

Howard County Department of Planning and Zoning
Division of Land Development

ALTERNATIVE COMPLIANCE APPLICATION

[Alternative Compliance from Subdivision and Land Development Regulations]

Date Submitted/Accepted _____ DPZ File Number 18-060

I. Site Description

Subdivision Name/Property Identification: Vertical Bridge US-MD-5045; Verizon Wireless "Trinitytelphia"
Location of property: 3075 Route 32, West Friendship, MD 21794
(Street Address and/or Road Name)

Vacant
(Existing Use)

Telecommunication Facility
(Proposed Use)

15
(Tax Map No.)

22
(Grid/Block No.)

36
(Parcel No.)

3
(Election District)

RR-DEO
(Zoning District)

23.66 acres
(Total Site Area)

Provide a brief site history including reference to all previously submitted or currently active plans on file with the County (subdivision plans, Board of Appeals petitions, alternative compliance petitions, etc.)

BA-17-014C; conditional use application (Decision and Order dated Nov. 1, 2017)

II. Alternative Compliance Request

In accordance with Section 16.104 of the Howard County Subdivision and Land Development Regulations, the Department of Planning and Zoning, in conjunction with the Subdivision Review Committee may grant alternative compliances or modifications to the minimum requirements stipulated within the Regulations if it is determined that extraordinary hardships or practical difficulties may result from strict compliance with the regulations, or if it is determined that the regulations may be served to a greater extent by an alternative proposal.

In the area below, the petitioner shall enumerate the specific numerical section(s) from the Subdivision and Land Development Regulations for which an alternative compliance is being requested and provide a brief summary of the regulation. Attach a separate sheet if additional information is appropriate.

Section Reference No.	Summary of Regulation
1. <u>16-155.a.1.i</u>	<u>New or expanded non-residential development requires approval of a site development plan by the Department of Planning and Zoning.</u>
2. _____	_____
3. _____	_____
4. _____	_____
5. _____	_____

III. *Justification - See attached.*

All alternative compliance requests must be fully justified by the petitioner. Incomplete or inadequate justification may result in rejection of the application at the time of submission. Justification must be specific to the subject property. The justification provided by the petitioner should include all factors which rationalize or substantiate the request in accordance with the following criteria:

- a. Summarize any extraordinary hardships or practical difficulties which may result from strict compliance with the Regulations.
- b. Verify that the intent of the Regulations will be served to a greater extent through the implementation of the alternative proposal.
- c. Substantiate that approval of the alternative compliance will not be detrimental to the public interests.
- d. Confirm that approval of the alternative compliance will not nullify the intent of the Regulations.

PLEASE ATTACH A SEPARATE LETTER OF JUSTIFICATION TO SUPPORT THE ALTERNATIVE COMPLIANCE REQUESTS.

IV. *Pre-Submission Meeting Requirements* N/A

→→→a. **Community Meeting Requirement** - If no previous subdivision plans and/or zoning or conditional use petitions were processed, a pre-submission community meeting is required for the initial plan submittal of all new residential development and for new non-residential development located within 200 feet of a residential zoning district or an existing non-residential development which is located within 200 feet of a residential zoning district and proposed for a floor area expansion of more than 25% in accordance with Sections 16.156(a) and 16.128 of the Subdivision and Land Development Regulations for alternative compliance of the site development plan requirement. [See DPZ policy memo dated 3/22/04 for existing lots/parcels]. The property owner/developer must provide 3 weeks advance notice regarding the community meeting's date, time and location to all adjoining property owners identified in the records of the State Department of Assessments and Taxation and any community association that represents the geographic area of the subject property by first class mail; and sent electronically to any community association registered with the County for projects in a certain geographic area; the Howard County Council; and DPZ, which will place the meeting notice on the DPZ's website. The developer shall send a copy of the minutes and written responses to the meeting attendees and DPZ, either electronically or by first class mail. **A certification that meeting notices were mailed, contact information for the attendees and a copy of the minutes and a written response with a dated return mail receipt or dated email attached to all of the major comments recorded at the meeting must be submitted to DPZ along with the initial plan application. The meeting minutes, including a written response to all questions, shall be sent to all meeting attendees within 60 days of the meeting either electronically or by first class mail [Council Bill 6-2011].**

→→→b. N/A **HPC Meeting Requirement** - A pre-submission advisory meeting with the Historic Preservation Commission is required for new development located within a Historic District or if the site contains a historic structure (50 years or older) in accordance with Section 16.603A of the Howard County Code. Verify this requirement by checking the Historic Sites Inventory list and maps available at the DPZ public service desk or checking with the Resource Conservation Division. The property owner/developer must contact the DPZ, Resource Conservation Division for the HPC scheduling process and procedures. **The property owner/developer must submit a copy of the minutes from the HPC Advisory Meeting to DPZ along with the initial subdivision or site development plan application.**

→→→c. N/A **MAA Meeting Requirement** - For all proposed subdivisions or developments located within the BWI Airport Noise Zone or the Airport Zoning District (4 mile radius from the center of the airport), the review and approval by the Maryland Aviation Administration is required prior to signature approval of final plan road and SWM construction drawings, and/or site development plans, or alternative compliance approval of SDP. Please contact the MAA at P.O. Box 8766, BWI Airport, Maryland, 21240-0766, or (410) 859-7100. A copy of the MAA approval letter must accompany the submission of the final road/SWM construction plan original drawings, and/or site development plan original, or alternative compliance application.

→→→d.

N/A

Design Advisory Panel (DAP) – A pre-submission advisory meeting with the Design Advisory Panel is required for sketch and preliminary equivalent sketch plans that are submitted on or after November 3, 2008 for new development or redevelopment projects on parcels located in the U.S. Route 1 corridor that are zoned 'CE', 'CAC' or 'TOD' or that adjoin the Route 1 right-of-way and that are subject to the Route 1 Design Manual; on parcels located within the U.S. Route 40 corridor that are zoned 'TNC' or that are subject to the Route 40 Design Manual; on parcels which age-restricted adult housing is to be constructed pursuant to a conditional use; on redevelopment parcels located in the New Town Village Centers with boundaries proposed by a property owner or established by the Zoning Board or County Council; and for revitalization and redevelopment of Downtown Columbia in accordance with Sections 16.1501 and 16.1504 of the Howard County Code. The property owner/developer must contact the DPZ, Division of Comprehensive and Community Planning to verify this requirement and for information concerning the DAP meeting scheduling process and procedures. **The property owner/developer must submit a copy of the DAP project design recommendations to DPZ along with the initial subdivision plan application.**

V. **Plan Exhibit**

A. **Number of Copies Required**

The alternative compliance application must be accompanied by copies of a detailed plot plan, subdivision plat or site development plan (**15 sets of the completed alternative compliance application and plan exhibit if the subject property adjoins a County road; 19 sets for properties adjoining a State road**).

In instances where the alternative compliance request concerns an approval extension or if an associated plan is in active processing, only 2 sets of plans are required along with 15 or 19 copies of the application form. **Plans must be folded to a size no larger than 7-1/2" x 12". The pre-packaging of plans and supplemental reports by SRC agency will be permitted by DPZ provided that each package contains a cover letter which itemizes all plans, reports and documents included in the package.**

Please be advised that all plan application submissions are ACCEPTED BY APPOINTMENT ONLY. All plan submission appointments must be scheduled with the Division of Land Development at (410) 313-2350.

Plan applications are available on the DPZ website at <https://howardcountymd.gov/Departments/Planning-and-Zoning/Land-Development>.

B. **Plan Requirement Checklist**

The detailed alternative compliance exhibit, plot plan, subdivision plan or site development plan must indicate the following required information relevant to the alternative compliance request to ensure acceptance of the alternative compliance application for processing.

Legend:	<input checked="" type="checkbox"/> Information Provided	<input checked="" type="checkbox"/> Information Not Provided, Justification Attached
	<input type="checkbox"/> NA Not Applicable	

- 1. Vicinity map scale 1" = 2,000' indicating and identifying the total boundary of the property, exact site location, vicinity roads and north arrow.
- 2. Bearings and distances of property boundary lines for the entire tract and size of tract area.
- 3. North arrow and scale of plan.
- 4. Location, extent, boundary lines and area of any proposed lots.
- 5. Any existing or proposed building(s), structures, points of access, driveways, topography, natural features and other objects and/or uses on the subject and adjacent properties which may be relevant to the petition; i.e. historic structures, cemeteries or environmentally sensitive areas.
- 6. Delineation of building setback lines.
- 7. Delineation of all existing public road and/or proposed street systems.
- 8. Identification and location of all easements.
- 9. Approximate delineation of floodplain, streams, wetland and forested areas, if applicable, and/or

VII. **Owner's/Petitioner's Certification**

I/WE the undersigned fee simple owner(s) hereby make application to the Howard County Department of Planning and Zoning to provide an alternative compliance request of the minimum requirements of the Howard County Subdivision and Land Development Regulations. The undersigned hereby certifies the information supplied herewith is correct and complete, confirms that the regulations and policies as referred to in the attached are understood, and authorizes periodic on-site inspections by the Howard County Subdivision Review Committee agencies. ***If the applicant is the owner's agent, written documentation from owner granting that authority is required at the time of the submission.**

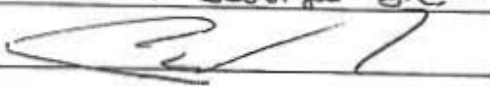
Owner's authorization attached *

_____	_____	<u>Harold Bernadzikowski</u>	<u>11/27/2017</u>
(Signature of Property Owner) (Fee Simple Owner Only)	(Date)	(Signature of Petition Preparer) *	(Date)
_____		<u>Network Building + Consulting, LLC</u>	
(Name of Property Owner)		<u>Harold Bernadzikowski</u>	
		(Name of Petition Preparer, Surveyor/Engineering/Architect or Agent/Developer)	
_____		<u>6095 Marshalee Dr., Suite 300</u>	
(Address)		Address)	
_____		<u>Elkridge, MD 21075</u>	
(City, State, Zip Code)		(City, State, Zip Code)	
E-Mail _____		E-Mail <u>hbernadzikowski@nbhllc.com</u>	
_____	_____	<u>410-712-7092</u>	<u>410-712-4056</u>
(Telephone)	(Fax)	(Telephone)	(Fax)
Contact Person: _____		Contact Person: _____	

Howard County
Department of Planning and Zoning

RE: Vertical Bridge #US-MD-5045
Verizon Wireless "Triadelphia"
Tax Map 15, Grid 22, Parcel 36
3075 Route 32
West Friendship, MD 21794

The undersigned property owner does hereby authorize Verizon Wireless, and/or their agents, to submit applications to the Howard County Department of Planning and Zoning, or any other applicable regulatory agency, for any and all necessary zoning and permitting approvals required by the County related to the telecommunications facility at the referenced property.

Name: William F. Gossage Jr
Signature: 
Address: 3045 RT. 32
West Friendship MD 21794
Telephone: 443-695-2934

Vertical Bridge US-MD-5045 / Verizon Wireless “Triadelphia”

3075 Route 32, West Friendship, MD 21794

Alternative Compliance Application – Justification Statement

Waiver of Section 16.155.a.1.(i), which requires approval of a site development plan by the Department of Planning and Zoning for new or expanded nonresidential development.

