



# HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

3430 Courthouse Drive

Ellicott City, Maryland 21043

410-313-2350

Voice/Relay

Valdis Lazdins, Director

FAX 410-313-3467

August 2, 2018

Harold Bernadzikowski  
Network Building and Consulting  
6095 Marshalee Drive, Suite 300  
Elkridge, MD 21075

RE: WP-18-060 Vertical Bridge UD-MD-5045/ Verizon Wireless  
"Triadelphia"

Dear Mr. Bernadzikowski:

This is to advise you that your original Alternative Compliance Plan, WP-18-060, was approved on July 30, 2018, and will be kept on file with this Department (DPZ). You may order copies of this plan at the public service desk of the Department of Planning and Zoning, Monday thru Thursday, 8:00 am to 5:00 pm, and Friday, 8:00 am to 3:00 pm.

Within 1 year of signature approval of the plan original (**on or before July 30, 2019**), the developer shall apply to the Department of Inspections, Licenses and Permits for **building permits** to initiate construction on the site.

As part of the exempt grading permit application, you will be required to post \$3,600.00 surety to ensure the completion of your landscaping obligation for this project, and you have paid an inspection fee of **\$100.00**. A copy of the approved landscape plan must accompany your grading permit application. This Department will perform an inspection to verify installation of the required plant materials. This inspection will occur **on or about January 30, 2020** (18 months from the date of plan signature approval). Should your landscaping be installed prior to that date, you may contact this office in writing to request an earlier inspection date and to forward the required 1 year plant warranty.

Please be advised that the Department of Inspections, Licenses and Permits cannot formally accept your building permit application until you have submitted 2 complete sets of signed, approved site development plans. The fee for distribution copies, previously submitted, does not include these 2 sets.

If you have any questions, please contact Donna Despres at (410) 313-3429 or email at [ddepres@howardcountymd.gov](mailto:ddepres@howardcountymd.gov).

Sincerely,

Kent Sheubrooks, Chief  
Division of Land Development

KS/JMF/DD

cc: Research  
Bob Frances, Plan Review Division, DILP  
Landscaping Coordinator – J. Wellen  
*Mike Saunders*  
Department of Assessments and Taxation  
William Gossage Jr.

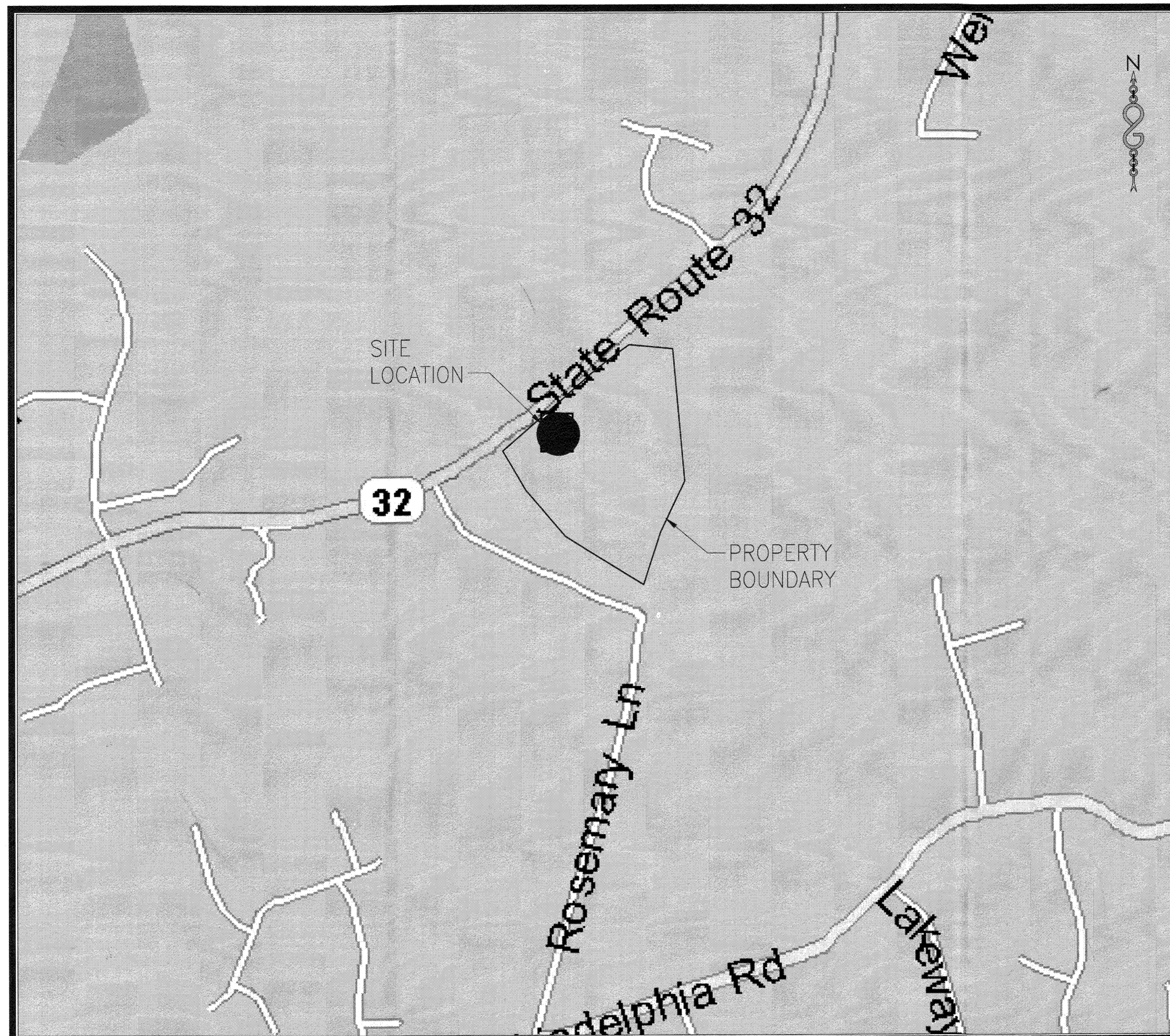


US-MD-5045  
 TRIADELPHIA  
 3075 ROUTE 32  
 WEST FRIENDSHIP, MD 21794  
 150' MONOPOLE TOWER



**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



LOCATION MAP

SCALE: 1" = 1000' (11x16)  
 SCALE: 1" = 500' (24x36)

**DRAWING INDEX**

DRWG. #	TITLE	REV.#	DATE
T1	TITLE SHEET	7	04/06/18
Z1	GENERAL NOTES & LEGEND	7	04/06/18
Z2	OVERALL SITE PLAN	7	04/06/18
Z3	SITE PLAN	7	04/06/18
Z4	COMPOUND PLAN & TOWER ELEVATION	7	04/06/18
Z5	DRAINAGE, GRADING AND EROSION CONTROL PLAN	7	04/06/18
Z6	LANDSCAPE PLAN & FOREST CONSERVATION PLAN	7	04/06/18
Z7	LANDSCAPE DETAILS	7	04/06/18



VICINITY MAP

18-AT&T COLLOCATION

**SITE ANALYSIS DATA CHART**

TOTAL PROPERTY AREA: 23.6 ACRES  
 AREA OF PLAN SUBMISSION: 0.11 ACRES  
 LIMIT OF DISTURBED AREA: 0.11 ACRES

PRESENT ZONING: RR-DEO

PROPOSED USE: UNMANNED TELECOMMUNICATION FACILITY

FLOOR SPACE: 960 SQ. FT. APPROX. PENDING FUTURE EXPANSION

PARKING REQUIREMENT: N/A

APPLICABLE DPZ FILE NUMBERS: BA-17-014C ; WP-18-060

**AT&T Collocation Certification:**  
 I hereby verify redlines shown on this plan are in accordance with AT&T Construction Drawings by Fosite Group Dated 10-06-2021



The LOD of 250 SFT is exempt from providing stormwater management. Any further increase of the LOD exceeding 5,000 sft shall provide stormwater management.

