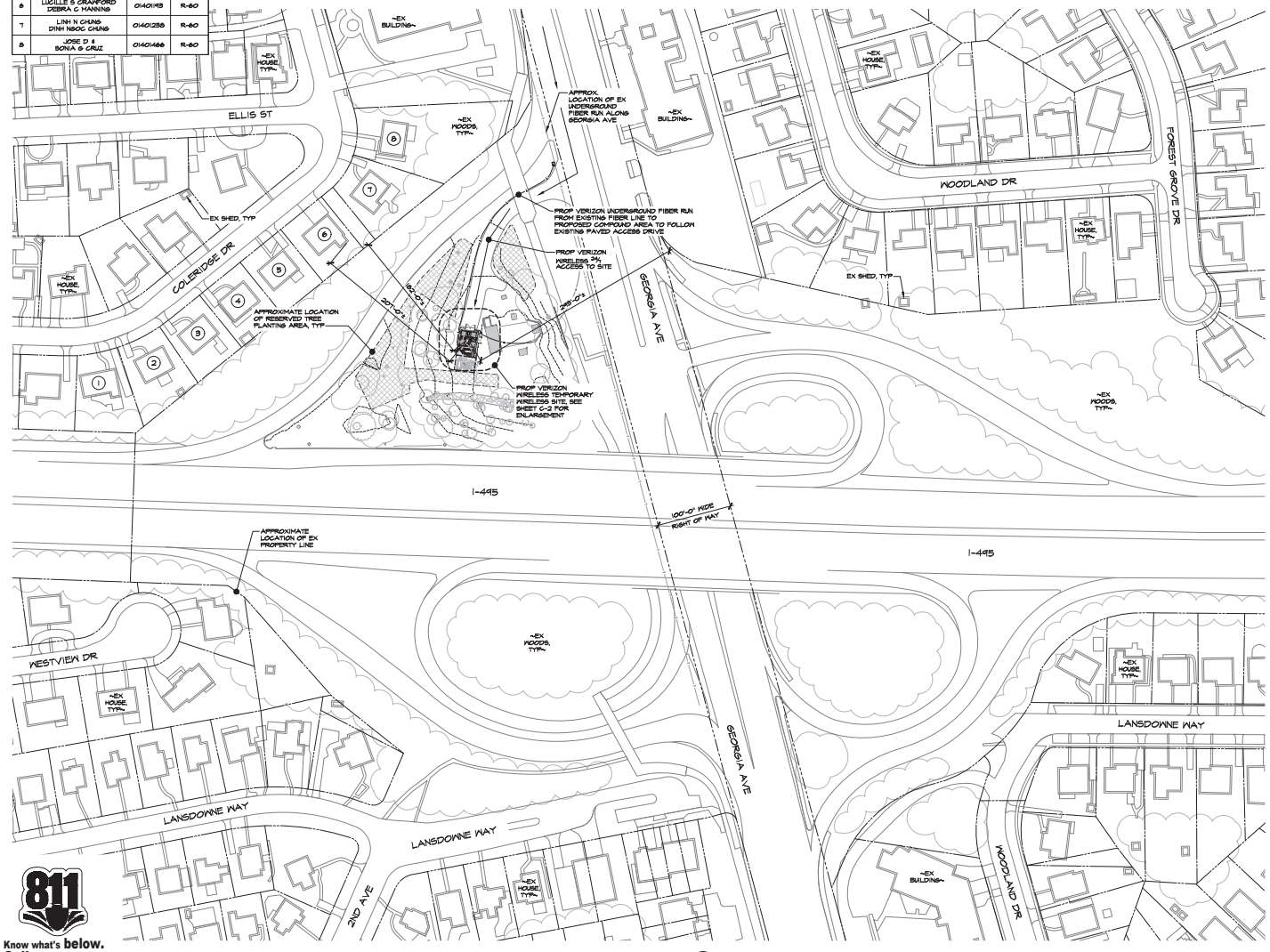
PROPERTY OWNER CHART			
#	OWNER NAME	ACCT	ZONING
1	LAWRENCE E & M M TAYLOR	01401570	R-60
2	MARGO L J KELLY	01401626	R-60
3	BARBARA J GARLAND	01401671	R-60
4	JAMBER G AYALDA	01401477	R-60
5	EGBERT J MORGAN	01400168	R-60
6	LUCILLE S CRAWFORD DEBRA C HANNING	01401193	R-60
7	LINH N GAINS DINH NGOC GAINS	01401238	R-60
8	JOSE D & SONIA G CRUZ	01401486	R-60



SITE PLAN
SCALE: 1" = 70'-0"

VICINITY MAP
SCALE: 1" = 1000'

SITE NOTES:

1. APPLICANT: VERIZON WIRELESS
10710 JUNCTION DR, SITE 800
ANNAPOLIS JUNCTION, MD 20701
TEL. (301) 912-2000
FAX (301) 912-2186
2. PROPERTY OWNER: MARYLAND STATE HIGHWAY ADMINISTRATION (SHA) RIGHT OF WAY
3. SITE DATA: NO SITE DATA IS AVAILABLE
DISTRICT: 13
ADDRESS: CORNER OF I-495 & SR97
SILVER SPRING, MD 20910
EXISTING USE: TELECOMMUNICATIONS
4. ZONING-NO ZONING DESIGNATION FOR THE LOCATION, SITE IS LOCATED IN MARYLAND STATE HIGHWAY ADMINISTRATION RIGHT OF WAY. NEAREST ZONING DISTRICT TO TOWER IS R-60, OUTSIDE OF THE RIGHT OF WAY
5. HORIZONTAL AND VERTICAL CONTROL SHOWN HEREON IS BASED ON A GPS LATITUDE BY MORRIS & RITCHIE ASSOCIATES, INC. DATED AUGUST 13, 2024.
LATITUDE: N39° 00' 50.88" (39.0140377°) GROUND ELEVATION: 348.00' AMSL (AVG.)
LONGITUDE: W77° 02' 54.72" (-77.0424777°) TEMPORARY STRUCTURE HEIGHT: 155.00' AGL
TOTAL ELEVATION (AMSL): 499.00' AMSL
6. TOTAL DISTURBED AREA = 1000 SF +/-
7. THE PROPOSED FACILITIES WILL CONSIST OF ONE (1) TEMPORARY BALLASTED MONOPOLE AND ONE (1) TEMPORARY GENERATOR INSTALLED ON A TEMPORARY GRAVEL BASE WITHIN A 27'-0"X37'-0" TEMPORARY FENCED COMPOUND. VERIZON WIRELESS WILL INSTALL NINE (9) PROPOSED ANTENNAS, SIX (6) PROPOSED REMOTE RADIO HEADS (RRH), AND ASSOCIATED ANCILLARY EQUIPMENT AT A RAD CENTER OF APPROXIMATELY 148'-0"± ABOVE GRADE LEVEL FOR THE RECEPTION OF VERIZON WIRELESS COMMUNICATIONS.
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: NO STORMWATER MANAGEMENT IS REQUIRED FOR THIS SITE.
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 TOWER RELATED EQUIPMENT COMPOUND, EQUIPMENT CABINETS AND PROPOSED PANEL ANTENNAS SHALL COMPLY WITH ALL DESIGN STANDARDS IN SECTION 8.3.2.C.(2) OF THE REVISED MONTGOMERY COUNTY ZONING REGULATIONS THAT WENT INTO EFFECT ON OCTOBER 31, 2014.

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.

MONTGOMERY COUNTY NOTES:

PER ARTICLE 59-5 SECTION 5.3.2 C-2

A. WHERE A TELECOMMUNICATIONS TOWER IS ALLOWED AS A LIMITED USE, IT MUST SATISFY THE FOLLOWING STANDARDS:

I. IT MUST NOT BE STAFFED.

II. ANTENNAS ARE LIMITED TO THE FOLLOWING TYPES AND DIMENSIONS:

(A) OMNI-DIRECTIONAL (WHIP) ANTENNAS WITH A MAXIMUM HEIGHT OF 15 FEET AND A MAXIMUM DIAMETER OF 5 INCHES ;

(B) DIRECTIONAL OR PANEL ANTENNAS WITH A MAXIMUM HEIGHT OF 5 FEET AND A MAXIMUM WIDTH OF 2 FEET, AND

(C) SATELLITE OR MICROWAVE DISH ANTENNAS WITH A MAXIMUM DIAMETER OF 5 FEET.

III. SIGNS OR ILLUMINATION ON THE ANTENNAS OR SUPPORT STRUCTURE ARE PROHIBITED UNLESS REQUIRED BY THE FEDERAL COMMUNICATIONS COMMISSION, THE FEDERAL AVIATION ADMINISTRATION, OR THE COUNTY.

IV. IN THE AR, R, AND RC ZONES, THE TOWER MUST BE LOCATED WITHIN AN OVERHEAD TRANSMISSION LINE RIGHT-OF-WAY AND IS A MAXIMUM HEIGHT OF 199 FEET. THE TOWER MUST BE A MINIMUM OF 300 FEET FROM ANY RESIDENCE. A TELECOMMUNICATIONS TOWER CONDITIONAL USE APPLICATION MAY BE FILED WITH THE HEARING EXAMINER TO DEVIATE FROM THIS STANDARD.

V. IN THE LSC, IL, IM, AND IH ZONES, THE TOWER IS A MAXIMUM HEIGHT OF 199 FEET WITH A SETBACK OF ONE FOOT FOR EVERY FOOT OF HEIGHT FROM ALL PROPERTIES ZONED AGRICULTURAL, RURAL RESIDENTIAL, OR RESIDENTIAL.

VI. IN THE GR AND EOF ZONES, THE TOWER IS A MAXIMUM HEIGHT OF 150 FEET WITH A SETBACK OF ONE FOOT FOR EVERY FOOT OF HEIGHT FROM ALL PROPERTIES ZONED AGRICULTURAL, RURAL RESIDENTIAL, OR RESIDENTIAL. A TELECOMMUNICATIONS TOWER CONDITIONAL USE APPLICATION MAY BE FILED WITH THE HEARING EXAMINER TO DEVIATE FROM THIS STANDARD.

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
2220-B East Joppa Rd, Suite 400E
Towson, Maryland 21286
410-321-1320
410-321-1321 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. 32284, EXPIRATION DATE: 11/01/2025.

verizon
WOODSIDE TEMP RELO
CORNER OF I-495 & SR97
SILVER SPRING, MD 20910 (MONTGOMERY COUNTY)

REVISIONS:

NO.	DESCRIPTION	DATE	INT
2	COUNTY COMMENTS	10/30/25	AJL
	OZAH COMMENTS	11/12/24	AJL
1	TC COMMENTS	08/28/24	AJL
	TOWER COMMITTEE	08/14/24	DNT

DESIGNED BY: RJD
DRAWN BY: DNT
REVIEWED BY: AJL
PROJECT NO: 10421.3524
FUZE PROJECT NO: 17368851
DATE: 08/13/2024

TITLE: Proposed Site Plan

SHEET: C-2

Exhibit 11
OZAH Case No: CU 25-05