



CURVE TABLE

CURVE	DELTA	RADIUS	ARC	CHORD BEARING	CHORD	TANGENT
C-1	436.49°	1214.40'	209.75'	S06°02'44\"/>		

LINE TABLE

LINE	BEARINGS	DISTANCE
L-1	S10°35'10\"/>	

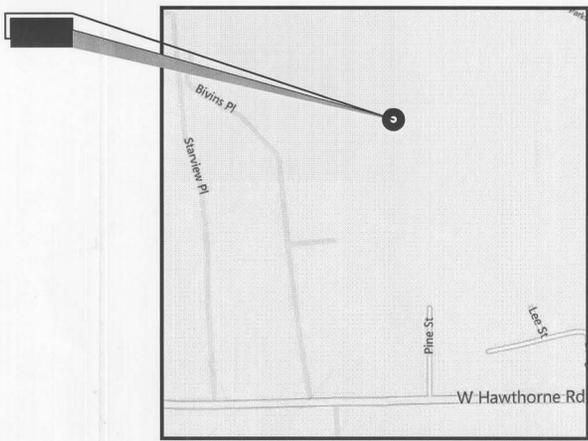
- 1 LAND OF: WILLIAM C. TRAVIS MARY C. TRAVIS
ACCT#: 022484
DEED: 124/71
ZONING: RR
- 2 LAND OF: BARBARA J. VAUGHAN
ACCT#: 010936
DEED: 544/383
ZONING: RR
- 3 LAND OF: SANDRA ENGLISH
ACCT#: 016822
DEED: 544/383
ZONING: RR
- 4 LAND OF: WILLIAM SLACK II
ACCT#: 004104
DEED: 6623/155
ZONING: RR
- 5 LAND OF: HAWTHORNE ROSEWICK LTD
ACCT#: 044929
DEED: 1958/373
ZONING: RR
- 6 LAND OF: JAMES S. BARBER MARY R. BARBER
ACCT#: 010936
DEED: 484/210
ZONING: RR
- 7 LAND OF: PHILLIP E. COLLINS
CATHERINE L. FARMER
ACCT#: 012483
DEED: 504/156
ZONING: RR
- 8 LAND OF: C/O IMOGENE M MARBURY
DARLENE J. JOHNSON ET AL
ACCT#: 017887
DEED: 104/009
ZONING: BP
- 9 LAND OF: DANIEL D. GARNER TRS
ACCT#: 084827
DEED: 6103/114
ZONING: RR
- 10 LAND OF: PATRICIA A. Q. CURTIS
KENNETH A. CURTIS
ACCT#: 047094
DEED: 112/256
PLAT: 35-153
ZONING: RR
- 11 LAND OF: JAMES E. QUEEN AGNES S. QUEEN
ACCT#: 021475
DEED: 160/474
ZONING: RR
- 12 LAND OF: JAMES E. QUEEN
ACCT#: 028654
DEED: 568/200
ZONING: RR
- 13 LAND OF: JAMES E. QUEEN AGNES S. QUEEN
ACCT#: 021475
DEED: 160/474
ZONING: RR
- 14 LAND OF: JOHN E. GRAY MARION E. GRAY
ACCT#: 012644
DEED: 341/78
ZONING: RR
- 15 LAND OF: ADVANCED PROPERTIES COMPANY
SONAR COMMUNICATIONS INC.
ACCT#: 020625
DEED: 1557/353
ZONING: BP
- 16 LAND OF: JOHN E. GRAY SR. RONNIE GRAY
BARBARA GRAY
ACCT#: 024893
DEED: 245/142
ZONING: RR
- 17 LAND OF: BARBARA E. GRAY JAMES R. GRAY
JOHN E. GRAY ET AL
ACCT#: 024256
DEED: 2400/441
ZONING: RR
- 18 LAND OF: DOROTHY LEE
ACCT#: 012314
DEED: 2219/242
ZONING: RR
- 19 LAND OF: CARDINAL B. JOHNSON
BARBARA A. JOHNSON
ACCT#: 017675
DEED: 1811/7
ZONING: RR
- 20 LAND OF: COOMBS DAVID L.
ACCT#: 011235
DEED: 1751/512
ZONING: RR
PLAT: 44-124
- 21 LAND OF: AGNES T. PROCTOR
ACCT#: 014716
DEED: 234/248
ZONING: RR
- 22 LAND OF: CARDINAL B. JOHNSON
BARBARA A. JOHNSON
ACCT#: 011705
DEED: 2623/548
ZONING: RR

