023
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STATION TECHNICAL SPECIFICATIONS

Fixed Location Address or Mobile Area of Operation

Loc. 1 Address: 9619 John White Road
City: Midland County: CABARRUS State: NC
Lat (NAD83): 35-17-17.9 N Long (NAD83): 080-31-34.6 W ASR No.: Ground Elev: 155.4

Antennas

Loc No.	Ant No.	Frequencies (MHz)	Sta. Cls.	No. Units	No. Pagers	Emission Designator	Output Power (watts)	ERP (watts)	Ant. Ht./Tp meters	Ant. AAT meters	Construct Deadline Date
1	1	005620.00000000	WDX	1		7M95P0N	1000000 .000	2089052 7.000	39.6	40.5	06-23-2024

Control Points

Control Pt. No. 1

Address: 235 West 23rd Street

City: CHARLOTTE County: MECKLENBURG State: NC Telephone Number: (704)335-4732

Associated Call Signs

Conditions:

Pursuant to §309(h) of the Communications Act of 1934, as amended, 47 U.S.C. §309(h), this license is subject to the following conditions: This license shall not vest in the licensee any right to operate the station nor any right in the use of the frequencies designated in the license beyond the term thereof nor in any other manner than authorized herein. Neither the license nor the right granted thereunder shall be assigned or otherwise transferred in violation of the Communications Act of 1934, as amended. See 47 U.S.C. § 310(d). This license is subject in terms to the right of use or control conferred by §706 of the Communications Act of 1934, as amended. See 47 U.S.C. §606.

Licensee Name: WSOC TELEVISION, LLC

Call Sign: WPMS717

File Number: 0010409760

Print Date: 06-24-2023

<NA>

Waivers/Conditions:

Authorization on a secondary basis.

The authorized emission bandwidth shall be so located within the band that it does not extend beyond the upper or lower limits of the authorized band shown (E039).

48 HOURS PRIOR TO OPERATING AT THE NEW LOCATION, WSOC-TV WILL NOTIFY THE FAA, TIM PIGG, AT 405-954-5170 OFFICE, OR 405-830-5853 CELL. THIS IS SO HE CAN ARRANGE TO MONITOR THE CHARLOTTE TDWR FOR POSSIBLE INTERFERENCE. IN THE EVENT OF ANY HARMFUL RFI, WSOC-TV WILL COOPERATE WITH THE FAA TO FIND A WAY TO ELIMINATE THE RFI, TO INCLUDE MODIFYING THE WSOC OPERATION AND/OR CHANGING FREQUENCIES. THE DUTY CYCLE WILL NOT EXCEED 0.1 PERCENT AND WILL OPERATE WITH A DUTY CYCLE OF 0.05 PERCENT MOST OF THE TIME. THE ANTENNA WILL ROTATE AT A RATE OF 90 SECONDS PER REVOLUTION, USE -3 DB BEAMWIDTH OF 0.95 DEGREES, OPERATE WITH DUAL HORIZONTAL AND VERTICAL POLARIZATION, AND AT AN ELEVATION ANGLE OF 0.5 DEGREES

Submitted:
File Number:

Exhibit E2

FCC 601
Main Form

FCC Application for Radio Service Authorization:
Wireless Telecommunications Bureau
Public Safety and Homeland Security Bureau

Approved by OMB

3060 - 0798

See instructions for public
burden estimate

1) Radio Service Code: RS	1a) Existing Radio Service Code:
General Information	
2) (Select only one) (MD) NE - New RO - Renewal Only AU - Administrative Update NT - Required Notifications MD - Modification RM - Renewal/Modification WD - Withdrawal of Application EX - Requests for Extension of Time AM - Amendment CA - Cancellation of License RL - Registered Location/Link	
3a) If this application is for a <u>Special Temporary Authorization (STA)</u> , enter the code and attach the required exhibit as described in the instructions. Otherwise enter ' <u>N/A</u> ' (Not Applicable).	(N) <u>M</u> S N/A
3b) If this application is for Special Temporary Authority due to an emergency situation, enter 'Y'; otherwise enter 'N'. Refer to Rule 1.915 for an explanation of situations considered to be an emergency.	() <u>Y</u> Yes No
4) If this application is for an Amendment or Withdrawal, enter the file number of the pending application currently on file with the FCC.	File Number
5) If this application is for a Modification, Renewal Only, Renewal/Modification, Cancellation of License, or Administrative Update, enter the call sign of the existing FCC license. If this is a request for Registered Location/Link, enter the FCC call sign assigned to the geographic license.	Call Sign WPMS717
6a) If this application is for a New, Amendment, Renewal Only, or Renewal/Modification, enter the requested authorization expiration date (this item is optional).	MM DD /
6b) If this application is for a Renewal Only or Renewal/Modification and the license is a geographic area license, is the license used to provide service to customers (C), or is the license used for private business (internal) purposes or to meet the licensee's public interest/public safety communications needs (P)?	() <u>C</u> P
7) Is this application "major" as defined in § 1.929 of the Commission's Rules when read in conjunction with the applicable radio service rules found in Parts 22 and 90 of the Commission's Rules? (NOTE: This question only applies to certain site-specific applications. See the instructions for applicability and full text of § 1.929).	(Y) <u>Y</u> Yes No
8) Are attachments (other than associated schedules) being filed with this application?	(N) <u>Y</u> Yes No

Fees, Waivers, and Exemptions

9) Is the Applicant exempt from FCC application fees?	(N) <u>Y</u> Yes No
10) Is the Applicant exempt from FCC regulatory fees?	(N) <u>Y</u> Yes No
11) Does this application include a request for a Waiver of the Commission's Rule(s)? If 'Yes', attach an exhibit providing rule number(s) and explaining circumstances.	(N) <u>Y</u> Yes No
12) Are the frequencies or parameters requested in this filing covered by grandfathered privileges, previously approved by waiver, or functionally integrated with an existing station?	(N) <u>Y</u> Yes No

Applicant Information

13) FCC Registration Number (FRN): 0026068494			
14) Applicant/Licensee Legal Entity Type: (Select One) <input type="checkbox"/> Individual <input type="checkbox"/> Unincorporated Association <input type="checkbox"/> Trust <input type="checkbox"/> Government Entity <input type="checkbox"/> Corporation <input checked="" type="checkbox"/> Limited Liability Company <input type="checkbox"/> General Partnership <input type="checkbox"/> Limited Partnership <input type="checkbox"/> Limited Liability Partnership <input type="checkbox"/> Consortium <input type="checkbox"/> Other: _____			
15) If the Licensee name is being updated, is the update a result from the sale (or transfer of control) of the license(s) to party and for which proper Commission approval has not been received or proper notification not provided?			() <u>Yes</u> <u>No</u>
16) First Name (if individual):	MI:	Last Name:	Suffix:
17) Legal Entity Name (if other than individual): WSOC Television, LLC			
18) Attention To: Director of Engineering			
19) P.O. Box:	And/Or	20) Street Address: 235 West 23rd Street	
21) City: Charlotte	22) State: NC	23) Zip Code: 28206	
24) Telephone Number: (704)335-4732		25) Fax:	
26) E-Mail Address: ted.hand@cmg.com			

27) Demographics (Optional)

Race: <input type="checkbox"/> American Indian or Alaska Native <input type="checkbox"/> Asian <input type="checkbox"/> Black or African-American <input type="checkbox"/> Native Hawaiian or Other Pacific Islander <input type="checkbox"/> White	Ethnicity: <input type="checkbox"/> Hispanic or Latino <input type="checkbox"/> Not Hispanic or Latino	Gender: <input type="checkbox"/> Male <input type="checkbox"/> Female
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Real Party in Interest

28) Name of Real Party in Interest of Applicant (If different from Applicant):	29) FCC Registration Number (FRN) of Real Party in Interest:
--	--

Contact Information (If different from the Applicant)() **Check here if same as Applicant.**

30) First Name: Christina	MI:	Last Name: Burrow	Suffix:
31) Company Name: Cooley LLP			
32) Attention To: Christina Burrow			
33) P.O. Box:	And /Or	34) Street Address: 1299 Pennsylvania Avenue, NW, #700	
35) City: Washington	36) State: DC	37) Zip Code: 20004	
38) Telephone Number: (202)776-2687		39) Fax:	
40) E-Mail Address: cburrow@cooley.com			

Regulatory Status

41) This filing is for authorization to provide or use the following type(s) of radio service offering (enter all that apply):

() Common Carrier () Non-Common Carrier (☒) Private, internal communications () Broadcast Services () Band Manager

Type of Radio Service

42) This filing is for authorization to provide the following type(s) of radio service (choose all that apply):

() Fixed () Mobile (☒) Radiolocation () Satellite (sound) () Broadcast Services

43) Does the Applicant propose to provide service interconnected to the public telephone network? (☐) N (☒) Yes No

Alien Ownership Questions (If any answer is 'Y', provide an attachment explaining the circumstances. In preparing the attachment, refer to the Main Form Instructions for the "Alien Ownership Questions".)

44) Is the Applicant a foreign government or the representative of any foreign government? (☐) N (☒) Yes No

45) Is the Applicant an alien or the representative of an alien? () Yes No

46) Is the Applicant a corporation organized under the laws of any foreign government? () Yes No

47) Is the Applicant a corporation of which more than one-fifth of the capital stock is owned of record or voted by aliens or their representatives, or by a foreign government or representative thereof, or by any corporation organized under the laws of a foreign country? () Yes No

48a) Is the Applicant directly or indirectly controlled by any other corporation of which more than one-fourth of the capital stock is owned of record or voted by aliens or their representatives, or by a foreign government or representative thereof, or by any corporation organized under the laws of a foreign country? () Yes No

48b) If the answer to 47 or 48a is 'Y' select one of the choices below.

☐ The Applicant is exempt from the provisions of Section 310(b).

It is not necessary to file a petition for declaratory ruling if the Applicant includes in the attachment required by Item 47 or Item 48a a showing that the requested license(s) is exempt from the provisions of Section 310(b).

☐ The Applicant has received a declaratory ruling(s) approving its foreign ownership, and the application involves only the acquisition of additional spectrum for the provision of a wireless service in a geographic coverage area for which the Applicant has been previously authorized.

If checked, include in the attachment required by Item 47 or Item 48a the citation(s) of the applicable declaratory ruling(s) by DA/FCC number, the FCC Record citation, if available, release date, and a statement that there has been no change in the foreign ownership of the Applicant since the issuance of its ruling.

☐ The Applicant: (i) has received a declaratory ruling(s) approving its foreign ownership, but is not able to make the certification specified immediately above; or (ii) is an "affiliate" of a Licensee or Lessee/Sublessee that received a declaratory ruling(s) under 47 CFR § 1.990(a) and is relying on the affiliate's ruling for purposes of filing this application as permitted under the affiliate's ruling and 47 CFR § 1.994(b).

If checked, and if the Applicant received its declaratory ruling(s) on or after August 9, 2013, include in the attachment required by Item 47 or Item 48a the citation(s) of the Applicant's declaratory ruling(s) by DA/FCC number, the FCC Record citation, if available, release date, and a statement that the Applicant is in compliance with the terms and conditions of its ruling and with the Commission's Rules.

If checked, and if the Applicant received its declaratory ruling(s) prior to August 9, 2013, include in the attachment required by Item 48a a copy of a petition for declaratory ruling filed contemporaneously with the Commission to extend the Applicant's existing ruling(s) to cover the same radio service(s) and geographic coverage area(s) involved in the application. Alternatively, the Applicant may request a new declaratory ruling pursuant to Section 1.990(a) of the Commission's Rules, 47 CFR § 1.990(a). Petitions for declaratory ruling may be filed electronically on the Internet through the International Bureau Filing System (IBFS) (with a copy attached hereto).

If checked, and if the Applicant is relying on an affiliate's ruling for purposes of filing this application, include in the attachment required by Item 47 or Item 48a the citation(s) of the applicable declaratory ruling(s) by DA/FCC number, the FCC Record citation, if available, release date, and a statement that the Applicant is in compliance with the terms and conditions of the named affiliate's ruling and with the Commission's Rules. The Applicant must also include a certification of compliance signed by the named affiliate or other qualified entity as specified in 47 CFR § 1.994(b). See Main Form Instructions for Items 47 or 48a, as applicable.

☐ The Applicant has not received a declaratory ruling approving its foreign ownership and is requesting a declaratory ruling under 47 CFR § 1.990(a) in a petition filed contemporaneously with the Commission.

If checked, include in the attachment required by Item 47 or 48a a copy of the petition for declaratory ruling filed contemporaneously with the Commission pursuant to 47 CFR § 1.990(a). Petitions for declaratory ruling may be filed electronically on the Internet through the International Bureau Filing System (IBFS) (with a copy attached hereto).

Basic Qualification Questions

49) Has the Applicant or any party to this application had any FCC station authorization, license or construction permit revoked or had any application for an initial, modification or renewal of FCC station authorization, license, or construction permit denied by the Commission?	(<input type="radio"/> N) <u>Yes</u> <input type="radio"/> No
50) Has the Applicant or any party to this application, or any party directly or indirectly controlling the Applicant, ever been convicted of a felony by any state or federal court?	(<input type="radio"/> N) <u>Yes</u> <input type="radio"/> No
51) Has any court finally adjudged the Applicant or any party directly or indirectly controlling the Applicant guilty of unlawfully monopolizing or attempting unlawfully to monopolize radio communication, directly or indirectly, through control of manufacture or sale of radio apparatus, exclusive traffic arrangement, or any other means or unfair methods of competition?	(<input type="radio"/> N) <u>Yes</u> <input type="radio"/> No

Note: If the answer to any of 49-51 is 'Y', attach an exhibit explaining the circumstances.

Aeronautical Advisory Station (Unicom) Certification

52) (<input type="checkbox"/>) I certify that the station will be located on property of the airport to be served, and, in cases where the airport does not have a control tower, RCO, or FAA flight service station, that I have notified the owner of the airport and all aviation service organizations located at the airport within ten days prior to application.

Broadband Radio Service and Educational Broadband Service Cable Cross-Ownership

53a) Will the requested facilities be used to provide multichannel video programming service?	(<input type="checkbox"/>) <u>Yes</u> <input type="radio"/> No
53b) If the answer to question 53a is 'Y', does the Applicant operate, control or have an attributable interest (as defined in 47 CFR § 27.1202) in a cable television system whose franchise area is located within the geographic service area of the requested facilities?	(<input type="checkbox"/>) <u>Yes</u> <input type="radio"/> No

Note: If the answer to question 53b is 'Y', attach an exhibit explaining how the Applicant complies with 47 CFR § 27.1202 or justifying a waiver of that rule. If a waiver of the Commission Rule(s) is being requested, Item 11a must be answered 'Y'.

Broadband Radio Service and Educational Broadband Service (Part 27)

54) (For EBS only) Does the Applicant comply with the programming requirements contained in 47 CFR § 27.1203?	(<input type="checkbox"/>) <u>Yes</u> <input type="radio"/> No
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Note: If the answer to item 54 is 'N', attach an exhibit explaining how the Applicant complies with 47 CFR § 27.1203 of the Commission's Rules or justifying a waiver of that rule. If a waiver of the Commission Rule(s) is being requested, Item 11a must be answered 'Y'.

55) (For BRS and EBS) Does the Applicant comply with 47 CFR §§ 27.50, 27.55, and 27.1221?	(<input type="checkbox"/>) <u>Yes</u> <input type="radio"/> No
---	--

Note: If the answer to item 55 is 'N', attach an exhibit justifying a waiver of that rule(s). If a waiver of the Commission Rule(s) is being requested, Item 11a must be answered 'Y'.

For Applicants Who Participated in an Auction

56) Is the Applicant a qualifying rural wireless partnership or a member of a qualifying rural wireless partnership?	(<input type="checkbox"/>) <u>Yes</u> <input type="radio"/> No
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Note: If the answer to item 56 is 'Y', attach an exhibit listing all members of the qualifying rural wireless partnership, including their FRN numbers.

