CALL TO ORDER – 6 PM

INVOCATION – (Member Volunteer)

PLEDGE OF ALLEGIANCE – (Member Volunteer)

MISSION STATEMENT – (Member Volunteer)

I. PUBLIC COMMENT PERIOD (*Procedures are attached*)
   Please sign up on the Public Comment Sign In sheet near the door

I. APPROVAL OF CONSENT AGENDA
   All items listed below are considered routine and will be enacted by one motion. No separate discussion will be held except by a member of the Planning Board:
   
   A. Approval of Meeting Agenda
   B. Approval of Minutes of May 5, 2022
   C. Consideration of Abstentions

II. ELECTION OF VICE-CHAIR

III. PUBLIC HEARINGS-WATERSHED REVIEW BOARD

   1. Town of Aberdeen Request 30 Acres of Watershed Allocation/Watershed Transfer Resolution – Debra Ensminger

IV. PUBLIC HEARINGS


V. PLANNING DEPARTMENT REPORTS - Debra Ensminger

VI. BOARD COMMENT PERIOD - Chairman

VII. UPCOMING EVENTS

   • Tuesday, July 19, 2022, 5:30 PM Board of Commissioners Meeting to be held at the Historic Courthouse in Carthage
   • Tuesday, August 2, 2022, 10:30 AM Board of Commissioners Meeting to be held at the Historic Courthouse in Carthage
• Thursday, August 4, 2022, 6:00 PM Planning Board Meeting to be held at the Historic Courthouse in Carthage

VIII. ADJOURNMENT

Special accommodations for individuals with disabilities or impairments will be made upon request to the extent that reasonable notice is given to the County.

Please see attached procedures for the Public Comment Period and public comment during Public Hearing.
PUBLIC COMMENT PROCEDURES
MOORE COUNTY PLANNING BOARD

The Moore County Planning Board is committed to allowing members of the public an opportunity to offer comments and suggestions for the efficient and effective administration of government. In addition to public hearings, a special time is set aside for the purpose of receiving such comments and suggestions. All comments and suggestions addressed to the Board during the Public Comment Period shall be subject to the following procedures:

1. The Public Comment period will be held at the beginning of the Board meeting. The comment period will be limited to a maximum of thirty minutes.

2. Persons who wish to address the Board during the Public Comment Period will register on a sign-up sheet available on the table outside the entrance door to the Meeting Room indicating contact information and topic. Sign-up sheets will be available beginning 30 minutes before the start of the meeting. No one will be allowed to have his/her name placed on the list by telephone request to County Staff.

3. Each person signed up to speak will have three (3) minutes to make his/her remarks. Each person signed up to speak will only be entitled to the time allotted to each speaker and one additional time period which may be yielded to him/her by another individual who has also signed up to speak on a particular topic.

4. Speakers will be acknowledged by the Board Chairperson in the order in which their names appear on the sign-up sheet. Speakers will address the Board from the lectern at the front of the room and begin their remarks by stating their name and address.

5. Public comment is not intended to require the Board to answer any impromptu questions. Speakers will address all comments to the Board as a whole and not one individual member. Discussions between speakers and members of the audience will not be allowed.

6. Speakers will be courteous in their language and presentation. Matters or comments which are harmful, discriminatory or embarrassing to any citizens, official or employee of Moore County shall not be allowed. Speaker must be respectful and courteous in their remarks and must refrain from personal attacks and the use of profanity.

7. Only one speaker will be acknowledged at a time. If the time period runs out before all persons who have signed up get to speak, those names will be carried over to the next Public Comment Period.

8. Any applause will be held until the end of the Public Comment Period.

9. Speakers who have prepared written remarks or supporting documents are encouraged to leave a copy of such remarks and documents with the Chairperson.

10. Information sheets outlining the process for the public’s participation in Board meetings will also be available in the rear of the Meeting Room.

11. Action on items brought up during the Public Comment Period will be at the discretion of the Board.

Adopted on the 4th day of February, 2010 by a 8 to 1 vote of the Moore County Planning Board.
MOORE COUNTY PLANNING BOARD
PUBLIC HEARINGS PROCEDURES

The Moore County Planning Board serves the public as well as the Board of Commissioners. During each public hearing a special time has been set aside for the purpose of receiving comments and suggestions. To insure that comments and suggestions are productive and not unnecessarily long, procedural rules for conducting public hearings are necessary. The following procedural rules will be utilized during public hearings of the Moore County Planning Board:

1. Anyone who would like to address the Board during a public hearing should register on the appropriate sign-up sheet indicating their name and address. Sign-up sheets will be available on the table outside the entrance door to the Meeting Room 30 minutes before the start of the meeting. Information sheets outlining the process for the public’s participation in Board meetings and public hearings will also be available. No one will be allowed to have his/her name placed on the list by telephone request to County Staff.

2. Each speaker will be called by the Chairman to the lectern, will state their name and address clearly into the record before providing their comments.

3. Speakers will address all comments to the Board as a whole and not to any one individual member. Speakers will be respectful, courteous, refrain from personal attacks and the use of profanity.

4. Any applause will be held until the end of the public hearing.

5. Speakers who have prepared written remarks or supporting documents are encouraged to leave a copy of such remarks and documents with the Secretary.

6. Action on items brought up during the public hearing will be at the discretion of the Board.

Adopted on the 5th day of May, 2011 by a 9 to 0 vote of the Moore County Planning Board
MINUTES
MOORE COUNTY PLANNING BOARD
THURSDAY, MAY 5, 2022, 6:00 PM
MOORE COUNTY HISTORIC COURTHOUSE – 2nd FLOOR

Board Members Present:
Bobby Hyman (Vice chair), Farrah Newman, Tucker McKenzie, John McLaughlin

Board Members Absent:
Joe Garrison (Chairman), Jeffrey Gilbert, Amy Lynn

Staff Present:
Debra Ensminger, Planning Director; Stephanie Cormack, Admin Officer; Jaimie Walters, Senior Planner; Tron Ross, Associate County Attorney

CALL TO ORDER
Vice chair Bobby Hyman called the meeting to order at 6:00 pm.

INVOCATION
Vice chair Bobby Hyman offered the invocation.

PLEDGE OF ALLEGIANCE
Board Member Farrah Newman led in citing of the Pledge of Allegiance.

MISSION STATEMENT
Board Member Tucker McKenzie read the Moore County Mission Statement.

PUBLIC COMMENT PERIOD
There was no public comment.

APPROVAL OF THE CONSENT AGENDA
A. Approval of Meeting Agenda
B. Approval of Minutes of April 7, 2022
C. Consideration of Abstentions

Board Member Tucker McKenzie made a motion for approval of the meeting agenda. Board Member Farrah Newman seconded the motion and the motion passed unanimously 4-0.
Board Member Farrah Newman made a motion for approval of the minutes of April 7, 2022, meeting. Board Member Tucker McKenzie seconded the motion and the motion passed unanimously 4-0.

PUBLIC HEARING

Public Hearing #1 – General Use Rezoning Request: Highway Business (B-2) to Rural Agricultural (RA) NC 211 Highway. – Jaimie Walters

Senior Planner Jaimie Walters presented a request by Pete Mace requesting a General Use Rezoning from Highway Commercial (B-2) to Rural Agricultural (RA) of one parcel of approximately 5.74 acres located on NC 211 Highway, owned by Peter C. Mace and Joanne G. Mace, per Deed Book 5706 Page 540 and further described as ParID 00020759 in Moore County Tax Records.

Mrs. Walters went over the items within the packet regarding the request.

With no further questions from the board, Vice chair Hyman opened the Public Hearing.

The following have signed up to speak during the Public Hearing.

- Pete Mace, property owner asked if a minor subdivision could be created on the property

Staff member Jaimie Walter confirmed this could be possible.

With no further discussion or public comment Vice chair Hyman closed the Public Hearing.

With no further comments Board Member Tucker McKenzie made a motion to adopt and approve the attached Moore County Planning Board Land Use Plan Consistency Statement and authorize its chairman to execute the document as required by North Carolina General Statute 160D-604. The motion was seconded by Board Member Farrah Newman; the motion passed unanimously 4-0.

Board Member Tucker McKenzie made a motion to recommend approval to the Moore County Board of Commissioners of the General Use Rezoning from Highway Commercial (B-2) to Rural Agricultural (RA) of one parcel of approximately 5.74 acres located on NC 211 Highway, owned by Peter C. Mace and Joanne G. Mace, per deed Book 5706 Page 540 and further described as ParID 00020759 in the Moore County Tax Records; The motion was seconded by Board Member Farrah Newman; the motion passed unanimously 4-0.

PLANNING DEPARTMENT REPORTS

Ms. Ensminger informed the board that staff will attend a meeting with the School of Government on May 13th to review the 160D updates that have been incorporated into the Moore County Unified Development Ordinance. This meeting will provide guidance to Moore County to make sure the Unified Development Ordinance will meet the intent of the law prior to coming before the Planning Board for review.
BOARD COMMENT PERIOD

Vice chair Hyman thanked Moore County staff for all their hard work.

ADJOURNMENT

With no further comments Board Member John McLaughlin made a motion to adjourn the May 5, 2022, regular meeting. The motion was seconded by Board Member Farrah Newman; meeting adjourned at 6:30 p.m., the motion passed unanimously 4-0.

Respectfully submitted by,

Stephanie Cormack
MEMORANDUM TO THE MOORE COUNTY PLANNING BOARD/WATERSHED REVIEW BOARD

FROM: Debra Ensminger
Planning Director

DATE: May 25, 2022

SUBJECT: Town of Aberdeen Request 30 Acres of Watershed Allocation /Watershed Transfer Resolution

PRESENTER: Debra Ensminger

REQUEST:
The Town of Aberdeen is requesting a transfer of watershed allocation from Moore County’s Drowning Creek Watershed Allocation.

BACKGROUND:
In 1993 Moore County adopted public water supply watershed regulations as required by the North Carolina Department of Environment and Natural Resources (NCDENR). These regulations apply within the area designated as a Public Water Supply Watershed by the North Carolina Environmental Management Commission. These regulations further protect the areas of the county where the surface water drains into an area used as a county or municipal water source by limiting the amount of impervious surface that can be developed on a parcel of land.

The County of Moore and the Town of Aberdeen have jurisdiction in the Drowning Creek Watershed, which is classified as a WS-II watershed by the North Carolina Environmental Commission.

The Town of Aberdeen has adopted a water supply watershed protection ordinance implementing the low-density option and 10/70 provision for WS-II water supply watersheds for its jurisdiction in the Drowning Creek Watershed.

The Drowning Creek Watershed was created as of June 21, 1993, with the County of Moore having 63,970 acres of land within its jurisdiction of said watershed. The 10/70 provision allows local governments to take a maximum of 10 percent of their jurisdiction in the watershed as of July 1, 1995 and allow new development at up to 70 percent built-upon area, outside of the critical watershed areas. The Division of Quality (DWQ) approved joint resolutions between Moore County and its eleven municipalities to transfer rights of 5/70 and 10/70 land area in five water supply watersheds. The affected watershed areas were Little River (Vass), Little River (Intake No.2), Bear Creek, Drowning Creek, and Nicks Creek. Each resolution involved acceptance by a municipality of specific amount of unused allocation formerly held by Moore County. Amounts for transfer were based on each local government’s jurisdiction within a particular watershed as of 2012.

The Division of Water Quality (DWQ) approved in October 20212 joint resolutions between the Town of Aberdeen and Moore County, acceptance by Aberdeen of 530.01 acres of Moore County’s allocation in the Drowning Creek WS-II-BW watershed.
The Town of Aberdeen anticipates it will soon exceed its allocation of 10/70 option acreage. Pursuant to the Water Supply Watershed Protection Rules (15A NCAC 2B.0200) developed by the North Carolina Environmental Management Commission, the County of Moore may transfer, in whole or in part, its rights to the watershed acreage to the Town of Aberdeen with the Drowning Creek Watershed.

The Unified Development Ordinance /section 15.9 Allocation Transfer Between Jurisdiction states, “Moore County, having jurisdiction within a designated water supply watershed may transfer, in whole or in part, its right to the 5/70 land area to one of the other local government jurisdictions located with Moore County within the same water supply watershed upon submittal of an approved joint resolution between the Moore County Board of Commissioners and the governing body of the municipality and approval by the NC Department of Environmental Quality.”

**STAFF RECOMMENDATION:**

Staff recommends the Planning Board provide an endorsement of the resolution to the Board of Commissioners that would transfer watershed allocation from the Drowning Creek to the Town of Aberdeen as requested.

**SUPPORTING ATTACHMENTS:**

- Resolution Town of Aberdeen
- Town of Aberdeen Watershed Allocation Table
- Map of Area
- Resolution Moore County
- Moore County Allocation Table
A RESOLUTION TO ACCEPT TRANSFER RIGHTS FOR 10/70 LAND AREA IN THE DROWNING CREEK WATERSHED TO THE TOWN OF ABERDEEN, NORTH CAROLINA FROM COUNTY OF MOORE, NORTH CAROLINA.

THAT WHEREAS, the County of Moore and the Town of Aberdeen have jurisdiction in the Drowning Creek Watershed, which is classified as a WS-II watershed by the North Carolina Environmental Management Commission; and,

WHEREAS, the Town of Aberdeen has adopted a water supply watershed protection ordinance implementing the low-density option and 10/70 provision for WS-II water supply watersheds for its jurisdiction in the Drowning Creek Watershed; and,

WHEREAS, the Drowning Creek Watershed was created as of June 21, 1993, with the County of Moore having 63,970 acres of land within its jurisdiction of said watershed; and,

WHEREAS, the 10/70 provision allows local governments to take a maximum of 10 percent of their jurisdiction in the watershed as of July 1, 1995, and allow new development at up to 70 percent built-upon area, outside of the critical watershed areas, and,

WHEREAS, the Division of Water Quality (DWQ) approved in October of 2012 joint resolutions between Moore County and its eleven municipalities to transfer rights of 5/70 and 10/70 land area in five water supply watersheds. The affected watershed areas were Little River (Vass), Little River (Intake No.2), Bear Creek, Drowning Creek, and Nicks Creek. Each resolution involved the acceptance by a municipality of a specific amount of unused allocation formerly held by Moore County. Amounts for transfer were based on each local government’s jurisdiction within a particular watershed as of 2012.; and

WHEREAS, the Drowning Creek Watershed after acceptance of transfer rights in October 2012 based on each local government’s jurisdiction, Moore County had 46,754.03 acres of land within its jurisdiction of said watershed; and

WHEREAS, the Division of Water Quality (DWQ) approved in October of 2012 joint resolutions between the Town of Aberdeen and Moore County, acceptance by Aberdeen of 530.01 acres of Moore County’s allocation in the Drowning Creek WS-II-BW watershed.; and

WHEREAS, the Town of Aberdeen anticipates that it will soon exceed it allocation of 10/70 option acreage; and

WHEREAS, pursuant to the Water Supply Watershed Protection Rules (15A NCAC 28.0200) developed by the North Carolina Environmental Management Commission, the County of Moore may transfer, in whole or in part, its rights to the watershed acreage to the Town of Aberdeen within the Drowning Creek Watershed; and

WHEREAS, the Moore County Unified Development Ordinance Section 15.9 Allocation Transfer Between Jurisdictions states, “Moore County, having jurisdiction within a designated water supply watershed may transfer, in whole or part, its right to the 5/70 land area to one of the other local government
jurisdictions located within Moore County within the same water supply watershed upon submittal of an approved joint resolution between Moore County Board of Commissioners and the governing body of the municipality and approval by the NC Department of Environmental Quality."; and

WHEREAS, the Town of Aberdeen wishes to clarify allocation to the town and desires the ability for facilities and services which typically require larger amounts of built-upon area to locate in its portion of jurisdiction in the Drowning Creek Watershed; and

NOW, THEREFORE, BE IT RESOLVED the Board of Commissioners of the Town of Aberdeen, North Carolina, accepts the transfer of watershed allocation from the County of Moore to the Town of Aberdeen, North Carolina in the amount 300 +/- acres located in the Drowning Creek Watershed.

FURTHERMORE, following the transfer of the watershed allocation, by the adoption of this Resolution, the Town of Aberdeen will now have 107 acres within its jurisdiction with 30 acres of allocation available for 10/70 development, and the County of Moore will have a total of 46,627.63 acres within its jurisdiction with 2,292.3765 acres available for 5/70 development in the Drowning Creek Watershed.

Ayes: 5
Noes: 0
Absent or Excused: NA
Dated: 3/14/2022

Robert A. Farrell, Mayor

Attest:
Regina Rosy, Town Clerk
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Total Allocated (Transferred in 2022): 53.00

Remaining Balance: 14.62
A RESOLUTION TO ACCEPT TRANSFER RIGHTS FOR 10/70 LAND AREA IN THE DROWNING CREEK WATERSHED TO THE TOWN OF ABERDEEN, NORTH CAROLINA FROM COUNTY OF MOORE, NORTH CAROLINA.

THAT WHEREAS, the County of Moore and the Town of Aberdeen have jurisdiction in the Drowning Creek Watershed, which is classified as a WS-II watershed by the North Carolina Environmental Management Commission; and,

WHEREAS, the Town of Aberdeen has adopted a water supply watershed protection ordinance implementing the low-density option and 10/70 provision for WS-II water supply watersheds for its jurisdiction in the Drowning Creek Watershed: and,

WHEREAS, the Drowning Creek Watershed was created as of June 21, 1993, with the County of Moore having 63,970 acres of land within its jurisdiction of said watershed; and,

WHEREAS, the 10/70 provision allows local governments to take a maximum of 10 percent of their jurisdiction in the watershed as of July 1, 1995, and allow new development at up to 70 percent built-upon area, outside of the critical watershed areas, and,

WHEREAS, the Division of Water Quality (DWQ) approved in October of 2012 joint resolutions between Moore County and its eleven municipalities to transfer rights of 5/70 and 10/70 land area in five water supply watersheds. The affected watershed areas were Little River (Vass), Little River (Intake No. 2), Bear Creek, Drowning Creek, and Nicks Creek. Each resolution involved acceptance by a municipality of a specific amount of unused allocation formerly held by Moore County. Amounts for transfer were based on each local government’s jurisdiction within a particular watershed as of 2012.; and

WHEREAS, the Drowning Creek watershed after acceptance of the transfer rights in October, 2012 based on each local government’s jurisdiction, Moore County had 46,754.03 acres of land within its jurisdiction of said watershed; and

WHEREAS, the Division of Water Quality (DWQ) approved in October 2012 joint resolutions between the Town of Aberdeen and Moore County, acceptance by Aberdeen of 530.01 acres of Moore County’s allocation in the Drowning Creek WS-II-BW watershed.; and

WHEREAS, the Town of Aberdeen anticipates that it will soon exceed its allocation of 10/70 option acreage; and

WHEREAS, by letter dated September 27, 2021, Carolina Commercial, a developer seeking to build a multi-family and commercial development in Aberdeen, requested the Town begin the process of seeking to transfer allocated 10/70 option acres from Moore County to the Town of Aberdeen because the development will exceed the Town of Aberdeen’s allocation of 10/70 option acreage; and

WHEREAS, pursuant to the Water Supply Watershed Protection Rules (15A NCAC 2B.0200) developed by the North Carolina Environmental Management Commission, the County of Moore may transfer, in
whole or in part, its rights to the watershed acreage to the Town of Aberdeen within the Drowning Creek Watershed; and

WHEREAS, the Moore County Unified Development Ordinance Section 15.9 Allocation Transfer Between Jurisdictions states, “Moore County having jurisdiction within a designated water supply watershed may transfer, in whole or part, its right to the 5/70 land area to one of the other local government jurisdictions located within Moore County within the same water supply watershed upon submittal of an approved joint resolution between Moore County Board of Commissioners and the governing body of the municipality and approval by the NC Department of Environmental Quality.”; and

WHEREAS, the Town of Aberdeen wishes to clarify allocation to the town and desires the ability for facilities and services which typically require larger amounts of built-upon area to locate in its portion of jurisdiction in the Drowning Creek Watershed, and

NOW, THEREFORE, BE IT RESOLVED the Board of Commissioners of the Town of Aberdeen, North Carolina, accepts the transfer of watershed allocation from the County of Moore to the Town of Aberdeen in the amount 107 +/- acres located in the Drowning Creek Watershed.

FURTHERMORE, following the transfer of the watershed allocation, by the adoption of this resolution, the Town of Aberdeen will now have 107 acres within its jurisdiction with 10.7 acres of allocation available for 10/70 development, and the County of Moore will have a total of 46,647.03 acres within its jurisdiction with 2,311.7765 acres available for 5/70 development in the Drowning Creek Watershed.

Adopted this the _______ day of _________. 2022

_________________________
Frank Quis, Chairman
Moore County Board of Commissioners

_________________________
Laura Williams
Clerk to the Board
### Watershed Allocations

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* This number does not deduct the public set aside - see Watershed Summary Tab

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**Watershed Name:** Drowning Creek  
**Classification:** WS-II-BW  
**SNIA's Issued:** 3  
**Total Area in Watershed:** 46,754.03  
**Build Upon Limit:** 12%  
**Total Watershed Allocation:** 2337.70  
**Allocation Remaining:** 2330.51
MEMORANDUM TO THE PLANNING BOARD

FROM: Debra Ensminger
Planning and Inspections Director

DATE: June 1, 2022

SUBJECT: Conditional Rezoning Request: Rural Agricultural (RA) to Rural Agricultural Conditional Zoning (RA/CZ) – NC 22 HWY

PRESENTER: Jaimie Walters

REQUEST
Cellco Partnership d/b/a Verizon Wireless is requesting a Conditional Rezoning from Rural Agricultural (RA) to Rural Agricultural Conditional Zoning (RA-CZ) to construct a 255’ monopole tower for a Wireless Communication Facility on an approximately 0.23-acre portion of one parcel of approximately 70.20 acres located on NC 22 Highway, owned by Carolyn & Chesley Rimmer, per Deed Book 5180 Page 166 and further described as ParID 00003579 in Moore County Tax Records.

Public notification consisted of publishing a legal notice in the local newspaper for two consecutive weeks, notification by mail to adjacent property owners, and placing public hearing signs on the property.

BACKGROUND
The property is currently used for a single-family dwelling and undeveloped land. Adjacent properties include single-family dwellings, and undeveloped land.

While the parcel does have some riverine wetlands, none are located within the rezoning area. The parcel is within the High-Quality Watershed area but is disturbing less than an acre.

