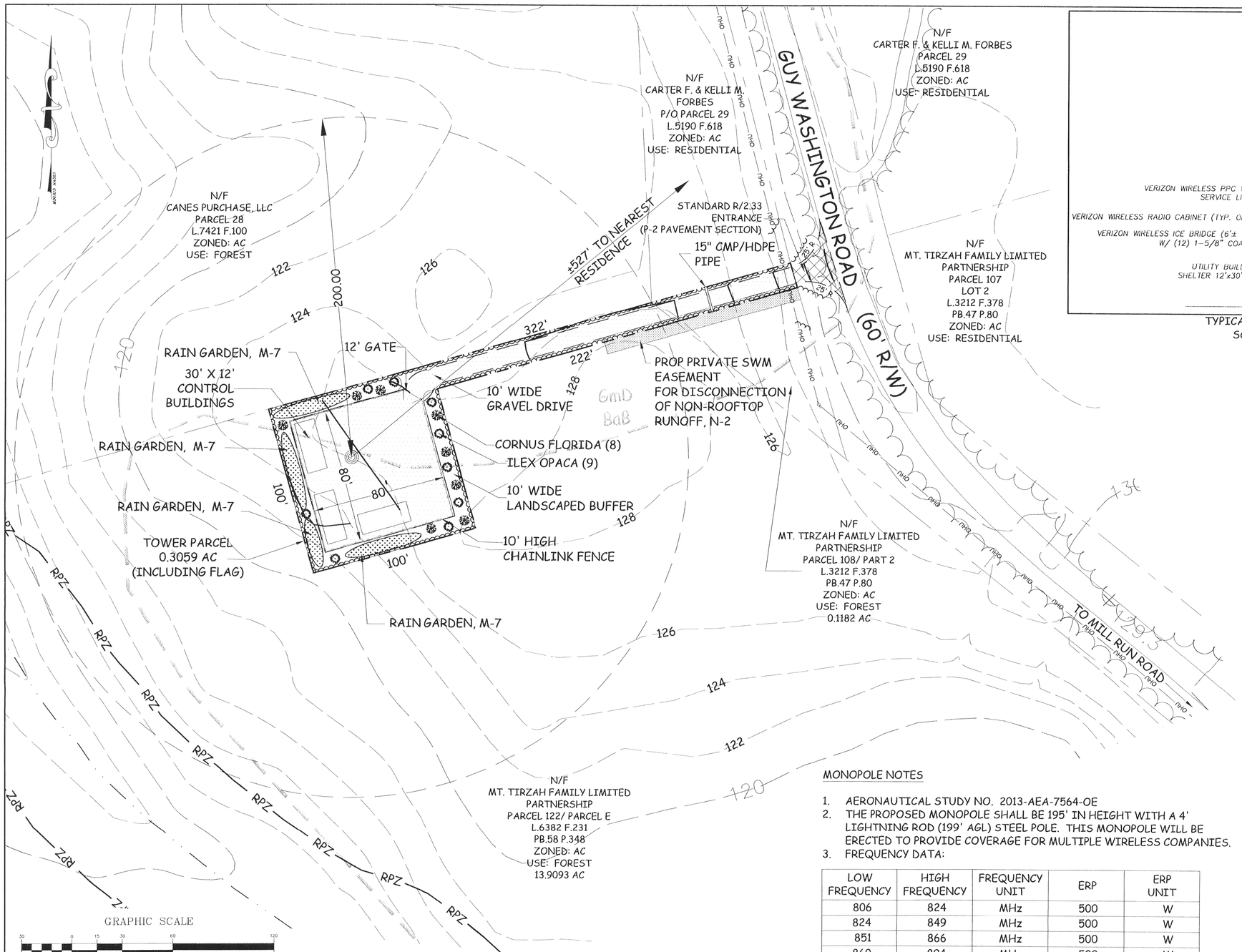
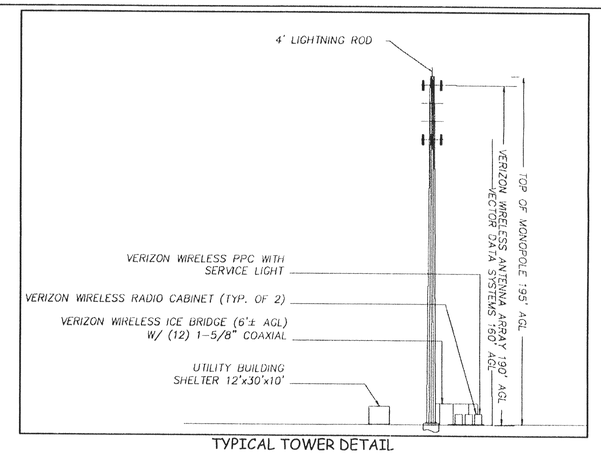
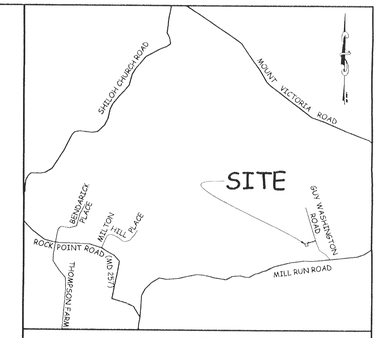