APPROVED: DEPARTMENT OF PLANNING AND ZONING

<i>Chad Elmer</i>	7-25-18
CHIEF, DEVELOPMENT ENGINEERING DIVISION	DATE
<i>Keisha O'Neal</i>	7-30-18
CHIEF, DEVELOPMENT LAND DEVELOPMENT	DATE
<i>William J. Miller</i>	7-31-18
DIRECTOR	DATE

ADDRESS CHART

PARCEL #	STREET ADDRESS
36	3075 ROUTE 32 WEST FRIENDSHIP, MD 21794

PERMIT INFORMATION CHART

WATER CODE:	SEWER CODE:	BUILDING:	STREET ADDRESS:
N/A	N/A	N/A	3075 ROUTE 32 WEST FRIENDSHIP, MD 21794
PROJECT NAME:		SECTION / AREA:	PARCEL:
TRIADELPHIA US-MD-5045		N/A	36
PLAT# OR L/F:	GRID #22	ZONING:	TAX MAP PARCEL:
L 11552 / F 54		RR-DEO	15 36
		ELEC. DIST.:	CENSUS TRACT:
		3	6030

verticalbridge

INFINIGY FROM ZERO TO INFINIGY the solutions are endless

verizon wireless

Project Number: 404-062

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

Engineer Stamp: [Seal of Christopher J. Wilbur, Professional Engineer, State of Maryland, No. 45078]

Drawing Title: TITLE SHEET

Drawing Scale: AS NOTED **ZD**

Date: 03/01/17

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

Drawing Number: **T1**

SHEET 1 OF 8

**GENERAL NOTES**

- THE CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE CODES ORDINANCES, LAWS AND REGULATIONS OF ALL MUNICIPALITIES, UTILITY COMPANY OR OTHER PUBLIC AUTHORITIES.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL PERMITS AND INSPECTIONS THAT MAY BE REQUIRED BY ANY FEDERAL, STATE, COUNTY, OR MUNICIPAL AUTHORITIES.
- 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.
- 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.
- 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.
- 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.
- CONTRACTOR SHALL VERIFY ANTENNA ELEVATION AND AZIMUTH WITH RF ENGINEERING PRIOR TO INSTALLATION.
- TRANSMITTER EQUIPMENT AND ANTENNAS ARE DESIGNED TO MEET ANSI/EIA/TIA 222-G REQUIREMENTS.
- ALL STRUCTURAL ELEMENTS SHALL BE HOT DIPPED GALVANIZED STEEL.
- CONTRACTOR SHALL MAKE A UTILITY "ONE CALL" TO LOCATE ALL UTILITIES PRIOR TO EXCAVATING.
- IF ANY UNDERGROUND UTILITIES OR STRUCTURES EXIST BENEATH THE PROJECT AREA, CONTRACTOR MUST LOCATE IT AND CONTACT THE APPLICANT AND OWNER'S REPRESENTATIVE.
- OCCUPANCY IS LIMITED TO PERIODIC MAINTENANCE AND INSPECTION BY TECHNICIANS APPROXIMATELY TWICE A MONTH.
- PROPERTY LINE INFORMATION WAS PREPARED USING DEEDS, TAX MAPS, AND PLANS OF RECORD AND SHOULD NOT BE CONSTRUED AS AN ACCURATE BOUNDARY SURVEY.
- THIS PLAN IS SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD.
- 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.
- NO SIGNIFICANT NOISE, SMOKE, DUST, OR ODOR WILL RESULT FROM THIS FACILITY.
- THE FACILITY IS UNMANNED AND NOT INTENDED FOR HUMAN HABITATION (NO HANDICAP ACCESS REQUIRED).
- THE FACILITY IS UNMANNED AND DOES NOT REQUIRE POTABLE WATER OR SANITARY SERVICE.
- POWER TO THE FACILITY WILL BE MONITORED BY A SEPARATE METER.
- THE PROPOSED TELECOMMUNICATION FACILITY WILL COMPLY WITH ALL APPLICABLE REQUIREMENTS OF THE HOWARD COUNTY ZONING REGULATIONS, SECTION 128 AND 131.
- A CONDITIONAL USE APPLICATION (#BA-17-014C) WAS APPROVED FOR THIS PROPOSED MONOPOLE FACILITY, BY THE HOWARD COUNTY HEARING EXAMINER, SUBJECT TO ALL CONDITIONS OF THE DECISION OUTLINED IN A THE DECISION + ORDER DATED NOVEMBER 1 2017.  
**CONDITIONS:**
  - THE CONDITIONAL USE SHALL BE CONDUCTED IN CONFORMANCE WITH AND SHALL APPLY ONLY TO THE PROPOSED FACILITY DESCRIBED IN THE PETITION AND NOT TO ANY ACTIVITIES, USES OR STRUCTURES ON THE PROPERTY.
  - NO ADDITIONAL LIGHTING IS PERMITTED OTHER THAN THAT REQUIRED BY THE FEDERAL COMMUNICATIONS COMMISSION OR THE FEDERAL AVIATION ADMINISTRATION.
  - THE MONOPOLE TOWER SHALL BE GREY OR A SIMILAR COLOR.
  - IF NO LONGER USED, THE COMMUNICATIONS TOWER SHALL BE REMOVED FROM THE SITE WITHIN ONE YEAR OF THE DATE THE USE CEASES.
  - A TYPE "D" LANDSCAPE BUFFER SHALL BE INSTALLED ALONG THE MD 32 AND SOUTHERN CONDITIONAL USE SITE COMPOUND PERIMETERS AND OUTSIDE OF THE FENCE.
- THERE ARE NO STREAMS, FLOODPLAINS, OR WETLANDS ON THE SUBJECT PARCEL OR WITHIN THE PROJECT L.O.D.
- A COMMUNITY MEETING WAS HELD 04/26/2017 AT WEST FRIENDSHIP FIRE DEPARTMENT.




**PLANNING AND ZONING DEPARTMENT APPROVAL WP-18-060 COMMENTS**

- AS OF THE DATE OF THIS LETTER (MAY 3, 2018), THE PLANNING DIRECTOR APPROVED YOUR REQUEST FOR AN ALTERNATIVE COMPLIANCE OF THE FOLLOWING:
- SECTION 16.155(a)(1)(i)** OF THE AMENDED FIFTH EDITION - NONRESIDENTIAL: A SITE DEVELOPMENT PLAN IS REQUIRED FOR NEW OR EXPANDED NONRESIDENTIAL DEVELOPMENT, INCLUDING COMMERCIAL, INDUSTRIAL, INSTITUTIONAL, AND UTILITY DEVELOPMENT, PLUS PUBLIC BUILDINGS, SCHOOLS, AND OTHER PUBLIC FACILITIES. THE REQUEST IS FOR THE INSTALLATION OF A 150' HIGH COMMUNICATIONS MONOPOLE TOWER AND ASSOCIATED FENCED COMPOUND YARD, EQUIPMENT AND ACCESS DRIVE AS APPROVED UND BA-17-014C.
  - SECTION 16.1201(n)** DEFINITIONS: "NET TRACT AREA", TO ALLOW THE LIMIT OF DISTURBANCE TO SERVE AS THE NET TRACK AREA WHEN DETERMINING THE FOREST CONSERVATION OBLIGATION AND ALLOW USING THE 4,850 SF LOD FOR THE PROPOSED LEASE AREA, DRIVEWAY EXTENSION, UTILITY TRENCH, AND LANDSCAPING AS THE NTA.
  - AND **SECTION 16.1205(a)(7)** - WHICH REQUIRES THE PRESERVATION OF TREES GREATER THAN 30" BDH IN SIZE OR 75% OF THE DIAMETER OF A STATE CHAMPION TREE AND ALLOW REMOVAL OF TWO SPECIMEN TREES, A 30" SYCAMORE AND A 40" SILVER MAPLE.

**APPROVAL IS SUBJECT TO THE FOLLOWING CONDITIONS:**

- COMPLIANCE WITH THE 5 CONDITIONS OF APPROVAL ASSOCIATED WITH APPROVAL OF BA-17-014C.
  - THE CONDITIONAL USE SHALL BE CONDUCTED IN CONFORMANCE WITH AND SHALL APPLY ONLY TO THE PROPOSED FACILITY DESCRIBED IN THE PETITION AND NOT TO ANY ACTIVITIES, USES OR STRUCTURES ON THE PROPERTY.
  - 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.
  - A TYPE "D" LANDSCAPE BUFFER SHALL BE INSTALLED ALONG THE MD 32 AND SOUTHERN CONDITIONAL USE SITE COMPOUND PERIMETERS AND OUTSIDE OF THE FENCE.
- APPLICANT SHALL APPLY FOR AN EXEMPT GRADING PERMIT FROM HOWARD COUNTY DEPARTMENT OF INSPECTIONS, LICENSES, AND PERMITS. PRIOR TO HEALTH DEPARTMENT APPROVAL OF THE EXEMPT GRADING PERMIT, ALL WELLS AND SEWAGE DISPOSAL SYSTEMS REMAINING ON THE PROPERTY MUST BE PROPERLY ABANDONED WITH DOCUMENTATION SUBMITTED TO THE HEALTH DEPARTMENT.
- APPLICANT WILL PROVIDE PE SIGNED ORIGINAL MYLARS FOR THE COUNTY TO SIGN, SCAN AND INCORPORATE INTO THE COUNTY FILES IN PLACE OF AN SDP. THE APPLICANT SHALL SUBMIT THE APPROVED ALTERNATIVE COMPLIANCE SITE PLAN EXHIBIT AS AN ORIGINAL MYLAR FOR SIGNATURE APPROVAL BY DPZ WITHIN 60 DAYS OF THIS LETTER (ON OR BEFORE JULY 2, 2018) AND PRIOR TO GRADING/BUILDING PERMIT APPLICATION.
- FOUR NATIVE SHADE TREES OF 2.5" CALIPER OR GREATER SHALL BE PLANTED AS MITIGATION FOR REMOVAL OF TWO SPECIMEN TREES.