COMMUNITY MEETING
The community meeting was conducted at the Moore County Sports Complex Multi-Purpose Room on June 27, 2022, between 2:00 pm and 3:00 pm. Adjacent properties were notified by certified return receipt mail, sent on June 16, 2022. Please refer to attached report for more details.

CONDITIONAL ZONING (CZ)
Conditional rezoning affords a degree of certainty in land use decisions not possible when rezoning to a general district. Conditional Zoning Districts are established to provide for flexibility in the development of property while ensuring that the development is compatible with neighboring uses. Pursuant to NCGS 160D-703, conditional zoning districts requires the approval of a rezoning by the Moore County Board of Commissioners and approval of a site-specific development plan allowing for the development of specific land uses.
Parallel conditional zoning districts are restricted to those uses (meaning either one or multiple uses) listed in the corresponding general use zoning district.

The request shall be in compliance with all relevant portions of the UDO, except that variations from these standards may be approved by the Board of Commissioners if the site plan is submitted and determined to be suitable for the request, is consistent with the intent of the standards, and ensures compatibility with land uses on surrounding properties.

Specific additional conditions applicable to the rezoning request may be proposed by the applicant, the Planning Board, or Board of Commissioners. Only those conditions mutually approved by the county and the applicant may be incorporated into the permit requirements. If a proposed condition is unacceptable to the owner, the petition can be withdrawn, and the proposed rezoning cannot go forward. Likewise, if a condition is unacceptable to the Board of Commissioners, the petition can be denied and there is no rezoning.

Per NCGS 160D-703(b), conditions and site-specific standards shall be limited to those that address the conformance of development and use of the site to County ordinances and officially adopted plans and those that address the impacts reasonably expected to be generated by the development or use of the site.

**ZONING DISTRICT COMPATIBILITY**
The requested rezoning to Rural Agricultural Conditional Zoning (RA-CZ) is consistent with the existing uses located near the property, including agricultural uses, as the underlying zoning district will remain Rural Agricultural (RA). The surrounding area is zoned Rural Agricultural (RA), Neighborhood Business (B-1) and Residential and Agricultural-40 (RA-40).

**CONSISTENCY WITH THE 2013 MOORE COUNTY LAND USE PLAN**
The future land use map identifies the property as Rural Agricultural Classification. The requested zoning to Rural Agricultural Conditional Zoning (RA-CZ) is compatible with the Rural Agricultural Land Use Classification as the underlying district will remain Rural Agricultural (RA) and the request is limited to the wireless communication facility use. Wireless Communication Facility service is in demand in a largely rural area.

The Land Use Plan states the primary use of the Rural Agricultural Land Use Classification is to support rural residential life associated with agricultural uses (e.g., row crops, forestry, horticulture, grazing, poultry, dairy, swine operations, and intensive agricultural uses in certain areas) and other rural activities.

The Moore County Unified Development Ordinance states the Rural Agricultural (RA) district is intended to encourage the continuance of agricultural uses as well as to ensure that residential development of appropriate intensities that are consistent with the suitability of land, availability of public services, and that are compatible with surrounding development, will occur at appropriate densities to provide a healthful environment. The RA District is also intended to accommodate rural commercial activities where the use of site-specific development plans, individualized development conditions, vegetative buffers, larger lots, and the compatibility of adjacent land uses are considered to provide suitable locations for rural commerce and other rural activities.
The rezoning request aligns with the following recommendation as included in the attached Land Use Plan Consistency Statement, including Action 1.5.2: Support new developments that utilize existing or implement planned infrastructure that most economically preserves open space and important historical, natural and cultural features.

MOORE COUNTY FUTURE LAND USE MAP
**RECOMMENDATION**
Staff recommends the Moore County Planning Board make two separate motions:

**Motion #1:** Make a motion to adopt the attached Approval or Denial Moore County Planning Board Land Use Plan Consistency Statement and authorize its Chairman to execute the document as required by North Carolina General Statute 160D-604.

**Motion #2:** Make a motion to recommend Approval or Denial to the Moore County Board of Commissioners of the Conditional Rezoning from Rural Agricultural (RA) to Rural Agricultural Conditional Zoning (RA-CZ) to construct a 255’ monopole tower for a Wireless Communication Facility on an approximately 0.23-acre portion of one parcel of approximately 70.20 acres located on NC 22 Highway, owned by Carolyn & Chesley Rimmer, per Deed Book 5180 Page 166 and further described as ParID 00003579 in Moore County Tax Records.

**ATTACHMENTS**
- Pictures of Property and Adjacent Properties
- Vicinity Map
- Land Use Map
- Rezoning Map
- Planning Board Consistency Statement – Approval
- Planning Board Consistency Statement – Denial
- Submitted Conditional Rezoning Application
- Submitted Wireless Communications Facilities Application
- Submitted Site Specific Development Plan
- Community Meeting Report
- Deed Book 5180 Page 166
View of subject property (424 NC 22 HWY)

View of adjacent property (364 NC 22 HWY)
View of adjacent property (548 NC 22 HWY)

View of adjacent property (431 NC 22 HWY)
Zoning Map

Shaded area to be rezoned RA-CZ

RA

RA-40

B-1
Land Use Map

Shaded area to be rezoned RA-CZ

Single Family

Undeveloped &/Or Farmland

NC 22

KIDD

Cheek

Bernard Purvis

Cedar Creek

Carlyle
Moore County Planning Board
Land Use Plan Consistency Statement
Conditional Rezoning Request
Rural Agricultural (RA) to Rural Agricultural Conditional Zoning (RA-CZ)

The Moore County Planning Board finds that:

1. The rezoning request is consistent with the following goal as listed in the 2013 Moore County Land Use Plan:

   Goal 1: Preserve and Protect the Ambiance and Heritage of the County of Moore (inclusive of areas around the municipalities)
   - Action 1.5.2: Support new developments that utilize existing or implement planned infrastructure that most economically preserves open space and important historical, natural and cultural features.

2. The rezoning request is reasonable and in the public interest considering the property is located adjacent to existing roads and the underlying zoning district will remain in harmony with surrounding zoning.

3. Contributing factors in the rezoning approval are in response to managing the demand of wireless communication service in a largely rural area. This request will also limit the rezoning to maximum area necessary to achieve the development.

Therefore, the Moore County Planning Board recommends APPROVAL of the Conditional Rezoning from Rural Agricultural (RA) to Rural Agricultural Conditional Zoning (RA-CZ) to construct a 255’ monopole tower for a Wireless Communication Facility on an approximately 0.23-acre portion of one parcel of approximately 70.20 acres located on NC 22 Highway, owned by Carolyn & Chesley Rimmer, per Deed Book 5180 Page 166 and further described as ParID 00003579 in Moore County Tax Records.

__________________________________________ _________________________
Joe Garrison, Chair       Date
Moore County Planning Board
Moore County Planning Board  
Land Use Plan Consistency Statement  
Conditional Rezoning Request  
Rural Agricultural (RA) to Rural Agricultural Conditional Zoning (RA-CZ)

The Moore County Planning Board finds that:

1. The rezoning request is consistent with the following goal as listed in the 2013 Moore County Land Use Plan:

   Goal 1: Preserve and Protect the Ambiance and Heritage of the County of Moore (inclusive of areas around the municipalities)
   - Action 1.5.2: Support new developments that utilize existing or implement planned infrastructure that most economically preserves open space and important historical, natural and cultural features.

2. The proposed rezoning is not reasonable and not in the public interest because the proposed rezoning will have an unreasonable impact on the surrounding community.

Therefore, the Moore County Planning Board recommends DENIAL of the Conditional Rezoning from Rural Agricultural (RA) to Rural Agricultural Conditional Zoning (RA-CZ) to construct a 255’ monopole tower for a Wireless Communication Facility on an approximately 0.23-acre portion of one parcel of approximately 70.20 acres located on NC 22 Highway, owned by Carolyn & Chesley Rimmer, per Deed Book 5180 Page 166 and further described as ParID 00003579 in Moore County Tax Records.

__________________________________________ _________________________
Joe Garrison, Chair       Date
Moore County Planning Board
# Conditional Rezoning Application

**Application Date:** 5/18/22  
**Address of Property:** NC Highway 22, Bennett, NC 27208

<table>
<thead>
<tr>
<th><strong>Applicant:</strong> Cellco Partnership d/b/a Verizon Wireless</th>
<th><strong>Phone:</strong> 704-577-8785</th>
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</thead>
<tbody>
<tr>
<td><strong>Applicant Address:</strong> 7821 Research Drive</td>
<td><strong>City:</strong> Charlotte</td>
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<td><strong>st:</strong> NC</td>
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<tr>
<td><strong>Owner:</strong> Carolyn K. Rimmer and Chelsey L. Rimmer</td>
<td><strong>Zip:</strong> 28262</td>
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<tr>
<td><strong>Owner Address:</strong> 424 Hwy. 22</td>
<td><strong>City:</strong> Bennett</td>
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<td><strong>st:</strong> NC</td>
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<td><strong>Current Zoning District:</strong> RA</td>
<td><strong>Proposed Zoning District:</strong> RA</td>
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<tr>
<td><strong>Current Use(s):</strong> Agricultural/residential</td>
<td><strong>Proposed Use(s):</strong> Wireless Facility</td>
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Proposed rules, regulations, condition(s) for the proposed district that address the impacts expected to be generated by the development or use of the site:
- Moore County, NC Ordinance Section 8.101 governing Wireless Communication Facilities
- Moore County, NC Ordinance Section 11.2 Conditional Rezoning
- Moore County, NC Ordinance Section 4 Zoning Permits

---

Statement of reasonableness of the proposed conditional zoning. The statement shall include, but not be limited to the following:
1. The conditional rezoning compatibility with the County Land Use Plan and other adopted plans of the County.
2. The conditional rezoning compatibility with the existing land uses on abutting and neighboring tracts.
3. The benefits and detriments of the conditional rezoning for the subject property, neighboring properties and the surrounding community.

Applicant proposes to install a wireless telecommunications facility to consist of a 255-foot Antenna support structure within a 100'x100' leased area, compound measurement surrounded by a 70'x70' concealment fence, eight foot in height. Said fence to be topped with three strands of twelve-gauge barbed wire. Compound will be secured with locked gate. Said facility will be designed to accommodate the applicant’s antennas and accessory equipment, and space for four future tenants as required by Moore County Ordinance.
I (We), the undersigned, certify that all statements furnished in this application are true to the best of my (our) knowledge, and do hereby agree to follow all reasonable requests or information as designated by the County of Moore Zoning Administrator.

**Victoria M. Farmer**  
Digitally signed by Victoria M. Farmer  
Date: 2022.05.25 15:27:45 -04'00"

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**Office Use Only:**

PAR ID:  
**Jamie L. Walters**  
5-25-22  
Received By  
Date  
App # 40322
WIRELESS COMMUNICATION FACILITIES (WCF) FREESTANDING NON-CONCEALED

Applicant Information
Applicant Name: Cellco Partnership d/b/a Verizon Wireless  Contact Name: Victoria M. Farmer
Address: 7821 Research Dr, City: Charlotte  State: NC  Zip: 28262
Office Phone: 704-577-8785
Contact Phone: (V. Farmer) 423-802-7847  email: Victoria.Farmer@faulkandfoster.com
Applicant Classification: X Commercial Wireless Provider □ Governmental User □ Private Business User
Is this a joint application by two or more wireless service providers? □ YES X NO
If this is a joint application, please attach contact information for each additional applicant.

Parcel Information
Par ID #: 864300999495  Zoning District: RA
Address: NC Highway 22  City: Bennett  Zip: 28327

Landowner Information
Landowner Name: Carolyn K. Rimmer and Chelsey L. Rimmer  Phone: 910-879-5684
Address: 424 Hwy. 22  City: Bennett  Zip: 28327

WCF Owner Information
Owner Name: Cellco Partnership d/b/a Verizon Wireless  Contact Name: Victoria M. Farmer
Address: 7821 Research Dr, City: Charlotte  State: NC  Zip: 28262
Office Phone: 704-577-8785
Contact Phone: (V. Farmer) 423-802-7847
Email: Victoria.Farmer@faulkandfoster.com

WCF Facility Information
Street Address: NC Hwy 22  City: Bennett  State: NC  Zip: 27208
Latitude: 35° 30' 20.71" N  Longitude: 79° 31' 56.12" W
Support structure height: 255-ft.
Ground elevation (ASML): 414'
Support structure description: X Monopole □ Rooftop □ Self Supporting Lattice Tower □ Guyed Tower □ Other
Height of proposed co-location (AGL): 255-ft + 4' lightning rod  Additional co-locations available? X YES □ NO
Number of co-location slots available: applicant plus four additional tenants
APPLICATION REQUIREMENTS

Please check each item per the Moore County Unified Development Ordinance Section 8.101(B):

- **Site Plan.** In addition to the site plan requirements per Section 4.2, the following shall be included: details of existing and proposed facilities and fall zone radius labeled “NO BUILD ZONE.”

- **Radio Frequency.** A statement from a registered engineer that the WCF will be maintained and operated in accordance with all applicable Federal Communications Commission (FCC) rules regarding radio frequency emissions and interference and if there is interference with public safety communications, the applicant shall utilize procedures set forth by the FCC and the party causing the interference shall reimburse the County for all costs associated with resolving the interference.

- **Structural Analysis.** Signed and sealed by a NC Registered Professional Engineer that the support structure upon completion of the applicant’s installation has the structural integrity to accommodate the proposed equipment and complies with all applicable Federal and State building, fire, structural, electrical, and safety codes.

- **Lighting.** Applicant shall provide documentation that lighting shall not exceed the Federal Aviation Administration (FAA) minimum standards (minimum intensity and longest duration between flashes) and shall utilize allowed downward shielding to minimize visual impact to pedestrians and reduce the potential attraction to migratory birds. Strobe lights during daylight hours and red lights during nighttime hours unless specifically prohibited by the FAA. A WCF may utilize a security light controlled by a motion-detector sensor at or near the entrance to the facility.

- **Owner Authorization.** Proof that a property and/or antenna support structure owner’s agent has appropriate authorization to act upon the owner’s behalf if applicable.

- **Insurance.** Proof of certificates of insurance of general liability insurance in the amount of at least $1,000,000 covering any liability arising out of its construction or operation of the WCF.

- **Bond.** Applicant shall submit a performance bond or letter of credit from an accepted bank in the amount of $20,000 or a bond equal to the written estimate from a qualified tower removal contractor to guarantee that the facility will be removed when no longer in use.

- **US Fish and Wildlife Service submitted information, if applicable.** □ Yes □ No

- **National Environmental Policy Act (NEPA) checklist, if applicable.** □ Yes □ No

- **State Historic Preservation Office (SHPO) letter, if applicable.** □ Yes □ No

- **Federal Aviation Administration (FAA) approval, if applicable.** □ Yes □ No

- **Buffer.** Refer to Section 7.11. Grading shall be limited to necessary area.

- **Minimum Antennas.** Wireless support structures (WSS) up to 80 feet - 2 antennas minimum. WSS between 81 and 100 feet – 3 antennas minimum. WSS 101 and 125 feet – 4 antennas minimum. WSS 126 feet or taller – 5 antennas minimum.

- **Safety.** All support structures shall be certified to comply with the safety standards contained in the Electronics Industries Association /Telecommunications Industries Association (EIA/TIA) document 222-F, or current standard, “Structural Standards For Steel Antenna Towers and Supporting Structures,” or current standard, as amended, by a Registered North Carolina Professional Engineer. The use shall be totally enclosed by a security fence a minimum (6) feet high with 3-strand barbed wire or razor wire.
Setbacks. One foot for every 1 foot in linear height from any property line. WCF shall be a minimum 2,640 feet from any designated National Register of Historic Places.

Height. Any WSS shall be 195 feet or less in height. The Moore County Board of Commissioners may permit a taller tower only if undisputable evidence is provided at application that the WCF service area will be so substantially compromised that there would be a requirement of additional WCFs within a distance of two (2) miles.

Necessity. For all new WSS applications, a certification from the applicant’s RF engineer that it is not reasonably feasible (technically or commercially impractical or the owner of the WSS is unwilling to enter a contract at fair market value) to co-locate new antennas and equipment on an existing WSS within the geographic search area.

I (We), the undersigned, certify that all statements furnished in this application are true to the best of my (our) knowledge, and do hereby agree to follow all reasonable requests or information as designated by the County of Moore Zoning Administrator.

Victoria M. Farmer
Digitally signed by Victoria M. Farmer
Date: 2022.05.25 15:28:17 -04'00'

Applicant/Owner Signature

Date

App# 40389

Jamie L. Walters

5-25-22

Received By

Date
APPLICATION BY CELLCO PARTNERSHIP d/b/a VERIZON WIRELESS FOR THE INSTALLATION OF TELECOMMUNICATIONS FACILITY
GEORGE ROAD #696361

Deborah Ensminger,
Planning and Transportation Director
County of Moore, NC
1048 Carthage Oaks Drive
Carthage, NC 28327
PH: 910-947-5010

Subject: Telecommunications Facility Proposal by Verizon Wireless Site #696361 (George Road)
Moore County, NC Conditional Rezoning
NC Hwy. 22, Bennett, NC 27208
Parcel ID: 864300099495

Carolyn K. Rimmer and Chelsea Rimmer, owners of real estate identified above, hereby authorize Verizon Wireless to submit an application to Moore County, NC Planning & Zoning Department for the purpose of obtaining all necessary zoning and development permits for the installation of a wireless telecommunications facility consisting of a 255-foot antenna support structure to be erected on the subject property, within a leased area of 100’x100’. Said facility to be surrounded by a 70’x70’ fence and include a graveled access & utility easement for ingress/egress.

Carolyn K. Rimmer
CAROLYN K. RIMMER

Chelsea L. Rimmer
CHELSEA RIMMER

Date: 12/24/2021

VZW#696361 George Road
APPLICATION FOR ZONING APPROVAL BY VERIZON WIRELESS FOR THE CONSTRUCTION OF A WIRELESS COMMUNICATION ANTENNA SUPPORT STRUCTURE AND RELATED APPURTEANCES

SITE ID #696361 George Road

Faulk & Foster agrees to comply with the Moore County, NC Ordinance governing Wireless Communications and certifies that Verizon Wireless has authorized Faulk & Foster as their representative for application for zoning approval for the proposed site #696361, located on property owned by, specifically identified as NC Highway 22, Bennett, NC 27208. Parcel ID: 859600471781.

Respectfully submitted,

By: Victoria M. Farmer

Printed Name: Victoria M. Farmer
Title: Wireless Site Development/Zoning Specialist
ORDINANCE COMPLIANCE STATEMENT
AND NARRATIVE

Site Plan Review for proposed Cellco Partnership d/b/a
Verizon Wireless Telecommunication Facility

Verizon Site Name and Number: GEORGE ROAD #696361

Project Description: Cellco Partnership d/b/a Verizon Wireless ("Verizon Wireless") proposes to place a 255-foot monopole self-supported antenna support structure with a 4-foot lightning arrester and associated ground space equipment area, within a 70’x70’ fenced compound within a 100’ x 100’ leased area.

Parcel Address:  NC HIGHWAY 22, BENNETT, NC

Property Owner: Carolyn K. Rimmer and Chelsey L. Rimmer
424 Highway 22, Bennett, NC 27208
PH: (910) 879-5684

Zoning: RA

NARRATIVE

Applicant, Verizon Wireless, is continually improving its network to best meet the needs of the community. The purpose of this proposed antenna support structure will be to provide a solution to a gap coverage in the northern portion of Moore County, in an area along State Highway 22. Nearest commercial site to this location is located no less than 3-1/2 miles south along Highway 22 near McConnell.

Consideration of this application should not, however, be limited to examining how successfully Verizon Wireless has mitigated any negative impact through design and location. The positive impact of the site should be given full weight as well. The benefits of this site to this area of Moore County go beyond just convenience for residents and businesses. Quality wireless service is part of the critical infrastructure necessary for public safety in emergency situations. Given
the design, location and benefits provided by this proposed site, the lack of significant impacts, and compliance with the requirements of the ordinance as more fully demonstrated below, approval of this application is respectfully requested.

ORDINANCE COMPLIANCE STATEMENT

Verizon Wireless offers this Compliance Statement in support of its application for permission pursuant to Moore County zoning regulations applicable to Wireless Communication Facilities.

Chapter 8, Section 8.101 B. ALL WCF AND WSS REQUIREMENTS

For new WCF, collocations, eligible facility requests, or expansions or modifications to an existing WCF, the following shall be included:

1. Site Plan – details of existing and proposed facilities and fall zone radius labelled “No Build Zone”. The overall site plan shown on page C1 contained within the site plans provided demonstrate there are no existing buildings within 500 feet of the area of the proposed facility.

2. Radio Frequency – Applicant states this facility will at all times be maintained and operated in accordance with all applicable Federal Communications Commission (FCC) rules regarding radio frequency emissions and interference in compliance with this requirement.

3. Structural Analysis – Applicant states the site specific passing structural and foundation analysis prepared, signed and sealed by NC Registered Professional Engineer will be completed and supplied to the building codes department following the zoning review and approval has been received. Applicant further states the site will be designed to have the structural integrity to accommodate the proposed equipment in compliance with all current applicable Federal, State and local fire, structural and electrical safety codes, including Electronics Industries Association / Telecommunications Industries Association (EIA/TIA) document 222-F, or “Structural Standards for Steel Antenna and Supporting Structures as required by this paragraph. Last, this area of disturbance will be less than 1 acre, and not relevant to the conditions of this “High Quality Water Area.”

4. Lighting – Applicant states lighting required by the Federal Aviation Administration (FAA) shall not exceed standards and will minimize visual impact with medium intensity white lights during daylight hours and flashing red lights during evening hours as required by this section.

5. Owner Authorization – Applicant has provided a written authorization signed by the property owner, allowing the Applicant to proceed with its application process in compliance with this paragraph.

6. Insurance – Certificate of Insurance of commercial general liability in the amount of $1,000,000 has been provided with this application in compliance with this requirement.

7. Bond – a Performance Bond in the amount of $20,000.00 has been provided with this application in compliance with this requirement.
8. Supplemental – Applicant has provided reports demonstrating compliance with NEPA, SHPO and Fish and Wildlife Service, along with an FAA Determination of No Hazard in compliance with this paragraph.