TYPICAL TOWER DETAIL
SCALE: 1" = 40'



VICINITY MAP
SCALE: 1" = 2000'

GENERAL NOTES

1. SITE AREA: 0.3059 ACRE
2. SITE ADDRESS: GUY WASHINGTON ROAD NEWBURG, MD 20664
3. TAX ID: 05-038731
4. CURRENT ZONING: AC (AGRICULTURAL CONSERVATION).
5. THIS SITE IS EXEMPT FROM THE FOREST CONSERVATION ACT BECAUSE THE PARCEL IS LESS THAN 40,000 SF AND PER ARTICLE III SECTION 298-4.
6. PER THE CHARLES COUNTY ZONING ORDINANCE, ARTICLE XIII, SECTION 297-212, USE #4.06.300, TOWERS MORE THAN 50 FEET TALL IN THE AC ZONE, ARE SUBJECT TO A SPECIAL EXCEPTION AND APPROVAL THE CHARLES COUNTY BOARD OF APPEALS. THIS PROJECT IS SUBJECT TO SPECIAL EXCEPTION DOCKET # 1327, APPROVED ON _____ __, 2014.
7. A VARIANCE WAS APPROVED (DOCKET # 1327) FOR THE FOLLOWING REQUIREMENT OUTLINED IN SECTION 297-212, USE #4.06.300, TOWERS MORE THAN 50 FEET TALL IN THE AC ZONE:
   A. ANY PROPOSED TOWER WILL HAVE A SETBACK OF ONE FOOT FROM ALL PROPERTY LINES FOR EVERY FOOT OF HEIGHT OF THE TOWER. ANY BROADCASTING TOWER LAWFULLY EXISTING PRIOR TO THE EFFECTIVE DATE OF THIS CHAPTER SHALL BE EXEMPT FROM THE SETBACK LIMITATIONS IMPOSED BY THIS SUBSECTION AND MAY BE CONTINUED, STRUCTURALLY ALTERED, RECONSTRUCTED OR ENLARGED, PROVIDED THAT NO STRUCTURAL CHANGE, REPAIR, ADDITION, ALTERATION OR RECONSTRUCTION SHALL RESULT IN INCREASING THE HEIGHT OF SUCH TOWER ABOVE THE THEN-EXISTING STRUCTURALLY DESIGNED HEIGHT.
5. THERE ARE NO KNOWN WETLANDS ON-SITE.
6. BUILDING RESTRICTION LINES: FRONT: 75' SIDE: 40' REAR: 50'
7. BEARINGS SHOWN HEREON REFERENCE MARYLAND STATE PLANE COORDINATE SYSTEM NORTH AMERICAN HORIZONTAL DATUM (NAD 83)
8. THIS PLAN WAS DONE WITHOUT THE BENEFIT OF A TITLE REPORT.
9. THE OUTLINE OF THE PROPERTY SHOWN HEREON IS A COMPILATION OF DEEDS AND PLATS OF RECORD AND DOES NOT REPRESENT A BOUNDARY SURVEY. THE PARCEL WILL BE RECORDED VIA A BOUNDARY LINE ADJUSTMENT PLAT UPON ISSUANCE OF THE SPECIAL EXCEPTION. THIS PLAT WILL INCLUDE THE PROPOSED PRIVATE SWM EASEMENT.
10. SOILS SHOWN HEREIN ARE PER THE USDA/NRCS WEB SOIL SURVEY FOR CHARLES COUNTY, MARYLAND.
11. OWNER: MT. TIRZAH FAMILY LIMITED PARTNERSHIP, P.O. BOX 7, MOUNT VICTORIA, MD 20661
12. APPLICANTS: TELECOM CAPITAL GROUP, LLC, 6150 SHERIDAN POINT ROAD, PRINCE FREDERICK, MD 20678 — VERIZON WIRELESS, C/O DELISA COLEMAN, SITELINK, 10015 OLD COLUMBIA ROAD, SUITE F100, COLUMBIA, MD 21046
13. ENGINEER: LORENZI, DODDS, & GUNNILL, INC., 3475 LEONARDTOWN ROAD, SUITE 100, WALDORF, MD 20602, C/O SCOTT BURROUGHS

