

Department of Planning and Zoning  
Howard County, Maryland  
Recommendations/Comments

Date: January 2, 2019

Hearing Examiner TBD  
Planning Board \_\_\_\_\_ Board of Appeals \_\_\_\_\_ Zoning Board \_\_\_\_\_

Petition No. BA-18-034C Map No. \_\_\_\_\_ Block \_\_\_\_\_ Parcel \_\_\_\_\_ Lot \_\_\_\_\_

Petitioner: Baltimore Gas & Electric Company

Petitioner's Address: \_\_\_\_\_

Address of Property: SEE PETITION

Return Comments by 1/21/19 to Public Service and Zoning Administration

Owner: (if other than applicant) \_\_\_\_\_

Owner's Address: \_\_\_\_\_

Petition: SEE APPLICATION

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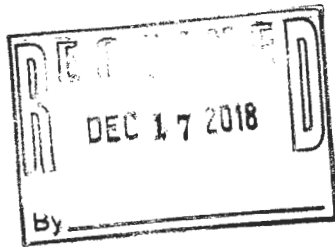
- To:
- MD Department of Education – Office of Child Care  
3300 N. Ridge Road, Ste. 190, EC, MD 21043 (Louis Valenti)
  - Bureau of Environmental Health
  - Development Engineering Division
  - Department of Inspections, Licenses and Permits
  - Department of Recreation and Parks
  - Department of Fire and Rescue Services
  - State Highway Administration
  - Sgt. Karen Shinham, Howard County Police Dept.
  - James Irvin, Department of Public Works
  - Office on Aging, Terri Hansen (senior assisted living)
  - Police Dept., Animal Control, Deborah Baracco, (kennels)
  - Susan Fitzpatrick, Health Dept. (Nursing & Res. Care)
  - Land Development - (Religious Facility & Age-Restricted Adult Housing)
  - Housing and Community Development
  - Resource Conservation Division – Beth Burgess
  - Route 1 Cases – DCCP – Kristen O'Connor
  - Telecommunication Towers – (Comm. Dept.)
  - Division of Transportation – Dave Cookson

COMMENTS: PLEASE REVIEW FOR CONDITIONAL USE CRITERIA FOUND IN SECTION 131.0 IN THE ZONING REGULATIONS.

*no comment*

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

  
SIGNATURE



For DPZ Office use only:

BA CASE NO. BA-18-0345

Date Submitted 12/17/18

CONDITIONAL USE PETITION TO THE HOWARD COUNTY HEARING AUTHORITY

(This application will only be accepted after a pre-submission meeting. See attached info.)

1. Conditional Use Request

Public Utility Use

Conditional Use Category Section 131.0.N. 56 (per §131.0.J)

Specific Use Requested Telecommunications equipment facilities, total height approximately 116 feet (106' pole, antennas, and related equipment), seeking approval for an Expansion/Enlargement of Approval granted in Case 93-25-E.

2. Name of Petitioner

Baltimore Gas and Electric Company

Trading as (If applicable) BGE

Mailing Address 1068 N. Front Street, Baltimore, MD 21202

Phone Number(s) 410-470-8572

E-Mail Address Christopher.collins@exeloncorp.com

Name of Principal Contact (If different) Chris Collins

3. Counsel for Petitioner

Jennifer R. Busse, Esq.

Mailing Address Whiteford, Taylor & Preston LLP, One W. Pennsylvania Ave., Suite 300, Towson, MD 21204

Phone Number(s) 410-832-2077

E-Mail Address jbusse@wtplaw.com

4. Conditional Use Site Description

Address/Street for Property 12600 Rt. 144 (Frederick Rd.) West Friendship, MD 21794

Tax Map 15 Grid 11 Parcel 30 Lot

Department of Assessments and Taxation Account No. 03/295915

Total Land Area of Property 2.7162 (X Acres) ( Square Feet) Check one.

Election District 3rd (5th Councilmanic) Zoning of Property RR-DEO

Subdivision Name and Plat No. (If Applicable)

Total Land Area of Use (If different than above) ( Acres) ( Square Feet)

**4. Petitioner's Interest in Subject Property**

OWNER (Including joint ownership)

OTHER (Described and give name and address of owner)

Name of Owner \_\_\_\_\_

Mailing Address \_\_\_\_\_

**If the Petitioner is not the owner, written authorization from the owner must be submitted.**

**5. Conditional Use Plan Requirements**

If the petition is approved, the Conditional Use plan will be made a part of the Decision and Order, subject to modifications and conditions required by the Hearing Authority. The Conditional Use plan must be drawn to scale and must include the items listed below:

- (a) Courses and distances of outline boundary lines and the size of the property
- (b) North arrow
- (c) Zoning of subject property and adjoining properties
- (d) Scale of plan
- (e) Existing and proposed uses, structures, natural features and landscaping
- (f) Location and surface material of existing and proposed parking spaces, driveways, and points of access; number of existing and proposed parking spaces
- (g) Same as (e) and (f) above, of adjoining properties
- (h) Location of existing and/or proposed well and private septic easement area, if property is to be served by private water and septic facilities
- (i) Election District in which the subject property is located
- (j) Tax Map and Parcel Number(s) of the subject property
- (k) Name of local community in which the subject property is located or name of nearby community
- (l) Name, mailing address, telephone number (and e-mail address, if any) of the Petitioner
- (m) Name, mailing address, telephone number (and e-mail address, if any) of Counsel
- (n) Name, mailing address, telephone number of property owner
- (o) Floor area and height of structures, setback distances from property lines, and other numerical values necessary for the examination of the petition
- (p) Location of subject property in relation, by approximate dimension, to the center line of nearest intersection of two public roads
- (q) Ownership of abutting roads, right-of-way width, and existing pavement width
- (r) Any other information as may be necessary for full and proper consideration of the petition

**7. Additional Information Requirements**

- a. Information regarding noise, dust, fumes, odors, lighting, vibrations, hazards or other physical conditions resulting from the use.
- b. Supporting documentation, such as traffic studies, market studies, and noise studies as may be required by the Department of Planning and Zoning or by the Zoning Regulations.
- c. For expansions and enlargements, previous case number(s) and information regarding compliance with previous requirements and conditions.

**8. Summary of Request**

The following items should be answered by summary statements. If additional space is needed, please

attach a Supplement to this petition. **PLEASE SEE ATTACHED FOR A-H BELOW**

- a. The present use of the subject property \_\_\_\_\_  
\_\_\_\_\_
- b. Details of the proposed use, including, **where applicable:** types of indoor and outdoor activities; hours of operation; number of employees, occupants, and/or customers; quantity and types of vehicles or equipment used; outdoor lighting to be used; quantities and capacities of materials stored; etc. \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_
- c. Any additional information which will be useful in the evaluation of whether the Conditional Use complies with the specific criteria for the conditional use category within Section 131.0.N. \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_
- d. Will the Conditional Use generate any physical conditions such as noise, dust, fumes, odors, lighting, or vibrations which would be discernible from abutting and vicinal properties? \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_
- e. Will the number of parking spaces be appropriate to serve the use and will the parking areas, loading areas, driveways, and trash receptacle areas be appropriately located and buffered from public roads and residential areas? \_\_\_\_\_
- f. Will the ingress and egress driveway(s) provide safe access with adequate sight distance? \_\_\_\_\_
- g. Are there any environmentally sensitive areas in the vicinity of the property and, if so, will the proposed use have any potential to affect such areas? \_\_\_\_\_
- h. Are there any historic sites in the vicinity of the property and, if so, will the proposed use have any potential to diminish the character and significance of such sites? \_\_\_\_\_

**9. Prior Petitions**

Has any petition for the same, or substantially the same, conditional use as noted above for the subject property been denied by the Hearing Authority within twenty four (24) months of the date of this petition?

( ) Yes      ~~(X)~~ No

If yes, and six (6) months have elapsed since the last hearing, an affidavit must be attached which states the new and different grounds on which this re-submittal is based.

**10. Additional Materials, Fees, Posting, Advertising, and Justification Statement Requirements**

a. Supplemental pages may be attached to the petition. You must submit one original petition with original signatures, and one original of any other signed documents. The following number of sets including petitions, plans and supplemental pages must be submitted:

- *Subject property adjoins a State road- original and 20 copies (application & plans)*
- *Subject property adjoins a County road- original and 18 copies (application & plans)*

b. The Petitioner signing below hereby agrees to furnish such additional plats, plans, reports or other materials as may be required by the Department of Planning and Zoning and/or the Hearing Authority in connection with this petition.

c. The Petitioner hereby agrees to pay all costs in accordance with the current schedule of fees.

d. The Petitioner hereby agrees to properly post the property at least thirty (30) days immediately prior to the Hearing Examiner public hearing; to maintain the public notice posters until the public hearing is concluded; and to submit an affidavit of posting at, or before the time of the initial public hearing. The Petitioner also hereby agrees to advertise the public hearing by means of legal notices as prepared by the Department of Planning and Zoning to be published one (1) time in at least two (2) newspapers of general circulation in Howard County, at least thirty (30) days prior to the public hearing, and to pay for such advertising costs; and agrees to submit two (2) approved certificates of the text and publication date(s) of the advertisement at or before the time of the hearing.

e. **The Petitioner hereby agrees to submit a Statement of Justification which examines each of the General Standards in Section 131.0.B., and each of the specific criteria in Section 131.0.N. for the proposed use, and which states the reasons the proposed Conditional Use complies with each standard and criterion.**

**11. Signatures**

The Petitioner hereby affirms that he/she has read the instructions on this form, filing herewith all of the required accompanying information, and affirms that all of the statements and information contained in, or filed with, this petition are true and correct.

Alexander Pregelj      12/14/18  
Signature of Petitioner      Date

ALEKSANDAR PREGELJ  
Print Name of Petitioner

\_\_\_\_\_  
Signature of Petitioner      Date

\_\_\_\_\_  
Print Name of Petitioner

Jennifer R. Busse      12/14/18  
Signature of Attorney      Date

Jennifer R. Busse  
Print Name of Attorney

## General Standards for Conditional Uses

All requests for conditional uses must meet the following general standards set forth in Section 131.0.B. of the Zoning Regulations for approval:

1. The proposed Conditional Use plan will be in harmony with the land uses and policies in the Howard County General Plan which can be related to the proposed use.
2. The nature and intensity of the use, the size of the site in relation to the use, and the location of the site with respect to streets giving access to the site are such that the overall intensity and scale of the use(s) are appropriate for the site.
3. The proposed use at the proposed location will not have adverse effects on vicinal properties above and beyond those ordinarily associated with such uses. In evaluating the proposed use under this standard, the Hearing Authority shall consider whether or not:
  - a. The impact of adverse effects such as, but not limited to, noise, dust, fumes, odors, intensity of lighting, vibrations, hazards or other physical conditions will be greater at the proposed site than it would generally be elsewhere in the same zoning district or other similar zoning districts.
  - b. The location, nature and height of structures, walls or fences, and the nature and extent of the existing and/or proposed landscaping on the site are such that the use will not hinder or discourage the development and/or use of adjacent land and structures more at the subject site than it would generally elsewhere in the same zoning district or other similar zoning districts.
  - c. The number of parking spaces will be appropriate to serve the particular use. Parking areas, loading areas, driveways and refuse areas will be appropriately located and buffered or screened from public roads and residential uses to minimize adverse impacts on adjacent properties.
  - d. The ingress and egress drives will provide safe access with adequate sight distance, based on actual conditions, and with adequate acceleration and deceleration lanes where appropriate. For proposed Conditional Use sites which have driveway access that is shared with other residential properties, the proposed Conditional Use will not adversely impact the convenience or safety of shared use of the driveway.
  - e. The proposed use will not have a greater potential for adversely impacting environmentally sensitive areas in the vicinity than elsewhere.
  - f. The proposed use will not have a greater potential for diminishing the character and significance of historic sites in the vicinity than elsewhere.

In addition to the specific requirements of the appropriate subsection within Section 131.0.N of the Zoning Regulations, Conditional Uses within residential developments in the R-ED, R-SC, R-SA-8, R-H-ED, R-APT, R-A-15, R-MH or R-VH districts are subject to the standards enumerated in Section 131.0.C.