For Renewal Applicants**57) Operation/Performance Requirement Certification**

[For a site-based license]: Applicant certifies that it is continuing to operate consistent with its most recently filed construction notification (or most recent authorization, if no construction notification was required).	(<input type="checkbox"/>) <u>Yes</u> <input type="radio"/> No
[For a geographic license, commercial service - licensee in its initial license term with an interim performance requirement]: Applicant certifies that it has met its interim performance requirement, that over the portion of the license term following the interim performance requirement, it continues to use its facilities to provide at least the level of service required by its interim performance requirement, it has met its final performance requirement, and it continues to use its facilities to provide at least the level of service required by its final performance requirement through the end of the license term.	(<input type="checkbox"/>) <u>Yes</u> <input type="radio"/> No
[For a geographic license, commercial service - licensee in its initial license term with no interim performance requirement]: Applicant certifies that it has met its final performance requirement and it continues to use its facilities to provide at least the level of service required by its final performance requirement through the end of the license term. [Note: licensee must provide a showing demonstrating that the final performance requirement has been met, either separately in a timely application for notification of completion of construction, or as part of its renewal application, depending on the radio service.]	(<input type="checkbox"/>) <u>Yes</u> <input type="radio"/> No
[For a geographic license, commercial service - licensee in any subsequent term]: Applicant certifies that it continues to use its facilities to provide at least the level of service required by its final performance requirement through the end of any subsequent license terms.	(<input type="checkbox"/>) <u>Yes</u> <input type="radio"/> No
[For a geographic license, private systems - licensee in its initial license term with an interim performance requirement]: Applicant certifies that it has met its interim performance requirement, that over the portion of the license term following the interim performance requirement, it continues to use its facilities to further its private business or public interest/public safety communications needs at or above the level required to meet its interim performance requirement, it has met its final performance requirement, and it continues to use its facilities to provide at least the level of operation required by its final performance requirement through the end of the license term.	(<input type="checkbox"/>) <u>Yes</u> <input type="radio"/> No
[For a geographic license, private systems - licensee in its initial license term with no interim performance requirement]: Applicant certifies that it has met its final performance requirement, it continues to use its facilities to further its private business or public interest/public safety communications needs, and it continues to use its facilities to provide at least the level of operation required by its final performance requirement through the end of the license term. [Note: licensee must provide a showing demonstrating that the final performance requirement has been met, either separately in a timely application for notification of completion of construction, or as part of its renewal application, depending on the radio service.]	(<input type="checkbox"/>) <u>Yes</u> <input type="radio"/> No

[For a geographic license, private systems - licensee in any subsequent term]: Applicant certifies that it continues to use its facilities to further its private business or public interest/public safety communications needs at or above the level required to meet its final performance requirement through the end of any subsequent license terms.	() <u>Yes</u> <u>No</u>
[For a partitioned or disaggregated license without a performance requirement, for the first renewal application filed after effective date of the rules]: Applicant certifies that the partitioned and/or disaggregated license that is the subject of this renewal application has no separate performance requirement and that this is the first renewal of this license filed subsequent to the effective date of the rules.	() <u>Yes</u> <u>No</u>
[For a partitioned or disaggregated license without a performance requirement, for any subsequent renewal filings]: Applicant certifies that it continues to use its facilities to provide service or to further the applicant's private business or public interest/public safety needs.	() <u>Yes</u> <u>No</u>

Discontinuance of Service Certification

<p>58) Applicant certifies that no permanent discontinuance of service or operation, as applicable, occurred during its current license term.</p> <p>Note: If the response to either item 57 or item 58 is 'N', attach an exhibit that demonstrates that over the course of the license term, the Applicant provided and continues to provide service to the public, or operated and continues to operate the license to meet the Applicant's private business or public interest/public safety communications needs. This exhibit must include a detailed description of the Applicant's provision of service or, when allowed under the relevant service rules or pursuant to waiver, use of the spectrum for private business or public interest/public safety communications needs, during the entire license period and address, as applicable: 1) the level and quality of service provided by the applicant (e.g., the population served, the area served, the number of subscribers, the services offered); (2) the date service commenced, whether service was ever interrupted, and the duration of any interruption or outage; (3) the extent to which service is provided to rural areas; (4) the extent to which service is provided to qualifying tribal land as defined in 47 CFR § 1.2110(e)(3)(i); and (5) any other factors associated with the level of service to the public. The licensee may note in its exhibit: 1) any grant(s) of waiver or extension of a performance deadline or license renewal subject to meeting a performance requirement; or 2) if the final performance deadline and/or expiration date for the license accelerated because the licensee did not meet an interim performance requirement.</p>	() <u>Yes</u> <u>No</u>
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Regulatory Compliance Certification [same for all]

<p>59) Applicant certifies that it has substantially complied with all applicable FCC rules, policies, and the Communications Act of 1934, as amended.</p> <p>Note: If the response to item 59 is 'N', attach an exhibit explaining the circumstances and demonstrating why Applicant's license should be renewed.</p>	() <u>Yes</u> <u>No</u>
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General Certification Statements

1) The Applicant waives any claim to the use of any particular frequency or of the electromagnetic spectrum as against the regulatory power of the United States because of the previous use of the same, whether by license or otherwise, and requests an authorization in accordance with this application.
2) The Applicant certifies that grant of this application would not cause the Applicant to be in violation of any pertinent cross-ownership or attribution rules.* *If the Applicant has sought a waiver of any such rule in connection with this application, it may make this certification subject to the outcome of the waiver request.
3) The Applicant certifies that all statements made in this application and in the exhibits, attachments, or documents incorporated by reference are material, are part of this application, and are true, complete, correct, and made in good faith.
4) The Applicant certifies that neither the Applicant nor any other party to the application is subject to a denial of Federal benefits pursuant to § 5301 of the Anti-Drug Abuse Act of 1988, 21 U.S.C. § 862, because of a conviction for possession or distribution of a controlled substance. This certification does not apply to applications filed in services exempted under § 1.2002(c) of the rules, 47 CFR § 1.2002(c). See 47 CFR § 1.2002(b) for the definition of "party to the application" as used in this certification.
5) The Applicant certifies that it either (1) has current required ownership data on file with the Commission, (2) is filing updated ownership data simultaneously with this application, or (3) is not required to file ownership data under the Commission's Rules.
6) The Applicant certifies that the facilities, operations, and transmitters for which this authorization is hereby requested are either: (1) categorically excluded from routine environmental evaluation for RF exposure as set forth in 47 CFR § 1.1307(b); or, (2) have been found not to cause human exposure to levels of radiofrequency radiation in excess of the limits specified in 47 CFR §§ 1.1310 and 2.1093; or, (3) are the subject of one or more Environmental Assessments filed with the Commission.
7) The Applicant certifies that it has reviewed the appropriate Commission Rules defining eligibility to hold the requested license(s) and is eligible to hold the requested license(s).
8) The Applicant certifies that it is not in default on any payment for Commission licenses and that it is not delinquent on any non-tax debt owed to any federal agency.
9) The Applicant certifies that the Applicant and all of the related individuals and entities required to be disclosed on this application and FCC Form 602 (FCC Ownership Disclosure Information for the Wireless Telecommunications Services) are not person(s) who have been, for reasons of national security, barred by any agency of the Federal Government from bidding on a contract, participating in an auction, or receiving a grant. This certification applies only to applications for licenses for spectrum that is required by Sections 6103, 6401-6403 of the Middle Class Tax Relief and Job Creation Act of 2012, codified at 47 U.S.C. §§ 309, 1413, 1451-1452, to be assigned by a system of competitive bidding under 47 U.S.C. § 309(j).

Signature

60) Typed or Printed Name of Party Authorized to Sign

First Name: Eric	MI:	Last Name: Greenberg	Suffix:
61) Title: VP & Secretary			
Signature: Eric Greenberg			62) Date: 02/06/2023
FAILURE TO SIGN THIS APPLICATION MAY RESULT IN DISMISSAL OF THE APPLICATION AND FORFEITURE OF ANY FEES PAID.			
Upon grant of this license application, the Licensee may be subject to certain construction or coverage requirements. Failure to meet the construction or coverage requirements will result in termination of the license. Consult appropriate FCC regulations to determine the construction or coverage requirements that apply to the type of license requested in this application.			
WILLFUL FALSE STATEMENTS MADE ON THIS FORM OR ANY ATTACHMENTS ARE PUNISHABLE BY FINE AND/OR IMPRISONMENT (U.S. Code, Title 18, § 1001) AND/OR REVOCATION OF ANY STATION LICENSE OR CONSTRUCTION PERMIT (U.S. Code, Title 47, § 312(a)(1)), AND/OR FORFEITURE (U.S. Code, Title 47, § 503).			

Technical Data Schedule for the
Private Land Mobile and Land Mobile Broadcast Auxiliary
Radio Services (Parts 90 and 74)

Eligibility

1) Rule Section: 90.103	2) Describe Activity: 1) Public Weather Information; 2) Allow Viewers Weather Warnings; 3) TV Broadcast of Weather Information
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Frequency Coordinator Information (if not self-coordinated)

3) Frequency Coordination Number	4) Name of Frequency Coordinator	5) Telephone Number	6) Coordination Date
7) Has this application been successfully coordinated?			() <u>Yes</u> / <u>No</u>

Extended Implementation (Slow Growth)

8) Are you requesting a new or modified extended implementation plan? If 'Yes', attach an exhibit with a justification and a proposed station construction schedule.	() <u>Yes</u> / <u>No</u>
---	----------------------------

Associated Call Signs (Attach additional sheets if required)

9)				
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Broadcast Auxiliary Only

If there is an associated Parent Station, complete Items 10-12.	10) Facility Id of Parent Station:	11) Radio Service of Parent Station:	12) City and State of Parent Station Principal Community:
13) If there is no associated parent station, this Applicant is a: () <u>Cable Network Entity</u> <u>Broadcast Network Entity</u> <u>Television Cable Operator</u> <u>Large Venue Owner or Operator</u> <u>Motion Picture Producer</u> <u>Professional Sound Company</u> <u>Television Producer</u>			14) State of Primary Operation:

Control Point(s) (Other than at the transmitter) (Attach additional sheets if required)

15) Action A/M/D	16) Control Point Number	17) Location Street Address, City or Town, County/Borough/Parish, State	18) Telephone Number
M	1	235 West 23rd Street Charlotte, MECKLENBURG, NC	(704)335-4732

Antenna Information

19) Action () A/M/D	20) Location Number	21) Antenna Number	22) AAT (meters)	23) Antenna Ht. (meters)	24) Azimuth (degrees)	25) Beamwidth (degrees)	26) Polarization	27) Gain (dB)
M	1	1	40.5	39.6	360.0	1.0	X	44.7

Frequency Information

28) Action () A/M/D	29) Location Number	30) Antenna Number	31) Frequency (MHz)		32) Station Class	33) No. of Units	34) No. of Paging Receivers	35) Output Power (watts)	36) ERP (watts)	37) Emission Designators
			Existing (if Mod)	New						

EXHIBIT

WSOC Television, LLC (“WSOC”), licensee of Radiolocation Station WPMS717 (the “Station”), hereby requests renewal of the license for the Station.

As discussed below, the Station is temporarily silent due to the loss of its prior tower site and a delay in the move to its new tower site. WSOC is building a new tower for the Station but due to delays in the local permitting process, the new tower was not constructed before the old tower lease expired and the old tower was dismantled. Accordingly, the Station ceased operations from its tower at 12705 Albemarle Road, Charlotte, North Carolina, on October 18, 2023.

In anticipation of its move to a new tower at 9619 John White Road, Midland, North Carolina (the “New Site”), WSOC filed a modification application for relocation of the Station (*see* FCC File Number 0010409760), which was granted by the FCC on June 23, 2023. Operation at the New Site must be completed by June 23, 2024, per the FCC authorization. WSOC has been working diligently to construct the new tower, but construction has been delayed. WSOC currently expects construction to be complete, and the Station returned to operations, by March 1, 2024. Other than the current disruption in service due to the loss of the tower site for the Station, the Station has been operational and in use for the duration of the current license term.

Submitted:
File Number:**FCC 601
Main Form****FCC Application for Radio Service Authorization:
Wireless Telecommunications Bureau
Public Safety and Homeland Security Bureau**

Approved by OMB

3060 - 0798

See instructions for public
burden estimate

1) Radio Service Code: RS General Information	1a) Existing Radio Service Code:
2) (Select only one) (MD) NE - New RO - Renewal Only AU - Administrative Update NT - Required Notifications MD - Modification RM - Renewal/Modification WD - Withdrawal of Application EX - Requests for Extension of Time AM - Amendment CA - Cancellation of License RL - Registered Location/Link	
3a) If this application is for a <u>S</u> pecial Temporary Authorization (STA), enter the code and attach the required exhibit as described in the instructions. Otherwise enter ' <u>N/A</u> ' (Not Applicable).	(N) <u>M</u> S N/A
3b) If this application is for Special Temporary Authority due to an emergency situation, enter 'Y'; otherwise enter 'N'. Refer to Rule 1.915 for an explanation of situations considered to be an emergency.	() <u>Y</u> Yes No
4) If this application is for an Amendment or Withdrawal, enter the file number of the pending application currently on file with the FCC.	File Number
5) If this application is for a Modification, Renewal Only, Renewal/Modification, Cancellation of License, or Administrative Update, enter the call sign of the existing FCC license. If this is a request for Registered Location/Link, enter the FCC call sign assigned to the geographic license.	Call Sign WPMS717
6a) If this application is for a New, Amendment, Renewal Only, or Renewal/Modification, enter the requested authorization expiration date (this item is optional).	MM DD ____ / ____
6b) If this application is for a Renewal Only or Renewal/Modification and the license is a geographic area license, is the license used to provide service to customers (C), or is the license used for private business (internal) purposes or to meet the licensee's public interest/public safety communications needs (P)?	(<u>C</u>) P
7) Is this application "major" as defined in § 1.929 of the Commission's Rules when read in conjunction with the applicable radio service rules found in Parts 22 and 90 of the Commission's Rules? (NOTE: This question only applies to certain site-specific applications. See the instructions for applicability and full text of § 1.929).	(Y) <u>Y</u> Yes No
8) Are attachments (other than associated schedules) being filed with this application?	(N) <u>Y</u> Yes No

Fees, Waivers, and Exemptions

9) Is the Applicant exempt from FCC application fees?	(N) <u>Y</u> Yes No
10) Is the Applicant exempt from FCC regulatory fees?	(N) <u>Y</u> Yes No
11) Does this application include a request for a Waiver of the Commission's Rule(s)? If 'Yes', attach an exhibit providing rule number(s) and explaining circumstances.	(N) <u>Y</u> Yes No
12) Are the frequencies or parameters requested in this filing covered by grandfathered privileges, previously approved by waiver, or functionally integrated with an existing station?	(N) <u>Y</u> Yes No

Applicant Information

13) FCC Registration Number (FRN): 0026068494			
14) Applicant/Licensee Legal Entity Type: (Select One) <input type="checkbox"/> Individual <input type="checkbox"/> Unincorporated Association <input type="checkbox"/> Trust <input type="checkbox"/> Government Entity <input type="checkbox"/> Corporation <input checked="" type="checkbox"/> Limited Liability Company <input type="checkbox"/> General Partnership <input type="checkbox"/> Limited Partnership <input type="checkbox"/> Limited Liability Partnership <input type="checkbox"/> Consortium <input type="checkbox"/> Other: _____			
15) If the Licensee name is being updated, is the update a result from the sale (or transfer of control) of the license(s) to party and for which proper Commission approval has not been received or proper notification not provided?			() <u>Yes</u> <u>No</u>
16) First Name (if individual):	MI:	Last Name:	Suffix:
17) Legal Entity Name (if other than individual): WSOC Television, LLC			
18) Attention To: Director of Engineering			
19) P.O. Box:	And/Or	20) Street Address: 235 West 23rd Street	
21) City: Charlotte	22) State: NC	23) Zip Code: 28206	
24) Telephone Number: (704)335-4732		25) Fax:	
26) E-Mail Address: ted.hand@cmg.com			

27) Demographics (Optional)

Race: <input type="checkbox"/> American Indian or Alaska Native <input type="checkbox"/> Asian <input type="checkbox"/> Black or African-American <input type="checkbox"/> Native Hawaiian or Other Pacific Islander <input type="checkbox"/> White	Ethnicity: <input type="checkbox"/> Hispanic or Latino <input type="checkbox"/> Not Hispanic or Latino	Gender: <input type="checkbox"/> Male <input type="checkbox"/> Female
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Real Party in Interest

28) Name of Real Party in Interest of Applicant (If different from Applicant):	29) FCC Registration Number (FRN) of Real Party in Interest:
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Contact Information (If different from the Applicant)() **Check here if same as Applicant.**

30) First Name: Christina	MI:	Last Name: Burrow	Suffix:
31) Company Name: Cooley LLP			
32) Attention To: Christina Burrow			
33) P.O. Box:	And /Or	34) Street Address: 1299 Pennsylvania Avenue, NW, #700	
35) City: Washington	36) State: DC	37) Zip Code: 20004	
38) Telephone Number: (202)776-2687		39) Fax:	
40) E-Mail Address: cburrow@cooley.com			

Regulatory Status

41) This filing is for authorization to provide or use the following type(s) of radio service offering (enter all that apply):

() Common Carrier () Non-Common Carrier (☒) Private, internal communications () Broadcast Services () Band Manager

Type of Radio Service

42) This filing is for authorization to provide the following type(s) of radio service (choose all that apply):

() Fixed () Mobile (☒) Radiolocation () Satellite (sound) () Broadcast Services

43) Does the Applicant propose to provide service interconnected to the public telephone network? (☐) N (☒) Yes (☐) No

Alien Ownership Questions (If any answer is 'Y', provide an attachment explaining the circumstances. In preparing the attachment, refer to the Main Form Instructions for the "Alien Ownership Questions".)