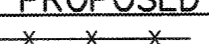
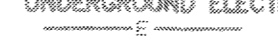
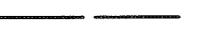



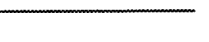



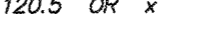


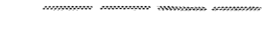

















APPROVED: DEPARTMENT OF PLANNING AND ZONING

	7-25-18
CHIEF, DEVELOPMENT ENGINEERING DIVISION	DATE
	7-30-18
CHIEF, DEVELOPMENT LAND DEVELOPMENT	DATE
	7-31-18
DIRECTOR	DATE


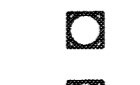

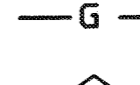

**PLANNING AND ZONING DEPARTMENT APPROVAL WP-18-060 COMMENTS**

- ADD A NOTE TO THE GENERAL NOTES ON SHEET Z1 REFERENCING THIS ALTERNATIVE COMPLIANCE APPLICATION FILE NUMBER, CODE SECTIONS INCLUDED IN APPLICATION, DATE OF APPROVAL, AND ALL CONDITIONS OF APPROVAL.
- THE APPLICANT SHALL POST A LANDSCAPE SURETY IN THE AMOUNT OF \$3,600.00 WITH THE EXEMPT GRADING PERMIT APPLICATION FOR THE TYPE "D" LANDSCAPE BUFFER REQUIRED UNDER BA-17-014C AND THE FOUR REQUIRED SHADE TREES REQUIRED AS MITIGATION FOR THE REMOVAL OF TWO SPECIMEN TREES. THIS DEPARTMENT WILL PERFORM AN INSPECTION TO VERIFY INSTALLATION OF THE REQUIRED PLANT MATERIALS. THE INSPECTION FEE REQUIRED FOR THIS PROJECT IS \$100 AND MUST BE PAID TO THE DEPARTMENT AT THE TIME OF SUBMISSION OF THE MYLAR ORIGINAL OF THE APPROVED SITE PLAN EXHIBIT. THE OWNER, TENANT AND/OR THEIR AGENTS SHALL BE RESPONSIBLE FOR MAINTENANCE OF THE REQUIRED LANDSCAPING. ALL REQUIRED LANDSCAPING SHALL BE PERMANENTLY MAINTAINED IN GOOD GROWING CONDITION AND WHEN NECESSARY, REPAIRED OR REPLACED.
- THE APPLICANT SHALL PAY THE FOREST CONSERVATION FEE-IN-LIEU OBLIGATION IN THE AMOUNT OF \$832.00 FOR THIS PROJECT TO THE DEPARTMENT AT THE TIME OF SUBMISSION OF THE MYLAR ORIGINAL OF THE APPROVED PLAN EXHIBIT.






**CIVIL LEGEND**

	EXISTING UNDERGROUND ELECTRIC		PROPOSED UNDERGROUND ELECTRIC
	EXISTING UNDERGROUND TELEPHONE		PROPOSED UNDERGROUND TELEPHONE
	EXISTING OVERHEAD WIRES		PROPOSED OVERHEAD ELECTRIC
	EXISTING 250' CONTOUR LINE		PROPOSED 5' OR 10' CONTOUR LINE
	EXISTING 202' CONTOUR LINE		PROPOSED 1' OR 2' CONTOUR LINE
	EXISTING SPOT ELEVATION		PROPOSED SPOT ELEVATION
	EXISTING PRIMARY PROPERTY OR R.O.W.		PROPOSED PRIMARY PROPERTY OR R.O.W.
	EXISTING LEASE LINE		PROPOSED LEASE LINE
	EXISTING EASEMENT		PROPOSED EASEMENT
	EXISTING UTILITY POLE		PROPOSED UTILITY POLE
	EXISTING TELEPHONE PEDESTAL		PROPOSED TELEPHONE PEDESTAL
	EXISTING CURB		PROPOSED CURB
	EXISTING ASPHALT PAVEMENT		PROPOSED ASPHALT PAVEMENT
	EXISTING BUILDING		PROPOSED BUILDING
	EXISTING TREES, SHRUBS, BUSHES		PROPOSED TREES, SHRUBS, BUSHES
	REPRESENTS DETAIL NUMBER		
	REF. DRAWING NUMBER		

**GROUNDING SYMBOLS**

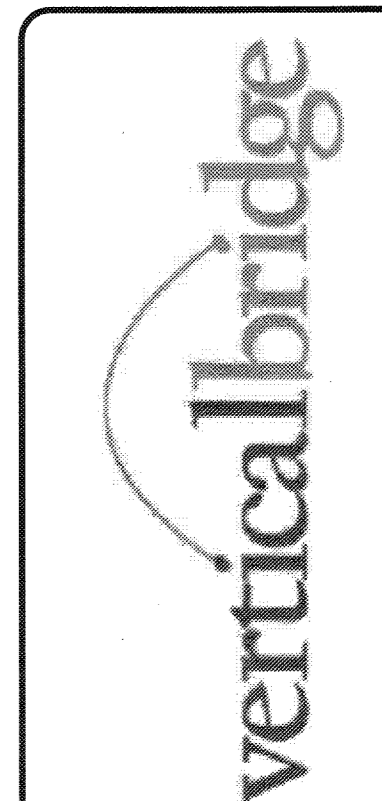
	GROUND ROD
	ACCESS WELL
	GROUND ROD WITH ACCESS
	#2 BTCW GROUNDING WIRE U.N.O
	INDICATES CODED NOTE

**ELECTRICAL SYMBOLS**

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

**ABBREVIATIONS**

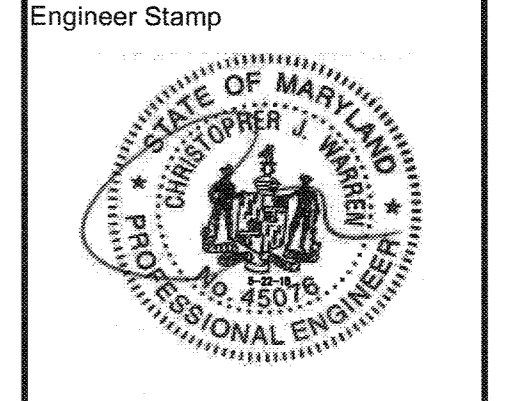
CIGBE	COAX ISOLATED GROUND BAR EXTERNAL
MIGB	MASTER ISOLATED GROUND BAR
SST	SELF SUPPORTING TOWER
GPS	GLOBAL POSITIONING SYSTEM
TYP.	TYPICAL
DWG	DRAWING
BCW	BARE COPPER WIRE
BFG	BELOW FINISH GRADE
W/	WITH
PVC	POLYVINYL CHLORIDE
CAB	CABINET
C	CONDUIT
SS	STAINLESS STEEL
G	GROUND
AWG	AMERICAN WIRE GAUGE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



No.	Submitted / Revision	App'd	Date
7	ISSUED FOR ZONING	CJW	04/06/18
6	ISSUED FOR ZONING	CJW	02/07/18
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