- a. *Summarize any extraordinary hardships or practical difficulties which may result from strict compliance with the regulations.*

Vertical Bridge, as the tower owner, and Verizon Wireless, as the primary tenant, are requesting a waiver to not have to submit a standard site development plan application due to the fact that the subject property is currently vacant except for the remnants of a former residential driveway and several dilapidated accessory structures (sheds). There is no prior site development plan for this property, which could be red-lined for this proposed project, and the limit of disturbance (LOD) is less than 5,000 square feet, which will not trigger any stormwater management or other major regulatory requirements. If the County were to strictly enforce the regulations by requiring a standard site development plan Vertical Bridge and Verizon Wireless would face a practical difficulty due to the amount of time it would take to prepare and obtain approval for a standard site development plan.

- b. *Verify that the intent of the Regulations will be served to a greater extent through the implementation of the alternative proposal.*

The review and approval of Vertical Bridge and Verizon’s development request via an Alternative Compliance Application and plan exhibit will better serve the Regulations because all applicable regulations pertaining to setbacks, use limitations, height limitations, landscaping and screening, and specific regulations related to telecommunications facilities and antennas will still be provided on the plans and will be reviewed to verify that the Petitioners are in compliance with those regulations. By not requiring unnecessary time and resources of the Petitioner and the County SRC staff associated with the preparation and review of a full-fledged standard site development plan, the alternative proposal will better serve the intent of the Regulations in allowing for the orderly development of this property.

- c. *Substantiate that approval of the waiver will not be detrimental to the public interests.*

All regulations that have been enacted by the County, such as setbacks and landscaping requirements, for the benefit and protection of the public welfare, will still be complied with if the Petitioner’s development proposal is processed as an Alternative Compliance Application versus a standard site development plan. As such, the approval of this waiver petition request will not be detrimental to the public interests.

- d. *Confirm that approval of the waiver will not nullify the intent of the Regulations.*

All regulations that have been enacted by the County, such as setbacks and landscaping requirements, the intent of which is to provide for the orderly development of property in Howard County and for the benefit and protection of the public welfare, will still be complied with if the Petitioner’s development proposal is processed as an Alternative Compliance Application versus a standard site development plan. As such, the approval of this waiver petition request will not nullify the intent of the regulations.



Bureau of Environmental Health

8930 Stanford Boulevard, Columbia, MD 21045

Main: 410-313-2640 | Fax: 410-313-2648

TDD 410-313-2323 | Toll Free 1-866-313-6300

www.hchealth.org

Facebook: www.facebook.com/hocohealth

Twitter: [HowardCoHealthDep](https://twitter.com/HowardCoHealthDep)

Maura J. Rossman, M.D., Health Officer

MEMORANDUM

TO: Kent Sheubrooks, Chief
Division of Land Development

FROM: Jeff Williams
Program Supervisor, Well & Septic Program
Bureau of Environmental Health

DATE: December 26, 2017

RE: WP-18-060

The Health Department has reviewed the above referenced petition and has the following comments:

- Health Department records indicate a replacement well drilled on the property in 2002, but no record of its abandonment. The plans indicate a sealed well within the project area. Prior to Health approval of a building permit, all wells and sewage disposal systems remaining on the property must be properly abandoned with documentation submitted to the Health Department.

HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
Division of Land Development

DATE: November 29, 2017

DPZ File No. WP-18-060

Department of Planning and Zoning

- 1 Research
- 1 Resource Conservation (Historic/Ag Pres)
- Public Service and Zoning Administration
- Address Coordinator

- 1 Comprehensive & Community Planning
- 2 Development Engineering Division
- Other
- 1 File

See: BA-17-014C

Agencies

- 1 Soil Conservation District
- 1 Department of Inspections, Licenses & Permits
- 1 Department of Fire and Rescue Services
- 1 State Highway Administration
- 1 Health Department
- 1 Public School System
- 1 Recreation and Parks
- 1 Office of Transportation
- MD Aviation Administration
- WSSC (Non-Residential Only)

- Tax Assessment
- Verizon
- BGE
- Cable TV
- Police
- MTA
- Finance
- 1 DPW, Real Estate Services
- DPW, Construction and Inspection
- DPW, Bureau of Utilities

RE: Vertical Bridge -US-MD-5045

ENCLOSED FOR YOUR _____ Signature Approval Review & Comments _____ Files
 THE ENCLOSED = _____ Original _____ Pre-Packaged Plan Set

Plans	# of Plans
_____ Sketch Plan	_____
_____ Prel Equiv Sketch Plan	_____
_____ Preliminary Plan	_____
_____ Final Plat/Plat of Easement/RE Plat	_____
_____ Final Constr Plans (RDS)	_____
_____ Final Development Plan	_____
_____ Site Development Plan	_____
_____ Landscape Plan/Supplemental Plan	_____
_____ Grading Plan	_____
_____ House Type Revision/Walk-Thru Red-Line	_____
_____ Water and Sewer Plan	_____

Supplemental Documents
_____ Wetlands Report
_____ Soils/Topo Map/Drain Area Map
_____ FSD/FCP/Worksheet and Application
_____ Declaration of Intent (Forest Cons)
_____ Drainage and/or Computation/Pond Safety Comps
_____ Preliminary Road Profiles
_____ APFO Roads Test/Mitigation Plan/Traffic Study
_____ Noise Study
_____ Sight Distance Analysis/Speed Flow Study
_____ Floodplain Study
_____ Stormwater Management Comps/Geo-Tech Report
_____ Industrial Waste Survey (DPW)
_____ Road Poster Form Letter
_____ <input checked="" type="checkbox"/> Justification Letter
_____ Perc Plat
_____ Scenic Road Exhibits
_____ Deeds
_____ Photographs
_____ Retaining Wall Comps/Details
_____ Poster/Community or HDC Meeting Information
_____ Route 1 Details/Summary

Applications	# of Plans
<u>15</u> Alternative Compliance Application	<u>15</u>
_____ Planning Board Application	_____
_____ ASDP/CSDP Application	_____
_____ DED Application/Checklist	_____
_____ DED Fee Receipt/Deeds/Cost Estimate	_____
_____ Overall Scaled Composite	_____
_____ Water & Sewer Plans	_____
_____ List of Street Names	_____

WAS: Received _____ Tentatively Approved _____ Recorded
 _____ Received and Revised _____ Approved On November 29, 2017

COMMENTS: see memo SW Due- 17 Working Days: 12/22/17

_____ Check, initial and return to the Department of Planning and Zoning if plan is approved with no comments.

DPZ STAFF INITIALS: JW

PROJECT DESCRIPTION:

CONSTRUCTION OF TELECOMMUNICATIONS AND PUBLIC UTILITY FACILITY, CONSISTING OF A MONOPOLE TOWER, SPACE FOR CARRIER EQUIPMENT, AND A UTILITY BACKBOARD WITHIN A FENCED COMPOUND. NO WATER OR SEWER IS REQUIRED. THIS WILL BE AN UNMANNED FACILITY.

verticalbridge

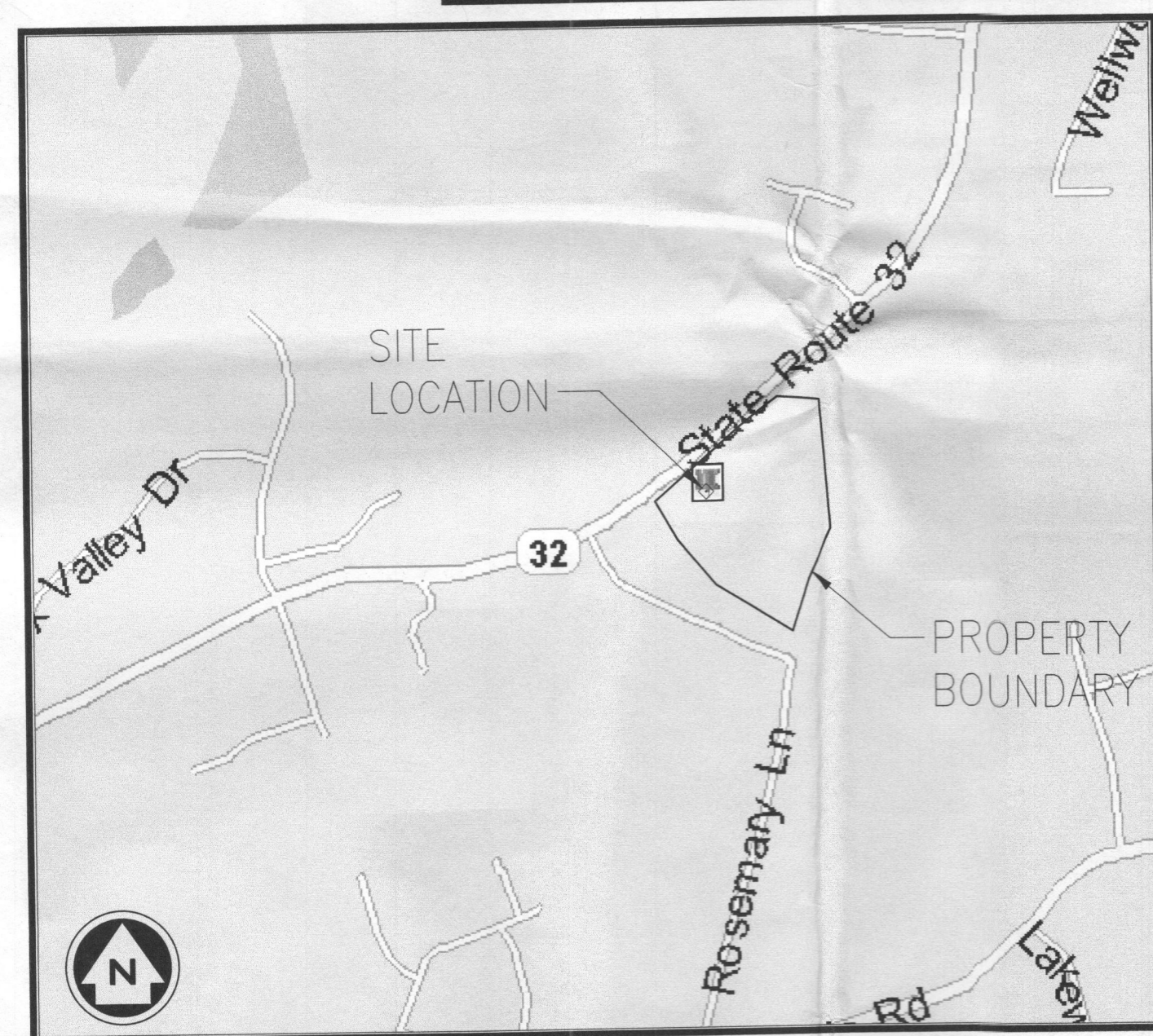
US-MD-5045
 TRIADELPHIA
 3075 ROUTE 32
 WEST FRIENDSHIP, MD 21794
 150' MONOPOLE TOWER