8.101 C. ADDITIONAL REQUIREMENTS

Applicant is proposing to install a 255-foot monopole design self-supporting antenna support structure designed to accommodate five wireless providers’ antennas and accessory equipment. Applicant certifies all work shall be performed in accordance with the latest edition of safety standards contained in the EIA/TIA, state, national and local codes, ordinances and/or regulations applicable to this project.

The proposed facility will be surrounded by 8-foot security fencing topped with three strands of 12-guage galvanized barbed wire, with locked security gates in compliance with this section.

Applicant has provided signed documentation to confirm there are no existing structures or facilities within the geographic search area of this proposed facility upon which to collocate per the requirements of section 8.101 C.6.

Chapter 4, Section 4.2C SITE PLAN REQUIREMENTS

Applicant has provided a full site plan, drawn to scale, and prepared by a NC Professional Engineer to include information as required in this paragraph, and relevant to this project, including but not limited to a survey, site plan layout, grading and erosion control, utility and electrical details.

The proposed wireless telecommunications facility site meets all of the conditions and specifications of Moore County, North Carolina Regulations, and will not materially endanger the public health or safety. Wireless service is considered a public necessity in some cases as it is often the only means citizens have to emergency services. The location and character of the use, if developed according to the plan submitted and recommended, will be in harmony with the area in which it is to be located. The proposed facility will meet the infrastructure needs of this area and will provide much needed access to emergency services.

Respectfully submitted,

Victoria M. Farmer
Wireless Site Development/Zoning Specialist
On behalf of Applicant, Verizon Wireless
423-802-7847
APPLICATION FOR ZONING APPROVAL BY CELLCO PARTNERSHIP d/b/a VERIZON WIRELESS FOR THE INSTALLATION OF WIRELESS COMMUNICATION EQUIPMENT

Deborah Ensminger,  
Planning and Transportation Director  
County of Moore, NC  
1048 Carthage Oaks Drive  
Carthage, NC  28327  
PH: 910-947-5010

Subject:  
Telecommunications Facility Proposal by Verizon Wireless Site #696361 (George Road)  
Moore County, NC Conditional Rezoning  
NC Hwy. 22, Bennett, NC  27208  
Parcel ID: 864300099495

Pursuant to Chapter 8, Section 8.101 C.6 of the Moore County, NC Ordinance governing Wireless Telecommunication Facilities, Cellco Partnership d/b/a Verizon Wireless, by its representative, provides this statement of compliance to confirm no commercial structures currently exist within the geographic search area for this proposed wireless communications facility along NC Highway 22 in Bennett, NC.

Respectfully submitted,  
Chase Real Estate Services

[Signature]  
Representative for Verizon Wireless

Date: 12-22-2021
CERTIFICATE OF LIABILITY INSURANCE

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFRMS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER
Aon Risk Services Northeast, Inc.
New York NY Office
One Liberty Plaza
165 Broadway, Suite 3201
New York NY 10006 USA

CONTACT NAME
PHONE: (866) 283-7122
FAX: (800) 363-0105
EMAIL: 

INSDERER AFFORDING COVERAGE
INSURER A: AUI Insurance Company
NAIC # 19399

INSURER B: National union Fire Ins Co of Pittsburgh
NAIC # 19445

INSURER C: 

INSURER D: 

INSURER E: 

INSURER F: 

COVERAGES

CERTIFICATE NUMBER: 570090642971

COVERAGE DOCUMENT

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN. THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

Limits shown are as requested

INR LIMIT

TYPE OF INSURANCE
ADL SUBJ EXPIR DLY

POLICY NUMBER
06/30/2021 06/30/2022

POLICY EFF EXP

LIMITS

B X COMMERCIAL GENERAL LIABILITY

CLAIMS-MADE OCCUR

1728890

06/30/2021 06/30/2022

EACH OCCURRENCE $1,000,000

DAMAGE TO RENTED PREMISES (If Occurrence)

$2,000,000

MED-EXP (Any one person)

$10,000

PERSONAL & ADV INJURY

$1,000,000

GENERAL AGGREGATE

$2,000,000

PRODUCTS - COMPOD AGG

$2,000,000

OTHER:

X POLICY PROJECT LOC

GENL AGGREGATE LIMIT APPLIES PER:

OTHER:

B X AUTOMOBILE LIABILITY

ANY AUTO

OWNED

SCHEDULED AUTOS

NON-OWNED AUTOS ONLY

4594298

06/30/2021 06/30/2022

AOS

COMBINED SINGLE LIMIT (If applicable)

$2,000,000

4594299

06/30/2021 06/30/2022

NA

BODILY INJURY (Per person)

$50,000

BODILY INJURY (Per accident)

$100,000

PROPERTY DAMAGE (Per occurrence)

$1,000,000

4594300

06/30/2021 06/30/2022

VA

See Next Page

UMBRELLA LIABILITY

EXCESS LIABILITY

CLAIMS-MADE OCCUR

EXCESS CLAIMS-MADE OCCUR

DEU

RETENTION

A X WORKERS COMPENSATION

EMPLOYERS LIABILITY

ANY PROPRIETOR, PARTNER/EXECUTIVE OFFICER/OWNER EXCLUDED

(Y/N)

N

DESCRIPTION OF OPERATIONS BELOW

If "N", describe under "DESCRIPTION OF OPERATIONS BELOW"

A X PER STATUTE

OTHER

E L EACH OCCIDENT

$1,000,000

E L DISEASE EA EMPLOYEE

$1,000,000

E L DISEASE POLICY LIMIT

$1,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

RE: Verizon Site Name: George Rd., NC Hwy. 22, Bennett, NC 27208, Location Code: 696361. Moore County Planning and Transportation is included as an Additional Insured with respect to the General Liability policy.

CERTIFICATE HOLDER

Moore County Planning and Transportation
Attn: Deborah Ensminger, Director
1048 Carriage Oaks Drive
Carthage NC 28327 USA

CANCELLATION

AUTHORIZED REPRESENTATIVE

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**ADDITIONAL REMARKS SCHEDULE**

**Agency**
Aon Risk Services Northeast, Inc.

**Named Insured**
Verizon Wireless, LLC

**Policy Number**
See Certificate Number: 570090642971

**Carrier**
See Certificate Number: 570090642971

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**ADDITIONAL REMARKS**

This additional remarks form is a schedule to ACORD form.

**Form Number:** ACORD 25  **Form Title:** Certificate of Liability Insurance

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**ADDITIONAL POLICIES**

If a policy below does not include limit information, refer to the corresponding policy on the ACORD certificate form for policy limits.

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TOWER / STRUCTURE / ANTENNA/ EQUIPMENT REMOVAL BOND

Site Name: George Road
Site Location: NC Hwy 22
Verizon Project #: 15160919
Verizon Tower Location Code: 696361

KNOW ALL MEN BY THESE PRESENTS, THAT, Cellico Partnership, as Principal, and RLI Insurance Company, a corporation duly organized under the laws of the State of Illinois, as Surety, are held and firmly bound unto Moore County, 1048 Carriage Oaks Drive, Carthage, NC 28327, as Obligee, in the sum of Twenty Thousand and 00/100 ($20,000.00) lawful money of the United States, for the payment of which, well and truly to be made, we bind ourselves, our heirs, executors, administrators, successors and assigns, jointly and severally, firmly by these presents, the liability of the Surety being limited to the penal sum of this bond regardless of the number of years the bond is in effect.

WHEREAS the Principal has entered into a written agreement with the property owner for the placement of a tower(s), structure(s), antenna(s), and/or equipment furnishing telephone, television or other electronic media service, which agreement sets forth the terms and conditions which govern the use of such tower(s), structure(s), antenna(s), and/or equipment and which agreement is hereby specifically referred to and made part hereof, and

WHEREAS, the Obligee requires the submission of a bond guaranteeing the maintenance, replacement, removal or relocation of said tower(s), structure(s), antenna(s), and/or equipment.

NOW THEREFORE, the condition of this obligation is such, that if the above bounden Principal shall perform in accordance with the aforesaid ordinance and/or agreement, and indemnify the Obligee against all loss caused by Principal's breach of any ordinance or agreement relating to maintenance, replacement, removal or relocation of a tower(s), structure(s), antenna(s), and/or equipment, then this obligation shall be void, otherwise to remain in full force and effect unless cancelled as set forth below.

THIS BOND may be cancelled by Surety by giving thirty (30) days written notice to the Obligee by certified mail. Such cancellation shall not affect any liability the Surety may have or incurred under this bond prior to the effective date of the termination. Provided that no action, suit or proceeding shall be maintained against the Surety on this bond unless action is brought within twelve (12) months of the cancellation date of this bond.

THIS BOND signed, sealed, dated on the 16th day of December, 2021. This bond is effective the 16th day of December, 2021.

Cellco Partnership
Principal

By: [Signature]

RLI Insurance Company

Surety

By: [Signature]

Leah L. Juenger, Attorney-In-Fact
POWER OF ATTORNEY
RLI Insurance Company
Contractors Bonding and Insurance Company
9025 N. Lindbergh Dr. Peoria, IL 61615
Phone: 800-645-2402
Bond No. CMS0346723

Know All Men by These Presents:
That this Power of Attorney is not valid or in effect unless attached to the bond which it authorizes, but may be detached by the approving officer if desired.

That this Power of Attorney may be effective and given to either or both of RLI Insurance Company and Contractors Bonding and Insurance Company, required for the applicable bond.

That RLI Insurance Company and/or Contractors Bonding and Insurance Company, each Illinois corporations (as applicable), each authorized and licensed to do business in all states and the District of Columbia do hereby make, constitute and appoint:

Leah L. Juenger in the City of St. Louis, State of Missouri,
it's true and lawful Agent and Attorney in Fact, with full power and authority hereby conferred upon him/her to sign, execute, acknowledge and deliver for and on its behalf as Surety, in general, any and all bonds and undertakings in an amount not to exceed Twenty Five Million Dollars ($25,000,000) for any single obligation, and specifically for the following described bond.

Principal:
Cellco Partnership
Obligee:
Moore County

RLI Insurance Company and Contractors Bonding and Insurance Company, as applicable, have each further certified that the following is a true and exact copy of a Resolution adopted by the Board of Directors of each such corporation, and now in force, to-wit:

"All bonds, policies, undertakings, Powers of Attorney or other obligations of the Corporation shall be executed in the corporate name of the Corporation by the President, Secretary, any Assistant Secretary, Treasurer, or any Vice President, or by such other officers as the Board of Directors may authorize. The President, any Vice President, Secretary, any Assistant Secretary, or the Treasurer may appoint Attorneys in Fact or Agents who shall have authority to issue bonds, policies or undertakings in the name of the Corporation. The corporate seal is not necessary for the validity of any bonds, policies, undertakings, Powers of Attorney or other obligations of the Corporation. The signature of any such officer and the corporate seal may be printed by facsimile or other electronic image."

IN WITNESS WHEREOF, RLI Insurance Company and/or Contractors Bonding and Insurance Company, as applicable, have caused these presents to be executed by its respective Vice President with its corporate seal affixed this 16th day of December, 2021.

RLI Insurance Company
Contractors Bonding and Insurance Company

Barton W. Davis
Vice President

CERTIFICATE
I, the undersigned officer of RLI Insurance Company and/or Contractors Bonding and Insurance Company, do hereby certify that the attached Power of Attorney is in full force and effect and is irrevocable; and furthermore, that the Resolution of the Company as set forth in the Power of Attorney, is now in force. In testimony whereof, I have hereunto set my hand and the seal of the RLI Insurance Company and/or Contractors Bonding and Insurance Company this 16th day of December, 2021.

RLI Insurance Company
Contractors Bonding and Insurance Company

By: Jeffrey D. Jick
Corporate Secretary
Airspace User: Yousuf Moiz

File: GEORGE RD

Location: Robbins, NC

Latitude: 35°-30'-20.71"  Longitude: 79°-31'-56.12"

SITE ELEVATION AMSL.......411.9 ft.
STRUCTURE HEIGHT........259 ft.
OVERALL HEIGHT AMSL.......671 ft.

NOTICE CRITERIA
FAR 77.9(a): NR (Exceeds 200 ft AGL)
FAR 77.9(b): NNR (DNE Notice Slope)
FAR 77.9(c): NNR (Not a Traverse Way)
FAR 77.9: NNR FAR 77.9 IFR Straight-In Notice Criteria for BQ1
FAR 77.9: NNR FAR 77.9 IFR Straight-In Notice Criteria for SCR
FAR 77.9(d): NNR (Off Airport Construction)

NR = Notice Required
NNR = Notice Not Required
PNR = Possible Notice Required (depends upon actual IFR procedure)

For new construction review Air Navigation Facilities at bottom of this report.

Notice to the FAA is required because height exceeds 200 feet AGL.

OBSTRUCTION STANDARDS
FAR 77.17(a)(1): DNE 499 ft AGL
FAR 77.17(a)(2): DNE - Airport Surface
FAR 77.19(a): DNE - Horizontal Surface
FAR 77.19(b): DNE - Conical Surface
FAR 77.19(c): DNE - Primary Surface
FAR 77.19(d): DNE - Approach Surface
FAR 77.19(e): DNE - Approach Transitional Surface
FAR 77.19(e): DNE - Abeam Transitional Surface

VFR TRAFFIC PATTERN AIRSPACE FOR: BQ1: GILLIAM - MC CONNELL AIRFIELD
Type: A  RD: 65046.84  RE: 416.2
FAR 77.17(a)(1): DNE
FAR 77.17(a)(2): Does Not Apply.
VFR Horizontal Surface: DNE
VFR Conical Surface: DNE
VFR Primary Surface: DNE
VFR Approach Surface: DNE
VFR Transitional Surface: DNE

VFR TRAFFIC PATTERN AIRSPACE FOR: SCR: SILER CITY MUNI
Type: A  RD: 70476.41  RE: 598.5
FAR 77.17(a)(1): DNE
FAR 77.17(a)(2): DNE - Greater Than 5.99 NM.
VFR Horizontal Surface: DNE
VFR Conical Surface: DNE
VFR Primary Surface: DNE
VFR Approach Surface: DNE
VFR Transitional Surface: DNE

TERPS DEPARTURE PROCEDURE (FAA Order 8260.3, Volume 4)
   FAR 77.17(a)(3) Departure Surface Criteria (40:1)
DNE Departure Surface

MINIMUM OBSTACLE CLEARANCE ALTITUDE (MOCA)
   FAR 77.17(a)(4) MOCA Altitude Enroute Criteria
The Maximum Height Permitted is 1500 ft AMSL

PRIVATE LANDING FACILITIES
No Private Landing Facilities Are Within 6 NM

AIR NAVIGATION ELECTRONIC FACILITIES

<table>
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<tr>
<th>FAC</th>
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<th>FREQ</th>
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<th>ELEVA ST</th>
<th>LOCATION</th>
<th>ANGLE</th>
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</tr>
</tbody>
</table>

- SDZ VORTAC  R  111.8  188.91  106954  +83 NC SANDHILLS  .04
- LIB VORTAC  I  113.0  347.93  113863  -157 NC LIBERTY  -.08
- FAY RADAR   I  2740.  152.81  190191  +288 NC FAYETTEVILLE REGI .09
- POB TACAN   R  113.8  128.91  196118  +466 NC POPE   .14

CFR Title 47, §1.30000-§1.30004
AM STUDY NOT REQUIRED: Structure is not near a FCC licensed AM station.
Movement Method Proof as specified in §73.151(c) is not required.
Please review 'AM Station Report' for details.

No AM Stations were located within 3.0 km.

Airspace® Summary Version 21.9.615
Radio Frequency Exposure

RF Safety and NIER Analysis Report

01/10/2022

Site: GEORGE RD

Bennett, NC

Prepared for: Verizon
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1 Certification

This report, prepared by Pramira, Inc. for Verizon, is intended to document compliance and evaluate power density levels as outlined in the report. The computations, analysis, and resulting report and conclusions were based on applicable FCC guidelines and regulations for maximum permissible exposure to humans consistent with FCC OET Bulletin 65, Edition 97-01.

Additionally, Pramira, Inc. certifies that the assumptions are valid and that the data used within Pramira control are accurate, including information collected as part of Pramira field surveys. Pramira, Inc. does not however certify the accuracy or correctness of any data provided to Pramira, Inc. for this analysis and report by Verizon or other third parties working on behalf of Verizon.

I certify that the attached RF exposure analysis and report is correct to the best of my knowledge, and all calculations, assumptions and conclusions are based on generally acceptable engineering practices:

Tim Alexander, PE
SIGNED, 10 JAN 2022
EXPIRES, 31 DEC 2022

Report Prepared by: Abdelsalam Masoud, 01/10/2022
Report Reviewed by: Mike Arnold, 01/10/2022
2 Executive Summary

This report provides the results of an RF power density analysis performed for Verizon at site GEORGE RD in accordance with the Federal Communications Commission (FCC) rules and regulations for RF emissions described in OET Bulletin 65, Edition 97-01.

This report addresses RF safety for two classified groups defined by OET Bulletin 65: Occupational/ Controlled and General Population/ Uncontrolled. Based on the analysis, this site will be Compliant with FCC rules and regulations and Verizon’s Signage and Barrier Policy if the mitigation details provided in Table 1 are implemented.

<table>
<thead>
<tr>
<th>Final Compliant Configuration</th>
<th>GUIDELINES</th>
<th>NOTICE</th>
<th>CAUTION</th>
<th>WARNING</th>
<th>NOC INFO</th>
<th>BARRIER/MARKER</th>
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<td>□ [ ]</td>
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<tr>
<td>Beta</td>
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<tr>
<td>Gamma</td>
<td>□ [ ]</td>
<td>□ [ ]</td>
<td>□ [ ]</td>
<td>□ [ ]</td>
<td>□ [ ]</td>
<td>□</td>
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</table>

NOTE: The table represents either the signage/barriers installed / removed OR items required by the market (if mitigation is not installed by consultant/vendor).

<table>
<thead>
<tr>
<th>Location</th>
<th>Specialty Sign Detail</th>
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</thead>
<tbody>
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</tr>
<tr>
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<tr>
<td>Beta</td>
<td>N/A</td>
</tr>
<tr>
<td>Gamma</td>
<td>N/A</td>
</tr>
</tbody>
</table>

NOTE: The tables above represent EXISTING compliance items implemented at this location.

Notes/ Additional Compliance Requirements(s):

This site is Compliant.

Table 1: Mitigation Requirements for Compliance
2.1 Conclusion and Recommendations

- The results of the analysis indicate that the power density levels in the generally accessible areas on the Antenna Level will not exceed the FCC’s MPE limit for General Population. Notice that the power density levels will exceed the FCC’s MPE limit for General Population and Occupational in front of the antennas which it is not generally accessible area.

- The results of the analysis indicate that the power density levels in the generally accessible areas on the Verizon Equipment Level will not exceed the FCC’s MPE limit for General Population.

- The max theoretical % MPE is 1808.76% directly in front of the antennas beams at the Antenna Level. Notice that the power density levels will exceed the FCC’s MPE limit for General Population and Occupational in front of the antennas which it is not generally accessible area.

- This site is Compliant no Mitigation is required.

Note: Modifications to the site, and/or increases in channel counts or power levels exceeding those listed in this report will require additional evaluation to determine compliance.
3 Introduction

The purpose of this analysis and report is to evaluate the cumulative power density levels of all non-excluded antennas located on the site and identify any areas of concern that require mitigation. This report also assesses the site’s compliance with FCC OET Bulletin 65; “Guidelines for Human Exposure to Radio-frequency Electromagnetic Fields”.

The power density simulation performed for this site utilized RoofMaster® analysis software. All antennas were assigned an operating frequency and transmit power and were deemed to be operating at 100% of their rated output power.

3.1 Site Description:

- **Site Name:** GEORGE RD
- **Street Address:** behind 424 NC Highway 22
  Bennett, NC, 27208
- **Latitude:** 35° 30' 20.7072" N
- **Longitude:** 79° 31' 56.1216" W
- **Structure Type:** Self Support (Lattice Tower)
- **Structure Height:** ± 255’ AGL
- **Co-Locators/ Other Antennas:** CD shows Co-locator antennas. Since no co-locator data was provided, a general antenna configuration was used modeling the Unknown carrier. However, until those details can be confirmed in the Post analysis, (Unknown) was used as an identifier in the report. C/Ls were estimated from the CDs.
- **BTS Equipment Location:** The Verizon Equipment is located on the Ground Level.
3.2 Site Configuration Being Modeled

- This is a Self-Support (Lattice Tower) application where Verizon antennas are mounted to mounting pipes on the Tower.
- This is a Three-Sector site supporting C-Band at 3700 MHz for LTE at 700, 850, 1900, 2100 MHz, and 5G NR at 850 MHz for all sectors. All LTE assumes 4x4 MIMO.
- The values of the antennas rad center for all sectors (250’), Antenna Level Height (250’) and Verizon Equipment Height (14’) are based on CDs and RFDS. These values must be verified on the site audit for the post study.
- All technologies were evaluated assuming the maximum number of channels and were running at maximum power 100% of the time.
4 Predictive Analysis Details

For purposes of this analysis, RoofMaster® was configured to provide an output based on the appropriate MPE limit(s) published in the FCC’s guidelines. The antenna information was loaded into RoofMaster®, an MPE predictive analysis tool by Waterford Consultants, LLC.

4.1 Analysis Locations:

Number of Elevations Analyzed: 2

- Antenna Level
- Verizon Equipment Level
- A study at the Ground level was not required as the study at the Verizon Equipment level shows that the MPE limit is below the General Population MPE limit on the Ground level.
4.2 Antenna Inventory

The following table contains the technical data used to simulate the power density that may be encountered with all antennas simultaneously operating at full rated power with the exception of any excluded antennas cited in this document. If co-locator’s antennas exist and specific antenna details could not be secured, generic antennas, frequencies, and transmit powers were used for modeling. The assumptions used are based on past experience with communications carriers.

