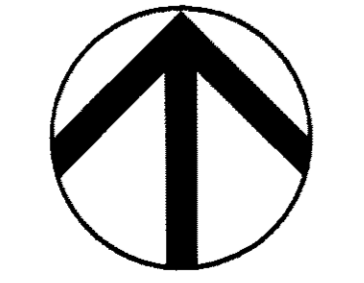


**LEGEND**

- 140 --- PROPERTY LINE
- 142 --- EXISTING CONTOURS
- EXISTING ROAD
- GmB --- SOILS LINE
- EXISTING STREAM (H.O. CO. GIS)
- EXISTING TREELINE
- EXISTING CHAIN LINK FENCE
- PROPOSED CHAIN LINK FENCE
- EXISTING UTILITY POLE



**SITE PLAN**

SCALE: 1"=200'

**MONOPOLE SETBACKS**

SETBACK	REQUIRED	PROVIDED
FRONT	153'	155'±
REAR	153'	132'±
SIDE	153'	160'±
SIDE	153'	263'±

**SOILS**

MAP SYMBOL	SOIL NAME	HYDROLOGIC GROUP
OcB	OCCOQUAN LOAM, 3 TO 8 PERCENT SLOPES	B
OcC	OCCOQUAN LOAM, 8 TO 15 PERCENT SLOPES	B
GmB	GLENEGLY LOAM, 3 TO 8 PERCENT SLOPES	B

**LINE DATA**

LINE	COORDINATES	LENGTH
L1	N 22°45'22" E 148.99'	148.99'
L2	S 58°42'21" W 130.00'	130.00'
L3	N 88°33'44" W 130.00'	130.00'
L4	N 86°29'14" W 40.00'	40.00'
L5	N 82°29'14" W 21.77'	21.77'
L6	S 68°00'24" E 24.99'	24.99'
L7	S 69°22'22" E 14.79'	14.79'
L8	S 68°29'24" E 233.95'	233.95'
L9	N 64°32'22" E 144.41'	144.41'
L10	N 12°19'42" E 30.92'	30.92'
L11	N 88°33'44" W 130.00'	130.00'
L12	S 69°04'22" E 24.79'	24.79'
L13	N 22°45'22" E 148.99'	148.99'
L14	S 69°22'22" E 14.79'	14.79'
L15	N 14°16'18" W 80.92'	80.92'

**OWNERSHIP TABLE**

MAP PARCEL	OWNER NAME	OWNER NAME	ACCT ID	DEED	LANDUSE	ZONING	ACRES
6	LIBERTY KENNETH D JR	LIBERTY JANE G TIE	MC430292	02/17/07	Residential	RZD01	2.40
6	COITTA JAMES E	COITTA HELEN A	MC430292	04/11/28	Residential	RZD01	1.64
6	SARATHI ANIL	SARATHI SANDRA TIE	MC430270	04/30/28	Residential	RZD01	1.26
6	HARRINGTON DENNIS L	HARRINGTON ROSE M SOKAL WF	MC430292	10/21/07	Residential	RZD01	2.50
6	MURKIN MARK E	MORGAN THEODORE A TIE	MC430292	03/04/17	Residential	RZD01	3.50
6	DAVE VICTOR C JR	SHULTIS THERESA M JET	MC430292	05/07/13	Residential	RZD01	3.50
6	LAPROFF THEODORE A	LAPROFF SHARON M	MC430292	07/01/07	Residential	RZD01	1.00
6	KNOTT DEAN S	KNOTT BRUCE K TIE	MC430292	05/27/16	Residential	RZD01	3.25
6	MURRAY FRANCIS A	KENDRICK CARLA D	MC430466	04/20/95	Residential	RZD01	3.25
6	ALEXANDER CHARLES F	ALEXANDER CARLA D	MC430292	07/01/07	Residential	RZD01	1.00
6	ALBERT JOHN S AND WF	KINSLEY KEVIN TIE	MC430472	03/05/22	Residential	RZD01	1.10
6	KEESON KAREN	KEESON KAREN	MC430292	07/01/07	Residential	RZD01	1.00
6	FRANKLIN SCOTT D	FRANKLIN SCOTT D	MC430292	07/01/07	Residential	RZD01	0.75
6	REED GUYRA V	REED GUYRA V	MC430292	10/17/02	Residential	RZD01	1.10
6	OLMKE TERRY	OLMKE TERRY	MC430292	07/01/07	Residential	RZD01	0.25
6	BEARS GARLAND EDWARD & WF	BEARS GARLAND EDWARD & WF	MC430292	07/01/07	Residential	RZD01	0.43
6	KIRBY DEBORAH K	KIRBY DEBORAH K	MC430292	06/16/02	Residential	RZD01	1.40
6	SEANLE ROY A JR	SEANLE ROY A JR	MC430292	07/01/07	Residential	RZD01	0.75
6	PHILIPSON JAMES AND WF	PHILIPSON JAMES AND WF	MC430292	07/01/07	Residential	RZD01	1.00
6	OSBORN JERRY HERMAN	OSBORN JERRY HERMAN	MC430292	03/24/10	Residential	RZD01	0.21
6	MULLINX DAVID VINCENT	MULLINX DAVID VINCENT	MC430292	10/01/24	Residential	RZD01	1.00
6	MILLIN DAVIS Y	MILLIN DAVIS Y	MC430292	08/11/02	Residential	RZD01	0.01
6	STILLWELL JANE W	STILLWELL JANE W	MC430292	07/01/07	Residential	RZD01	0.30
6	SCHULTZ JEFFREY A	SCHULTZ JEFFREY A	MC430292	07/01/07	Residential	RZD01	0.50