ADDRESS 12600 Rt. 144

Affidavit made pursuant to the pertinent provisions of Title 22 of the Howard County Code as amended:

The person(s) signing below hereby declare(s) that no officer or employee of Howard County, whether elected or appointed, has received prior hereto or will receive subsequent hereto, any monetary or material consideration, any service or thing of value, directly or indirectly, upon more favorable terms than those granted to the public generally in connection with the submission, processing, issuance, grant or award of the attached petition to the Hearing Examiner for a conditional use as requested.

I, we, do solemnly declare and affirm under the penalties of perjury that the contents of the foregoing affidavit are true and correct to the best of my, our, knowledge, information and belief.

ALEKSANDAR PREGELI  
Witness

*Aleksandar Pregeli*  
Signature

12/14/18  
Date

\_\_\_\_\_  
Witness

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date

\_\_\_\_\_  
Witness

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date

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Application Fee: \$500.00      Poster Fee: \$25.00 per sign/poster  
Make check payable to: Director of Finance.

For DPZ use only:	Hearing fee:	\$ _____
	Poster fee:	\$ _____
	Total:	\$ _____
	Receipt No.	_____

County Website: [www.howardcountymd.gov](http://www.howardcountymd.gov)

PLEASE CALL 410-313-2350 FOR AN APPOINTMENT TO SUBMIT YOUR APPLICATION.

Please access the online application process for the pre-submission meeting by using the link below:

**[https://pdox.howardcountymd.gov/ProjectDox/workflowefoms/Anonymous\\_Form  
CZ Presub.aspx](https://pdox.howardcountymd.gov/ProjectDox/workflowefoms/Anonymous_Form_CZ_Presub.aspx)**

**Pre-Submission Community Meeting**

A pre-submission community meeting is required prior to the initial submittal of a petition for a Conditional Use subject to the same procedures for such meetings as specified in Section 16.128 of the Subdivision and Land Development Regulations.

Please use the following web address to access the community notification list.

[https://data.howardcountymd.gov/HOA\\_Register\\_Notify/](https://data.howardcountymd.gov/HOA_Register_Notify/). You will be prompted to enter the three-digit sign code assigned to your development. Once your sign code has been entered, you will be provided with a list of community contacts that have requested information about your development.

[T:\DPZ\Shared\Public Service and Zoning\Applications\Hearing Examiner\Conditional Use Application.doc REV 03/17](#)

## Attachment to Conditional Use Petition

12600 Frederick Road (Rt. 144)

### **8. Summary of Request**

a. The present use of the subject property is a Public Utility Use – specifically a utility substation and telecommunications equipment facilities. The existing substation was approved via Case 93-25-E in 1991. As part of that approval, a 55 foot high communications pole was approved.

b. Details of the proposed use: BGE desires to install upgraded communications equipment at the Friendship Manor substation to permit service improvements including a decrease in the number and length of outages. The communications equipment needed includes a 106 foot tall pole, eight (8) antennas which will be vertically flush mounted in pairs on the pole, and associated cabling. The tallest point (including the top of the highest antennas) is just under 116 feet high. No new buildings are required. The proposed equipment will all be located within the confines of the existing substation fence. The operation of the equipment will not create any additional impacts. The facility will continue to be remotely monitored, with only the occasional need for an employee to perform an on-site visit. The existing 55 foot high pole will be removed once the new pole is installed and operational.

c. Additional information useful in the evaluation of whether the Conditional Use complies with the specific criteria within §131.0.N.56: Please see the information within the Justification Statement provided below (per 10.e. of this Petition).

d. The proposed communications equipment will not generate any physical conditions such as noise, dust, fumes, odors, lighting, or vibrations which would be discernible from abutting and vicinal properties.

e. The existing site layout is sufficient for the occasional vehicle that will monitor and/or maintain the equipment. The substation will continue to operate unmanned. There is no trash generated from the site.

f. The existing access along Frederick Road (Rt. 144) is sufficient and provides adequate sight distance. The site will continue to be visited by employees only occasionally.

g. There are no environmentally sensitive areas on the subject property and the proposed installation and operation of communications equipment will not impact any such areas off-site.

h. There are no historic sites in the vicinity.

### **10. Additional Materials ... and Justification Statement Requirements:**

e. Statement of Justification examining the General Standards of §131.0.B and Specific Criteria in §131.0.N.56:

§131.0.B General Standards Required for Approval

1. *The proposed Conditional Use plan will be in harmony with the land uses and policies in the Howard County General Plan which can be related to the proposed use.*

BGE's Friendship Manor Substation received approval in 1991 and has been in operation for over 25 years without incident. The now proposed communications pole and equipment, which will be located within the existing fenced area, is identified within the zoning regulations as a permitted use as part of a Public Utility Use. (§131.0.N.56) PlanHoward 2030 designates the subject site as within the RR residential zoning classification. Public utility uses are presumed compatible with residential uses as they are permitted as Conditional Uses in residential districts and operate throughout residential districts. Further, there are no specific PlanHoward 2030 policies indicating that such uses in this area are inharmonious.

2. *The nature and intensity of the use, the size of the site in relation to the use, and the location of the site with respect to streets giving access to the site are such that the overall intensity and scale of the use(s) are appropriate for the site.*

BGE needs to install the new communications equipment to facilitate improved efficiencies when restoring power to customers, decrease outage frequency and outage duration. There is a 55 foot tall communications tower already within the fenced area which was approved when the substation was approved in 1991, but which is unable to satisfy the requirements for the updated communication platform BGE is now using system wide. Therefore, the existing 55 foot tall pole will be removed when the now proposed pole is installed and is operational. The site will not undergo any change at all with regard to access to the site.

3. *The proposed use at the proposed location will not have adverse effects on vicinal properties above and beyond those ordinarily associated with such uses. In evaluating the proposed use under this standard, the Hearing Authority shall consider whether or not:*

- a. *The impact of adverse effects such as, but not limited to, noise, dust, fumes, odors, intensity of lighting, vibrations, hazards or other physical conditions will be greater at the proposed site than it would generally be elsewhere in the same zoning district or other similar zoning districts.*

There will be no impacts from any adverse effects above and beyond those ordinarily associated with such uses at this location greater than would exist generally elsewhere in this or similar zoning districts. The proposed communications equipment will not create any noise, dust, fumes, odor, intensity of lighting, vibrations, hazards, and/or other physical impacts. There is no lighting required or proposed. The antennas will use a public frequency currently used in the built environment which will not interfere with any devices. Additionally, all relevant setback requirements will be satisfied.

The impacts from the inherent adverse effects from this use will be less here at this location than would generally exist elsewhere in this or similar zoning districts because the equipment will be installed within the existing fenced area of an existing substation which already enjoys substantial landscape screening.

- b. The location, nature and height of structures, walls or fences, and the nature and extent of the existing and/or proposed landscaping on the site are such that the use will not hinder or discourage the development and/or use of adjacent land and structures more at the subject site than it would generally elsewhere in the same zoning district or other similar zoning districts.*

The proposed equipment and existing landscaping will not hinder or discourage the use of adjacent land at all. The adjacent properties are already developed and all relevant setback requirements will be satisfied.

- c. The number of parking spaces will be appropriate to serve the particular use. Parking areas, loading areas, driveways and refuse areas will be appropriately located and buffered or screened from public roads and residential uses to minimize adverse impacts on adjacent properties.*

The addition of the proposed equipment will not generate the need for any additional number of parking spaces. The existing access is adequate and does not need to be modified for this equipment replacement. The existing landscaping and screening is also sufficient and does not need to be modified.

- d. The ingress and egress drives will provide safe access with adequate sight distance, based on actual conditions, and with adequate acceleration and deceleration lanes where appropriate. For proposed Conditional Use sites which have driveway access that is shared with other residential properties, the proposed Conditional Use will not adversely impact the convenience or safety of shared use of the driveway.*

The site is located along Frederick Road (Rt. 144) and the existing access is safe and adequate. The proposed replacement communications equipment will not require any modification to the existing access drive.

- e. The proposed use will not have a greater potential for adversely impacting environmentally sensitive areas in the vicinity than elsewhere.*

The proposed equipment will be located completely within the existing fenced area of the substation and will not create any impacts on any environmentally sensitive areas.

- f. The proposed use will not have a greater potential for diminishing the character and significance of historic sites in the vicinity than elsewhere.*

There are no historic sites in the vicinity.

§131.0.N.56 – Utility Uses, Public

§131.0.N.56.b – *Special Conditions:*

- (1) *The proposed location, design and method of operation will not have a detrimental effect on the privacy and quiet of the neighborhood and the safety of its inhabitants.*

The proposed facility will not have a detrimental impact on the privacy and quiet of the vicinity. The location of the equipment within the existing fenced area of the existing substation provides the best outcome for the community. The proposed equipment needs only periodic maintenance and inspection. The substation will remain unmanned. The installation of the equipment will permit improvements in service to customers.

- (2) *The design of proposed buildings and the landscaping treatment of the site will be in harmony with the area.*

No buildings are needing to accompany the installation of the equipment and the existing landscaping is sufficient to continue to screen the site.

- (3) *The Hearing Authority may prescribe appropriate conditions and safeguards to minimize adverse effects on the character of the surrounding area, including requirements for soundproofing, for the construction of fences, barriers or other safety devices, for surfacing of access driveways, for shielding of lighting, and/or for landscaping or screening.*

The equipment will not generate any noise or lighting. The existing access is sufficient. The color of the pole and antennas will be grey or a similar color to minimize visibility.

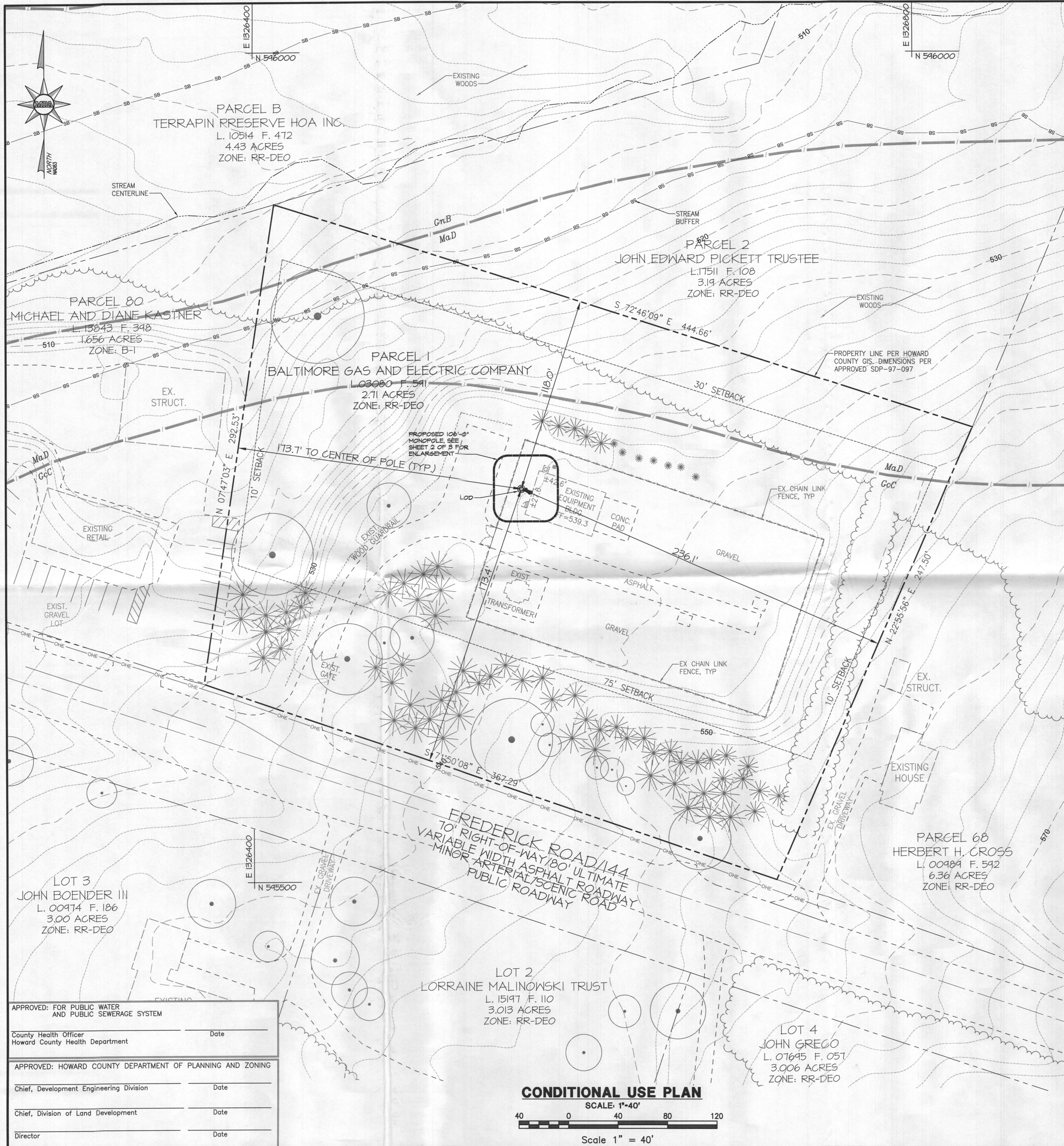
- (4) *When approving a public utility use, in its discretion, the Hearing Authority may authorize future changes not requiring further Hearing Authority approval. Such changes shall be limited to the addition, relocation, or modification of foundations or equipment, or additions to existing buildings, within a fence line approved by the Hearing Authority.*

- (5) *When approving a public utility use, the Hearing Authority may approve an accessory commercial communications tower to serve that use.*

When this substation was approved in 1991, approval was also provided for the existing 55 foot tall pole. That pole will be removed as part of the installation of this now proposed taller pole and antennas.