verizon wireless

verticalbridge

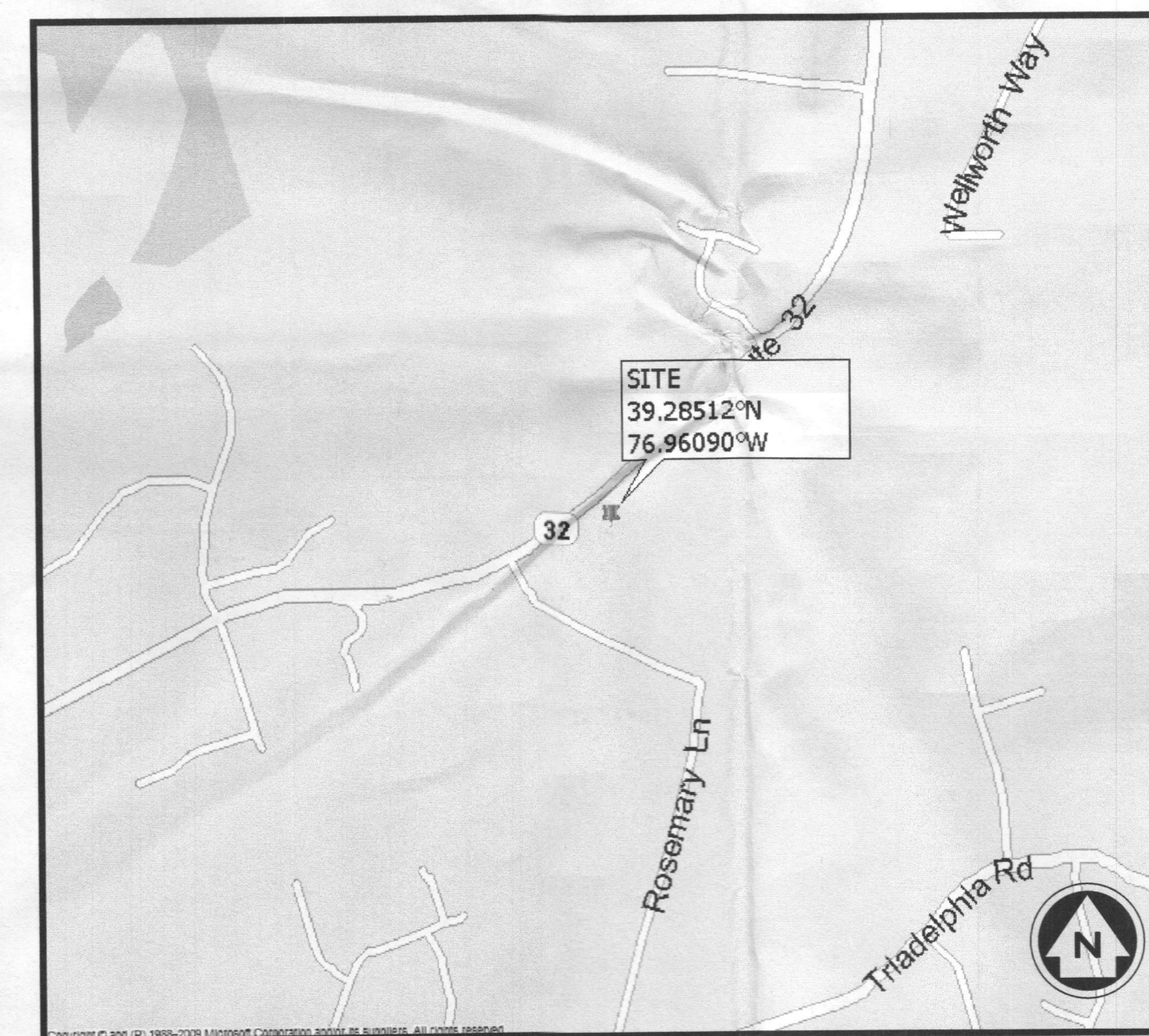
INFINIGY
 FROM ZERO TO INFINIGY
 the solutions are endless

verizon wireless



VICINITY MAP SCALE: 1" = 2000'

DRAWING INDEX			
DRWG. #	TITLE	REV.#	DATE
T1	TITLE SHEET	5	11/15/17
Z1	GENERAL NOTES & LEGEND	5	11/15/17
Z2	OVERALL SITE PLAN	5	11/15/17
Z3	SITE PLAN	5	11/15/17
Z4	COMPOUND PLAN & TOWER ELEVATION	5	11/15/17
Z5	DRAINAGE, GRADING AND EROSION CONTROL PLAN	5	11/15/17
Z6	LANDSCAPE PLAN & FOREST CONSERVATION PLAN	5	11/15/17
Z7	LANDSCAPE DETAILS	5	11/15/17



LOCATION MAP N.T.S.

PROJECT INFORMATION	
SITE NAME:	TRIADELPHIA
SITE NUMBER:	US-MD-5045
SITE ADDRESS:	3075 ROUTE 32 WEST FRIENDSHIP, MD 21794
ACCOUNT IDENTIFIER:	03-283178
TAX MAP NUMBER:	15
GRID NUMBER:	22
PARCEL NUMBER:	36
DEED REFERENCE:	BOOK 11552 PAGE 54
ZONING CLASSIFICATION:	RR-DEO
ZONING JURISDICTION:	HOWARD COUNTY
GROUND ELEVATION:	457.6' A.M.S.L.
STRUCTURE TYPE:	MONOPOLE
STRUCTURE HEIGHT:	150' TOWER (154' TOP OF LIGHTNING ROD)
OVERALL AREA:	±23.66 Ac
PROJECT LIMITS OF DISTURBANCE:	±0.11 Ac
LATITUDE (NAD 83):	39° 17' 06.42" N
LONGITUDE:	76° 57' 38.24" W
PRIOR DPZ PLANS:	BA-17-014C

PROJECT DIRECTORY	
PROPERTY OWNER:	FRED GOSSAGE
APPLICANT:	VERTICAL BRIDGE DEVELOPMENT, LLC 750 PARK OF COMMERCE DRIVE, SUITE 200 BOCA RATON, FL 33487
CONTACT:	RAUL GARCIA PHONE: (786) 518-8374
ENGINEER:	INFINIGY 2255 SEWELL MILL ROAD SUITE 130 MARIETTA, GA 30062
CONTACT:	PETER RYNER PHONE: (678) 444-4463
POWER COMPANY:	TBD
TELCO COMPANY:	TBD

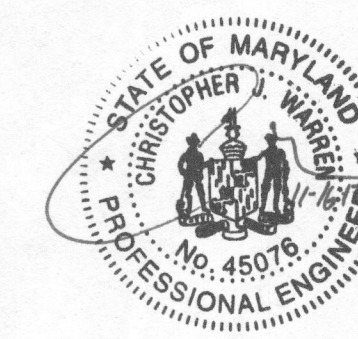
DIG ALERT:
 CALL FOR UNDERGROUND UTILITIES PRIOR TO DIGGING:
 811
 EMERGENCY:
 CALL 911

5	ISSUED FOR ZONING	CJW	11/15/17
4	ISSUED FOR ZONING	CJW	10/26/17
3	ISSUED FOR ZONING	CJW	06/26/17
2	ISSUED FOR ZONING	CJW	05/22/17
1	ISSUED FOR ZONING	CJW	03/23/17
0	ISSUED FOR ZONING	CJW	03/01/17
No.	Submital / Revision	App'd	Date
Drawn:	PHR	Date:	03/01/17
Designed:	PHR	Date:	03/01/17
Checked:	CJW	Date:	03/01/17

Project Number 404-062

Project Title
US-MD-5045
TRIADELPHIA
 3075 ROUTE 32
 WEST FRIENDSHIP, MD 21794

Engineer Stamp



Drawing Title

TITLE SHEET

Drawing Scale:
 AS NOTED
 Date:
 03/01/17

ZD

Drawing Number

T1

UNAUTHORIZED ALTERATION OR ADDITION TO THIS DOCUMENT IS A VIOLATION OF APPLICABLE STATE AND/OR LOCAL LAWS

GENERAL NOTES

1. THE CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE CODES ORDINANCES, LAWS AND REGULATIONS OF ALL MUNICIPALITIES, UTILITY COMPANY OR OTHER PUBLIC AUTHORITIES.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL PERMITS AND INSPECTIONS THAT MAY BE REQUIRED BY ANY FEDERAL, STATE, COUNTY, OR MUNICIPAL AUTHORITIES.
3. THE CONTRACTOR SHALL NOTIFY THE CONSTRUCTION MANAGER, IN WRITING, OF ANY CONFLICTS, ERRORS, OR OMISSIONS PRIOR TO THE SUBMISSION OF BIDS OR PERFORMANCE OF WORK. MINOR OMISSIONS OR ERRORS IN THE BID DOCUMENTS SHALL NOT RELIEVE THE CONTRACTOR FROM RESPONSIBILITY FOR THE OVERALL INTENT OF THESE DRAWINGS.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING SITE IMPROVEMENTS PRIOR TO COMMENCING CONSTRUCTION. THE CONTRACTOR SHALL REPAIR ANY DAMAGE CAUSED AS A RESULT OF CONSTRUCTION OF THIS FACILITY.
5. THE SCOPE OF WORK FOR THIS PROJECT SHALL INCLUDE PROVIDING ALL MATERIALS, EQUIPMENT, AND LABOR REQUIRED TO COMPLETE THIS PROJECT. ALL EQUIPMENT SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.
6. THE CONTRACTOR SHALL VISIT THE PROJECT SITE PRIOR TO SUBMITTING A BID TO VERIFY THAT THE PROJECT CAN BE CONSTRUCTED IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.
7. CONTRACTOR SHALL VERIFY ANTENNA ELEVATION AND AZIMUTH WITH RF ENGINEERING PRIOR TO INSTALLATION.
8. TRANSMITTER EQUIPMENT AND ANTENNAS ARE DESIGNED TO MEET ANSI/EIA/TIA 222-G REQUIREMENTS.
9. ALL STRUCTURAL ELEMENTS SHALL BE HOT DIPPED GALVANIZED STEEL.
10. CONTRACTOR SHALL MAKE A UTILITY "ONE CALL" TO LOCATE ALL UTILITIES PRIOR TO EXCAVATING.
11. IF ANY UNDERGROUND UTILITIES OR STRUCTURES EXIST BENEATH THE PROJECT AREA, CONTRACTOR MUST LOCATE IT AND CONTACT THE APPLICANT AND OWNER'S REPRESENTATIVE.
12. OCCUPANCY IS LIMITED TO PERIODIC MAINTENANCE AND INSPECTION BY TECHNICIANS APPROXIMATELY TWICE A MONTH.
13. PROPERTY LINE INFORMATION WAS PREPARED USING DEEDS, TAX MAPS, AND PLANS OF RECORD AND SHOULD NOT BE CONSTRUED AS AN ACCURATE BOUNDARY SURVEY.
14. THIS PLAN IS SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD.
15. THIS PROJECT IS **EXEMPT** FROM SWM REQUIREMENTS BASED ON THE L.O.D. BEING LESS THAN 5,000 SQUARE FEET. THE PROPOSED FACILITY WILL CAUSE ONLY A "DE MINIMIS" INCREASE IN STORM WATER RUNOFF, THEREFORE, NO DRAINAGE STRUCTURES ARE PROPOSED.
16. NO SIGNIFICANT NOISE, SMOKE, DUST, OR ODOR WILL RESULT FROM THIS FACILITY.
17. THE FACILITY IS UNMANNED AND NOT INTENDED FOR HUMAN HABITATION (NO HANDICAP ACCESS REQUIRED).
18. THE FACILITY IS UNMANNED AND DOES NOT REQUIRE POTABLE WATER OR SANITARY SERVICE.
19. POWER TO THE FACILITY WILL BE MONITORED BY A SEPARATE METER.
20. THE PROPOSED TELECOMMUNICATION FACILITY WILL COMPLY WITH ALL APPLICABLE REQUIREMENTS OF THE HOWARD COUNTY ZONING REGULATIONS, SECTION 128 AND 131.
21. A CONDITIONAL USE APPLICATION (#BA-17-014C) WAS APPROVED FOR THIS PROPOSED MONOPOLE FACILITY, BY THE HOWARD COUNTY HEARING EXAMINER, SUBJECT TO FIVE CONDITIONS OUTLINED IN A THE DECISION + ORDER DATED NOVEMBER 1 2017.
22. THERE ARE NO STREAMS, FLOODPLAINS, OR WETLANDS ON THE SUBJECT PARCEL OR WITHIN THE PROJECT L.O.D.