STRUCTURE SETBACK REQUIREMENTS

STRUCTURE	REQUIRED PER 297-212 (TO)(A)	PROPOSED
1	200'	450'
2	200'	412'
3	200'	453'

STRUCTURE SETBACK REQUIREMENTS

BOUNDARY LINE	REQUIRED PER 297-212 (TO)(C)	PROPOSED
N	191'	307'
E	191'	778'
S	191'	369'
W	191'	423'



SITE NOTES:

1. APPLICANT: VERIZON WIRELESS
4000 JUNCTION DRIVE
ANNAPOLIS JUNCTION, MD 20701
TEL (301) 512-2000
FAX (301) 512-2186
- APPLICANT'S ATTORNEY: DONOHUE & STERN, PLC
EDWARD L. DONOHUE
117 CRONCOCK STREET
ALEXANDRIA, VA 22314
2. PROPERTY OWNER: JOSEPH C. GRAY JR. ET AL
C/O BARBARA E. GRAY
2706 UNICORN LN NW
WASHINGTON DC 20015
3. SITE DATA: DEED BOOK 2652, PAGE 46
PARCEL ID: 010392
TRACT AREA: 24.561 AC
DISTRICT: 01
ADDRESS: 6202 BIVINS PLACE
LA PLATA, MD 20646
EXISTING USE: RESIDENTIAL
4. ZONING: RR
5. HORIZONTAL AND VERTICAL CONTROL SHOWN HEREON IS BASED ON A GPS LATITUDE BY MORRIS & RITCHIE ASSOCIATES, INC. DATED JANUARY 2014.
LATITUDE: N30° 52' 44.27"
LONGITUDE: W76° 54' 40.96"
PROPOSED TOWER HEIGHT: 191' AMSL
TOTAL ELEVATION (AMSL): 361' AMSL
6. TOTAL DISTURBED AREA = 21,400 SF
TOTAL DISTURBED FOREST AREA = 4,100 SF
7. THE PROPOSED FACILITIES WILL CONSIST OF ONE (1) 16'-10 1/2" LONG x 11'-7" WIDE x 10'-5" HIGH UNOCCUPIED COMMUNICATION EQUIPMENT SHELTER WITHIN A 42'x52' FENCED COMPOUND. TWELVE (12) ANTENNAS SHALL BE MOUNTED ON A NEW 184'-0" MONOPOLE WITH A RAD CENTER AT AN ELEVATION OF 185'-0" ABOVE GRADE LEVEL FOR THE RECEPTION OF VERIZON WIRELESS TELECOMMUNICATIONS.
8. THE STRUCTURE WILL NOT SUPPORT LIGHTS OR SIGNS UNLESS REQUIRED FOR AIRCRAFT MARKING OR OTHER SAFETY RECORDS.
9. THE APPLICANT WILL PROVIDE A CERTIFICATION FROM A REGISTERED ENGINEER THAT THE STRUCTURE WILL MEET THE APPLICABLE DESIGN STANDARDS FOR WIND LOADS PER THE REQUIREMENTS OF THE TELECOMMUNICATIONS INDUSTRY ASSOCIATION.
10. IF THE ANTENNAS ARE NO LONGER USED FOR TELECOMMUNICATIONS PURPOSES FOR A CONTINUOUS PERIOD OF ONE (1) YEAR, THEY SHALL BE REMOVED BY THE ANTENNA OWNER AT OWNER'S EXPENSE.
11. NO WATER OR SANITARY UTILITIES ARE REQUIRED FOR THE OPERATION OF THIS FACILITY.
12. STORMWATER MANAGEMENT NOTE: STORMWATER MANAGEMENT IS REQUIRED.
13. THE EXTERIOR OF THE SHELTER SHALL BE A WASHED STONE FINISH.
14. BOUNDARY SHOWN PER COUNTY RECORDS. EXISTING SITE FEATURES SHOWN PER SURVEY BY MORRIS & RITCHIE ASSOCIATES, INC., JANUARY 2007.
15. THIS PLAN PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT. PLAN IS SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.
16. ALL DETAILS SHOWN ARE "STANDARD" OR "TYPICAL" FOR REFERENCE ONLY. FOR ACTUAL DETAILS, SEE ARCHITECTURAL, STRUCTURAL, OR CONSTRUCTION PLANS BY OTHERS.
17. STRUCTURAL ANALYSIS/DESIGN TO BE PERFORMED BY OTHERS AT CLIENT AND/OR OWNER'S DISCRETION PRIOR TO COMMENCEMENT OF ANY WORK.
18. THE COMMUNICATION SHELTER SHALL BE UNMANNED, WITH INFREQUENT VISITS (FOUR OR FEWER PER YEAR) BY MAINTENANCE PERSONNEL, AND WITH ACCESS AND PARKING FOR NO MORE THAN ONE VEHICLE. THE PROPOSED FACILITY IS NOT FOR HUMAN HABITATION AND THEREFORE HANDICAP ACCESS IS NOT REQUIRED.
19. THE PROPOSED COMMUNICATIONS SHELTER, ANTENNAS AND RELATED MOUNTING DEVICES DO NOT EXCEED TWELVE (12) FEET IN TOTAL HEIGHT.