**VICINITY MAP**

SCALE: 1"=2000'

ADC MAP NO. 4690  
TAX MAP 06, GRID 10, PARCEL 24  
TAX ACCOUNT NO.: 320484

**BENCHMARKS**

DESCRIPTIONS	COORDINATES
RAPID STEEL ROD IN SLEEVE FLUSH WITH SURFACE	N 61°41'17.70" E 1263.075301' ELEV. = 849.611'
HOWARD CO. GEODETIC SURVEY CONTROL 12CB DISC SET ON CONCRETE	N 59°30'3.846" E 1272.860563' ELEV. = 690.385'

**DESIGN NARRATIVE**

- Natural Resource Protection and Enhancement. The proposed facilities on the Kelley Property are designed to minimize the total disturbed area, minimize impervious cover, and to maintain existing drainage regimes. The proposed wireless facility compound will be landscaped. Stormwater runoff will be managed through dissection practices meeting ESD requirements.
- Maintenance of Natural Flow Patterns. The existing drainage regime of sheet flow to adjacent crop fields and meadows will be maintained. The proposed facilities are designed to match existing grade to the maximum extent practicable so as to not alter runoff patterns. Stormwater from the proposed gravel areas will continue to sheet flow to the adjacent fields.
- Reduction of Impervious Surfaces. The proposed access driveway and fence antenna compound are to be primarily gravel and a semi-porous material. Also a portion of the driveway will be composed of reinforced turf a pervious material. Total impervious area has been reduced to the minimum amount necessary to provide a stable access to the proposed wireless facilities.
- Integration of EAS Controls into SWM Strategy. The proposed facilities are designed to maintain sheet-flow runoff regimes to the adjacent field areas. Likewise, the proposed EAS controls will intercept the sheet flow and treat runoff with Super Silt Fence. By not concentrating runoff, no channels, sediment traps, or other concentrated flow devices are required, which also helps to minimize disturbed areas.
- Implementation of ESD Planning Techniques and Practices. The proposed impervious area will be treated by ESD control devices. The 12' wide gravel access drive will sheet flow to an adjacent 12' wide grass filter strip that meets the Non-Rooftop Disconnect (N-2) non-structural credit. The proposed compound area will sheet flow to a 20' wide grass filter strip that also meets the N-2 non-structural credit. Finally, a portion of the driveway will be reinforced turf, a self-draining pervious surface.
- Implementation of ESD to the MEP. The proposed ESD/SWM facilities meet the P=16' requirement for this site. Please see the Kelley Property Environmental Concept Plan Report for full details.
- Design Manual and Water Pollution Request. The following waivers are requested:
  - On August 23, 2010, the Planning Director approved Waiver Request WP-11-008 to Section 16.1201(n) of the Subdivision and Land Development Regulations to allow the forest conservation obligation for this development to be based solely on the proposed limit of disturbance (LOD) rather than on the net tract area. Approval is subject to the following conditions:
    - The forest conservation obligation for the Proposed Unmanned Wireless Broadband Communications Facility on this site shall be limited to the 21,601 sq. ft. (0.501 acre) limit of disturbance (LOD) and the corresponding obligation (4,356 sq. ft./0.10 acre of afforestation) shall be satisfied by the payment of a fee-in-lieu in the amount of \$3,267.00.
    - Compliance with all SRC Agency comments generated with the review of the site development plan, S09-10-093.
  - A waiver request has been approved by Howard County requesting a Design Manual Waiver to the Howard County Design Manual, Volume III, Section 2.6.3 which requires the use of a tarp and chip driveway to allow for a gravel driveway. The request was approved on October 26, 2010, based on the fact that the use of the driveway will be minimal and that there are no adverse impacts to existing or proposed infrastructure.
- The proposed facilities to not require any essential or necessary disturbances within Section 16.116(c) of the Subdivision and Land Development Regulations.

