



DONOHUE & STEARNS, LLC

July 21, 2014

Ms. Carol Everett
Charles County Board of Appeals
200 West Baltimore Street
LaPlata, Maryland 20646

Re: Special Exception Application for Verizon Wireless
Proposed Telecommunications Facility at 6202 Bivins Place La Plata, Maryland 20646

Ms. Everett:

Please find attached, the Applicant's, Verizon Wireless ("Verizon"), Special Exception Application and supporting materials. The following package includes:

1. Special Exception Application Form
2. Property Maps
3. Zoning Drawings
4. Statement of Consistency with the Zoning Ordinance and County Plans
5. Adjacent Property Ownership
6. Propagation Maps
7. Photo Simulations
8. NEPA Report
9. Non-Interference Letter

10. ATTORNEYS

Please contact me if there is anything additional we can provide and thank you for your assistance throughout this process.

Sincerely,

Tracy L. Theinak
Agent for the Applicant

Special Exception Application

Charles County Board of Appeals
 c/o Zoning Officer, Department of Planning and Growth Management
 Post Office 2150, La Plata, Maryland 20646

For Office Use Only

Application is hereby made for approval of the Special Exception hereinafter described.

BOA 140018
BOA Permit #

Docket File # assigned

Staff Initials

I. APPLICANT INFORMATION

Cellco Partnership d/b/a Verizon Wireless

Applicant Name _____

c/o SCE at 9305 Gerwig Lane, Suite M

Address _____

Annapolis Junction, MD 21701

City, State and Zip Code _____

443.570.0014

Lessee

Daytime Phone Number _____ Interest of Applicant (Contract Purchaser/Agent/Owner)

II. DESCRIPTION OF REQUESTED SPECIAL EXCEPTION

The applicant petitions for the following Special Exception, pursuant to Article XXV of the Charles County Zoning Ordinance, dated October 1, 1992, as amended: (Choose one)

A. First Time Application.

New 199' monopole - Permissible Use No. 4.06.300 (Section 297-211)

Use Number and Description from Section 63 of the Zoning Ordinance. _____

B. _____ Enlargement, _____ Extension, or _____ Modification of existing special exception. (Check one)

Number and name of existing Special Exception. _____

C. Renewal of existing special exception.

Number and name of existing Special Exception _____

III. PROPERTY DESCRIPTION

6202 Bivins Place La Plata, Maryland 20646

Site Address/Street Location _____

RR _____ None _____

Base Zone Classification _____ Overlay Districts _____ Comprehensive Plan Designation(s) _____

No

0033 0026

010352

010552

Located in CBCA? _____ Water Category/Sewer Category _____ Tax Map, Grid, Parcel(s) _____ Tax Account Identification # _____

6500 SF

Yes - Tract Area 24,567 SF

Acreage or square feet subject to Special Exception _____ Is the property part of a larger recorded parcel? _____

IV. PROPERTY MAPS

The application shall include a Property Map which includes the following information:

- Record plat of the property, if applicable, or survey plat of the property, 18" x 24" in size, with the boundaries for which the special exception is sought, outlined in red.
- Bearing and distances of all property lines, north arrow, and drawing scale.
- Names and widths of all adjacent streets and roads.
- Limits of all easements on or adjacent to property.
- Location of adjacent parcels, tract or lots within one hundred (100) feet of the property.

V. SITE PLAN

The application shall include a site plan adequate to demonstrate that the proposed use will conform to applicable standards, including those listed in Article XIII: "Minimum Standards for Special Exceptions and Uses Permitted with Conditions" and Article XXV, Section 415 of the Zoning Ordinance. The site plan shall depict streams, other significant environmental features, existing structures and paved areas.

VI. CONSISTENCY WITH THE ZONING ORDINANCE AND WITH COUNTY PLANS

- A. The application shall include a written statement and adequate evidence to demonstrate that the proposed use will conform to applicable standards, including those listed in Article XIII: "Minimum Standards for Special Exceptions and Uses Permitted with Conditions" and Article XXV, Section 415 of the Zoning Ordinance.
- B. The application shall include information which demonstrates that the proposed use is consistent with the Charles County Comprehensive Plan, Comprehensive Water and Sewerage Plan, Capital Improvement Program, and other applicable County Plans.

VII. ADJACENT PROPERTY OWNERSHIP

The application shall provide the names and addresses of all adjoining and confronting (directly across any County or State Road) property owners of the entire parcel for which the Special Exception is requested.

VIII. OWNER INFORMATION

The applicant shall include the name, mailing address, and signature of each record owner of the property for which the Special Exception is being sought. If owned by a corporation, the application must be signed by such officers as are empowered to act for the corporation.

Due to multiple owners (4), please see attached Owner Authorization & Signature Page

Owner Name _____	Owner Name _____
Street Address _____	Street Address _____
City, State & Zip Code _____	City, State & Zip Code _____
Signature _____	Signature _____

Attach additional sheets if necessary.

IX. APPLICANT'S INSTRUCTIONS AND SIGNATURE

- A. Submit twelve (12) copies of the application and twelve (12) copies of each attachment, including property maps and site plans.
- B. Failure to provide the required information with the application may result as delay and, in certain cases, return of the application to the applicant.
- C. The Zoning Officer may, upon written request, waive certain requirements listed herein in the case of unique situations.
- D. The applicant hereby certified that this application for a variance is complete and that the information provided is correct.