GENERAL NOTES:

1. CONTRACTOR SHALL NOTIFY "MISS UTILITY" (811) 48 HOURS PRIOR TO DOING ANY EXCAVATION IN THIS AREA. CONTRACTOR SHALL CONTACT A SUBSURFACE UTILITY LOCATOR FOR LOCATION OF EXISTING UTILITIES PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES. CONTRACTOR SHALL VERIFY EXISTING UTILITY LOCATIONS BY TEST PIT AS NECESSARY. LOCATION OF UTILITIES SHOWN ON THIS PLAN ARE APPROXIMATE AND FOR PLANNING PURPOSES ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES. DAMAGE TO UTILITIES OR PROPERTY OF OTHER BY THE CONTRACTOR DURING CONSTRUCTION SHALL BE REPAIRED TO PRECONSTRUCTION CONDITIONS BY THE CONTRACTOR.
2. ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH ALL STATE AND LOCAL CODES AND ORDINANCES, THE LATEST EDITION THEREOF.
3. ANY PERMITS WHICH MUST BE OBTAINED SHALL BE THE CONTRACTOR'S RESPONSIBILITY. CONTRACTOR SHALL SECURE ALL NECESSARY PERMITS FOR THIS PROJECT FROM ALL APPLICABLE GOVERNMENTAL AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ABIDING BY ALL CONDITIONS AND REQUIREMENTS OF THE PERMITS.
4. CONTRACTOR SHALL COORDINATE ALL UTILITY CONNECTIONS WITH APPROPRIATE UTILITY OWNERS.
5. THESE PLANS ARE NOT FOR RECORDATION OR CONVEYANCE.
6. EXISTING PAVEMENT AND OTHER SURFACES DISTURBED BY CONTRACTOR (WHICH ARE NOT TO BE REMOVED) SHALL BE REPAIRED TO PRECONSTRUCTION CONDITIONS BY THE CONTRACTOR.
7. APPLICANT WILL SEEK A WAIVER FROM THE BUFFER REQUIREMENT (3297-212 (10)/ 4.06.900(H)) AT SITE PLAN REVIEW GIVEN THE SITE'S LOCATION WITHIN A WOODED AREA AND THE EXISTING SURROUNDING VEGETATION.

MRA
MORRIS & RITCHIE ASSOCIATES, INC.
Civil/Structural Engineers
1220-C West Joyce Road, Suite 505
Towson, Maryland 21286
410-821-1890
410-821-1748 Fax



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. 23393, EXPIRATION DATE: 07/07/2016.

verizon wireless
SILVER OAK
6202 BIVINS PLACE
LA PLATA, MARYLAND 20646 (CHARLES COUNTY)

REVISIONS:

NO.	DESCRIPTION	DATE
ZONING DWGS	06/05/14	
ZONING DWGS	07/06/14	
ZONING DWGS	07/14/14	
ZONING COMMENTS	11/14/14	
ZONING DWGS	01/13/15	