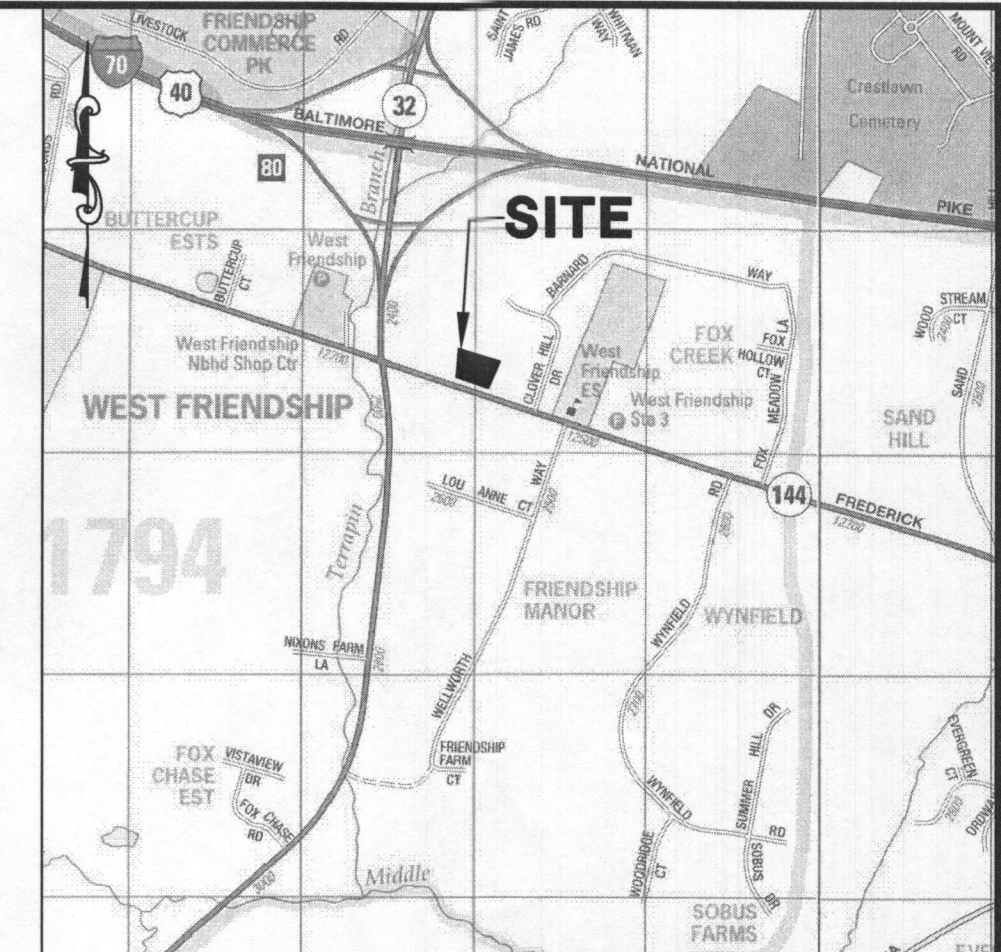
§131.0.N.56.c - *For a new public utility use, the use would be located on property which is not an ALPP purchased or dedicated easement property. An existing public utility is not required to comply with these criteria.*

The subject property is not an ALPP purchased or dedicated easement property.



**LEGEND**

- EX. PROPERTY LINE
- EX. ADJACENT PROPERTY LINE
- EX. SETBACK/BRL
- EX. BUILDING/STRUCTURE
- EX. EDGE OF PAVING/GRAVEL
- EX. ROAD CENTERLINE
- EX. OVERHEAD ELECTRIC (ESTIMATED)
- EX. WOOD GUARDRAIL
- EX. CHAINLINK FENCE
- EX. STREAM CENTERLINE
- EX. STREAM BUFFER
- GcC SOIL LIMITS
- GgB SOIL LIMITS
- EX. TREE LINE
- EX. EVERGREEN TREE
- EX. SHADE TREE
- 2' CONTOUR
- 10' CONTOUR



VICINITY MAP SCALE: 1"=2000'  
MAP BOOK (ADC) GRID 4813-J2  
COPYRIGHT ADC THE MAP PEOPLE  
PERMITTED USE NO. 21006237

**GENERAL NOTES**

1. TOTAL PROJECT AREA OF LOT 2/PARCEL 107 : ±2.7100 ACRES
  2. PROPOSED USE: PUBLIC UTILITY USE - OUTDOOR ELECTRIC SUBSTATION INCLUDING 55' TALL ANTENNA MAST.
  3. EXISTING USE: CONTINUATION OF PUBLIC UTILITY USE - OUTDOOR ELECTRIC SUBSTATION INCLUDING A 115'9" COMMUNICATIONS POLE AND ANTENNAS.
  4. SITE IS ZONED RR-DEO, RURAL RESIDENTIAL (DENSITY EXCHANGE OPTION) OVERLAY DISTRICT
  5. MAXIMUM HEIGHT - 40 FT PRINCIPAL STRUCTURE WITH GABLE, HIP OR GAMBLE ROOF  
34 FEET PRINCIPAL STRUCTURE WITH OTHER ROOF TYPE  
25 FEET OTHER ACCESSORY STRUCTURES SETBACKS REQUIRED
  6. SETBACKS ON LOTS LESS THAN 3 ACRES  
PRINCIPAL STRUCTURE FROM ARTERIAL/COLLECTOR PUBLIC (FREDERICK ROAD) ROW: 80 FEET  
SIDE SETBACK PRINCIPAL STRUCTURE: 10 FEET  
REAR SETBACK PRINCIPAL STRUCTURE: 30 FEET
  7. LIMITS OF DISTURBANCE WILL BE REQUIRED AT 20 SQUARE FEET, FOR THE INSTALLATION OF THE MONOPOLE AND 4" DIAMETER CONCRETE FOUNDATION.
  8. TOPOGRAPHY AND EXISTING FEATURES ARE BASED ON HOWARD COUNTY GIS DATA AND ENHANCED WITH GOOGLE EARTH REVIEW AND SITE VISITS.
  9. SITE BOUNDARY SHOWN PER HOWARD COUNTY GIS AND ENHANCED WITH PREVIOUSLY APPROVED SDP-97-097 DATA.
  10. NO 100-YEAR FLOODPLAIN OR WETLANDS EXISTS ON SUBJECT PROPERTY.
  11. THE SITE IS LOCATED OUTSIDE OF THE HOWARD COUNTY PLANNED SERVICE LIMITS BUT NO WATER OR SANITARY SEWER UTILITIES ARE REQUIRED FOR THE OPERATION OF THIS FACILITY OR ADDITION OF MONOPOLE.
  12. THE SITE IS LOCATED IN THE MIDDLE PATUXENT WATERSHED.
  13. HOWARD COUNTY HISTORIC INVENTORY SHOWS NO HISTORIC PROPERTIES ADJACENT TO SUBJECT PROPERTY.
  14. THERE ARE NO KNOWN CEMETERIES ON SITE.
  15. THE SITE IS LOCATED WITHIN TIER III GROWTH TIER, OUTSIDE OF THE PLANNED SERVICE BOUNDARY BASED ON PLANNING MAP 2030 MAP 6-3 SUSTAINABLE GROWTH AND AGRICULTURAL PRESERVATION ACT GROWTH TIERS.
  16. THE SITE IS LOCATED IN ELECTION PRECINCT 3-01
  17. THE SITE IS LOCATED IN CONGRESSIONAL DISTRICT 7
  18. EXISTING SWITCHGEAR HOUSING STRUCTURE IS 11'-6" IN HEIGHT, EXISTING TRANSFORMER (TR-33) MEASURES 10'-6" IN HEIGHT, APPROXIMATE FLOOR AREA IS ±1530 SQUARE FEET.
  19. THE SUBSTATION AND ITS USES DO NOT REQUIRE IT BE MANNED AND ONLY OCCASIONAL VISITS TO THE SITE ARE NECESSARY. PER THE PREVIOUS APPROVAL FOR THIS SITE, THE AREA FOR TWO (2) PARKING SPACES WILL CONTINUE TO BE PROVIDED.
  20. THE SITE IS LOCATED ON FREDERICK ROAD/144, 0.16 MILES EAST OF THE INTERSECTION OF WITH MARYLAND ROUTE 32
  21. EXISTING LANDSCAPE BUFFER PROVIDED AS PROPOSED ON THE ORIGINAL APPROVED SDP-97-97. WE ARE NOT PROPOSING THE REMOVAL OF ANY LANDSCAPING WITH THIS CONDITIONAL USE SUBMISSION.
- SPECIFIC CONDITIONAL USE CRITERIA**
22. A COMMUNICATION TOWER IS PERMITTED AS A CONDITIONAL USE IN THE RR DISTRICT. WE ARE PROPOSING TO INSTALL A 106'-0" TALL ESSENTIAL TELECOMMUNICATION STRUCTURE/MONOPOLE, THAT TOPS OUT AT 115'-9" AT THE TALLEST ANTENNAE. THIS TELECOMMUNICATION STRUCTURE WILL NOT BE A TYPICAL COMMERCIAL CELL TOWER SINCE IT IS FOR BGE USE ONLY. IT IS NOT AFFECTED BY PROXIMITY TO OTHER ANTENNA SITES IN THE SURROUNDING 1 MILE RADIUS, AND A 1 MILE RADIUS EVALUATION IS NOT REQUIRED.
  23. SINCE THIS TOWER IS TO BE USED BY BGE ONLY, THE STRUCTURE IS NOT DESIGNED TO ACCOMMODATE ANTENNAS FOR MORE THAN ONE USER AND NO SPACE AROUND THE BASE OF THE TOWER HAS BEEN ALLOCATED FOR PLACEMENT OF ADDITIONAL EQUIPMENT BUILDINGS AND CABINETS FOR OTHER USERS.
  24. GROUND LEVEL EQUIPMENT AND BUILDINGS AND THE TOWER BASE ARE SCREENED FROM PUBLIC STREETS AND RESIDENTIALLY-ZONED PROPERTIES WITH WELL-DEVELOPED BUFFERYARDS PLANTED TWENTY (20) YEARS AGO WITH THE LANDSCAPE PLAN PROPOSED UNDER SDP-97-097 AND APPROVED IN AUGUST 1997.
  25. THE PROPOSED ESSENTIAL TELECOMMUNICATION STRUCTURE/MONOPOLE IS PROPOSED TO BE GALVANIZED, THE PROTECTIVE ZINC COATING WILL APPEAR GRAY IN COLOR THAT WILL MINIMIZE VISIBILITY.
  26. NO SIGNALS OR LIGHTS ARE PROPOSED ON THE TOWER.
  27. A COMMUNICATION TOWER THAT IS NO LONGER USED SHALL BE REMOVED FROM THE SITE WITHIN ONE YEAR OF THE DATE THAT THE USE CEASES.
  28. THIS COMMUNICATION TOWER SHALL COMPLY WITH THE SETBACKS FOR SUCH STRUCTURES AS SPECIFIED IN SECTION 128.0.E. SETBACKS FOR COMMUNICATION TOWERS IN RESIDENTIAL DISTRICTS:  
1 - FROM PUBLIC STREET RIGHTS-OF-WAY AND OTHER RESIDENTIALLY-ZONED LOTS: A MINIMUM DISTANCE EQUAL TO THE TOWER HEIGHT (INCLUDING ANTENNAS) MEASURED FROM GROUND LEVEL.  
2 - FROM NON RESIDENTIALLY-ZONED LOTS: A MINIMUM DISTANCE EQUAL TO 50 OR ONE-THIRD (1/3) OF THE TOWER HEIGHT (INCLUDING ANTENNAS) MEASURED FROM GROUND LEVEL, WHICHEVER IS GREATER.  
WE ARE PROPOSING A MINIMUM DISTANCE FROM RESIDENTIAL PROPERTIES OF 118'0" AND NON-RESIDENTIALLY-ZONED PROPERTIES OF 173'-7".