44) Is the Applicant a foreign government or the representative of any foreign government? (☐) N (☒) Yes (☐) No

45) Is the Applicant an alien or the representative of an alien? () Yes (☒) No

46) Is the Applicant a corporation organized under the laws of any foreign government? () Yes (☒) No

47) Is the Applicant a corporation of which more than one-fifth of the capital stock is owned of record or voted by aliens or their representatives, or by a foreign government or representative thereof, or by any corporation organized under the laws of a foreign country? () Yes (☒) No

48a) Is the Applicant directly or indirectly controlled by any other corporation of which more than one-fourth of the capital stock is owned of record or voted by aliens or their representatives, or by a foreign government or representative thereof, or by any corporation organized under the laws of a foreign country? () Yes No

48b) If the answer to 47 or 48a is 'Y' select one of the choices below.

☐ The Applicant is exempt from the provisions of Section 310(b).

It is not necessary to file a petition for declaratory ruling if the Applicant includes in the attachment required by Item 47 or Item 48a a showing that the requested license(s) is exempt from the provisions of Section 310(b).

☐ The Applicant has received a declaratory ruling(s) approving its foreign ownership, and the application involves only the acquisition of additional spectrum for the provision of a wireless service in a geographic coverage area for which the Applicant has been previously authorized.

If checked, include in the attachment required by Item 47 or Item 48a the citation(s) of the applicable declaratory ruling(s) by DA/FCC number, the FCC Record citation, if available, release date, and a statement that there has been no change in the foreign ownership of the Applicant since the issuance of its ruling.

☐ The Applicant: (i) has received a declaratory ruling(s) approving its foreign ownership, but is not able to make the certification specified immediately above; or (ii) is an "affiliate" of a Licensee or Lessee/Sublessee that received a declaratory ruling(s) under 47 CFR § 1.990(a) and is relying on the affiliate's ruling for purposes of filing this application as permitted under the affiliate's ruling and 47 CFR § 1.994(b).

If checked, and if the Applicant received its declaratory ruling(s) on or after August 9, 2013, include in the attachment required by Item 47 or Item 48a the citation(s) of the Applicant's declaratory ruling(s) by DA/FCC number, the FCC Record citation, if available, release date, and a statement that the Applicant is in compliance with the terms and conditions of its ruling and with the Commission's Rules.

If checked, and if the Applicant received its declaratory ruling(s) prior to August 9, 2013, include in the attachment required by Item 48a a copy of a petition for declaratory ruling filed contemporaneously with the Commission to extend the Applicant's existing ruling(s) to cover the same radio service(s) and geographic coverage area(s) involved in the application. Alternatively, the Applicant may request a new declaratory ruling pursuant to Section 1.990(a) of the Commission's Rules, 47 CFR § 1.990(a). Petitions for declaratory ruling may be filed electronically on the Internet through the International Bureau Filing System (IBFS) (with a copy attached hereto).

If checked, and if the Applicant is relying on an affiliate's ruling for purposes of filing this application, include in the attachment required by Item 47 or Item 48a the citation(s) of the applicable declaratory ruling(s) by DA/FCC number, the FCC Record citation, if available, release date, and a statement that the Applicant is in compliance with the terms and conditions of the named affiliate's ruling and with the Commission's Rules. The Applicant must also include a certification of compliance signed by the named affiliate or other qualified entity as specified in 47 CFR § 1.994(b). See Main Form Instructions for Items 47 or 48a, as applicable.

☐ The Applicant has not received a declaratory ruling approving its foreign ownership and is requesting a declaratory ruling under 47 CFR § 1.990(a) in a petition filed contemporaneously with the Commission.

If checked, include in the attachment required by Item 47 or 48a a copy of the petition for declaratory ruling filed contemporaneously with the Commission pursuant to 47 CFR § 1.990(a). Petitions for declaratory ruling may be filed electronically on the Internet through the International Bureau Filing System (IBFS) (with a copy attached hereto).

Basic Qualification Questions

49) Has the Applicant or any party to this application had any FCC station authorization, license or construction permit revoked or had any application for an initial, modification or renewal of FCC station authorization, license, or construction permit denied by the Commission?	(<input type="radio"/> N) <input checked="" type="radio"/> Yes <input type="radio"/> No
50) Has the Applicant or any party to this application, or any party directly or indirectly controlling the Applicant, ever been convicted of a felony by any state or federal court?	(<input type="radio"/> N) <input checked="" type="radio"/> Yes <input type="radio"/> No
51) Has any court finally adjudged the Applicant or any party directly or indirectly controlling the Applicant guilty of unlawfully monopolizing or attempting unlawfully to monopolize radio communication, directly or indirectly, through control of manufacture or sale of radio apparatus, exclusive traffic arrangement, or any other means or unfair methods of competition?	(<input type="radio"/> N) <input checked="" type="radio"/> Yes <input type="radio"/> No

Note: If the answer to any of 49-51 is 'Y', attach an exhibit explaining the circumstances.

Aeronautical Advisory Station (Unicom) Certification

52) (<input type="radio"/>) I certify that the station will be located on property of the airport to be served, and, in cases where the airport does not have a control tower, RCO, or FAA flight service station, that I have notified the owner of the airport and all aviation service organizations located at the airport within ten days prior to application.
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Broadband Radio Service and Educational Broadband Service Cable Cross-Ownership

53a) Will the requested facilities be used to provide multichannel video programming service?	(<input type="radio"/>) <input checked="" type="radio"/> Yes <input type="radio"/> No
53b) If the answer to question 53a is 'Y', does the Applicant operate, control or have an attributable interest (as defined in 47 CFR § 27.1202) in a cable television system whose franchise area is located within the geographic service area of the requested facilities?	(<input type="radio"/>) <input checked="" type="radio"/> Yes <input type="radio"/> No

Note: If the answer to question 53b is 'Y', attach an exhibit explaining how the Applicant complies with 47 CFR § 27.1202 or justifying a waiver of that rule. If a waiver of the Commission Rule(s) is being requested, Item 11a must be answered 'Y'.

Broadband Radio Service and Educational Broadband Service (Part 27)

54) (For EBS only) Does the Applicant comply with the programming requirements contained in 47 CFR § 27.1203?	(<input type="radio"/>) <input checked="" type="radio"/> Yes <input type="radio"/> No
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Note: If the answer to item 54 is 'N', attach an exhibit explaining how the Applicant complies with 47 CFR § 27.1203 of the Commission's Rules or justifying a waiver of that rule. If a waiver of the Commission Rule(s) is being requested, Item 11a must be answered 'Y'.

55) (For BRS and EBS) Does the Applicant comply with 47 CFR §§ 27.50, 27.55, and 27.1221?	(<input type="radio"/>) <input checked="" type="radio"/> Yes <input type="radio"/> No
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Note: If the answer to item 55 is 'N', attach an exhibit justifying a waiver of that rule(s). If a waiver of the Commission Rule(s) is being requested, Item 11a must be answered 'Y'.

For Applicants Who Participated in an Auction

56) Is the Applicant a qualifying rural wireless partnership or a member of a qualifying rural wireless partnership?	(<input type="radio"/>) <input checked="" type="radio"/> Yes <input type="radio"/> No
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Note: If the answer to item 56 is 'Y', attach an exhibit listing all members of the qualifying rural wireless partnership, including their FRN numbers.

For Renewal Applicants**57) Operation/Performance Requirement Certification**

[For a site-based license]: Applicant certifies that it is continuing to operate consistent with its most recently filed construction notification (or most recent authorization, if no construction notification was required).	(<input type="radio"/>) <input checked="" type="radio"/> Yes <input type="radio"/> No
[For a geographic license, commercial service - licensee in its initial license term with an interim performance requirement]: Applicant certifies that it has met its interim performance requirement, that over the portion of the license term following the interim performance requirement, it continues to use its facilities to provide at least the level of service required by its interim performance requirement, it has met its final performance requirement, and it continues to use its facilities to provide at least the level of service required by its final performance requirement through the end of the license term.	(<input type="radio"/>) <input checked="" type="radio"/> Yes <input type="radio"/> No
[For a geographic license, commercial service - licensee in its initial license term with no interim performance requirement]: Applicant certifies that it has met its final performance requirement and it continues to use its facilities to provide at least the level of service required by its final performance requirement through the end of the license term. [Note: licensee must provide a showing demonstrating that the final performance requirement has been met, either separately in a timely application for notification of completion of construction, or as part of its renewal application, depending on the radio service.]	(<input type="radio"/>) <input checked="" type="radio"/> Yes <input type="radio"/> No
[For a geographic license, commercial service - licensee in any subsequent term]: Applicant certifies that it continues to use its facilities to provide at least the level of service required by its final performance requirement through the end of any subsequent license terms.	(<input type="radio"/>) <input checked="" type="radio"/> Yes <input type="radio"/> No
[For a geographic license, private systems - licensee in its initial license term with an interim performance requirement]: Applicant certifies that it has met its interim performance requirement, that over the portion of the license term following the interim performance requirement, it continues to use its facilities to further its private business or public interest/public safety communications needs at or above the level required to meet its interim performance requirement, it has met its final performance requirement, and it continues to use its facilities to provide at least the level of operation required by its final performance requirement through the end of the license term.	(<input type="radio"/>) <input checked="" type="radio"/> Yes <input type="radio"/> No
[For a geographic license, private systems - licensee in its initial license term with no interim performance requirement]: Applicant certifies that it has met its final performance requirement, it continues to use its facilities to further its private business or public interest/public safety communications needs, and it continues to use its facilities to provide at least the level of operation required by its final performance requirement through the end of the license term. [Note: licensee must provide a showing demonstrating that the final performance requirement has been met, either separately in a timely application for notification of completion of construction, or as part of its renewal application, depending on the radio service.]	(<input type="radio"/>) <input checked="" type="radio"/> Yes <input type="radio"/> No

[For a geographic license, private systems - licensee in any subsequent term]: Applicant certifies that it continues to use its facilities to further its private business or public interest/public safety communications needs at or above the level required to meet its final performance requirement through the end of any subsequent license terms.	() <u>Yes</u> <u>No</u>
[For a partitioned or disaggregated license without a performance requirement, for the first renewal application filed after effective date of the rules]: Applicant certifies that the partitioned and/or disaggregated license that is the subject of this renewal application has no separate performance requirement and that this is the first renewal of this license filed subsequent to the effective date of the rules.	() <u>Yes</u> <u>No</u>
[For a partitioned or disaggregated license without a performance requirement, for any subsequent renewal filings]: Applicant certifies that it continues to use its facilities to provide service or to further the applicant's private business or public interest/public safety needs.	() <u>Yes</u> <u>No</u>

Discontinuance of Service Certification

<p>58) Applicant certifies that no permanent discontinuance of service or operation, as applicable, occurred during its current license term.</p> <p>Note: If the response to either item 57 or item 58 is 'N', attach an exhibit that demonstrates that over the course of the license term, the Applicant provided and continues to provide service to the public, or operated and continues to operate the license to meet the Applicant's private business or public interest/public safety communications needs. This exhibit must include a detailed description of the Applicant's provision of service or, when allowed under the relevant service rules or pursuant to waiver, use of the spectrum for private business or public interest/public safety communications needs, during the entire license period and address, as applicable: 1) the level and quality of service provided by the applicant (e.g., the population served, the area served, the number of subscribers, the services offered); (2) the date service commenced, whether service was ever interrupted, and the duration of any interruption or outage; (3) the extent to which service is provided to rural areas; (4) the extent to which service is provided to qualifying tribal land as defined in 47 CFR § 1.2110(e)(3)(i); and (5) any other factors associated with the level of service to the public. The licensee may note in its exhibit: 1) any grant(s) of waiver or extension of a performance deadline or license renewal subject to meeting a performance requirement; or 2) if the final performance deadline and/or expiration date for the license accelerated because the licensee did not meet an interim performance requirement.</p>	() <u>Yes</u> <u>No</u>
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Regulatory Compliance Certification [same for all]

<p>59) Applicant certifies that it has substantially complied with all applicable FCC rules, policies, and the Communications Act of 1934, as amended.</p> <p>Note: If the response to item 59 is 'N', attach an exhibit explaining the circumstances and demonstrating why Applicant's license should be renewed.</p>	() <u>Yes</u> <u>No</u>
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General Certification Statements

1) The Applicant waives any claim to the use of any particular frequency or of the electromagnetic spectrum as against the regulatory power of the United States because of the previous use of the same, whether by license or otherwise, and requests an authorization in accordance with this application.
2) The Applicant certifies that grant of this application would not cause the Applicant to be in violation of any pertinent cross-ownership or attribution rules.* *If the Applicant has sought a waiver of any such rule in connection with this application, it may make this certification subject to the outcome of the waiver request.
3) The Applicant certifies that all statements made in this application and in the exhibits, attachments, or documents incorporated by reference are material, are part of this application, and are true, complete, correct, and made in good faith.
4) The Applicant certifies that neither the Applicant nor any other party to the application is subject to a denial of Federal benefits pursuant to § 5301 of the Anti-Drug Abuse Act of 1988, 21 U.S.C. § 862, because of a conviction for possession or distribution of a controlled substance. This certification does not apply to applications filed in services exempted under § 1.2002(c) of the rules, 47 CFR § 1.2002(c). See 47 CFR § 1.2002(b) for the definition of "party to the application" as used in this certification.
5) The Applicant certifies that it either (1) has current required ownership data on file with the Commission, (2) is filing updated ownership data simultaneously with this application, or (3) is not required to file ownership data under the Commission's Rules.
6) The Applicant certifies that the facilities, operations, and transmitters for which this authorization is hereby requested are either: (1) categorically excluded from routine environmental evaluation for RF exposure as set forth in 47 CFR § 1.1307(b); or, (2) have been found not to cause human exposure to levels of radiofrequency radiation in excess of the limits specified in 47 CFR §§ 1.1310 and 2.1093; or, (3) are the subject of one or more Environmental Assessments filed with the Commission.
7) The Applicant certifies that it has reviewed the appropriate Commission Rules defining eligibility to hold the requested license(s) and is eligible to hold the requested license(s).
8) The Applicant certifies that it is not in default on any payment for Commission licenses and that it is not delinquent on any non-tax debt owed to any federal agency.
9) The Applicant certifies that the Applicant and all of the related individuals and entities required to be disclosed on this application and FCC Form 602 (FCC Ownership Disclosure Information for the Wireless Telecommunications Services) are not person(s) who have been, for reasons of national security, barred by any agency of the Federal Government from bidding on a contract, participating in an auction, or receiving a grant. This certification applies only to applications for licenses for spectrum that is required by Sections 6103, 6401-6403 of the Middle Class Tax Relief and Job Creation Act of 2012, codified at 47 U.S.C. §§ 309, 1413, 1451-1452, to be assigned by a system of competitive bidding under 47 U.S.C. § 309(j).

Signature

60) Typed or Printed Name of Party Authorized to Sign

First Name: Eric	MI:	Last Name: Greenberg	Suffix:
61) Title: VP & Secretary			
Signature: Eric Greenberg			62) Date: 02/06/2023
FAILURE TO SIGN THIS APPLICATION MAY RESULT IN DISMISSAL OF THE APPLICATION AND FORFEITURE OF ANY FEES PAID.			
Upon grant of this license application, the Licensee may be subject to certain construction or coverage requirements. Failure to meet the construction or coverage requirements will result in termination of the license. Consult appropriate FCC regulations to determine the construction or coverage requirements that apply to the type of license requested in this application.			
WILLFUL FALSE STATEMENTS MADE ON THIS FORM OR ANY ATTACHMENTS ARE PUNISHABLE BY FINE AND/OR IMPRISONMENT (U.S. Code, Title 18, § 1001) AND/OR REVOCATION OF ANY STATION LICENSE OR CONSTRUCTION PERMIT (U.S. Code, Title 47, § 312(a)(1)), AND/OR FORFEITURE (U.S. Code, Title 47, § 503).			

