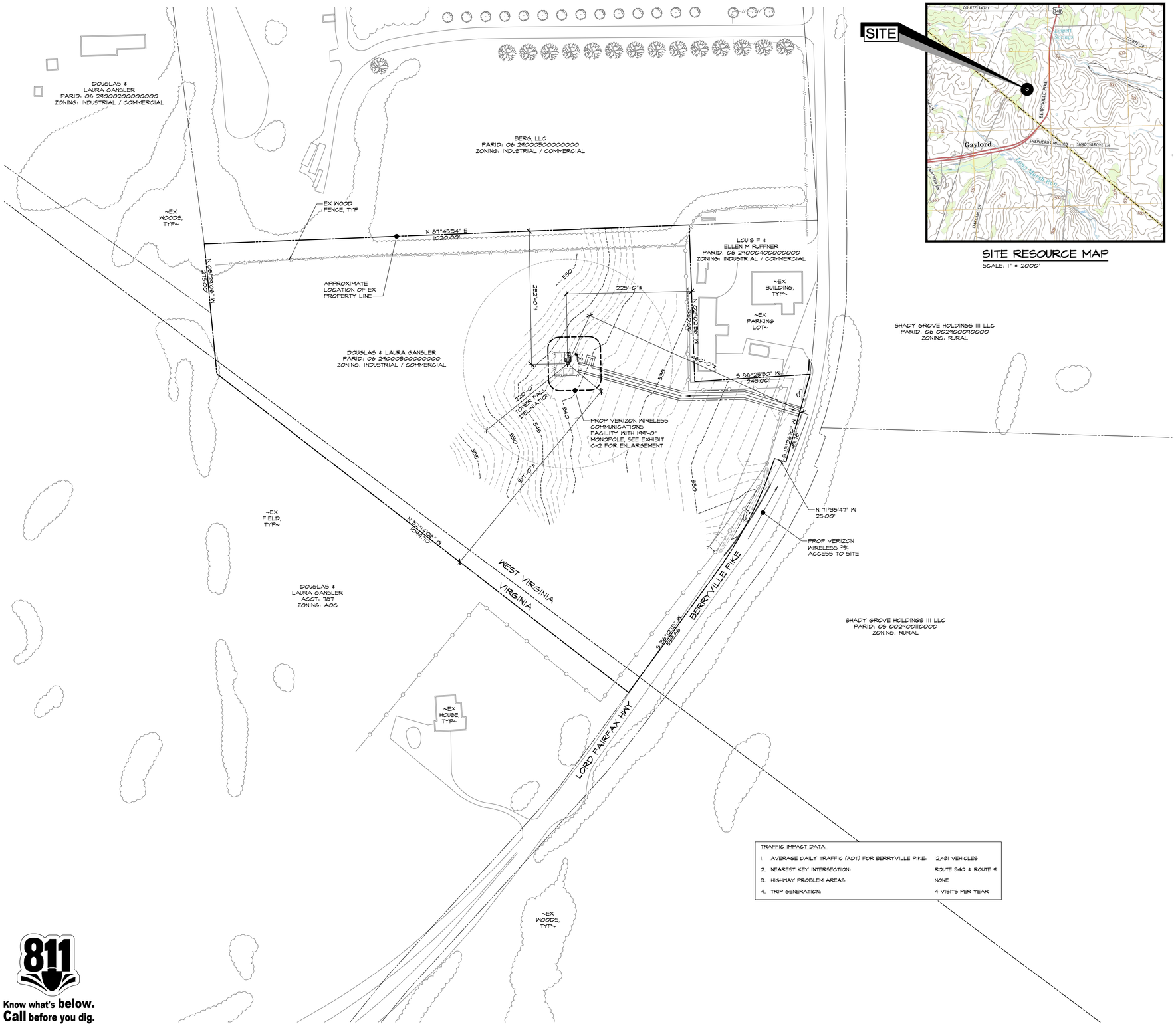


SITE PLAN

SCALE: 1" = 100'-0"

SITE RESOURCE MAP

SCALE: 1" = 2000'

VICINITY MAP

SCALE: 1" = 1000'

SITE NOTES:

1. APPLICANT: VERIZON WIRELESS
   10170 JUNCTION DRIVE, STE 300
   ANNAPOLIS JUNCTION, MD 20701
   TEL. (301) 512-2000
   FAX (301) 512-2186
2. PROPERTY OWNER: DOUGLAS & LAURA GANSLER
   8706 WILLIAMS LN
   CHEVY CHASE, MD 20815
3. SITE DATA: DEED BOOK: 1173 PAGE: 199
   MAP: 29 PARCEL: 0005300000000
   ACCOUNT NUMBER: 0001642B
   TRACT AREA: 15.40 ACRES
   DISTRICT: 06 - KABLETOWN DIST
   EXISTING USE: AGRICULTURAL
4. ZONING: INDUSTRIAL / COMMERCIAL
5. HORIZONTAL AND VERTICAL CONTROL SHOWN HEREON IS BASED ON A GPS LATITUDE BY MORRIS & RITCHIE ASSOCIATES, INC. DATED APRIL 12, 2021.