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<td>Panel</td>
<td>8.0</td>
<td>13.2</td>
<td>65</td>
<td>30</td>
</tr>
<tr>
<td>VZ Alpha_Ant16</td>
<td>L700</td>
<td>770</td>
<td>40.0</td>
<td>2</td>
<td>0.5</td>
<td>71.3</td>
<td>ANDREW NHH-55C-R28</td>
<td>0.0</td>
<td>236.0</td>
<td>Panel</td>
<td>8.0</td>
<td>13.2</td>
<td>65</td>
<td>30</td>
</tr>
<tr>
<td>VZ Alpha_Ant17</td>
<td>L700</td>
<td>770</td>
<td>40.0</td>
<td>2</td>
<td>0.5</td>
<td>71.3</td>
<td>ANDREW NHH-55C-R28</td>
<td>0.0</td>
<td>236.0</td>
<td>Panel</td>
<td>8.0</td>
<td>13.2</td>
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<td>30</td>
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<tr>
<td>VZ Alpha_Ant18</td>
<td>L700</td>
<td>770</td>
<td>40.0</td>
<td>2</td>
<td>0.5</td>
<td>71.3</td>
<td>ANDREW NHH-55C-R28</td>
<td>0.0</td>
<td>236.0</td>
<td>Panel</td>
<td>8.0</td>
<td>13.2</td>
<td>65</td>
<td>30</td>
</tr>
<tr>
<td>VZ Alpha_Ant19</td>
<td>L700</td>
<td>770</td>
<td>40.0</td>
<td>2</td>
<td>0.5</td>
<td>71.3</td>
<td>ANDREW NHH-55C-R28</td>
<td>0.0</td>
<td>236.0</td>
<td>Panel</td>
<td>8.0</td>
<td>13.2</td>
<td>65</td>
<td>30</td>
</tr>
<tr>
<td>VZ Alpha_Ant20</td>
<td>L700</td>
<td>770</td>
<td>40.0</td>
<td>2</td>
<td>0.5</td>
<td>71.3</td>
<td>ANDREW NHH-55C-R28</td>
<td>0.0</td>
<td>236.0</td>
<td>Panel</td>
<td>8.0</td>
<td>13.2</td>
<td>65</td>
<td>30</td>
</tr>
<tr>
<td>VZ Alpha_Ant21</td>
<td>L700</td>
<td>770</td>
<td>40.0</td>
<td>2</td>
<td>0.5</td>
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<td>ANDREW NHH-55C-R28</td>
<td>0.0</td>
<td>236.0</td>
<td>Panel</td>
<td>8.0</td>
<td>13.2</td>
<td>65</td>
<td>30</td>
</tr>
<tr>
<td>VZ Alpha_Ant22</td>
<td>L700</td>
<td>770</td>
<td>40.0</td>
<td>2</td>
<td>0.5</td>
<td>71.3</td>
<td>ANDREW NHH-55C-R28</td>
<td>0.0</td>
<td>236.0</td>
<td>Panel</td>
<td>8.0</td>
<td>13.2</td>
<td>65</td>
<td>30</td>
</tr>
<tr>
<td>VZ Alpha_Ant23</td>
<td>L700</td>
<td>770</td>
<td>40.0</td>
<td>2</td>
<td>0.5</td>
<td>71.3</td>
<td>ANDREW NHH-55C-R28</td>
<td>0.0</td>
<td>236.0</td>
<td>Panel</td>
<td>8.0</td>
<td>13.2</td>
<td>65</td>
<td>30</td>
</tr>
<tr>
<td>VZ Alpha_Ant24</td>
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<td>40.0</td>
<td>2</td>
<td>0.5</td>
<td>71.3</td>
<td>ANDREW NHH-55C-R28</td>
<td>0.0</td>
<td>236.0</td>
<td>Panel</td>
<td>8.0</td>
<td>13.2</td>
<td>65</td>
<td>30</td>
</tr>
<tr>
<td>VZ Alpha_Ant25</td>
<td>L700</td>
<td>770</td>
<td>40.0</td>
<td>2</td>
<td>0.5</td>
<td>71.3</td>
<td>ANDREW NHH-55C-R28</td>
<td>0.0</td>
<td>236.0</td>
<td>Panel</td>
<td>8.0</td>
<td>13.2</td>
<td>65</td>
<td>30</td>
</tr>
<tr>
<td>VZ Alpha_Ant26</td>
<td>L700</td>
<td>770</td>
<td>40.0</td>
<td>2</td>
<td>0.5</td>
<td>71.3</td>
<td>ANDREW NHH-55C-R28</td>
<td>0.0</td>
<td>236.0</td>
<td>Panel</td>
<td>8.0</td>
<td>13.2</td>
<td>65</td>
<td>30</td>
</tr>
<tr>
<td>VZ Alpha_Ant27</td>
<td>L700</td>
<td>770</td>
<td>40.0</td>
<td>2</td>
<td>0.5</td>
<td>71.3</td>
<td>ANDREW NHH-55C-R28</td>
<td>0.0</td>
<td>236.0</td>
<td>Panel</td>
<td>8.0</td>
<td>13.2</td>
<td>65</td>
<td>30</td>
</tr>
</tbody>
</table>

The antenna Z-heights listed above are referenced to the Antenna Level and Verizon Equipment Level.

Page 9 of 23
4.3 RF Emissions Diagram(s) - All Transmitters

The following Diagram(s) represent the theoretical spatially averaged Maximum Permissible Exposure (MPE) percentages that are expected for each study’s elevation. An additional 1% Occupational MPE Limit (5% General Population MPE limit) is included to demonstrate where Verizon is a significant contributor to the accessible areas where multiple carriers’ transmitters may be present.

Reference Plane: Antenna Level
4.4 RF Emissions Diagram(s) - Verizon Transmitters Only

The following Diagram(s) represent the theoretical spatially averaged Maximum Permissible Exposure (MPE) percentages that are expected for each study's elevation. An additional 1% Occupational MPE Limit (5% General Population MPE limit) is included to demonstrate where Verizon is a significant contributor to the accessible areas where multiple carriers' transmitters may be present.

Reference Plane: Antenna Level

![Diagram of Verizon Transmitters]

VZ.EQ: Verizon Equipment
5 Signage/ Mitigation

5.1 Signage/ Barrier Detail

<table>
<thead>
<tr>
<th>Final Compliant Configuration</th>
<th>GUIDELINES</th>
<th>NOTICE</th>
<th>CAUTION</th>
<th>WARNING</th>
<th>NOC INFO</th>
<th>BARRIER/MARKER</th>
</tr>
</thead>
<tbody>
<tr>
<td>Access Point(s)</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Alpha</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Beta</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Gamma</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

NOTE: The table represents either the signage/barriers installed / removed OR items required by the market (if mitigation is not installed by consultant/vendor).

<table>
<thead>
<tr>
<th>Location</th>
<th>Specialty Sign Detail</th>
<th>N/A</th>
</tr>
</thead>
<tbody>
<tr>
<td>Access Point</td>
<td></td>
<td>N/A</td>
</tr>
<tr>
<td>Alpha</td>
<td></td>
<td>N/A</td>
</tr>
<tr>
<td>Beta</td>
<td></td>
<td>N/A</td>
</tr>
<tr>
<td>Gamma</td>
<td></td>
<td>N/A</td>
</tr>
</tbody>
</table>

NOTE: The tables above represent EXISTING compliance items implemented at this location.

Notes/ Additional Compliance Requirements(s):
This Site is Compliant.

Table 2: Mitigation Requirements for Compliance
5.2 Signage/Barrier Diagram

N/A
6 Conclusions and Recommendations

- The results of the analysis indicate that the power density levels in the generally accessible areas on the Antenna Level will not exceed the FCC’s MPE limit for General Population. Notice that the power density levels will exceed the FCC’s MPE limit for General Population and Occupational in front of the antennas which it is not generally accessible area.

- The results of the analysis indicate that the power density levels in the generally accessible areas on the Verizon Equipment Level will not exceed the FCC’s MPE limit for General Population.

- The max theoretical % MPE is 1808.76% directly in front of the antennas beams at the Antenna Level. Notice that the power density levels will exceed the FCC’s MPE limit for General Population and Occupational in front of the antennas which it is not generally accessible area.

- This site is Compliant no Mitigation is required.

Note: Modifications to the site; and/or increases in channel counts or power levels exceeding those listed in this report will require additional evaluation to determine compliance.
7 Appendix A: FCC Compliance and RF Safety Policies

In August of 1997, the FCC published OET Bulletin 65 Edition 97-01 to regulate methods for evaluating compliance with FCC guidelines for human exposure to radiofrequency (RF) electromagnetic fields. The FCC guidelines for human exposure to RF electromagnetic fields incorporate two categories of limits; namely “Controlled” (a.k.a. Occupational) and “Uncontrolled” (a.k.a. General Public). The guidelines offer suggested methods for evaluating fixed RF transmitters to ensure that the controlled and uncontrolled limits deemed safe by the FC for human exposure are not exceeded.

OET Bulletin 65 recommended guidelines are intended to allow an applicant to “make a reasonably quick determination as to whether a proposed facility is in compliance with the limits.” In addition, the guidelines offer alternate supplementary considerations and procedures such as field measurements and more detailed analysis that should be used for multiple emitter situations.

These guidelines define RF as emissions in the frequency range of 300 kHz to 100 GHz. The FCC define Maximum Permissible Exposure (MPE) limits within this frequency range based on limits recommended by the National Council on Radiation Protection and Measurement, the Institute of Electrical and Electronics Engineers (IEEE), and by the American National Standards Institute (ANSI).

The specific MPE limits defined by the FCC are as follows:

<table>
<thead>
<tr>
<th>Frequency Range [MHz]</th>
<th>Electric Field Strength (E) [V/m]</th>
<th>Magnetic Field Strength (H) [A/m]</th>
<th>Power Density (S) [mW/cm²]</th>
<th>Averaging Time [E²,</th>
<th>[H² or S [minutes]]</th>
</tr>
</thead>
<tbody>
<tr>
<td>0.3 - 3.0</td>
<td>614</td>
<td>1.63</td>
<td>100*</td>
<td>6</td>
<td></td>
</tr>
<tr>
<td>3.0 - 30</td>
<td>1842/f</td>
<td>4.89/f</td>
<td>900/f²*</td>
<td>6</td>
<td></td>
</tr>
<tr>
<td>30 - 300</td>
<td>61.4</td>
<td>0.163</td>
<td>1</td>
<td>6</td>
<td></td>
</tr>
<tr>
<td>300 - 1,500</td>
<td>-</td>
<td>-</td>
<td>f/300</td>
<td>6</td>
<td></td>
</tr>
<tr>
<td>1,500 - 100,000</td>
<td>-</td>
<td>-</td>
<td>5</td>
<td>6</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Frequency Range [MHz]</th>
<th>Electric Field Strength (E) [V/m]</th>
<th>Magnetic Field Strength (H) [A/m]</th>
<th>Power Density (S) [mW/cm²]</th>
<th>Averaging Time [E²,</th>
<th>[H² or S [minutes]]</th>
</tr>
</thead>
<tbody>
<tr>
<td>0.3 - 3.0</td>
<td>614</td>
<td>1.63</td>
<td>100*</td>
<td>30</td>
<td></td>
</tr>
<tr>
<td>3.0 - 30</td>
<td>842/f</td>
<td>2.19/f</td>
<td>180/f²*</td>
<td>30</td>
<td></td>
</tr>
<tr>
<td>30 - 300</td>
<td>27.5</td>
<td>0.073</td>
<td>0.2</td>
<td>30</td>
<td></td>
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<tr>
<td>300 - 1,500</td>
<td>-</td>
<td>-</td>
<td>f/1500</td>
<td>30</td>
<td></td>
</tr>
<tr>
<td>1,500 - 100,000</td>
<td>-</td>
<td>-</td>
<td>1</td>
<td>30</td>
<td></td>
</tr>
</tbody>
</table>

f = frequency

*Plane-wave equivalent power density

The FCC states that “Occupational/Controlled limits apply in situations in which persons are exposed as a consequence of their employment provided those persons are fully aware of the potential for exposure and can exercise control over their exposure. Limits for Occupational/Controlled exposure also apply in situations when an individual is transient through a location where Occupational/Controlled limits apply provided he or she is made aware of the potential for exposure.”
For General Population/ Uncontrolled limits, the FCC states that “General Population/ Uncontrolled exposures apply in situations in which the general public may be exposed, or in which persons that are exposed as a consequence of their employment may not fully be aware of the potential for exposure or cannot exercise control over their exposure.”

For purposes of this analysis, all limits are evaluated against the Power Density limits.

Typical guidelines for determining whether Occupational/ Controlled limits can be applied include ensuring the environment (such as a rooftop) as limited/controlled access via locked doors or physical barrier that are preferably controlled by a landlord that is aware of the situation and can inform anyone going through the locked door of the existence of the RF emissions. Such notification/awareness is typically accomplished by means of signage on the door, or other access to the area of concern, as well as signage on or near the antennas. Examples of such signs include the following:

<table>
<thead>
<tr>
<th>GUIDELINES</th>
<th>NOTICE</th>
<th>CAUTION</th>
<th>WARNING</th>
</tr>
</thead>
<tbody>
<tr>
<td>This sign will inform anyone of the basic precautions to follow when entering an area with transmitting radiofrequency equipment.</td>
<td>This sign indicates that RF emissions may exceed the FCC General Population MPE limit.</td>
<td>This sign indicates that RF emissions may exceed the FCC Occupational MPE limit.</td>
<td>This sign indicates that RF emissions may exceed at least 10x the FCC Occupational MPE limit.</td>
</tr>
</tbody>
</table>

| NOC INFORMATION | Information signs are used as a means to provide contact information for any questions or concerns. They will include specific cell site identification information and the Verizon Wireless Network Operations Center phone number. | INFORMATION |

Standards for when to use each of the above signs for Occupational situations are as follows:

No sign required: <20% of Occupational MPE
Blue Sign, Notice: 20% to <100% of MPE
Yellow Sign, Caution: 100% to <1000% of MPE
Red Sign, Warning: ≥1000% of MPE

All MPE references are to the FCC Occupational limits.
8 Appendix B: Overview of RoofMaster® Functions and Assumptions

RoofMaster® is a RF Compliance software package designed to enable the analysis, assessment and mitigation of communications sites with respect to human exposure to radiofrequency electromagnetic fields.

RoofMaster® was developed in 2008 by Waterford Consultants to support compliance assessments performed at single and multi-operator wireless locations throughout North America and has been in service since 2008. Real-world experience in evaluating thousands of base station installations is reflected in the RoofMaster® design approach. This document provides a guide for creating simulations of RF hazard conditions through the characterization of antenna systems and site features and through FCC-specified computational analysis.

On any structure, one may encounter antennas installed by wireless service providers, public safety and other FCC-licensed and unlicensed operators. Siting constraints have resulted in diverse and complex environments accessible to people performing a variety of activities around these antennas. RoofMaster® supports the characterization of these locations to convey important information regarding RF sources and accessible areas necessary to evaluate the potential for human exposure to hazardous levels of RF energy.

RoofMaster® supports the depiction of communications sites through the display of construction drawing or aerial photography image files as well as providing line drawing tools. These representations are scalable to enable the modeling of any location.

RoofMaster® utilizes a three-dimensional spatial framework consisting of a 1000 x 1000 grid with unlimited vertical dimensions necessary for the positioning of antennas and modeling of RF conditions at each grid point throughout the space. Predictive analysis is performed on a study plane at a specified elevation. The subsequent sections of this guide provide the steps necessary to create a site representation and conduct these studies.

RoofMaster® employs several power density prediction models based on the computational approaches set forth in the Federal Communications Commission’s Evaluating Compliance with FCC Guidelines for Human Exposure to Radiofrequency Electromagnetic Fields, OET Bulletin 65. This guideline utilizes several antenna and operational parameters in calculating the power density contributions from each emitter at specified points throughout the study space. RoofMaster® enables antennas to be fully defined in site specific aspects as well as through the use of a library of manufacturer data. The parameters include:
§ Antenna model
§ Radiation patterns
§ Aperture length
§ Gain
§ Beamwidth
§ Antenna radiation center
§ Azimuth
§ Mechanical downtilt
§ Location
§ Frequency
§ Power into antenna

In OET-65, the Cylindrical Model is presented as an approach to determine the spatially averaged power density in the near field directly in front of an antenna. In order to implement this model in all directions, RoofMaster® utilizes the antenna manufacturer horizontal pattern data. Additionally, RoofMaster® incorporates factors that reduce the power density by the inverse square of horizontal and vertical distance beyond the near field region.

Power density is calculated as follows:

\[
S = \left( \frac{360}{\text{Beamwidth}} \right) \left( \frac{P_{m} G_{H} H_{r} V_{r}}{2 \pi R h} \right) \frac{\mu W}{cm^2}
\]

- S is the spatially averaged power density value
- R is the horizontal distance meters to the study point
- h is the aperture length in meters
- \(P_{m}\) is power into the antenna input port in Watts

RoofMaster® Implementation:
- \(G_{H}\) is gain offset to study point as specified in manufacturer horizontal pattern
- \(P_{m}\) is adjusted by the portion of the antenna aperture in the 0-6 ft. vertical study zone
- \(H_{r}\) accounts for \(1/R^2\) Far Field roll off which starts at \(2^h\)
- \(V_{r}\) accounts for \(1/\text{vertical distance}^2\) roll off from antenna bottom to the top of the 0-6 ft. study zone (or antenna top to bottom of 0-6 ft. study zone)
9 References


10 Limited Warranty

Pramira, Inc. warrants that this analysis was performed in good faith using the methodologies and assumptions covered in this report and that data used for the analysis and report were obtained by Pramira, Inc. employees or representatives via site surveys or research of Verizon's available information. In the event that specific third-party details were not available, best efforts were made to use assumptions that are based on industry experience of various carriers’ standards without violating any confidential information obtained under non-disclosure terms.

Pramira, Inc. also warrants that this analysis was performed in accordance with industry acceptable standards and methods.

There are no other warranties, express or implied, including but not limited to, the implied warranties of merchantability and fitness for a particular purpose, relating to this agreement or to the services rendered by Pramira hereunder. In no event shall Pramira be held liable to Verizon, or to any third party, for any indirect, special, incidental, or consequential damages, including but not limited to loss of profits, loss of data, loss of good will, and increased expenses. In no event shall Pramira be liable to Verizon for damages, whether based in contract, tort, negligence, strict liability, or otherwise, exceeding the amount payable hereunder for the services giving rise to such liability.
RSRP Plots George Rd
Pre RSRP
RSRP with CL 195'
## APPENDIX B - BUILDING CODE SUMMARY

### BUILDING CODE SUMMARY FOR ALL COMMERCIAL PROJECTS

#### DESCRIPTION:

- **Prepared on the Structural Members of Applicable Building Code**

#### STRUCTURAL REQUIREMENTS:

- **Notes:**
  - Struts, Hangers, and Sills
  - Shear Walls
  - Braced Frames
  - Special Inspections Required

#### SPECIAL APPROVALS:

- Special Approvals:
  - Electrical, Mechanical, Plumbing, Structural, Acoustical, and Architectural.

### ENERGY SUMMARY

#### Energy Requirements:

- The following shall be satisfied and reported on site by the General Contractor (GC) for the project.
- The project shall include the following items
  - Certified Mechanical、 Electrical、 Plumbing, and Structural Engineers
  - Certified Architectural and Engineering Consultants
  - Certified Special Inspectors

#### Energy Modelling:

- The energy model shall be provided to the GC by the Architectural Engineer.
- The energy model shall be used to ensure compliance with all applicable codes.

### MECHANICAL SYSTEMS, ELECTRICAL, AND COMMISSIONING

#### Mechanical Systems:

- **Notes:**
  - Compliance with all applicable codes and standards
  - Commissioning of all mechanical systems

### ELECTRICAL SYSTEMS

#### Electrical Systems:

- **Notes:**
  - Compliance with all applicable codes and standards
  - Commissioning of all electrical systems

### NOTES:

- **Scope of Work Includes:**
  - Installation of cast in place concrete pads, precast equipment elements, and generator.
  - No new buildings being constructed.
IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF LICENSED ARCHITECT, PROFESSIONAL ENGINEER, LANDSCAPE ARCHITECT, OR LAND SURVEYOR TO ALTER ANY ITEM ON THIS DOCUMENT IN ANY WAY. ANY LICENSEE WHO ALTERS THIS DOCUMENT IS REQUIRED BY LAW TO AFFIX HIS OR HER SEAL AND THE NOTATION "ALTERED BY" FOLLOWED BY HIS OR HER SIGNATURE AND SPECIFIC DESCRIPTION OF THE ALTERATIONS.

COPYRIGHT 2021

DRAWING ALTERATION
SUMMIT
DESIGN AND ENGINEERING
PREPARED FOR

REVISIONS No. DATE DESCRIPTION BY CHK APP

SPECIFIC PURPOSE
SURVEY

TITLE EXCEPTIONS:
This survey was made with the aid of Title work prepared by Fidelity National Title Insurance Company, issue date of 09/3/1993, examined from 03/15/1998 to 08/04/2021, being File No. 67777-92011-2013
Reference No. 250211000083, for the Parent Parcel to determine the impacts of existing title exceptions listed below:

1. Taxes
This item is not a matter of surveying.

2. Easement in favor of Randolph Telephone Membership Corporation, a corporation set forth in instrument recorded on September 29, 1994 in Deed Book 01035, Page 00060.
This item is Not Applicable to the Parent Parcel, the Lease Area and Access Easement, location of easement is not defined and is blanket in nature.

3. Matters as shown and noted on Plat recorded in Plat Book 15, Page 822.
This item is Applicable to the Parent Parcel, the Lease Area and Access Easement as shown herein.

4. Deed of Trust from Carolyn K. Rininger and Chesley L. Rininger, Grantor(s), to WJ Helton, Jr., Trustee(s), in favor of U.S. Bank National Association, dated August 9, 2019, and recorded August 19, 2019 in Deed Book 5180, Page 169, in the original amount of $79,000.00.
This item is Applicable to the Parent Parcel, the Lease Area and Access Easement, it is the Deed of Trust for the Parent Parcel and is shown herein.

SITE INFORMATION:
Lease Premises: 10,000 Square Feet (0.230 Acres)
Latitude at center of Premises: N 35° 30' 20.7068" (NAD83)(35.505752)
Longitude at center of Premises: W 79° 31' 56.122" (NAD83)(-79.532256)
Elevation at center of Premises: 411.89 A.M.S.L.