Technical Data Schedule for the
Private Land Mobile and Land Mobile Broadcast Auxiliary
Radio Services (Parts 90 and 74)

Eligibility

1) Rule Section: 90.103	2) Describe Activity: 1) Public Weather Information; 2) Allow Viewers Weather Warnings; 3) TV Broadcast of Weather Information
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Frequency Coordinator Information (if not self-coordinated)

3) Frequency Coordination Number	4) Name of Frequency Coordinator	5) Telephone Number	6) Coordination Date
7) Has this application been successfully coordinated?			() <u>Yes</u> / <u>No</u>

Extended Implementation (Slow Growth)

8) Are you requesting a new or modified extended implementation plan? If 'Yes', attach an exhibit with a justification and a proposed station construction schedule.	() <u>Yes</u> / <u>No</u>
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Associated Call Signs (Attach additional sheets if required)

9)				
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Broadcast Auxiliary Only

If there is an associated Parent Station, complete Items 10-12.	10) Facility Id of Parent Station:	11) Radio Service of Parent Station:	12) City and State of Parent Station Principal Community:
13) If there is no associated parent station, this Applicant is a: () <u>Cable Network Entity</u> <u>Broadcast Network Entity</u> <u>Television Cable Operator</u> <u>Large Venue Owner or Operator</u> <u>Motion Picture Producer</u> <u>Professional Sound Company</u> <u>Television Producer</u>			14) State of Primary Operation:

Control Point(s) (Other than at the transmitter) (Attach additional sheets if required)

15) Action A/M/D	16) Control Point Number	17) Location Street Address, City or Town, County/Borough/Parish, State	18) Telephone Number
M	1	235 West 23rd Street Charlotte, MECKLENBURG, NC	(704)335-4732

Antenna Information

19) Action () A/M/D	20) Location Number	21) Antenna Number	22) AAT (meters)	23) Antenna Ht. (meters)	24) Azimuth (degrees)	25) Beamwidth (degrees)	26) Polarization	27) Gain (dB)
M	1	1	40.5	39.6	360.0	1.0	X	44.7

Frequency Information

28) Action () A/M/D	29) Location Number	30) Antenna Number	31) Frequency (MHz)		32) Station Class	33) No. of Units	34) No. of Paging Receivers	35) Output Power (watts)	36) ERP (watts)	37) Emission Designators
			Existing (if Mod)	New						

**LESSEE PREMISES, COX MEDIA GROUP AND WSOC-TV, LLC
WSOC**

All that tract or parcel of land lying and being in the City of Midland, Number 10 Township, Cabarrus County, North Carolina, and being the same property conveyed to Joseph P. Fountain, III by Deed Book 7481 pages 212-214, dated April 20th, 2007 and recorded in the Cabarrus County Register of Deeds and being more particularly described as follows:

To find the Point of Beginning, Commencing at an existing #4 rebar on the southern property line of said Joseph P. Fountain, III property at the northeastern and northwest corners of (2) Kent P. & Brenda K. Honeycutt properties as described in Deed Book 896 page 262, having a North Carolina Grid North (NAD83) value of N: 563,163.9220' and E: 1,544,772.0350' and being labeled POINT OF COMMENCEMENT; thence with tie-line N 61° 55' 20" W 255.22 feet to a point being the Point of Beginning for the 30-foot wide Lessee Non-Exclusive Access, Fiber & Utility Easement and the TRUE POINT OF BEGINNING of the Lessee Premises; thence N 15° 30' 14" W 65.00 feet to a point; thence N 74° 29' 46" E 65.00 feet to a point; thence S 15° 30' 14" E 65.00 feet to a point; thence S 74° 29' 46" W 65.00 feet to the POINT OF BEGINNING.

Bearings based on North Carolina Grid North, NAD83.

Said described parcel containing 0.097 Acres (4,225.00 square feet), more or less and subject to any and all easements, reservations, restrictions and conveyances of record, being as shown in a survey prepared for Cox Media Group and WSOC-TV, LLC by Summit Design and Engineering Services, PLLC. dated June 6th, 2023, revised September 22nd, 2023 and revised October 10th, 2023.

**30' LESSEE NON-EXCLUSIVE ACCESS, FIBER & UTILITY EASEMENT, COX MEDIA GROUP AND WSOC-TV, LLC
WSOC**

Together with a 30-foot wide Lessee Non-Exclusive Access, Fiber & Utility Easement lying and being in the City of Midland, Number 10 Township, Cabarrus County, North Carolina, and being the same property conveyed to Joseph P. Fountain, III by Deed Book 7481 pages 212-214, dated April 20th, 2007 and recorded in the Cabarrus County Register of Deeds and being more particularly described as follows:

To find the Point of Beginning, Commencing at an existing #4 rebar on the southern property line of said Joseph P. Fountain, III property at the northeastern and northwest corners of (2) Kent P. & Brenda K. Honeycutt properties as described in Deed Book 896 page 262, having a North Carolina Grid North (NAD83) value of N: 563,163.9220' and E: 1,544,772.0350' and being labeled POINT OF COMMENCEMENT; thence with tie-line N 61° 55' 20" W 255.22 feet to a point being the Point of Beginning for the Lessee Premises and the TRUE POINT OF BEGINNING of the 30-foot wide Lessee Non-Exclusive Access, Fiber & Utility Easement; thence S 74° 29' 46" W 30.00 feet to a point; thence N 15° 30' 14" W 17.50 feet to a point; thence S 74° 29' 46" W

31.14 feet to a point; thence S 28° 57' 07" W 61.12 feet to a point; thence S 33° 51' 57" W 62.10 feet to a point; thence S 33° 17' 48" W 50.83 feet to a point; thence with a curve to the left having a radius of 55.10 feet, length of 28.46 feet, Chord Bearing of S 15° 28' 09" W and Chord Distance of 28.15 feet to a point; thence S 00° 24' 39" W 27.68 feet to a point; thence S 70° 02' 23" W 132.04 feet to a point; thence S 70° 22' 58" W 49.26 feet to a point; thence S 68° 49' 22" W 46.88 feet to a point; thence S 61° 59' 20" W 25.02 feet to a point; thence with a curve to the left having a radius of 19.82 feet, length of 24.58 feet, Chord Bearing of S 29° 41' 32" W and Chord Distance of 23.03 feet to a point; thence S 04° 41' 18" E 48.21 feet to a point; thence S 01° 18' 28" E 26.80 feet to a point; thence with a curve to the right having a radius of 128.60 feet, length of 69.43 feet, Chord Bearing of S 18° 35' 04" W and Chord Distance of 68.59 feet to a point; thence S 34° 12' 59" W 6.67 feet to a point at the eastern Right of Way of John White Road (Having a 60' Public Right of Way); thence with said Right of Way N 41° 52' 23" W 30.91 feet to a point; thence leaving said Right of Way with a curve to the left having a radius of 98.60 feet, length of 51.30 feet, Chord Bearing of N 18° 39' 06" E and Chord Distance of 50.73 feet to a point; thence N 01° 18' 28" W 24.68 feet to a point; thence N 04° 41' 18" W 47.09 feet to a point; thence with a curve to the right having a radius of 49.82 feet, length of 60.37 feet, Chord Bearing of N 29° 18' 27" E and Chord Distance of 56.74 feet to a point; thence N 61° 59' 20" E 26.16 feet to a point; thence N 68° 49' 22" E 49.08 feet to a point; thence N 70° 22' 58" E 49.58 feet to a point; thence N 70° 02' 23" E 111.09 feet to a point; thence N 00° 24' 39" E 6.88 feet to a point; thence with a curve to the right having a radius of 85.10 feet, length of 44.91 feet, Chord Bearing of N 15° 44' 23" E and Chord Distance of 44.39 feet to a point; thence N 33° 17' 48" E 51.69 feet to a point; thence N 33° 51' 57" E 60.97 feet to a point; thence N 28° 57' 07" E 72.43 feet to a point; thence N 74° 29' 46" E 43.73 feet to a point; thence N 15° 30' 14" W 17.50 feet to a point; thence N 74° 29' 46" E 30.00 feet to a point at the Lessee Premises; thence with said Lessee Premises S 15° 30' 14" E 65.00 feet to the POINT OF BEGINNING.

Bearings based on North Carolina Grid North, NAD83.

Said described parcel containing 0.523 Acres (22,802.94 square feet), more or less and subject to any and all easements, reservations, restrictions and conveyances of record, being as shown in a survey prepared for Cox Media Group and WSOC-TV, LLC by Summit Design and Engineering Services, PLLC. dated June 6th, 2023, revised September 22nd, 2023 and revised October 10th, 2023.

I, Neal H. O'Connor, Jr., hereby certify that the above legal descriptions are correct, accurate and based on the survey prepared for Cox Media Group and WSOC-TV, LLC by Summit Design and Engineering Services, PLLC. dated June 6th, 2023, revised September 22nd, 2023 and revised October 10th, 2023.



October 10th, 2023

Neal H. O'Connor, Jr.
NC-PLS # L-4005

Date



083

STATE OF NORTH CAROLINA

COUNTY OF CABARRUS

FALL ZONE EASEMENT AGREEMENT

Prepared by and return to:

This Fall Zone Easement Agreement ("Agreement") is made and entered into as of the ____ day of ____ 2023, by and between **JACKIE O. BRINDLE**, an individual resident of the State of North Carolina ("Grantor") and **WSOC TELEVISION, INC.**, a Delaware corporation ("Grantee").

WITNESSETH:

WHEREAS, Grantor is the owner of that certain parcel of property located on John White Road, Parcel No. 55466318760000, Cabarrus County, North Carolina, which is more particularly described on **Exhibit A**, attached hereto ("Property").

WHEREAS, Grantee has entered into a certain Ground Lease Agreement ("Lease") with the owner of the land adjacent to the Property to lease a portion of real property ("Grantee Lease Area") to construct, operate, maintain, repair and replace a radar, wireless communications facility (the "Tower") approximately One Hundred Forty (140) feet in height. A map showing the Property and the Grantee Lease Area is attached hereto as **Exhibit B**.

WHEREAS, the Cabarrus County Development Ordinance requires that Grantee have and maintain a fall zone/setback easement for the Tower that is equal to the Tower height plus 50 feet as measured from the tower compound ("Fall Zone Easement") as a requirement to obtaining a conditional use permit for construction of a tower.

WHEREAS, Grantor has agreed to grant the Fall Zone Easement to Grantee to include easements on the Property and record this Agreement in Cabarrus County in order to satisfy Cabarrus County's fall zone/setback requirement.

WHEREAS, Grantor desires to convey to Grantee a permanent non-exclusive Fall Zone Easement ("Fall Zone Easement") on the Property, which is more particularly shown on Exhibit C, attached hereto ("Easement Area") and by this reference made a part hereof to establish the Fall Zone Easement, and Grantee desires to accept such Fall Zone Easement, pursuant to the terms set forth herein for the purpose of meeting the requirements of the Cabarrus County Development Ordinance for the issuance of a conditional use permit for a tower.

NOW, THEREFORE, in consideration of the Fall Zone Easement, the mutual promises and benefits hereinafter set forth, One Dollar (\$1.00) and other good and valuable consideration, the receipt, sufficiency and adequacy of which are hereby acknowledged, the parties agree as follows:

1. Grantor hereby grants and conveys to Grantee, its transferees, successors and assigns, a non-exclusive, perpetual easement for the purpose of establishing a Fall Zone Easement as required by Cabarrus County, State of North Carolina, and the right, license and privilege to traverse those portions of the Property necessary or appropriate to monitor such Fall Zone Easement.
2. The Fall Zone Easement hereby granted, the restrictions hereby imposed, and the agreements herein contained shall be a burden upon the Property and a benefit to the Grantee so long as the Tower exists on the Property. At such time as the Tower is removed from the Property, this Fall Zone Easement shall terminate.
3. This Agreement may not be changed or altered without the express written consent of both parties hereto. No course of conduct or failure on the part of either party hereto to enforce any right hereunder shall limit, impair, or waive such parties' rights and remedies as provided by law in the State of North Carolina.
4. Grantee acknowledges and agrees that this Fall Zone Easement may be used by the Grantor for any lawful purpose that does not interfere with the intent and purpose of said fall zone/setback requirement established by the Cabarrus County Development Ordinance and the conditional use permit issued by Cabarrus County but that no construction, modification and/or development can take place within the Fall Zone Easement.
5. Grantor acknowledges and agrees that no structure or building may be placed in said Fall Zone Easement.
6. The easements, rights, licenses and privileges established, created and granted hereunder shall be for the benefit of and shall be restricted solely to Grantee, its transferees, successors, assigns, tenants, or subtenants and its employees, agents, invitees; however, in no event shall this Agreement be construed to create rights in or for the benefit of the general public.

7. In the event of any violation or threatened violation of any provisions of this Agreement, Grantee shall be entitled to full and adequate relief by injunction and/or any legal and equitable remedies available at law from the consequences of such violation.
8. If any provision of this Agreement shall be determined to be void or unenforceable by any court, such determination shall not affect the remaining provisions of this Agreement, which shall remain in full force and effect.
9. Any notice or other communication by either party to the other shall be in writing and shall be given and deemed to have been given, if either (i) delivered personally by hand (ii) mailed by United States Postal Service registered or certified mail, postage pre-paid, return receipt required, or (iii) by other reliable overnight delivery service such as Federal Express, addressed as follows:

To Grantor: Jackie O. Brindle
9597 John White Road
Midland, North Carolina 28107

To Grantee: WSOC Television, Inc.
235 West 23rd Street
Charlotte, NC 28206

With a copy to:

Sheley, Hall & Williams, P.C.
303 Peachtree Street, Suite 4440
Atlanta, Georgia 30308
Attn" David L. Lester, Esq.

Or to such other address and to the attention of such other person or officer as either party may designate in writing.

10. This Agreement shall be deemed to have been made and shall be construed and interpreted in accordance with the laws of the State of North Carolina.
11. This Agreement shall constitute an easement, restriction and covenant running with the land which shall inure to the benefit of and be binding upon the parties hereto and their respective heirs, legal representatives, transferees, successors, successors-in-title and assigns, including, without limitation, all subsequent owners, lessors or lessees of the property on which the Fall Zone Easement is located and all persons claiming by, through or under them.

IN WITNESS WHEREOF, the parties have duly executed, sealed and delivered this Agreement as of the day and year first written above.

Grantor has executed this Agreement effective as of the day and year first above written.

GRANTOR:

Jackie O. Brindle

STATE OF NORTH CAROLINA

COUNTY OF _____

I certify that Jackie O. Brindle personally appeared before me this day and acknowledged that she voluntarily signed the foregoing document for the purpose stated therein.

Dated __ day of _____, 2023

Signature of Notary

(SEAL)

Print Name of Notary

Grantee has executed this Agreement effective as of the day and year first above written.

GRANTEE:

WSOC TELEVISION, INC.,
a Delaware corporation

By: _____

Name: _____

Title: _____

STATE OF NORTH CAROLINA

COUNTY OF _____

I certify that _____ personally appeared before me this day and acknowledged that he/she voluntarily signed the foregoing document for the purpose stated therein as _____ of WSOC Television, Inc., a Delaware corporation.

Dated ____ day of _____, 2023

Signature of Notary

(SEAL)

Print Name of Notary

EXHIBIT A

Map Showing the Property

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.

EXHIBIT B

Map Showing the Property and the Grantee Lease Area

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.

EXHIBIT C

Map Showing the Fall Zone Easement

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.

190' FALL ZONE EASEMENT, COX MEDIA GROUP AND WSOC-TV, LLC

WSOC

Together with a 190-foot Fall Zone Easement lying and being in the City of Midland, Number 10 Township, Cabarrus County, North Carolina, and being the same property conveyed to Joseph P. Fountain, III by Deed Book 7481 pages 212-214, dated April 20th, 2007 and recorded in the Cabarrus County Register of Deeds and being more particularly described as follows:

To find the Point of Beginning, commencing at an existing #4 rebar on the southern property line of said Joseph P. Fountain, III property at the northeastern and northwest corners of (2) Kent P. & Brenda K. Honeycutt properties as described in Deed Book 896 page 262, having a North Carolina Grid North (NAD83) value of N: 563,163.9220' and E: 1,544,772.0350' and being labeled POINT OF COMMENCEMENT; thence with tie-line N 20° 45' 59" W 357.60 feet to a point being the TRUE POINT OF BEGINNING of the 190-foot Fall Zone Easement on the northern property line of said Fountain property at the southern property line of the Jackie O. & Brenda W. Brindle as described in Deed Book 300 page 9; thence with said Brindle property S 65° 00' 01" W 224.75 feet to a point; thence S 55° 07' 29" W 70.79 feet to a point; thence with a curve to the right having a radius of 190.00 feet, length of 337.33 feet, Chord Bearing of N 62° 38' 22" E and Chord Distance of 294.74 feet to the POINT OF BEGINNING. Bearings based on North Carolina Grid North, NAD83. Said described parcel containing 0.299 Acres (13,008.65 square feet), more or less and subject to any and all easements, reservations, restrictions and conveyances of record, being as shown in a survey prepared for Cox Media Group and WSOC-TV, LLC by Summit Design and Engineering Services, PLLC. dated June 6th, 2023, revised September 22nd, 2023 and revised October 10th, 2023 and revised November 27th, 2023.