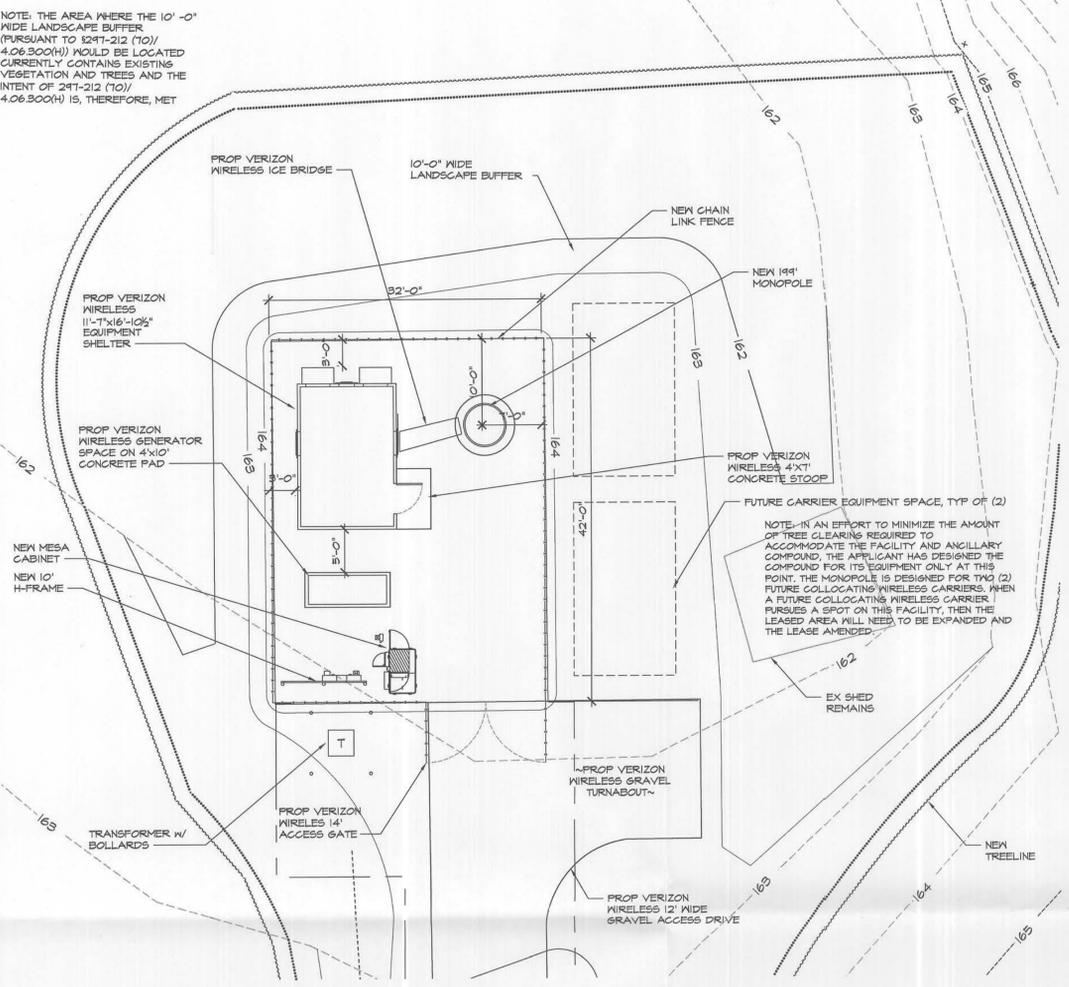
DESIGNED BY: RJA
PROJECT NO: 10427.1385
DATE: 02/12/2014
SCALE: AS NOTED
TITLE:

Site Plan
SHEET:
C-1

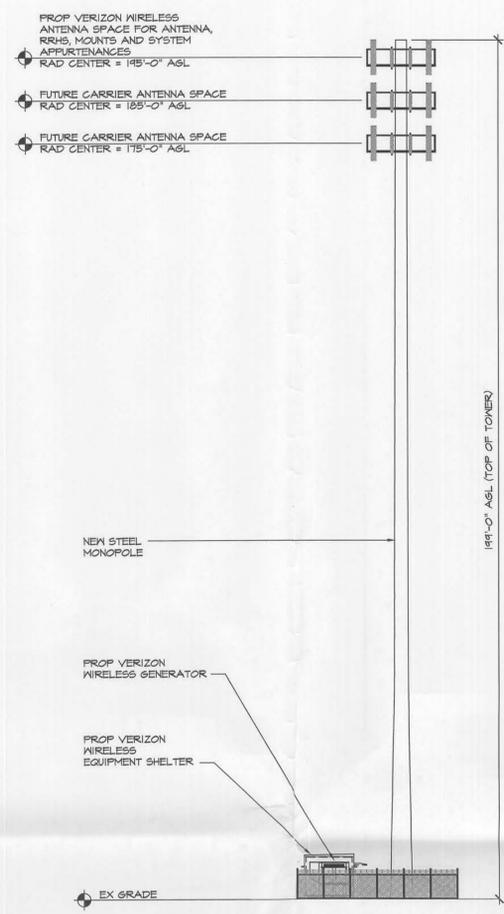
811
Know what's below.
Call before you dig.
PROTECT YOURSELF, GIVE THREE WORKING DAYS NOTICE.
THIS DRAWING DOES NOT INCLUDE NECESSARY COMPONENTS FOR CONSTRUCTION SAFETY. ALL CONSTRUCTION MUST BE DONE IN COMPLIANCE WITH THE OCCUPATIONAL SAFETY AND HEALTH ACT OF 1970 AND ALL RULES AND REGULATIONS THERE TO APPURTENANT.

SITE PLAN
SCALE: 1" = 150'

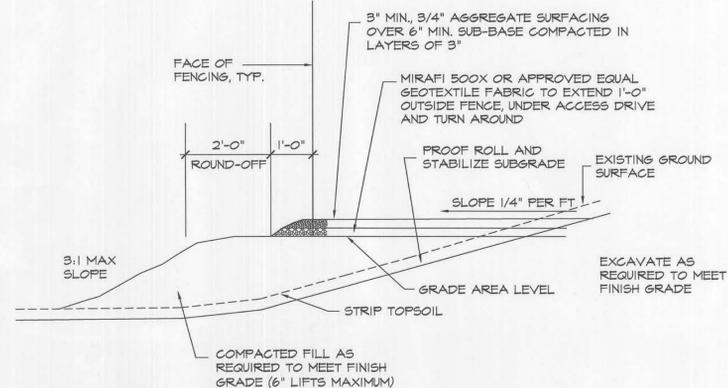




ENLARGED COMPOUND LAYOUT
SCALE: 1" = 10'

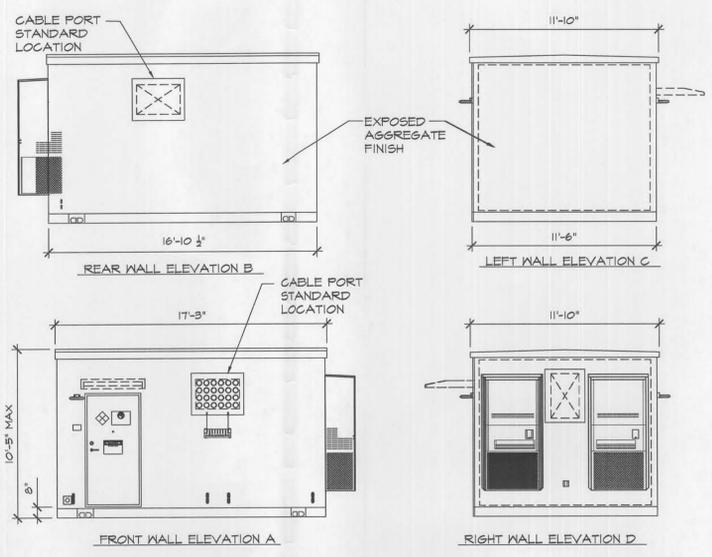
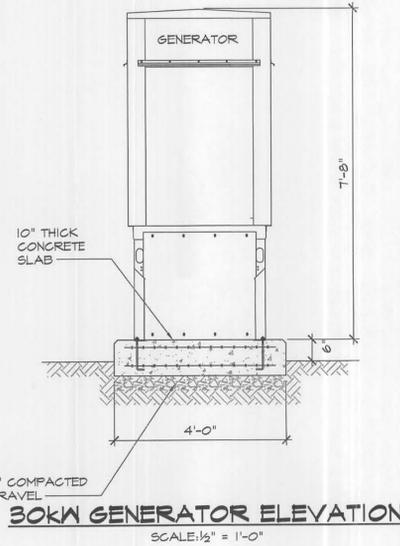
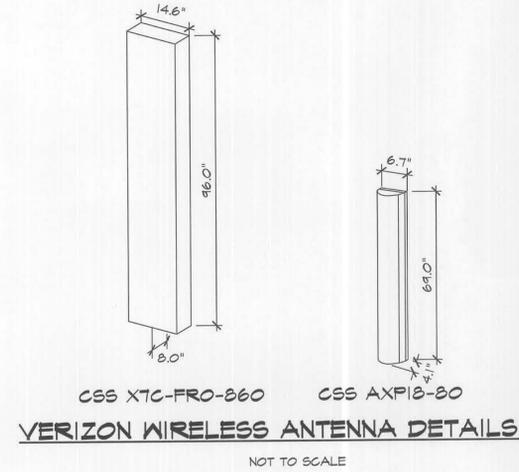