Project Number  
404-062

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



Drawing Title  
GENERAL NOTES

Drawing Scale:  
AS NOTED

Date:  
03/01/17

**ZD**

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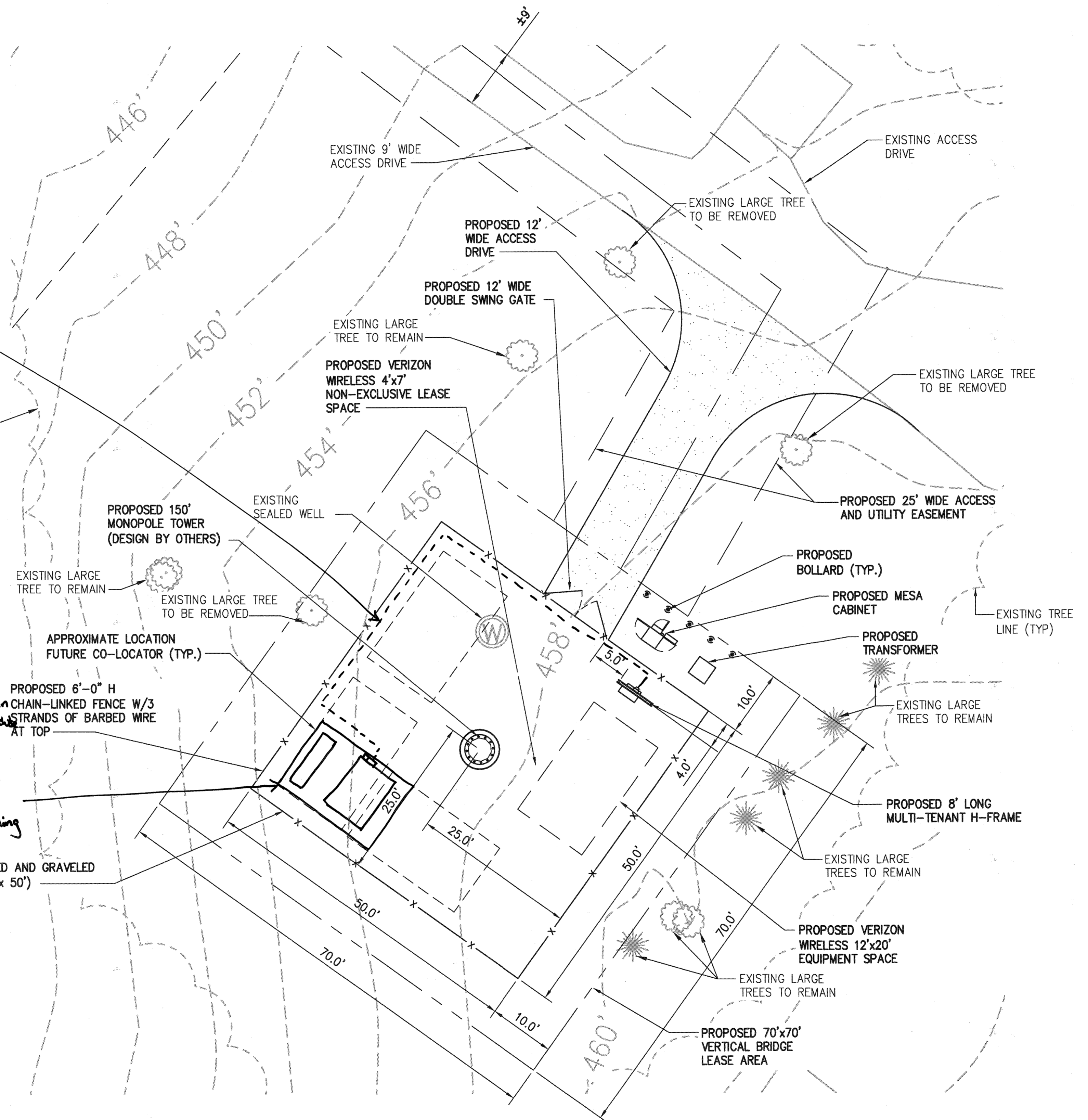
Drawing Number  
**Z1**

SHEET 2 OF 8

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.

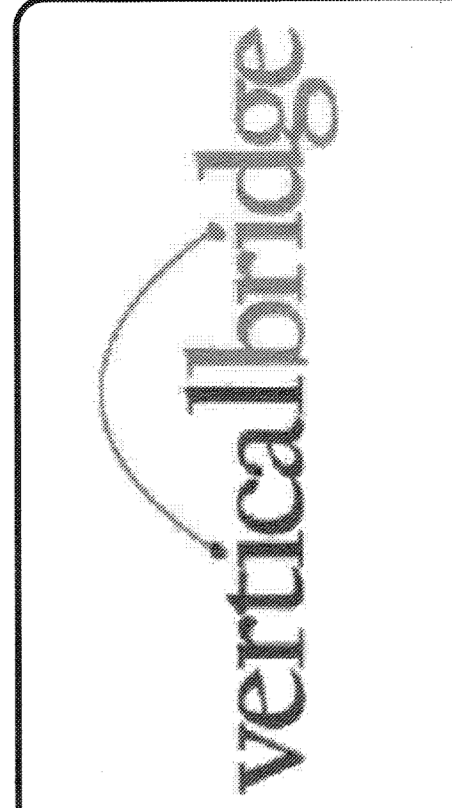
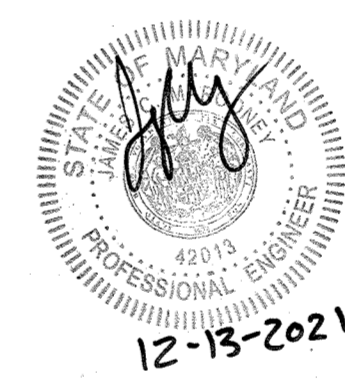
Proposed Buried Conduits for AT&T Power and Telco Routing from proposed meter and existing telco cabinet in northeast of compound to proposed load center in AT&T Lease Area

Proposed AT&T 12'x16' (1925F) Pad in 15'-6" x 18'-6" Lease Area (2505F) To Include:  
 (1) Walk-in-Cabinet,  
 (1) ATS with gen plug,  
 (2) DC12 Power Distribution Boxes,  
 (1) Fiber Slack Box,  
 (1) 30kw Diesel Generator, and  
 (1) Ice Bridge to Monopole for cabling



B-AT&T COLOCATION

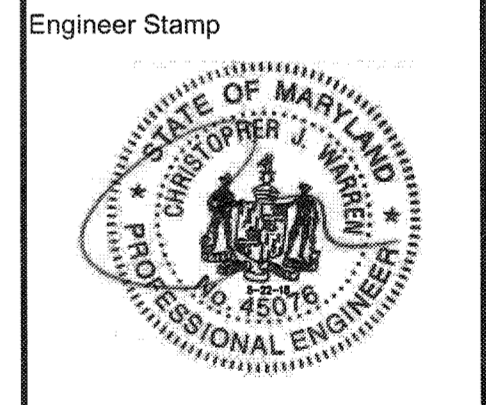
AT&T Colocation Certification:  
 I hereby verify redlines shown on this plan are in accordance with AT&T Construction Drawings by Foresite Group dated 10-06-2021



No.	Submittal / Revision	App'd	Date
7	ISSUED FOR ZONING	CJW	04/06/18
6	ISSUED FOR ZONING	CJW	02/07/18
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