   LATITUDE: N39° 11' 34.47" (39.192908°) GROUND ELEVATION: 542.00' AMSL (AVG.)
   LONGITUDE: W77° 55' 12.02" (-77.920006°) PROPOSED STRUCTURE HEIGHT: 199.00' AGL
   TOTAL ELEVATION (AMSL): 741.00' AMSL
6. TOTAL DISTURBED AREA = 10,000± SF
7. THE PROPOSED FACILITIES WILL CONSIST OF ONE (1) 10' LONG x 3' WIDE CONCRETE EQUIPMENT PAD WITHIN A 50'x50' FENCED COMPOUND. SIX (6) ANTENNAS SHALL BE MOUNTED ON A PROPOSED 199'-0" MONOPOLE WITH A RAD CENTER AT AN ELEVATION OF 195'-0" ABOVE GRADE LEVEL FOR THE RECEPTION OF VERIZON WIRELESS TELECOMMUNICATIONS.
8. THE STRUCTURE WILL NOT SUPPORT LIGHTS OR SIGNS UNLESS REQUIRED FOR AIRCRAFT WARNING 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 PER ARTICLE I/D/I/a1b OF THE JEFFERSON COUNTY STORMWATER MANAGEMENT ORDINANCE.
13. BOUNDARY SHOWN PER COUNTY RECORDS.
14. THIS PLAN PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT. PLAN IS SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.
15. ALL DETAILS SHOWN ARE "STANDARD" OR "TYPICAL" FOR REFERENCE ONLY. FOR ACTUAL DETAILS, SEE ARCHITECTURAL, STRUCTURAL, OR CONSTRUCTION PLANS BY OTHERS.
16. STRUCTURAL ANALYSIS/DESIGN TO BE PERFORMED BY OTHERS AT CLIENT AND/OR OWNER'S DISCRETION PRIOR TO COMMENCEMENT OF ANY WORK.
17. THE COMMUNICATION EQUIPMENT 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.
18. THE PROPOSED COMMUNICATIONS EQUIPMENT, 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.

TRAFFIC IMPACT DATA:

1.	AVERAGE DAILY TRAFFIC (ADT) FOR BERRYVILLE PIKE:	12,431 VEHICLES
2.	NEAREST KEY INTERSECTION:	ROUTE 340 & ROUTE 9
3.	HIGHWAY PROBLEM AREAS:	NONE
4.	TRIP GENERATION:	4 VISITS PER YEAR

CURVE CHART

#	RADIUS	ARC	DELTA	BEARING	DIST
C1	924.90'	95.80'	5.93°	N 15°26'10" E	95.76'
C2	899.90	279.54'	899.90°	N 27°18'15" E	278.47'

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.

MRA
MORRIS & RITCHIE ASSOCIATES, INC.
Civil / Structural Engineers
1220-B East Joppa Rd, Suite 400K
Towson, Maryland 21286
410-821-1690
410-821-1746 Fax

verizon
FRANKLINTOWN
NEAR 137 BERRYVILLE PIKE
CHARLESTOWN, WV 25414 (JEFFERSON COUNTY)

REVISIONS:

NO.	DESCRIPTION	DATE
	COUNTY COMMENTS	12/06/22
	COUNTY COMMENTS	10/28/22
	COUNTY COMMENTS	10/12/22

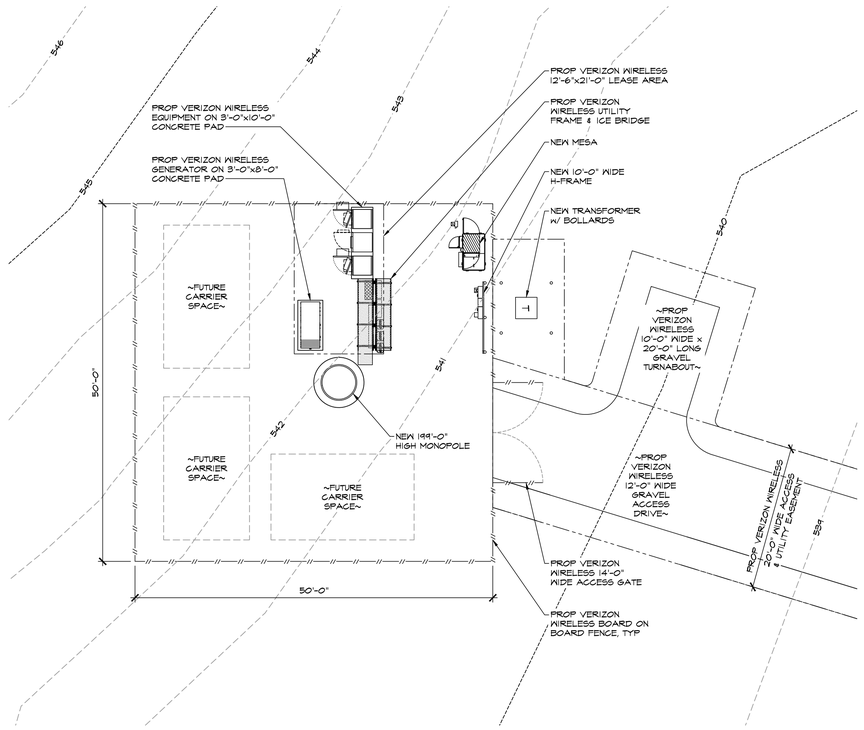
DESIGNED BY: JT
DRAWN BY: DNT
PROJECT NO: 10427.3100
DATE: 04/22/2021
SCALE: AS NOTED