William J. L.
Signature of Applicant

7/21/14
Date

Owners, 6202 Bivens Places, Tax Account #010552

JAMES R GRAY

Owner Name

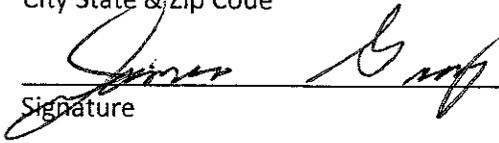
1524 C ST NE

Street Address

20002

WASHINGTON DC

City State & Zip Code



Signature

JOHN E. GRAY SR

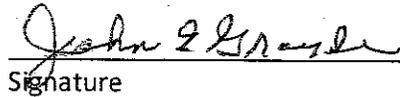
Owner Name

1006 WILTSNIRE DR

Street Address

LAPLATA MD 20646

City State & Zip Code



Signature

JOSEPH C GRAY, JR

Owner Name

6580 Pomfret Rd

Street Address

LAPLATA MD 20646

City State & Zip Code



Signature

BARBARA E. GRAY

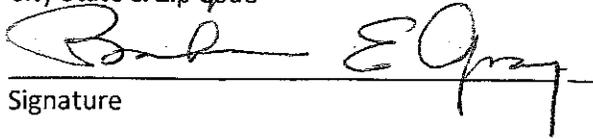
Owner Name

2706 Unicorn Ln NW

Street Address

Washington DC 20015

City State & Zip Code



Signature

ADJOINERS

1. William C. and Mary C. Travis

P.O. Box 134

La Plata, Maryland 20646

Account #: 022989

6. James S. and Mary R. Barber

6105 Bivins Place

La Plata, Md. 20646

Account #: 010336

2. Barbara J. Vaughn

P.O. Box 703

La Plata, Maryland 20646

Account #: 015036

7. Phillip E. Collins and

Catherine L. Farmer

P.O. Box 954

La Plata, Maryland 20646

Account #: 012983

3. Sandra D. English

3905 Light Arms Place

Waldorf, Maryland 20602

Acct. #: 016822

8. Darlene J. Johnson et. al.

c/o Imogene M. Marbury

P.O. Box 20

La Plata, Maryland 20646

Account #: 017837

4. William Slack II

9360 Old Stagecoach Road

La Plata, Maryland 20646

Account #: 009109

9. Daniel D. Garner, Trustee

9355 Parkway Subdivision Road

La Plata, Maryland 20646

Account #: 034527

5. Hawthorne Rosewick LTD

c/o Jay J. Hellman

8225 Windsor View Terrace

Potomac, Maryland 20854

Account #: 044328

10. Kenneth A. and Patricia A.

Curtis

P.O. Box 2410

La Plata, Maryland 20646

Acct #: 047094

11. James E. and Agnes S.
Queen
P.O. Box 2410
La Plata, Maryland 20646

Account #: 021478

12. James E. Queen
P.O. Box 1083
La Plata, Maryland 20646

Account #: 033654

13. James E. and Agnes S.
Queen
PO. Box 2410
La Plata, Maryland 20646

Account #: 021478

14. John E. and Marion E. Gray
1001 Wiltshire Drive
La Plata, Maryland 20646

Account #: 012649

15. Advanced Properties Co.
Somar Communications, Inc.
28095 Three Notch Road
Suite 2B
Mechanicsville, Md. 20659
Account #: 020625

16. John E. Gray, Sr., Ronnie
Gray, and Barbara Gray
P.O. Box 659
La Plata, Md. 20646

Account #: 024833

17. James R. Gray and Barbara
E. Gray, et. al.
c/o John E. Gray
P.O. Box 659
La Plata, Md. 20646
Acct. #: 024256

18. Dorothy Lee
P.O. Box 922
La Plata, Md. 20646

Account #: 010379

19. Cardinal B. and Barbara A.
Johnson
P.O. Box 58
Bryantown, Maryland 20617

Acct #: 017675

20. David L. Coombs
P.O. Box 1342
La Plata, Maryland 20646

Account #: 011235

21. Agnes T. Proctor
P.O. Box 359
La Plata, Md. 20646

Account #: 019716

22. Cardinal B. and Barbara A.
Johnson
P.O. Box 58
Bryantown, Maryland 20617

Acct #: 017705

SPECIAL EXCEPTION APPLICATION
VERIZON WIRELESS – PROPOSED TELECOMMUNICATIONS FACILITY
6202 BIVINS PLACE
LA PLATA, MARYLAND 20646

Statement of Consistency with Zoning Ordinance and County Plans

Verizon Wireless (“the applicant” or “Verizon”) seeks special exception approval for a proposed telecommunications facility to be located on property known as 6202 Bivins Lane. The parcel is owned by Joseph Gray, Jr. et al. and is zoned Rural Residential (RR). The area is heavily wooded.

The telecommunications facility will include a 199’ high pole to be used for a support structure for Verizon Wireless’ antennas. The monopole will be built off an existing access drive, well within the woods. An unmanned equipment shelter will be installed at the base of the pole. The facility will be designed to accommodate future carriers.

The use is permitted by Special Exception in the RR Zone by Article IV, §297-63 - Table of Permitted Uses - 4.06.300, “Towers more than 50 feet tall” – of the Charles County Zoning Ordinance (the “Zoning Ordinance”). It is subject to the general special exception criteria set forth in §297-415 as well as to the standards pertaining to Paragraph 4.06.300 of §297-212(70). Because the proposed monopole is located within a heavily wooded area of dense and mature vegetation, its visibility is minimal. Photographs of the site, as well as simulated photographs illustrating what the proposed monopole would look like when built as provided with this application.

The proposed use meets all standards of the Zoning Ordinance and intent of the Charles County Comprehensive Plan (the “Plan”). The site is needed to provide coverage and a full range of wireless telecommunications services; including data uses to the area (See “before” and “after” maps submitted with this application.)

Compliance with Article XXV – §297-415 - General Special Exception Standards:

As per 297-415H, the proposed use:

- (1) Will not be detrimental to or endanger the public health, safety and general welfare
The use will be operated in accordance with all FCC and FAA requirements and will further provide wireless telecommunication services which will enhance the public health, safety and general welfare by providing effective communication services to the area to be served. NEPA, SHPO, FAA and FCC compliance documents are submitted with this application.
- (2) Is a permissible special exception in the zone
Per §297-63, Table of Permitted Uses, Paragraph 4.06.300, the use is permitted by special exception in the RR Zone.
- (3) Will not be detrimental to the use, peaceful enjoyment, economic value or development of surrounding properties or the general neighborhood.
The facility will be located on an exceptionally large, wooded parcel and is sited to minimize its visibility as illustrating in the photographs and photo simulations accompanying this application. It is very remote from any properties owned by other property owners. The facility will be unmanned. The site will be visited only several times a year by technicians driving small SUV-type vehicles (typically a Chevy Blazer). The entire area is zoned RR with one property to the east zoned Business Park (BP) and the area is not intended for substantial development. It will serve existing residents and those travelling through the area as well as those using the recreational opportunities the area offers.