CIVIL LEGEND

EXISTING		PROPOSED
	FENCE	
	UNDERGROUND ELECTRIC	
	UNDERGROUND TELEPHONE	
	OVERHEAD TELEPHONE	
	OVERHEAD ELECTRIC	
	5' OR 10' CONTOUR LINE	
	1' OR 2' CONTOUR LINE	
	SPOT ELEVATION	
	PRIMARY PROPERTY OR R.O.W.	
	LEASE LINE	
	EASEMENT	
	UTILITY POLE	
	TELEPHONE PEDESTAL	
	CURB	
	ASPHALT PAVEMENT	
	BUILDING	
	TREES, SHRUBS, BUSHES	
	REPRESENTS DETAIL NUMBER	
	REF. DRAWING NUMBER	

ABBREVIATIONS

CIGBE	COAX ISOLATED GROUND BAR EXTERNAL
MIGB	MASTER ISOLATED GROUND BAR
SST	SELF SUPPORTING TOWER
GPS	GLOBAL POSITIONING SYSTEM
TYP.	TYPICAL
DWG	DRAWING
BCW	BARE COPPER WIRE
BFG	BELOW FINISH GRADE
W/	WITH
PVC	POLYVINYL CHLORIDE
CAB	CABINET
C	CONDUIT
SS	STAINLESS STEEL
G	GROUND
AWG	AMERICAN WIRE GAUGE
RGS	RIGID GALVANIZED STEEL
AHJ	AUTHORITY HAVING JURISDICTION
TTLNA	TOWER TOP LOW NOISE AMPLIFIER
UNO	UNLESS NOTED OTHERWISE
EMT	ELECTRICAL METALLIC TUBING

GROUNDING SYMBOLS

	GROUND ROD
	ACCESS WELL
	GROUND ROD WITH ACCESS
	#2 BTCW GROUNDING WIRE U.N.O
	INDICATES CODED NOTE

ELECTRICAL SYMBOLS

	RECEPTACLE
	BURIED RACEWAY
	TOWER LIGHT SYSTEM
	INDICATES CODED NUMBER
	INDICATES DISCONNECT SWITCH

verticalbridge

INFINIGY

FROM ZERO TO INFINIGY
the solutions are endless

verizon wireless

No.	Submital / Revision	App'd	Date
5	ISSUED FOR ZONING	CJW	11/15/17
4	ISSUED FOR ZONING	CJW	10/26/17
3	ISSUED FOR ZONING	CJW	06/26/17
2	ISSUED FOR ZONING	CJW	05/22/17
1	ISSUED FOR ZONING	CJW	03/23/17
0	ISSUED FOR ZONING	CJW	03/01/17

Drawn: PHR Date: 03/01/17
Designed: PHR Date: 03/01/17
Checked: CJW Date: 03/01/17

Project Number 404-062

Project Title
US-MD-5045
TRIADELPHIA
3075 ROUTE 32
WEST FRIENDSHIP, MD 21794

Engineer Stamp

Drawing Title
GENERAL NOTES

Drawing Scale: AS NOTED
Date: 03/01/17
ZD

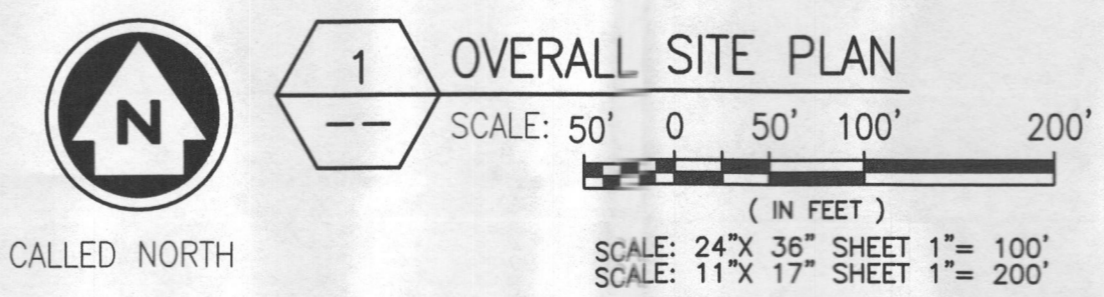
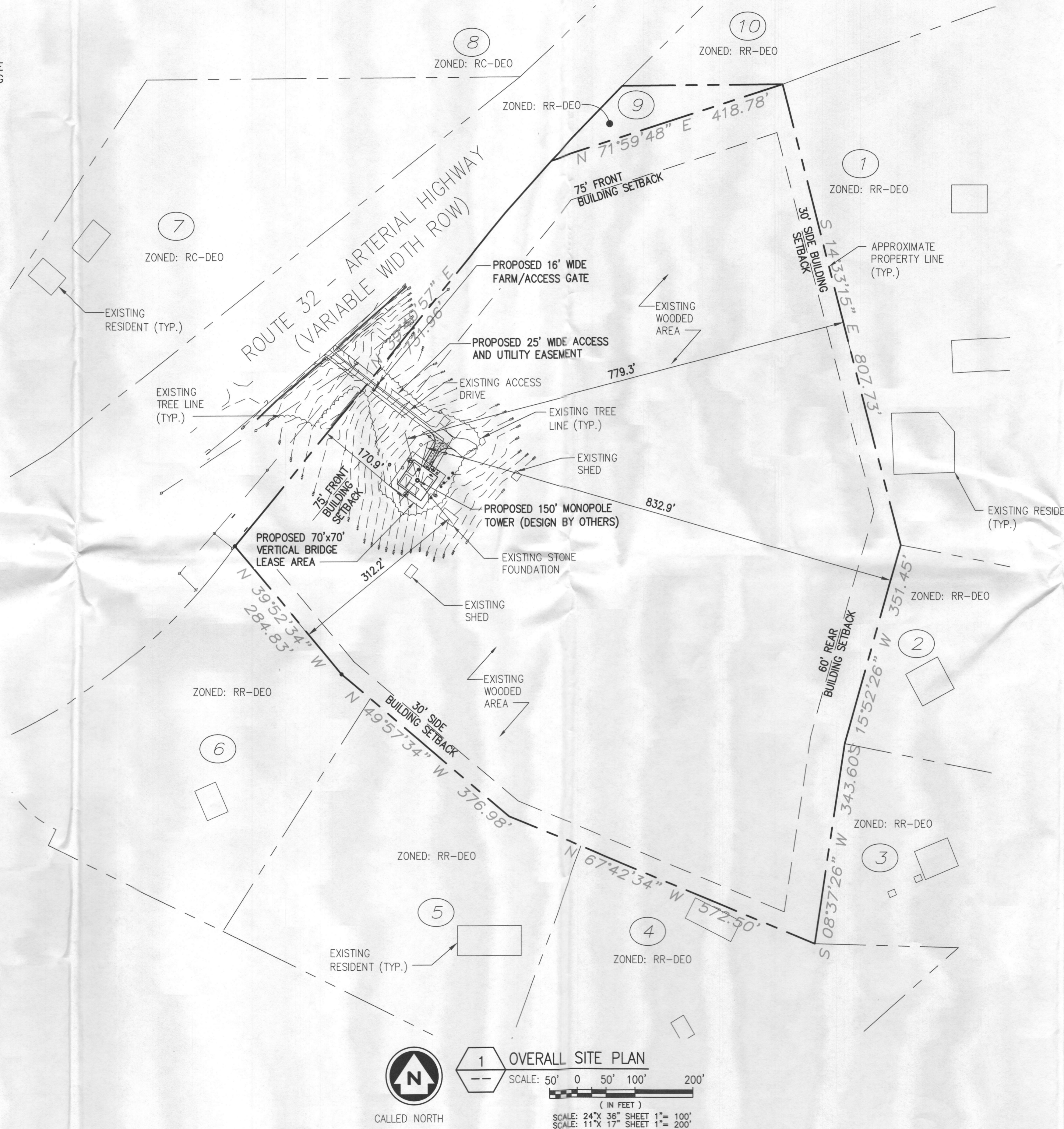
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Drawing Number

Z1

GENERAL SITE NOTES

1. THE PROPOSED LOD DOES NOT LIE WITHIN ANY FLOODPLAINS OR IS LOCATED NEAR ANY STREAMS WETLANDS OR FORESTED AREAS.
2. ROAD PROFILE NOT REQUIRED. PROPOSED TOWER SITE SHALL UTILIZE EXISTING ACCESS DRIVE FROM EXISTING ROAD.
3. NO EXISTING ONSITE STRUCTURES PRESENT AT PROPOSED SITE.



PROPERTY ADJOINERS

1. OWNER: WILLIAM F. GOSSAGE JR.
ACCT. NO: 03-324648
D.B. 3507, PAGE 635
MAP:0015 PARCEL:0076
LOT:2
2. OWNER: MICHAEL P. STRETMATER
ACCT. NO: 03-316777
D.B. 4447, PAGE 352
MAP:0022 PARCEL:0276
LOT:2
3. OWNER: SUE CHUN RILEY
ACCT. NO: 03-279979
D.B. 7575, PAGE 33
MAP:0022 PARCEL:0276
LOT:1
4. OWNER: PAUL W. OLSON
ACCT. NO: 03-292614
D.B. 603, PAGE 426
MAP:0022 PARCEL:0211
LOT:NONE
5. OWNER: STEVE SHOLLENBERGER
ACCT. NO: 03-289133
D.B. 4900, PAGE 20
MAP:0015 PARCEL:0210
LOT:NONE
6. OWNER: JENNY KIM
ACCT. NO: 03-285499
D.B. 17215, PAGE 259
MAP:0015 PARCEL:0174
LOT:NONE
7. OWNER: CASTRO JOSE LUIS
ACCT. NO: 03-298779
D.B. 17333, PAGE 439
MAP:0015 PARCEL:0035
LOT:NONE
8. OWNER: 2800 NIXONS FARM LANE LLC
ACCT. NO: 03-292444
D.B. 12565, PAGE 273
MAP:0015 PARCEL:0090
LOT:NONE
9. OWNER: FRED GOSSAGE SR
ACCT. NO: 03-286010
D.B. 487, PAGE 79
MAP:0015 PARCEL:0085
LOT:NONE
10. OWNER: FRED GOSSAGE SR
ACCT. NO: 03-286002
D.B. 12565, PAGE 273
MAP:0015 PARCEL:0097
LOT:NONE