SHEET: **C-01**



Know what's below.  
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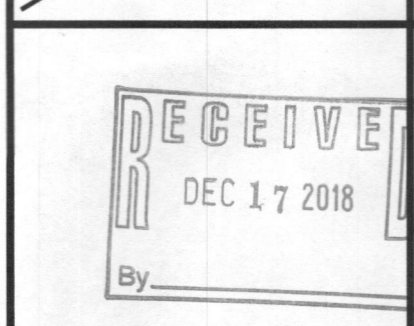
PROTECT YOURSELF, GIVE THREE WORKING DAYS NOTICE  
THIS DRAWING DOES NOT INCLUDE NECESSARY COMPONENTS FOR CONSTRUCTION SAFETY. ALL CONSTRUCTION MUST BE DONE IN COMPLIANCE WITH THE OCCUPATIONAL SAFETY AND HEALTH ACT OF 1970 AND ALL RULES AND REGULATIONS THERE TO APPURTENANCE.

**OWNER**  
BALTIMORE GAS AND ELECTRIC COMPANY  
P.O. BOX 1475  
BALTIMORE, MD 21203  
NUMBER:  
ATTN:  
EMAIL ADDRESS:

**DEVELOPER APPLICANT**  
BALTIMORE GAS AND ELECTRIC COMPANY  
1068 NORTH FRONT STREET  
BALTIMORE MD 21202  
410-470-8572  
ATTN:  
EMAIL ADDRESS:



**MORRIS & RITCHE ASSOCIATES, INC.**  
ENGINEERS, PLANNERS, SURVEYORS AND LANDSCAPE ARCHITECTS  
14280 PARK CENTER DRIVE  
LAUREL, MD 20707  
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**FRIENDSHIP MANOR SUBSTATION  
PARCEL 30  
SUBSTATION TELECOM POLE  
CONDITIONAL USE PLAN AND PETITION**

12600 FREDERICK ROAD, WEST FRIENDSHIP, MD 21794  
TAX MAP 15, BLOCK 30 COUNCIL DISTRICT 3  
HOWARD COUNTY, MARYLAND

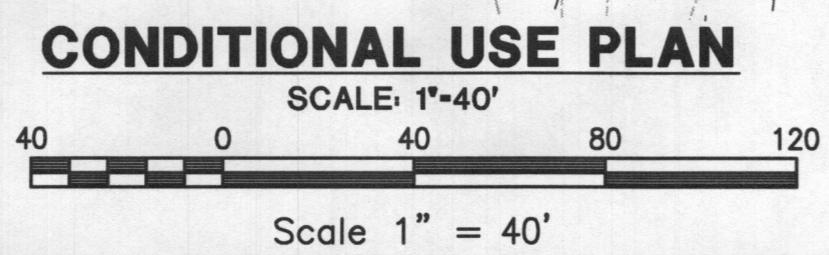
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		16208195
		SCALE: 1" = 50'
		DATE: 12/17/2018
		DRAWN BY: MAM
		DESIGN BY: MAM
		REVIEW BY: TM
		SHEET: 1 OF 3

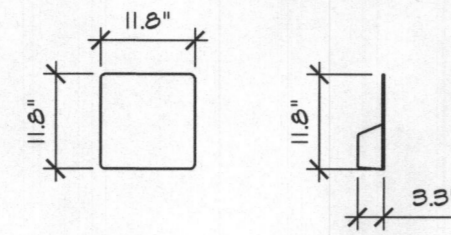
APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEM

County Health Officer	_____	Date
Howard County Health Department		

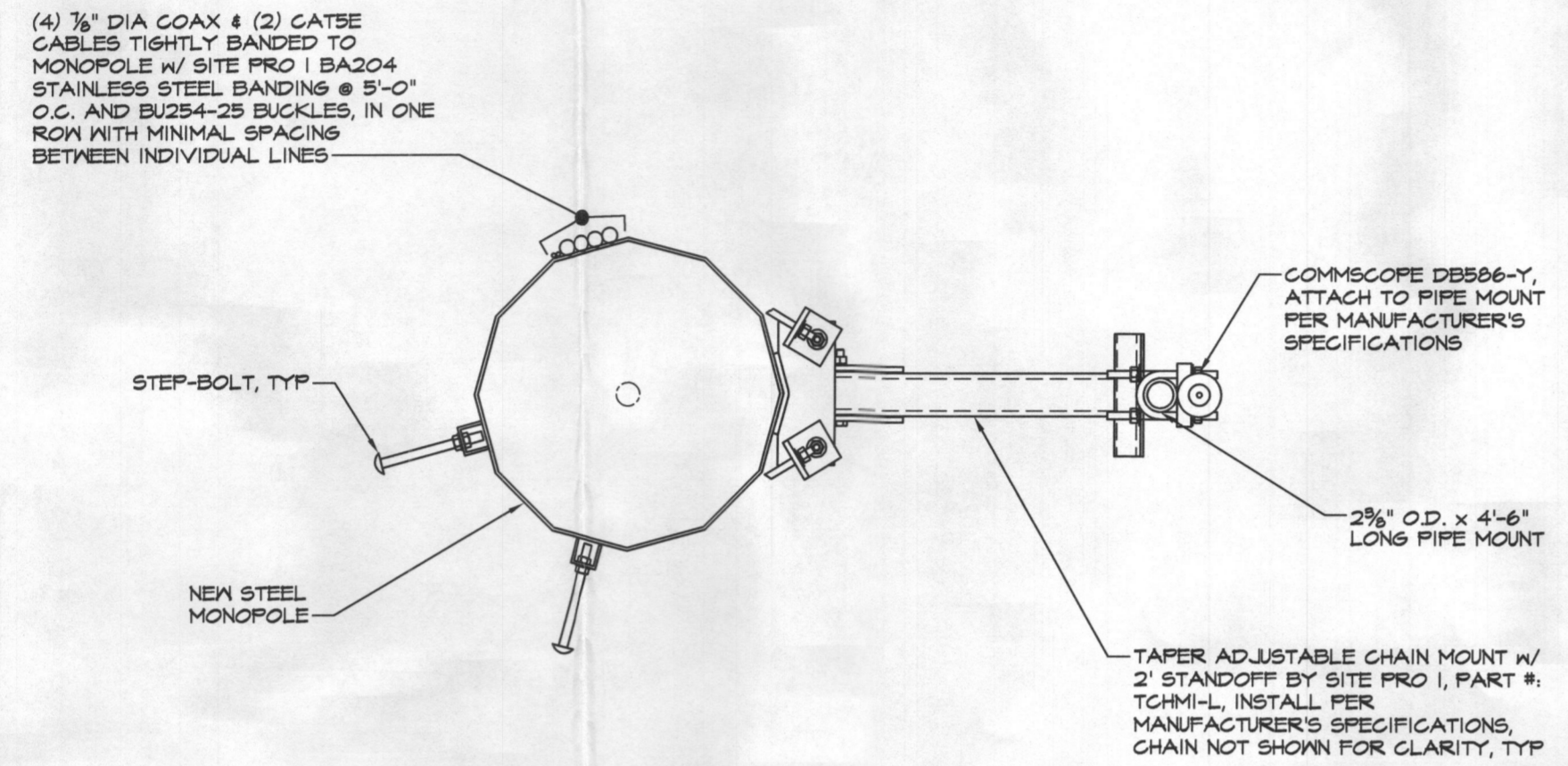
APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Chief, Development Engineering Division	_____	Date
Chief, Division of Land Development	_____	Date
Director	_____	Date