TOWER ELEVATION
SCALE: 1" = 20'

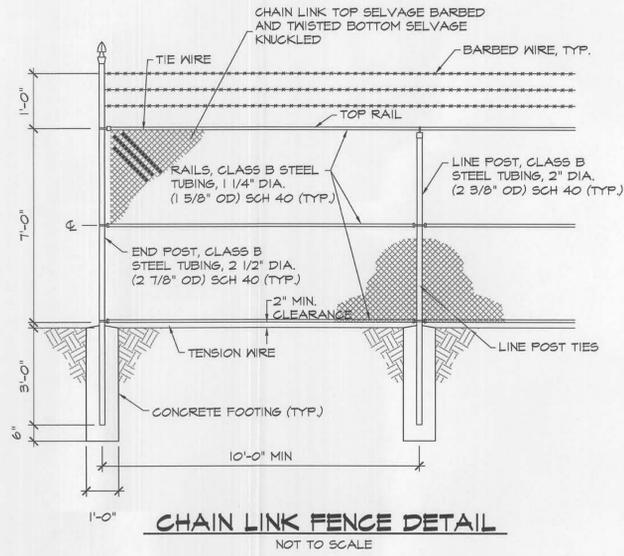


- CONSTRUCTION NOTES:**
- CLEAR AND GRUB THE LAND ALONG THE ACCESS DRIVE.
 - REMOVE ALL EXISTING ORGANIC MATERIAL TO SUITABLE SUBGRADE.
 - PLACE GEOTEXTILE FABRIC OVER SUBGRADE AND THEN PLACE AGGREGATE BASE.
 - GRAVEL SUBBASE SPECIFICATION: MARYLAND DOT: SECTION 304 GRADED AGGREGATE BASE COURSE VIRGINIA DHT: SECTION 210 AGGREGATE BASE COURSE

LEASE AREA, ACCESS DRIVE AND TURN AROUND AREA SURFACING
SCALE: N.T.S.



TYP. VERIZON WIRELESS SHELTER ELEVATIONS
DIMENSIONS SHOWN ARE FOR REFERENCE ONLY.



- TYPICAL WOVEN WIRE FENCE NOTES:**
- GATE POST, CORNER, TERMINAL OR FULL POST 2 1/2" DIA. (2 7/8" OD) SCHEDULE 40 FOR GATE WIDTHS UP THRU 6 FEET OR 12 FEET FOR DOUBLE SWING GATE PER ASTM-F1003.
 - LINE POST: 2" DIA. (2 3/8" OD) SCHEDULE 40 PIPE PER ASTM-F1003.
 - GATE FRAME: 1 1/4" DIA. (1 5/8" OD) SCHEDULE 40 PIPE PER ASTM-F1003.
 - TOP RAIL & BRACE RAIL: 1 1/4" DIA. (1 5/8" OD) SCHEDULE 40 PIPE PER ASTM-F1003.
 - FABRIC: # 6A CORE WIRE SIZE, 2" MESH, CONFORMING TO ASTM-A942.
 - TIE WIRE: MINIMUM # 6A GALVANIZED STEEL. AT POSTS AND RAILS, A SINGLE WRAP OF FABRIC TIE AND AT TENSION WIRE BY HOG RINGS SPACED MAX. 24" INTERVALS.
 - TENSION WIRE: # 7 GA. GALVANIZED STEEL.
 - BARBED WIRE: DOUBLE STRAND 12-2 1/2" OD TWISTED WIRE TO MATCH WITH FABRIC, 14 GA. 4 FT. BARBS SPACED ON APPROXIMATELY 4" CENTERTS.
 - GATE LATCH: 1-3/8" OD PLUNGER ROD WITH MUSHROOM TYPE CATCH AND LOCK, KEYS ALIKE FOR ALL SITES IN A GIVEN MTA.
 - LOCAL ORDINANCE OF BARBED WIRE PERMIT REQUIREMENT SHALL BE COMPLIED WITH, IF REQUIRED.
 - HEIGHT = 6' VERTICAL + 1' BARBED WIRE VERTICAL DIMENSION (MATCH EXISTING).