INFINIGY
FROM ZERO TO INFINITY
the solutions are endless

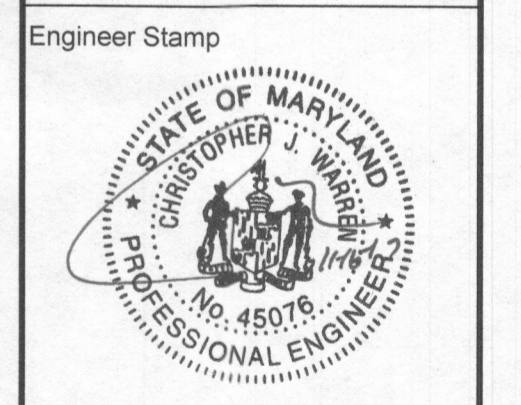
verizon wireless

No.	Submittal / Revision	App'd	Date
5	ISSUED FOR ZONING	CJW	11/15/17
4	ISSUED FOR ZONING	CJW	10/26/17
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Drawn: PHR Date: 03/01/17
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Checked: CJW Date: 03/01/17

Project Number: 404-062

Project Title:
**US-MD-5045
TRIADELPHIA**
3075 ROUTE 32
WEST FRIENDSHIP, MD 21794



Drawing Title:
OVERALL SITE PLAN

Drawing Scale:
AS NOTED

Date:
03/01/17

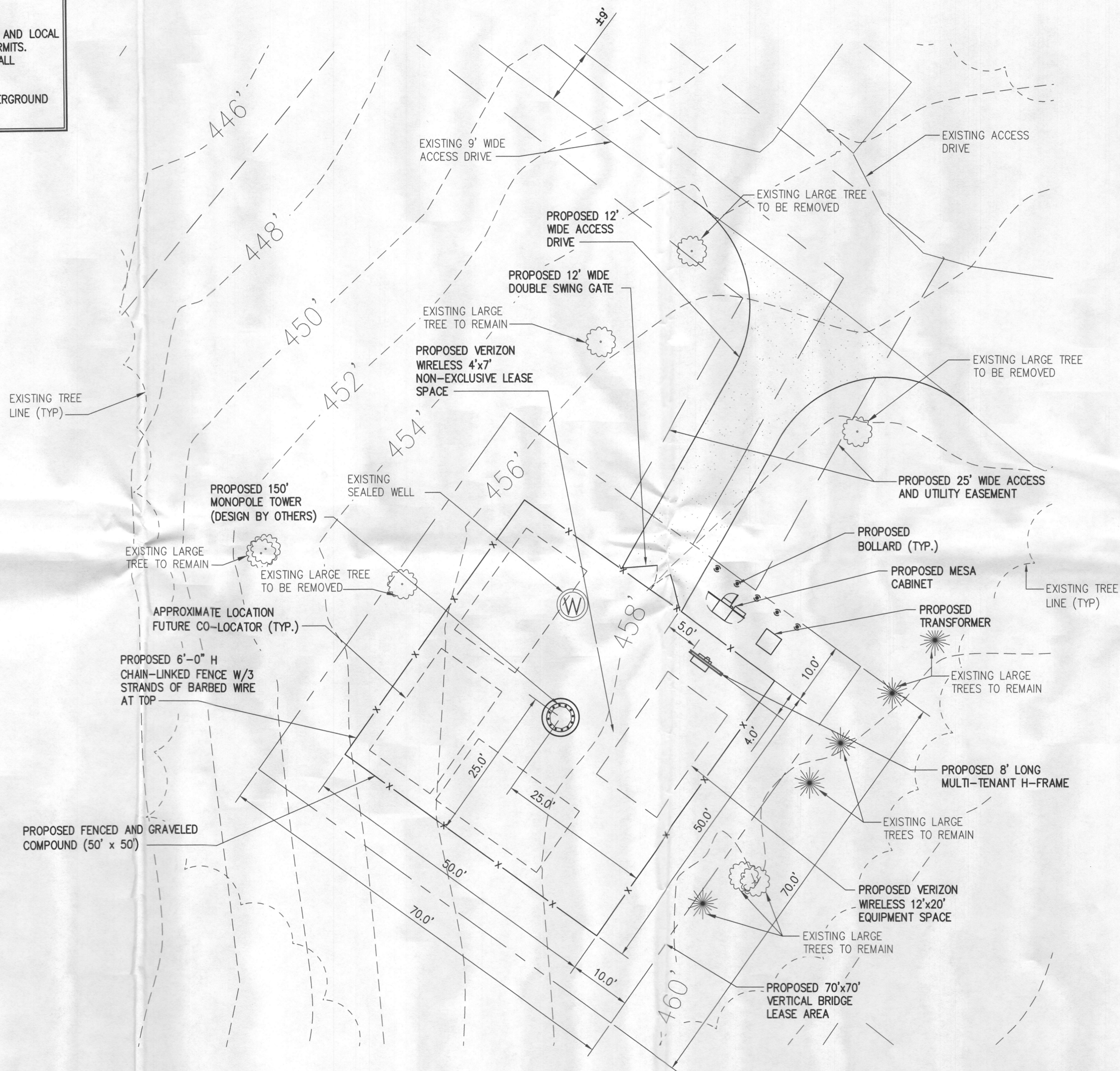
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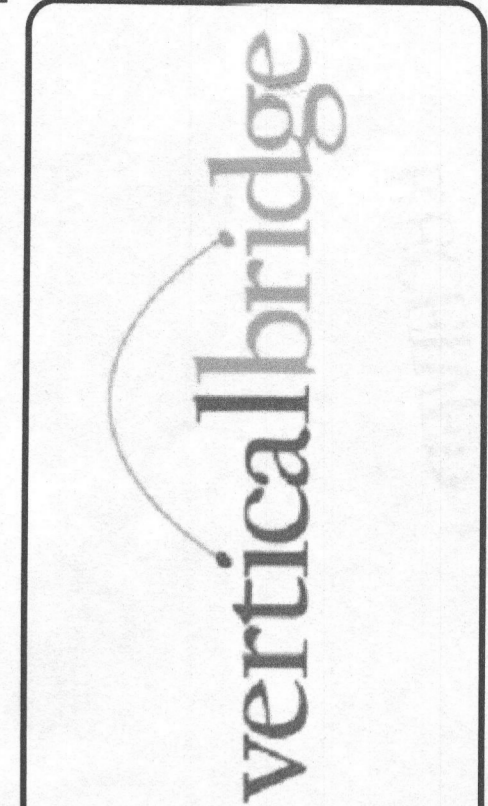
Drawing Number:
Z2

INFORMATION SHOWN BASED ON A FIELD SURVEY BY POINT TO POINT LAND SURVEYING DATED 02/01/17.

NOTES:
 - PROPOSED TOWER SITE WILL BE UNMANNED. ROUTINE MAINTENANCE VISITS SHALL BE COMPLETED ONCE A MONTH, OR LESS.
 - CONTRACTOR IS RESPONSIBLE FOR PLANNING AND INSTALLATION COMPLIANCE WITH ALL FEDERAL, STATE AND LOCAL CODES, REQUIRED FOR PULLING ALL NECESSARY PERMITS. CONTRACTOR IS RESPONSIBLE FOR ARRANGING FOR ALL INSPECTIONS AND OBTAINING ALL APPROVALS.
 - CONTRACTOR SHALL LOCATE AND MARK ANY UNDERGROUND UTILITIES PRIOR TO ANY REQUIRED EXCAVATION.



1 OVERALL SITE PLAN
 SCALE: 5' 0 5' 10' 20'
 (IN FEET)
 SCALE: 24" X 36" SHEET 1" = 10'
 SCALE: 11" X 17" SHEET 1" = 20'



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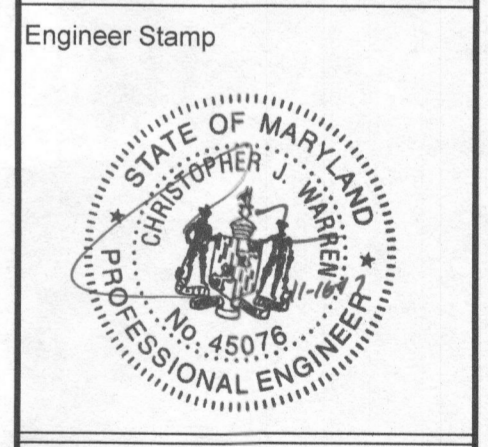
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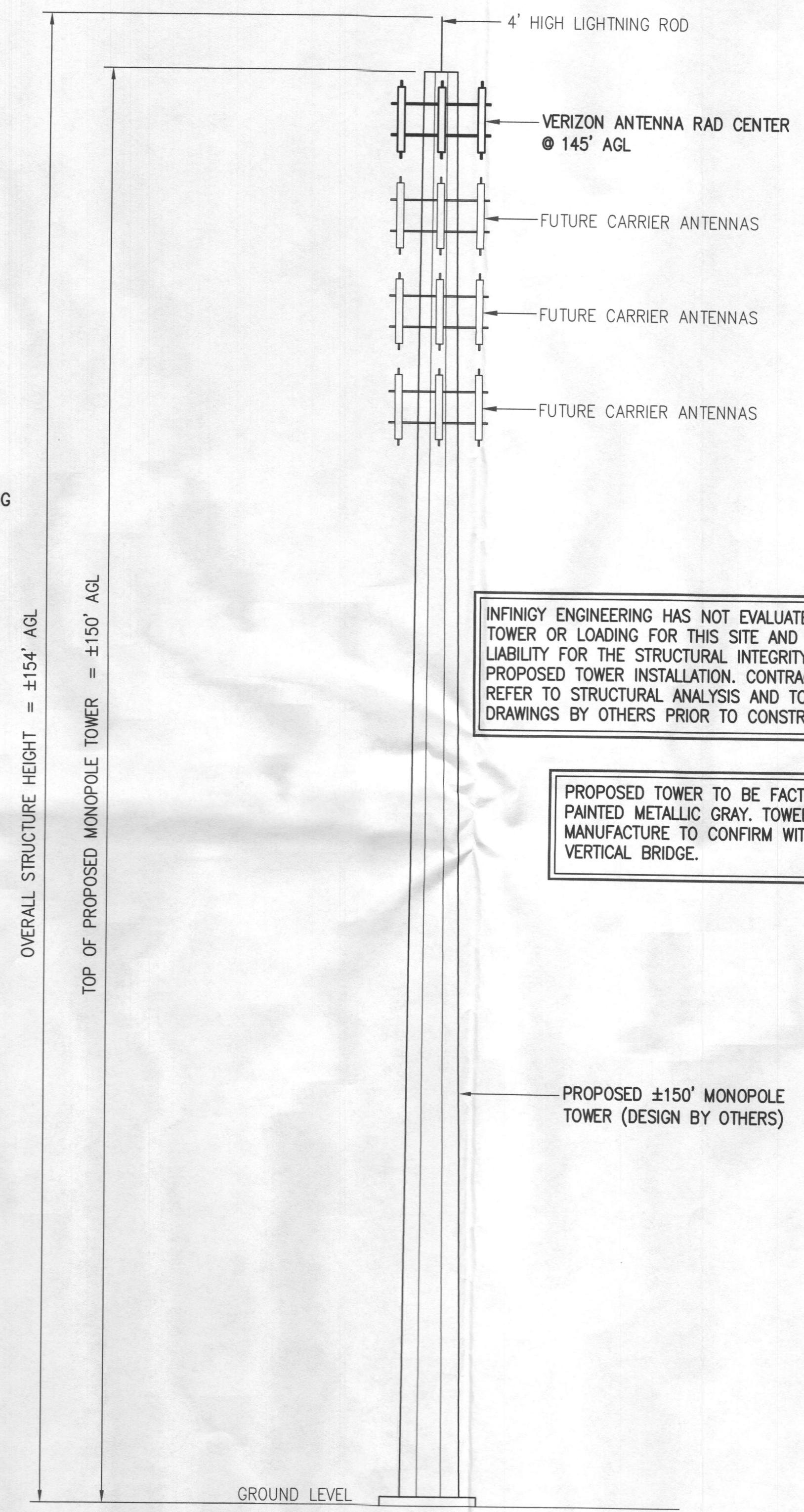
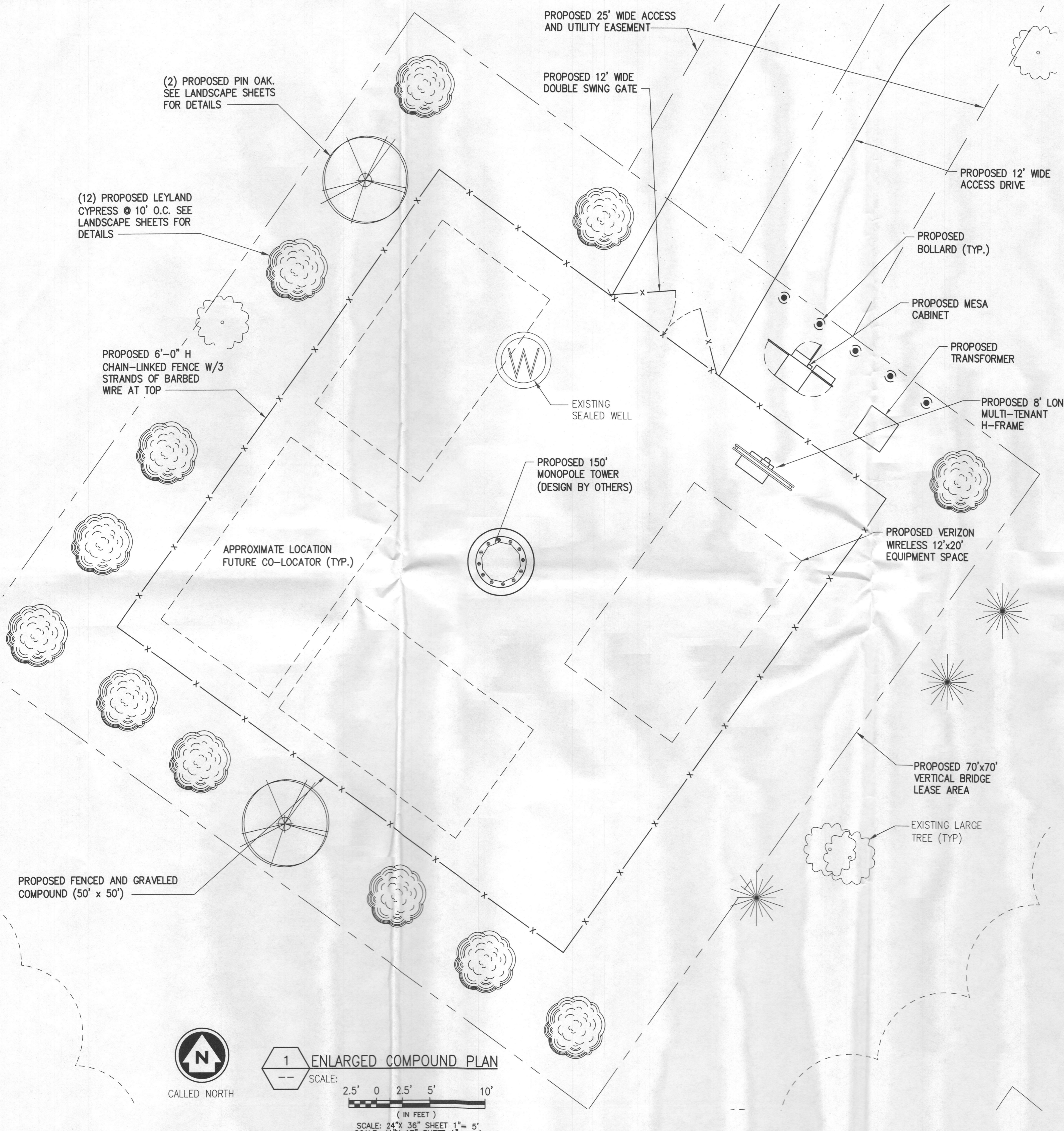