**LESSEE PREMISES, COX MEDIA GROUP AND WSOC-TV, LLC
WSOC**

All that tract or parcel of land lying and being in the City of Midland, Number 10 Township, Cabarrus County, North Carolina, and being the same property conveyed to Joseph P. Fountain, III by Deed Book 7481 pages 212-214, dated April 20th, 2007 and recorded in the Cabarrus County Register of Deeds and being more particularly described as follows:

To find the Point of Beginning, Commencing at an existing #4 rebar on the southern property line of said Joseph P. Fountain, III property at the northeastern and northwest corners of (2) Kent P. & Brenda K. Honeycutt properties as described in Deed Book 896 page 262, having a North Carolina Grid North (NAD83) value of N: 563,163.9220' and E: 1,544,772.0350' and being labeled POINT OF COMMENCEMENT; thence with tie-line N 61° 55' 20" W 255.22 feet to a point being the Point of Beginning for the 30-foot wide Lessee Non-Exclusive Access, Fiber & Utility Easement and the TRUE POINT OF BEGINNING of the Lessee Premises; thence N 15° 30' 14" W 65.00 feet to a point; thence N 74° 29' 46" E 65.00 feet to a point; thence S 15° 30' 14" E 65.00 feet to a point; thence S 74° 29' 46" W 65.00 feet to the POINT OF BEGINNING.

Bearings based on North Carolina Grid North, NAD83.

Said described parcel containing 0.097 Acres (4,225.00 square feet), more or less and subject to any and all easements, reservations, restrictions and conveyances of record, being as shown in a survey prepared for Cox Media Group and WSOC-TV, LLC by Summit Design and Engineering Services, PLLC. dated June 6th, 2023, revised September 22nd, 2023 and revised October 10th, 2023 and revised November 27th, 2023.

**30' LESSEE NON-EXCLUSIVE ACCESS, FIBER & UTILITY EASEMENT, COX MEDIA GROUP AND WSOC-TV, LLC
WSOC**

Together with a 30-foot wide Lessee Non-Exclusive Access, Fiber & Utility Easement lying and being in the City of Midland, Number 10 Township, Cabarrus County, North Carolina, and being the same property conveyed to Joseph P. Fountain, III by Deed Book 7481 pages 212-214, dated April 20th, 2007 and recorded in the Cabarrus County Register of Deeds and being more particularly described as follows:

To find the Point of Beginning, Commencing at an existing #4 rebar on the southern property line of said Joseph P. Fountain, III property at the northeastern and northwest corners of (2) Kent P. & Brenda K. Honeycutt properties as described in Deed Book 896 page 262, having a North Carolina Grid North (NAD83) value of N: 563,163.9220' and E: 1,544,772.0350' and being labeled POINT OF COMMENCEMENT; thence with tie-line N 61° 55' 20" W 255.22 feet to a point being the Point of Beginning for the Lessee Premises and the TRUE POINT OF BEGINNING of the 30-foot wide Lessee Non-Exclusive Access, Fiber & Utility Easement; thence S 74° 29' 46" W 30.00 feet to a point; thence N 15° 30' 14" W 17.50 feet to a point; thence S 74° 29' 46" W

31.14 feet to a point; thence S 28° 57' 07" W 61.12 feet to a point; thence S 33° 51' 57" W 62.10 feet to a point; thence S 33° 17' 48" W 50.83 feet to a point; thence with a curve to the left having a radius of 55.10 feet, length of 28.46 feet, Chord Bearing of S 15° 28' 09" W and Chord Distance of 28.15 feet to a point; thence S 00° 24' 39" W 27.68 feet to a point; thence S 70° 02' 23" W 132.04 feet to a point; thence S 70° 22' 58" W 49.26 feet to a point; thence S 68° 49' 22" W 46.88 feet to a point; thence S 61° 59' 20" W 25.02 feet to a point; thence with a curve to the left having a radius of 19.82 feet, length of 24.58 feet, Chord Bearing of S 29° 41' 32" W and Chord Distance of 23.03 feet to a point; thence S 04° 41' 18" E 48.21 feet to a point; thence S 01° 18' 28" E 26.80 feet to a point; thence with a curve to the right having a radius of 128.60 feet, length of 69.43 feet, Chord Bearing of S 18° 35' 04" W and Chord Distance of 68.59 feet to a point; thence S 34° 12' 59" W 6.67 feet to a point at the eastern Right of Way of John White Road (Having a 60' Public Right of Way); thence with said Right of Way N 41° 52' 23" W 30.91 feet to a point; thence leaving said Right of Way with a curve to the left having a radius of 98.60 feet, length of 51.30 feet, Chord Bearing of N 18° 39' 06" E and Chord Distance of 50.73 feet to a point; thence N 01° 18' 28" W 24.68 feet to a point; thence N 04° 41' 18" W 47.09 feet to a point; thence with a curve to the right having a radius of 49.82 feet, length of 60.37 feet, Chord Bearing of N 29° 18' 27" E and Chord Distance of 56.74 feet to a point; thence N 61° 59' 20" E 26.16 feet to a point; thence N 68° 49' 22" E 49.08 feet to a point; thence N 70° 22' 58" E 49.58 feet to a point; thence N 70° 02' 23" E 111.09 feet to a point; thence N 00° 24' 39" E 6.88 feet to a point; thence with a curve to the right having a radius of 85.10 feet, length of 44.91 feet, Chord Bearing of N 15° 44' 23" E and Chord Distance of 44.39 feet to a point; thence N 33° 17' 48" E 51.69 feet to a point; thence N 33° 51' 57" E 60.97 feet to a point; thence N 28° 57' 07" E 72.43 feet to a point; thence N 74° 29' 46" E 43.73 feet to a point; thence N 15° 30' 14" W 17.50 feet to a point; thence N 74° 29' 46" E 30.00 feet to a point at the Lessee Premises; thence with said Lessee Premises S 15° 30' 14" E 65.00 feet to the POINT OF BEGINNING.

Bearings based on North Carolina Grid North, NAD83.

Said described parcel containing 0.523 Acres (22,802.94 square feet), more or less and subject to any and all easements, reservations, restrictions and conveyances of record, being as shown in a survey prepared for Cox Media Group and WSOC-TV, LLC by Summit Design and Engineering Services, PLLC. dated June 6th, 2023, revised September 22nd, 2023 and revised October 10th, 2023 and revised November 27th, 2023.

190' FALL ZONE EASEMENT, COX MEDIA GROUP AND WSOC-TV, LLC WSOC

Together with a 190-foot Fall Zone Easement lying and being in the City of Midland, Number 10 Township, Cabarrus County, North Carolina, and being the same property conveyed to Joseph P. Fountain, III by Deed Book 7481 pages 212-214, dated April 20th, 2007 and recorded in the Cabarrus County Register of Deeds and being more particularly described as follows:

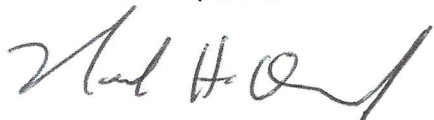


To find the Point of Beginning, Commencing at an existing #4 rebar on the southern property line of said Joseph P. Fountain, III property at the northeastern and northwest corners of (2) Kent P. & Brenda K. Honeycutt properties as described in Deed Book 896 page 262, having a North Carolina Grid North (NAD83) value of N: 563,163.9220' and E: 1,544,772.0350' and being labeled POINT OF COMMENCEMENT; thence with tie-line N 20° 45' 59" W 357.60 feet to a point being the TRUE POINT OF BEGINNING of the 190-foot Fall Zone Easement on the northern property line of said Fountain property at the southern property line of the Jackie O. & Brenda W. Brindle as described in Deed Book 300 page 9; thence with said Brindle property S 65° 00' 01" W 224.75 feet to a point; thence S 55° 07' 29" W 70.79 feet to a point; thence with a curve to the right having a radius of 190.00 feet, length of 337.33 feet, Chord Bearing of N 62° 38' 22" E and Chord Distance of 294.74 feet to the POINT OF BEGINNING.

Bearings based on North Carolina Grid North, NAD83.

Said described parcel containing 0.299 Acres (13,008.65 square feet), more or less and subject to any and all easements, reservations, restrictions and conveyances of record, being as shown in a survey prepared for Cox Media Group and WSOC-TV, LLC by Summit Design and Engineering Services, PLLC. dated June 6th, 2023, revised September 22nd, 2023 and revised October 10th, 2023 and revised November 27th, 2023.

I, Neal H. O'Connor, Jr., hereby certify that the above legal descriptions are correct, accurate and based on the survey prepared for Cox Media Group and WSOC-TV, LLC by Summit Design and Engineering Services, PLLC. dated June 6th, 2023, revised September 22nd, 2023 and revised October 10th, 2023 and revised November 27th, 2023.

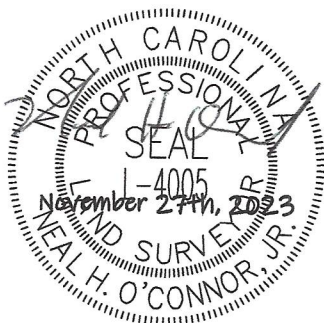


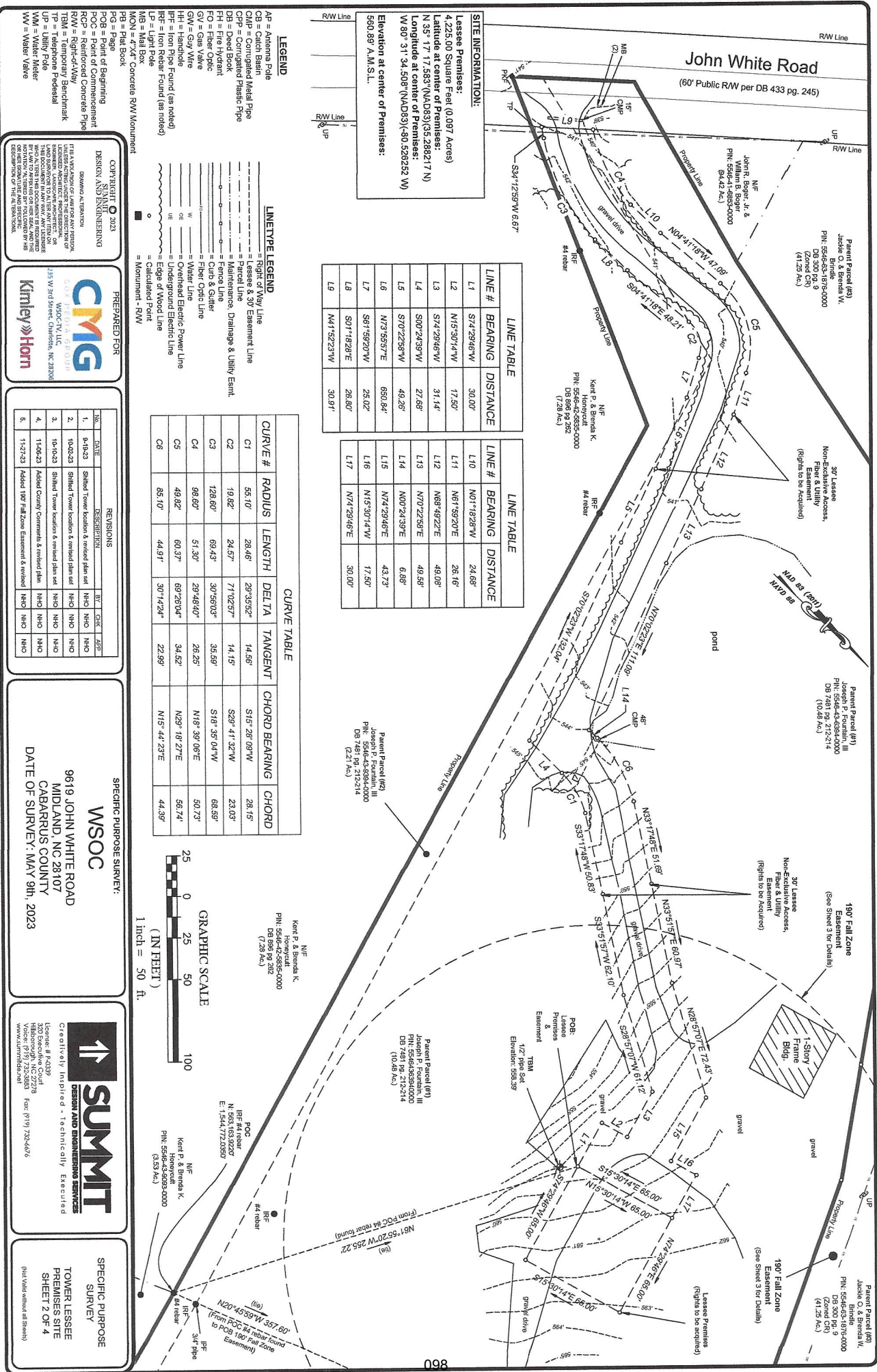
November 27th, 2023

Neal H. O'Connor, Jr.

Date

NC-PLS # L-4005



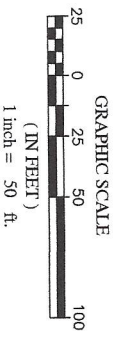


SITE INFORMATION:
4.225.00 Square Feet (0.097 Acres)
Latitude at center of Premises:
N 35° 17' 17.583\"/>

LINE TABLE		
LINE #	BEARING	DISTANCE
L1	S74°29'46\"/>	30.00'
L2	N15°30'14\"/>	17.50'
L3	S74°29'46\"/>	31.44'
L4	S00°24'39\"/>	27.68'
L5	S70°22'58\"/>	48.25'
L6	N73°55'57\"/>	650.84'
L7	S87°58'20\"/>	25.02'
L8	S07°18'28\"/>	28.80'
L9	N41°52'23\"/>	30.91'

LINE TABLE		
LINE #	BEARING	DISTANCE
L10	N01°18'28\"/>	24.68'
L11	N61°59'20\"/>	26.16'
L12	N88°49'22\"/>	49.08'
L13	N70°22'58\"/>	49.58'
L14	N00°24'39\"/>	6.88'
L15	N74°29'46\"/>	43.73'
L16	N15°30'14\"/>	17.50'
L17	N74°29'46\"/>	30.00'

CURVE TABLE					
CURVE #	RADIUS	LENGTH	DELTA	TANGENT	CHORD BEARING
C1	55.10'	28.46'	29°35'52\"/>	14.56'	S16°28'09\"/>
C2	19.82'	24.57'	71°02'57\"/>	14.15'	S29°41'32\"/>
C3	128.60'	69.43'	30°56'03\"/>	35.69'	S18°35'04\"/>
C4	98.60'	51.30'	29°48'40\"/>	26.25'	N18°39'06\"/>
C5	48.82'	60.37'	69°26'04\"/>	34.52'	N29°18'27\"/>
C6	85.10'	44.91'	30°14'24\"/>	22.99'	N15°44'23\"/>



LEGEND
AP = Antenna Pole
CB = Catch Basin
CMP = Compacted Metal Pipe
COP = Concrete Overhead Pipe
DB = Deep Bed
FH = Fire Hydrant
FO = Fiber Optic
GV = Gas Valve
GW = Guy Wire
HH = Handhole
IPF = Iron Pipe Found (as noted)
IRF = Iron Rebar Found (as noted)
MB = Manhole
MCN = 4\"/>

LINE TYPE LEGEND
= Right of Way Line
= Right of Way Easement Line
= Easement Line
= Maintenance, Drainage & Utility Easmt.
= Fence Line
= Curb & Gutter
= Fiber Optic Line
= Water Line
= Overhead Electric Power Line
= Underground Electric Line
= Edge of Wood Line
= Calculated Point
= Monument - RW

REVISIONS					
NO.	DATE	DESCRIPTION	BY	CHECK	APP.
1.	6/15/23	Shaded Tower location & revised plan set	NHO	NHO	NHO
2.	10/02/23	Shaded Tower location & revised plan set	NHO	NHO	NHO
3.	10/02/23	Shaded Tower location & revised plan set	NHO	NHO	NHO
4.	11/06/23	Added County Comments & revised plan	NHO	NHO	NHO
5.	11/27/23	Added 150' Fall Zone Easement & revised	NHO	NHO	NHO

SPECIFIC PURPOSE SURVEY:
WSOC
9619 JOHN WHITE ROAD
MIDLAND, NC 28107
CABARRUS COUNTY
DATE OF SURVEY: MAY 9th, 2023

SUMMIT
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SPECIFIC PURPOSE SURVEY
TOWER LESSEE
PREMISES SITE
SHEET 2 OF 4
(Not Valid without all sheets)



On 1/5/2023 11:12 AM, John Ellis wrote:

Please run the following plot:

Midland, NC Carrabus County (9619 John White Road, Midland, NC)

35.288 N, 80.526 W

Please run at 80, 90, and 100 ft high beam centers, each at 0.5°, 1.0°, 1.5° elevation.