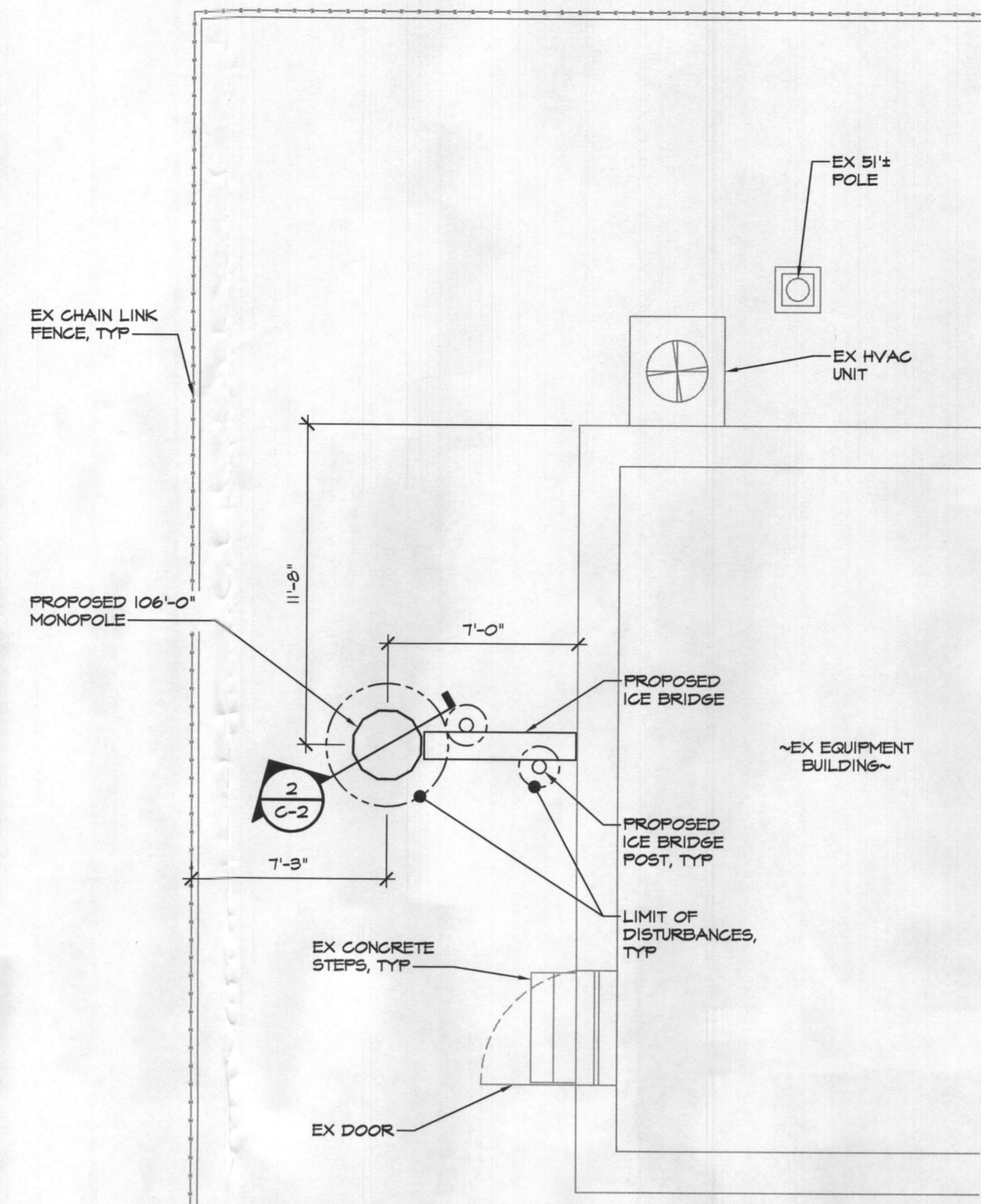




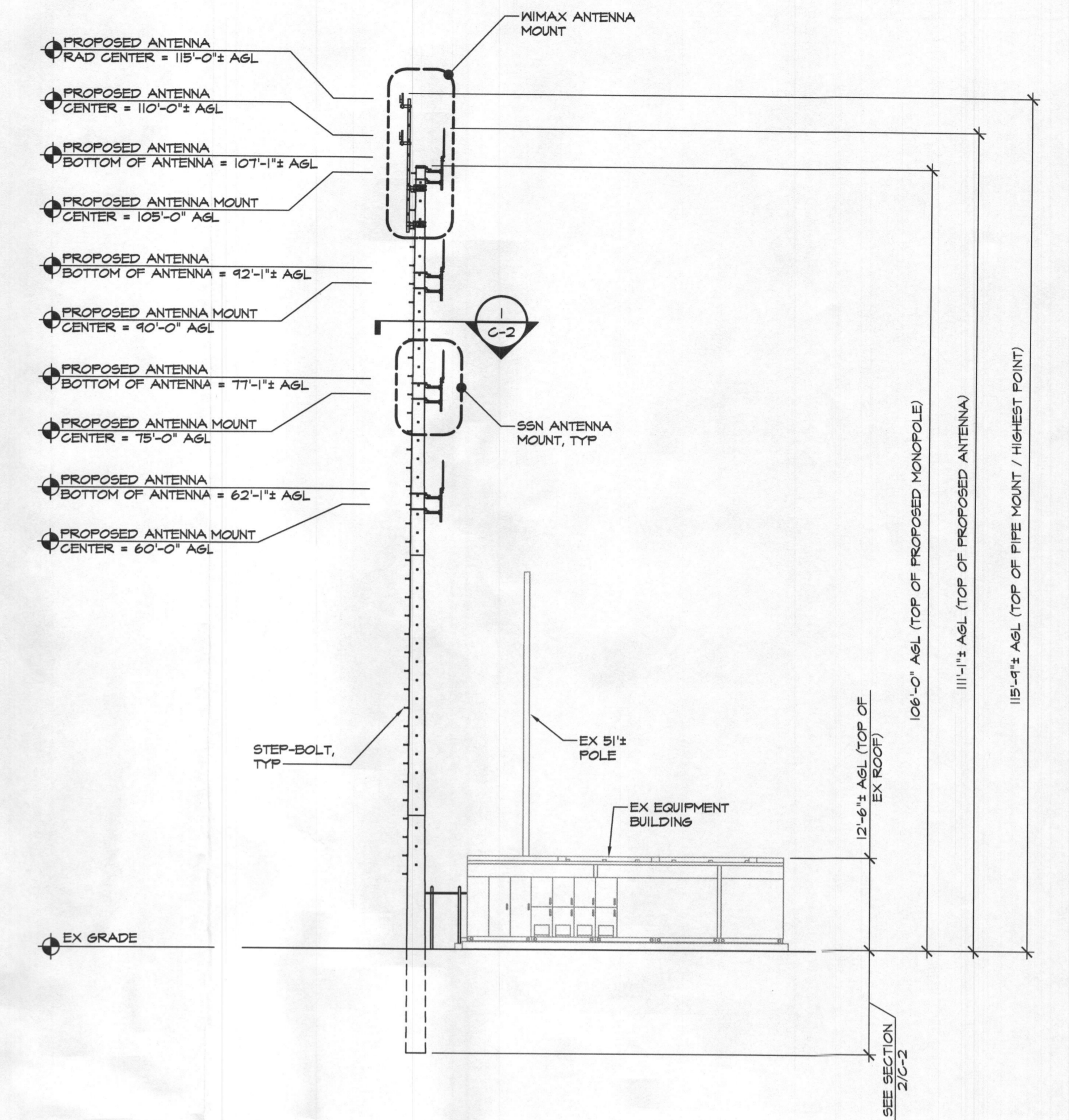
**RADWIN  
RW-5510-0H50/0H30**  
**BGE WIMAX ANTENNA DETAILS**  
NOT TO SCALE



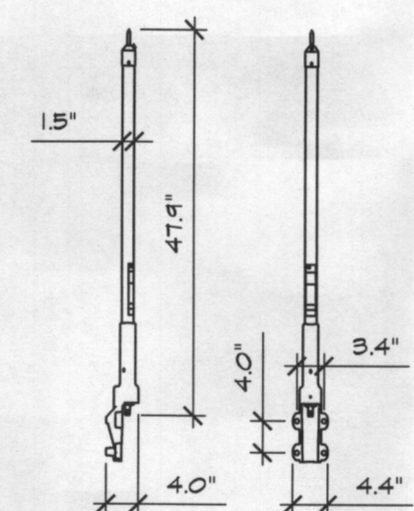
**1  
C-2**  
**MONOPOLE SECTION**  
SCALE: 1" = 1'-0"



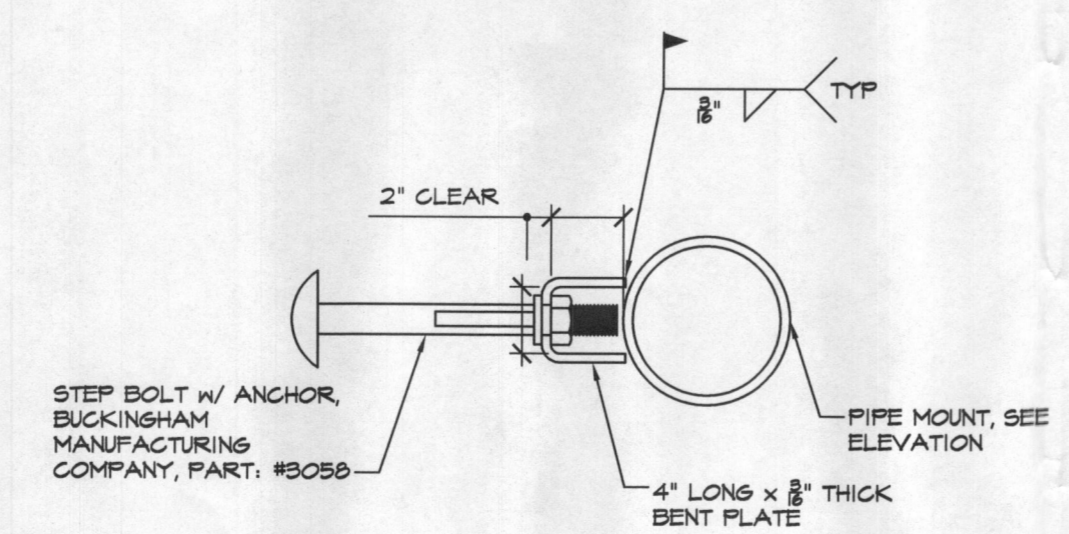
**ENLARGED EQUIPMENT LAYOUT**  
SCALE: 1" = 5'-0"



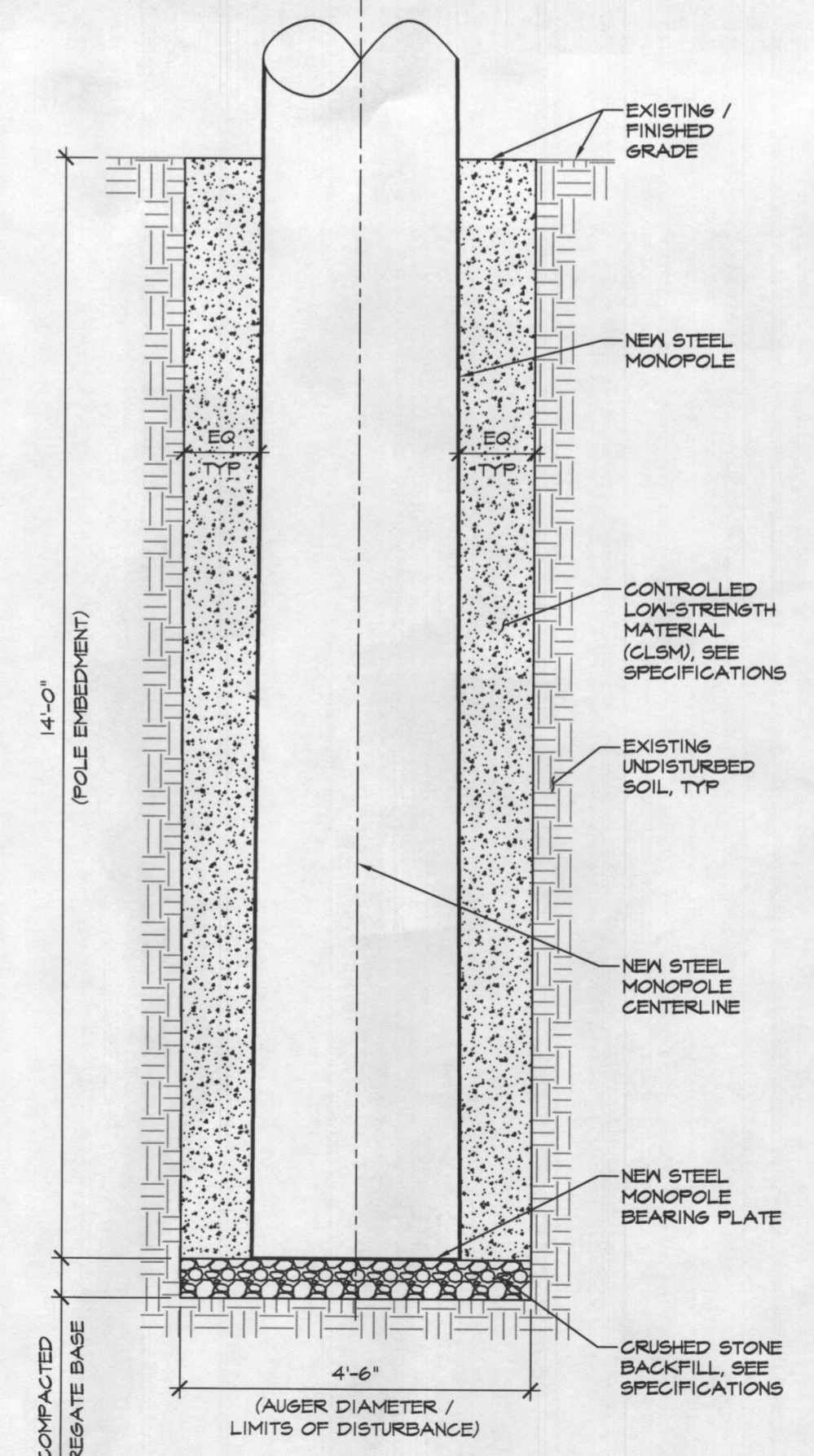
**MONOPOLE ELEVATION**  
SCALE: 1" = 15'-0"



**COMMSCOPE  
DB586-Y**  
**BGE SSN ANTENNA DETAILS**  
NOT TO SCALE



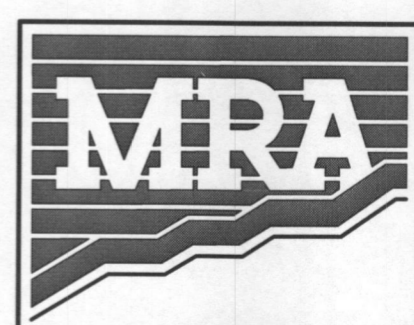
**TYP STEP-BOLT ATTACHMENT**  
SCALE: 3/8" = 1'-0"



**2  
C-2**  
**POLE EMBEDMENT SECTION**  
SCALE: 1/2" = 1'-0"

**OWNER**  
BALTIMORE GAS AND ELECTRIC COMPANY  
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**FRIENDSHIP MANOR SUBSTATION  
PARCEL 30  
SUBSTATION TELECOM POLE  
CONDITIONAL USE SITE DETAILS**