Drawing Title
SITE PLAN

Drawing Scale: AS NOTED
 Date: 03/01/17
ZD

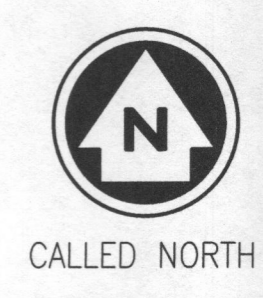
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Drawing Number
Z3



INFINIGY ENGINEERING HAS NOT EVALUATED THE TOWER OR LOADING FOR THIS SITE AND ASSUMES NO LIABILITY FOR THE STRUCTURAL INTEGRITY OF THE PROPOSED TOWER INSTALLATION. CONTRACTOR TO REFER TO STRUCTURAL ANALYSIS AND TOWER DRAWINGS BY OTHERS PRIOR TO CONSTRUCTION.

PROPOSED TOWER TO BE FACTORY PAINTED METALLIC GRAY. TOWER MANUFACTURE TO CONFIRM WITH VERTICAL BRIDGE.



1 ENLARGED COMPOUND PLAN
 SCALE: 2.5' 0 2.5' 5' 10'
 (IN FEET)
 SCALE: 24" X 36" SHEET 1" = 5'
 SCALE: 11" X 17" SHEET 1" = 10'

2 TOWER ELEVATION
 NOT TO SCALE

verticalbridge

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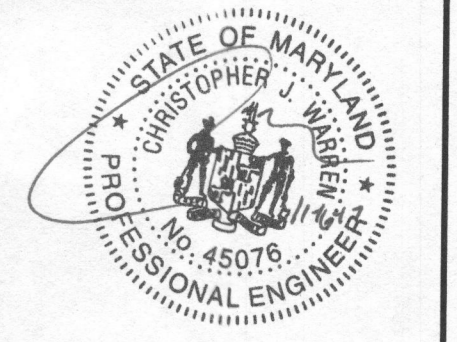
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Engineer Stamp


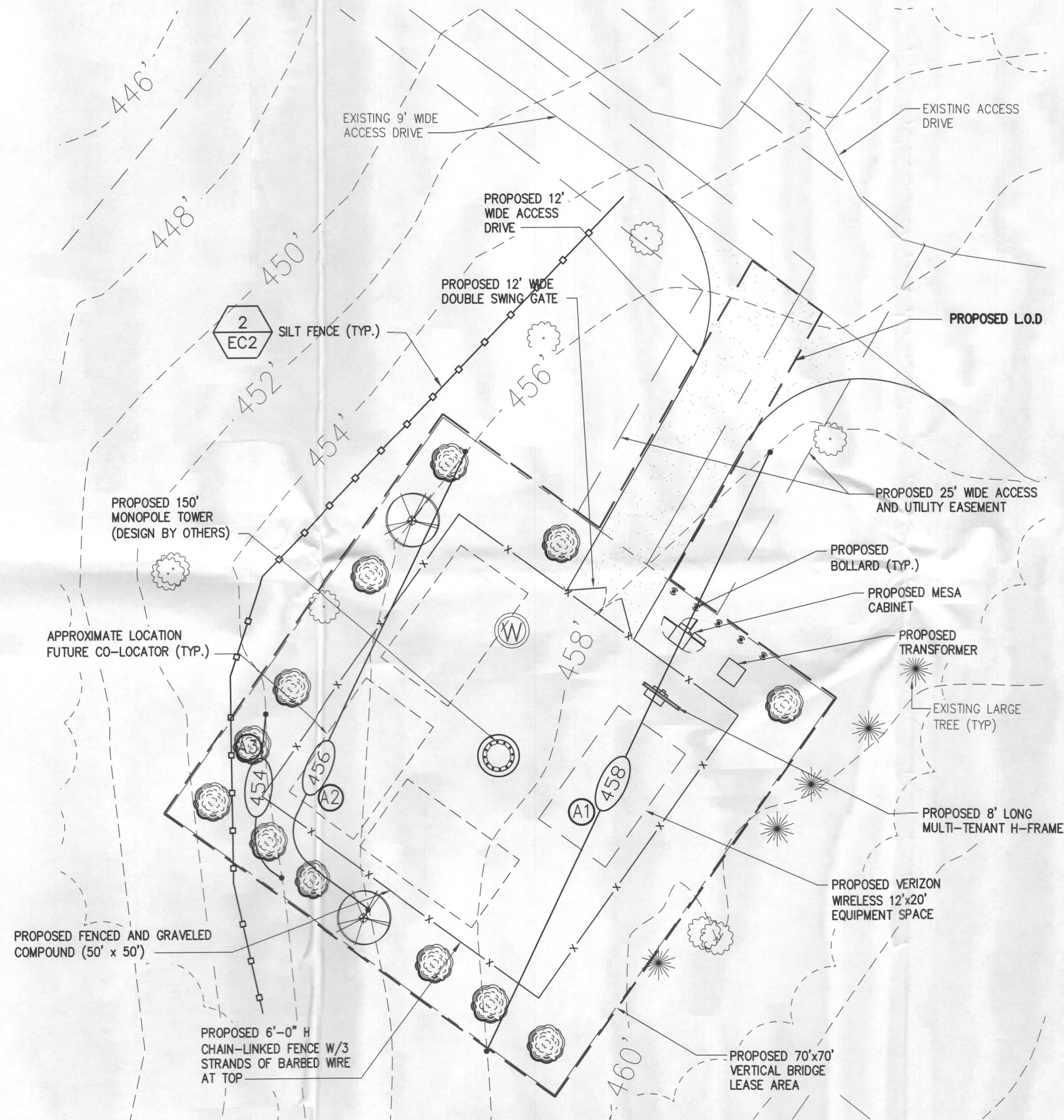
Drawing Title:
COMPOUND PLAN & TOWER ELEVATION

Drawing Scale:
 AS NOTED **ZD**

Date:
03/01/17

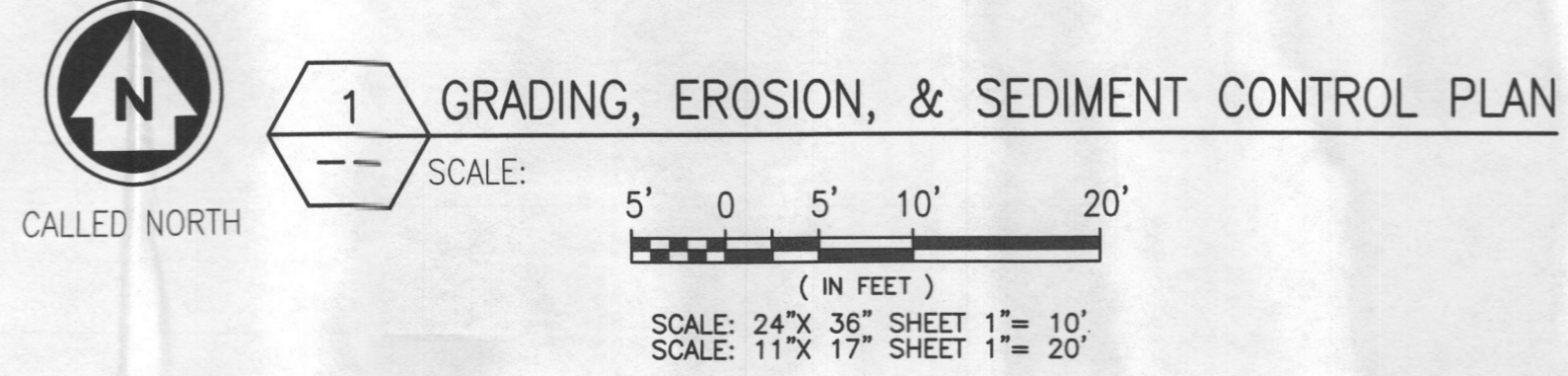
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Drawing Number:
24