**SITE ANALYSIS DATA**

SUBJECT PROPERTY: 97.40 AC.  
SITE AREA: 0.52 AC.  
LIMIT OF DISTURBANCE: 0.52 AC.  
PROPOSED IMPERVIOUS AREA: 0.15 AC.  
PROPOSED GREEN AREA: 0.37 AC.  
WETLANDS AREA: 0 AC.  
FLOODPLAINS: 0 AC.  
FOREST: 0 AC.  
STEEP SLOPES: >15%: 0 AC.  
PROPOSED SITE USE: COMMUNICATIONS TOWER AND ACCESS DRIVEWAY

**GENERAL NOTES**

- All construction shall be in accordance with the latest standards and specifications of Howard County plus MSHA standards and specifications if applicable.
- The contractor shall notify the Department of Public Works/Bureau of Engineering/Construction Inspection Division at 410-313-1800 at least five (5) working days prior to the start of work.
- The contractor shall notify "Miss Utility" at 1-800-257-7777 at least 48 hours prior to any excavation work being done.
- Traffic control devices, markings and signing shall be in accordance with the latest edition of the Manual of Uniform Traffic Control Devices (MUTCD). All streets and regulatory signs be in place prior to the placement of any asphalt.
- The coordinates shown hereon are based upon the Howard County Geodetic Control which is based upon the Maryland State Plane Coordinate System, Howard County Monument Nos. 12CB and RAPID and shown on the vicinity map.
- The existing site is served by well and septic. No water or sewer utilities are required for the proposed improvements.
- Stormwater management ESD requirements are met by Non-Rooftop Disconnect (N-2) and A-3 Alternate Surfaces. C/I is not required for this site.
- Existing utilities in the area of the proposed improvements are based on a field survey completed by DMW.
- There is no floodplain on this site. The proposed area shown hereon is not located within a 100 year flood plain as per the National Flood Insurance Program Flood Insurance Rate Map Community Flood Number 240044-0006-B Revised December 4, 1986.
- There are no known wetlands in the area of the proposed improvements.
- No traffic study is required for this project.
- Project background information:  
Subdivision Name: n/a  
Tax Map: 6  
Lot: Parcel 24  
Zoning: RC-DE0  
Election District: 4th  
Total Site Area: 97.40 acres  
Related DTZ File Numbers: BA-09-039C, HO-92-07E, WF-11-008, S09-10-093
- The subject property is zoned RC-DE0 per the July 28, 2006 Howard County Zoning Map. Zoning obtained from Howard County Zoning Map, adopted by the Howard County Council on March 3, 2005. Prepared by the Howard County Dept. of Planning and Zoning, August 2006.
- This project complies with the requirements of Section 16.1202 of the Howard County Code for Forest Conservation by paying \$3,267.00 for a fee in lieu of planting the required 0.10 acres of reforestation.
- There are no slopes of 15% - 25% or greater within the area of submission.
- This Site Development Plan is consistent with and follows the site plan submitted to the Howard County Board of Appeals. A petition case no. BA-09-039C for a Conditional Use for a 150 foot high monopole with antenna extending to 153' AGL and fenced equipment compound in an RC-DE0 (Rural Conservation - Density Exchange Option) Zoning District, filed pursuant to Section 15.114 of the Howard County Zoning Regulations. The petition was granted by the Board of Appeals on January 25, 2010, subject to the following conditions:
  - The Conditional Use shall be conducted in conformance with and shall apply only to the proposed 153-foot monopole/antenna and equipment compound.
  - No additional lighting is permitted other than that required by the Federal Communications Commission or the Federal Aviation Administration.
  - The monopole shall be grey or a similar color.
  - If no longer used, the communication tower shall be removed from the site within one year of the date the use ceases.
- The subject property is Howard County Land Preservation Program Element No. HO-92-07E, S09-10-093.
- Approval of this ECP does not constitute an approval of associated site development plan, S09-10-093.
- Review of this project for compliance with the Howard County Subdivision and Land Development Regulations and the Howard County Zoning Regulations shall occur at other stages. Therefore, the applicant and consultants should expect additional and more detailed comments (including those that may alter overall site design) as this project progresses.