PAELENT PARCEL:
Property located in the Town of Bennett, Moore County, North Carolina
All that certain piece, parcel or tract of land lying and being situated on the west-sides of NC Highway 22, 0.02 miles south of the intersection with Carlyle Road and being in the Town of Bennett, Ritter Township, Moore County, North Carolina, containing seventy and 200/100 Acres (70.20 Acres), more or less, and being the same property conveyed to Carolyn K. & Chesley L. Ritter by Deed Book 5180 pages 165-168, dated August 19, 2019 and recorded in the Moore County Register of Deeds.
TAX PARCEL ID: 86430009495

LEESEE PREMISES:
All that certain piece, parcel or tract of land lying and being the same property conveyed to Carolyn K. & Chesley L. Ritter by Deed Book 5180 pages 165-168, dated August 19, 2019 and recorded in the Moore County Register of Deeds and being more particularly described as follows:
To find the Point of Beginning, Comencing at an existing #4 rebar found on the western right of Way of NC Highway 22 (having a Public Right of Way of 100’) at the southeastern corner of said Carolyn K. & Chesley L. Ritter and the property of Darrell Powers as described in Deed Book 415 page 274 and recorded in the Moore County Register of Deeds, having a North Carolina Grid North (NAD83) value of N 639,643.9303 and E 1,642,594.3040 and labeled the POINT OF COMMENCEMENT; thence with a tie-line along said Right of Way N 06° 35’ 00” W 247.98 feet to a point being the Point of Beginning for the 30’ wide Lease Non-Exclusive Access, Fiber & Utility Easement; thence leaving said Right of Way S 83° 32’ 46” W 243.60 feet to a point; thence S 76° 58’ 22” W 104.56 feet to a point; thence S 52° 46’ 44” W 52.78 feet to a point; thence S 33° 08’ 03” W 37.95 feet to a point; thence S 46° 57’ 36” W 70.71 feet to a point; thence S 73° 13’ 00” W 93.25 feet to a point; thence S 69° 26’ 27” W 47.25 feet to a point; thence S 75° 38’ 01” W 58.92 feet to a point; thence S 90° 00’ 00” W 46.41 feet to a point; thence S 48° 54’ 02” W 62.31 feet to a point; thence S 33° 07’ 34” W 30.29 feet to a point; thence S 64° 40’ 53” W 58.47 feet to a point; thence S 54° 06’ 22” W 100.21 feet to a point being the TRUE POINT OF BEGINNING for the Lessee Premises; thence S 11° 17’ 48” E 100.00 feet to a point; thence S 78° 42’ 12” E 100.00 feet to a point of BEGINNING.

Bears based on North Carolina Grid North, NAD83.

Said described parcel containing 0.230 Acres (10,000.00 square feet), more or less and subject to any and all easements, reservations, restrictions and conveyances of record, being shown hereon for Verizon Wireless.

30’ LEEESEE NON-EXCLUSIVE ACCESS, FIBER & UTILITY EASEMENT:
Together with a 30’-foot wide Lessee Non-Exclusive Access, Fiber and Utility Easement lying and being the same property conveyed to Carolyn K. & Chesley L. Ritter by Deed Book 5180 pages 165-168, dated August 19, 2019 and recorded in the Moore County Register of Deeds and being more particularly described as follows:
To find the Point of Beginning, Comencing at an existing #4 rebar found on the western right of Way of NC Highway 22 (having a Public Right of Way of 100’) at the southeastern corner of said Carolyn K. & Chesley L. Ritter and the property of Darrell Powers as described in Deed Book 415 page 274 and recorded in the Moore County Register of Deeds, having a North Carolina Grid North (NAD83) value of N 639,643.9303 and E 1,642,594.3040 and labeled the POINT OF COMMENCEMENT; thence with a tie-line along said Right of Way N 06° 35’ 00” W 247.98 feet to a point being the TRUE Point of Beginning for the 30’ wide Lease Non-Exclusive Access, Fiber & Utility Easement; thence leaving said Right of Way S 83° 32’ 46” W 243.60 feet to a point; thence S 76° 58’ 22” W 104.56 feet to a point; thence S 52° 46’ 44” W 52.78 feet to a point; thence S 33° 08’ 03” W 37.95 feet to a point; thence S 46° 57’ 36” W 70.71 feet to a point; thence S 73° 13’ 00” W 93.25 feet to a point; thence S 69° 26’ 27” W 47.25 feet to a point; thence S 75° 38’ 01” W 58.92 feet to a point; thence S 90° 00’ 00” W 46.41 feet to a point; thence S 48° 54’ 02” W 62.31 feet to a point; thence S 33° 07’ 34” W 30.29 feet to a point; thence S 64° 40’ 53” W 58.47 feet to a point; thence S 54° 06’ 22” W 100.21 feet to a point being the Point of Beginning for the Lessee Premises; thence S 78° 42’ 12” E 100.00 feet to a point being the TRUE POINT OF BEGINNING for the Lessee Premises; thence S 11° 17’ 48” E 100.00 feet to a point; thence S 78° 42’ 12” E 100.00 feet to a point of BEGINNING.

Said described parcel containing 0.230 Acres (10,000.00 square feet), more or less and subject to any and all easements, reservations, restrictions and conveyances of record, being shown hereon for Verizon Wireless.

LEESEE PREMISES AND 30’ LEEESEE NON-EXCLUSIVE ACCESS, FIBER & UTILITY EASEMENT:
Also conveyed is a Lessee 5 foot wide Temporary Construction Easement along the above described Lessee Premises and the 30’-foot wide Lessee Non-Exclusive Access, Fiber & Utility Easement being shown hereon for Verizon Wireless.

SPECIFIC PURPOSE SURVEY:
George_RD
NC HIGHWAY 22
BENNETT, NC 27208
MOORE COUNTY
DATE OF SURVEY: SEPTEMBER 2nd, 2021

SPECIFIC PURPOSE SURVEY:
TOWER LESSEE PERMITS SITE SHEET 3 OF 3
(Pat Valid without Stakes)
1.00 GENERAL NOTES

1.01 ALL MATERIALS AND WORKMANSHIP SHALL CONFORM TO THE DRAWINGS AND SPECIFICATIONS. ALL WORK TO BE PERFORMED 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 DISCLAIMERS. ANY DISCREPANCIES SHALL BE CALLED TO THE ATTENTION OF THE PROJECT MANAGER AND OR ENGINEER AND BE RESOLVED BEFORE PROCEEDING WITH WORK. THERE IS A CONFLICT BETWEEN DRAWING 7 AND VERIZON SPECIFICATIONS, THE VERIZON PROJECT MANAGER WILL BE CONTACTED FOR FURTHER INSTRUCTIONS.

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 CORRECTIONS 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 WAVESIDE BRIDGE AND EQUIPMENT CABINETS ARE SHOWN FOR REFERENCE ONLY. REFERENCE TO 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 DRIVET.

1.07 THE PROPOSED TOWER AND TOWER FOUNDATION DESIGNS WERE DONE 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 TOWER DESIGN DRAWINGS, IF AVAILABLE, FROM VERIZON PROJECT MANAGER TO CONFIRM COAX ROUTING AND ANTENNA MOUNT INFORMATION.

1.08 THE CONTRACTOR SHALL PROVIDE ADEQUATE EXCAVATION SLOPING, SHORING, BRACING, AND GUARDS IN ACCORDANCE WITH ALL NATIONAL, STATE, AND LOCAL SAFETY ORDINANCES.

1.09 UPON COMPLETION OF CONSTRUCTION, CONTRACTOR IS RESPONSIBLE FOR CLEANING UP CONSTRUCTION ACTIVITIES TO THE EXISTING ACCESS ROAD AND COMPACT SWALE 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 REQUIRE VERIFICATION AT THE LOCATION OF THE UTILITIES UNDERGROUND UTILITIES AND WHERE THEY MAY POSSIBLY CROSS OR INTERSECT THE CONSTRUCTION SITE. ALL UTILITIES AND OR UTILITY LINES SHOWN ON THESE PLANS, THE CONTRACTOR OR ANY SUBCONTRACTOR FOR THIS CONTRACT SHALL BE RESPONSIBLE FOR THE LOCATION AND CORRECTING ANY DISCREPANCIES.

1.11 THE CONTRACTOR IS HEREBY NOTIFIED THAT IN ALL TIMES 48 HOURS IN ADVANCE OF PERFORMING ANY WORK CALLING THE TOLL FREE NUMBER (800) 633-4945 OR 911. ANY UTILITIES DAMAGED BY CONSTRUCTION ACTIVITIES SHALL BE REPAIRED BY THE CONTRACTOR, AT NO EXPENSE TO THE OWNER.

1.12 CONTRACTOR TO PROVIDE DUMPSTER AND PORTABLE TOILET FACILITY DURING CONSTRUCTION.

1.13 CONTRACTOR TO PROVIDE EYEWASH LOCK OR EQUIVALENT AS APPROVED BY VERIZON PROJECT MANAGER.

1.14 CONTRACTOR TO PROVIDE ANY NECESSARY SIGNAGE PER VERIZON PROJECT MANAGER'S INSTRUCTIONS. SEE DETAIL ON SHEET C11.

2.00 EQUIPMENT FOUNDATION NOTES

2.01 FOUNDATIONS ARE DESIGNED FOR A PRESUMED ALLOWABLE SOIL BEARING CAPACITY OF 2,000 PSI. 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 VERIZON.

2.03 CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING, PROTECTING, AND RELOCATING AS REQUIRED ALL SERVICE AND UTILITY LINES IN VIOLENY OF THE WORK SITE. ALL EXCAVATIONS NEAR THESE LINES TO BE CARRIED OUT WITH EXTREME Care. COORDINATE ALL RELocations WITH THE PROPERTY OWNER.

2.04 CONTRACTOR TO CUT/FILL EXISTING COMPOUND SUBSOIL AS NECESSARY. IF ANY AREA WILL EXCEED 12 INCHES, 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 MATERIALS SHALL ACHIEVE 95 PERCENT OF MAXIMUM DRY DENSITY AT OPTIMUM MOISTURE CONTENT IN ACCORDANCE WITH ASTM D 696. ALL TESTS MUST MEET THE MINIMUM SPECIFIED SOIL BEARING CAPACITY. COMPACTION TESTING IS BY THE GEGEOTECNICAL TESTING COMPANY DESIGNED 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 VERIZON WIRELESS 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 AD-318 BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE.

2.06 CONCRETE SHALL HAVE A SLOP BETWEEN 3" AND 6".

2.07 FIBERS FOR CONCRETE SHALL BE FIBERWEB E60. 100 PERCENT VIRGIN POLYPROPYLENE FIBERIZED FIBERS, #3 PATENTED TECHNOLOGY PATENTED TECHNOLOGY, CONTAINING NO REPROCESSED CELLULOSE. THE FIBERS SHALL CONFORM TO ASTM C1118 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, FIBERWEB E60 MACRO SYNTHETIC FIBERS SHALL BE ADDO TO THE CONCRETE AT THE BATCHING PLANT AT THE RECOMMENDED APPLICATION RATE OF 3 LB/CFY. AND WIDTH FOR A SUITABLE THICKNESS (MINIMUM 5 MINUTES AT FIRST WET CYMP) TO ENSURE UNIFORM DISTRIBUTION OF THE FIBERS THROUGHOUT THE CONCRETE. FIBERWEB RETICULATE REINFORCEMENT SHALL BE MANUFACTURED BY FIBERWEB, 4509 INDUSTRIE DRIVE, CHATTANOOGA, TN 37416 USA, TEL: 800-621-1273, WEBSITE: WWW.FIBERWEB.COM


2.10 CHAMFER ALL EXPOSED EXTERIOR CORNERS OF CONCRETE WITH 3/8" 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. CONCRETE MECHANICAL VIBRATION OF ALL CONCRETE IS REQUIRED UNLESS OTHERWISE DIRECTED BY VERIZON WIRELESS PROJECT MANAGER. ADHESION IS TO BE RUBBED AND PATCHED TO ASSURE SMOOTH FINISH AT TIME OF FORMS REMOVAL. CONTRACTOR SHALL PROVIDE A BROOM TO CLEAN TOP SURFACE OF THE EQUIPMENT FOUNDATION UNLESS OTHERWISE DIRECTED BY VERIZON WIRELESS 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 +3/8" 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 RECESS 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 SEESAW FOR PROPER DISTRIBUTION OF ALL UTILITIES.
1. CHAIN LINK FENCE AND GATE ELEVATION

C7 NOT TO SCALE

2. MUSHROOM STOP

C7 NOT TO SCALE

3. SITE COMPOUND SURFACE DETAIL

C7 NOT TO SCALE

4. SECTION AT FENCE

C7 NOT TO SCALE
NOTES:
CURRENT DESIGN Anticipates approximately 26,850 sq. ft. (0.62 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. Failure to do so may result in additional charges.

GRADING NOTES:
1. The contractor shall clear and grade the site and place, compact, and moisture content all fill per the project geotechnical engineer specifications. Fill material shall be approved by the project 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 6-inch loose lifts.
6. Undisturbed areas within 30 feet ingress/egress entrance not needed for utility routing to be left undisturbed.
7. Draining 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 C1.
9. Maximum cut slope = 2H:1V unless otherwise noted.
10. Maximum fill slope = 3H:1V unless otherwise noted.

LEGEND
EXISTING CONTOURS
PROPOSED CONTOURS
LOGO/SILT FENCE — LDF — ——
TPF —
EXISTING SPOT ELEVATION — XXX
PROPOSED SPOT ELEVATION — XXX

GRADING & EROSION CONTROL PLAN
C8
SCALE: 1" = 40'

NORTH

GRAPHIC SCALE: 1" = 40'

This document, together with the concepts and designs presented herein, is intended only for the specific project and client for which it was prepared. Use of and improper reliance on this document without written authorization and cooperation by Kimley-Horn and Associates, Inc. shall be defeat to Kimley-Horn and Associates, Inc.
NOTE:
CURRENT DESIGN ANTICIPATES APPROXIMATELY 26,500 SQ. FT. (0.62 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 FILLED MATERIAL PER THE PROJECT TECHNOLOGICAL ENGINEER SPECIFICATIONS. ALL FILLED MATERIAL SHALL BE APPROVED BY THE TECHNOLOGICAL 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 TECHNOLOGICAL REPORT SHALL BE COMPACTED TO 95 PERCENT OF THE MATERIALS MAXIMUM DRY DENSITY WITHIN 3 PERCENT OF OPTIMUM MOISTURE CONTENT.
5. ALL FILLED MATERIALS 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 DewaterING OR MOISTURE CONDITIONING IS THE RESPONSIBILITY OF THE CONTRACTOR AND SHOULD BE INCLUDED IN THE CONTRACT PRICE.
8. SEED ALL DISTURBED AREAS NOT TAPPED WITH GRAVEL PER SEEDING SCHEDULE ON DETAIL ON SHEET C8.4.
9. MAXIMUM CUT SLOPE = 2H:1V UNLESS OTHERWISE NOTED.
10. MAXIMUM FILL SLOPE = 3H:1V UNLESS OTHERWISE NOTED.

LEGEND
EXISTING CONTOURS
PROPOSED CONTOURS
LOD/OISL FENCE
TPF
EXISTING SPOT ELEVATION
PROPOSED SPOT ELEVATION

GRADING & EROSION CONTROL PLAN
C8.1
SCALE: 1"=40'

CONSTRUCTION ENTRANCE
(SEE DETAIL C8.1/B)
NOTE:
CURRENT DESIGN ANTICIPATES APPROXIMATELY 26,850 SQ. FT. (0.62 ACRES) OF CLEARING AND GRAZING 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.

DESIGN NOTES:
1. THE CONTRACTOR SHALL CLEAR AND GRUB THE SITE AND PLACE, COMPACT, AND MOISTURE CONDITION ALL FILL PER THE PROJECT GEOTECHNICAL ENGINEER SPECIFICATIONS. FILL MATERIAL SHALL BE APPROVED BY THE GEOTECHNICAL ENGINEER PRIOR TO PLACEMENT.
2. ALL PROPOSED CONTOURS AND SPOT ELEVATIONS REFLCT FINISHED GRADING.
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 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.
8. SEED ALL DISTURBED AREAS NOT TOPPED WITH GRAVEL PER SEEDING SCHEDULE ON DETAIL ON SHEET C6.
9. MAXIMUM CUT SLOPE = 2H:1V UNLESS OTHERWISE NOTED.
10. MAXIMUM FILL SLOPE = 3H:1V UNLESS OTHERWISE NOTED.

Legend:
EXISTING CONTURS
PROPOSED CONTURS
LOOT/SILT FENCE
TPF
EXISTING SPOT ELEVATION
PROPOSED SPOT ELEVATION

SCALE: 1" = 40'
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: Ryegrass, creeping bentgrass
Rate: 120 lbs/acre

SEEDING DATES
- Mountains: Above 2500 ft, Feb 15 - May 15
- Below 2500 ft, Feb 15 - May 15
- 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 licking 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, refermtilize and mulch immediately following erosion or other damage.

SEEDING SCHEDULE FOR SUMMER CONSTRUCTION ACTIVITIES

SEEDING MIXTURE
Species: Coastal Bermudagrass
Rate: 40-60 lbs/acre (1-2 ft / 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 4,000 lb/acre ground agricultural limestone and 500 lb/acre 10-10-10 fertilizer.

MULCH
Use 8" x 8" x 8" netting, 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 straw and anchor straw by licking with asphalt over the top.

MAINTENANCE
A minimum of 3 weeks is required for establishment, insects and weeds must be controlled. Refertilize the following Apr, with 50 lb/acre nitrogen.

WEATHERPROOF SIGN (AS SHOWN ABOVE): SEE NOTES BELOW FOR CONSTRUCTION AND SPACING DATA.

POST MAY BE EITHER 4" DIAMETER PINE, 2" DIAMETER OAK, OR 1.33 lb/Ft STEEL

ORANGE, UV RESISTANT, HIGH-TENSIOM, STRENGTH, POLY BARRIARC FABRIC

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.

GRADING AND EROSION CONTROL DETAILS
1. **SIGN PLACEMENT PLAN VIEW**
   - NOT TO SCALE
   - **C11**

2. **TYPICAL SIGNS AND SPECIFICATIONS**
   - NOT TO SCALE
   - **C11**

3. **SIGN PLACEMENT FRONT GATE VIEW**
   - NOT TO SCALE
   - **C11**

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**SIGNAGE NOTES:**

1. SIGNS SHALL BE FABRICATED FROM CORROSION RESISTANT PRESED METAL AND PAINTED WITH LONG LASTING UV RESISTANT COATINGS.

2. SIGNS (EXCEPT WHERE NOTED OTHERWISE) SHALL BE MOUNTED TO THE TOWER, GATE, AND FENCE USING A MINIMUM OF 9 GAUGE ALUMINUM WIRE, HOE RINGS (AS UTILIZED IN FENCE INSTALLATIONS) OR BRACKETS WHERE NECESSARY. BRACKETS SHALL BE OF SIMILAR METAL AS THE STRUCTURE TO AVOID GALVANIC CORROSION.

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**NOTICE:**

This document, together with the concept and design presented herein, is intended only for the specific purpose and client for which it was prepared. Reproduction and improper reliance on this document without express authorization and cooperation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.
WAVEGUIDE BRIDGE DETAIL

1. ALL MATERIALS FURNISHED BY CONTRACTOR UNLESS OTHERWISE NOTED.

NOTE:

DETAIL A

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

DETAIL B

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

WAVEGUIDE BRIDGE DETAIL (ALT DESIGN - 2 PIPE COLUMNS)

NOT TO SCALE
ANTENNA ORIENTATION PLAN

C13 (NOT TO SCALE, FOR ILLUSTRATIVE PURPOSES ONLY, SEE STRUCTURAL ANALYSIS BY OTHERS TO CONFIRM ANTENNA MOUNT TYPE)

NOTE:
REFER TO RFDS PROVIDED BY VERIZON, CONTRACTOR TO CONTACT THE VERIZON WIRELESS CONSTRUCTION MANAGER PRIOR TO CONSTRUCTION FOR THE CONSTRUCTION RFDS.

NOTES:
1. ALL INFORMATION ON THIS PAGE IS PROVIDED BY VERIZON WIRELESS AND/OR OTHERS AND IS SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. CONTRACTOR SHALL CONTACT THE VERIZON WIRELESS 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 EXPRESS 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.

BEACON PER FAA REQUIREMENTS, EXTEND BEACON ABOVE TOP OF ANTENNAS PER VERIZON WIRELESS REQUIREMENTS.

TOP OF LIGHTNING ROD
EL 255' A.G.L.

PROPOSED LESSEE ANTENNAS
E EL 255' A.G.L.
FUTURE ANTENNAS
FUTURE ANTENNAS
FUTURE ANTENNAS
FUTURE ANTENNAS

TOWER OBSTRUCTION LIGHTS

PROPOSED 255' SELF SUPPORT TOWER

PROPOSED LESSEE: 10' X 4' CONCRETE PAD WITH EQUIPMENT CABINET

EXISTING GRADE
(255' A.G.L.)

PROPOSED CHAIN LINK SECURITY FENCE
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 CONFORMITY WITH ALL CURRENT GOVERNMENTAL STANDARDS FOR CODES, STANDARDS, AND PROFESSIONAL STANDARDS OF CARE TO INCLUDE THE AMERICAN SOCIETY OF TESTING AND MATERIALS (ASTM), UNDERWRITERS’ LABORATORY (UL), NATIONAL ELECTRICAL MANUFACTURERS ASSOCIATION (NEMA), AMERICAN NATIONAL BED装修 WITH SPECIAL RULES UNLESS SPECIFICALLY NOTED OTHERWISE ON THE DRAWINGS.

1.02 MATERIALS SHALL BE NEW AND SHALL CONFORM TO ALL APPLICABLE CURRENT GOVERNING STANDARDS ESTABLISHED FOR EACH ITEM BY ASTM, UL, NEMA, ANSI, 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 NEMA, ANSI, NFPA, UL, IEEE, AND THE LOCAL UTILITIES COMPANY.

1.04 ALL ELECTRICAL GROUNDING SHALL COMPLY WITH THE CURRENT EDITION OF THE NEC.

1.05 CONTRACTOR SHALL MAINTAIN UL LISTED FIRE RATING 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 INSTALLATION OF THE VERTICAL CIRCUIT, AND SHALL DELIVER A COPY OF ALL PERMITS TO THE VERIZON REPRESENTATIVE.

2.02 CONTRACTOR SHALL SCHEDULE AND SHOULD ATTEND ALL MEETINGS WITH THE AUTHORITY HAVING JURISDICTION.

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 AUTHORITY HAVING JURISDICTION.

2.05 CONTRACTOR SHALL PROTECT ADJACENT EQUIPMENT AND FINISHES FROM DAMAGE AND SHALL REPAIR DAMAGE TO 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 PUSH BOXES AS REQUIRED BY THE NEC.