SPECIAL EXCEPTION APPLICATION
VERIZON WIRELESS – PROPOSED TELECOMMUNICATIONS FACILITY
6202 BIVINS PLACE
LA PLATA, MARYLAND 20646

- (4) Complies with the standards and requirements set forth in Article XIII.
See below.
- (5) Will cause no objectionable impact from traffic, noise, type of physical activity, fumes, odors, dust or glare.
As noted above, there will be very little traffic generated by the telecommunications facility and virtually no noise from the proposed use. The site is large and completely buffered by woods. The equipment will be located within and enclosed by the equipment shelter.
- (6) Will provide adequate utilities, water or septic system, access roads, storm drainage and/or other necessary public facilities and improvements. If a use requires an adequate public facilities review by the Planning Commission, such review shall be made a condition of the granting of the special exception by the Board.
The site will not be manned and will not require water, sewer or septic system. The facility will generate only a few trips a year, as described above. An existing access drive will be used. Storm drainage will be addressed as advised by the County.
- (7) Will provide adequate ingress and egress and be so designed as to minimize traffic congestion in the public streets.
The existing access road, as shown on the site plan, provides access to the site and a utility easement.
- (8) Is in accordance with the objectives of the Charles County Comprehensive Plan
The proposal accords with the objectives of the Plan. The property is within the rural residential district which, according to the Plan:
"Address[es] unique conditions that exist adjacent to portions of the Development District between the southern edge of the Development District and the Town of La Plata. Rural Residential areas generally serve to buffer certain Development District edges from the more rural areas of the County. These areas contain or are within the sphere of influence of community facilities and services including schools and major transportation network components. The clustering density was amended in January 2005 from one dwelling unit per five acres to one dwelling unit per three acres. Growth Development is established in these areas at one dwelling unit per acre, in most cases significantly higher than the density in more rural districts. As such, long-term future extension of sewer and water facilities to these areas is possible, although not planned within the 20 year framework for which this Plan is prepared. Pages 3-16-17 of Chapter 3 – Growth Management and Land Use.
The proposal is in keeping with the moderate density (buffer between Development and Rural Districts) of the RR Zone and, like the community facilities, major transportation network components and future expansion of sewer and water facilities, offers improved services to the Charles County residents living in the area.
- (9) Conforms to the applicable regulations of the zone in which it is located and to the special requirements established for the specific use.
The proposed facility is a use permitted by special exception in the RR Zone and does not conflict with the objectives for the zone outlined in §297-88(A)(2). Specifically, the facility will offer improved wireless coverage to those living in this low to moderate density residential zone much like the other

SPECIAL EXCEPTION APPLICATION
VERIZON WIRELESS – PROPOSED TELECOMMUNICATIONS FACILITY
6202 BIVINS PLACE
LA PLATA, MARYLAND 20646

community facilities and services already in place and appropriate in the RR Zone. The facility has been designed to mitigate its impact to the surrounding area to the greatest degree possible while serving the wireless subscribers in the vicinity. In addition, no changes are proposed that affect the minimum lot criteria (Figure VI-2) and the tower meets the requisite and more stringent setback requirements of Article XIII so the minimum yard requirements (Figure VI-2) are necessarily met.

Compliance with Article XIII - §297-212 (70) Special Exception Standards for Towers More than 50' Tall (4.06.300)

- A. All structures shall be located at least 200 feet from an existing dwelling or residential zone. *The tower is proposed to be located at least 200 feet from any existing dwellings or residential zone. As shown on the site plan, the tower is setback from the adjoining parcels zoned RR 257' (northern property line), 445' (western property line) and 419' (southern property line). The tower is setback 762' from the eastern property line which it shares with a parcel zoned Business Park (BP).*
- B. A minimum 10' landscape strip will be around all property lines exterior to any fence or wall. *As shown on the site plan, the proposed facility will be located within a heavily wooded area. The existing trees and vegetation will satisfy the intent of the 10' landscape strip required by this section.*
- C. Any proposed tower will have a setback of one foot from all property lines for every foot of height of the tower. *The tower will meet this setback. As shown on the site plan, the proposal meets this standard as it is setback from the property lines to the north, east, south and west 257', 762', 419' and 445' respectively.*
- D. The application submitted by the applicant to the Board of Appeals shall include the following:
- (1) A system design plan that shall include, at a minimum, radio frequency parameters, tower height, number and location of antennas on the tower, radio, frequency output, effective radiated power and azimuth antenna types. *Please see site plan for antenna detail, non-interference letter and specification sheets (all attached).*
 - (2) A coverage map of the area to be served by the proposed tower. *"Before" and "after" coverage (computer generated propagation maps prepared by a Verizon Wireless Radio Frequency engineer) are enclosed.*
 - (3) Coverage map showing coverage available under the existing towers, towers proposed to be constructed for the County's public communications system and other appropriate structures. *The "search ring" (the area identified by the Radio Frequency engineer as needing new telecommunications antennas) is enclosed with this application. There were no existing towers, or any other tall structure, where new antennas could be installed to meet Verizon Wireless' needs.*

SPECIAL EXCEPTION APPLICATION
VERIZON WIRELESS – PROPOSED TELECOMMUNICATIONS FACILITY
6202 BIVINS PLACE
LA PLATA, MARYLAND 20646

- (4) An evaluation of the tower's relations to other antenna sites, existing buildings taller than 50 feet and communication towers and water tanks within one mile of a proposed tower which is greater than 150 feet tall.

The FCC database was consulted and Verizon Wireless drove the area to find a suitable location but could find no such structure.