Please add 110' scans as well.

John Ellis

Engineering & Radar Systems Manager

Baron Services, Inc.

Site MID – Midland NC, 80.525939W, 35.288369N, 173m MSL

-80.525938, 35.288369

80 ft 24.4 m

90 ft 27.4 m

100 ft 30.5 m

110 ft 33.5 m

Site MID is shown in Figure 1. Coordinates given appear to be off property, so location is selected within 0.0005 degree of these coordinates and choosing highest local terrain height (173 m).

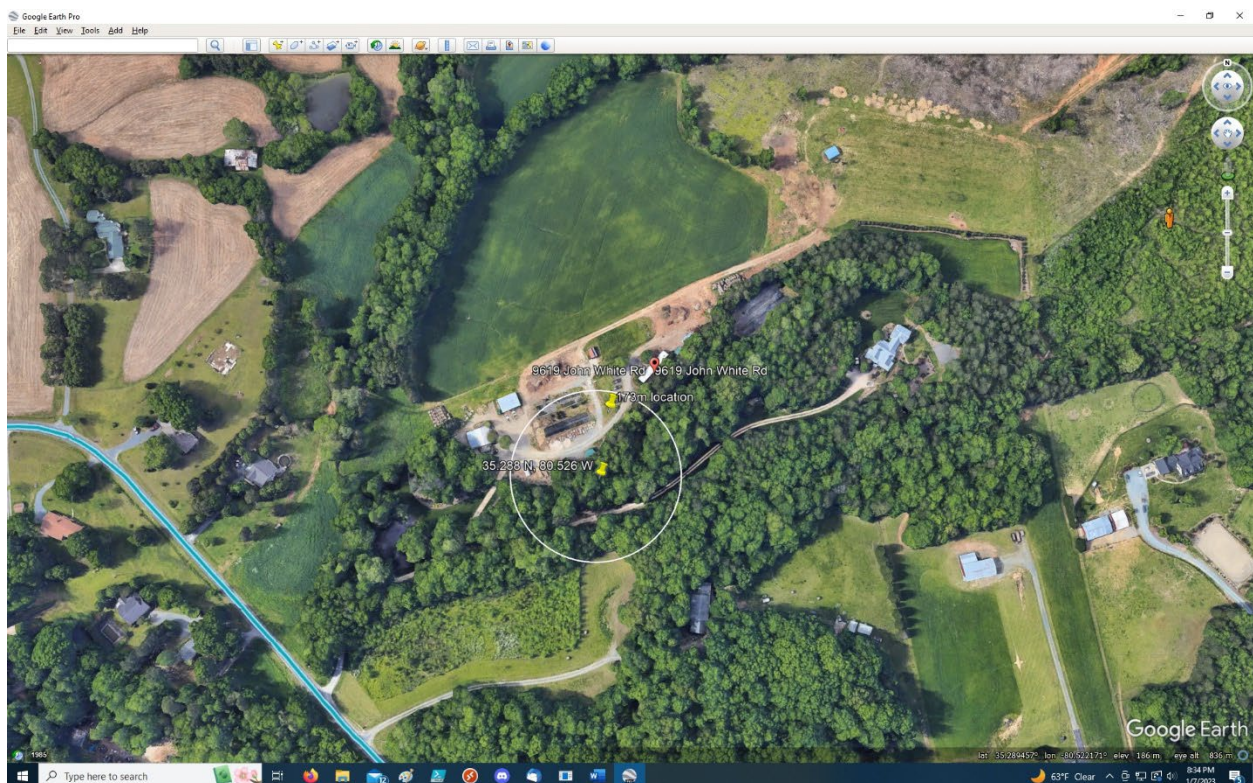


Figure 1 – Analysis of Midland NC site using coordinates provided. The best tower location is at highest local terrain as shown (173 m). Google Maps has 3D Buildings information for this location.

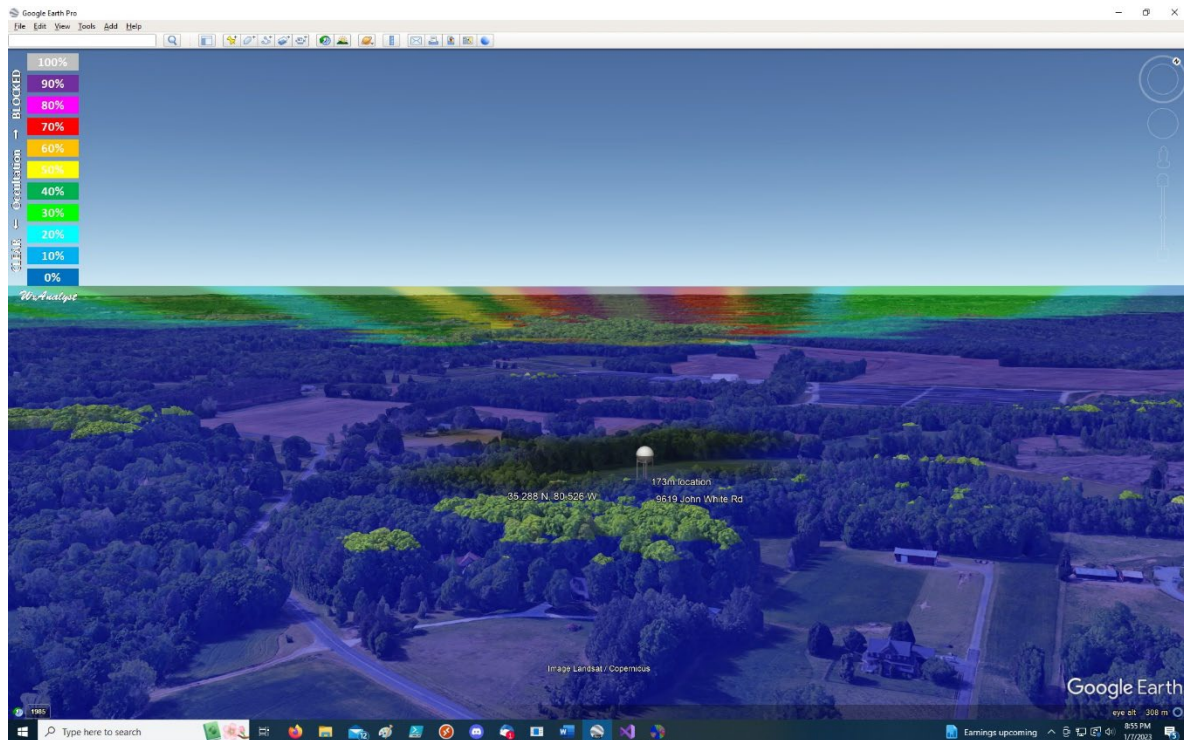


Figure 2 – Tower stack for 0.5 degree beam elevation at medium range resolution, with 80 ft feed horn height.

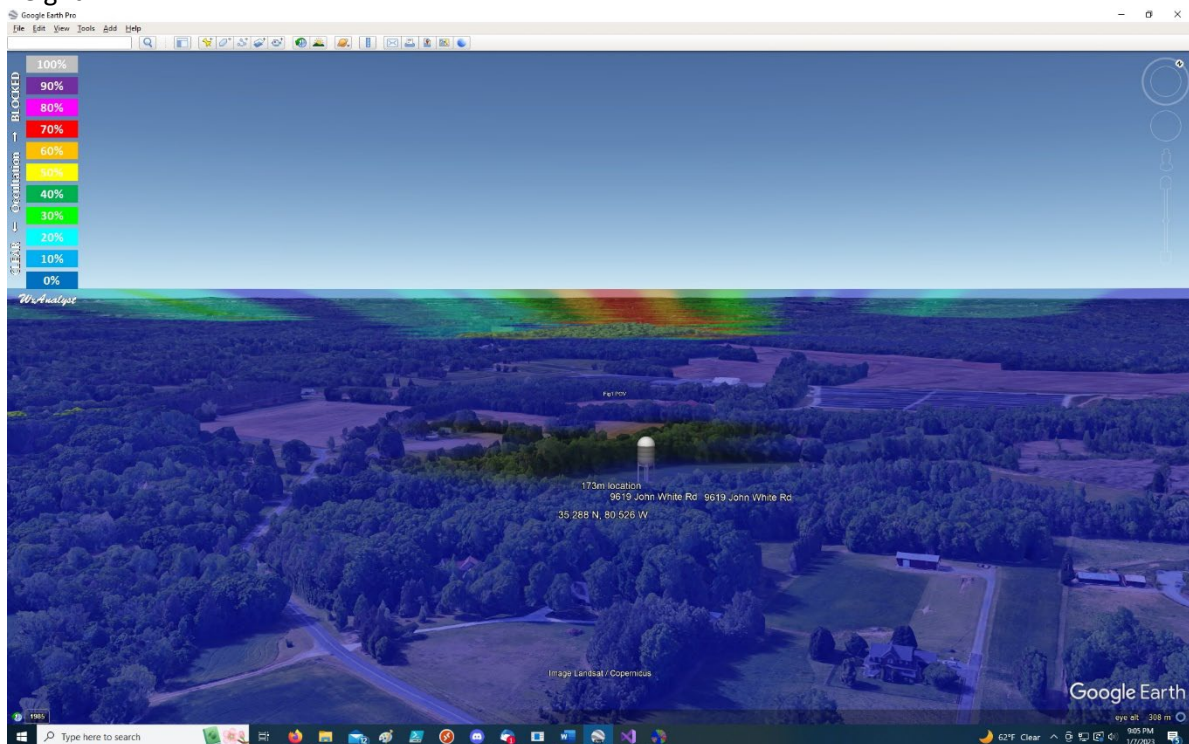


Figure 3 – Tower stack for 0.5 degree beam elevation at medium range resolution, with 110 ft feed horn height.

The closest terrain obstacle at medium range (100 m resolution) is a hill at 1.5 km range to the NW, bearing from 315° to 330°. This hill has a peak terrain height of 223 m MSL, with a tree canopy according to the Google database up to 239 m MSL. This hill extends about 300 m laterally and may not be significant in the long range (1km resolution) calculation. There are no other significant terrain obstacles within 30 km range. Both medium and long range occultation patterns are superimposed for 0.5 beam centroid elevation in Figure 3.

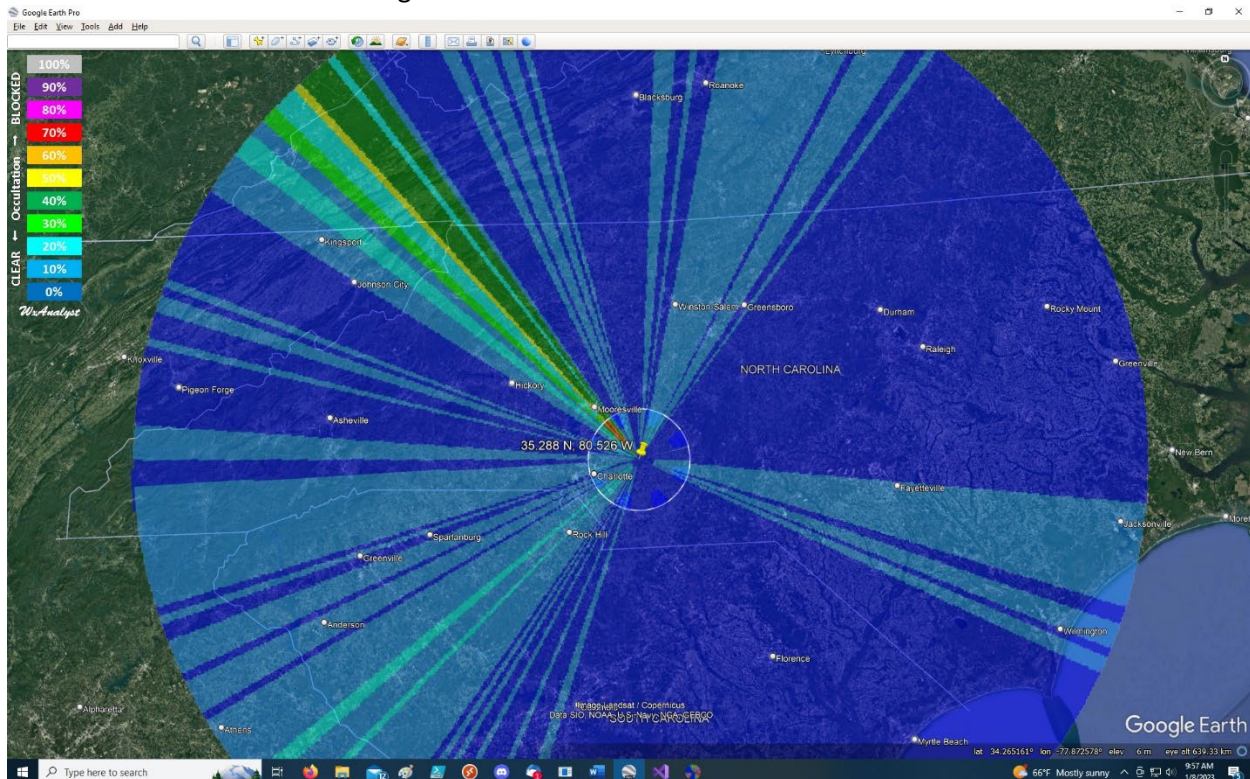


Figure 3 – Occultation patterns for 0.5 degree beam centroid elevation and 100 ft feed horn height. Both long range (300 km) and medium range (30 km) results are superimposed with a 30 km range ring.

Figures 4 and 5 show the close range situation for the 1.0 degree beam centroid elevation.

Figures 6 and 7 show the close range situation for the 1.5 degree beam centroid elevation.

The beam clears the local terrain obstacle at 1.5 degree beam elevation at the 90 ft feed horn height.

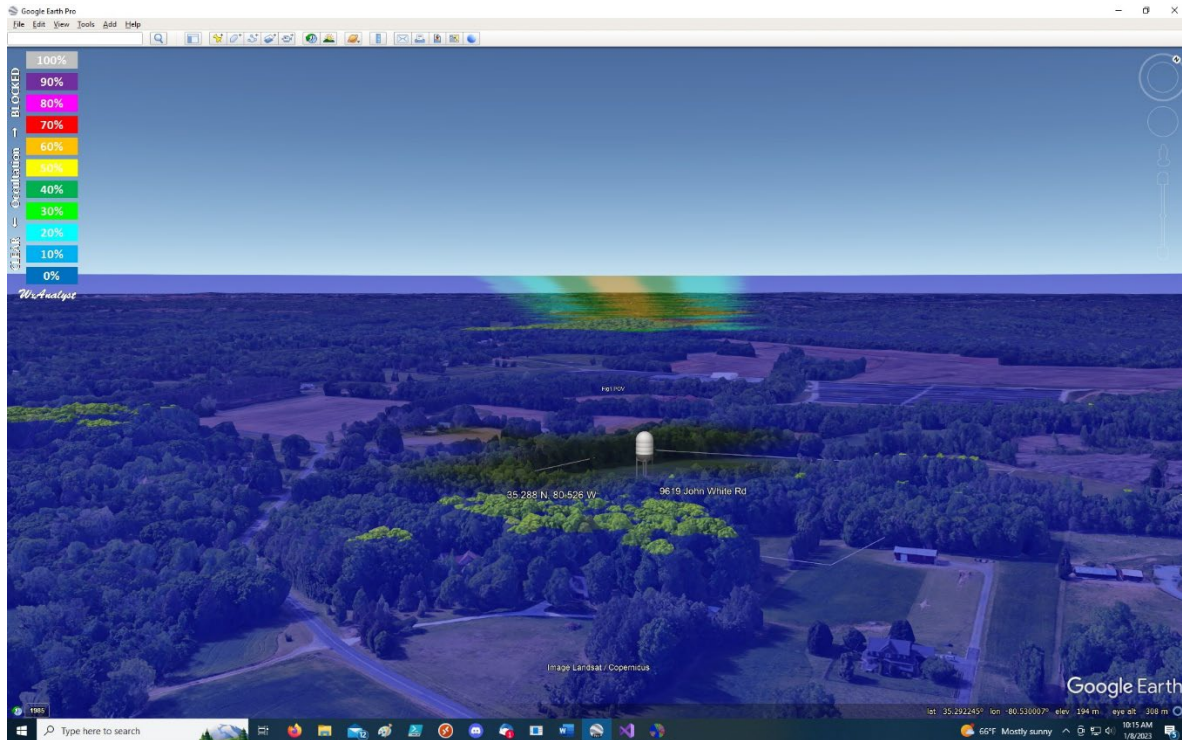


Figure 4 – Tower stack for 1.0 degree beam elevation at medium range resolution, with 80 ft feed horn height.