**APPROVED: DEPARTMENT OF PLANNING AND ZONING**

Chief, Development Engineering Division  
Chief, Division of Land Development

**KELLEY PROPERTY**

PROPOSED UNMANNED WIRELESS BROADBAND COMMUNICATIONS FACILITY  
TELECOMMUNICATIONS FACILITY:  
1504 LONG CORNER ROAD, MT. AIRY, MD 21771

**OWNER:** TRUMAN & LAVINIA KELLEY  
1400 LONG CORNER ROAD  
MT. AIRY, MD 21771  
(301) 829-0794

**DEVELOPER:** T-MOBILE NORTHEAST LLC  
12050 BALTIMORE AVENUE  
BELTSVILLE, MD 20705  
(240) 264-8600  
FAX: (240) 264-8610

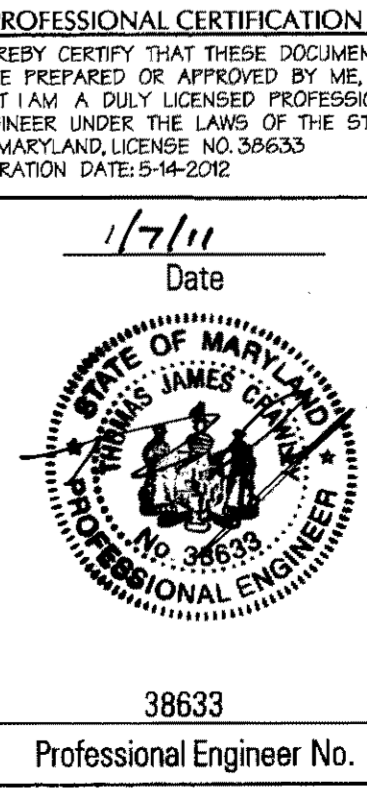
**DMW**  
DAFT MCCUNE WALKER INC

200 EAST PENNSYLVANIA AVENUE • TOWSON, MD 21286  
P • 410 284 3106 WWW.DMW.COM  
A TEAM OF LAND PLANNERS, LANDSCAPE ARCHITECTS, ENGINEERS, SURVEYORS & ENVIRONMENTAL PROFESSIONALS

SUBDIVISION NAME	SECTION/AREA	LOT/PARCEL #
RAPID ON LF	ZONE	PARCEL 24
WATER CODE	TAXING MAP	BELT ROUTE
		GEN. TRACT
		ECOMOD1

**ENVIRONMENTAL CONCEPT PLAN**

Des. By: TJC Scale: 1" = 200' Proj. No.: 09056  
Dwn. By: JSS Date: 1/17/2011  
Chk. By: MDM Approved: 1 of 2



38633  
Professional Engineer No.



**ENVIRONMENTAL SITE DESIGN REQUIREMENTS**

TARGET RCN = 55  
 CALCULATED RCN = 71.4 (ROUND UP TO 72)  
 TARGET P<sub>2</sub> = 1.6"  
 ESDV REQUIRED = 903 CF

**PROPOSED ESD FACILITIES**

- NON-ROOFTOP DISCONNECT (N-2) FOR GRAVEL DRIVEWAY FOR ACCESS ROAD (12' WIDE) PROVIDE 12' WIDE GRASS FILTER STRIP FROM TABLE 5.7, RATIO=1.1, PE=1.07 1.6" REQUIRED - 1.0" PROVIDED = 0.6" REMAINING ESDV PROVIDED = 385 CF
  - NON-ROOFTOP DISCONNECT (N-2) FOR GRAVEL COMPOUND AREA & PARKING FOR EQUIPMENT LOT: 1,450 SF. FROM TABLE 5.7, RATIO=0.8:1, PE=0.8 1.6" REMAINING - 0.8" PROVIDED = 0.8" REQUIREMENT SATISFIED ESDV PROVIDED = 92 CF
  - A-3 ALTERNATIVE SURFACE - REINFORCED TURF FOR FIRST 2,280 SF OF DRIVEWAY PROVIDE GRASSPAVED (A-3 REINFORCED TURF) OR EQUAL SYSTEM AS STABILIZED ACCESS DRIVEWAY PER CHAPTER 5 ESD, A-3 REINFORCED TURF IS CONSIDERED PERVIOUS AND THEREFORE A SELF-CREDITING DISCONNECTED SURFACE. ESDV PROVIDED = 447 CF
- TOTAL ESDV PROVIDED = 924 CF