E. Co-location.

- (1) The applicant for a new communications tower shall demonstrate to the Board of Appeals that co-location on existing towers or other appropriate structures is not feasible. Feasibility shall be demonstrated by an analysis and explanation prepared by the applicant which identifies all reasonable, technically feasible, alternative locations and/or facilities which would provide the proposed communication service and a structural analysis indicating that no existing or proposed tower can be structurally modified to accommodate the applicant's use.
- (2) The intention of the alternatives analysis is to present alternative strategies which would minimize the number, size and adverse environmental and public safety impacts of facilities necessary to provide the needed services to the County. The analysis shall address the potential for co-location at an existing or a new site and the potential to locate facilities as close as possible to the intended service area. It shall also explain the rationale for selection of the proposed site in view of the relative merits of any of the feasible alternatives. Physical constraints and economic feasibility may be considered. Approval of the project is subject to the board making finding that the proposed site results in fewer or less severe environmental impacts than any feasible alternative site.
- (3) Co-location is not deemed possible if the Board finds that:
- (a) Planned equipment would exceed the structural capacity of existing and approved towers or towers proposed to be constructed for the County's public communications system considering existing and planned use of those towers, and such towers cannot be structurally modified or reinforced to accommodate planned or equivalent equipment at a reasonable cost;
 - (b) Planned equipment will cause interference with other existing or planned equipment for the tower and the interference cannot be prevented at a reasonable cost;
 - (c) Existing, approved towers, or towers proposed to be constructed for the County's public communications system does not have space on which planned equipment can be placed so as to function effectively; or
 - (d) Existing, approved towers, towers proposed to be constructed for the County's public communications system will not provide effective signal coverage sought by the applicant.
Verizon Wireless always searches for existing structures on which to co-locate antennas. The alternate sites considered by Verizon were:

SPECIAL EXCEPTION APPLICATION
VERIZON WIRELESS – PROPOSED TELECOMMUNICATIONS FACILITY
6202 BIVINS PLACE
LA PLATA, MARYLAND 20646

1. *The GTP Lattice Tower located at 9265 W&W Industrial Road*
2. *The Somar Communication Tower*
3. *The ATC Lattice Tower located at 6855 Crain Highway*

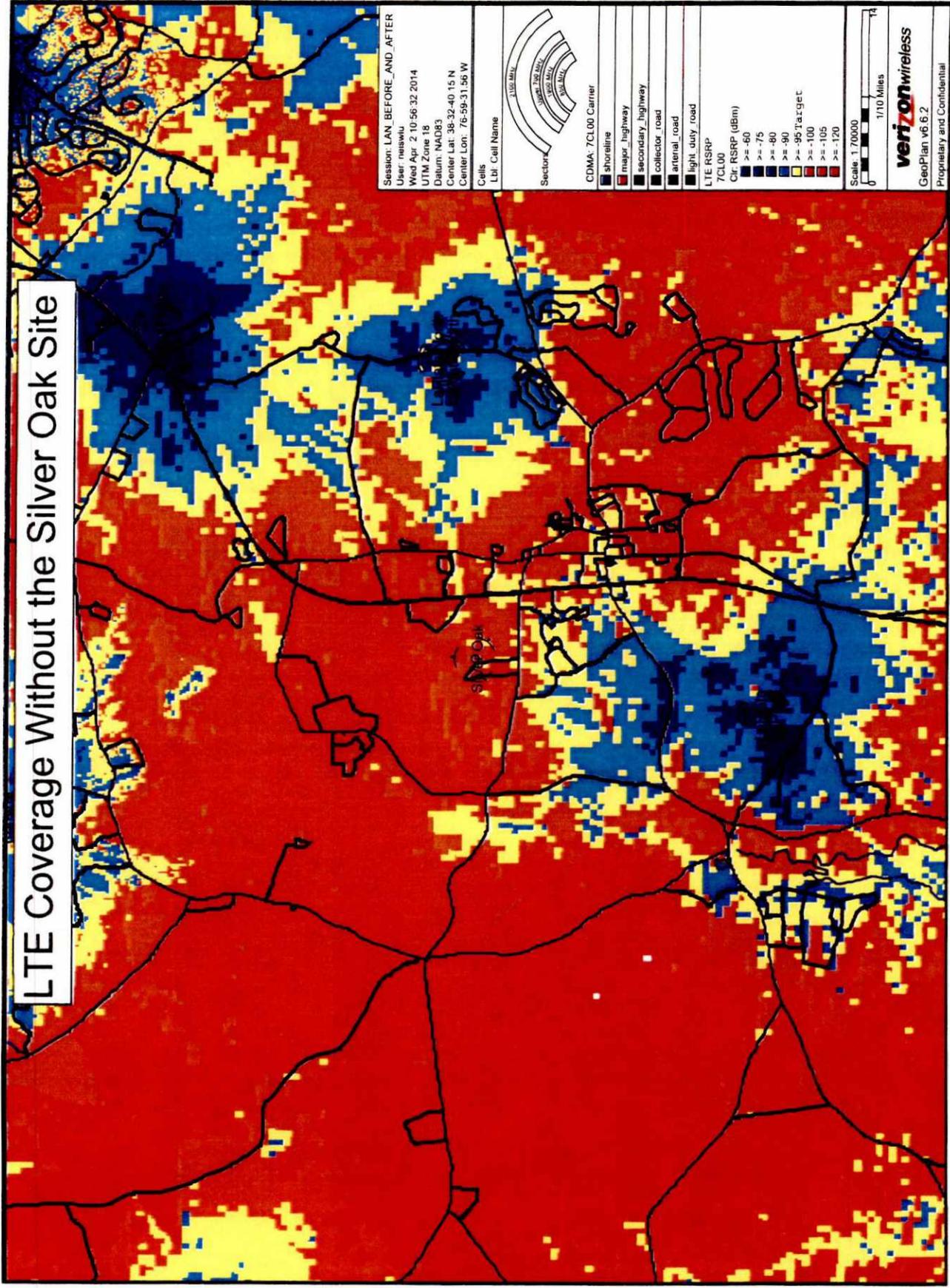
The only one of these candidates that RF concluded might fill the targeted coverage gap was the Somar Tower, but the guyed tower was not structurally sufficient to hold Verizon's antennas and a lease agreement could not be negotiated with the landlord. There are no other existing or proposed towers or existing structures which could be utilized as an antenna support structure in this area.