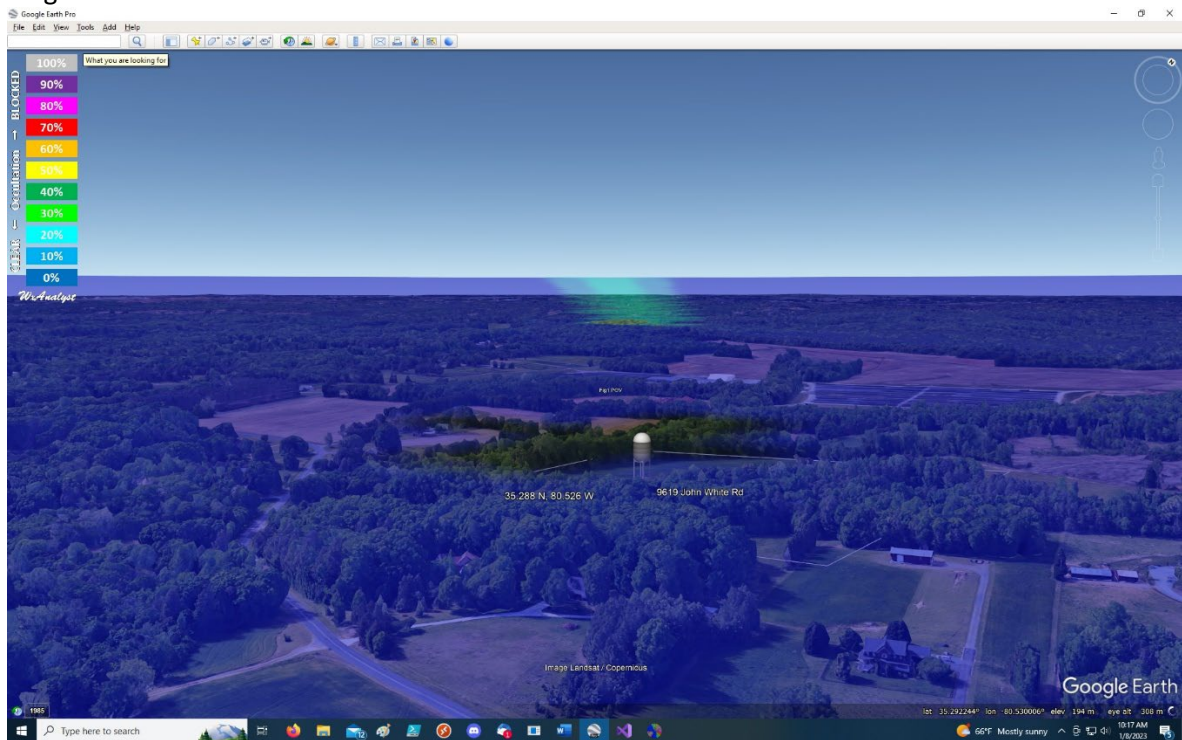


Figure 5 – Tower stack for 1.0 degree beam elevation at medium range resolution, with 110 ft feed horn height.

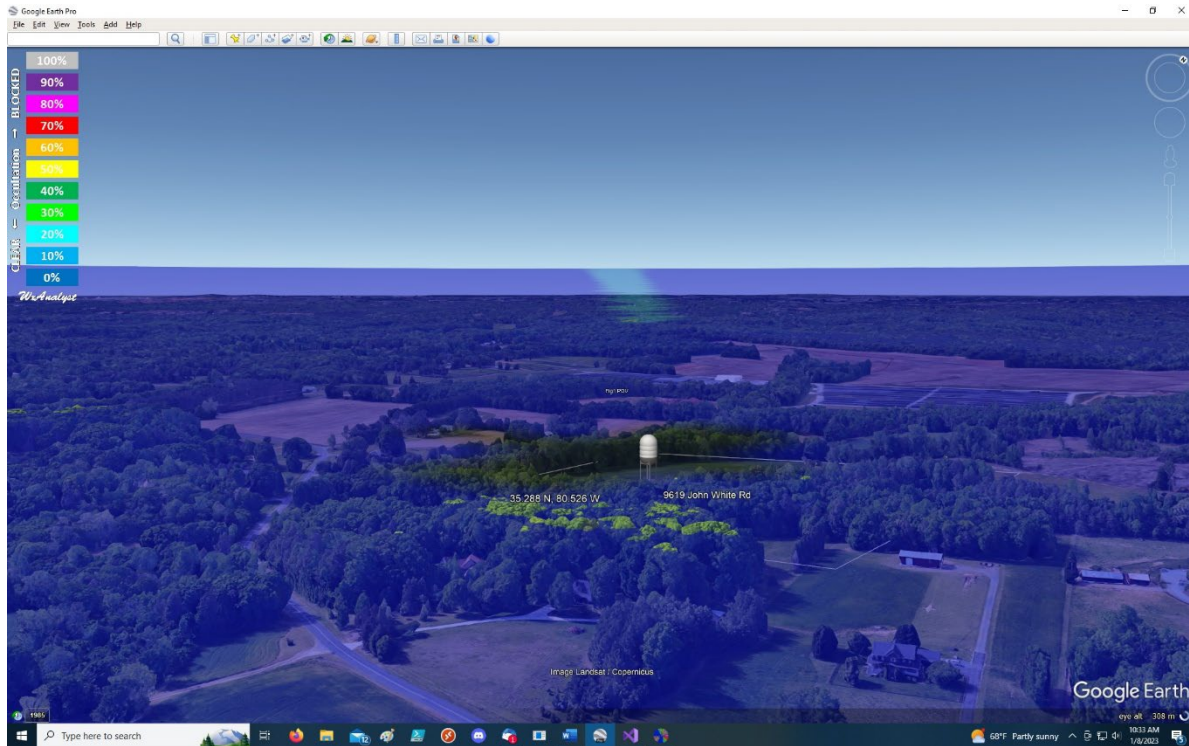


Figure 6 – Tower stack for 1.5 degree beam elevation at medium range resolution, with 80 ft feed horn height.

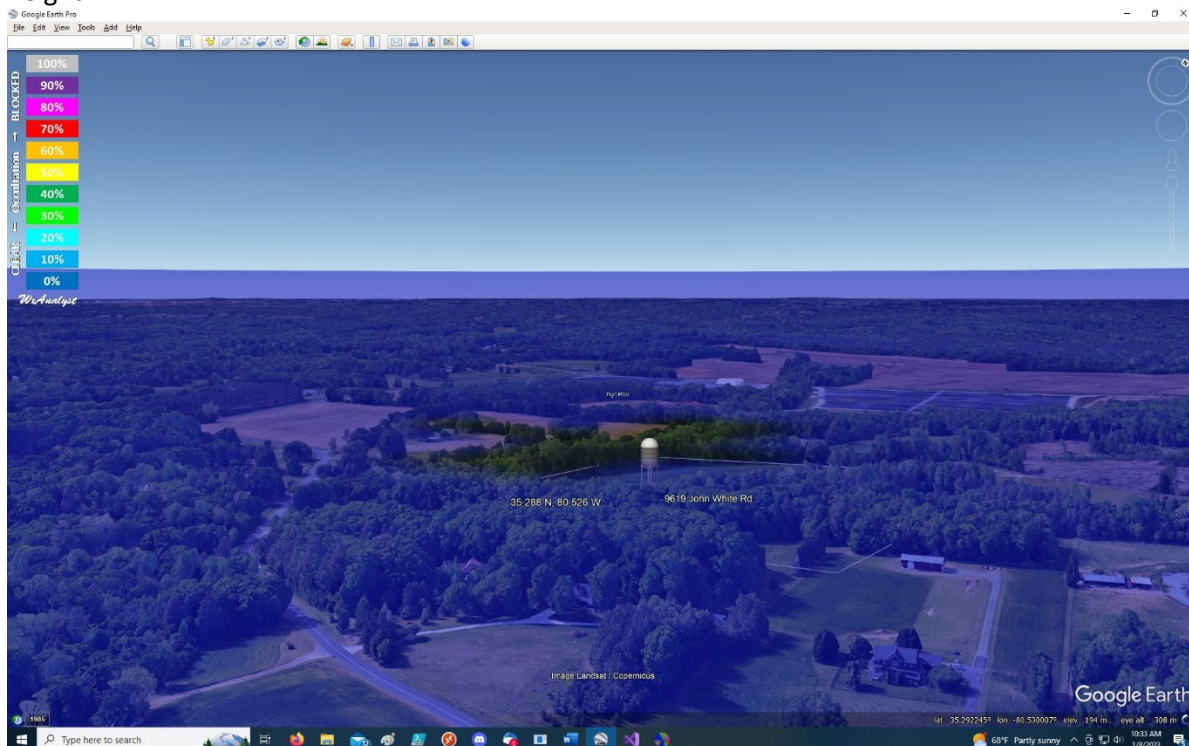


Figure 7 – Tower stack for 1.5 degree beam elevation at medium range resolution, with 110 ft feed horn height.



APPLIED GEOGRAPHY

365 Lanternback Island Drive
Satellite Beach, FL 32937-4708

6

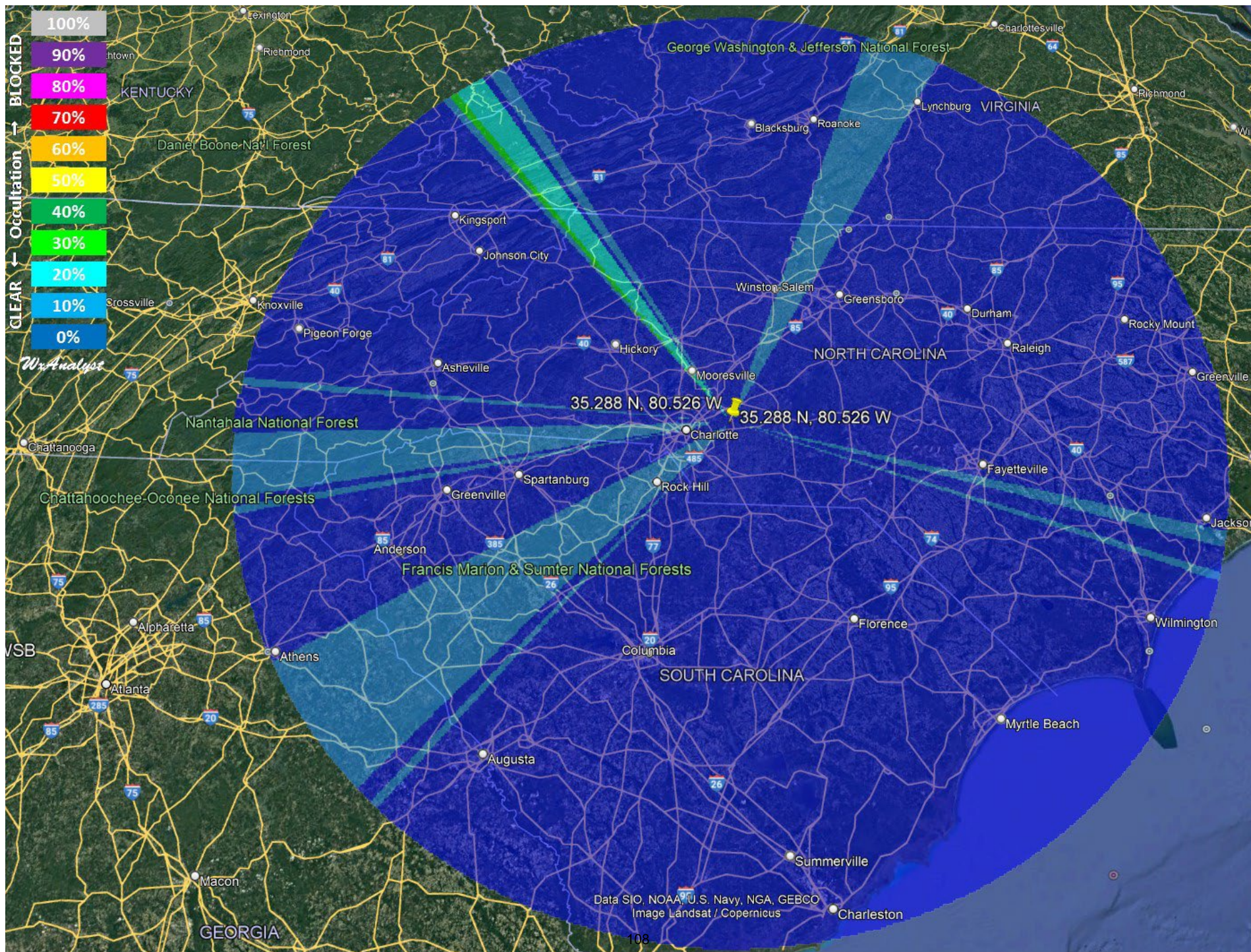
10 January 2023

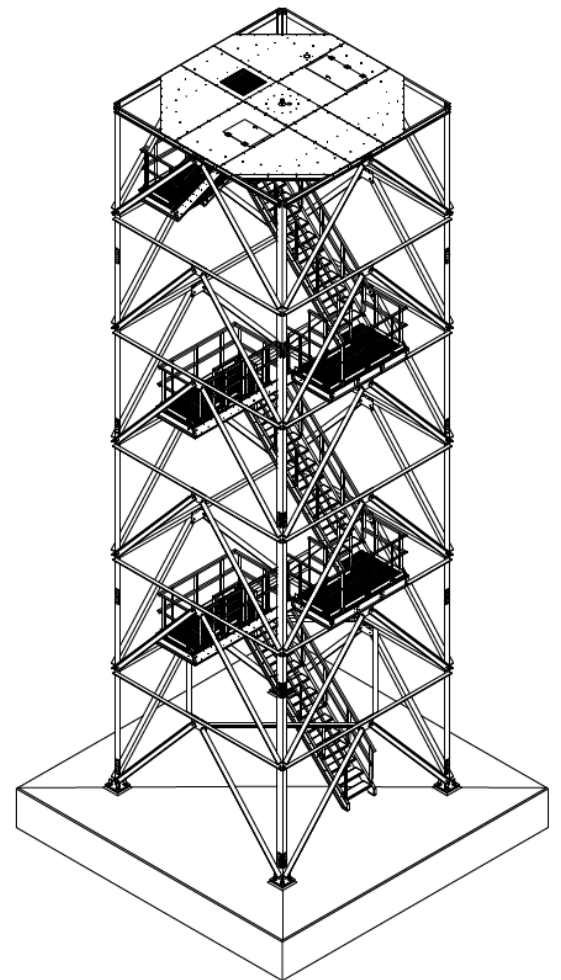
Dr. Scott T. Shipley
WxAnalyst LTD Inc

Attached files:

35.288 N 80.526 W.kmz
p0005 degree.kmz
173m location.kmz
MID 30km 0p5 tower stack.kmz

30km range ring.kmz
MID 300km 0p5 tower stack.kmz
MID 30km 010 tower stack.kmz
MID 30km 015 tower stack.kmz





January 13, 2023

Dear xxxxxxxx,

As a property owner adjacence to the property (9619 John White Road, Midland, NC 28107). WSOC-TV, channel 9, Charlotte, proposed to construct a steel lattice tower, 99' in height with a 20' diameter radome on top (119' in total). You are receiving this letter for comments concerning the placement of the tower. The tower will house the WSOC-TV Weather radar. There are no ground structures within 150' of the tower. The antenna meets and exceeds all FCC RF specifications. Attached is a land plot drawing showing the actual location of the proposed tower on the property. (Blue arrow). The tower will be surrounded by a 6' security chain link fence. Trees and/or bushes will be planted in front of the fence per Carbarrus County specifications.