TITLE:

Concept Plan

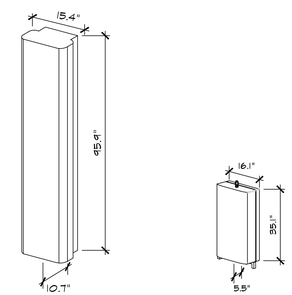
SHEET:

C-1



ENLARGED COMPOUND LAYOUT

SCALE: 1" = 10'-0"

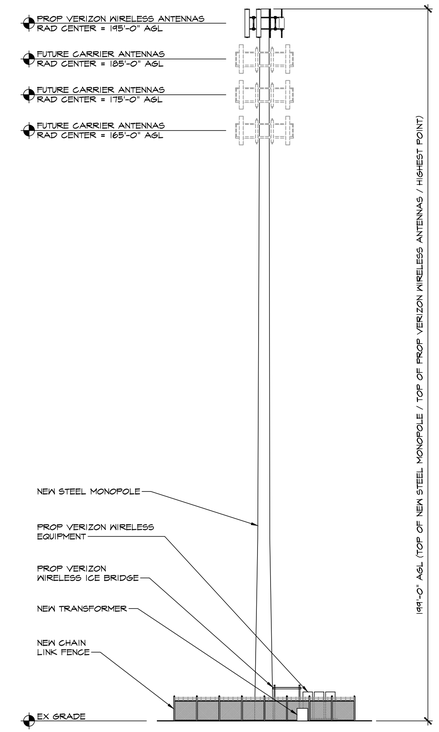


JMA MX06FR0860-02

SAMSUNG MT6407-77A

VERIZON WIRELESS ANTENNA DETAILS

NOT TO SCALE

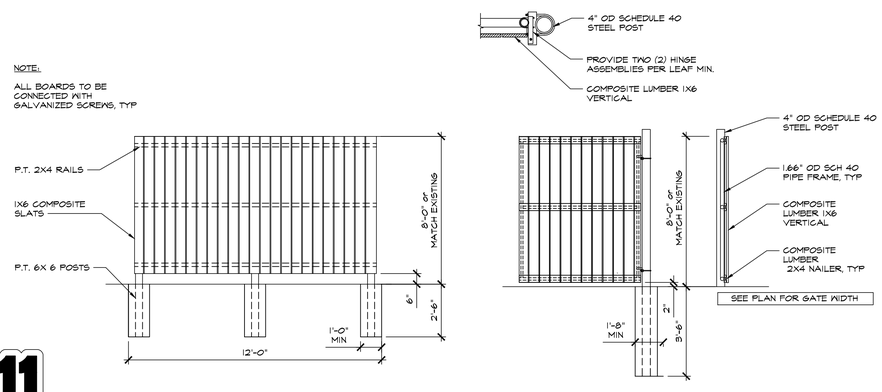


TOWER ELEVATION

SCALE: 1" = 20'-0"

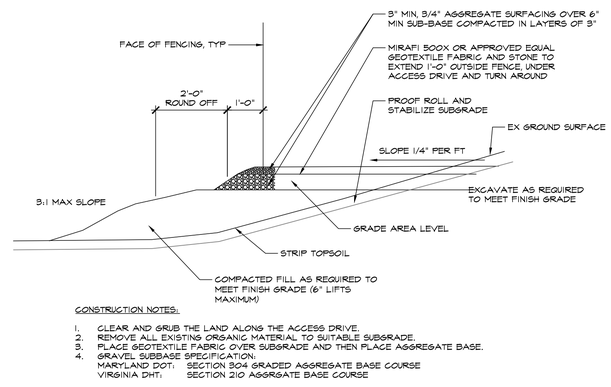
NOTE:

ALL BOARDS TO BE CONNECTED WITH GALVANIZED SCREWS, TYP



BOARD ON BOARD FENCE DETAILS

NOT TO SCALE

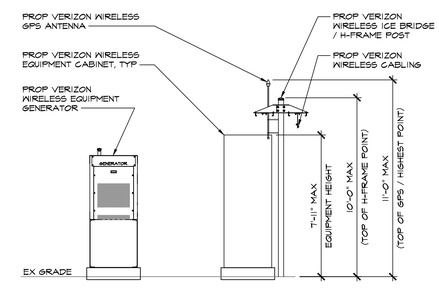


CONSTRUCTION NOTES:

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

LEASE AREA, ACCESS DRIVE & TURN AROUND AREA SURFACING

SCALE: 1/2" = 1'-0"



CONCRETE PAD ELEVATION W/ DIESEL GENERATOR

SCALE: 1/4" = 1'-0"

811

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Site Details

SHEET:

C-2