- F. The tower shall be constructed so as to provide adequate capacity for future co- location of other commercial and/or government-operated antennas, unless the applicant demonstrates why such design is not economically or physically feasible. The system design plan shall delineate an area near the base of the tower to be used for the placement of additional equipment buildings for other users.
The tower is designed to accommodate two (2) future carriers.
- G. The applicant shall submit a master plan for its proposed communications network for the entire County. The Department of Planning and Growth Management shall adopt a policy outlining the submittal requirements for such a master plan.
Please see attached master plan submitted as part of this application.
- H. The applicant shall demonstrate that the proposed tower will not interfere with existing lines of communication used for public safety purposes.
Please see attached non-interference letter.
- I. No signals, lights or illumination shall be permitted on the tower unless required by the Federal Communications Commission, the Federal Aviation Administration or the County.
Verizon will comply.
- J. No commercial advertising or other signage shall be permitted on the tower.
None are provided other than those required for identification or safety purposes.
- K. The applicant shall demonstrate that a tower shall not unreasonably interfere with the view of, or from, sites of significant public interest such as a public park, a state-designated scenic road, a structure on the historic site survey or an historic district.
As demonstrated by the attached photosims, Verizon has sited the tower to minimize the visual impact to all surrounding vantage points. The tower is proposed to be located on a heavily-wooded parcel with no existing structures. It is proposed to be located over 420' from the nearest dwelling and setback from the closest road (Bivins Place) a distance of over 400'.
- L. All obsolete or unused facilities shall be removed within 12 months of cessation of operations without cost to the County.
Verizon will comply.
- M. No tower or fixture attached thereto shall be taller than 300 feet above existing grade.
The proposed tower has a maximum height of 199' (See Compound Plan).

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6202 BIVINS PLACE
LA PLATA, MARYLAND 20646

For the reasons outlined above, we respectfully request that the application for a special exception be granted.

LTE Coverage Without the Silver Oak Site



Session: LAN_BEFORE_AND_AFTER
User: mlsawu
Wed Apr 2 10:56:32 2014
UTM Zone 18
Datum: NAD83
Center Lat: 38-32-40.15 N
Center Lon: 76-59-31.56 W

Cells
Ltr: Cell Name

Sections
1500 MHz
1500 MHz
1500 MHz
1500 MHz

CDMA: 7CL00 Carrier
shoreline

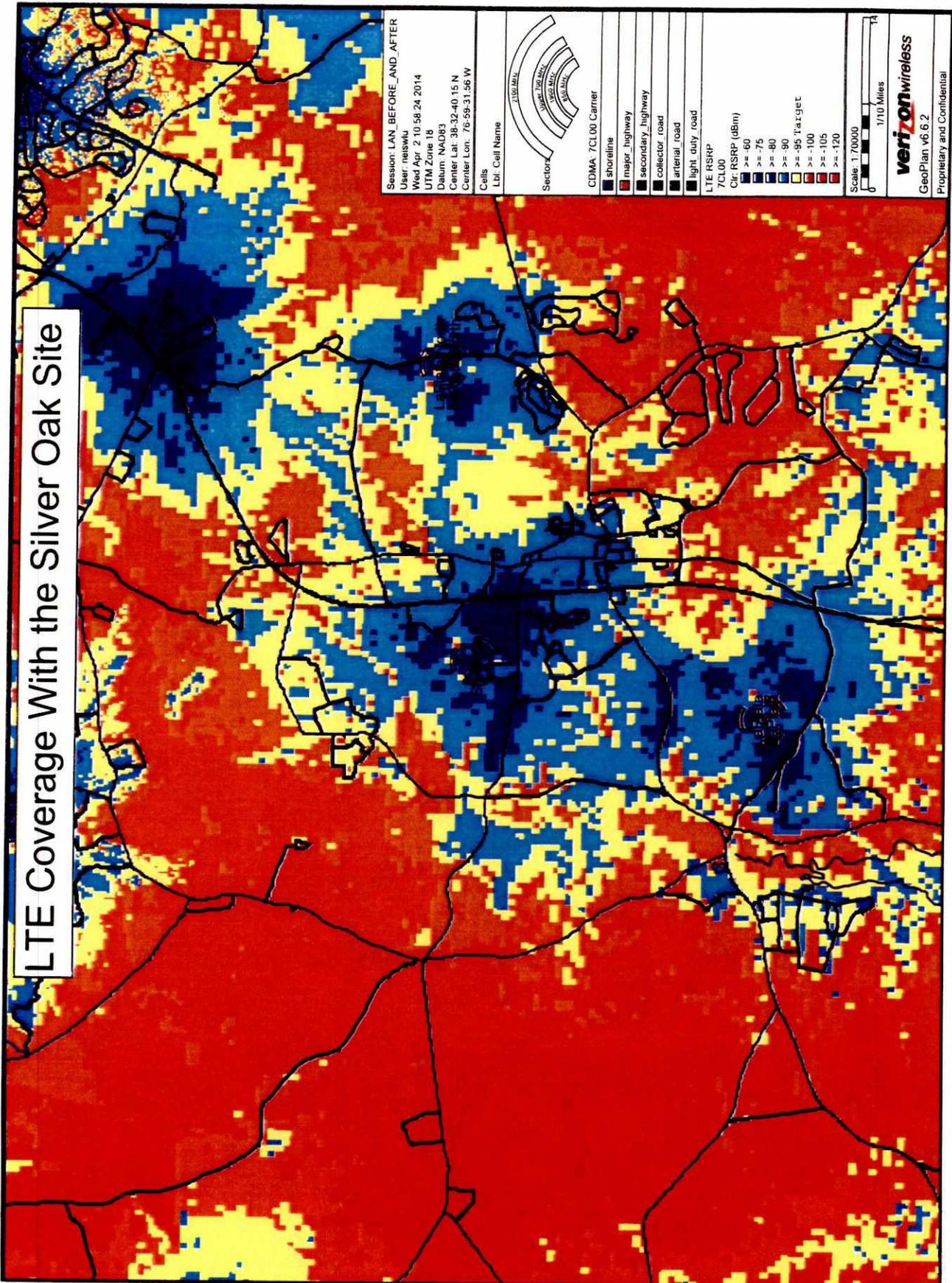
major_highway
secondary_highway
collector_road
arterial_road
light_duty_road

LTE RSRP
7CL00
Cir. RSRP (dBm)
>= -60
>= -75
>= -80
>= -90
>= -95 Target
>= -100
>= -105
>= -120