You may comment via US Mail:

Ted Hand
Director of Engineering/Operations
WSOC-TV
235 West 23rd Street
Charlotte, NC 28206

Email:

Ted.hand@cmg.com

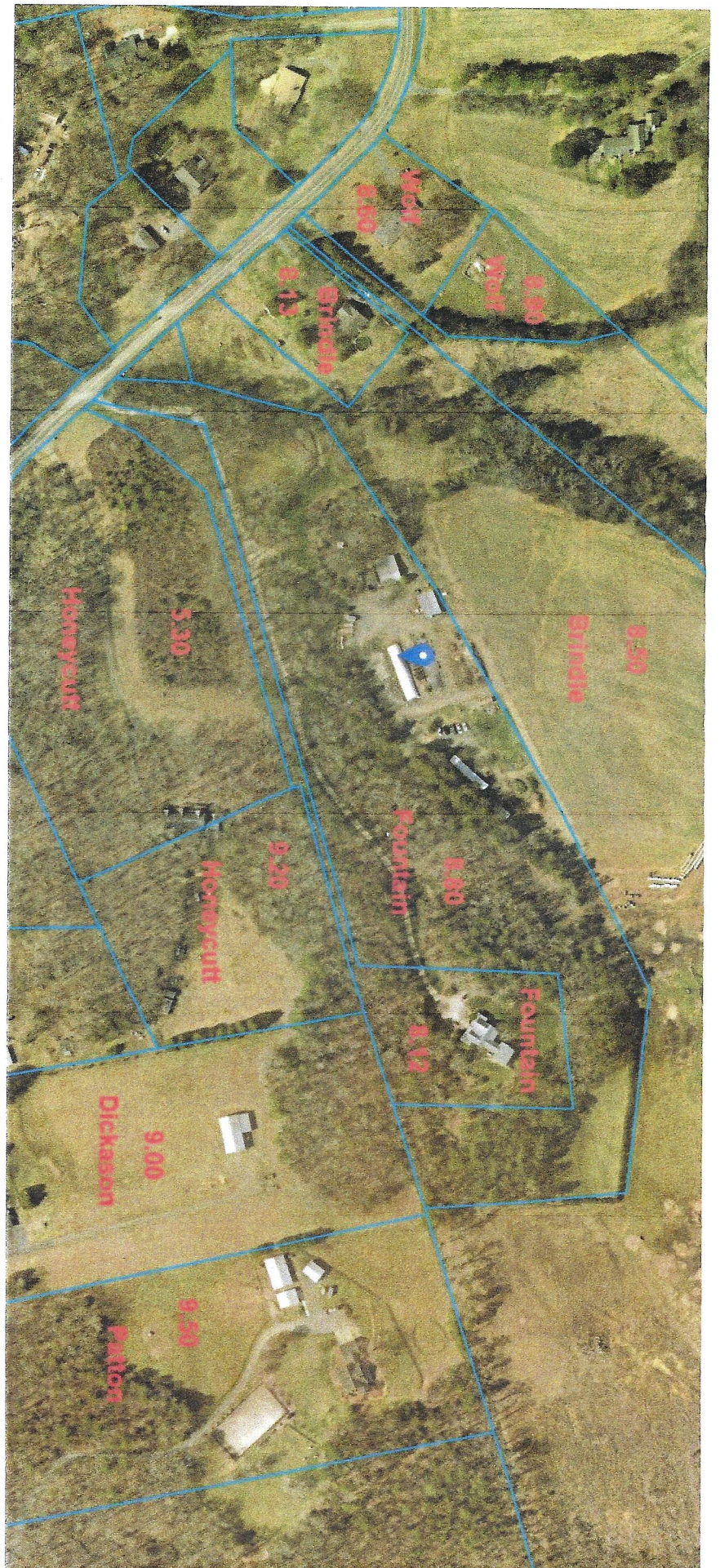
Comments are due January 27, 2023

Regards and thank you,

Ted Hand
Director of Engineering/Operations
CMG-Charlotte



235 W. 23rd St. | Charlotte, NC 28206



Account Name	PIN	Property Real ID:	Physical Address	Mailing Address	Certifed Mail #	Green Card #	US Mail Status
Kent & Brenda Honeycutt	55464258350000	10-008-0005.30	9725 John White Road, Midland, NC 28107	9725 John White Road, Midland, NC 28107	7022 2410 0000 1965 3561	95909402 7883 2234 8981 10	Delivered - Returned
Kent & Brenda Honeycutt	55464258350000	10-008-0009.20	9775 John White Road, Midland, NC 28107	9725 John White Road, Midland, NC 28107			
Joseph Fountain III	55464393940000	10-008-0008.12	9619 John White Road, Midland, NC 28107	9619 John White Road, Midland, NC 28107	7022 2410 0000 1965 3547	95909402 7883 2234 8981 96	Delivered - Returned
Joseph Fountain III	55464363940000	10-008-0008.80	9599 John White Road, Midland, NC 28107	9619 John White Road, Midland, NC 28107			
Jackie & Brenda Brindle	55466318760000	10-008-0008.50	9597 John White Road, Midland, NC 28107	9570 John White Road, Midland, NC 28107	7022 2410 0000 1965 3585	95909402 7883 2234 8981 02	Not picked up
Mark & Trish Brindle	55463392600000	10-008-0008.13	9595 John White Road, Midland, NC 28107	9595 John White Road, Midland, NC 28107	7022 2410 0000 1965 3608	95909402 7883 2234 8981 89	Delivered - Returned
Michael Wolf / Jean Meyers	55463383160000	10-008-0008.60	9535 John White Road, Midland, NC 28107	9539 John White Road, Midland, NC 28107	7022 2410 0000 1965 3592	95909402 7883 2234 8981 65	Delivered - Returned
Michael Wolf / Jean Meyers	55463395460000	10-008-0008.90	9539 John White Road, Midland, NC 28107	9539 John White Road, Midland, NC 28107			
Ted & Delores Dickason	55465249460000	10-008-0009.00	3105 Cal Bost Road, Midland, NC 28107	3105 Cal Bost Road, Midland, NC 28107	7022 2410 0000 1965 3578	95909402 7883 2234 8981 27	Delivered - Returned
Adam Patton	55465289060000	10-008-0009.50	3225 Cal Bost Road, Midland, NC 28107	3225 Cal Bost Road, Midland, NC 28107	7022 2410 0000 1965 3554	95909402 7883 2234 8981 41	Not picked up

Hand, Ted (CMG-Charlotte)

From: Mark Brindle <mbrindle@windstream.net>
Sent: Thursday, January 26, 2023 9:11 PM
To: Hand, Ted (CMG-Charlotte)
Subject: [EXTERNAL] New radar tower

CAUTION: This email originated from outside of CMG. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good evening,

I wanted to ask you a few questions regarding the new tower. Is there any health concerns or issues with the radar? Will the tower interfere with any cell phone reception or tv reception? The last concern would be losing value to my home if and when I sell. The location of the tower would be seen from my dining room window and think it might be an issue with selling.

Thank you for your time,
Mark and Patricia Brindle
9595 John White rd.
Midland, NC 28107
704-361-8444

Sent from my iPhone

Hand, Ted (CMG-Charlotte)

From: Hand, Ted (CMG-Charlotte)
Sent: Friday, January 27, 2023 9:53 AM
To: Mark Brindle
Cc: Hand, Ted (CMG-Charlotte)
Subject: WSOC Radar Site
Attachments: tower beamwidth drawing.jpg

Mr. Brindle,

Thank you for your email.

Let me address each one of your concerns.

The radar antenna is a 16' parabolic dish antenna because of its size and it is used for weather detection, the bandwidth of the energy is very narrow. The center of the antenna will be approx. 107' above the ground level. The beamwidth of this antenna is 1.1 degrees. The energy is very focus in a spot beam. There is no measurable RF energy at ground level. I have been to the 50-60' level of the tower while the radar was operating with no concerns on my part. I have attached a drawing.

The radar current site is located 375' from a Verizon cellular tower and has been for 22 years. I have been on the tower while making a phone call and had no interference of any type. Verizon has never reported to WSOC any interference to their site.

The frequency used by the radar is 10 times higher than used by television stations. The system is equipment with filters to prevent RF spurs outside of its intended use.

The last concern is one of looks and presents. I understand that it is a 115' tower that is approxility 700-800' from your house. It is being placed in a maintenance / storage compound surrounded by building and greenhouses. Again I understand the building are only 15 to 20' high and will not hide the tower it self. Only you and someone who might purchase your home can be the judge of its looks. I do understand your concern.

Please feel to contact me if you have more questions or concerns.

Regards

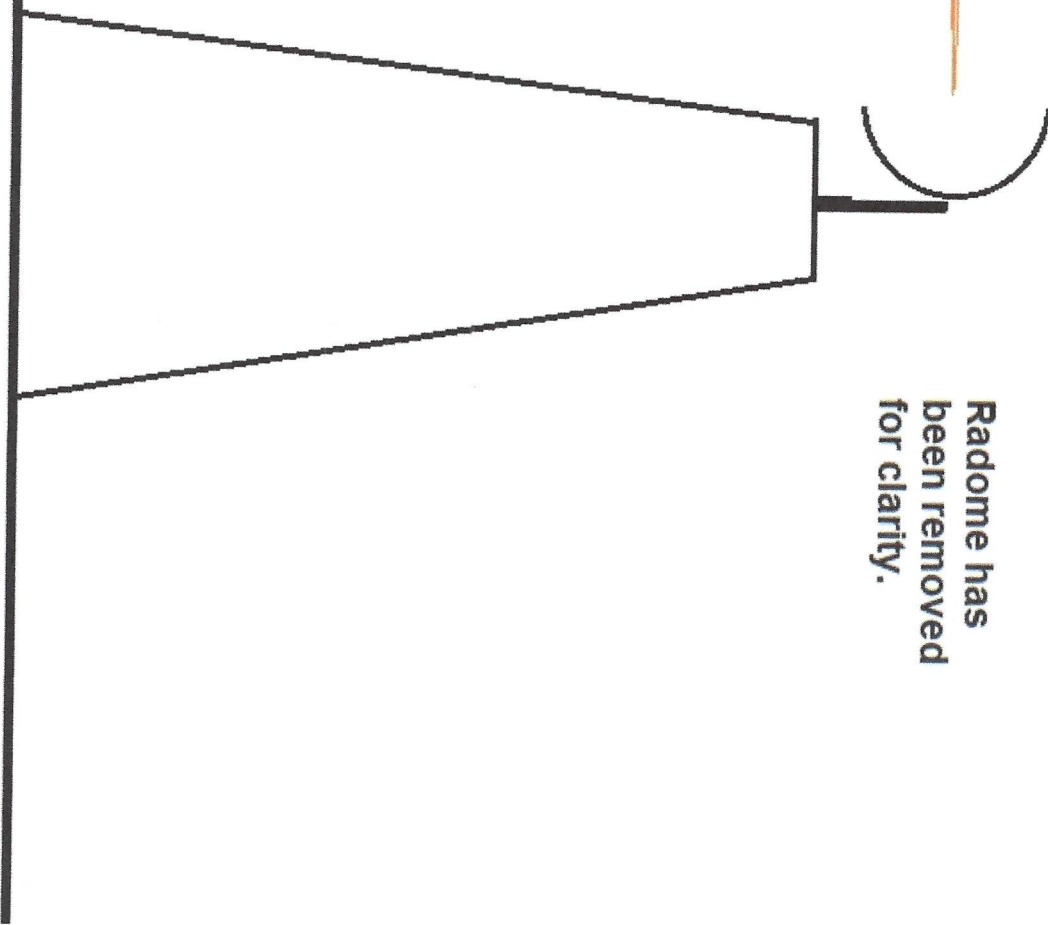
Ted Hand

degree of beamwidth

**At 700' this cone is only
9' wide**

**Radome has
been removed
for clarity.**

**Drawing is not to
scale.**





Cabarrus County Government – Planning and Development Department

November 21, 2023

Dear Property Owner:

A Special Use Permit Application has been filed in our office for property **adjacent** to yours. The property and specifics of the request are listed below. The Cabarrus County Board of Adjustment will consider this petition on Tuesday, December 12, 2023 at 6:30 pm in the 2nd floor Commissioner's Chambers of the Cabarrus County Governmental Center, located at 65 Church Street S, Concord, NC 28026. A Public Hearing will be conducted, and public input will be allowed during that time. If you have any comments about this variance request, I encourage you to attend this meeting.

- | | |
|----------------------------|--|
| • Petitioner | Cedric Thomas, WSOC-TV |
| • Petition Number | SUSE2023-00028 |
| • Property Location | 9619 John White Road |
| • Parcel ID Number | 5546-43-9394 |
| • Existing Zoning | Countryside Residential (CR) |
| • Variance Request | Public Service Facility (Radar Tower) |

If you have any questions regarding this petition, or the hearing process, please contact me at Cabarrus County Planning and Development at 704.920.2149.

Sincerely,

A handwritten signature in black ink that reads "Sandy Howell".

Sandy Howell, CZO

Planner

Cabarrus County Planning and Development

704.920.2149

sdhowell@cabbaruscounty.us



Cabarrus County Government – Planning and Development Department

November 21, 2023

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If you have any questions regarding this petition, or the hearing process, please contact me at Cabarrus County Planning and Development at 704.920.2149.

Sincerely,

A handwritten signature in black ink that reads "Sandy Howell". The signature is fluid and cursive.

Sandy Howell, CZO

Planner

Cabarrus County Planning and Development

704.920.2149

sdhowell@cabbaruscounty.us

Account Name	PIN	Physical Address	Mailing Address
Kent & Brenda Honeycutt	5546-42-5835	9725 John White Road, Midland, NC 28107	9725 John White Road, Midland, NC 28107
	5546-42-5835	9775 John White Road, Midland, NC 28107	9725 John White Road, Midland, NC 28107
Joseph Fountain III	5546-43-9394	9619 John White Road, Midland, NC 28107	9619 John White Road, Midland, NC 28107
	5546-43-6394	9599 John White Road, Midland, NC 28107	9619 John White Road, Midland, NC 28107
Jackie & Brenda Brindle	5546-63-1876	9597 John White Road, Midland, NC 28107	9570 John White Road, Midland, NC 28107
John & William Boger	5546-41-6853	3130 Cal Bost Road, Midland, NC 28107	3250 Cal Bost Road, Midland, NC 28107
John & Kimberly Brindle	5546-32-6762	9630 John White Road, Midland, NC 28107	9440 John White Road, Midland, NC 28107
Ted & Delores Dickason	5546-52-4946	3105 Cal Bost Road, Midland, NC 28107	3105 Cal Bost Road, Midland, NC 28107
Adam Patton	5546-52-8906	3225 Cal Bost Road, Midland, NC 28107	3225 Cal Bost Road, Midland, NC 28107

From: [Travis McGhee](#)
To: [Sandy Howell](#)
Cc: [Phillip Collins](#)
Subject: RE: SUSE2023-00028 WSCO Public Use Facility
Date: Friday, August 4, 2023 1:01:29 PM
Attachments: [image002.png](#)
[image003.png](#)

I attached the findings after discussing this with Motorola to make sure there were no issues that would be presented to the Public Safety Radio network, so from that perspective, no concerns. Just wanted you to have a copy of it if you needed it.

Thanks,

The attachment is the email below



Lieutenant Travis McGhee

Cabarrus County Sheriff's Office

Communications Division

704-920-3103

From: Matt Carpenter matthew.carpenter@motorolasolutions.com
Sent: Tuesday, February 21, 2023 12:15 PM
To: Travis McGhee TPMcGhee@cabarruscounty.us
Cc: Lance Kleffman lance.kleffman@motorolasolutions.com; Quintero, Rafael
Rafael.Quintero@charlottenc.gov
Subject: Re: Weather Radar

CAUTION: This email originated from outside the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe!

Hey Travis,

In discussing with Infinity engineering, the azimuth and frequency separation should be sufficient to negate any interference concerns.

Respectfully,

Matthew



A Carpenter
T4E
Presales Engineer
Motorola
Solutions, Inc.
[LinkedIn](#)
(704) 677-0650

From: Sandy Howell <sdhowell@cabarruscounty.us>

Sent: Friday, August 4, 2023 10:41 AM

To: Morgan, Marc P <mmorgan@ncdot.gov>; Jacob Thompson <jathompson@cabarruscounty.us>; Ray Gilleland <JRGilleland@cabarruscounty.us>; Tammi-Sue Remsburg <tremsburg@cabarruscounty.us>; Justin Brines <jrbrines@cabarruscounty.us>; Travis McGhee <TPMcGhee@cabarruscounty.us>; Faulkner, Jason S <jsfaulkner@ncdot.gov>; chrystal.swinger@cabarrushealth.org; Brandy Webster <bewebster@cabarruscounty.us>

Cc: Phillip Collins <PECollins@cabarruscounty.us>

Subject: SUSE2023-00028 WSCO Public Use Facility

Attached are the site plan and application for a new Public Use Facility (WSOC Radar Tower) request on John White Rd. WSOC TV is proposing the radar tower at 9619 John White Road (PIN 5546-43-6394) and Board of Adjustment approval of a special use permit is required in order to construct Public Use Facilities in the CR zoning district. Please review this plan and send your comments to me via email on or before **Friday August 18, 2023**.

In Your Service,

Sandy Howell, CZO

Planner

Planning Department

Cabarrus County

65 Church St. SE, Concord, NC 28025

P.O. Box 707, Concord, NC 28026

O: 704-920-2149

F: 704-920-2227

www.cabarruscounty.us