CHAIN LINK FENCE DETAIL
NOT TO SCALE



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verizon wireless
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6202 BIVINS PLACE
LA PLATA, MARYLAND 20646 (CHARLES COUNTY)

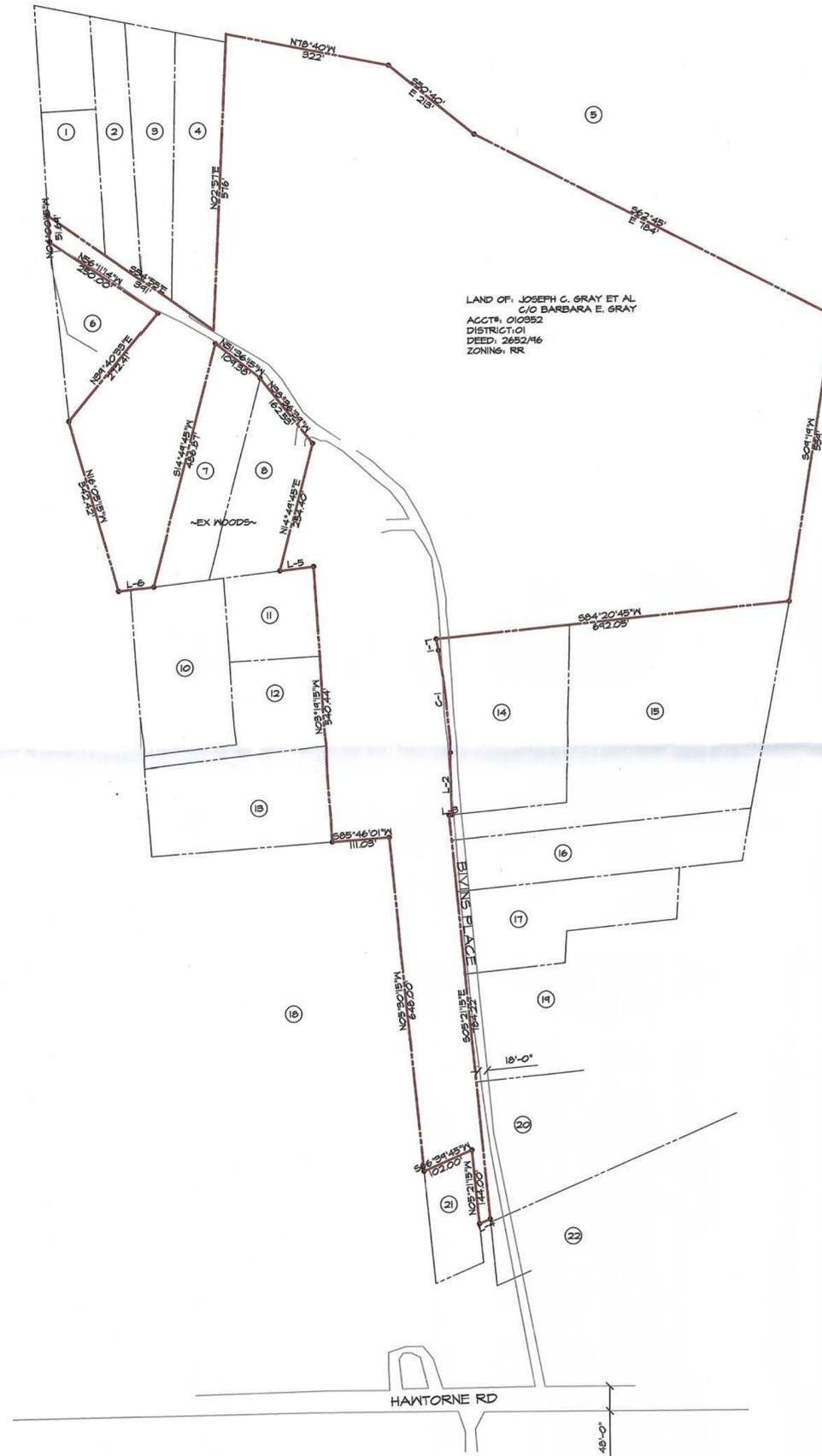
REVISIONS:

NO.	DESCRIPTION	DATE
ZONING DWGS		06/05/14
ZONING DWGS		07/03/14
ZONING DWGS		07/14/14
ZONING COMMENTS		11/14/14
ZONING DWGS		01/13/15

DESIGNED BY: RJA
PROJECT NO: 10427.1305
DATE: 02/12/2014
SCALE: AS NOTED

Compound Plan

SHEET:
C-2



LAND OF: JOSEPH C. GRAY ET AL
 C/O BARBARA E. GRAY
 ACCT#: 010952
 DISTRICT: 01
 DEED: 2652/146
 ZONING: RR

CURVE TABLE

CURVE	DELTA	RADIUS	ARC	CHORD BEARING	CHORD	TANGENT
C-1	49.643°	1214.40	203.78	S0602'44"E	203.44	102.10

LINE TABLE

LINE	BEARING	DISTANCE
L-1	S10°33'10"E	22.73'
L-2	S01°14'28"E	121.58'
L-3	S84°20'45"W	5.44'
L-4	S66°34'45"W	20.5'
L-5	S83°06'45"W	66.26'
L-6	S83°06'45"W	66.25'
L-7	N04°02'15"W	51.64'

- 1 LAND OF: WILLIAM C. TRAVIS MARY C. TRAVIS
 ACCT#: 022984
 DEED: 124/71
 ZONING: RR
- 2 LAND OF: BARBARA J. VAUGHAN
 ACCT#: 015036
 DEED: 3408/514
 ZONING: RR
- 3 LAND OF: SANDRA ENGLISH
 ACCT#: 016822
 DEED: 5441/383
 ZONING: RR
- 4 LAND OF: WILLIAM SLACK II
 ACCT#: 004101
 DEED: 6683/785
 ZONING: RR
- 5 LAND OF: HAWTHORNE ROSEWICK LTD
 PARTNERSHIP C/O JAY J. HELLMAN
 ACCT#: 044522
 DEED: 1858/973
 ZONING: RR
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 ZONING: RR
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 CATHERINE L. FARMER
 ACCT#: 012483
 DEED: 504/136
 ZONING: RR
- 8 LAND OF: C/O IMOGENE M MARBURY
 DARLENE J. JOHNSON ET AL
 ACCT#: 017837
 DEED: 1184/808
 ZONING: BP
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 ACCT#: 034527
 DEED: 6103/114
 ZONING: RR
- 10 LAND OF: PATRICIA A. G. CURTIS
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 ACCT#: 047044
 DEED: 1121/536
 PLAT: 35-183
 ZONING: RR
- 11 LAND OF: JAMES E. QUEEN AGNES S. QUEEN
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 DEED: 160/474
 ZONING: RR
- 12 LAND OF: JAMES E. QUEEN
 ACCT#: 033654
 DEED: 568/200
 ZONING: RR
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 ACCT#: 021478
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 ACCT#: 010371
 DEED: 2215/242
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 ACCT#: 011235
 DEED: 1751/512
 ZONING: RR
 PLAT: 44-124
- 21 LAND OF: AGNES T. PROCTOR
 ACCT#: 011116
 DEED: 254/248
 ZONING: RR
- 22 LAND OF: CARDINAL B. JOHNSON
 BARBARA A. JOHNSON
 ACCT#: 011116
 DEED: 2625/348
 ZONING: RR

PROFESSIONAL CERTIFICATION
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verizon wireless
 SILVER OAK
 6202 BIVINS PLACE
 LA PLATA, MARYLAND 20646 (CHARLES COUNTY)

REVISIONS:

NO.	DESCRIPTION	DATE
	ZONING DWGS	06/05/14

DESIGNED BY: RJA
 PROJECT NO: 104213305
 DATE: 02/12/2014
 SCALE: AS NOTED

TITLE:
Boundary

SHEET:
B-1

SITE PLAN
 SCALE: 1" = 200'