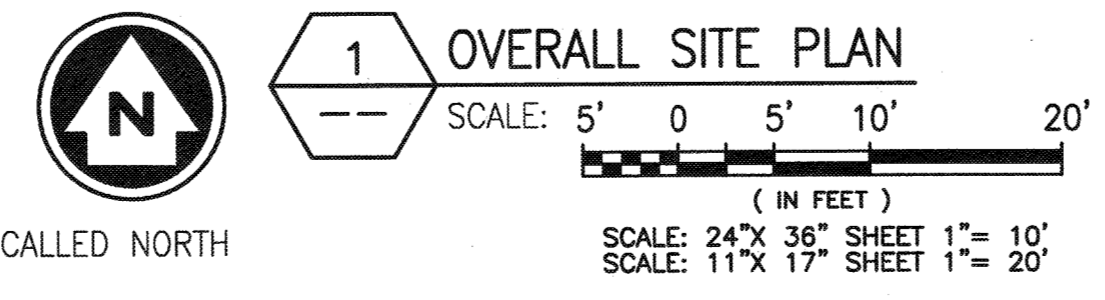
Drawing Title: SITE PLAN

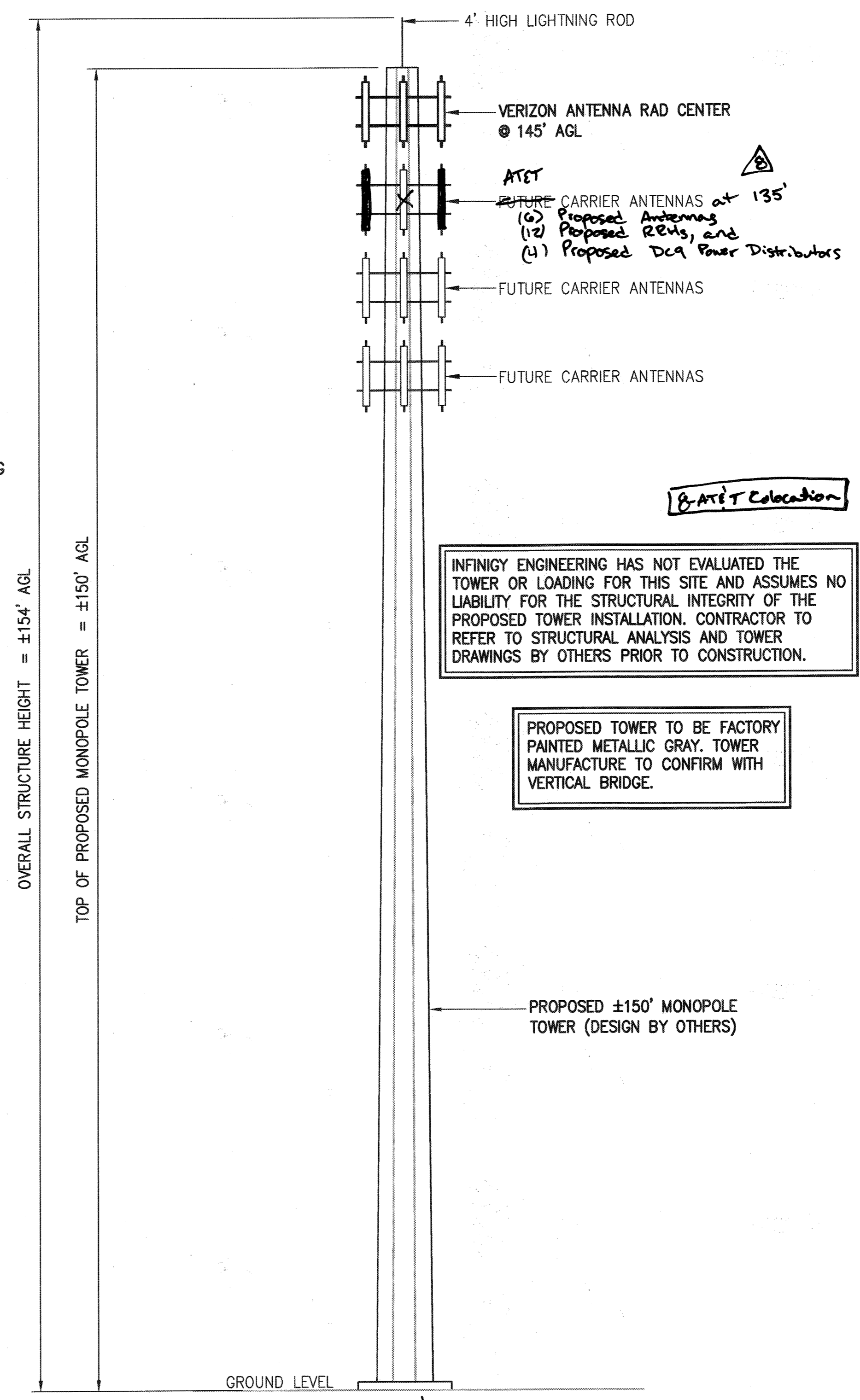
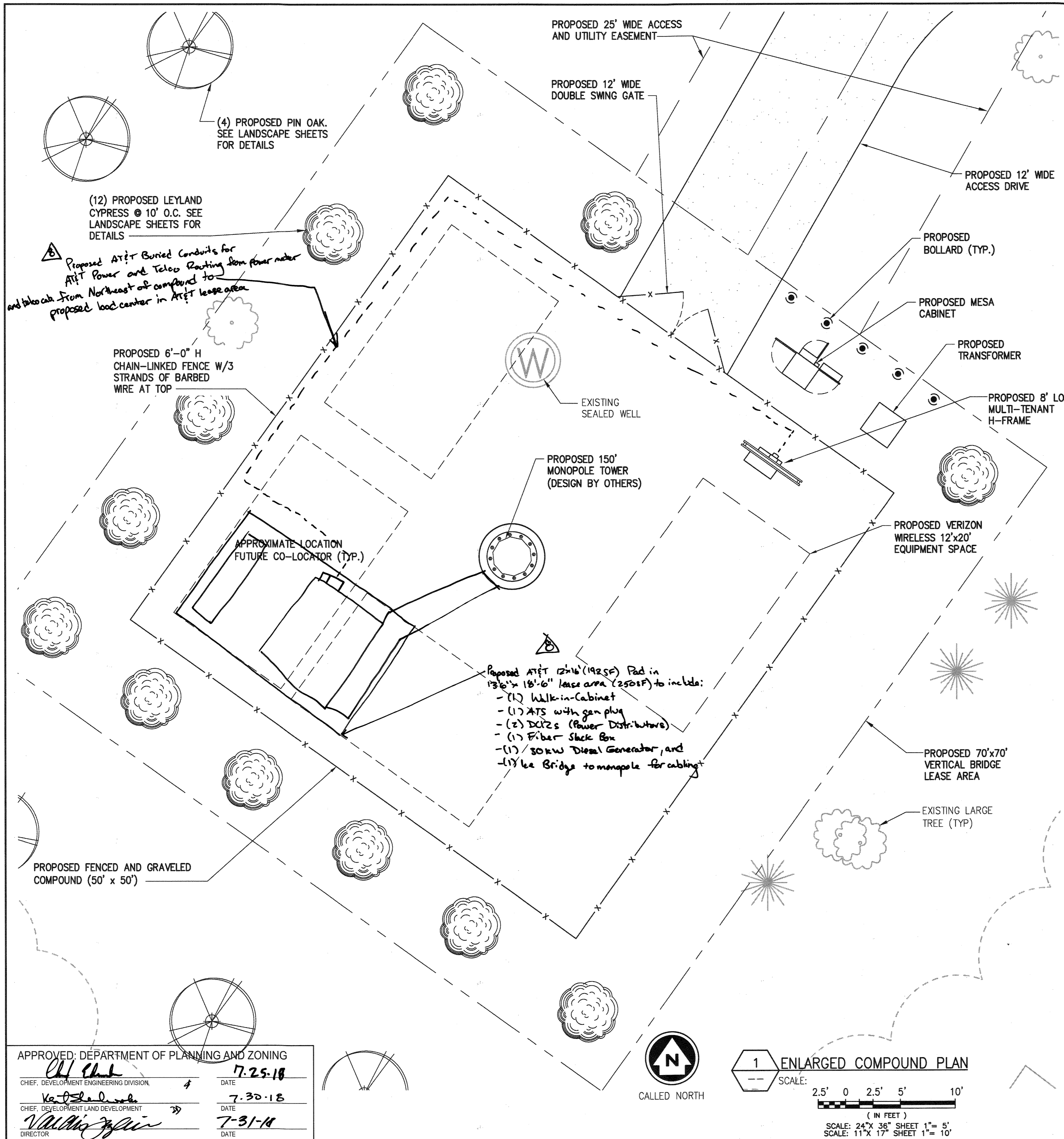
Drawing Scale: AS NOTED  
 Date: 03/01/17  
 ZD

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Drawing Number: Z3

APPROVED: DEPARTMENT OF PLANNING AND ZONING  
 Chief, Development Engineering Division: 7-25-18  
 Chief, Development Land Development: 7-30-18  
 Director: 7-31-18





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.