Scale: 1:70000
0 1/10 Miles

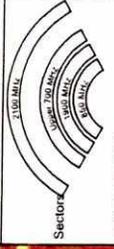
verizonwireless
GeoPlan v6.6.2
Proprietary and Confidential

LTE Coverage With the Silver Oak Site



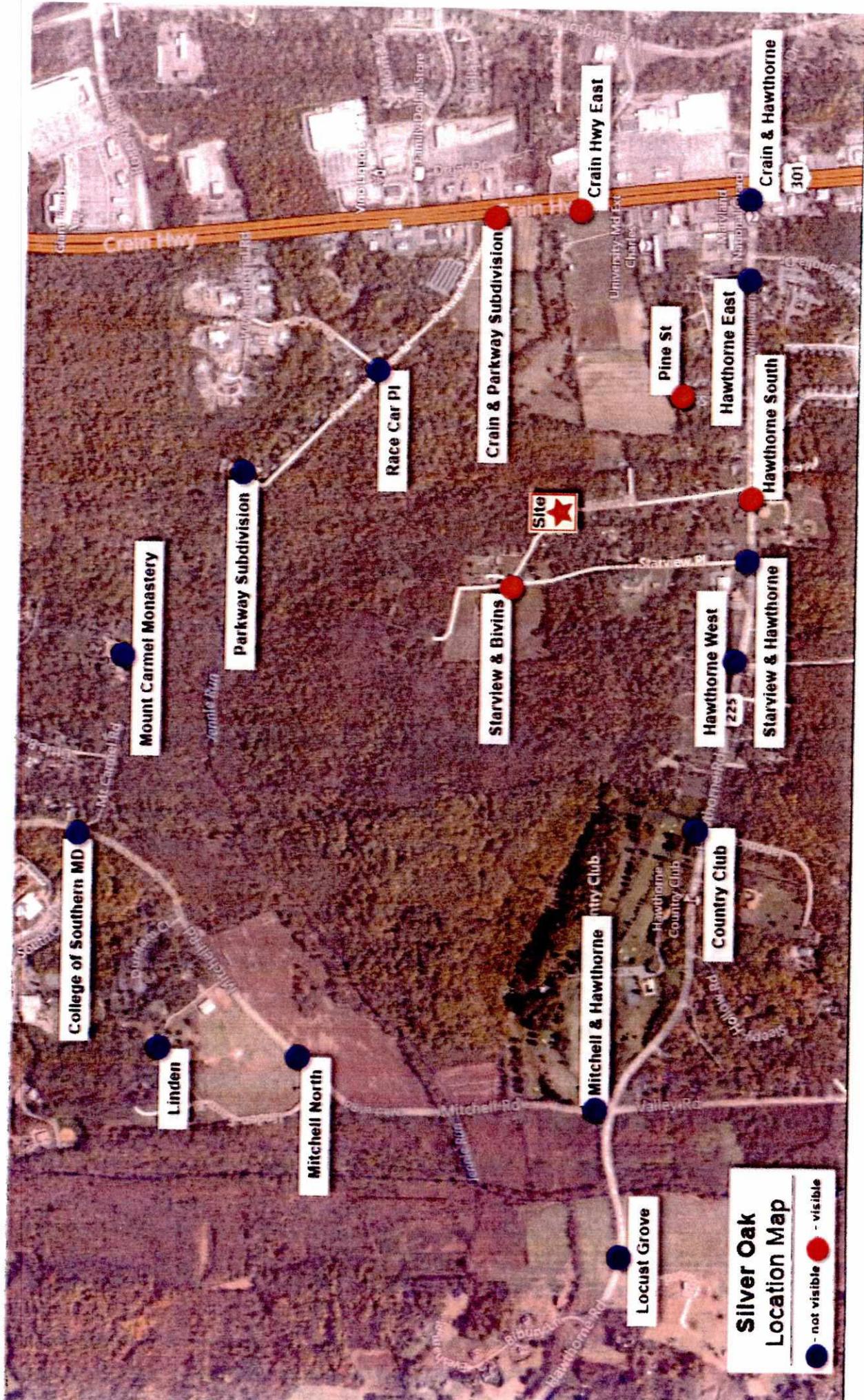
Session: LAN_BEFORE_AND_AFTER
 User: netwlu
 Wed Apr 2 10:58:24 2014
 UTM Zone 18
 Datum: NAD83
 Center Lat: 38-32-40.15 N
 Center Lon: 76-59-31.56 W

Cells
 LDR Cell Name



Scale: 1:70000
 1/10 Miles

verizonwireless
 GeoPlan v6.6.2
 Proprietary and Confidential



**Silver Oak
Location Map**

● - not visible ● - visible



1111 Cardinal
ISLANDS

Site Name: Silver Oak
Wireless Communication Facility
North of 6260 Blivins Place
La Plata, MD 20646

Photograph Information:
College of Southern MD
View from the Northwest
SITE NOT VISIBLE

NBA **U**
TOTALLY COMMITTED

Site Name: Silver Oak
Wireless Communication Facility
North of 6260 Blivins Place
La Plata, MD 20646

Photograph Information:
Country Club
View from the Southwest
SITE NOT VISIBLE

NBC
TOTALLY COMMITTED





Site Name: Silver Oak
Wireless Communication Facility
North of 6260 Bivins Place
La Plata, MD 20646

Photograph Information:
Crain & Hawthorne
View from the Southeast
SITE NOT VISIBLE

NBS **U**
TOTALLY COMMITTED



NBB **INC**
TOTALLY COMMITTED.