12600 FREDERICK ROAD, WEST FRIENDSHIP, MD 21794  
TAX MAP 15, BLOCK 30 COUNCIL DISTRICT 3  
HOWARD COUNTY, MARYLAND

DATE	REVISIONS	JOB NO.: 16208195
		SCALE: 1" = 50'
		DATE: 12/17/2018
		DRAWN BY: MAM
		DESIGN BY: MAM
		REVIEW BY: TM
		SHEET: 2 OF 3

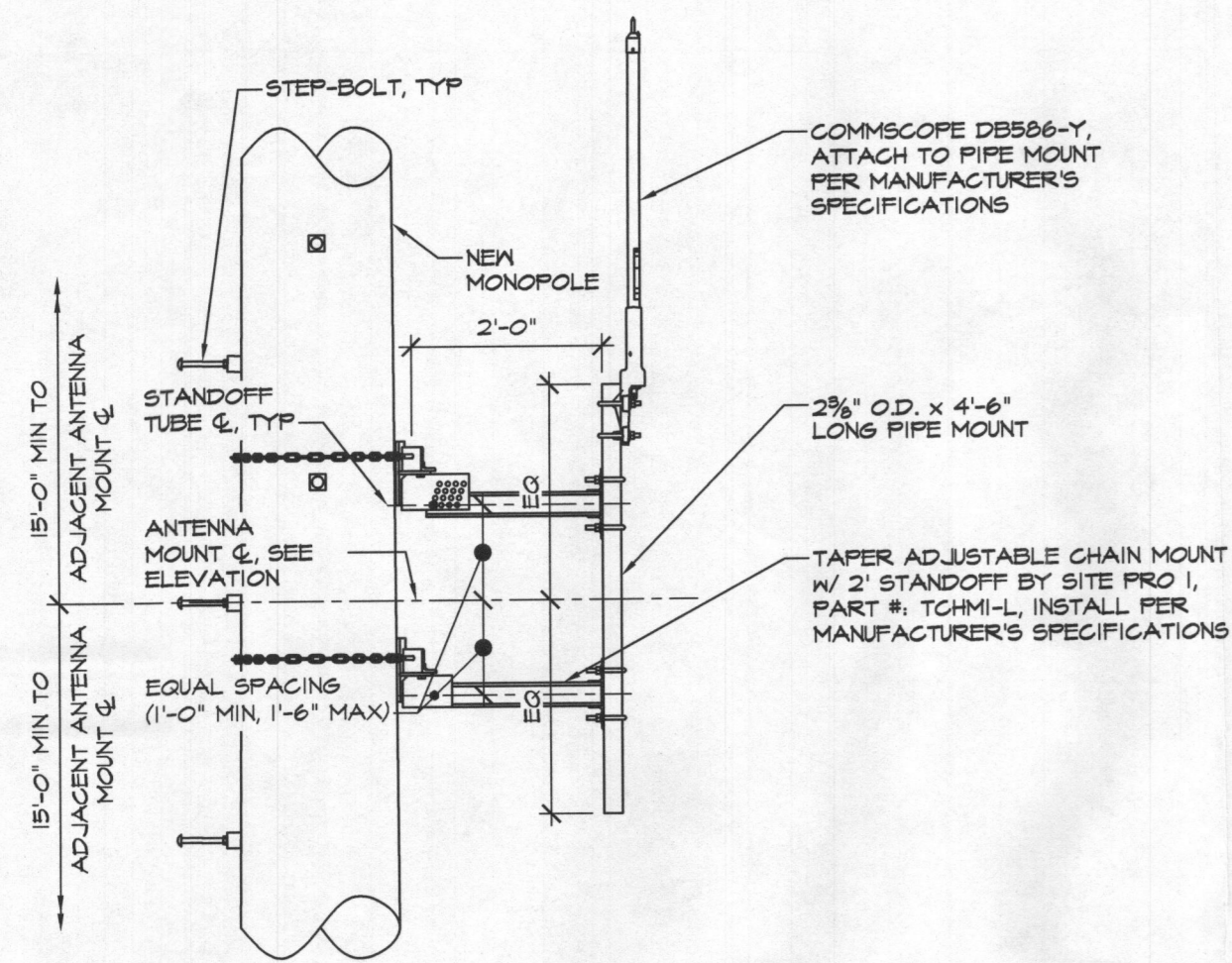


**Know what's below.  
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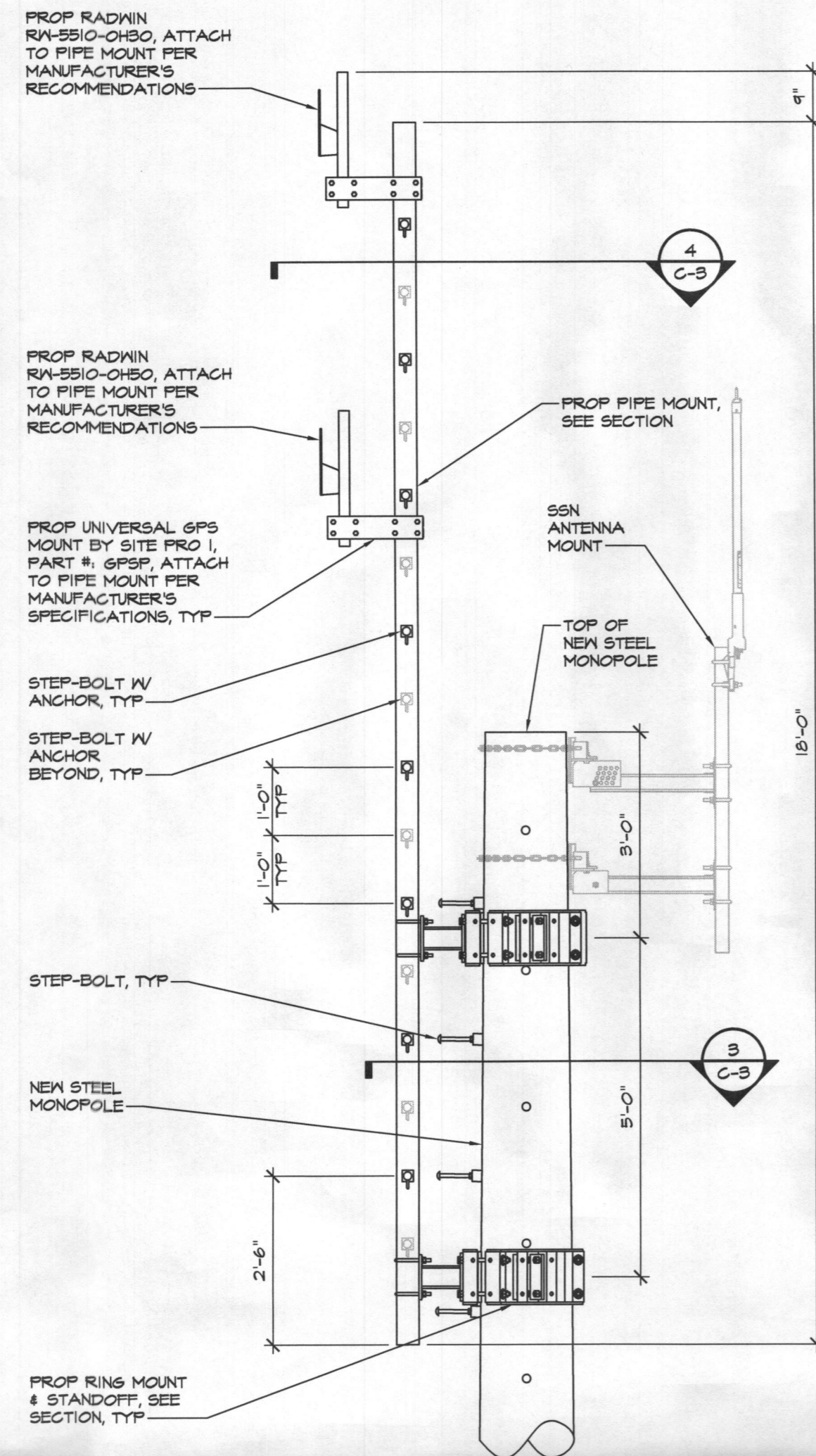
PROTECT YOURSELF. GIVE THREE WORKING DAYS NOTICE.  
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SHEET: **CU-02**

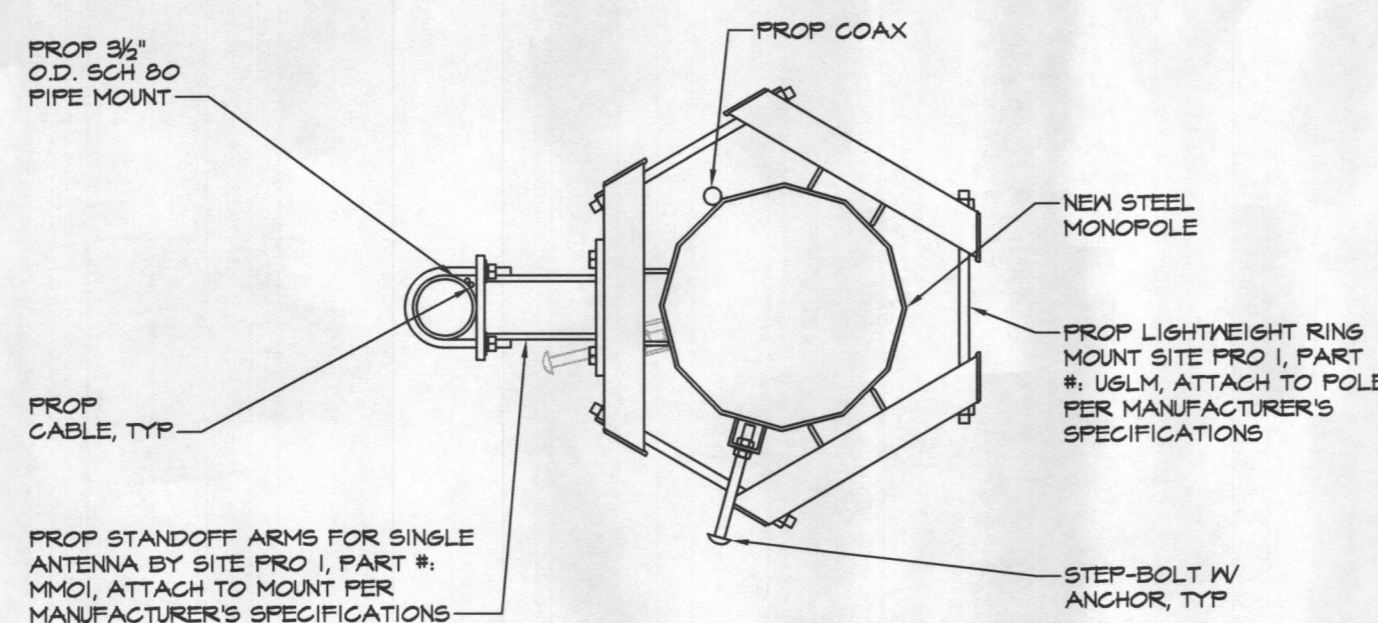
APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEM	
County Health Officer Howard County Health Department	Date
APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING	
Chief, Development Engineering Division	Date
Chief, Division of Land Development	Date
Director	Date