*AT&T Colocation Certification*  
I hereby certify redlines shown on this plan are in accordance with AT&T Construction Drawings by Forest Group dated 10-06-2021

APPROVED: DEPARTMENT OF PLANNING AND ZONING  
 Chief, Development Engineering Division: *[Signature]* 7-25-18  
 Chief, Development Land Development: *[Signature]* 7-30-18  
 Director: *[Signature]* 7-31-18



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**

**INFINIGY**  
FROM ZERO TO INFINITY  
the solutions are endless

**verizon wireless**

7	ISSUED FOR ZONING	CJW	04/06/18
6	ISSUED FOR ZONING	CJW	02/07/18
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.	Submittal / 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: *[Seal]*

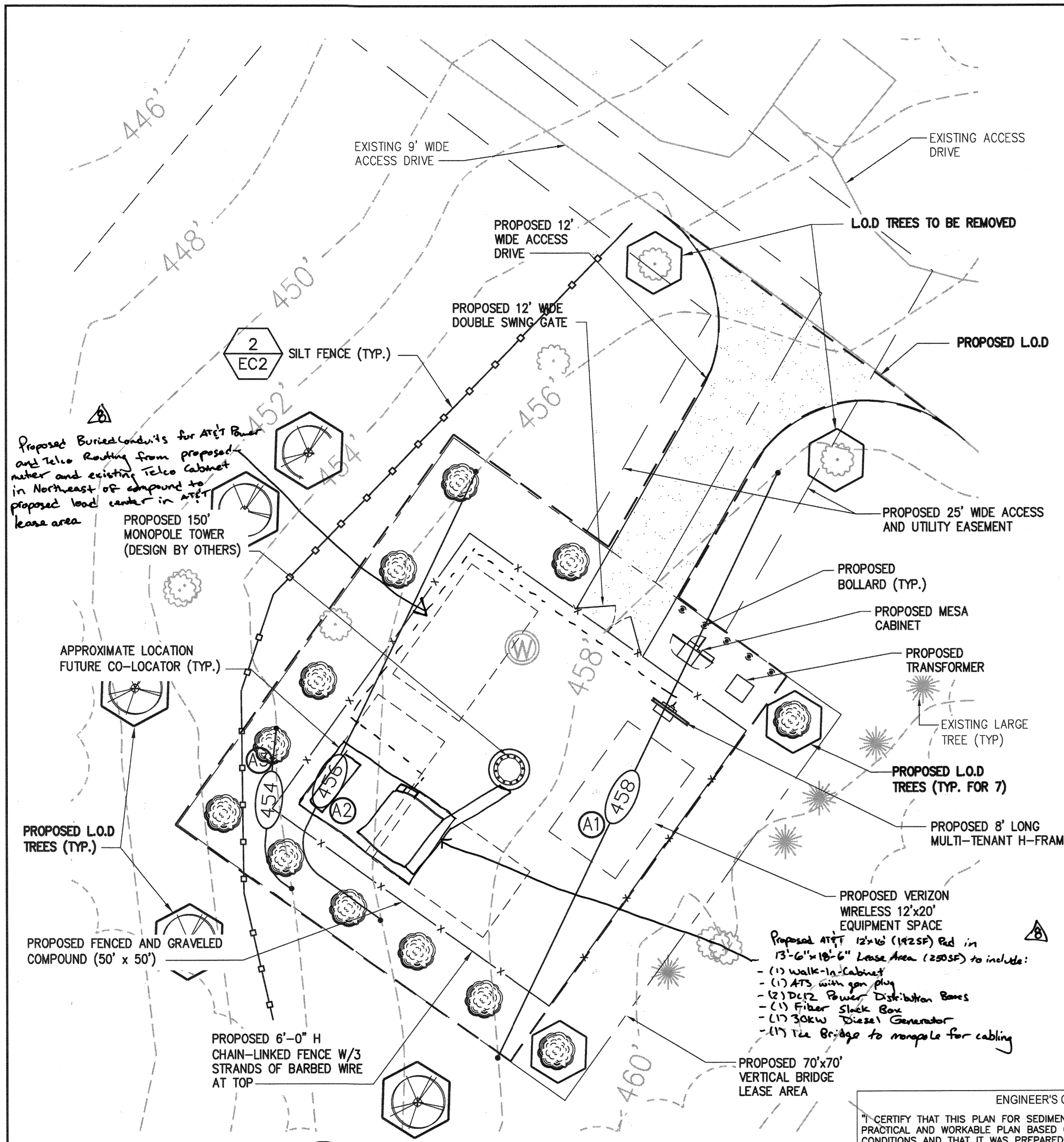
Drawing Title: COMPOUND PLAN & TOWER ELEVATION

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

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

Drawing Number: **Z4**

SHEET 5 OF 8  
WP-18-060

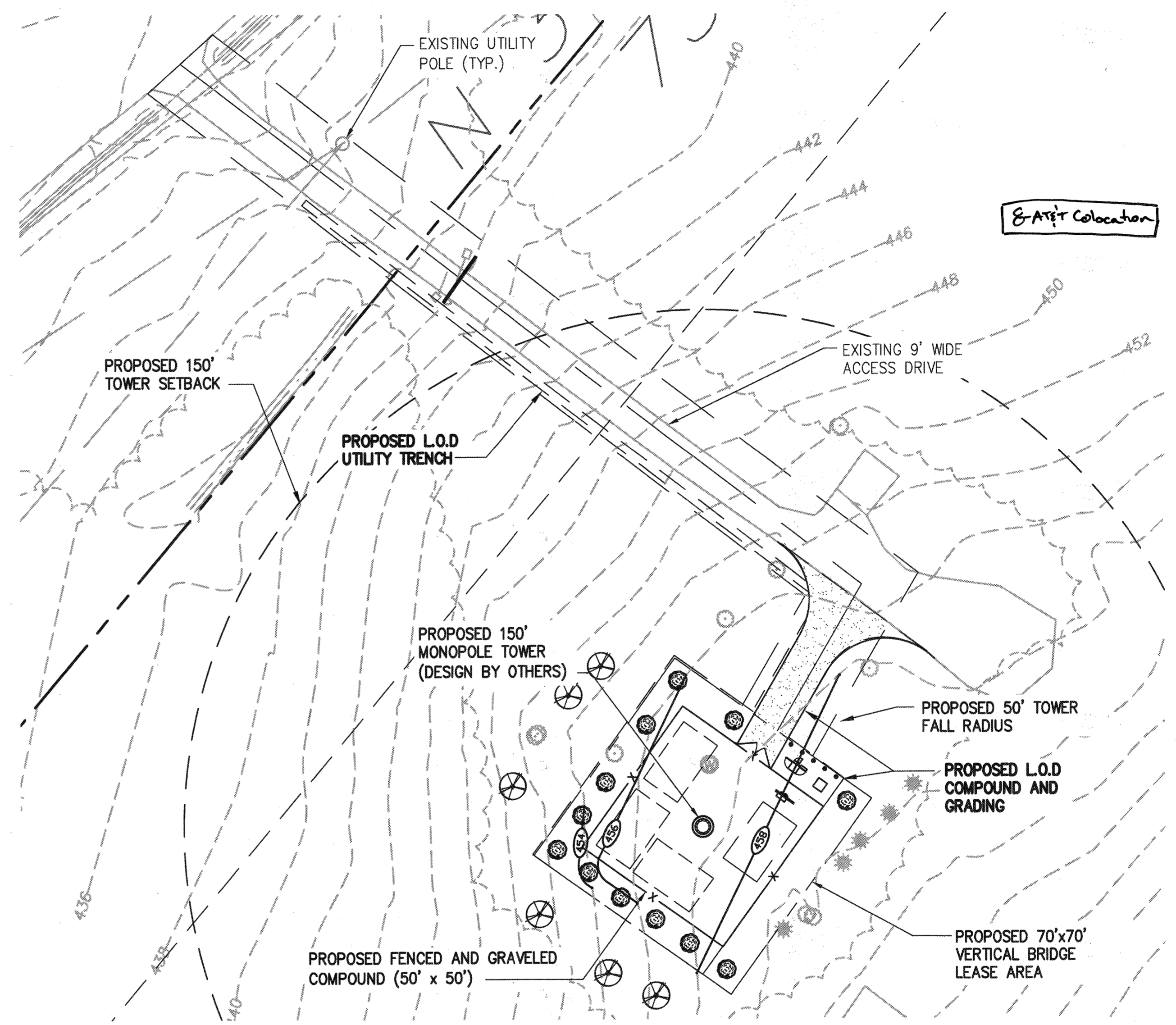


**L.O.D. TABULATION:**

50'x50' LEASED AREA = 2,500 SQ. FT.
GRADING AREA = 785 SQ. FT.
60'x12' DRIVEWAY EXTENSION = 840 SQ. FT.
LANDSCAPING = 175 SQ. FT. (25 SQ. FT. PER TREE)
(2) EXISTING TREE REMOVAL = 50 SQ. FT.
2' WIDE x 250' LONG UTILITY TRENCH = 500 SQ. FT.
<b>TOTAL: 4,850 SQ. FT.</b>

**CUT AND FILL VOLUMES**

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



**1 GRADING, EROSION, & SEDIMENT CONTROL PLAN**

SCALE: 24" X 36" SHEET 1" = 10'  
SCALE: 11" X 17" SHEET 1" = 20'

SCALE: 5' 0' 5' 10' 20' (IN FEET)

SCALE: 24" X 36" SHEET 1" = 25'  
SCALE: 11" X 17" SHEET 1" = 50'

**ENGINEER'S CERTIFICATE**

"I CERTIFY THAT THIS PLAN FOR SEDIMENT AND EROSION CONTROL REPRESENTS A PRACTICAL AND WORKABLE PLAN BASED ON MY PERSONAL KNOWLEDGE OF THE SITE CONDITIONS AND THAT IT WAS PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF HOWARD SOIL CONSERVATION DISTRICT."