**SITE CHARACTERISTICS**

SUBJECT PROPERTY 97.40 AC; SITE = 0.50 AC.  
 DEVELOPABLE AREA: 22,573 SF (0.52 AC)  
 LIMIT OF DISTURBANCE: 22,573± SF, 0.52± AC.  
 PROPOSED IMPERVIOUS AREA: 6,318 SF (0.15 AC)  
 PERCENT IMPERVIOUS AREA: 6,318 SF / 22,573 SF = 28%  
 IN-SITE SOILS: 100% "B"  
 TARGET RCN: 55  
 CALCULATED RCN: 72  
 REQUIRED P<sub>2</sub>: 1.6"

**SOILS**

MAP SYMBOL	SOIL NAME	HYDROLOGIC GROUP
O <sub>2</sub>	OCOCOQUAN LOAM, 3 TO 8 PERCENT SLOPES	B
O <sub>2C</sub>	OCOCOQUAN LOAM, 8 TO 15 PERCENT SLOPES	B
G <sub>2B</sub>	GLENELEG LOAM, 3 TO 8 PERCENT SLOPES	B

APPROVED: DEPARTMENT OF PLANNING AND ZONING

CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE: 1/12/11  
 CHIEF, DIVISION OF LAND DEVELOPMENT DATE: 1/12/11

Date No. Revision Description

**KELLEY PROPERTY**

PROPOSED UNMANNED WIRELESS BROADBAND COMMUNICATIONS FACILITY  
 TELECOMMUNICATIONS FACILITY:  
 1504 LONG CORNER ROAD, MT. AIRY, MD 21771

OWNER: TRUMAN & LAVINIA KELLEY 1400 LONG CORNER ROAD MT. AIRY, MD 21771 (301) 929-0794  
 DEVELOPER: T-MOBILE NORTHEAST LLC 12050 BALTIMORE AVENUE BELTSVILLE, MD 20705 (240) 264-8500 FAX: (240) 264-8610

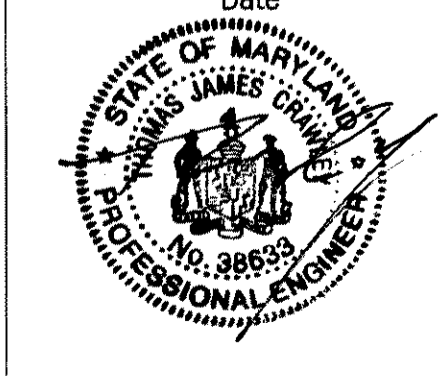
**DMW**

DAFT MCCUNE WALKER INC  
 200 EAST PENNSYLVANIA AVENUE - TOWSON, MD 21286  
 P: 410 296 3333 F: 410 296 4705 WWW.DMW.COM  
 A TEAM OF LAND PLANNERS, LANDSCAPE ARCHITECTS, ENGINEERS, SURVEYORS & ENVIRONMENTAL PROFESSIONALS

**PROFESSIONAL CERTIFICATION**

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME AND THAT I AM A DAILY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 38633 EXPIRATION DATE: 5-14-2012