Photograph Information:
Crain & Parkway Subdivision
View from the East
Showing the Proposed Site

Site Name: Silver Oak
Wireless Communication Facility
North of 6260 Bivins Place
La Plata, MD 20646



NBC
TOTALLY COMMITTED

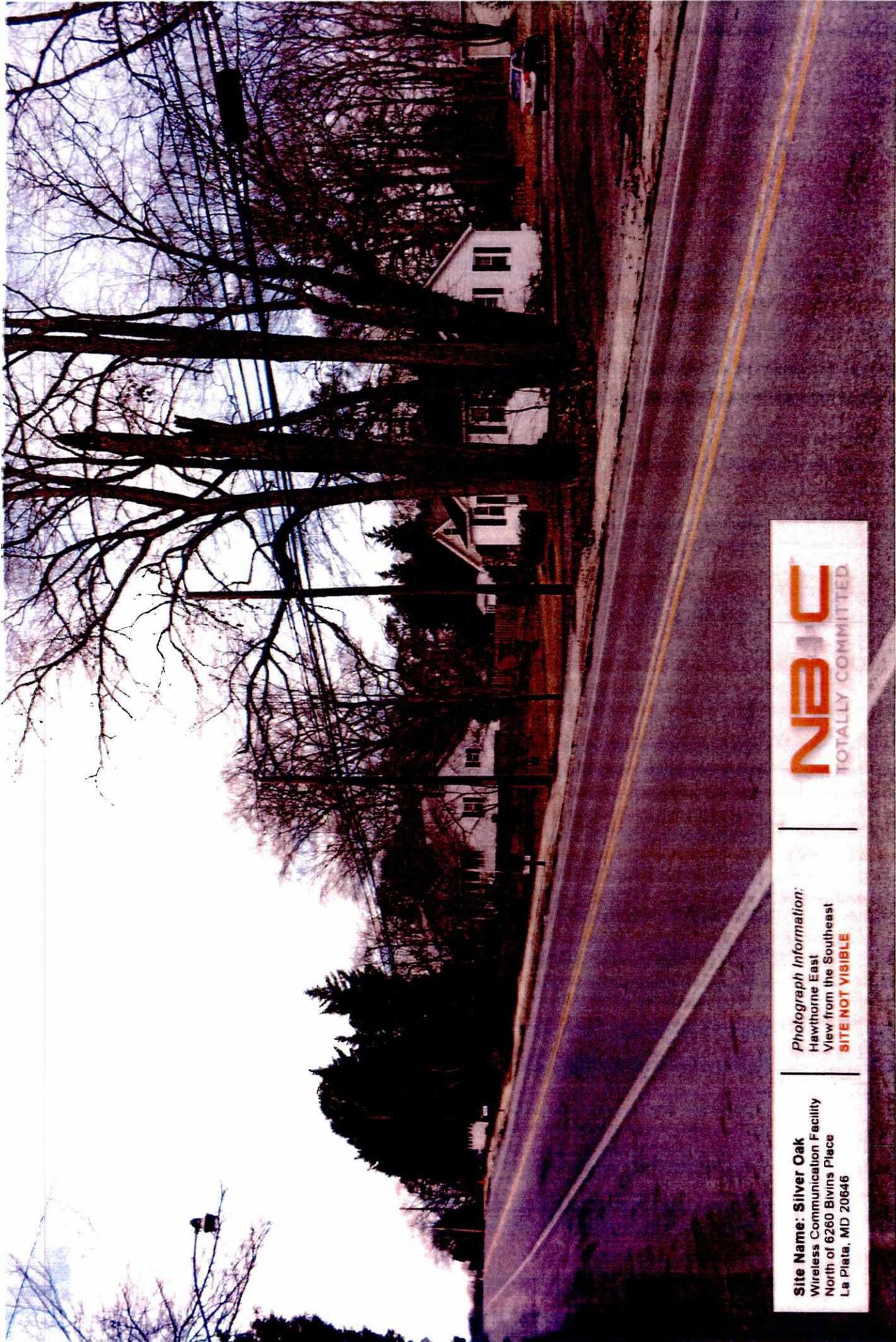
Photograph Information:
Crain Hwy East
View from the East
Showing the Proposed Site

Site Name: Silver Oak
Wireless Communication Facility
North of 6260 Blivins Place
La Plata, MD 20646



Photograph Information:
Hawthorne East
View from the Southeast
SITE NOT VISIBLE

Site Name: Silver Oak
Wireless Communication Facility
North of 6260 Bivins Place
La Plata, MD 20646





Photograph Information:
Hawthorne South
View from the South
Showing the Proposed Site

Site Name: Silver Oak
Wireless Communication Facility
North of 6260 Blivins Place
La Plata, MD 20646



Site Name: Silver Oak
Wireless Communication Facility
North of 8260 Bivins Place
La Plata, MD 20646

Photograph Information:
Hawthorne West
View from the Southwest
SITE NOT VISIBLE

NBIC
TOTALLY COMMITTED





Site Name: Silver Oak
Wireless Communication Facility
North of 6280 Bivins Place
La Plata, MD 20646

Photograph Information:
Linden
View from the Northwest
SITE NOT VISIBLE

NBCU
TOTALLY COMMITTED



NBCU
TOTALLY COMMITTED

Photograph Information:
Locust Grove
View from the West
SITE NOT VISIBLE

Site Name: Silver Oak
Wireless Communication Facility
North of 6260 Blvins Place
La Plata, MD 20646



Site Name: Silver Oak
Wireless Communication Facility
North of 6260 Bivins Place
La Plata, MD 20646

Photograph Information:
Mitchell & Hawthorne
View from the West
SITE NOT VISIBLE

NBCU
TOTALLY COMMITTED



Site Name: Silver Oak
Wireless Communication Facility
North of 6260 Bivins Place
La Plata, MD 20646

Photograph Information:
Mitchell North
View from the Northwest
SITE NOT VISIBLE

NBCU
TOTALLY COMMITTED



NBCU
TOTALLY COMMITTED

Photograph Information:
Mount Carmel Monastery
View from the North
SITE NOT VISIBLE

Site Name: Silver Oak
Wireless Communication Facility
North of 6260 Blivins Place
La Plata, MD 20646



Site Name: Silver Oak
Wireless Communication Facility
North of 6260 Bivins Place
La Plata, MD 20646

Photograph Information:
Parkway Subdivision North
View from the North
SITE NOT VISIBLE

NBCU
TOTALLY COMMITTED



Photograph Information:
Pine Street
View from the Southeast
Showing the Proposed Site

Site Name: Silver Oak
Wireless Communication Facility
North of 6260 Bivins Place
La Plata, MD 20646

NBCU
TOTALLY COMMITTED



Site Name: Silver Oak
Wireless Communication Facility
North of 6260 Blivins Place
La Plata, MD 20646