DATE \_\_\_\_\_

SIGNATURE OF ENGINEER (print name below signature) \_\_\_\_\_

**ENGINEER'S CERTIFICATE**

"I/WE CERTIFY THAT ALL DEVELOPMENT AND CONSTRUCTION WILL BE DONE ACCORDING TO THIS PLAN FOR SEDIMENT AND EROSION CONTROL, AND THAT ALL RESPONSIBLE PERSONNEL INVOLVED IN THE CONSTRUCTION PROJECT WILL HAVE A CERTIFICATE OF ATTENDANCE AT A DEPARTMENT OF THE ENVIRONMENT APPROVED TRAINING PROGRAM FOR THE CONTROL OF SEDIMENT AND EROSION BEFORE BEGINNING THE PROJECT. I ALSO AUTHORIZE PERIODIC ON-SITE INSPECTION BY THE HOWARD SOIL CONSERVATION DISTRICT."

DATE \_\_\_\_\_

SIGNATURE OF ENGINEER (print name below signature) \_\_\_\_\_

**2 OVERALL GRADING, EROSION, & SEDIMENT CONTROL PLAN**

SCALE: 12.5' 0' 12.5' 25' 50' (IN FEET)

SCALE: 24" X 36" SHEET 1" = 25'  
SCALE: 11" X 17" SHEET 1" = 50'

**AT&T Colocation Certification**

I hereby verify redlines shown on this plan are in accordance with AT&T Construction Drawings by Foresite Group dated 10-06-2021

12-15-2021

APPROVED: DEPARTMENT OF PLANNING AND ZONING

7-25-18  
7-30-18  
7-31-18

**verticalbridge**

**INFINIGY**  
FROM ZERO TO INFINIGY  
the solutions are endless

**verizon wireless**

7	ISSUED FOR ZONING	CJW	04/06/18
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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.	Submittal / 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: STATE OF MARYLAND PROFESSIONAL ENGINEER

Drawing Title: DRAINAGE, GRADING & EROSION CONTROL PLAN

Drawing Scale: AS NOTED

Date: 03/01/17

Drawing Number: **Z5**

SHEET 6 OF 8

WP-18-060

FOREST CONSERVATION WORKSHEET  
VERSION 1.0  
(Enter in Yellow Cells)

NET TRACT AREA:

A. Total tract area	23.66
B. Area within 100 year floodplain	0.00
C. Area to remain in agricultural production	23.55
D. Net tract area	0.11 (*)

LAND USE CATEGORY: (from table 3.2.1, page 40, Manual)

Input the number "1" under the appropriate land use zoning, and limit to only one entry.

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

E. Afforestation Threshold: 20% x D = 0.02  
F. Conservation Threshold: 50% x D = 0.05

EXISTING FOREST COVER:

G. Existing forest cover (excluding floodplain)	0.00
H. Area of forest above afforestation threshold	0.00
I. Area of forest above conservation threshold	0.00

BREAK EVEN POINT:

J. Forest retention above threshold with no mitigation	0.00
K. Clearing permitted without mitigation	0.00

PROPOSED FOREST CLEARING:

L. Total area of forest to be cleared	0.00
M. Total area of forest to be retained	0.00

PLANTING REQUIREMENTS:

N. Reforestation for clearing above conservation threshold	0.00
P. Reforestation for clearing below conservation threshold	0.00
Q. Credit for retention above conservation threshold	0.00
R. Total reforestation required	0.00
S. Total afforestation required	0.02
T. Total reforestation and afforestation required	0.02

(\*) NTA = L.O.D.

- 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.
  - BASED ON THE DEFINITION OF FOREST, THERE ARE NO FOREST AREAS WITHIN 50 FEET OF THE LOD ON THIS SITE. THIS AREA IS MOSTLY GRASS YARD AREA FROM THE FORMER HOUSE, WITH SCATTERED INDIVIDUAL TREES AND SOME THICKER VEGETATION.
  - LANDSCAPE SURETY IN THE AMOUNT OF \$3,600.00 WILL BE POSTED WITH THE EXEMPT GRADING PERMIT.

2 FOREST CONSERVATION WORKSHEET  
NOT TO SCALE

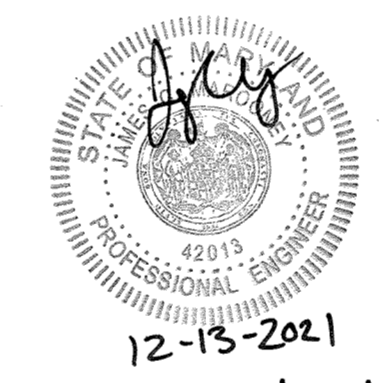
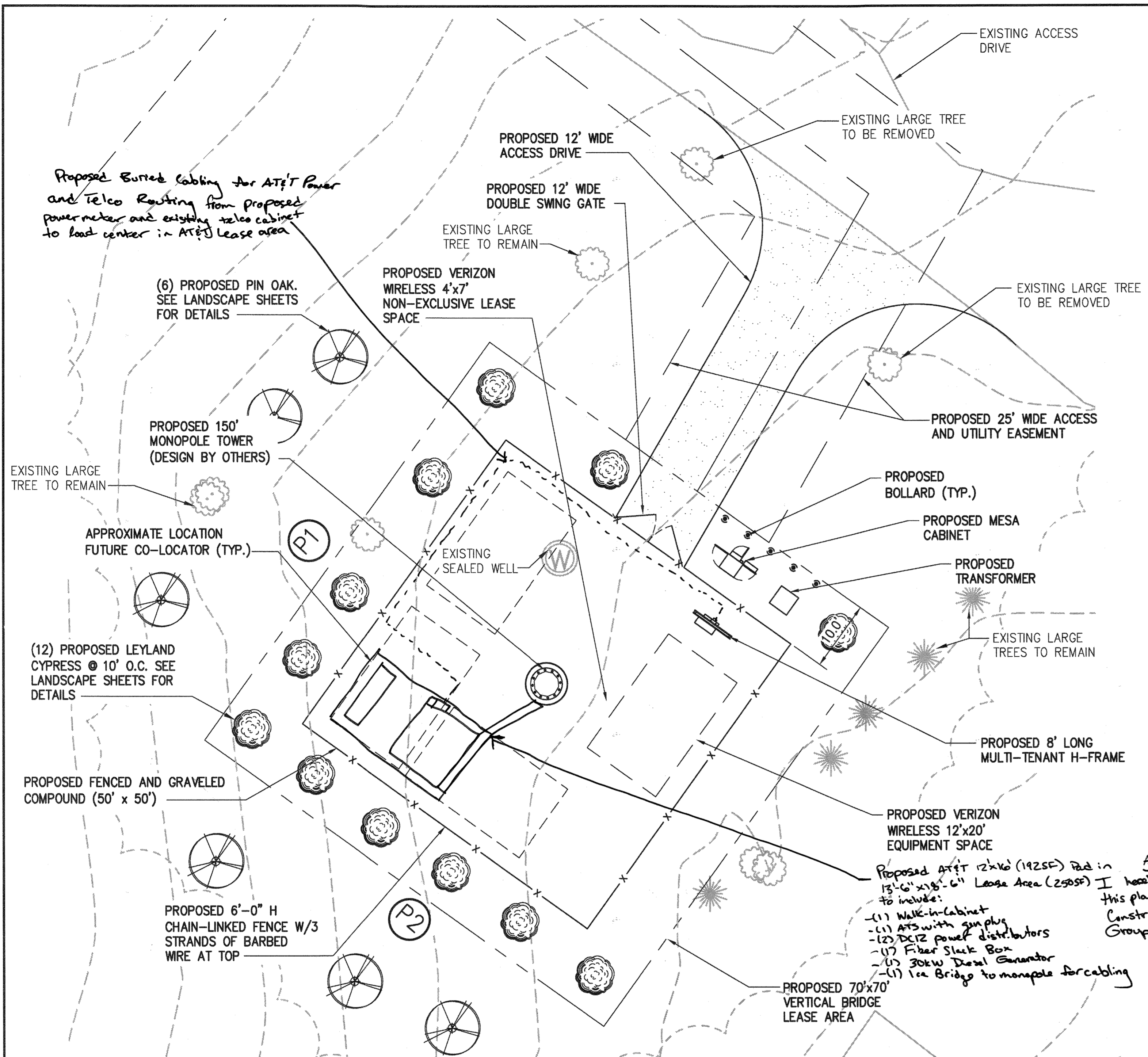
SCHEDULE A  
PERIMETER LANDSCAPE EDGE

Category	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	0	0
Evergreen Trees	0	0
Shrubs	0	0
Number of Plants Provided		
Shade Trees	1	1
Evergreen Trees	0	0
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-17-014-C.