2.08 CONTRACTOR SHALL INDICATE THE LOCATION OF ALL CAPPED UNDERGROUND SPACING CONDUIT ON THE RECORD DRAWINGS SUBMITTED TO THE OWNER.

2.09 CONTRACTOR SHALL COORDINATE AND ENSURE THE INSTALLATION OF CONDUIT WITH OTHER CONSTRUCTION WORKERS. 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 STANDARDS FOR PROPER WIRING, DIAGRAMS, DETAILS, AND INSTALLATION. UNDERWRITERS’ LABORATORY (UL), NATIONAL ELECTRICAL MANUFACTURERS ASSOCIATION (NEMA), AND THE NATIONAL ELECTRICAL CODE (NEC).

3.03 CONTRACTOR SHALL PROVIDE AN UPDATED PANEL BOARD OR PANEL FOR THE PANEL FROM WHICH THE NEW VERIZON ELECTRICAL CIRCUIT WILL BE CONNECTED. CONTRACTOR SHALL SUBMIT A LEGIBLE LIST OF ALL ELECTRICAL EQUIPMENT AND MATERIALS IN THE ORIGINAL PANEL BOARD OR PANEL.

3.04 CONTRACTOR SHALL FIELD INSTALLATION OF THE ELECTRICAL PANEL BOARD OR PANEL,agers, AND SHALL OBTAIN APPROVAL FROM THE TOWER OWNER PRIOR TO CONDUIT INSTALLATION.

3.05 ALL CONDUITS SHALL BE COPPER WITH TINNED 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, AND COLOR CODE IDENTIFICATION OF THESE CONDUCTORS IS PERMITTED.

3.07 CONTRACTOR SHALL SEAL ALL CONDUITS ENTERING AN ENCLOSED SPACE WITH SEALANT THAT IS COMPATIBLE WITH THE INSULATION OF THE CONDUCTORS IN THE CONDUIT.

3.08 CONDUIT RUNS SHALL HAVE A MINIMUM 1/2" CLEARANCE AWAY FROM ALL EQUIPMENT TO PREVENT WATER INTRUSION.

3.09 ALL EARTHING SHALL BE EQUIPPED WITH A MINIMUM 1/2" CLEARANCE AWAY FROM ALL ELECTRICAL EQUIPMENT TO PREVENT WATER INTRUSION.

3.10 CONTRACTOR SHALL PROVIDE TWO (2) 200 POUND TEST POLYETHYLENE PULL CORDS IN ALL CONDUITS AND ALL INSTRUMENTATION 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 #14 AWG INSULATED COPPER BONDING JUMPER PER NEC. CONTRACTOR SHALL BOND ALL ELECTRICAL EQUIPMENT TO THE H-FRAME RACK ON FLOORING. "MINIMUM DRAW OF ALL RECTIFIERS AND EQUIPMENT ON THE LOAD CENTER CANNOT EXCEED 50%. IF ADDITIONAL POWER IS REQUIRED, THE EXISTING GENERATOR MUST BE REPLACED.

4.00 PRE-CONSTRUCTION COORDINATION

4.01 CONTRACTOR SHALL VISIT THE SITE PRIOR TO BID AND CONFIRM 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 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 BID, THAT SITE CONDITIONS ARE SUITABLE FOR THE INSTALLATION OF THE ELECTRICAL EQUIPMENT AS SHOWN ON THE PLANS.

4.04 CONTRACTOR SHALL COORDINATE WITH LOCAL ELECTRICAL UTILITIES REGARDING THE EXACT LOCATION OF THE TRANSFORMER, ALL METERING REQUIREMENTS, AND ELECTRICAL ROUTING BETWEEN TRANSFORMER AND METER.

4.05 CONTRACTOR SHALL COORDINATE WITH LOCAL TREASURE TELLER UTILITIES REGARDING THE EXACT LOCATION OF THE TREASURE TELLER SERVICE ENTRY POINT.

4.06 CONTRACTOR SHALL COORDINATE WITH AUTHORITY HAVING JURISDICTION REGARDING LOCAL FOOT PRINT 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 AIR RATING OF 10,000 AMPS. IF THE RATING OF THE UTILITY TRANSFORMER IS GREATER THAN 75,000 KVA, THE CONTRACTOR SHALL PERFORM AN ARC FLASH ANALYSIS TO DETERMINE THE REQUIRED RATING FOR THE CIRCUIT BREAKER AND EQUIPMENT PRIOR TO PURCHASING EQUIPMENT. CONTRACTOR SHALL CONTACT THE UTILITY COMPANY PRIOR TO PURCHASING EQUIPMENT TO UNDERSTAND THE MAINTENANCE CURTAIN (COF) AT THE UTILITY SERVICE POINT. PROVIDE MAXIMUM LOCAL AGING AS REQUIRED PER NEC 110.24. THE CONTRACTOR SHALL ENSURE ALL ELECTRICAL EQUIPMENT, ELECTRICAL BREAKERS, CONNECTORS, FUSES, AND PANELBOARDS HAVE A FAULT CURRENT INTERRUPTING RATING GREATER THAN THE AVAILABLE FAULT CURRENT.
KEY NOTES - ELECTRICAL EQUIPMENT
1. UTILITY METER H-FRAME (SEE DETAIL 1/E4).
2. POWER Stub UP (SEE NOTE 4.04 ON SHEET E1).
3. EXISTING UT FIBER HAND/OLE PEDISTAL (CONTRACTOR TO CONFIRM EXISTENCE AND LOCATION).
4. TRAFFIC RATED TELCO VAULT LABELLED "648" FIBER (SEE NOTE 4.05 ON SHEET E1).
5. TELCO BOX (SEE SHEET E4).
7. INTEGRATED LOAD CENTER (SEE SHEET C4).
8. VERIZON CONCRETE EQUIPMENT PAD (SEE SHEET C6).
9. VERIZON CONCRETE GENERATOR PAD (SEE SHEET C6).
10. DISCONNECT SWITCH (SEE SHEET C4).
11. HAZARD LIGHTING CONTROL PANEL (SEE SHEET E4.1).
12. LGT PANEL (SEE SHEET E4.1).

KEY NOTES - CONDUIT, CONDUCTORS, & MISC.
1. TWO (2) 4" PVC POWER CONDUITS FOR INCOMING SERVICE LATERALS FROM LOCAL UTILITY (SEE TRENCH DETAIL 2/E7).
2. 2" PVC POWER CONDUIT FROM PROPOSED METER RACK TO EQUIPMENT RACK (SEE TRENCH DETAIL 2/A). 1.5" PVC CONDUIT FROM PROPOSED METER RACK TO EQUIPMENT RACK (SEE TRENCH DETAIL 2/A).
3. TWO (2) 2" PVC TELCO CONDUITS, WITH TWO (2) PULL ROPES EACH (SEE TRENCH DETAIL 2/E7).
4. PVC BRIDGE FIBER CONDUITS, IF NO EXISTING UT FIBER HAND/OLE PEDISTAL IS PRESENT CONTRACTOR TO PROVIDE (SEE TRENCH DETAIL 2/E7).
5. TWO (2) 2" PVC CONDUITS FROM RIGHT OF WAY W/TWO (2) PULL ROPES (SEE TRENCH DETAIL 2/E7 AND SHEET E3).
6. 2" PVC CONDUIT FOR ROUTING POWER CONDUIT TO THE GENERATOR (SEE TRENCH DETAIL 2/E7).
7. 1" PVC CONDUIT FOR ROUTING GENERATOR CONTROL AND ALARM SIGNAL WIRES TO THE GENERATOR (SEE TRENCH DETAIL 2/E7).
8. 1" PVC CONDUIT FOR ROUTING POWER CONDUIT TO THE GENERATOR AND THE GENERATOR BLOCK HEATER (SEE TRENCH DETAIL 2/E7).
9. 1" PVC CONDUIT FROM PROPOSED HAZARD LIGHTING CONTROL PANEL ON METER RACK TO TOWER LIGHTING.

NOTES:
GENERAL CONTRACTOR IS TO CONFIRM WITH VERIZON CONSTRUCTION MANAGER WHETHER INSTALLATION OF THE TWO (2) 2" CONDUITS TO THE RIGHT OF WAY WILL BE PART OF THE INITIAL CONSTRUCTION.
OVERALL UTILITY SERVICE ROUTING PLAN

SCALE: 1" = 100'

E3

KEY NOTES - ELECTRICAL EQUIPMENT

1. EXISTING UT-FIBER HANDHOLE/PEDESTAL.
   TRAFFIC RATED TELCO VAULT LABELED "VERZ FIBER". (SPACED EVERY 50', AT MAJOR TRANSITIONS, AND AS NEEDED TO ALLOW DARK FIBER TO BE PULLED)(SEE NOTE 4.05 ON SHEET E1)

2. EXISTING ONE FIBER HANDHOLE (CONTRACTOR TO CONFIRM EXISTENCE AND LOCATION)

KEY NOTES - CONDUIT, CONDUCTORS, & MISC.

2. TWO (2) 2" PVC CONDUIT FOR "VERZ FIBER" WITH TWO (2) PULL ROPES. (DETAIL 2.7.03) (APPROXIMATELY 1,200' L). GENERAL CONTRACTOR TO CONFIRM NEED FOR CONDUIT AT POINT OF WAY AND HANDHOLE AT RIGHT OF WAY WITH VERZ CONSTRUCTION MANAGER.

3. 4" PVC BRIDGE FIBER CONDUIT. (IF NO EXISTING UT FIBER HANDHOLE/PEDESTAL IS PRESENT CONTRACTOR TO PROVIDE A 5" LONG CAPPED STUB BRIDGE CONDUIT).

4. 4" PVC BRIDGE FIBER CONDUIT. (IF NO EXISTING ONE FIBER HANDHOLE IS PRESENT, BRIDGE CONDUIT WILL BE BY OTHERS)

NOTES:

GENERAL CONTRACTOR IS TO CONFIRM WITH VERZ CONSTRUCTION MANAGER WHETHER INSTALLATION OF THE TWO (2) 2" CONDUITS TO THE RIGHT OF WAY WILL BE PART OF THE INITIAL CONSTRUCTION.

PROPOSED VERZ TELCO VAULT WITHIN RIGHT OF WAY LOCATED APPROXIMATELY 35' 30" 25.87' 79' 31" 44.7' BASED ON GOOGLE EARTH IMAGERY.

GRAPHIC SCALE: 1" = 100'
KEY NOTES - CONDUIT, CONDUCTORS, & MISC

A. Galvanized rigid steel cap, typical.
B. 3" galvanized rigid steel pipe, typical.
C. 1½" x 1½" galvanized steel channel, unstressed (if 1½" O.D. or approved equivalent) with plastic FM2 cap (if unstressed 1½" O.D.), typical.
D. One (1) #5 awg bare stranded copper bonding conductor (BC) from H-frame vertical pipe to ground ring, exothermic weld both ends.
E. 1½" PVC power conduit from meter.
F. Flash head cable.
G. 2½" flash head cable protection conduit (min. 1½" below grade).
H. Ground ring (see sheets E8 & E9).
I. Ground rod, exothermic weld to ground ring.
J. Concrete foundation for H-frame vertical pipe. Concrete shall have a 28-day compressive strength of 4,000 psi, and include fibermesh 600-3E.
K. ¾" PVC with one (1) #2 awg bare stranded copper grounding electrode conductor (GEC) from grounding lug to ground rod, exothermic weld GEC to ground rod.
L. 1" PVC conduit from lot panel.
M. ¾" PVC conduit for routing power conductors to GFCI receptacle.
N. 1" PVC conduit for telecom link.

KEY NOTES - ELECTRICAL EQUIPMENT

1. Hazard lighting control panel (Flash Technology FTS 3700 or approved equivalent) in NEMA 4X enclosure.
2. 120/240V, 100A MOD service entrance rated panel in NEMA 3R enclosure.
3. One (1) 20A duplex GFCI wall plug with weather rated cover.

NOTE: FOR CLARITY PURPOSES, THE REAR ELEVATION OF THE "H" FRAME ONLY SHOWS EQUIPMENT AND CONDUIT ASSOCIATED WITH THE REAR SIDE. SEE SHEET E4.4 FOR DETAILS ASSOCIATED WITH EQUIPMENT AND CONDUIT MOUNTED ON THE FRONT SIDE OF THE "H" FRAME.
**KEY NOTES - CONDUIT, CONDUCTORS, & MISC**

- **A** TWO (2) 4" CONDUITS BY CONTRACTOR FOR INCOMING SERVICE LATERALS BY LOCAL UTILITY FOR 600 AMP, 120/240 VOLT SINGLE PHASE SERVICE.
- **B** BOND GROUND BUS TO NEUTRAL BUS AND GROUND BUS TO ENCLOSURE WITH 2/0 BONDING JUMPERS.
- **C** ONE (1) 2/0 BARE STRANDED TINNED COPPER GEC TO GROUND ROG, EXOTHERMIC WELD GEC TO GROUND ROD.
- **D** THREE (3) 3/0 CONDUCTORS AND ONE (1) #6 AWG GROUND IN 2" CONDUIT.
- **E** TWO (2) #2 AWG CONDUCTORS AND ONE (1) #2 AWG GROUND IN 1" CONDUIT.
- **F** ONE (1) #2 BARE TINNED COPPER FROM GROUNDING LUG IN ILC TO GROUND ROG, EXOTHERMIC WELD TO GROUND ROD.
- **G** AUTOMATIC TRANSFER SWITCH ALARM AND GENERATOR CONTROL CABLES IN 1" CONDUIT.
- **H** FOUR (4) #2 CONDUCTORS AND ONE (1) #2 AWG GROUND IN 1" CONDUIT.
- **I** THE GENERATOR, WHEN UTILIZING A TWO POLE ATS WITH A SOLID NEUTRAL, IS NOT A SEPARATELY SERVICED SYSTEM. THEREFORE, DO NOT BOND THE NEUTRAL TO THE GROUND AT THE GENERATOR.
- **J** TWELVE (12) #10 AWG THIN CONDUCTORS AND THREE (3) #2 AWG EG IN 2" PVC CONDUIT.
- **K** ALARM CABLES IN 1" PVC CONDUIT.
- **L** ONE (1) #2 BARE TINNED COPPER FROM GROUNDING LUG IN DISCONNECT CONDUIT TO GROUNDING ROD, EXOTHERMIC WELD TO GROUND ROD.
- **M** THREE (3) 3/0 AWG CONDUCTORS AND ONE (1) #4 AWG EG IN 2" CONDUIT. VERIFY GENERATOR BREAKER DOES NOT EXCEED 200 AMPS.
- **N** 1" PVC CONDUIT FOR ROUTING POWER CONDUCTORS FROM THE ILC TO THE EMERGENCY GENERATOR STOP SWITCH.
- **O** TWELVE (12) #10 AWG THIN CONDUCTORS AND THREE (3) #10 AWG FOR RECTIFIERS AND TWO (2) #10 THIN CONDUCTORS AND ONE (1) #10 AWG FOR CABINET MOUNTED GFI OUTLET, ALL IN ONE 2" PVC CONDUIT.

**KEY NOTES - ELECTRICAL EQUIPMENT**

- **1** FURNISH AND INSTALL 800 AMP, 3-WIRE, SINGLE PHASE, 120/240 VOLT, 22KVA, FOUR-SPACE MULTI-SOFT METER CENTER WITH 200 AMP RATED METER SOCKETS IN NEMA 3R ENCLOSURE. SE RATED. CONTRACTOR SHALL FURNISH AND INSTALL 200 AMP CIRCUIT BREAKER AT METER BASE IF NOT ALREADY EXISTING.
- **2** 200 AMP GFCI DUPLEX OUTLET RECEPTACLE AND TIMER SWITCH, ENERLITES HETOS SERIES (OR APPROVED EQUIVALENT) IN LOOKABLE NEMA 3R ENCLOSURE.
- **3** FURNISH AND INSTALL SE RATED 240 V, 200 AMP, 2 POLE, NON-FUSED DISCONNECT IN NEMA 3R ENCLOSURE.
- **4** 200 AMP, 120/240 VOLT, LLC WITH 42 SPACE PANEL AND AUTOMATIC TRANSFER SWITCH: ALL CIRCUIT BREAKERS SHALL BE RATED 10KVA MAXIMUM. LLC IS FURNISHED BY VERIZON AND INSTALLED BY GENERAL CONTRACTOR.
- **5** FURNISH AND INSTALL TWO (2) AREA LIGHTS (LITHONIA HF-220W-1A-20-115-P-A-LP), (OR APPROVED EQUIVALENT).
- **6** 50 KW DIESEL GENERATOR, CONTRACTOR SHALL COORDINATE SPECIFIC GENERATOR CONFIGURATION WITH OWNER AND INSTALL THE GENERATOR IN ACCORDANCE WITH MANUFACTURER’S INSTALLATION INSTRUCTIONS. GENERATOR SIZE IS PREDICTED BY PROVIDER MANUFACTURER.
- **7** EMERGENCY GENERATOR STOP SWITCH IN NEMA 3R ENCLOSURE WILL BE FURNISHED BY VERIZON AND INSTALLED BY GC.

**NOT TO SCALE**

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KEY NOTES - CONDUIT, CONDUCTORS, & MISC

A. 4" CONDUIT BY CONTRACTOR FOR INCOMING SERVICE LATERALS BY LOCAL UTILITY FOR FOUR (4) - 200 AMP (224A), 120/240 VOLT SINGLE PHASE SERVICES. CONTRACTOR SHALL COORDINATE QUANTITY OF CONDUITS REQUIRED WITH LOCAL UTILITY.

B. BOND GROUND BUS TO NEUTRAL BUS AND BOND GROUND BUS TO ENCLOSURE WITH 3/0 BONDING JUMPERS.

C. 2/0 GROUND ELECTRODE CONDUCTOR, BOND TO GROUND ROD VIA EXOTHERMIC WELD.

D. THREE (3) #10 AWG CONDUCTORS AND (ONE) (1) #10 AWG EGC IN 3/4" PVC CONDUIT.

E. THREE (3) #2 AWG CONDUCTORS AND (ONE) (1) #8 AWG EGC IN 1 1/2" PVC CONDUIT.

F. ONE (1) = #2 AWG BARE TINNED COPPER GROUNDING ELECTRODE CONDUCTOR (GEC) FROM GROUNDING LUG TO GROUND ROD, EXOTHERMIC WELD GEC TO GROUND ROD.

G. TWO (2) #12 AWG CONDUCTORS AND (ONE) (1) #12 AWG GROUND IN 1" CONDUIT.

H. SEE SHEET E5 FOR VERIZON SINGLE LINE & PANEL SCHEDULE.

I. 1" PVC CONDUIT FOR TELCOM LINK.

KEY NOTES - ELECTRICAL EQUIPMENT

1. FURNISH AND INSTALL SERVICE ENTRANCE RATED GANGED METER CENTER WITH FOUR (4) - 200 AMP, 120/240 VOLT SINGLE PHASE SERVICE POSITIONS IN NEMA 3R ENCLOSURE. COORDINATE SPECIFIC REQUIREMENTS WITH LOCAL UTILITY.

2. HAZARD LIGHTING CONTROL PANEL IN NEMA 4X ENCLOSURE.

3. 120/240 VOLT, 100 AMP MCSB PANEL [LTG] IN NEMA 3R ENCLOSURE.

4. 20A GFCI DUAL WALL PLUG WITH WEATHER RATED COVER.

5. WIRELESS ANTENNA MOUNTED TO H-FRAME POST.
## PANEL SCHEDULE - VERIZON INTEGRATED LOAD CENTER

**Voltage:** 240/120 Volts  
**Phase, Wire:** Single Phase, 3 Wire  
**Mounting Type:** Surface  
**Enclosure Type:** NEMA JR  
**MCB Size:** 200 Amps  
**AFCI Rating:** 10,000 Amps mini  
**Bus Rating:** 200 Amps  
**Neutral Rating:** 100%

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**Sub-Total (kVA):** 14.24  
**Sub-Total (kVA):** 14.24  

**LOAD SUMMARY**  

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**Total Power per Phase:** 18.96  
**Total Demand Current per Phase:** 158.00  
**Total Demand Power:** 38.25

**NOTE:** CIRCUIT LOAD AND DEMAND FACTOR PROVIDED BY VERIZON.

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**E6 PANEL SCHEDULE**

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**TC3**

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**Sheet Number:** E6
DRIP LOOP DETAIL

E7

NOT TO SCALE

TYPICAL TRENCH DETAIL

E7

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 STUD UP LOCATIONS (I.E. POLES, EQUIPMENT, ETC.)
4. PROVIDE SCHEDULE 80 PVC CONDUIT BELOW PARKING LOTS AND ROADSWAYS.

FINISHED GRADE.
CRUSHED AGGREGATE, SEE CIVIL DRAWINGS FOR DETAILS.
COMPACTED BACKFILL.
6" WIDE METALLIC UTILITY WARNING TAPE, IDEAL INDUSTRIES #42-231 OR APPROVED EQUIVALENT.
UNDERGROUND CONDUITS, SEE PLANS FOR SIZE & QUANTITY.
1. The ground ring shall consist of 2# AWG bare solid tinned copper (STC) conductor, unless noted otherwise. Buried at 30" from finished space (or below frost line), locate 24" minimum and 36" maximum from equipment area and from tower foundation. All connections shall be made using a 2# AWG solid tinned copper conductor welded, unless noted. Mark conductor 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 1/2" square galvanized steel flange plate welded to bottom and bolt flange to top of concrete tower footing.

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 12ft minimum and 15ft maximum. Top of ground rod shall 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 manufacturer 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. If ground wire is under 30" below grade, the minimum of 3 ground rods, except use 4 rods at a monopole tower. When using a monopole tower, all ground rods shall be driven from being driven into soil adjacent to tower, provide vertical 1" diameter PVC sleeves embedded in footing to allow installation of ground rods.

4. Equipment ground ring and tower ground ring shall be bonded together with two #2 STC leads, typically used on one each side of ice bridge.

5. Bond tower to tower ground ring at three locations with #2 STC ground lead. Self support towers shall have each leg of the ice bridgeSecurized ground rings, monopoles and overhanging towers shall have ground leads equally spaced around tower. Exothermically weld ground leads to top of base plate, or attach to tower using tower manufacturer provided hardware.