Photograph Information:
Race Car Place
View from the Northeast
SITE NOT VISIBLE





Site Name: Silver Oak
Wireless Communication Facility
North of 6260 Bivins Place
La Plata, MD 20646

Photograph Information:
Starview & Bivins
View from the West
Showing the Proposed Site

NBCU
TOTALLY COMMITTED

Site Name: Silver Oak
Wireless Communication Facility
North of 6260 Bivins Place
La Plata, MD 20646

Photograph Information:
Starview & Hawthorne
View from the South
SITE NOT VISIBLE

NBCU
TOTALLY COMMITTED



Cellco Partnership and its controlled affiliates doing business as Verizon Wireless

Federal Communications Commission
NEPA Review

Silver Oak

north of 6260 Bivins Place

La Plata, Charles County, MD

N 38-32-44.27 / W 76-59-40.96

*Raw-Land-New Build, 199-foot Monopole
Communications Tower Site*

Project: 609325 - EnSite #18110

June 20, 2014

Trileaf Corporation

FIELD METHODS

A pedestrian reconnaissance was made of the approximately 0.08-hectare (0.19-acre) project area. Approximate surface visibility on the date of the field visit was 10%. The visual inspection of the APE was followed by subsurface testing. Shovel test pits (STPs) measuring approximately 50 centimeters (19.68 inches) in diameter were excavated inside the proposed telecommunications compound and along the proposed access road/utility easement to test the area (Figures 2 and 3). All shovel test pits were excavated by hand, following natural stratigraphy, to a depth of no less than 10 centimeters (3.9 inches) into culturally sterile subsoil or until excavation by hand was no longer possible due to rocks or other obstructions. All soil was screened through 0.63-centimeter (0.25-inch) hardware cloth. On-site soils are mapped as well drained Hoghole-Grosstown complex (HgB) with slopes of 0% to 5% and well drained Grosstown-Marr-Hoghole complex (GmF) with slopes of 15% to 40% at the proposed monopole location (Natural Resources Conservation Service 2013). Prior to fieldwork, the Charles County, Maryland soil survey was consulted that identified the typical profile for this soil type in La Plata, Charles County, Maryland (USDA Soil Conservation Service 1974).

Five shovel test pits (STPs 1-5) were excavated within the proposed telecommunications compound and seven shovel test pits (STPs 6-12) were excavated along the proposed access road/utility easement. Shovel Test Pits 1-5 shared similar profiles consisting of approximately 7 centimeters (2.76 inches) of very dark grayish brown (10YR 3/2) silt loam, followed by approximately 26 centimeters (10.24 inches) of dark yellow brown (2.5Y 4/4) sandy loam. This was underlain by a yellowish brown (10Y 5/6) culturally sterile sandy clay loam subsoil.

Shovel Test Pit 6 encountered at least 25 centimeters (9.84 inches) of gravel fill before excavation was no longer possible.

Shovel Test Pits 7-12 shared similar profiles consisting of approximately 7 centimeters (2.76 inches) of brown (10YR 3/4) sandy loam, followed by approximately 19 centimeters (7.48 inches) of brown (10YR 4/3) sandy loam. This was atop a dark yellowish brown (10Y 4/4) culturally sterile sandy loam subsoil.

No artifacts were recovered. No archaeological sites were identified and no additional archaeological work is recommended.

SUMMARY AND RECOMMENDATION

This archaeological summary documents the results of an archaeological survey performed for the TRILEAF Corporation Site# 609325 (Silver Oak). The proposed monopole location is situated approximately 0.23 kilometers (0.14 miles) east of the intersection of Bivins Place and Starview Place, in a heavily wooded area in La Plata, Charles County, Maryland. This archaeological survey was conducted to ensure that potentially significant archaeological resources are not located within the area impacted by the proposed project. This document is being submitted in compliance with the Federal Communications Commission (FCC) "Nationwide Programmatic Agreement For Review Of Effects On Historic Properties For Certain Undertakings Approved By The Federal Communications Commission" (FCC 2004). The information is being submitted as part of the required New Tower (NT) Submission Packet, Form 620. Twelve shovel test pits were excavated. No artifacts were recovered. No archaeological sites were identified and no additional archaeological work is recommended.



Verizon Wireless
9000 Junction Drive
Annapolis Junction, MD 20701

Charles County, Maryland
Dept. of Planning & Growth Mgmt.
Attention: Planning Division
PO Box 150
La Plata, MD 20646

RE: Interference Letter
Silver Oak
9130 Hawthorne Road
LaPlata, MD, 24017

To Whom It May Concern:

This is in response to your request to Verizon Wireless concerning interference to your existing telecommunication devices and services related to our proposed facility. Verizon Wireless provides Commercial Mobile Radio Services ("CMRS") under licenses granted by the Federal Communication Commission ("FCC"). Pursuant to these licenses, Verizon Wireless is authorized to provide CMRS and operate a CMRS network in many geographic areas throughout the nation, including Charles County, Maryland.

The FCC exclusively regulates all technical aspects of the Verizon Wireless' operations and network and preempts all state and local regulations of radio frequency transmissions. The FCC rules protect co-channel and adjacent licenses against harmful interference.

The proposed Verizon Wireless facility is in compliance with all applicable FCC requirements. The following points cover Verizon Wireless' practices pertinent to complying with the FCC requirements.

1. Verizon Wireless locates its transmitting antennas in order to maximize the vertical and horizontal separation from the other operator's systems to minimize interference potential.
2. All operating hardware at the site is type accepted by the FCC as far as emission levels within our licensed frequency bands in addition to spurious emissions outside of our frequency bands.

The frequencies of which Verizon Wireless operates in Charles County, Maryland will not degrade or interfere with the County's public safety communications E-911 system and will comply with FCC standards. Verizon Wireless will also not cause interference with the Public Safety 800MHZ systems, and if Radio Frequency Interference is found from Verizon Wireless equipment at the site, then all steps necessary to remove the interference will be taken by Verizon Wireless.

Sincerely,

A handwritten signature in black ink, appearing to read "Luke Neiswander", written over a horizontal line.

Luke Neiswander
RF Engineer for Verizon Wireless