MONOPOLE NOTES

1. AERONAUTICAL STUDY NO. 2013-AEA-7564-OE
2. THE PROPOSED MONOPOLE SHALL BE 195' IN HEIGHT WITH A 4' LIGHTNING ROD (199' AGL) STEEL POLE. THIS MONOPOLE WILL BE ERECTED TO PROVIDE COVERAGE FOR MULTIPLE WIRELESS COMPANIES.
3. FREQUENCY DATA:

LOW FREQUENCY	HIGH FREQUENCY	FREQUENCY UNIT	ERP	ERP UNIT
806	824	MHz	500	W
824	849	MHz	500	W
851	866	MHz	500	W
869	894	MHz	500	W
896	901	MHz	500	W
830	931	MHz	3500	W
831	932	MHz	3500	W
840	941	MHz	3500	W
1850	1910	MHz	1640	W
1930	1990	MHz	1640	W

GRAPHIC SCALE
30 0 15 30 60 120
(IN FEET)
1 inch = 30 ft.

LEGEND

- PROPERTY BOUNDARY
- ADJ. PROPERTY BOUNDARY
- EXISTING 2' CONTOUR
- EXISTING 10' CONTOUR — 60
- STREAM
- RESOURCE PROTECTION ZONE — RPZ
- USDA/NRCS MAPPED SOIL BOUNDARY — GmD / BaB
- PROPOSED GRADES

LANDSCAPING SCHEDULE

SYMBOL	SPECIES	QTY.	SIZE	ROOT STOCK	USE
	CORNUS FLORIDA FLOWERING DOGWOOD	8	3' - 4'	CONT.	SMALL TREE PARTIAL SCREENING
	ILEX OPACA AMERICAN HOLLY	9	3' - 4'	CONT.	SMALL TREE PARTIAL SCREENING

NOTES: PLANT MATERIAL SUBSTITUTIONS MAY BE MADE WITH APPROVAL OF LANDSCAPE ARCHITECT.

SOILS CHART

TYPE	DESCRIPTION	HSG	K FACTOR	HYDRIC
BaB	BELTSVILLE SILT LOAM	C	0.37	NO
GmD	GROSSTOWN-MARR-HOGHOLE COMPLEX	B	0.32	NO

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.: 13310 ~ EXPIRATION DATE: JANUARY 30, 2015.

STATE OF MARYLAND — THOMAS C. LORENZI — No. 13310 — REGISTERED PROFESSIONAL ENGINEER

THOMAS C. LORENZI, PE — DATE 6/10/14

THIS PRINT MADE JUN 24 2014 Lorenzi, Dodds & Gunnill, Inc.

SDP #	140007
BOA DOCKETT #	1327
PGM #	VSC14-0010
SED #	24-14

TAX MAP 83 - GRID 10 - PARCEL 108

REVISIONS:
5/13/2014 PER TELECOM
6/09/2014 PER PGM

MT. VICTORIA CELL TOWER

5TH ELECTION DISTRICT, CHARLES COUNTY, MARYLAND

SITE DEVELOPMENT PLAN — SCALE 1"=30'

DRAWN/CHECKED: FEBRUARY 2014 — CONTRACT REFERENCE 139086

LORENZI, DODDS, AND GUNNILL, INC.
ENGINEERS ~ ARCHITECTS ~ SURVEYORS ~ PLANNERS
3475 LEONARDTOWN ROAD, SUITE 100
WALDORF, MARYLAND 20602

1 OF 2

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