6. Provide #2 STC Radial ground from the tower ground ring to each fence corner post. Radials shall have ground rods at 1" from the radial to the ground wire. Each radial shall be 36" minimum from fence corner post. Equipment ground rings and tower ground rings shall be installed below ground level. Bond #2 STC lead to ground lead directly to ground ring – do not use a chain ring together.

7. Minimum bend radius for #2 AWG ground wire is 12", except use 24" for tower ground rings and equipment pad ground ring.

8. Ground all exterior exposed metal objects, use two hole lug for connection to flat metal objects. Use 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 exothermically welded joints. Any metal exposed by cleaning, stripping, grinding, cutting or drilling.

9. All ground conductors above grade shall be run in 3/4" flexible PVC conduit. Conduit shall begin within 3/4" of above ground connection point. 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.

10. At guyed and self-support towers mount TDSGA-PA14 tower bottom ground bar on dedicated post directly below coaxial cable. Install 36" galvanized schedule 40 pipe with galvanized pipe cap, top of pipe is 12" below grade. Set in concrete to a 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 1/2" square galvanized steel flange plate welded to bottom and bolt flange to top of coaxial tower footing.

11. At equipment area, install TDSGA-PA14 external ground bar (THRU-BOLTED STYLE) at base of #2 STC H-frame posts and #2 STC lead. Every #2 STC lead which is closer to tower than the coax cable termination. Mount (downward facing) with test bolts in (gravel) and #1 #2 STC ledger at #1 above gravel.

12. All ice bridge sections are to be jumpered together with #2 wire. Either bare tinned copper or insulated stranded. Ice bridge shall be grounded at each end with #2 STC ledger to ice bridge and exothermically welded to upper portion of nearest ice bridge post. Ice bridge sections above #2 frame shall be bonded to each other with jumper at each end – this assembly shall be considered as a single ice bridge section for grounding purposes.

13. Bond each ice bridge post, H-frame post or dedicated grounding post to buried grounding system with #2 STC ledger and exothermically welded to upper portion of nearest ICE BRIDGE post. Each post to have a #2 STC lead directly to ground ring – do not use a chain ring together.

14. Each 6# RF cabinet to equipmen ground ring with #2 AWG bare solid tinned copper conductor. Bond body and exothermically welded to ground ring, lug to cabinet body using exothermic welding. The bonding of the radial going to the fence corner post to the closest equipment ground ring.

15. Bond each battery cabinet to ground ring with #2 AWG solid bare copper conductor. Copper conductor lug to battery body and exothermically welded to ground ring. Run lead in flex conduit above and back of battery cabinet, across concrete pad below cable ladder, then down into gravel area. Connect two hole lug to back of cabinet at factory provided grounding stud. Use 2# AWG solid bare copper conductor to ground ring with #2 STC at two diametrically opposite locations by drilling and bolting two hole lug to frame at generator base structure. Ground leads shall take shortest path across concrete pad to gravel area, then continue to ground ring.

16. Where propane tank is installed to fuel generator, bond propane tank to ground ring with a single #2 STC clamped to filler pipe of propane tank and exothermically welded to ground ring. Ground lead should run to tank support and take shortest path across concrete pad to gravel. Area, then continue to ground ring. If propane tank fuel line is metallic and crosses equipment ground ring, bond fuel line to equipment ground ring where the two lines cross with a single #2 STC clamped to fuel line and exothermically welded to ground ring.

17. Bond GPS antenna and GPS antenna mount to TDSGA ground bar at bottom of H-frame post with #2 green insulated stranded ground wire.

18. Provide two ground rods outside gate of compound. Distance between ground rods should match width of gate opening, and distance from fence should match length of ovens. Provide one individual gate lead. Bond gate posts together with #2 STC lead which runs past and connects to ground rods outside of gate.

19. Bond each gate post with #2 STC to nearest portion of grounding system inside compound.

20. Bond each gate to gate post with flexible insulated or braided #4/O copper strap, exothermically welded strap to both gate and gate post.

21. Any metal fence post within 6’ of a grounded metal object shall be bonded to the nearest ground ring. Any metal fence section within 6’ of a grounded metal object shall have the line posts bonded to the ground ring at 20ft maximum intervals as measured along the length of the fence.

22. Where ground based R/R’s, R/CAP O/P’s or DPLERs are installed at the equipment area, bond each component to nearest TDSGA ground bar below the component with #2 green insulated stranded ground wire. Single hole lug or ring connector is acceptable for connection to grounding stud on both component.

23. Where ground based R/R’s, R/CAP O/P’s or DPLERs are installed at the equipment area, bond each component to nearest TDSGA ground bar below the component with #2 green insulated stranded ground wire. Single hole lug or ring connector is acceptable for connection to grounding stud on both component.

24. Notify VZW CM to inspect ground ring before backfilling. Contractor should hire a 3rd party to perform an EEC or FALL OF POTENTIAL METHOD GROUND TEST. Maximum allowable resistivity is 6 ohms. Provide additional information regarding grounding system components as required to achieve this value.

25. Refer to tower grounding diagram and notes for ground system requirements on the tower.

26. Grounding of all electrical equipment shall be as per NEC, Municipal and utility company requirements.
1. GROUND ROD TEST WELL DETAIL

E11

NOT TO SCALE

2. GROUND ROD INSTALLATION DETAIL

E11

NOT TO SCALE
COMMUNITY MEETING REPORT
Monday June 27, 2022, 2:00 p.m. – 3:00 p.m.

Proposed Verizon Cell Tower – NC Highway 22

Community Members Present: Darrell Powers, Chesley Rimmer, Carolyn K. Rimmer

Applicant’s Representative Present: David Best

Planning Staff Present: Jaimie Walters, Ruth Pedersen

Mr. Best gave a brief description of the proposed cell tower and its location. Mr. Powers fielded questions regarding the proposed tower’s distance from the property line, the potential service coverage, the status of another tower in the area, and the timeline in which the new tower would be built. Mrs. Walters provided site plans for Mr. Powers to view. Mr. Best, the planning staff, and the property owners answered all questions to the best of their ability. It was the opinion of the community members present that the tower would not interfere with the surrounding land use and is needed to increase cell service in rural northern Moore County.

List of those notified of the Community Meeting (certified mailings to adjacent properties):

<table>
<thead>
<tr>
<th>Name</th>
</tr>
</thead>
<tbody>
<tr>
<td>WODELL JOYCE PURVIS A &amp; TOMMY T</td>
</tr>
<tr>
<td>BARBEE SELENA BRADY</td>
</tr>
<tr>
<td>BRADY SELENA LEE</td>
</tr>
<tr>
<td>GARNER RONALD &amp; EDNA</td>
</tr>
<tr>
<td>RIMMER CAROLYN K &amp; CHESLEY L</td>
</tr>
<tr>
<td>KIDD WENDELL</td>
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<tr>
<td>POWERS DARRELL</td>
</tr>
<tr>
<td>INGUANTI VICKIE KAY SHIELDS</td>
</tr>
<tr>
<td>SHIELDS KATHY SHARON &amp; OTHERS</td>
</tr>
<tr>
<td>INGUANTI VICKIE SHIELDS &amp; JOHN M</td>
</tr>
</tbody>
</table>

Attachments:
- Site plan presented at the Community Meeting
- Proposed coverage areas presented at the Community Meeting

Submitted by,

Ruth Pedersen, MPA
Senior Planner – Moore County Planning and Inspections

Community Meeting Report
Pre RSRP
RSRP with CL 250’
NORTH CAROLINA QUITCLAIM DEED

Record and Return To:
ServiceLink
1355 Cherrington Parkway
Moon Township, PA 15108

Exempt: Section 105-228.29(5): This deed is exempt from transfer tax pursuant to North Carolina Code Section 105-228.29(5) because this conveyance is a gift.

Tax Lot No. Parcel Identifier No. 864300099495
Verified by County on the day of

Mail from according to 424 Nc Highway 22, Bennett, NC 27208

This instrument prepared by Jay A. Rosenberg, Esq., (Bar Number:50013), a licensed North Carolina Attorney, J. Rosenberg, PA, 3805 Edwards Road, Suite 550, Cincinnati, Ohio 45209 (513) 247-9605 Fax: (866) 611-0170. Any delinquent taxes to be paid by closing attorney/settlement agent upon disbursement of closing proceeds to the county tax collector. The existence of title insurance is unknown to the preparer. This instrument prepared by Jay A. Rosenberg, a licensed North Carolina attorney, without title examination.

THIS DEED made this , 2019, by and between

GRANTOR
Carolyn Kidd Rimmer, A/K/A Carolyn K. Rimmer, grantor, a married woman

GRANTEE
Carolyn K. Rimmer and Chesley L. Rimmer, wife and husband

Submitted electronically by "ServiceLink East Escrow" in compliance with North Carolina statutes governing recordable documents and the terms of the submitter agreement with the Moore County Register of Deeds.
The designation Grantor and Grantee as used herein shall include said parties, their heirs, successors, and assigns, and shall include singular, plural, masculine, feminine or neuter as required by context.

Commitment Number: 25376941
PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
864300099495

NORTH CAROLINA QUITCLAIM DEED

Exempt: Section 105-228.29(5): This deed is exempt from transfer tax pursuant to North Carolina Code Section 105-228.29(5) because this conveyance is a gift.

Carolyn Kidd Rimmer, A/K/A Carolyn K. Rimmer, grantor, a married woman, hereinafter grantor, for $0.00 (Zero Dollars and Zero Cents) in consideration paid, grants and quitclaims to Carolyn K. Rimmer and Chesley L. Rimmer, wife and husband, as joint tenants with right of survivorship, hereinafter grantees, whose tax mailing address is 424 Ne Highway 22, Bennett, NC 27208, the following real property:

SITUATED IN MOORE COUNTY, RITTER TOWNSHIP, ADJOINING THE LANDS OF MARTINDEL AND OTHERS, BOUNDED AS FOLLOWS:

BEGINNING AT A WHITE OAK, MARTINDEL'S CORNER, RUNNING THENCE 57 POLES TO A STAKE, THENCE EAST 44 POLES TO A POST OAK, THENCE NORTH 23 POLES TO A PINE, THENCE WEST 76 POLES TO A STAKE, THENCE NORTH 8 POLES TO A STAKE, THENCE WEST 18 POLES TO A STAKE, THENCE 38 POLES NEARLY SOUTH OF WEST TO A POST OAK, THENCE WEST 52 POLES TO CEDAR CREEK, THENCE DOWN CEDAR CREEK WITH MARTINDEL'S LINE 139 POLES TO THE BEGINNING, CONTAINING 96 ACRES, MORE OR LESS.

Said property having been previously acquired by Grantor by: Official Records Book RE 1789, Page 313

The real property described above is conveyed subject to the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said grantor, either in law or equity, to the only proper use, benefit and behalf of the grantees forever.
Executed by the undersigned on August 9, 2019:

Carolyn Kidd Rimmer, A/K/A Carolyn K. Rimmer
Carolyn K. Rimmer

STATE OF
COUNTY OF

The foregoing instrument was acknowledged before me on August 9, 2019, by Carolyn Kidd Rimmer, A/K/A Carolyn K. Rimmer who are personally known to me or have produced Drove__ as identification, and furthermore, the aforementioned persons have acknowledged that their signatures were their free and voluntary act for the purposes set forth in this instrument.

Notary Public
[Notary Seal]
MEMORANDUM TO THE PLANNING BOARD

FROM: Debra Ensminger
Planning and Inspections Director

DATE: June 1, 2022


PRESENTER: Jaimie Walters

REQUEST
Jeff Tucker, Vice-President of JT & JR, Inc., is requesting a Conditional Rezoning from Residential and Agricultural-40 (RA-40) & Highway Commercial (B-2) to Highway Commercial Conditional Zoning (B-2/CZ) to construct a building and storage yard for a Contractor Office on an approximately 4.96-acre portion of two parcels of approximately 14.07 acres located on US 15-501 Highway, owned by JT & JR, Inc., per Deed Book 5504 Page 445 and Deed Book 5446 Page 365 and further described as ParID 00014913 and 00016274 in Moore County Tax Records.

Public notification consisted of publishing a legal notice in the local newspaper for two consecutive weeks, notification by mail to adjacent property owners, and placing public hearing signs on the property.

BACKGROUND
The entire parent property is undeveloped timberlands. Adjacent properties include a single-family dwelling, undeveloped property, and a landscaping business.

The parcels are located within the Urban Transition Highway Corridor Overlay District. While the parcels do have some freshwater forested/shrub and riverine wetlands, none are located within the rezoning area. The rezoning area is within a half-mile of a Voluntary Agricultural District. One parcel is also within the AE – 1% (100-year) Flood Zone, however the rezoning area is located approximately 200′+- from the closest boundary.

This request was originally brought before the Planning Board on January 6, 2022 and forwarded to the Board of Commissioners for their February 15, 2022 meeting. The case was then continued until the March 15, 2022 meeting due to the revelation that there was a septic easement that impacted the proposed site specific development plan. Due to the developer needing more acreage rezoned than was originally requested, the initial request was withdrawn on April 19, 2022 and resubmitted as a new request.
COMMUNITY MEETING
The community meeting was conducted at the Moore County Sports Complex Multi-Purpose Room on June 20th, 2022, between 5:30 pm and 6:30 pm. Adjacent properties were notified by certified return receipt mail, sent on June 10, 2022. Please refer to attached report for more details.

CONDITIONAL ZONING (CZ)
Conditional rezoning affords a degree of certainty in land use decisions not possible when rezoning to a general district. Conditional Zoning Districts are established to provide for flexibility in the development of property while ensuring that the development is compatible with neighboring uses. Pursuant to NCGS 160D-703, conditional zoning districts requires the approval of a rezoning by the Moore County Board of Commissioners and approval of a site-specific development plan allowing for the development of specific land uses.

Parallel conditional zoning districts are restricted to those uses (meaning either one or multiple uses) listed in the corresponding general use zoning district.

The request shall be in compliance with all relevant portions of the UDO, except that variations from these standards may be approved by the Board of Commissioners if the site plan is submitted and determined to be suitable for the request, is consistent with the intent of the standards, and ensures compatibility with land uses on surrounding properties.

Specific additional conditions applicable to the rezoning request may be proposed by the applicant, the Planning Board, or Board of Commissioners. Only those conditions mutually approved by the county and the applicant may be incorporated into the permit requirements. If a proposed condition is unacceptable to the owner, the petition can be withdrawn, and the proposed rezoning cannot go forward. Likewise, if a condition is unacceptable to the Board of Commissioners, the petition can be denied and there is no rezoning.

Per NCGS 160D-703(b), conditions and site-specific standards shall be limited to those that address the conformance of development and use of the site to County ordinances and officially adopted plans and those that address the impacts reasonably expected to be generated by the development or use of the site.

ZONING DISTRICT COMPATIBILITY
The requested rezoning to Highway Business Conditional Zoning (B-2/CZ) is consistent with the existing uses and zoning located near the property, which includes several non-residential uses. US 15-501 Highway from Carthage to Pinehurst is in the Urban Transition Highway Corridor Overlay District. The surrounding area is zoned Residential and Agricultural-40 (RA-40), Highway Business (B-2), Office and Professional (OP – Village of Pinehurst), Residential (R5 – Village of Pinehurst) and Residential Single Family (RS-3 – Town of Southern Pines).

CONSISTENCY WITH THE 2013 MOORE COUNTY LAND USE PLAN
The future land use map identifies the property as Rural Agricultural Classification. The requested zoning to Highway Commercial Conditional Zoning (B-2/CZ) is not compatible with the Rural Agricultural Land Use Classification. However, the site to be rezoned is adjacent to both the municipal limits and ETJ of the Village of Pinehurst and the municipal limits of the Town of Southern Pines. The Urban Transition Highway Corridor Overlay’s goal is to provide
attractive development along highway corridors and to keep in visual character of the nearby Towns.

The Land Use Plan states the primary use of the Rural Agricultural Land Use Classification is to support rural residential life associated with agricultural uses (e.g., row crops, forestry, horticulture, grazing, poultry, dairy, swine operations, and intensive agricultural uses in certain areas) and other rural activities.

The Moore County Unified Development Ordinance states the Highway Commercial (B-2) district provides for the development of commercial and service centers that serve community, countrywide, or regional commercial needs, are accessible by residents from surrounding neighborhoods, and are of such nature so as to minimize conflicts with surrounding residential areas.

If the rezoning request is approved, staff recommends updating the Land Use Map to reclassify the site to the Commercial/Office/Retail/Institutional Classification.

The rezoning request aligns with the following recommendation as included in the attached Land Use Plan Consistency Statement, including Action 1.8.5: Support and promote infill development that will optimize the use of existing infrastructure and Action 3.1.2: Encourage non-residential development to locate near major transportation routes and areas served by adequate water, sewer, natural gas, broadband, and electric power.
RECOMMENDATION
Staff recommends the Moore County Planning Board make two separate motions:

Motion #1: Make a motion to adopt the attached Approval or Denial Moore County Planning Board Land Use Plan Consistency Statement and authorize its Chairman to execute the document as required by North Carolina General Statute 160D-604.

Motion #2: Make a motion to recommend Approval or Denial to the Moore County Board of Commissioners of the Conditional Rezoning from Residential and Agricultural-40 (RA-40) & Highway Commercial (B-2) to Highway Commercial Conditional Zoning (B-2/CZ) to construct a building and storage yard for a Contractor Office on an approximately 4.96-acre portion of two parcels of approximately 14.07 acres located on US 15-501 Highway, owned by JT & JR, Inc., per Deed Book 5504 Page 445 and Deed Book 5446 Page 365 and further described as ParID 00014913 and 00016274 in Moore County Tax Records.
ATTACHMENTS

- Pictures of Property and Adjacent Properties
- Vicinity Map
- Land Use Map
- Rezoning Map
- Planning Board Consistency Statement – Approval
- Planning Board Consistency Statement – Denial
- Submitted Conditional Rezoning Application
- Submitted Site Specific Development Plan
- Community Meeting Report
- Deed Book 5504 Page 445
- Deed Book 5546 Page 365
View of proposed contractor office site

View of remaining parent tract
Adjacent property – 7740 US HWY 15-501

Adjacent property – 7757 US HWY 15-501
Urban Transition HCOD (400' from ROW line on each side)
Shaded area requested to be rezoned to B-2/CZ

Undeveloped

Single Family Dwelling

Landscaping Business

Single Family Residential

US 15-501
Shaded area requested to be rezoned to B-2/CZ
Shaded area requested to be rezoned to B-2/CZ
The Moore County Planning Board finds that:

1. The rezoning request is consistent with the following goals as listed in the 2013 Moore County Land Use Plan:

   Goal 1: Preserve and Protect the Ambiance and Heritage of the County of Moore (inclusive of areas around the municipalities)
   - Action 1.8.5: Support and promote infill development that will optimize the use of existing infrastructure; and

   Goal 3: Maximize accessibility among living, working, and shopping areas
   - Action 3.1.2: Encourage non-residential development to locate near major transportation routes and areas served by adequate water, sewer, natural gas, broadband, and electric power.

2. Approval of the rezoning request is also deemed an amendment to the Land Use Plan Future Land Use Map by reclassifying the site to the Commercial/Office/Retail/Institutional Land Use Classification.

3. The rezoning request is reasonable and in the public interest considering the property is located adjacent to a major thoroughfare, is located within the Urban Transition Highway Corridor Overlay and has access to public water.

4. Contributing factors in the rezoning approval are in response to managing the location and appearance of commercial growth. This site is determined to be suitable for development due to its proximity to the Towns of Carthage, Southern Pines and Village of Pinehurst.

Therefore, the Moore County Planning Board recommends APPROVAL of the Conditional Rezoning from Residential and Agricultural-40 (RA-40) & Highway Commercial (B-2) to Highway Commercial Conditional Zoning (B-2/CZ) to construct a building and storage yard for a Contractor Office on an approximately 4.96-acre portion of two parcels of approximately 14.07 acres located on US 15-501 Highway, owned by
JT & JR, Inc., per Deed Book 5504 Page 445 and Deed Book 5446 Page 365 and further described as ParID 00014913 and 00016274 in Moore County Tax Records.

Joe Garrison, Chair
Moore County Planning Board

Date
The Moore County Planning Board finds that:

1. The rezoning request is consistent with the following goals as listed in the 2013 Moore County Land Use Plan:

   Goal 1: Preserve and Protect the Ambiance and Heritage of the County of Moore (inclusive of areas around the municipalities)
   - Action 1.8.5: Support and promote infill development that will optimize the use of existing infrastructure; and

   Goal 3: Maximize accessibility among living, working, and shopping areas
   - Action 3.1.2: Encourage non-residential development to locate near major transportation routes and areas served by adequate water, sewer, natural gas, broadband, and electric power.

2. The proposed rezoning is not reasonable and not in the public interest because the proposed rezoning will have an unreasonable impact on the surrounding community.

Therefore, the Moore County Planning Board recommends **DENIAL** of the Conditional Rezoning from Residential and Agricultural-40 (RA-40) & Highway Commercial (B-2) to Highway Commercial Conditional Zoning (B-2/CZ) to construct a building and storage yard for a Contractor Office on an approximately 4.96-acre portion of two parcels of approximately 14.07 acres located on US 15-501 Highway, owned by JT & JR, Inc., per Deed Book 5504 Page 445 and Deed Book 5446 Page 365 and further described as ParID 00014913 and 00016274 in Moore County Tax Records.

__________________________________________ _________________________
Joe Garrison, Chair       Date
Moore County Planning Board
Conditional Rezoning Application

Application Date: 5/5/22

Address of Property: Parcel Not Addressed, NC Hwy 15-501 North of Lea Rd. on the East side of 15-501

Applicant: Jeff Tucker, Vice President

Applicant Address: 965 Old US 1

City: Southern Pines

St: NC

Zip: 28387

Owner: JT & JR Inc

Owner Address: 965 Old US 1

City: Southern Pines

St: NC

Zip: 28387

Current Zoning District: RS-40, B-2

Proposed Zoning District: B-2 Conditional District

Current Use(s): Vacant (Timbered Property)

Proposed Use(s): Contractor Office

Proposed rules, regulations, condition(s) for the proposed district that address the impacts expected to be generated by the development or use of the site:

Property Consists of three parcels
PAR ID 00016274 - Current Zoning B-2, 2.07 AC
PAR ID 00014913 Current Zoning RA-40, 12 AC - this would have split zoning VOP R-5 Residential
PAR ID 00018699 Current Zoning RA-40, 3.182 AC

Parcels would be recombined into one and only the area the site is on is to be changed to B-2 CD (See the concept plan) and all other parcels to remain as they are currently zoned.