CUT AND FILL VOLUMES						
REGION	GRADE ELEV.	FINISHED ELEV.	CUT(-) OR FILL(+) DEPTH	REGION AREA (FT ²)	CUT(-) VOLUME (FT ³)	FILL(+) VOLUME (FT ³)
A1	459	458	-1	800	800	
A2	455	456	-1	290	60	230
A3	453.5	454	-0.5	40		20
					860	250

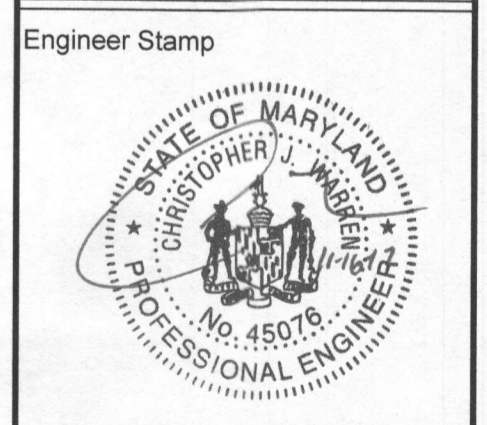
L.O.D. TABULATION:	
50'x50' LEASED AREA	= 2,500 SQ. FT.
60'x12' DRIVEWAY EXTENSION	= 720 SQ. FT.
LANDSCAPING	= 0 SQ. FT.
1'WIDE x 250'LONG UTILITY TRENCH	= 250 SQ. FT.
TOTAL:	3,470 SQ. FT.



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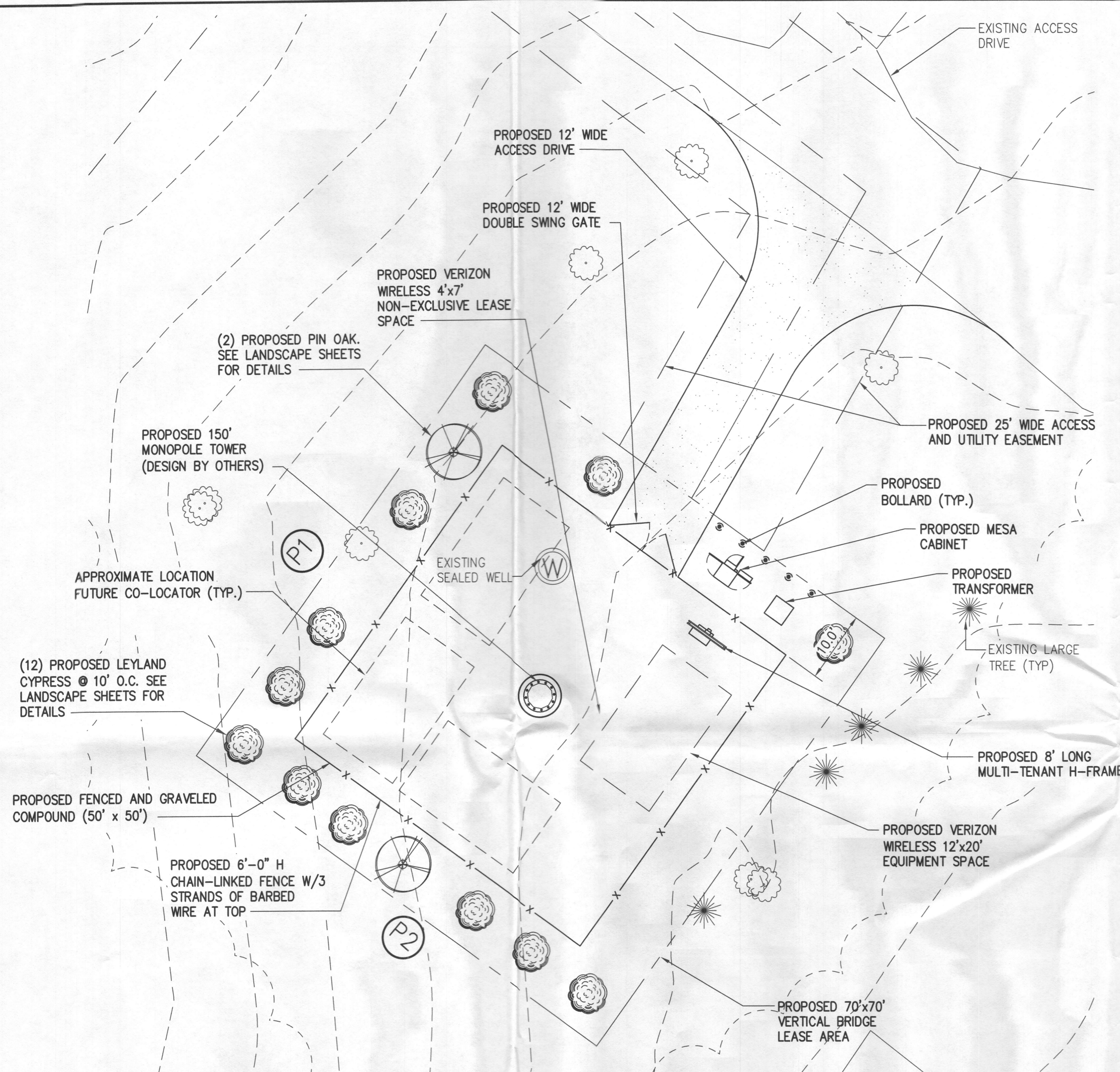


Drawing Title:
DRAINAGE, GRADING & EROSION CONTROL PLAN

Drawing Scale:
 AS NOTED
 Date:
 03/01/17
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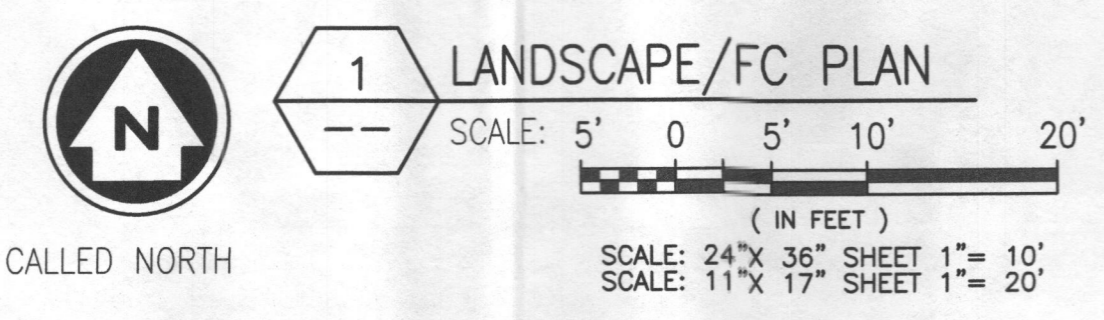
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Z5



PLANTING LIST OF MATERIALS				
QTY.	COMMON NAME	BOTANICAL NAME	SPACING	PLANTING SIZE
12	LEYLAND CYPRESS	Cupressocyparis x leylandii	10'-0" O.C.	6' TO 8' HIGH
2	PIN OAK	Quercus palustris	N/A	2 1/2" TO 3" CAL.

LANDSCAPE PLAN GENERAL NOTES:

1. QUANTITIES OF TREES, EVERGREENS AND SHRUBS, WHEN NOTED ON THE PLAN LIST, ARE BASED UPON THE GRAPHIC SYMBOLS SHOWN ON THE DRAWINGS. CONTRACTOR SHALL PROVIDE AND INSTALL THIS PLANT MATERIAL BASED UPON GRAPHIC SYMBOLS QUANTITIES.
2. TREES ARE NOT PERMITTED WITHIN TEN (10) FEET OF PUBLIC UTILITIES.



FOREST CONSERVATION WORKSHEET
Vertical Bridge #JUS-MD-5045; Verizon "Triadelphia"

NET TRACT AREA:

A. Total tract area ...	23.66
B. Land dedication acres (parks, county facility, etc.) ...	0.00
C. Land dedication for roads or utilities (not being constructed by this plan) ...	0.00
D. Area to remain in commercial agricultural production/use ...	0.00
E. Other deductions (specify)	23.55
F. Net Tract Area	0.11(*)

LAND USE CATEGORY: (from *Trees Technical Manual*)
Input the number "1" under the appropriate land use, limit to only one entry.

ARA	MDR	IDA	HDR	MPD	CIA	
1	0	0	0	0	0	

G. Afforestation Threshold ... 20% x F = 0.02
H. Conservation Threshold ... 50% x F = 0.05

EXISTING FOREST COVER:

I. Existing forest cover	0.00
J. Area of forest above afforestation threshold	0.00
K. Area of forest above conservation threshold	0.00

BREAK EVEN POINT:

L. Forest retention above threshold with no mitigation	0.00
M. Clearing permitted without mitigation	0.00

PROPOSED FOREST CLEARING:

N. Total area of forest to be cleared	0.00
O. Total area of forest to be retained	0.00

PLANTING REQUIREMENTS:

P. Reforestation for clearing above conservation threshold	0.00
Q. Reforestation for clearing below conservation threshold	0.00
R. Credit for retention above conservation threshold	0.00
S. Total reforestation required	0.00
T. Total afforestation required	0.02
U. Credit for landscaping (may not exceed 20% of "S")	0.00
V. Total reforestation and afforestation required	0.02

worksheet updated 8/5/2002

NOTE:
THE FOREST CONSERVATION OBLIGATION FOR THIS PROJECT IS 0.02 ACRE OF AFFORESTATION. THIS OBLIGATION IS BEING MET BY THE PAYMENT OF A FEE-IN-LIEU IN THE AMOUNT OF \$831.25 TO THE HOWARD COUNTY FOREST CONSERVATION FUND.

(*) NTA = L.O.D.
2 FOREST CONSERVATION WORKSHEET
NOT TO SCALE

**SCHEDULE A
PERIMETER LANDSCAPE EDGE**

Category	P1	P2
	Adjacent to Roadways	Adjacent to Perimeter Properties
Landscape Type	D	D
Linear Feet of Roadway Frontage/Perimeter	50'	50'
Credit for Existing Vegetation (Yes, No, Linear Feet) (Describe below if needed)	—	—
Credit for Wall, Fence or Berm (Yes, No, Linear Feet) (Describe below if needed)	—	—
Number of Plants Required		
Shade Trees	1	1
Evergreen Trees	5	5
Shrubs	0	0
Number of Plants Provided		
Shade Trees	1	1
Evergreen Trees	5	5
Other Trees (2:1 substitution)	0	0
Shrubs (10:1 substitution)	0	0
(Describe plant substitution credits below if needed)		

Comments: Type "D" buffer required by Hearing Examiner as condition of approval of zoning case BA-17-014C.