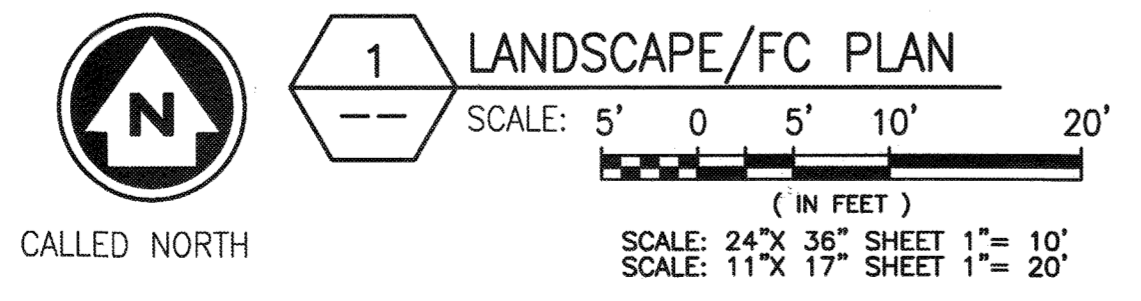
3 LANDSCAPE SCHEDULE  
NOT TO SCALE



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
6	PIN OAK	Quercus palustris	20'-25' O.C.	2 1/2" TO 3" CAL.

- LANDSCAPE PLAN GENERAL NOTES:
- 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.
  - TREES ARE NOT PERMITTED WITHIN TEN (10) FEET OF PUBLIC UTILITIES.
  - (4) PIN OAKS REQUIRED TO MITIGATE FOR REMOVAL OF 2 SPECIMEN TREES BY DRIVEWAY.



APPROVED: DEPARTMENT OF PLANNING AND ZONING

Chief, Development Engineering Division: *[Signature]* DATE: 7-25-18

Chief, Development Land Development: *[Signature]* DATE: 7-30-18

Director: *[Signature]* DATE: 7-31-18

verticalbridge

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verizon wireless

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1	ISSUED FOR ZONING	CJW	03/23/17
0	ISSUED FOR ZONING	CJW	03/01/17

Project Number: 404-062

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

Engineer Stamp: Christopher J. Warner, Professional Engineer, No. 45076

Drawing Title: LANDSCAPE PLAN & FOREST CONSERVATION PLAN

Drawing Scale: AS NOTED

Date: 03/01/17

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Drawing Number: Z6

SHEET 7 OF 8

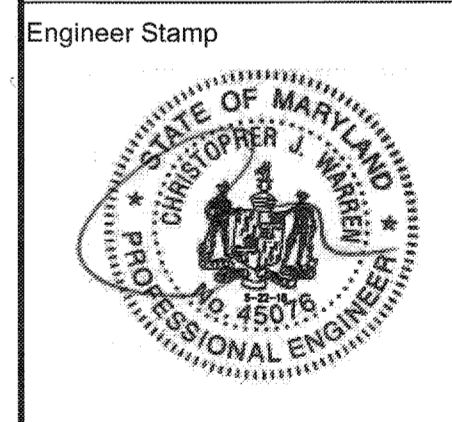
W/P-18-060

7	ISSUED FOR ZONING	CJW	04/06/18
6	ISSUED FOR ZONING	CJW	02/07/18
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0	ISSUED FOR ZONING	CJW	03/01/17
No.	Submittal / 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



Drawing Title  
**LANDSCAPE DETAILS**

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

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Drawing Number  
**Z7**  
SHEET 8 OF 8

**LANDSCAPE NOTES**

**A. PROJECT INCLUDES**

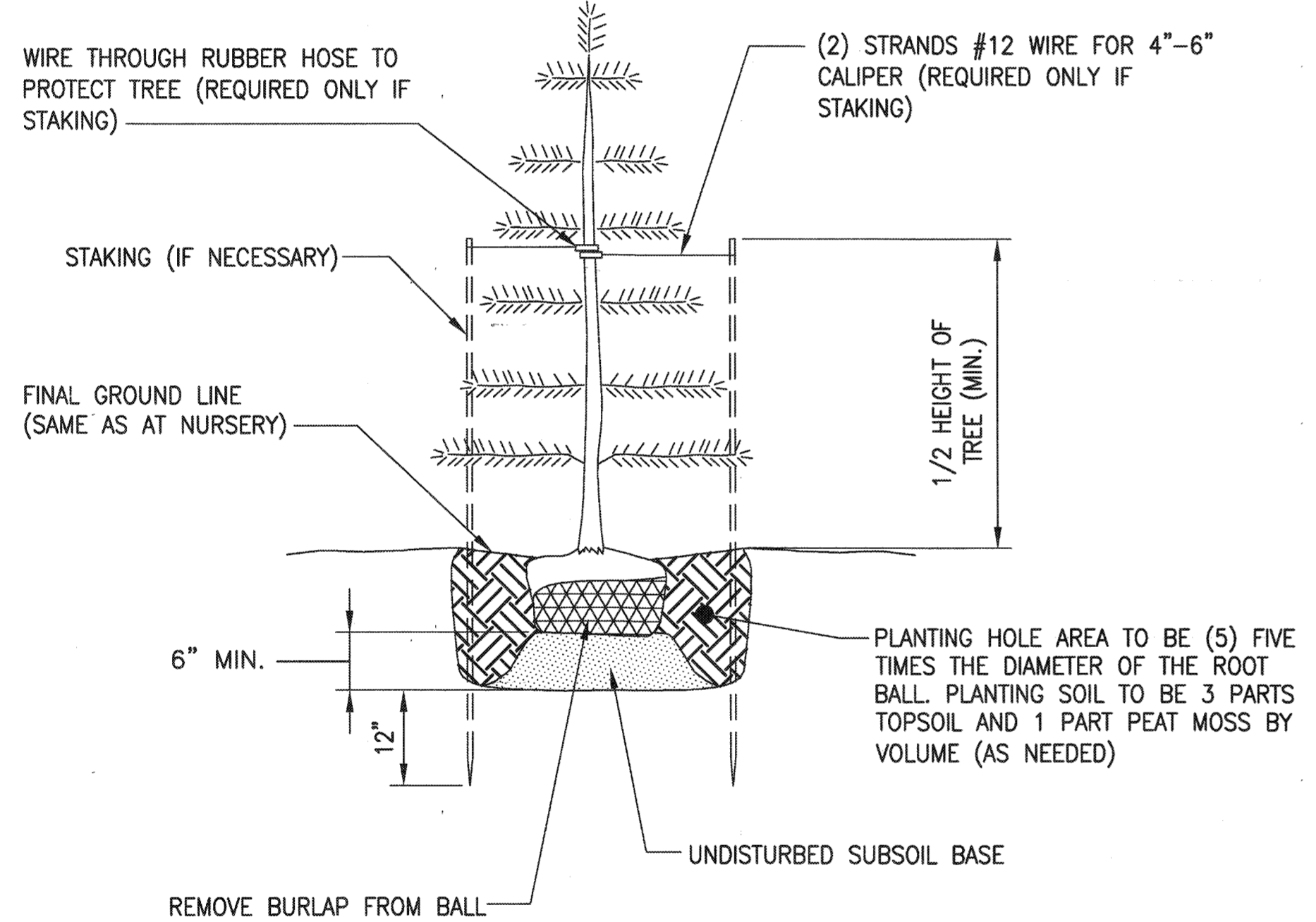
1. FURNISH, INSTALL, AND MAINTAIN LANDSCAPE WORK AS SHOWN ON THESE CONTRACT DRAWINGS OR AS IDENTIFIED HEREIN.
  - A. TREES, SHRUBS AND GROUND COVER.
  - B. LAWNS.
  - C. TOPSOIL AND SOIL AMENDMENTS.
  - D. INITIAL MAINTENANCE OF INSTALLED LANDSCAPE MATERIAL.
  - E. PRUNING AND RELOCATION OF EXISTING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

APPROVED: DEPARTMENT OF PLANNING AND ZONING  
 [Signature] 7-25-18  
 CHIEF, DEVELOPMENT ENGINEERING DIVISION  
 [Signature] 7-30-18  
 CHIEF, DEVELOPMENT LAND DEVELOPMENT  
 [Signature] 7-31-18  
 DIRECTOR