Statement of reasonableness of the proposed conditional zoning. The statement shall include, but not be limited to the following:

1. The conditional rezoning compatibility with the County Land Use Plan and other adopted plans of the County.
2. The conditional rezoning compatibility with the existing land uses on abutting and neighboring tracts.
3. The benefits and detriments of the conditional rezoning for the subject property, neighboring properties and the surrounding community.

The property(s) will be compatible with the surrounding land uses in that one of the subject parcels is currently zoned B-2, B-2 zoning for the Landscape company across 15-501 with surrounding VOP zoning districts of OP and R-5 (high-density residential). The land use being proposed is for a general contractor's office on the combined 17 acres. While the zoning may appear to be intense the site has a flood zone and wetlands to the south that will not be developed. The conditional zoning proposed for the property will occupy approximately 6 acres of the 17 available acreage (35%). All buffer standards and setbacks per the UDO will be met as well as associated landscaping requirements.
I (We), the undersigned, certify that all statements furnished in this application are true to the best of my (our) knowledge, and do hereby agree to follow all reasonable requests or information as designated by the County of Moore Zoning Administrator.

Jackson Maples

5/9/22

Applicant/Owner Signature

Date

Office Use Only:

App#40280

PAR ID: 00014913 4 00016874

Jaimie & Walters

5-20-22

Received By

Date
SPECIAL USE STANDARDS (8.90)

1. ALL STORAGE BUILDINGS AND OUTDOOR STORAGE AREAS SHALL BE LOCATED A MINIMUM 50 FEET FROM ANY RESIDENTIALLY ZONED PROPERTY

2. VEHICLE USE AREA PERIMETER:
   - 292 lf TOTAL FRONTAGE
   - 20' REAR SETBACK
   - 10' SIDE SETBACK
   - 10' SIDE CORNER

3. PROPOSED IMPERVIOUS SURFACE (INCLUDES FUTURE):
   - 2.07 acs. (90,000sf, 12.55%)

4. LANDSCAPE CALCULATIONS
   - 606' OF ROAD FRONTAGE OF PROJECT AREA
   - 98 SHRUBS PROVIDED
   - 10 TREES PROVIDED
   - 109 TREES PROVIDED

5. SERVICE AREA SCREENING: TYPE 2 SCREEN = SINGLE ROW OF SHRUBS TO BE 10' HIGH AT 5 YEARS AFTER PLANTING.

LANDSCAPE REQUIREMENTS

- 100 YEAR FLOODPLANE
- 75' BUILDING SETBACK
- 20' REAR SETBACK
- 50' PARKING SETBACK & LANDSCAPE BUFFER
- 400' URBAN TRANSITION HIGHWAY CORRIDOR

PARKING DIMENSIONS & CALCULATIONS

- 119.10' x 121.13' = 23 SPACES
- 23 SPACES PROVIDED
- 23 SPACES REQUIRED
- 152 SHRUBS PROVIDED
- 18 TREES PROVIDED
- 109 TREES PROVIDED

1. A 609.83' WIDE x 18 FEET DEEP MINIMUMS
- 50% COVERED SHELTER
- 25% LANDSCAPED WITH HARDSCAPES
- 25% LANDSCAPED WITH SOFTSCAPES

2. REQUIRED SPACES: 1 PER EMPLOYEE AND 1/300sf OFFICE SPACE
- EMPLOYEES: 3 = 3 SPACES REQUIRED
- 486.10' OF PROJECT FRONTAGE
- 80 x 907,200 SF RETAIL
- 12,000 SF (w/ 6,000 SF OFFICE & RETAIL)

3. MAXIMUM IMPERVIOUS: 24 % (70% W/ SNIA)
- LOT SIZE: 16.49 ACRES TOTAL (718,391sf)
- PROPOSED IMPERVIOUS SURFACE (INCLUDES FUTURE):
  - 2.07 acs. (90,000sf, 12.55%)

4. SERVICE AREA SCREENING: TYPE 2 SCREEN = SINGLE ROW OF SHRUBS TO BE 10' HIGH AT 5 YEARS AFTER PLANTING.

5. REQUIRED SPACES: 1 PER EMPLOYEE AND 1/300sf OFFICE SPACE

6. REQUIRED SPACES: 1 PER EMPLOYEE AND 1/300sf OFFICE SPACE
- EMPLOYEES: 3 = 3 SPACES REQUIRED
- 152 SHRUBS PROVIDED
- 18 TREES PROVIDED
- 109 TREES PROVIDED

7. REQUIRED SPACES: 1 PER EMPLOYEE AND 1/300sf OFFICE SPACE
- EMPLOYEES: 3 = 3 SPACES REQUIRED
- 152 SHRUBS PROVIDED
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- 109 TREES PROVIDED

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- 18 TREES PROVIDED
- 109 TREES PROVIDED

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- EMPLOYEES: 3 = 3 SPACES REQUIRED
- 152 SHRUBS PROVIDED
- 18 TREES PROVIDED
- 109 TREES PROVIDED

14. REQUIRED SPACES: 1 PER EMPLOYEE AND 1/300sf OFFICE SPACE
- EMPLOYEES: 3 = 3 SPACES REQUIRED
- 152 SHRUBS PROVIDED
- 18 TREES PROVIDED
- 109 TREES PROVIDED

15. REQUIRED SPACES: 1 PER EMPLOYEE AND 1/300sf OFFICE SPACE
- EMPLOYEES: 3 = 3 SPACES REQUIRED
- 152 SHRUBS PROVIDED
- 18 TREES PROVIDED
- 109 TREES PROVIDED

16. REQUIRED SPACES: 1 PER EMPLOYEE AND 1/300sf OFFICE SPACE
- EMPLOYEES: 3 = 3 SPACES REQUIRED
- 152 SHRUBS PROVIDED
- 18 TREES PROVIDED
- 109 TREES PROVIDED

17. REQUIRED SPACES: 1 PER EMPLOYEE AND 1/300sf OFFICE SPACE
- EMPLOYEES: 3 = 3 SPACES REQUIRED
- 152 SHRUBS PROVIDED
- 18 TREES PROVIDED
- 109 TREES PROVIDED

18. REQUIRED SPACES: 1 PER EMPLOYEE AND 1/300sf OFFICE SPACE
- EMPLOYEES: 3 = 3 SPACES REQUIRED
- 152 SHRUBS PROVIDED
- 18 TREES PROVIDED
- 109 TREES PROVIDED

19. REQUIRED SPACES: 1 PER EMPLOYEE AND 1/300sf OFFICE SPACE
- EMPLOYEES: 3 = 3 SPACES REQUIRED
- 152 SHRUBS PROVIDED
- 18 TREES PROVIDED
- 109 TREES PROVIDED

20. REQUIRED SPACES: 1 PER EMPLOYEE AND 1/300sf OFFICE SPACE
- EMPLOYEES: 3 = 3 SPACES REQUIRED
- 152 SHRUBS PROVIDED
- 18 TREES PROVIDED
- 109 TREES PROVIDED
COMMUNITY MEETING REPORT
Monday, June 20, 2022, 5:30 p.m. – 6:30 p.m.
Proposed Contractors Office and Storage Yard – US 15-501 Highway

Community Members Present: Belinda Brown, Linda Gillespie, Richard Barnes, Joyce Jackson, Pauline Ross, Sharon Graham

Applicant’s Representative Present: Jeff Tucker, Tim Carpenter, Jackson Maples, Jeremy Robins

Planning Staff Present: Jaimie Walters

Mr. Maples gave a brief description of the proposed request to those in attendance and handed out copies of the revised site plan. Mr. Carpenter and the owners fielded questions regarding runoff, stormwater controls, size and weight of vehicles used in the operation of the contractor business, location of driveways and maintenance of Ms. Jackson’s septic system/field. Mr. Carpenter and the owners answered all questions to the best of their ability. It was the opinion of the community members present that this area is residential and should stay residential.

List of those notified of the Community Meeting (certified mailings to adjacent properties):

- JT & JR INC
- BROWN BELINDA
- JACKSON JOYCE SWINNIE
- MACAC LLC
- TOMMY’S RENTAL INC
- SAZAMA JAMES F & SHAWN M
- SOUTHERN PINES TOWN OF
- DARRYN BURICH

Attachments:
- Site plan presented at the Community Meeting

Submitted by,

Jaimie Walters, MPA, CZO
Senior Planner – Moore County Planning and Inspections
NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: $170.00

Parcel Identifier No. ________________ Verified by ________________ County on the ___ day of ____________, 20__

By: ________________

Mail/Box to: GRANTEE

This instrument was prepared by: William M. Van O'Linda, Jr (ka), 90 Cherokee Road, 3rd Floor, Pinehurst, NC 28374

Brief description for the Index: ________________

THIS DEED made this 24 day of OCTOBER, 2020, by and between

GRANTOR

Daniel P. Black and wife,
Mary C. Black
1976 Roseland Road
Aberdeen, NC 28315

GRANTEE

JT & JR, Inc., a North Carolina corporation
965 Old US Hwy 1
Southern Pines, NC 28387

Enter in appropriate block for each Grantor and Grantee: name, mailing address, and, if appropriate, character of entity, e.g. corporation or partnership.

The designation Grantor and Grantee as used herein shall include said parties, their heirs, successors, and assigns, and shall include singular, plural, masculine, feminine or neuter as required by context.

WITNESSETH, that the Grantor, for a valuable consideration paid by the Grantee, the receipt of which is hereby acknowledged, has and by these presents does grant, bargain, sell and convey unto the Grantee in fee simple, all that certain lot, parcel of land or condominium unit situated in the City of ________________, _____________ Mineral Springs Township, ___________ Moore County, North Carolina and more particularly described as follows:

SEE EXHIBIT "A" FOR LEGAL DESCRIPTION WHICH IS INCORPORATED HEREIN.

THE ATTORNEY PREPARING THIS INSTRUMENT HAS MADE NO RECORD SEARCH OR TITLE EXAMINATION AS TO THE PROPERTY HEREIN DESCRIBED.

The property hereinabove described was acquired by Grantor by instrument recorded in Book __2185__ page __344__.

All or a portion of the property herein conveyed ___ includes or __ does not include the primary residence of a Grantor.

A map showing the above described property is recorded in Plat Book ____________ page ____________.

Page 1 of 2

Submitted electronically by "Van Camp, Meacham & Newman, PLLC" in compliance with North Carolina statutes governing recordable documents and the terms of the submitter agreement with the Moore County Register of Deeds.
TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

And the Grantor covenants with the Grantee, that Grantor is seized of the premises in fee simple, has the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever, other than the following exceptions:

IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

__________________________
(Entity Name)

Print/Type Name: Daniel P. Black
(SEAL)

Print/Type Name & Title: ____________________________

By: ____________________________

Print/Type Name: Mary C. Black
(SEAL)

Print/Type Name & Title: ____________________________

By: ____________________________

Print/Type Name: ____________________________

By: ____________________________

Print/Type Name: ____________________________

State of North Carolina - County or City of Moore

I, the undersigned Notary Public of the County or City of Moore and State aforesaid, certify that Daniel P. Black and wife, Mary C. Black personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal this 12th day of October, 2020.

My Commission Expires: 10/29/2020

Kimberly Y. Amette
Notary Public
Montgomery County, NC
Notary’s Printed or Typed Name

State of North Carolina - County or City of Moore

I, the undersigned Notary Public of the County or City of Moore and State aforesaid, certify that ____________________________ personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal this _____ day of __________, 20__.

My Commission Expires: ________________

(Affix Seal)

Notary’s Printed or Typed Name

State of ____________________________ - County or City of ____________________________

I, the undersigned Notary Public of the County or City of ____________________________, and State aforesaid, certify that ____________________________, a North Carolina or ______________ corporation/limited liability company/general partnership/limited partnership (strike through the inapplicable), and that by authority duly given and as the act of such entity, ____________________________ signed the foregoing instrument in its name on its behalf as its act and deed. Witness my hand and Notarial stamp or seal, this _____ day of ____________________________, 20__.

My Commission Expires: ________________

(Affix Seal)

Notary’s Printed or Typed Name
Lying on both side lower prong Little River, and beginning at a stake on the South bank of a Big Ditch, persimmon pointer, McKeithen's corner, and running thence on McKeithen's line North 20 chains to his corner; thence N 6 E 1.71 chains to a pine stump; thence N 87 W 1.42 chains to a stake; thence N 50 W 5 chains to a stake, the 3rd corner of Lot No. 3; thence on said line S. 21.80 chains to a corner, 3 sweetgum pointers; thence S 56 E 7.15 chains to the BEGINNING, containing 13 acres more or less.

HOWEVER, there is excepted from the above described property that certain 1 acre, more or less, tract of land heretofore conveyed by Sylvester Pace and wife, to Sylvester Pace, Jr. by deed recorded in Deed Book 247, Page 173, of the Moore County Public Registry, to which recordation reference is hereby made for a more complete, accurate and particular description of the said 1 acre exception.

The above described land is described as Lot No. 4, allotted to W. H. Goins in that certain Commissioners Report and on that certain Plat recorded in Deed Book 115, Page 413 of the Moore County Public Registry, to which report and plat reference is hereby made.
NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 11th day of December, 2020, by and between,

GRANTOR
Lloyd H. Chriscoe, Jr and wife, Patricia R. Chriscoe;
Donna C. Cheek and husband, Daryl Cheek;
Barbara C. Joyce and husband George Joyce;
Larry W. Chriscoe and wife, Jennifer Chriscoe;
Kathie C. Lewis and husband Gene Lewis;
Sylvia C. Pusser and husband, Nelson Pusser

GRANTEE
JT & JR INC.
Mailing address:
965 Old US Hwy 1
Southern Pines, NC 28387

WITNESSETH:

That the Grantor, in consideration of the sum of Ten ($10.00) Dollars and other good and valuable considerations paid by the Grantee, the receipt and sufficiency of which is hereby acknowledged, has given, granted, bargained, sold and conveyed and by these presents does give, grant, bargain, sell and convey to the Grantee, his heirs, successors and assigns, all of that certain tract or parcel of land situate in Mineral Springs Township, Moore County, North Carolina, more particularly described as follows:

SEE ATTACHED EXHIBIT "A" FOR A MORE COMPLETE DESCRIPTION

This conveyance is subject to: (i) the Declaration of Restrictions and Covenants, if any, as the same may have been amended; (ii) such matters, provisions and reservations as are shown on the above plat, if any: (iii) the lien for ad valorem
taxes or other assessments for the year of closing or conveyance; and (iv) utility
easements of record.

The property hereinabove described is ___ or ___ is not the primary residence
of a Grantor.

TO HAVE AND TO HOLD the aforesaid described land with all privileges and appurtenances
thereunto belonging or in anywise appertaining to the said Grantee, his heirs, successors and
assigns, in fee simple forever.

And the said Grantor, for himself and his heirs, successors and assigns, covenants with the said
Grantee, his heirs, successors and assigns, that he is seized of the said premises in fee and has the
right to convey the same in fee simple; that the same is free and clear from all encumbrances;
and that he does hereby forever warrant and will forever defend the said title to the same against
the claims of all persons whomsoever, except for the exceptions noted herein.

The designation “Grantor” and “Grantee” as used herein shall include the singular as well as the
plural and the masculine, feminine or neuter gender may be read in either the masculine,
feminine or neuter gender or a combination thereof as the context may require in order to
accurately refer to the person or persons first named hereinabove as “Grantor” and “Grantee”.

*********The remainder of this page was intentionally left blank*********
IN WITNESS WHEREOF, the said Grantor has hereunto set his hand and seal, or if Corporate, has caused this instrument to be signed in the Corporate name by its duly authorized officers by authority of its duly elected Board of Directors, or if Limited Liability Company (Company), in its Company name by its duly authorized manager, pursuant to authorization from its members, the day and year first above written.

Barbara C. Joyce (SEAL)  
Barbara C. Joyce  
George Joyce (SEAL)  
George Joyce

STATE OF NORTH CAROLINA

COUNTY OF __________

I, Gaye C. Saunders, a Notary Public in and for the County and State aforesaid do hereby certify that Barbara C. Joyce and George Joyce, appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and notarial seal this the 18th day of December, 2020.

(NOTARIAL SEAL)  
Gaye C. Saunders  
NOTARY PUBLIC  
Moore County  
North Carolina  
My Commission Expires: August 10, 2025
IN WITNESS WHEREOF, the said Grantor has hereunto set his hand and seal, or if Corporate, has caused this instrument to be signed in the Corporate name by its duly authorized officers by authority of its duly elected Board of Directors, or if Limited Liability Company (Company), in its Company name by its duly authorized manager, pursuant to authorization from its members, the day and year first above written.

(SIGNATURE)
Lloyd H. Chriscoe, Jr
(SEAL)

(SIGNATURE)
Patricia R. Chriscoe
(SEAL)

STATE OF NORTH CAROLINA

COUNTY OF MOORE

I, [Notary Public], a Notary Public in and for the County and State aforesaid do hereby certify that Lloyd H. Chriscoe, Jr and Patricia R. Chriscoe, appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and notarial seal this the [date] day of December, 2020.

[Notary Seal]

[Notary Public]

Moore County
State of North Carolina

My Commission Expires: [date]
IN WITNESS WHEREOF, the said Grantor has hereunto set his hand and seal, or if Corporate, has caused this instrument to be signed in the Corporate name by its duly authorized officers by authority of its duly elected Board of Directors, or if Limited Liability Company (Company), in its Company name by its duly authorized manager, pursuant to authorization from its members, the day and year first above written.

(SIGNATURE)
Sylvia C. Pusser
(SEAL)

(SIGNATURE)
Nelson Pusser
(SEAL)

STATE OF NORTH CAROLINA

COUNTY OF MOORE

I, CRYSTAL BROWN MARLEY, a Notary Public in and for the County and State aforesaid do hereby certify that Sylvia C. Pusser and husband, Nelson Pusser, appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and notarial seal this the 17th day of December, 2020.

NOTARY PUBLIC

My Commission Expires: 8/1/24
IN WITNESS WHEREOF, the said Grantor has hereunto set his hand and seal, or if Corporate, has caused this instrument to be signed in the Corporate name by its duly authorized officers by authority of its duly elected Board of Directors, or if Limited Liability Company (Company), in its Company name by its duly authorized manager, pursuant to authorization from its members, the day and year first above written.

Larry W. Chriscoe
(SEAL)

Jennifer Chriscoe
(SEAL)

STATE OF NORTH CAROLINA
COUNTY OF MOORE

I, Crystal Brown Marley, a Notary Public in and for the County and State aforesaid do hereby certify that Larry W. Chriscoe and wife, Jennifer Chriscoe, appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and notarial seal this the 15th day of December, 2020.

Crystal Brown Marley
NOTARY PUBLIC

My Commission Expires: 02/24/24
IN WITNESS WHEREOF, the said Grantor has hereunto set his hand and seal, or if Corporate, has caused this instrument to be signed in the Corporate name by its duly authorized officers by authority of its duly elected Board of Directors, or if Limited Liability Company (Company), in its Company name by its duly authorized manager, pursuant to authorization from its members, the day and year first above written.

Kathie C. Lewis (SEAL)
Kathie C. Lewis

Gene Lewis (SEAL)
Gene Lewis

STATE OF NORTH CAROLINA
COUNTY OF MOORE

I, Crystal Brown Marley, a Notary Public in and for the County and State aforesaid do hereby certify that Kathie C. Lewis and husband, Gene Lewis, appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and notarial seal this the 17th day of December, 2020.

Crystal Brown Marley
NOTARY PUBLIC

My Commission Expires: 3/24/24
EXHIBIT "A"

TRACT ONE:

Being in Mineral Springs Township, Moore County, North Carolina and situate on the east side of US 15-501 and on both sides of Nicks Creek and more particularly described as follows:

Beginning at an iron pipe, the same being common with the Saddler land; thence South 57 degrees 28.3 minutes East 411.61 feet to an iron rod on the south bank of the "Big Ditch", the same being common with the Down and Goins lands; thence North 81 degrees 29.8 minutes West 117.350 feet with the Goins line and the "Big Ditch" to an iron rod in the center of the "Big Ditch", the same being common with the Goins land; thence South 86 degrees 57.1 minutes West 71.88 feet with the Goins line and the "Big Ditch" to an iron rod in the center of the "Big Ditch" the same being common ith the Goins land; thence South 79 degrees 40.0 minutes West 107.77 feet with the Goins line and the "Big Ditch" to an iron rod in the center of the "Big Ditch" the same being common with the Goins land; thence South 80 degrees 15.5 minutes West 112.56 feet with the Goins line and the "Big Ditch" to an iron rod in the center of the "Big Ditch" the same being common with the Goins land; thence South 73 degrees 40.0 minutes West 161.46 feet with the Goins and the "Big Ditch" to a point, the center line junction of the "Big Ditch" and Nicks Creek, the same being common with the Maness and Goins lands; thence South 59 degrees 15.4 minutes West 155.63 feet with the Maness line in Nicks Creek to a point, a new corner in the center line of Nicks Creek, 48.0 feet from and normal to the center line of US 15-501, the same being common with the Maness land and in the right of way boundary of US 15-501; thence North 15 degrees 00.3 minutes East 518.77 feet with the right of way boundary of US 15-501 to an iron rod, a new corner, 48.0 feet from and normal to the center line of US 15-501, the same being in the Saddler line and in the right of way boundary of US 15-501; thence South 58 degrees 31.6 minutes East 248.91 feet with the Saddler line to the beginning, containing 3.08 acres, more or less as computed by the Double Meridian Distance Method. For further reference see Book 2421, Page 222.

TRACT TWO:

Being Lot No. 3 of Ed Goins Division: Beginning at an iron stake the southeast corner of Lot No. 3 of which this is a part and also being the dividing corner between Lots No. 3 and 4 of the Goins Division; and runs thence with the southerly line of Lot No. 3 North 54-00 West 250 feet to an iron stake 50 feet from the center
line of US Highway 15-501; and runs thence along the easterly right
of way line of the Highway 50 feet from and parallel with the
center line North 20-00 East 610 feet to an iron stake in the
easterly right of way 50 feet from the present center line; and
runs thence South 2-00 West and with the dividing line between Lots
3 and 4, 713 feet to the beginning, containing two (2) acres. For
further reference see Book 352, Page 262.