Date: 1/7/11

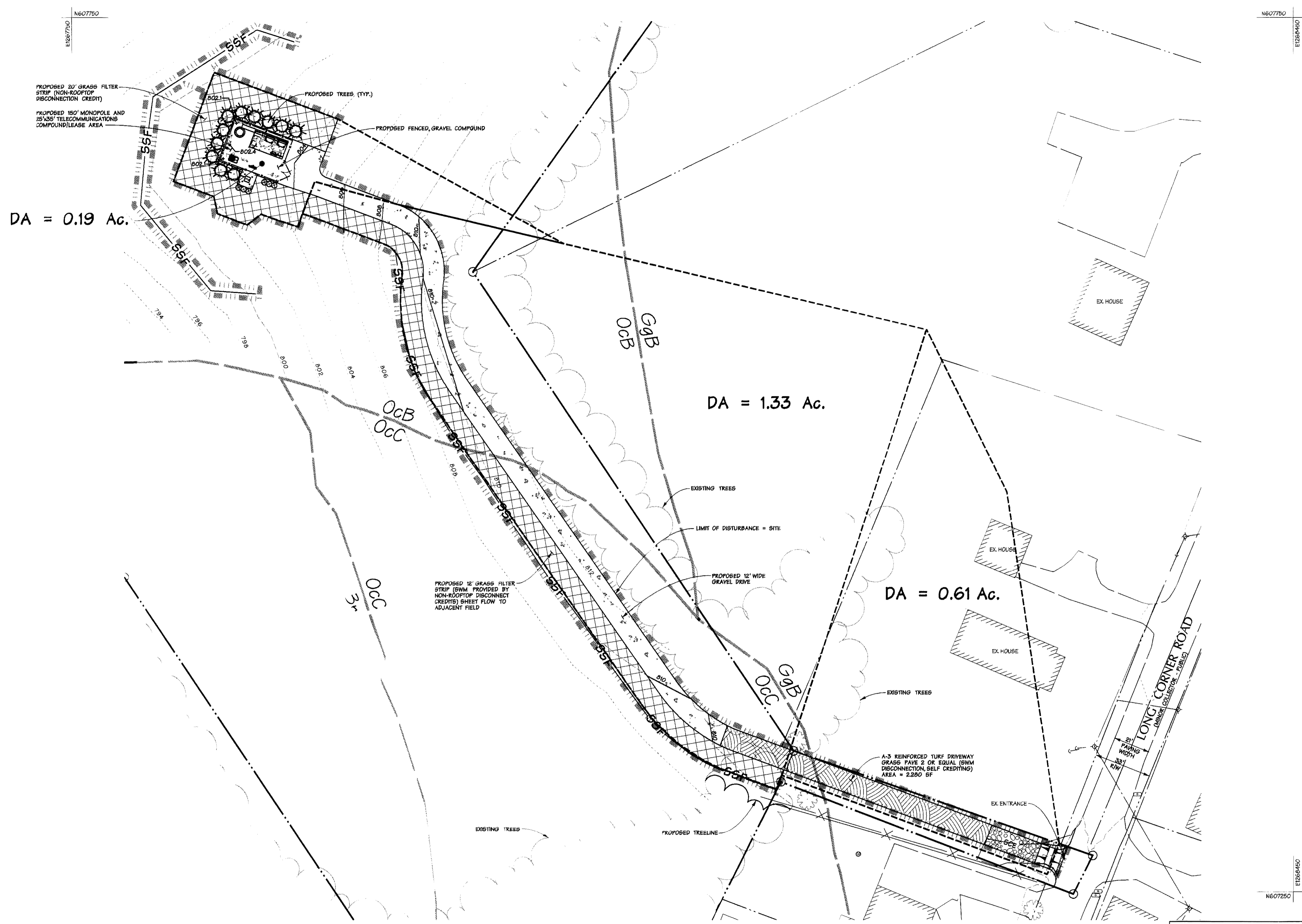


38633  
 Professional Engineer No.

SECTION NAME	SECTION/AREA	DATE	REVISION #
PLAN # OR LOT	DATE	DATE	DATE
LIBER 479	FOLIO 63	10	6
TAX MAP	NO. 38833	04	04

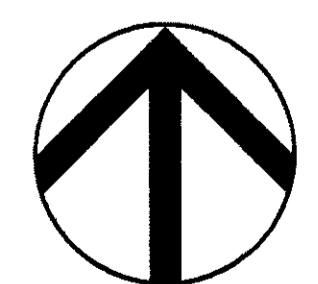
**ENVIRONMENTAL CONCEPT PLAN**

Des. By: TJC Scale: 1" = 30' Proj. No. 09056  
 Dm. By: JGS Date: 1/7/2011  
 Chk. By: JDF Approved



**STORMWATER MANAGEMENT PLAN**

SCALE: 1"=30'  
 0 15 30 60



**LEGEND**

PROPERTY LINE	EXISTING UTILITY POLE	EXISTING TREE	PROPOSED TREELINE
EXISTING CONTOURS	PROPOSED CHAIN LINK FENCE	EXISTING CHAIN LINK FENCE	PROPOSED CHAIN LINK FENCE
PROPOSED CONTOURS	EXISTING UTILITY POLE	DRAINAGE AREA	SUPER SILT FENCE
SOILS LINE	PROPOSED LIMIT OF DISTURBANCE, SITE	PROPOSED GRASS BUFFER	EXISTING ROAD
PROPOSED GRASS BUFFER	EXISTING ROAD	STONE CONSTRUCTION ENTRANCE	

1/7/2011 9:19:01 AM mmcger-1.tj ca:\hpm\09056\p1\09056\ENCR\09056.EC02 09056.EC02

F:\09056\ENCR\09056.EC02 Fri Jan 07 09:18:53 2011