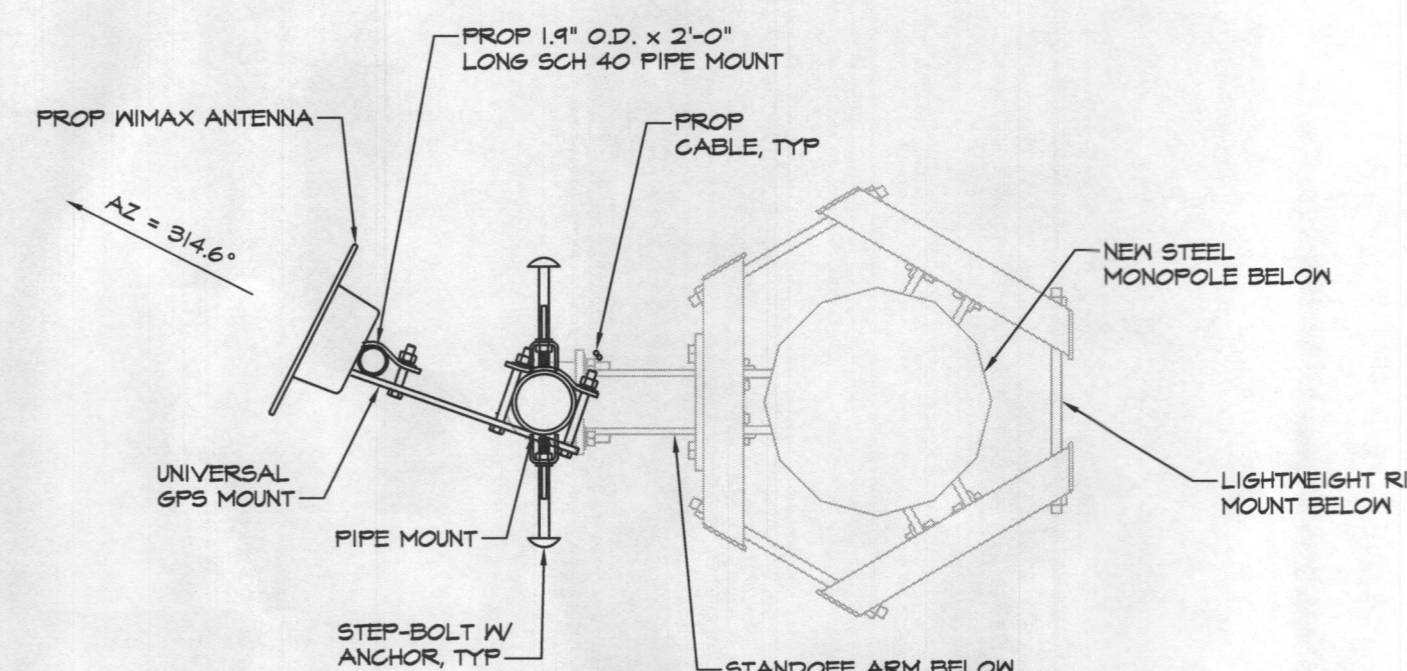
**TYP SSN ANTENNA MOUNT**  
SCALE: 1/2" = 1'-0"



**WIMAX ANTENNA MOUNT**  
SCALE: 1/2" = 1'-0"



**MONOPOLE EXTENSION COLLAR**  
SCALE: 1" = 1'-0"



**TYP WIMAX ANTENNA MOUNT**  
SCALE: 1" = 1'-0"

- CODES**
- ANSI/TIA-222-G-2-2014 'STRUCTURAL STANDARD FOR ANTENNA SUPPORTING STRUCTURES AND ANTENNAS', AND ALL SUBSEQUENT SUPPLEMENTS
  - INTERNATIONAL BUILDING CODE (IBC-2015)
  - IN ADDITION, ALL CONSTRUCTION SHALL CONFORM WITH THE GOVERNING LOCAL BUILDING CODE
- DESIGN LOADS**
- THE EMBEDDED STEEL MONOPOLE HAS BEEN DESIGNED TO SUPPORT THE APPURTENANCES LISTED IN THE MONOPOLE ANALYSIS REPORT BY MORRIS & RITCHE ASSOCIATES, JOB NO. 16208195, DATED AUGUST 6, 2018.
  - WIND LOAD DESIGN DATA
 

ULTIMATE WIND SPEED (NO ICE)	V <sub>ult</sub> = 120 MPH
BASIC WIND SPEED (WITH ICE)	V <sub>1</sub> = 40 MPH
DESIGN RADIAL ICE THICKNESS	3/4" (ICE THICKNESS INCREASES WITH HEIGHT)
RISK CATEGORY	II/IV
EXPOSURE CATEGORY	C
TOPOGRAPHIC CATEGORY	I
  - EARTHQUAKE LOAD DESIGN DATA  
NOT APPLICABLE. S<sub>e</sub> < 1.00
  - THE CONTRACTOR SHALL PROVIDE TEMPORARY BRACINGS AS REQUIRED DURING ERECTION AND CONSTRUCTION. DESIGN OF TEMPORARY BRACINGS IS THE RESPONSIBILITY OF THE CONTRACTOR. SEE CONTROLLED LOW-STRENGTH MATERIAL SECTION OF NOTES FOR ADDITIONAL INFORMATION.
- MISCELLANEOUS**
- THE CONTRACTOR SHALL INSTALL THE EMBEDDED STEEL MONOPOLE IN ACCORDANCE WITH THE MANUFACTURER'S SPECIFICATIONS AND RECOMMENDATIONS, IN ADDITION TO THE SPECIFICATIONS ON THESE DRAWINGS.
  - THE CONTRACTOR SHALL LOCATE ALL UTILITIES IN THE AREA OF CONSTRUCTION AND PREVENT DAMAGE TO THEM. SHOULD DAMAGE OCCUR TO ANY UTILITIES, THE CONTRACTOR IS REQUIRED TO REPAIR THE DAMAGE TO THE SATISFACTION OF THE OWNER AT HIS OWN EXPENSE.
  - IN CASES OF CONFLICT BETWEEN THE DRAWINGS AND/OR SPECIFICATIONS OR EXISTING CONDITIONS, CONTRACTOR SHALL NOTIFY THE DESIGN PROFESSIONALS AND OBTAIN CLARIFICATION PRIOR TO BIDDING AND PROCEEDINGS WITH WORK.
  - THE CONTRACTOR SHALL NOT SUBMIT REPRODUCTIONS OF THE STRUCTURAL CONTRACT DOCUMENTS AS SHOP DRAWINGS.
  - SCALES SHOWN ON THE STRUCTURAL CONTRACT DRAWINGS ARE FOR GENERAL INFORMATION ONLY. DIMENSIONAL INFORMATION SHALL NOT BE OBTAINED BY SCALING THE DRAWINGS.
  - APPLY DETAILS, SECTIONS AND NOTES ON THE DRAWINGS WHERE CONDITIONS ARE SIMILAR TO THOSE INDICATED BY DETAIL, DETAIL TITLE OR NOTE.
  - PROVIDE SHORING AND PROTECTION FOR EXCAVATION AS NECESSARY TO PREVENT CAVING AND COMPLY WITH ALL APPLICABLE OSHA RULES AND REGULATIONS.
  - SHOP DRAWINGS FOR ALL STRUCTURAL ELEMENTS SHOWN ON THE CONTRACT DOCUMENTS MUST BE SUBMITTED BY THE CONTRACTOR OR OWNER FOR REVIEW BY THE ENGINEER. IF THE CONTRACTOR OR OWNER FAILS TO SUBMIT THE SHOP DRAWINGS, THE ENGINEER WILL NOT BE RESPONSIBLE FOR STRUCTURAL CERTIFICATION AND DESIGN OF THE PROJECT. THE SHOP DRAWINGS SHALL INDICATE ANY DEVIATIONS OR OMISSIONS FROM THE CONTRACT DOCUMENTS. THE GENERAL CONTRACTOR SHALL REVIEW ALL SHOP DRAWINGS PRIOR TO SUBMISSION AND MAKE ALL CORRECTIONS DEEMED NECESSARY.
- EMBEDDED STEEL MONOPOLE**
- STEEL MONOPOLE SPECIFICATIONS:
 

MANUFACTURER:	VALMONT
DESIGNATION:	CLASS HB, RUS 5-09.0 (12-SIDED)
POLE TYPE:	THREE-PIECE WITH SLIP JOINTS
TOTAL POLE LENGTH:	SEE DRAWINGS
TOP SECTION THICKNESS:	0.214 IN
MIDDLE SECTION THICKNESS:	0.250 IN
BOTTOM SECTION THICKNESS:	0.281 IN
BASE DIA @ BEARING PLATE:	52.93 IN
GROUNDLINE MOMENT CAPACITY:	1,064.9 K/FT
APPROXIMATE POLE HEIGHT:	9,242 LBS
EMBEDMENT LENGTH:	SEE DRAWINGS
  - MISCELLANEOUS SPECIFICATIONS:
 

STEEL FINISH:	GALVANIZED
CORROSION:	1'-6" ABOVE GRADE TO BOTTOM OF POLE
CLIMBING HARDWARE:	STEP-BOLTS 10' ABOVE GRADE TO TOP OF POLE

- STRUCTURAL AND MISCELLANEOUS STEEL**
- ALL STEEL CONSTRUCTION SHALL CONFORM TO THE LATEST EDITION OF THE AISC STEEL CONSTRUCTION MANUAL 'SPECIFICATION FOR STRUCTURAL STEEL BUILDINGS' (ANSI/AISC 360) AND THE AISC 'CODE OF STANDARD PRACTICE FOR STEEL BUILDINGS AND BRIDGES'.
  - ALL PIPE SHALL CONFORM TO ASTM A53, GRADE B (F<sub>y</sub> = 35 KSI).
  - ALL U-BOLTS SHALL CONFORM TO ASTM A307 (F<sub>u</sub> = 60 KSI).
  - ALL NUTS SHALL CONFORM TO ASTM A563.
  - ALL WASHERS SHALL CONFORM TO ASTM F436.
  - FIELD WELDING IS NOT PERMITTED.
  - THE CONTRACTOR SHALL NOT SPlice OR CUT OPENINGS IN STEEL MEMBERS NOT SHOWN ON CONTRACT DRAWINGS WITHOUT THE PERMISSION OF THE STRUCTURAL ENGINEER.
  - ALL STEEL MEMBERS, FABRICATIONS AND ASSEMBLIES SHALL BE HOT-DIPPED GALVANIZED IN ACCORDANCE WITH ASTM A123 AFTER FABRICATION. ALL BOLTS, WASHERS & NUTS SHALL BE HOT-DIPPED GALVANIZED IN ACCORDANCE WITH ASTM F2324.
  - DAMAGED GALVANIZED SURFACES SHALL BE REPAIRED BY COLD GALVANIZING IN ACCORDANCE WITH ASTM A780.
  - AN INDEPENDENT INSPECTION AGENCY SHALL INSPECT ALL STRUCTURAL STEEL AND VERIFY THAT IT CONFORMS TO THE REQUIREMENTS OF THE CONTRACT DOCUMENTS. FIELD INSPECTION REPORTS SHALL BE SUBMITTED TO THE ENGINEER WITHIN 5 DAYS OF THE INSPECTION. THE CONTRACTOR SHALL NOTIFY THE INSPECTION AGENCY OF ALL PHASES OF STEEL CONSTRUCTION AND WELDING.
- STRUCTURAL BACKFILL**
- CRUSHED STONE**
- STONE SHALL BE 1" DIAMETER OR SMALLER MEETING THE GRADATION REQUIREMENTS OF SIZE NO. 57 PER COARSE AGGREGATE OF ASTM C33.
  - STONE SHALL BE DEPOSITED IN 6 INCH MAXIMUM LOOSE LIFTS AND COMPACTED TO THE SPECIFIED FINISHED GRADE.
- CONTROLLED LOW-STRENGTH MATERIAL (CLSM)**
- ALL CLSM CONSTRUCTION SHALL CONFORM TO THE LATEST STANDARD FOR CONTROLLED LOW-STRENGTH MATERIAL (ACI 224).
  - CLSM MATERIAL SPECIFICATIONS:
    - AGGREGATE SHALL CONFORM TO ASTM C33. COARSE AGGREGATE SHALL CONSIST OF A WELL-GRADED MIXTURE OF CRUSHED ROCK OR SAND WITH A MAXIMUM SIZE AGGREGATE OF 3/4". 100% SHALL PASS THE 1/2" SIEVE. NOT MORE THAN 80% SHALL BE RETAINED BY THE 3/4" SIEVE AND NOT MORE THAN 12% SHALL PASS THE NUMBER 200 SIEVE. ALL MATERIAL SHALL BE FREE FROM ORGANIC MATTER AND NOT CONTAIN MORE ALKALI, SULFATES, OR SALTS THAN THE NATIVE MATERIAL AT THE SITE.
    - THE ENTRAINING AIR CONTENT SHALL BE A MINIMUM OF 8% AND A MAXIMUM OF 20%.
    - AIR ENTRAINING ADMIXTURE AND/OR WATER REDUCING AGENT MAY BE ADDED TO IMPROVE THE WORKABILITY AND SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF ASTM C260 AND ASTM C494, RESPECTIVELY.
    - WATER SHALL BE POTABLE, CLEAN AND FREE FROM OBJECTIONABLE QUANTITY OF SILTY ORGANIC MATTER, ALKALI, SALTS, AND OTHER IMPURITIES.
  - CLSM PERFORMANCE SPECIFICATIONS:
    - THE MINIMUM 28 DAY COMPRESSIVE STRENGTH SHALL BE 500 PSI.
    - THE MINIMUM UNCONFINED COMPRESSIVE STRENGTH AT 6-HOURS SHALL BE 50 PSI. THE STEEL MONOPOLE SHALL BE TEMPORARILY SUPPORTED DURING THE CLSM 6-HOUR SETTING PERIOD TO ALLOW THE CLSM TO PROPERLY CURE.
    - THE MINIMUM FLOW (SLUMP) SHALL BE 8 INCHES WHEN TESTED IN ACCORDANCE WITH ASTM D6103.
  - ALL CLSM MIX DESIGNS, INCLUDING CEMENT CONTENT, WATER CEMENT RATIO, FINE AND COARSE AGGREGATE CONTENT AND ALL ADMIXTURES, SHALL BE REVIEWED BY ENGINEER PRIOR TO PLACING FIRST CLSM.
  - ALL CLSM SHALL BE SAMPLED AND TESTED BY THE TESTING AGENCY. THE CONTRACTOR SHALL NOTIFY THE TESTING AGENCY 48 HOURS PRIOR TO THE PLACING OF ANY CLSM. TESTING SHALL BE IN ACCORDANCE WITH ASTM C94.
  - THE CLSM SHALL NOT BE REQUIRED TO SUPPORT WIND LOADINGS FOR A MINIMUM OF 6 HOURS AND ALL TEMPORARY BRACINGS REQUIRED TO SUPPORT THE MONOPOLE STRUCTURE DURING CONSTRUCTION SHALL BE DESIGNED AND PROVIDED BY THE CONTRACTOR. SHOP DRAWINGS, SIGNED AND SEALED BY A REGISTERED ENGINEER IN THE STATE OF MARYLAND, SHALL BE SUBMITTED FOR REVIEW. SHOP DRAWINGS SHALL INDICATE THE TYPE, EXTENT, SIZE, AND LOCATION OF ALL TEMPORARY BRACINGS, AS WELL AS THE SEQUENCE OF CONSTRUCTION.