3 LANDSCAPE SCHEDULE
NOT TO SCALE

verticalbridge

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FROM ZERO TO INFINIGY
the solutions are endless

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3075 ROUTE 32
WEST FRIENDSHIP, MD 21794

Engineer Stamp:

Drawing Title:
**LANDSCAPE PLAN &
FOREST CONSERVATION
PLAN**

Drawing Scale:
AS NOTED
ZD
Date: 03/01/17

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LANDSCAPE NOTES

A. PROJECT INCLUDES

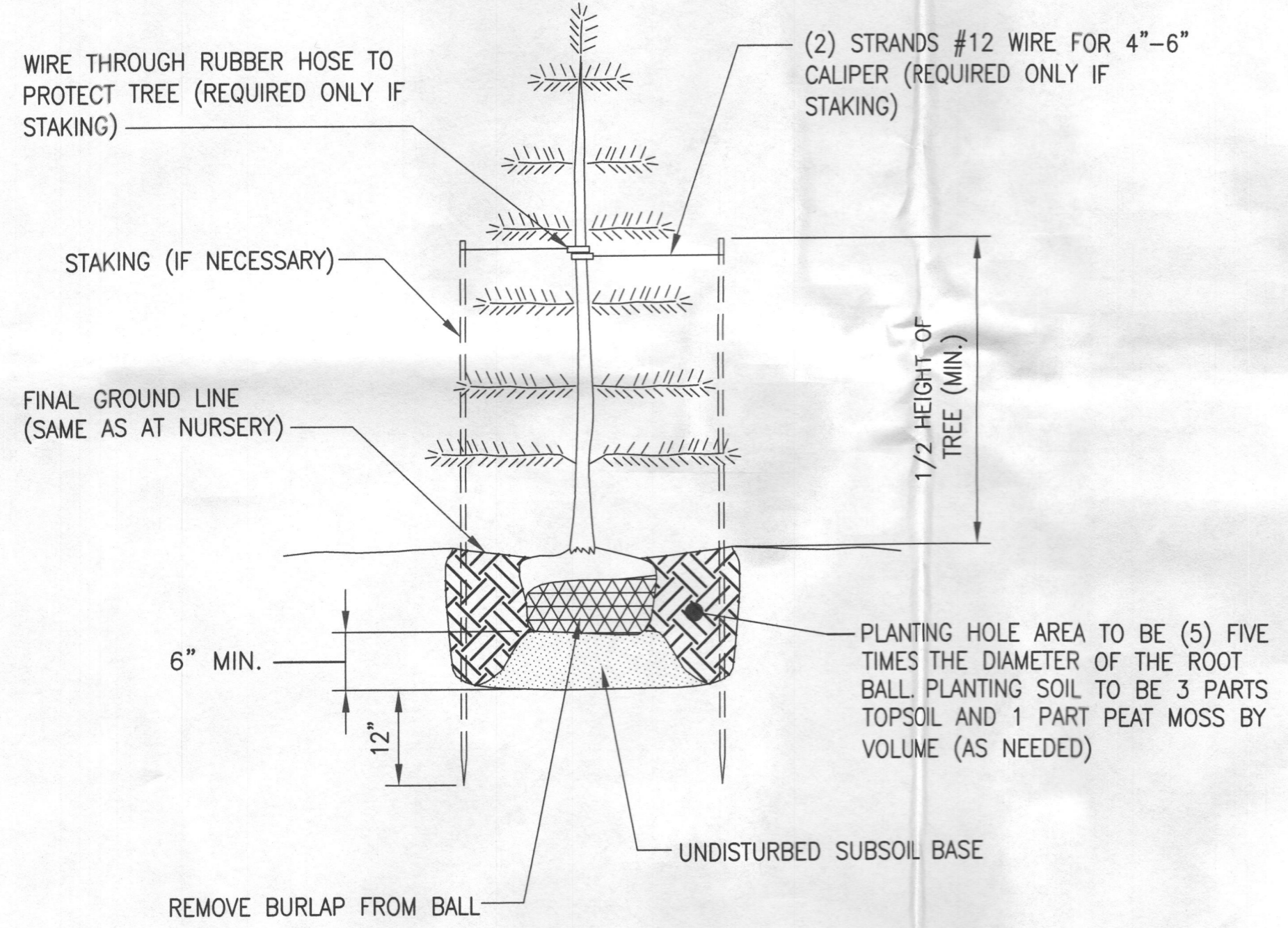
1. FURNISH, INSTALL, AND MAINTAIN LANDSCAPE WORK AS SHOWN ON THESE CONTRACT DRAWINGS OR AS IDENTIFIED HEREIN.
 - A. TREES, SHRUBS AND GROUND COVER.
 - B. LAWNS.
 - C. TOPSOIL AND SOIL AMENDMENTS.
 - D. INITIAL MAINTENANCE OF INSTALLED LANDSCAPE MATERIAL.
 - E. PRUNING AND RELOCATION OF EXISTING PLANT MATERIALS.
 - F. RECONDITIONING EXISTING LAWNS AFFECTED BY CONSTRUCTION ACTIVITIES.

B. QUALITY ASSURANCE

1. PLANTS AND TREES: BALLED AND BURLAPED PLANTS AND TREES SHALL BE GRADED TO AMERICAN STANDARD FOR NURSERY STOCK, ANSI C80.1.
2. TESTING: LABORATORY TESTING OF EXISTING SOILS AND FILL MATERIALS FOR SUITABLE SOIL AMENDMENTS AND FERTILIZER SHALL BE PERFORMED BY THE LANDSCAPE CONTRACTOR.
3. CONTRACTOR SHALL PREPARE THE SURFACE OF DISTURBED AREAS PRIOR TO SEEDING.
4. FERTILIZER AND SEED SHALL BE APPLIED AT UNIFORM RATES AS DETERMINED BY THE CONTRACTOR AND APPROVED BY THE ENGINEER.
5. CONTRACTOR SHALL WATER SEEDED AREAS AS OFTEN AS REQUIRED TO OBTAIN GERMINATION AND TO OBTAIN AND MAINTAIN SATISFACTORY GROWTH.
6. THE STAND OF VEGETATIVE COVER RESULTING FROM SEEDING SHALL NOT BE CONSIDERED SATISFACTORY UNTIL ACCEPTED BY THE ENGINEER. IF AREAS ARE DETERMINED TO BE UNACCEPTABLE, THE MULCH WILL BE REMOVED AND ALL AREAS SHALL BE RESEEDED, REFERTILIZED AND REMULCHED PER RECOMMENDED APPLICATION PROCEDURES AT THE CONTRACTORS EXPENSE.
7. THE CONTRACTOR SHALL BEGIN MAINTENANCE PERIOD IMMEDIATELY AFTER PLANTING OF VEGETATIVE COVER.
8. THE CONTRACTOR SHALL MAINTAIN THE VEGETATIVE COVER AREA, FOR THE PERIODS REQUIRED TO ESTABLISH AN ACCEPTABLE GROWTH, BUT NOT LESS THAN 60 DAYS AFTER THE COMPLETION OF PLANTING OF VEGETATIVE COVER. IF SEEDED IN THE FALL AND NOT GIVEN A FULL 60 DAYS OF MAINTENANCE, OR IF NOT CONSIDERED ACCEPTABLE BY THE ENGINEER AT THAT TIME, CONTINUE MAINTENANCE DURING THE FOLLOWING SPRING UNTIL ACCEPTABLE VEGETATIVE COVER STAND IS ESTABLISHED.

C. PRODUCTS

1. PLANT MATERIALS SHALL BE AS SHOWN ON THESE CONTRACT DRAWINGS AND MAY BE ANY COMBINATION OF THE FOLLOWING:
 - A. DECIDUOUS TREES.
 - B. DECIDUOUS SHRUBS.
 - C. CONIFEROUS AND BROAD LEAFED EVERGREEN TREES AND SHRUBS.
 - D. GROUND COVER.
 - E. PLANTS.
2. LAWNS: LAWN MAY BE ANY OF THE FOLLOWING, AS APPROVED BY THE ENGINEER: SEED; NEW CROP SEED MIXTURE; SOD, STRONGLY ROOTED, 2 YEARS OLD; OR SOD PLUGS AND SPRIGS.
3. TOPSOIL: FERTILE, FRIABLE TOPSOIL FROM OFFSITE, OR FROM SITE STOCKPILE WITH ADDITIONAL MIXED-IN FERTILE, FRIABLE TOPSOIL FROM LOCAL SUPPLIERS OF TOPSOIL.
4. SOIL AMENDMENTS: THE SOIL AMENDMENTS MAY BE ANY OF THE FOLLOWING, AS REQUIRED OR INDICATED IN THE LABORATORY TESTING REPORTS.
 - A. LIME: DOLOMITIC LIMESTONE.
 - B. ALUMINUM SULFATE: COMMERCIAL GRADE.
 - C. PEAT HUMUS: FINELY DIVIDED PEAT.
 - D. SUPERPHOSPHATE: 20 PERCENT AVAILABLE PHOSPHORIC ACID.
 - E. SAND: CLEAN, WASHED SAND.
 - F. PERLITE: NBS PS 23.
 - G. SAWDUST: ROTTED SAWDUST FREE OF CHIPS AND STONES.
 - H. MANURE: ROTTED STABLE MANURE.
 - I. COMMERCIAL FERTILIZER: NEUTRAL CHARACTER FOR PLANT MATERIALS AND LAWNS.
 - J. MULCH: SHREDDED HARDWOOD MULCH.
5. LANDSCAPE MATERIALS: THE LANDSCAPE MATERIALS MAY BE ANY OF THE FOLLOWING, AS SHOWN ON THESE CONTRACT DRAWINGS.
 - A. GRAVEL: WATER-WORN GRAVEL.
 - B. ANTI-EROSION MULCH: SEED-FREE SALT HAY OR THRESHED STRAW.
 - C. ANTI-DESICCANT: EMULSION TYPE, FILM-FORMING.
 - D. PLASTIC SHEET: BLACK POLYETHYLENE, 8 MILS.
 - E. FILTRATION FABRIC: WATER PERMEABLE FIBERGLASS OR POLYPROPYLENE FABRIC.
 - F. WRAPPING: TREE-WRAP TAPE.
 - G. STAKES AND GUYS: NEW HARDWOOD, TREATED SOFTWOOD, OR REDWOOD.
 - H. METAL EDGING: COMMERCIAL STEEL EDGING.
 - I. WOOD HEADERS AND EDGING: ALL HEART REDWOOD OR PRESSURE TREATED SOUTHERN YELLOW PINE.



1 EVERGREEN TREE PLANTING DETAIL

NOT TO SCALE

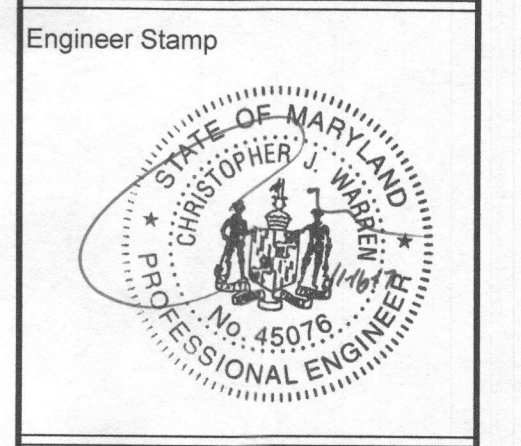
5' HT. - USE 2 STAKES, 1/2 HT. OF TREE +2'

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Drawing Title
LANDSCAPE DETAILS

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27