Know what's below.  
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SHEET:  
**CU-03**



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**FRIENDSHIP MANOR SUBSTATION**  
PARCEL 30  
**SUBSTATION TELECOM POLE**

**ANTENNA DETAILS GENERAL NOTES & SPECIFICATIONS**

12600 FREDERICK ROAD, WEST FRIENDSHIP, MD 21794  
TAX MAP 15, BLOCK 30 COUNCIL DISTRICT 3  
HOWARD COUNTY, MARYLAND

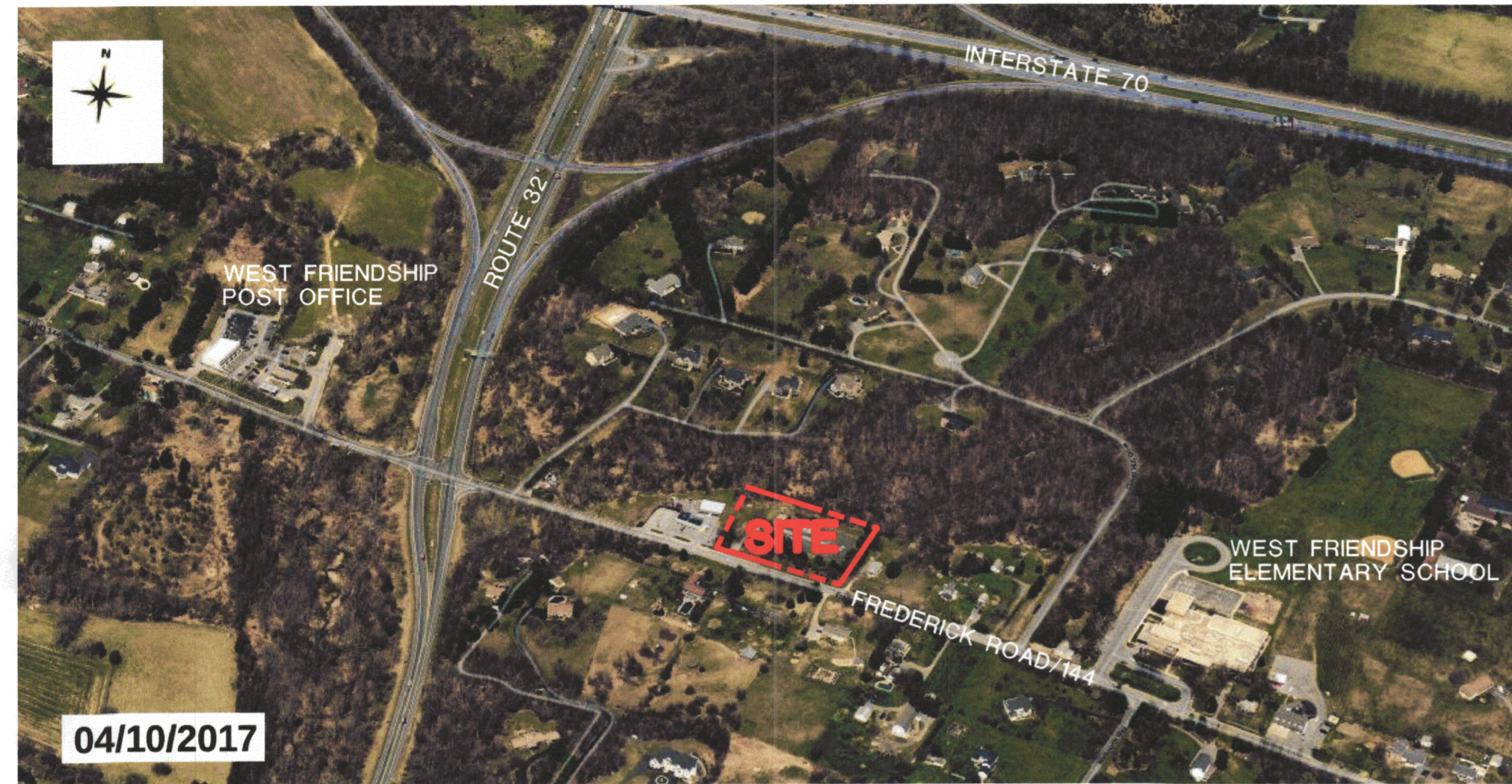
DATE	REVISIONS	JOB NO.:	16208195
		SCALE:	1" = 50'
		DATE:	12/17/2018
		DRAWN BY:	MAM
		DESIGN BY:	MAM
		REVIEW BY:	TM
		SHEET:	3 OF 3

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEM	
County Health Officer	Date
Howard County Health Department	
APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING	
Chief, Development Engineering Division	Date
Chief, Division of Land Development	Date
Director	Date

**OWNER**  
BALTIMORE GAS AND ELECTRIC COMPANY  
P.O. BOX 1475  
BALTIMORE, MD 21203  
NUMBER  
ATTN:  
EMAIL ADDRESS:

**DEVELOPER APPLICANT**  
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1055 NORTH FRONT STREET  
BALTIMORE MD 21202  
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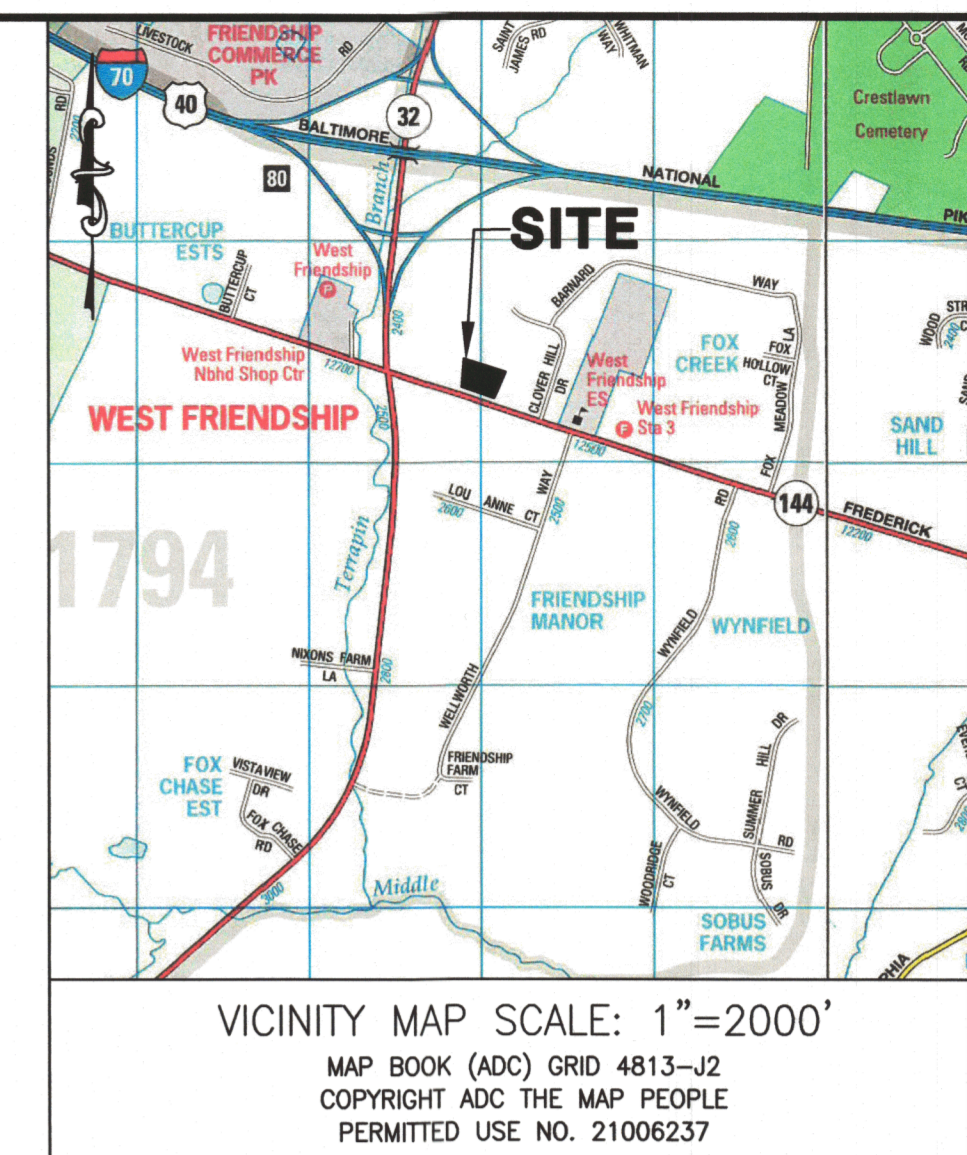
**MD PROFESSIONAL CERTIFICATION:**  
I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 29203, EXPIRATION DATE: 06/16/2017.



**CONTEXT EXHIBIT**



**SITE BLOWUP**  
LOOKING NORTHWEST - WITH PROPOSED TOWER SUPERIMPOSED



**SITE AERIAL**  
LOOKING EAST



**SITE AERIAL**  
LOOKING NORTHWEST




**SITE FRONTAGE - EXISTING LANDSCAPING BUFFER**  
LOOKING WEST TOWARDS ENTRANCE FROM FREDRICK ROAD



**SITE ENTRANCE**  
FROM FREDRICK ROAD

**OWNER**  
BALTIMORE GAS AND ELECTRIC COMPANY  
P.O. BOX 1475  
BALTIMORE, MD 21203  
NUMBER  
ATTN:  
EMAIL ADDRESS:

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 <b>MORRIS &amp; RITCHIE ASSOCIATES, INC.</b> ENGINEERS, PLANNERS, SURVEYORS AND LANDSCAPE ARCHITECTS 14280 PARK CENTER DRIVE LAUREL, MD 20707 (410) 792-9792 / (301) 776-1690 FAX: (410) 792-7395 MRAGTA.COM Copyright 2018 Morris & Ritchie Associates, Inc.		
DATE	REVISIONS	JOB NO.: 16208195 SCALE: NOT TO SCALE DATE: 12/17/2018 DRAWN BY: MAM DESIGN BY: MAM REVIEW BY: TM SHEET: 1 OF 1

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